

VERDANCIA UNIT FOUR - PHASE II SUBDIVISION

BEING A PORTION OF LAND SITUATED
IN SECTION 30, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY COMPANY SURVEY,
EL PASO COUNTY TEXAS.
CONTAINING 35.744 ACRES ±
SHEET 1 OF 2

OWNERS DEDICATION, CERTIFICATION AND ATTESTATION

I, HUNT HORIZON MESA, LLC OWNER OF THE 35.744 ACRE TRACT OF LAND ENCOMPASSED WITHIN VERDANCIA UNIT FOUR, PHASE II 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
BY: HUNT COMMUNITIES DEVELOPMENT CO., LLC, ITS SOLE MEMBER

JOSE LARES, VICE-PRESIDENT _____ DATE _____

STATE OF TEXAS COUNTY OF EL PASO

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ 2026 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 _____ 2026, A.D.

ACCEPTED AND ADOPTED BY THE CITY COUNCIL OF TOWN OF HORIZON CITY THIS _____ DAY OF _____ 2026, A.D.

ELVIA SCHULLER, TOWN CLERK _____ ANDRES RENTERIA, MAYOR _____

APPROVED FOR FILING THIS _____ DAY OF _____ 2026.

HUITT-ZOLLARS, INC., TOWN ENGINEER _____

FILING

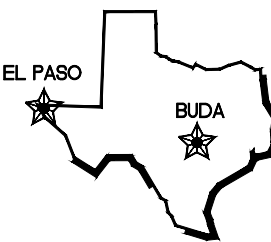
FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS,

THIS _____ DAY OF _____ 2026, A.D. IN _____

FILE NO. _____

EL PASO COUNTY CLERK _____ BY DEPUTY _____

BENCHMARK ELEVATIONS			
DESCRIPTION	NORTHING	EASTING	ELEVATION
NO. 1 CITY MONUMENT	10635794.02	476327.71	4036.93
NO. 2 CITY MONUMENT	10634150.08	475620.38	4040.25
NO. 3 5/8" IRON ROD SET	10633308.30	477760.38	4045.30
NO. 4 CITY MONUMENT	10632055.92	477283.28	4042.87



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

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.



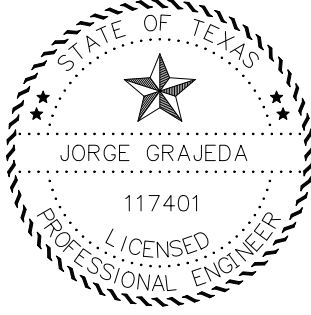
G. RENE ZAMORA, R.P.L.S. TX. NO. 5682

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

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



STREET NAME	LENGTH
VIOLETA DUNES DRIVE	2,560.36
DESERT MIST DRIVE	982.97'
LEATHERSTEM PARKWAY	671.25'
BLUE SPURGE PARKWAY	1,008.24'
CORAL VINE DRIVE	788.10'
LAVANDA SUMMIT STREET	752.15'

LOTS	QUANTITY	AREA (ac)
C.O.S.	1	0.03
R.O.W.	6	8.14
RESIDENTIAL LOTS	196	27.57
TOTAL	203	35.74

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

BEARING BASIS:

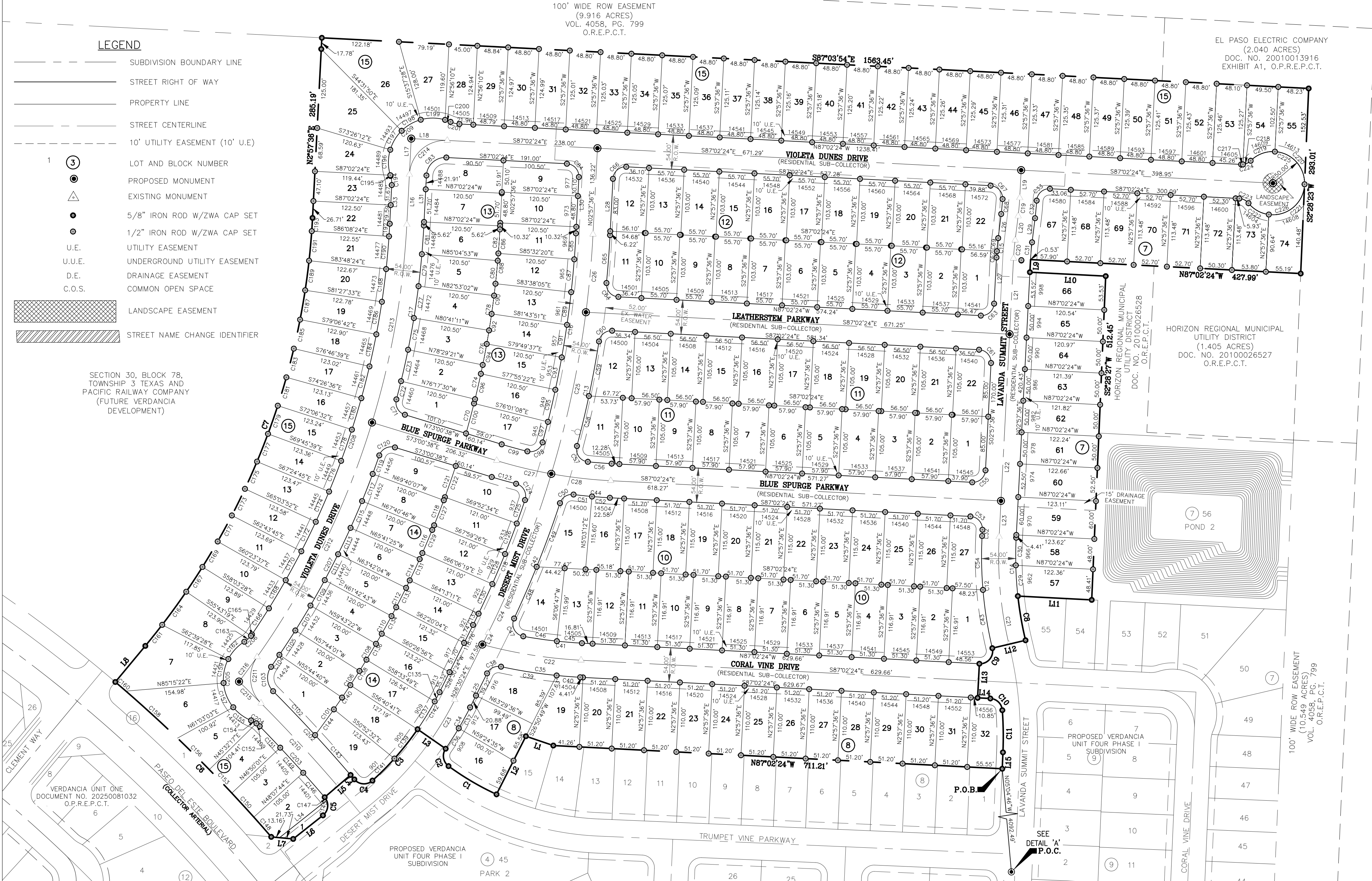
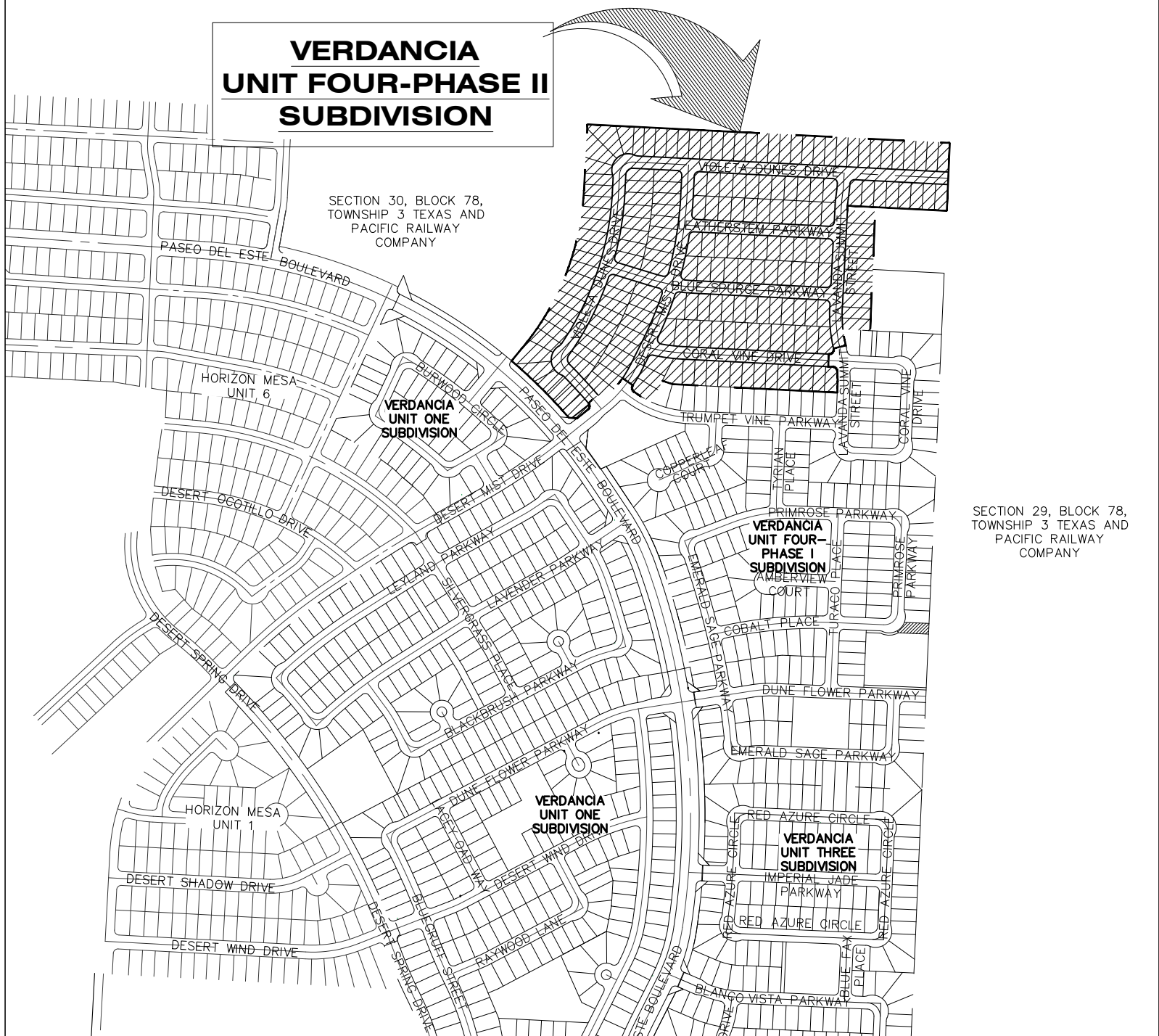
THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED AS FROM REFERENCE POINT TX044 (NGS PID NO. 486217), HAVING VALUES 31°43'10.98688"(N), 106°14'29.61456"(W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

VERTICAL DATUM:

VERTICAL DATUM BASED ON WEST TEXAS AIRPORT REFERENCE POINT TX044 (NGS PID NO. 486217) NAVD 88 DATUM AND REFERENCED TO NAD83, HAVING AN ELEVATION OF 4005.60.

LOCATION MAP

SCALE: 1" = 600'



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IN SECTION 30, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY COMPANY SURVEY,
EL PASO COUNTY TEXAS.
CONTAINING 35.744 ACRES ±
SHEET 2 OF 2

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	433.00'	88.19'	44.25'	88.04'	N59°31'32"W	011°40'11"
C2	20.00'	30.88'	19.47'	27.90'	N09°27'45"W	088°27'24"
C3	465.62'	108.43'	54.46'	108.19'	S41°19'58"W	013°20'35"
C4	20.04'	31.99'	20.56'	28.70'	N86°15'35"W	091°27'54"
C5	20.00'	32.21'	20.81'	28.84'	S05°30'10"W	092°16'31"
C6	2278.13'	348.01'	174.34'	347.67'	N45°11'56"W	008°45'09"
C7	1151.50'	739.30'	382.89'	726.67'	N21°21'11"E	036°47'09"
C8	573.00'	70.99'	35.54'	70.94'	S09°49'42"E	007°05'54"
C9	20.00'	37.12'	26.70'	32.02'	S39°47'28"W	106°20'16"
C10	20.00'	28.92'	17.65'	26.46'	S45°37'01"E	082°50'44"
C11	573.00'	66.69'	33.38'	66.65'	S00°51'36"E	006°40'06"
C12	627.00'	178.79'	90.00'	178.18'	S05°12'32"E	016°20'16"
C13	1623.00'	169.12'	84.64'	169.04'	N11°54'41"E	005°58'13"
C14	573.00'	92.40'	46.30'	92.30'	N01°39'34"W	009°14'22"
C15	427.00'	30.78'	15.40'	30.78'	S05°01'31"W	004°07'50"
C16	1569.00'	335.36'	168.32'	334.72'	S09°05'00"W	012°14'48"
C17	1328.00'	278.86'	139.95'	278.35'	N08°58'33"E	012°01'53"
C18	1569.00'	214.08'	107.21'	213.91'	S22°35'53"W	007°49'03"
C19	400.00'	28.84'	14.42'	28.83'	N05°01'31"E	004°07'50"
C20	400.00'	28.84'	14.42'	28.83'	S05°01'31"W	004°07'50"
C21	600.00'	171.09'	86.13'	170.51'	S05°12'32"E	016°20'16"
C22	750.00'	158.44'	79.51'	158.14'	S80°59'17"E	012°06'13"
C23	500.00'	72.07'	36.10'	72.01'	N30°38'11"E	008°15'33"
C24	1596.00'	270.37'	135.51'	270.04'	N21°39'13"E	009°42'22"
C25	1596.00'	261.64'	131.11'	261.34'	N12°06'16"E	009°23'33"
C26	1596.00'	123.90'	61.98'	123.87'	N05°11'03"E	004°26'53"
C27	750.00'	88.88'	44.49'	88.83'	S76°24'20"E	006°47'24"
C28	750.00'	94.76'	47.45'	94.70'	S83°25'13"E	007°14'22"
C29	573.00'	48.77'	24.40'	48.75'	S03°50'28"E	004°52'35"
C30	573.00'	43.63'	21.83'	43.62'	S00°46'43"W	004°21'47"
C31	373.00'	26.89'	13.45'	26.88'	N05°01'31"E	004°07'50"
C32	427.00'	27.88'	13.95'	27.88'	S05°13'13"W	003°44'28"
C33	20.00'	31.28'	19.86'	28.19'	N48°09'17"E	089°36'38"
C34	527.00'	75.97'	38.05'	75.90'	N30°38'11"E	008°15'33"
C35	777.00'	126.46'	63.37'	126.32'	S82°22'37"E	009°19'31"
C36	527.00'	38.41'	19.21'	38.40'	N32°40'41"E	004°10'32"
C37	527.00'	37.56'	18.79'	37.55'	N28°32'55"E	004°05'00"
C38	20.00'	26.45'	15.56'	24.57'	N64°23'46"E	075°46'44"
C39	777.00'	89.09'	44.59'	89.04'	S80°59'56"E	006°34'09"
C40	777.00'	37.18'	18.69'	37.37'	S85°39'42"E	002°45'22"
C41	723.00'	93.55'	46.84'	93.49'	N83°19'59"W	007°24'49"
C42	1623.00'	196.46'	98.35'	196.34'	N21°41'35"E	006°56'08"
C43	627.00'	93.43'	46.80'	93.35'	S09°06'31"E	008°32'17"
C44	777.00'	57.71'	28.87'	57.70'	S84°54'44"E	004°15'20"
C45	723.00'	39.79'	19.90'	39.78'	S85°27'48"E	003°09'11"
C46	723.00'	53.76'	26.89'	53.75'	S81°45'24"E	004°15'38"
C47	20.00'	36.58'	25.96'	31.69'	N27°13'58"W	104°47'13"
C48	1623.00'	89.20'	44.61'	89.19'	N23°35'10"E	003°08'57"
C49	1623.00'	107.26'	53.65'	107.24'	N20°07'06"E	003°47'11"
C50	20.00'	27.57'	16.48'	25.44'	N57°43'13"E	078°59'26"
C51	777.00'	29.32'	14.66'	29.32'	S83°51'56"E	002°09'44"
C52	777.00'	28.39'	14.20'	28.39'	S85°59'36"E	002°05'36"
C53	20.00'	31.42'	20.00'	28.28'	S42°02'24"E	090°00'00"
C54	627.00'	85.35'	42.74'	85.29'	S00°56'23"E	007°47'59"
C55	20.00'	31.42'	20.00'	28.28'	S47°57'36"W	090°00'00"
C56	723.00'	37.76'	18.88'	37.76'	N85°32'37"W	002°59'33"
C57	20.00'	34.54'	23.39'	30.40'	N34°34'32"W	098°56'39"
C58	1623.00'	81.27'	40.65'	81.27'	N13°22'43"E	002°52'09"
C59	1623.00'	87.84'	43.93'	87.83'	N10°28'37"E	003°06'04"
C60	20.00'	29.33'	18.02'	26.77'	N50°56'35"E	084°02'02"
C61	20.00'	31.42'	20.00'	28.28'	S42°02'24"E	090°00'00"
C62	427.00'	9.95'	4.98'	9.95'	S03°37'39"W	001°20'06"
C63	20.00'	31.42'	20.00'	28.28'	S47°57'36"W	090°00'00"
C64	20.00'	32.35'	20.96'	28.94'	N40°42'03"W	092°40'42"
C65	1623.00'	75.87'	37.94'	75.86'	N04°17'57"E	002°40'42"
C66	20.00'	31.42'	20.00'	28.28'	N47°57'36"E	090°00'00"
C67	20.00'	31.59'	20.17'	28.41'	S41°47'36"E	090°29'36"
C68	373.00'	23.68'	11.84'	23.68'	S05°16'19"W	003°38'14"
C69	427.00'	20.83'	10.42'	20.83'	S05°41'35"W	002°47'44"
C70	1448.50'	55.95'	27.98'	55.94'	N14°48'54"E	002°12'47"
C71	20.00'	30.72'	19.31'	27.79'	N29°00'34"W	088°00'07"
C72	1328.00'	29.74'	14.87'	29.74'	N14°21'00"E	001°16'59"
C73	1328.00'	50.93'	25.47'	50.93'	N12°36'35"E	002°11'51"
C74	1448.50'	55.55'	27.78'	55.55'	N12°36'35"E	002°11'51"
C75	1328.00'	50.93'	25.47'	50.93'	N10°24'44"E	002°11'51"
C76	1448.50'	55.55'	27.78'	55.55'	N10°24'44"E	002°11'51"
C77	1328.00'	50.93'	25.47'	50.93'	N08°12'53"E	002°11'51"
C78	1448.50'	55.55'	27.78'	55.55'	N08°12'53"E	002°11'51"
C79	1328.00'	50.93'	25.47'	50.93'	N06°01'03"E	002°11'51"
C80	1448.50'	55.55'	27.78'	55.55'	N06°01'03"E	002°11'51"
C81	1328.00'	45.40'	22.70'	45.39'	N03°56'22"E	001°57'31"
C82	1448.50'	49.52'	24.76'	49.51'	N03°56'22"E	001°57'31"
C83	30.00'	47.12'	30.00'	42.43'	N47°57'36"E	090°00'00"
C84	20.00'	31.42'	20.00'	28.28'	S42°02'24"E	090°00'00"
C85	1569.00'	41.11'	20.56'	41.11'	N03°42'38"E	001°30'04"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C86	1448.50'	37.95'	18.98'	37.95'	N03°42'38"E	001°30'04"
C87	1569.00'	52.14'	26.07'	52.14'	N05°24'48"E	001°54'14"
C88	1448.50'	48.13'	24.07'	48.13'	N05°24'48"E	001°54'14"
C89	1569.00'	52.14'	26.07'	52.14'	N07°19'02"E	001°54'14"
C90	1448.50'	48.13'	24.07'	48.13'	N07°19'02"E	001°54'14"
C91	1569.00'	52.14'	26.07'	52.14'	N09°13'16"E	001°54'14"
C92	1448.50'	48.13'	24.07'	48.13'	N09°13'16"E	001°54'14"
C93	1569.00'	52.14'	26.07'	52.14'	N11°07'31"E	001°54'14"
C94	1448.50'	48.13'	24.07'	48.13'	N11°07'31"E	001°54'14"
C95	1569.00'	52.14'	26.07'	52.14'	N13°01'45"E	001°54'14"
C96	1448.50'	48.13'	24.07'	48.13'	N13°01'45"E	001°54'14"
C97	1569.00'	33.56'	16.78'	33.56'	N14°35'38"E	001°13'32"
C98	20.00'	30.87'	19.46'	27.90'	S59°25'45"W	088°26'42"
C99	723.00'	42.12'	21.07'	42.11'	N74°40'46"W	003°20'16"
C100	1448.50'	49.05'	24.53'	49.05'	N14°57'05"E	001°56'25"
C101	1448.00'	73.07'	36.54'	73.06'	N35°42'05"E	002°53'29"
C102	2437.13'	96.12'	48.07'	96.11'	N43°45'03"W	002°15'35"
C103	30.00'	41.96'	25.23'	38.62'	N04°48'52"W	080°07'56"
C104	1328.00'	23.09'	11.54'	23.08'	N34°45'13"E	000°59'46"
C105	1328.00'	46.11'	23.05'	46.10'	N33°15'40"E	001°59'21"
C106	1448.00'	50.27'	25.14'	50.27'	N33°15'40"E	001°59'21"
C107	1328.00'	46.11'	23.05'	46.10'	N31°16'19"E	001°59'21"
C108	1448.00'	50.27'	25.14'	50.27'	N31°16'19"E	001°59'21"
C109	1328.00'	46.11'	23.05'	46.10'	N29°16'58"E	001°59'21"
C110	1448.00'	50.27'	25.14'	50.27'	N29°16'58"E	001°59'21"
C111	1328.00'	46.11'	23.05'	46.10'	N27°17'37"E	001°59'21"
C112	1448.00'	50.27'	25.14'	50.27'	N27°17'37"E	001°59'21"
C113	1328.00'	46.11'	23.05'	46.10'	N25°18'16"E	001°59'21"
C114	1448.00'	50.27'	25.14'	50.27'	N25°18'16"E	001°59'21"
C115	1328.00'	46.11'	23.05'	46.10'	N23°18'55"E	001°59'21"
C116	1448.00'	50.27'	25.14'	50.27'	N23°18'55"E	001°59'21"
C117	1328.00'	46.11'	23.05'	46.10'	N21°19'34"E	001°59'21"
C118	1448.00'	50.27'	25.14'	50.27'	N21°19'34"E	001°59'21"
C119	1328.00'	31.15'	15.57'	31.15'	N19°39'34"E	001°20'38"
C120	20.00'	30.72'	19.31'	27.79'	N62°59'19"E	088°00'07"
C121	1448.00'	57.46'	28.73'	57.45'	N19°11'41"E	002°16'25"
C122	1448.00'	52.21'	26.11'	52.21'	N19°05'27"E	002°03'58"
C123	776.98'	39.99'	20.00'	39.98'	S74°29'06"E	002°56'55"
C124	20.00'	33.04'	21.69'	29.41'	S28°38'06"E	094°38'54"
C125	1569.00'	39.29'	19.65'	39.29'	N19°24'24"E	001°26'05"
C126	1569.00'	51.63'	25.82'	51.63'	N21°04'00"E	001°53'07"
C127	1448.00'	47.65'	23.83'	47.65'	N21°04'00"E	001°53'07"
C128	1569.00'	51.63'	25.82'	51.63'	N22°57'08"E	001°53'07"
C129	1448.00'	47.65'	23.83'	47.65'	N22°57'08"E	001°53'07"
C130	1569.00'	51.63'	25.82'	51.63'	N24°50'15"E	001°53'07"
C131	1448.00'	47.65'	23.83'	47.65'	N24°50'15"E	001°53'07"
C132	1569.00'	19.90'	9.95'	19.90'	N26°08'37"E	000°43'36"
C133	1448.00'	47.65'	23.83'	47.65'	N26°43'22"E	001°53'07"
C134	1448.00'	47.65'	23.83'	47.65'	N28°36'30"E	001°53'07"
C135	473.00'	16.54'	8.27'	16.54'	N27°30'32"E	002°00'14"
C136	1448.00'	47.65'	23.83'	47.65'	N30°29'37"E	001°53'07"
C137	473.00'	51.85'	25.95'	51.83'	N31°39'03"E	006°16'51"
C138	1448.00'	47.65'	23.83'	47.65'	N32°22'45"E	001°53'07"
C139	465.62'	59.01'	29.55'	58.97'	N38°19'06"E	007°15'42"
C140	1448.00'	46.28'	23.14'	46.28'	N34°14'15"E	001°49'52"
C141	465.62'	49.21'	24.63'	49.18'	N44°58'37"E	006°03'18"
C142	473.00'	68.18'	34.15'	68.12'	S30°38'11"W	008°15'33"
C143	2437.13'	84.47'	42.24'	84.47'	N41°37'41"W	001°59'09"
C144	1448.00'	50.39'	25.20'	50.39'	N36°09'00"E	001°59'38"
C145	20.00'	26.36'	15.49'	24.49'	N13°52'45"E	075°31'21"
C146	2383.13'	51.41'	25.71'	51.41'	N41°51'11"W	001°14'10"
C147	20.00'	5.85'	2.94'	5.83'	N32°15'31"W	016°45'10"
C148	2278.13'	41.68'	20.84'	41.68'	N41°20'49"W	001°02'54"
C149	2383.13'	53.88'	26.94'	53.88'	N42°31'07"W	001°17'43"
C150	2278.13'	51.51'	25.75'	51.50'	N42°31'07"W	001°17'43"
C151	2383.13'	47.00'	23.50'	47.00'	N43°43'53"W	001°07'48"
C152	40.00'	6.91'	3.46'	6.90'	N44°41'40"W	009°53'45"
C153	2278.13'	51.51'	25.75'	51.50'	N43°48'51"W	001°17'43"
C154	40.00'	9.64'	4.84'	9.62'	N61°05'53"W	01°34'42"
C155	70.00'	35.38'	18.08'	35.01'	S53°31'22"E	028°57'45"
C156	2278.13'	70.79'	35.40'	70.79'	N45°21'07"W	001°46'50"
C157	70.00'	41.94'	21.62'	41.32'	S12°52'39"E	034°19'41"
C158	2278.13'	110.37'	55.20'	110.36'	N47°37'49"W	002°46'33"
C159	70.00'	39.16'	20.11'	38.65'	S11°18'52"E	032°03'21"
C160	2278.13'	22.15'	11.07'	22.15'	N47°19'48"W	000°33'25"
C161	1151.50'	42.72'	21.36'	42.72'	N38°40'59"E	002°07'32"
C162	70.00'	37.74'	19.34'	37.29'	S42°47'20"E	030°53'37"
C163	40.00'	10.45'	7.10'	13.98'	N48°01'29"E	020°07'19"
C164	1151.50'	64.71'	32.37'	64.70'	N36°00'37"E	003°13'12"
C165	40.00'	2.76'	1.38'	2.76'	N36°08'02"E	003°57'36"
C166	1274.00'	49.18'	24.59'	49.18'	N33°02'53"E	002°12'42"
C167	1151.50'	46.89'	23.45'	46.88'	N33°14'01"E	002°19'59"
C168	1274.00'	51.94'	25.97'	51.93'	N30°46'27"E	002°20'09"
C169	1151.50'	46.89'	23.45'	46.88'	N30°54'03"E	002°19'59"
C170	1274.00'	51.93'	25.97'	51.93'	N28°26'19"E	002°20'08"