

VERDANCIA UNIT FOUR - PHASE I SUBDIVISION

BEING A PORTION OF LAND SITUATED
IN SECTION 30, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY COMPANY SURVEY,
EL PASO COUNTY TEXAS.
CONTAINING 50.77 ACRES ±
SHEET 2 OF 4

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

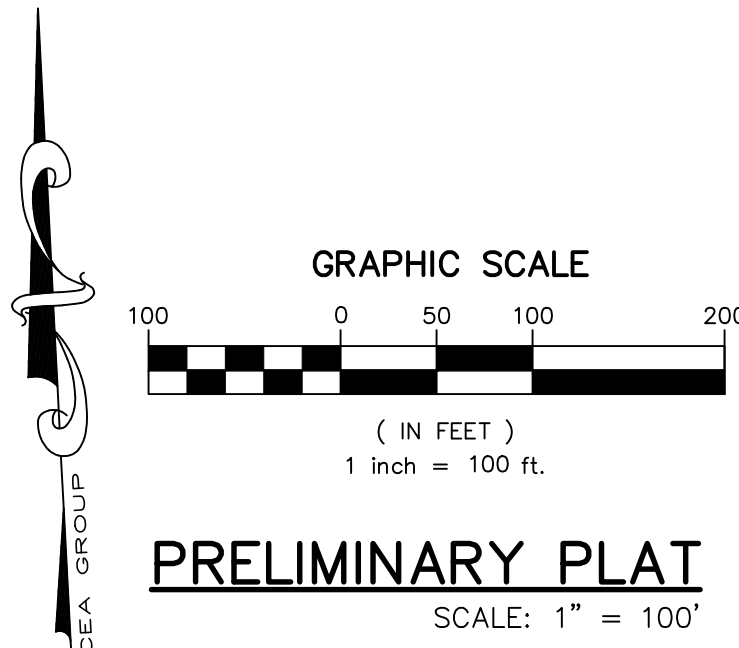
BEARING BASIS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE
BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE
ESTABLISHED AS FROM REFERENCE POINT TX04A (NGS PID NO. AB6217),
HAVING VALUES 31°43'10.98888"(N), 106°14'29.61456"(W) COMBINED SCALE
FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

VERTICAL DATUM:
VERTICAL DATUM BASED ON WEST TEXAS AIRPORT REFERENCE
POINT TX04A (NGS PID NO. AB6217) NAVD 88 DATUM AND
REFERENCED TO NAD83, HAVING AN ELEVATION OF 4005.60.

STREET NAME	LENGTH
DESERT MIST DRIVE	297.84'
VIOLETA DUNES DRIVE	55.43'
CORAL VINE DRIVE	696.31'
TRUMPET VINE PARKWAY	980.74'
LAVANDA SUMMIT STREET	695.27'
COPPERLEAF COURT	413.04'
TYRIAN PLACE	393.32'
EMERALD SAGE PARKWAY	3,477.48'
COBALT PARKWAY	523.63'
AMBERVIEW COURT	295.46'
TURACO PLACE	768.06'
DUNE FLOWER PARKWAY	997.74'

LOTS	QUANTITY	AREA (ac)
PONDS	2	3.27
PARKS	2	2.74
C.O.S.	4	0.22
R.O.W.	12	12.12
RESIDENTIAL LOTS	220	32.24
LIFT STATION	1	0.13
DRAINAGE R.O.W.	1	0.05
TOTAL	242	50.77

- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - STREET RIGHT OF WAY
 - TOP OF CURB
 - SIDEWALK
 - PROPERTY LINE
 - STREET CENTERLINE
 - 10' UTILITY EASEMENT (10' U.E.)
 - LOT AND BLOCK NUMBER
 - PROPOSED INLET & STORM SEWER PIPE
 - DRAINAGE FLOW
 - HIGH POINT
 - LOW POINT
 - EXISTING HIGH POINT
 - EXISTING LOW POINT
 - PROPOSED MONUMENT
 - EXISTING MONUMENT
 - 5/8" IRON ROD W/ZWA CAP SET
 - 1/2" IRON ROD W/ZWA CAP SET
 - EXISTING MAJOR CONTOUR LINES
 - EXISTING MINOR CONTOUR LINES
 - LANDSCAPE AREA
 - U.S. POSTAL SERVICE DELIVERY COLLECTION BOX
 - EXISTING SEWER LINE
 - EXISTING WATER LINE



PRELIMINARY

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

ENGINEER

cea group
813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net
TEXAS REGISTERED ENGINEERING FIRM F-4564
CONTACT: JORGE GRAJEDA, P.E.

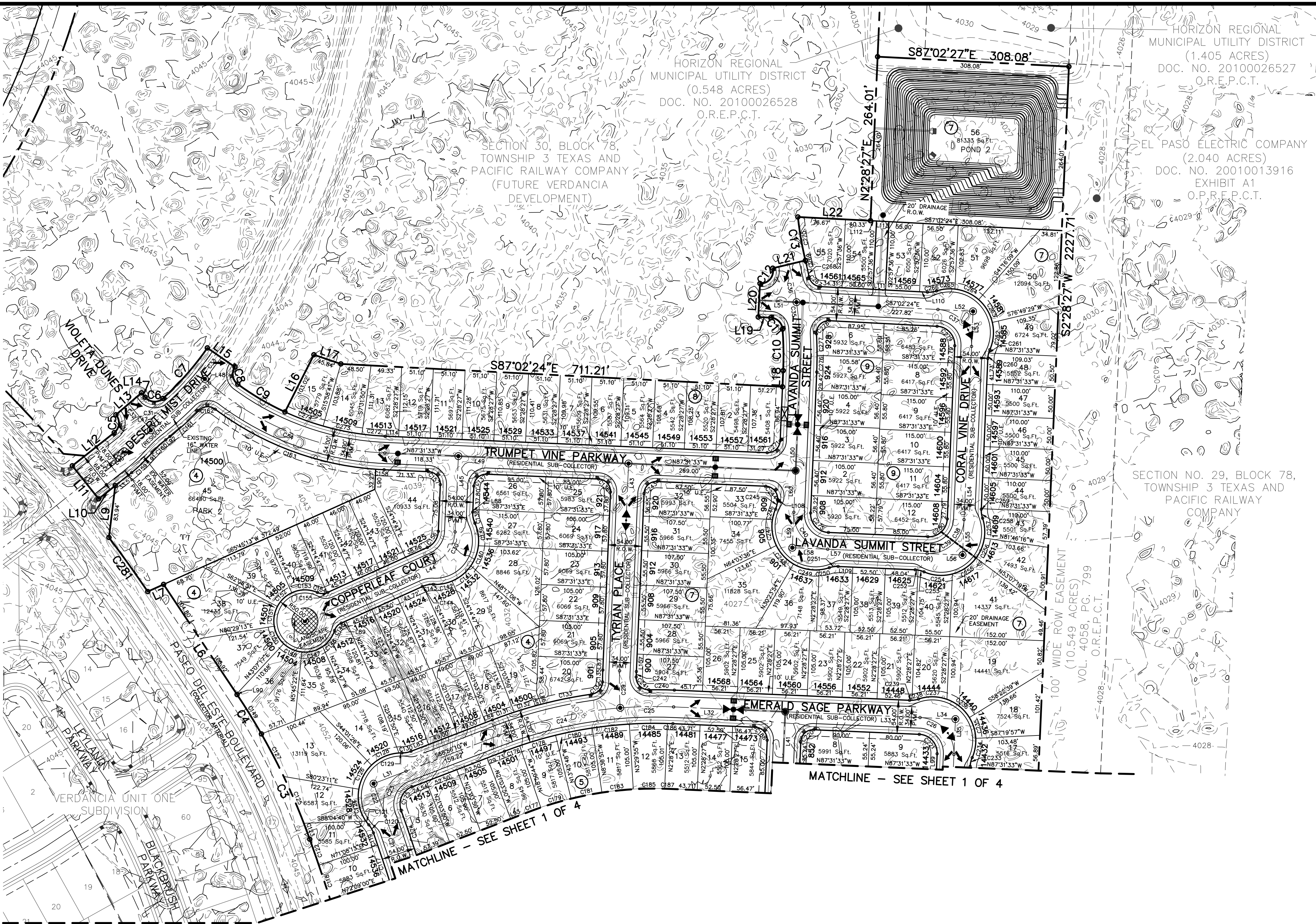
SURVEYOR

ZWA
Zamora, L.L.C.
Professional Land Surveyors
1510 Zaragoza Road, Suite B-8 • El Paso, TX 79938
Office: (915) 955-9009 • Fax: (915) 855-9012
CONTACT: G. RENE ZAMORA, R.P.L.S.

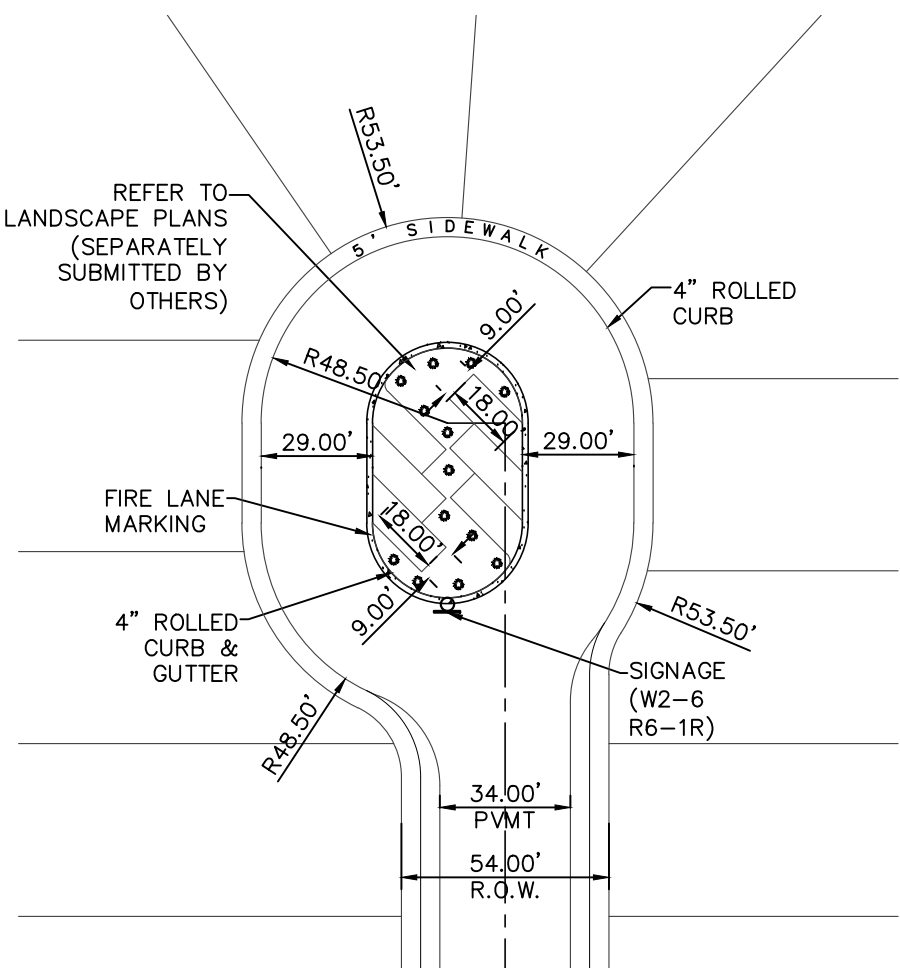
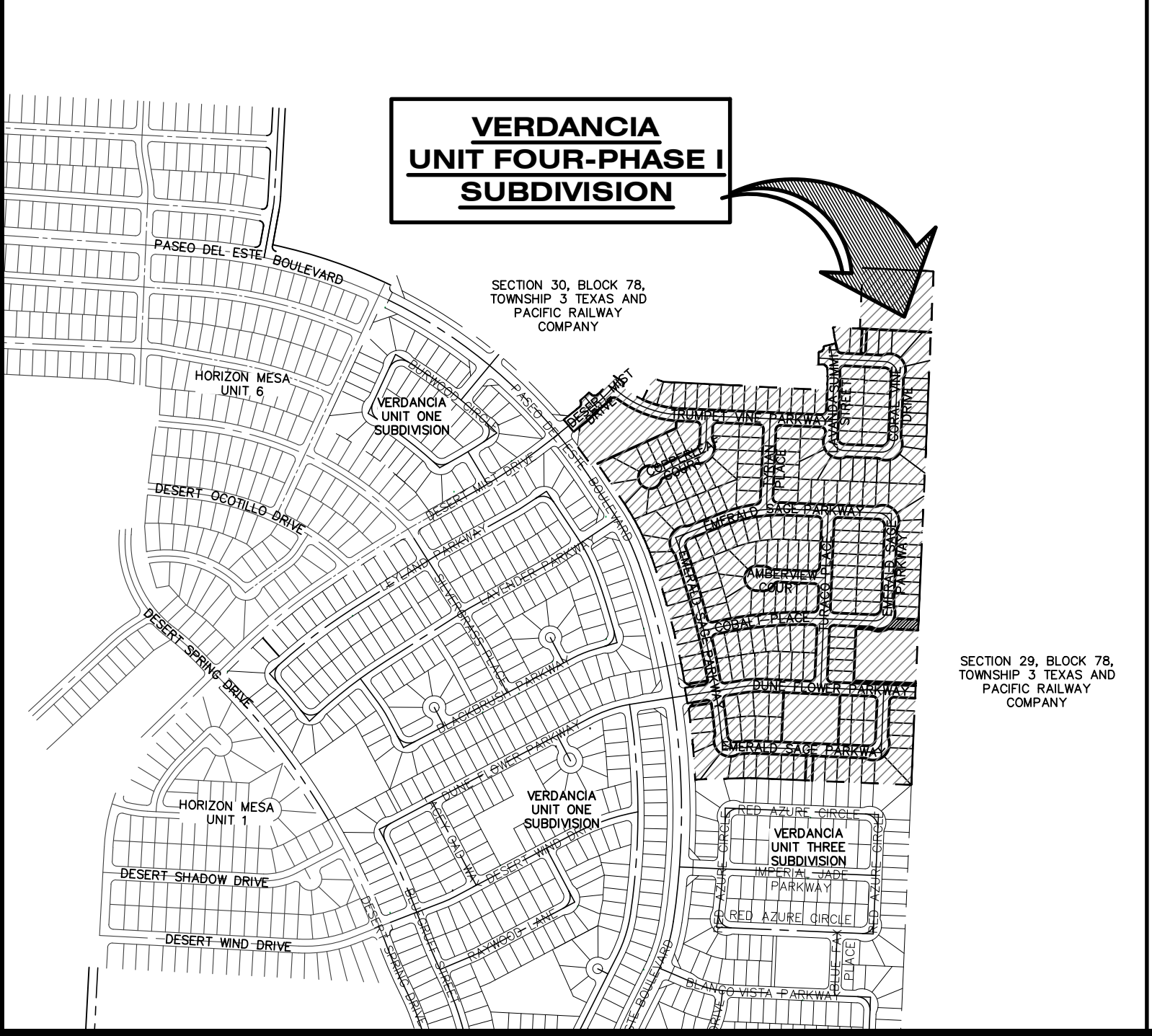
OWNER/DEVELOPER

HUNT COMMUNITIES
HUNT HORIZON MESA, LLC
601 NORTH MESA SUITE 1500
EL PASO, TEXAS 79902
VOICE (915) 298-0418
CONTACT: JOSE LARES, P.E.

DATE OF PREPARATION: NOVEMBER 2025



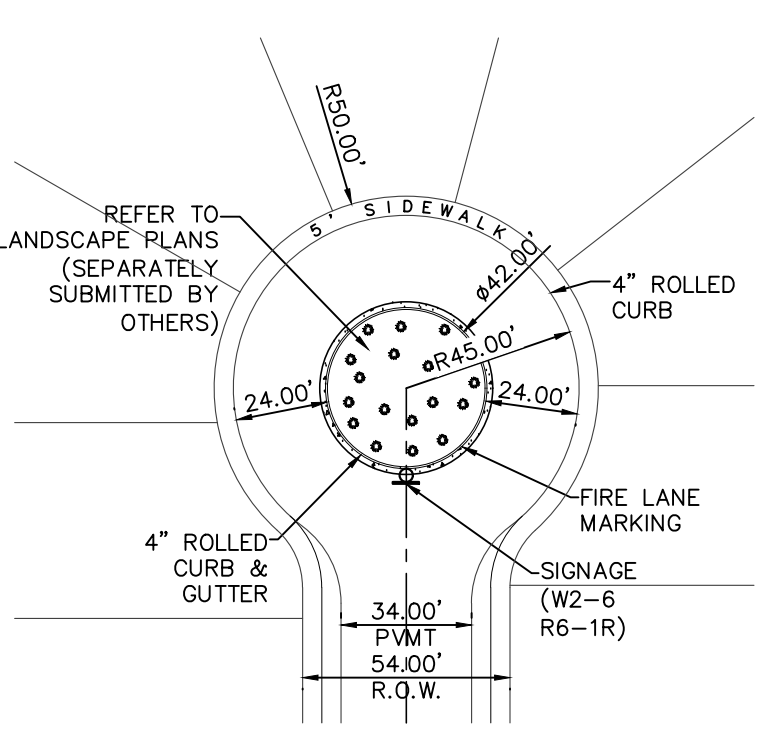
LOCATION MAP SCALE: 1" = 600'



NOTES:

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

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



NOTES:

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

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

VERDANCIA UNIT FOUR - PHASE I SUBDIVISION

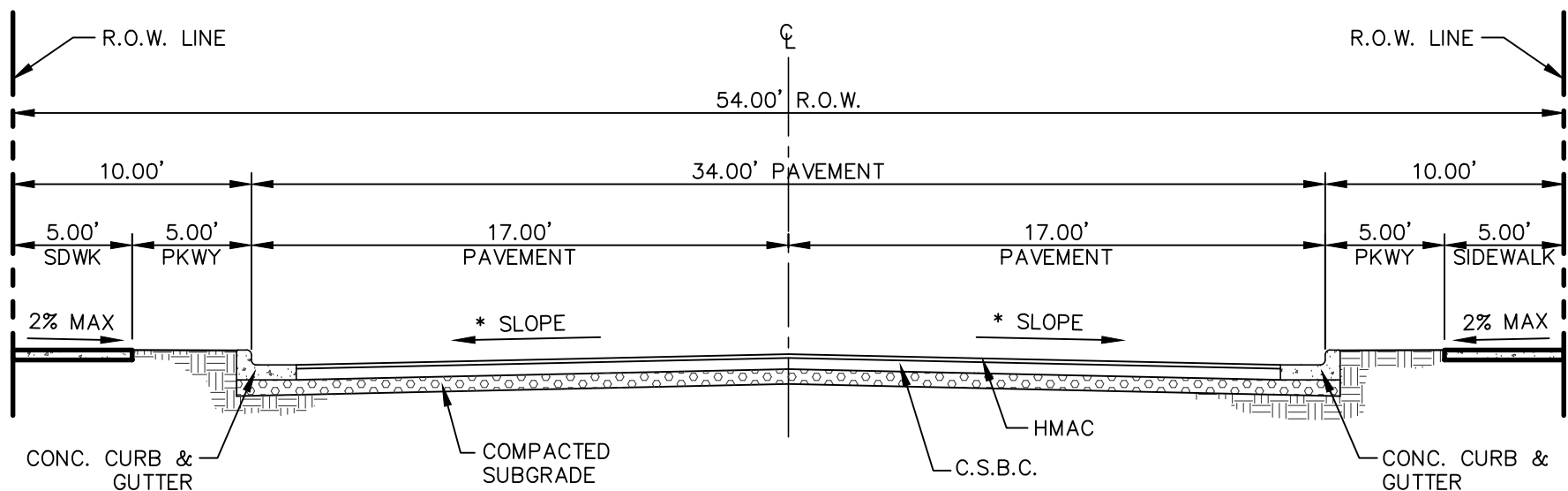
BEING A PORTION OF LAND SITUATED
IN SECTION 30, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY COMPANY SURVEY,
EL PASO COUNTY TEXAS.
CONTAINING 50.77 ACRES ±
SHEET 3 OF 4

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	3277.00'	307.69'	153.96'	307.58'	N05°10'09"W	005°22'47"
C2	3277.00'	556.42'	278.88'	555.76'	N14°46'21"W	009°43'43"
C3	1062.00'	186.56'	93.52'	186.32'	N24°40'10"W	010°03'54"
C4	1062.00'	74.40'	37.21'	74.38'	N31°42'31"W	004°00'50"
C5	20.00'	32.21'	20.81'	28.84'	N05°30'10"E	092°16'31"
C6	20.04'	31.99'	20.56'	28.70'	S86°15'35"E	091°27'54"
C7	465.62'	108.43'	54.46'	108.19'	N41°19'58"E	013°20'35"
C8	20.00'	30.88'	19.47'	27.90'	S09°27'45"E	088°27'24"
C9	433.00'	88.19'	44.25'	88.04'	S59°31'32"E	011°40'11"
C10	573.00'	66.69'	33.38'	66.65'	N00°51'36"W	006°40'06"
C11	20.00'	28.92'	17.65'	26.46'	N45°37'01"W	082°50'44"
C12	20.00'	37.12'	26.70'	32.02'	N39°47'28"E	106°20'16"
C13	573.00'	70.99'	35.54'	70.94'	S09°49'42"E	007°05'54"
C14	500.00'	99.11'	49.72'	98.95'	S86°47'43"W	011°21'27"
C15	57.00'	89.54'	57.00'	80.61'	N47°28'27"E	090°00'00"
C16	500.00'	61.76'	30.92'	61.72'	S88°56'08"W	007°04'37"
C17	57.00'	88.60'	56.07'	79.94'	S50°04'29"E	089°03'23"
C18	3404.00'	56.06'	28.03'	56.06'	N05°04'29"W	000°56'37"
C19	3404.00'	198.25'	99.16'	198.23'	N07°12'54"W	003°20'13"
C20	3404.00'	266.76'	133.45'	266.69'	N11°07'43"W	004°29'24"
C21	3404.00'	366.23'	183.29'	366.06'	N16°27'21"W	006°09'52"
C22	3404.00'	55.49'	27.75'	55.49'	N20°00'18"W	000°56'03"
C23	57.00'	88.02'	55.50'	79.53'	S24°41'56"W	088°28'26"
C24	700.00'	201.58'	101.49'	200.89'	S77°11'09"W	016°30'00"
C25	700.00'	85.99'	43.05'	85.93'	S88°57'18"W	007°02'17"
C26	57.00'	89.54'	57.00'	80.61'	N42°31'33"W	090°00'00"
C27	57.00'	89.54'	57.00'	80.61'	N47°28'27"E	090°00'00"
C28	1800.00'	497.87'	250.53'	496.28'	S84°33'01"W	015°50'52"
C29	500.00'	59.65'	29.86'	59.62'	S00°56'37"E	006°50'08"
C30	57.00'	62.95'	35.12'	59.80'	N34°06'50"E	063°16'47"
C31	500.00'	102.21'	51.28'	102.03'	N45°35'38"E	011°42'44"
C32	2410.13'	55.43'	27.72'	55.43'	N39°58'34"W	001°19'04"
C33	500.00'	43.39'	21.71'	43.37'	N37°15'06"E	004°58'18"
C34	460.00'	309.26'	160.73'	303.47'	S68°15'57"E	038°31'12"
C35	600.00'	111.51'	55.92'	111.35'	N02°51'01"W	010°38'56"
C36	600.00'	58.30'	29.17'	58.28'	N10°57'30"W	005°34'01"
C37	57.00'	89.05'	56.52'	80.27'	N42°16'59"W	089°30'50"
C38	57.00'	39.75'	20.72'	38.95'	N22°27'11"E	039°57'28"
C39	57.00'	49.78'	26.61'	48.22'	N67°27'11"E	050°02'32"
C40	57.00'	52.91'	28.53'	51.03'	S24°07'07"E	053°11'07"
C41	20.00'	26.36'	15.49'	24.49'	N61°07'20"W	075°31'21"
C42	20.00'	5.38'	2.70'	5.36'	N15°39'41"W	015°23'57"
C43	3377.00'	56.81'	28.41'	56.81'	N07°28'48"W	000°57'50"
C44	3277.00'	49.24'	24.62'	49.24'	N07°25'42"W	000°51'39"
C45	3377.00'	60.94'	30.47'	60.94'	N06°28'52"W	001°02'02"
C46	3277.00'	59.14'	29.57'	59.14'	N06°28'52"W	001°02'02"
C47	3377.00'	5.92'	2.96'	5.92'	N05°54'49"W	000°06'02"
C48	40.00'	14.91'	7.54'	14.83'	N04°49'00"E	021°21'38"
C49	70.00'	33.58'	17.12'	33.26'	S01°45'10"W	027°29'18"
C50	3277.00'	82.51'	41.25'	82.50'	N05°14'34"W	001°26'33"
C51	70.00'	50.34'	26.31'	49.26'	S32°35'37"E	041°12'15"
C52	3277.00'	116.81'	58.41'	116.80'	N03°30'01"W	002°02'32"
C53	70.00'	50.31'	26.30'	49.24'	S73°47'12"E	041°10'57"
C54	70.00'	26.07'	13.19'	25.92'	N74°57'03"E	021°20'33"
C55	40.00'	14.74'	7.46'	14.66'	S74°50'18"W	021°07'03"
C56	473.00'	2.94'	1.47'	2.94'	S85°34'30"W	000°21'20"
C57	473.00'	53.72'	26.89'	53.69'	S89°00'23"W	006°30'26"
C58	473.00'	1.77'	0.88'	1.77'	N87°37'59"W	000°12'51"
C59	40.00'	14.57'	7.36'	14.49'	N77°05'37"W	020°51'52"
C60	70.00'	36.02'	18.42'	35.62'	S81°24'06"E	029°28'50"
C61	70.00'	42.80'	22.09'	42.14'	N66°20'30"E	035°01'59"
C62	70.00'	43.58'	22.52'	42.88'	N30°59'24"E	035°40'13"
C63	70.00'	38.54'	19.77'	38.05'	N02°37'04"W	031°32'43"
C64	40.00'	14.57'	7.36'	14.49'	S07°57'29"E	020°51'52"
C65	20.00'	31.42'	20.00'	28.28'	S47°28'27"W	090°00'00"
C66	3431.00'	80.30'	40.15'	80.30'	N07°25'58"W	001°20'27"
C67	20.00'	31.14'	19.73'	28.89'	S36°30'24"W	089°13'11"
C68	600.00'	29.87'	14.94'	29.86'	S82°32'33"W	002°51'07"
C69	473.00'	41.06'	20.54'	41.04'	S83°36'11"W	004°58'23"
C70	600.00'	60.29'	30.17'	60.27'	S87°06'19"W	005°45'26"
C71	473.00'	52.71'	26.38'	52.68'	S89°16'55"W	006°23'04"
C72	600.00'	22.37'	11.19'	22.37'	N88°35'39"W	002°08'12"
C73	20.00'	31.42'	20.00'	28.28'	N42°31'33"W	090°00'00"
C74	30.00'	47.12'	30.00'	42.43'	N47°28'27"E	090°00'00"
C75	527.00'	12.49'	6.25'	12.49'	N88°12'19"W	001°21'30"
C76	600.00'	22.37'	11.19'	22.37'	N88°35'39"W	002°08'12"
C77	527.00'	52.60'	26.32'	52.58'	S88°15'23"W	005°43'07"
C78	600.00'	60.29'	30.17'	60.27'	S87°06'19"W	005°45'26"
C79	30.00'	46.63'	29.51'	42.88'	S50°04'29"E	089°03'23"
C80	3431.00'	72.80'	36.40'	72.80'	N06°09'16"W	001°12'56"
C81	600.00'	29.87'	14.94'	29.86'	S82°32'33"W	002°51'07"
C82	3431.00'	84.89'	42.45'	84.89'	N11°52'51"W	001°25'04"
C83	20.00'	31.46'	20.04'	31.26'	S32°27'59"W	090°06'44"
C84	1773.00'	36.24'	18.12'	36.23'	S78°06'29"W	001°10'15"
C85	1773.00'	57.67'	28.84'	57.67'	S79°37'31"W	001°51'50"

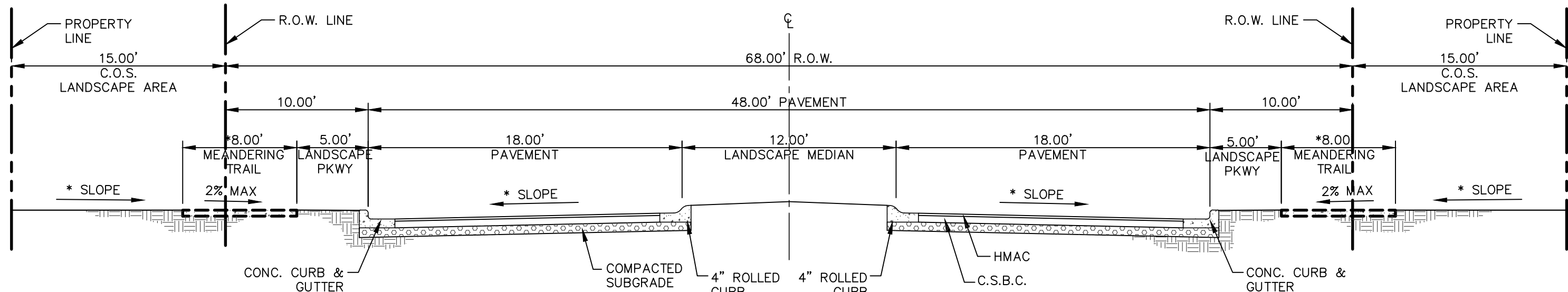
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C86	1773.00'	57.71'	28.86'	57.70'	S81°29'22"W	001°51'53"
C87	1773.00'	57.73'	28.87'	57.73'	S83°21'17"W	001°51'56"
C88	1773.00'	57.58'	28.79'	57.57'	S85°13'05"W	001°51'38"
C89	1773.00'	57.65'	28.83'	57.65'	S87°04'47"W	001°51'47"
C90	1773.00'	62.54'	31.27'	62.54'	S89°01'19"W	002°01'16"
C91	1773.00'	34.59'	17.29'	34.59'	N89°24'31"W	001°07°04"
C92	20.00'	31.88'	20.47'	28.61'	N43°11'16"W	091°19'26"
C93	20.00'	31.42'	20.00'	28.28'	N47°28'27"E	090°00'00"
C94	527.00'	42.67'	21.35'	42.66'	N89°50'43"W	004°38'20"
C95	527.00'	49.62'	24.83'	49.60'	S85°08'17"W	005°23'41"
C96	527.00'	12.18'	6.09'	12.18'	S81°46'43"W	001°19'27"
C97	20.00'	31.14'	19.73'	28.09'	S54°16'25"E	089°13'11"
C98	3431.00'	90.31'	45.16'	90.30'	N10°25'05"W	001°30'29"
C99	20.00'	26.36'	15.49'	24.49'	N43°21'19"E	075°31'21"
C100	20.00'	5.38'	2.70'	5.36'	N02°06'20"W	015°23'57"
C101	3377.00'	56.15'	28.08'	56.15'	N10°16'54"W	000°57'10"
C102	3277.00'	48.60'	24.30'	48.60'	N101°9'59"W	000°50'59"
C103	3377.00'	59.72'	29.86'	59.71'	N11°15'52"W	001°00'47"
C104	3277.00'	57.95'	28.97'	57.95'	N11°15'52"W	001°00'47"
C105	3377.00'	59.72'	29.86'	59.71'	N12°16'39"W	001°00'47"
C106	3277.00'	57.95'	28.97'	57.95'	N12°16'39"W	001°00'47"
C107	3377.00'	59.72'	29.86'	59.71'	N13°17'27"W	001°00'47"
C108	3277.00'	57.95'	28.97'	57.95'	N13°17'27"W	001°00'47"
C109	3377.00'	59.72'	29.86'	59.71'	N14°18'14"W	001°00'47"
C110	3277.00'	57.95'	28.97'	57.95'	N14°18'14"W	001°00'47"
C111	3377.00'	59.72'	29.86'	59.71'	N15°19'02"W	001°00'47"
C112	3277.00'	57.95'	28.97'	57.95'	N15°19'02"W	001°00'47"
C113	3377.00'	59.72'	29.86'	59.71'	N16°19'49"W	001°00'47"
C114	3277.00'	57.95'	28.97'	57.95'	N16°19'49"W	001°00'47"
C115	3377.00'	59.72'	29.86'	59.71'	N17°20'36"W	001°00'47"
C116	3277.00'	57.95'	28.97'	57.95'	N17°20'36"W	001°00'47"
C117	3377.00'	59.72'	29.86'	59.71'	N18°21'24"W	001°00'47"
C118	3277.00'	57.95'	28.97'	57.95'	N18°21'24"W	001°00'47"
C119	3377.00'	20.71'	10.35'	20.71'	N19°02'20"W	000°21'05"
C120	40.00'	15.02'	7.60'	14.93'	N29°58'25"W	021°31'05"
C121	70.00'	7.50'	3.75'	7.49'	S37°39'50"E	006°08'15"
C122	3277.00'	44.25'	22.12'	44.25'	N19°15'00"W	000°46'25"
C123	1062.00'	27.36'	13.68'	27.36'	N20°22'30"W	001°28'34"
C124	70.00'	54.01'	28.43'	52.68'	S12°29'27"E	044°12'31"
C125	1062.00'	82.01'	41.02'	81.99'	N23°19'31"W	004°25'28"
C126	70.00'	44.43'	22.99'	43.68'	S27°47'41"W	036°21'45"
C127	1062.00'	77.19'	38.61'	77.17'	N27°37'10"W	004°09'52"
C128	70.00'	49.23'	25.68'	48.23'	S66°07'31"W	040°17'55"
C129	70.00'	4.80'	2.40'	4.80'	S88°14'27"W	003°55'57"
C130	40.00'	14.85'	7.51'	14.76'	N79°34'18"E	021°16'16"
C131	727.00'	37.18'	18.59'	37.17'	S70°24'03"W	002°55'48"
C132	727.00'	45.02'	22.51'	45.01'	S73°38'23"W	003°32'52"
C133	727.00'	83.40'	41.75'	83.36'	S78°42'00"W	006°34'23"
C134	20.00'	28.48'	17.26'	26.13'	N41°11'51"E	081°34'41"
C135	527.00'	19.00'	9.50'	19.00'	S01°26'29"W	002°03'56"
C136	20.00'	31.42'	20.00'	28.28'	N42°31'33"W	090°00'00"
C137	20.00'	31.42'	20.00'	28.28'	S47°28'27"W	090°00'00"
C138	40.00'	18.49'	9.41'	18.32'	S10°45'59"E	026°28'51"
C139	70.00'	37.14'	19.02'	36.70'	N08°48'31"W	030°23'46"
C140	70.00'	34.72'	17.72'	34.36'	N20°35'52"E	028°25'00"
C141	70.00'	39.58'	20.34'	39.06'	N51°00'21"E	032°23'57"
C142	70.00'	30.58'	15.54'	30.34'	N79°43'12"E	025°01'46"
C143	40.00'	16.71'	8.48'	16.59'	S80°15'59"W	023°56'11"
C144	40.00'	1.78'	0.89'	1.78'	S67°01'33"W	002°32'40"
C145	20.00'	16.69'	8.87'	16.21'	S41°50'33"W	047°49'21"
C146	50.00'	32.71'	16.97'	32.13'	N36°40'28"E	037°29'11"
C147	50.00'	35.20'	18.37'	34.48'	N75°35'12"E	040°20'18"
C148	50.00'	32.61'	16.91'	32.03'	S65°33'40"E	037°21'56"
C149	1062.00'	74.40'	37.21'	74.38'	N13°42'31"W	004°05'50"
C150	50.00'	32.61'	16.91'	32.03'	S28°11'45"E	037°21'56"
C151	50.00'	32.61'	16.91'	32.03'	S09°10'11"W	037°21'56"
C152	50.00'	32.42'	16.80'	31.86'	S46°25'42"W	037°09'05"
C153	50.00'	42.39'	22.56'	41.13'	S89°17'24"W	048°34'20"
C154	20.00'	16.16'	8.55'	15.73'	S89°34'37"E	046°18'24"
C155	20.00'	0.53'	0.26'	0.53'	N66°30'42"E	001°30'58"
C156	30.00'	33.13'	18.48'	31.47'	N34°06'50"E	063°16'47"
C157	20.00'	31.42'	20.00'	28.28'	N42°31'33"W	090°00'00"
C158	487.00'	13.67'	6.84'	13.67'	S86°43'17"E	001°36'31"
C159	200.00'	30.57'	15.31'	30.54'	N47°04'18"E	008°45'24"
C160	200.00'	30.57'	15.31'	30.54'	S47°04'18"E	008°45'24"
C161	527.00'	62.65'	31.36'	62.62'	N48°02'39"E	006°48'42"
C162	20.00'	28.73'	17.48'	26.35'	S87°41'19"W	028°18'02"
C163	487.00'	279.27'	143.59'	275.46'	S69°29'21"E	032°51'21"
C164	3531.00'	72.73'	36.37'	72.73'	N14°21°01'W	001°10'48"
C165	1827.00'	80.60'	40.30'	80.59'	S78°44'27"E	002°31'39"
C166	20.00'	30.85'	19.44'	27.88'	S58°20'12"E	088°22'21"
C167	3431.00'	47.29'	23.65'	47.29'	N14°32'44"W	004°07'23"
C168	3531.00'	49.96'	24.98'	49.96'	N15°29'53"W	000°46'39"
C169	3431.00'	66.81'	33.41'	66.81'	N15°19'53"W	001°06'57"
C170	3531.00'	58.17'	29.09'	58.17'	N16°31'41"W	000°56'30"

VERDANCIA UNIT FOUR - PHASE I SUBDIVISION

BEING A PORTION OF LAND SITUATED
IN SECTION 30, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY COMPANY SURVEY,
EL PASO COUNTY TEXAS.
CONTAINING 50.77 ACRES ±
SHEET 4 OF 4

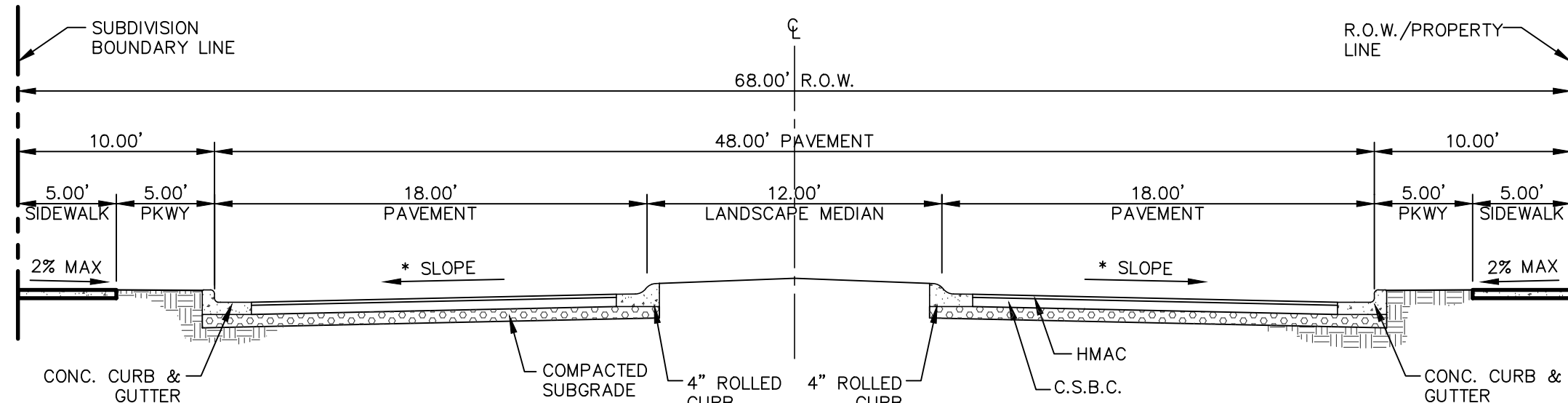


PROPOSED TYPICAL 54' ROW STREET SECTION DETAIL
(RESIDENTIAL SUB-COLLECTOR)
SCALE: N.T.S.

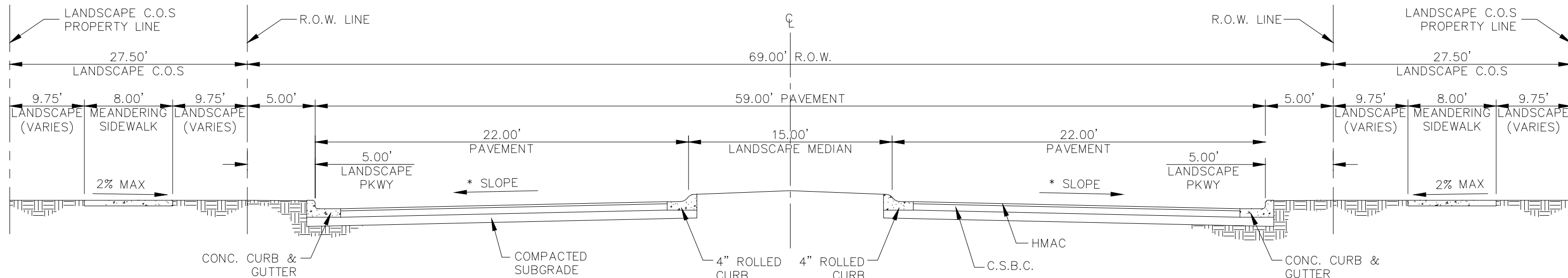


- NOTE:**
1. COMMON OPEN SPACE (C.O.S.) LANDSCAPE, SIDEWALK & LANDSCAPE MEDIAN WILL BE MAINTAINED BY THE HOA.
 2. *MEANDERING 8' TRAIL WITHIN R.O.W. AND COMMON OPEN SPACE.

PROPOSED TYPICAL 68' ROW STREET WITH C.O.S. TRAIL SECTION DETAIL @ ENHANCED ENTRANCE
(DUNE FLOWER PARKWAY RESIDENTIAL COLLECTOR)
SCALE: N.T.S.



PROPOSED TYPICAL 68' ROW STREET SECTION DETAIL @ ENHANCED ENTRANCE
(DESERT MIST DRIVE RESIDENTIAL COLLECTOR)
SCALE: N.T.S.



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

EXISTING 69' ROW STREET SECTION DETAIL
(PASEO DEL ESTE BOULEVARD/COLLECTOR ARTERIAL)
SCALE: N.T.S.