

# 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, EL PASO COUNTY TEXAS. CONTAINING 103.02 ACRES ±

SHEET 1 OF 5

### 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 LOT AND BLOCK NUMBER
- PROPOSED INLET & STORM SEWER PIPE
- DRAINAGE FLOW
- ▲ HIGH POINT
- ▼ 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

### 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.

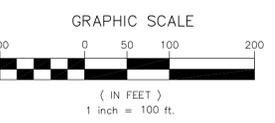
### VERTICAL DATUM:

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.

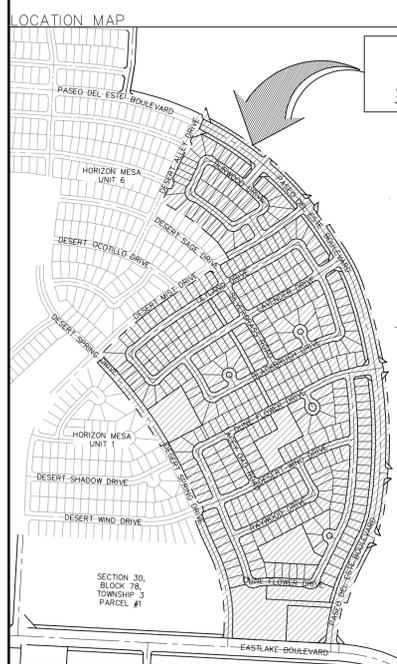
### SCHOOL DISTRICT

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

RESIDENTIAL	=	389
COMMERCIAL	=	1
POND	=	2
PUBLIC PARK	=	2
AMENITY SITE	=	1
<b>TOTAL</b>		<b>= 395</b>



**PRELIMINARY PLAT**  
SCALE: 1" = 100'



SCALE: 1" = 600'  
**VERDANCIA UNIT ONE SUBDIVISION**

SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY

SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY

SECTION 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY (FUTURE VERDANCIA DEVELOPMENT)

### PLAT NOTES AND RESTRICTIONS

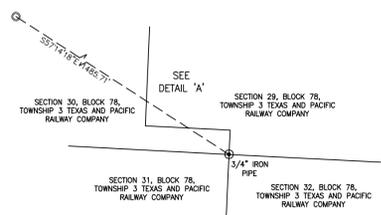
1. ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).
2. THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENT LOCATIONS.
3. THIS SUBDIVISION IS LOCATED WITHIN A FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500 YEAR AREAS SUBJECT TO INUNDATION BY THE 1%-ANNUAL-CHANCE FLOOD EVENT GENERALLY USING APPROXIMATE METHODOLOGIES, FLOOD PLAIN - PANEL No. 480212 0250R, 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 PASO DEL ESTE BOULEVARD AND DESERT SPRINGS 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 COMMUNITIES, GP, LLC, SHALL OBTAIN A PERMIT FROM THE COUNTY PUBLIC WORKS DEPARTMENT PRIOR TO CUTTING ANY EXISTING DRIVEWAYS, OR ANY OTHER PURPOSE.
10. HUNT COMMUNITIES, GP, LLC, HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY PROPERTY.
11. HUNT COMMUNITIES, GP, LLC, THE SUBDIVIDER OF VERDANCIA UNIT ONE 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 COMMUNITIES, GP, 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 COMMUNITIES, GP, 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 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 11, BLOCK 1 AND LOT 12, BLOCK 1 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, LOT 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, LOT 2 AND LOT 3) ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).....
24. BUILDINGS SHALL BE SET BACK AS FOLLOWS FOR RESIDENTIAL LOTS: FROM MINIMUM FRONT YARD: 20 FEET FROM MINIMUM SIDE YARD ABUTTING A STREET: 10 FEET FROM MINIMUM SIDE YARD: 20 FEET FROM MINIMUM REAR YARD: 20 FEET THESE SETBACK DISTANCES SHALL NOT CONFLICT WITH SEPARATION OR SETBACK DISTANCES REQUIRED BY RULES GOVERNING PUBLIC UTILITIES, ON-SITE SEWAGE FACILITIES, OR DRINKING WATER SUPPLIES.
25. BUILDINGS SHALL BE SET BACK AS FOLLOWS FOR COMMERCIAL LOT: FROM MINIMUM FRONT YARD: 10 FEET FROM MINIMUM SIDE YARD: 10 FEET FROM MINIMUM REAR YARD: 10 FEET THESE SETBACK DISTANCES SHALL NOT CONFLICT WITH SEPARATION OR SETBACK DISTANCES REQUIRED BY RULES GOVERNING PUBLIC UTILITIES, ON-SITE SEWAGE FACILITIES, OR DRINKING WATER SUPPLIES.
26. AMENITY SITE (S-1): 26.1. REFER TO THE TOWN OF HORIZON CITY CODE OF ORDINANCES CHAPTER 14 OPEN SPACE REGULATIONS.
27. NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH RESIDENTIAL LOT.
28. 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.
29. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED OR LEASED TO, AND MAINTAINED BY THE HRMUD IN ACCORDANCE WITH ITS RULES AND REGULATIONS.
30. THE BUILDER SHALL CONSTRUCT CONCRETE DRIVEWAYS BETWEEN THE STREET CURB AND THE PROPERTY LINE AS PART OF THE CONSTRUCTION OF BUILDING IMPROVEMENTS.
31. ALL UTILITY EASEMENTS ARE 10' WIDE UNLESS OTHERWISE SPECIFIED ON DRAWINGS.
32. VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING PASO 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 \_\_\_\_\_.
33. 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.

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.

SURVEYOR  
**ZWA**  
Zamora, L.L.C.  
Professional Land Surveyors  
1510 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  
TO BE CONSIDERED BY THE CITY PLAN COMMISSION RECOMMENDATIONS CONCERNING THIS PLAT MUST BE FILED BY:

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

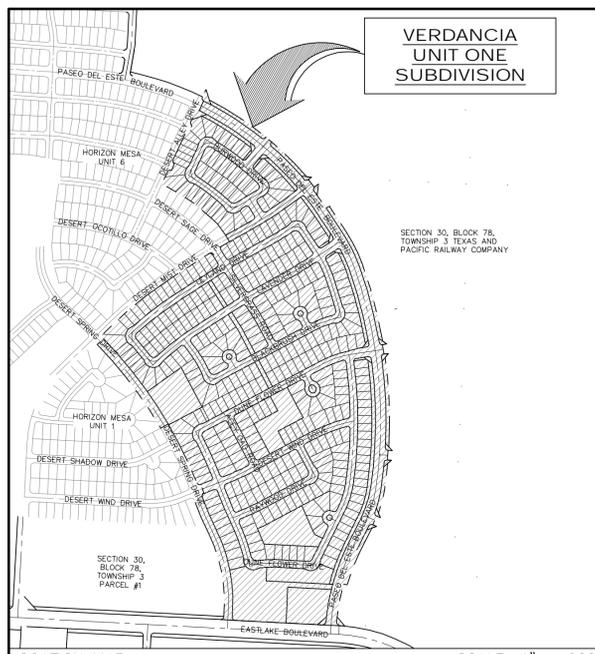


DATE OF PREPARATION: AUGUST 2024

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SHEET 2 OF 5



LOCATION MAP SCALE: 1" = 600'



MATCHLINE - SEE SHEET 1 OF 5

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

RESIDENTIAL	= 389
COMMERCIAL	= 1
POND	= 2
PUBLIC PARK	= 2
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**LEGEND**

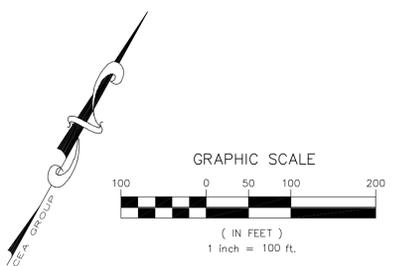
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- 5' IRRIGATION EASEMENT
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# VERDANCIA UNIT ONE SUBDIVISION

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, EL PASO COUNTY TEXAS.  
CONTAINING 103.02 ACRES ±

SHEET 3 OF 5

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	2278.13'	878.67'	444.86'	873.23'	N51°52'20"W	022°05'56"
C2	2250.63'	107.08'	53.55'	107.07'	N35°38'40"W	002°43'33"
C3	1062.00'	260.96'	131.14'	260.30'	N26°40'34"W	014°04'44"
C4	3277.00'	556.42'	278.88'	555.76'	N14°46'21"W	009°43'43"
C5	3277.00'	630.55'	316.25'	629.57'	N02°20'48"W	011°01'29"
C6	3277.00'	186.51'	93.28'	186.48'	N06°50'45"E	003°15'39"
C7	812.00'	169.71'	85.16'	169.40'	N12°27'49"E	011°58'29"
C8	1391.00'	254.70'	127.71'	254.34'	S12°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'	20.28'	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'	S23°08'17"E	006°22'03"
C14	20.00'	32.10'	20.69'	28.76'	S24°24'32"W	091°56'46"
C15	20.00'	31.47'	20.05'	28.32'	S66°36'04"E	090°08'39"
C16	3140.06'	467.24'	234.05'	466.81'	N26°07'07"W	008°31'32"
C17	3080.06'	741.97'	372.79'	740.18'	N37°13'58"W	013°48'08"
C18	20.00'	31.48'	20.07'	28.33'	S00°33'26"W	090°11'16"
C19	2473.41'	455.32'	228.30'	454.67'	S50°44'10"W	010°32'50"
C20	4817.25'	258.95'	129.50'	258.91'	S57°33'03"W	003°04'48"
C21	20.00'	30.85'	19.44'	27.88'	N76°42'59"W	088°23'09"
C22	20.00'	32.38'	20.98'	28.96'	S13°51'07"W	092°45'03"
C23	6299.36'	68.90'	34.45'	68.90'	S60°32'27"W	000°37'36"
C24	20.00'	31.96'	20.55'	28.87'	S70°48'38"W	091°33'16"
C25	20.00'	30.90'	19.49'	27.92'	S19°13'46"E	088°31'32"
C26	20.00'	31.85'	20.44'	28.99'	S70°39'30"W	091°15'01"
C27	20.00'	31.00'	19.59'	27.59'	S19°22'09"E	088°48'19"
C28	20.00'	31.84'	20.43'	28.98'	S70°38'37"W	091°13'13"
C29	20.00'	31.00'	19.59'	27.99'	S19°22'29"E	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'	400.00'	20.40'	40.80'	N47°04'31"W	001°20'33"
C39	1741.17'	30.00'	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'	N44°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'	S19°22'00"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'	47.49'	23.76'	47.47'	S58°07'12"W	005°26'30"
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'	N245°44'41"W	012°12'56"
C74	3215.00'	603.39'	302.58'	602.50'	N15°13'37"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'	S59°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"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C86	2000.00'	201.29'	100.73'	201.20'	S22°39'56"E	005°45'59"
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'	21.72'	10.657'	21.02'	N16°33'49"E	016°10'28"
C99	750.00'	26.28'	13.14'	26.28'	N25°39'17"E	006°20'29"
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°31'56"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'	51.97'	25.99'	51.97'	N19°10'18"W	002°23'30"
C114	1245.00'	71.69'	35.86'	71.68'	N16°19'34"W	003°17'58"
C115	1418.50'	234.04'	117.29'	233.78'	S11°21'12"W	013°30'37"
C116	40.00'	15.73'	7.97'	15.63'	N03°24'37"W	022°31'56"
C117	2999.00'	48.68'	24.34'	48.68'	N07°27'02"W	000°55'48"
C118	70.00'	57.39'	30.42'	55.79'	S15°37'48"E	046°58'19"
C119	70.00'	100.39'	61.03'	92.00'	S80°12'00"E	082°10'04"
C120	40.00'	16.59'	8.41'	16.47'	S70°35'41"W	023°45'27"
C121	473.00'	44.27'	22.15'	44.25'	S85°09'18"W	000°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'	N19°34'10"W	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'	S13°40'02"W	025°58'58"
C127	607.00'	25.36'	12.68'	25.36'	N25°27'33"W	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'	N00°31'43"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°21'28"W	001°01'56"
C145	3053.00'	55.0				

# 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, EL PASO COUNTY TEXAS. CONTAINING 103.02 ACRES ±

SHEET 4 OF 5

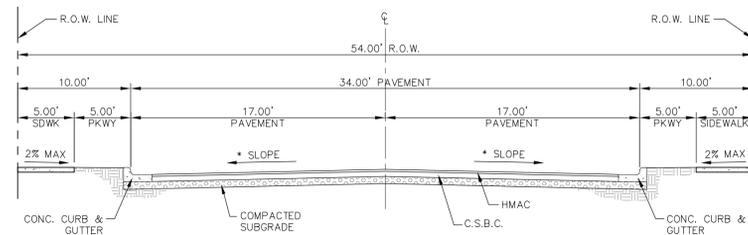
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C341	40.00'	14.60'	7.38'	14.52'	S25°54'38"E	020°54'43"
C342	3053.00'	56.81'	28.41'	56.81'	N19°59'15"W	001°03'58"
C343	3053.00'	58.88'	29.44'	58.88'	N17°04'23"W	001°06'18"
C344	3053.00'	58.88'	29.44'	58.88'	N18°10'41"W	001°06'18"
C345	3053.00'	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'	N19°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	3140.07'	62.28'	31.14'	62.28'	N35°54'19"W	001°08'11"
C361	3140.07'	99.58'	49.79'	99.58'	N37°22'55"W	001°49'01"
C362	3140.07'	50.00'	25.00'	50.00'	N38°44'48"W	000°54'45"
C363	3139.96'	50.02'	25.01'	50.01'	N39°39'33"W	000°54'46"
C364	3140.07'	50.04'	25.02'	50.04'	N40°34'19"W	000°54'47"
C365	3140.07'	50.08'	25.04'	50.08'	N41°29'07"W	000°54'50"
C366	3140.07'	123.77'	61.89'	123.76'	N43°04'17"W	002°15'30"
C367	20.00'	2.90'	1.35'	2.90'	S00°22'07"W	089°48'38"
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'	14.48'	27.91'	N76°45'51"W	088°28'53"
C384	3139.91'	7.67'	3.83'	7.67'	N30°18'42"W	000°08'24"
C385	3140.07'	270.63'	135.40'	270.55'	N32°52'05"W	004°56'17"
C386	3139.91'	70.75'	35.38'	70.75'	N29°35'47"W	001°17'28"
C387	3139.91'	106.15'	53.08'	106.15'	N27°58'56"W	001°56'13"
C388	3139.91'	48.95'	24.48'	48.95'	N26°34'02"W	000°53'36"
C389	3139.91'	48.95'	24.48'	48.95'	N25°40'26"W	000°53'36"
C390	3139.91'	48.95'	24.48'	48.95'	N24°46'50"W	000°53'36"
C391	3139.91'	48.95'	24.48'	48.95'	N23°53'14"W	000°53'36"
C392	3139.91'	48.95'	24.48'	48.95'	N22°59'38"W	000°53'36"
C393	3139.91'	34.05'	17.02'	34.05'	N22°14'12"W	000°37'17"
C394	20.00'	31.11'	19.70'	28.07'	S66°33'24"E	089°07'21"
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°51'18"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'	N37°13'21"W	021°23'14"
C403	70.00'	13.55'	6.80'	13.55'	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	936.34'	12.81'	6.41'	12.81'	S86°51'58"E	000°47'03"
C408	40.00'	14.75'	7.46'	14.67'	N72°42'02"E	021°08'04"
C409	40.00'	14.75'	7.46'	14.67'	N72°42'02"E	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'	60.32'	30.18'	60.29'	S77°19'14"W	005°30'42"
C414	626.99'	0.24'	0.12'	0.24'	S80°05'14"W	000°01'19"
C415	200.00'	22.50'	11.26'	22.49'	N76°52'31"E	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'	N35°37'37"E	090°58'44"
C419	3180.50'	32.48'	16.24'	32.48'	N10°09'18"W	000°35'07"
C420	3180.50'	510.94'	255.59'	509.54'	N15°02'32"W	009°11'21"
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'	N76°05'27"W	095°15'00"
C424	20.00'	26.36'	15.49'	24.49'	S18°31'23"W	075°31'21"
C425	20.00'	31.42'	20.00'	28.28'	N77°31'24"W	090°00'00"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C426	473.00'	38.44'	19.23'	38.43'	N30°11'42"W	004°39'25"
C427	20.00'	20.00'	31.42'	20.00'	N17°08'02"E	090°00'00"
C428	20.00'	45.19'	42.37'	36.17'	S53°08'10"E	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'	34.29'	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'	N02°35'49"W	129°27'40"
C437	30.00'	47.12'	30.00'	42.43'	S72°52'00"E	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'	S09°23'16"W	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'	S14°09'32"W	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'	S72°52'00"E	090°00'00"
C446	20.00'	31.42'	20.00'	28.28'	N17°08'02"E	090°00'00"
C447	20.00'	16.69'	8.87'	16.21'	N51°46'40"W	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°55'28"W	031°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'	S03°57'19"E	047°49'21"
C456	20.00'	31.31'	19.89'	28.21'	S72°42'44"E	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'	N29°18'27"E	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'	92.67'	N24°21'19"W	006°46'23"
C466	20.00'	33.50'	22.20'	29.72'	N75°43'43"W	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'	S59°35'31"E	002°29'52"
C469	20.00'	31.42'	20.00'	28.28'	N12°28'36"E	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'	S85°26'13"E	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'	S03°19'31"W	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	2					

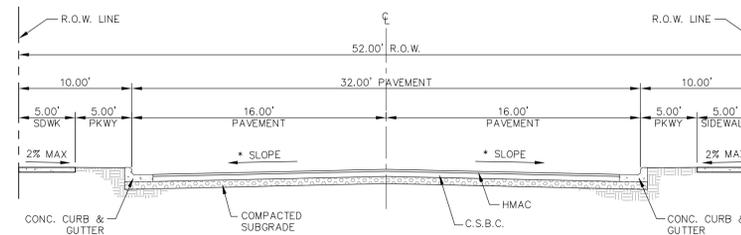
# VERDANCIA UNIT ONE SUBDIVISION

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, EL PASO COUNTY TEXAS.  
CONTAINING 103.02 ACRES ±

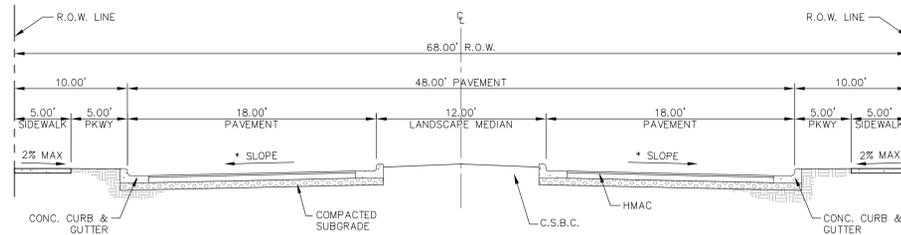
SHEET 5 OF 5



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



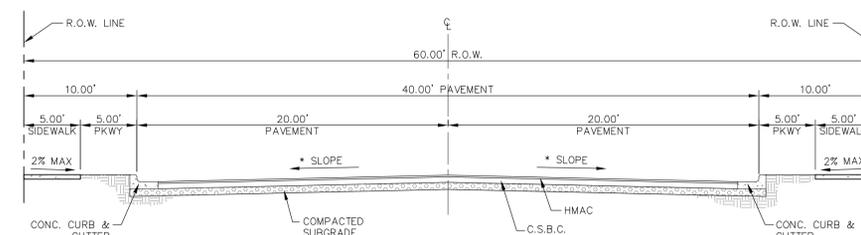
EXISTING TYPICAL 52' ROW STREET SECTION DETAIL  
(RESIDENTIAL SUB-COLLECTOR)  
SCALE: N.T.S.



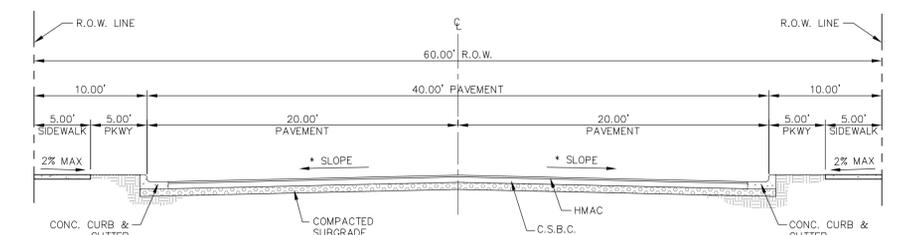
**NOTE:**

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

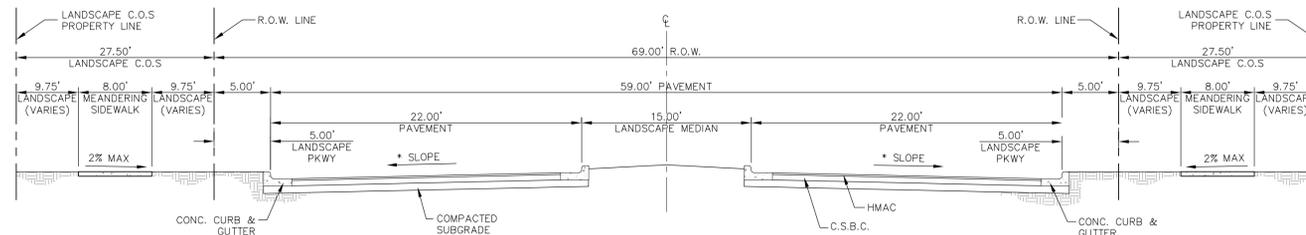
PROPOSED TYPICAL 68' ROW STREET SECTIONS DETAIL @ ENHANCED ENTRANCES  
(RESIDENTIAL COLLECTOR)  
SCALE: N.T.S.



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



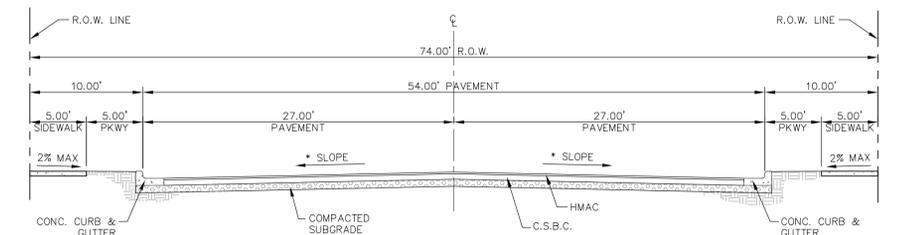
EXISTING TYPICAL 60' ROW STREET SECTIONS DETAIL  
(DESERT SPRING DRIVE RESIDENTIAL COLLECTOR)  
SCALE: N.T.S.



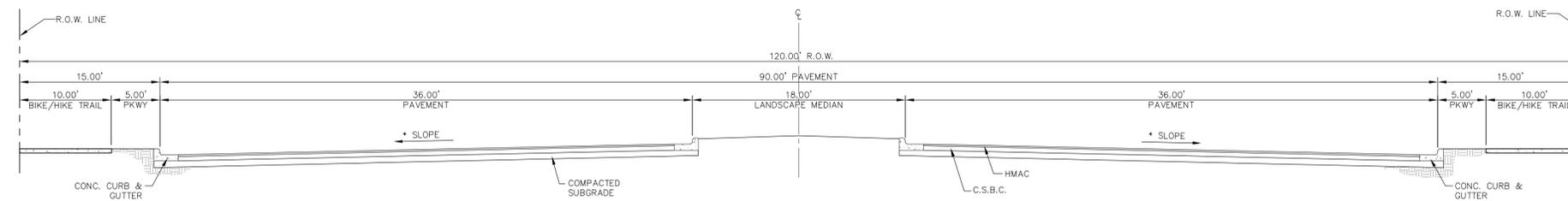
**NOTE:**

- 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.



EXISTING TYPICAL 74' ROW STREET SECTIONS DETAIL  
(PASEO DEL ESTE BOULEVARD COLLECTOR ARTERIAL)  
SCALE: N.T.S.



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