



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR CITY COUNCIL MEETING
THE TOWN OF HORIZON CITY, TEXAS
Tuesday, May 12, 2020, 6:30 PM**

Notice is hereby given that a Regular City Council Meeting of the Town of Horizon City, Texas will be held on **Tuesday, May 12, 2020 at 6:30 PM** at City Government Office, 15001 Darrington Road, Horizon City, TX 79928, at which time the following will be discussed and considered:

**** OPEN MEETINGS DURING COVID-19 EMERGENCY DISASTER PERIOD ****

After declaring a state emergency on March 16, 2020, Governor Greg Abbott temporarily suspended certain requirements of the Texas Open Meetings Act that require governmental officials and the public to be physically present at the public meeting location in order to reduce face-to-face contact and mitigate the spread of COVID-19.

Participation by members of the public is welcome. To participate in public comment, interested members of the public MUST sign up prior to the meeting by emailing citycouncilmeetings@horizoncity.org or calling (915) 852-1046, EXT #106, or submit their comment or question by emailing citycouncilmeetings@horizoncity.org and the comments will be read during the Open Forum or the appropriate agenda item.

An electronic copy of the meeting agenda materials will be posted on our City Website at the following link: <https://v3.boardbook.org/Public/PublicHome.aspx?ak=1001244>.

1. **Call to order; Pledge of Allegiance; Establishment of Quorum**
2. **Open Forum:**

CONSENT AGENDA

All matters listed under the CONSENT AGENDA are considered routine and will be enacted in one motion. There will be no separate discussion of these items unless a member(s) of the City Council requests one or more items be removed from the CONSENT AGENDA to the REGULAR AGENDA for separate discussion and action prior to the City Council's vote to adopt the CONSENT AGENDA.

3. **Approval of Minutes from:** April 14, 2020 Regular City Council Meeting
4. **Discussion and Action:**
Mayor/Public Works Director
On the approval of the Town of Horizon City's Phase II MS4 Annual Report for the 2019 calendar year and authorize the Mayor to sign the report and transmittal letter, all to be submitted to the Texas Commission on Environmental Quality.
5. **Request to Excuse Absent Council Members:**

REGULAR AGENDA

6. **Discussion:**
Mayor/Asst. City Atty
On an update by Allie Lozano, Regional CEO El Paso Tenet/Emerus JV on the services provided at the Hospitals of Providence Horizon Campus facility.
7. **Discussion and Action:**

Mayor/CIP Manager

On an update on the Capital Improvement Program.

8. Discussion and Action:

Mayor/Planning Director

On an update on the City's Shaping Our Horizon: 2030 A Comprehensive and Strategic Plan and the proposed amendments to the Zoning Ordinance (2nd Reading and Public Hearing to be held on June 9, 2020).

9. Discussion and Action:

Mayor/Planning Director

This item was postponed at the 3/10/20 and 4/14/20 Regular City Council Meetings.

On a replat application for Horizon Manor Unit Three Replat "A" (SUB #002434-2019), legally described as a portion of lot 19, Block 9, Horizon Manor Unit Three, Town of Horizon City, El Paso County, Texas. Containing 7.935 ± acres. Application submitted by CAD Consulting Co.

10. Discussion:

Mayor/CIP Manager

1st Reading of Ordinance No. 0255, Amendment No. 02, amending Ordinance 0255 adopting the Municipal Budget for the 2019-2020 Fiscal Year to allow for the budgeting and expenditure of Prior Year Fund Surplus (Net Excess Revenues in FY 2019 budget) for property acquisition; and providing for Repealer and Severability clauses.

11. Discussion and Action:

Mayor/CIP Manager

On the purchase agreement with the United States of America by and through the Federal Aviation Administration for the purchase of property generally located north of Darrington Rd. between Pawling Drive and Oxbow Drive for the Oxbow/Pawling Drainage Capital Improvement Project.

12. Discussion and Action:

Mayor/Asst. City Atty

Emergency Ordinance - On the adoption to continue the Emergency Ordinance instituting emergency measures due to a public health emergency; severability clause; penalty as provided herein.

13. Discussion and Action:

Mayor

On phasing the operations and schedule for reopening of City Hall and town facilities to the public.

14. Discussion and Action:

Mayor/Chief McConnell

On an update from Police Chief McConnell regarding COVID-19, Movies in the Park, and the 4th of July celebration.

15. Executive Session

The City Council of the Town of Horizon City may recess into EXECUTIVE SESSION pursuant to the Texas Government Code, Chapter 551, Subchapter D, under Article 551.071 – Consultation with Attorney; 551.072 – Deliberation Regarding Real Property; 551.073 – Deliberation Regarding Gifts and Donations; 551.074 – Personnel Matters; 551.076 – Deliberation Regarding Security Devices and 551.087 – Deliberation Regarding Economic Development Negotiations.

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this Friday, 5/12/2020

By: _____

Elvia Schuller, City Clerk

I, the undersigned authority, hereby certify that the above notice of the Regular City Council Meeting of the Town of Horizon City, Texas is a correct copy of this notice, and that I posted this notice at least seventy-two (72) hours preceding the scheduled meeting at the City Hall Bulletin Boards of the Town of Horizon City, Texas on this Friday, 5/12/2020 by 5:00 p.m.

Agenda Removed: _____ Time _____ By _____

In compliance with the Americans with Disabilities Act, the Town of Horizon City will provide for reasonable accommodations for persons attending meetings. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling the City Clerk at (915) 852-1046.



**TOWN OF HORIZON CITY
MEMORANDUM**

Date: March 6, 2020

To: Honorable Mayor and Members of City Council

From: Michelle Padilla, Planning Director

SUBJECT: On a replat application for Horizon Manor Unit Three Replat "A" (SUB #002434-2019), legally described as a portion of lot 19, Block 9, Horizon Manor Unit Three, Town of Horizon City, El Paso County, Texas. Containing 7.935 ± acres. Application submitted by CAD Consulting Co.

On February 17, 2020, the Planning and Zoning Commission voted unanimously to recommend that the City Council approve the replat application for the Horizon Manor Unit Three Replat "A" with the condition that staff comments be addressed prior to City Council action.

Although the applicant has provided a revised plat that addresses most of the comments listed on the staff report, not all comments have been addressed. Staff recommends **denial** of the replat application.

Additionally, staff has requested throughout the application process that the City be provided with a cost estimate for the oversized improvements that the applicant has indicated are required to serve the existing stormwater runoff from the surrounding development. To date, staff has not received any information on the cost estimate.

Attached for your review is the staff report and the replat (preliminary and final).

History:

The City Council approved the rezoning application for this property on June 12, 2018. The zoning district is now R-2 (residential).



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SUB002434-2019
Application Type: Replat Application
Proposed Name: Horizon Manor Unit Three Replat “A”
P&Z Hearing Date: **February 17, 2020 (Postponed at January 20, 2020 Meeting)**
Staff Contact: Michelle Padilla, Planning Director
915-852-1046 ext.105; mpadilla@horizoncity.org

Address/Location: The property is located on the west side of Duanesburg Street & encircled by Opossum Circle
Legal Description: A portion of Lot 19, Block 9, Horizon Manor Unit Three, El Paso County, Texas
Acreage: Approximately 7.9365 acres
Existing Use: Open Space/Ponding Area
Existing Zoning: Rezoned to R-2 (Residential) on June 12, 2018 (Ordinance 244)
Property Owner: JPD Properties LLC
Applicant: CAD Consulting Company

Future Land Use Designation: Park/Open Space
Nearest Park: Golden Eagle Park
Nearest School: Carrol T. Welch Intermediate School

Surrounding Zoning and Land Use:

North: R-8 (Residential)-Single Family Homes
South: R-8 (Residential)-Single Family Homes
East: R-9 Residential)-Single Family Homes
West: R-8 (Residential) & R-4A Single Family Homes

Application Description:

The applicant proposes to Replat approximately 7.9365 acres of land. The proposed subdivision includes 31 single family residential units, the smallest lot measures approximately 6,000 square feet and the largest lot measuring approximately 8,083 square feet in size. An existing pond will be sized to accommodate the new residential subdivision and its drainage.

In accordance with Section 2.10 of the Municipal Code for Subdivisions, no parkland dedication is required; however, the applicant is required to pay **\$12,400** in park fees prior to filing the subdivision plat.

Notice:

In accordance with Section 212.015.f of the Texas Local Government Code, notice of the approval of the replat will be mailed to each property owner of a lot in the original subdivision that is within 200 feet of the lot(s) to be replatted no later than fifteen (15) days after the date of the City Council meeting at which the replat is approved.

Staff Recommendation:

Staff recommends *approval* of the proposed Replat with the condition that all plat comments be addressed prior to City Council action. A revised plat must be submitted on or before Friday, *February 21, 2020*. The plat comments are as follows:

Planning Division Comments:

1. Preliminary/Final Plat: Provide different street names
2. Preliminary/Final Plat: It is recommended that the 10' utility easement running through lots 5-8, Block 1 and lots 4-7, Block 2 be vacated. If that is not feasible, provide proof that 1,250 square foot structures will be able to be constructed on the lots while maintaining the required setbacks.
3. Preliminary/Final Plat: It is recommended that the 10' utility easement proposed along front of the most of the lots be continued along lots 1-4, block 1 and lots 1-3, block 2.
4. Preliminary Plat: Provide street cross-section on the preliminary plat
5. Final Plat: Remove "parks" from dedication statements
6. Final Plat: Remove the "El Paso County Certificate of Plat approval" statement
7. Final Plat: Provide copy of proposed covenants for review.

General Note: If the proposed pond is going to be oversized to accommodate existing flows, please provide the developer's required improvements with associated costs and the oversized improvements with associated costs for consideration by the City as soon as possible.

Other Requirements:

1. Original 2020 Tax Certificate showing zero balance will be required prior to recording.
2. Change 2019 dates to 2020 where applicable on face of plats
3. Parkland Fees - \$12,400 due prior to filing plat

Public Works Director Comments:

Preliminary Plat:

1. Provide location of any existing utilities with the size of sewer or water mains if they exist within the area.
2. Show Drainage flow arrows on existing streets. Show water draining into the pond.
3. Provide Ponding capacity information/calculations. See Ordinance No.0035 4.2.2.5 (7c.) and 4.2.2.6 (8c.) and 4.2.2.6 (8d.) and 4.2.2.7 (9)
4. Show watershed areas.
5. Provide legal description at the east and west side parcels.
6. Provide the Lot Number and Block Number for proposed area to include adjacent lot.

NOTE: Drainage study/report to be submitted during the Subdivision Improvement Plan Review.

Final Plat:

1. Provide legal description at the east and west side parcels.
2. Missing all addresses, no address review. El Paso County 9-1-1 District approval is required.
3. Provide existing address from the adjacent lots located at the south AND north side of the proposed subdivision.
4. Missing Benchmark along with DATUM information (see Preliminary plat).
5. Provide A copy of the restrictions and covenants to be recorded, if any.
6. Provide the Lot Number and Block Number for proposed area to include adjacent lot.
7. Provide utility easements for Block 3 and block 2 facing Duanesburg St.
8. Remove 10' Utility Easement on Blocks 1 and 2.
9. On the note section, add a note stating the developer is responsible to repave any portion of Duanesburg St. or Opossum Cir. (include limits, sidewalks and H.C. Ramps) as necessary for drainage purposes.

Town Engineer Comments:**Summary of Recommended Conditions for Preliminary Plat Approval:**

The Town Engineer recommends the following:

1. Revise legal description, to read “..Town of Horizon City, El Paso, County, Texas...”; subdivision in Town of Horizon City’s city limits.
2. Per Section 4.2.2.11 of the Subdivision Ordinance, add a list of proposed street on plat.
3. Provide typical section for proposed streets.
4. For Block 1, there are two parcels labeled Lot 8, correct.
5. Show 5-foot Utility Easements to the on the south side of subdivision along lots-Block 1 Lot 4 and 5 and 20-foot drainage easement.
6. Verify that minimum lot requirements, such as setbacks and dwelling size, will be meet for Block 1, Lots 5, 6, 7, 8 and Block 2-Lots 4, 5, 6, and 7. Existing 10’ utility easement will restrict placement of dwellings.
7. Consider add restrictions to covenants for Block 1, Lots 5, 6, 7, 8 and Block 2-Lots 4, 5, 6, and 7 prohibiting the construction of in ground pool due to location of utility easements.
8. Coordinate with the Town of Horizon City with regard to any additional comments they may have.

Summary of Recommended Conditions for Final Plat Approval:

The Town Engineer recommends the following:

1. Revise legal description, to read “..Town of Horizon City, El Paso, County, Texas...”; subdivision in Town of Horizon City’s city limits.
2. Show 5-foot Utility Easements to the on the south side of subdivision along lots-Block 1 Lot 4 and 5 and 20-foot drainage easement.
3. Verify that minimum lot requirements, such as setbacks and dwelling size, will be meet for Block 1, Lots 5, 6, 7, 8 and Block 2-Lots 4, 5, 6, and 7. Existing 10’ utility easement will restrict placement of dwellings.
4. Provide addresses for the proposed lots.
5. Provide Benchmark on plat.

6. Add Legend indicating monumentation.
7. Revise dates in dedication block to 2020.
8. Consider add restrictions to covenants for Block 1, Lots 5, 6, 7, 8 and Block 2- Lots 4, 5, 6, and 7 prohibiting the construction of in ground pool due to location of utility easements.
9. Coordinate with the Town of Horizon City with regard to any additional comments they may have.

El Paso 9-1-1 District:

On January 14, 2020, the following review comment/concern was received:

1. Street names as proposed on plat appear as duplicate names. In the event of an emergency, time could be lost trying to find which is the correct street even if streets are close together.

The City responded to the District's concern and informed them the City had requested new street names for the proposed Replat.

Attachments:

- 1 - Zoning Designation (Rezoned 6/12/18 to R-2)**
- 2 – Aerial**
- 3 - Plat Location Map**
- 4 – Preliminary and Final Plats**
- 5 – Application**

Attachment 1: Zoning Designation

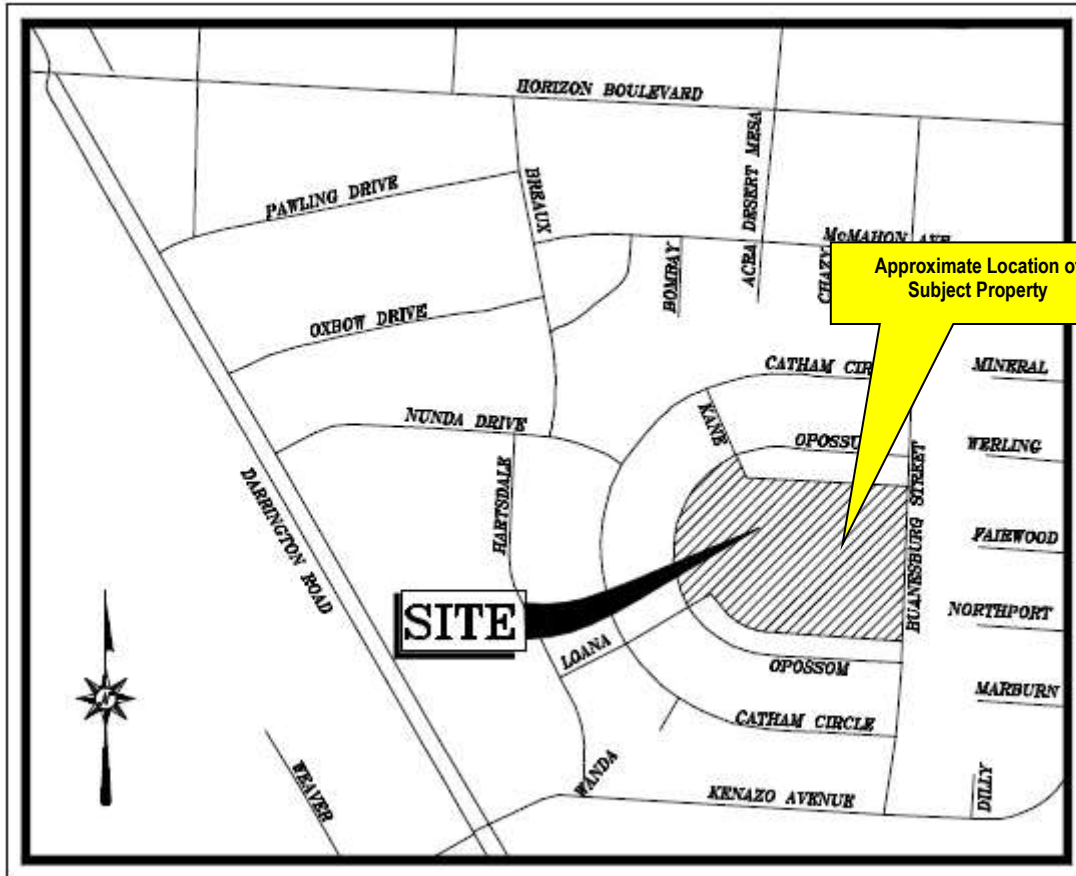


Attachment 2: Aerial



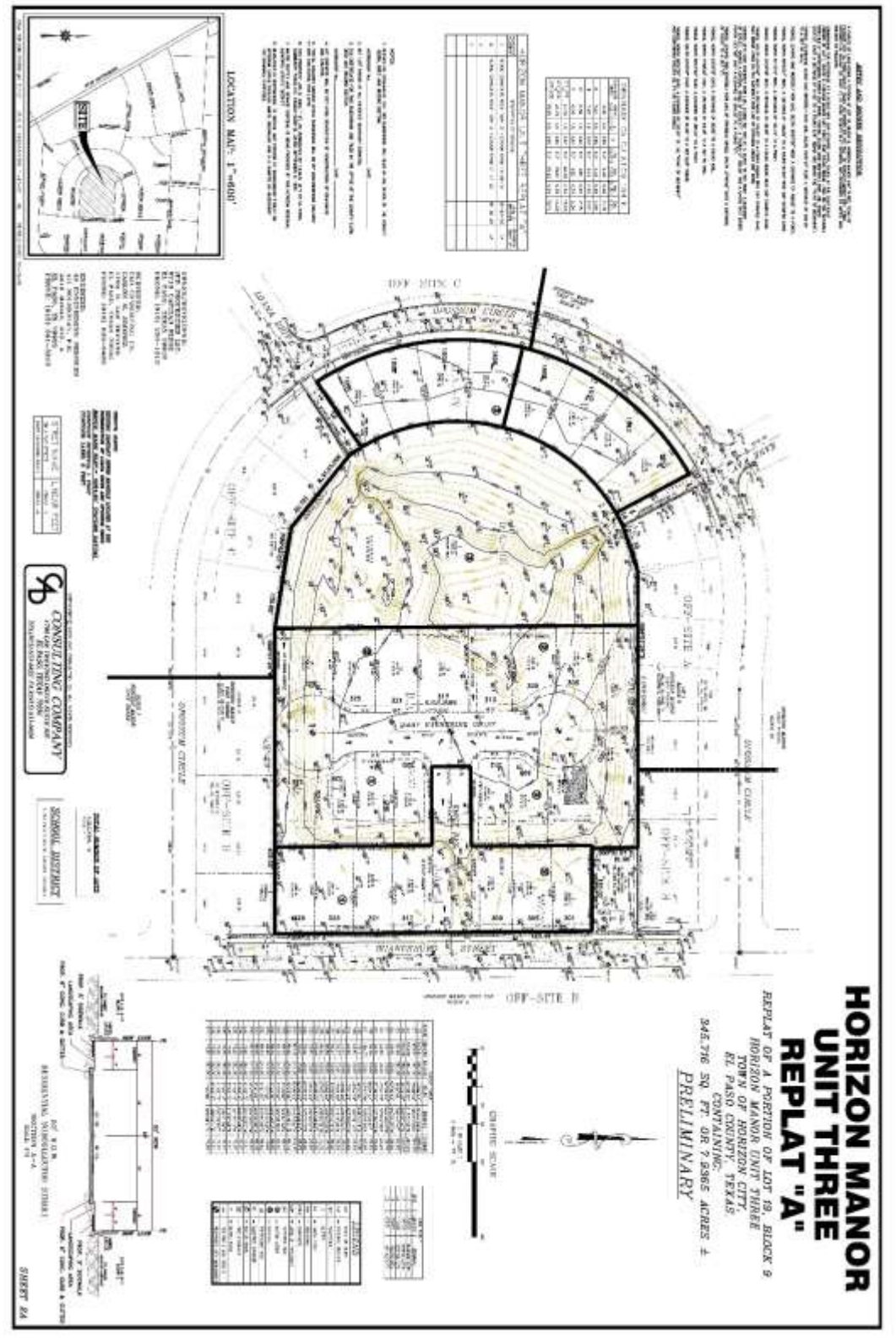
Attachment 3: Location Map

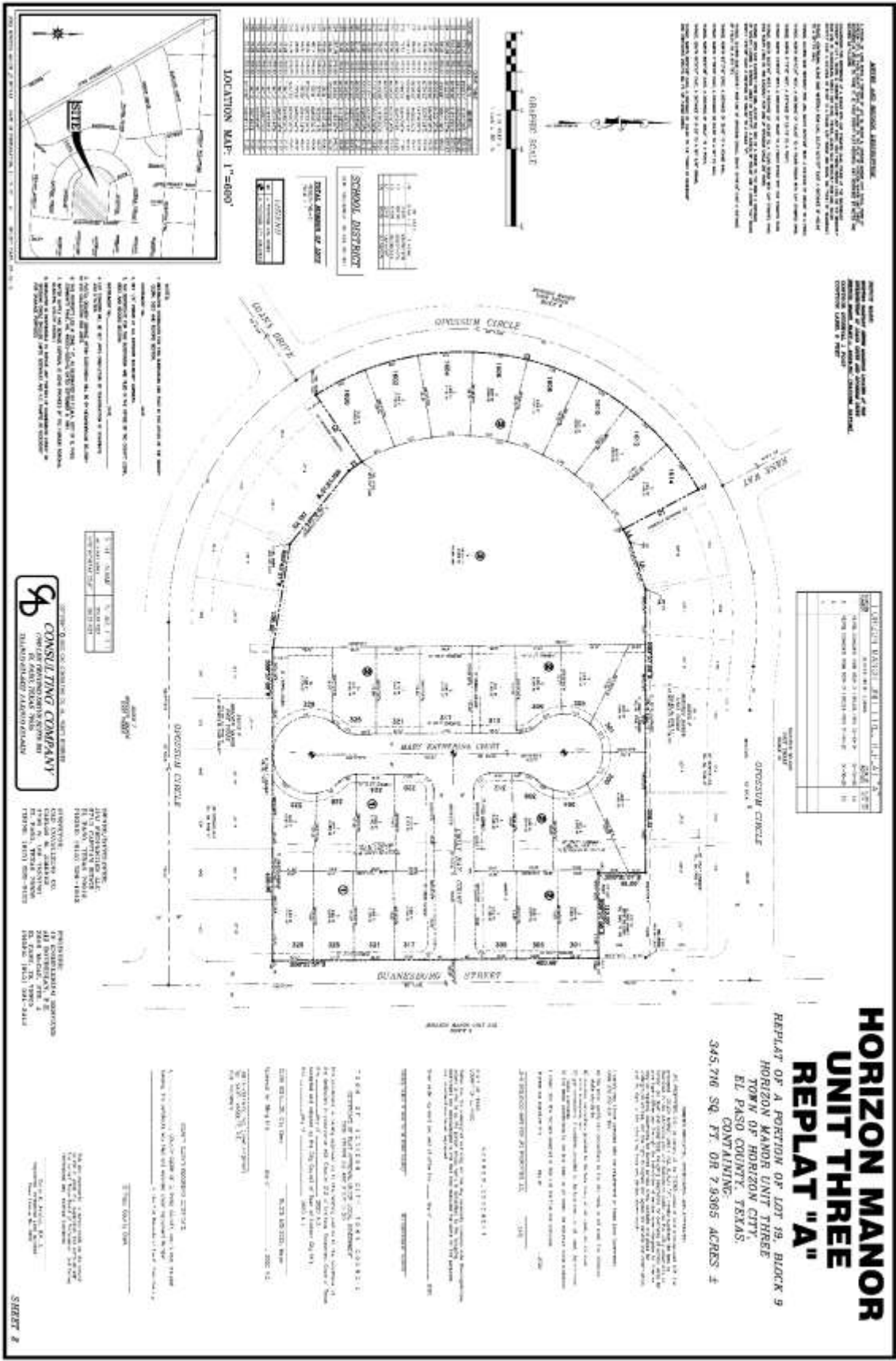
LOCATION MAP: 1"=600'



JOB# HORIZON MANOR #3 REPLAT DATE OF PREPARATION: 11-17-17 ML

Attachment 4 – Revised 1/16/2020 - Preliminary and Final Plats





GENERAL AND SPECIAL REGULATIONS

1. THE LOTS SHOWN ON THIS REPLAT SHALL BE CONVEYED TO THE BUYER SUBJECT TO THE EXISTING EASEMENTS, ENCUMBRANCES AND RESTRICTIONS HEREON.

2. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

3. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES FOR THE LOTS.

4. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE FOR THE LOTS.

5. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TITLE INSURANCE COVERAGE FOR THE LOTS.

6. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING FEES AND TAXES FOR THE LOTS.

7. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING FEES AND TAXES FOR THE LOTS.

8. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING FEES AND TAXES FOR THE LOTS.

9. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING FEES AND TAXES FOR THE LOTS.

10. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING FEES AND TAXES FOR THE LOTS.

PROPERTY TAXES

1. THE PROPERTY TAXES FOR THE LOTS SHOWN ON THIS REPLAT SHALL BE PAID BY THE BUYER.

2. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING FEES AND TAXES FOR THE LOTS.

3. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING FEES AND TAXES FOR THE LOTS.

4. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING FEES AND TAXES FOR THE LOTS.

5. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING FEES AND TAXES FOR THE LOTS.

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9. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING FEES AND TAXES FOR THE LOTS.

10. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING FEES AND TAXES FOR THE LOTS.

| LOT NO. | AREA (SQ. FT.) | % OF TOTAL |
|---------|----------------|------------|
| 1 | 10,000 | 10.00% |
| 2 | 10,000 | 10.00% |
| 3 | 10,000 | 10.00% |
| 4 | 10,000 | 10.00% |
| 5 | 10,000 | 10.00% |
| 6 | 10,000 | 10.00% |
| 7 | 10,000 | 10.00% |
| 8 | 10,000 | 10.00% |
| 9 | 10,000 | 10.00% |
| 10 | 10,000 | 10.00% |
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| 94 | 10,000 | 10.00% |
| 95 | 10,000 | 10.00% |
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| 97 | 10,000 | 10.00% |
| 98 | 10,000 | 10.00% |
| 99 | 10,000 | 10.00% |
| 100 | 10,000 | 10.00% |

HORIZON MANOR UNIT THREE REPLAT "A"

REPLAT OF A PORTION OF LOT 19, BLOCK 9
HORIZON MANOR UNIT THREE
TOWN OF HORIZON CITY
EL PASO COUNTY, TEXAS
345,796 SQ. FT. OR 7.9365 ACRES ±

PREPARED BY: CONSULTING COMPANY
CONSULTING COMPANY
10000 DALLAS STREET, SUITE 1000
DALLAS, TEXAS 75243
PHONE: (214) 343-1111
FAX: (214) 343-1112

DATE: 10/15/2019
PROJECT: HORIZON MANOR UNIT THREE
CLIENT: HORIZON MANOR UNIT THREE
SCALE: 1" = 400'
DATE: 10/15/2019
PROJECT: HORIZON MANOR UNIT THREE
CLIENT: HORIZON MANOR UNIT THREE
SCALE: 1" = 400'

CONSULTING COMPANY
CONSULTING COMPANY
10000 DALLAS STREET, SUITE 1000
DALLAS, TEXAS 75243
PHONE: (214) 343-1111
FAX: (214) 343-1112

Attachment 5: Application



TOWN OF HORIZON CITY
 14999 Darrington Road
 Horizon City, Texas 79928
 Phone 915-852-1046 Fax 915-852-1005

REPLAT APPLICATION

SUBDIVISION ASSIGNED NAME HORIZON MANOR UNIT THREE REPLAT A DATE _____

1 LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
PORTION OF LOT 19, BLOCK 9, HORIZON MANOR UNIT THREE

| PROPERTY LAND USES | | ACRES | SITES | ACRES | SITES |
|-----------------------|-------|-------|-----------|---------------|-----------|
| SINGLE-FAMILY | _____ | _____ | <u>31</u> | _____ | _____ |
| DUPLEX | _____ | _____ | _____ | _____ | _____ |
| APARTMENT | _____ | _____ | _____ | _____ | _____ |
| MOBILE HOME | _____ | _____ | _____ | <u>2.4206</u> | <u>1</u> |
| P.U.D. | _____ | _____ | _____ | _____ | _____ |
| PARK | _____ | _____ | _____ | _____ | _____ |
| SCHOOL | _____ | _____ | _____ | _____ | _____ |
| COMMERCIAL | _____ | _____ | _____ | _____ | _____ |
| INDUSTRIAL | _____ | _____ | _____ | _____ | _____ |
| OFFICE | _____ | _____ | _____ | _____ | _____ |
| STREET & ALLEY | _____ | _____ | _____ | _____ | _____ |
| PONDING & DRAINAGE | _____ | _____ | _____ | _____ | _____ |
| INSTITUTIONAL | _____ | _____ | _____ | _____ | _____ |
| OTHER | _____ | _____ | _____ | _____ | _____ |
| TOTAL NO. SITES | | | | _____ | <u>31</u> |
| TOTAL (GROSS) ACREAGE | | | | _____ | _____ |

3 WHAT IS THE EXISTING ZONING OF THE ABOVE DESCRIBED PROPERTY? R-2 PROPOSED ZONING _____

4 WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL ZONE(S)? YES NO

5 WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND OVERHEAD COMBINATION

6 WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) DRAIN TO POND

7 IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES _____

8 PRICE RANGE _____ TO _____ FINANCED UNDER FHA VA CONVENTIONAL

9 ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES NO

10 IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES NO

11 IF ANSWER IS "YES", PLEASE EXPLAIN THE NATURE OF THE MODIFICATION _____

12 WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY MEDIANS OTHER

13 REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES _____

14 WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? YES NO INITIALS EA

IF YES: PROVIDE THE REQUIRED GUARANTEE PER SECTION 4.10.3 & 8.17, ORD. #35 (ATTACH COPY)

15 WILL ANY RESTRICTIONS AND COVENANTS BE RECORDED WITH PLAT? YES NO INITIALS E.A. IF YES, PLEASE ATTACH COPY.

16 OWNER OF RECORD JPD PROPERTIES LLC 6713 CAPITAN RIDGE 250-1913

(NAME & ADDRESS) (ZIP) (PHONE)

17 OPTIONEE _____

(NAME & ADDRESS) (ZIP) (PHONE)

18 DEVELOPER _____

(NAME & ADDRESS) (ZIP) (PHONE)

19 ENGINEER US ENGINEERING SERVICES 3616 H. ABE 591-3312

(NAME & ADDRESS) (ZIP) (PHONE)

20 APPLICANT CAD CONSULTING CO. 1790 N. LEE TREVINO 633-6422

(NAME & ADDRESS) (ZIP) (PHONE)

NOTE: Applicant is responsible for all expenses incurred by the City in connection with the Final plat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges will be invoiced separately. Initials _____

Applicant Signature [Signature] EMAIL [Email]

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING

Acceptance of fee does not grant acceptance of application.
 Non Refundable Deposit \$800, & Fees: \$250 (\$100 Replat & \$150 Improvement Plan), Publishing Fee Deposit (if applicable): \$250

METES AND BOUNDS DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 19, BLOCK 9, HORIZON MANOR UNIT THREE, TOWN OF HORIZON CITY, EL PASO COUNTY TEXAS, AS SHOWN ON THE PLAT OF HORIZON MANOR UNIT THREE, RECORDED IN VOLUME 35, PAGE 17, EL PASO COUNTY PLAT RECORDS, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT A REBAR WITH CAP STAMPED 2446, FOUND AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 9, HORIZON MANOR UNIT THREE, SAID FOUND REBAR LYING ON THE WESTERLY ROW LINE OF DUANESBURG STREET (60' ROW); THENCE, ALONG SAID WESTERLY ROW LINE, SOUTH 00°31'57" EAST A DISTANCE OF 61.00' TO A FOUND 5/8" REBAR AND BEING THE "POINT OF BEGINNING"; THENCE, CONTINUING ALONG SAID WESTERLY ROW LINE, SOUTH 00°31'57" EAST A DISTANCE OF 420.49' TO A SET PK NAIL;

THENCE, LEAVING SAID WESTERLY ROW LINE, SOUTH 89°57'28" WEST A DISTANCE OF 405.00' TO A POINT;

THENCE, NORTH 80°43'37" WEST, A DISTANCE OF 135.92' TO A FOUND REBAR WITH CAP STAMPED 2448;

THENCE, NORTH 91°13'15" WEST, A DISTANCE OF 121.73' TO A POINT;

THENCE, NORTH 34°28'18" WEST, A DISTANCE OF 20.00' TO A FOUND REBAR WITH CAP STAMPED 2449;

THENCE, SOUTH 55°14'02" WEST, A DISTANCE OF 105.00' TO A FOUND REBAR WITH CAP STAMPED 2448, SAID REBAR LYING ON THE EASTERLY ROW LINE OF OPOSSUM CIRCLE (60' ROW);

THENCE, WITH SAID EASTERLY ROW LINE, ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 570.37', HAVING A CENTRAL ANGLE OF 93°22'17", A RADIUS OF 350.00' AND A CHORD THAT BEARS NORTH 13°51'05" EAST A DISTANCE OF 509.32' TO A FOUND "X";

THENCE, LEAVING SAID EASTERLY ROW LINE OF OPOSSUM CIRCLE, SOUTH 27°49'42" EAST A DISTANCE OF 110.01' TO A SET "X";

THENCE, NORTH 62°10'18" EAST, A DISTANCE OF 20.00' TO A FOUND NAIL;

THENCE, NORTH 71°58'22" EAST, A DISTANCE OF 63.39' TO A SET PK NAIL;

THENCE, NORTH 89°57'28" EAST, A DISTANCE OF 366.21' TO A POINT;

THENCE, SOUTH 00°31'57" EAST, A DISTANCE OF 61.00' TO A SET 5/8" REBAR;

THENCE, NORTH 89°57'28" EAST, A DISTANCE OF 110.00' TO THE "POINT OF BEGINNING" AND CONTAINING 345,716 SQ. FT. OR 7.9365 ACRES.

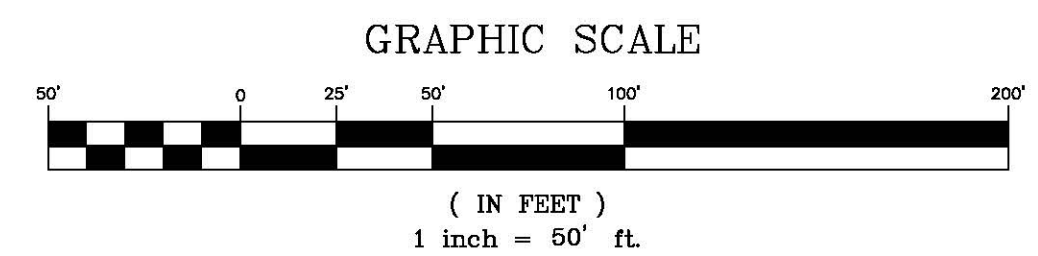
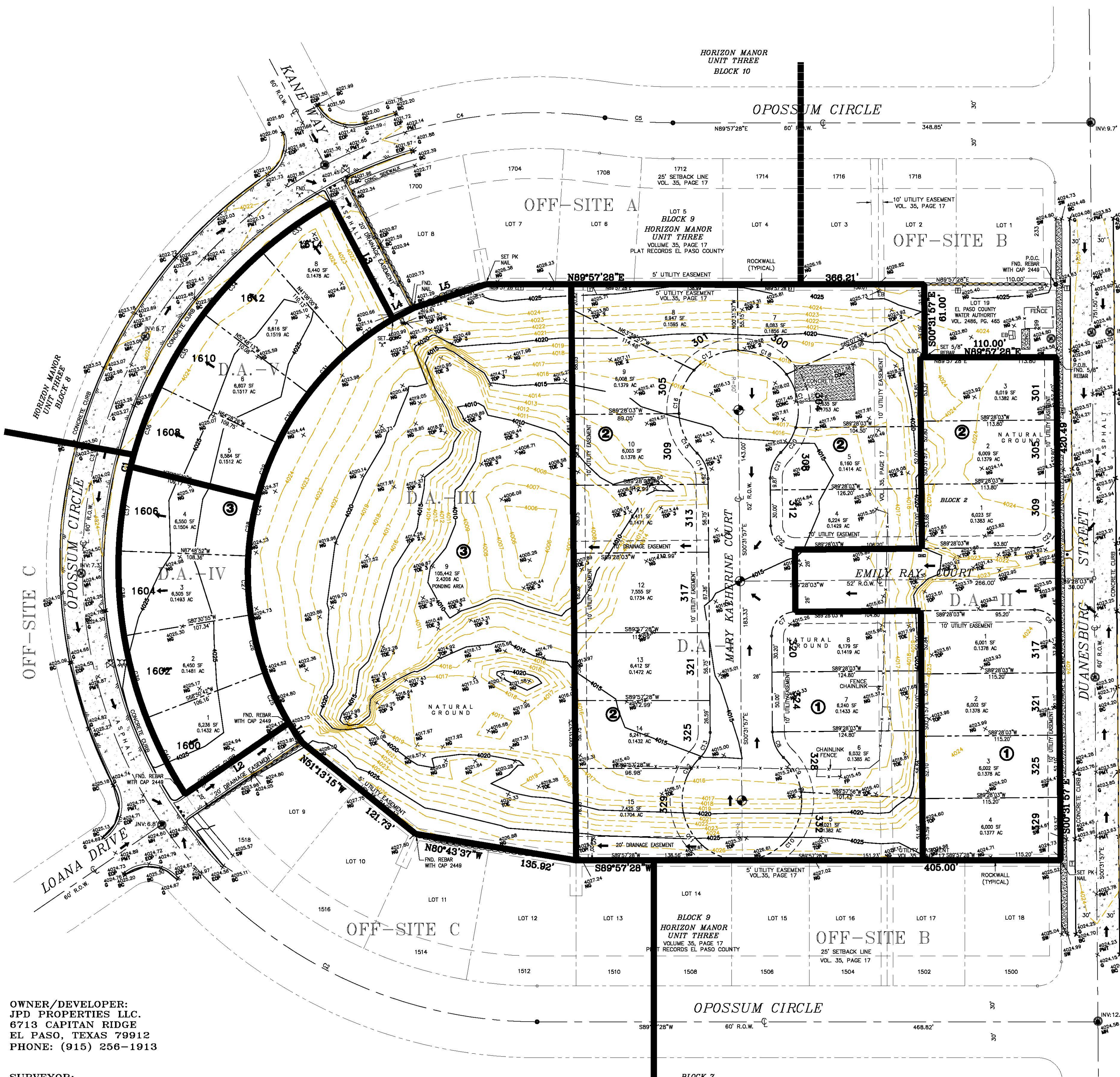
HORIZON MANOR UNIT THREE REPLAT "A"

REPLAT OF A PORTION OF LOT 19, BLOCK 9 HORIZON MANOR UNIT THREE TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS. CONTAINING: 345,716 SQ. FT. OR 7.9365 ACRES ± **PRELIMINARY**

| DRAINAGE AREA | AREA (Acres) | C | I ₁₀ (in/hr) | C ₁₀ (in/hr) | I ₁₀₀ (in/hr) | C ₁₀₀ (in/hr) |
|---------------|--------------|-----|-------------------------|-------------------------|--------------------------|--------------------------|
| I | 3.09 | 4.0 | 0.60 | 5.31 | 9.84 | 6.34 |
| II | 1.23 | 4.0 | 0.60 | 5.31 | 3.92 | 6.34 |
| III | 2.42 | 4.0 | 0.33 | 5.31 | 4.24 | 6.34 |
| IV | 0.59 | 4.0 | 0.60 | 5.31 | 1.88 | 6.34 |
| V | 0.60 | 4.0 | 0.60 | 5.31 | 1.92 | 6.34 |
| OFF-SITE | 14.66 | 4.0 | 0.60 | 5.31 | 46.68 | 6.34 |
| OFF-SITE | 24.78 | 4.0 | 0.60 | 5.31 | 78.89 | 6.34 |
| OFF-SITE | 18.60 | 4.0 | 0.60 | 5.31 | 59.22 | 6.34 |

| REVISION NUMBER | DESCRIPTION OF REVISION | DATE OF REVISION | REVISION DONE BY |
|-----------------|--|------------------|------------------|
| 1. | REVISE COMMENTS FROM TOWN OF HORIZON FROM 12-30-19 | 01-03-20 | EA |
| 2. | REVISE COMMENTS FROM TOWN OF HORIZON FROM 01-07-20 | 01-08-20 | EA |
| 3. | | | |
| 4. | | | |

- NOTES:**
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
 - INSTRUMENT NO. _____ DATE _____
 - SET 1/2" REBAR AT ALL EXTERIOR BOUNDARY CORNERS.
 - TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
 - INSTRUMENT NO. _____ DATE _____
 - LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
 - POSTAL DELIVERY SERVICE WITHIN SUBDIVISION WILL BE BY NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
 - THIS PROPERTY LIES IN ZONE "X", AS DESIGNATED BY F.E.M.A.; CITY OF EL PASO, COMMUNITY PANEL NO. 480212-0250-B, DATED SEPTEMBER 9, 1991.
 - WATER SUPPLY AND SEWAGE DISPOSAL IS BEING PROVIDED BY THE HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT
 - DEVELOPER IS RESPONSIBLE TO REPAVE ANY PORTION OF DUANESBURG STREET OR OPOSSUM CIRCLE (INCLUDE LIMITS, SIDEWALKS AND H.C. RAMPS) AS NECESSARY FOR DRAINAGE PURPOSES.

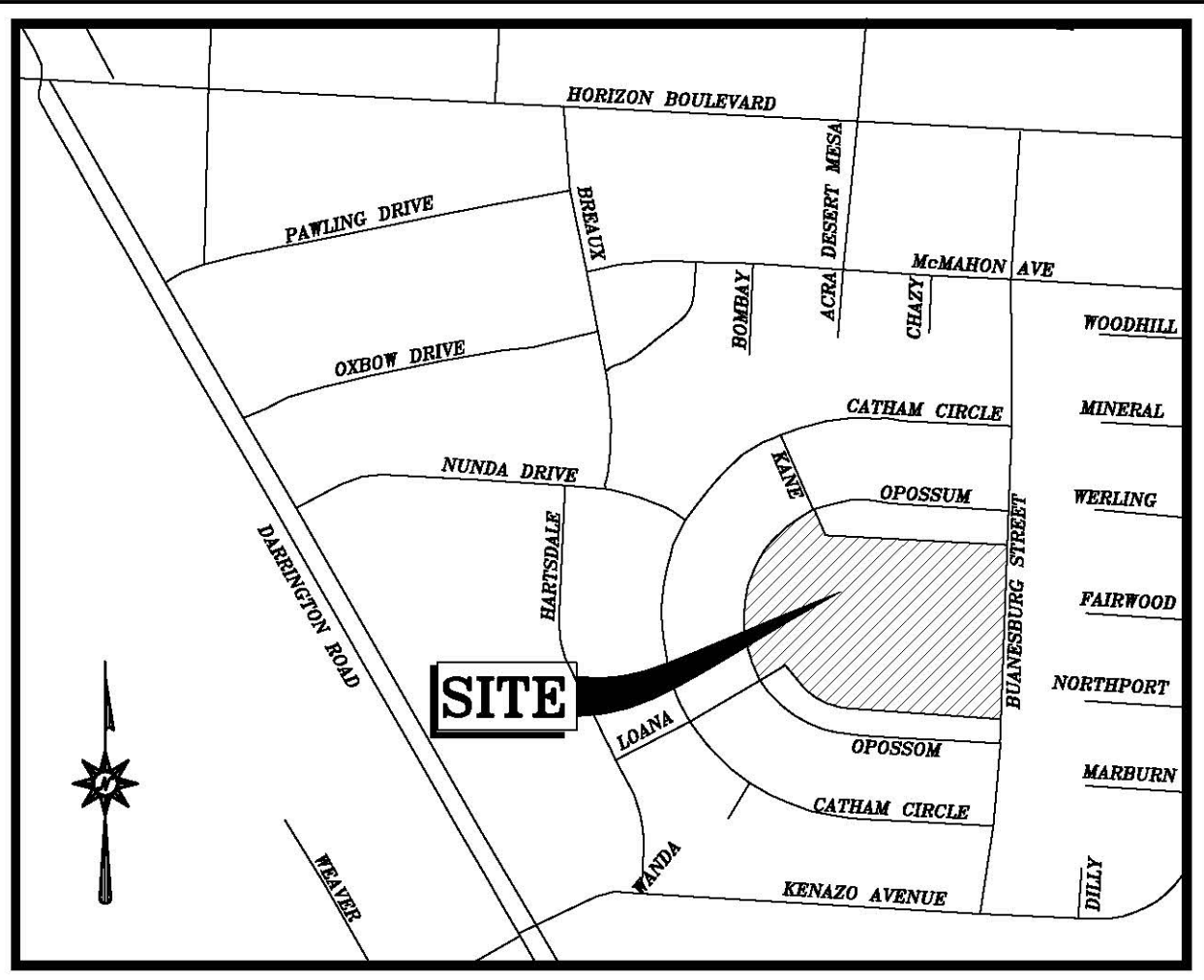


| CURVE | LENGTH | RADIUS | DELTA | BEARING | CHORD |
|-------|--------|--------|------------|-------------|--------|
| C1 | 570.37 | 350.00 | 93°22'17" | N13°51'05"E | 509.32 |
| C2 | 368.56 | 380.00 | 55°34'14" | S62°19'21"E | 354.28 |
| C3 | 640.96 | 380.00 | 86°38'36" | S13°31'00"W | 587.64 |
| C4 | 241.26 | 380.00 | 36°22'38" | S80°21'37"W | 237.23 |
| C5 | 56.98 | 380.00 | 8°32'28" | S85°44'48"E | 56.93 |
| C6 | 31.42 | 20.00 | 90°00'00" | N45°31'37"W | 28.28 |
| C7 | 31.42 | 20.00 | 90°00'00" | S44°28'03"W | 28.28 |
| C8 | 23.86 | 30.00 | 45°34'23" | S23°19'08"E | 23.24 |
| C9 | 33.15 | 50.00 | 37°58'56" | N27°08'52"W | 32.54 |
| C10 | 85.59 | 50.00 | 98°43'22" | N40°55'02"E | 76.52 |
| C11 | 106.77 | 50.00 | 122°20'38" | S28°52'3"E | 87.61 |
| C12 | 11.12 | 50.00 | 12°44'20" | S38°40'16"W | 11.09 |
| C13 | 23.86 | 30.00 | 45°34'23" | N27°15'14"E | 23.24 |
| C14 | 23.86 | 30.00 | 45°34'23" | N23°19'08"W | 23.24 |
| C15 | 37.27 | 50.00 | 42°42'28" | S24°45'07"E | 36.41 |
| C16 | 39.57 | 50.00 | 45°20'29" | S19°18'20"W | 38.54 |
| C17 | 41.37 | 50.00 | 47°31'28" | S85°42'19"W | 40.29 |
| C18 | 46.89 | 50.00 | 53°43'44" | N63°40'05"W | 45.19 |
| C19 | 46.89 | 50.00 | 53°43'44" | N09°28'11"E | 45.19 |
| C20 | 24.54 | 50.00 | 28°08'55" | N30°58'58"E | 24.29 |
| C21 | 23.86 | 30.00 | 45°34'23" | S22°15'14"W | 23.24 |
| C22 | 31.42 | 20.00 | 90°00'00" | S45°31'57"E | 28.28 |
| C23 | 31.42 | 20.00 | 90°00'00" | N44°28'03"E | 28.28 |
| C24 | 387.36 | 246.60 | 90°00'00" | S14°23'55"W | 348.75 |
| C25 | 46.85 | 246.60 | 10°53'08" | S25°09'31"E | 46.78 |
| C26 | 49.56 | 246.60 | 11°30'51" | S13°57'32"E | 49.47 |
| C27 | 49.33 | 246.60 | 11°27'41" | S22°28'18"E | 49.25 |
| C28 | 49.14 | 246.60 | 11°25'01" | S08°58'05"W | 49.06 |
| C29 | 48.99 | 246.60 | 11°22'59" | S20°22'05"W | 48.91 |
| C30 | 48.90 | 246.60 | 11°21'39" | S31°44'24"W | 48.82 |
| C31 | 48.85 | 246.60 | 11°21'05" | S43°55'46"W | 48.76 |
| C32 | 45.74 | 246.60 | 10°57'35" | S43°03'07"W | 45.67 |
| C33 | 71.29 | 350.00 | 11°40'13" | S54°42'07"W | 71.17 |
| C34 | 71.29 | 350.00 | 11°40'13" | S43°01'54"W | 71.17 |
| C35 | 71.29 | 350.00 | 11°40'13" | S31°21'41"W | 71.17 |
| C36 | 71.29 | 350.00 | 11°40'13" | S19°41'28"W | 71.17 |
| C37 | 71.29 | 350.00 | 11°40'13" | S08°01'15"W | 71.17 |
| C38 | 71.29 | 350.00 | 11°40'13" | S03°38'58"E | 71.17 |
| C39 | 71.29 | 350.00 | 11°40'13" | S1°19'11"E | 71.17 |
| C40 | 71.35 | 350.00 | 11°40'46" | S28°59'41"E | 71.22 |

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 20.00 | N34°28'18"W |
| L2 | 105.00 | S55°31'42"W |
| L3 | 110.01 | S72°48'42"E |
| L4 | 20.00 | N87°10'18"E |
| L5 | 63.39 | N71°56'22"E |

| | |
|------|--------------------------|
| BC | = BACK OF CURB |
| NG | = NATURAL GROUND |
| PMT | = PAVEMENT |
| G | = GUTTER |
| FP | = FENCE POST |
| RW | = ROCKWALL |
| CONC | = CONCRETE |
| EOP | = EDGE OF PAVEMENT |
| EB | = ELECTRIC BOX |
| WM | = WATER METER |
| MH | = MANHOLE |
| TB | = TELEPHONE BOX |
| EM | = ELECTRIC MARKER |
| WV | = WATER VALVE |
| FP | = FIRE HYDRANT |
| GP | = GUARD POST |
| MB | = PROPOSED MAIL BOXES |
| CC | = PROPOSED CITY MONUMENT |

LOCATION MAP: 1"=600'



OWNER/DEVELOPER:
JPD PROPERTIES LLC.
6713 CAPITAN RIDGE
EL PASO, TEXAS 79912
PHONE: (915) 256-1913

SURVEYOR:
CAD CONSULTING CO.
CARLOS M. JIMENEZ
1790 N. LEE TREVINO
EL PASO, TEXAS 79936
PHONE: (915) 633-6422

ENGINEER:
4S ENGINEERING SERVICES
ALI BOURESLAN, P.E.
3616 McRAE, STE. A
EL PASO, TX 79925
PHONE: (915) 591-3312

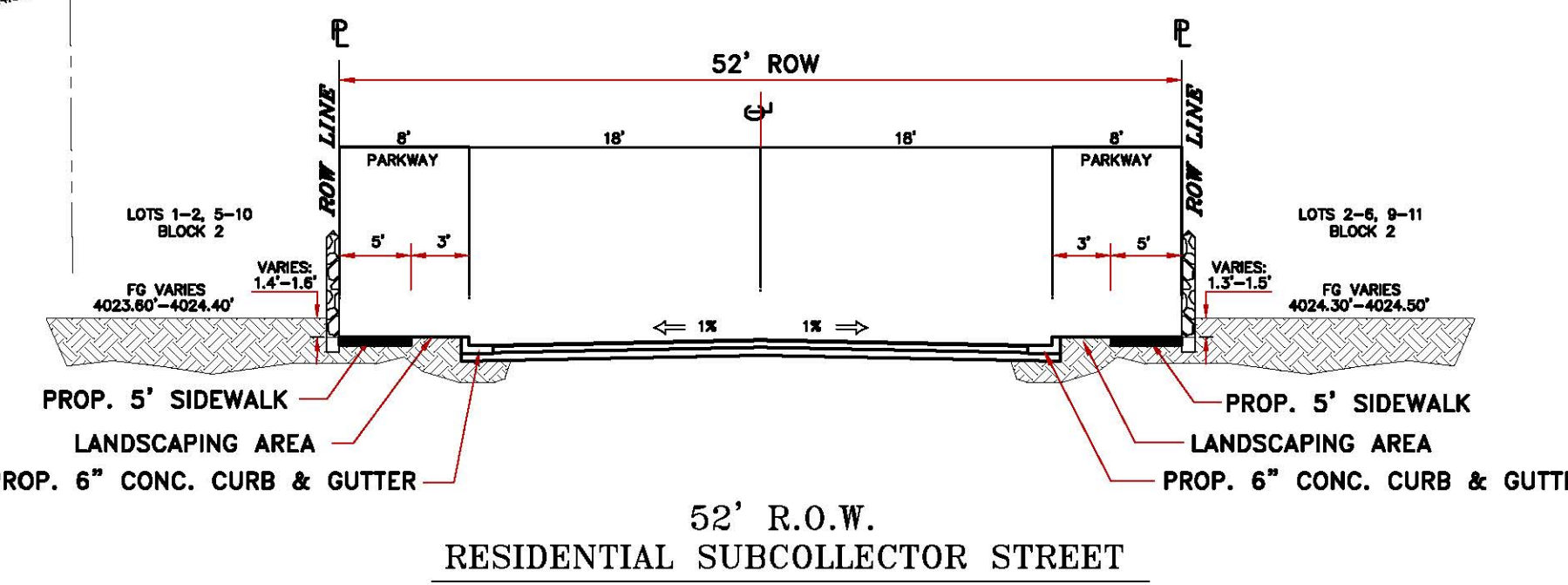
BENCH MARK:
EXISTING SANITARY SEWER MANHOLE LOCATED AT THE INTERSECTION OF LOANA DRIVE AND OPOSSUM DRIVE
BENCH MARK ELEV. = 4024.60' (NAVD88 DATUM)
CONTOUR INTERVAL 1 FOOT
CONTOUR LABEL 5 FEET

| STREET NAME | LINEAR FEET |
|----------------------|-------------|
| EMILY RAY STREET | 266.00 FEET |
| MARY KATHERINE COURT | 326.33 FEET |

CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 503
EL PASO, TEXAS 79936
TEL(915) 633-6422 FAX(915) 633-6424

TOTAL NUMBER OF LOTS
RESIDENTIAL=31
POND = 1

SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT



52' R.O.W.
RESIDENTIAL SUBCOLLECTOR STREET
SECTION A-A
SCALE: NTS

HORIZON MANOR UNIT THREE REPLAT "A"

REPLAT OF A PORTION OF LOT 19, BLOCK 9 HORIZON MANOR UNIT THREE TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS. CONTAINING: 345,716 SQ. FT. OR 7.9365 ACRES ±

| REVISION NUMBER | DESCRIPTION OF REVISION | DATE OF REVISION | REVISION DONE BY |
|-----------------|--|------------------|------------------|
| 1. | REVISE COMMENTS FROM TOWN OF HORIZON FROM 12-30-19 | 01-03-20 | EA |
| 2. | REVISE COMMENTS FROM TOWN OF HORIZON FROM 01-07-20 | 01-08-20 | EA |
| 3. | | | |
| 4. | | | |

METES AND BOUNDS DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 19, BLOCK 9, HORIZON MANOR UNIT THREE, TOWN OF HORIZON CITY, EL PASO COUNTY TEXAS, AS SHOWN ON THE PLAT OF HORIZON MANOR UNIT THREE, RECORDED IN VOLUME 35, PAGE 17, EL PASO COUNTY PLAT RECORDS, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT A REBAR WITH CAP STAMPED 2449, FOUND AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 9, HORIZON MANOR UNIT THREE, SAID FOUND REBAR LYING ON THE WESTERLY ROW LINE OF DUANESBURG STREET (60' ROW); THENCE, ALONG SAID WESTERLY ROW LINE, SOUTH 00°31'57" EAST A DISTANCE OF 61.00' TO A FOUND 5/8" REBAR AND BEING THE "POINT OF BEGINNING"; THENCE, CONTINUING ALONG SAID WESTERLY ROW LINE, SOUTH 00°31'57" EAST A DISTANCE OF 420.49' TO A SET PK NAIL;

THENCE, LEAVING SAID WESTERLY ROW LINE, SOUTH 89°57'28" WEST A DISTANCE OF 405.00' TO A POINT;

THENCE, NORTH 80°43'37" WEST, A DISTANCE OF 135.92' TO A FOUND REBAR WITH CAP STAMPED 2449;

THENCE, NORTH 51°31'15" WEST, A DISTANCE OF 121.73' TO A POINT;

THENCE, NORTH 34°28'18" WEST, A DISTANCE OF 20.00' TO A FOUND REBAR WITH CAP STAMPED 2449;

THENCE, SOUTH 53°14'42" WEST, A DISTANCE OF 105.00' TO A FOUND REBAR WITH CAP STAMPED 2449, SAID REBAR LYING ON THE EASTERLY ROW LINE OF OPOSSUM CIRCLE (60' ROW);

THENCE, WITH SAID EASTERLY ROW LINE, ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 570.37', HAVING A CENTRAL ANGLE OF 83°22'17", A RADIUS OF 350.00' AND A CHORD THAT BEARS NORTH 13°51'05" EAST A DISTANCE OF 508.32' TO A FOUND "X";

THENCE, LEAVING SAID EASTERLY ROW LINE OF OPOSSUM CIRCLE, SOUTH 27°49'42" EAST A DISTANCE OF 110.01' TO A SET "X";

THENCE, NORTH 62°10'18" EAST, A DISTANCE OF 20.00' TO A FOUND NAIL;

THENCE, NORTH 71°56'22" EAST, A DISTANCE OF 63.39' TO A SET PK NAIL;

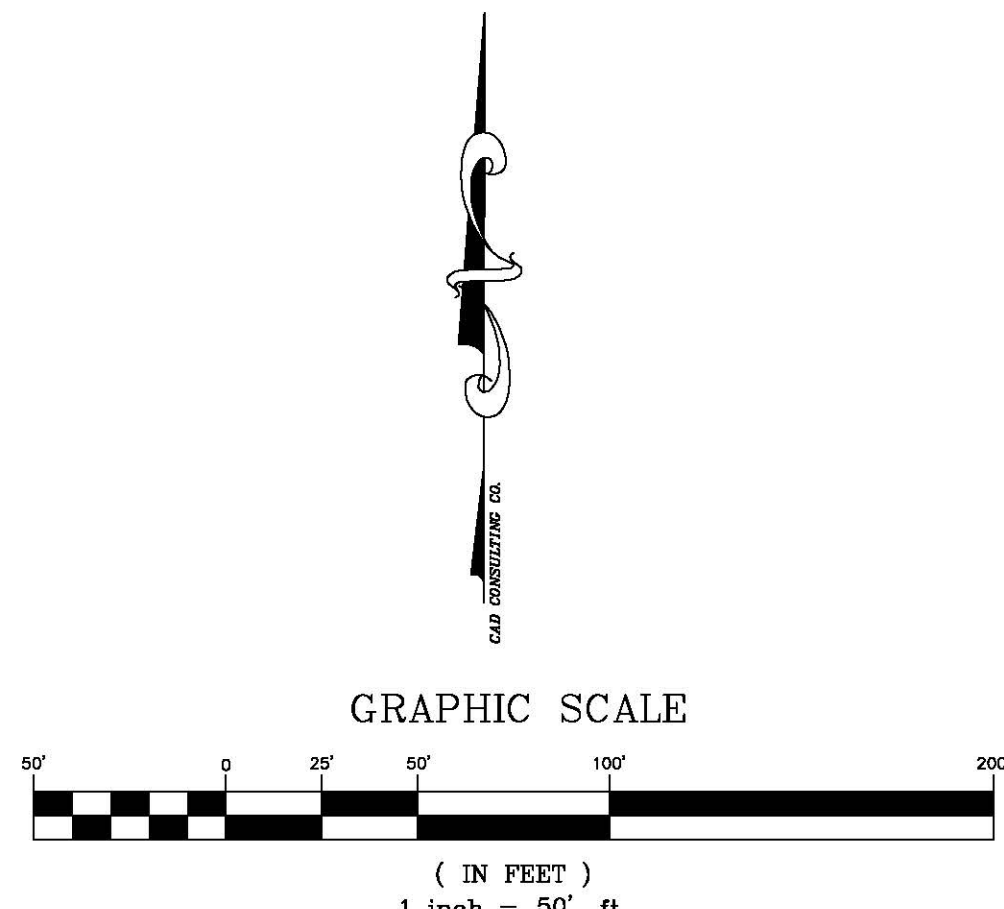
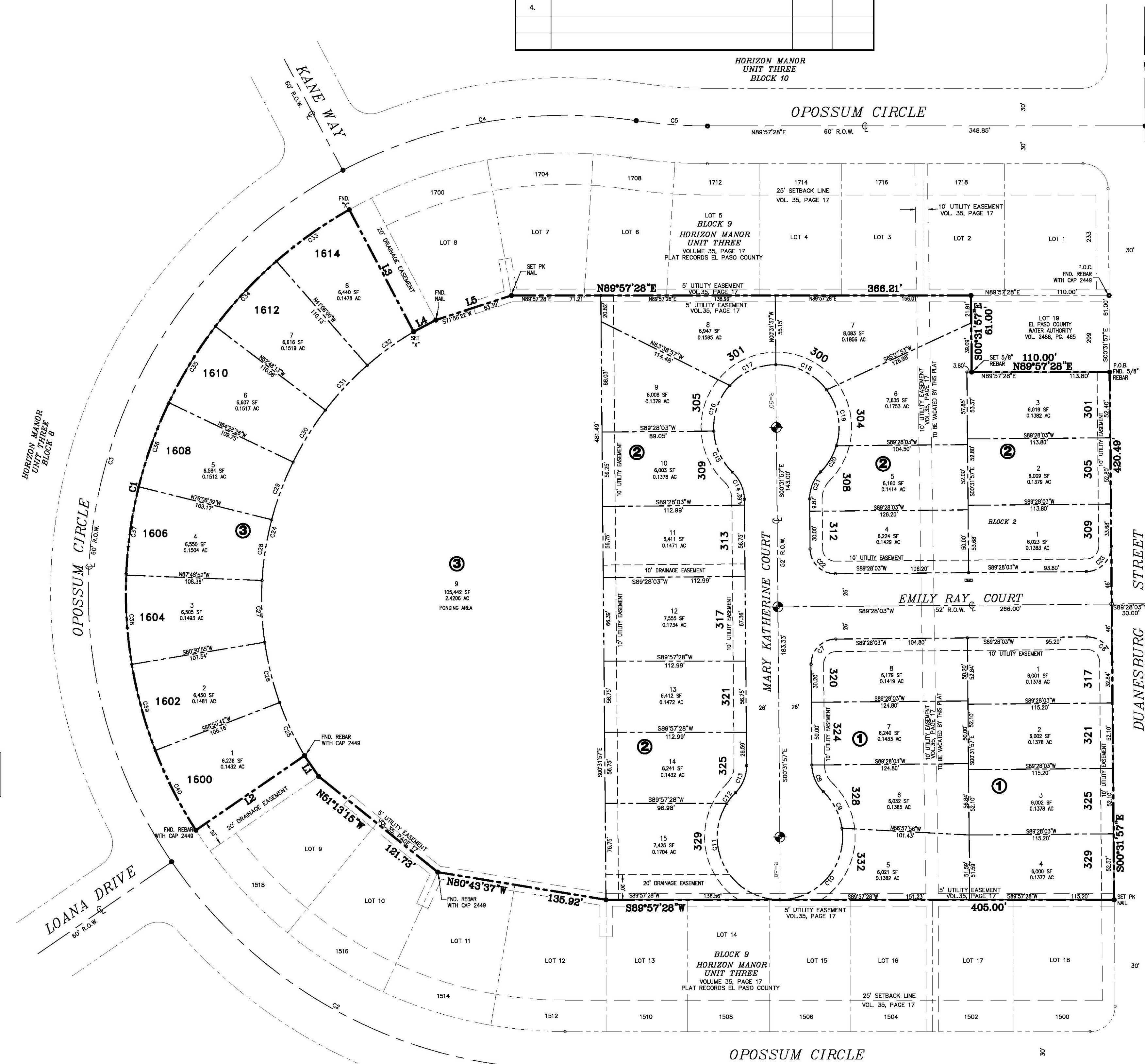
THENCE, NORTH 89°57'28" EAST, A DISTANCE OF 366.21' TO A POINT;

THENCE, SOUTH 00°31'57" EAST, A DISTANCE OF 61.00' TO A SET 5/8" REBAR;

THENCE, NORTH 89°57'28" EAST, A DISTANCE OF 110.00' TO THE "POINT OF BEGINNING" AND CONTAINING 345,716 SQ. FT. OR 7.9365 ACRES.

BENCH MARK

EXISTING SANITARY SEWER MANHOLE LOCATED AT THE INTERSECTION OF LOANA DRIVE AND OPOSSUM DRIVE BENCH MARK ELEV. - 4024.80' (NAVD88 DATUM) CONTOUR INTERVAL 1 FOOT CONTOUR LABEL 6 FEET



| CURVE | LENGTH | RADIUS | DELTA | BEARING | CHORD |
|-------|--------|--------|------------|-------------|--------|
| C1 | 570.37 | 350.00 | 83°22'17" | N13°51'05"E | 509.32 |
| C2 | 368.56 | 380.00 | 55°34'14" | S82°15'25"E | 354.28 |
| C3 | 640.98 | 380.00 | 89°38'36" | S13°31'00"W | 567.64 |
| C4 | 241.26 | 380.00 | 36°22'38" | S80°21'37"W | 237.23 |
| C5 | 56.98 | 380.00 | 8°35'28" | S85°44'48"E | 56.93 |
| C6 | 31.42 | 20.00 | 90°00'00" | N45°31'57"W | 28.28 |
| C7 | 31.42 | 20.00 | 90°00'00" | S44°28'03"E | 28.28 |
| C8 | 23.86 | 30.00 | 45°34'23" | S23°19'08"E | 23.24 |
| C9 | 33.15 | 50.00 | 37°58'56" | N27°06'52"W | 32.54 |
| C10 | 85.59 | 50.00 | 88°04'52" | N40°35'02"E | 75.52 |
| C11 | 106.77 | 50.00 | 122°20'38" | S28°52'13"E | 87.61 |
| C12 | 11.12 | 50.00 | 124°42'00" | S88°40'18"W | 11.09 |
| C13 | 23.86 | 30.00 | 45°34'23" | N22°15'14"E | 23.24 |
| C14 | 23.86 | 30.00 | 45°34'23" | N23°19'08"W | 23.24 |
| C15 | 37.27 | 50.00 | 42°42'25" | S24°43'07"E | 36.41 |
| C16 | 35.97 | 50.00 | 45°02'09" | S13°16'20"W | 36.54 |
| C17 | 41.37 | 50.00 | 47°31'28" | S85°42'19"W | 40.29 |
| C18 | 46.89 | 50.00 | 53°43'44" | N8°34'05"W | 45.19 |
| C19 | 46.89 | 50.00 | 53°43'44" | N09°58'21"W | 45.19 |
| C20 | 24.54 | 50.00 | 28°08'56" | N30°58'58"E | 24.29 |
| C21 | 23.86 | 30.00 | 45°34'23" | S23°15'14"W | 23.24 |
| C22 | 31.42 | 20.00 | 90°00'00" | S45°31'57"E | 28.28 |
| C23 | 31.42 | 20.00 | 90°00'00" | N44°28'03"E | 28.28 |
| C24 | 387.36 | 246.60 | 90°00'00" | S14°23'55"W | 348.75 |
| C25 | 46.85 | 246.60 | 105°30°00" | S22°03'11"E | 46.78 |
| C26 | 49.56 | 246.60 | 110°30'51" | S13°57'32"E | 49.47 |
| C27 | 49.33 | 246.60 | 112°7'41" | S02°28'16"E | 49.25 |
| C28 | 49.14 | 246.60 | 112°50'01" | S08°38'05"W | 49.06 |
| C29 | 48.89 | 246.60 | 112°23'08" | S20°22'05"W | 48.91 |
| C30 | 48.90 | 246.60 | 112°13'39" | S31°44'24"W | 48.82 |
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| C33 | 71.29 | 350.00 | 114°01'13" | S84°42'07"W | 71.17 |
| C34 | 71.29 | 350.00 | 114°01'13" | S43°01'54"W | 71.17 |
| C35 | 71.29 | 350.00 | 114°01'13" | S31°21'41"W | 71.17 |
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| C37 | 71.29 | 350.00 | 114°01'13" | S08°01'15"W | 71.17 |
| C38 | 71.29 | 350.00 | 114°01'13" | S03°38'58"E | 71.17 |
| C39 | 71.29 | 350.00 | 114°01'13" | S15°19'11"E | 71.17 |
| C40 | 71.35 | 350.00 | 114°01'48" | S26°59'41"E | 71.22 |

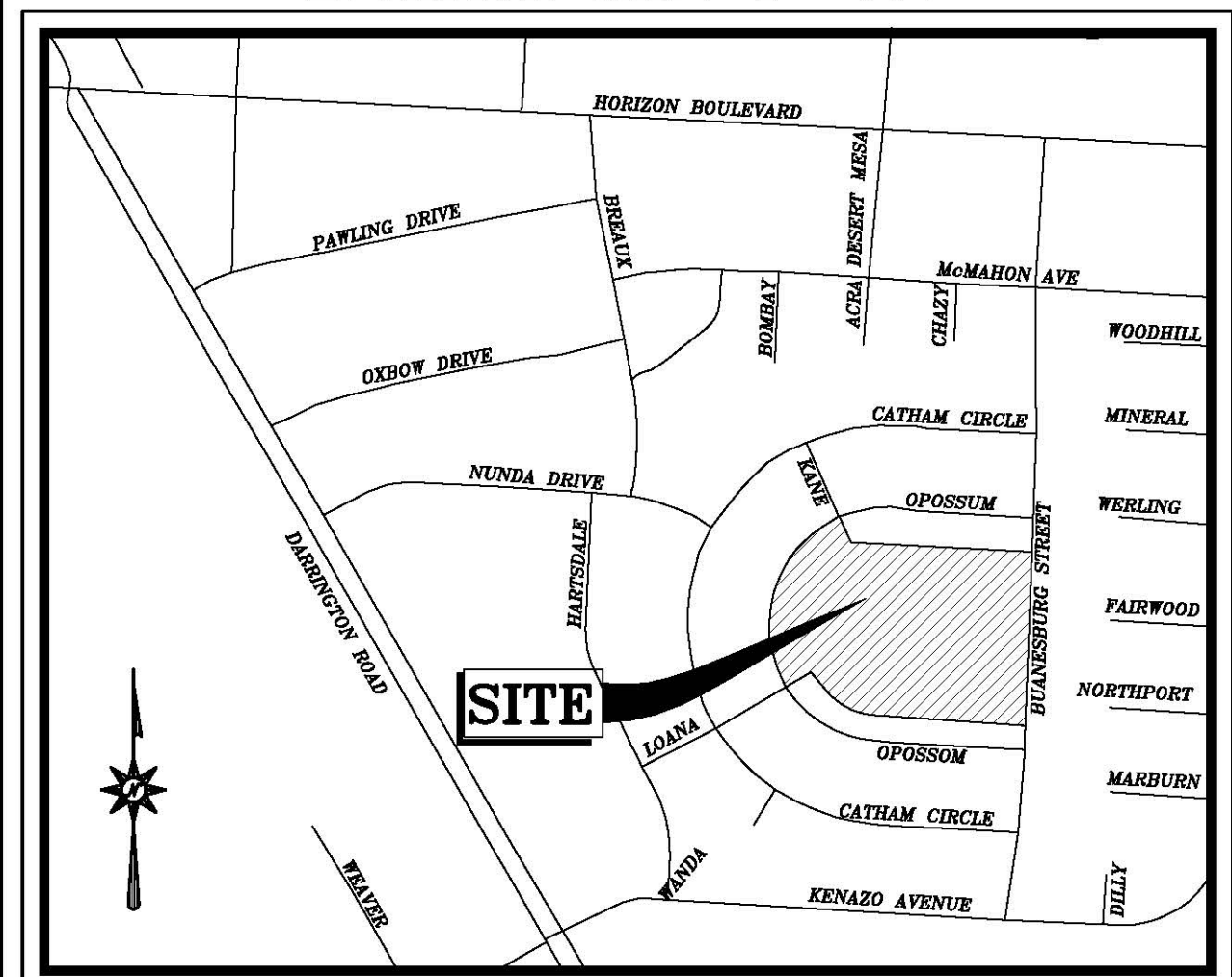
| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 20.00 | N34°28'18"W |
| L2 | 105.00 | S55°31'42"W |
| L3 | 110.01 | S27°49'42"E |
| L4 | 20.00 | N62°10'18"E |
| L5 | 63.39 | N71°56'22"E |

SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT

TOTAL NUMBER OF LOTS
RESIDENTIAL = 31
POND = 1

| LEGEND | DESCRIPTION |
|--------|------------------------|
| ☐ | PROPOSED MAIL BOXES |
| ☐ | PROPOSED CITY MONUMENT |

LOCATION MAP: 1"=600'



- NOTES:
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
 - SET 1/2" REBAR AT ALL EXTERIOR BOUNDARY CORNERS.
 - TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
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 - DEVELOPER IS RESPONSIBLE TO REPAVE ANY PORTION OF DUANESBURG STREET OR OPOSSUM CIRCLE (INCLUDE LIMITS, SIDEWALKS AND H.C. RAMPS) AS NECESSARY FOR DRAINAGE PURPOSES.

| STREET NAME | LINEAR FEET |
|----------------------|-------------|
| EMILY RAY STREET | 286.00 FEET |
| MARY KATHERINE COURT | 326.33 FEET |

CONSULTING COMPANY
1790 LEE TREVINO DRIVE, SUITE 503
EL PASO, TEXAS 79936
TEL(915) 633-6422 FAX(915) 633-6424

OWNER/DEVELOPER:
JPD PROPERTIES LLC.
6713 CAPITAN RIDGE
EL PASO, TEXAS 79912
PHONE: (915) 256-1913

SURVEYOR:
CAD CONSULTING CO.
CARLOS M. JIMENEZ
1790 N. LEE TREVINO
EL PASO, TEXAS 79936
PHONE: (915) 633-6422

ENGINEER:
4S ENGINEERING SERVICES
ALI BOURSLAN, P.E.
3616 McRAE, STE. A
EL PASO, TX 79925
PHONE: (915) 581-3312

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

JPD PROPERTIES LLC, as owners of the 7.9365 acres of land encompassed with the proposed HORIZON MANOR UNIT THREE, REPLAT "A", hereby subdivide the land as described in this subdivision plat and dedicate to public use the utility easements as herein laid down and designated, including easements for overhead of service wires for pole type utilities and the right for installation of service poles alongside lot lines as may be required, easements for buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction, and the right to trim interfering trees and shrubs, shown herein.

I certify that I have complied with the requirement of Texas Local Government Code 232.032 and that:

- the water quality and connections to the lots meet, or will meet, the minimum state standards;
- electrical connections provided to the lots meet, or will meet, the minimum state standards; and
- gas connections, if available, provided to the lots meet, or will meet, the minimum state standards;

D) the sewer connections to the lots meet, or will meet, the minimum state standards.

I attest that the matters asserted in this plat are true and complete.

Witness our signature this _____ day of _____, 2020.

JOHN DESLONGCHAMPS FOR JPD PROPERTIES LLC. DATE _____

STATE OF TEXAS COUNTY OF EL PASO

ACKNOWLEDGEMENT

Before me, the undersigned authority, on this day personally appeared John Deslongchamps, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations herein expressed.

Given under my hand and seal of office this _____ day of _____, 2020.

Notary Public in and for El Paso County. My Commission Expires _____

TOWN OF HORIZON CITY TOWN COUNCIL
CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 212.009 (c) AND 212.015 (b)

This subdivision is hereby approved as to the platting and as to the conditions of the dedication in accordance with Chapter 212 of the local Government Code of Texas this _____ day of _____, 2020 A.D.

Accepted and adopted by the City Council of Town of Horizon City this _____ day of _____, 2020 A.D.

ELVIA SCHULLER, City Clerk RUBEN MENDOZA, Mayor

Approved for filling this _____ day of _____, 2020 A.D.

HUITT-ZOLLARS, INC. (Town Engineer)
By: ISABEL VASQUEZ, P.E.
VICE PRESIDENT

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____, COUNTY CLERK OF EL PASO COUNTY, certify that the plat bearing this certificate was filed and recorded under Instrument Number _____ in the Plat Records of the El Paso County.

El Paso County Clerk

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey and Engineering Standards.

Carlos M. Jimenez, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 3950