HORIZON CITY

Incorporated 1988

AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, April 21, 2025, 6:00 PM

Notice is hereby given that a Regular Planning and Zoning Meeting of the Town of Horizon City, Texas will be held on **Monday, April 21, 2025 at 6:00 PM** at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following will be discussed and considered:

1. **CALL TO ORDER; PLEDGE OF ALLEGIANCE; ESTABLISHMENT OF QUORUM:**
2. **COMMISSION MEMBERS ATTENDANCE:**
COMMISSIONERS EXCUSED AND UNEXCUSED:
3. **OPEN FORUM:** NOTE: The Planning & Zoning Commission encourages public comment on all matters of interest listed on this agenda. Speakers from the audience will be given an opportunity to discuss each item in the order in which it appears on the agenda, prior to the Commission discussing the item unless otherwise approved by the Chairman. A "Speaker Request" form is available for those who wish to sign up on the day of the meeting. This form is also available in advance by downloading the attached form. Please submit the "Speaker Request" form completely filled out to the Board Secretary prior to the meeting. The Commission retains the option to set reasonable limits on the number, frequency, and length of presentations. Please contact the Board Secretary at (915) 852-1046 Ext. 404 with any additional questions. **4**

4. **PUBLIC HEARINGS**
NOTICE TO THE PUBLIC AND APPLICANTS The staff report for an agenda item may include conditions, exceptions or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modification, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

A. **DISCUSSION**
Xavi Perez
Presentation by Borderland Community Adventures a Non Profit Organization, Xavi Perez on the benefit of cycling.

B. **DISCUSSION AND RECOMMENDATION:**
Chief Planner
On the resubmitted **Replat** application for **Horizon Manor, Unit Three Replat "A" (Case No. RP-002460-2020)**, legally described as a portion of Lot 19, Block 9, Horizon Manor Unit Three, Town of

Horizon City, El Paso County, Texas. Containing 7.9365 acres ±. Application submitted by CAD Consulting Co. **(Postponed at the March 17, 2025 P&Z Meeting)**

C. **DISCUSSION AND RECOMMENDATION:** **5**

Chief Planner

On the submitted **Replat** application for **Martinez Subdivision (Case No. SUC25-0003)**, legally described as a portion of Lot 8, Block 353, Horizon City Unit Forty-Seven, El Paso County, Texas. Containing 1.5071 acres ±. Application submitted by Sitework Engineering.

D. **DISCUSSION AND RECOMMENDATION:** **24**

Chief Planner

On the submitted **Final Subdivision Plat** application for **Verdancia Unit 1 (Case No. SDF25-0001)**, allow recording of the final plat prior to the completion of all required improvements secured by sufficient bond and to authorize the Mayor to sign the recording plat. Legally described as Being All of Tract 1, 2F, 3D, and 3H, and a Portion of Tract 2, 3 and 3B, Section 30, Block 78, Township 3, Texas and Pacific Railway Company Survey and Vacating Portions of Town of Horizon City Right-Of-Way, El Paso County, Texas. Containing 103.068 acres ±. Application submitted by Applicant/Representative: CEA Group.

E. **DISCUSSION AND RECOMMENDATION:** **46**

Chief Planner

On the **Preliminary Subdivision Plat** application for **Verdancia Unit 2 (Case No. SDP25-0002)**, legally described as Being A Portion Of Section 32, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 69.31 acres ±. Application submitted by Applicant/Representative: CEA Group.

5. **OTHER BUSINESS**

A. **DISCUSSION AND ACTION:** **63**

On the Regular Planning and Zoning meeting minutes for the meeting held on March 17, 2025.

B. **DISCUSSION AND ACTION:** **66**

On the Special Planning and Zoning meeting minutes for the meeting held on March 24, 2025.

6. **ANNOUNCEMENTS**

A. The next regular scheduled meeting: Monday, May 19, 2025 at 6pm.

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this

By: _____
Elvia Schuller, City Clerk

I, the undersigned authority, hereby certify that the above notice of the Regular Planning and Zoning 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 _ 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.

SPEAKER REQUEST FORM

(for all persons who wish to address the Board or Commission)

Date of Meeting: _____

Your Name: _____

Residence Address: _____

City: _____ Contact Number: _____

IF SPEAKING FOR AN ORGANIZATION:

Name of Organization: _____

Speaker's Official Capacity: _____

Agenda Item No.: _____ Public Hearing Agenda Item No.: _____

☐ For (If applicable) ☐ Against (if applicable)

OPEN FORUM:

To speak on an item not listed on the agenda, known as **OPEN FORUM**, please indicate area of interest:

_____

_____

_____

Please remember to step to the podium as soon as you are recognized by the chair; state your name and address before beginning your presentation. If you have written notes you wish to present to the Chair and the Board/Commission, PLEASE FURNISH AN EXTRA COPY FOR THE BOARD/COMMISSION.

The Board/Commission will appreciate each speaker limiting an address on any one item to three minutes.

Thank you for your cooperation.

PLEASE CARRY THIS FORM TO THE BOARD SECRETARY AT THE DESK PRIOR TO THE BEGINNING OF THE MEETING.

TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: **SUC25-0003 Martinez Subdivision**

Application Type: **Replat Application**
P&Z Hearing Date: April 21, 2025
Staff Contact: Art Rubio, Chief Planner
915-852-1046, Ext. 407; arubio@horizoncity.org

Address/Location: North of Horizon Blvd. and East of Anderpont St
Property ID Nos.: H77904735300080
Legal Description: A portion of Lot 8, Block 353, Horizon City, Unit Forty-Seven, El Paso County, Texas.
Property Owner: Martin Adrian Martinez & Pedro Jesus Martinez
Applicant/Rep.: Jorge Garcia
Nearest Park: Horizon Mesa Park
Nearest School: Horizon High School

SURROUNDING PROPERTIES:		
	Zoning	**Land Use**
N	ETJ	Residential
E	ETJ	Residential
S	ETJ	Vacant
W	R-2 (Single-Family Residential) Horizon City	Residential
LAND USE AND ZONING:		
	Existing	**Proposed**
Land Use	Residential	Residential Subdivision
Zoning	R-2 Residential	R-2 Residential

Application Description:
Preliminary and Final Subdivision:
The proposed preliminary and final residential subdivision includes 3 lots for single-family residential development, the smallest lot measuring approximately 21,780.21 sq. ft. and the largest lot measuring approximately 22,089.55 sq. ft

Staff Recommendation:
Staff recommends approval subject to addressing all pending comments prior to City Council Meeting.

Planning Division Comments:

Preliminary Plat:

1. ~~Driveway for 119 Anderpont St shall be coordinated and approved by El Paso County Planning & Development.~~
2. ~~Plat notes include covenants please submit a copy of the covenants, if applicable or remove note.~~
3. ~~Final Engineering Report is required for proposed subdivision not connected to an established and regulated MUD~~ https://ecode360.com/39708873

Final Plat

1. ~~For proposed subdivisions not connected to an established and regulated MUD, the final plat shall be accompanied by an engineering report bearing the signed and dated seal of a professional engineer registered in the State of Texas. § 4.4 FINAL ENGINEERING REPORT~~ https://ecode360.com/39708873
2. ~~Where private on-site sewerage facilities are proposed, the final engineering report shall include the soils information and percolation test results required for a Subdivision Construction Authorization under Chapter 8 of the County's Rules for On-Site Sewerage Facilities.~~
3. ~~Add plat note: Lot owner is responsible to secure all private waste water system permits.~~

Town Engineer Comments:

Preliminary Plat:

~~1. Sec. 4.2.2.5: Provide features pertinent to subdivision such as any existing utilities with the size of sewer or water mains.~~

~~2. Sec. 4.2.2.9: Provide certification from utility and/or service agencies indicating their satisfaction with the location and extent of utility easements. The certification must also state whether utility services will be sufficient to serve the subdivision. If these certifications are not submitted with the preliminary plat, the City may forward the plat and a comment sheet to the agencies to request service information and easement location comments. A fee will be assessed to cover the associated cost.~~

Final Plat:

~~1. Add the title "Final Plat" near the subdivision name or scale~~

El Paso 9-1-1 District Comments:

The addresses on Andrepont should be even addresses, not odds.

EL Paso County

~~Attachment #7 are the comments for El Paso County.~~

TxDOT Comments:

No Comments

El Paso Electric Company:

We have no comments for the Martinez Subdivision

Texas Gas Service:

In reference to replat application for "Martinez Subdivision", Texas Gas Service have an active service line at 14710 Allemands Ave

El Paso Natural Gas / Kinder Morgan:

No Comments

Clint ISD:
Clint ISD takes no exception to the information presented

El Paso Central Appraisal District Comments (EPCAD):
No Comments

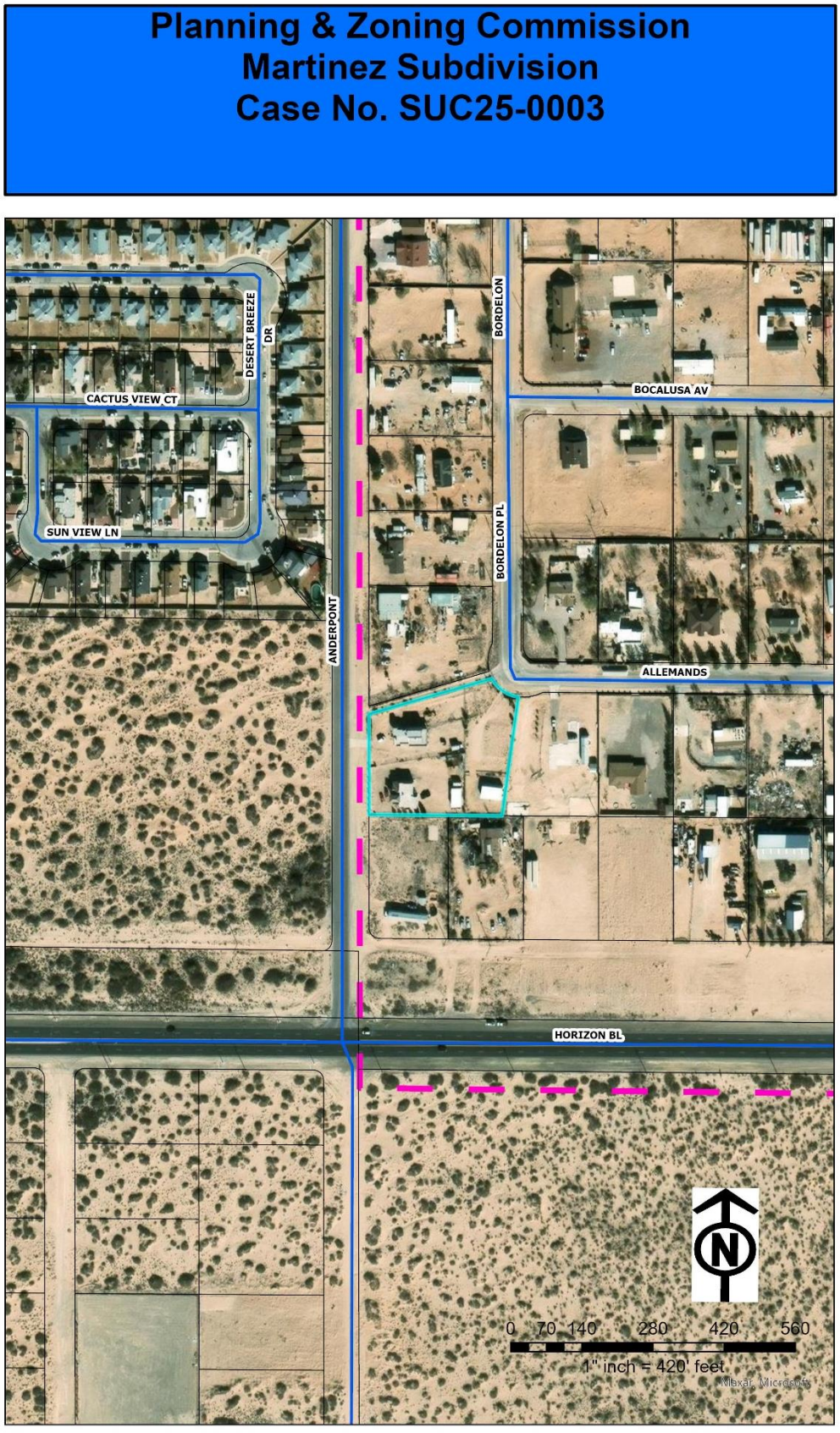
HRMUD:

- ~~Should be a resubdivision of Horizon City Unit 47?~~
- ~~All water services must connect to lines fronting the proposed lots determined by the lot address (Andrepont and Allemands). Wastewater connection is currently being coordinated with the Districts Engineering Committee.~~

Attachments:

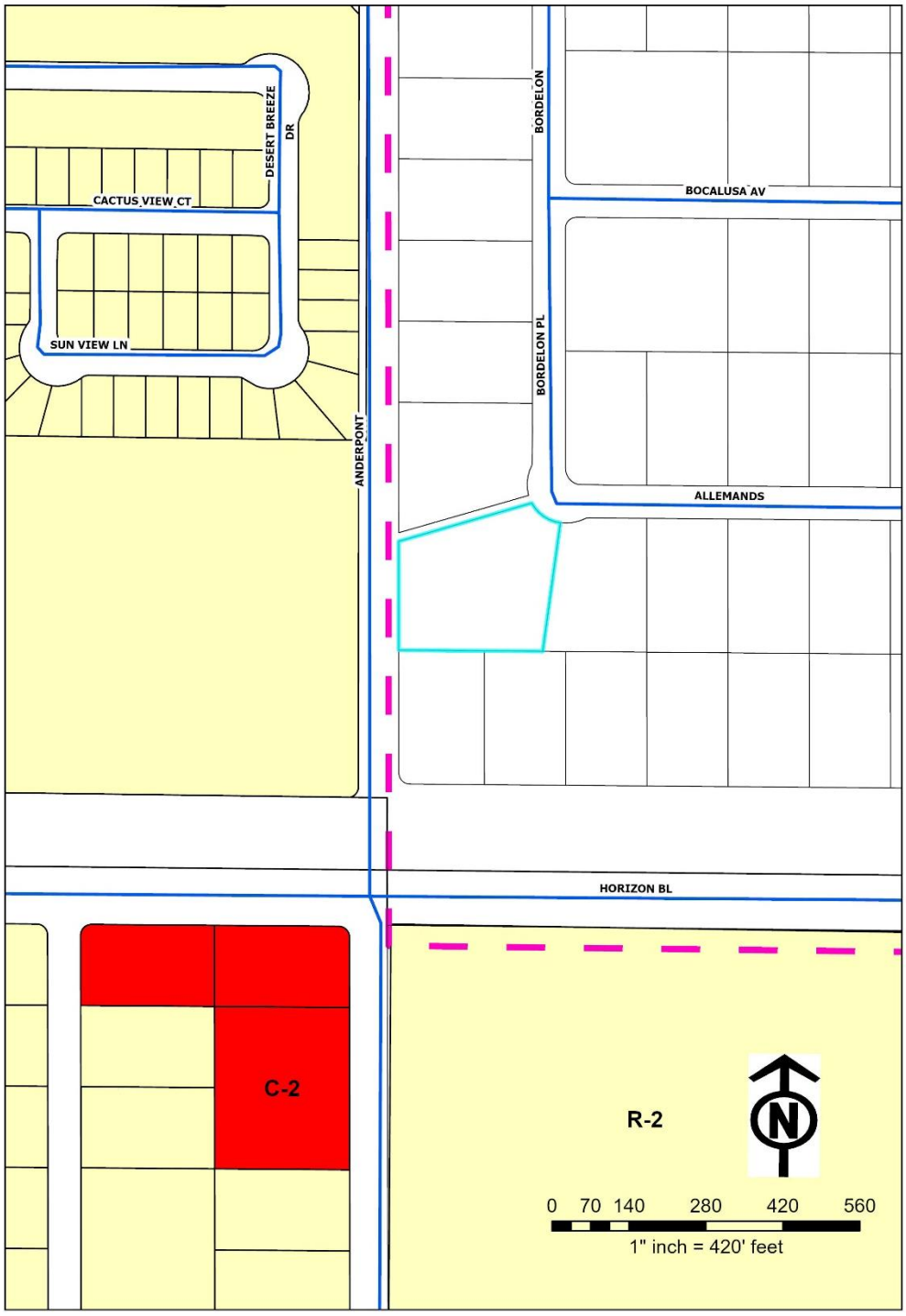
1 - Aerial
2 – Zoning Designation Map
3 - Location Map
4 – Preliminary Plat
5 – Final Plat
6 – Replat Application
7 – El Paso County Comments

Attachment 1: Aerial Map

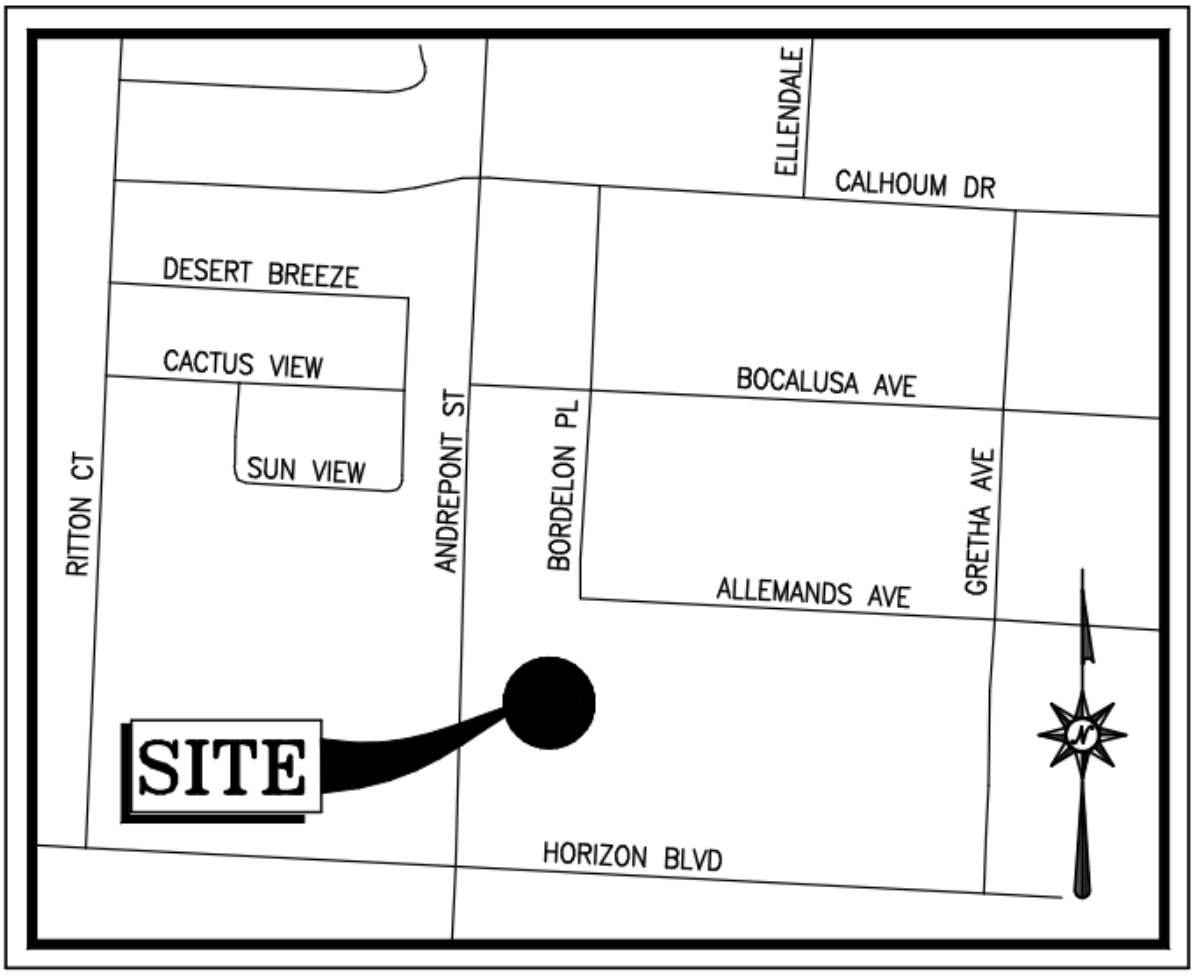


Attachment 2: Zoning Designation Map

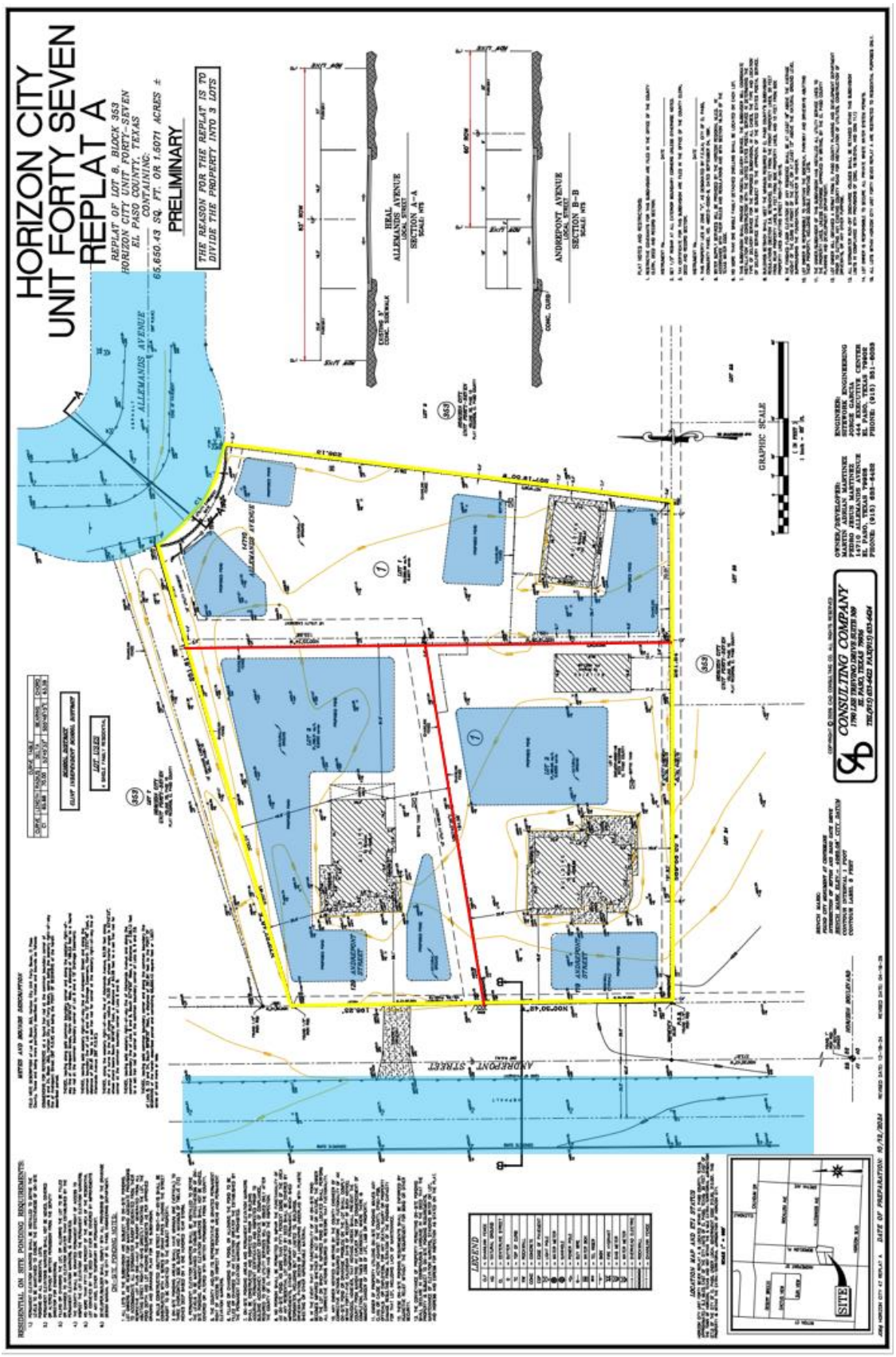
Planning & Zoning Commission
Martinez Subdivision
Case No. SUC25-0003



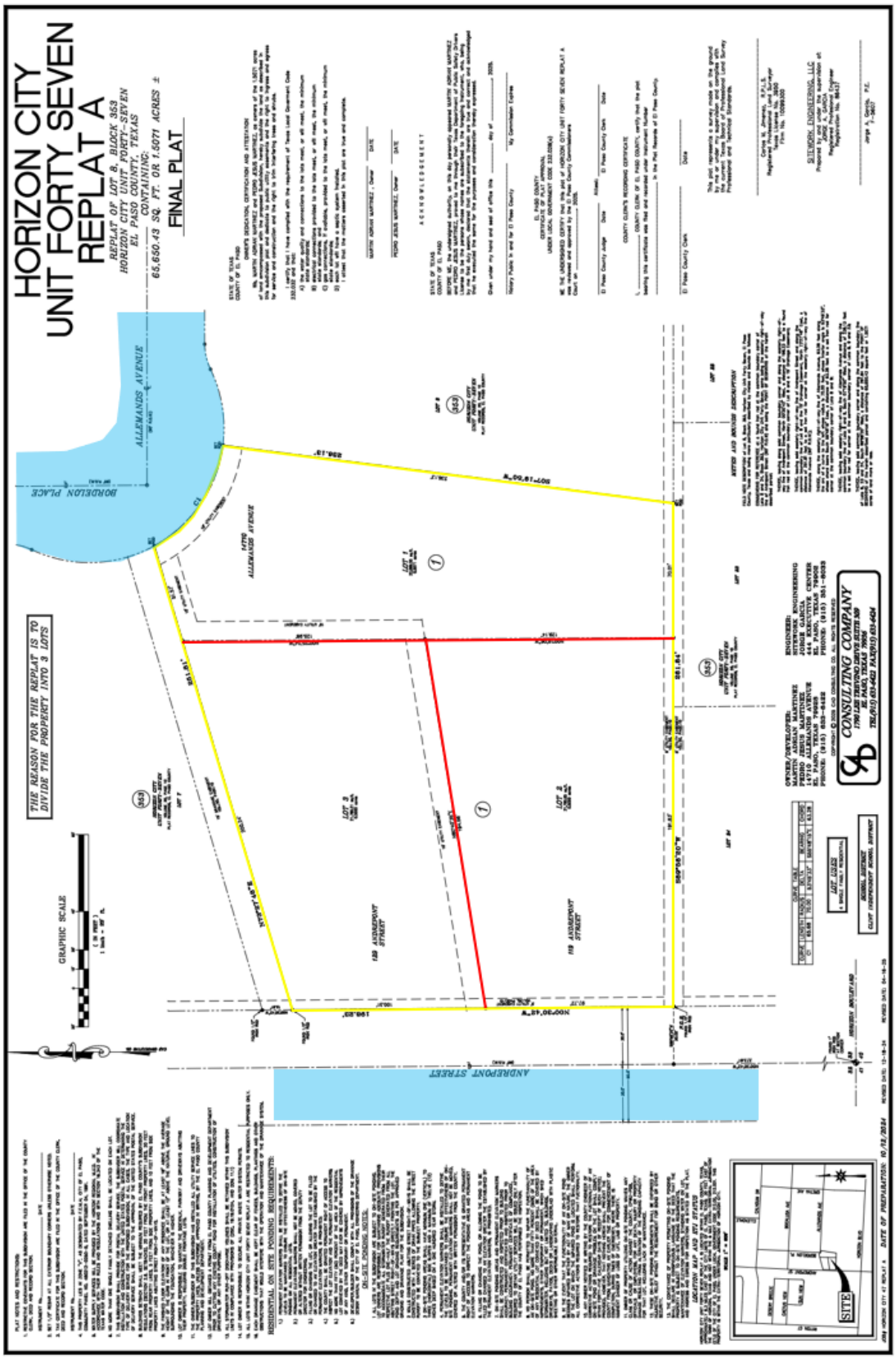
Attachment 3: Location Map



Attachment 4: Preliminary Subdivision Plat



Attachment 5: Final Subdivision Plat



Attachment 6: Replat Application

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

REPLAT APPLICATION

SUBDIVISION PROPOSED NAME: MARTINEZ SUBDIVISION SUBMITTAL DATE: _____

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
LOT 8, BLOCK 353, HORIZON CITY UNIT 47

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	1.50	3	OFFICE		
DUPLEX			STREET & ALLEY		
APARTMENT			PONDING & DRAINAGE		
MOBILE HOME			INSTITUTIONAL		
P.U.D.			OTHER		
PARK					
SCHOOL					
COMMERCIAL			TOTAL NO. SITES	1.50	3
INDUSTRIAL			TOTAL (GROSS) ACREAGE	1.50	

3. WHAT IS THE EXISTING ZONING OF THE ABOVE DESCRIBED PROPERTY? N/A PROPOSED ZONING N/A

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) ON-SITE PONDING

7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES ± 5,000 S.F.

8. ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES ☐ NO ☒

9. IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES ☐ NO ☒
IF ANSWER IS "YES", PLEASE EXPLAIN THE NATURE OF THE MODIFICATION _____

10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY ☐ MEDIANS ☐ OTHER ☐ _____

11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: HORIZON ETJ

12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? ☐YES ☐NO ☒N/A INITIALS _____
IF YES, submit REQUIRED GUARANTEE (SECTION 4.10.3 & 8.1.7, Municode Chapter 10) OR Improvement Cost Estimates & Construction Agreement

13. WILL ANY RESTRICTIONS AND COVENANTS BE RECORDED WITH PLAT? YES ☐ NO ☒ INITIALS _____ IF YES, PLEASE ATTACH COPY.

14. OWNER OF RECORD MARTIN ADRIAN MARTINEZ PEDRO JESUS MARTINEZ, 1930 ALEMANDS, ELP TX, 915.633.6922
(NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER _____
(NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER SITEWORK ENGINEERING 444 EXECUTIVE CTR SUITE 134, jgarcia@siteworkengineering.com 915.351.8033
(NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT _____
(NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT _____
(NAME & ADDRESS) (EMAIL) (PHONE)

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

Applicant Signature _____ EMAIL martinez4171@gmail.com

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
Acceptance of fee does not grant acceptance of application.
Non Refundable Deposit $800 | Application Fees:$1600| Publishing Fee Deposit for Residential

Page 1 of 2 Rev 08OCT2024

Attachment 7: El Paso County Comments

11 March 2025 1:00:32 PM

County of El Paso, TX

Planning and Development Dept. County Comments

800 E. Overland Ave, Suite 200, El Paso, TX, 79901 Telephone: (915) 546-2015

Project	**25-047P** MARTINEZ SUBDIVISION
Project Address	14710 ALLEMANDS Ave EL PASO COUNTY, TX 79928 United States
Project Contact	Jorge Garcia jgarcia@siteworkengineering.com 9153518033
Files and Attachments	24059 Martinez Subdivision - 01-28-2025.pdf 1st Submittal

Project Details

- Project Type: Subdivision Replat

Instructions

The County Planning & Development Department has reviewed the request and offer the following comments and recommendations:

Engineers

[Sheet 3 | Comment 00007 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

Review all reports and correct any misspellings or grammar issues

[Sheet 1 | Comment 00001 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

Verify area

[Sheet 1 | Comment 00002 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Add engineer's contact information

[Sheet 1 | Comment 00003 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Provide engineer's dedication

[Sheet 2 | Comment 00004 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Provide engineer's seal

[Sheet 2 | Comment 00005 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Provide metes and bounds description.

[Sheet 3 | Comment 00006 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Match font size.

[Sheet 3 | Comment 00008 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Include Drainage Report in Spanish

[Sheet 3 | Comment 00009 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Change slope direction to reflect driveway for onsite ponding

[Sheet 1 | Comment 00010 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Separate school district from plat notes and put in a box.

[Sheet 1 | Comment 00011 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Include lot use table

[Sheet 3 | Comment 00012 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Provide documentation from the City of Horizon for the proposed access

[Sheet 3 | Comment 00013 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Minimum distance from septic system to top of pond is 25'

[Sheet 3 | Comment 00014 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Verify ROW width

[Sheet 1 | Comment 00015 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Add note: Each drainage easement shall be kept clear of fences, buildings, plantings, and other obstructions that would interfere with the operation and maintenance of the drainage system.

[Sheet 1 | Comment 00016 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Include onsite ponding notes on final plat

[Sheet 1 | Comment 00017 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

State that lot is within the extraterritorial jurisdiction of Horizon City.

[Sheet 1 | Comment 00018 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

delineate and hatch lot area on location map

[Sheet 1 | Comment 00019 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Add note: All lots within Martinez Subdivision are restricted to residential purposes only.

[Sheet 2 | Comment 00020 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Include cross sections showing abutting ROW streets

[Sheet 1 | Comment 00021 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Please provide a note stating reason for replat.

[Sheet 3 | Comment 00022 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Subdivision name and legal description should match on every sheet

[Sheet 3 | Comment 00023 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Name should be Martinez Subdivision. Make changes where applicable

[Sheet 3 | Comment 00024 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Identify lots where proposed water systems are being installed, and which lot has the existing water system

[Sheet 3 | Comment 00025 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

What's included in the $4,000.00 cost for improvements?

[Sheet 3 | Comment 00026 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Delineate watershed areas affecting each pond

[Sheet 3 | Comment 00027 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Half of the stormwater runoff generated by Andrepont street should be stored within lot ponding areas as well.

[Sheet 2 | Comment 00028 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Provide documentation from the City of Horizon for the proposed and existing access

[Sheet 3 | Comment 00029 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

This statement contradicts previous statement. Please clarify.

[Sheet 2 | Comment 00030 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Apply all comments applicable from Final Plat sheets to Preliminary sheet

[Sheet 1 | Comment 00031 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Provide metes and bounds description.

[Sheet 2 | Comment 00032 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Update legend

[Sheet 3 | Comment 00033 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

show pond capacity for each pond

[Sheet 3 | Comment 00037 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Include exiting waterline diameter

[Sheet 3 | Comment 00038 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Maximum depth for residential onsite ponding is 12"

Planning

[Sheet 1 | Comment 00041 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Shani Enriquez

Verify addresses with El Paso County 911 District

[Sheet 1 | Comment 00034 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Shani Enriquez

Correct the spelling of CONNECTIONS

[Sheet 1 | Comment 00035 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Shani Enriquez

Correct the spelling of GOVERNMENT

[Sheet 1 | Comment 00036 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Shani Enriquez

Correct the spelling of Commissioners

[Sheet 1 | Comment 00039 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Shani Enriquez

This is a replat and the subdivision name should remain the same and include a letter. For example, HORIZON CITY UNIT 47 REPLAT A. Please verify and provide the correct letter for this subdivision and make the appropriate changes throughout.

[Sheet 1 | Comment 00040 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Shani Enriquez

Add a plat note that includes the reason for the replat.

[Sheet 3 | Comment 00042 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Shani Enriquez

Remove ENGINEERING REPORT FOR and only provide the subdivision name and legal description/

[Sheet 3 | Comment 00043 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Shani Enriquez

Correct the spelling of FACILITIES

[Sheet 3 | Comment 00044 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Shani Enriquez

Are the lots residential or non-residential?

[Sheet 3 | Comment 00045 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Shani Enriquez

Replace with the correct subdivision name and remove the quotation marks.

[Sheet 3 | Comment 00046 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Shani Enriquez

Replace DESIGN with DESIGNED

[Sheet 3 | Comment 00047 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Shani Enriquez

Include Avenue in the name- ALLEMANDS AVE.

Reviewers

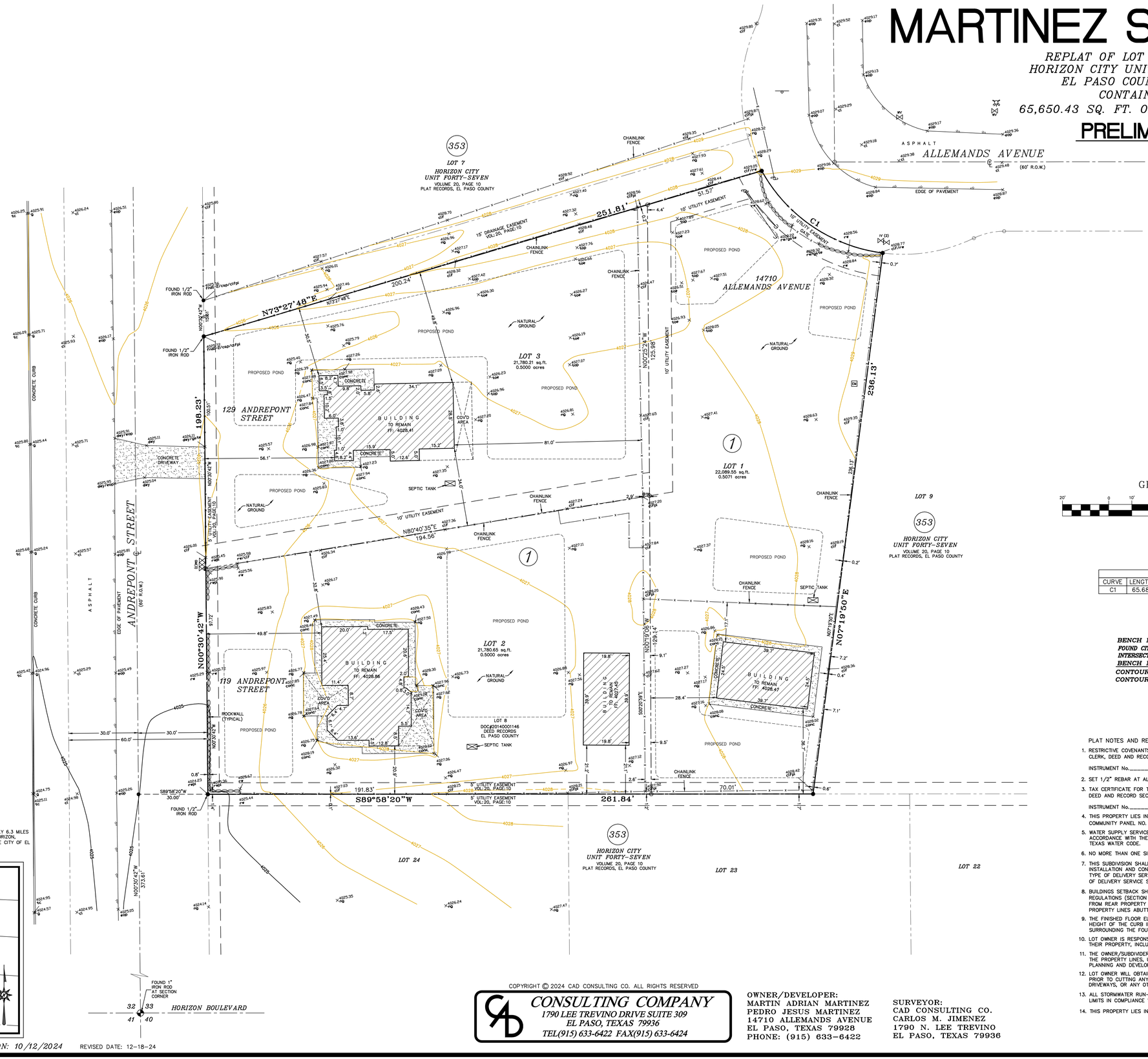
Arturo Del Bosque
a.delbosque@epcounty.com

Shani Enriquez
915-546-2015
SEnriquez@epcounty.com

MARTINEZ SUBDIVISION

REPLAT OF LOT 8, BLOCK 353
HORIZON CITY UNIT FORTY-SEVEN
EL PASO COUNTY, TEXAS
CONTAINING:
65,650.43 SQ. FT. OR 1.5071 ACRES ±

PRELIMINARY



LEGEND	
CLF	= CHAINLINK FENCE
NG	= NATURAL GROUND
CL	= CENTERLINE STREET
G	= GUTTER
TC	= TOP OF CURB
RW	= ROCKWALL
CONC	= CONCRETE
EOP	= EDGE OF PAVEMENT
	= LIGHT POLE
W	= WATER METER
W	= MANHOLE
	= POWER POLE
	= GUY WIRE
WB	= WATER BOX
TR	= TEL RISER
	= SIGN
	= SIGN
	= SIGN
	= OVERHEAD ELECTRIC
	= ROCKWALL
	= CHAINLINK FENCE

GRAPHIC SCALE

20' 0 10' 20' 40' 80'

(IN FEET)
1 inch = 20' ft.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	65.68	70.00	53°45'33"	63.30

BENCH MARK:
FOUND CITY MONUMENT AT CENTERLINE INTERSECTION OF RIPTON AND SAND GATE DRIVE
BENCH MARK ELEV.= 4025.08' CITY DATUM
CONTOUR INTERVAL 1 FOOT
CONTOUR LABEL 5 FEET

PLAT NOTES AND RESTRICTIONS:

1. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
   INSTRUMENT No._____ DATE _____
2. SET 1/2" REBAR AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
3. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
   INSTRUMENT No._____ DATE _____
4. 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 04, 1991.
5. WATER SUPPLY SERVICES WILL BE PROVIDED BY THE HORIZON REGIONAL M.U.D. IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE.
6. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
7. THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE IN DETERMINING THE TYPE OF DELIVERY SERVICE FOR THE PROPOSED SUBDIVISION, IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
8. BUILDINGS SETBACK SHALL MEET THE MINIMUM REQUIRED BY EL PASO COUNTY'S SUBDIVISION REGULATIONS (SECTION 2.6. SETBACKS). 20 FEET FROM THE FRONT PROPERTY LINES, 20 FEET FROM REAR PROPERTY LINES, 5 FEET FROM SIDE PROPERTY LINES, AND 10 FEET FROM SIDE PROPERTY LINES ABUTTING STREET RIGHT-OF-WAYS.
9. THE FINISHED FLOOR ELEVATION OF ANY RESIDENCE SHALL BE AT LEAST 18" ABOVE THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT, OR AT LEAST 12" ABOVE THE NATURAL GROUND LEVEL SURROUNDING THE FOUNDATION, WHICHEVER IS HIGHER.
10. LOT OWNER IS RESPONSIBLE TO MAINTAIN THE SIDEWALK, PARKWAY AND DRIVEWAYS ABUTTING THEIR PROPERTY, INCLUDING DOUBLE FRONTAGE LOTS.
11. THE OWNER/SUBDIVIDER OF MARTINEZ SUBDIVISION HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES, UNLESS OTHERWISE APPROVED IN WRITING, BY THE EL PASO COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.
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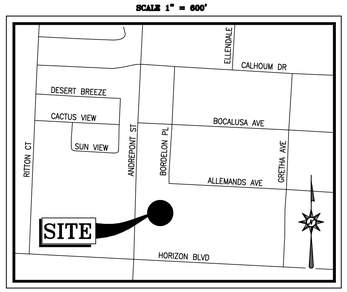
13. ALL STORMWATER RUN-OFF DISCHARGE VOLUMES SHALL BE RETAINED WITHIN THIS SUBDIVISION LIMITS IN COMPLIANCE WITH PROVISIONS OF (DSC, 19.19.010A, AND DDM 11.1)
14. THIS PROPERTY LIES IN THE CLINT INDEPENDENT SCHOOL DISTRICT.

LOCATION MAP AND ETJ STATUS

MARTINEZ SUBDIVISION IS LOCATED WITHIN EL PASO COUNTY, TEXAS, APPROXIMATELY 6.3 MILES EAST OF THE CITY LIMITS OF EL PASO, TEXAS; 30 FEET EAST OF THE TOWN OF HORIZON, TEXAS AND NOT WITHIN THE 5 MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF EL PASO, UNDER LOCAL GOVERNMENT CODE 212.00, 212.001.

SCALE 1" = 600'



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CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 309
EL PASO, TEXAS 79936
TEL(915) 633-6422 FAX(915) 633-6424

OWNER/DEVELOPER:
MARTIN ADRIAN MARTINEZ
PEDRO JESUS MARTINEZ
14710 ALLEMANDS AVENUE
EL PASO, TEXAS 79928
PHONE: (915) 633-6422

SURVEYOR:
CAD CONSULTING CO.
CARLOS M. JIMENEZ
1790 N. LEE TREVINO
EL PASO, TEXAS 79936

JOB# MARTINEZ SUBDIVISION *DATE OF PREPARATION: 10/12/2024* REVISED DATE: 12-18-24

MARTINEZ SUBDIVISION

REPLAT OF LOT 8, BLOCK 353
HORIZON CITY UNIT FORTY-SEVEN
EL PASO COUNTY, TEXAS
CONTAINING:
65,650.43 SQ. FT. OR 1.5071 ACRES ±

PLAT NOTES AND RESTRICTIONS:

1. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

   INSTRUMENT No._____ DATE _____

2. SET 1/2" REBAR AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
3. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

   INSTRUMENT No._____ DATE _____

4. 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 04, 1991.
5. WATER SUPPLY SERVICES WILL BE PROVIDED BY THE HORIZON REGIONAL M.U.D. IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE.
6. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
7. THIS SUBDIVISION SHALL PROVDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE IN DETERMINING THE TYPE OF DELIVERY SERVICE FOR THE PROPOSED SUBDIVISION, IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
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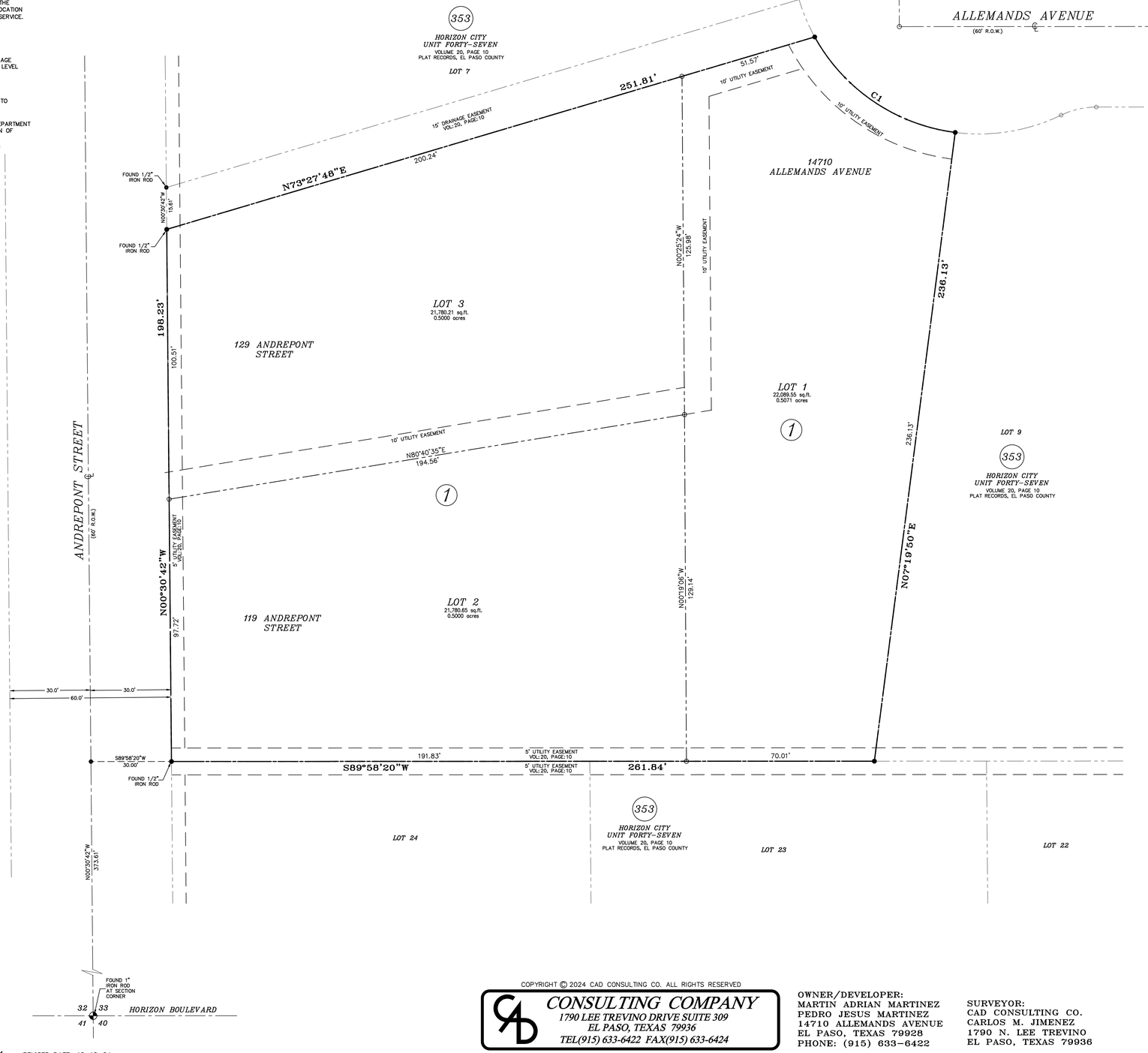
14. THIS PROPERTY LIES IN THE CLINT INDEPENDENT SCHOOL DISTRICT.

GRAPHIC SCALE

20' 0 10' 20' 40' 80'

(IN FEET)
1 inch = 20' ft.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	65.68	70.00	53°45'33"	63.30



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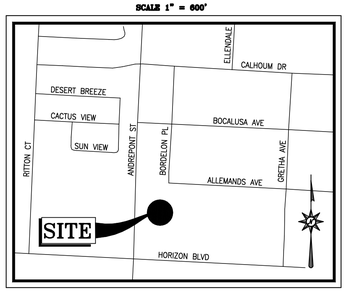
SCALE 1" = 600'



STATE OF TEXAS
COUNTY OF EL PASO

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

We, MARTIN ADRIAN MARTINEZ and PEDRO JESUS MARTINEZ, as owners of the 5.0489 acres of land emcompassed with the proposed Subdivision, hereby subdivide the land as described in this subdivision plat and dedicate to public utility easements and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

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

A) the water quality and connections to the lots meet, or will meet, the minimum state standards;
B) electrical conections provided to the lots meet, or will meet, the minimum state standards; and
C) gas connections, if available, provided to the lots meet, or will meet, the minimum state standards;
D) each lot will have a septic system installed.

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

_____ _____
MARTIN ADRIAN MARTINEZ , Owner DATE

_____ _____
PEDRO JESUS MARTINEZ, Owner DATE

A C K N O W L E D G E M E N T

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME, the undersigned authority, on this day personally appeared MARTIN ADRIAN MARTINEZ and PEDRO JESUS MARTINEZ, proved to me through their Texas Department of Public Safety Drivers License to be the persons whose names are subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 2025.

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

EL PASO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERMENT CODE 232.028(a)

WE THE UNDERSIGNED CERTIFY that this plat of MARTINEZ SUBDIVISION, was reviewed and approved by the El Paso County Commisioners Court on _____, 2025.

_____ Attest: _____
El Paso County Judge Date El Paso County Clerk Date

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 El Paso County.

_____ _____
El Paso County Clerk Date

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 Professional and Technical Standards.

_____
Carlos M. Jimenez, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 3950
Firm No. 10099300

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CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 309
EL PASO, TEXAS 79936
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SURVEYOR:
CAD CONSULTING CO.
CARLOS M. JIMENEZ
1790 N. LEE TREVINO
EL PASO, TEXAS 79936

JOB# MARTINEZ SUBDIVISION *DATE OF PREPARATION: 10/12/2024* REVISED DATE: 12-18-24

TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: **SDF25-0001 Verdancia Unit 1 Final**

Application Type: **Final Plat**
P&Z Hearing Date: April 21, 2025
Staff Contact: Art Rubio
915-852-1046 Ext. 407; arubio@horizoncity.org
Address/Location: North of Eastlake Blvd. and East of Desert Spring Dr.
Nearest Park: Horizon Mesa Park
Nearest School: Desert Hills Elementary, Horizon Middle School and Horizon High School

SURROUNDING PROPERTIES:		
	Zoning	**Land Use**
N	R-9 (Single-Family Dwellings)/R-3 Single-Family Dwellings)	Residential Dwellings/Vacant
E	R-3 (Single-Family Dwellings)	Vacant
S	R-3 Single-Family Dwellings)/C-1 (General Commercial)	Vacant
W	R-9 (Single-Family Dwellings)/R-3 Single-Family Dwellings)/C-1 (General Commercial)	Residential Dwellings/Vacant
LAND USE AND ZONING:		
	Existing	**Proposed**
Land Use	Vacant	Residential Subdivision
Zoning	R-3 Residential	R-3 Residential

Application Description:
The proposed Verdancia Unit 1 Preliminary Plat Subdivision includes 389 single-family lots for residential development. The smallest lot measuring approximately 5,502 sq. ft. and the largest lot measuring approximately 12,733 sq. ft. in size and one 87, 132 sq. ft. storm water drainage pond, 1.791-acres, pond 2, 1.891-acres, park 1, 1.649-acres and park 2, 1.094-acres. The applicant proposes 52' ROW Residential collectors, 54' Residential Sub-Collectors Streets, 68' ft. Residential Collectors at enhanced entrances, 60' ft. Residential collectors, to serve all the lots in the subdivision.
The applicant is also requesting the following modifications:

1. Modification from a 52-ft wide residential sub-collector street right-of-way to a 54-ft wide street right-of-way at all local residential sub-collector streets. The 54-ft street will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks and a 34-ft wide pavement structure with curb & gutter. This right-of-way will coincide with typical parkway widths and maintains a 34-ft wide street pavement width, as recommended by ESD#I.

2. Modification to use a 60-ft wide street right-of-way residential collector, which consist of two 5-ft parkways, two 5-ft wide concrete sidewalks, two 40-ft wide pavement structures with curb & gutter. This right-of-way will be consistent with the adjacent existing residential collector street of Desert Springs Dr. to the west.

3. Modification to use a 68-ft wide residential collector at enhanced neighborhood entrances. The 68-foot street will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks, two 18-ft wide pavement structures and a 12-ft raised landscape median with curbs & gutter. Landscaped areas will be maintained by the HOA.

4. Modification from an existing 74-ft wide collector arterial street right-of-way to a 69-ft wide collector arterial street right-of-way, along Paseo Del Este Blvd. The proposed 69-ft collector arterial street will consist of two 5-ft landscape parkways, two 22-ft wide pavement structures and a 15-ft raised landscape median, with curbs & gutter. The sidewalk will consist of an 8-ft wide concrete structure and will be located adjacent to this right-of-way, and meandering within the abutting Common Open Space 27.5-ft wide landscaped buffer. This will provide a visually appealing and safe walking trail along this corridor. Landscaped areas will be maintained by the HOA.

5. Modification from a 50-foot radius cul-de-sac street to a 50-ft and a 53 % -foot radius cul-de-sac with interior parking/landscape islands. The proposed cul-de-sac and parking/landscape islands will enhance the neighborhood character, reduce the impervious surface, and aid to eliminate typical cul-de-sac "stack" parking, while maintaining adequate room for emergency vehicle turning movement. Landscape areas will be maintained by the HOA.

Cumulative Parkland Dedication:
Verdancia Unit 1 requires 2 1/2 -acres of parkland dedication and $5,600 in park fees. The applicant is proposing to satisfy the requirement through the dedication of 2.74-acres of parkland. The proposed dedication consists of 2 parks, a 1.65-acre on the north part of the subdivision and a 1.09-acre to the south of the subdivision, leaving 0.244-acre credit.

Staff Recommendation:
Staff recommends approval subject to addressing all pending comments prior to City Council Meeting.

Planning Comments:
No Comments

Town Engineer Comments:
A modification letter from CEA dated August 21, 2024 requested a variance for a proposed 53.5' cul-de-sac. This cul-de-sac was not located in the Final Plat however a 48.50' cul-de-sac is shown. Please provide proof of approval for this variance on Curleaf Court with radio of 48.50'.

El Paso County 9-1-1 District:
No Comments

TxDOT Comments:
No Comments

El Paso Electric Company:
We have no further comments for Verdancia Unit 1.

Texas Gas Service:
In reference to Verdancia Unit 1, Texas Gas Service does not have any comments.

El Paso Natural Gas / Kinder Morgan:
This Project area is clear of El Paso Natural Gas a company of Kinder Morgans Pipelines and Facilities.

Clint ISD:
Clint ISD takes no exception to the information presented.

El Paso Central Appraisal District (EPCAD):
No Comments

HRMUD
Lot 16, Block 1; label DE and Utility Easement as well, Proposed wastewater line goes through the easement.

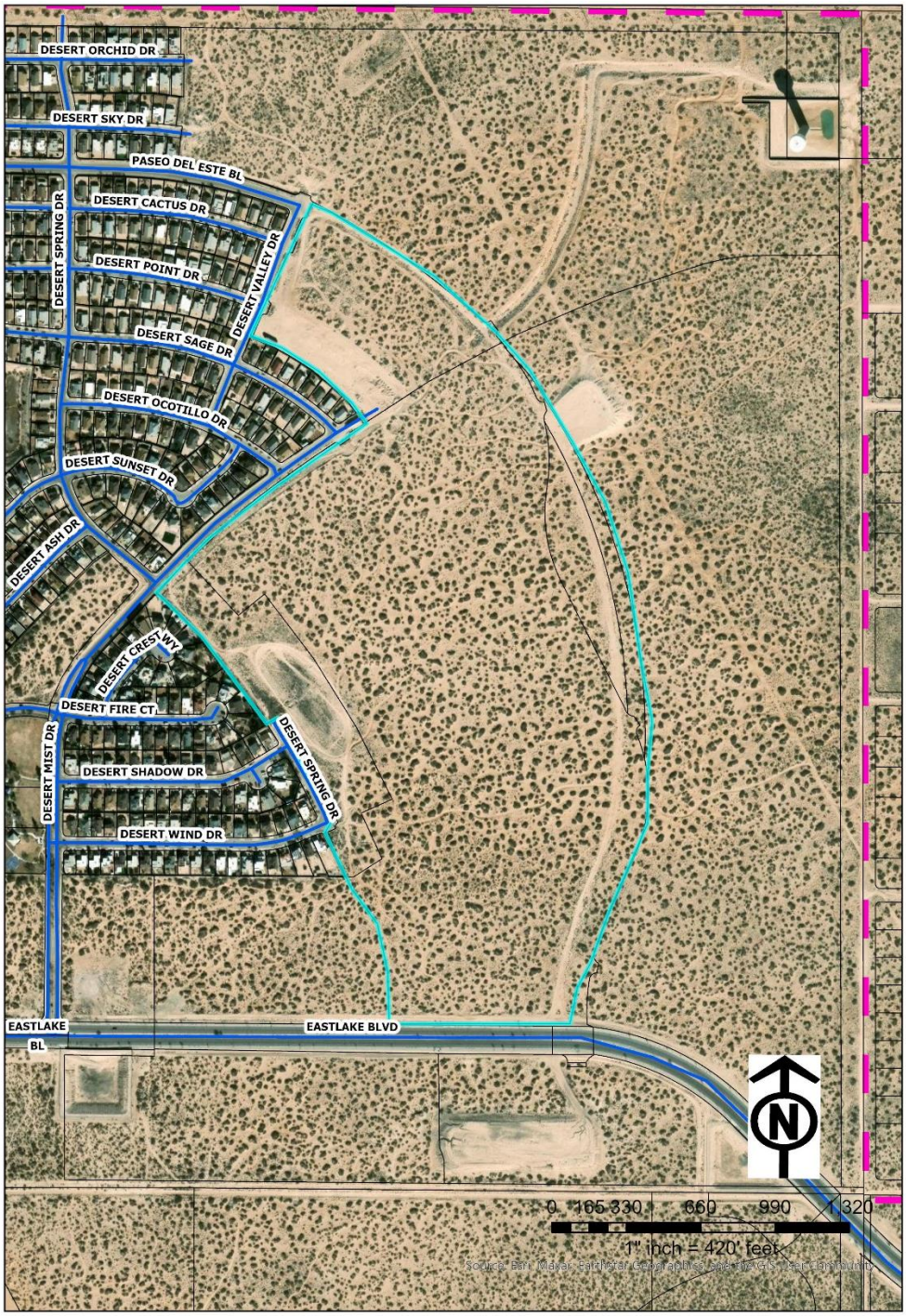
Additional Requirements:
Failure of the subdivider to submit a recording plat within twelve (12) months of approval of the final plat by the City Council will nullify the approval of the final plat and obligate the subdivider to reapply for preliminary plat approval should the subdivider wish to pursue the subdivision. (§4.11.2 Subdivision Municode Chapter 10)

- Any required parks fees shall be paid prior to the recordation of the plat if applicable.

Attachments:
1 – Aerial
2 – Zoning Designation Map
3 – Location Map
4 – Preliminary Plat
5 – Final Plat
6 – Modification Request For Proposed Right-of-Way Cross Sections & Cul-De-Sac Design
7 – Proposed Right-of-Way Cross Sections & Cul-De-Sac Design
8 – Vacation Request
9 – Preliminary Plat Application
10 – Final Plat Application

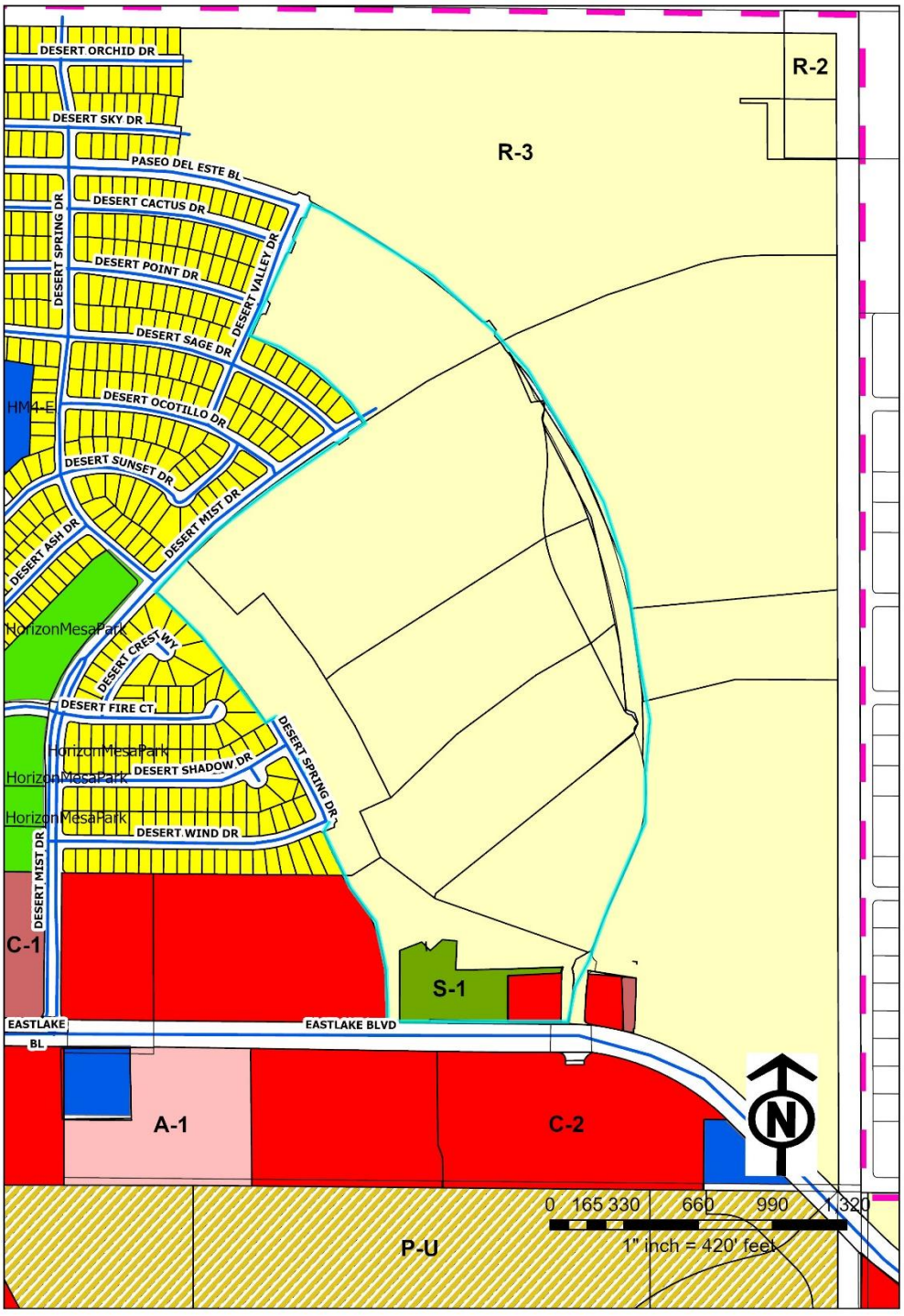
Attachment 1: Aerial

Planning & Zoning Commission
Verdancia Unit 1 Final Plat
Case No. SDF25-0001

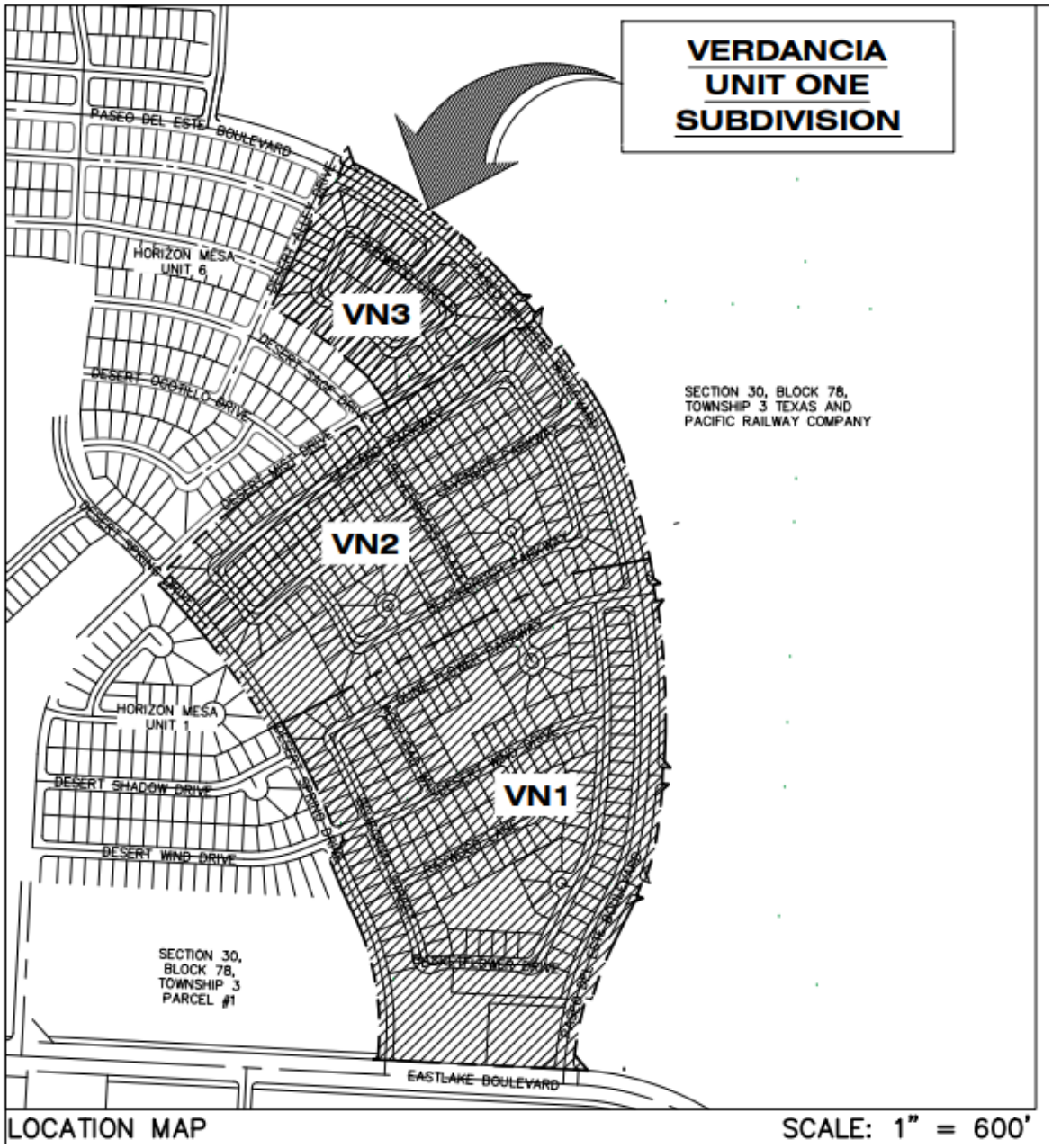


Attachment 2: Zoning Designation Map

Planning & Zoning Commission
Verdancia Unit 1 Final Plat
Case No. SDF25-0001

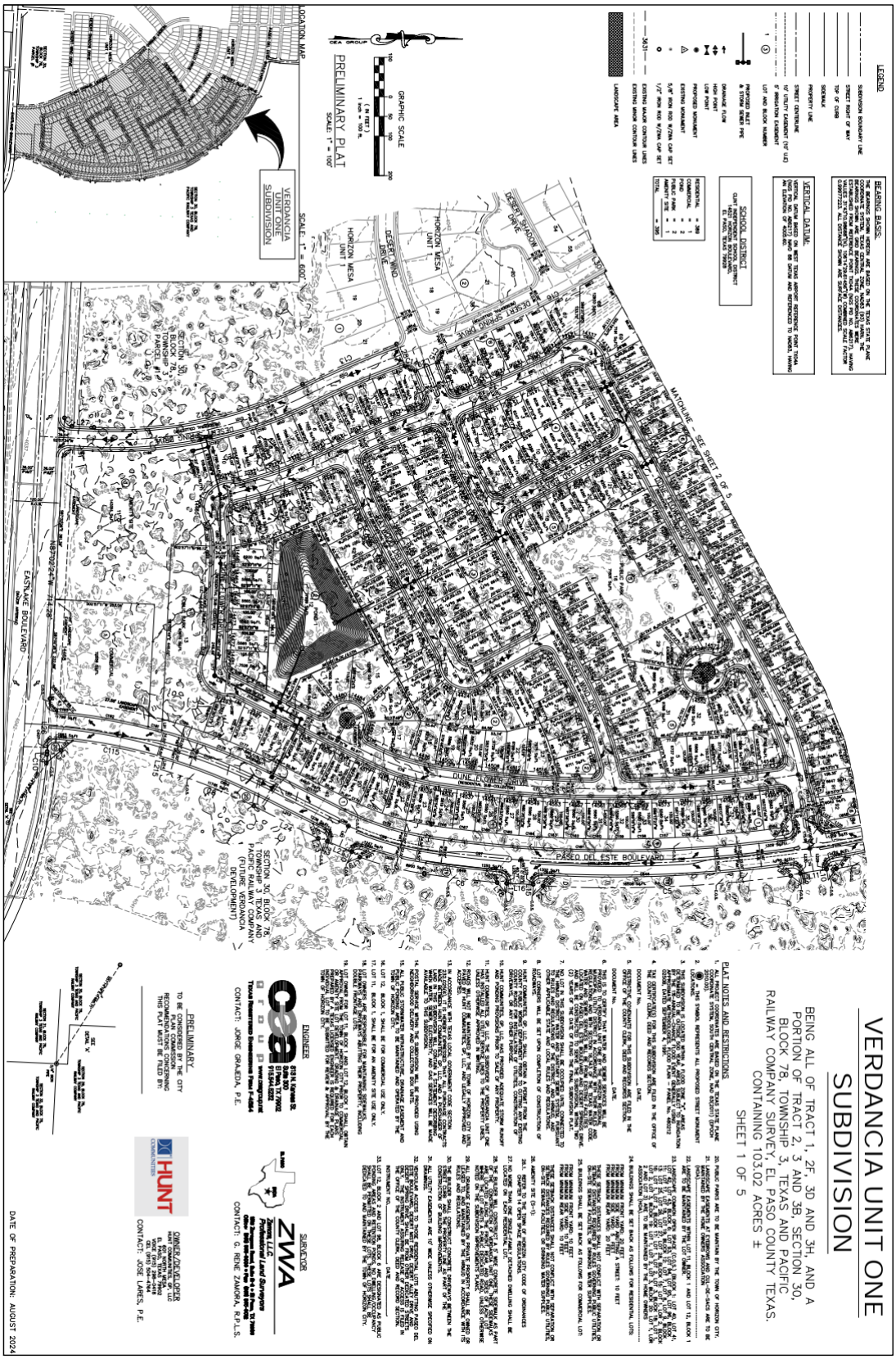


Attachment 3: Location Map



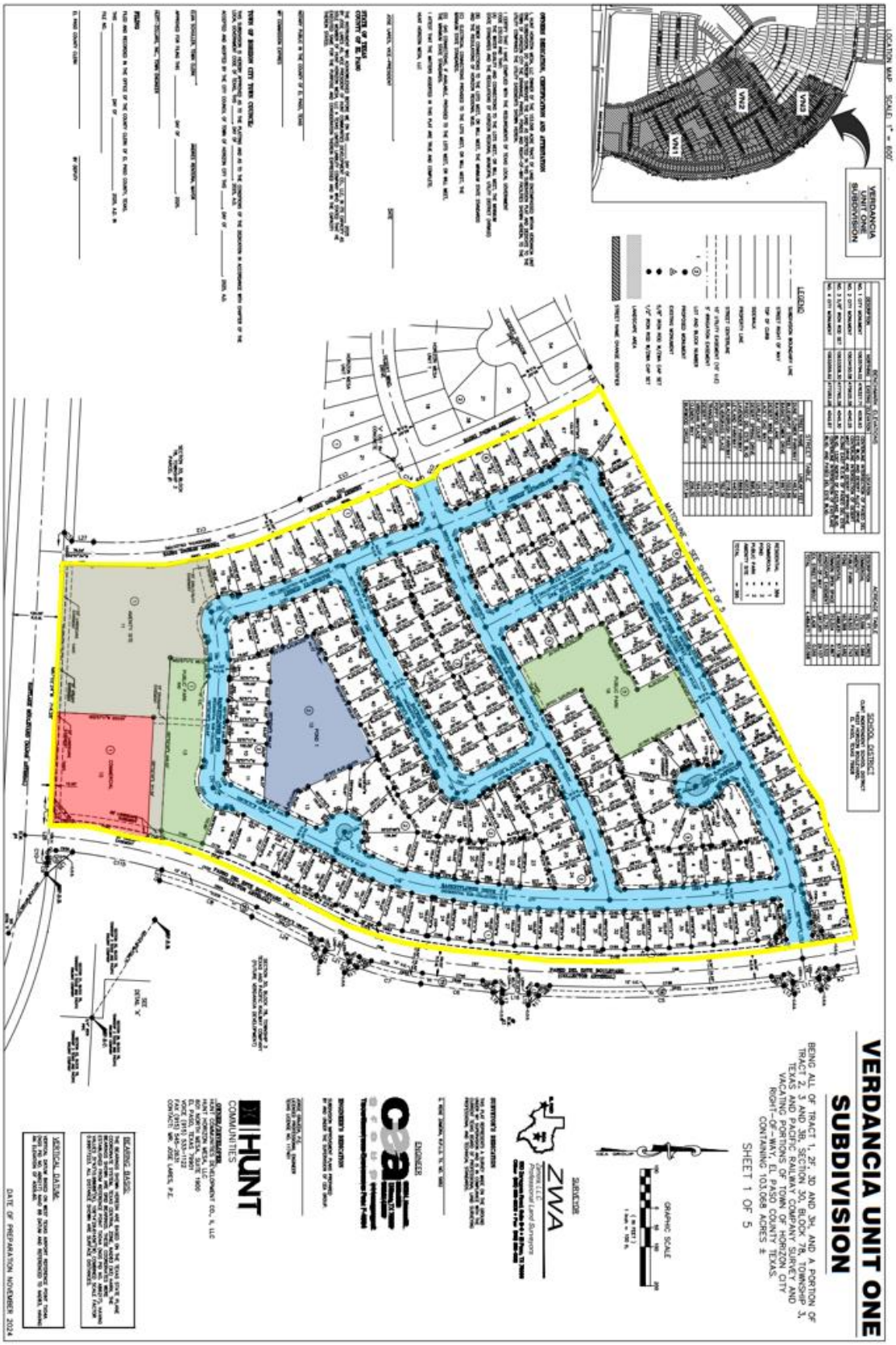
Attachment 4: Preliminary Plat North

Attachment 4: Preliminary Plat South



Attachment 5: Final Plat North

Attachment 5: Final Plat South



Attachment 6: REVISED Modification Request For Proposed Right-of-Way Cross Sections & Cul-De-Sac Design

cea group

uptown centre
813 N. Kansas St., Ste. 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net

September 30, 2024

Town of Horizon City
14999 Darrington Road
Horizon City, Texas 79928

Attention: Mr. Art Rubio,
Chief Planner

Reference: Verdancia Unit One Subdivision – Modification Request Letter - **REVISED**

Dear Mr. Rubio:

Hunt Communities, GP, LLC is requesting the following modifications from the Town of Horizon City Subdivision Regulations.

1. Modification from a 52-ft wide residential sub-collector street right-of-way to a 54-ft wide street right-of-way at all local residential sub-collector streets. The 54-ft street will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks and a 34-ft wide pavement structure with curb & gutter.

2. Modification to use a 60-ft wide street right-of-way residential collector, which consist of two 5-ft parkways, two 5-ft wide concrete sidewalks, a 40-ft wide pavement structure with curb & gutter. This right-of-way will be consistent with the adjacent existing residential collector street of Desert Springs Dr. to the west.

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PUBLIC INFRASTRUCTURE. PRIVATE DEVELOPMENT.

Attachment 6: Modification Request For Proposed Right-of-Way Cross Sections & Cul-De-Sac Design Cont.

On behalf of the developer and CEA Group, we thank you in advance for your prompt attention to this issue and look forward to a favorable consideration to our modifications. If you have any questions, please do not hesitate to call me at (915) 544-5232 or email jgrajeda@ceagroup.net.

Sincerely,
CEA Group

Jorge Grajeda, P.E.
Project Manager

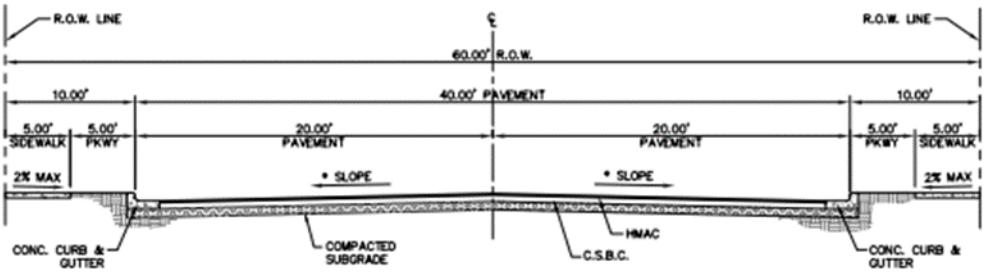
I-2090-028-verdanciaunitonesubd._thc modificationrequest.ar.21august.2024
JG/jg

Attachment: Preliminary Plat & Exhibits

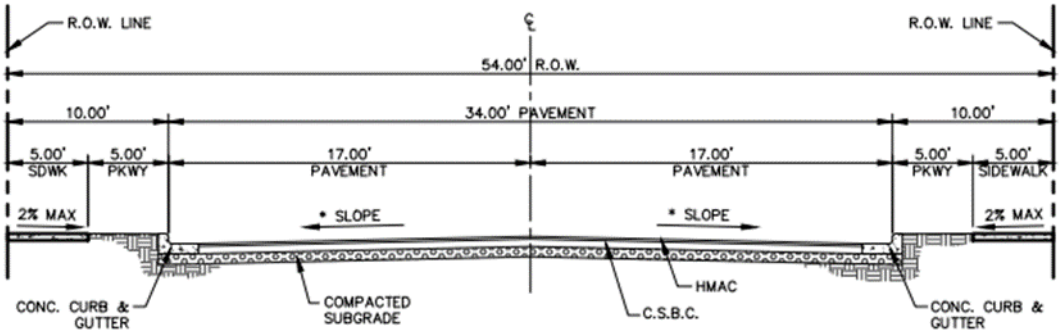
cc: Jose Lares, P.E., Hunt Communities, LLC

PUBLIC INFRASTRUCTURE. PRIVATE DEVELOPMENT.

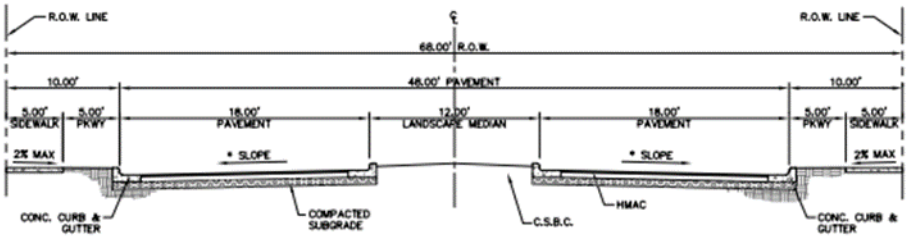
Attachment 7: Proposed Right-of-Way Cross Sections & Cul-De-Sac Design



PROPOSED TYPICAL 60' ROW STREET SECTIONS DETAIL
(DESERT SPRING DRIVE RESIDENTIAL COLLECTOR)
SCALE: N.T.S.

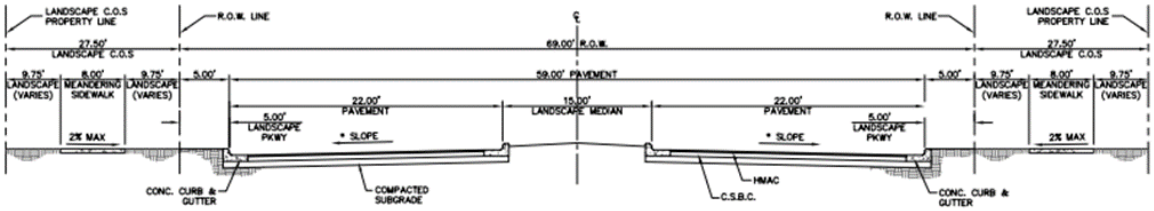


PROPOSED TYPICAL 54' ROW STREET SECTION DETAIL
(RESIDENTIAL SUB-COLLECTOR)
SCALE: N.T.S.



NOTE:
1. COMMON OPEN SPACE (C.O.S.) LANDSCAPE, SIDEWALK & LANDSCAPE MEDIAN WILL BE MAINTAINED BY THE HOA.

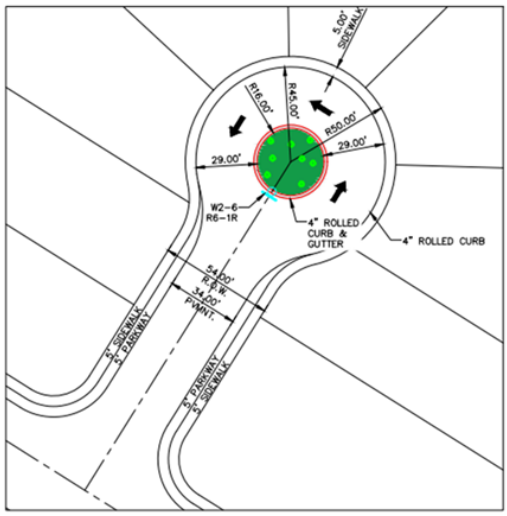
PROPOSED TYPICAL 68' ROW STREET SECTIONS DETAIL @ ENHANCED ENTRANCES
(RESIDENTIAL COLLECTOR)
SCALE: N.T.S.



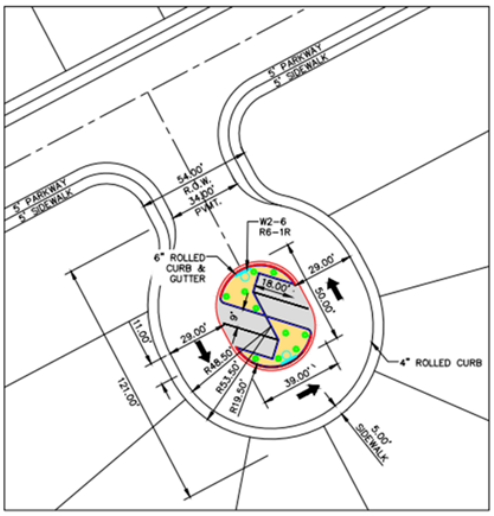
NOTE:
1. COMMON OPEN SPACE (C.O.S.) LANDSCAPE, SIDEWALK & LANDSCAPE MEDIAN WILL BE MAINTAINED BY THE HOA.

PROPOSED 69' ROW STREET SECTIONS DETAIL
(PASEO DEL ESTE BOULEVARD COLLECTOR ARTERIAL)
SCALE: N.T.S.

Attachment 7: Proposed Right-of-Way Cross Sections & Cul-De-Sac Design Cont.



CUL-DE-SAC WITH LANDSCAPE ISLAND



CUL-DE-SAC WITH LANDSCAPE PARKING

LEGEND:

LANDSCAPE

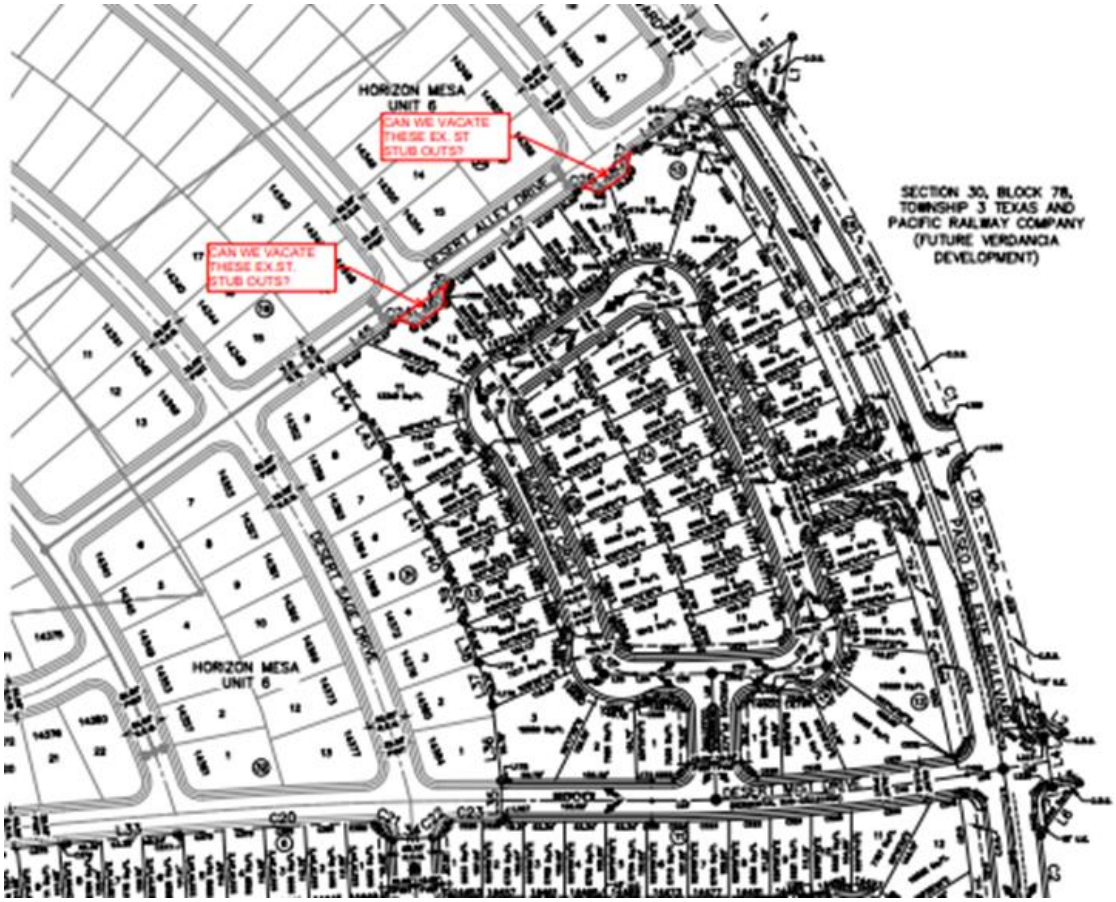
CONCRETE/ASPHALT PARKING PAD

STREET SIGN

FIRE LANE STRIPING

TRAFFIC FLOW

Attachment 8: Vacation Request



Attachment 9: Preliminary Plat Application

Town of Horizon City, TX
Town of Horizon City Hall
14999 Darrington Road
Horizon City, TX 79928
915-852-1046
https://www.horizoncity.org/

PERMIT

SDP24-0002 — **SUBDIVISION (PRELIMINARY)**

SITE ADDRESS: 0 UNKNOWN HORIZON CITY
PRIMARY PARCEL: X57800033001030
PROJECT NAME:

ISSUED:
EXPIRES:

APPLICANT: Grajeda, Jorge
813 N. Kansas St.
El Paso, TX 79902
9154979535

OWNER: RODMAN GROWTH 30 LTD
4401 N MESA ST
EL PASO, TX 79902-1150

Detail Name	Detail Value
Number of Acres	103
Please select the Land Use here:	Residential
Please provide the Specific Use here - e.g. - Residential: single-family/duplex. - Commercial: retail/office. - Industrial: manufacturing/assembly. - Institutional: church/hospital. - Civic: library/park/government	Residential Subdivision Development
Number of Units:	389
Acreage:	103.2
If single-family or duplex development is proposed: enter the average floor area of houses	1,800 sq.ft.
Are special improvements proposed in connection with the development?	No
Is a modification of any portion of the subdivision ordinance proposed?	Yes
If answer is "Yes", please explain the nature of the modification or enter N/A	Modification for proposed street sections. See attached Modification Request Letter
What type of landscaping is proposed?	Medians
If answered "Other", please describe the landscaping type proposed or enter N/A	N/A
Remarks and/or explanation of special circumstances	N/A
Will plat be recorded prior to subdivision improvements being completed & approved?	N/A
If answered "Yes" to plat recorded before completion of subdivision improvements, have Required Guarantee OR Improvement Cost Estimates & Construction Agreement been submitted?	Not Applicable
Will any Restrictions and Covenants be recorded with plat?	No

Printed by : Art Rubio on: 09/16/2024 11:37 AM

Page 1 of 2

Attachment 10: Final Plat Application

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

MAJOR SUBDIVISION FINAL PLAT APPLICATION

SUBDIVISION PROPOSED NAME: VERDANCIA UNIT ONE SUBDIVISION SUBMITTAL DATE: 3-5-2025

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
BEING ALL OF TRACT 1, 2F, 3D AND 3H, AND A PORTION OF TRACT 2, 3 AND 3B, SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, EL PASO COUNTY TEXAS CONATINING 103.02 ACRES
2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	57.14	389	OFFICE		
DUPLEX			STREET & ALLEY	28.98	17
APARTMENT			PONDING & DRAINAGE	3.68	2
MOBILE HOME			INSTITUTIONAL		
P.U.D.			OTHER		
PARK (Min 1 Acre)	2.74	2	AMENITY SITE	3.29	1
SCHOOL			C.O.S. & LANDSCAPE TRAILS	5.54	41
COMMERCIAL	1.65	1	TOTAL NO. SITES	103.02	453
INDUSTRIAL			TOTAL (GROSS) ACREAGE	103.02	

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? R3 & C1 PROPOSED ZONING R3, C1 & S1
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) SURFACE FLOW TO PORPOSED STORM SEWER THAT WILL ULTIMATELY DISCHARGE INTO TWO PROPOSED PONDS
7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES
8. ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES ☐ NO ☑
9. IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES ☑ NO ☐
IF "YES", PLEASE LIST SECTION & EXPLAIN THE NATURE OF THE MODIFICATION SEE ATTACHED MODIFICATION REQUEST LETTER FOR THE 54', 60', 68', 80' FOOT STREET R.O.W. & CUL-DE-SAC
10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY ☐ MEDIANS ☐ OTHER ☐ PARKWAYS, COMMON OPEN SPACE & MEDIANS
11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES:
12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? ☐YES ☐NO ☑ N/A INITIALS
IF YES, submit REQUIRED GUARANTEE (SECTION 4.10.3 & 8.1.7, Municode Chapter 10) **OR** Improvement Cost Estimates & Construction Agreement
13. WILL ANY RESTRICTIONS AND COVENANTS BE RECORDED WITH PLAT? YES ☐ NO ☐ INITIALS _____ IF YES, PLEASE SUBMIT COPY.
14. OWNER OF RECORD HUNT HORIZON MESA, LLC. / HUNT COMMUNITIES HOLDING, LLC. / COLONY PARTNERS EAST, L.P. (ADDRESS / EMAIL / PHONE (SAME AS DEVELOPER)
(NAME & ADDRESS) (EMAIL) (PHONE)
15. DEVELOPER HUNT COMMUNITIES, GP LLC. 601 NORTH MESA, EL PASO, TEXAS 79902 JOSE.LARES@HUNTCOMPANIES.COM 915-504-4764
(NAME & ADDRESS) (EMAIL) (PHONE)
16. ENGINEER CEA GROUP 813 N. KANSAS ST, SUITE 300, EL PASO, TEXAS 79902 JGRAJEDA@CEAGROUP.NET 915-544-5232
(NAME & ADDRESS) (EMAIL) (PHONE)
17. APPLICANT CEA GROUP 813 N. KANSAS ST, SUITE 300, EL PASO, TEXAS 79902 JGRAJEDA@CEAGROUP.NET 915-544-5232
(NAME & ADDRESS) (EMAIL) (PHONE)
18. REP/POINT OF CONTACT
(NAME & ADDRESS) (EMAIL) (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 exceeding deposit will be invoiced separately.* Initials _____

Applicant Signature _____ EMAIL jgrajeda@ceagroup.net

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
Acceptance of fee does not grant acceptance of application.
Non Refundable Deposit $800.00 | Application Fee: $1600.00

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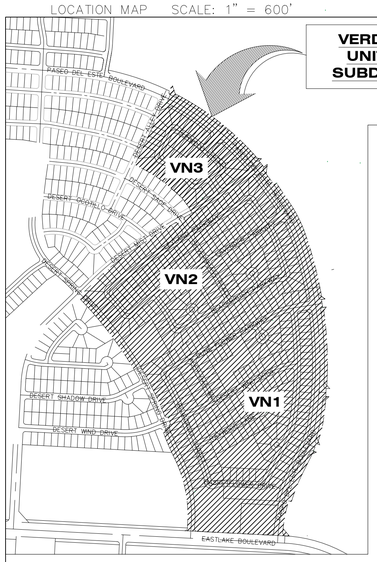
VERDANCIA UNIT ONE SUBDIVISION

BEING ALL OF TRACT 1, 2F, 3D AND 3H, AND A PORTION OF TRACT 2, 3 AND 3B, SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY AND VACATING PORTIONS OF TOWN OF HORIZON CITY RIGHT-OF-WAY, EL PASO COUNTY TEXAS.
CONTAINING 103.068 ACRES ±

SHEET 1 OF 5

LOCATION MAP SCALE: 1" = 600'



BENCHMARK ELEVATIONS

DESCRIPTION	NORTHING	EASTING	ELEVATION	LOCATION
NO. 1 CITY MONUMENT	10635794.02	476327.71	4036.93	CENTERLINE INTERSECTION OF PASEO DEL ESTE BLVD. AND DESERT ALLEY DRIVE
NO. 2 CITY MONUMENT	10634150.08	475620.38	4040.25	CENTERLINE INTERSECTION OF DESERT MIST DRIVE AND DESERT SPRING DRIVE
NO. 3 5/8" IRON ROD SET	10633308.30	477760.38	4045.30	ALONG EAST R.O.W. OF PASEO DEL ESTE BLVD., 1330' NORTH OF EASTLAKE BLVD.
NO. 4 CITY MONUMENT	10632055.92	477283.28	4042.87	CENTERLINE INTERSECTION OF EASTLAKE BLVD. AND PASEO DEL ESTE BLVD.

ACREAGE TABLE

DESCRIPTION	SQ. FT.	ACRES
COMMERCIAL	72,556	1.666
AMENITY	143,312	3.290
PUBLIC PARK	119,503	2.743
POND	160,388	3.682
RESIDENTIAL	2,488,831	57.136
COMMON OPEN SPACE	212,024	4.867
LANDSCAPE EASEMENT	22,730	0.522
RIGHT-OF-WAY	1,267,901	29.107
EX. STREET STUBOUT	2,426	0.055
TOTAL	4,489,671	103.068

SCHOOL DISTRICT

CLINT INDEPENDENT SCHOOL DISTRICT
14521 HORIZON BOULEVARD,
EL PASO, TEXAS 79928

LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CENTERLINE
- 10' UTILITY EASEMENT (10' U.E.)
- 5' IRRIGATION EASEMENT
- 1 (3) LOT AND BLOCK NUMBER
- PROPOSED MONUMENT
- EXISTING MONUMENT
- 5/8" IRON ROD W/ZWA CAP SET
- 1/2" IRON ROD W/ZWA CAP SET
- LANDSCAPE AREA
- STREET NAME CHANGE IDENTIFIER

STREET TABLE

STREET NAME	LINEAR FEET
DUNE FLOWER PARKWAY	1463.26
BLUEGRUFF STREET	1022.66
BASKETFLOWER DRIVE	1997.05
RAYWOOD LANE	917.25
DESERT WIND DRIVE	1179.45
LACEY OAD WAY	411.15
CURLEAF COURT	125.65
DESERT SPRING DRIVE	895.83
PASEO DEL ESTE BLVD	4203.20
LAVENDER PARKWAY	1869.64
LEYLAND PARKWAY	1440.58
BLACKBRUSH PARKWAY	2118.20
SILVERGRASS PLACE	782.06
POPPY COURT	91.49
TRANQUIL COURT	124.57
DESERT MIST DRIVE	710.05
VIRIDIAN PLACE	164.00
CLEMENT WAY	256.00
BURWOOD CIRCLE	1517.94

RESIDENTIAL	=	389
COMMERCIAL	=	1
POND	=	2
PUBLIC PARK	=	2
AMENITY SITE	=	1
TOTAL	=	395

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

OWNERS DEDICATION, CERTIFICATION AND ATTESTATION

I, HUNT HORIZON MESA, LLC OWNER OF THE 103.068 ACRE TRACT OF LAND ENCOMPASSED WITHIN VERDANCIA UNIT ONE SUBDIVISION, DO HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE TOWN OF HORIZON CITY THE DRAINAGE, PARKS, PONDS AND RIGHT-OF-WAY FACILITIES SHOWN HEREIN, TO THE UTILITY COMPANIES THE UTILITY EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND THE REGULATIONS OF HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT (HRMUD)

(B) SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND THE REGULATIONS OF HORIZON REGIONAL MUD.

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

HUNT HORIZON MESA, LLC

JOSE LARES, VICE-PRESIDENT _____ DATE _____

STATE OF TEXAS
COUNTY OF EL PASO

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025 BY JOSE LARES AS, VICE PRESIDENT OF HUNT COMMUNITIES DEVELOPMENT CO., LLC, IN ITS CAPACITY AS SOLE MEMBER OF HUNT HORIZON MESA, LLC A TEXAS LIMITED LIABILITY COMPANY WHO STATED THAT HE EXECUTED SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC IN THE COUNTY OF EL PASO, TEXAS

MY COMMISSION EXPIRES

TOWN OF HORIZON CITY TOWN COUNCIL:

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER OF THE LOCAL GOVERNMENT CODE OF TEXAS, THIS _____, DAY OF _____, 2025, A.D.

ACCEPTED AND ADOPTED BY THE CITY COUNCIL OF TOWN OF HORIZON CITY THIS _____, DAY OF _____, 2025, A.D.

ELVIA SCHULLER, TOWN CLERK _____ ANDRES RENTERIA, MAYOR

APPROVED FOR FILING THIS _____ DAY OF _____, 2025.

HUITT-ZOLLARS, INC., TOWN ENGINEER

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS,

THIS _____ DAY OF _____ 2025, A.D. IN

FILE NO. _____

EL PASO COUNTY CLERK _____ BY DEPUTY _____

SURVEYOR

ZWA
Zamora, L.L.C.
Professional Land Surveyors
1510 Zaragosa Road, Suite B-8 • El Paso, TX 79936
Office: (915) 955-9009 • Fax: (915) 855-9012

SURVEYOR'S DEDICATION

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS.

G. RENE ZAMORA, R.P.L.S. TX. NO. 5682

ENGINEER

cea group
813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net
TEXAS REGISTERED ENGINEERING FIRM F-4564

ENGINEER'S DEDICATION

SUBDIVISION IMPROVEMENT PLANS PREPARED BY AND UNDER THE SUPERVISION OF CEA GROUP.

JORGE GRAJEDA, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 117401

HUNT COMMUNITIES

OWNER/DEVELOPER
HUNT COMMUNITIES DEVELOPMENT CO., II, LLC
HUNT HORIZON MESA, LLC
601 NORTH MESA, SUITE 1900
EL PASO, TEXAS 79901
VOICE (915) 533-1122
FAX (915) 545-2631
CONTACT: MR. JOSE LARES, P.E.

BEARING BASIS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT TX04A (NGS PID NO. AB6217), HAVING VALUES 31°43'10.98688"(N), 106°14'29.61456"(W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

VERTICAL DATUM:

VERTICAL DATUM BASED ON WEST TEXAS AIRPORT REFERENCE POINT TX04A (NGS PID NO. AB6217) NAVD 88 DATUM AND REFERENCED TO NAD83, HAVING AN ELEVATION OF 4005.60.

DATE OF PREPARATION NOVEMBER 2024

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 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY AND VACATING PORTIONS OF TOWN OF HORIZON CITY RIGHT-OF-WAY, EL PASO COUNTY TEXAS.
CONTAINING 103.068 ACRES ±

SHEET 2 OF 5

LOCATION MAP SCALE: 1" = 600'

PLAT NOTES AND RESTRICTIONS

1. ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).
2. ◉ = THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENT LOCATIONS.
3. THIS SUBDIVISION IS LOCATED WITHIN A FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR, AREAS SUBJECT TO INUNDATION BY THE 1%-ANNUAL-CHANCE FLOOD EVENT GENERALLY USING APPROXIMATE METHODOLOGIES. FLOOD PLAIN - PANEL No. 480212 0250B, DATED SEPTEMBER 4, 1991.
4. TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

   DOCUMENT No. _____, DATE.
5. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

   DOCUMENT No. _____, DATE.
6. THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO VERDANCIA UNIT ONE BY THE HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE FROM EXISTING FACILITIES LOCATED ON PASEO DEL ESTE BOULEVARD AND DESERT SPRING DRIVE. AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION, WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE HRMUD DISTRICT WATER AND SANITARY SEWER SYSTEM, PURSUANT TO RULES AND REGULATIONS OF THE DISTRICT, AND HRMUD, AND OTHER APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
8. LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS.
9. HUNT HORIZON MESA, LLC, SHALL OBTAIN A PERMIT FROM THE TOWN OF HORIZON CITY PRIOR TO CUTTING ANY EXISTING COUNTY ROADS FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
10. HUNT HORIZON MESA, LLC, HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY PROPERTY.
11. HUNT HORIZON MESA, LLC, THE SUBDIVIDER OF VERDANCIA UNIT ONE HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES OF THE RESIDENTIAL LOTS AND COMMERCIAL LOTS FRONTING STREETS, UNLESS OTHERWISE APPROVED IN WRITING.
12. ROADS WILL NOT BE MAINTAINED BY THE TOWN OF HORIZON CITY UNTIL PAVED BY HUNT HORIZON MESA, LLC, AND LEGALLY APPROVED AND ACCEPTED.
13. IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN HUNT HORIZON MESA, LLC, AND A PURCHASER OF LAND IN THIS SUBDIVISION WILL CONTAIN A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
14. POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
15. ALL PUBLIC STORMWATER INFRASTRUCTURE, DRAINAGE EASEMENT AND PUBLIC PONDING AREA TO BE MAINTAINED AND OPERATED BY THE TOWN OF HORIZON CITY.
16. LOT 12, BLOCK 1, SHALL BE FOR COMMERCIAL USE ONLY.
17. LOT 11, BLOCK 1, SHALL BE FOR AN AMENITY SITE USE ONLY.
18. LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING SIDEWALKS, PARKWAYS AND DRIVEWAYS ABUTTING THEIR PROPERTY, INCLUDING DOUBLE FRONTAGE LOTS.
19. LOT OWNER FOR LOT 11, BLOCK 1 AND LOT 12, BLOCK 1 SHALL OBTAIN APPROVAL FROM THE TOWN OF HORIZON CITY PRIOR TO COMMERCIAL OR AMENITY SITE LOT DEVELOPMENT. GRADING & DRAINAGE PLANS PREPARED BY A TEXAS LICENSED ENGINEER IS REQUIRED FOR EACH INDIVIDUAL LOT TO BE SUBMITTED FOR REVIEW & APPROVAL BY THE TOWN OF HORIZON CITY.
20. PUBLIC PARKS ARE TO BE DEDICATED AND MAINTAINED BY THE TOWN OF HORIZON CITY.
21. LANDSCAPE EASEMENTS AT EYEBROWS AND CUL-DE-SACS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
22. LANDSCAPE EASEMENTS WITHIN LOT 11, BLOCK 1 (THE AMENITY CENTER) AND LOT 12, BLOCK 1 (THE COMMERCIAL LOT) ARE TO BE MAINTAINED BY THE LOT OWNER.
23. LANDSCAPE COMMON OPEN SPACE (C.O.S.) (BLOCK 1: LOT 40, LOT 41, LOT 42, LOT 43, BLOCK 6: LOT 93, LOT 94, LOT 95, LOT 96, BLOCK 11: LOT 17, LOT 18, LOT 19, BLOCK 12: LOT 7, LOT 8, LOT 9, BLOCK 13: LOT 25, LOT 26, LOT 27, LOT 28, BLOCK 15: LOT 1, LOR 2, BLOCK 16: LOT 1, LOT 2, BLOCK 17: LOT 1, LOT 2, LOT 3, BLOCK 18: LOT 1, LOT 2, LOT 3, BLOCK 19: LOT 1, LOT 2, LOT 3, BLOCK 20: LOT 1, LOR 2 AND LOT 3) ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
24. REFER TO THE TOWN OF HORIZON CITY CODE OF ORDINANCES CHAPTER 14 OPEN SPACE REGULATIONS IN EFFECT.
25. NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH RESIDENTIAL LOT.
26. THE BUILDER WILL CONSTRUCT A 5' WIDE CONCRETE SIDEWALK AS PART OF THE CONSTRUCTION OF VERDANCIA UNIT ONE. THESE SIDEWALKS ARE LOCATED ALONG THE FRONT, REAR, AND SIDES OF EACH LOT WHERE THE LOT ABUTS A PUBLIC DEDICATED ROAD, UNLESS OTHERWISE NOTED ON THE SUBDIVISION IMPROVEMENTS PLANS.
27. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED OR LEASED TO, AND MAINTAINED BY THE TOWN OF HORIZON CITY IN ACCORDANCE WITH ITS RULES AND REGULATIONS.
28. THE BUILDER SHALL CONSTRUCT CONCRETE DRIVEWAYS BETWEEN THE STREET CURB AND THE PROPERTY LINE AS PART OF THE CONSTRUCTION OF BUILDING IMPROVEMENTS.
29. ALL UTILITY EASEMENTS ARE 10' WIDE UNLESS OTHERWISE SPECIFIED ON DRAWINGS.
30. VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING PASEO DEL ESTE BOULEVARD, DESERT MIST DRIVE, DESERT ALLEY DRIVE AND DESERT SPRING DRIVE SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

    INSTRUMENT NO._____ DATE_____
31. LOT 12, BLOCK 2 AND LOT 98, BLOCK 6 ARE DESIGNATED AS PUBLIC PONDING AREAS AND RETENTION PONDS. NO DWELLING/OCCUPANCY SHALL BE PERMITTED ON THESE LOTS. THESE LOTS SHALL BE DEDICATED TO AND MAINTAINED BY THE TOWN OF HORIZON CITY.
32. SIDEWALKS & OPEN SPACE IMPROVEMENTS NOT DEDICATED TO THE TOWN OF HORIZON CITY SHALL BE MAINTAINED BY THE HOMEOWNER ASSOCIATION IN PLACE AND SHOULD THE HOA FAIL, THE CURRENT PROPERTY OWNER (HUNT COMMUNITIES LLC) SHALL BE RESPONSIBLE FOR ALL MAINTENANCE.
33. BY APPROVING THIS SUBDIVISION PLAT, THE MAYOR AND THE CITY COUNCIL OF THE TOWN OF HORIZON CITY HEREBY AUTHORIZES THE TRANSFER OF THE PORTION OF RIGHT OF WAY IDENTIFIED AS STUB OUTS ON THIS SUBDIVISION TO HUNT COMMUNITIES LLC AND AGREES THAT PORTION OF THE RIGHT OF WAY IDENTIFIED AS STUB OUTS ARE VACATED BY THIS SUBDIVISION PLAT AND INCORPORATED INTO THE ADJACENT LOTS.
34. DESERT CACTUS DRIVE PORTION OF RIGHT-OF-WAY, EXISTING AS STUB OUT, TO BE VACATED BY THIS SUBDIVISION PLAT (EXISTING STREET R.O.W. STUB OUT #1). SUBDIVIDER SHALL COORDINATE AND ENSURE ALL UTILITY MODIFICATIONS NEEDED WILL BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES.
35. DESERT POINT DRIVE PORTION OF RIGHT-OF-WAY, EXISTING AS STUB OUT, TO BE VACATED BY THIS SUBDIVISION PLAT (EXISTING STREET R.O.W. STUB OUT #2). SUBDIVIDER SHALL COORDINATE AND ENSURE ALL UTILITY MODIFICATIONS NEEDED WILL BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES.

LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CENTERLINE
- 10' UTILITY EASEMENT (10' U.E)
- 5' IRRIGATION EASEMENT
- 1 (3) LOT AND BLOCK NUMBER
- ◉ PROPOSED MONUMENT
- △ EXISTING MONUMENT
- 5/8" IRON ROD W/ZWA CAP SET
- 1/2" IRON ROD W/ZWA CAP SET
- LANDSCAPE AREA

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

SURVEYOR
ZWA
Zamora, L.L.C.
Professional Land Surveyors
1510 Zaragoza Road, Suite B-8 • El Paso, TX 79936
Office: (915) 955-9009 • Fax: (915) 855-9012

ENGINEER
ceagroup
813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net
TEXAS REGISTERED ENGINEERING FIRM F-4564

HUNT COMMUNITIES

DATE OF PREPARATION NOVEMBER 2024

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 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY AND VACATING PORTIONS OF TOWN OF HORIZON CITY RIGHT-OF-WAY, EL PASO COUNTY TEXAS.
CONTAINING 103.068 ACRES ±

SHEET 3 OF 5

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	2278.13'	878.67'	444.86'	873.23'	S51°52'20"E	022°05'56"
C2	2250.63'	107.08'	53.55'	107.07'	S35°38'40"E	002°43'33"
C3	1062.00'	260.96'	131.14'	260.30'	S26°40'34"E	014°04'44"
C4	3277.00'	556.42'	278.88'	555.76'	S14°46'21"E	009°43'43"
C5	3277.00'	630.55'	316.25'	629.57'	S02°20'48"E	011°01'29"
C6	3277.00'	186.51'	93.28'	186.48'	S06°50'45"W	003°15'39"
C7	812.00'	169.71'	85.16'	169.40'	S14°27'49"W	011°58'29"
C8	1391.00'	254.70'	127.71'	254.34'	S21°24'47"W	010°29'28"
C9	1160.00'	21.56'	10.78'	21.56'	N85°40'16"W	001°03'54"
C10	344.88'	7.59'	3.79'	7.59'	N86°21'45"W	001°15'38"
C11	20.00'	31.42'	20.00'	28.28'	N47°57'34"E	090°00'00"
C12	1070.00'	546.83'	279.52'	540.90'	N11°40'52"W	029°16'52"
C13	2340.41'	260.10'	130.18'	259.96'	N23°08'17"W	006°22'03"
C14	20.00'	32.10'	20.69'	28.76'	N24°24'32"E	091°56'46"
C15	20.00'	31.47'	20.05'	28.32'	N66°36'04"W	090°08'39"
C16	3140.06'	467.26'	234.06'	466.83'	N26°07'08"W	008°31'34"
C17	3080.06'	741.97'	372.79'	740.18'	N37°17'58"W	013°48'08"
C18	20.00'	31.48'	20.07'	28.33'	N00°33'26"E	090°11'16"
C19	2473.41'	455.32'	228.30'	454.67'	N50°44'10"E	010°32'50"
C20	4817.25'	258.95'	129.50'	258.91'	N57°33'03"E	003°04'48"
C21	20.00'	30.85'	19.44'	27.88'	S76°42'59"E	088°23'09"
C22	20.00'	32.38'	20.98'	28.96'	N13°51'07"E	092°45'03"
C23	6299.36'	68.90'	34.45'	68.90'	N60°32'27"E	000°37'36"
C24	2216.13'	46.51'	23.26'	46.51'	N64°21'57"W	001°12'09"
C25	2278.13'	54.00'	27.00'	54.00'	N50°15'15"W	001°21'29"
C26	20.00'	31.06'	19.65'	28.03'	S36°37'12"W	088°59'35"
C28	20.00'	31.84'	20.43'	28.58'	N70°38'37"E	091°13'13"
C29	20.00'	31.00'	19.59'	27.99'	N19°22'29"W	088°48'54"
C30	2216.13'	522.56'	262.50'	521.35'	N57°00'34"W	013°30'37"
C31	2022.13'	140.56'	70.31'	140.54'	N48°15'46"W	003°58'58"
C32	57.00'	102.76'	72.03'	89.40'	N05°22'25"E	103°17'25"
C33	2022.13'	70.66'	35.33'	70.66'	N45°16'13"W	002°00'08"
C34	2336.00'	70.52'	35.26'	70.52'	N56°09'14"E	001°43'47"
C35	2336.00'	78.56'	39.29'	78.56'	N57°58'56"E	001°55'37"
C36	2336.00'	77.81'	38.91'	77.81'	N59°54'00"E	001°54'31"
C37	57.00'	71.03'	40.96'	66.52'	S83°26'46"E	071°23'58"
C38	1741.17'	40.80'	20.40'	40.80'	N47°04'31"W	001°20'33"
C39	1741.17'	300.00'	150.37'	299.63'	N52°40'57"W	009°52'19"
C40	57.00'	82.23'	50.12'	75.28'	S16°17'33"E	082°39'06"
C41	1741.17'	50.04'	25.02'	50.03'	N58°26'30"W	001°38'47"
C42	57.00'	96.22'	64.11'	85.20'	S73°23'38"W	096°43'15"
C43	2022.13'	64.00'	32.00'	64.00'	N59°09'09"W	001°48'49"
C44	2022.13'	282.04'	141.25'	281.82'	N54°15'00"W	007°59'29"
C45	2216.13'	420.43'	210.85'	419.80'	N44°49'10"W	010°52'11"
C46	2500.00'	327.06'	163.76'	326.83'	N55°11'52"E	007°29'45"
C47	2500.00'	83.27'	41.64'	83.27'	N59°54'00"E	001°54'31"
C48	2216.13'	219.26'	109.72'	219.17'	N36°33'00"W	005°40'08"
C49	1000.00'	32.52'	16.26'	32.52'	N32°47'03"W	001°51'48"
C50	811.00'	166.76'	83.67'	166.47'	N25°31'39"W	011°46'53"
C51	3026.00'	239.37'	119.75'	239.31'	N17°22'14"W	004°31'56"
C52	57.00'	88.37'	55.84'	79.78'	N29°18'27"E	088°49'25"
C53	3026.00'	55.86'	27.93'	55.85'	N14°34'32"W	001°03'27"
C54	500.00'	101.11'	50.73'	100.93'	S67°55'35"W	011°35'09"
C55	57.00'	89.54'	57.00'	80.61'	S72°52'00"E	090°00'00"
C56	500.00'	74.49'	37.31'	74.42'	N32°08'05"W	008°32'10"
C57	2131.00'	227.03'	113.62'	226.92'	S50°49'39"W	006°06'14"
C58	57.00'	93.09'	60.67'	83.09'	S85°26'13"E	093°34'31"
C59	2131.00'	61.31'	30.66'	61.31'	S46°57'05"W	001°38'54"
C60	3328.67'	61.60'	30.80'	61.59'	N38°07'09"W	001°03'37"
C61	3328.67'	152.51'	76.27'	152.50'	N39°57'42"W	002°37'31"
C62	57.00'	88.74'	56.21'	80.05'	S03°19'31"W	089°11'59"
C63	3328.67'	55.54'	27.77'	55.54'	N41°45'09"W	000°57'21"
C64	2400.00'	56.69'	28.34'	56.69'	S47°14'55"W	001°21'12"
C65	2400.00'	400.09'	200.51'	399.62'	S52°42'03"W	009°33'05"
C66	500.00'	50.53'	25.29'	50.51'	S58°39'23"W	005°47'26"
C67	500.00'	39.76'	19.89'	39.75'	N58°33'46"E	004°33'24"
C68	57.00'	89.54'	57.00'	80.61'	N78°42'56"W	090°00'00"
C69	500.00'	39.76'	19.89'	39.75'	N58°33'46"E	004°33'24"
C70	500.00'	29.36'	14.68'	29.36'	S59°09'32"W	003°21'52"
C71	2131.00'	133.79'	66.91'	133.76'	S55°40'41"W	003°35'49"
C72	500.00'	40.64'	20.33'	40.63'	N30°11'42"W	004°39'25"
C73	1000.00'	213.20'	107.01'	212.80'	N25°44'41"W	012°12'56"
C74	3215.00'	603.39'	302.58'	602.50'	N14°15'37"W	010°45'12"
C75	600.00'	13.10'	6.55'	13.10'	S80°29'27"W	001°15'05"
C76	3026.00'	467.43'	234.18'	466.97'	N04°27'20"W	008°51'02"
C77	3026.00'	445.51'	223.16'	445.10'	N04°11'15"E	008°26'08"
C78	580.00'	184.78'	93.18'	184.00'	N17°31'55"E	018°15'12"
C79	57.00'	65.95'	37.22'	62.33'	N59°48'21"E	066°17'40"
C80	500.00'	113.70'	57.10'	113.46'	S86°26'18"W	013°01'46"
C81	57.00'	85.90'	53.48'	78.00'	S56°54'09"E	086°20'54"
C82	500.00'	54.65'	27.35'	54.62'	S76°47'32"W	006°15'45"
C83	1272.00'	56.41'	28.21'	56.40'	N12°27'29"W	002°32'27"
C84	1272.00'	278.44'	139.78'	277.88'	N19°59'57"W	012°32'31"
C85	2000.00'	25.18'	12.59'	25.18'	S25°54'34"E	000°43'17"
C86	2000.00'	201.29'	100.73'	201.20'	S22°39'56"E	005°45'59"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C87	3282.06'	67.09'	33.54'	67.09'	N20°22'05"W	001°10'16"
C88	3282.06'	338.26'	169.28'	338.11'	N23°54'22"W	005°54'18"
C89	57.00'	88.53'	56.01'	79.90'	S17°38'15"W	088°59'31"
C90	3282.06'	56.00'	28.00'	56.00'	N27°20'51"W	000°58'39"
C91	600.00'	185.69'	93.59'	184.95'	S70°59'57"W	017°43'54"
C92	1000.00'	304.08'	153.22'	302.91'	S70°50'41"W	017°25'21"
C93	57.00'	89.54'	57.00'	80.61'	N17°08'00"E	090°00'00"
C94	500.00'	44.13'	22.08'	44.12'	N64°39'43"E	005°03'26"
C95	500.00'	58.89'	29.48'	58.86'	N65°30'28"E	006°44'55"
C96	3215.00'	736.08'	369.66'	734.47'	N02°19'28"W	013°07'05"
C97	3215.00'	238.02'	119.07'	237.97'	N06°21'19"E	004°14'31"
C98	750.00'	211.72'	106.57'	211.02'	N16°33'49"E	016°10'28"
C99	750.00'	26.28'	13.14'	26.28'	N25°39'17"E	002°00'29"
C100	1453.00'	573.32'	290.44'	569.61'	S15°21'18"W	022°36'27"
C101	1100.00'	562.16'	287.36'	556.06'	N11°40'52"W	029°16'52"
C102	2310.41'	257.64'	128.95'	257.51'	S23°07'37"E	006°23'21"
C103	3110.06'	749.17'	376.41'	747.36'	N37°17'59"W	013°48'06"
C104	20.00'	31.81'	20.40'	28.56'	N65°33'23"W	091°07'23"
C105	3255.06'	12.06'	6.03'	12.06'	N19°53'19"W	000°12'44"
C106	2027.00'	20.37'	10.18'	20.37'	S20°04'13"E	000°34'33"
C107	2027.00'	52.04'	26.02'	52.04'	S21°05'37"E	001°28'16"
C108	2027.00'	52.04'	26.02'	52.04'	S22°33'53"E	001°28'16"
C109	2027.00'	52.04'	26.02'	52.04'	S24°02'09"E	001°28'16"
C110	2027.00'	53.03'	26.52'	53.03'	S25°31'15"E	001°29'56"
C111	1245.00'	63.57'	31.79'	63.57'	N24°48'27"W	002°55'32"
C112	1245.00'	64.69'	32.35'	64.68'	N21°51'22"W	002°58'37"
C113	1245.00'	59.37'	29.69'	59.36'	S19°00'05"E	002°43'56"
C114	1245.00'	59.37'	29.69'	59.36'	S16°16'09"E	002°43'56"
C115	1418.50'	234.04'	117.29'	233.78'	S11°21'12"W	009°27'12"
C116	40.00'	15.73'	7.97'	15.63'	S03°24'37"E	022°31'56"
C117	2027.00'	229.53'	114.89'	229.40'	S23°01'35"E	006°29'16"
C118	70.00'	36.46'	18.65'	36.05'	S07°04'00"E	029°50'41"
C119	70.00'	121.31'	82.39'	106.69'	S71°38'11"E	099°17'42"
C120	40.00'	16.59'	8.41'	16.47'	N70°35'41"E	023°45'27"
C121	473.00'	44.27'	22.15'	44.25'	S85°09'18"W	005°21'46"
C122	473.00'	42.24'	21.13'	42.23'	N89°36'20"W	005°07'00"
C123	40.00'	18.14'	9.23'	17.98'	N74°03'20"W	025°58'58"
C124	70.00'	120.27'	81.15'	106.01'	N69°42'58"E	098°26'21"
C125	70.00'	24.22'	12.23'	24.09'	N10°35'10"E	019°49'14"
C126	40.00'	18.14'	9.23'	17.98'	N13°40'02"E	025°58'58"
C127	607.00'	25.36'	12.68'	25.36'	N25°27'43"E	002°23'37"
C128	607.00'	53.59'	26.81'	53.58'	N21°44'09"E	005°03'32"
C129	607.00'	53.59'	26.81'	53.58'	N16°40'37"E	005°03'32"
C130	607.00'	53.59'	26.81'	53.58'	N11°37'06"E	005°03'32"
C131	607.00'	7.24'	3.62'	7.24'	N08°44'49"E	000°41'01"
C132	3053.00'	47.57'	23.78'	47.57'	N07°57'32"E	000°53'34"
C133	3053.00'	55.00'	27.50'	55.00'	N06°59'47"E	001°01'56"
C134	3053.00'	55.00'	27.50'	55.00'	N05°57'52"E	001°01'56"
C135	3053.00'	55.00'	27.50'	55.00'	N04°55'56"E	001°01'56"
C136	3053.00'	55.00'	27.50'	55.00'	N03°54'00"E	001°01'56"
C137	3053.00'	55.00'	27.50'	55.00'	N02°52'04"E	001°01'56"
C138	3053.00'	55.00'	27.50'	55.00'	N01°50'08"E	001°01'56"
C139	3053.00'	55.00'	27.50'	55.00'	N00°48'13"E	001°01'56"
C140	3053.00'	55.00'	27.50'	55.00'	N01°13'49"W	001°01'56"
C141	3053.00'	55.00'	27.50'	55.00'	N01°15'39"W	001°01'56"
C142	3053.00'	55.00'	27.50'	55.00'	N02°17'35"W	001°01'56"
C143	3053.00'	55.00'	27.50'	55.00'	N03°19'31"W	001°01'56"
C144	3053.00'	55.00'	27.50'	55.00'	N04°21'26"W	001°01'56"
C145	3053.00'	55.00'	27.50'	55.00'	N05°23'22"W	001°01'56"
C146	3053.00'	55.00'	27.50'	55.00'	N06°25'18"W	001°01'56"
C147	3053.00'	50.03'	25.02'	50.03'	N07°24'26"W	000°56'20"
C148	20.00'	4.70'	2.36'	4.69'	S01°08'29"E	013°28'14"
C149	6325.35'	117.44'	58.72'	117.44'	S60°19'20"W	001°03'50"
C150	20.00'	31.76'	20.34'	28.52'	S53°23'39"E	090°58'44"
C151	3180.50'	32.48'	16.24'	32.48'	N07°36'43"W	000°35'06"
C152	3153.00'	47.67'	23.84'	47.67'	N07°22'15"W	000°51'59"
C153	3153.00'	56.80'	28.40'	56.80'	N06°25'18"W	001°01'56"
C154	3153.00'	56.80'	28.40'	56.80'	N05°23'22"W	001°01'56"
C155	3153.00'	56.80'	28.40'	56.80'	N04°21'26"W	001°01'56"
C156	3153.00'	56.80'	28.40'	56.80'	N03°19'31"W	001°01'56"
C157	3153.00'	56.80'	28.40'	56.80'	N02°17'35"W	001°01'56"
C158	3153.00'	56.80'	28.40'	56.80'	N01°15'39"W	001°01'56"
C159	3153.00'	56.80'	28.40'	56.80'	N00°13'43"W	001°01'56"
C160	3153.00'	56.80'	28.40'	56.80'	N00°48'13"E	001°01'56"
C161	3180.50'	909.30'	457.77'	906.21'	S00°17'09"W	016°22'51"
C162	3153.00'	56.80'	28.40'	56.80'	N01°50'08"E	001°01'56"
C163	3153.00'	56.80'	28.40'	56.80'	N02°52'04"E	001°01'56"
C164	3153.00'	56.80'	28.40'	56.80'	N03°54'00"E	001°01'56"
C165	3153.00'	56.80'	28.40'	56.80'	N04°55'56"E	001°01'56"
C166	3153.00'	56.80'	28.40'	56.80'	N05°57'52"E	001°01'56"
C167	3153.00'	56.80'	28.40'	56.80'	N06°59'47"E	001°01'56"
C168	3153.00'	53.04'	26.52'	53.04'	N07°59'40"E	000°57'50"
C169	688.00'	4.52'	2.26'	4.52'	N08°39'53"E	000°22'36"
C170	688.00'	62.43'	31.24'	62.41'	N11°27'10"E	005°11'58"
C171	688.00'	62.44'	31.24'	62.42'	N16°39'09"E	005°12'01"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C172	715.50'	227.06'	114.49'	226.11'	S17°34'03"W	018°10'56"
C173	688.00'	62.44'	31.24'	62.42'	N21°51'09"E	005°11'59"
C174	688.00'	26.74'	13.37'	26.73'	N25°33'57"E	002°13'36"
C175	1515.00'	57.56'	28.78'	57.55'	S25°34'13"W	002°10'36"
C176	1245.00'	251.93'	126.39'	251.50'	S20°28'24"E	011°35'38"
C177	1515.00'	70.20'	35.10'	70.19'	S23°09'16"W	002°39'17"
C178	1487.50'	297.08'	149.03'	296.58'	S20°56'14"W	011°26'34"
C179	1515.00'	70.66'	35.34'	70.65'	S20°29'27"W	002°40'20"
C180	1515.00'	110.13'	55.09'	110.11'	S17°04'20"W	004°09'54"
C181	1487.50'	35.73'	17.86'	35.73'	S14°31'40"W	001°22'34"
C182	1487.50'	193.35'	96.81'	193.21'	S10°06'57"W	007°26'51"
C183	1487.50'	42.05'	21.03'	42.05'	S05°34'57"W	001°37'11"
C184	20.00'	30.79'	19.38'	27.84'	S48°52'17"W	088°11'52"
C185	20.00'	31.42'	20.00'	28.28'	N42°02'26"W	090°00'00"
C186	1130.00'	297.71'	149.72'	296.85'	N04°35'17"W	015°05'43"
C187	1130.00'	54.58'	27.30'	54.58'	N13°31'10"W	002°46'03"
C188	70.00'	157.77'	147.22'	126.44'	S56°42'51"E	129°08'23"
C189	1130.00'	53.88'	26.95'	53.88'	N16°16'09"W	002°43'56"
C190	1130.00'	53.88'	26.95'	53.88'	N19°00'05"W	002°43'56"
C191	1130.00'	58.71'	29.36'	58.71'	N21°51'22"W	002°58'37"
C192	1130.00'	58.71'	29.36'	58.71'	N24°49'59"W	002°58'37"
C193	2280.41'	55.00'	27.50'	55.00'	S25°37'48"E	001°22'55"
C194	2280.41'	55.00'	27.50'	55.00'	S24°14'53"E	001°22'55"
C195	2280.41'	55.01'	27.51'	55.01'	S22°51'58"E	001°22'56"
C196	2280.41'	55.02'	27.51'	55.02'	S21°29'02"E	001°22'56"
C197	2280.41'	31.67'	15.84'	31.67'	S20°23'42"E	000°47'45"
C198	20.00'	31.02'	19.61'	28.01'	N24°26'33"E	088°52'45"
C199	20.00'	32.25'	20.85'	28.87'	N20°59'50"E	092°23'12"
C200	1299.00'	43.75'	21.88'	43.75'	N24°13'52"W	001°55'48"
C201	1299.00'	61.32'	30.66'	61.31'	N21°54'50"W	002°42'16"
C202	1299.00'	61.32'	30.66'	61.31'	N19°12'34"W	002°42'16"
C203	1299.00'	61.32'	30.66'	61.31'	N16°30'18"W	002°42'16"
C204	1299.00'	32.29'	16.15'	32.29'	N14°26'26"W	001°25'28"
C205	30.00'	45.21'	28.15'	41.05'	N56°54'09"W	086°20'54"
C206	527.00'	74.59'	37.36'	74.53'	S83°58'42"W	008°06'36"
C207	527.00'	45.25'	22.64'	45.24'	N89°30'24"W	004°55'11"
C208	30.00'	34.71'	19.59'	32.81'	S59°48'21"W	066°17'40"
C209	20.00'	32.27'	20.88'	28.88'	S19°34'10"E	092°27'23"
C210	50.00'	23.70'	12.08'	23.48'	S52°13'03"E	027°09'37"
C211	50.00'	37.99'	19.96'	37.08'	S16°52'19"E	043°31'50"
C212	50.00'	37.99'	19.96'	37.08'	S26°39'31"W	043°31'50"
C213	50.00'	37.99'	19.96'	37.08'	S70°11'21"W	043°31'50"
C214	50.00'	23.70'	12.08'	23.48'	N74°27'55"W	027°09'37"
C215	20.00'	32.27'	20.88'	28.88'	S72°53'12"W	092°27'23"
C216	553.00'	91.13'	45.67'	91.03'	N21°56'15"E	009°26'31"
C217	553.00'	67.84'	33.96'	67.79'	N13°42'09"E	007°01'42"
C218	553.00'	17.21'	8.60'	17.21'	N09°17'48"E	001°46'59"
C219	2999.00'	43.13'	21.57'	43.13'	N07°59'36"E	000°49'26"
C220	2999.00'	58.26'	29.13'	58.26'	N07°01'29"E	001°06'47"
C221	2999.00'	55.72'	27.86'	55.72'	N05°56'09"E	001°03'52"
C222	2999.00'	54.87'	27.44'	54.87'	N04°52'46"E	001°02'54"
C223	2999.00'	88.07'	44.04'	88.06'	N03°30'51"E	001°40'57"
C224	2999.00'	82.80'	41.40'	82.80'	N01°52'55"E	001°34'55"
C225	20.00'	36.65'	26.06'	31.73'	S51°24'03"E	104°59'00"
C226	973.00'	56.36'	28.19'	56.35'	S74°26'54"W	003°19'07"
C227	973.00'	55.14'	27.58'	55.13'	S71°09'55"W	003°14'49"
C228	973.00'	55.14'	27.58'	55.13'	S67°55'06"W	003°14'49"
C229	973.00'	59.27'	29.64'	59.26'	S64°32'59"W	003°29'25"
C230	20.00'	31.42'	20.00'	28.28'	N17°08'00"E	090°00'00"
C231	40.00'	14.57'	7.36'	14.49'	N38°17'56"W	020°51'52"
C232	70.00'	14.38'	7.21'	14.35'	N42°50'51"W	011°46'02"
C233	70.00'	37.84'	19.39'	37.38'	N21°28'39"W	030°58'22"
C234	70.00'	35.28'	18.02'	34.91'	N08°26'51"E	028°52'39"
C235	70.00'	35.38'	18.07'	35.00'	N37°21'50"E	028°57'18"
C236	70.00'	38.06'	19.52'	37.60'	N67°25'11"E	031°09'24"
C237	40.00'	7.15'	3.58'	7.14'	S77°52'47"W	010°14'10"
C238	40.00'	7.42'	3.72'	7.41'	S67°26'51"W	010°37'42"
C239	527.00'	1.18'	0.59'	1.18'	N62°11'50"E	000°07'40"
C240	527.00'	45.34'	22.68'	45.33'	N64°43'33"E	004°55'46"
C241	20.00'	31.08'	19.66'	28.04'	N24°22'03"E	089°01'45"
C242	527.00'	13.95'	6.97'	13.95'	N68°07'26"E	001°30'59"
C243	527.00'	48.13'	24.08'	48.11'	N64°44'58"E	005°13'56"
C244	20.00'	31.42'	20.00'	28.28'	S72°52'01"E	089°59'58"
C245	30.00'	47.12'	30.00'	42.43'	S17°08'00"W	090°00'00"
C246	473.00'	41.75'	20.89'	41.74'	S64°39'43"W	005°03'26"
C247	20.00'	30.92'	19.51'	27.93'	S68°31'20"E	088°34'28"
C248	1973.00'	89.03'	44.52'	89.03'	S22°56'32"E	002°35'08"
C249	1973.00'	64.30'	32.15'	64.29'	S20°42'58"E	001°52'02"
C250	3309.06'	21.05'	10.53'	21.05'	N19°57'53"W	000°21'52"
C251	20.00'	31.19'	19.78'	28.12'	N66°26'29"W	089°21'11"
C252	3309.06'	37.14'	18.57'	37.14'	N22°05'11"W	000°38'35"
C253	3309.06'	57.02'	28.51'	57.02'	N22°54'06"W	000°59'14"
C254	3309.06'	57.02'	28.51'	57.02'	N23°53'20"W	000°59'14"
C255	3309.06'	57.02'	28.51'	57.02'	N24°52'35"W	000°59'14"
C256	3309.06'	57.02'	28.51'	57.02'	N25°51'49"W	000°59'14"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C257	3309.06'	28.95'	14.48'	28.95'	N26°36'29"W	000°30'05"
C258	30.00'	46.60'	29.48'	42.05'	N17°38'15"E	088°59'31"
C259	20.00'	31.42'	20.00'	28.28'	S72°52'00"E	090°00'00"
C260	20.00'	31.42'	20.00'	28.28'	S17°08'00"W	090°00'00"
C261	473.00'	30.02'	15.01'	30.01'	N63°57'05"E	003°38'09"
C262	473.00'	25.70'	12.85'	25.69'	N67°19'33"E	003°06'46"
C263	20.00'	33.95'	22.71'	30.02'	N56°32'29"W	097°15'06"
C264	2999.00'	48.68'	24.34'	48.68'	N07°27'02"W	000°55'48"
C265	2999.00'	58.52'	29.26'	58.52'	N06°25'35"W	001°07'05"
C266	2999.00'	58.50'	29.25'	58.50'	N05°18'31"W	001°07'04"
C267	2999.00'	58.52'	29.26'	58.52'	N04°11'27"W	001°07'05"
C268	2999.00'	56.59'	28.30'	56.59'	N03°05'29"W	001°04'52"
C269	20.00'	27.28'	16.24'	25.22'	S38°18'43"W	078°09'34"
C270	1027.00'	32.02'	16.01'	32.02'	N76°29'55"E	001°47'11"
C271	1027.00'	52.02'	26.02'	52.02'	N74°09'16"E	002°54'08"
C272	1027.00'	52.02'	26.02'	52.02'	N71°15'07"E	002°54'08"
C273	1027.00'	52.02'	26.02'	52.02'	N68°20'59"E	002°54'08"
C274	1027.00'	52.02'	26.02'	52.02'	N65°26'51"E	002°54'08"
C275	20.00'	31.42'	20.00'	28.28'	S72°52'00"E	090°00'00"
C276	20.00'	31.42'	20.00'	28.28'	N17°08'00"E	090°00'00"
C277	20.00'	31.42'	20.00'	28.28'	S72°52'00"E	090°00'00"
C278	20.00'	17.54'	9.38'	16.98'	S02°44'32"E	050°14'55"
C279	53.50'	23.53'	11.96'	23.34'	S09°47'02"W	025°11'48"
C280	53.50'	23.39'	11.89'	23.21'	S15°20'26"E	025°03'07"
C281	53.50'	11.68'	5.86'	11.66'	S34°07'18"E	012°30'37"
C282	53.50'	72.36'	42.93'	66.97'	S79°07'18"E	077°29'23"
C283	53.50'	72.36'	42.93'	66.97'	S79°07'18"E	077°29'23"
C284	53.50'	36.18'	18.81'	35.49'	N42°45'40"E	038°44'41"
C285	53.50'	36.18'	18.81'	35.49'	N04°00'58"E	038°44'41"
C286	53.50'	11.68'	5.86'	11.66'	N21°36'41"W	012°30'37"
C287	53.50'	23.39'	11.89'	23.21'	N40°23'33"W	025°03'07"
C288	53.50'	23.53'	11.96'	23.34'	N65°31'01"W	025°11'48"
C289	20.00'	17.54'	9.38'	16.98'	N52°59'27"W	050°14'55"
C290	20.00'	31.42'	20.00'	28.28'	N17°08'00"E	090°00'00"
C291	573.00'	47.96'	23.99'	47.94'	S64°31'52"W	004°47'43"
C292	573.00'	79.05'	39.59'	78.98'	S70°52'50"W	007°54'15"
C293	20.00'	31.42'	20.00'	28.28'	S12°28'36"W	090°00'00"
C294	2427.00'	13.98'	6.99'	13.98'	S57°18'42"W	000°19'48"
C295	2427.00'	52.34'	26.17'	52.34'	S56°31'44"W	001°14'09"
C296	2427.00'	52.34'	26.17'	52.34'	S55°17'35"W	001°14'09"
C297	2427.00'	52.34'	26.17'	52.34'	S54°03'27"W	001°14'09"
C298	2427.00'	52.34'	26.17'	52.34'	S52°49'18"W	001°14'09"
C299	2427.00'	52.34'	26.17'	52.34'	S51°35'10"W	001°14'09"
C300	2427.00'	52.34'	26.17'	52.34'	S50°21'01"W	001°14'09"
C301	2427.00'	52.34'	26.17'	52.34'	S49°06'53"W	001°14'09"
C302	2427.00'	5.83'	2.92'	5.83'	S48°25'41"W	000°08'16"
C303	40.00'	14.48'	7.32'	14.41'	S58°43'59"W	020°44'52"
C304	70.00'	31.41'	15.97'	31.14'	S56°15'13"W	025°42'22"
C305	70.00'	48.74'	25.40'	47.76'	S23°27'16"W	039°53'32"
C306	70.00'	48.08'	25.03'	47.14'	S16°10'02"E	039°21'05"
C307	70.00'	32.30'	16.44'	32.01'	S49°03'39"E	026°26'09"
C308	40.00'	14.89'	7.53'	14.80'	S51°36'55"E	021°19'37"
C309	3301.67'	4.15'	2.08'	4.15'	N40°54'57"W	000°04'20"
C310	3301.67'	50.04'	25.02'	50.04'	N40°26'44"W	000°52'06"
C311	3301.67'	50.01'	25.01'	50.01'	N39°34'39"W	000°52'04"
C312	3301.67'	12.89'	6.45'	12.89'	N39°01'54"W	000°13'26"
C313	40.00'	14.01'	7.08'	13.94'	S28°53'00"E	020°04'23"
C314	70.00'	23.80'	12.02'	23.69'	S28°35'19"E	019°29'01"
C315	70.00'	35.36'	18.07'	34.99'	S52°48'06"E	028°56'34"
C316	70.00'	35.38'	18.07'	35.00'	S81°45'03"E	028°57'18"
C317	70.00'	35.38'	18.07'	35.00'	N69°17'39"E	028°57'18"
C318	70.00'	32.76'	16.68'	32.46'	N41°24'39"E	026°48'43"
C319	40.00'	14.10'	7.12'	14.03'	N38°06'11"E	020°11'48"
C320	2104.00'	65.71'	32.86'	65.71'	S49°05'46"W	001°47'22"
C321	2104.00'	57.28'	28.64'	57.28'	S50°46'15"W	001°33'36"
C322	2104.00'	38.30'	19.15'	38.30'	S52°04'20"W	001°02'34"
C323	20.00'	31.77'	20.35'	28.53'	S81°54'16"E	091°00'14"
C324	473.00'	18.08'	9.04'	18.08'	N35°18'26"W	002°11'26"
C325	473.00'	52.39'	26.22'	52.36'	N31°02'22"W	006°20'44"
C326	40.00'	14.57'	7.36'	14.49'	S17°26'04"E	020°51'52"
C327	70.00'	37.67'	19.30'	37.22'	S22°25'06"E

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 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY AND VACATING PORTIONS OF TOWN OF HORIZON CITY RIGHT-OF-WAY, EL PASO COUNTY TEXAS.
CONTAINING 103.068 ACRES ±

SHEET 4 OF 5

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C342	3053.00'	56.81'	28.41'	56.81'	N15°59'15"W	001°03'58"
C343	3053.00'	58.88'	29.44'	58.88'	N17°04'23"W	001°06'18"
C344	3053.00'	58.88'	29.44'	58.88'	N18°10'41"W	001°06'18"
C345	3053.00'	48.28'	24.14'	48.28'	N19°11'01"W	000°54'22"
C346	838.00'	10.42'	5.21'	10.42'	N19°59'34"W	000°42'44"
C347	838.00'	57.88'	28.95'	57.87'	N22°19'40"W	003°57'27"
C348	838.00'	52.98'	26.50'	52.97'	N26°07'03"W	003°37'20"
C349	20.00'	3.03'	1.52'	3.03'	S23°35'00"E	008°41'26"
C350	938.00'	60.47'	30.25'	60.46'	N26°09'12"W	003°41'38"
C351	938.00'	64.79'	32.41'	64.78'	N22°19'40"W	003°57'27"
C352	938.00'	11.66'	5.83'	11.66'	N19°59'34"W	000°42'44"
C353	3153.00'	49.87'	24.93'	49.86'	N19°11'01"W	000°54'22"
C354	3153.00'	60.81'	30.40'	60.81'	N18°10'41"W	001°06'18"
C355	3153.00'	60.81'	30.40'	60.81'	N17°04'23"W	001°06'18"
C356	3153.00'	60.80'	30.40'	60.80'	N15°58'06"W	001°06'18"
C357	3153.00'	75.96'	37.98'	75.96'	N14°43'32"W	001°22'50"
C358	3153.00'	105.27'	52.64'	105.26'	N13°04'44"W	001°54'46"
C359	3153.00'	41.19'	20.60'	41.19'	N11°44'53"W	000°44'55"
C360	3140.06'	62.28'	31.14'	62.28'	N35°54'19"W	001°08'11"
C361	3140.06'	99.58'	49.79'	99.58'	N37°22'55"W	001°49'01"
C362	3140.06'	50.00'	25.00'	50.00'	N38°44'48"W	000°54'45"
C363	3140.06'	50.02'	25.01'	50.01'	N39°39'33"W	000°54'45"
C364	3140.06'	50.04'	25.02'	50.04'	N40°34'19"W	000°54'47"
C365	3140.06'	50.08'	25.04'	50.08'	N41°29'07"W	000°54'50"
C366	3140.06'	123.77'	61.89'	123.76'	N43°04'17"W	002°15'30"
C367	1245.00'	4.93'	2.46'	4.93'	S14°47'23"E	000°13'36"
C368	2473.41'	58.36'	29.18'	58.36'	S46°08'19"W	001°21'07"
C369	2473.41'	59.70'	29.85'	59.70'	S47°30'21"W	001°22'59"
C370	2473.41'	54.65'	27.33'	54.65'	S48°49'49"W	001°15'57"
C371	2473.41'	54.65'	27.33'	54.65'	S50°05'47"W	001°15'58"
C372	2473.41'	54.66'	27.33'	54.66'	S51°21'45"W	001°15'58"
C373	2473.41'	54.66'	27.33'	54.66'	S52°37'43"W	001°15'59"
C374	2473.41'	54.67'	27.33'	54.67'	S53°53'42"W	001°15'59"
C375	2473.41'	54.67'	27.34'	54.67'	S55°09'41"W	001°15'59"
C376	2473.41'	9.29'	4.65'	9.29'	S55°54'08"W	000°12'55"
C377	4817.25'	7.26'	3.63'	7.26'	S56°03'14"W	000°05'11"
C378	4817.25'	52.78'	26.39'	52.78'	S56°24'40"W	000°37'40"
C379	4817.25'	52.78'	26.39'	52.78'	S57°02'20"W	000°37'40"
C380	4817.25'	52.77'	26.39'	52.77'	S57°39'59"W	000°37'40"
C381	4817.25'	52.78'	26.39'	52.78'	S58°17'39"W	000°37'40"
C382	4817.25'	32.54'	16.27'	32.54'	S58°48'06"W	000°23'13"
C383	20.00'	30.89'	19.48'	27.91'	S76°45'51"E	088°28'53"
C384	3140.06'	7.69'	3.84'	7.69'	N30°18'42"W	000°08'25"
C385	3140.06'	270.61'	135.39'	270.53'	N32°52'05"W	004°56'16"
C386	3140.06'	70.75'	35.38'	70.75'	N29°35'46"W	001°17'27"
C387	3140.06'	106.15'	53.08'	106.15'	N27°58'56"W	001°56'13"
C388	3140.06'	48.95'	24.48'	48.95'	N26°34'02"W	000°53'36"
C389	3140.06'	48.95'	24.48'	48.95'	N25°40'26"W	000°53'36"
C390	3140.06'	48.95'	24.48'	48.95'	N24°46'50"W	000°53'36"
C391	3140.06'	48.95'	24.48'	48.95'	N23°53'15"W	000°53'36"
C392	3140.06'	48.95'	24.48'	48.95'	N22°59'39"W	000°53'36"
C393	3140.06'	34.05'	17.02'	34.05'	N22°14'13"W	000°37'16"
C394	20.00'	31.13'	19.72'	28.08'	N66°31'19"W	089°11'29"
C395	20.00'	31.69'	20.28'	28.48'	N23°29'14"E	090°47'23"
C396	3255.06'	36.39'	18.19'	36.39'	N22°13'40"W	000°38'26"
C397	3255.06'	50.76'	25.38'	50.76'	N22°59'42"W	000°53'37"
C398	3255.06'	50.76'	25.38'	50.76'	N23°53'18"W	000°53'37"
C399	3255.06'	50.76'	25.38'	50.76'	N24°46'55"W	000°53'37"
C400	3255.06'	50.76'	25.38'	50.76'	N25°40'32"W	000°53'37"
C401	3255.06'	23.10'	11.55'	23.10'	N26°19'32"W	000°24'24"
C402	40.00'	14.93'	7.55'	14.84'	S37°13'21"E	021°23'14"
C403	70.00'	13.55'	6.80'	13.53'	S42°22'08"E	011°05'41"
C404	70.00'	45.64'	23.66'	44.83'	S18°08'38"E	037°21'18"
C405	70.00'	42.96'	22.18'	42.29'	S18°06'50"W	035°09'39"
C406	70.00'	46.04'	23.89'	45.21'	S54°32'06"W	037°40'53"
C407	527.00'	119.84'	60.18'	119.59'	S86°26'18"W	013°01'46"
C408	70.00'	12.09'	6.06'	12.07'	N78°19'19"E	009°53'32"
C409	40.00'	14.75'	7.46'	14.67'	S72°42'02"W	021°08'04"
C410	627.00'	24.59'	12.30'	24.59'	S63°15'25"W	002°14'50"
C411	627.00'	53.19'	26.61'	53.18'	S66°48'40"W	004°51'39"
C412	627.00'	58.25'	29.15'	58.23'	S71°54'11"W	005°19'23"
C413	627.00'	60.56'	30.30'	60.53'	S77°19'53"W	005°32'01"
C414	200.00'	26.06'	13.05'	26.04'	S77°23'03"W	007°27'52"
C415	200.00'	22.50'	11.26'	22.49'	S76°52'31"W	006°26'47"
C416	200.00'	11.06'	5.53'	11.06'	S75°14'13"W	003°10'11"
C417	200.00'	14.99'	7.50'	14.99'	S78°58'09"W	004°17'41"
C418	20.00'	31.76'	20.34'	28.52'	S35°37'37"W	090°58'44"
C419	3180.50'	32.48'	16.24'	32.48'	N10°09'18"W	000°35'07"
C420	3180.50'	542.57'	271.95'	541.91'	S14°44'59"E	009°46'27"
C421	965.50'	116.31'	58.22'	116.23'	N23°05'16"W	006°54'07"
C422	965.50'	32.47'	16.24'	32.47'	N27°30'08"W	001°55'37"
C423	20.00'	33.25'	21.92'	29.55'	S76°05'27"E	095°15'00"
C424	20.00'	26.36'	15.49'	24.49'	N18°31'23"E	075°31'21"
C425	20.00'	31.42'	20.00'	28.28'	S77°31'24"E	090°00'00"
C426	473.00'	38.44'	19.23'	38.43'	S30°11'42"E	004°39'25"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C427	20.00'	31.42'	20.00'	28.28'	S17°08'00"W	090°00'00"
C428	20.00'	45.19'	42.37'	36.17'	N53°08'10"W	129°27'40"
C429	50.00'	23.87'	12.17'	23.64'	N02°04'54"W	027°21'07"
C430	50.00'	38.05'	20.00'	37.14'	N37°33'34"W	043°36'15"
C431	50.00'	35.00'	18.25'	34.29'	N79°25'05"W	040°06'45"
C432	50.00'	35.00'	18.25'	34.29'	S60°28'10"W	040°06'45"
C433	50.00'	35.00'	18.25'	34.29'	S20°21'25"W	040°06'45"
C434	50.00'	39.28'	20.72'	38.28'	S22°12'19"E	045°00'41"
C435	50.00'	19.74'	10.00'	19.61'	S56°01'09"E	022°37'00"
C436	20.00'	45.19'	42.37'	36.17'	S02°35'49"E	129°27'40"
C437	30.00'	47.12'	30.00'	42.43'	N72°52'00"W	090°00'00"
C438	527.00'	39.68'	19.85'	39.67'	N30°01'25"W	004°18'51"
C439	527.00'	38.83'	19.42'	38.82'	N34°17'30"W	004°13'18"
C440	20.00'	31.97'	20.56'	28.67'	N09°23'16"E	091°34'51"
C441	2104.00'	41.59'	20.80'	41.59'	S55°44'40"W	001°07'58"
C442	2104.00'	42.80'	21.40'	42.80'	S56°53'37"W	001°09'56"
C443	20.00'	32.59'	21.21'	29.10'	N14°09'32"E	093°21'52"
C444	527.00'	42.83'	21.43'	42.82'	N30°11'42"W	004°39'25"
C445	20.00'	31.42'	20.00'	28.28'	N72°52'00"W	090°00'00"
C446	20.00'	31.42'	20.00'	28.28'	S17°08'00"W	090°00'00"
C447	20.00'	16.69'	8.87'	16.21'	S51°46'40"E	047°49'21"
C448	50.00'	18.32'	9.26'	18.22'	S65°11'30"E	020°59'42"
C449	50.00'	44.98'	24.14'	43.48'	S28°55'20"E	051°32'39"
C450	50.00'	37.98'	19.96'	37.07'	S18°36'40"W	043°31'21"
C451	50.00'	37.98'	19.96'	37.07'	S62°08'01"W	043°31'21"
C452	50.00'	37.98'	19.96'	37.07'	N74°20'39"W	043°31'21"
C453	50.00'	44.98'	24.14'	43.48'	N26°48'39"W	051°32'39"
C454	50.00'	18.32'	9.26'	18.22'	N09°27'31"E	020°59'41"
C455	20.00'	16.69'	8.87'	16.21'	N03°57'19"W	047°49'21"
C456	20.00'	31.31'	19.89'	28.21'	N72°42'44"W	089°41'28"
C457	527.00'	80.51'	40.33'	80.43'	S66°49'07"W	008°45'10"
C458	527.00'	23.22'	11.61'	23.21'	S72°27'26"W	002°31'27"
C459	30.00'	46.51'	29.39'	41.99'	S29°18'27"W	088°49'25"
C460	2999.00'	36.63'	18.31'	36.63'	N15°27'16"W	000°41'59"
C461	2999.00'	68.53'	34.26'	68.52'	N16°27'32"W	001°18'33"
C462	2999.00'	68.53'	34.26'	68.52'	N17°46'05"W	001°18'33"
C463	2999.00'	63.55'	31.78'	63.55'	N19°01'47"W	001°12'51"
C464	784.00'	18.23'	9.11'	18.23'	N20°18'10"W	001°19'55"
C465	784.00'	92.68'	46.39'	92.62'	N24°21'19"W	006°46'23"
C466	20.00'	33.50'	22.20'	29.72'	S75°43'43"E	095°58'26"
C467	527.00'	18.94'	9.47'	18.94'	N57°18'50"E	002°03'32"
C468	527.00'	22.97'	11.49'	22.97'	N59°35'31"E	002°29'52"
C469	20.00'	31.42'	20.00'	28.28'	S12°28'36"W	090°00'00"
C470	2158.00'	38.53'	19.26'	38.53'	S56°57'54"W	001°01'23"
C471	2158.00'	49.87'	24.93'	49.87'	S55°47'30"W	001°19'26"
C472	2158.00'	49.87'	24.93'	49.87'	S54°28'03"W	001°19'26"
C473	2158.00'	49.87'	24.93'	49.87'	S53°08'37"W	001°19'26"
C474	2158.00'	49.87'	24.93'	49.87'	S51°49'11"W	001°19'26"
C475	2158.00'	49.87'	24.93'	49.87'	S50°29'44"W	001°19'26"
C476	2158.00'	49.87'	24.93'	49.87'	S49°10'18"W	001°19'26"
C477	2158.00'	27.65'	13.83'	27.65'	S48°08'33"W	000°44'03"
C478	30.00'	49.00'	31.93'	43.73'	N85°26'13"W	093°34'31"
C479	3355.67'	78.08'	39.04'	78.08'	N39°18'57"W	001°20'00"
C480	3355.67'	75.67'	37.84'	75.67'	N40°37'42"W	001°17'31"
C481	30.00'	46.70'	29.58'	42.13'	N03°19'31"E	089°11'59"
C482	2373.00'	25.34'	12.67'	25.34'	S48°13'52"W	000°36'42"
C483	2373.00'	53.70'	26.85'	53.70'	S49°11'07"W	001°17'48"
C484	2373.00'	54.84'	27.42'	54.83'	S50°29'44"W	001°19'26"
C485	2373.00'	54.84'	27.42'	54.83'	S51°49'11"W	001°19'26"
C486	2373.00'	54.84'	27.42'	54.83'	S53°08'37"W	001°19'26"
C487	2373.00'	54.84'	27.42'	54.83'	S54°28'03"W	001°19'26"
C488	2373.00'	54.84'	27.42'	54.83'	S55°47'30"W	001°19'26"
C489	2373.00'	42.37'	21.18'	42.37'	S56°57'54"W	001°01'23"
C490	20.00'	31.42'	20.00'	28.28'	S77°31'24"E	090°00'00"
C491	20.00'	31.42'	20.00'	28.28'	S11°17'04"W	090°00'00"
C492	473.00'	16.19'	8.10'	16.19'	N57°15'54"E	001°57'41"
C493	473.00'	21.42'	10.71'	21.42'	N59°32'36"E	002°35'43"
C494	20.00'	30.24'	18.86'	27.44'	N75°50'28"W	086°38'08"
C495	20.00'	32.59'	21.21'	29.10'	N14°09'32"E	093°21'52"
C496	527.00'	25.57'	12.79'	25.56'	N59°27'04"E	002°46'46"
C497	527.00'	16.35'	8.17'	16.35'	N57°10'22"E	001°46'38"
C498	30.00'	47.12'	30.00'	42.43'	S78°42'56"E	090°00'00"
C499	20.00'	30.24'	18.86'	27.44'	N75°50'28"W	086°38'08"
C500	473.00'	17.90'	8.95'	17.90'	N59°45'24"E	002°10'07"
C501	473.00'	19.72'	9.86'	19.71'	N57°28'42"E	002°23'17"
C502	40.00'	14.57'	7.36'	14.49'	S45°51'08"W	020°51'52"
C503	70.00'	30.92'	15.72'	30.67'	S48°04'31"W	025°18'39"
C504	70.00'	35.38'	18.07'	35.00'	S75°12'29"W	028°57'18"
C505	70.00'	35.38'	18.07'	35.00'	N75°50'13"W	028°57'18"
C506	70.00'	53.10'	27.90'	51.84'	N39°37'39"W	043°27'50"
C507	70.00'	6.16'	3.08'	6.16'	N15°22'24"W	005°02'40"
C508	40.00'	14.57'	7.36'	14.49'	S23°17'00"E	020°51'52"
C509	20.00'	5.05'	2.54'	5.04'	S40°57'16"E	014°28'39"
C510	20.00'	26.36'	15.49'	24.49'	S85°57'16"E	075°31'21"
C511	20.00'	31.42'	20.00'	28.28'	S11°17'04"W	090°00'00"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C512	2181.63'	169.22'	84.65'	169.18'	S35°56'16"E	004°26'39"
C513	2154.13'	16.37'	8.18'	16.37'	N33°56'00"W	000°26'07"
C514	2154.13'	73.33'	36.67'	73.33'	N35°07'35"W	001°57'02"
C515	2154.13'	97.37'	48.69'	97.36'	N37°23'47"W	002°35'23"
C516	20.00'	31.50'	20.08'	28.34'	S83°16'39"E	090°14'07"
C517	2527.00'	7.51'	3.76'	7.51'	N51°41'24"E	000°10'13"
C518	2527.00'	36.85'	18.43'	36.85'	N52°11'35"E	000°50'08"
C519	2527.00'	104.47'	52.24'	104.46'	N53°47'42"E	002°22'07"
C520	2527.00'	52.07'	26.03'	52.07'	N55°34'11"E	001°10'50"
C521	2527.00'	53.35'	26.67'	53.34'	N56°45'53"E	001°12'34"
C522	2527.00'	53.34'	26.67'	53.34'	N57°58'27"E	001°12'34"
C523	2527.00'	53.34'	26.67'	53.34'	N59°11'01"E	001°12'34"
C524	2527.00'	47.01'	23.50'	47.01'	N60°19'17"E	001°03'57"
C525	6299.36'	24.66'	12.33'	24.66'	S60°44'31"W	000°13'28"
C526	6299.36'	36.20'	18.10'	36.20'	S60°27'55"W	000°19'45"
C527	20.00'	32.40'	21.01'	28.97'	N13°53'19"E	092°49'26"
C528	20.00'	31.86'	20.45'	28.59'	N76°41'06"W	091°15'41"
C529	2473.00'	32.57'	16.29'	32.57'	N57°18'25"E	000°45'17"
C530	2473.00'	82.19'	41.10'	82.19'	N55°58'39"E	001°54'15"
C531	2473.00'	136.72'	68.38'	136.70'	N53°26'30"E	003°10'03"
C532	2473.00'	6.79'	3.40'	6.79'	N51°43'20"E	000°09'27"
C533	20.00'	32.22'	20.82'	28.85'	S05°29'45"W	092°17'44"
C534	2154.13'	137.58'	68.81'	137.56'	N41°57'28"W	003°39'34"
C535	2154.13'	74.02'	37.01'	74.01'	N44°46'18"W	001°58'07"
C536	2181.63'	278.64'	139.51'	278.45'	N44°18'39"W	007°19'04"
C537	2154.13'	62.88'	31.44'	62.88'	N46°35'32"W	001°40'21"
C538	2154.13'	46.64'	23.32'	46.64'	N48°02'56"W	001°14'26"
C539	2181.63'	32.48'	16.24'	32.48'	N48°23'47"W	000°51'11"
C540	20.00'	31.92'	20.51'	28.64'	N85°27'41"E	091°25'53"
C541	20.00'	26.36'	15.49'	24.49'	N01°59'04"E	075°31'21"
C542	20.00'	4.53'	2.28'	4.52'	S42°16'04"E	012°58'55"
C543	2049.13'	47.57'	23.79'	47.57'	S48°05'37"E	001°19'48"
C544	2049.13'	33.48'	16.74'	33.48'	S46°57'38"E	000°56'10"
C545	40.00'	11.49'	5.79'	11.45'	N54°43'29"W	016°27'52"
C546	70.00'	5.68'	2.84'	5.68'	S60°37'52"E	004°39'04"
C547	70.00'	42.23'	21.78'	41.59'	S41°01'27"E	034°33'48"
C548	70.00'	37.26'	19.08'	36.82'	S08°29'39"E	030°29'47"
C549	70.00'	37.61'	19.27'	37.16'	S22°08'42"W	030°46'56"
C550	70.00'	40.02'	20.57'	39.47'	S53°54'48"W	032°45'16"
C551	40.00'	11.51'	5.80'	11.47'	N65°27'20"E	016°29'23"
C552	2363.00'	18.00'	9.00'	18.00'	N57°25'44"E	000°26'12"
C553	20.00'	30.96'	19.55'	27.96'	N13°17'47"E	088°42'06"
C554	20.00'	31.86'	20.45'	28.59'	S14°34'35"W	091°15'41"
C555	2473.00'	27.93'	13.96'	27.93'	S60°31'50"W	000°38'50"
C558	2154.13'	124.00'	62.02'	123.98'	N61°08'43"W	003°17'53"
C559	2154.13'	66.82'	33.41'	66.81'	N58°36'27"W	001°46'38"
C560	2154.13'	57.41'	28.71'	57.41'	N56°57'20"W	001°31'37"
C561	2154.13'	57.41'	28.71'	57.41'	N55°25'43"W	001°31'37"
C562	2154.13'	57.41'	28.71'	57.41'	N53°54'06"W	001°31'37"
C563	2154.13'	48.83'	24.42'	48.83'	N52°29'19"W	001°17'56"
C565	20.00'	4.53'	2.28'	4.52'	S58°14'27"E	012°58'55"
C566	2049.13'	49.66'	24.83'	49.66'	N52°26'38"W	001°23'18"
C567	2049.13'	54.61'	27.31'	54.61'	N53°54'06"W	001°31'37"
C568	2049.13'	54.61'	27.31'	54.61'	N55°25'43"W	001°31'37"
C569	2049.13'	54.61'	27.31'	54.61'	N56°57'20"W	001°31'37"
C570	2049.13'	5.75'	2.88'	5.75'	N57°47'58"W	000°09'39"
C571	40.00'	12.99'	6.55'	12.93'	N48°34'35"W	018°36'24"
C572	70.00'	33.32'	16.98'	33.00'	N52°54'32"W	027°16'17"
C573	70.00'	42.89'	22.14'	42.22'	N84°05'48"W	035°06'17"
C574	70.00'	42.89'	22.14'	42.22'	S60°47'54"W	035°06'17"
C575	70.00'	39.19'	20.12'	38.68'	S27°12'25"W	032°04'42"
C576	70.00'	6.16'	3.08'	6.15'	S08°38'54"W	005°02'19"
C577	40.00'	13.20'	6.66'	13.14'	S15°34'52"W	018°54'15"
C578	40.00'	15.86'	8.03'	15.75'	S36°23'20"W	022°42'40"
C579	70.00'	24.07'	12.15'	23.95'	S37°53'44"W	019°41'52"
C580	70.00'	42.00'	21.65'	41.37'	S10°51'28"W	034°22'40"
C581	70.00'	45.08'	23.35'	44.31'	S24°46'49"E	036°53'55"
C582	70.00'	45.08'	23.35'	44.31'	S61°40'44"E	036°53'55"
C583	40.00'	8.19'	4.11'	8.18'	N74°15'35"W	011°44'13"
C584	40.00'	8.05'	4.04'	8.04'	N62°37'24"W	011°32'10"
C585	1714.17'	41.37'	20.69'	41.37'	N56°09'49"W	001°22'58"
C586	1714.17'	49.38'	24.69'	49.38'	N54°38'49"W	001°39'02"
C587	1714.17'	49.38'	24.69'	49.37'	N52°59'48"W	001°39'01"
C588	1714.17'	49.36'	24.68'	49.36'	N51°20'47"W	001°38'59"
C589	1714.17'	49.53'	24.77'	49.53'	N49°41'38"W	001°39'20"
C590	1714.17'	3.84'	1.92'	3.84'	N48°48'06"W	000°07'42"
C591	40.00'	18.05'	9.18'	17.90'	S35°48'42"E	025°51'06"
C592	70.00'	37.41'	19.16'	36.96'	S38°11'43"E	030°37'07"
C593	70.00'	47.38'	24.64'	46.48'	S72°53'42"E	038°46'53"
C594	70.00'	48.88'	25.49'	47.90'	N67°42'31"E	040°00'42"
C595	70.00'	14.30'	7.18'	14.28'	N41°50'57"E	011°42'27"
C596	40.00'	17.23'	8.75'	17.10'	N48°20'17"E	024°41'07"
C597	2363.00'	18.00'	9.00'	18.00'	N60°27'45"E	000°26'12"
C598	20.00'	30.96'	19.55'	27.96'	S75°24'18"E	088°42'06"
C599	20.00'	26.36'	15.49'	24.49'	S77°30'25"W	075°31'21"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C600	20.00'	31.92'	20.51'	28.64'	N05°58'12"W	091°25'53"
C601	2181.63'	32.48'	16.24'	32.48'	N52°06'44"W	000°51'11"
C602	2181.63'	364.34'	182.59'	363.92'	N57°19'23"W	009°34'07"
C603	2181.63'	62.46'	31.23'	62.46'	N62°55'39"W	001°38'26"
C604	20.00'	31.84'	20.43'	28.58'	S70°38'37"W	091°13'13"
C605	30.00'	37.10'	21.34'	34.78'	N83°10'46"W	070°51'34"
C606	1768.17'	32.16'	16.08'	32.16'	N48°16'15"W	001°02'32"
C607	1768.17'	60.05'	30.03'	60.05'	N49°45'54"W	001°56'46"
C608	1768.17'	60.05'	30.03'	60.05'	N51°42'40"W	001°56'46"
C609	1768.17'	60.05'	30.03'	60.05'	N53°39'26"W	001°56'46"
C610	1768.17'	60.05'	30.03'	60.05'	N55°36'11"W	001°56'46"
C611	1768.17'	32.16'	16.08'	32.16'	N57°05'50"W	001°02'32"
C612	30.00'	43.28'	26.38'	39.62'	N16°17'33"W	082°39'06"
C613	30.00'	50.64'	33.74'	44.84'	N73°23'38"E	096°43'15"
C614	1995.13'	32.64'	16.32'	32.64'	N57°46'38"W	000°56'14"
C615	1995.13'	48.42'	24.21'	48.42'	N56°36'48"W	001°23'26"
C616	1995.13'	48.42'	24.21'	48.42'	N55°13'22"W	001°23'26"
C617	1995.13'	48.42'	24.21'	48.42'	N53°49'56"W	001°23'26"
C618	1995.13'	48.42'	24.21'	48.42'	N52°26'30"W	001°23'26"
C619	1995.13'	48.42'	24.21'	48.42'	N51°03'04"W	001°23'26"
C620	1995.13'	48.42'	24.21'	48.42'	N49°39'39"W	001°23'26"
C621	1995.13'	48.42'	24.21'	48.42'	N48°16'13"W	001°23'26"
C622	1995.13'	45.39'	22.70'	45.39'	N46°55'24"W	001°18'13"
C623	30.00'	54.08'	37.91'	47.05'	S05°22'25"W	103°17'25"
C624	2309.00'	85.08'	42.54'	85.07'	N58°04'28"E	002°06'40"
C625	2309.00'	91.12'	45.56'	91.11'	N60°15'37"E	002°15'39"
C626	2250.63'	62.55'	31.28'	62.55'	N62°59'06"W	001°35'33"
C627	2250.63'	422.21'	211.72'	421.59'	N56°48'52"W	010°44'54"
C628	20.00'	31.00'	19.59'	27.99'	S84°09'10"W	088°48'50"
C629	2278.13'	476.66'	239.20'	475.79'	N56°55'39"W	011°59'18"
C630	20.00'	31.00'	19.59'	27.99'	N04°39'40"W	088°48'50"
C631	2250.63'	295.09'	147.76'	294.88'	S45°18'43"E	007°30'45"
C632	2250.63'	32.53'	16.26'	32.53'	S41°08'30"E	000°49'41"
C633	20.00'	30.59'	19.19'	27.69'	N84°32'37"W	087°37'55"
C634	2278.13'	348.01'	174.34'	347.67'	N45°11'56"W	008°45'09"
C635	20.00'	31.22'	19.81'	28.15'	N06°43'27"E	089°27'06"
C636	2250.63'	39.06'	19.53'	39.06'	N37°30'16"W	000°59'40"
C637	2250.63'	22.22'	11.11'	22.22'	N33°59'55"W	000°33'57"
C638	1034.50'	254.20'	127.74'	253.56'	N26°40'34"W	014°04'44"
C639	3249.50'	523.67'	262.41'	523.11'	N15°01'12"W	009°14'01"
C640	3249.50'	32.52'	16.26'	32.52'	N10°07'00"W	000°34'24"
C641	20.00'	31.09'	19.67'	28.05'	N54°21'24"W	089°03'13"
C642	20.00'	31.09'	19.67'	28.05'	N36°35'23"E	089°03'13"
C643	3249.50'	32.52'	16.26'	32.52'	N07°39'02"W	000°34'24"
C644	3249.50'	569.92'	285.69'	569.19'	N02°20'22"W	010°02'56"
C645	3249.50'	32.52'	16.26'	32.52'	N02°58'19"E	000°34'24"
C646	20.00'	31.69'	20.28'	28.48'	N42°08'01"W	090°47'04"
C647	20.00'	30.48'	19.09'	27.62'	N48°48'47"E	087°19'19"
C648	3249.50'	32.52'	16.26'	32.52'	N05°26'20"E	000°34'24"
C649	3249.50'	156.01'	78.02'	155.99'	N07°06'03"E	002°45'03"
C650	784.50'	134.78'	67.56'	134.62'	N13°23'54"E	009°50'38"
C651	784.50'	32.59'	16.30'	32.59'	N19°30'37"E	002°22'49"
C652	20.00'	30.57'	19.17'	27.68'	N23°05'18"W	087°34'40"
C653	20.00'	30.18'	18.80'	27.40'	N69°53'26"E	086°27'50"
C654	1418.50'	261.90'	131.32'	261.52'	N21°22'10"E	010°34'42"
C655	70.00'	144.48'	117.10'	120.17'	N59°48'21"E	118°15'35"
C656	1418.50'	42.39'	21.20'	42.39'	N05°46'14"E	001°42'45"
C657	20.00'	32.15'	20.74'	28.80'	N41°07'51"W	092°05'26"
C658	3153.00'	77.64'	38.82'	77.63'	N10°40'06"W	001°24'39"
C659	50.00'	161.37'	1165.59'	99.91'	S26°39'31"W	184°54'45"
C660	553.00'	176.18'	88.84'	175.43'	S17°31'55"W	018°15'12"
C661	607.00'	193.38'	97.52'	192.56'	N17°31'55"E	018°15'12"
C662	2999.00'	382.85'	191.69'	382.59'	S04°44'53"W	007°18'52"
C663	3053.00'	867.58'	436.73'	864.66'	N00°15'51"E	016°16'55"
C664	2999.00'	374.14'	187.31'	373.90'	S04°20'30"E	007°08'52"
C665	1027.00'	273.50'	137.56'	272.69'	S69°45'45"W	015°15'30"
C666	973.00'	237.31'	119.25'	236.72'	N69°07'14"E	013°58'27"
C667	70.00'	160.94'	156.23'	127.76'	N17°08'00"E	131°43'44"
C668	40.00'	14.57'	7.36'	14.49'	N72°33'56"E	020°51'52"
C669	527.00'	46.52'	23.27'	46.50'	N64°39'43"E	005°03'26"
C670	1973.00'	153.33'	76.70'	153.29'	N22°00'31"W	004°27'10"
C671	1299.00'	260.00'	130.43'	259.56'	N

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 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY AND VACATING PORTIONS OF TOWN OF HORIZON CITY RIGHT-OF-WAY, EL PASO COUNTY TEXAS. CONTAINING 103.068 ACRES ±

SHEET 5 OF 5

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 1	1	5874 sq.ft.
BLOCK 1	2	6198 sq.ft.
BLOCK 1	3	6180 sq.ft.
BLOCK 1	4	6166 sq.ft.
BLOCK 1	5	6214 sq.ft.
BLOCK 1	6	7033 sq.ft.
BLOCK 1	7	7096 sq.ft.
BLOCK 1	8	6512 sq.ft.
BLOCK 1	9	6512 sq.ft.
BLOCK 1	10	6113 sq.ft.
BLOCK 1	11	145535 sq.ft.
BLOCK 1	12	72556 sq.ft.
BLOCK 1	13	47674 sq.ft.
BLOCK 1	14	7652 sq.ft.
BLOCK 1	15	7489 sq.ft.
BLOCK 1	16	7250 sq.ft.
BLOCK 1	17	5536 sq.ft.
BLOCK 1	18	5536 sq.ft.
BLOCK 1	19	5536 sq.ft.
BLOCK 1	20	5663 sq.ft.
BLOCK 1	21	5812 sq.ft.
BLOCK 1	22	5815 sq.ft.
BLOCK 1	23	5809 sq.ft.
BLOCK 1	24	5619 sq.ft.
BLOCK 1	25	5590 sq.ft.
BLOCK 1	26	5590 sq.ft.
BLOCK 1	27	5590 sq.ft.
BLOCK 1	28	5590 sq.ft.
BLOCK 1	29	5590 sq.ft.
BLOCK 1	30	5590 sq.ft.
BLOCK 1	31	5590 sq.ft.
BLOCK 1	32	5590 sq.ft.
BLOCK 1	33	5590 sq.ft.
BLOCK 1	34	5590 sq.ft.
BLOCK 1	35	5590 sq.ft.
BLOCK 1	36	5590 sq.ft.
BLOCK 1	37	5590 sq.ft.
BLOCK 1	38	5590 sq.ft.
BLOCK 1	39	5583 sq.ft.
BLOCK 1	40	1151 sq.ft.
BLOCK 1	41	1309 sq.ft.
BLOCK 1	42	44634 sq.ft.
BLOCK 1	43	1799 sq.ft.

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 2	1	6405 sq.ft.
BLOCK 2	2	6418 sq.ft.
BLOCK 2	3	6590 sq.ft.
BLOCK 2	4	6809 sq.ft.
BLOCK 2	5	6719 sq.ft.
BLOCK 2	6	6921 sq.ft.
BLOCK 2	7	5565 sq.ft.
BLOCK 2	8	5565 sq.ft.
BLOCK 2	9	5565 sq.ft.
BLOCK 2	10	5565 sq.ft.
BLOCK 2	11	7526 sq.ft.
BLOCK 2	12	77998 sq.ft.
BLOCK 2	13	6958 sq.ft.
BLOCK 2	14	7605 sq.ft.
BLOCK 2	15	12257 sq.ft.
BLOCK 2	16	9745 sq.ft.
BLOCK 2	17	9594 sq.ft.
BLOCK 2	18	6274 sq.ft.
BLOCK 2	19	5889 sq.ft.
BLOCK 2	20	5832 sq.ft.
BLOCK 2	21	5729 sq.ft.
BLOCK 2	22	6199 sq.ft.
BLOCK 2	23	7974 sq.ft.
BLOCK 2	24	6710 sq.ft.
BLOCK 2	25	5526 sq.ft.
BLOCK 2	26	5525 sq.ft.
BLOCK 2	27	5801 sq.ft.
BLOCK 2	28	5518 sq.ft.
BLOCK 2	29	5523 sq.ft.
BLOCK 2	30	6946 sq.ft.
BLOCK 2	31	6513 sq.ft.
BLOCK 2	32	6710 sq.ft.
BLOCK 2	33	6009 sq.ft.
BLOCK 2	34	6952 sq.ft.
BLOCK 2	35	5606 sq.ft.
BLOCK 2	36	5603 sq.ft.
BLOCK 2	37	5603 sq.ft.
BLOCK 2	38	5604 sq.ft.
BLOCK 2	39	5604 sq.ft.
BLOCK 2	40	7006 sq.ft.
BLOCK 2	41	7006 sq.ft.
BLOCK 2	42	7006 sq.ft.
BLOCK 2	43	7358 sq.ft.

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 3	1	5746 sq.ft.
BLOCK 3	2	5764 sq.ft.
BLOCK 3	3	6191 sq.ft.
BLOCK 3	4	5763 sq.ft.
BLOCK 3	5	5763 sq.ft.
BLOCK 3	6	6454 sq.ft.
BLOCK 3	7	6353 sq.ft.
BLOCK 3	8	6205 sq.ft.
BLOCK 3	9	6196 sq.ft.
BLOCK 3	10	6635 sq.ft.
BLOCK 3	11	6528 sq.ft.
BLOCK 3	12	6196 sq.ft.
BLOCK 3	13	6196 sq.ft.
BLOCK 3	14	6459 sq.ft.
BLOCK 3	15	6454 sq.ft.
BLOCK 3	16	6050 sq.ft.
BLOCK 3	17	6050 sq.ft.
BLOCK 3	18	6338 sq.ft.
BLOCK 3	19	6106 sq.ft.
BLOCK 3	20	5945 sq.ft.

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 4	1	6787 sq.ft.
BLOCK 4	2	6518 sq.ft.
BLOCK 4	3	6247 sq.ft.
BLOCK 4	4	6036 sq.ft.
BLOCK 4	5	5885 sq.ft.
BLOCK 4	6	5793 sq.ft.
BLOCK 4	7	6164 sq.ft.
BLOCK 4	8	6250 sq.ft.
BLOCK 4	9	6250 sq.ft.
BLOCK 4	10	6250 sq.ft.
BLOCK 4	11	6250 sq.ft.
BLOCK 4	12	6155 sq.ft.

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 5	1	6192 sq.ft.
BLOCK 5	2	5806 sq.ft.
BLOCK 5	3	5777 sq.ft.
BLOCK 5	4	5806 sq.ft.
BLOCK 5	5	6737 sq.ft.
BLOCK 5	6	6374 sq.ft.
BLOCK 5	7	5740 sq.ft.
BLOCK 5	8	5851 sq.ft.
BLOCK 5	9	5789 sq.ft.
BLOCK 5	10	5741 sq.ft.
BLOCK 5	11	6015 sq.ft.
BLOCK 5	12	5503 sq.ft.
BLOCK 5	13	5503 sq.ft.
BLOCK 5	14	5503 sq.ft.
BLOCK 5	15	5503 sq.ft.
BLOCK 5	16	71829 sq.ft.
BLOCK 5	17	6164 sq.ft.
BLOCK 5	18	6250 sq.ft.
BLOCK 5	19	6250 sq.ft.
BLOCK 5	20	6250 sq.ft.
BLOCK 5	21	6250 sq.ft.
BLOCK 5	22	6164 sq.ft.
BLOCK 5	23	5520 sq.ft.
BLOCK 5	24	5520 sq.ft.
BLOCK 5	25	5520 sq.ft.
BLOCK 5	26	5520 sq.ft.
BLOCK 5	27	7818 sq.ft.
BLOCK 5	28	5704 sq.ft.
BLOCK 5	29	10464 sq.ft.
BLOCK 5	30	8883 sq.ft.
BLOCK 5	31	9768 sq.ft.
BLOCK 5	32	7669 sq.ft.
BLOCK 5	33	6671 sq.ft.
BLOCK 5	34	10398 sq.ft.

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 6	1	5603 sq.ft.
BLOCK 6	2	5910 sq.ft.
BLOCK 6	3	5935 sq.ft.
BLOCK 6	4	5929 sq.ft.
BLOCK 6	5	5892 sq.ft.
BLOCK 6	6	5828 sq.ft.
BLOCK 6	7	5778 sq.ft.
BLOCK 6	8	5784 sq.ft.
BLOCK 6	9	5771 sq.ft.
BLOCK 6	10	5764 sq.ft.
BLOCK 6	11	5755 sq.ft.
BLOCK 6	12	5744 sq.ft.
BLOCK 6	13	5731 sq.ft.
BLOCK 6	14	5717 sq.ft.
BLOCK 6	15	5659 sq.ft.
BLOCK 6	16	10784 sq.ft.
BLOCK 6	17	12773 sq.ft.
BLOCK 6	18	5544 sq.ft.
BLOCK 6	19	5742 sq.ft.
BLOCK 6	20	5736 sq.ft.
BLOCK 6	21	5604 sq.ft.
BLOCK 6	22	7603 sq.ft.
BLOCK 6	23	10940 sq.ft.
BLOCK 6	24	6869 sq.ft.
BLOCK 6	25	5546 sq.ft.
BLOCK 6	26	7391 sq.ft.
BLOCK 6	27	6751 sq.ft.
BLOCK 6	28	6925 sq.ft.
BLOCK 6	29	7051 sq.ft.
BLOCK 6	30	5601 sq.ft.
BLOCK 6	31	6344 sq.ft.
BLOCK 6	32	10549 sq.ft.
BLOCK 6	33	10027 sq.ft.
BLOCK 6	34	6414 sq.ft.
BLOCK 6	35	5650 sq.ft.
BLOCK 6	36	5565 sq.ft.
BLOCK 6	37	5565 sq.ft.
BLOCK 6	38	5565 sq.ft.
BLOCK 6	39	5565 sq.ft.
BLOCK 6	40	5565 sq.ft.
BLOCK 6	41	5565 sq.ft.
BLOCK 6	42	5565 sq.ft.
BLOCK 6	43	5565 sq.ft.
BLOCK 6	44	5565 sq.ft.
BLOCK 6	45	5565 sq.ft.
BLOCK 6	46	5565 sq.ft.
BLOCK 6	47	5565 sq.ft.
BLOCK 6	48	6333 sq.ft.
BLOCK 6	49	6483 sq.ft.
BLOCK 6	50	5543 sq.ft.
BLOCK 6	51	5842 sq.ft.
BLOCK 6	52	10214 sq.ft.
BLOCK 6	53	7385 sq.ft.
BLOCK 6	54	6240 sq.ft.
BLOCK 6	55	5881 sq.ft.

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 6	56	5984 sq.ft.
BLOCK 6	57	5984 sq.ft.
BLOCK 6	58	6011 sq.ft.
BLOCK 6	59	6134 sq.ft.
BLOCK 6	60	6349 sq.ft.
BLOCK 6	61	6243 sq.ft.
BLOCK 6	62	5792 sq.ft.
BLOCK 6	63	5792 sq.ft.
BLOCK 6	64	5792 sq.ft.
BLOCK 6	65	5792 sq.ft.
BLOCK 6	66	5717 sq.ft.
BLOCK 6	67	8525 sq.ft.
BLOCK 6	68	12930 sq.ft.
BLOCK 6	69	7191 sq.ft.
BLOCK 6	70	7442 sq.ft.
BLOCK 6	71	5565 sq.ft.
BLOCK 6	73	5565 sq.ft.
BLOCK 6	74	5565 sq.ft.
BLOCK 6	75	5565 sq.ft.
BLOCK 6	76	5565 sq.ft.
BLOCK 6	77	5565 sq.ft.
BLOCK 6	78	5565 sq.ft.
BLOCK 6	79	5565 sq.ft.
BLOCK 6	80	5565 sq.ft.
BLOCK 6	81	5565 sq.ft.
BLOCK 6	82	5565 sq.ft.
BLOCK 6	83	5565 sq.ft.
BLOCK 6	84	5565 sq.ft.
BLOCK 6	85	5565 sq.ft.
BLOCK 6	86	5565 sq.ft.
BLOCK 6	87	5569 sq.ft.
BLOCK 6	88	6104 sq.ft.
BLOCK 6	89	6758 sq.ft.
BLOCK 6	90	7156 sq.ft.
BLOCK 6	91	6647 sq.ft.
BLOCK 6	92	6042 sq.ft.
BLOCK 6	93	1309 sq.ft.
BLOCK 6	94	17813 sq.ft.
BLOCK 6	95	1376 sq.ft.
BLOCK 6	96	1148 sq.ft.
BLOCK 6	97	6300 sq.ft.
BLOCK 6	98	82393 sq.ft.

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 7	1	6066 sq.ft.
BLOCK 7	2	6151 sq.ft.
BLOCK 7	3	6460 sq.ft.
BLOCK 7	4	6151 sq.ft.
BLOCK 7	5	6151 sq.ft.
BLOCK 7	6	6066 sq.ft.
BLOCK 7	7	5512 sq.ft.
BLOCK 7	8	6487 sq.ft.
BLOCK 7	9	11249 sq.ft.
BLOCK 7	10	7365 sq.ft.
BLOCK 7	11	11689 sq.ft.
BLOCK 7	12	9134 sq.ft.
BLOCK 7	13	6444 sq.ft.
BLOCK 7	14	5990 sq.ft.
BLOCK 7	15	5545 sq.ft.
BLOCK 7	16	5552 sq.ft.
BLOCK 7	17	5552 sq.ft.
BLOCK 7	18	5552 sq.ft.
BLOCK 7	19	5552 sq.ft.
BLOCK 7	20	9981 sq.ft.

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 8	1	5893 sq.ft.
BLOCK 8	2	5815 sq.ft.
BLOCK 8	3	5577 sq.ft.
BLOCK 8	4	5815 sq.ft.
BLOCK 8	5	5815 sq.ft.
BLOCK 8	6	5729 sq.ft.
BLOCK 8	7	8914 sq.ft.
BLOCK 8	8	6923 sq.ft.
BLOCK 8	9	11707 sq.ft.
BLOCK 8	10	8022 sq.ft.
BLOCK 8	11	13594 sq.ft.
BLOCK 8	12	7084 sq.ft.
BLOCK 8	13	8019 sq.ft.
BLOCK 8	14	6550 sq.ft.
BLOCK 8	15	6920 sq.ft.
BLOCK 8	16	6917 sq.ft.
BLOCK 8	17	7311 sq.ft.
BLOCK 8	18	6649 sq.ft.
BLOCK 8	19	5776 sq.ft.
BLOCK 8	20	5653 sq.ft.
BLOCK 8	21	5649 sq.ft.
BLOCK 8	22	5649 sq.ft.
BLOCK 8	23	5649 sq.ft.
BLOCK 8	24	5649 sq.ft.
BLOCK 8	25	5850 sq.ft.

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 9	1	6184 sq.ft.
BLOCK 9	2	5830 sq.ft.
BLOCK 9	3	5765 sq.ft.
BLOCK 9	4	5765 sq.ft.
BLOCK 9	5	5765 sq.ft.
BLOCK 9	6	5765 sq.ft.
BLOCK 9	7	5645 sq.ft.
BLOCK 9	8	5608 sq.ft.
BLOCK 9	9	5588 sq.ft.
BLOCK 9	10	5556 sq.ft.
BLOCK 9	11	5588 sq.ft.
BLOCK 9	12	5587 sq.ft.
BLOCK 9	13	5554 sq.ft.
BLOCK 9	14	6012 sq.ft.
BLOCK 9	15	5664 sq.ft.
BLOCK 9	16	5584 sq.ft.
BLOCK 9	17	5668 sq.ft.
BLOCK 9	18	5667 sq.ft.
BLOCK 9	19	5699 sq.ft.
BLOCK 9	20	5667 sq.ft.
BLOCK 9	21	5648 sq.ft.
BLOCK 9	22	5613 sq.ft.
BLOCK 9	23	5503 sq.ft.
BLOCK 9	24	5503 sq.ft.
BLOCK 9	25	5503 sq.ft.
BLOCK 9	26	5503 sq.ft.
BLOCK 9	27	5565 sq.ft.
BLOCK 9	28	5899 sq.ft.
BLOCK 9	29	6450 sq.ft.

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 10	1	5986 sq.ft.
BLOCK 10	2	6363 sq.ft.
BLOCK 10	3	5935 sq.ft.
BLOCK 10	4	5906 sq.ft.
BLOCK 10	5	5906 sq.ft.
BLOCK 10	6	5906 sq.ft.
BLOCK 10	7	5906 sq.ft.
BLOCK 10	8	5906 sq.ft.
BLOCK 10	9	5906 sq.ft.
BLOCK 10	10	6199 sq.ft.
BLOCK 10	11	6011 sq.ft.
BLOCK 10	12	5617 sq.ft.
BLOCK 10	13	5617 sq.ft.
BLOCK 10	14	5617 sq.ft.
BLOCK 10	15	5617 sq.ft.
BLOCK 10	16	5617 sq.ft.
BLOCK 10	17	5617 sq.ft.
BLOCK 10	18	5600 sq.ft.
BLOCK 10	19	5554 sq.ft.
BLOCK 10	20	5744 sq.ft.

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 11	1	5653 sq.ft.
BLOCK 11	2	5736 sq.ft.
BLOCK 11	3	5706 sq.ft.
BLOCK 11	4	5705 sq.ft.
BLOCK 11	5	5704 sq.ft.
BLOCK 11	6	5710 sq.ft.
BLOCK 11	8	5866 sq.ft.
BLOCK 11	9	5921 sq.ft.
BLOCK 11	10	5598 sq.ft.
BLOCK 11	11	7787 sq.ft.
BLOCK 11	12	10008 sq.ft.
BLOCK 11	13	6053 sq.ft.
BLOCK 11	14	6851 sq.ft.
BLOCK 11	15	5500 sq.ft.
BLOCK 11	16	5512 sq.ft.
BLOCK 11	17	1153 sq.ft.
BLOCK 11	18	1292 sq.ft.
BLOCK 11	19	9350 sq.ft.

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 12	1	5645 sq.ft.
BLOCK 12	2	6516 sq.ft.
BLOCK 12	3	10931 sq.ft.
BLOCK 12	4	10928 sq.ft.
BLOCK 12	5	5934 sq.ft.
BLOCK 12	6	5907 sq.ft.
BLOCK 12	7	5680 sq.ft.
BLOCK 12	8	1225 sq.ft.
BLOCK 12	9	1317 sq.ft.
BLOCK 12	10	8442 sq.ft.

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 13	1	7205 sq.ft.
BLOCK 13	2	7926 sq.ft.
BLOCK 13	3	12589 sq.ft.
BLOCK 13	4	7217 sq.ft.
BLOCK 13	5	5839 sq.ft.
BLOCK 13	6	5752 sq.ft.
BLOCK 13	7	5605 sq.ft.
BLOCK 13	8	5590 sq.ft.
BLOCK 13	9	5566 sq.ft.
BLOCK 13	10	7338 sq.ft.
BLOCK 13	11	13343 sq.ft.
BLOCK 13	12	9106 sq.ft.
BLOCK 13	13	5953 sq.ft.
BLOCK 13	14	5520 sq.ft.
BLOCK 13	15	5520 sq.ft.
BLOCK 13	16	5613 sq.ft.
BLOCK 13	17	6720 sq.ft.
BLOCK 13	18	12420 sq.ft.
BLOCK 13	19	9489 sq.ft.
BLOCK 13	20	5989 sq.ft.
BLOCK 13	21	5881 sq.ft.
BLOCK 13	22	5881 sq.ft.
BLOCK 13	23	5881 sq.ft.
BLOCK 13	24	5905 sq.ft.
BLOCK 13	25	1225 sq.ft.
BLOCK 13	26	1317 sq.ft.
BLOCK 13	27	10671 sq.ft.
BLOCK 13	28	3313 sq.ft.

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 14	1	7612 sq.ft.
BLOCK 14	2	6591 sq.ft.
BLOCK 14	3	6693 sq.ft.
BLOCK 14	4	6552 sq.ft.
BLOCK 14	5	6480 sq.ft.
BLOCK 14	6	6889 sq.ft.
BLOCK 14	7	6773 sq.ft.
BLOCK 14	8	5724 sq.ft.
BLOCK 14	9	5734 sq.ft.
BLOCK 14	10	5694 sq.ft.
BLOCK 14	11	5603 sq.ft.
BLOCK 14	12	5592 sq.ft.
BLOCK 14	13	5660 sq.ft.
BLOCK 14	14	5679 sq.ft.
BLOCK 14	15	7769 sq.ft.

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 15	1	3223 sq.ft.
BLOCK 15	2	12549 sq.ft.

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 16	1	9031 sq.ft.
BLOCK 16	2	1256 sq.ft.

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 17	1	1646 sq.ft.
BLOCK 17	2	27854 sq.ft.
BLOCK 17	3	1278 sq.ft.

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 18	1	1149 sq.ft.
BLOCK 18	2	15076 sq.ft.
BLOCK 18	3	1173 sq.ft.

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 19	1	1250 sq.ft.
BLOCK 19	2	8899 sq.ft.
BLOCK 19	3	1247 sq.ft.

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 20	1	1239 sq.ft.
BLOCK 20	2	11744 sq.ft.
BLOCK 20	3	1884 sq.ft.

LEGAL DESCRIPTION

DESCRIPTION OF A 103.068 ACRE TRACT OF LAND SITUATED IN SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 106.535 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO HUNT HORIZON MESA, LLC, OF RECORD IN DOCUMENT NO. 20240021887 OF THE OFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, BEING ALSO A PORTION OF THAT CERTAIN 63.492 ACRE TRACT OF LAND, AND ALL OF THAT CERTAIN 12.443 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO HUNT HORIZON MESA, LLC., OF RECORD IN DOCUMENT NO. 20240014417 OF THE OFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, BEING ALSO A PORTION OF THAT CERTAIN 99.433 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO HUNT HORIZON MESA, LLC, OF RECORD IN DOCUMENT NO. 20240014413 OF THE OFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 44.831 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO HORIZON MESA 6, L.P., OF RECORD IN DOCUMENT NO. 20070015480 OF THE OFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 103.068 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 3/4-inch iron pipe found for the southeast corner of Section No. 30, being also the southwest corner of Section No. 29, being also the northeast corner of Section No. 31, and being the northwest corner of Section No. 31, all in Block 78, Township 3, Texas and Pacific Railway Company Surveys;

THENCE N 57°14'18" W, over and across said Survey No. 29, and said Survey No. 30, for a distance of 1485.71 feet to a 5/8" iron rod with cap stamped "ZWA" set on the curving north line of Eastlake Boulevard, a 120 foot right of way, having Texas State Plane Grid Coordinate, (Central Zone, NAD 83, U.S. Feet, Combined Scale Factor 0.99977223) values of N= 10,629,689.30, E= 477,274.70, for the southeast corner and the POINT OF BEGINNING, said point being in a curve to the left;

THENCE with the north line of said Eastlake Boulevard, and the south line hereof, the following four (4) courses and distances:

1) along said curve to the left, an arc distance of 21.56 feet, said curve having a radius of 1160.00 feet, a central angle of 1°03'54" and a chord bearing of N 85°40'16" W for a chord distance of 21.56 feet to a 5/8" iron rod with cap stamped "ZWA" found at a point of compound curve to the left,

2) along said compound curve to the left, an arc distance of 7.59 feet, said curve having a radius of 344.88 feet, a central angle of 1°15'38" and a chord bearing of N 86°21'45" W for a chord distance of 7.59 feet to a 5/8" iron rod with cap stamped "ZWA" set at the end of said compound curve to the left,

3) N 87°01'40" W for a distance of 134.09 feet to a 5/8" iron rod with cap stamped "ZWA" set, and

4) N 87°02'24" W for a distance of 714.28 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the left, being also on the north line of said Eastlake Boulevard, and being the southwest corner hereof;

THENCE departing the north line of said Eastlake Boulevard, over and across said 106.535-acre Hunt Horizon Mesa, LLC. tract, the following four (4) courses and distances:

1) along said curve to the left, an arc distance of 31.42 feet, said curve having a radius of 20.00 feet, a central angle of 90°00'00" and a chord bearing of N 47°57'34" E for a chord distance of 28.28 feet to a 5/8" iron rod with cap stamped "ZWA" set at end of said curve,

2) N 02°57'34" E for a distance of 56.04 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the left,

3) along said curve to the left, an arc distance of 546.83 feet, said curve having a radius of 1070.00 feet, a central angle of 29°16'52" and a chord bearing of N 11°40'52" W for a chord distance of 540.90 feet to a 5/8" iron rod with cap stamped "ZWA" set at a point of reverse curve to the right, and

4) along said reverse curve to the right, an arc distance of 260.10 feet, said curve having a radius of 2340.41 feet, a central angle of 06°22'03" and a chord bearing of N 23°08'17" W for a chord distance of 259.96 feet to a "V" cut in concrete sidewalk at the end of said curve to the right, being also on the east line of Lot 21, Block 1, Horizon Mesa Unit One, a subdivision in El Paso County, Texas according to the map or plat thereof, recorded in Document No. 20010031615 of the Official Public Records of El Paso County, Texas, being also on the west line of Desert Springs Drive, a 60 foot right of way, as dedicated by said Horizon Mesa Unit One, being also the west line of said 44.831-acre Horizon Mesa 6, L.P. tract, and being the west line hereof;

THENCE, N 68°22'17" E, crossing said Desert Springs Drive, for a distance of 60.03 feet to a 5/8" iron rod with cap stamped "ZWA" found at the beginning of a curve to the right on the east line of said Desert Springs Drive;

THENCE, with the east line of said Horizon Mesa Unit One, being also the west line said 44.831-acre Horizon Mesa 6, L.P. tract, being also in part with the east line of said Desert Spring Drive, and being the west line hereof, the following four (4) courses and distances:

1) along said curve to the right an arc distance of 32.10 feet, said curve having a radius of 20.00 feet, a central angle of 91°56'40" and a chord bearing of N 24°24'32" E for a chord distance of 28.76 feet to a 5/8" iron rod with cap stamped "ZWA" found at the end of said curve,

2) N 21°07'04" W, for a distance of 60.00 feet to a 5/8" iron rod with cap stamped "ZWA" found at the beginning of a curve to the right,

3) along said curve to the right an arc distance of 31.47 feet, said curve having a radius of 20.00 feet, a central angle of 90°08'39" and a chord bearing of N 66°36'04" W for a chord distance of 28.32 feet to a 5/8" iron rod with cap stamped "ZWA" found at the beginning of a curve to the left, and

4) along said curve to the left an arc distance of 467.26 feet, said curve having a radius of 3140.06 feet, a central angle of 08°31'34" and a chord bearing of N 26°07'08" W for a chord distance of 466.83 feet to a 5/8" iron rod with cap stamped "ZWA" found at the end of said curve;

THENCE, S 59°33'32" W, crossing said Desert Spring Drive, for a distance of 60.00 feet to a 5/8" iron rod with cap stamped "ZWA" found at the beginning of a curve to the left;

THENCE, continuing with the east line of said Horizon Mesa Unit One, being also the west line of said 44.831-acre Horizon Mesa 6, L.P. tract, being also the west line of said Desert Spring Drive, and being the west line hereof, along said curve to the left an arc distance of 741.97 feet, said curve having a radius of 3080.06 feet, a central angle of 13°48'08" and a chord bearing of N 37°17'58" W for a chord distance of 740.18 feet to a concrete nail found in wall at the end of said curve, being also the southwest intersection of said Desert Spring Drive and Desert Mist Drive, a 52-foot right of way as dedicated by Horizon Mesa Unit Six, a subdivision in El Paso County Texas according to the map or plat thereof, recorded in Document 20050011495 of the Official Public Records of El Paso County, Texas, being also the northeast corner of Lot 9, Block 3, of said Horizon Mesa Unit One, and being on the west line hereof;

THENCE, N 45°48'13" E, crossing said Desert Spring Drive, for a distance of 60.00 feet to a 5/8" iron rod with cap stamped "ZWA" found at the southeast intersection of said Desert Spring Drive and said Desert Mist drive, being also on the north line of said 44.831-acre Horizon Mesa 6, L.P. tract, being also the south line of said Horizon Mesa Unit Six, and being the west line hereof;

THENCE, with the south line of said Desert Mist Drive, being also the south line of said Horizon Mesa Unit Six, being also the north line of said 44.831-acre Horizon Mesa 6, L.P. tract, and being the west line hereof, the following three (3) courses and distances:

1) N 44°08'01" W, for a distance of 3.83 feet to a 5/8" iron rod with cap stamped "ZWA" found at the beginning of a curve to the right,

2) along said curve to the right an arc distance of 31.48 feet, said curve having a radius of 20.00 feet, a central angle of 90°11'16" and a chord bearing of N 00°33'26" E for a chord distance of 28.33 feet to a 5/8" iron rod with cap stamped "ZWA" found at the end of said curve, and

3) N 45°27'45" E, for a distance of 88.93 feet to a 5/8" iron rod with cap stamped "ZWA" found at the beginning of a curve to the right on the south line of said Desert Mist Drive, being also the most easterly corner of said Horizon Mesa Unit Six, being also the

TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: **SDP25-0002 Verdancia Unit 2 Preliminary**

Application Type: **Preliminary Subdivision Plat Application**
P&Z Hearing Date: April 21, 2025
Staff Contact: Art Rubio, Chief Planner
915-852-1046, Ext. 407; arubio@horizoncity.org

Address/Location: East of Eastlake Blvd & North of horizon Blvd.
Property ID Nos.:
Legal Description: Being A Portion Of Section 32, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 69.31 Acres ±
Property Owner: Hunt Horizon Crossing, LLC
Applicant/Rep.: CEA Group, Jorge Grajeda
Nearest Park: Horizon Mesa Park
Nearest School: Horizon Hish School and Horizon Middle School

SURROUNDING PROPERTIES:		
	Zoning	**Land Use**
N	Vacant	Vacant
E	PUD (Planned Unit Development)	Residential
S	Vacant	Vacant
W	C-2	School
LAND USE AND ZONING:		
	Existing	**Proposed**
Land Use	Vacant	Residential Subdivision
Zoning	R-3 Residential	R-3 Residential

Application Description:
Preliminary Subdivision:
The proposed preliminary residential subdivision includes 210 lots for single-family residential development, 1 commercial lot, 2 pond areas, 2 Public Parks, 1 Amenity Site, the smallest lot measuring approximately 5,376 sq. ft. and the largest lot measuring approximately 17,539 sq. ft. Internal 54 ft. residential sub-collector streets, a 68' feet residential collector street, a 64' feet velvet ash street residential collector, and a 78' velvet ash street residential collector.

Cumulative Parkland Dedication:
Verdancia Unit 2 requires .76-acres of parkland dedication and $29,600.00 in park fees based on Horizon City's Cumulative parkland dedication and fee requirements. The applicant is proposing to satisfy the requirement through the dedication of 3.46-acres of parkland. The proposed dedication consists of 2 parks, a 1.11-acre on the north part of the subdivision and a 1.58-acre to the south of the subdivision.

Staff Recommendation:
Staff recommends approval subject to addressing all pending comments prior to City Council Meeting.

Planning Division Comments:
1. Plat note states there are covenants, please submit the covenants.
2. Lot 1, Block 8 is below the minimum required of 5,500 sqft. It is at 5,376 sqft.
3. Is Lot 49, Block 8, commercial site proposing to drain to residential pond?

Town Engineer Comments:
1. Sec. 4.2.2.5: Provide features pertinent to subdivision such as any existing utilities with the size of sewer or water mains on Eastlake Boulevard or other connection points.
2. Sec. 4.2.2.9: Provide certification from utility and/or service agencies indicating their satisfaction with the location and extent of utility easements. The certification must also state whether utility services will be sufficient to serve the subdivision. If these certifications are not submitted with the preliminary plat, the City may forward the plat and a comment sheet to the agencies to request service information and easement location comments. A fee will be assessed to cover the associated cost.
3. Add existing utilities to legend.
4. Provide legal description of property south of Block 2.

El Paso 9-1-1 District Comments:
No Comments

TxDOT Comments:
No Comments

El Paso Electric Company:
Along Eastlake Dr, please change the Utility Easement to 12' wide the same as Unit 1. Also please continue the Utility Easement to the crossing of Velvet Ash St and Eastlake

Texas Gas Service:
In reference to Verdancia Unit 2, Texas Gas Service does not have any comments.

El Paso Natural Gas / Kinder Morgan:
This Project area is clear of El Paso Natural Gas a company of Kinder Morgans Pipelines and Facilities.

Clint ISD:
Clint ISD takes no exception to the information presented.

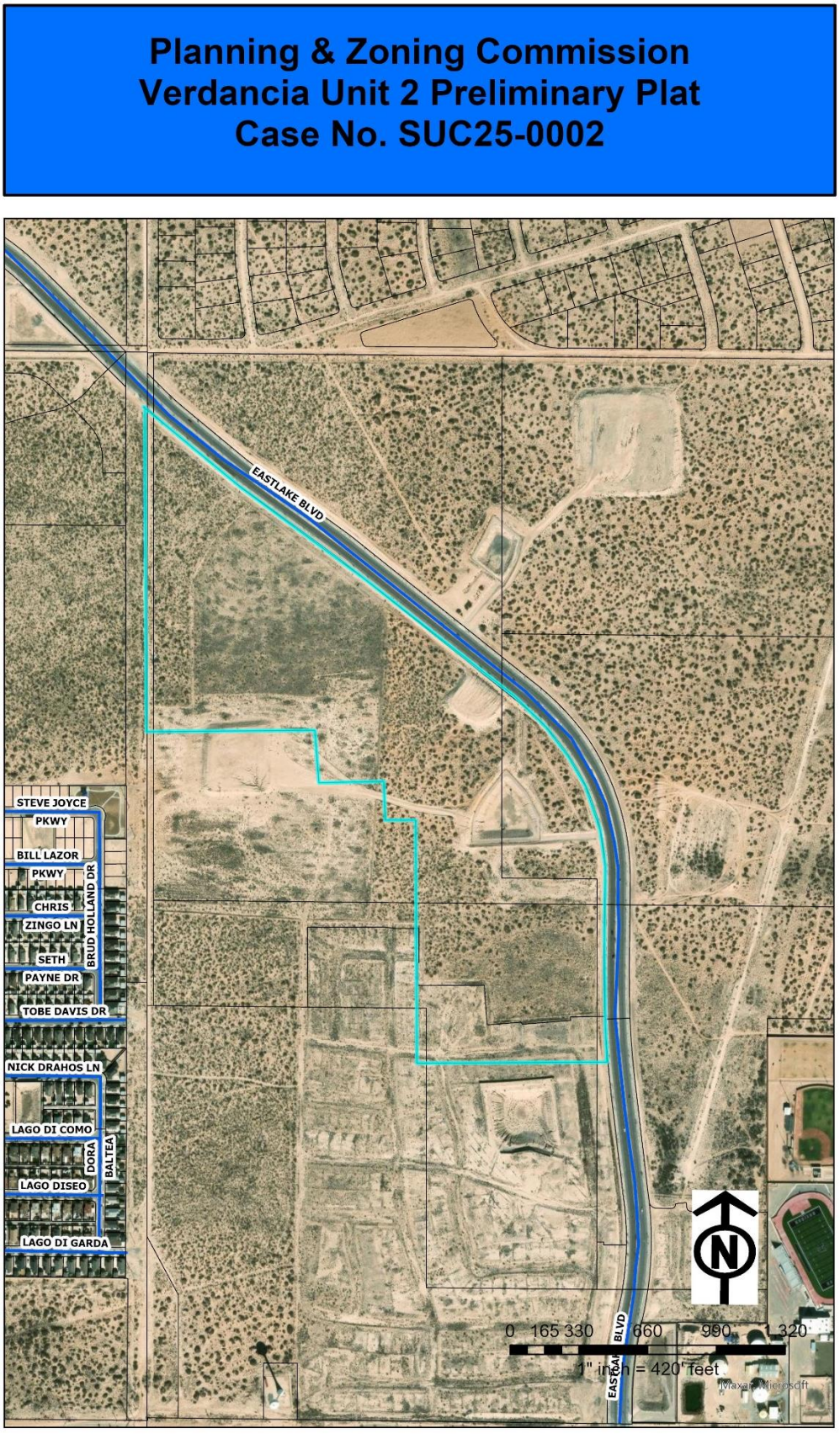
El Paso Central Appraisal District (EPCAD):
No Comments

HRMUD:
No Comments

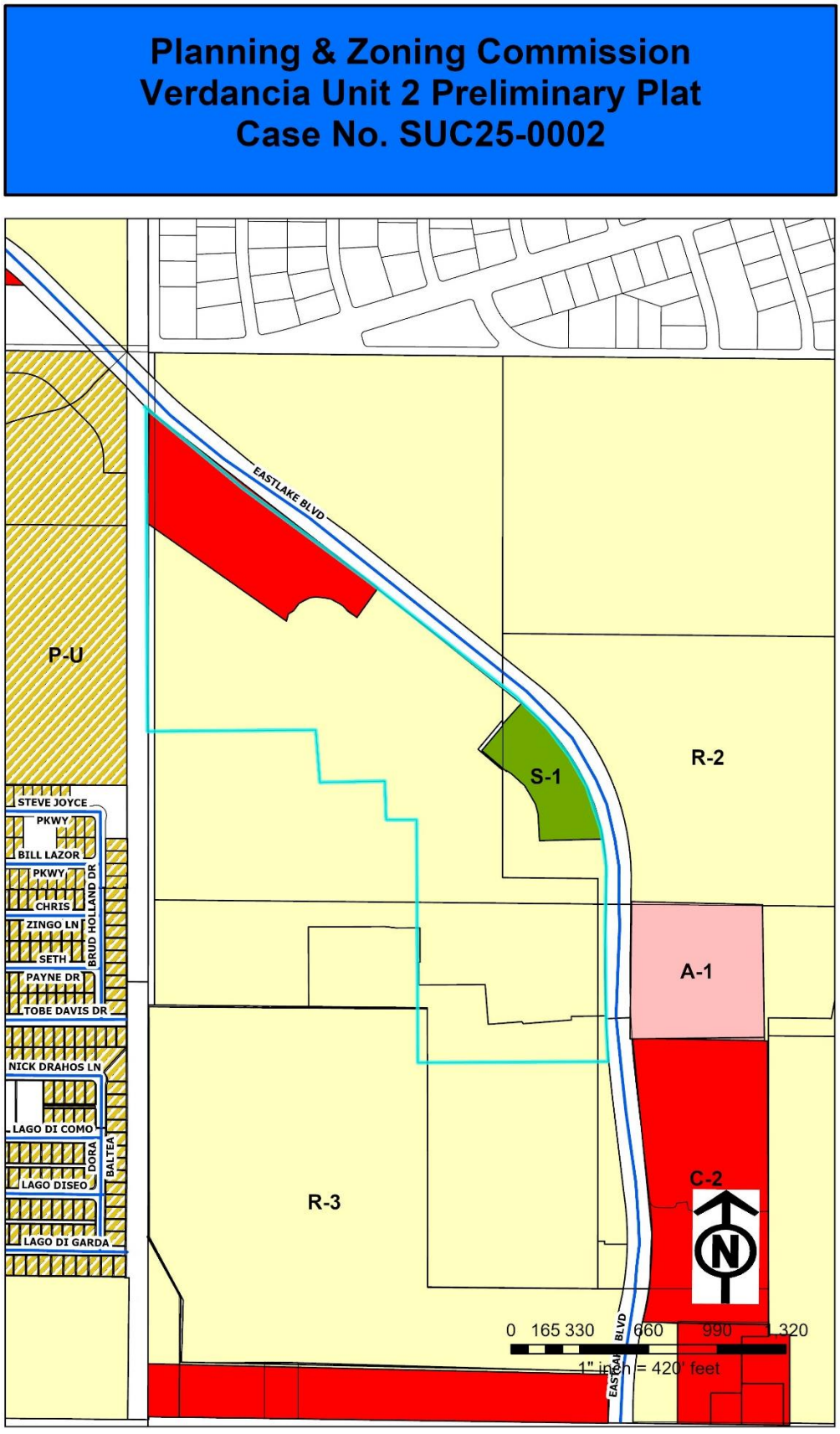
Attachments:

1 – Aerial
2 – Zoning Designation Map
3 – Location Map
4 – Preliminary Plat
5 – Existing and Proposed Right-of-Way Cross Section and Cul-De-Sacs
6 – Modification Request
7 – Application

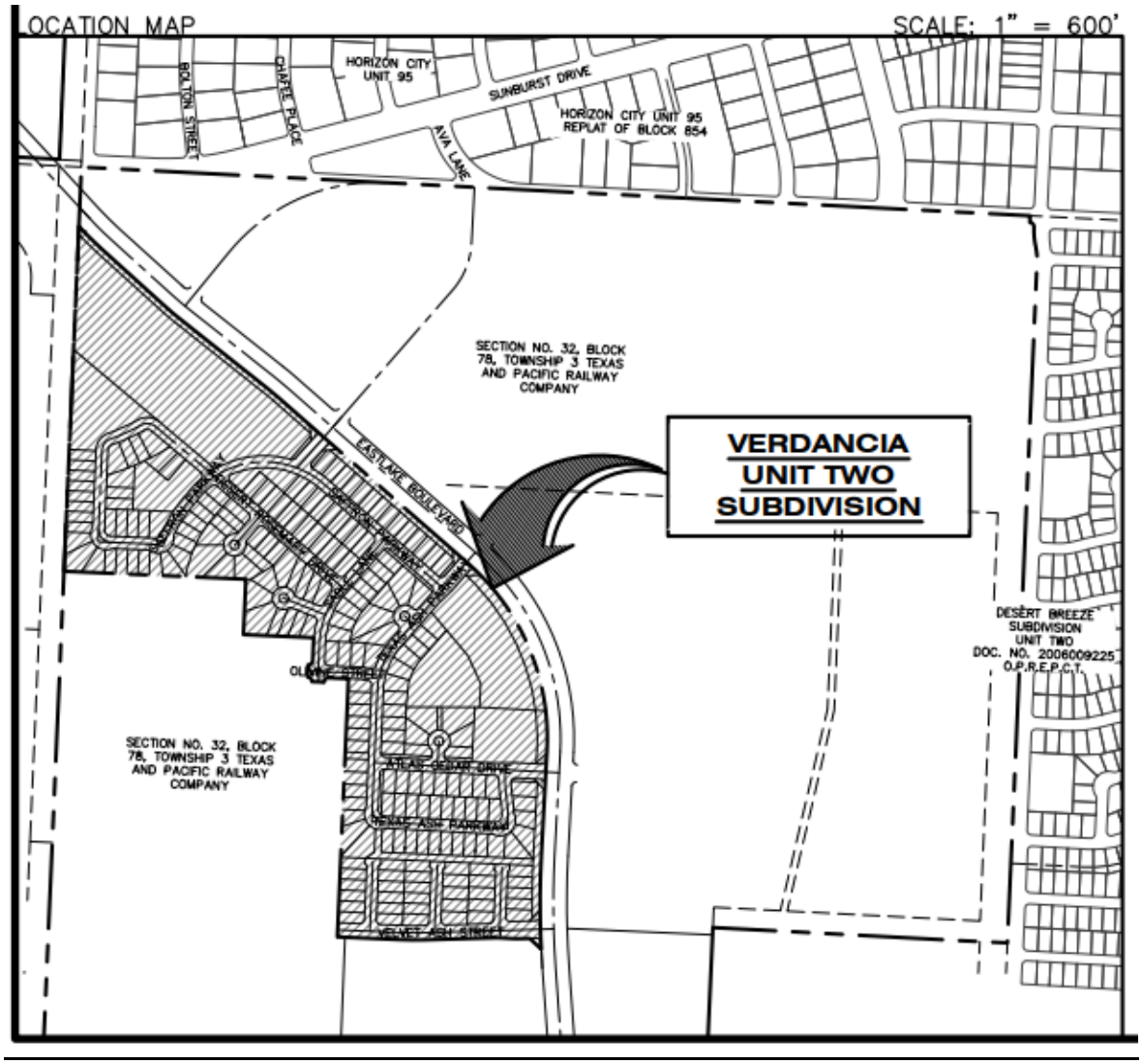
Attachment 1: Aerial Map



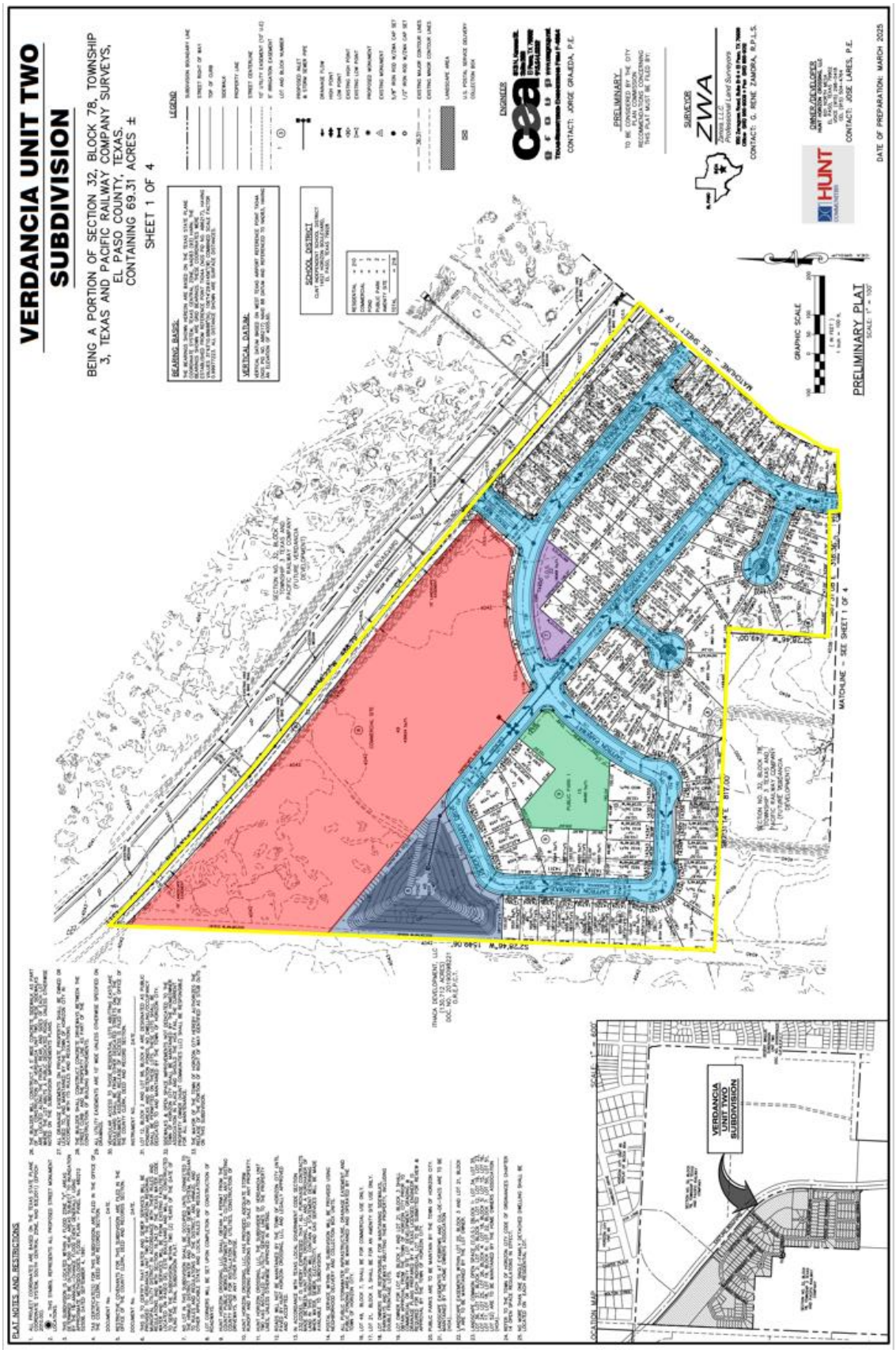
Attachment 2: Zoning Designation Map



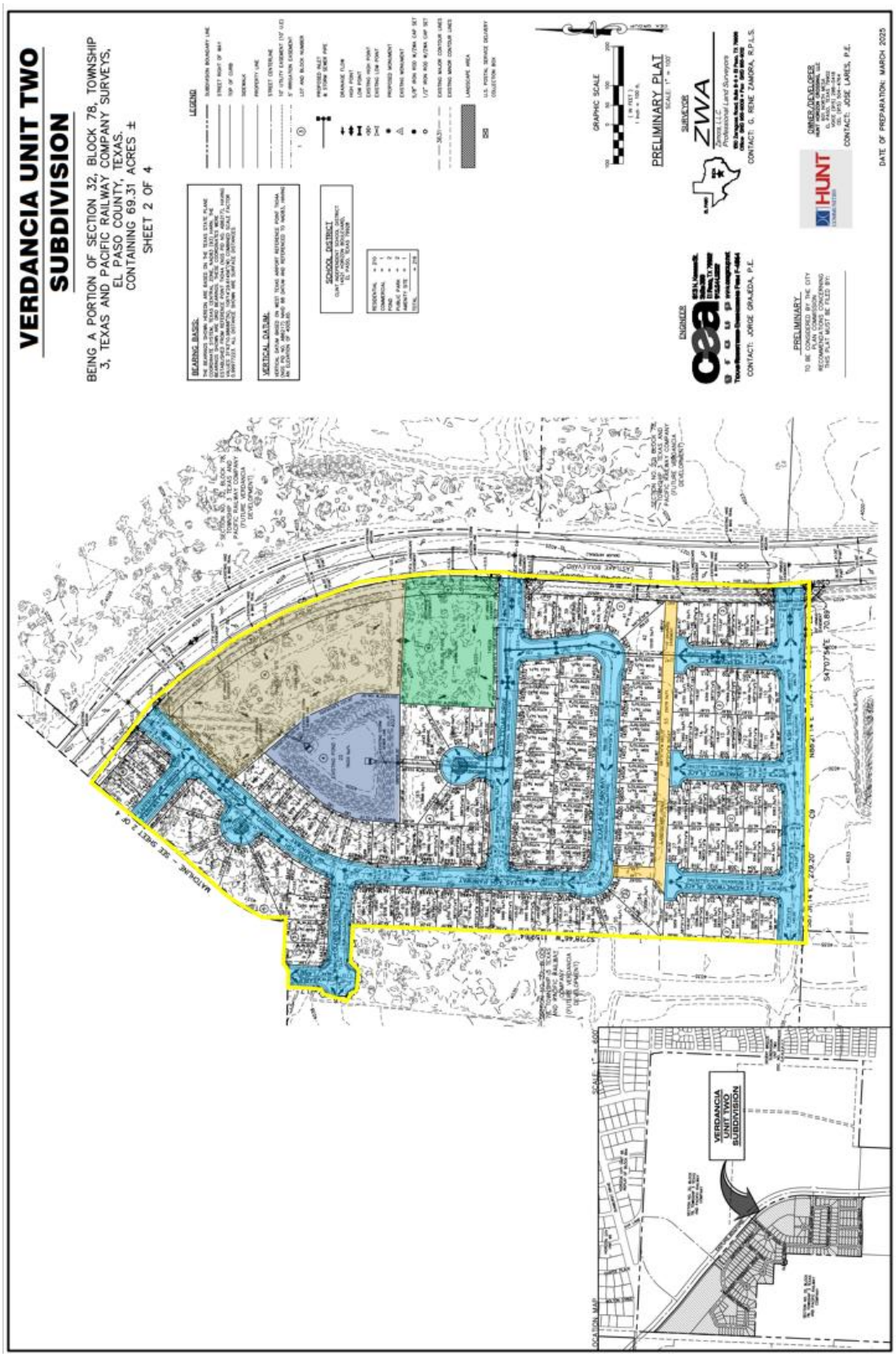
Attachment 3: Location Map



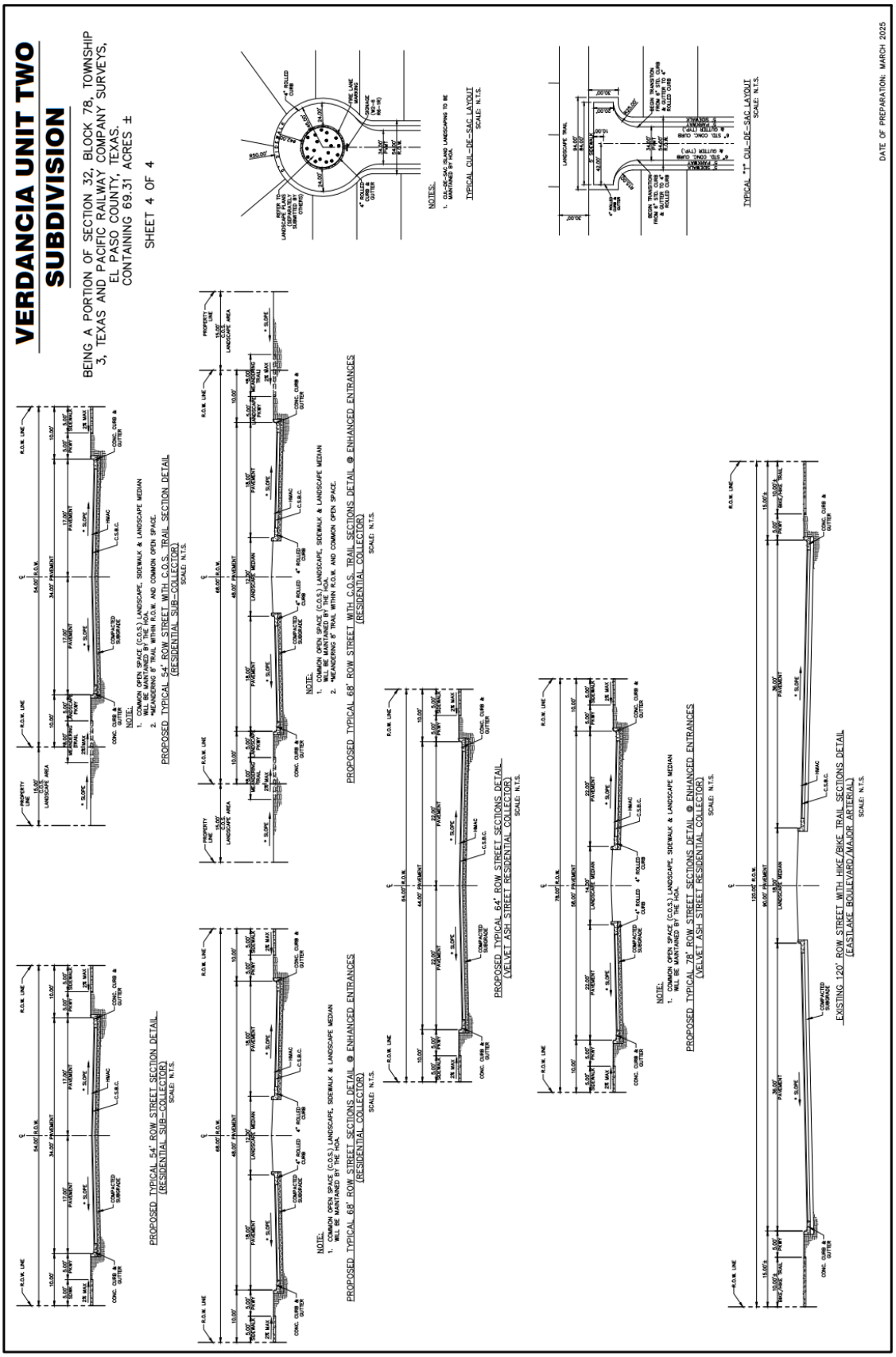
Attachment 4: Preliminary Subdivision Plat (North)



Attachment 4: Preliminary Subdivision Plat (South)



Attachment 5: Existing and Proposed Right-of-Way Cross Section and Cul-De-Sacs



Attachment 6: Modification Request

cea group

Uptown centre
813 N. Kansas St., Ste. 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net

March 25, 2025

Town of Horizon City
14999 Darrington Road
Horizon City, Texas 79928

Attention: Mr. Art Rubio,
Chief Planner

Reference: Verdancia Unit Two Subdivision – Modification Request Letter

Dear Mr. Rubio:

Hunt Communities, GP, LLC is requesting the following modifications from the Town of Horizon City Subdivision Regulations.

1. Modification from a 52-ft residential sub-collector street right-of-way to a 54-ft street right-of-way at all local residential sub-collector streets. The 54-ft street right-of-way will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks and a 34-ft wide pavement structure with curb & gutter.

2. Modification to use a 54-ft street right-of-way with meandering trails at all local residential sub-collector streets abutting common open space lots. The 54-ft street right-of-way will consist of two 5-ft parkways, 34-ft wide pavement structure with curb & gutter and two 8-ft wide meandering trails. The 8-ft trails will meander within the street right-of-way parkway area and the adjacent 15-ft common open space landscape lot. This will provide a visually appealing and safe walking trail along this corridor. Landscape areas will be maintained by the HOA.

3. Modification to use a 68-ft residential collector at enhanced neighborhood entrances. The 68-foot street right-of-way will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks, two 18-ft wide pavement structures and a 12-ft raised landscape median with curbs & gutter. Landscape areas will be maintained by the HOA.

4. Modification to use a 68-ft street right-of-way with meandering trails at all local residential sub-collector streets at enhanced neighborhood entrances abutting common open space lots. The 68-ft street right-of-way will consist of two 5-ft parkways, 36-ft wide pavement structure with curb & gutter, a 12-ft raised landscape median and two 8-ft wide meandering trails. The 8-ft trails will meander within the street right-of-way parkway area and the adjacent 15-ft common open space landscape lot. This will provide a visually appealing and safe walking trail along this corridor. Landscape areas will be maintained by the HOA.

5. Modification to use a 64-ft street right-of-way residential collector at Velvet Ash St. which consist of two 5-ft parkways, two 5-ft wide concrete sidewalks and a 44-ft wide pavement structure with curb & gutter.

6. Modification to use a 78-ft street right-of-way residential collector at the enhanced neighborhood entrance on Velvet Ash and Eastlake Blvd. intersection. The 78-foot street will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks, two 22-ft wide pavement structures and a 14-ft raised landscape median with curbs & gutter. Landscape areas will be maintained by the HOA.

PUBLIC INFRASTRUCTURE. PRIVATE DEVELOPMENT.

7. Modification to use 50-foot radius Cul-de-Sac streets with interior landscape islands and outside travel lane roadway width of 24-feet. The proposed cul-de-sac and landscape islands will enhance the neighborhood character, reduce the impervious surface, aid to eliminate typical cul-de-sac "stack" parking and maintain adequate room for emergency vehicle turning movement. Landscape areas will be maintained by the HOA.

8. Modification to use "T" Cul-de-Sac access streets on Kidneywood Place, Snakeweed Place and Youpon Place. The proposed "T" Cul-de-Sac will consist of a 54-foot right-of-way within the straight segment with 34-ft pavement width, two 5-ft parkways and two 5-ft wide concrete sidewalks. The "T" hammer head section will consist of a 94-ft width right-of-way, width an 84-ft wide pavement section and 5-ft sidewalks on each end. The length of these "T" Cul-de-Sacs will vary between 285-ft to 311-ft from center of intersecting street to center of "T" Cul-de-Sac.

   The proposed "T" Cul-de-Sacs will enhance the neighborhood character by allowing visibility and pedestrian access to the proposed 30-ft access landscape trail adjacent and abutting these. In addition to, the proposed layout allows room for emergency vehicle turning movement. The use of "T" Cul-de-Sacs have been an accepted means of street access within the El Paso County region.

On behalf of the developer and CEA Group, we thank you in advance for your prompt attention to this issue and look forward to a favorable consideration to our modifications request. If you have any questions, please do not hesitate to call me at (915) 544-5232 or email jgrajeda@ceagroup.net.

Sincerely,
CEA Group

Jorge Grajeda, P.E.
Project Manager

I-2090-029-verdanciaunittwosubd._thc modificationrequest.ar.25march.2025
JG/jg

Attachment: Preliminary Plat

cc: Jose Lares, P.E., Hunt Communities, LLC.

Attachment 7: Application

Town of Horizon City, TX
Town of Horizon City Hall
14999 Darrington Road
Horizon City, TX 79928
915-852-1046
https://www.horizoncity.org/

PERMIT

SDP25-0002 — **SUBDIVISION (PRELIMINARY)**

SITE ADDRESS: 0 UNKNOWN HORIZON CITY
PRIMARY PARCEL: X57800033205010
PROJECT NAME: VERDANCIA UNIT 2 PRELIMINARY

ISSUED:
EXPIRES:

APPLICANT: Grajeda, Jorge
813 N. Kansas St.
El Paso, TX 79902
915-544-5232

OWNER: Nelda Rodriguez
601 N MESA ST STE 1900
EL PASO, TX 79901

Detail Name	Detail Value
Please select the Land Use here:	Residential
Please provide the Specific Use here - e.g. - Residential: single-family/duplex. - Commercial: retail/office. - Industrial: manufacturing/assembly. - Institutional: church/hospital. - Civic: library/park/government	Residential Development
Number of Units:	216
Acreage:	69.31
If single-family or duplex development is proposed: enter the average floor area of houses	1800
Are special improvements proposed in connection with the development?	No
Is a modification of any portion of the subdivision ordinance proposed?	Yes
If answer is "Yes", please explain the nature of the modification or enter N/A	See attached modification request letter for modifications for proposed street sections.
What type of landscaping is proposed?	Medians
If answered "Other", please describe the landscaping type proposed or enter N/A	Medians, Common Open Space
Remarks and/or explanation of special circumstances	N/A
Will plat be recorded prior to subdivision improvements being completed & approved?	N/A
If answered "Yes" to plat recorded before completion of subdivision improvements, have Required Guarantee OR Improvement Cost Estimates & Construction Agreement been submitted?	Not Applicable
Will any Restrictions and Covenants be recorded with plat?	Yes, if yes please attach copy
If the project will have improvements dedicated to the City, have the plans been approved?	N

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Page 1 of 2

Town of Horizon City, TX
Town of Horizon City Hall
14999 Darrington Road
Horizon City, TX 79928
915-852-1046
https://www.horizoncity.org/

If the project has improvements dedicated to the City, please enter the date the submitted improvement plans were received, or enter N/A if not applicable (attach Transmittal Proof of Plans Submitted)	N/A. Plans to be submitted soon.
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 exceeding deposit will be invoiced separately.	I acknowledge

FEES:	Paid	Due
Subdivision Preliminary Plat Application Fee	$1,500.00	$0.00
Application approval - engineering fee (initial fee)	$800.00	$0.00
Technology fee surcharge added to all permits	$115.00	$0.00
Totals :	**$2,415.00**	**$0.00**

Printed by : David Ruiz on: 04/21/2025 07:52 AM

VERDANCIA UNIT TWO SUBDIVISION

BEING A PORTION OF SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TEXAS.
CONTAINING 69.31 ACRES ±

SHEET 1 OF 4

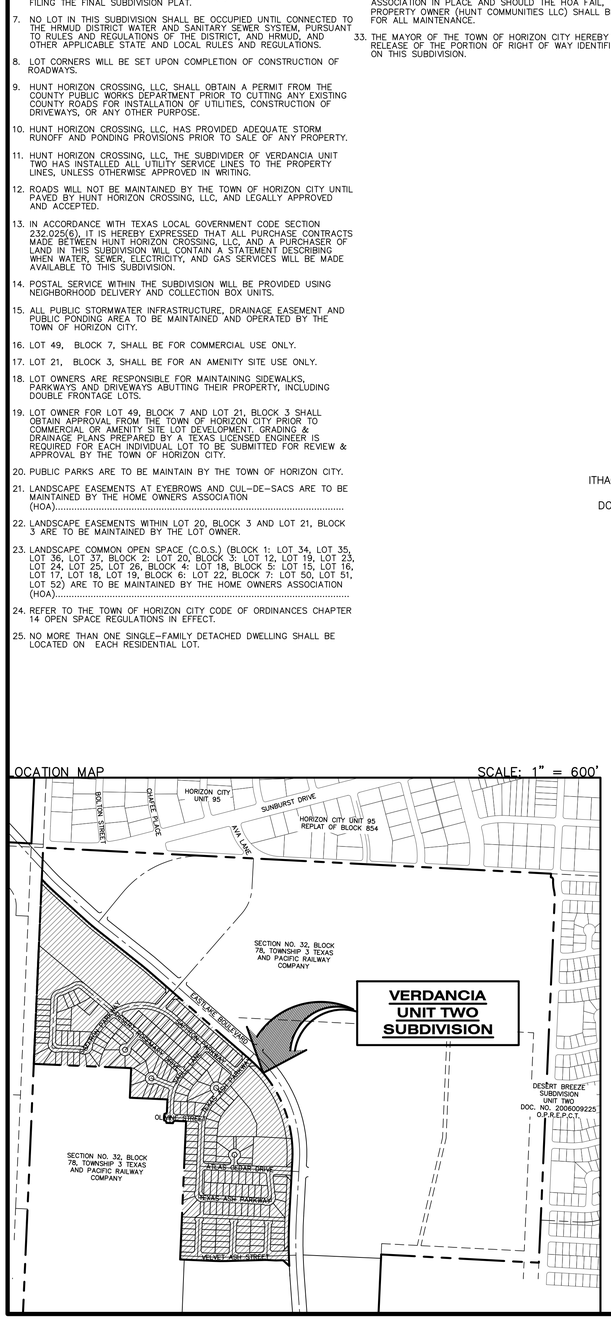
PLAT NOTES AND RESTRICTIONS

1. ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).
2. ◉ = THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENT LOCATIONS.
3. THIS SUBDIVISION IS LOCATED WITHIN A FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR, AREAS SUBJECT TO INUNDATION BY THE 1%–ANNUAL–CHANCE FLOOD EVENT GENERALLY USING APPROXIMATE METHODOLOGIES. FLOOD PLAIN – PANEL No. 480212 0250B, DATED SEPTEMBER 4, 1991.
4. TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

   DOCUMENT No. _____, DATE.
5. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

   DOCUMENT No. _____, DATE.
6. THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO VERDANCIA UNIT TWO BY THE HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE FROM EXISTING FACILITIES LOCATED ON PASEO DEL ESTE BOULEVARD AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION, WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE HRMUD DISTRICT WATER AND SANITARY SEWER SYSTEM, PURSUANT TO RULES AND REGULATIONS OF THE DISTRICT, AND HRMUD, AND OTHER APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
8. LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS.
9. HUNT HORIZON CROSSING, LLC, SHALL OBTAIN A PERMIT FROM THE COUNTY PUBLIC WORKS DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROADS FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
10. HUNT HORIZON CROSSING, LLC, HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY PROPERTY.
11. HUNT HORIZON CROSSING, LLC, THE SUBDIVIDER OF VERDANCIA UNIT TWO HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES, UNLESS OTHERWISE APPROVED IN WRITING.
12. ROADS WILL NOT BE MAINTAINED BY THE TOWN OF HORIZON CITY UNTIL PAVED BY HUNT HORIZON CROSSING, LLC, AND LEGALLY APPROVED AND ACCEPTED.
13. IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN HUNT HORIZON CROSSING, LLC, AND A PURCHASER OF LAND IN THIS SUBDIVISION WILL CONTAIN A STATEMENT DESCRIBING WHICH WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
14. POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
15. ALL PUBLIC STORMWATER INFRASTRUCTURE, DRAINAGE EASEMENT AND PUBLIC PONDING AREA TO BE MAINTAINED AND OPERATED BY THE TOWN OF HORIZON CITY.
16. LOT 49, BLOCK 7, SHALL BE FOR COMMERCIAL USE ONLY.
17. LOT 21, BLOCK 3, SHALL BE FOR AN AMENITY SITE USE ONLY.
18. LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING SIDEWALKS, PARKWAYS AND DRIVEWAYS ABUTTING THEIR PROPERTY, INCLUDING DOUBLE FRONTAGE LOTS.
19. LOT OWNER FOR LOT 49, BLOCK 7 AND LOT 21, BLOCK 3 SHALL OBTAIN APPROVAL FROM THE TOWN OF HORIZON CITY PRIOR TO COMMERCIAL OR AMENITY SITE LOT DEVELOPMENT. GRADING & DRAINAGE PLANS PREPARED BY A TEXAS LICENSED ENGINEER IS REQUIRED FOR EACH INDIVIDUAL LOT TO BE SUBMITTED FOR REVIEW & APPROVAL BY THE TOWN OF HORIZON CITY.
20. PUBLIC PARKS ARE TO BE MAINTAIN BY THE TOWN OF HORIZON CITY.
21. LANDSCAPE EASEMENTS AT EYEBROWS AND CUL–DE–SACS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).....
22. LANDSCAPE EASEMENTS WITHIN LOT 20, BLOCK 3 AND LOT 21, BLOCK 3 ARE TO BE MAINTAINED BY THE LOT OWNER.
23. LANDSCAPE COMMON OPEN SPACE (C.O.S.) (BLOCK 1: LOT 34, LOT 35, LOT 36, LOT 37, BLOCK 2: LOT 20, BLOCK 3: LOT 12, LOT 19, LOT 23, LOT 24, LOT 25, LOT 26, BLOCK 4: LOT 18, BLOCK 5: LOT 15, LOT 16, LOT 17, LOT 18, LOT 19, BLOCK 6: LOT 22, BLOCK 7: LOT 50, LOT 51, LOT 52) ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).....
24. REFER TO THE TOWN OF HORIZON CITY CODE OF ORDINANCES CHAPTER 14 OPEN SPACE REGULATIONS IN EFFECT.
25. NO MORE THAN ONE SINGLE–FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH RESIDENTIAL LOT.
26. THE BUILDER WILL CONSTRUCT A 5' WIDE CONCRETE SIDEWALK AS PART OF THE CONSTRUCTION OF VERDANCIA UNIT TWO. THESE SIDEWALKS ARE LOCATED ALONG THE FRONT, REAR, AND SIDES OF EACH LOT WHERE THE LOT ABUTS A PUBLIC DEDICATED ROAD, UNLESS OTHERWISE NOTED ON THE SUBDIVISION IMPROVEMENTS PLANS.
27. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED OR LEASED TO, AND MAINTAINED BY THE TOWN OF HORIZON CITY IN ACCORDANCE WITH ITS RULES AND REGULATIONS.
28. THE BUILDER SHALL CONSTRUCT CONCRETE DRIVEWAYS BETWEEN THE STREET CURB AND THE PROPERTY LINE AS PART OF THE CONSTRUCTION OF BUILDING IMPROVEMENTS.
29. ALL UTILITY EASEMENTS ARE 10' WIDE UNLESS OTHERWISE SPECIFIED ON DRAWINGS.
30. VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING EASTLAKE BOULEVARD SHALL BE FROM OTHER DEDICATED STREETS ONLY, THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.

    INSTRUMENT NO._____, DATE._____
31. LOT 12, BLOCK 2 AND LOT 98, BLOCK 6 ARE DESIGNATED AS PUBLIC PONDING AREAS AND RETENTION PONDS. NO DWELLING/OCCUPANCY SHALL BE PERMITTED ON THESE LOTS. THESE LOTS SHALL BE DEDICATED TO AND MAINTAINED BY THE TOWN OF HORIZON CITY.
32. SIDEWALKS & OPEN SPACE IMPROVEMENTS NOT DEDICATED TO THE TOWN OF HORIZON CITY SHALL BE MAINTAINED BY THE HOMEOWNER ASSOCIATION IN PLACE AND SHOULD THE HOA FAIL, THE CURRENT PROPERTY OWNER (HUNT COMMUNITIES LLC) SHALL BE RESPONSIBLE FOR ALL MAINTENANCE.
33. THE MAYOR OF THE TOWN OF HORIZON CITY HEREBY AUTHORIZES THE RELEASE OF THE PORTION OF RIGHT OF WAY IDENTIFIED AS STUB OUTS ON THIS SUBDIVISION.



BEARING BASIS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT TX04A (NGS PID NO. AB6217), HAVING VALUES 31°43'10.98688"(N), 106°14'29.61456"(W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

VERTICAL DATUM:

VERTICAL DATUM BASED ON WEST TEXAS AIRPORT REFERENCE POINT TX04A (NGS PID NO. AB6217) NAVD 88 DATUM AND REFERENCED TO NAD83, HAVING AN ELEVATION OF 4005.60.

SCHOOL DISTRICT

CLINT INDEPENDENT SCHOOL DISTRICT
14521 HORIZON BOULEVARD,
EL PASO, TEXAS 79928

RESIDENTIAL	=	210
COMMERCIAL	=	1
POND	=	2
PUBLIC PARK	=	2
AMENITY SITE	=	1
TOTAL	=	216

LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CENTERLINE
- 10' UTILITY EASEMENT (10' U.E)
- 5' IRRIGATION EASEMENT
- 1 ③ LOT AND BLOCK NUMBER
- PROPOSED INLET & STORM SEWER PIPE
- DRAINAGE FLOW
- HIGH POINT
- LOW POINT
- EXISTING HIGH POINT
- EXISTING LOW POINT
- ◉ PROPOSED MONUMENT
- △ EXISTING MONUMENT
- ● 5/8" IRON ROD W/ZWA CAP SET
- ○ 1/2" IRON ROD W/ZWA CAP SET
- 3631 EXISTING MAJOR CONTOUR LINES
- EXISTING MINOR CONTOUR LINES
- LANDSCAPE AREA
- ✉ U.S. POSTAL SERVICE DELIVERY COLLECTION BOX

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

PRELIMINARY PLAT

SCALE: 1" = 100'

ENGINEER
cea group
813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net
TEXAS REGISTERED ENGINEERING FIRM F-4564
CONTACT: JORGE GRAJEDA, P.E.

PRELIMINARY

TO BE CONSIDERED BY THE CITY PLAN COMMISSION RECOMMENDATIONS CONCERNING THIS PLAT MUST BE FILED BY:

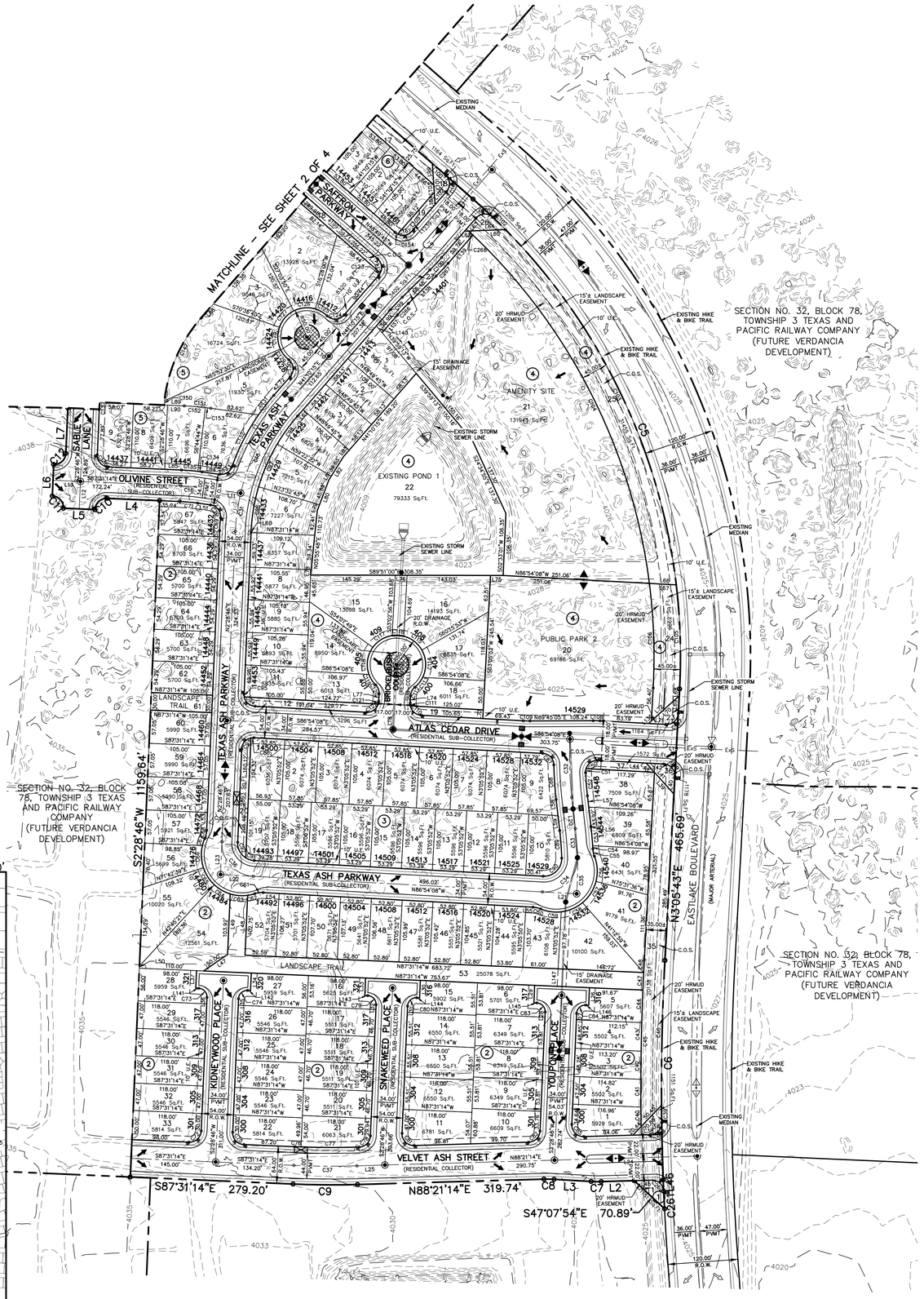
SURVEYOR
ZWA
Zamora, L.L.C.
Professional Land Surveyors
1510 Zaragosa Road, Suite B-8 • El Paso, TX 79936
Office: (915) 955-9009 • Fax: (915) 855-9012
CONTACT: G. RENE ZAMORA, R.P.L.S.

OWNER/DEVELOPER
HUNT HORIZON CROSSING, LLC
601 NORTH MESA
EL PASO, TEXAS 79902
VOICE (915) 298–0418
CEL (915) 504–4764
CONTACT: JOSE LARES, P.E.

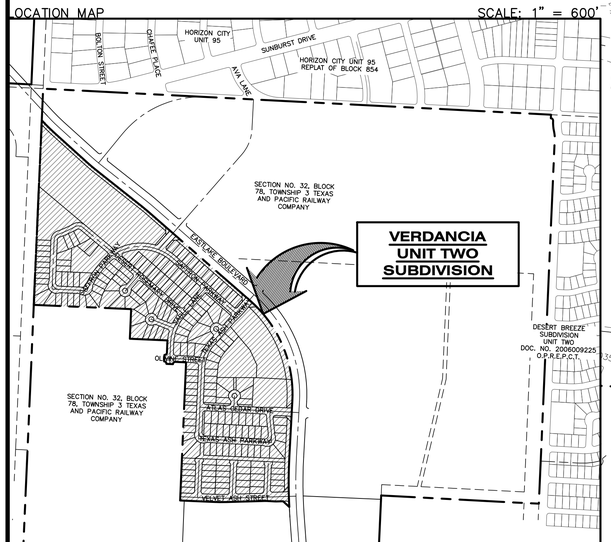
DATE OF PREPARATION: MARCH 2025

VERDANCIA UNIT TWO SUBDIVISION

BEING A PORTION OF SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TEXAS.
CONTAINING 69.31 ACRES ±
SHEET 2 OF 4



LOCATION MAP SCALE: 1" = 600'



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VERTICAL DATUM:

VERTICAL DATUM BASED ON WEST TEXAS AIRPORT REFERENCE POINT TX04A (NGS PID NO. AB6217) NAVD 88 DATUM AND REFERENCED TO NAD83, HAVING AN ELEVATION OF 4005.60.

SCHOOL DISTRICT

CLINT INDEPENDENT SCHOOL DISTRICT
14521 HORIZON BOULEVARD,
EL PASO, TEXAS 79928

RESIDENTIAL	=	210
COMMERCIAL	=	1
POND	=	2
PUBLIC PARK	=	2
AMENITY SITE	=	1
TOTAL	=	216

LEGEND

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- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
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- 5' IRRIGATION EASEMENT
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- DRAINAGE FLOW
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- EXISTING HIGH POINT
- EXISTING LOW POINT
- PROPOSED MONUMENT
- EXISTING MONUMENT
- 5/8" IRON ROD W/ZWA CAP SET
- 1/2" IRON ROD W/ZWA CAP SET
- 3631 EXISTING MAJOR CONTOUR LINES
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- LANDSCAPE AREA
- U.S. POSTAL SERVICE DELIVERY COLLECTION BOX

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

PRELIMINARY PLAT

SCALE: 1" = 100'

ENGINEER
cea group
813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232
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TEXAS REGISTERED ENGINEERING FIRM F-4564
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Office: (915) 955-9009 • Fax: (915) 855-9012
CONTACT: G. RENE ZAMORA, R.P.L.S.

PRELIMINARY

TO BE CONSIDERED BY THE CITY PLAN COMMISSION RECOMMENDATIONS CONCERNING THIS PLAT MUST BE FILED BY:

_____

OWNER/DEVELOPER
HUNT HORIZON CROSSING, LLC
601 NORTH MESA
EL PASO, TEXAS 79902
VOICE (915) 298-0418
CEL (915) 504-4764
CONTACT: JOSE LARES, P.E.

DATE OF PREPARATION: MARCH 2025

VERDANCIA UNIT TWO SUBDIVISION

BEING A PORTION OF SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TEXAS.
CONTAINING 69.31 ACRES ±

SHEET 3 OF 4

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1560.00'	33.74'	16.87'	33.74'	S43°20'43"E	001°14'21"
C2	1560.00'	106.79'	53.42'	106.77'	S45°55'34"E	003°55'20"
C3	1560.00'	101.26'	50.65'	101.24'	S49°44'48"E	003°43'08"
C4	1440.00'	69.74'	34.88'	69.73'	N50°13'08"W	002°46'29"
C5	1040.00'	942.54'	506.42'	910.62'	N22°52'05"W	051°55'36"
C6	4060.00'	376.01'	188.14'	375.87'	S00°26'32"W	005°18'23"
C7	200.00'	17.31'	8.66'	17.30'	S89°10'01"E	004°57'30"
C8	200.00'	17.31'	8.66'	17.30'	N89°10'01"W	004°57'30"
C9	1532.00'	110.31'	55.18'	110.29'	S89°35'00"E	004°07'33"
C10	20.00'	31.42'	20.00'	28.28'	S47°28'46"W	090°00'00"
C11	20.00'	31.42'	20.00'	28.28'	N42°31'14"W	090°00'00"
C12	20.00'	31.42'	20.00'	28.28'	N47°28'46"E	090°00'00"
C13	427.00'	25.12'	12.56'	25.11'	S04°09'53"W	003°22'13"
C14	410.00'	143.54'	72.51'	142.81'	N58°51'32"W	020°03'34"
C15	350.00'	170.16'	86.80'	168.49'	S27°14'34"W	027°51'21"
C16	350.00'	32.81'	16.42'	32.80'	N84°50'05"W	005°22'18"
C17	400.00'	132.60'	66.91'	131.99'	S11°58'35"W	018°59'36"
C18	400.00'	137.52'	69.44'	136.84'	S31°19'19"W	019°41'52"
C19	400.00'	7.80'	3.90'	7.80'	N49°23'16"W	001°07'02"
C20	410.00'	123.10'	62.02'	122.64'	S48°39'18"W	017°12'10"
C21	650.00'	189.19'	95.27'	188.52'	S31°42'55"W	016°40'35"
C22	57.00'	72.91'	42.40'	68.04'	N60°01'19"E	073°17'24"
C23	650.00'	44.43'	22.22'	44.42'	S21°25'08"W	003°55'00"
C24	400.00'	43.37'	21.70'	43.34'	N80°13'38"W	006°12'42"
C25	400.00'	31.23'	15.62'	31.23'	N85°34'12"W	004°28'26"
C26	57.00'	89.54'	57.00'	80.61'	S42°31'14"E	090°00'00"
C27	57.00'	67.45'	38.30'	63.58'	S36°22'39"W	067°47'46"
C28	969.00'	152.07'	76.19'	151.92'	N65°46'47"E	008°59'31"
C29	57.00'	68.41'	39.01'	64.38'	N84°19'53"W	068°46'11"
C30	410.00'	385.38'	208.25'	371.35'	S84°11'02"W	053°51'18"
C31	350.00'	66.19'	33.19'	66.09'	S07°53'50"W	010°50'08"
C32	600.00'	100.49'	50.36'	100.37'	S01°44'57"E	009°35'46"
C33	600.00'	49.94'	24.98'	49.92'	N04°09'46"W	004°46'07"
C34	57.00'	94.39'	62.07'	83.97'	N45°39'34"E	094°52'35"
C35	600.00'	61.91'	30.98'	61.88'	N01°10'38"E	005°54'42"
C36	57.00'	88.92'	56.39'	80.17'	S42°12'41"E	089°22'55"
C37	1500.00'	108.01'	54.03'	107.99'	S89°35'00"E	004°07'33"
C38	20.00'	31.13'	19.72'	28.08'	N43°45'38"E	089°11'07"
C39	4060.00'	30.00'	15.00'	30.00'	S00°37'13"E	000°25'24"
C40	4095.00'	33.24'	16.62'	33.24'	S00°40'07"E	000°27'54"
C41	4095.00'	47.55'	23.77'	47.55'	S00°06'12"E	000°39'55"
C42	4095.00'	48.31'	24.15'	48.31'	S00°34'02"W	000°40'33"
C43	4095.00'	48.86'	24.43'	48.86'	S01°14'49"W	000°41'01"
C44	4095.00'	55.93'	27.97'	55.93'	S01°58'49"W	000°46'57"
C45	4095.00'	285.80'	142.96'	285.74'	S01°05'54"W	003°59'56"
C46	4060.00'	248.29'	124.18'	248.25'	S01°20'36"W	003°30'14"
C47	4095.00'	30.00'	15.00'	30.00'	S02°34'53"W	000°25'11"
C48	4095.00'	21.91'	10.95'	21.91'	S02°56'40"W	000°18'23"
C49	20.00'	31.41'	20.00'	28.28'	N41°54'13"W	089°59'50"
C50	20.00'	26.36'	15.49'	24.49'	S55°20'11"W	075°31'21"
C51	20.00'	7.03'	3.55'	6.99'	S07°30'29"W	020°08'04"
C52	573.00'	39.88'	19.95'	39.87'	S04°33'11"E	003°59'16"
C53	627.00'	32.47'	16.24'	32.47'	N05°03'49"W	002°58'02"
C54	627.00'	5.56'	2.78'	5.56'	N03°19'32"W	000°30'30"
C55	40.00'	12.88'	6.49'	12.82'	S12°17'34"E	018°26'34"
C56	70.00'	43.97'	22.74'	43.25'	S03°31'14"E	035°59'15"
C57	70.00'	43.79'	22.64'	43.08'	N32°23'40"E	035°50'33"
C58	70.00'	40.27'	20.71'	39.72'	N66°47'54"E	032°57'54"
C59	70.00'	35.78'	18.29'	35.39'	S82°04'29"E	029°17'20"
C60	40.00'	13.59'	6.86'	13.53'	N77°09'58"W	019°28'20"
C61	40.00'	14.68'	7.42'	14.60'	S82°34'56"W	021°01'51"
C62	70.00'	12.54'	6.29'	12.53'	N77°11'59"E	010°15'56"
C63	70.00'	30.26'	15.37'	30.02'	S85°17'03"E	024°45'59"
C64	70.00'	31.35'	15.94'	31.08'	S60°04'21"E	025°39'25"
C65	70.00'	35.38'	18.07'	35.00'	S32°46'00"E	028°57'18"
C66	70.00'	38.26'	19.62'	37.79'	S02°37'49"E	031°19'04"
C67	70.00'	12.81'	6.42'	12.79'	S18°16'10"W	010°28'55"
C68	40.00'	14.68'	7.42'	14.60'	N12°59'42"E	021°01'51"
C69	377.00'	22.36'	11.18'	22.35'	S04°10'42"W	003°23'52"
C70	20.00'	30.73'	19.32'	27.79'	N38°08'09"W	088°01'34"
C71	323.00'	30.28'	15.15'	30.27'	N84°50'05"W	005°22'18"
C72	20.00'	31.42'	20.00'	28.28'	N47°28'46"E	090°00'00"
C73	15.00'	23.56'	15.00'	21.21'	N42°31'14"W	090°00'00"
C74	15.00'	23.56'	15.00'	21.21'	S47°28'46"W	090°00'00"
C75	20.00'	31.42'	20.00'	28.28'	S42°31'14"E	090°00'00"
C76	1468.00'	10.80'	5.40'	10.80'	S87°43'52"E	000°25'18"
C77	1468.00'	99.61'	49.82'	99.59'	S89°53'09"E	003°53'15"
C78	20.00'	29.91'	18.55'	27.20'	N45°19'30"E	085°41'27"
C79	15.00'	23.56'	15.00'	21.21'	N42°31'14"W	090°00'00"
C80	15.00'	23.56'	15.00'	21.21'	S47°28'46"W	090°00'00"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C81	20.00'	32.86'	21.49'	29.28'	S44°35'00"E	094°07'33"
C82	20.00'	29.98'	18.61'	27.25'	N45°25'00"E	085°52'27"
C83	15.00'	23.56'	15.00'	21.21'	N42°31'14"W	090°00'00"
C84	15.00'	23.56'	15.00'	21.21'	S47°28'46"W	090°00'00"
C85	20.00'	32.86'	21.49'	29.28'	S44°35'00"E	094°07'33"
C86	20.00'	5.27'	2.65'	5.25'	S85°33'00"W	015°05'44"
C87	20.00'	29.95'	18.58'	27.23'	N44°00'28"W	085°47'20"
C88	627.00'	59.46'	29.75'	59.44'	S03°49'49"E	005°26'01"
C89	572.95'	47.69'	23.86'	47.67'	N04°09'46"W	004°46'08"
C90	30.00'	49.68'	32.67'	44.19'	N45°39'34"E	094°52'35"
C91	30.00'	15.38'	7.87'	15.22'	S72°12'41"E	029°22'55"
C92	30.00'	31.42'	17.32'	30.00'	S27°31'14"E	060°00'00"
C93	20.00'	26.36'	15.49'	24.49'	S40°14'27"W	075°31'21"
C94	20.00'	26.36'	15.49'	24.49'	S49°08'28"E	075°31'21"
C95	20.00'	4.84'	2.43'	4.83'	S04°27'00"E	013°51'34"
C96	323.00'	78.78'	39.59'	78.59'	S09°28'02"W	013°58'30"
C97	323.00'	79.90'	40.15'	79.69'	S23°32'27"W	014°10'21"
C98	323.00'	59.44'	29.80'	59.36'	S35°53'56"W	010°32'37"
C99	400.00'	29.27'	14.64'	29.26'	S43°16'00"W	004°11'31"
C100	400.00'	29.27'	14.64'	29.26'	S43°16'00"W	004°11'31"
C101	20.00'	32.30'	20.91'	28.90'	S87°26'24"W	092°32'18"
C102	1040.00'	30.00'	15.00'	30.00'	N45°27'52"W	001°39'10"
C103	1040.00'	687.84'	357.03'	675.37'	N25°41'27"W	037°53'41"
C104	995.00'	682.36'	355.21'	669.06'	N26°53'02"W	039°17'34"
C105	1040.00'	178.59'	89.51'	178.37'	N01°49'27"W	009°50'20"
C106	995.00'	179.48'	89.99'	179.24'	N02°04'12"W	010°20'07"
C107	20.00'	31.42'	20.00'	28.28'	N48°05'47"E	090°00'09"
C108	200.00'	11.68'	5.84'	11.68'	N88°34'32"W	003°20'47"
C109	200.00'	11.68'	5.84'	11.68'	S88°34'32"E	003°20'47"
C110	20.00'	26.36'	15.49'	24.49'	S49°08'28"E	075°31'21"
C111	20.00'	5.04'	2.53'	5.02'	S04°09'55"E	014°25'44"
C112	20.00'	16.69'	8.87'	16.21'	S26°57'37"W	047°49'21"
C113	50.00'	21.67'	11.01'	21.50'	N38°27'30"E	024°49'35"
C114	50.00'	48.68'	26.46'	46.78'	N01°50'42"W	055°46'50"
C115	50.00'	39.86'	21.06'	38.81'	N52°34'29"W	045°40'43"
C116	50.00'	20.14'	10.21'	20.00'	N86°57'04"W	023°04'26"
C117	50.00'	39.83'	21.04'	38.79'	S58°41'27"W	045°38'33"
C118	50.00'	48.62'	26.43'	46.73'	S08°00'36"W	055°43'10"
C119	50.00'	21.75'	11.05'	21.58'	S32°18'42"E	024°55'26"
C120	20.00'	16.69'	8.87'	16.21'	N20°51'44"W	047°49'21"
C121	20.00'	5.07'	2.55'	5.06'	N10°18'44"E	014°31'34"
C122	20.00'	26.36'	15.49'	24.49'	N55°20'11"E	075°31'21"
C123	20.00'	5.05'	2.54'	5.04'	N33°55'55"E	014°28'39"
C124	20.00'	32.27'	20.88'	28.88'	N87°23'56"E	092°27'23"
C125	50.00'	23.70'	12.08'	23.48'	N59°57'11"W	027°09'37"
C126	50.00'	37.99'	19.96'	37.08'	S84°42'05"W	043°31'50"
C127	50.00'	37.99'	19.96'	37.08'	S41°10'15"W	043°31'50"
C128	50.00'	37.99'	19.96'	37.08'	S02°21'35"E	043°31'50"
C129	50.00'	23.70'	12.08'	23.48'	S37°42'19"E	027°09'37"
C130	20.00'	32.27'	20.88'	28.88'	N05°03'27"W	092°27'23"
C131	377.00'	42.51'	21.28'	42.49'	S37°56'25"W	006°27'39"
C132	377.00'	99.92'	50.25'	99.63'	S27°07'02"W	015°11'07"
C133	20.00'	27.34'	16.29'	25.26'	N58°41'16"E	078°19'36"
C134	377.00'	7.28'	3.64'	7.28'	N82°42'06"W	001°06'20"
C135	377.00'	28.07'	14.04'	28.06'	N85°23'15"W	004°15'57"
C136	20.00'	31.42'	20.00'	28.28'	S42°31'14"E	090°00'00"
C137	373.00'	12.11'	6.06'	12.11'	S03°24'35"W	001°51'38"
C138	373.00'	75.15'	37.70'	75.02'	S10°06'43"W	011°32'38"
C139	373.00'	71.57'	35.90'	71.46'	S21°22'52"W	010°59'40"
C140	373.00'	71.57'	35.90'	71.46'	S32°22'32"W	010°59'40"
C141	373.00'	21.47'	10.74'	21.47'	S39°31'18"W	003°17'53"
C142	20.00'	5.05'	2.54'	5.04'	S48°24'34"W	014°28'39"
C143	20.00'	26.36'	15.49'	24.49'	N86°35'26"W	075°31'21"
C144	20.00'	26.36'	15.49'	24.49'	N11°04'05"W	075°31'21"
C145	263.00'	15.14'	7.57'	15.14'	S39°31'18"W	003°17'53"
C146	263.00'	50.47'	25.31'	50.39'	S32°22'32"W	010°59'40"
C147	263.00'	50.47'	25.31'	50.39'	S32°22'32"W	010°59'40"
C148	263.00'	50.47'	25.31'	50.39'	S21°22'52"W	010°59'40"
C149	263.00'	42.32'	21.21'	42.27'	S11°16'27"W	009°13'10"
C150	263.00'	7.09'	3.55'	7.09'	S05°53'30"W	001°32'44"
C151	487.00'	36.26'	18.14'	36.25'	N85°23'15"W	004°15'57"
C152	487.00'	36.26'	18.14'	36.25'	N85°23'15"W	004°15'57"
C153	487.00'	9.40'	4.70'	9.40'	N82°42'06"W	001°06'20"
C154	20.00'	5.05'	2.54'	5.04'	S56°04'05"E	014°28'39"
C155	437.00'	37.87'	18.95'	37.86'	N51°18'43"W	004°57'56"
C156	437.00'	45.47'	22.75'	45.45'	N56°46'32"W	005°57'41"
C157	20.00'	8.87'	4.51'	8.80'	S47°03'14"E	025°24'16"
C158	20.00'	26.36'	15.49'	24.49'	S03°24'34"W	075°31'21"
C159	20.00'	31.41'	20.00'	28.28'	S86°10'07"W	089°59'45"
C160	20.00'	31.41'	20.00'	28.28'	N03°49'28"W	089°59'25"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C161	20.00'	26.36'	15.49'	24.49'	N78°55'55"E	075°31'21"
C162	20.00'	31.42'	20.00'	28.28'	N03°49'45"W	090°00'00"
C163	383.00'	12.34'	6.17'	12.34'	N49°45'09"W	001°50'48"
C164	383.00'	48.54'	24.30'	48.51'	N54°18'23"W	007°15'41"
C165	383.00'	51.64'	25.86'	51.60'	N61°48'00"W	007°43'32"
C166	383.00'	311.96'	165.22'	303.41'	N88°59'50"W	046°40'08"
C167	20.00'	41.06'	33.03'	34.22'	S08°51'39"W	117°36'54"
C168	427.00'	8.33'	4.16'	8.33'	S49°23'16"E	001°07'02"
C169	20.00'	31.42'	20.00'	28.28'	N86°10'15"E	090°00'00"
C170	20.00'	29.31'	18.00'	26.76'	S26°32'41"E	083°57'52"
C171	427.00'	71.45'	35.81'	71.37'	S10°38'37"W	009°35'16"
C172	537.00'	3.20'	1.60'	3.20'	S09°26'41"W	000°20'31"
C173	1585.00'	91.70'	45.86'	91.69'	S46°13'47"E	003°18'54"
C174	1585.00'	102.88'	51.46'	102.86'	S49°44'48"E	003°43'08"
C175	1415.00'	68.53'	34.27'	68.52'	N50°13'08"W	002°46'29"
C176	20.00'	31.41'	20.00'	28.28'	N03°49'38"W	089°59'45"
C177	20.00'	22.62'	12.69'	21.43'	N73°34'03"E	064°47'37"
C178	437.00'	337.94'	177.92'	329.58'	S83°48'39"W	044°18'26"
C179	437.00'	337.94'	177.92'	329.58'	S83°48'39"W	044°18'26"
C180	20.00'	23.87'	13.59'	22.48'	S84°08'41"E	068°23'47"
C181	84.00'	100.82'	57.48'	94.88'	N84°19'53"W	068°46'11"
C182	942.00'	147.83'	74.07'	147.68'	N65°46'47"E	008°59'31"
C183	84.00'	99.39'	56.44'	93.70'	S36°22'39"W	067°47'46"
C184	40.00'	14.57'	7.36'	14.49'	N12°54'42"E	020°51'52"
C185	70.00'	22.92'	11.57'	22.82'	S13°57'45"W	018°45'47"
C186	70.00'	37.43'	19.18'	36.99'	S10°44'20"E	030°38'24"
C187	70.00'	36.86'	18.87'	36.44'	S41°08'43"E	030°10'22"
C188	70.00'	36.47'	18.66'	36.06'	S71°09'31"E	029°51'14"
C189	70.00'	27.24'	13.80'	27.07'	N82°45'53"E	022°17'58"
C190	40.00'	14.57'	7.36'	14.49'	S82°02'50"W	020°51'52"
C191	40.00'	16.64'	8.44'	16.52'	N75°36'17"W	023°49'53"
C192	40.00'	2.64'	1.32'	2.64'	N61°47'45"W	003°47'12"
C193	70.00'	45.33'	23.49'	44.54'	S78°27'16"E	037°06'16"
C194	70.00'	35.00'	17.87'	34.64'	N68°40'07"E	028°38'58"
C195	70.00'	35.00'	17.87'	34.64'	N40°01'09"E	028°38'58"
C196	70.00'	32.07'	16.32'	31.79'	N12°34'09"E	026°15'02"
C197	40.00'	18.54'	9.44'	18.38'	S12°43'26"W	026°33'36"
C198	623.00'	7.61'	3.80'	7.61'	S26°21'13"W	000°41'59"
C199	623.00'	57.42'	28.73'	57.39'	S29°20'38"W	005°16'49"
C200	623.00'	57.38'	28.71'	57.36'	S34°37'20"W	005°16'36"
C201	623.00'	30.37'	15.19'	30.36'	S38°39'25"W	002°47'34"
C202	383.00'	39.90'	19.97'	39.88'	S43°02'16"W	005°58'07"
C203	383.00'	39.01'	19.52'	38.99'	S48°56'24"W	005°50'09"
C204	20.00'	27.30'	16.25'	25.23'	N89°02'39"W	078°11'44"
C205	373.00'	7.27'	3.64'	7.27'	N49°23'16"W	001°07'02"
C206	537.00'	42.46'	21.24'	42.44'	S38°54'21"W	004°31'48"
C207	537.00'	28.36'	14.18'	28.36'	S39°39'28"W	003°01'33"
C208	537.00'	47.67'	23.85'	47.66'	S34°05'51"W	005°05'12"
C209	537.00'	122.39'	61.46'	122.13'	N31°36'56"E	013°03'32"
C210	537.00'	47.67'	23.85'	47.66'	S29°00'39"W	005°05'12"
C211	537.00'	41.72'	20.87'	41.71'	S22°51'36"W	004°27'06"
C212	537.00'	148.20'	74.57'	147.73'	S17°10'48"W	015°48'44"
C213	537.00'	103.27'	51.79'	103.11'	S15°07'30"W	011°01'07"
C214	20.00'	31.42'	20.00'	28.28'	N03°49'45"W	090°00'00"
C215	20.00'	16.69'	8.87'	16.21'	N65°04'55"E	047°49'21"
C216	50.00'	37.89'	19.91'	36.99'	S67°16'54"W	043°25'25"
C217	50.00'	39.95'	21.11'	38.90'	S22°40'47"W	045°46'49"
C218	50.00'	38.85'	20.47'	37.88'	S22°28'18"E	044°31'19"
C219	50.00'	38.85'	20.47'	37.88'	S66°59'37"E	044°31'19"
C220	50.00'	37.08'	19.44'	36.24'	N69°29'57"E	042°29'32"
C221	50.00'	47.91'	25.98'	46.10'	N20°48'03"E	054°54'18"
C222	20.00'	7.31'	3.70'	7.27'	S03°49'26"W	020°57'05"
C223	20.00'	9.38'	4.78'	9.29'	S27°44'07"W	026°52'16"
C224	20.00'	31.42'	20.00'	28.28'	S86°10'15"W	090°00'00"
C225	20.00'	29.63'	18.29'	27.00'	N06°23'02"W	084°53'27"
C226	427.00'	63.74'	31.93'	63.68'	S31°47'06"W	008°33'11"
C227	20.00'	29.31'	18.00'	26.76'	N69°29'27"E	083°57'52"
C228	20.00'	15.76'	8.32'	15.36'	S45°57'02"E	045°09'10"
C229	20.00'	0.93'	0.47'	0.93'	S22°02'22"E	002°40'11"
C230	50.00'	49.06'	26.71'	47.12'	N48°48'58"W	056°13'25"
C231	50.00'	34.01'	17.69'	33.36'	S83°35'04"W	038°58'31"
C232	50.00'	36.12'	18.89'	35.34'	S43°24'13"W	041°23'10"
C233	50.00'	36.12'	18.89'	35.34'	S02°01'02"W	041°23'10"
C234	50.00'	33.12'	17.20'	32.52'	S37°39'17"E	037°57'29"
C235	50.00'	48.72'	26.49'	46.82'	S84°33'03"E	055°50'02"
C236	50.00'	3.39'	1.69'	3.39'	N65°35'29"E	003°52'55"
C237	20.00'	16.69'	8.87'	16.21'	S87°33'42"W	047°49'21"
C238	677.00'	116.14'	58.21'	115.99'	S28°17'30"W	009°49'44"
C239	30.00'	38.37'	22.32'	35.81'	N60°01'19"E	073°17'24"
C240	427.00'	24.41'	12.21'	24.40'	N84°58'14"W	003°16'30"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C241	30.00'	47.12'	30.00'	42.43'	S42°31'12"E	089°59'57"
C242	30.00'	35.50'	20.16'	33.46'	S36°22'39"W	067°47'46"
C243	996.00'	30.11'	15.06'	30.11'	N69°24'34"E	001°43'55"
C244	996.00'	48.04'	24.02'	48.04'	N67°09'43"E	002°45'49"
C245	996.00'	48.04'	24.02'	48.04'	N64°23'54"E	002°45'49"
C246	996.00'	30.12'	15.06'	30.12'	N62°09'00"E	001°43'58"
C247	30.00'	36.01'	20.53'	33.88'	N84°19'53"W	068°46'11"
C248	20.00'	34.68'	23.56'	30.50'	N00°16'14"W	099°21'06"
C249	437.00'	71.33'	35.74'	71.25'	S44°43'46"W	009°21'06"
C250	677.00'	80.91'	40.50'	80.86'	S36°37'47"W	006°50'51"
C251	1118.50'	132.23'	66.19'	132.16'	N70°26'24"E	006°46'26"
C252	1118.50'	103.14'	51.61'	103.10'	N71°11'07"E	005°17'00"
C253	1118.50'	29.10'	14.55'	29.10'	N67°47'54"E	001°29'26"
C254	1118.50'	24.85'	12.43'	24.85'	N66°25'00"E	001°16'23"
C255	1118.50'	24.85'	12.43'	24.85'	N66°25'00"E	001°16'23"
C256	1118.50'	23.73'	11.86'	23.73'	N65°10'20"E	001°12'56"
C257	1118.50'	23.73'	11.86'	23.73'	N65°10'20"E	001°12'56"
C258	1118.50'	30.22'	15.11'	30.22'	N63°47'26"E	001°32'53"
C259	1118.49'	0.50'	0.25'	0.50'	N63°00'13"E	000°01'32"
C260	1118.50'	100.70'	50.38'	100.66'	N60°24'42"E	005°09'30"
C261	4060.00'	30.00'	15.00'	30.00'	S02°42'03"E	000°25'24"
C262	20.00'	31.12'	19.71'	28.08'	N47°04'03"W	089°09'25"
C263	5.00'	5.65'	3.17'	5.36'	N73°34'03"E	064°47'37"
C264	452.00'	368.91'	195.42'	358.75'	S82°34'58"W	046°45'47"
C265	1585.00'	34.51'	17.25'	34.51'	S43°56'55"E	001°14'51"
C266	385.00'	28.17'	14.09'	28.16'	S43°16'00"W	004°11'31"
C267	415.00'	30.36'	15.19'	30.36'	N43°16'00"E	004°11'31"
C268	995.00'	9.96'	4.98'	9.96'	N46°49'01"W	000°34'24"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N42°45'38"W	8.15'
L2	N88°21'14"E	56.48'
L3	S86°41'16"E	63.67'
L4	S87°31'14"E	90.00'
L5	S87°31'14"E	54.00'
L6	S02°28'46"W	54.00'
L7	S02°28'46"W	77.89'
L8	S41°10'15"W	241.87'
L9	N41°10'15"E	217.00'
L10	S48°49'45"E	50.00'
L11	S82°08'56"E	70.54'
L12	S02°28'46"W	47.00'
L13	S87°31'14"E	47.00'
L14	S41°10'15"W	7.19'
L15	S40°03'12"W	38.99'
L16	S87°31'14"E	57.00'
L17	S02°28'46"W	57.00'
L18	S03°02'56"W	111.49'
L19	S86°54'08"E	242.62'
L20	S06°32'50"E	53.37'
L21	N86°54'08"W	58.87'
L22	N86°54'08"W	56.39'
L23	N02°28'46"E	56.39'
L24	N88°21'14"E	244.66'
L25	N88°21'14"E	48.01'
L26	S02°28'46"W	30.00'
L27	S02°28'46"W	10.93'
L28	S02°28'46"W	8.81'
L29	S02°28'46"W	30.00'
L30	S02°28'46"W	30.00'
L31	S02°28'46"W	10.51'
L32	N02°28'46"E	8.16'
L33	N02°28'46"E	30.00'
L34	S02°28'46"W	30.00'
L35	S02°28'46"W	11.00'
L36	N02°28'46"E	11.00'
L37	N02°28'46"E	30.00'
L38	N88°21'14"E	30.00'
L39	S41°54'13"E	49.88'
L40	N03°05'43"E	30.27'
L41	S41°54'13"E	71.09'
L42	S86°54'08"E	30.27'
L43	S41°54'13"E	21.21'
L44	S86°54'08"E	82.93'
L45	N88°21'14"E	30.00'
L46	N02°21'00"W	19.71'
L47	N55°36'35"E	50.00'
L48	N02°28'46"E	102.75'
L49	N02°28'46"E	103.92'
L50	S02°28'46"W	3.78'

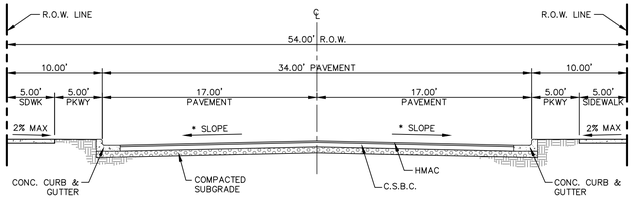
LINE TABLE		
LINE	BEARING	LENGTH
L51	N82°08'56"W	22.18'
L52	S02°28'46"W	10.60'
L53	S02°28'46"W	30.39'
L54	S86°54'08"E	27.29'
L55	S86°54'08"E	12.39'
L56	N06°32'50"W	33.92'
L57	N06°32'50"W	19.46'
L58	S06°32'50"E	27.86'
L59	S06°32'50"E	25.52'
L60	S02°28'46"W	0.86'
L61	S41°10'15"W	14.53'
L62	S87°40'58"W	6.96'
L63	S41°10'15"W	30.00'
L64	S87°40'58"W	70.07'
L65	S87°40'58"W	63.11'
L66	N86°54'08"W	46.10'
L67	N86°54'08"W	46.10'
L68	N03°05'43"E	11.94'
L69	N03°05'43"E	30.00'
L70	S48°05'47"W	70.71'
L71	S86°54'08"E	30.00'
L72	S48°05'47"W	64.01'
L73	S03°05'52"W	15.00'
L74	S03°02'56"W	12.66'
L75	N89°51'00"W	21.58'
L76	S89°51'00"E	20.03'
L77	S03°02'56"W	12.58'
L78	N05°55'48"E	8.99'
L79	N20°37'16"E	10.82'
L80	N20°37'16"E	56.41'
L81	N32°14'40"E	7.57'
L82	N32°14'40"E	47.20'
L83	N41°10'15"E	14.81'
L84	N82°08'56"W	30.16'
L85	N87°31'14"W	28.71'
L86	N41°10'15"E	38.69'
L87	N41°10'15"E	38.69'
L88	N41°10'15"E	31.19'
L89	N87°31'14"W	34.96'
L90	N87°31'14"W	28.71'
L91	N48°49'45"W	15.98'
L92	N41°10'15"E	69.01'
L93	N86°10'11"E	21.21'
L94	N41°10'15"E	30.00'
L95	N86°10'11"E	70.71'
L96	N48°49'53"W	30.00'
L97	N86°10'11"E	13.11'
L98	N86°10'11"E	36.39'
L99	S03°49'49"E	36.42'
L100	N48°49'53"W	30.00'

LINE TABLE		
LINE	BEARING	LENGTH
L101	S03°49'49"E	70.71'
L102	S41°10'15"W	30.00'
L103	S03°49'49"E	13.07'
L104	S03°49'49"E	21.21'
L105	S41°10'15"W	60.76'
L106	S49°56'48"E	21.04'
L107	S48°49'45"E	37.99'
L108	N87°31'14"W	21.45'
L109	N87°31'14"W	21.45'
L110	S02°28'46"W	35.10'
L111	S03°49'49"E	35.35'
L112	N48°49'53"W	30.00'
L113	S03°49'49"E	70.71'
L114	N41°10'15"E	30.00'
L115	S03°49'49"E	14.14'
L116	S03°49'49"E	21.21'
L117	N41°10'15"E	104.24'
L118	N02°28'46"E	3.03'
L119	N02°28'46"E	10.39'
L120	N87°31'14"W	9.81'
L121	N87°31'14"W	33.84'
L122	S40°03'12"W	24.79'
L123	S40°03'12"W	14.20'
L124	N48°49'45"W	17.49'
L125	S41°10'15"W	7.59'
L126	S41°10'15"W	20.65'
L127	S41°10'15"W	75.96'
L128	S68°31'37"E	29.83'
L129	S68°31'37"E	30.82'
L130	S68°31'37"E	27.82'
L131	S68°31'37"E	29.83'
L132	N87°31'14"W	20.00'
L133	N41°10'15"E	174.84'
L134	S68°31'37"E	202.05'
L135	S48°05'

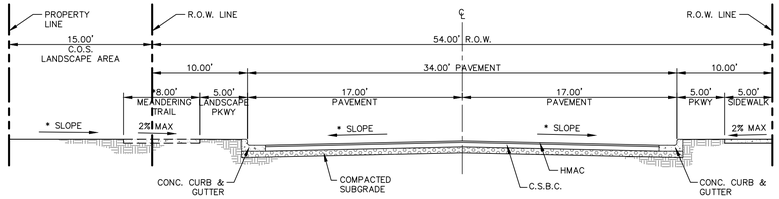
VERDANCIA UNIT TWO SUBDIVISION

BEING A PORTION OF SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TEXAS.
CONTAINING 69.31 ACRES ±

SHEET 4 OF 4

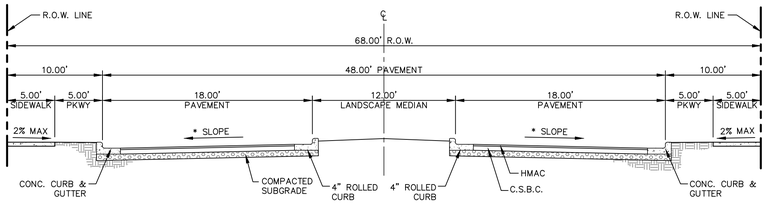


PROPOSED TYPICAL 54' ROW STREET SECTION DETAIL
(RESIDENTIAL SUB-COLLECTOR)
SCALE: N.T.S.



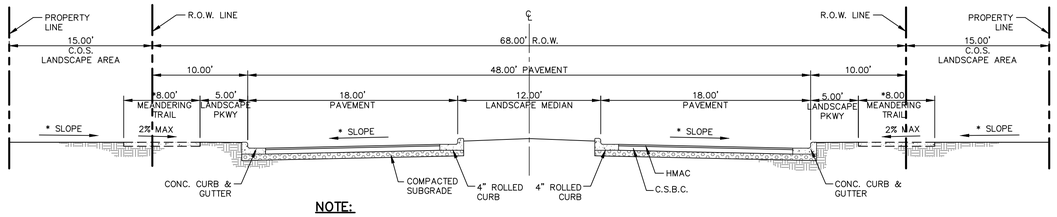
NOTE:
1. COMMON OPEN SPACE (C.O.S.) LANDSCAPE, SIDEWALK & LANDSCAPE MEDIAN WILL BE MAINTAINED BY THE HOA.
2. *MEANDERING 8' TRAIL WITHIN R.O.W. AND COMMON OPEN SPACE.

PROPOSED TYPICAL 54' ROW STREET WITH C.O.S. TRAIL SECTION DETAIL
(RESIDENTIAL SUB-COLLECTOR)
SCALE: N.T.S.



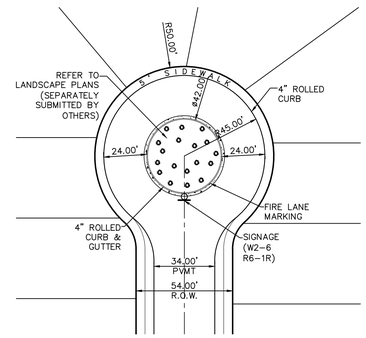
NOTE:
1. COMMON OPEN SPACE (C.O.S.) LANDSCAPE, SIDEWALK & LANDSCAPE MEDIAN WILL BE MAINTAINED BY THE HOA.

PROPOSED TYPICAL 68' ROW STREET SECTIONS DETAIL @ ENHANCED ENTRANCES
(RESIDENTIAL COLLECTOR)
SCALE: N.T.S.



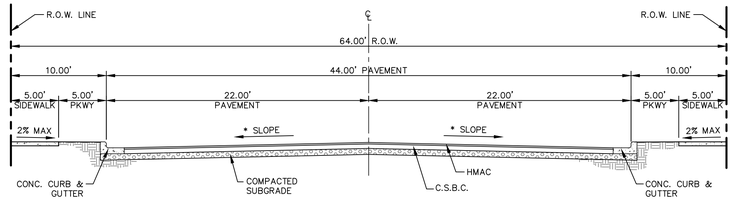
NOTE:
1. COMMON OPEN SPACE (C.O.S.) LANDSCAPE, SIDEWALK & LANDSCAPE MEDIAN WILL BE MAINTAINED BY THE HOA.
2. *MEANDERING 8' TRAIL WITHIN R.O.W. AND COMMON OPEN SPACE.

PROPOSED TYPICAL 68' ROW STREET WITH C.O.S. TRAIL SECTIONS DETAIL @ ENHANCED ENTRANCES
(RESIDENTIAL COLLECTOR)
SCALE: N.T.S.

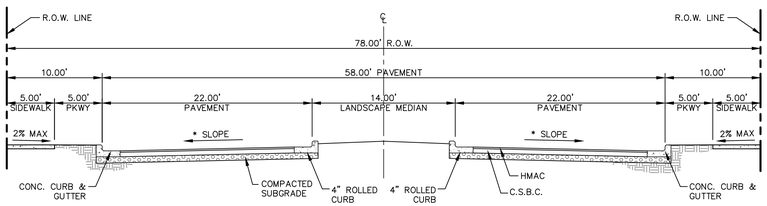


NOTES:
1. CUL-DE-SAC ISLAND LANDSCAPING TO BE MAINTAINED BY HOA.

TYPICAL CUL-DE-SAC LAYOUT
SCALE: N.T.S.

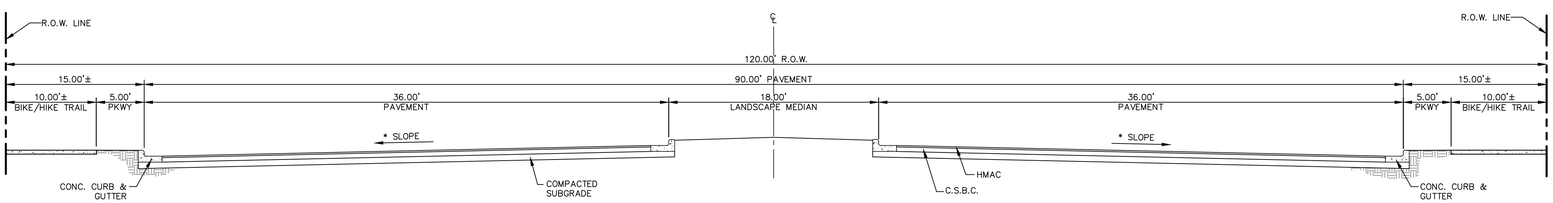


PROPOSED TYPICAL 64' ROW STREET SECTIONS DETAIL
(VELVET ASH STREET RESIDENTIAL COLLECTOR)
SCALE: N.T.S.

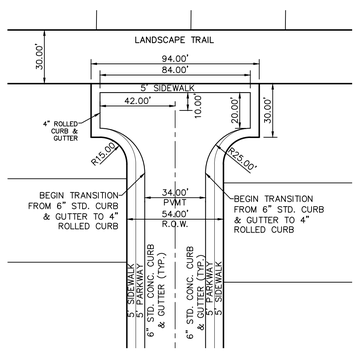


NOTE:
1. COMMON OPEN SPACE (C.O.S.) LANDSCAPE, SIDEWALK & LANDSCAPE MEDIAN WILL BE MAINTAINED BY THE HOA.

PROPOSED TYPICAL 78' ROW STREET SECTIONS DETAIL @ ENHANCED ENTRANCES
(VELVET ASH STREET RESIDENTIAL COLLECTOR)
SCALE: N.T.S.



EXISTING 120' ROW STREET WITH HIKE/BIKE TRAIL SECTIONS DETAIL
(EASTLAKE BOULEVARD/MAJOR ARTERIAL)
SCALE: N.T.S.



TYPICAL "T" CUL-DE-SAC LAYOUT
SCALE: N.T.S.

DATE OF PREPARATION: MARCH 2025

MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, MARCH 17, 2025 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928

1. **CALL MEETING TO ORDER & DETERMINATION OF QUORUM-PLEDGE OF ALLIGIEANCE**

   Quorum established and meeting called to order at 6:08 pm.

2. **COMMISSION MEMBERS ATTENDANCE:**
   COMMISSIONERS EXCUSED AND UNEXCUSED:

   ACTION: Motion made by **CORRAL**, 2nd by **JOLLEY** to excuse absent Planning & Zoning Commission members.
   AYES: JOLLEY, MELENDEZ, AVILA, GARDEA, CORRAL
   ABSTAIN:
   MOTION CARRIED

3. **OPEN FORUM:** NOTE: The Planning & Zoning Commission encourages public comment on all matters of interest listed on this agenda. Speakers from the audience will be given an opportunity to discuss each item in the order in which it appears on the agenda, prior to the Commission discussing the item unless otherwise approved by the Chairman. A "Speaker Request" form is available for those who wish to sign up on the day of the meeting. This form is also available in advance by downloading the attached form. Please submit the "Speaker Request" form completely filled out to the Board Secretary prior to the meeting. The Commission retains the option to set reasonable limits on the number, frequency, and length of presentations. Please contact the Board Secretary at (915) 852-1046 Ext. 404 with any additional questions.

   No one signed up to speak.

4. **PUBLIC HEARINGS**

   NOTICE TO THE PUBLIC AND APPLICANTS The staff report for an agenda item may include conditions, exceptions or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modification, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

   4A. **DISCUSSION AND RECOMMENDATION:**
   Chief Planner
   On the resubmitted **Replat** application for **Horizon Manor, Unit Three Replat "A" (Case No. RP-002460-2020)**, legally described as a portion of Lot 19, Block 9, Horizon Manor Unit Three, Town of Horizon City, El Paso County, Texas. Containing 7.9365 acres ±. Application submitted by CAD Consulting Co. **(Postponed at the February 17, 2025 P&Z Meeting)**

   ACTION: Motion made by **JOLLEY**, 2nd by **CORRAL** to postpone Replat request to April 21, 2025 Planning and Zoning Meeting.

   AYES: JOLLEY, MELENDEZ, AVILA, GARDEA, CORRAL
   ABSTAIN:
   MOTION CARRIED

4B. **DISCUSSION AND RECOMMENDATION:**
Chief Planner
On the **Preliminary Subdivision Plat** applications for **Rancho Desierto Bello Unit 18 (Case No. SDP25-0001)**, legally described as a Portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas. Containing 17.354 acres ±. Application submitted by Applicant/Representative: TRE & Associates.

ACTION: Motion made by **GARDEA** , 2nd by **JOLLEY** to conditionally approve Rancho Desierto Bello Unit 18 and have staff comments addressed prior to the item beign presented on City Council with the floor Amendment by staff.

AYES: JOLLEY, MELENDEZ, AVILA, GARDEA, CORRAL
ABSTAIN:
MOTION CARRIED

4C. **DISCUSSION AND RECOMMENDATION:**

Chief Planner

On the **Vacation** application request **(Case No. SDV24-0003),** to vacate a portion of a 60'- foot Right-of-Way and 10' ft Utility Easements on a portion of Lots 1-10, Block 19 and Lots 1-11, Block 22. Horizon Country Club Estates Unit 3, Town of Horizon City, El Paso County, Texas, to incorporate and make full use of the property. City initiated vacation. **(Postponed at the February 17, 2025 P&Z Meeting)**

ACTION: Motion made by **JOLLEY** , 2nd by **GARDEA** to approve Vacation request.

AYES: JOLLEY, MELENDEZ, AVILA, GARDEA, CORRAL
ABSTAIN:
MOTION CARRIED

5. **OTHER BUSINESS**
5A. **DISCUSSION AND ACTION:**
On the Planning and Zoning meeting minutes for the meeting held on February 17, 2025.

ACTION: Motion made by **JOLLEY,** 2nd by **CORRAL** to approve December 16, 2024 meeting minutes.
AYES: JOLLEY, MELENDEZ, AVILA, GARDEA, CORRAL
ABSTAIN:
MOTION CARRIED

5B. **DISCUSSION**

Research findings on the addition of P&Z commission alternates.

The P&Z directed staff to bring back a draft amendment for Planning & Zoning alternates.

6. **ANNOUNCEMENTS**

6A. The next regular scheduled meeting: Monday, April 21, 2025, at 6pm.

EXECUTIVE SESSION

The Planning and Zoning Commission 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; and 551.087 – Deliberation regarding Economic Development Negotiations.

ADJOURNMENT: The meeting adjourned at 7:01 pm.

ACTION: ADJOURNMENT
AYES: JOLLEY, MELENDEZ, AVILA, GARDEA, CORRAL
MOTION CARRIED

_____ _____
Roberto Avila – Chair **(Date)**

ATTEST:

_____
David Ruiz - Planning Specialist

DISTRIBUTION OF MINUTES:

Original: Horizon City Administrative File
Copy: Planning and Zoning Commission
Posted: Internet Website: **www.horizoncity.org**

MINUTES – SPECIAL MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, MARCH 24, 2025 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928

1. **CALL MEETING TO ORDER & DETERMINATION OF QUORUM-PLEDGE OF ALLIGIEANCE**

   Quorum established and meeting called to order at 6:00 pm.

2. **COMMISSION MEMBERS ATTENDANCE:**
   COMMISSIONERS EXCUSED AND UNEXCUSED:

   ACTION: Motion made by **CORRAL**, 2nd by **GARDEA** to excuse absent Planning & Zoning Commission members.
   AYES: JOLLEY, MELENDEZ, AVILA, GARDEA, CORRAL
   ABSTAIN:
   MOTION CARRIED

3. **OPEN FORUM:** NOTE: The Planning & Zoning Commission encourages public comment on all matters of interest listed on this agenda. Speakers from the audience will be given an opportunity to discuss each item in the order in which it appears on the agenda, prior to the Commission discussing the item unless otherwise approved by the Chairman. A "Speaker Request" form is available for those who wish to sign up on the day of the meeting. This form is also available in advance by downloading the attached form. Please submit the "Speaker Request" form completely filled out to the Board Secretary prior to the meeting. The Commission retains the option to set reasonable limits on the number, frequency, and length of presentations. Please contact the Board Secretary at (915) 852-1046 Ext. 404 with any additional questions.

   No one signed up to speak.

4. **PUBLIC HEARINGS**

   NOTICE TO THE PUBLIC AND APPLICANTS The staff report for an agenda item may include conditions, exceptions or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modification, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

   4A. **DISCUSSION AND RECOMMENDATION:**
   Chief Planner/Able City
   On the presentation by Able City on the new zoning code for the Transit-Oriented Development area.

   ACTION: Motion made by **GARDEA**, 2nd by **CORRAL** to the proposed Transit Oriented Development Code Regulations be conditionally revised and approved before beign presented to the City Council.

   AYES: JOLLEY, MELENDEZ, AVILA, GARDEA, CORRAL
   ABSTAIN:
   MOTION CARRIED

5. **ANNOUNCEMENTS**
   5A. The next regular scheduled meeting: Monday, April 21, 2025, at 6pm.

MINUTES – SPECIAL MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, MARCH 24, 2025 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928

EXECUTIVE SESSION

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ADJOURNMENT: The meeting adjourned at 7:49 pm.

ACTION: ADJOURNMENT
AYES: JOLLEY, MELENDEZ, AVILA, GARDEA, CORRAL
MOTION CARRIED

_____ _____
Roberto Avila – Chair **(Date)**

ATTEST:

_____
David Ruiz - Planning Specialist

DISTRIBUTION OF MINUTES:

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