VERDANCIA UNIT SIX SUBDIVISION

BEING A PORTION OF LAND SITUATED
IN SECTION 32, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY COMPANY SURVEY,
EL PASO COUNTY TEXAS.
CONTAINING 42.93 ACRES ±
SHEET 1 OF 2

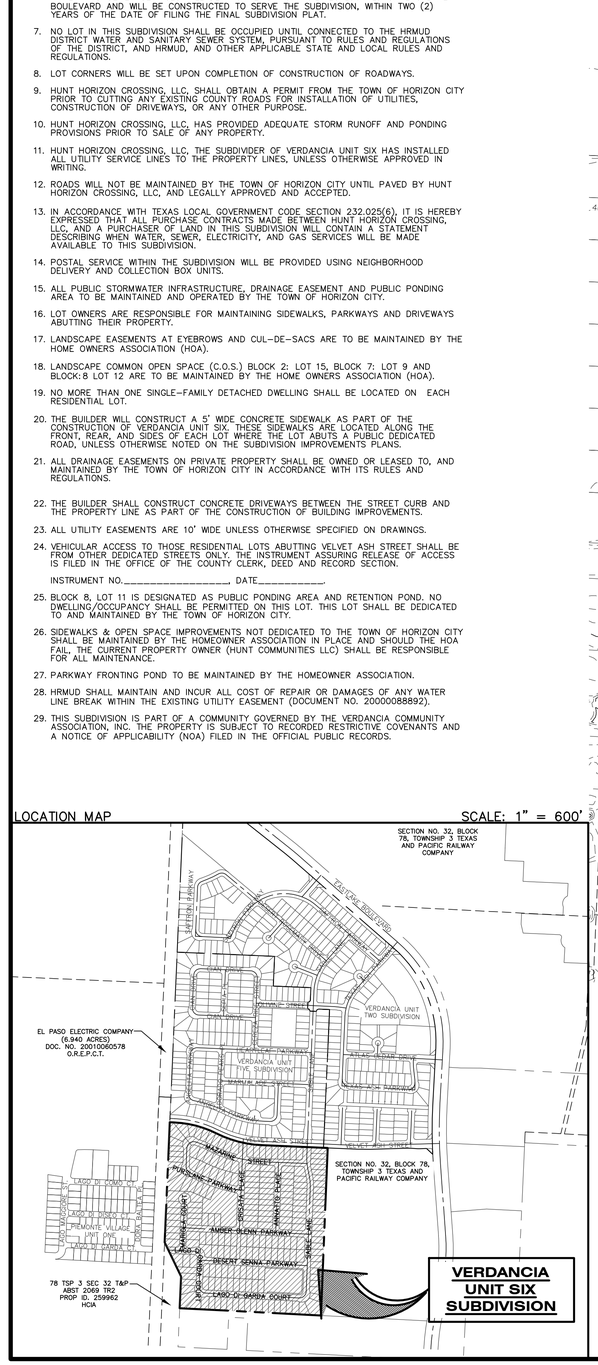
PLAT NOTES AND RESTRICTIONS

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. NOTICE OF APPLICABILITY FOR THIS SUBDIVISION IS 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 SIX 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 EASTLAKE 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 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 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 SIX 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 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 OWNERS ARE RESPONSIBLE FOR MAINTAINING SIDEWALKS, PARKWAYS AND DRIVEWAYS ABUTTING THEIR PROPERTY.
17. LANDSCAPE EASEMENTS AT EYEBROWS AND CUL-DE-SACS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
18. LANDSCAPE COMMON OPEN SPACE (C.O.S.) BLOCK 2: LOT 15, BLOCK 7: LOT 9 AND BLOCK 8 LOT 12 ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
19. NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH RESIDENTIAL LOT.
20. THE BUILDER WILL CONSTRUCT A 5' WIDE CONCRETE SIDEWALK AS PART OF THE CONSTRUCTION OF VERDANCIA UNIT SIX. 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.
21. 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.
22. THE BUILDER SHALL CONSTRUCT CONCRETE DRIVEWAYS BETWEEN THE STREET CURB AND THE PROPERTY LINE AS PART OF THE CONSTRUCTION OF BUILDING IMPROVEMENTS.
23. ALL UTILITY EASEMENTS ARE 10' WIDE UNLESS OTHERWISE SPECIFIED ON DRAWINGS.
24. VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING VELVET ASH STREET 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_____.
25. BLOCK 8, LOT 11 IS DESIGNATED AS PUBLIC PONDING AREA AND RETENTION POND. NO DWELLING/OCCUPANCY SHALL BE PERMITTED ON THIS LOT. THIS LOT SHALL BE DEDICATED TO AND MAINTAINED BY THE TOWN OF HORIZON CITY.
26. 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.
27. PARKWAY FRONTING POND TO BE MAINTAINED BY THE HOMEOWNER ASSOCIATION.
28. HRMUD SHALL MAINTAIN AND INCUR ALL COST OF REPAIR OR DAMAGES OF ANY WATER LINE BREAK WITHIN THE EXISTING UTILITY EASEMENT (DOCUMENT NO. 20000088892).
29. THIS SUBDIVISION IS PART OF A COMMUNITY GOVERNED BY THE VERDANCIA COMMUNITY ASSOCIATION, INC. THE PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND A NOTICE OF APPLICABILITY (NOA) FILED IN THE OFFICIAL PUBLIC RECORDS.



LOCATION MAP SCALE: 1" = 600'

VERDANCIA UNIT SIX SUBDIVISION

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

NOTES:

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

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

PRELIMINARY PLAT
SCALE: 1" = 100'

STREET NAME	LENGTH
SABLE LANE	1269.80'
LAGO DI GARDA COURT	1446.41'
CRISATA PLACE	737.68'
MAZARINE STREET	1016.04'
PURSLANE PARKWAY	725.67'
ANNATTO PLACE	588.62'
AMBER GLENN PARKWAY	1049.85'
MARIOLA COURT	433.18'
DESERT SENNA PARKWAY	896.57'

LOTS	QUANTITY	AREA (ac)
POND	1	1.46
PARK	1	1.50
C.O.S.	3	0.45
R.O.W.	9	10.18
HRMUD UTILITY R.O.W.	1	0.06
RESIDENTIAL LOTS	207	29.28
TOTAL	222	42.93

LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CENTERLINE
- 10' UTILITY EASEMENT (10' U.E)
- 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
- EXISTING MAJOR CONTOUR LINES
- EXISTING MINOR CONTOUR LINES
- U.S. POSTAL SERVICE DELIVERY COLLECTION BOX
- LANDSCAPE AREA

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 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.

PRELIMINARY
TO BE CONSIDERED BY THE TOWN OF HORIZON CITY PLANNING AND ZONING CITY COUNCIL RECOMMENDATIONS CONCERNING THIS PLAT MUST BE FILED BY:

_____

EL PASO BUDA

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.

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.

OWNER/DEVELOPER
HUNT COMMUNITIES
HUNT HORIZON CROSSING, LLC
601 NORTH MESA SUITE 1900
EL PASO, TEXAS 79902
VOICE (915) 298-0418
CONTACT: JOSE LARES, P.E.

DATE OF PREPARATION: OCTOBER 2026

VERDANCIA UNIT SIX SUBDIVISION

BEING A PORTION OF LAND SITUATED
IN SECTION 32, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY COMPANY SURVEY,
EL PASO COUNTY TEXAS.
CONTAINING 42.93 ACRES ±
SHEET 2 OF 2

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	873.00'	368.32'	186.94'	365.59'	N75°26'02"W	024°10'23"
C2	932.00'	393.21'	199.57'	390.30'	S75°26'02"E	024°10'23"
C3	400.00'	58.26'	29.18'	58.20'	S01°41'34"E	008°20'40"
C4	400.00'	37.43'	18.73'	37.41'	S08°32'44"E	005°21'40"
C5	400.00'	94.23'	47.33'	94.01'	N04°28'39"W	013°29'49"
C6	57.00'	90.21'	57.68'	81.08'	N47°36'32"E	090°40'31"
C7	57.00'	89.54'	57.01'	80.62'	S42°02'59"E	090°00'27"
C8	57.00'	90.01'	57.47'	80.94'	N42°17'00"W	090°28'27"
C9	1328.00'	459.51'	232.07'	457.22'	S70°54'26"E	019°49'30"
C10	1328.00'	35.50'	17.75'	35.49'	S60°13'44"E	001°31'53"
C11	57.00'	63.15'	35.25'	59.97'	S29°15'27"E	063°28'27"
C12	57.00'	103.91'	73.55'	90.11'	S54°42'20"W	104°27'08"
C13	736.00'	72.75'	36.40'	72.72'	N75°53'59"W	005°39'47"
C14	736.00'	131.84'	66.10'	131.67'	N67°56'12"W	010°15'49"
C15	1064.00'	287.77'	144.77'	286.89'	S70°33'10"E	015°29'46"
C16	1064.00'	175.08'	87.74'	174.89'	S83°00'53"E	009°25'41"
C17	1037.00'	37.81'	18.91'	37.81'	S81°59'19"E	002°05'21"
C18	20.00'	29.12'	17.83'	26.62'	S39°13'56"E	083°25'25"
C19	20.00'	33.54'	22.25'	29.75'	S50°31'22"W	096°05'12"
C20	932.00'	32.95'	16.48'	32.95'	S82°26'45"E	002°01'32"
C21	932.00'	51.38'	25.70'	51.37'	S85°02'16"E	003°09'31"
C22	932.00'	14.69'	7.35'	14.69'	S87°04'08"E	000°54'12"
C23	20.00'	31.42'	20.00'	28.28'	N42°31'14"W	090°00'00"
C24	434.00'	10.77'	5.38'	10.77'	S01°46'08"W	001°25'17"
C25	20.00'	31.84'	20.43'	28.58'	N46°39'53"E	091°12'46"
C26	1037.00'	33.58'	16.79'	33.58'	S86°48'04"E	001°51'20"
C27	1037.00'	51.41'	25.71'	51.40'	S84°27'12"E	002°50'25"
C28	30.00'	47.37'	30.25'	42.60'	N42°17'00"W	090°28'27"
C30	40.00'	14.56'	7.36'	14.48'	N13°23'06"E	020°51'45"
C31	70.00'	3.08'	1.54'	3.08'	S22°33'27"W	002°31'03"
C32	70.00'	44.56'	23.06'	43.81'	S03°03'51"W	036°28'10"
C33	70.00'	39.45'	20.27'	38.93'	S31°19'03"E	032°17'39"
C34	70.00'	36.89'	18.88'	36.46'	S62°33'40"E	030°11'35"
C35	70.00'	36.97'	18.93'	36.54'	N87°12'47"E	030°15'30"
C36	40.00'	14.56'	7.36'	14.48'	S82°30'55"W	020°51'45"
C37	40.00'	14.44'	7.30'	14.36'	N76°42'48"W	020°40'49"
C38	70.00'	6.38'	3.19'	6.38'	S68°59'07"E	005°13'27"
C39	70.00'	46.57'	24.18'	45.71'	N89°20'40"E	038°06'58"
C40	70.00'	29.38'	14.91'	29.16'	N41°44'27"E	024°02'52"
C41	70.00'	45.49'	23.58'	44.70'	N11°05'55"E	037°14'12"
C42	70.00'	13.30'	6.67'	13.28'	N12°57'52"W	010°53'22"
C43	40.00'	14.44'	7.30'	14.36'	S08°04'09"E	020°40'49"
C44	427.00'	10.58'	5.29'	10.58'	N01°33'40"E	001°25'11"
C45	427.00'	52.63'	26.35'	52.60'	N02°40'47"W	007°03'43"
C46	427.00'	37.38'	18.70'	37.36'	N08°43'06"W	005°00'55"
C47	127.20'	28.33'	14.22'	28.27'	S04°50'45"E	012°45'36"
C48	127.20'	2.10'	1.05'	2.10'	S02°00'25"W	000°56'43"
C49	20.00'	31.42'	20.00'	28.28'	S47°28'46"W	090°00'00"
C50	20.00'	31.42'	20.00'	28.28'	N47°28'46"E	090°00'00"
C51	868.00'	109.95'	55.05'	109.87'	N83°53'30"W	007°15'27"
C52	868.00'	87.31'	43.69'	87.27'	N77°22'54"W	005°45'47"
C53	868.00'	53.41'	26.72'	53.41'	N72°44'14"W	003°31'33"
C54	868.00'	56.40'	28.21'	56.39'	N69°06'46"W	003°43'23"
C55	868.00'	55.82'	27.92'	55.81'	N65°24'32"W	003°41'04"
C56	868.00'	3.32'	1.66'	3.32'	N63°27'25"W	000°13'10"
C57	932.00'	49.61'	24.81'	49.61'	S64°52'20"E	003°03'00"
C58	932.00'	52.43'	26.22'	52.42'	S68°00'32"E	003°13'23"
C59	932.00'	52.43'	26.22'	52.42'	S71°13'55"E	003°13'23"
C60	932.00'	32.50'	16.25'	32.49'	S73°50'33"E	001°59'52"
C61	20.00'	26.99'	16.00'	24.99'	N36°10'51"W	077°19'15"
C62	20.00'	35.87'	25.03'	31.25'	N53°51'19"E	102°45'05"
C63	1037.00'	53.60'	26.80'	53.59'	S73°17'18"E	002°57'41"
C64	1037.00'	58.47'	29.24'	58.46'	S70°11'33"E	003°13'50"
C65	1037.00'	58.41'	29.21'	58.40'	S66°57'49"E	003°13'38"
C66	1037.00'	46.07'	23.04'	46.06'	S64°04'39"E	002°32'43"
C67	763.00'	10.15'	5.07'	10.15'	N63°11'09"W	000°45'43"
C68	763.00'	49.07'	24.54'	49.06'	N65°24'32"W	003°41'04"
C69	763.00'	49.16'	24.59'	49.15'	N69°05'49"W	003°41'28"
C70	763.00'	16.35'	8.17'	16.35'	N71°33'23"W	001°13'39"
C71	40.00'	14.80'	7.49'	14.72'	S61°34'11"E	021°12'03"
C72	70.00'	24.02'	12.13'	23.90'	N60°47'54"W	019°39'30"
C73	70.00'	35.38'	18.07'	35.00'	N85°06'18"W	028°57'18"
C74	70.00'	35.38'	18.07'	35.00'	S65°56'23"W	028°57'18"
C75	70.00'	35.38'	18.07'	35.00'	S36°59'05"W	028°57'18"
C76	70.00'	38.53'	19.77'	38.04'	S06°44'21"W	031°32'11"
C77	70.00'	13.47'	6.76'	13.45'	S14°32'30"E	011°01'30"
C78	40.00'	15.73'	7.97'	15.63'	N08°47'14"W	022°32'02"
C79	40.00'	1.15'	0.58'	1.15'	N03°18'14"E	001°38'55"
C80	40.00'	17.31'	8.79'	17.18'	N16°31'43"E	024°48'04"
C81	70.00'	31.47'	16.01'	31.21'	S16°03'00"W	025°45'30"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C82	70.00'	43.21'	22.32'	42.53'	S14°30'46"E	035°22'02"
C83	70.00'	44.46'	23.01'	43.72'	S50°23'32"E	036°23'29"
C84	70.00'	23.63'	11.93'	23.51'	S78°15'25"E	019°20'17"
C85	40.00'	17.83'	9.06'	17.68'	N75°09'34"W	025°31'59"
C86	1355.00'	16.40'	8.20'	16.40'	S62°44'22"E	000°41'36"
C87	1355.00'	50.44'	25.22'	50.44'	S64°09'10"E	002°07'59"
C88	1355.00'	50.44'	25.22'	50.44'	S66°17'08"E	002°07'59"
C89	1355.00'	51.01'	25.51'	51.01'	S68°25'50"E	002°09'25"
C90	1355.00'	51.07'	25.54'	51.07'	S70°35'20"E	002°09'35"
C91	1355.00'	175.14'	87.69'	175.02'	S75°22'18"E	007°24'21"
C92	20.00'	28.47'	17.25'	26.12'	N38°17'51"W	081°33'14"
C93	20.00'	31.58'	20.16'	28.40'	N47°42'47"E	090°28'01"
C94	20.00'	31.25'	19.84'	28.17'	S42°17'13"E	089°31'59"
C95	20.00'	16.69'	8.87'	16.21'	S26°23'27"W	047°49'21"
C96	50.00'	18.91'	9.57'	18.80'	N39°28'05"E	021°40'05"
C97	50.00'	101.36'	80.26'	84.88'	N29°26'35"W	116°09'17"
C98	50.00'	101.36'	80.26'	84.88'	S34°24'08"W	116°09'17"
C99	50.00'	18.91'	9.57'	18.80'	S34°30'33"E	021°40'05"
C100	20.00'	16.69'	8.87'	16.21'	N21°25'54"W	047°49'21"
C101	30.00'	54.69'	38.71'	47.43'	S54°42'20"W	104°27'08"
C102	709.00'	49.72'	24.87'	49.71'	N71°03'34"W	004°01'03"
C103	709.00'	69.15'	34.60'	69.12'	N66°15'24"W	005°35'17"
C104	709.00'	8.14'	4.07'	8.14'	N63°08'01"W	000°39'28"
C105	1091.00'	49.83'	24.92'	49.83'	S64°06'48"E	002°37'02"
C106	1091.00'	56.52'	28.27'	56.52'	S66°54'22"E	002°58'06"
C107	1091.00'	56.57'	28.29'	56.56'	S69°52'32"E	002°58'14"
C108	1091.00'	56.61'	28.31'	56.60'	S72°50'51"E	002°58'22"
C109	1091.00'	36.14'	18.07'	36.14'	S75°16'59"E	001°53'54"
C110	20.00'	27.48'	16.40'	25.37'	N36°52'35"W	078°42'42"
C111	20.00'	34.58'	23.45'	30.43'	N52°00'54"E	099°04'15"
C112	1301.00'	48.30'	24.15'	48.30'	S77°23'10"E	002°07'37"
C113	1301.00'	63.25'	31.63'	63.24'	S74°55'47"E	002°47'08"
C114	1301.00'	63.25'	31.63'	63.24'	S72°08'39"E	002°47'08"
C115	1301.00'	63.25'	31.63'	63.24'	S69°21'31"E	002°47'08"
C116	1301.00'	63.25'	31.63'	63.24'	S66°34'23"E	002°47'08"
C117	1301.00'	63.25'	31.63'	63.24'	S63°47'15"E	002°47'08"
C118	1301.00'	31.79'	15.90'	31.79'	S61°41'41"E	001°24'01"
C119	30.00'	33.23'	18.56'	31.56'	S29°15'27"E	063°28'27"
C120	1196.00'	12.87'	6.44'	12.87'	S62°58'51"E	000°37'00"
C121	1196.00'	52.35'	26.18'	52.35'	N63°55'35"W	002°30'28"
C122	1196.00'	61.55'	30.78'	61.55'	S64°45'49"E	002°56'55"
C123	1196.00'	58.15'	29.08'	58.14'	S66°34'23"E	002°47'08"
C124	1196.00'	61.90'	30.96'	61.90'	S67°43'15"E	002°57'56"
C125	1196.00'	58.15'	29.08'	58.14'	S69°21'31"E	002°47'08"
C126	1196.00'	61.91'	30.96'	61.90'	S70°41'11"E	002°57'56"
C127	1196.00'	58.15'	29.08'	58.14'	S72°08'39"E	002°47'08"
C128	1196.00'	61.91'	30.96'	61.90'	S73°39'07"E	002°57'56"
C129	1196.00'	58.15'	29.08'	58.14'	S74°55'47"E	002°47'08"
C130	1196.00'	75.87'	37.95'	75.86'	S76°57'08"E	003°38'05"
C131	1196.00'	51.08'	25.54'	51.08'	S77°32'46"E	002°26'50"
C132	20.00'	33.64'	22.36'	29.81'	S50°40'12"W	096°22'51"
C133	1091.00'	101.43'	50.75'	101.40'	S83°48'11"E	005°19'37"
C134	1091.00'	24.04'	12.02'	24.04'	S87°05'52"E	001°15'44"
C135	20.00'	31.42'	20.00'	28.28'	N42°43'44"W	090°00'00"
C136	20.00'	31.65'	20.24'	28.45'	N47°36'32"E	090°40'31"
C137	20.00'	31.25'	19.84'	28.17'	S42°17'13"E	089°31'59"
C138	20.00'	31.65'	20.24'	28.45'	N47°36'32"E	090°40'31"
C139	20.00'	31.18'	19.77'	28.12'	S42°23'28"E	089°19'29"
C140	20.00'	31.42'	20.00'	28.28'	S47°16'16"W	090°00'00"
C141	20.00'	26.70'	15.77'	24.76'	N49°28'39"W	076°30'11"
C142	373.00'	43.96'	22.01'	43.94'	N07°50'57"W	006°45'12"
C143	373.00'	43.90'	21.98'	43.88'	N01°06'03"W	006°44'38"
C144	70.00'	46.19'	23.97'	45.35'	N89°21'15"W	037°48'11"
C145	40.00'	14.48'	7.32'	14.40'	N82°06'43"E	020°44'08"
C146	20.00'	31.42'	20.00'	28.28'	S42°31'14"E	090°00'00"
C147	20.00'	31.58'	20.16'	28.40'	S47°42'47"W	090°28'01"
C148	20.00'	31.18'	19.77'	28.12'	N42°23'28"W	089°19'29"
C149	20.00'	31.65'	20.24'	28.45'	N47°36'32"E	090°40'31"
C150	20.00'	29.10'	17.80'	26.60'	S45°22'41"E	083°21'04"
C151	70.00'	81.55'	46.11'	77.02'	N37°04'39"W	066°45'01"
C152	20.00'	31.41'	20.00'	28.28'	S47°57'01"W	089°59'33"
C153	20.00'	31.18'	19.77'	28.12'	N42°23'28"W	089°19'29"
C154	10.00'	15.59'	9.88'	14.06'	N42°23'28"W	089°19'29"
C155	30.00'	47.48'	30.36'	42.68'	N47°36'32"E	090°40'31"
C156	20.00'	31.65'	20.24'	28.45'	N47°36'32"E	090°40'31"
C157	30.00'	47.13'	30.00'	42.43'	S42°02'59"E	090°00'27"
C158	70.00'	20.19'	10.16'	20.12'	N62°01'32"E	016°31'18"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°28'46"E	10.00'
L2	N87°31'14"W	39.49'
L3	N02°28'46"E	79.66'
L4	N11°13'33"W	76.03'
L5	S02°16'16"W	57.68'
L6	N87°03'13"W	57.68'
L7	N87°03'13"W	57.01'
L8	S02°57'14"W	57.01'
L9	S02°57'14"W	216.99'
L10	S02°57'14"W	15.27'
L11	S02°57'14"W	57.47'
L12	N87°31'14"W	57.47'
L13	N87°31'14"W	97.35'
L14	N87°31'14"W	117.89'
L15	S02°28'46"W	240.66'
L16	S87°03'13"E	305.20'
L17	S87°03'13"E	275.02'
L18	N02°28'46"E	138.28'
L19	S02°28'46"W	34.72'
L20	S02°28'46"W	152.56'
L21	S02°28'46"W	69.84'
L22	S87°43'44"E	128.71'
L23	S87°43'44"E	239.19'
L24	N87°43'44"W	17.83'
L25	N02°28'46"E	10.00'
L26	S02°29'28"W	21.27'
L27	N87°03'13"W	14.40'
L28	S02°16'16"W	25.26'
L29	N11°13'33"W	12.25'
L30	N11°13'33"W	17.46'
L31	N87°31'14"W	28.24'
L32	N87°31'14"W	11.26'
L33	N02°28'46"E	16.81'
L34	S02°28'46"W	17.16'
L35	S66°47'50"E	22.90'
L36	N87°31'14"W	34.72'
L37	N87°31'14"W	47.69'
L38	N02°28'46"E	15.00'
L39	S02°28'46"W	24.65'
L40	N69°01'53"W	5.84'
L41	N11°13'33"W	8.99'
L42	N02°16'16"E	5.20'
L43	S87°31'14"E	32.71'
L44	N02°28'46"E	28.34'
L45	N02°56'47"W	10.00'
L46	S02°56'47"W	10.00'
L47	S87°03'13"E	30.00'
L48	S87°03'13"E	22.31'
L49	S87°03'13"E	22.03'

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 1	1	0.14 Acres
BLOCK 1	2	0.13 Acres
BLOCK 1	3	0.13 Acres
BLOCK 1	4	0.13 Acres
BLOCK 1	5	0.13 Acres
BLOCK 1	6	0.13 Acres
BLOCK 1	7	0.13 Acres
BLOCK 1	8	0.13 Acres
BLOCK 1	9	0.14 Acres

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 4	1	0.16 Acres
BLOCK 4	2	0.16 Acres
BLOCK 4	3	0.14 Acres
BLOCK 4	4	0.14 Acres
BLOCK 4	5	0.14 Acres
BLOCK 4	6	0.14 Acres
BLOCK 4	7	0.15 Acres
BLOCK 4	8	0.15 Acres
BLOCK 4	9	0.15 Acres
BLOCK 4	10	0.15 Acres
BLOCK 4	11	0.15 Acres
BLOCK 4	12	0.15 Acres
BLOCK 4	13	0.15 Acres
BLOCK 4	14	0.16 Acres

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 5	1	0.16 Acres
BLOCK 5	2	0.14 Acres
BLOCK 5	3	0.14 Acres
BLOCK 5	4	0.14 Acres
BLOCK 5	5	0.14 Acres
BLOCK 5	6	0.14 Acres
BLOCK 5	7	0.14 Acres
BLOCK 5	8	0.14 Acres
BLOCK 5	9	0.14 Acres
BLOCK 5	10	0.14 Acres
BLOCK 5	11	0.16 Acres
BLOCK 5	12	0.16 Acres
BLOCK 5	13	0.13 Acres
BLOCK 5	14	0.13 Acres
BLOCK 5	15	0.13 Acres
BLOCK 5	16	0.13 Acres
BLOCK 5	17	0.13 Acres
BLOCK 5	18	0.13 Acres
BLOCK 5	19	0.13 Acres
BLOCK 5	20	0.13 Acres
BLOCK 5	21	0.13 Acres
BLOCK 5	22	0.16 Acres

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 6	1	0.14 Acres
BLOCK 6	2	0.13 Acres
BLOCK 6	3	0.13 Acres
BLOCK 6	4	0.13 Acres
BLOCK 6	5	0.13 Acres
BLOCK 6	6	0.13 Acres
BLOCK 6	7	0.13 Acres
BLOCK 6	8	0.13 Acres
BLOCK 6	9	0.13 Acres
BLOCK 6	10	0.17 Acres
BLOCK 6	11	0.13 Acres
BLOCK 6	12	0.13 Acres
BLOCK 6	13	0.13 Acres
BLOCK 6	14	0.13 Acres
BLOCK 6	15	0.13 Acres
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BLOCK 6	19	0.13 Acres
BLOCK 6	20	0.13 Acres

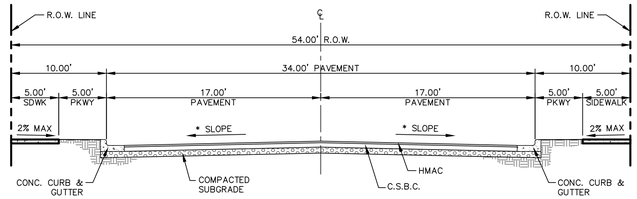
LABELS DELETED
C29

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 2	1	0.16 Acres
BLOCK 2	2	0.14 Acres
BLOCK 2	3	0.14 Acres
BLOCK 2	4	0.14 Acres
BLOCK 2	5	0.13 Acres
BLOCK 2	6	0.13 Acres
BLOCK 2	7	0.13 Acres
BLOCK 2	8	0.13 Acres
BLOCK 2	9	0.13 Acres
BLOCK 2	10	0.13 Acres
BLOCK 2	11	0.13 Acres
BLOCK 2	12	0.13 Acres
BLOCK 2	13	0.13 Acres
BLOCK 2	14	0.13 Acres
BLOCK 2	15	0.12 Acres
BLOCK 2	16	0.13 Acres
BLOCK 2	17	0.13 Acres
BLOCK 2	18	0.13 Acres
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BLOCK 2	21	0.13 Acres
BLOCK 2	22	0.13 Acres
BLOCK 2	23	0.13 Acres
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BLOCK 2	25	0.13 Acres
BLOCK 2	26	0.28 Acres
BLOCK 2	27	0.17 Acres
BLOCK 2	28	0.14 Acres
BLOCK 2	29	0.13 Acres
BLOCK 2	30	0.13 Acres
BLOCK 2	31	0.13 Acres
BLOCK 2	32	0.13 Acres
BLOCK 2	33	0.13 Acres
BLOCK 2	34	0.13 Acres
BLOCK 2	35	0.13 Acres
BLOCK 2	36	0.13 Acres
BLOCK 2	37	0.13 Acres
BLOCK 2	38	0.13 Acres
BLOCK 2	39	0.13 Acres
BLOCK 2	40	0.13 Acres
BLOCK 2	41	0.13 Acres
BLOCK 2	42	0.13 Acres
BLOCK 2	43	0.16 Acres
BLOCK 2	44	0.22 Acres
BLOCK 2	45	0.30 Acres
BLOCK 2	46	0.18 Acres
BLOCK 2	47	0.15 Acres
BLOCK 2	48	0.15 Acres
BLOCK 2	49	0.18 Acres
BLOCK 2	50	0.15 Acres
BLOCK 2	51	0.15 Acres
BLOCK 2	52	0.20 Acres

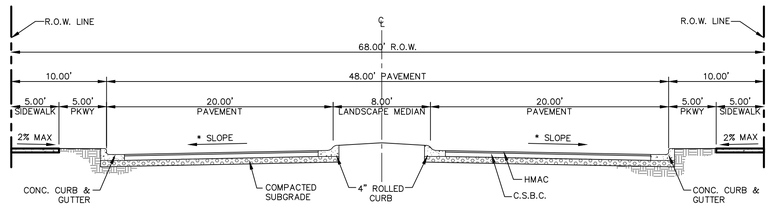
LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 8	1	0.13 Acres
BLOCK 8	2	0.13 Acres
BLOCK 8	3	0.13 Acres
BLOCK 8	4	0.13 Acres
BLOCK 8	5	0.13 Acres
BLOCK 8	6	0.13 Acres
BLOCK 8	7	0.13 Acres
BLOCK 8	8	0.13 Acres
BLOCK 8	9	0.13 Acres
BLOCK 8	10	0.13 Acres
BLOCK 8	11	1.46 Acres
BLOCK 8	12	0.19 Acres
BLOCK 8	13	0.13 Acres
BLOCK 8	14	0.13 Acres
BLOCK 8	15	0.13 Acres
BLOCK 8	16	0.13 Acres
BLOCK 8	17	0.13 Acres
BLOCK 8	18	0.13 Acres
BLOCK 8	19	0.13 Acres
BLOCK 8	20	0.13 Acres
BLOCK 8	21	0.13 Acres
BLOCK 8	22	0.13 Acres

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 3	1	0.18 Acres
BLOCK 3	2	0.15 Acres
BLOCK 3	3	0.15 Acres
BLOCK 3	4	0.15 Acres
BLOCK 3	5	0.15 Acres
BLOCK 3	6	0.15 Acres
BLOCK 3	7	0.15 Acres
BLOCK 3	8	0.23 Acres
BLOCK 3	9	0.19 Acres
BLOCK 3	10	0.13 Acres
BLOCK 3	11	0.13 Acres
BLOCK 3	12	0.13 Acres
BLOCK 3	13	0.16 Acres
BLOCK 3	14	0.13 Acres
BLOCK 3	15	0.13 Acres
BLOCK 3	16	0.13 Acres
BLOCK 3	17	1.50 Acres
BLOCK 3	18	0.13 Acres
BLOCK 3	19	0.13 Acres
BLOCK 3	20	0.13 Acres
BLOCK 3	21	0.14 Acres
BLOCK 3	22	0.17 Acres
BLOCK 3	23	0.35 Acres
BLOCK 3	24	0.24 Acres
BLOCK 3	25	0.13 Acres
BLOCK 3	26	0.13 Acres
BLOCK 3	27	0.13 Acres
BLOCK 3	28	0.13 Acres
BLOCK 3	29	0.16 Acres
BLOCK 3	30	0.27 Acres
BLOCK 3	31	0.22 Acres
BLOCK 3	32	0.14 Acres
BLOCK 3	33	0.13 Acres
BLOCK 3	34	0.13 Acres
BLOCK 3	35	0.13 Acres
BLOCK 3	36	0.13 Acres
BLOCK 3	37	0.14 Acres
BLOCK 3	38	0.14 Acres
BLOCK 3	39	0.15 Acres

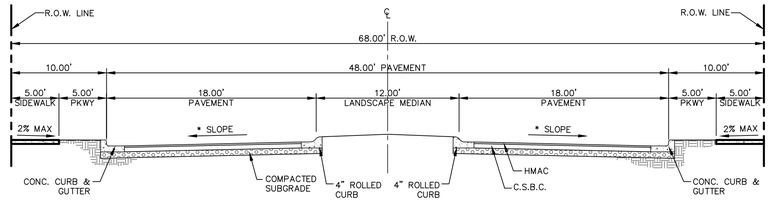
LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 7	1	0.17 Acres
BLOCK 7	2	0.18 Acres
BLOCK 7	3	0.13 Acres
BLOCK 7	4	0.13 Acres
BLOCK 7	5	0.13 Acres
BLOCK 7	6	0.13 Acres
BLOCK 7	7	0.13 Acres
BLOCK 7	8	0.13 Acres
BLOCK 7	9	0.14 Acres
BLOCK 7	10	0.13 Acres
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BLOCK 7	20	0.16 Acres
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BLOCK 7	27	0.13 Acres
BLOCK 7	28	0.13 Acres
BLOCK 7	29	0.13 Acres
BLOCK 7	30	0.13 Acres
BLOCK 7	31	0.13 Acres
BLOCK 7	32	0.13 Acres
BLOCK 7	33	0.13 Acres
BLOCK 7	34	0.18 Acres



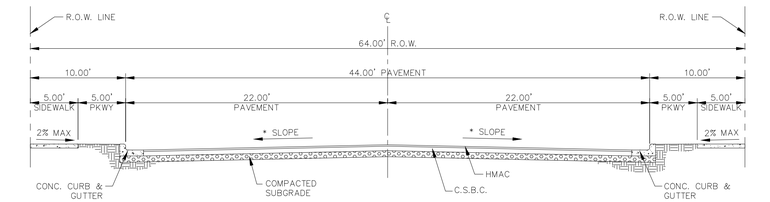
PROPOSED TYPICAL 54' ROW STREET SECTION DETAIL
(RESIDENTIAL SUB-COLLECTOR)
SCALE: N.T.S.



PROPOSED TYPICAL 68' ROW STREET SECTION DETAIL @ ENHANCED ENTRANCE
(SABLE LANE/RESIDENTIAL SUB-COLLECTOR)
SCALE: N.T.S.



PROPOSED TYPICAL 68' ROW STREET SECTION DETAIL @ ENHANCED ENTRANCE
(CRISATA PLACE/RESIDENTIAL SUB-COLLECTOR)
SCALE: N.T.S.



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

DATE OF PREPARATION: OCTOBER 2026