



November 06, 2024

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

Re: Subdivision Acceptance—Horizon Town Center Unit 4

Dear Mayor Renteria,

As of November 4, 2024, the improvements for the subdivision referenced above have been completed. As Town Engineer, Huitt-Zollars recommends the final acceptance of the subdivision and the public improvement.

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

Sincerely,

HUITT-ZOLLARS, INC.

A handwritten signature in blue ink that reads 'Roxanna R. Medina, PE'.

Roxanna R. Medina, PE
Project Manager

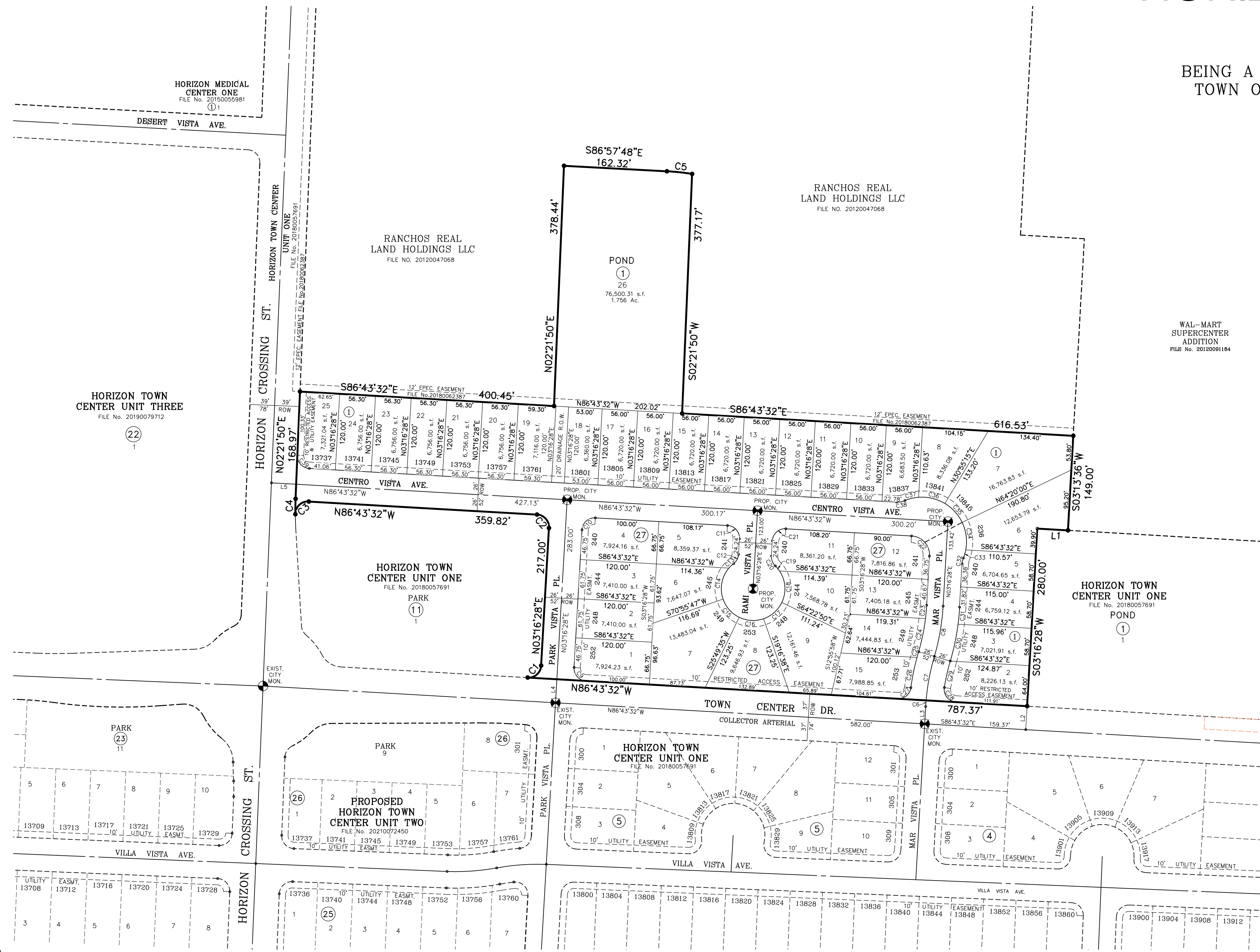
CC: Eduardo Garcia—Interim Director of Planning, Town of Horizon City
Arturo Rubio—Chief Planner, Town of Horizon City
Albert Valle, CFM—Public Works Director, Town of Horizon City
Elvia Schuller—City Clerk, Town of Horizon City

HORIZON TOWN CENTER UNIT FOUR

BEING A PORTION OF C.D STEWART SURVEY NO. 321,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS
CONTAINING: 11.073 ACRES

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.42'	20.00'	28.28'	N48°16'28"E	90°00'00"
C2	20.00'	31.42'	20.00'	28.28'	N41°43'32"W	90°00'00"
C3	20.00'	32.71'	21.34'	29.18'	S46°25'24"W	93°42'09"
C4	500.00'	24.36'	12.18'	24.36'	N0°58'05"E	2°47'31"
C5	375.00'	39.79'	19.92'	39.78'	S83°55'23"E	6°04'49"
C6	350.00'	9.75'	4.87'	9.75'	S4°04'21"W	1°35'45"
C7	350.00'	70.62'	35.43'	70.50'	S10°39'02"W	11°33'38"
C8	350.00'	80.37'	40.36'	80.19'	N9°51'10"E	13°09'22"
C9	20.00'	31.42'	20.00'	28.28'	S41°43'32"E	90°00'00"
C10	20.00'	31.42'	20.00'	28.28'	N48°16'28"E	90°00'00"
C11	20.00'	31.42'	20.00'	28.28'	N41°43'32"W	90°00'00"
C12	20.00'	17.08'	9.10'	16.56'	N27°44'00"E	48°55'04"
C13	50.00'	10.20'	5.12'	10.18'	S46°20'54"W	11°41'17"
C14	50.00'	51.99'	28.62'	49.68'	S10°43'01"W	59°34'28"
C15	50.00'	39.36'	20.76'	38.30'	S41°37'19"E	45°06'12"
C16	50.00'	39.36'	20.76'	38.30'	S86°43'32"E	45°06'12"
C17	50.00'	39.36'	20.76'	38.30'	N48°10'16"E	45°06'12"
C18	50.00'	51.99'	28.62'	49.68'	N41°04'04"W	59°34'28"
C19	50.00'	10.20'	5.12'	10.18'	N39°47'57"W	11°41'17"
C20	20.00'	17.08'	9.10'	16.56'	S21°11'03"E	48°55'04"
C21	20.00'	31.42'	20.00'	28.28'	S48°16'28"W	90°00'00"
C22	30.00'	47.12'	30.00'	42.43'	N41°43'32"W	90°00'00"
C23	324.00'	21.09'	10.55'	21.09'	N5°08'22"E	3°43'48"
C24	324.00'	53.30'	26.71'	53.24'	N11°43'03"E	9°25'35"
C25	376.00'	9.30'	4.65'	9.30'	S15°43'19"W	1°25'03"
C26	376.00'	48.76'	24.42'	48.73'	S11°17'52"W	7°25'51"
C27	20.00'	29.91'	18.55'	27.20'	N50°25'43"E	80°41'51"
C28	20.00'	33.38'	22.06'	29.64'	S38°55'04"E	95°56'55"
C29	324.00'	42.64'	21.35'	42.61'	S12°39'37"W	7°32'27"
C30	376.00'	59.43'	29.78'	59.37'	N11°54'09"E	93°52'24"
C31	376.00'	26.90'	13.44'	26.90'	N5°19'28"E	4°05'58"
C32	30.00'	9.30'	4.65'	9.49'	S12°22'19"W	18°11'42"
C33	70.00'	15.30'	6.67'	15.28'	N16°01'31"E	10°53'16"
C34	70.00'	44.29'	22.91'	43.55'	N7°32'34"W	31°24'52"
C35	70.00'	40.82'	21.01'	40.25'	N43°27'23"W	33°24'45"
C36	70.00'	44.18'	22.86'	43.45'	N17°09'41"W	36°09'50"
C37	70.00'	21.17'	10.66'	21.08'	S76°05'41"W	17°19'22"
C38	30.00'	13.53'	6.88'	13.42'	N80°21'13"E	25°50'31"
C39	20.00'	31.10'	19.68'	28.06'	S42°10'51"E	89°05'22"

LINE TABLE		
LINE	LENGTH	BEARING
L1	48.31'	N86°43'32"W
L2	37.00'	N31°16'28"E
L3	27.25'	N31°16'28"E
L4	37.00'	N31°16'28"E
L5	39.00'	N86°43'32"W



METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of C.D Stewart Survey No. 321, Town of Horizon City, El Paso County, Texas, and being more particularly described by metes and bounds as follows: Commencing for reference at an existing brass disk City Monument at the centerline intersection of Town Center Dr. and Mar Vista Pl. from which an existing brass disk City Monument at the centerline intersection of Town Center Dr. and Mar Vista Pl. bears South 86°43'32" East a distance of 582.00 feet; thence along Town Center Dr. centerline, South 86°43'32" East a distance of 159.37 feet to a point; thence leaving said centerline North 02°16'28" East a distance of 37.00 feet to a point on the northern right-of-way line of Town Center Dr.; also northern boundary line of Horizon Town Center Unit One, Recorded in Clerks File No. 20180057691, Real Property Records of El Paso County, Texas for the "True Point of Beginning".

Thence continuing along said boundary line and right-of-way line, North 86°43'32" West a distance of 787.37 feet to a point of curve;

Thence continuing said boundary line the following 5 courses

- 31.42 feet along the arc of a curve to the left which has a radius of 20.00 feet on interior angle of 90°00'00" a chord which bears North 48°16'28" East a distance of 28.28 feet to a point;
- North 03°16'28" East a distance of 217.00 feet to a point of curve;
- 31.42 feet along the arc of a curve to the left which has a radius of 20.00 feet on interior angle of 90°00'00" a chord which bears North 41°43'32" West a distance of 28.28 feet to a point;
- North 86°43'32" West a distance of 359.82 feet to a point of curve;
- 32.71 feet along the arc of a curve to the left which has a radius of 20.00 feet on interior angle of 93°42'09" a chord which bears South 46°25'24" West a distance of 29.18 feet to a point on the easterly right-of-way line of Horizon Crossing St.;

Thence leaving said boundary line and going said right-of-way line, 24.36 feet along the arc of a curve to the left which has a radius of 500.00 feet on interior angle of 02°47'31" a chord which bears North 0°58'05" East a distance of 24.36 feet to a point;

Thence continuing said right-of-way line, North 02°21'50" East a distance of 168.97 feet to a point;

Thence leaving said right-of-way line, South 86°43'32" East a distance of 400.45 feet to a point;

Thence, North 02°21'50" East a distance of 378.44 feet to a point;

Thence, South 86°43'32" West a distance of 162.32 feet to a point of curve;

Thence, South 86°43'32" West a distance of 377.17 feet to a point;

Thence, South 86°43'32" East a distance of 616.53 feet to a point;

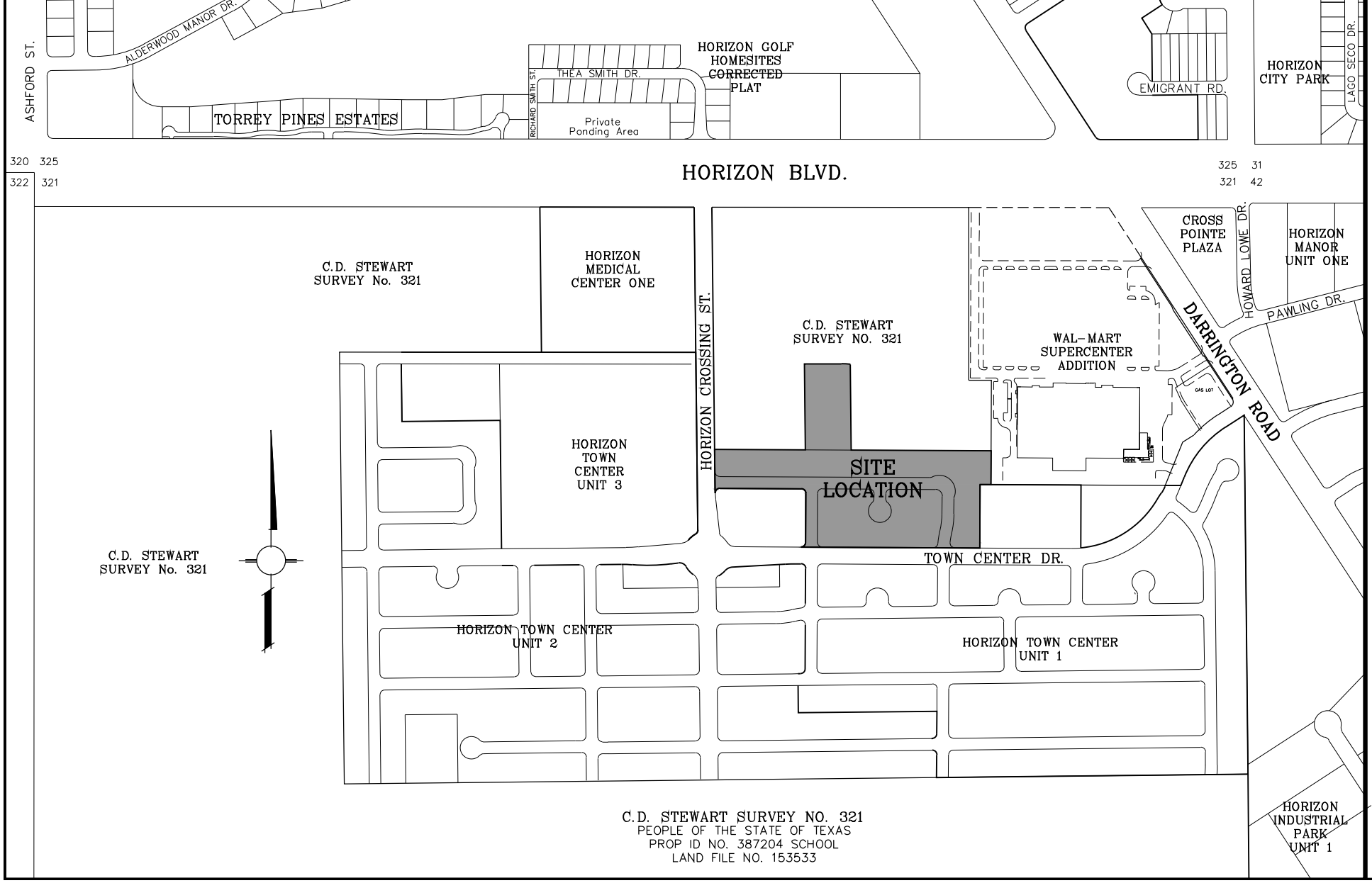
Thence, North 02°21'50" West a distance of 149.00 feet to a point;

Thence, North 86°43'32" West a distance of 48.31 feet to a point;

Thence, South 03°16'28" East a distance of 280.00 feet to the "TRUE POINT OF BEGINNING" and containing 482,318.23 Square Feet or 11.073 acres of land more or less.

- NOTES:**
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. _____ DATE _____
 - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. _____ DATE _____
 - VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ADJACENT TO TOWN CENTER DR. AND HORIZON CROSSING ST. SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. _____ DATE _____
 - LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
 - "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS".
 - SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO 480212-2508 AND 2378, DATED SEPTEMBER 4, 1991 PROPERTY IS IN FLOOD HAZARD ZONE X.
 - BEARINGS BASED ON THE MONUMENTS FOUND ALONG THE CENTERLINE OF TOWN CENTER DR., RECORDED IN THE PLAT OF HORIZON TOWN CENTER UNIT ONE, FILE NO. 20180057691, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
 - NO ROADS WILL BE MAINTAINED BY THE TOWN UNTIL PAVED BY THE SUBDIVIDER OR PROPERTY OWNER AND LEGALLY APPROVED AND ACCEPTED BY THE TOWN (SECTION 4.9.1.7, SUBDIVISION ORDINANCE #35)
 - PROVIDED CERTIFICATION THAT ALL UTILITIES HAVE APPROPRIATE LOCATIONS OF EASEMENTS AND THAT SERVICE WILL BE PROVIDED TO DEVELOPMENT.
 - ENSURE THAT PLAT COMPLIES WITH TBPLS REQUIREMENTS.
 - WATER, SEWER, ELECTRIC AND GAS UTILITIES WILL BE AVAILABLE.

LOCATION MAP 1" = 600'



SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT
12300 EASTLAKE DRIVE

TOTAL RESIDENTIAL LOTS
39

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: DOUGLAS A. SCHWARTZ	6080 SURETY DR. STE 300	EL PASO COUNTY, TEXAS 79905	(915) 592-0290	
ENGINEER: YVONNE C. CURRY	6080 SURETY DR. STE 100	EL PASO, TX. 79905	(915) 592-0283 (915) 592-0286	
SURVEYOR: RON R. CONDE	6080 SURETY DR. STE 100	EL PASO, TX. 79905	(915) 592-0283 (915) 592-0286	

REV.	DATE	SUBMIT PRELIMINARY PLAT	COMMENTS
04/28/21		PLANNING & ZONING COMMISSION STAFF REPORT	(4/19/21)
06/10/21		REV. BOUNDARY	
07/09/21		REV. BOUNDARY	
07/29/21		SUBMIT FINAL PLAT	
08/11/21		REV. BOUNDARY PRELIMINARY & FINAL PLAT	
09/21/21		REV. BOUNDARY PRELIMINARY & FINAL PLAT	
12/23/21		REV. ADDRESS LOTS 7-18, BLK 1, AS PER DIT COMMENTS	
12/9/21		MOVE 20' DRAINAGE ROW AS PER EPEC COMMENTS	

DATE OF PREPARATION: JULY 08, 2021

CONDE INC.
ENGINEERING & PLANNING
C/O SURVEYING & CAD
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX: (915) 592-0286 FIRM# 1076180

DEDICATION

RANCHOS REAL XV, L.L.C., property owners of this land, hereby presents this plat and dedicates to the use of the public, the streets, drives, pond, drainage R.O.W., and utility easements, as hereon laid down and designated, including easements for overhead of service wires for pole type utilities, and buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

Witness my signature this _____ day of _____, 2021.

By: RANCHOS REAL XV, L.L.C.
Douglas A. Schwartz, Manager

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Douglas A. Schwartz, Manager of RANCHOS REAL XV, L.L.C., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said corporation for the purpose and considerations herein expressed.

Given under my hand and seal of office this _____ day of _____, 2021.

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

TOWN OF HORIZON CITY CITY COUNCIL

This subdivision is hereby approved as to the platting and as to the conditions of the dedication in accordance with Chapter 212 of the Local Government Code of Texas, this _____ day of _____, 2021.

Accepted and adopted by the City Council of Town of Horizon City this _____ day of _____, 2021.

Elvio Schuller, City Clerk Ruben Mendoza, Mayor

Approved for filing this _____ day of _____, 2021.

Huitt-Zollars Inc. (Town Engineer)
By: Isabel Vasquez, P.E.

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 2021, A.D. in Volume _____ of the Plat Record, Page _____

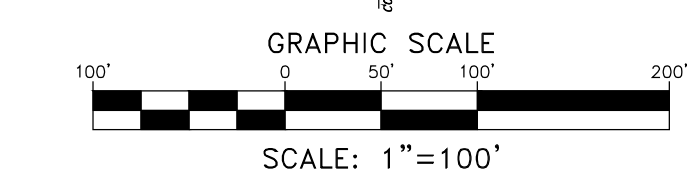
File No. _____

County Clerk By Deputy

Prepared by and under the supervision of: YVONNE CONDE CURRY, P.E.
Registered Professional Engineer
Registration No. 64648

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.

Ron R. Conde
Registered Professional Land Surveyor
Texas License No. 5152



ONE YEAR MAINTENANCE BOND

Bond No. CNB-44058-00

KNOW ALL MEN BY THESE PRESENTS:

THAT, Ranchos Real XV, LLC of the City of _____, State of _____, as Principal, and INSURORS INDEMNITY COMPANY, a corporation organized under laws of the State of Texas, as Surety, are held and firmly bound onto City of Horizon City, as Obligee, in the sum of Forty-One Thousand Seven Hundred and Thirteen Dollars and Ninety-Five Cents (\$ 41,713.95), lawful money of the United States of America, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, on the 20th day of December, 2021, the Principal entered into a contract to construct Street drainage improvements for the Horizon Town Center Unit Four, Texas for the sum of Four Hundred and Seventeen Thousand One Hundred and Thirty-Nine Dollars and Fifty Cents (\$ 417,139.50); and

WHEREAS, under the terms of the specifications for said work, the said Principal is required to give a bond for 10 % of the value of said improvements or Forty-One Thousand Seven Hundred and Thirteen Dollars and Ninety-Five Cents (\$ 41,713.95) to protect the Obligee against the result of faulty materials or workmanship for a period of thirteen months (13 months) from the date of execution of this bond, or for a period of one (1) year from the date of the completion and acceptance of same, whichever event occurs first.

NOW, THEREFORE, if the said Principal shall for a period of thirteen months (13 months) from the date of execution of this bond, or for a period of one (1) year from the date of the completion and acceptance of same, whichever event occurs first, by said Obligee replace any and all defects arising in said work whether resulting from defective materials or defective workmanship, the above obligations shall be void; otherwise to remain in full force and effect.

PROVIDED FURTHER, that any suit under this bond must be filed within two years (2 years) and a day of the end of the warranty period.

SIGNED, SEALED AND DATED this 30th day of September, 2024.

PRINCIPAL: Ranchos Real XV, LLC
By: [Signature] (Seal)
(title) MANAGER

INSURORS INDEMNITY COMPANY
By: [Signature] (Seal)
Anthony Landavazo, Attorney-in-Fact

**POWER OF ATTORNEY of INSURORS INDEMNITY COMPANY
Waco, Texas**

KNOW ALL PERSONS BY THESE PRESENTS:

Number: CNB-44058-00

That INSURORS INDEMNITY COMPANY, Waco, Texas, organized and existing under the laws of the State of Texas, and authorized and licensed to do business in the State of Texas and the United States of America, does hereby make, constitute and appoint

Anthony Landavazo of the City of El Paso, State of TX

as Attorney in Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, all of the following classes of document, to-wit:

Indemnity, Surety and Undertakings that may be desired by contract, or may be given in any action or proceeding in any court of law or equity; Indemnity in all cases where indemnity may be lawfully given and with full power and authority to execute consents and waivers to modify or change or extend any bond or document executed for this Company.

INSURORS INDEMNITY COMPANY

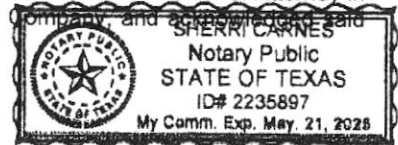
Attest: Tammy Tieperman
Tammy Tieperman, Secretary

By: Dave E. Talbert
Dave E. Talbert, President

State of Texas
County of McLennan

On the 11th day of November, 2014, before me a Notary Public in the State of Texas, personally appeared Dave E. Talbert and Tammy Tieperman, who being by me duly sworn, acknowledged that they executed the above Power of Attorney in their capacities as President, and Corporate Secretary, respectively, of Insurors Indemnity Company, and acknowledged said Power of Attorney to be the voluntary act and deed of the Company.

Sherril Carnes
Notary Public, State of Texas



Insurors Indemnity Company certifies that this Power of Attorney is granted under and by authority of the following resolutions of the Company adopted by the Board of Directors on November 11, 2014:

RESOLVED, that all bonds, undertakings, contracts or other obligations may be executed in the name of the Company by persons appointed as Attorney in Fact pursuant to a Power of Attorney issued in accordance with these Resolutions. Said Power of Attorney shall be executed in the name and on behalf of the Company either by the Chairman and CEO or the President, under their respective designation. The signature of such officer and the seal of the Company may be affixed by facsimile to any Power of Attorney, and, unless subsequently revoked and subject to any limitation set forth therein, any such Power of Attorney or certificate bearing such facsimile signature and seal shall be valid and binding upon the Company and any such power so executed and certified by facsimile signature and seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is validly attached.

RESOLVED, that Attorneys in Fact shall have the power and authority, subject to the terms and limitations of the Power of Attorney issued to them, to execute and deliver on behalf of the Company and to attach the seal of the Company to any and all bonds and undertakings, and any such instrument executed by such Attorneys in Fact shall be binding upon the Company as if signed by an Executive Officer and sealed and attested to by the Secretary or Assistant Secretary of the Company.

I, Tammy Tieperman, Secretary of Insurors Indemnity Company, do hereby certify that the foregoing is a true excerpt from the Resolutions of the said Company as adopted by its Board of Directors on November 11, 2014, and that this Resolution is in full force and effect. I certify that the foregoing Power of Attorney is in full force and effect and has not been revoked.

In Witness Whereof, I have set my hand and the seal of INSURORS INDEMNITY COMPANY on this 30th day of September, 2024.

Tammy Tieperman
Tammy Tieperman, Secretary

NOTE: IF YOU HAVE ANY QUESTION REGARDING THE VALIDITY OR WORDING OF THIS POWER OF ATTORNEY, PLEASE CALL 800 933 7444 OR WRITE TO US AT P. O. BOX 32577, WACO, TEXAS 76703 OR EMAIL US AT BONDDEPT@INSURORSINDEMNITY.COM.

IMPORTANT NOTICE - AVISO IMPORTANTE

To obtain information or make a complaint:

You may call Insurors Indemnity Company's toll-free telephone number for information or to make a complaint at:

1-877-816-2800

You may also write to Insurors Indemnity Company at:

P.O. Box 32577
Waco, TX 76703-4200
Or
225 South Fifth Street
Waco, TX 76701

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

1-800-252-3439

You may write the Texas Department of Insurance at:

Consumer Protection (111-1A)
P.O. Box 149091
Austin, TX 78714-9091
Fax: 512-490-1007

Web: <http://www.tdi.texas.gov>

E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

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

ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

Para obtener informacion o para someter una queja:

Usted puede llamar al numero de telefono gratis de Insurors Indemnity Company's para informacion o para someter una queja al

1-877-816-2800

Usted tambien puede escribir a Insurors Indemnity Company:

P.O. Box 32577
Waco, TX 76703-4200
O
225 South Fifth Street
Waco, TX 76701

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

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

Consumer Protection (111-1A)
P.O. Box 149091
Austin, TX 78714-9091
Fax: 512-490-1007

Web: <http://www.tdi.texas.gov>

E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concemiente a su prima o a un reclamo, debe comunicarse con el agente o la compania primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA:

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.