

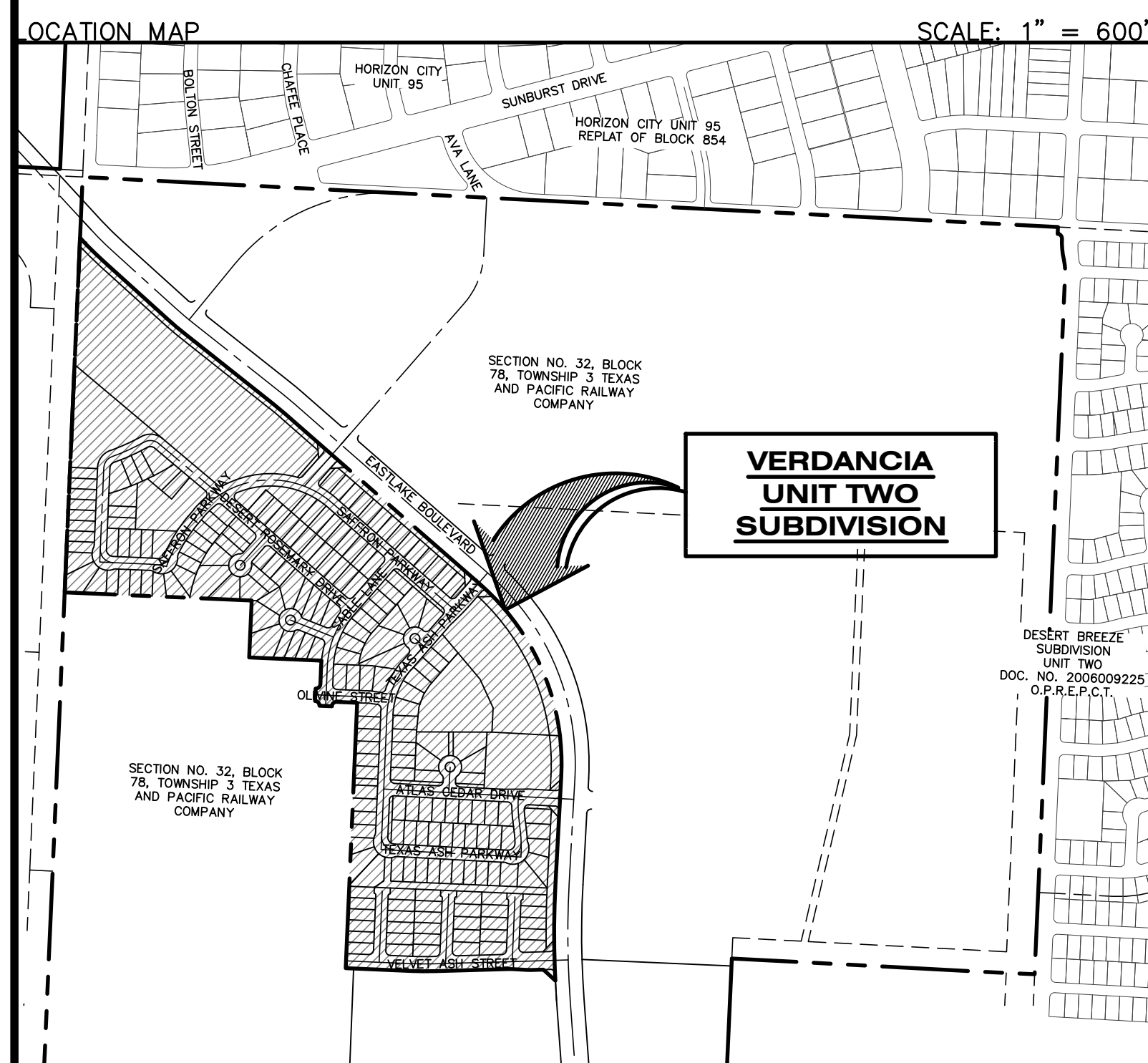
PLAT NOTES AND RESTRICTIONS

- ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).
- THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENT LOCATIONS.
- 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 PLAN - PANEL No. 480212 02508, DATED SEPTEMBER 4, 1991.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
DOCUMENT No. _____ DATE _____.
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
DOCUMENT No. _____ DATE _____.
- 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 16.543 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE FROM EXISTING FACILITIES LOCATED ON PASO DEL ESTE BOULEVARD AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
- 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.
- LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS.
- 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.
- HUNT HORIZON CROSSING, LLC, HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY PROPERTY.
- 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.
- ROADS WILL NOT BE MAINTAINED BY THE TOWN OF HORIZON CITY UNTIL PAID BY HUNT HORIZON CROSSING, LLC, AND LEGALLY APPROVED AND ACCEPTED.
- 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 WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
- POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- ALL PUBLIC STORMWATER INFRASTRUCTURE, DRAINAGE EASEMENT AND PUBLIC PONDING AREA TO BE MAINTAINED AND OPERATED BY THE TOWN OF HORIZON CITY.
- LOT 49, BLOCK 7, SHALL BE FOR COMMERCIAL USE ONLY.
- LOT 21, BLOCK 3, SHALL BE FOR AN AMENITY SITE USE ONLY.
- LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING SIDEWALKS, PARKWAYS AND DRIVEWAYS ABUTTING THEIR PROPERTY, INCLUDING DOUBLE FRONTAGE LOTS.
- 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.
- PUBLIC PARKS ARE TO BE MAINTAIN BY THE TOWN OF HORIZON CITY.
- LANDSCAPE EASEMENTS AT EYEBROWS AND CUL-DE-SACS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
- LANDSCAPE EASEMENTS WITHIN LOT 20, BLOCK 3 AND LOT 21, BLOCK 3 ARE TO BE MAINTAINED BY THE LOT OWNER.
- LANDSCAPE COMMON OPEN SPACE (C.O.S.) (BLOCK 1: LOT 34, LOT 35, LOT 36, LOT 37, BLOCK 2: LOT 20, BLOCK 3; LOT 22, 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).
- REFER TO THE TOWN OF HORIZON CITY CODE OF ORDINANCES CHAPTER 14 OPEN SPACE REGULATIONS IN EFFECT.
- NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH RESIDENTIAL LOT.
- 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.
- 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.
- THE BUILDER SHALL CONSTRUCT CONCRETE DRIVEWAYS BETWEEN THE STREET CURB AND THE PROPERTY LINE AS PART OF THE CONSTRUCTION OF BUILDING IMPROVEMENTS.
- ALL UTILITY EASEMENTS ARE 10' WIDE UNLESS OTHERWISE SPECIFIED ON DRAWINGS.
- 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 _____.
- 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.
- 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.
- 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.

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



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°31'0.96688\"N), 106°47'29.614456\"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

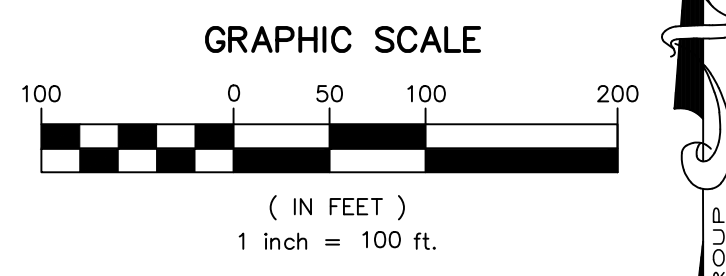
RESIDENTIAL	=	210
COMMERCIAL	=	1
POND	=	2
PUBLIC PARK	=	2
AMENITY SITE	=	1
TOTAL	=	216

- 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
 - 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
 - 36-31 EXISTING MAJOR CONTOUR LINES
 - EXISTING MINOR CONTOUR LINES
 - LANDSCAPE AREA
 - U.S. POSTAL SERVICE DELIVERY COLLECTION BOX

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
1910 Zaragoza Road, Suite B-8 • El Paso, TX 79906
Office: (915) 955-9009 • Fax: (915) 855-9012
CONTACT: G. RENE ZAMORA, R.P.L.S.



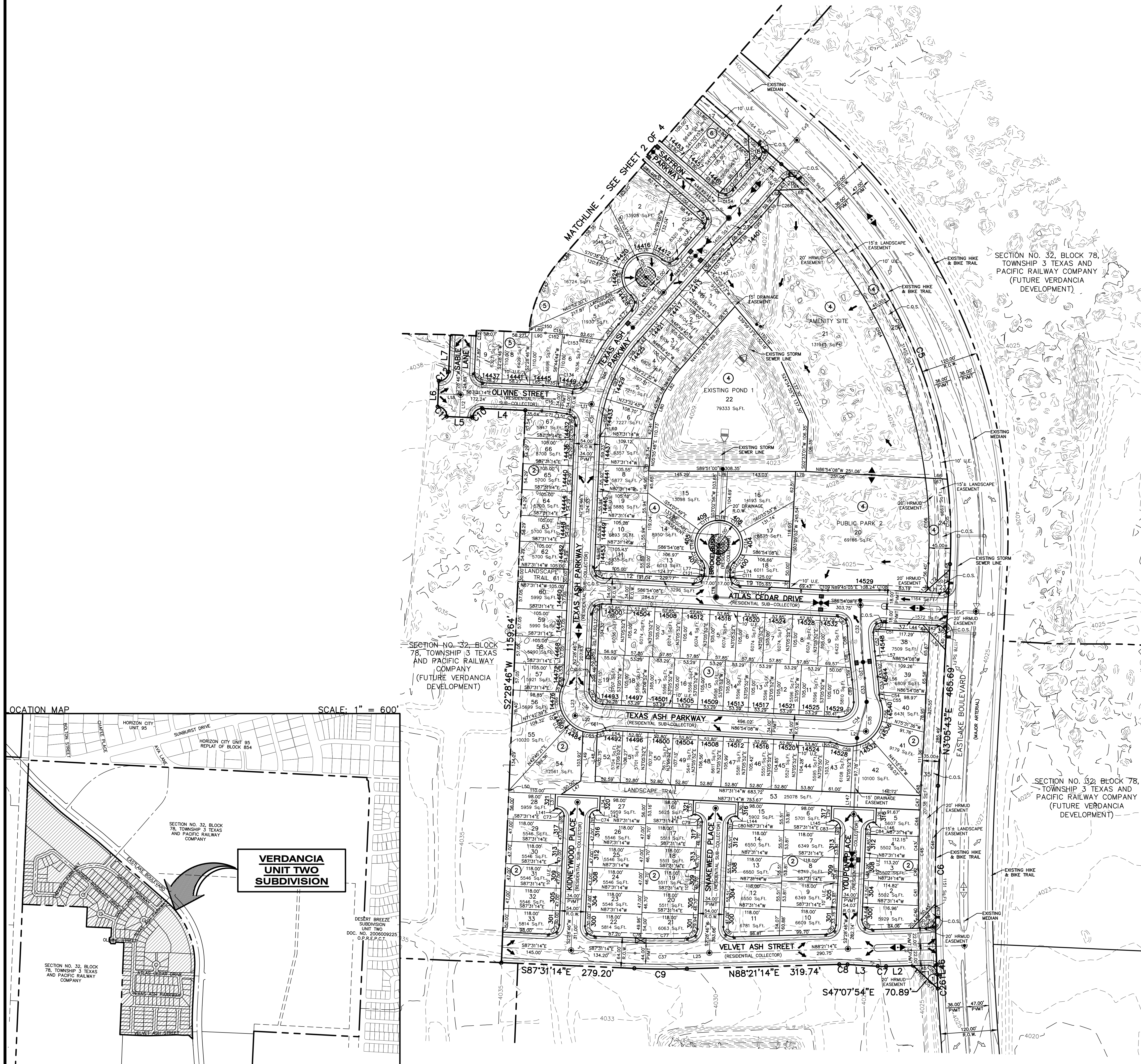
PRELIMINARY PLAT
SCALE: 1" = 100'

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



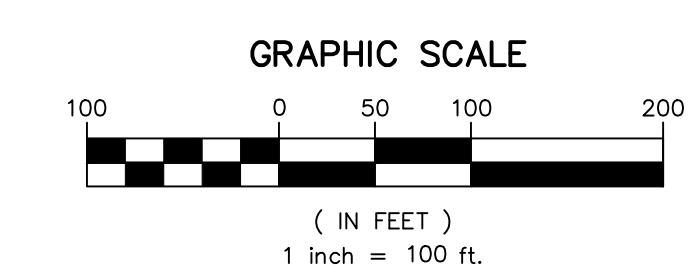
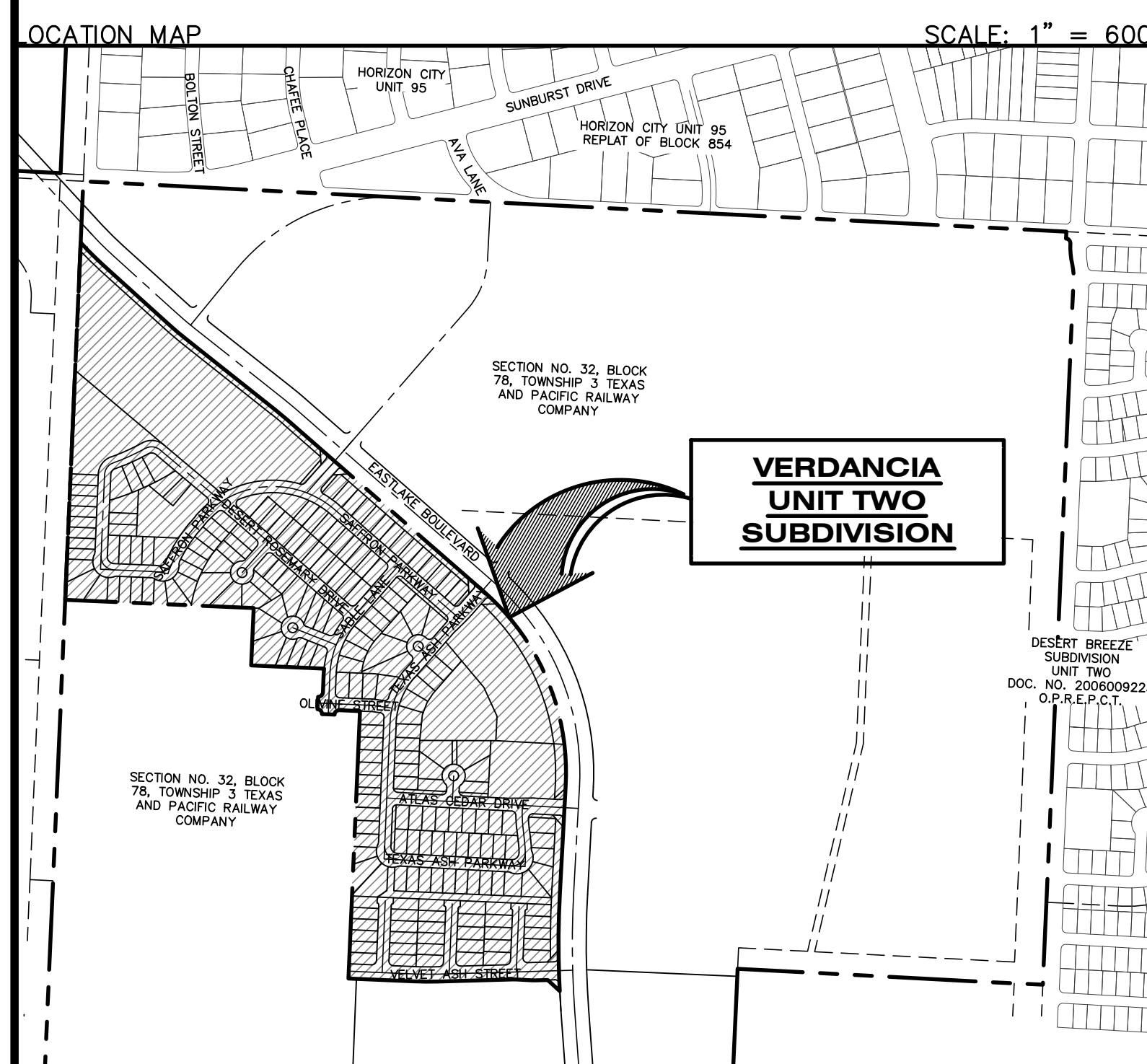
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SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT
14521 HORIZON BOULEVARD,
EL PASO, TEXAS 79928

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
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 - ↑ 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
 - 36.31' EXISTING MAJOR CONTOUR LINES
 - EXISTING MINOR CONTOUR LINES
 - ▨ LANDSCAPE AREA
 - ▭ U.S. POSTAL SERVICE DELIVERY COLLECTION BOX



PRELIMINARY PLAT
SCALE: 1" = 100'

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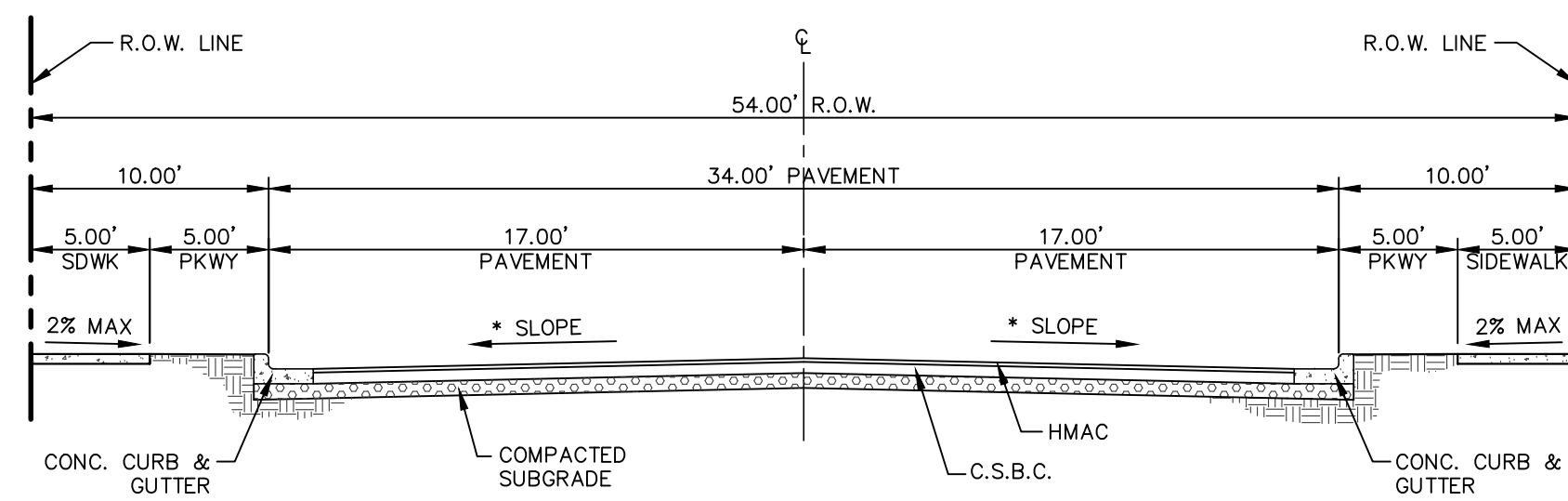
OWNER/DEVELOPER
HUNT COMMUNITIES
HUNT HORIZON CROSSING, LLC
601 NORTH MESA
EL PASO, TEXAS 79902
VOICE (915) 298-0418
CEL (915) 504-4764
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DATE OF PREPARATION: MARCH 2025

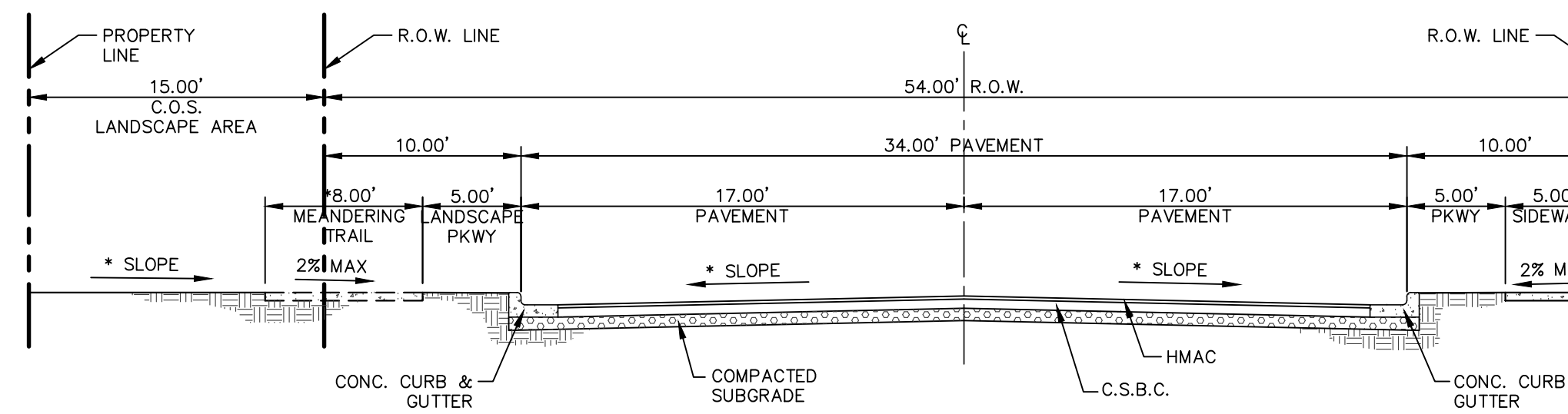
VERDANCIA UNIT TWO SUBDIVISION

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 4 OF 4

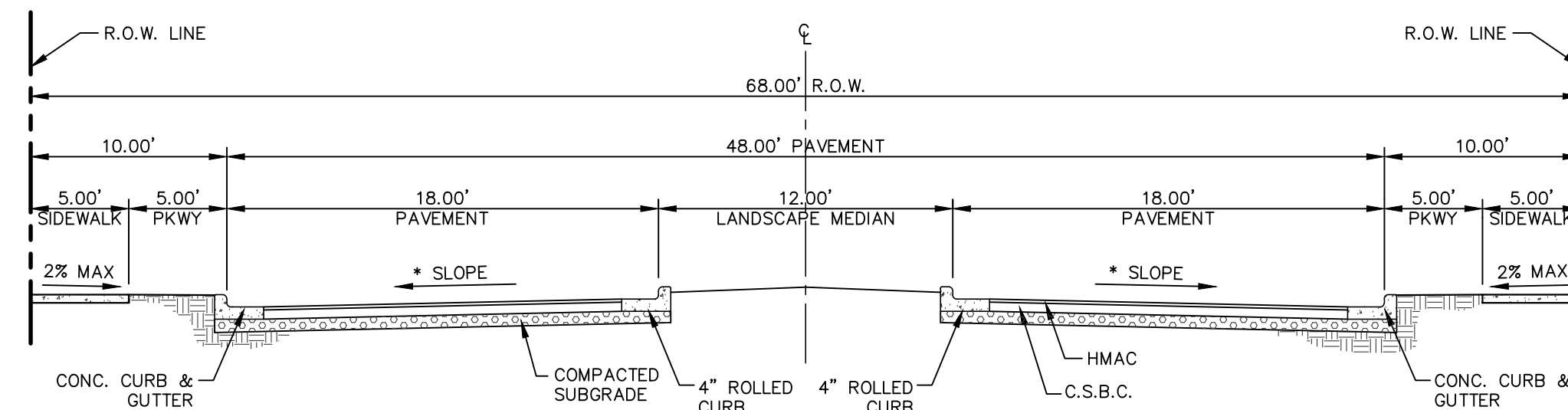


**PROPOSED TYPICAL 54' ROW STREET SECTION DETAIL
(RESIDENTIAL SUB-COLLECTOR)**
SCALE: N.T.S.



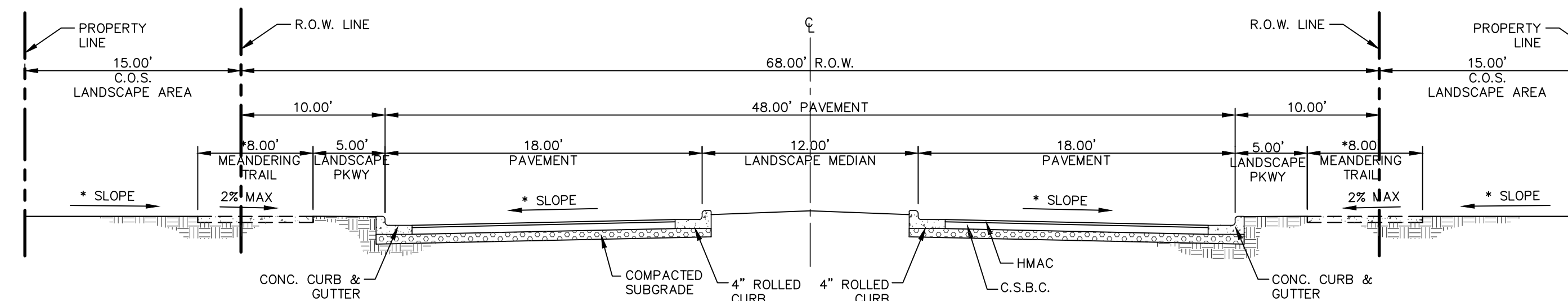
**PROPOSED TYPICAL 54' ROW STREET WITH C.O.S. TRAIL SECTION DETAIL
(RESIDENTIAL SUB-COLLECTOR)**
SCALE: N.T.S.

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



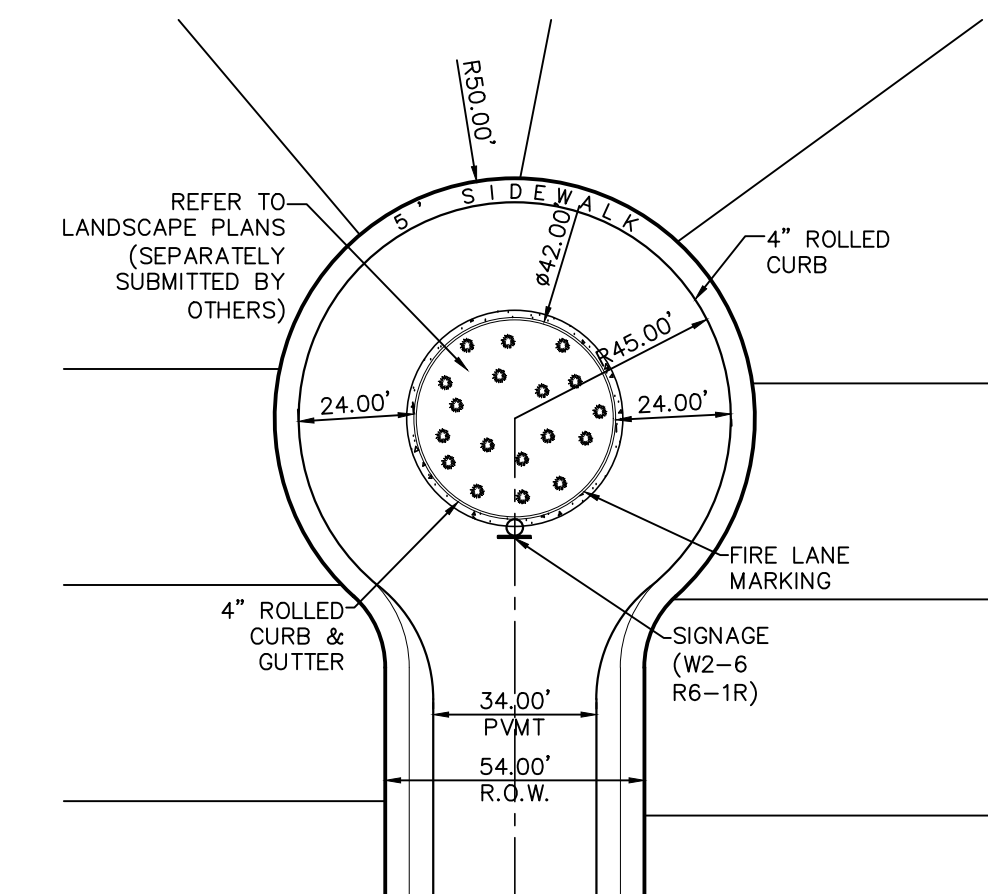
**PROPOSED TYPICAL 68' ROW STREET SECTIONS DETAIL @ ENHANCED ENTRANCES
(RESIDENTIAL COLLECTOR)**
SCALE: N.T.S.

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



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

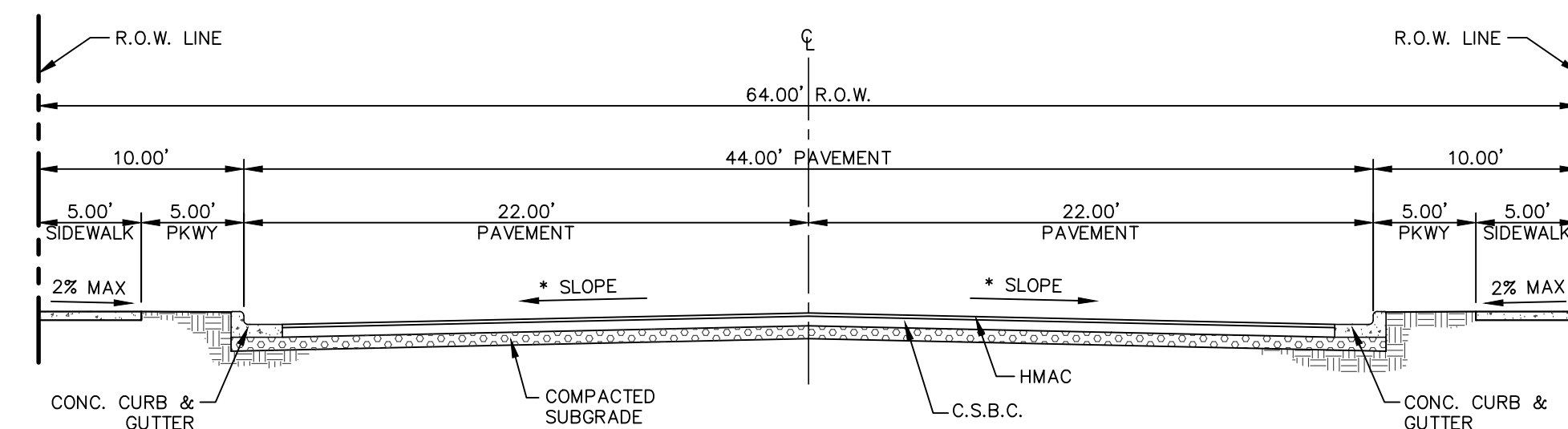
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NOTES:

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

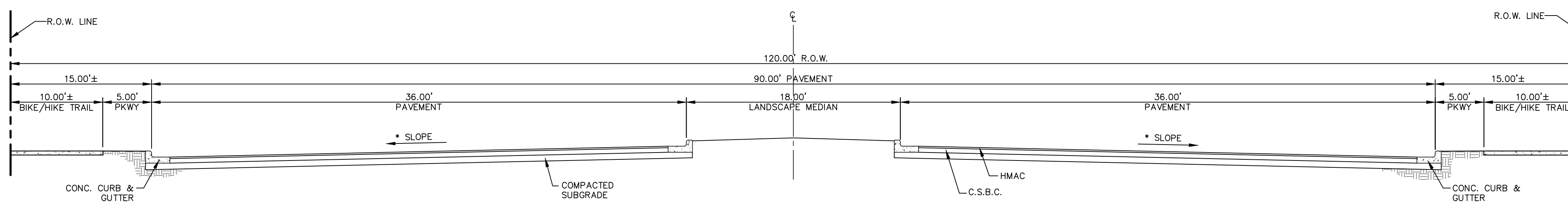
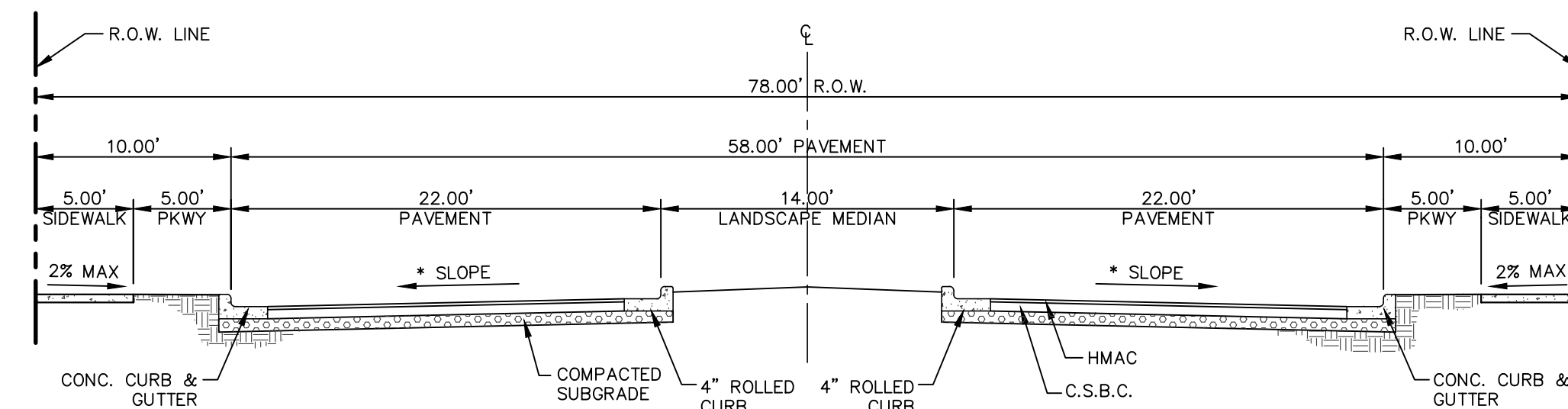
TYPICAL CUL-DE-SAC LAYOUT
SCALE: N.T.S.



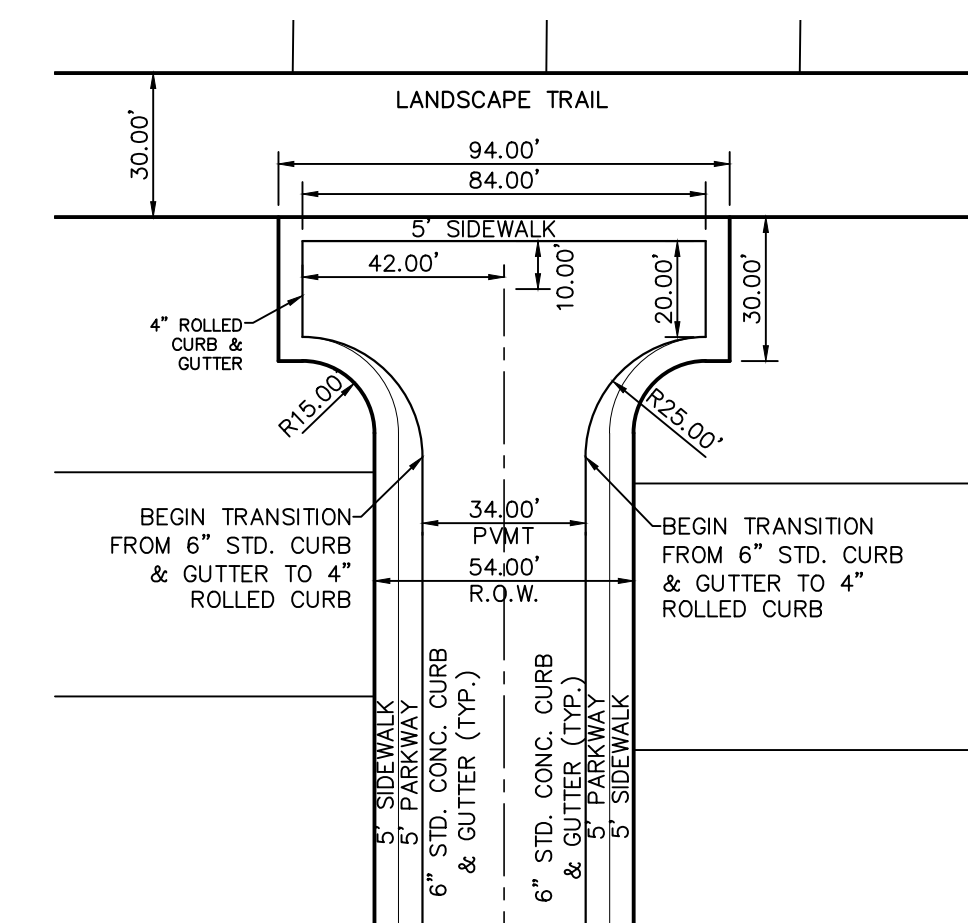
**PROPOSED TYPICAL 64' ROW STREET SECTIONS DETAIL
(VELVET ASH STREET RESIDENTIAL COLLECTOR)**
SCALE: N.T.S.

- 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.