



**TOWN OF HORIZON CITY
MEMORANDUM**

Date: April 14, 2026

To: Honorable Mayor and Members of City Council

From: Art Rubio, Planning Director

SUBJECT: On the acceptance of the roadway and drainage improvements as constructed with the Verdancia Unit 1 Subdivision Construction Phase 2 and 3 for maintenance and to accept the required maintenance bond and a partial release of the performance bond.

PURPOSE: This item is a request by the applicant for the acceptance of the substantial completion of roadway and drainage improvements completed on Verdancia Unit 1 Phase 2 and 3.

IMPACTS OF DISAPPROVAL: Developer and builders will not have the ability to begin construction on Verdancia Unit 1 Subdivision Phase 2 and 3 and the construction phasing would be disrupted.

MOTION RECOMMENDATION: Staff recommends the Council approve the acceptance of the roadway and drainage improvements as constructed with the Verdancia Unit 1 Subdivision Construction Phase 2 and 3 for maintenance and to accept the required maintenance bond and a partial release of the performance bond. City Engineer has submitted the approval letter.

MAINTENANCE BOND

Bond Number 800218432

KNOW ALL MEN BY THESE PRESENTS, That we HUNT COMMUNITIES GP, LLC as Principal and Atlantic Specialty Insurance Company, as Surety, are held and firmly bound unto Town of Horizon City, as Obligee, the penal sum of two hundred sixty-three thousand five hundred ninety-five Dollars and sixty-four cents (\$263,595.64) to which payment well and truly to be made we do bind ourselves, and each of our heirs, executors, administrators, successors and assign jointly and severally, firmly by these presents.

WHEREAS, the Principal has entered in a contract with the Town of Horizon City dated 14th day of April 2026 for Verdancia Hunt 1, Specifically VN-2, VN-3 & Portion of Paseo Del Este Blvd Including Street, Grading, Drainage and Intersection Improvements.

WHEREAS, said contract provides that the Principal will furnish a bond conditioned to guarantee for the period of One year(s) after the Notice of Acceptance is issued by the Obligee for an individual unit or from and after SUBSTANTIAL COMPLETION, whichever is less, by the owner, against all defects in workmanship and materials which may become apparent during said period, and

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the Principal shall indemnify the Obligee for all loss that Obligee may sustain by reason of any defect in equipment, material or workmanship which may be discovered during the period of 1 (one) years from and after the Notice of Acceptance is issued by the Obligee for an individual unit or from and after SUBSTANTIAL COMPLETION, whichever is less, but in no event less than 1 (one) years, then this obligation shall be void, otherwise to remain in full force and effect. Provided however the surety and principal acknowledge the units to be covered under the bond are referenced under Attachment "A".

SIGNED, SEALED AND DATED

April 13, 2026.

Principal: HUNT COMMUNITIES GP, LLC

BY: _____

Michael S. Viramontes, Vice President

Surety: Atlantic Specialty Insurance Company

BY: _____

Irma Herrada, Attorney-in-Fact



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Irma Herrada, John M. Rindt, Paul D. Gilcrease, Sal Beltran**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.


This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

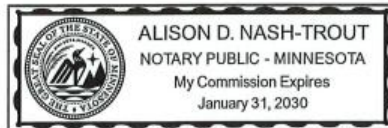
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

STATE OF MINNESOTA
HENNEPIN COUNTY



By 
Sarah A. Kolar, Vice President and General Counsel

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.




Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 14th day of April 2026.

This Power of Attorney expires
January 31, 2030




Kara L.B. Barrow, Secretary

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact your agent.

You may call your Insurance Carrier's toll-free telephone number for information or to make a complaint at:

1-800-321-2721

You may also write to your Insurance Carrier at

Atlantic Specialty Insurance Company
Paralegal

605 Highway 169 North, Suite 800
Plymouth, MN 55441

Email: surety@intactinsurance.com
Phone: 1-800-662-0156

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at

1-800-252-3439

You may write the Texas Department of Insurance:

P.O. Box 149104, Austin, TX 78714-9104

Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES: Should you have a dispute concerning your premium or about a claim you should contact the agent first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY: This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener informacion o para someter una queja:

Puede comunicarse con su agente.

Usted puede llamar al numero de telefono gratis de su compañía de seguros para informacion o para someter una queja al:

1-800-321-2721

Usted tambien puede escribir a su compañía de seguros en:

Atlantic Specialty Insurance Company
Paralegal

605 Highway 169 North, Suite 800
Plymouth, MN 55441

Email: surety@intactinsurance.com
Phone: 1-800-662-0156

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

P.O. Box 149104, Austin, TX 78714

Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS □ RECLAMOS: Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA: Este aviso es solo para proposito de informacion y no se convierte en parte condicion del documento adjunto.

EXHIBIT A

Hunt Communities GP, LLC

VERDANCIA UNIT 1 SUBDIVISION
Specifically VN-2, VN-3 & Portion of Paseo Del Este Blvd
Cost Summary of Improvements to be Dedicated
to the Town of Horizon City as of April 6, 2026

Description of Improvements	Total Quantity	Total Quantity Completed	Completed %	Unit	Unit Cost	Total Cost	Total Cost of Improvements
Improvements of the following Streets:							
Verdancia Unit 1 - VN-2							
1. Leyland Parkway							
2. Lavender Parkway							
3. Blackbrush Parkway							
4. Silvergrass Place							
5. Portion of Desert Spring Drive							
Verdancia Unit 1 - VN-3							
6. Portion of Desert Mist Drive							
7. Viridian Place							
8. Burwood Circle							
9. Clement Way							
10. Portion of Paseo Del Este Blvd - Sta 20+80.00 to Sta 42+63.81							
Verdancia Unit 1 - VN-2 & VN-3							
Engineering							
Design Cost							
Government Fees							
Surveying							
Construction Staking	1.00	1.00	100.00%	LS	\$129,223.32	\$129,223.32	\$129,223.32
PDE Blvd Construction Staking	1.00	1.00	100.00%	LS	\$11,901.09	\$11,901.09	\$11,901.09
Monumentation	21.00	21.00	100.00%	EA	\$650.00	\$13,650.00	\$13,650.00
PDE Blvd Monumentation	4.00	4.00	100.00%	EA	\$650.00	\$2,600.00	\$2,600.00
Earthwork							
Grading							
Testing	1.00	1.00	100.00%	LS	\$82,258.71	\$82,258.71	\$82,258.71
PDE Blvd Testing	1.00	1.00	100.00%	LS	\$18,235.00	\$18,235.00	\$18,235.00
Concrete							
Sidewalks	21095.00	21095.00	100.00%	SF	\$3.75	\$79,106.25	\$79,106.25
PDE Blvd Sidewalks (part of HOA Landscape)	0.00	0.00	-----	SF	\$3.75	-----	-----
Handicap Ramps	41.00	41.00	100.00%	EA	\$900.00	\$36,900.00	\$36,900.00
PDE Blvd Handicap Ramps (west side)	22.00	22.00	100.00%	EA	\$900.00	\$19,800.00	\$19,800.00
Curb & Gutter	19546.00	19546.00	100.00%	LF	\$14.00	\$273,644.00	\$273,644.00
PDE Blvd Curb & Gutter - Parkways	4270.00	4270.00	100.00%	LF	\$14.00	\$59,780.00	\$59,780.00
PDE Blvd Curb & Gutter - Medians	4220.00	4220.00	100.00%	LF	\$14.00	\$59,080.00	\$59,080.00
Driveways	see below			SF			
Roadwork							
PDE Blvd Paving (2.5" HMAAC / 10"BC / 12" SG)	11510.24	11510.24	100.00%	SY	\$29.50	\$339,552.08	\$339,552.08
Paving (1.5" HMAAC / 6"BC / 10" SG)	37172.00	37172.00	100.00%	SY	\$22.00	\$817,784.00	\$817,784.00
MUD CONTRACT - Water Distribution							
Gate Valve Adjustments to HMAAC	46.00	46.00	100.00%	EA	\$500.00	\$23,000.00	\$23,000.00
PDE Blvd Gate Valve Adjustments to HMAAC	11.00	11.00	100.00%	EA	\$500.00	\$5,500.00	\$5,500.00
MUD CONTRACT - Wastewater System							
Wastewater MH Adjustments to HMAAC	28.00	28.00	100.00%	EA	\$500.00	\$14,000.00	\$14,000.00
Wastewater MH Adjustments to HMAAC	4.00	4.00	100.00%	EA	\$500.00	\$2,000.00	\$2,000.00
Storm Sewer System							
24" Class III RCP Mains	182.00	182.00	100.00%	LF	\$95.00	\$17,290.00	\$17,290.00
24" Class IV RCP Mains	17.00	17.00	100.00%	LF	\$95.00	\$1,615.00	\$1,615.00
24" Class V RCP Mains	17.00	17.00	100.00%	LF	\$95.00	\$1,615.00	\$1,615.00
30" Class III RCP Mains	151.00	151.00	100.00%	LF	\$115.00	\$17,365.00	\$17,365.00
36" Class III RCP Mains	727.00	727.00	100.00%	LF	\$185.00	\$134,495.00	\$134,495.00
42" Class III RCP Mains	238.00	238.00	100.00%	LF	\$220.00	\$52,360.00	\$52,360.00
48" Class III RCP Mains	128.00	128.00	100.00%	LF	\$250.00	\$30,000.00	\$30,000.00
48" Storm Sewer Manholes (0- 8' depths)	1.00	1.00	100.00%	EA	\$8,000.00	\$8,000.00	\$8,000.00
72" Storm Sewer Manholes (0- 8' depths)	2.00	2.00	100.00%	EA	\$9,500.00	\$19,000.00	\$19,000.00
72" Storm Sewer Manholes (8- 12' depths)	5.00	5.00	100.00%	EA	\$10,000.00	\$50,000.00	\$50,000.00
2-Grate Type I Inlet	11.00	11.00	100.00%	EA	\$7,500.00	\$82,500.00	\$82,500.00
Storm Manhole Adjustments to HMAAC	8.00	8.00	100.00%	EA	\$500.00	\$4,000.00	\$4,000.00
8"- 12" Thick Loose Rock Rip Rap	319.00	319.00	100.00%	SY	\$35.00	\$11,165.00	\$11,165.00
Miscellaneous							
Guardrails	200.00	200.00	100.00%	LF	\$25.00	\$5,000.00	\$5,000.00
Dead End Signs / Barricades	2.00	2.00	100.00%	EA	\$700.00	\$1,400.00	\$1,400.00
Street/Traffic Signs	91.00	91.00	100.00%	EA	\$234.03	\$21,297.00	\$21,297.00
PDE Blvd Street/Traffic Signs	15.00	15.00	100.00%	EA	\$311.87	\$4,678.00	\$4,678.00
4" Dbi White Striping	1560.00	1560.00	100.00%	LF	\$3.00	\$4,680.00	\$4,680.00
Stripe 4" Fire Lane w/ Wording	282.00	282.00	100.00%	LF	\$1.50	\$423.00	\$423.00
PDE Blvd 4" White Broken Striping	1100.00	1100.00	100.00%	LF	\$1.50	\$1,650.00	\$1,650.00
PDE Blvd 8" White Solid Striping	919.00	919.00	100.00%	LF	\$2.50	\$2,297.50	\$2,297.50
PDE Blvd 12" White Striping at Crosswalk	400.00	400.00	100.00%	LF	\$3.75	\$1,500.00	\$1,500.00
PDE Blvd 24" White Solid Stop Bar	49.00	49.00	100.00%	LF	\$7.50	\$367.50	\$367.50
PDE Blvd Yield Triangles	39.00	39.00	100.00%	EA	\$50.00	\$1,950.00	\$1,950.00
PDE Blvd Reflective Markers	106.00	106.00	100.00%	EA	\$18.00	\$1,908.00	\$1,908.00
Single Mast Steel Pole Street Lights	29.00	29.00	100.00%	EA	\$3,943.59	\$114,363.98	\$114,363.98
Double Mast Steel Pole Street Lights	7.00	7.00	100.00%	EA	\$8,146.00	\$57,021.97	\$57,021.97
Total Cost of Improvements						\$2,635,966.40	\$2,635,966.40

April 13, 2026

Honorable Mayor Andres Renteria
Town of Horizon City
14999 Darrington Road
Horizon City, Texas 79928

Re: Subdivision Acceptance—Verdancia Unit 1 Phase 2 and 3

Dear Mayor Renteria,

As of April 13, 2026, the improvements for the subdivision referenced above have been completed. As Town Engineer, Huitt-Zollars recommends the final acceptance of the subdivision and the public improvement.

Please do not hesitate to call us at (915) 587-4339, if we can be of further assistance.

Sincerely,

HUITT-ZOLLARS, INC.



Floyd Johnson, PE
Managing Principal

CC: Arturo Rubio—Chief Planner, Town of Horizon City
Albert Valle, CFM—Public Works Director, Town of Horizon City

VERDANCIA UNIT ONE SUBDIVISION

BEING ALL OF TRACT 1, 2F, 3D AND 3H, AND A PORTION OF TRACT 2, 3 AND 3B, SECTION 30, BLOCK 7B, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY AND VACATING PORTIONS OF TOWN OF HORIZON CITY RIGHT-OF-WAY, EL PASO COUNTY TEXAS.
CONTAINING 103.08 ACRES ±

TOTAL AREA	AREA (Ac.)
VERDANCIA	103.08
VN3	38.88
VN2	13.32
VN1	50.88
TOTAL	103.08

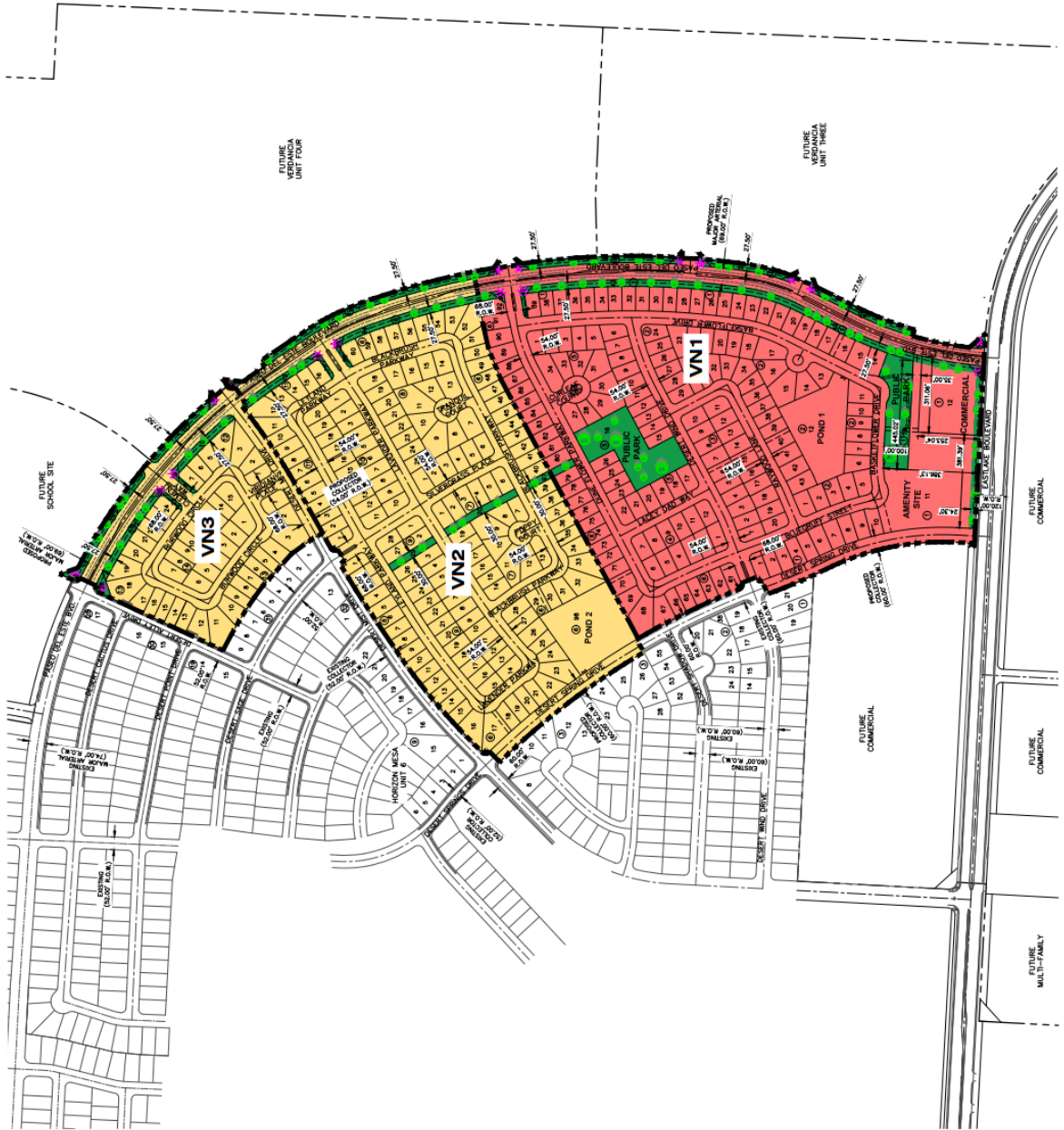
LEGEND:

- PHASE I
- PHASE II
- PHASE III
- ENTRY MONUMENT *

PHASE I	
LAND USE	EACH
POND	1
AMENITY SITE	1
COMMERCIAL	1
PARKS	13
TOTAL	178

PHASE II	
LAND USE	EACH
POND	1
RESIDENTIAL	214
TOTAL	215

PHASE III	
PARKS TRAILS AND C.S.	EACH
LAND USE	2
POND	3
TRAILS	3
TOTAL	38



1"=200'
DATE: 2/19/2025



VERDANCIA UNIT ONE
CONSTRUCTION PHASING
PLAN



