



## TOWN OF HORIZON CITY MEMORANDUM

**Date:** October 08, 2024  
**To:** Honorable Mayor and Members of City Council  
**From:** Art Rubio, Planner  
**SUBJECT:** **2nd Reading of Ordinance No. \_\_\_\_\_**, An Ordinance Adopting a Zoning Change Within the Municipal Limits of the Town of Horizon City, Texas; Rezoning 11 Parcels.

**Parcel 1** from R-3 (Single-Family Residential) to C-2 (Heavy Commercial) zoning district for commercial development. This parcel is located North of Eastlake Blvd. and East of Desert Mist Dr., and legally described as 20.401 Acre Tract of Land Situated in the Section No. 30, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas;

**Parcel 2** from C-1 (General Commercial) and R-3 (Single-Family Residential) to S-1 (Open Space) zoning district for open space. This Parcel is located North of Eastlake Blvd. and West of Andover Dr, and legally described as 3.288 Acre Tract of Land Situated in the Section No. 30, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas;

**Parcel 3** from C-1 (General Commercial) to R-3 (Single-Family Residential) zoning district for residential development. This parcel is located North of Eastlake Blvd. and West of Andover Dr, and legally described as 0.048 Acre Tract of Land Situated in the Section No. 30, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas;

**Parcel 4** from R-3 (Single-Family Residential) to C-1 (General Commercial) zoning district for commercial development. This parcel is located North of Eastlake Blvd. and West of Andover Dr., and legally described as 0.636 Acre Tract of Land Situated in Section No. 30, Block 78, Township 3, Texas and Pacific Railway Company Surveys, Town of Horizon City, El Paso County, Texas;

**Parcel 5** from R-3 (Single-Family Residential) to C-2 (Heavy Commercial) zoning district for commercial development. This parcel is located South of Eastlake Blvd. and East of Kenazo Ave, and legally described as 6.993 Acre Tract of Land Situated in the Section No. 30 and Section No. 31, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas;

**Parcel 7** from C-1 (General Commercial) and R-3 (Single-Family Residential) to C-2 (Heavy Commercial) for commercial development. This parcel is located South of Eastlake Blvd. and East of Kenazo Ave., and legally described as 27.061 Acre Tract of Land Situated in the Section No. 30 and Section No. 31, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas;

**Parcel 8** from R-3 (Single-Family Residential) to C-2 (Heavy Commercial) zoning district for commercial development. This parcel is located South of Eastlake Blvd. and North of Horizon Blvd., and legally described as 11.072 Acre Tract of Land Situated in the Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas;

**Parcel 9** from R-3 (Single-Family Residential) to S-1 (Open Space) for open space. This Parcel is located South of Eastlake Blvd. and East of Kenazo Ave., and legally described as 3.857 Acre Tract of Land Situated in the Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas;

**Parcel 11** from R-3 (Single-Family Residential) to C-2 (Heavy Commercial) for commercial development. This Parcel is located North of Horizon Blvd. and East of Eastlake Blvd., and legally described as 7.830 Acre Tract of Land Situated in the Section No. 32, Block 78,

Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas;

**Parcel 12** from C-2 (Heavy Commercial) to R-3 (Single-Family Residential) for residential development. This Parcel is located North of Horizon Blvd. and West of Eastlake Blvd. and is legally described as 0.859 Acre Tract of Land Situated in the Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas;

**Parcel 13** from R-3 (Single-Family Residential) to C-2 (Heavy Commercial) for commercial development. This Parcel is located North of Horizon Blvd. and West of Eastlake Blvd. and is legally described as 1.775 Acre Tract of Land Situated in the Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas. Located North of Horizon Blvd and West of Eastlake Blvd.;

Authorizing the Notation of the Change on the Official Zoning Map of the Town; Providing for the Following: Findings of Fact; Repealer; Severability; and Proper Notice and Hearing.

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The Planning & Zoning Commission reviewed the rezoning request on August 19, 2024, and recommended unanimous approval of the rezoning request.

The applicant's request is to rezone 11 Parcels for uses that will provide a variety of residential types and supporting commercial uses that will provide goods and services needed by the community. The proposed zoning change is along major arterials. Staff recommendation to the Planning and Zoning Commission is approval, based on compatibility with surrounding properties to the east and southwest of the subject property and in conformance to the Shaping Our Horizons 2030 Comprehensive and Strategic Plan, Future Land Use Designation.

Attached for your review is the draft Ordinance and the consolidated staff report that was presented to the Planning and Zoning Commission.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE ADOPTING A ZONING CHANGE WITHIN THE MUNICIPAL LIMITS OF THE TOWN OF HORIZON CITY, TEXAS; REZONING 11 PARCELS.**

**PARCEL 1 FROM R-3 (SINGLE-FAMILY RESIDENTIAL) TO C-2 (HEAVY COMMERCIAL) ZONING DISTRICT FOR COMMERCIAL DEVELOPMENT. THIS PARCEL IS LOCATED NORTH OF EASTLAKE BLVD. AND EAST OF DESERT MIST DR., AND LEGALLY DESCRIBED AS 20.401 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS;**

**PARCEL 2 FROM C-1 (GENERAL COMMERCIAL) AND R-3 (SINGLE-FAMILY RESIDENTIAL) TO S-1 (OPEN SPACE) ZONING DISTRICT FOR OPEN SPACE. THIS PARCEL IS LOCATED NORTH OF EASTLAKE BLVD. AND WEST OF ANDOVER DR, AND LEGALLY DESCRIBED AS 3.288 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS;**

**PARCEL 3 FROM C-1 (GENERAL COMMERCIAL) TO R-3 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT FOR RESIDENTIAL DEVELOPMENT. THIS PARCEL IS LOCATED NORTH OF EASTLAKE BLVD. AND WEST OF ANDOVER DR, AND LEGALLY DESCRIBED AS 0.048 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS;**

**PARCEL 4 FROM R-3 (SINGLE-FAMILY RESIDENTIAL) TO C-1 (GENERAL COMMERCIAL) ZONING DISTRICT FOR COMMERCIAL DEVELOPMENT. THIS PARCEL IS LOCATED NORTH OF EASTLAKE BLVD. AND WEST OF ANDOVER DR., AND LEGALLY DESCRIBED AS 0.636 ACRE TRACT OF LAND SITUATED IN SECTION NO. 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS;**

**PARCEL 5 FROM R-3 (SINGLE-FAMILY RESIDENTIAL) TO C-2 (HEAVY COMMERCIAL) ZONING DISTRICT FOR COMMERCIAL DEVELOPMENT. THIS PARCEL IS LOCATED SOUTH OF EASTLAKE BLVD. AND EAST OF KENAZO AVE, AND LEGALLY DESCRIBED AS 6.993 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30 AND SECTION NO. 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS;**

**PARCEL 7 FROM C-1 (GENERAL COMMERCIAL) AND R-3 (SINGLE-FAMILY RESIDENTIAL) TO C-2 (HEAVY COMMERCIAL) FOR COMMERCIAL DEVELOPMENT. THIS PARCEL IS LOCATED SOUTH OF EASTLAKE BLVD. AND EAST OF KENAZO AVE., AND LEGALLY DESCRIBED AS 27.061 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30 AND SECTION NO. 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS;**

**PARCEL 8 FROM R-3 (SINGLE-FAMILY RESIDENTIAL) TO C-2 (HEAVY COMMERCIAL) ZONING DISTRICT FOR COMMERCIAL DEVELOPMENT. THIS PARCEL IS LOCATED SOUTH OF EASTLAKE BLVD. AND NORTH OF HORIZON BLVD., AND LEGALLY DESCRIBED AS 11.072 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS;**

**PARCEL 9 FROM R-3 (SINGLE-FAMILY RESIDENTIAL) TO S-1 (OPEN SPACE) FOR OPEN SPACE. THIS PARCEL IS LOCATED SOUTH OF EASTLAKE BLVD. AND EAST OF KENAZO AVE., AND LEGALLY DESCRIBED AS 3.857 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS;**

**PARCEL 11 FROM R-3 (SINGLE-FAMILY RESIDENTIAL) TO C-2 (HEAVY COMMERCIAL) FOR COMMERCIAL DEVELOPMENT. THIS PARCEL IS LOCATED NORTH OF HORIZON BLVD. AND EAST OF EASTLAKE BLVD., AND LEGALLY DESCRIBED AS 7.830 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS;**

**PARCEL 12 FROM C-2 (HEAVY COMMERCIAL) TO R-3 (SINGLE-FAMILY RESIDENTIAL) FOR RESIDENTIAL DEVELOPMENT. THIS PARCEL IS LOCATED NORTH OF HORIZON BLVD. AND WEST OF EASTLAKE BLVD. AND IS LEGALLY DESCRIBED AS 0.859 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS;**

**PARCEL 13 FROM R-3 (SINGLE-FAMILY RESIDENTIAL) TO C-2 (HEAVY COMMERCIAL) FOR COMMERCIAL DEVELOPMENT. THIS PARCEL IS LOCATED NORTH OF HORIZON BLVD. AND WEST OF EASTLAKE BLVD. AND IS LEGALLY DESCRIBED AS 1.775 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS. LOCATED NORTH OF HORIZON BLVD AND WEST OF EASTLAKE BLVD.;**

**AUTHORIZING THE NOTATION OF THE CHANGE ON THE OFFICIAL ZONING MAP OF THE TOWN; PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; REPEALER; SEVERABILITY; AND PROPER NOTICE AND HEARING.**

**WHEREAS,** an application was made to change a designated zone for a parcel of property as identified herein within the municipal limits of the Town of Horizon City; and

**WHEREAS,** said application was forwarded to and considered by the Town of Horizon City Planning and Zoning Commission; and

**WHEREAS,** the Planning and Zoning Commission has complied with all state and local laws affecting the changing of zones and held a public hearing to obtain public comments; and

**WHEREAS,** the Planning and Zoning Commission has recommended that the zoning on 11 parcels of property be rezoned to C-2, S-1, R-3, C-1, C-2, C-2, C-2, S-1, C-2, R-3, and C-2 Zoning District; and

**WHEREAS,** the City Council of the Town of Horizon City ("Town Council") seeks to promote safe, orderly and consistent use and development of real property; and

**WHEREAS,** the notice required by the Texas Local Government Code has been published in the official newspaper and given to adjacent property owners; and

**WHEREAS,** public hearings have been held by the Town Council as required by law; and

**WHEREAS,** all written and oral protests (if any) submitted against the proposed zoning change have been reviewed and considered; and

**WHEREAS,** the Town Council in its decision for rezoning finds that such rezoning is in the public interest of the Town of Horizon City, Texas; and

**WHEREAS,** pursuant to Texas Local Government Code Section 51.001, the Town has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the Town and is necessary or proper for carrying out a power granted by law to the Town; and

**WHEREAS,** pursuant to Texas Local Government Code Chapter 211, the Town is authorized to promulgate and enforce zoning regulations; and

**WHEREAS,** the Town Council finds that it is necessary and proper for the good government, peace, and order of the Town of Horizon City to adopt this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF HORIZON CITY, TEXAS. THAT:**

### **I. REZONING**

The zoning be changed for 11 parcels to C-2, S-1, R-3, C-1, C-2, C-2, C-2, S-1, C-2, R-3, and C-2 Zoning District within the meaning of the Zoning Ordinance contained in Chapter 14 on the Horizon City Municipal Code, for approximately 83.82 acres, more or less, and legally described by Metes & Bounds and Survey Maps, Exhibit "A" attached hereto and by reference included herein:

### **II. ZONING MAP**

The zoning map for the Town of Horizon City shall be modified to include the zoning changes directed by this ordinance.

### **III. FINDINGS OF FACT**

That this ordinance was duly enacted with all requisites and formalities incident thereto the enactment of ordinance, and such is evidenced by the signatures below; and further that the foregoing recitals are incorporated into this ordinance by reference as findings of fact as if expressly set forth herein.

### **IV. REPEALER**

All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the effect of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

### **V. SEVERABILITY**

Should any of the clauses, sentences, paragraphs, sections or parts of this ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

### **VI. PROPER NOTICE AND MEETING**

It is officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52, Texas Local Government Code.

**PASSED AND APPROVED** this the \_\_\_ day of \_\_\_\_\_, 2024, by a vote of \_\_\_ (ayes) to \_\_\_ (nays) to \_\_\_ (abstentions) of the **Town Council of Horizon City, Texas.**

Town of Horizon City

By: \_\_\_\_\_  
Andres Renteria, Mayor

ATTEST:

By: \_\_\_\_\_  
Elvia Schuller, TRMC, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Sylvia Borunda Firth, City Attorney

First Reading: 09/10/2024  
Second Reading: 10/08/2024

**EXHIBIT "A"**

**STATE OF TEXAS  
COUNTY OF EL PASO**

**"PARCEL 1"  
ZONING**

**20.401 ACRES  
SECTION 30, BLOCK 78  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY  
COMPANY SURVEYS IN  
EL PASO COUNTY, TEXAS**

**DESCRIPTION**

DESCRIPTION OF A 20.401 ACRE TRACT OF LAND SITUATED IN SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO HUNT COMMUNITIES DEVELOPMENT CO. II LLC., OF RECORD IN DOCUMENT NO. 20170054441 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, AND BEING A THAT CERTAIN 106.535-ACRE TRACT OF LAND CONVEYED TO HUNT HORIZON MESA, LLC., OF RECORD IN DOCUMENT NO. 20240021887 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 20.401 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a nail found on the south line of Eastlake Boulevard, a 120-foot right of way, being also the north line of that certain 17.954-acre tract of land conveyed to Hunt Horizon Mesa, LLC., recorded in Document No. 20240014413 of the Official Public Records of El Paso County, Texas, and being on the south line of that certain 0.462-acre tract of land conveyed to the Town of Horizon City, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas;

**THENCE, N 87°02'26" W**, with the south line of said Eastlake Boulevard, for a distance of **715.17** feet to a calculated point on the south line of said Eastlake Boulevard, and being the north line of said Hunt Horizon Mesa, LLC., 106.535-acre tract;

**THENCE, N 02°57'34" E**, crossing said Eastlake Boulevard, for a distance of **120.00** feet to a calculated point on the north line of said Eastlake Boulevard, being also on the north line of that certain 4.640-acre tract of land conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, and being the **POINT OF BEGINNING** and the southeast corner hereof;

**THENCE, N 87°02'26" W**, for a distance of **1356.89** feet to a calculated point on the north line of said Horizon Boulevard, at the beginning of a curve to the right, being also the northwest corner of that certain 1.021-acre tract of land conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, and being the southwest corner hereof;

**THENCE**, along said curve to the right, an arc distance of **47.12** feet, said curve having a radius of **30.00** feet, a central angle of **89°59'50"** and a chord bearing of **N 41°57'22" W** for a chord distance of **42.43** feet to a calculated point on the east line of Desert Mist Drive, a 76-foot right of way, recorded in Document No. 20010031615 of the Official Public Records of El Paso County, Texas, being also the west line of said Hunt Communities Development Co II LLC. tract, and being the end of said curve;



## EXHIBIT "A"

**THENCE, N 03°02'33" E**, for a distance of **620.25** feet to a calculated point on the east line of said Desert Mist Drive, being also the northwest corner of said Hunt Communities Development Co II LLC. tract, being also the southwest corner of Lot 1, Block 1, Horizon Mesa Unit One, a subdivision in El Paso County, Texas according to the map or plat thereof, recorded in Document No. 20010031615 of the Official Public Records of El Paso County, Texas, and being the northwest corner hereof;

**THENCE, S 86°57'27" E**, with the north line of said Hunt Communities Development Co. II LLC tract, the west line of said Hunt Horizon Mesa, LLC, 106.535-acre tract, and the south line of Block 1 of said Horizon Mesa Unit One, for a distance of **1252.46** feet to a calculated point on the west line of said Hunt Horizon Mesa, LLC, 106.535-acre tract, being also the southeast corner of Lot 21, Block 1, of said Horizon Mesa Unit One, and being the northeast corner hereof;

**THENCE**, over and across said Hunt Horizon Mesa, LLC, 106.535-acre tract, the following four (4) courses and distances:

- 1) **S 25°38'13" E**, for a distance of **55.93** feet to a calculated point at the beginning of a curve to the right,
- 2) along said curve to the right, an arc distance of **546.83** feet, said curve having a radius of **1070.00** feet, a central angle of **29°16'52"** and a chord bearing of **S 11°40'52" E** for a chord distance of **540.90** feet to a calculated point at the end of said curve,
- 3) **S 02°57'34" W**, for a distance of **46.04** feet to a calculated point at the beginning of a curve to the right, and
- 4) along said curve to the right, an arc distance of **47.12** feet, said curve having a radius of **30.00** feet, a central angle of **90°00'00"** and a chord bearing of **S 47°57'34" W** for a chord distance of **42.43** feet to the **POINT OF BEGINNING** and containing **20.401** acres of land.

**EXHIBIT "A"**

**BEARING BASIS**

THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN U.S. SURVEY FEET. THE BEARINGS SHOWN ARE GRID. COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**SURVEYORS NOTE**

THE CONSTRUCTION/LOCATION OF SURVEY BOUNDARIES AND CORNERS, WAS BASED UPON THE PRESCRIBED, ACCEPTED METHOD OF USING THE ORIGINAL OR PERPETUATED CORNER MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION NO. 42, BLOCK 78, TOWNSHIP 3, (2-IN IRON PIPE FOUND) AND THE NORTHWEST CORNER OF SECTION NO. 18, BLOCK 80, TOWNSHIP 2, (BRASS ARMY DISK ON CONCRETE MONUMENT RECOGNIZED AS THE SURVEY CORNER) AS A BASELINE RUNNING DIAGONALLY (N 42°38'01" W, 32,405.40 VARAS ~ 90,014.99 FEET) ACROSS THE SURVEYS AS RUN BY PAUL MCCOMBS IN 1883; THE NORTH-SOUTH AND EAST-WEST SURVEY LINES ARE ORIENTED 45-DEGREES OFF THIS BASELINE AND RUN FROM FOUND, ACCEPTED SURVEY CORNERS MONUMENTS ALONG OR NEAR THE BASELINE, OR FROM PRORATED SURVEY CORNER POSTIONS ALONG THE BASELINE AT MISSING CORNERS.

**THE STATE OF TEXAS    §  
  §  
COUNTY OF EL PASO    §**

**KNOW ALL MEN BY THESE PRESENTS:**

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 2024 under my direction and supervision.

WITNESS MY HAND AND SEAL at El Paso County, Texas this the 2nd day of July, 2024, A.D.

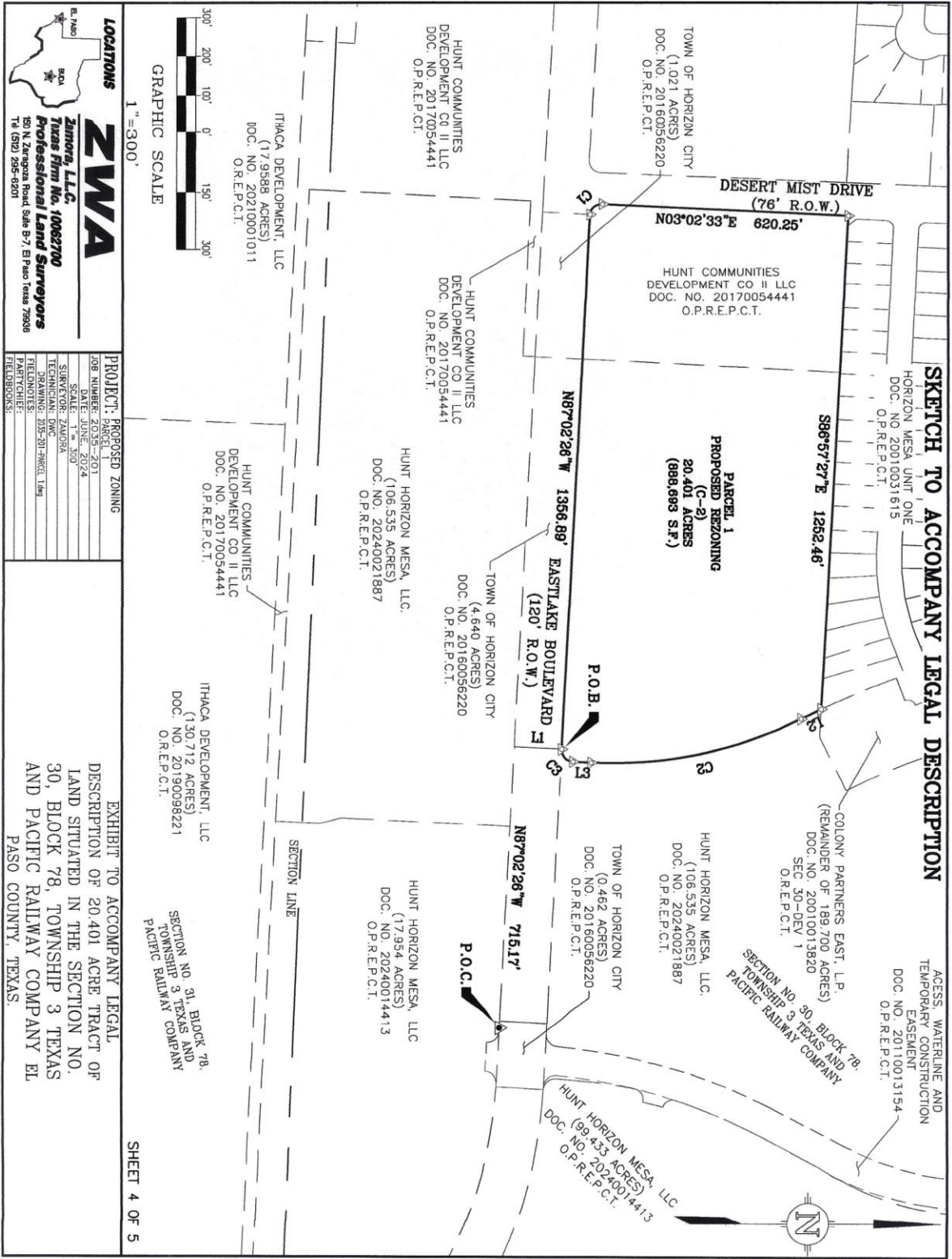
Zamora, L.L.C.  
1510 N. Zaragoza Road  
El Paso, Texas 79936

*G. Rene Zamora*  
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 – State of Texas

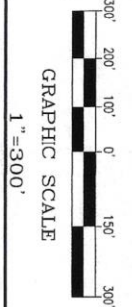


**REFERENCES**  
ZWA DRAWING NO. 2035-190

EXHIBIT "A"



SKETCH TO ACCOMPANY LEGAL DESCRIPTION



**LOCATIONS**

**ZWA**  
Zamora, L.L.C.  
Texas Firm No. 10062700  
Professional Land Surveyors  
150 N. Ziegler Road, Suite B-7, El Paso, Texas 79906  
Tel (915) 285-6201

**PROJECT: PROPOSED ZONING**

JOB NUMBER: 1001	DATE: JUNE 2024
SCALE: 1" = 300'	SURVEYOR: ZAMORA
TECHNICIAN: DMC	FILE NUMBER: 2024-01-AMRL 10m
PARTICULARS:	
FILEROBOOKS:	

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 20.401 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY ET PASO COUNTY, TEXAS.

SHEET 4 OF 5

**EXHIBIT "A"**

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**

**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 0.999777223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**NOTE:**  
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

**META DATA:**  
ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).

I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*G. Rene Zamora*  
G. RENE ZAMORA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5682



**LOCATIONS**

**Zamora, L.L.C.**  
**Texas Firm No. 10062700**  
**Professional Land Surveyors**  
501 N. Zaragoza Road, Suite B-7, El Paso, Texas 79906  
Tel: (927) 285-0201

PROJECT:	PROPOSED ZONING
JOB NUMBER:	2035-201
DATE:	JUNE, 2024
SCALE:	1" = 300'
SURVEYOR:	ZAMORA
TECHNICIAN:	DNC
FIELD NOTES:	2025-20-DRGEL 1.dwg
PARTY CHIEF:	
FIELD BOOKS:	

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 20.401 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

SHEET 5 OF 5

**LEGEND**

- 1/2" IRON ROD FOUND
- 5/8" IRON ROD w/"ZWA" CAP FOUND
- ▲ NAIL FOUND
- ▲ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- O.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS
- EL PASO COUNTY, TEXAS
- ( ) RECORD INFORMATION

**CURVE TABLE**

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	47.12'	89°59'50"	30.00'	N41°57'22"W	42.43'
C2	546.83'	29°16'52"	1070.00'	S11°40'52"E	540.90'
C3	47.12'	90°00'00"	30.00'	S47°57'34"W	42.43'

**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	N02°57'34"E	120.00'
L2	S25°38'13"E	55.93'
L3	S02°57'34"W	46.04'

**EXHIBIT "A"**

**STATE OF TEXAS  
COUNTY OF EL PASO**

**"PARCEL 2"  
ZONING**

**3.288 ACRES  
SECTION 30, BLOCK 78  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY  
COMPANY SURVEYS IN  
EL PASO COUNTY, TEXAS**

**DESCRIPTION**

DESCRIPTION OF A 3.288 ACRE TRACT OF LAND SITUATED IN SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 106.535-ACRE TRACT OF LAND CONVEYED TO HUNT HORIZON MESA, LLC., OF RECORD IN DOCUMENT NO. 20240021887 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 3.288 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a nail found on the south line of Eastlake Boulevard, a 120-foot right of way, being also on the north line of that certain 17.954-acre tract of land conveyed to Hunt Horizon Mesa, LLC., recorded in Document No. 20240014413 of the Official Public Records of El Paso County, Texas, and being on the south line of that certain 0.462-acre tract of land conveyed to the Town of Horizon City for right of way purposes recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas;

**THENCE, N 87°02'26" W**, with the south line of said Eastlake Boulevard, for a distance of **243.77** feet to a calculated point on the south line of said Eastlake Boulevard, and being the north line of said Hunt Horizon Mesa, LLC., 17.954-acre tract;

**THENCE, N 02°57'34" E**, crossing said Eastlake Boulevard, for a distance of **120.00** feet to a calculated point on the north line of said Eastlake Boulevard, being also on the north line of that certain 4.640-acre tract of land conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, and being the **POINT OF BEGINNING** and the southeast corner hereof;

**THENCE, N 87°02'26" W**, for a distance of **361.39** feet to a calculated point on the north line of said Eastlake Boulevard, at the beginning of a curve to the right, being also on the north line of said 4.640-acre Town of Horizon City tract, and being the southwest corner hereof;

**THENCE**, departing the north line of said Eastlake Boulevard over and across said Hunt Horizon Mesa, LLC, 106.535-acre tract, the following twelve (12) courses and distances:

- 1) along said curve to the right, an arc distance of **31.42** feet, said curve having a radius of **20.00** feet, a central angle of **90°00'00"** and a chord bearing of **N 42°02'26" W** for a chord distance of **28.28** feet to a calculated point at the end of said curve,
- 2) **N 02°57'34" E**, for a distance of **56.04** feet to a calculated point at the beginning of a curve to the left,
- 3) along said curve to the left, an arc distance of **277.69** feet, said curve having a radius of **1130.00** feet, a central angle of **14°04'48"** and a chord bearing of **N 04°04'50" W** for a chord distance of **276.99** feet to a calculated point at the end of said curve,
- 4) **N 75°50'09" E**, for a distance of **115.06** feet to a calculated point at the beginning of a curve to the left,

**EXHIBIT "A"**

- 5) along said curve to the left, an arc distance of **100.39** feet, said curve having a radius of **70.00** feet, a central angle of **82°10'04"** and a chord bearing of **S 80°12'00" E** for a chord distance of **92.00** feet to a calculated point at the beginning of a reverse curve to the right,
- 6) along said reverse curve to the right, an arc distance of **16.59** feet, said curve having a radius of **40.00** feet, a central angle of **23°45'27"** and a chord bearing of **N 70°35'41" E** for a chord distance of **16.47** feet to a calculated point at the beginning of a compound curve to the right,
- 7) along said compound curve to the right, an arc distance of **44.27** feet, said curve having a radius of **473.00** feet, a central angle of **5°21'46"** and a chord bearing of **N 85°09'18" E** for a chord distance of **44.25** feet to a calculated point at the end of said curve,
- 8) **S 02°57'11" W**, for a distance of **98.12** feet to a calculated point,
- 9) **S 87°02'49" E**, for a distance of **470.59** feet to a calculated point at the beginning of a curve to the left,
- 10) along said curve to the left, an arc distance of **35.72** feet, said curve having a radius of **1490.00** feet, a central angle of **1°22'25"** and a chord bearing of **S 14°30'29" W** for a chord distance of **35.72** feet to a calculated point,
- 11) **N 87°02'49" W**, for a distance of **308.52** feet to a calculated point, and
- 12) **S 02°57'11" W**, for a distance of **253.04** feet to the **POINT OF BEGINNING** and containing **3.288** acres of land.

**EXHIBIT "A"**

**BEARING BASIS**

THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN U.S. SURVEY FEET. THE BEARINGS SHOWN ARE GRID. COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**SURVEYORS NOTE**

THE CONSTRUCTION/LOCATION OF SURVEY BOUNDARIES AND CORNERS, WAS BASED UPON THE PRESCRIBED, ACCEPTED METHOD OF USING THE ORIGINAL OR PERPETUATED CORNER MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION NO. 42, BLOCK 78, TOWNSHIP 3, (2-IN IRON PIPE FOUND) AND THE NORTHWEST CORNER OF SECTION NO. 18, BLOCK 80, TOWNSHIP 2, (BRASS ARMY DISK ON CONCRETE MONUMENT RECOGNIZED AS THE SURVEY CORNER) AS A BASELINE RUNNING DIAGONALLY (N 42°38'01" W, 32,405.40 VARAS ~ 90,014.99 FEET) ACROSS THE SURVEYS AS RUN BY PAUL MCCOMBS IN 1883; THE NORTH-SOUTH AND EAST-WEST SURVEY LINES ARE ORIENTED 45-DEGREES OFF THIS BASELINE AND RUN FROM FOUND, ACCEPTED SURVEY CORNERS MONUMENTS ALONG OR NEAR THE BASELINE, OR FROM PRORATED SURVEY CORNER POSTIONS ALONG THE BASELINE AT MISSING CORNERS.

**THE STATE OF TEXAS    §  
                                  §            **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF EL PASO   §**

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 2024 under my direction and supervision.

WITNESS MY HAND AND SEAL at El Paso County, Texas this the 2nd day of July, 2024, A.D.

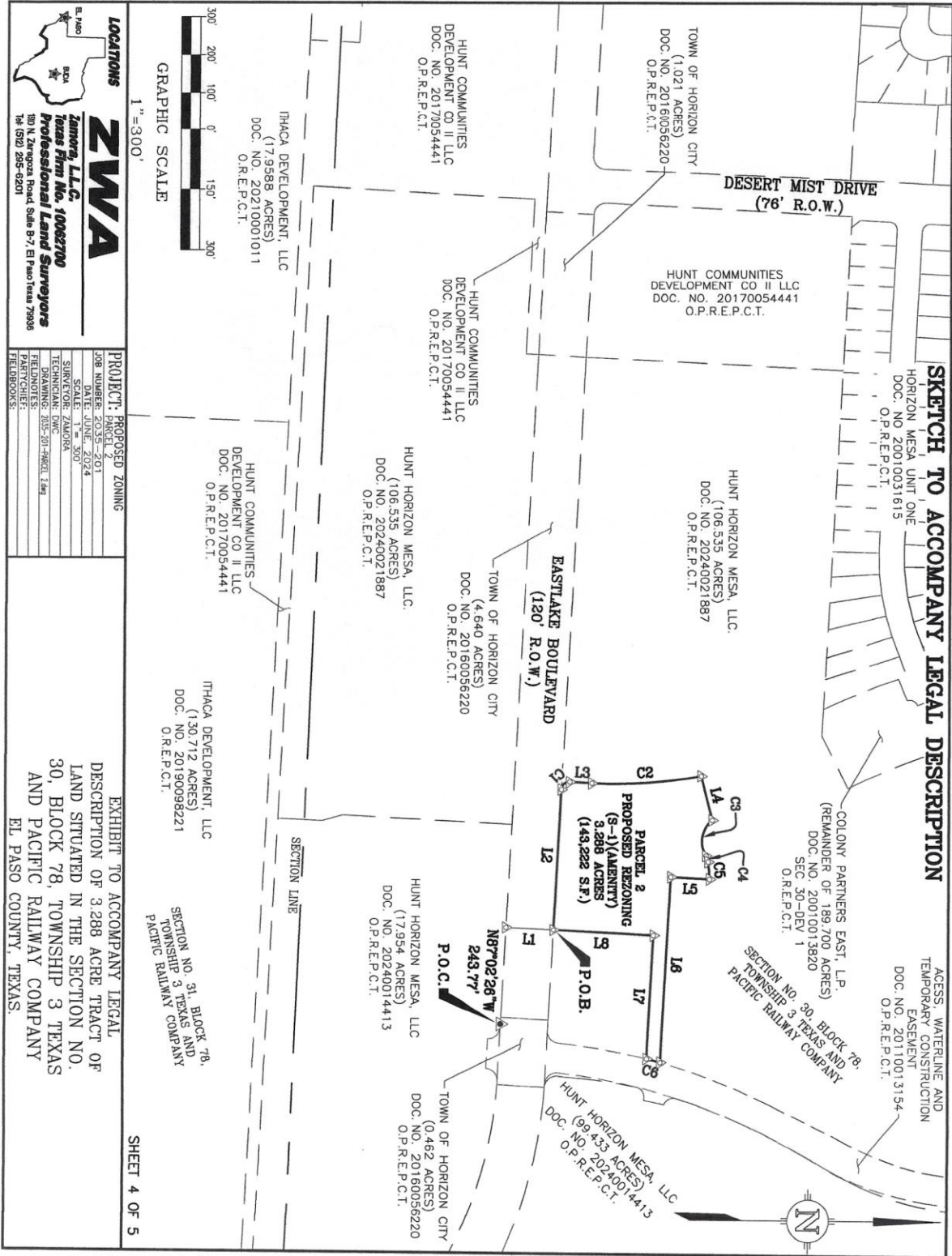
Zamora, L.L.C.  
1510 N. Zaragoza Road  
El Paso, Texas 79936

*G. Rene Zamora*  
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 – State of Texas



**REFERENCES**  
ZWA DRAWING NO. 2035-190

# EXHIBIT "A"



**LOCATIONS**

**ZWA**  
Zamora, L.L.C.  
Texas Firm No. 10082700  
Professional Land Surveyors  
300 N. Zaragoza Blvd. Suite B-7, El Paso, Texas 79906  
Tel. (959) 295-6201

<b>PROJECT:</b>	PROPOSED ZONING
<b>JOB NUMBER:</b>	20235-201
<b>DATE:</b>	JUNE, 2024
<b>SURVEYOR:</b>	ZAMORA
<b>TECHNICAL DRAUGHTING:</b>	2023-20-ANGEL LAM
<b>FIELD NOTES:</b>	
<b>FIELDBOOKS:</b>	

**EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 3.288 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.**

SHEET 4 OF 5



**EXHIBIT "A"**

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**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.

**NOTE:**  
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

**META DATA:**  
 ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).

I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*G. Rene Zamora*  
 G. RENE ZAMORA  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5682



LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N02°57'34"E	120.00'
L2	N87°02'26"W	361.39'
L3	N02°57'34"E	56.04'
L4	N75°50'09"E	115.06'
L5	S02°57'11"W	98.12'
L6	S87°02'49"E	470.59'
L7	N87°02'49"W	308.52'
L8	S02°57'11"W	253.04'

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	31.42'	90°00'00"	20.00'	N42°02'26"W	28.28'
C2	277.69'	14°04'48"	1130.00'	N04°04'50"W	276.99'
C3	100.39'	82°10'04"	70.00'	S80°12'00"E	92.00'
C4	16.59'	23°45'27"	40.00'	N70°35'41"E	16.47'
C5	44.27'	5°21'46"	473.00'	N85°09'18"E	44.25'
C6	35.72'	1°22'25"	1490.00'	S14°30'29"W	35.72'

LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 5/8" IRON ROD W/"ZWA" CAP FOUND
- ▲ NAIL FOUND
- ▲ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- O.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS  
EL PASO COUNTY, TEXAS
- ( ) RECORD INFORMATION

**LOCATIONS**

**ZWA**  
**Zimora, L.L.C.**  
**Texas Firm No. 10062700**  
**Professional Land Surveyors**  
 181 N. Zaragoza Road, Suite B-7, El Paso, Texas, 79966  
 Tel: (915) 295-6201

**PROJECT: PROPOSED ZONING**

JOB NUMBER: 2035-201  
 SCALE: 1"=50'  
 SURVEYOR: ZAMORA  
 TECHNICIAN: DMC  
 DRAWING: 203-201-DRAWL 2.AM  
 FILED: 203-201-DRAWL 2.AM  
 FIELDBOOKS:

**EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 3.288 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY AND EL PASO COUNTY, TEXAS.**

EXHIBIT "A"

STATE OF TEXAS  
COUNTY OF EL PASO

"PARCEL 3"  
ZONING

0.048 ACRES  
SECTION 30, BLOCK 78  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY  
COMPANY SURVEYS IN  
EL PASO COUNTY, TEXAS

DESCRIPTION

DESCRIPTION OF A 0.048 ACRE TRACT OF LAND SITUATED IN SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 99.433-ACRE TRACT OF LAND CONVEYED TO HUNT HORIZON MESA, LLC., OF RECORD IN DOCUMENT NO20240014413 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.048 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 5/8" iron rod with "ZWA" cap found on a curve to the right being on north line of Eastlake Boulevard, a 120-foot right of way, being also the southwest corner of said Hunt Horizon Mesa, LLC 99.433-acre tract, being also the northeast corner of that certain 0.462-acre tract of land conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, and being the northwest corner of that certain 3.630-acre tract of land conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas;

**THENCE**, along said curve to the right, an arc distance of **168.28** feet, said curve having a radius of **1160.00** feet, a central angle of **8°18'42"** and a chord bearing of **S 82°02'51" E** for a chord distance of **168.13** feet to a calculated point on the north line of said Eastlake Boulevard, and being the north line of said 3.630-acre Town of Horizon City tract;

**THENCE, N 11°03'22" E**, departing the north line of said Eastlake Boulevard and across said Hunt Horizon Mesa, LLC, 99.433-acre tract, for a distance of **279.36** feet to a calculated point for the **POINT OF BEGINNING** and the east corner hereof;

**THENCE, N 78°24'11" W**, continuing across said Hunt Horizon Mesa, LLC, 99.433-acre tract, for a distance of **211.08** feet to a calculated point on a curve to the right, being also the east line of an Access, Waterline and Temporary Construction Easement recorded in Document No. 20110012154 of the Official Public Records of El Paso County, Texas, and being the southwest corner hereof;

**THENCE**, along said curve to the right, an arc distance of **19.91** feet, said curve having a radius of **1416.00** feet, a central angle of **0°48'20"** and a chord bearing of **N 16°28'26" E** for a chord distance of **19.91** feet to a calculated point, being on the east line of said Access, Waterline and Temporary Construction Easement, and being the northwest corner hereof;

**THENCE, S 72°59'29" E**, crossing said Hunt Horizon Mesa, LLC, 99.433-acre tract, for a distance of **210.33** feet to the **POINT OF BEGINNING** and containing **0.048** acres of land.

**EXHIBIT "A"**

**BEARING BASIS**

THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN U.S. SURVEY FEET. THE BEARINGS SHOWN ARE GRID. COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**SURVEYORS NOTE**

THE CONSTRUCTION/LOCATION OF SURVEY BOUNDARIES AND CORNERS, WAS BASED UPON THE PRESCRIBED, ACCEPTED METHOD OF USING THE ORIGINAL OR PERPETUATED CORNER MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION NO. 42, BLOCK 78, TOWNSHIP 3, (2-IN IRON PIPE FOUND) AND THE NORTHWEST CORNER OF SECTION NO. 18, BLOCK 80, TOWNSHIP 2, (BRASS ARMY DISK ON CONCRETE MONUMENT RECOGNIZED AS THE SURVEY CORNER) AS A BASELINE RUNNING DIAGONALLY (N 42°38'01" W, 32,405.40 VARAS - 90,014.99 FEET) ACROSS THE SURVEYS AS RUN BY PAUL MCCOMBS IN 1883; THE NORTH-SOUTH AND EAST-WEST SURVEY LINES ARE ORIENTED 45-DEGREES OFF THIS BASELINE AND RUN FROM FOUND, ACCEPTED SURVEY CORNERS MONUMENTS ALONG OR NEAR THE BASELINE, OR FROM PRORATED SURVEY CORNER POSTIONS ALONG THE BASELINE AT MISSING CORNERS.

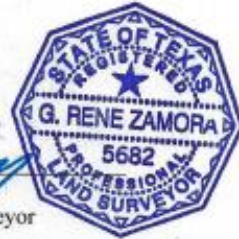
**THE STATE OF TEXAS     §  
  §     **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF EL PASO     §**

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 2024 under my direction and supervision.

WITNESS MY HAND AND SEAL at El Paso County, Texas this the 16th day of July, 2024, A.D.

Zamora, L.L.C.  
1510 N. Zaragoza Road  
El Paso, Texas 79936

*G. Rene Zamora*  
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 - State of Texas



**REFERENCES**  
ZWA DRAWING NO. 2035-190

ZWA- JOB NO.  
2035-201-PARCEL 3

Page 2 of 4

0.048 ACRES  
PROPOSED REZONING

# EXHIBIT "A"

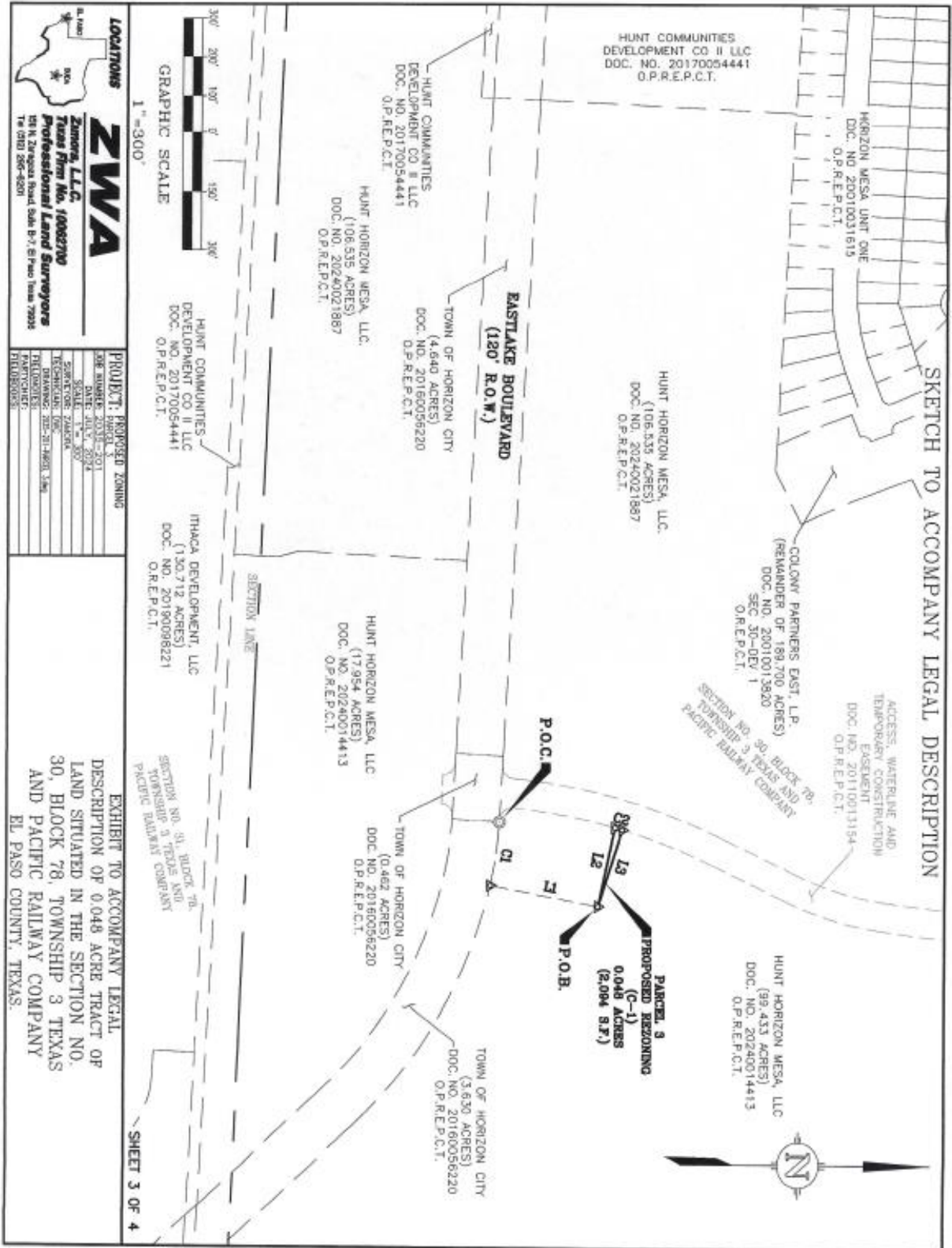


EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**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 TX044 (NGS PID NO. AB8217), HAVING VALUES 31°43'10.98688"(N), 106°14'29.61456"(W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**NOTE:**  
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

**META DATA:**  
 ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00)

I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*G. Rene Zamora*  
 G. RENE ZAMORA  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5682



**ZWA**  
 Zamora, LLC, 10882700  
 Texas Firm No. 10882700  
 Professional Land Surveyors  
 100 N. Zephyrus Road, Suite B-7, El Paso, Texas 79968  
 Tel: (915) 352-4201

**PROJECT: PROPOSED ZONING**

JOB NUMBER: 10882700
DATE: 01/11/2014
SCALE: 1" = 200'
SURVEYOR: ZAMORA
TECHNICAL: G.M.
DATE: 01/11/2014
PROJECT: PROPOSED ZONING
PARCEL: 30
TOWNSHIP: 78
RANGE: 78
COUNTY: EL PASO

- LEGEND**
- 1/2" IRON ROD FOUND
  - 5/8" IRON ROD W/"ZWA" CAP FOUND
  - ▲ NAIL FOUND
  - ▲ CALCULATED POINT
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - D.P.R.P.C.T. OFFICIAL PUBLIC RECORDS EL PASO COUNTY, TEXAS
  - ( ) RECORD INFORMATION

**CURVE TABLE**

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	168.28'	8°18'42"	1160.00'	S82°02'51"E	168.13'
C2	19.91'	0°48'20"	1416.00'	N16°28'26"E	19.91'

**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	N11°03'22"E	279.36'
L2	N78°24'11"W	211.08'
L3	S72°59'29"E	210.33'

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 0.048 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

EXHIBIT "A"

STATE OF TEXAS  
COUNTY OF EL PASO

"PARCEL 4"  
ZONING

0.636 ACRES  
SECTION 30, BLOCK 78  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY  
COMPANY SURVEYS IN  
EL PASO COUNTY, TEXAS

DESCRIPTION

DESCRIPTION OF A 0.636 ACRE TRACT OF LAND SITUATED IN SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 99.433-ACRE TRACT OF LAND CONVEYED TO HUNT HORIZON MESA, LLC., OF RECORD IN DOCUMENT NO20240014413 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.636 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 5/8" iron rod with "ZWA" cap found on the curving north line of Eastlake Boulevard, a 120-foot right of way, being also the southwest corner of said Hunt Horizon Mesa, LLC 99.433-acre tract, being also the northeast corner of that certain 0.462-acre tract of land conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, and being the northwest corner of that certain 3.630-acre tract of land conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas;

**THENCE**, along said curve to the right, an arc distance of **168.28** feet, said curve having a radius of **1160.00** feet, a central angle of **8°18'42"** and a chord bearing of **S 82°02'51" E** for a chord distance of **168.13** feet to a calculated point on the north line of said Eastlake Boulevard, being also the north line of said 3.630-acre Town of Horizon City tract, for the **POINT OF BEGINNING** and the southwest corner hereof;

**THENCE**, over and across said Hunt Horizon Mesa, LLC, 99.433-acre tract, the following seven (7) courses and distances:

- 1) **N 11°03'22" E**, for a distance of **279.36** feet to a calculated point for the northwest corner hereof,
- 2) **S 78°24'11" E**, for a distance of **109.98** feet to a calculated point for the northeast corner hereof,
- 3) **S 11°40'16" W**, for a distance of **52.41** feet to a calculated point at the beginning of a curve to the right,
- 4) along said curve to the right, an arc distance of **42.28** feet, said curve having a radius of **70.00** feet, a central angle of **34°36'38"** and a chord bearing of **S 17°18'19" W** for a chord distance of **41.64** feet to a calculated point at the beginning of a reverse curve to the left,
- 5) along said reverse curve to the left, an arc distance of **42.28** feet, said curve having a radius of **70.00** feet, a central angle of **34°36'38"** and a chord bearing of **S 17°18'19" W** for a chord distance of **41.64** feet to a calculated point at the end of said curve to the left,
- 6) **S 16°20'28" W**, for a distance of **174.43** feet to a calculated point on the curving north line of said Eastlake Boulevard, being also the north line of said 3.630-acre Town of Horizon City tract, and being the southeast corner hereof,

ZWA- JOB NO.  
2035-201-PARCEL 4

Page 1 of 4

0.636 ACRES  
PROPOSED REZONING

**EXHIBIT "A"**

- 7) along said curve to the left, an arc distance of **85.63** feet, said curve having a radius of **1160.00** feet, a central angle of **4°13'46"** and a chord bearing of **N 75°46'37" W** for a chord distance of **85.61** feet to the **POINT OF BEGINNING** and containing **0.636** acres of land.

**BEARING BASIS**

THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN U.S. SURVEY FEET. THE BEARINGS SHOWN ARE GRID. COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**SURVEYORS NOTE**

THE CONSTRUCTION/LOCATION OF SURVEY BOUNDARIES AND CORNERS, WAS BASED UPON THE PRESCRIBED, ACCEPTED METHOD OF USING THE ORIGINAL OR PERPETUATED CORNER MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION NO. 42, BLOCK 78, TOWNSHIP 3, (2-IN IRON PIPE FOUND) AND THE NORTHWEST CORNER OF SECTION NO. 18, BLOCK 80, TOWNSHIP 2, (BRASS ARMY DISK ON CONCRETE MONUMENT RECOGNIZED AS THE SURVEY CORNER) AS A BASELINE RUNNING DIAGONALLY (N 42°38'01" W, 32,405.40 VARAS - 90,014.99 FEET) ACROSS THE SURVEYS AS RUN BY PAUL MCCOMBS IN 1883; THE NORTH-SOUTH AND EAST-WEST SURVEY LINES ARE ORIENTED 45-DEGREES OFF THIS BASELINE AND RUN FROM FOUND, ACCEPTED SURVEY CORNERS MONUMENTS ALONG OR NEAR THE BASELINE, OR FROM PRORATED SURVEY CORNER POSTIONS ALONG THE BASELINE AT MISSING CORNERS.

THE STATE OF TEXAS     §  
   §     **KNOW ALL MEN BY THESE PRESENTS:**  
 COUNTY OF EL PASO     §

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 2024 under my direction and supervision.

WITNESS MY HAND AND SEAL at El Paso County, Texas this the 2nd day of July, 2024, A.D.

Zamora, L.L.C.  
1510 N. Zaragoza Road  
El Paso, Texas 79936

*G. Rene Zamora*  
 G. Rene Zamora  
 Registered Professional Land Surveyor  
 No. 5682 - State of Texas



**REFERENCES**  
ZWA DRAWING NO. 2035-190

ZWA- JOB NO.  
2035-201-PARCEL 4

Page 2 of 4

0.636 ACRES  
PROPOSED REZONING

# EXHIBIT "A"

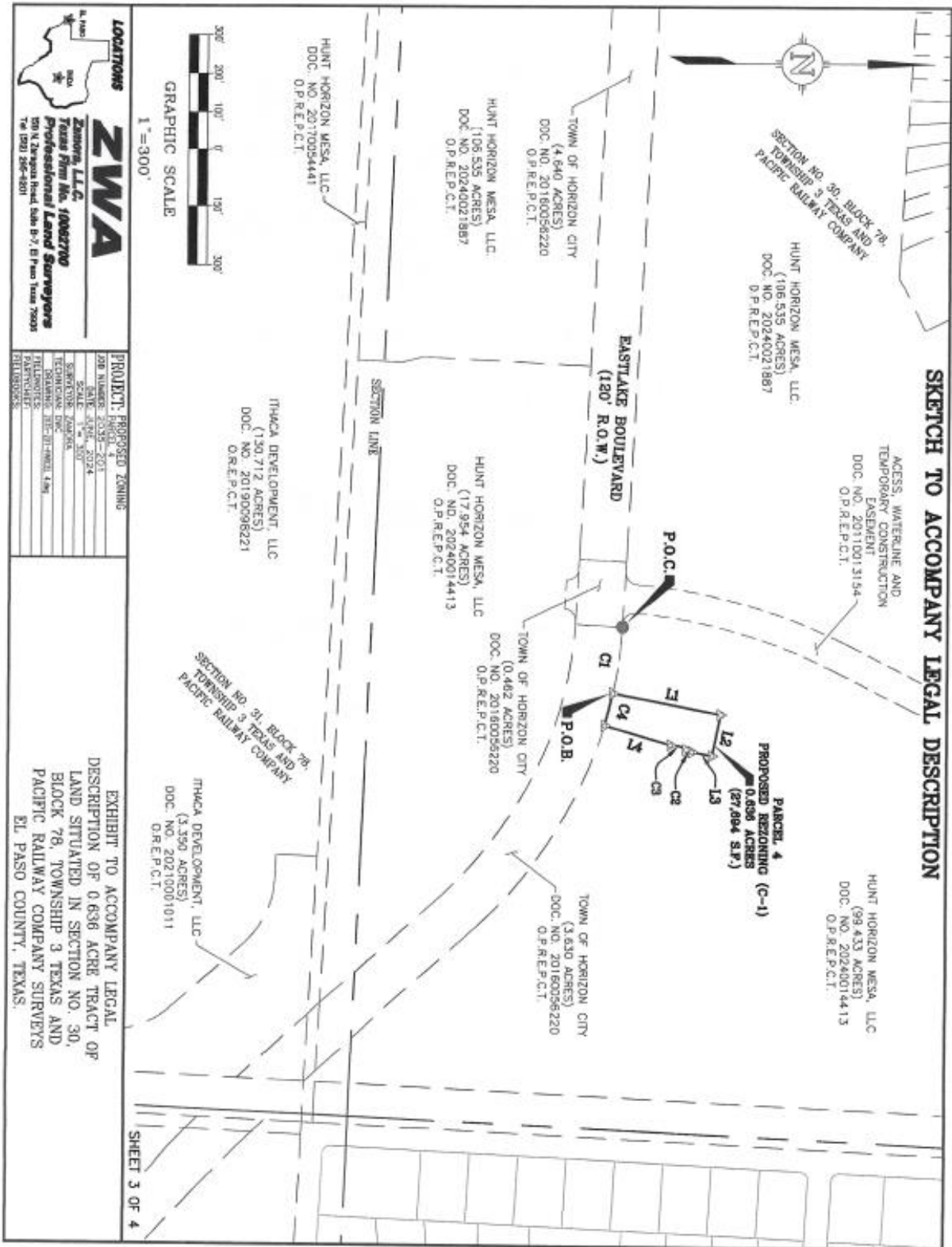




EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**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. COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

- LEGEND**
- 1/2" IRON ROD FOUND
  - 5/8" IRON ROD W/"ZWA" CAP FOUND
  - ▲ NAIL FOUND
  - ▲ CALCULATED POINT
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - O.P.R.P.C.T. OFFICIAL PUBLIC RECORDS EL PASO COUNTY, TEXAS
  - ( ) RECORD INFORMATION

**NOTE:**  
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

CURVE TABLE					
CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	168.28'	8°18'42"	1160.00'	S82°02'51"E	168.13'
C2	16.01'	22°56'22"	40.00'	S23°08'27"W	15.91'
C3	42.28'	34°36'38"	70.00'	S17°18'19"W	41.64'
C4	85.63'	4°13'46"	1160.00'	N75°48'37"W	85.61'

I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*G. Rene Zamora*  
 G. RENE ZAMORA  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5682



LINE TABLE			
LINE	DIRECTION	DISTANCE	
L1	N11°03'22"E	279.36'	
L2	S78°24'11"E	109.96'	
L3	S11°40'16"W	52.41'	
L4	S16°20'28"W	174.43'	

**LOCATION**



**ZWA**  
**Zamora, L.L.C.**  
**Professional Land Surveyors**  
 501 N. 2nd Street, Suite 8-7, El Paso, Texas 79901  
 Tel: (915) 835-9389

PROJECT: PROPOSED ZONING

ZONING: 2024-201

DATE: 01/08/2024

SCALE: 1" = 500'

SURVEYOR: ZAMORA

TECHNICAL: GNC

TRAILING: 2023-2024 LWS

PARTICULARS:

REVISIONS:

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 0.636 ACRE TRACT OF LAND SITUATED IN SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS EL PASO COUNTY, TEXAS.

SHEET 4 OF 4

**EXHIBIT "A"**

**STATE OF TEXAS  
COUNTY OF EL PASO**

**"PARCEL 5"  
ZONING**

**6.993 ACRES  
SECTION 30 AND SECTION 31,  
BLOCK 78  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY  
COMPANY SURVEYS IN  
EL PASO COUNTY, TEXAS**

**DESCRIPTION**

DESCRIPTION OF A 6.993 ACRE TRACT OF LAND SITUATED IN SECTION 30, AND SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO HUNT COMMUNITIES DEVELOPMENT CO. II LLC., OF RECORD IN DOCUMENT NO. 20170054441 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 6.993 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a nail found on the south line of Eastlake Boulevard, a 120-foot right of way, being also the north line of that certain 17.954-acre tract of land conveyed to Hunt Horizon Mesa, LLC., recorded in Document No. 20240014413 of the Official Public Records of El Paso County, Texas, and being on the south line of that certain 0.462-acre tract of land conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas;

**THENCE, N 87°02'26" W**, with the south line of said Eastlake Boulevard, for a distance of **2112.89** feet to a calculated point on the south line of said Eastlake Boulevard, and being the north line of said Hunt Communities Development Co. 11 LLC tract, for the **POINT OF BEGINNING** and the northeast corner hereof;

**THENCE, S 03°06'21" W**, crossing said Hunt Communities Development Co. II LLC., for a distance of **621.18** feet to a calculated point on the south line of said Hunt Communities Development Co. II LLC tract, being on the north line of that certain 17.9588-acre tract of land conveyed to Ithaca Development, LLC, recorded in Document No. 20210001011 of the Official Public Records of El Paso County, Texas, for the southeast corner hereof;

**THENCE, N 87°04'12" W**, with the south line of said Hunt Communities Development Co. II LLC tract and the north line of said Ithaca Development, LLC, 17.9588-acre tract, for a distance of **368.49** feet to a calculated point for the southwest corner of said Hunt Communities Development Co. II LLC tract, being also on the north line of said Ithaca Development, LLC., 17.9588-acre tract, and being the southeast corner of lot 3, Horizon Mesa Commercial Subdivision, a subdivision in El Paso County, Texas, according to the map or plat thereof, recorded in Document No. 20030115751 of the Official Public Records of El Paso County, Texas, and being the southwest corner hereof;

**THENCE**, with the west line of said Hunt Communities Development Co. II LLC., and the east line of said Lot 3, the following three (3) courses and distances:

- 1) **N 03°01'26" E**, for a distance of **125.07** feet to a calculated point,
- 2) **N 86°46'35" W**, for a distance of **151.80** feet to a calculated point, and

**EXHIBIT "A"**

3) **N 03°02'43" E**, for a distance of **496.38** feet to a calculated point on the south line of said Eastlake Boulevard, being also on the west line of said Hunt Communities Development Co. II LLC, and being the northeast corner of said Lot 3, for the northwest corner hereof;

**THENCE, S 86°57'17" E**, for a distance of **521.00** feet to the **POINT OF BEGINNING** and containing **6.993** acres of land.

**BEARING BASIS**

THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN U.S. SURVEY FEET. THE BEARINGS SHOWN ARE GRID. COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**SURVEYORS NOTE**

THE CONSTRUCTION/LOCATION OF SURVEY BOUNDARIES AND CORNERS, WAS BASED UPON THE PRESCRIBED, ACCEPTED METHOD OF USING THE ORIGINAL OR PERPETUATED CORNER MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION NO. 42, BLOCK 78, TOWNSHIP 3, (2-IN IRON PIPE FOUND) AND THE NORTHWEST CORNER OF SECTION NO. 18, BLOCK 80, TOWNSHIP 2, (BRASS ARMY DISK ON CONCRETE MONUMENT RECOGNIZED AS THE SURVEY CORNER) AS A BASELINE RUNNING DIAGONALLY (N 42°38'01" W, 32,405.40 VARAS – 90,014.99 FEET) ACROSS THE SURVEYS AS RUN BY PAUL MCCOMBS IN 1883; THE NORTH-SOUTH AND EAST-WEST SURVEY LINES ARE ORIENTED 45-DEGREES OFF THIS BASELINE AND RUN FROM FOUND, ACCEPTED SURVEY CORNERS MONUMENTS ALONG OR NEAR THE BASELINE, OR FROM PRORATED SURVEY CORNER POSTIONS ALONG THE BASELINE AT MISSING CORNERS.

**THE STATE OF TEXAS       §**  
**§       KNOW ALL MEN BY THESE PRESENTS:**  
**COUNTY OF EL PASO       §**

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 2024 under my direction and supervision.

WITNESS MY HAND AND SEAL at El Paso County, Texas this the 13th day of June, 2024, A.D.

Zamora, L.L.C.  
1510 N. Zaragoza Road  
El Paso, Texas 79936

  
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 – State of Texas



**REFERENCES**  
ZWA DRAWING NO. 2035-190

ZWA- JOB NO.  
2035-201-PARCEL 5

Page 2 of 4

6.993 ACRES  
PROPOSED REZONING



EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**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°43'10.986888"(N), 106°14'29.61456"(W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**NOTE:**  
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORD SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

**META DATA:**  
ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00)

I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*G. Rene Zamora*  
G. RENE ZAMORA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5682



**LOCATIONS**

**ZWA**  
Zamora, L.L.C.  
Texas Firm No. 10062700  
Professional Land Surveyors  
501 N. Zangora Road, Suite 8-7, El Paso, Texas 79901  
Tel: (927) 225-9201

PROJECT: PROPOSED ZONING

JOB NUMBER: 2024-001	DATE: 11.11.2024
SURVEYOR: ZAMORA	SCALE: 1" = 300'
TECHNICAL: [ ]	DATE: 11.11.2024
FIELDWORK: [ ]	DATE: 11.11.2024
PLANNING: [ ]	DATE: 11.11.2024
DESIGN: [ ]	DATE: 11.11.2024
CONSTRUCTION: [ ]	DATE: 11.11.2024

**LEGEND**

- 1/2" IRON ROD FOUND
- 5/8" IRON ROD W/"ZWA" CAP FOUND
- ▲ NAIL FOUND
- ▲ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- O.P.R.P.C.T. OFFICIAL PUBLIC RECORDS EL PASO COUNTY, TEXAS
- ( ) RECORD INFORMATION

**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	N87°04'12"W	368.49'
L2	N03°01'26"E	125.07'
L3	N86°46'35"W	151.80'

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 6.993 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

EXHIBIT "A"

STATE OF TEXAS  
COUNTY OF EL PASO

"PARCEL 7"  
ZONING

27.061 ACRES  
SECTION 30 AND SECTION 31,  
BLOCK 78 TOWNSHIP 3  
TEXAS AND PACIFIC  
RAILWAY COMPANY  
SURVEYS IN EL PASO  
COUNTY, TEXAS

DESCRIPTION

DESCRIPTION OF A 27.061 ACRE TRACT OF LAND SITUATED IN SECTION 30 AND SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 17.954 ACRE TRACT OF LAND CONVEYED TO HUNT HORIZON MESA, LLC, OF RECORD IN DOCUMENT NO. 20240014413 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, AND BEING ALSO A PORTION OF THAT CERTAIN 106.535 ACRE TRACT OF LAND CONVEYED TO HUNT HORIZON MESA, LLC., OF RECORD IN DOCUMENT NO. 20240021887 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, AND BEING A PORTION OF CERTAIN TRACT OF LAND CONVEYED TO HUNT HORIZON MESA, LLC., OF RECORD IN DOCUMENT NO. 20170054441 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 27.061 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point on the south line of Eastlake Boulevard, a 120-foot right of way, being also the south line of a 4.640-acre tract conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, and being the northwest corner hereof;

**THENCE, S 87°02'26" E**, with the south line of said Eastlake Boulevard, and the south line of said 4.640-acre Town of Horizon City tract, for a distance of **1181.03** feet to a nail found on the south line of said Eastlake Boulevard, being also the south line of a 0.462-acre tract conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas;

**THENCE, S 87°01'32" E**, with the south line of said Eastlake Boulevard, and the south line of said 0.462-acre Town of Horizon City tract, for a distance of **134.24** feet to a nail found on the south line of said Eastlake Boulevard, being also the south line of said 0.462-acre Horizon City tract at the beginning of a curve to the right;

**THENCE**, along said curve to the right, an arc distance of **795.97** feet, said curve having a radius of **1040.00** feet, a central angle of **43°51'06"** and a chord bearing of **S 64°39'06" E** for a chord distance of **776.69** feet to a nail found at the end of said curve, being on the south line of said Eastlake Boulevard, being also the south line of a 3.630-acre tract conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, and being the north line of a 17.954-acre tract conveyed to Hunt Horizon Mesa, LLC, recorded in Document No. 20240014413 of the Official Public Records of El Paso County, Texas;

**THENCE, S 42°43'33" E**, for a distance of **17.52** feet to a calculated point on the south line of said Eastlake Boulevard, being also on the northeast line of said Hunt Horizon Mesa, LLC., 17.954-acre tract, being also on the southwest line of said Town of Horizon City 3.630-acre tract, and being the northeast corner hereof;

**EXHIBIT "A"**

**THENCE**, over and across said Hunt Horizon Mesa, LLC., 17.954-acre tract, the following two (2) courses and distances:

- 1) **N 87°01'27" W**, for a distance of **100.86** feet to a calculated point, and
- 2) **S 02°55'46" W**, for a distance of **311.55** feet to a calculated point on the south line of Hunt Horizon Mesa, LLC tract recorded in Document No. 20170054441 of the Official Public Records of El Paso County, Texas, being on the north line of that certain 130.712-acre tract of land conveyed to Ithaca Development, LLC, recorded in Document No. 20190098221 of the Official Public Records of El Paso County, Texas, and being the southeast corner hereof;

**THENCE**, **N 87°04'12" W**, with the south line of said Hunt Horizon Mesa, LLC tract and the north line of said Ithaca Development, LLC, 130.712-acre tract, for a distance of **1964.94** feet to a calculated point for the southwest corner hereof;

**THENCE**, over and across said Hunt Horizon Mesa, LLC., 106.535-acre tract, and said Hunt Horizon Mesa, LLC., 17.954 acre tract, the following two (2) courses and distances:

- 1) **N 02°55'48" E**, for a distance of **600.64** feet to a calculated point at the beginning of a curve to the right, and
- 2) along said curve to the right, an arc distance of **31.43** feet, said curve having a radius of **20.00** feet, a central angle of **90°01'47"** and a chord bearing of **N 47°56'41" E** for a chord distance of **28.29** feet to the **POINT OF BEGINNING** and containing **27.061** acres of land.

**EXHIBIT "A"**

**BEARING BASIS**

THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN U.S. SURVEY FEET. THE BEARINGS SHOWN ARE GRID. COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**SURVEYORS NOTE**

THE CONSTRUCTION/LOCATION OF SURVEY BOUNDARIES AND CORNERS, WAS BASED UPON THE PRESCRIBED, ACCEPTED METHOD OF USING THE ORIGINAL OR PERPETUATED CORNER MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION NO. 42, BLOCK 78, TOWNSHIP 3, (2-IN IRON PIPE FOUND) AND THE NORTHWEST CORNER OF SECTION NO. 18, BLOCK 80, TOWNSHIP 2, (BRASS ARMY DISK ON CONCRETE MONUMENT RECOGNIZED AS THE SURVEY CORNER) AS A BASELINE RUNNING DIAGONALLY (N 42°38'01" W, 32,405.40 VARAS ~ 90,014.99 FEET) ACROSS THE SURVEYS AS RUN BY PAUL MCCOMBS IN 1883; THE NORTH-SOUTH AND EAST-WEST SURVEY LINES ARE ORIENTED 45-DEGREES OFF THIS BASELINE AND RUN FROM FOUND, ACCEPTED SURVEY CORNERS MONUMENTS ALONG OR NEAR THE BASELINE, OR FROM PRORATED SURVEY CORNER POSTIONS ALONG THE BASELINE AT MISSING CORNERS.

THE STATE OF TEXAS     §  
  §     **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF EL PASO     §

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 2024 under my direction and supervision.

WITNESS MY HAND AND SEAL at El Paso County, Texas this the 13th day of June, 2024, A.D.

Zamora, L.L.C.  
1510 N. Zaragoza Road  
El Paso, Texas 79936

*G. Rene Zamora*  
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 – State of Texas



**REFERENCES**

ZWA DRAWING NO. 2035-190

ZWA- JOB NO.  
2035-201-PARCEL 7

Page 3 of 5

27.061 ACRES  
PROPOSED REZONING



EXHIBIT "A"

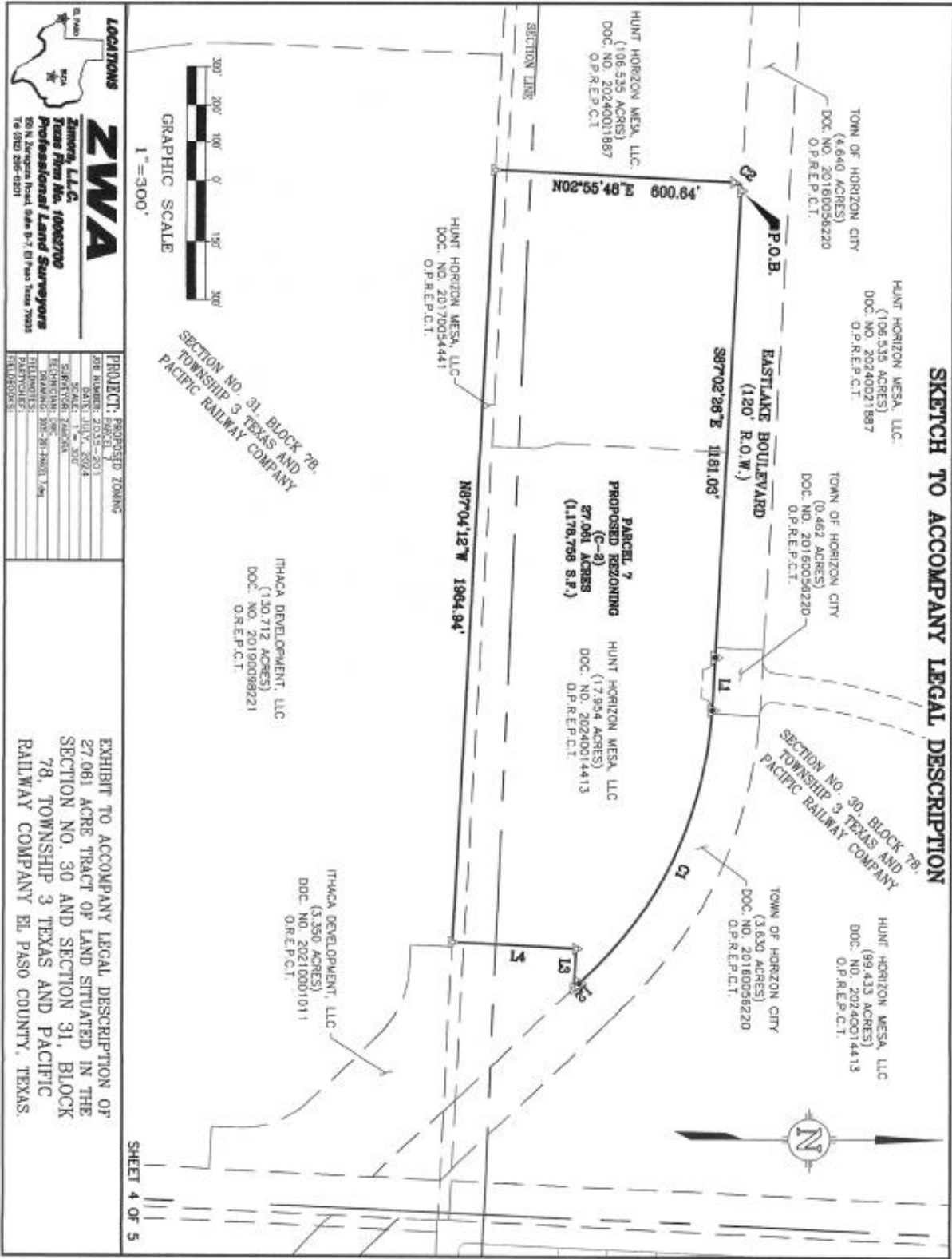


EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**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 (NCS 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.

**NOTE:**  
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

**META DATA:**  
 ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).

I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*G. Rene Zamora*  
 G. RENE ZAMORA  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5682



**ZWA**  
 Zamora, L.L.C.  
 Texas Firm No. 10002700  
 Professional Land Surveyors  
 501 N. Zaragoza Blvd. Suite B-7, El Paso, Texas 79969  
 Tel: (951) 295-0211

**PROJECT: UNPROPOSED ZONING**

JOB NUMBER	7000-201
DATE	04.29.2024
SCALE	1" = 300'
SURVEYOR	ZAMORA
TECHNICAL DRC	
DRAWING NO.	200-20-0000-74M
FILE NUMBER	
PROJECT NO.	

- LEGEND**
- 1/2" IRON ROD FOUND
  - ⊙ 5/8" IRON ROD W/"ZWA" CAP FOUND
  - ▲ NAIL FOUND
  - ▲ CALCULATED POINT
  - P.O.B. POINT OF BEGINNING
  - O.P.R.P.C.T. OFFICIAL PUBLIC RECORDS  
EL PASO COUNTY, TEXAS
  - ( ) RECORD INFORMATION

**CURVE TABLE**

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	795.97'	43°51'06"	1040.00'	S64°39'06"E	776.69'
C2	31.43'	90°01'47"	20.00'	N47°56'41"E	28.29'

**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	S87°01'32"E	134.24'
L2	S42°43'33"E	17.52'
L3	N87°01'27"W	100.86'
L4	S02°55'46"W	311.55'

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 27.061 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30 AND SECTION 31, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

**EXHIBIT "A"**

**STATE OF TEXAS  
COUNTY OF EL PASO**

**"PARCEL 8"  
ZONING**

**11.072 ACRES  
SECTION 32, BLOCK 78  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY  
COMPANY SURVEYS IN  
EL PASO COUNTY, TEXAS**

**DESCRIPTION**

DESCRIPTION OF A 11.072 ACRE TRACT OF LAND SITUATED IN SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 85.419 ACRE TRACT OF LAND CONVEYED TO HUNT HORIZON CROSSING, LLC, OF RECORD IN DOCUMENT NO. 20240014415 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 11.072 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 5/8" iron rod with cap stamped "ZWA" found on a curve to the left, being also the southwest line of Eastlake Boulevard, a 120-foot right of way, being also the southwest corner of a 0.116-acre tract conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, being also the northwest corner of said Hunt Horizon Crossing LLC, tract, and being the northwest corner hereof;

**THENCE**, with the north line of said Hunt Horizon Crossing LLC, tract, and with the southwest right of way line of said Eastlake Boulevard the following six (6) courses and distances:

- 1) along said curve to the left, an arc distance of **148.71** feet, said curve having a radius of **1560.00** feet, a central angle of **5°27'42"** and a chord bearing of **S 45°09'30" E** for a chord distance of **148.65** feet to a 5/8" iron rod with cap stamped "ZWA" found at the end of said curve,
- 2) **S 47°53'14" E**, for a distance of **372.24** feet to a 5/8" iron rod with cap stamped "ZWA" found at the beginning of a curve to the left,
- 3) along said curve to the left, an arc distance of **101.26** feet, said curve having a radius of **1560.00** feet, a central angle of **3°43'08"** and a chord bearing of **S 49°44'48" E** for a chord distance of **101.24** feet to a 5/8" iron rod with cap stamped "ZWA" found at the end of said curve,
- 4) **S 51°36'22" E**, for a distance of **488.79** feet to a 5/8" iron rod with cap stamped "ZWA" found at the beginning of a curve to the right,
- 5) along said curve to the right, an arc distance of **69.74** feet, said curve having a radius of **1440.00** feet, a central angle of **2°46'29"** and a chord bearing of **S 50°13'08" E** for a chord distance of **69.73** feet to a 5/8" iron rod with cap stamped "ZWA" found at the end of said curve,
- 6) **S 48°49'53" E**, for a distance of **217.36** feet to a calculated point at the beginning of a curve to the right, for the northeast corner hereof,

**THENCE**, departing the southwest right of way line of said Eastlake Boulevard and over and across said Hunt Horizon Crossing, LLC tract, the following six (6) courses and distances:

## EXHIBIT "A"

- 1) along said curve to the right, an arc distance of **31.42** feet, said curve having a radius of **20.00** feet, a central angle of **90°00'08"** and a chord bearing of **S 03°49'49" E** for a chord distance of **28.28** feet to a calculated point at the end of said curve,
- 2) **S 41°10'15" W**, for a distance of **134.24** feet to calculated point at the beginning of a curve to the right,
- 3) along said curve to the right, an arc distance of **22.62** feet, said curve having a radius of **20.00** feet, a central angle of **64°47'37"** and a chord bearing of **S 73°34'03" W** for a chord distance of **21.43** feet to a calculated point at the point of reverse curve to the left,
- 4) along said reverse curve to the left, an arc distance of **337.94** feet, said curve having a radius of **437.00** feet, a central angle of **44°18'26"** and a chord bearing of **S 83°48'39" W** for a chord distance of **329.58** feet to a calculated point at the point of reverse curve to the right,
- 5) along said reverse curve to the right, an arc distance of **23.87** feet, said curve having a radius of **20.00** feet, a central angle of **68°23'47"** and a chord bearing of **N 84°08'41" W** for a chord distance of **22.48** feet to a calculated point at the end of said curve, and
- 6) **N 49°56'48" W**, for a distance of **817.85** feet to a calculated point on the east line of said Colony Partners East, LP. Tract and being the southwest corner hereof;

**THENCE, N 02°28'46" E**, for a distance of **553.94** feet to the **POINT OF BEGINNING** and containing **11.072** acres of land.

## EXHIBIT "A"

### BEARING BASIS

THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN U.S. SURVEY FEET. THE BEARINGS SHOWN ARE GRID. COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

### SURVEYORS NOTE

THE CONSTRUCTION/LOCATION OF SURVEY BOUNDARIES AND CORNERS, WAS BASED UPON THE PRESCRIBED, ACCEPTED METHOD OF USING THE ORIGINAL OR PERPETUATED CORNER MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION NO. 42, BLOCK 78, TOWNSHIP 3, (2-IN IRON PIPE FOUND) AND THE NORTHWEST CORNER OF SECTION NO. 18, BLOCK 80, TOWNSHIP 2, (BRASS ARMY DISK ON CONCRETE MONUMENT RECOGNIZED AS THE SURVEY CORNER) AS A BASELINE RUNNING DIAGONALLY (N 42°38'01" W, 32,405.40 VARAS ~ 90,014.99 FEET) ACROSS THE SURVEYS AS RUN BY PAUL MCCOMBS IN 1883; THE NORTH-SOUTH AND EAST-WEST SURVEY LINES ARE ORIENTED 45-DEGREES OFF THIS BASELINE AND RUN FROM FOUND, ACCEPTED SURVEY CORNERS MONUMENTS ALONG OR NEAR THE BASELINE, OR FROM PRORATED SURVEY CORNER POSTIONS ALONG THE BASELINE AT MISSING CORNERS.

THE STATE OF TEXAS    §  
  §  
COUNTY OF EL PASO   §

### KNOW ALL MEN BY THESE PRESENTS:

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 2024 under my direction and supervision.

WITNESS MY HAND AND SEAL at El Paso County, Texas this the 18th day of July, 2024, A.D.

Zamora, L.L.C.  
1510 N. Zaragoza Road  
El Paso, Texas 79936

  
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 – State of Texas



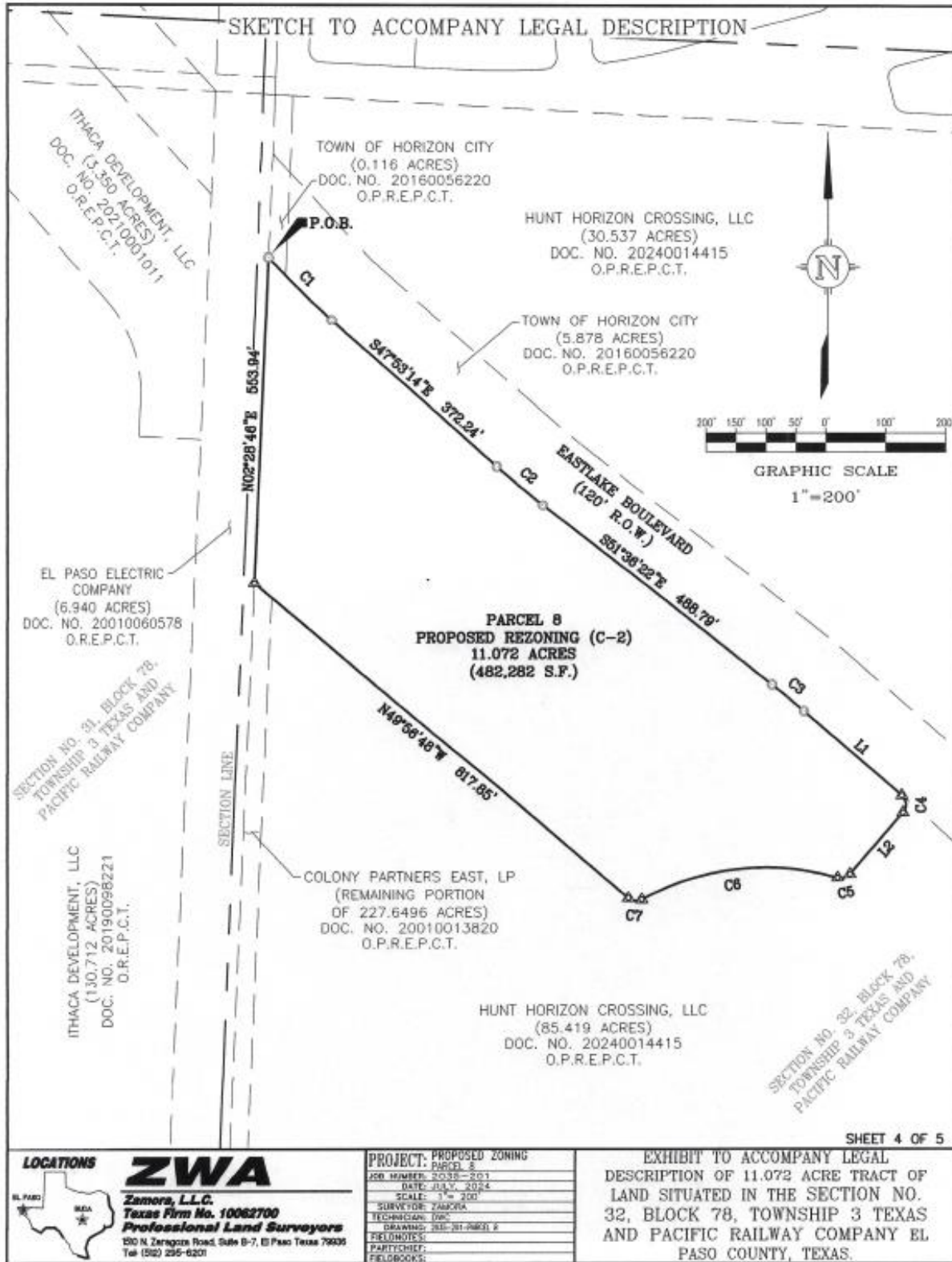
### REFERENCES ZWA DRAWING NO. 2035-190

ZWA- JOB NO.  
2035-201-PARCEL 8

Page 3 of 5

11.072 ACRES  
PROPOSED REZONING

EXHIBIT "A"



**EXHIBIT "A"**

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**

**LEGEND**

- 1/2" IRON ROD FOUND
- 5/8" IRON ROD W/"ZWA" CAP FOUND
- ▲ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- O.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS  
EL PASO COUNTY, TEXAS
- ( ) RECORD INFORMATION

CURVE TABLE					
CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	148.71'	5°27'42"	1560.00'	S45°09'30"E	148.65'
C2	101.26'	3°43'08"	1560.00'	S49°44'48"E	101.24'
C3	69.74'	2°46'29"	1440.00'	S50°13'08"E	69.73'
C4	31.42'	90°00'08"	20.00'	S03°49'49"E	28.28'
C5	22.62'	64°47'37"	20.00'	S73°34'03"W	21.43'
C6	337.94'	44°18'26"	437.00'	S83°48'39"W	329.58'
C7	23.87'	68°23'47"	20.00'	N84°08'41"W	22.48'

**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.

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S48°49'53"E	217.36'
L2	S41°10'15"W	134.24'

**NOTE:**

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

**META DATA:**

ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).

I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*G. Rene Zamora*  
 G. RENE ZAMORA  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5682



SHEET 5 OF 5

**LOCATIONS**



**ZWA**  
**Zamora, L.L.C.**  
 Texas Firm No. 10062700  
 Professional Land Surveyors  
 150 N. Zaragoza Road, Suite B-7, El Paso, Texas 79905  
 Tel (910) 235-6201

PROJECT: PROPOSED ZONING  
 JOB NUMBER: 2035-201  
 DATE: JULY, 2024  
 SCALE: 1" = 200'  
 SURVEYOR: ZAMORA  
 TECHNICIAN: DW  
 DRAWING: 203-201-PK01 II  
 FEELDNOTES:  
 PART/CHP:  
 FIELDBOOKS:

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 11.072 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

**EXHIBIT "A"**

**STATE OF TEXAS  
COUNTY OF EL PASO**

**"PARCEL 9"  
ZONING**

**3.857 ACRES  
SECTION 32, BLOCK 78  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY  
COMPANY SURVEYS IN  
EL PASO COUNTY, TEXAS**

**DESCRIPTION**

DESCRIPTION OF A 3.857 ACRE TRACT OF LAND SITUATED IN SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 7.871 ACRE TRACT OF LAND CONVEYED TO HUNT CROSSING, LLC, OF RECORD IN DOCUMENT NO. 20240014411 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 85.419 ACRE TRACT OF LAND CONVEYED TO HUNT CROSSING, LLC, OF RECORD IN DOCUMENT NO. 20240014415 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 3.857 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 5/8" iron rod with cap stamped "ZWA" found on the southwest line of Eastlake Boulevard, a 120-foot right of way, being also the northwest corner of a 5.101-acre tract conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, being also the southeast corner of a 5.898-acre tract conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, being also the most northerly corner of said Hunt Horizon Crossing, LLC, 7.871-acre tract, and being the northeast corner of said Hunt Horizon Crossing, LLC, 85.419-acre tract;

**THENCE**, with the southwest line of said Eastlake Boulevard, the southwest line of said Town of Horizon City, 5.101-acre tract, the north line of said Hunt Horizon Crossing, LLC, 7.871-acre tract, the following two (2) courses and distances:

- 1) **S 39°55'55" E**, for a distance of **168.49** feet to a calculated point at the beginning of a curve to the right, and
- 2) along said curve to the right, an arc distance of **46.11** feet, said curve having a radius of **1040.00** feet, a central angle of **2°32'26"** and a chord bearing of **S 47°33'40" E** for a chord distance of **46.11** feet to a calculated point for the **POINT OF BEGINNING**, and the northeast corner hereof;

**THENCE**, continuing along said curve to the right, an arc distance of **717.84** feet, said curve having a radius of **1040.00** feet, a central angle of **39°32'51"** and a chord bearing of **S 26°31'02" E** for a chord distance of **703.68** feet to a calculated point on the southwest line of said Eastlake Boulevard, being also the southwest line of said Town of Horizon City, 5.101-acre tract, being also the northeast line of said Hunt Horizon Crossing, LLC, 7.871-acre tract, and being the southeast corner hereof;

**THENCE**, over and across said Hunt Horizon Crossing, LLC, 7.871-acre tract, and said Hunt Horizon Crossing, LLC, 85.419-acre tract, the following ten (10) courses and distances:

- 1) **N 86°54'08" W**, for a distance of **297.17** feet to a calculated point for the southwest corner hereof,



## EXHIBIT "A"

- 2) **N 02°33'01" E**, for a distance of **106.35** feet to a calculated point,
- 3) **N 24°34'55" W**, for a distance of **137.30** feet to a calculated point,
- 4) **N 39°59'13" W**, for a distance of **256.42** feet to a calculated point for the northwest corner hereof,
- 5) **N 41°10'15" E**, for a distance of **36.99** feet to a calculated point at the beginning of a curve to the right,
- 6) along said curve to the right, an arc distance of **29.27** feet, said curve having a radius of **400.00** feet, a central angle of **4°11'31"** and a chord bearing of **N 43°16'00" E** for a chord distance of **29.26** feet to a calculated point at the end of said curve,
- 7) **N 45°21'46" E**, for a distance of **66.48** feet to a calculated point at the beginning of a curve to the left,
- 8) along said curve to the left, an arc distance of **29.27** feet, said curve having a radius of **400.00** feet, a central angle of **4°11'31"** and a chord bearing of **N 43°16'00" E** for a chord distance of **29.26** feet to a calculated point at the end of said curve, and
- 9) **N 41°10'15" E**, for a distance of **84.69** feet to a calculated point at the beginning of a curve to the right, and
- 10) along said curve to the right, an arc distance of **32.30** feet, said curve having a radius of **20.00** feet, a central angle of **92°32'18"** and a chord bearing of **N 87°26'24" E** for a chord distance of **28.90** feet to the **POINT OF BEGINNING** and containing **3.857** acres of land.

**EXHIBIT "A"**

**BEARING BASIS**

THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN U.S. SURVEY FEET. THE BEARINGS SHOWN ARE GRID. COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**SURVEYORS NOTE**

THE CONSTRUCTION/LOCATION OF SURVEY BOUNDARIES AND CORNERS, WAS BASED UPON THE PRESCRIBED, ACCEPTED METHOD OF USING THE ORIGINAL OR PERPETUATED CORNER MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION NO. 42, BLOCK 78, TOWNSHIP 3, (2-IN IRON PIPE FOUND) AND THE NORTHWEST CORNER OF SECTION NO. 18, BLOCK 80, TOWNSHIP 2, (BRASS ARMY DISK ON CONCRETE MONUMENT RECOGNIZED AS THE SURVEY CORNER) AS A BASELINE RUNNING DIAGONALLY (N 42°38'01" W, 32,405.40 VARAS ~ 90,014.99 FEET) ACROSS THE SURVEYS AS RUN BY PAUL MCCOMBS IN 1883; THE NORTH-SOUTH AND EAST-WEST SURVEY LINES ARE ORIENTED 45-DEGREES OFF THIS BASELINE AND RUN FROM FOUND, ACCEPTED SURVEY CORNERS MONUMENTS ALONG OR NEAR THE BASELINE, OR FROM PRORATED SURVEY CORNER POSTIONS ALONG THE BASELINE AT MISSING CORNERS.

**THE STATE OF TEXAS** §  
§  
**COUNTY OF EL PASO** §

**KNOW ALL MEN BY THESE PRESENTS:**

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 2024 under my direction and supervision.

WITNESS MY HAND AND SEAL at El Paso County, Texas this the 3rd day of July, 2024, A.D.

Zamora, L.L.C.  
1510 N. Zaragoza Road  
El Paso, Texas 79936

*G. Rene Zamora*  
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 – State of Texas



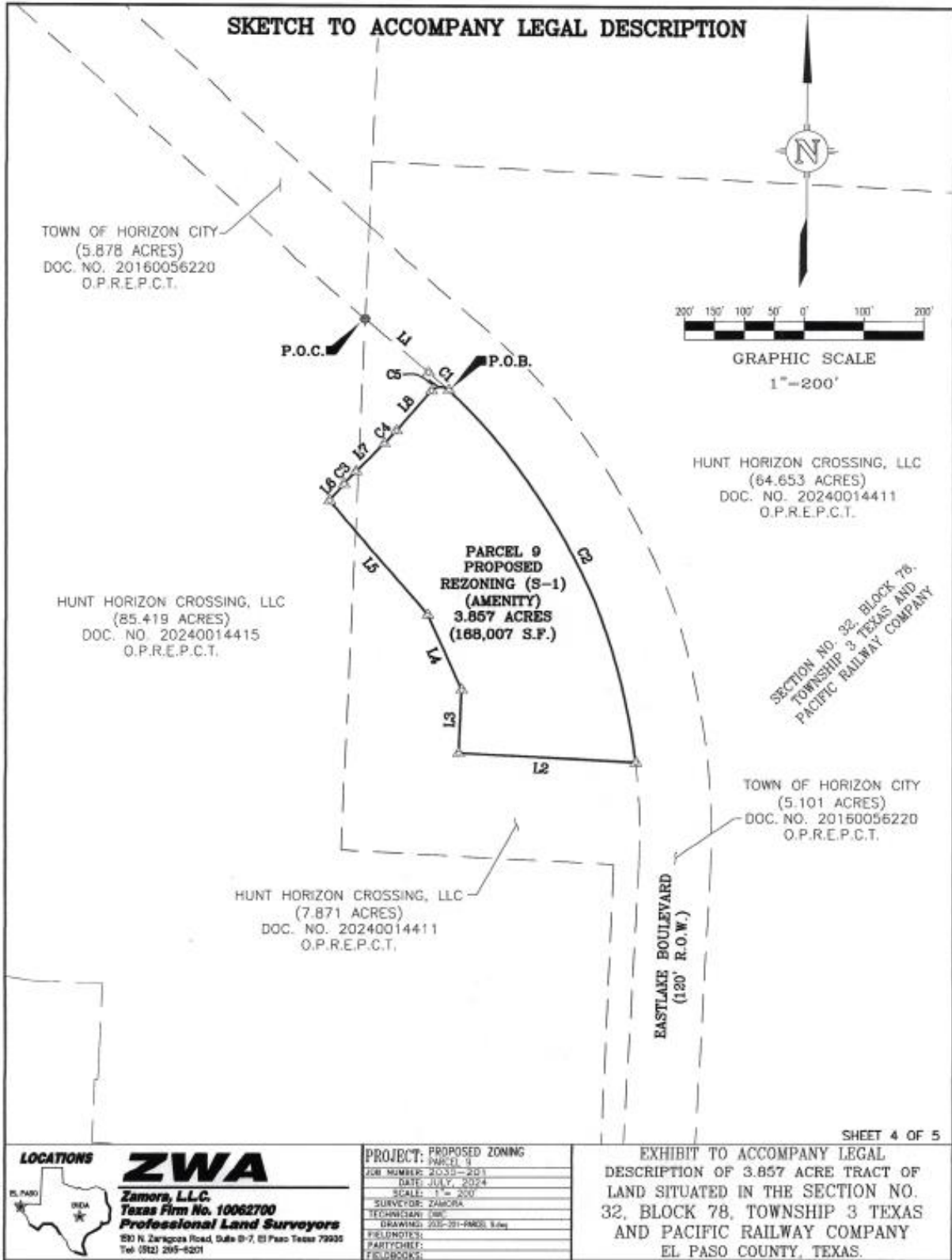
**REFERENCES**  
ZWA DRAWING NO. 2035-190

ZWA- JOB NO.  
2035-201-PARCEL 9

Page 3 of 4

3.857 ACRES  
PROPOSED REZONING

EXHIBIT "A"



# EXHIBIT "A"

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

### LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 5/8" IRON ROD W/"ZWA" CAP FOUND
- ▲ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- O.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS  
EL PASO COUNTY, TEXAS
- ( ) RECORD INFORMATION

### CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	46.11'	2°32'26"	1040.00'	S47°33'40"E	46.11'
C2	717.84'	39°32'51"	1040.00'	S26°31'02"E	703.68'
C3	29.27'	4°11'31"	400.00'	N43°16'00"E	29.26'
C4	29.27'	4°11'31"	400.00'	N43°16'00"E	29.26'
C5	32.30'	92°32'18"	20.00'	N87°26'24"E	28.90'

**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. A86217), HAVING VALUES 31°43'10.98688"(N), 106°14'29.61456"(W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

### LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S48°49'53"E	141.25'
L2	N86°54'08"W	297.17'
L3	N02°33'01"E	106.35'
L4	N24°34'55"W	137.30'
L5	N39°59'13"W	256.42'
L6	N41°10'15"E	36.99'
L7	N45°21'46"E	66.48'
L8	N41°10'15"E	89.76'

**NOTE:**

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

**META DATA:**

ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).

I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

  
 G. RENE ZAMORA  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5682



SHEET 5 OF 5

**LOCATIONS**



**ZWA**  
 Zamora, L.L.C.  
 Texas Firm No. 10062700  
 Professional Land Surveyors  
 180 N. Zaragoza Road, Suite D-7, El Paso Texas 79909  
 Tel: (915) 359-6201

<b>PROJECT:</b> PROPOSED ZONING
<b>JOB NUMBER:</b> 2023-201
<b>DATE:</b> JULY, 2024
<b>SCALE:</b> 1" = 200'
<b>SURVEYOR:</b> ZAMORA
<b>TECHNICIAN:</b> LOWE
<b>DRAWING:</b> 200-201-PART 3.dwg
<b>FIELD NOTES:</b>
<b>PARTY CHECK:</b>
<b>FILE NUMBER:</b>

EXHIBIT TO ACCOMPANY LEGAL  
 DESCRIPTION OF 3.857 ACRE TRACT OF  
 LAND SITUATED IN THE SECTION NO.  
 32, BLOCK 78, TOWNSHIP 3 TEXAS  
 AND PACIFIC RAILWAY COMPANY  
 EL PASO COUNTY, TEXAS.

**EXHIBIT "A"**

**STATE OF TEXAS  
COUNTY OF EL PASO**

**"PARCEL 11"  
ZONING**

**7.830 ACRES  
SECTION 32, BLOCK 78  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY  
COMPANY SURVEYS IN  
EL PASO COUNTY, TEXAS**

**DESCRIPTION**

DESCRIPTION OF A 7.830 ACRE TRACT OF LAND SITUATED IN SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 64.653 ACRE TRACT OF LAND CONVEYED TO HUNT HORIZON CROSSING LLC, OF RECORD IN DOCUMENT NO. 20240014411 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 7.830 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point on the east line of said Hunt Horizon Crossing LLC, 64.653-acre tract, being also on the east line of Eastlake Boulevard, a 120-foot right of way width, being also the east line of a 2.419-acre tract conveyed to the Town of Horizon City, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, and being the northwest corner hereof;

**THENCE, S 87°27'43" E**, departing the east line of said Eastlake Boulevard, crossing said Hunt Horizon Crossing LLC, 64.653-acre tract, for a distance of **653.20** feet to a calculated point on the east line of said Hunt Horizon Crossing LLC, 64.653-acre tract, being also on the west line of a 29.862-acre tract conveyed to Clint Independent School District, recorded in Document No. 20010000595 of the Official Public Records of El Paso County, Texas, and being the northeast corner hereof;

**THENCE, S 02°32'17" W**, for a distance of **538.96** feet to a calculated point on the east line of said Hunt Horizon Crossing LLC, 64.653-acre tract, being also on the west line of said Clint Independent School District 29.862-acre tract, and being the southeast corner hereof;

**THENCE**, over and across said Hunt Horizon Crossing LLC, 64.653-acre tract, the following two (2) courses and distances:

- 1) **N 86°58'35" W**, for a distance of **294.70** feet to a calculated point, for an angle point, and
- 2) **S 85°37'17" W**, for a distance of **297.40** feet to a calculated point on the west line of said Hunt Horizon Crossing LLC, 64.653-acre tract, being also the east line of said Town of Horizon City 2.419-acre tract, being also the east line of said Eastlake Boulevard, and being the southwest corner hereof;

**THENCE**, with the west line of said Hunt Horizon Crossing LLC, 64.653-acre tract, the east line of said Town of Horizon City 2.419-acre tract and the east line of said Eastlake Boulevard, the following two (2) courses and distances:

- 1) **N 04°08'27" W**, for a distance of **404.57** feet to a 5/8" iron rod with cap stamped "ZWA" found at the beginning of a curve to the right, and
- 2) along said curve to the right, an arc distance of **171.24** feet, said curve having a radius of **3940.00** feet, a central angle of **2°29'25"** and a chord bearing of **N 02°53'45" W** for a chord distance of **171.23** feet to the **POINT OF BEGINNING** and containing **7.630** acres of land.

ZWA- JOB NO.  
2035-201-PARCEL 11

Page 1 of 4

7.830 ACRES  
PROPOSED REZONING

**EXHIBIT "A"**

**BEARING BASIS**

THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN U.S. SURVEY FEET. THE BEARINGS SHOWN ARE GRID. CONVERGENCE OF (-)03°36'00" WITH A COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**SURVEYORS NOTE**

THE CONSTRUCTION/LOCATION OF SURVEY BOUNDARIES AND CORNERS, WAS BASED UPON THE PRESCRIBED, ACCEPTED METHOD OF USING THE ORIGINAL OR PERPETUATED CORNER MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION NO. 42, BLOCK 78, TOWNSHIP 3, (2-IN IRON PIPE FOUND) AND THE NORTHWEST CORNER OF SECTION NO. 18, BLOCK 80, TOWNSHIP 2, (BRASS ARMY DISK ON CONCRETE MONUMENT RECOGNIZED AS THE SURVEY CORNER) AS A BASELINE RUNNING DIAGONALLY (N 42°38'01" W, 32,405.40 VARAS ~ 90,014.99 FEET) ACROSS THE SURVEYS AS RUN BY PAUL MCCOMBS IN 1883; THE NORTH-SOUTH AND EAST-WEST SURVEY LINES ARE ORIENTED 45-DEGREES OFF THIS BASELINE AND RUN FROM FOUND, ACCEPTED SURVEY CORNERS MONUMENTS ALONG OR NEAR THE BASELINE, OR FROM PRORATED SURVEY CORNER POSTIONS ALONG THE BASELINE AT MISSING CORNERS.

THE STATE OF TEXAS     §  
  §     **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF EL PASO     §

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 2024 under my direction and supervision.

WITNESS MY HAND AND SEAL at El Paso County, Texas this the 3rd day of July, 2024, A.D.

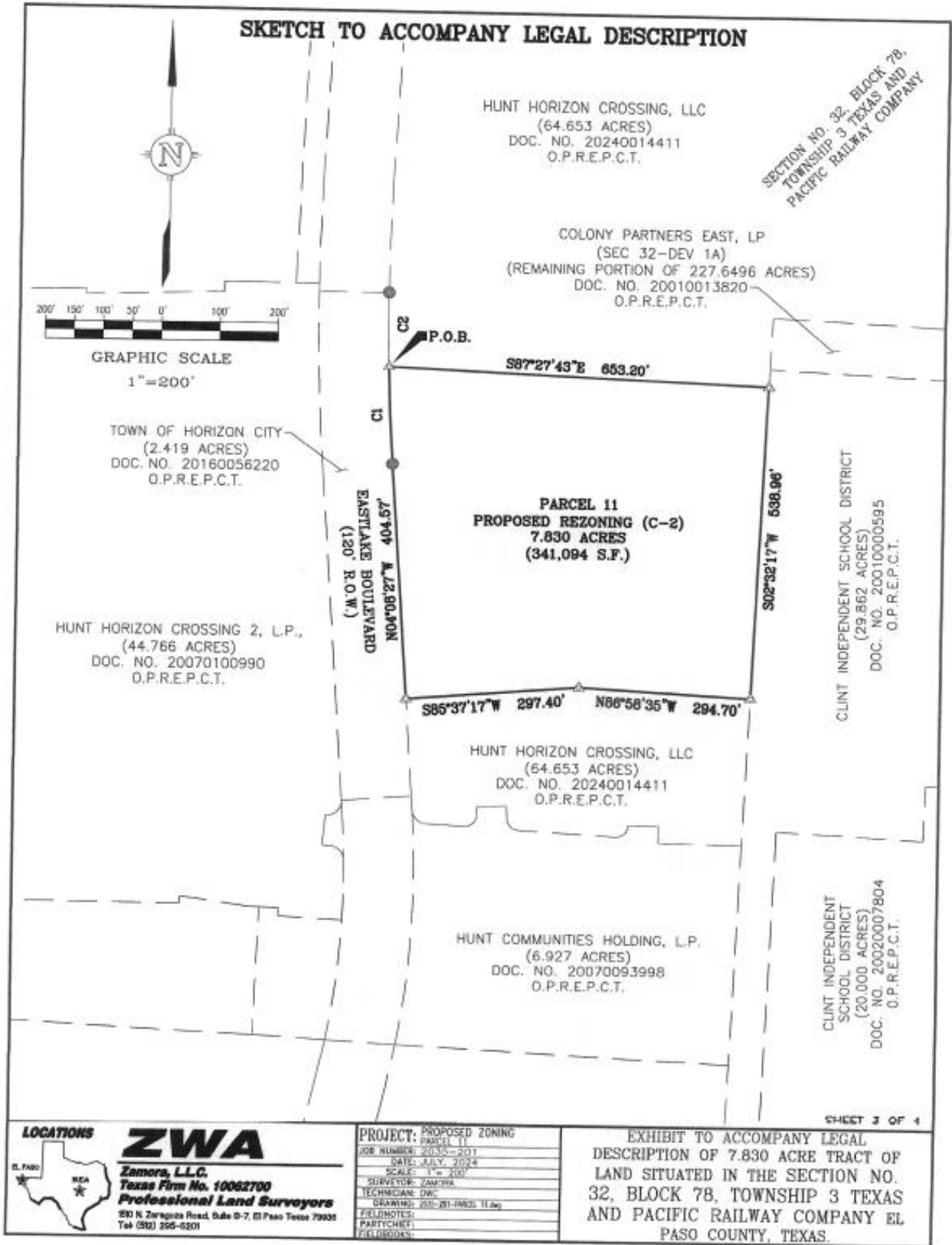
Zamora, L.L.C.  
1510 N. Zaragoza Road  
El Paso, Texas 79936

*G. Rene Zamora*  
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 – State of Texas



**REFERENCES**  
ZWA DRAWING NO. 2035-190

EXHIBIT "A"



**LOCATIONS**

**ZWA**

Zamora, L.L.C.  
Texas Firm No. 10062700  
Professional Land Surveyors

190 N Zaragoza Road, Suite D-7, El Paso Texas 79905  
Tel (957) 255-0201

PROJECT:	PROPOSED ZONING
JOB NUMBER:	PARCEL 11
DATE:	JULY 2024
SCALE:	1" = 200'
SURVEYOR:	ZAMORA
TECHNICIAN:	DWC
DRAWING:	2024-201-PARCEL 11.dwg
FIELD NOTES:	
PARTICULARS:	
REMARKS:	

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 7.830 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 7B, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

**EXHIBIT "A"**

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**

**LEGEND**

- 1/2" IRON ROD FOUND
- ⊙ 5/8" IRON ROD W/"ZWA" CAP FOUND
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- O.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS EL PASO COUNTY, TEXAS
- ( ) RECORD INFORMATION

**CURVE TABLE**

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	171.24'	2°29'25"	3940.00'	N02°53'45"W	171.23'
C2	129.76'	1°53'13"	3940.00'	N00°42'26"W	129.75'

**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.

**NOTE:**

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

**META DATA:**

ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).

I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*G. Rene Zamora*  
 G. RENE ZAMORA  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5682



SHEET 4 OF 4

<p><b>LOCATIONS</b></p> <p><b>ZWA</b>                  Zamora, L.L.C.                  Texas Firm No. 10062700                  Professional Land Surveyors                  1001 N Zaragoza Road, Suite 9-7, El Paso Texas 79906                  Tel (912) 295-6201</p>	<p><b>PROJECT:</b> PROPOSED ZONING                  PARCEL 13                  AIR NUMBER: 20035-2011                  DATE: JULY, 2024                  SCALE: 1" = 200'                  SURVEYOR: ZAMORA                  TECHNICIAN: DVC                  DRAWING: 200-201-PARCEL 13.dwg                  FILENAMES:                  PARTYNETS:                  FILEBOOKS:</p>	<p align="center">EXHIBIT TO ACCOMPANY LEGAL                  DESCRIPTION OF 7.830 ACRE TRACT OF                  LAND SITUATED IN THE SECTION NO.                  32, BLOCK 78, TOWNSHIP 3 TEXAS                  AND PACIFIC RAILWAY COMPANY EL                  PASO COUNTY, TEXAS.</p>
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EXHIBIT "A"

STATE OF TEXAS  
COUNTY OF EL PASO

"PARCEL 12"  
ZONING

0.859 ACRES  
SECTION 32, BLOCK 78  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY  
COMPANY SURVEYS IN  
EL PASO COUNTY, TEXAS

DESCRIPTION

DESCRIPTION OF A 0.859 ACRE TRACT OF LAND SITUATED IN SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 76.7174 ACRE TRACT OF LAND CONVEYED TO HUNT HORIZON CROSSING 2, LP, OF RECORD IN DOCUMENT NO. 20070100990 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.859 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a calculated point for the southeast corner of said Hunt Horizon Crossing 2, LP 76.7174-acre tract, being also on the north line of Horizon Boulevard, a varying width right of way, being also the southwest corner of a 1.806-acre tract conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, and being the west line of Eastlake Boulevard, a 120-foot right of way;

**THENCE**, with the west line of said Eastlake Boulevard, the west line of said 1.806-acre Town of Horizon City tract, and the east line of said 76.7174-acre Hunt Horizon Crossing 2, LP, the following two (2) courses and distances:

- 1) **N 02°56'39" E**, for a distance of **20.47** feet to a calculated point at the beginning of a curve to the right;
- 2) along said curve to the right, an arc distance of **234.92** feet, said curve having a radius of **1960.00** feet, a central angle of **6°52'02"** and a chord bearing of **N 06°22'41" E** for a chord distance of **234.78** feet to a calculated point for the southeast corner hereof and the **POINT OF BEGINNING**;

**THENCE**, over and across said Hunt Horizon Crossing 2, LP., 76.7174-acre tract, the following three (3) courses and distances:

- 1) **N 87°03'13" W**, for a distance of **1837.75** feet to a calculated point, and being the southwest corner hereof
- 2) **N 02°08'18" E**, for a distance of **20.47** feet to a calculated point, and being the northwest corner hereof, and;
- 3) **S 87°02'46" E**, for a distance of **1840.58** feet to a calculated point on a curve to the left being on the west line of said Eastlake Boulevard, being also the east line of said 76.7174-acre Hunt Horizon Crossing 2, LP tract, and being the northeast corner hereof,

**THENCE**, along said curve to the left, an arc distance of **20.39** feet, said curve having a radius of **1960.00** feet, a central angle of **0°35'45"** and a chord bearing of **S 10°06'35" W** for a chord distance of **20.39** feet to the **POINT OF BEGINNING** and containing **0.859** acres of land.

**EXHIBIT "A"**

**BEARING BASIS**

THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN U.S. SURVEY FEET. THE BEARINGS SHOWN ARE GRID. COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**SURVEYORS NOTE**

THE CONSTRUCTION/LOCATION OF SURVEY BOUNDARIES AND CORNERS, WAS BASED UPON THE PRESCRIBED, ACCEPTED METHOD OF USING THE ORIGINAL OR PERPETUATED CORNER MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION NO. 42, BLOCK 78, TOWNSHIP 3, (2-IN IRON PIPE FOUND) AND THE NORTHWEST CORNER OF SECTION NO. 18, BLOCK 80, TOWNSHIP 2, (BRASS ARMY DISK ON CONCRETE MONUMENT RECOGNIZED AS THE SURVEY CORNER) AS A BASELINE RUNNING DIAGONALLY (N 42°38'01" W, 32,405.40 VARAS – 90,014.99 FEET) ACROSS THE SURVEYS AS RUN BY PAUL MCCOMBS IN 1883; THE NORTH-SOUTH AND EAST-WEST SURVEY LINES ARE ORIENTED 45-DEGREES OFF THIS BASELINE AND RUN FROM FOUND, ACCEPTED SURVEY CORNERS MONUMENTS ALONG OR NEAR THE BASELINE, OR FROM PRORATED SURVEY CORNER POSTIONS ALONG THE BASELINE AT MISSING CORNERS.

**THE STATE OF TEXAS     §  
  §     **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF EL PASO     §**

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 2024 under my direction and supervision.

WITNESS MY HAND AND SEAL at El Paso County, Texas this the 12th day of July, 2024, A.D.

Zamora, L.L.C.  
1510 N. Zaragoza Road  
El Paso, Texas 79936

*G. Rene Zamora*  
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 – State of Texas



**REFERENCES**  
ZWA DRAWING NO. 2035-190

EXHIBIT "A"

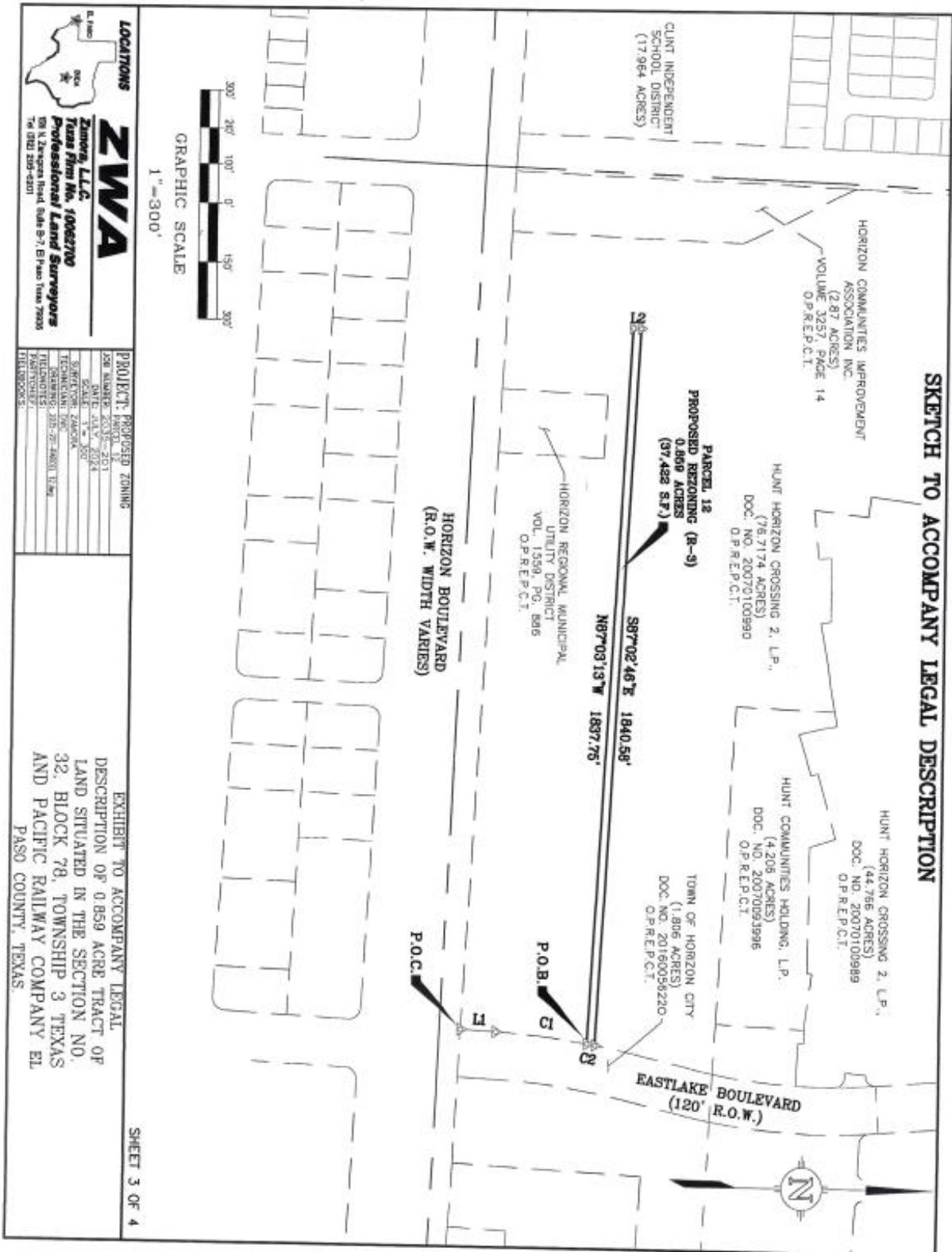


EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**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.

**NOTE:**  
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORD SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

**META DATA:**  
 ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).

I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

G. RENE ZAMORA  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5682



- LEGEND**
- 1/2" IRON ROD FOUND
  - 5/8" IRON ROD W/"ZWA" CAP FOUND
  - ▲ NAIL FOUND
  - ▲ CALCULATED POINT
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - O.P.R.P.C.T. OFFICIAL PUBLIC RECORDS
  - EL PASO COUNTY, TEXAS
  - ( ) RECORD INFORMATION

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N02°56'39"E	90.65'
L2	N02°08'18"E	20.47'

CURVE TABLE					
CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	234.92'	6°52'02"	1960.00'	N06°22'41"E	234.78'
C2	20.39'	0°35'45"	1960.00'	S10°06'35"W	20.39'

**LOCATIONS**

**ZWA**  
 Zamora, L.L.C.  
 Texas Firm No. 10062700  
 Professional Land Surveyors  
 591 N. Zaragoza Blvd. Ste. 9-7, El Paso, Texas 79960  
 TX (957) 585-4901

**PROJECT: REGISTERED ZONING**

JOB NUMBER: 2023-201
DATE: JULY 2024
SCALE: 1" = 200'
TITLE: ZONING
TECHNICAL: ZAMORA
DRAWING: 2023-CR-01-11-01
REVISIONS:
DATE:
BY:
CHECKED:
DATE:

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 0.859 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

EXHIBIT "A"

STATE OF TEXAS  
COUNTY OF EL PASO

"PARCEL 13"  
ZONING

1.775 ACRES  
SECTION 32, BLOCK 78  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY  
COMPANY SURVEYS IN  
EL PASO COUNTY, TEXAS

DESCRIPTION

DESCRIPTION OF A 1.775 ACRE TRACT OF LAND SITUATED IN SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 76.7174 ACRE TRACT OF LAND CONVEYED TO HUNT HORIZON CROSSING 2, LP, OF RECORD IN DOCUMENT NO. 20070100990 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 1.775 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a calculated point for the southeast corner of said Hunt Horizon Crossing 2, LP 76.7174-acre tract, being also on the north line of Horizon Boulevard, a varying width right of way, and being the southwest corner of a 1.806-acre tract conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas;

**THENCE, N 87°03'28" W**, with the north line of said Horizon Boulevard and the south line of said 76.7174-acre Hunt Horizon Crossing 2, LP, for a distance of **1819.12** feet to a calculated point and being the **POINT OF BEGINNING**, for the southeast corner hereof;

**THENCE, N 87°03'28" W**, continuing with the north line of said Horizon Boulevard and the south line of said 76.7174-acre Hunt Horizon Crossing 2, LP, for a distance of **238.95** feet to a calculated point on the north line of said Horizon Boulevard, being also the southwest corner of said 76.7174-acre Hunt Horizon Crossing 2, LP tract, being also the southeast corner of a 2.87-acre tract conveyed to Horizon Communities Improvement Association inc., recorded in Volume 3257, Page 14 of the Official Public Records of El Paso County, Texas, and being the southwest corner hereof;

**THENCE, N 02°29'28" E**, departing the north line of said Horizon Boulevard, with the west line of said 76.7174-acre Hunt Horizon Crossing 2, LP tract and the east line of said 2.87-acre Horizon Communities Improvement Association inc. tract, for a distance of **325.05** feet to a calculated point for the northwest corner hereof;

**THENCE**, over and across said Hunt Horizon Crossing 2, LP., 76.7174-acre tract, the following two (2) courses and distances:

- 1) **S 87°03'13" E**, for a distance of **236.95** feet to a calculated point, and
- 2) **S 02°08'18" W**, for a distance of **325.05** feet to the **POINT OF BEGINNING** and containing **1.775** acres of land.

**EXHIBIT "A"**

**BEARING BASIS**

THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN U.S. SURVEY FEET. THE BEARINGS SHOWN ARE GRID. COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**SURVEYORS NOTE**

THE CONSTRUCTION/LOCATION OF SURVEY BOUNDARIES AND CORNERS, WAS BASED UPON THE PRESCRIBED, ACCEPTED METHOD OF USING THE ORIGINAL OR PERPETUATED CORNER MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION NO. 42, BLOCK 78, TOWNSHIP 3, (2-IN IRON PIPE FOUND) AND THE NORTHWEST CORNER OF SECTION NO. 18, BLOCK 80, TOWNSHIP 2, (BRASS ARMY DISK ON CONCRETE MONUMENT RECOGNIZED AS THE SURVEY CORNER) AS A BASELINE RUNNING DIAGONALLY (N 42°38'01" W, 32,405.40 VARAS ~ 90,014.99 FEET) ACROSS THE SURVEYS AS RUN BY PAUL MCCOMBS IN 1883; THE NORTH-SOUTH AND EAST-WEST SURVEY LINES ARE ORIENTED 45-DEGREES OFF THIS BASELINE AND RUN FROM FOUND, ACCEPTED SURVEY CORNERS MONUMENTS ALONG OR NEAR THE BASELINE, OR FROM PRORATED SURVEY CORNER POSTIONS ALONG THE BASELINE AT MISSING CORNERS.

THE STATE OF TEXAS     §  
  §     **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF EL PASO     §

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 2024 under my direction and supervision.

WITNESS MY HAND AND SEAL at El Paso County, Texas this the 3rd day of July, 2024, A.D.

Zamora, L.L.C.  
1510 N. Zaragoza Road  
El Paso, Texas 79936

  
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 – State of Texas



**REFERENCES**

ZWA DRAWING NO. 2035-190

ZWA- JOB NO.  
2035-201-PARCEL 13

Page 2 of 4

1.775 ACRES  
PROPOSED REZONING

EXHIBIT "A"

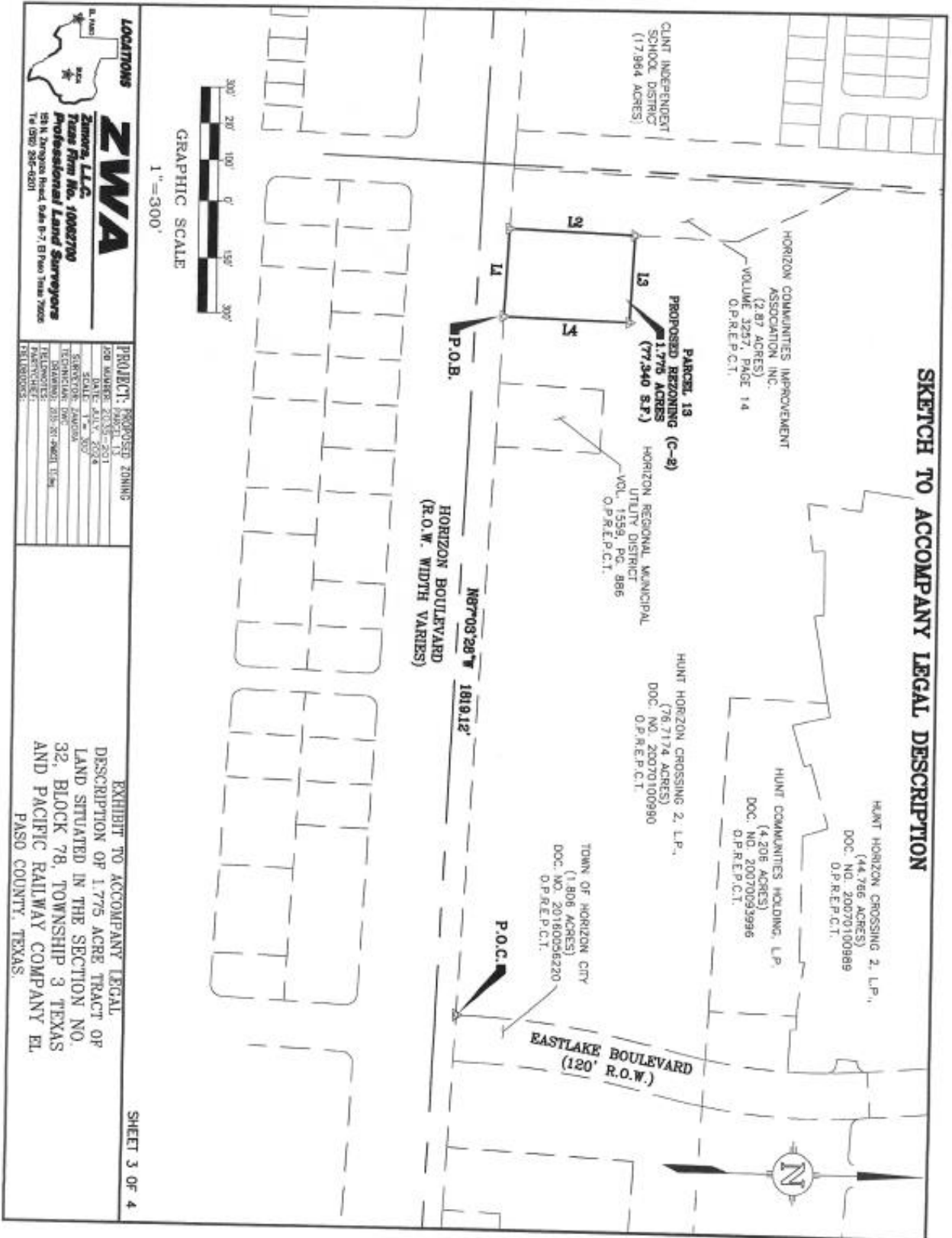


EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**BEARING BASIS:**  
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**META DATA:**  
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I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*G. Rene Zamora*  
 G. RENE ZAMORA  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5682



**LOCATIONS**

**Zamora, LLC**  
 Texas Firm No. 10062700  
 Professional Land Surveyors  
 200 N. Ziegler Road, Suite B-7, El Paso, Texas 79901  
 Tel: (910) 256-2201

**PROJECT: PROPOSED ZONING**

JOB NUMBER: 2023-203
SCALE: 1"=40'
SURVEYOR: ZAMORA
TECHNICIAN: GNC
DATE: 05-27-2024
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:

- LEGEND**
- 1/2" IRON ROD FOUND
  - 5/8" IRON ROD W/"ZWA" CAP FOUND
  - ▲ NAIL FOUND
  - ▲ CALCULATED POINT
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - O.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS EL PASO COUNTY, TEXAS
  - ( ) RECORD INFORMATION

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N87°03'28"W	238.95'
L2	N02°29'28"E	325.05'
L3	S87°03'13"E	236.95'
L4	S02°08'18"W	325.05'

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 1.775 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.





**TOWN OF HORIZON CITY**  
**Planning and Zoning Commission Staff Report**

**Case No.:** ZRZ24-0002 **Revised**  
 Verdancia  
**Application Type:** **Rezoning**  
**P&Z Hearing Date:** August 19, 2024  
**Staff Contact:** Art Rubio  
 915-852-1046 Ext. 407; [arubio@horizoncity.org](mailto:arubio@horizoncity.org)

**Address/Location:** Properties along Eastlake Boulevard; from Desert Mist Drive to Horizon Boulevard.  
**Nearest Park:** Horizon Mesa Park  
**Nearest School:** Horizon High School

Parcel No.	Property Size	Legal Description
1	20.401-acres	20.401 Acre Tract of Land Situated in the Section No. 30, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas
2	3.288-acres	3.288 Acre Tract of Land Situated in the Section No. 30, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas
3	0.048-acre	0.048 Acre Tract of Land Situated in the Section No. 30, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas
4	0.636-acre	0.636 Acre Tract of Land Situated in Section No. 30, Block 78, Township 3, Texas and Pacific Railway Company Surveys, Town of Horizon City, El Paso County, Texas
5	6.993-acres	6.993 Acre Tract of Land Situated in the Section No. 30 and Section No. 31, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas
7	27.061-acres	27.061 Acre Tract of Land Situated in the Section No. 30 and Section No. 31, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas
8	11.072-acres	11.072 Acre Tract of Land Situated in the Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas
9	3.857-acres	3.857 Acre Tract of Land Situated in the Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas
11	7.830-acres	7.830 Acre Tract of Land Situated in the Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas
12	0.859-acre	0.859 Acre Tract of Land Situated in the Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas
13	1.775 -acres	1.775 Acre Tract of Land Situated in the Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas

Parcel No.	Current Land Use	Proposed Land Use	Current Zoning	Proposed Zoning	Owner
1	Vacant	Commercial	R-3	C-2	Hunt Communities Development Co. II LLC
2	Vacant	Open Space	R-3/C-1	S-1	Hunt Horizon Mesa LLC
3	Vacant	Residential	C-1	R-3	Hunt Horizon Mesa LLC
4	Vacant	Commercial	R-3	C-1	Hunt Horizon Mesa LLC
5	Vacant	Commercial	R-3	C-2	Hunt Horizon Mesa, LLC & Hunt Communities Development Co. II, LLC
7	Vacant	Residential	R-3/C-1	C-2	27.061 Acre Tract of Land Situated in the Section No. 30 and Section No. 31, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas.
8	Vacant	Commercial	R-3	C-2	Hunt Horizon Crossing, LLC
9	Vacant	Open Space	R-3	S-1	Hunt Crossing, LLC
11	Vacant	Commercial	R-3	C-2	Hunt Horizon Crossing, LLC
12	Vacant	Residential	C-2	R-3	Hunt Horizon Crossing 2, LP
13	Vacant	Commercial	R-3	C-2	Hunt Horizon Crossing 2, LP

**Application Description:**

This is a cleanup of existing lots to support the proposed incoming residential subdivisions proposed along Eastlake Blvd. from Desert Mist Dr. to Horizon Blvd. The applicant is requesting to change the current zoning of 13 vacant lots approximately 83.82-acres in accordance with the attached proposed zoning map. The request proposes R-3 (single-family residential) development throughout with pockets of commercial at major intersections.

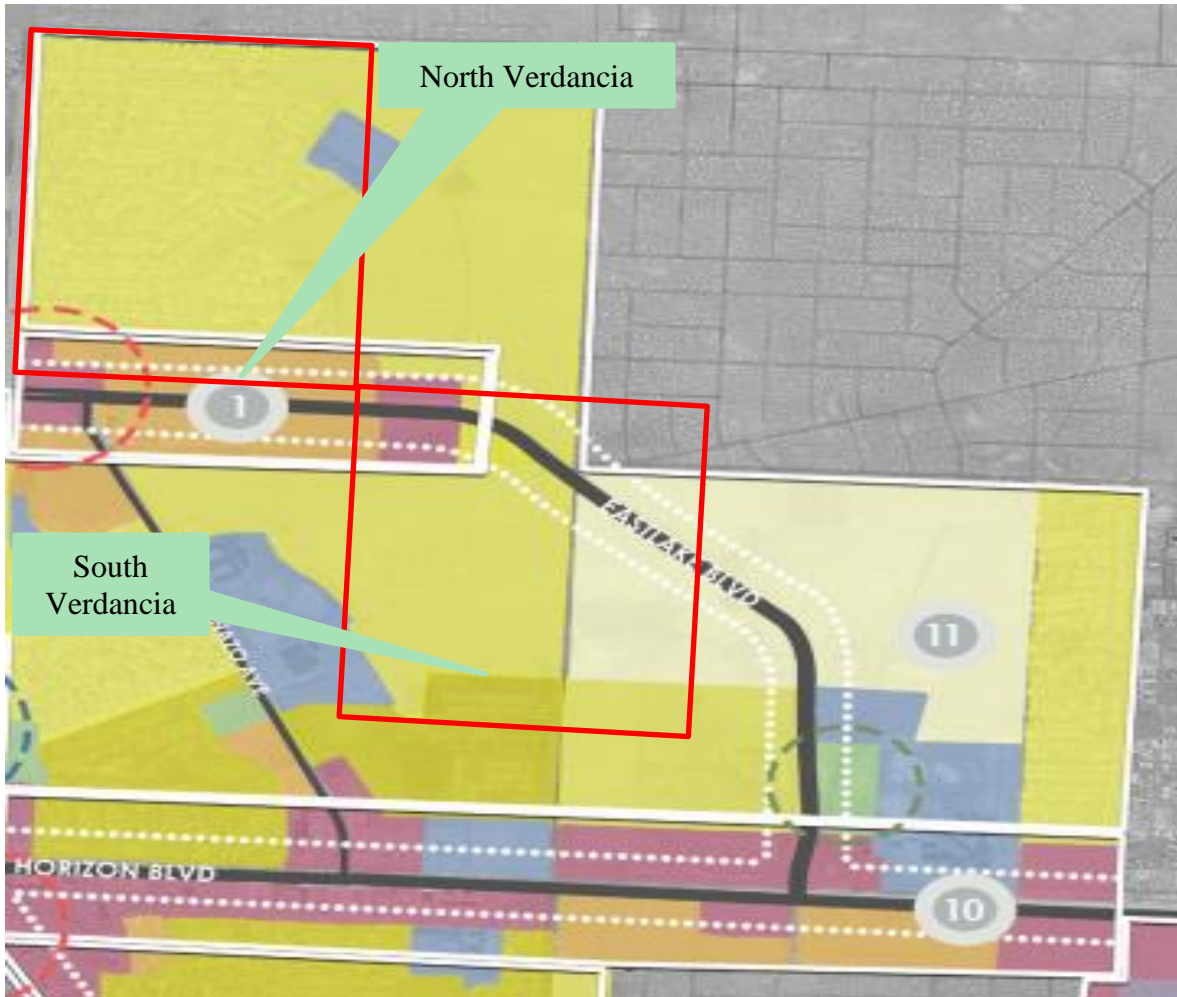
**Notice:**

In accordance with Section 211.007 of the Texas Local Government Code, notices of the August 19, 2024, public hearing were sent to the school district of jurisdiction and to those property owners within 200 feet of the subject property on August 1, 2024, and posted in the El Paso Times on August 2, 2024. In addition, the applicant is required to erect signs notifying the public of the proposed rezoning on the site proposed for rezoning fifteen (15) days prior to the Planning and Zoning Commission public hearing. This requirement has been met.

To date, staff have received one phone and one e-mail with inquiries on the proposed rezoning. The resident that called inquired as to any proposed apartments adjacent to his property and the request is for C-2 commercial of which he was not opposed to so long as no heavy industrial uses are proposed. The resident that e-mailed inquired on the proposed park and open space for the area and staff advised her that a subdivision will follow after the rezoning including all proposed parks and open space required. On August 20, 2024, staff received a phone call in opposition to any commercial zone change next to Horizon Elementary School.

**Vision 2020 – Future Land Use Map Designation:**

Horizon City Vision 2020 Strategic Master Plan designates this area for the following uses: low-, medium-, and high-density single family residential; multi-family residential; commercial; public; and parks and open space in accordance with the map and legend below. The developer is proposing a land use plan that includes commercial and single-family residential.



**Staff Recommendation:**

Staff recommends **approval** of the request to rezone 11 parcels as follows:

**Parcel 1:** From R-3 (Single-Family Dwelling) to C-2 (Heavy Commercial) zoning district.

**Parcel 2:** From R-3 (Single-Family Dwelling)/C-1 (General Commercial) to S-1 (Open Space) zoning district.

**Parcel 3:** From C-1 (General Commercial) to R-3 (Single-Family Dwelling) zoning district.

**Parcel 4:** From R-3 (Single-Family Dwelling) to C-1 (General Commercial) zoning district.

**Parcel 5:** From R-3 (Single-Family Dwelling) to C-2 (Heavy Commercial) zoning district.

**Parcel 7:** From R-3 (Single-Family Dwelling)/C-1 (General Commercial) to C-2 (Heavy Commercial) zoning district.

**Parcel 8:** From R-3 (Single-Family Dwelling) to C-2 (Heavy Commercial) zoning district.

**Parcel 9:** From R-3 (Single-Family Dwelling) to S-1 (Open Space) zoning district.

**Parcel 11:** From R-3 (Single-Family Dwelling) to C-2 (Heavy Commercial) zoning district.

**Parcel 12:** From C-2 (Heavy Commercial) to R-3 (Single-Family Dwelling) zoning district.

**Parcel 13:** From R-3 (Single-Family Dwelling) to C-2 (Heavy Commercial) zoning district.

**Planning Division Comments:**

This development proposes R-3 (Single-Family Dwelling) development throughout with pockets of commercial at major intersections. The proposed R-3 zone will allow for minimum lot sizes of 5,500 square feet, where the predominant and compatible zone in the area is R-3 with commercial zoning in the area adjacent to Eastlake Blvd. The City's Comprehensive Plan calls for low-, medium-, and high-density single family residential in this area. The rezoning will support the proposed subdivisions coming to the area.

The future land use plan designates this area to provide a variety of housing types, to include single and multi-family residential. Approving this development's land use plan and rezoning request will increase the variety in the type of residential dwellings offered.

**Town Engineer Comments:**

No comments

**School District Comments:**

No comments

**El Paso County 9-1-1 District:**

No comments

**El Paso Central Appraisal District:**

No comments

**Clint Independent School District**

No comments

**Options available to the Planning and Zoning Commission:**

The Planning and Zoning Commission may consider the following options and additional requirements that it identifies when reviewing this Rezoning application:

1. Recommend approval of the request for a rezoning of 11 parcels as stated.
2. Recommend approval of the request for rezoning as stated, including any modifications to bring the rezoning into conformance with the Zoning Ordinance and the Vision 2030: Comprehensive and Strategic Plan.
3. Recommend denial of the Applicant's request for rezoning finding that it is not in conformance with the Zoning Ordinance and/or the Vision 2030: Comprehensive and Strategic Plan.
4. Recommend a set postponement should the Commission determine it is not prepared to make a final recommendation, the applicant requests a postponement or if the Commission needs additional information to make a final recommendation.

**Attachments:**

**1 – Current Zoning Designation**

**2 – Aerial**

**3 – Proposed Rezoning Map**

**4 - Future Land Use Map (Comp Plan)**

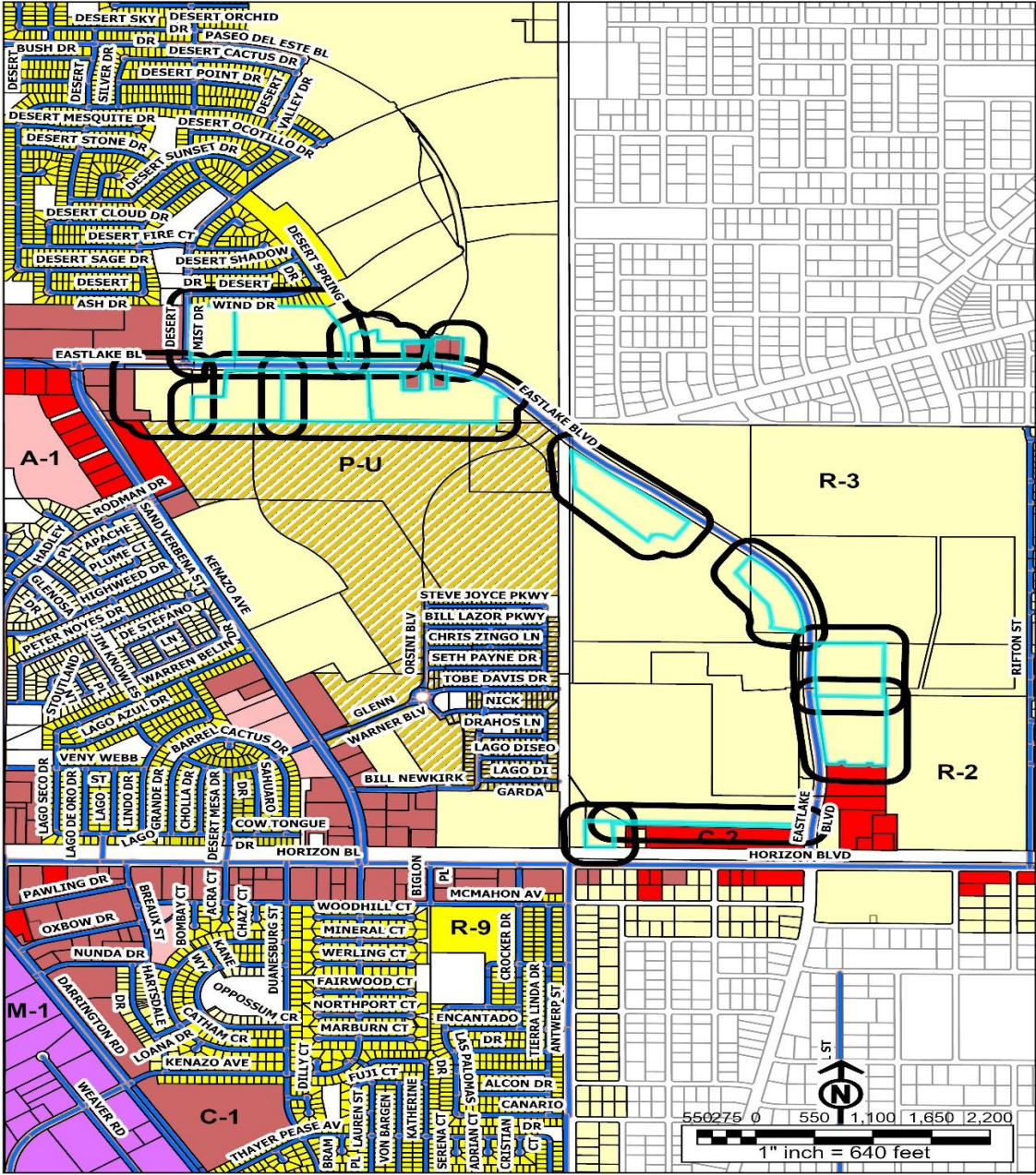
**5 – Survey Maps**

**6 – Conceptual Proposed Zoning and Development Maps**

**7 – Application**

Attachment 1: Current Zoning Designation

**Planning & Zoning Commission  
Rezoning of 11 Parcels  
Case No. ZRZ24-0002**

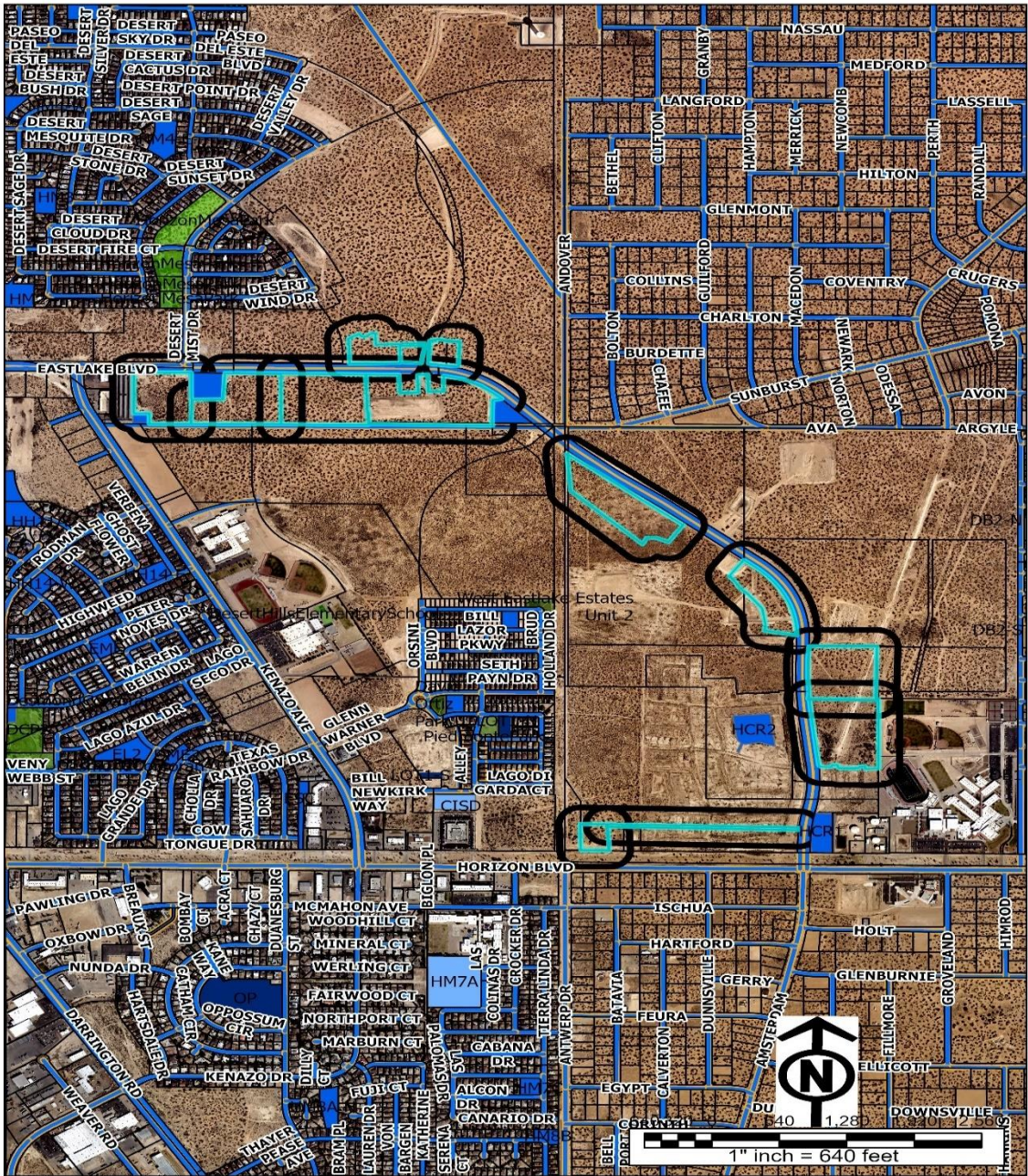


Attachment 2: Aerial

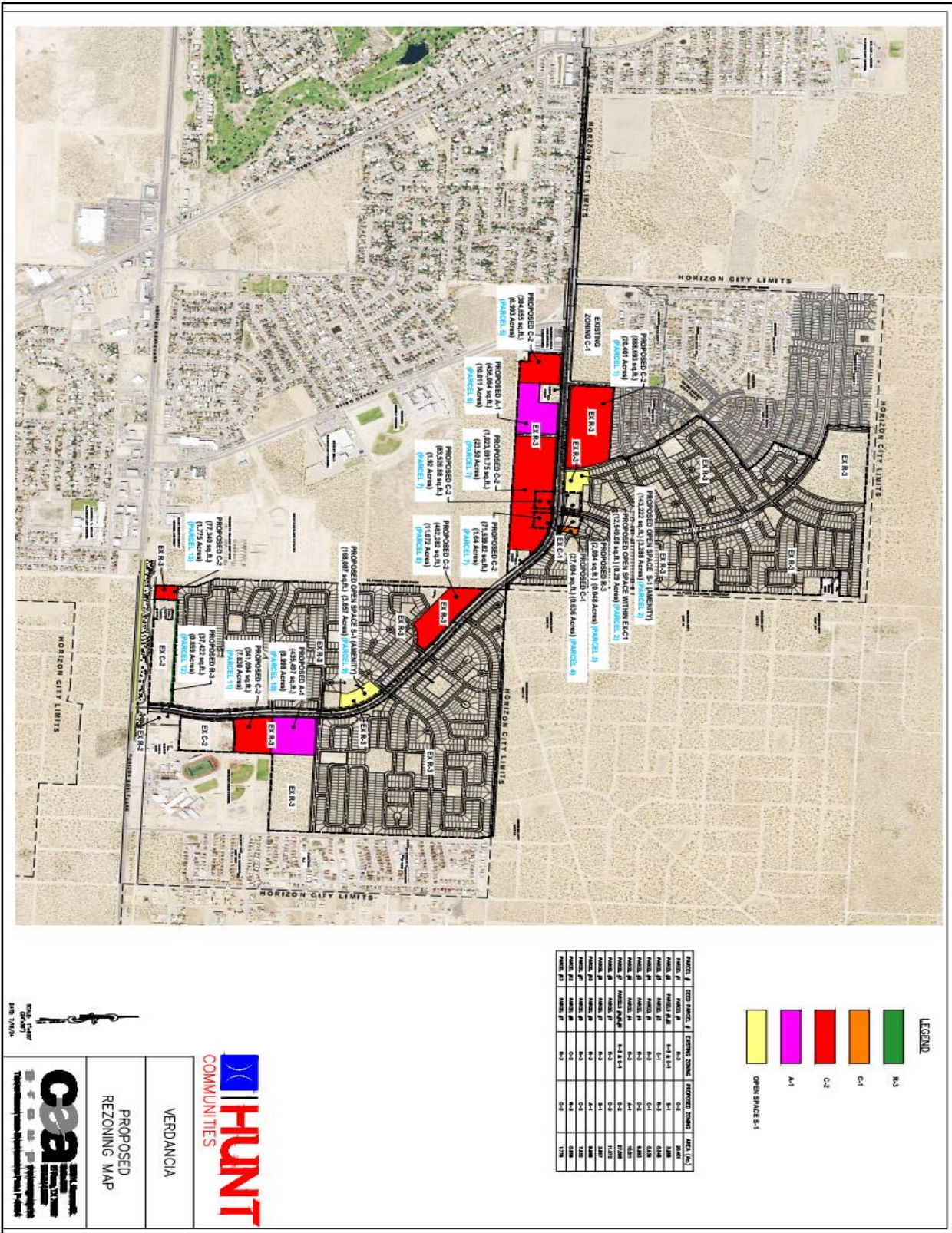
# Planning & Zoning Commission

## Rezoning of 11 Parcels

### Case No. ZRZ24-0002



# Attachment 3: Proposed Rezoning



**LEGEND**

[Green Box]	R-3
[Orange Box]	C-1
[Red Box]	C-2
[Purple Box]	A-1
[Yellow Box]	OPEN SPACE S-1

PARCEL #	EXISTING ZONING	PROPOSED ZONING	AREA (A.C.)
PARCEL #1	R-3	R-3	30.00
PARCEL #2	R-3	R-3	30.00
PARCEL #3	R-3	R-3	30.00
PARCEL #4	R-3	R-3	30.00
PARCEL #5	R-3	R-3	30.00
PARCEL #6	R-3	R-3	30.00
PARCEL #7	R-3	R-3	30.00
PARCEL #8	R-3	R-3	30.00
PARCEL #9	R-3	R-3	30.00
PARCEL #10	R-3	R-3	30.00
PARCEL #11	R-3	R-3	30.00
PARCEL #12	R-3	R-3	30.00
PARCEL #13	R-3	R-3	30.00
PARCEL #14	R-3	R-3	30.00
PARCEL #15	R-3	R-3	30.00
PARCEL #16	R-3	R-3	30.00
PARCEL #17	R-3	R-3	30.00
PARCEL #18	R-3	R-3	30.00
PARCEL #19	R-3	R-3	30.00
PARCEL #20	R-3	R-3	30.00
PARCEL #21	R-3	R-3	30.00
PARCEL #22	R-3	R-3	30.00
PARCEL #23	R-3	R-3	30.00
PARCEL #24	R-3	R-3	30.00
PARCEL #25	R-3	R-3	30.00
PARCEL #26	R-3	R-3	30.00
PARCEL #27	R-3	R-3	30.00
PARCEL #28	R-3	R-3	30.00
PARCEL #29	R-3	R-3	30.00
PARCEL #30	R-3	R-3	30.00
PARCEL #31	R-3	R-3	30.00
PARCEL #32	R-3	R-3	30.00
PARCEL #33	R-3	R-3	30.00
PARCEL #34	R-3	R-3	30.00
PARCEL #35	R-3	R-3	30.00
PARCEL #36	R-3	R-3	30.00
PARCEL #37	R-3	R-3	30.00
PARCEL #38	R-3	R-3	30.00
PARCEL #39	R-3	R-3	30.00
PARCEL #40	R-3	R-3	30.00
PARCEL #41	R-3	R-3	30.00
PARCEL #42	R-3	R-3	30.00
PARCEL #43	R-3	R-3	30.00
PARCEL #44	R-3	R-3	30.00
PARCEL #45	R-3	R-3	30.00
PARCEL #46	R-3	R-3	30.00
PARCEL #47	R-3	R-3	30.00
PARCEL #48	R-3	R-3	30.00
PARCEL #49	R-3	R-3	30.00
PARCEL #50	R-3	R-3	30.00
PARCEL #51	R-3	R-3	30.00
PARCEL #52	R-3	R-3	30.00
PARCEL #53	R-3	R-3	30.00
PARCEL #54	R-3	R-3	30.00
PARCEL #55	R-3	R-3	30.00
PARCEL #56	R-3	R-3	30.00
PARCEL #57	R-3	R-3	30.00
PARCEL #58	R-3	R-3	30.00
PARCEL #59	R-3	R-3	30.00
PARCEL #60	R-3	R-3	30.00
PARCEL #61	R-3	R-3	30.00
PARCEL #62	R-3	R-3	30.00
PARCEL #63	R-3	R-3	30.00
PARCEL #64	R-3	R-3	30.00
PARCEL #65	R-3	R-3	30.00
PARCEL #66	R-3	R-3	30.00
PARCEL #67	R-3	R-3	30.00
PARCEL #68	R-3	R-3	30.00
PARCEL #69	R-3	R-3	30.00
PARCEL #70	R-3	R-3	30.00
PARCEL #71	R-3	R-3	30.00
PARCEL #72	R-3	R-3	30.00
PARCEL #73	R-3	R-3	30.00
PARCEL #74	R-3	R-3	30.00
PARCEL #75	R-3	R-3	30.00
PARCEL #76	R-3	R-3	30.00
PARCEL #77	R-3	R-3	30.00
PARCEL #78	R-3	R-3	30.00
PARCEL #79	R-3	R-3	30.00
PARCEL #80	R-3	R-3	30.00
PARCEL #81	R-3	R-3	30.00
PARCEL #82	R-3	R-3	30.00
PARCEL #83	R-3	R-3	30.00
PARCEL #84	R-3	R-3	30.00
PARCEL #85	R-3	R-3	30.00
PARCEL #86	R-3	R-3	30.00
PARCEL #87	R-3	R-3	30.00
PARCEL #88	R-3	R-3	30.00
PARCEL #89	R-3	R-3	30.00
PARCEL #90	R-3	R-3	30.00
PARCEL #91	R-3	R-3	30.00
PARCEL #92	R-3	R-3	30.00
PARCEL #93	R-3	R-3	30.00
PARCEL #94	R-3	R-3	30.00
PARCEL #95	R-3	R-3	30.00
PARCEL #96	R-3	R-3	30.00
PARCEL #97	R-3	R-3	30.00
PARCEL #98	R-3	R-3	30.00
PARCEL #99	R-3	R-3	30.00
PARCEL #100	R-3	R-3	30.00



**HUNT COMMUNITIES**

VERDANCIA

**PROPOSED REZONING MAP**

**COA**

Technical Services Department



**Attachment 4: Future Land Use Map**

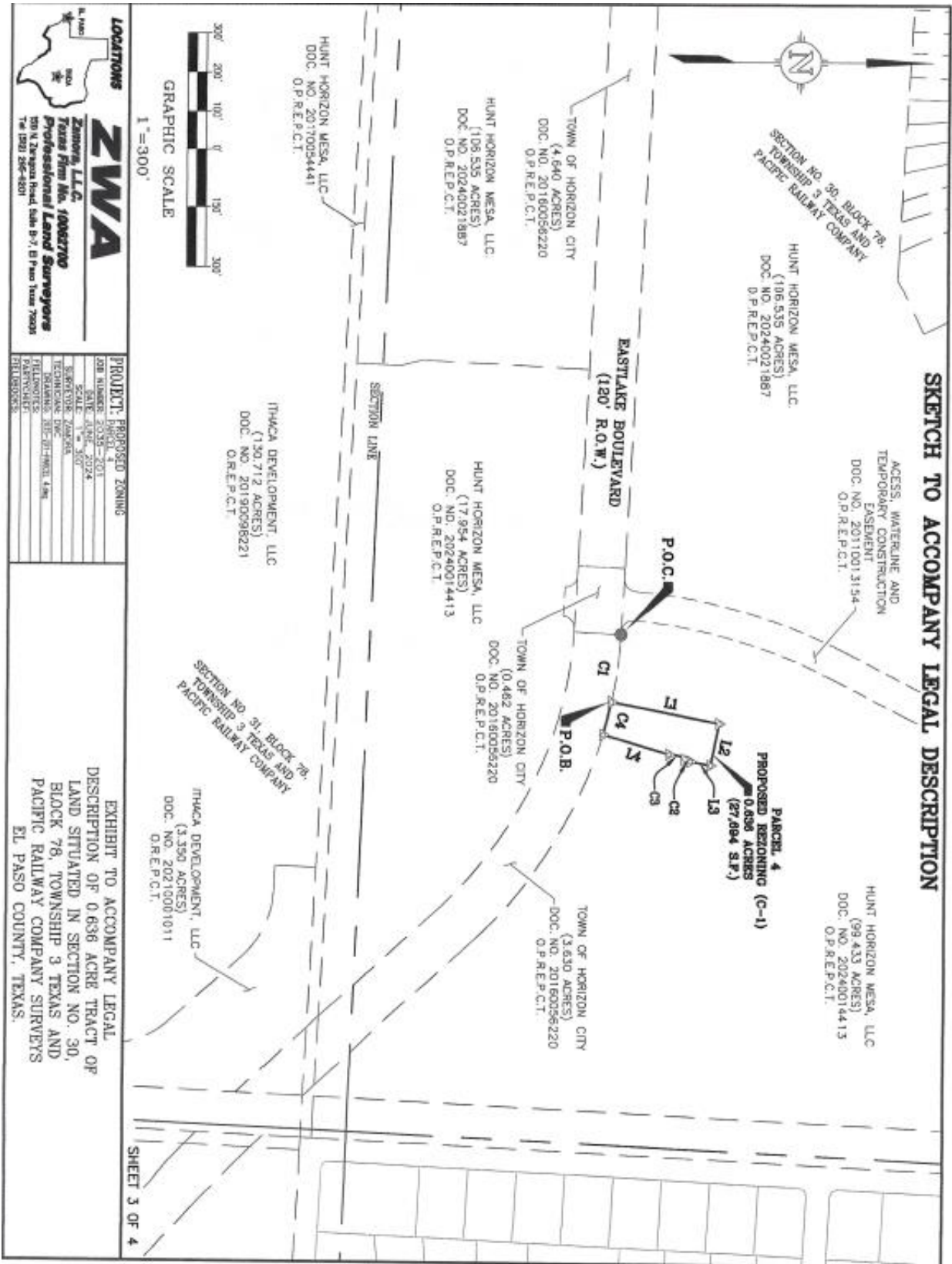




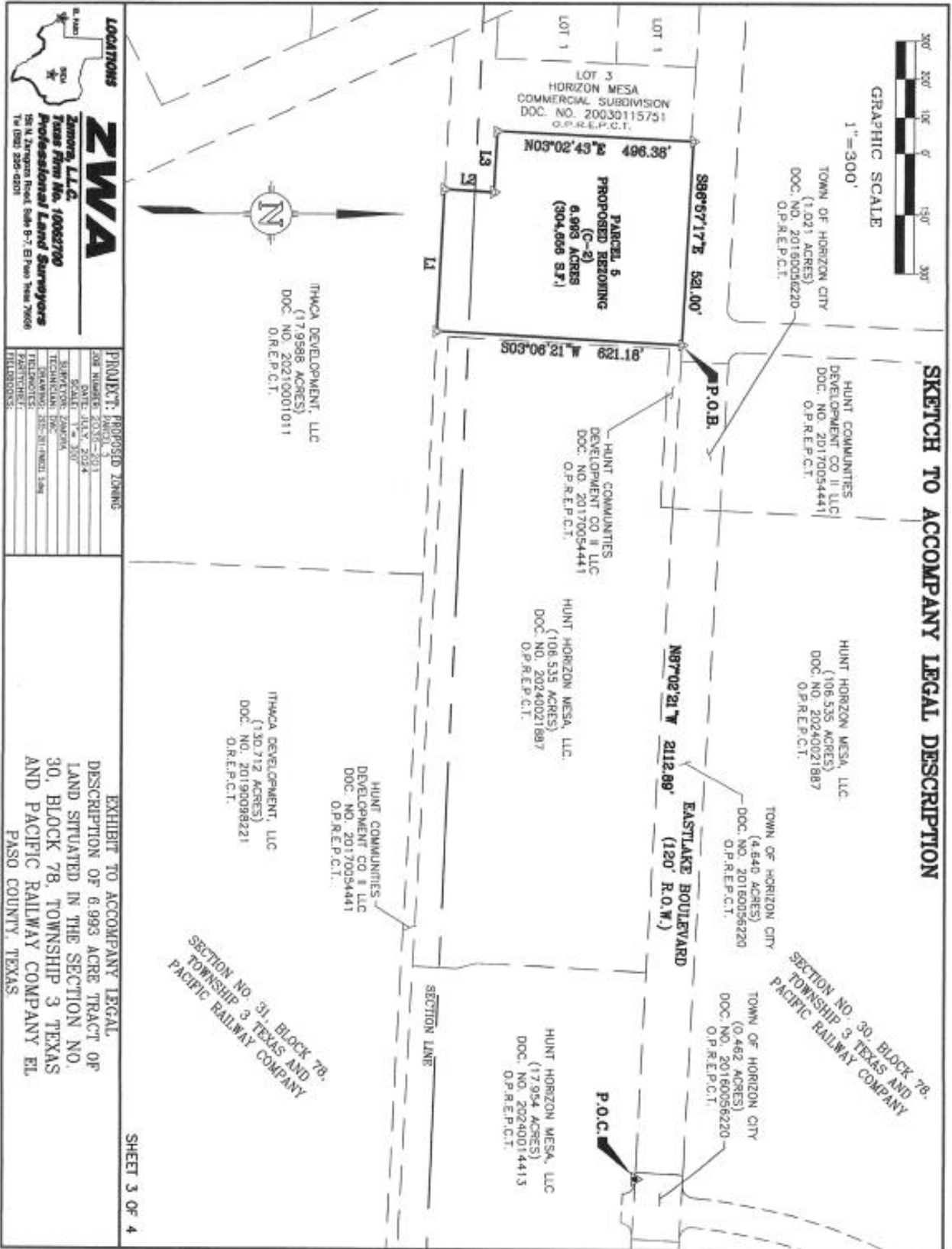




**Parcel 4 Survey Map**

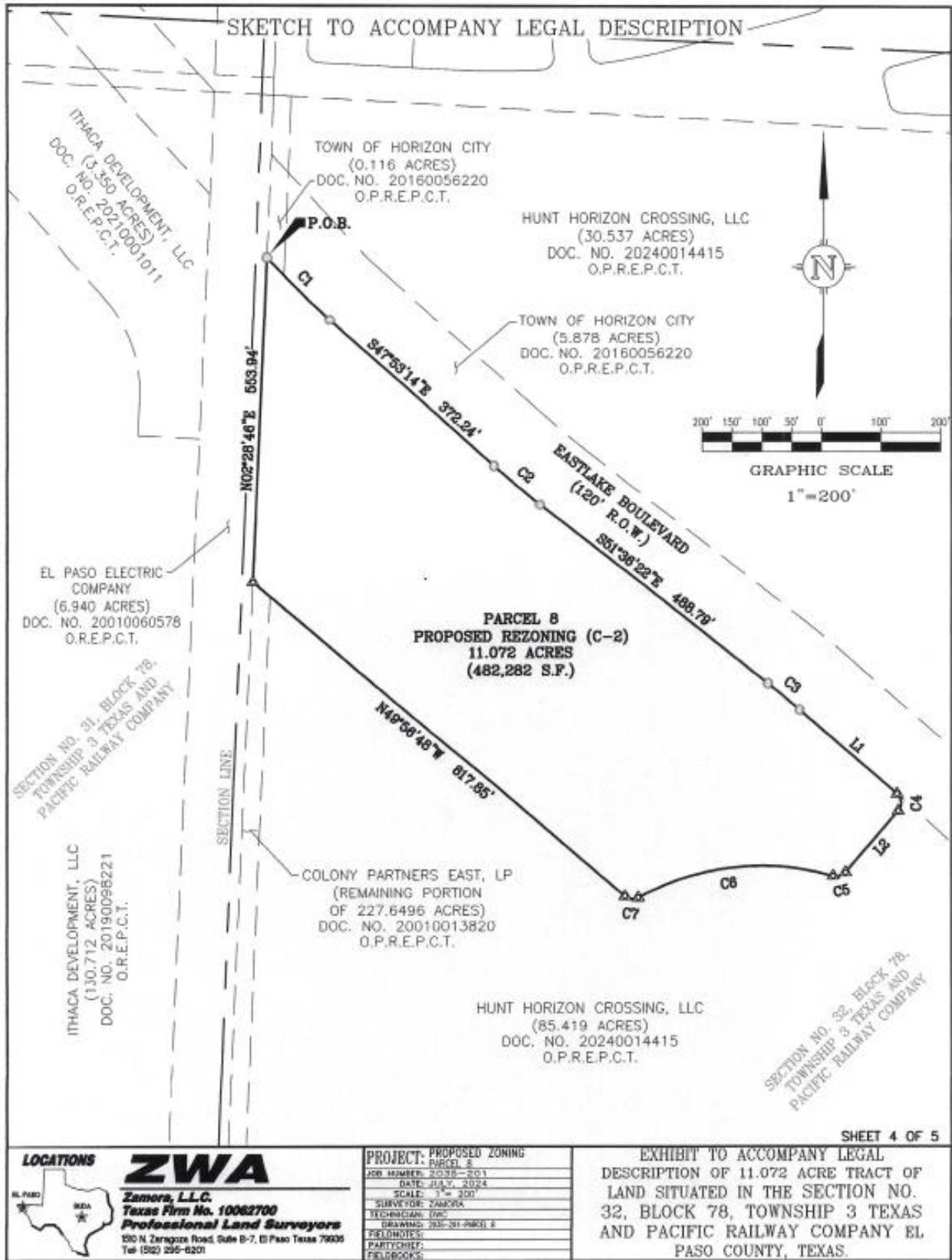


**Parcel 5 Survey Map**





**Parcel 8 Survey Map**



**LOCATIONS**

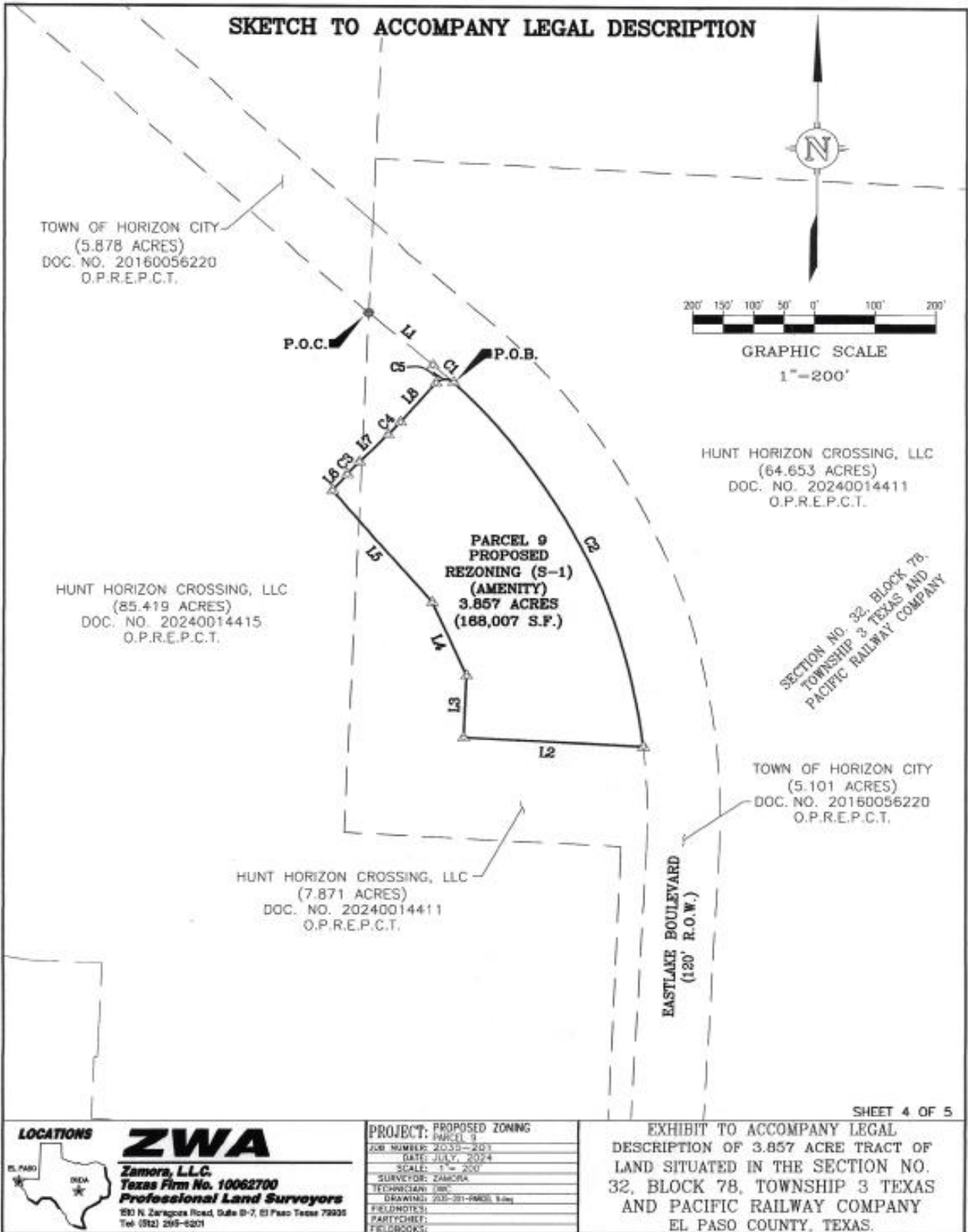
**ZWA**  
**Zamora, L.L.C.**  
**Texas Firm No. 10062700**  
**Professional Land Surveyors**  
 150 N. Zaragoza Road, Suite B-7, El Paso Texas 79905  
 Tel (915) 295-6201

<b>PROJECT:</b>	PROPOSED ZONING
<b>ADD. NUMBER:</b>	PARCEL 8
<b>DATE:</b>	JULY, 2024
<b>SCALE:</b>	1" = 200'
<b>SURVEYOR:</b>	ZAMORA
<b>TECHNICIAN:</b>	TRC
<b>DRAWING:</b>	2024-01-PARCEL 8
<b>FIELDNOTES:</b>	
<b>PARTYCHECK:</b>	
<b>FIELDBOOKS:</b>	

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 11.072 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.



**Parcel 9 Survey Map**



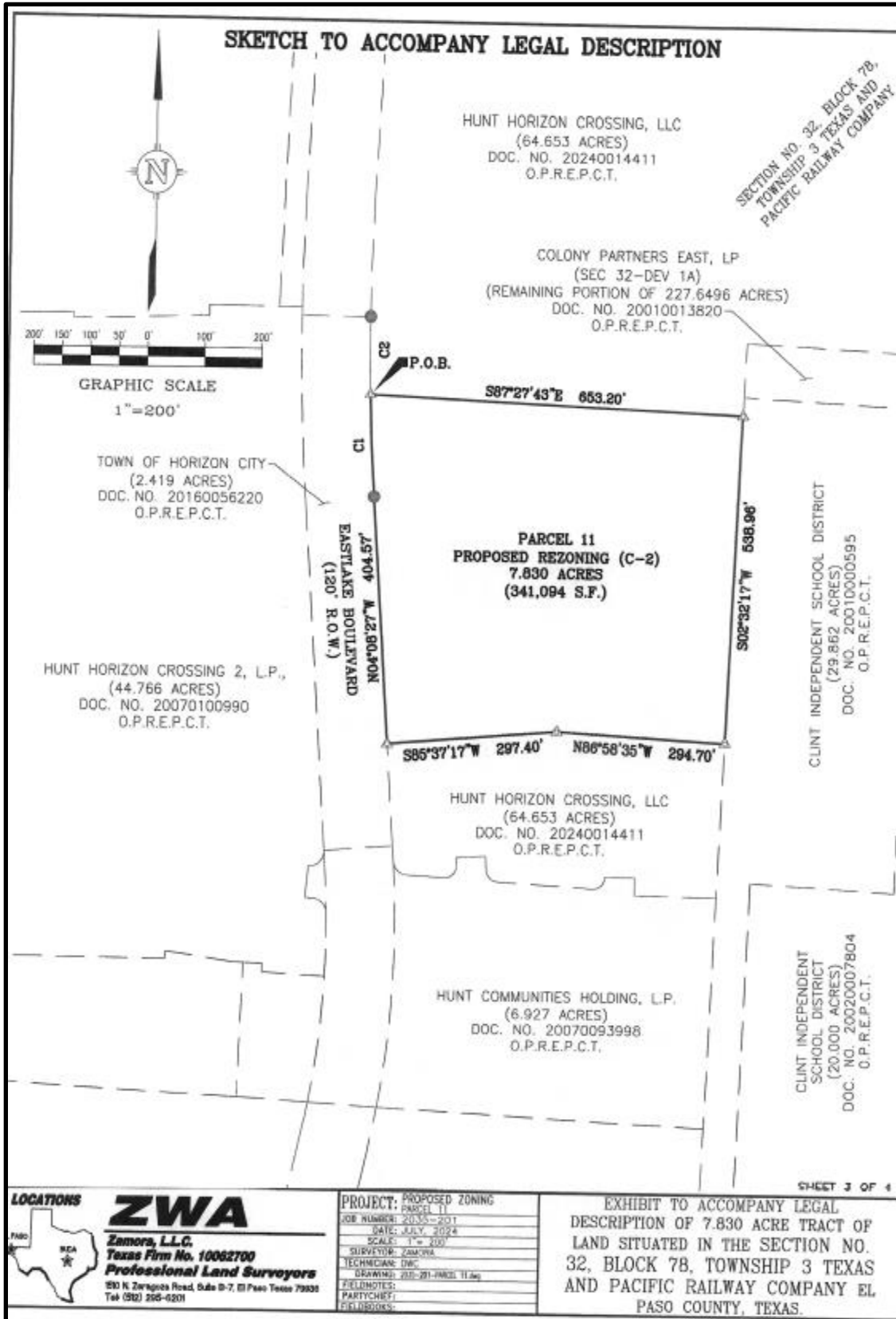
**LOCATIONS**

**ZWA**  
**Zamora, L.L.C.**  
**Texas Firm No. 10062700**  
**Professional Land Surveyors**  
190 N. Zaragoza Road, Suite B-7, El Paso Texas 79925  
Tel: (912) 295-6201

<b>PROJECT:</b>	PROPOSED ZONING
<b>JOB NUMBER:</b>	20235-203
<b>DATE:</b>	JULY, 2024
<b>SCALE:</b>	1" = 200'
<b>SURVEYOR:</b>	ZAMORA
<b>TECHNICIAN:</b>	SM
<b>DRAWING:</b>	203-201-PAR9, S.dwg
<b>FIELDNOTES:</b>	
<b>PARTYCHECK:</b>	
<b>FIELDBOOKS:</b>	

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 3.857 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

**Parcel 11 Survey Map**



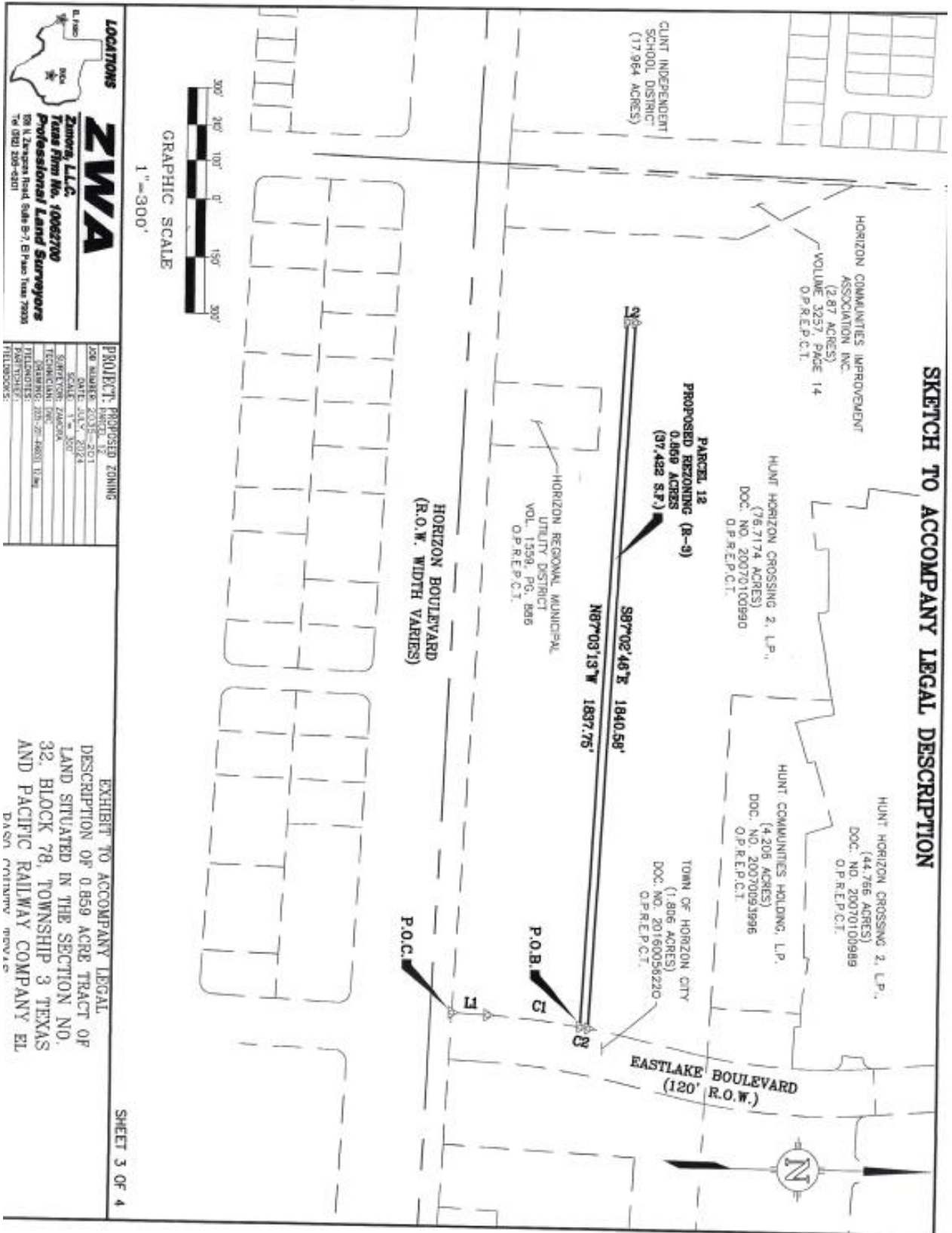
**LOCATIONS**

**ZWA**  
Zamora, L.L.C.  
Texas Firm No. 10062700  
Professional Land Surveyors  
590 N. Zaragoza Road, Suite 9-7, El Paso, Texas 79930  
Tel (912) 358-6201

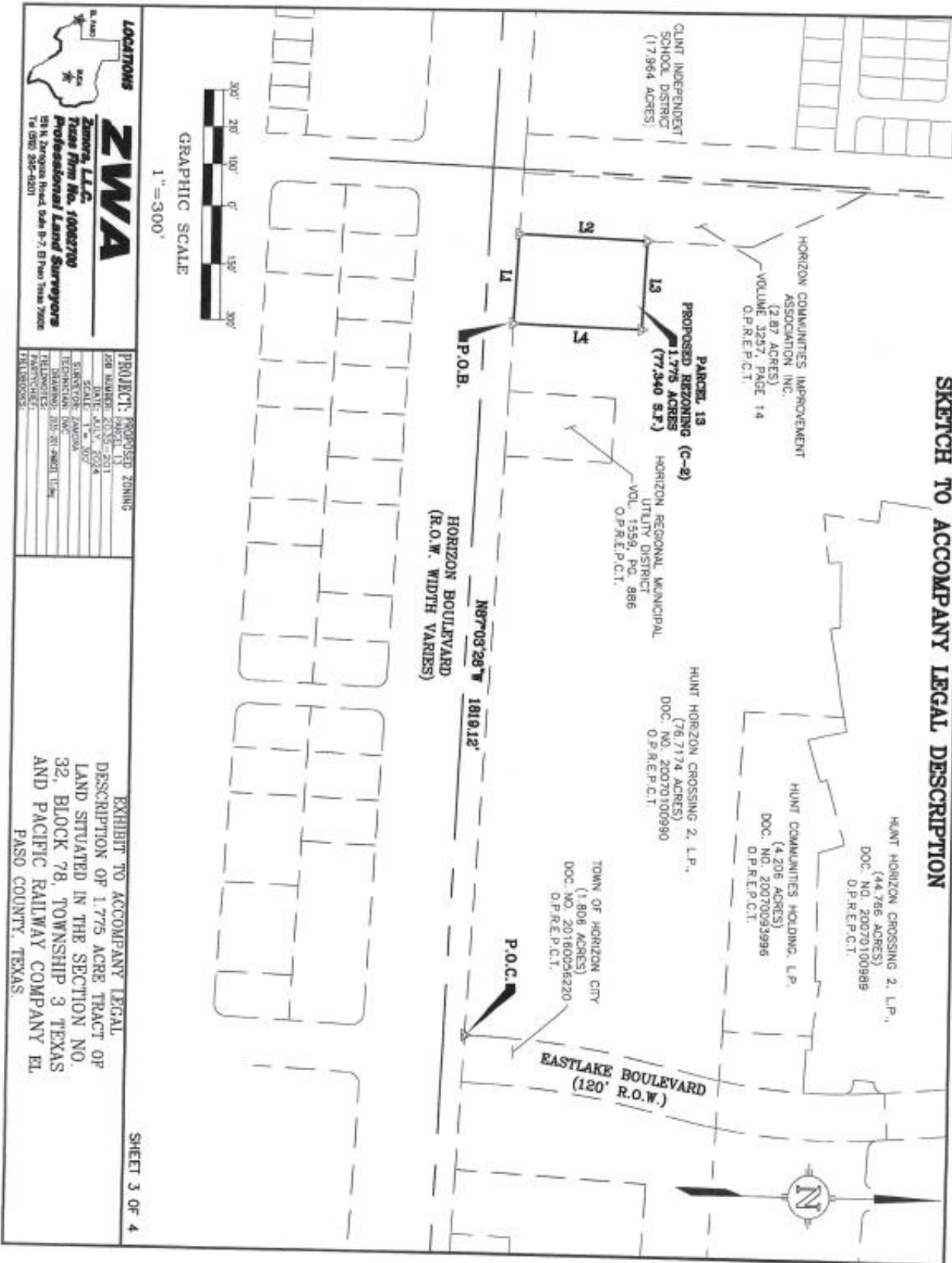
PROJECT:	PROPOSED ZONING
JOB NUMBER:	PARCEL 11
DATE:	JULY 2024
SCALE:	1" = 200'
SURVEYOR:	ZAMORA
TECHNICIAN:	DNV
DRAWING:	2024-01-FINAL 11.dwg
FIELD NOTES:	
PARTY CHECK:	
FIELD BOOKS:	

EXHIBIT TO ACCOMPANY LEGAL  
DESCRIPTION OF 7.830 ACRE TRACT OF  
LAND SITUATED IN THE SECTION NO.  
32, BLOCK 78, TOWNSHIP 3 TEXAS  
AND PACIFIC RAILWAY COMPANY EL  
PASO COUNTY, TEXAS.

Parcel 12 Survey Map

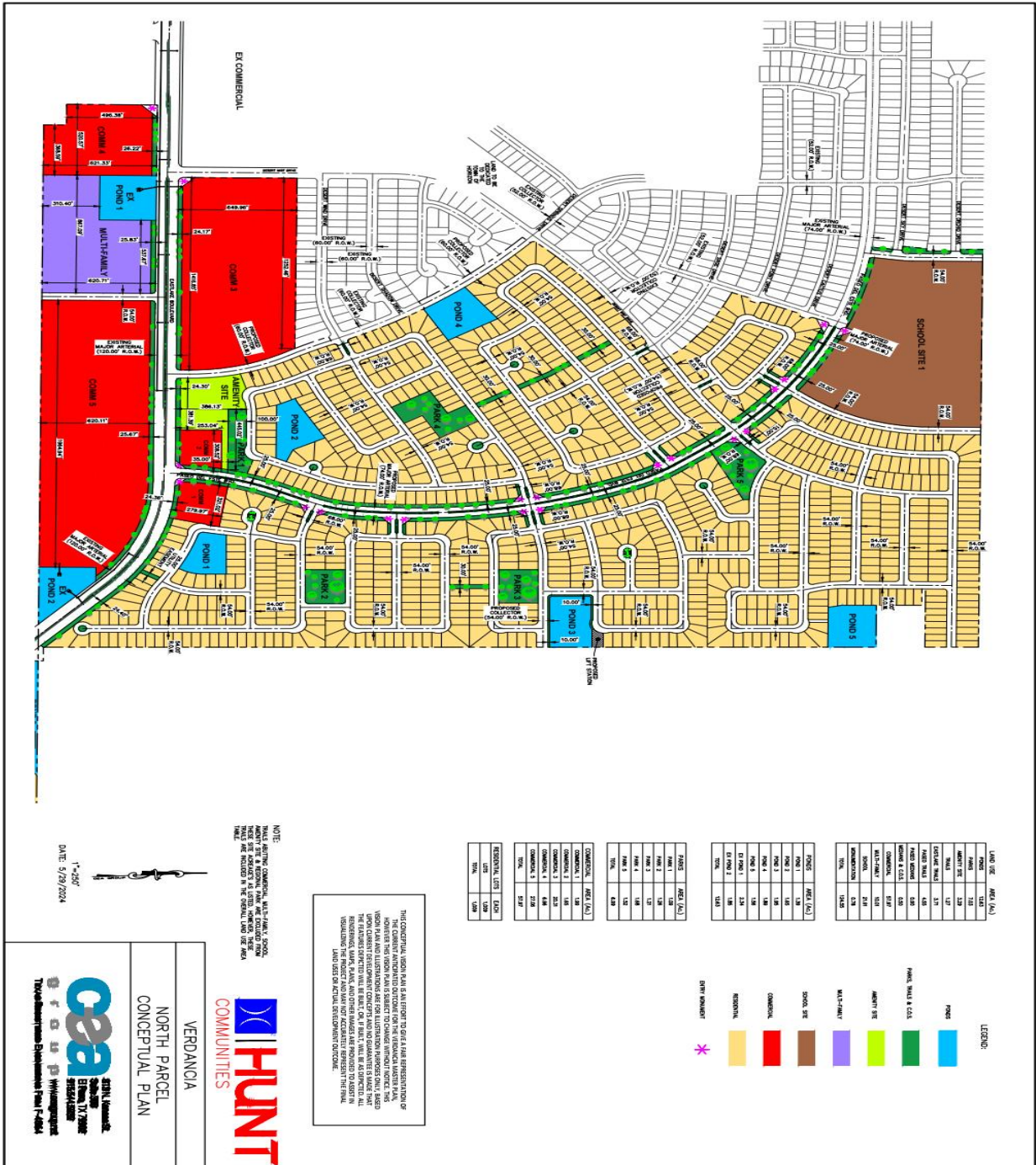


Parcel 13 Survey Map



# Attachment 6: Proposed Zoning and Development Maps

## North Verdancia





**Attachment 7: Application**



**Town of Horizon City, TX**

**Town of Horizon City Hall**

14999 Darrington Road  
Horizon City, TX 79928  
915-852-1046  
<https://www.horizoncity.org/>

**PERMIT**

<b>ZRZ24-0002</b>	<b>REZONE (ZONE CHANGE/CONDITION RELEASE)</b>
SITE ADDRESS: 0 UNKNOWN HORIZON CITY	ISSUED:
PRIMARY PARCEL: X57800033000720	EXPIRES:
PROJECT NAME:	

**APPLICANT:** Grajeda, Jorge  
813 N. Kansas St.  
El Paso, TX 79902  
9154979535

**OWNER:** HUNT COMMUNITIES DEVELOP CO II LLC  
4401 N MESA ST  
EL PASO, TX 79902-1150

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Detail Name	Detail Value
Land Vacant	N
Structure on Land	N
Will you be making any improvements to the existing lot or structure?	N
This request includes Site Development Plans for approval?	N
Number of Acres	75

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