

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;

**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.

**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     §

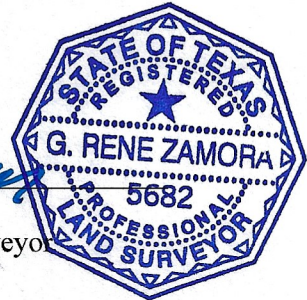
**KNOW ALL MEN BY THESE PRESENTS:**

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

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

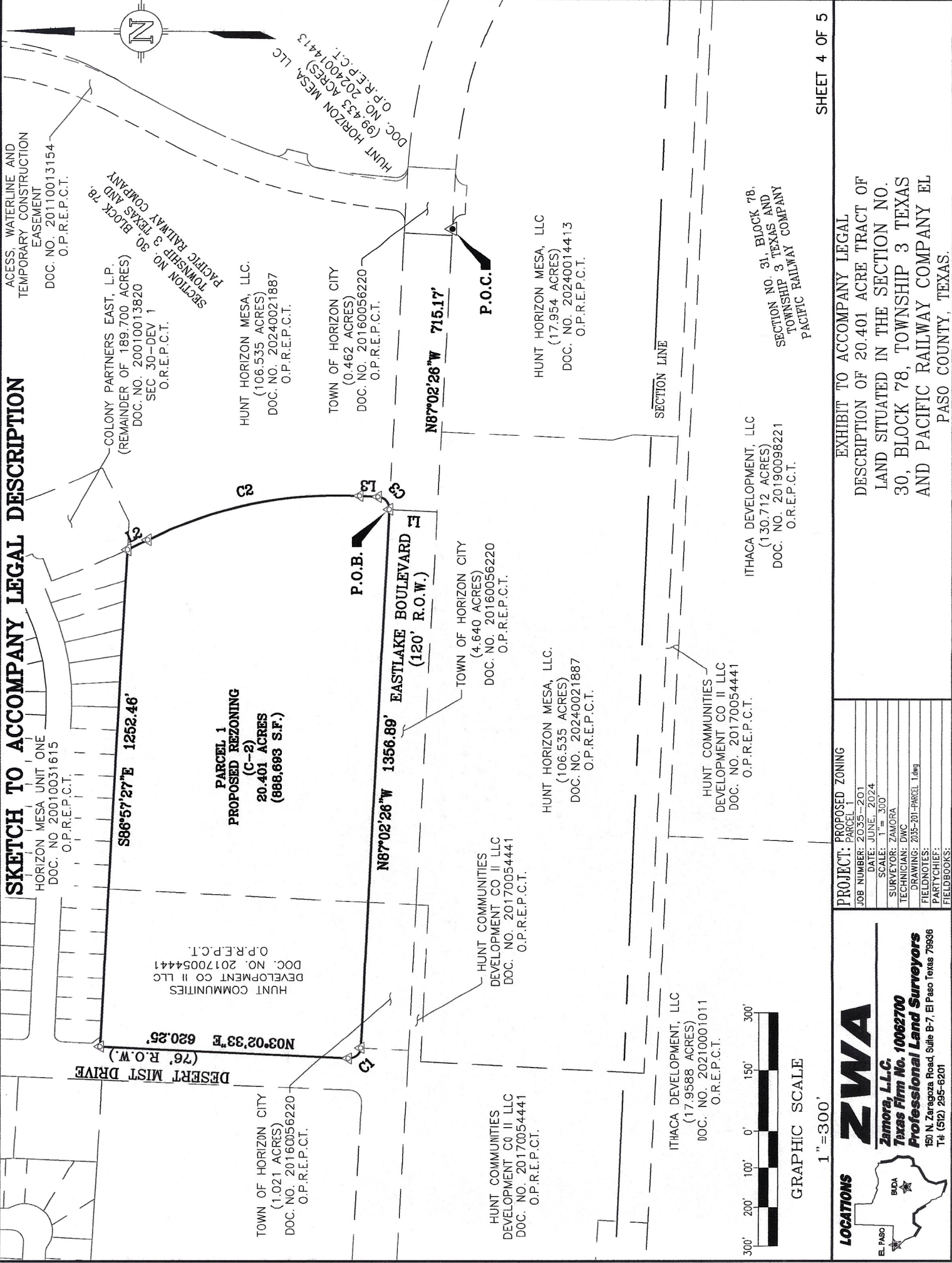


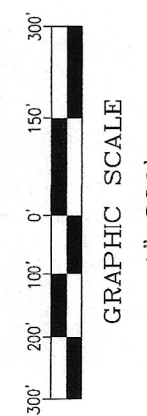
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 20.401 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

**PROJECT:** PARCEL 1

JOB NUMBER:	2035-201
DATE:	JUNE - 2024
SCALE:	1" = 300'
SURVEYOR:	ZAMORA
TECHNICIAN:	DWC
DRAWING:	2035-201-PARCEL 1.dwg
FIELDNOTES:	
PARTYCHIEF:	
FIELDBOOKS:	

**LOCATIONS**

**ZWA**  
 Zamora, L.L.C.  
 Texas Firm No. 10062700  
 Professional Land Surveyors  
 150 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
 T+ (512) 295-6201



# 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 AND BELIEF.

*G.R.Zamora*  
**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.E.P.C.T. OFFICIAL PUBLIC RECORDS EL PASO COUNTY, TEXAS
- ( ) RECORD INFORMATION

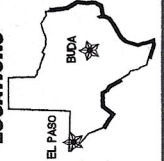
## CURVE TABLE

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'

**LOCATIONS**



**ZWA**  
**Zamora, L.L.C.**  
**Texas Firm No. 10062700**  
**Professional Land Surveyors**  
 510 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
 Tel (512) 295-6201

PROJECT: PROPOSED ZONING  
 JOB NUMBER: 2035-201  
 DATE: JUNE, 2024  
 SCALE: 1" = 300'  
 SURVEYOR: ZAMORA  
 TECHNICIAN: DNC  
 DRAWING: 2035-201-PARCEL 1.dwg  
 FIELDNOTES:  
 PARTYCHIEF:  
 FIELDBOOKS:

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.

**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,

- 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.

**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.

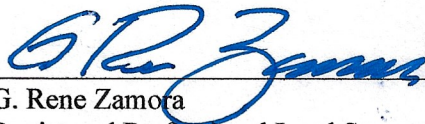
THE STATE OF TEXAS     §  
  §  
COUNTY OF EL PASO     §

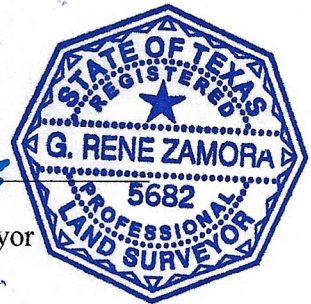
**KNOW ALL MEN BY THESE PRESENTS:**

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  
Registered Professional Land Surveyor  
No. 5682 – State of Texas



**REFERENCES**

ZWA DRAWING NO. 2035-190



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

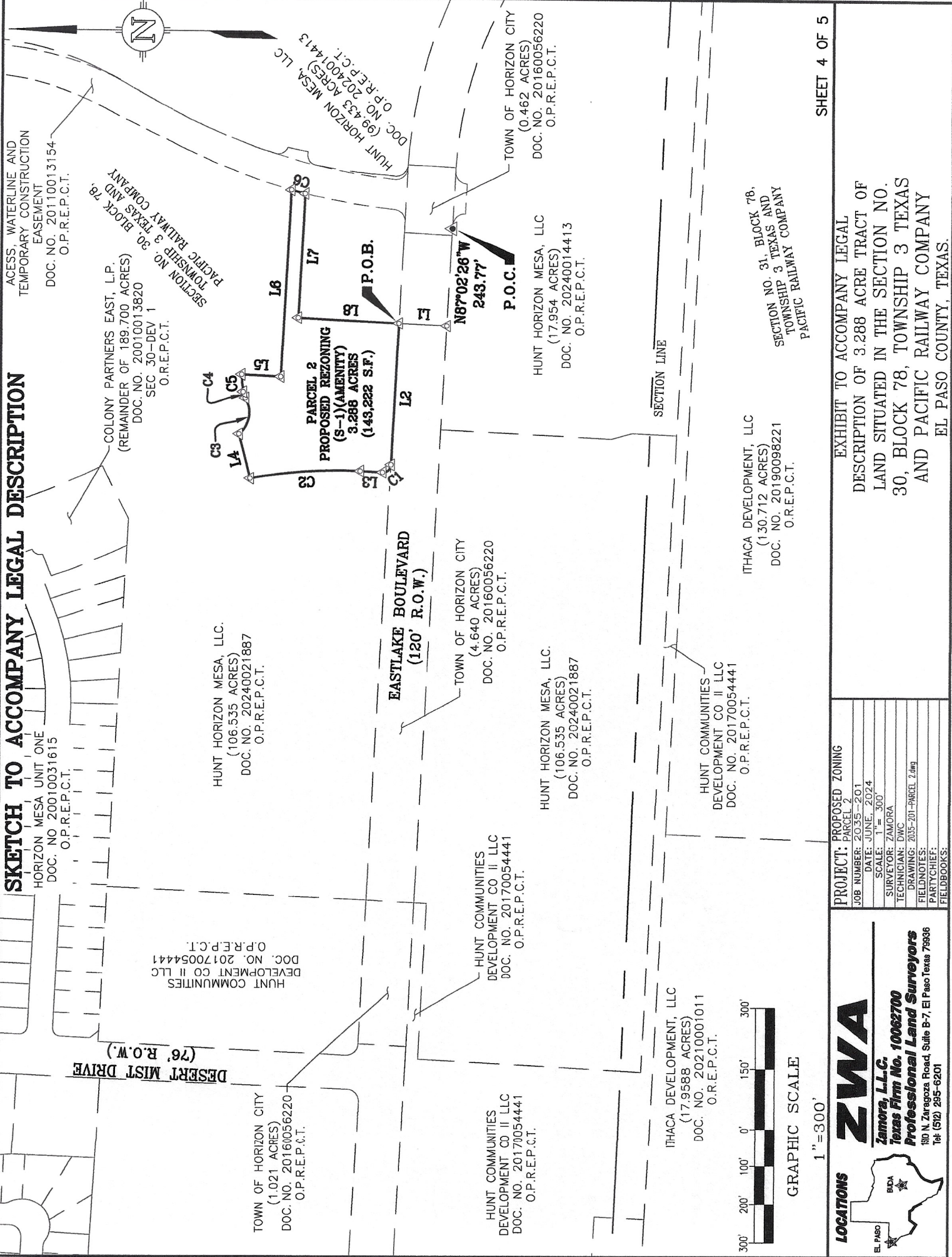


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 3.288 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

<b>PROJECT:</b> PROPOSED ZONING
JOB NUMBER: PARCEL 2
DATE: JUNE, 2024
SCALE: 1" = 300'
SURVEYOR: ZAMORA
TECHNICIAN: DMC
FIELD NOTES: 2035-201-PARCEL 2.dwg
PARTY CHIEF:
FIELD BOOKS:

**LOCATIONS**

**ZWA**  
**Zamora, L.L.C.**  
**Texas Firm No. 10062700**  
**Professional Land Surveyors**  
 180 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
 Tel: (512) 295-6201

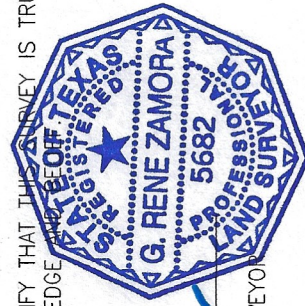
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**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

**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	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'

**PROJECT:** PROPOSED ZONING  
**JOB NUMBER:** 2035-201  
**DATE:** JUNE, 2024  
**SCALE:** 1"= 300'  
**SURVEYOR:** ZAMORA  
**TECHNICIAN:** DWC  
**DRAWING:** 2035-201-PARCEL 2.dwg  
**FIELDNOTES:**  
**PARTYCHIEF:**  
**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 EL PASO COUNTY, TEXAS.

**LOCATIONS**

**ZWA**  
 Zamora, L.L.C.  
 Texas Firm No. 10062700  
 Professional Land Surveyors  
 150 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
 Tel (512) 295-6201

**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.

**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.

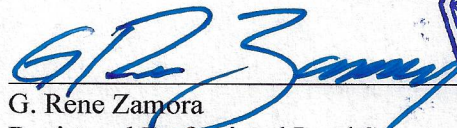
THE STATE OF TEXAS     §  
  §  
COUNTY OF EL PASO     §

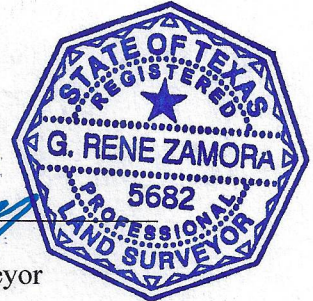
**KNOW ALL MEN BY THESE PRESENTS:**

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 16th 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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

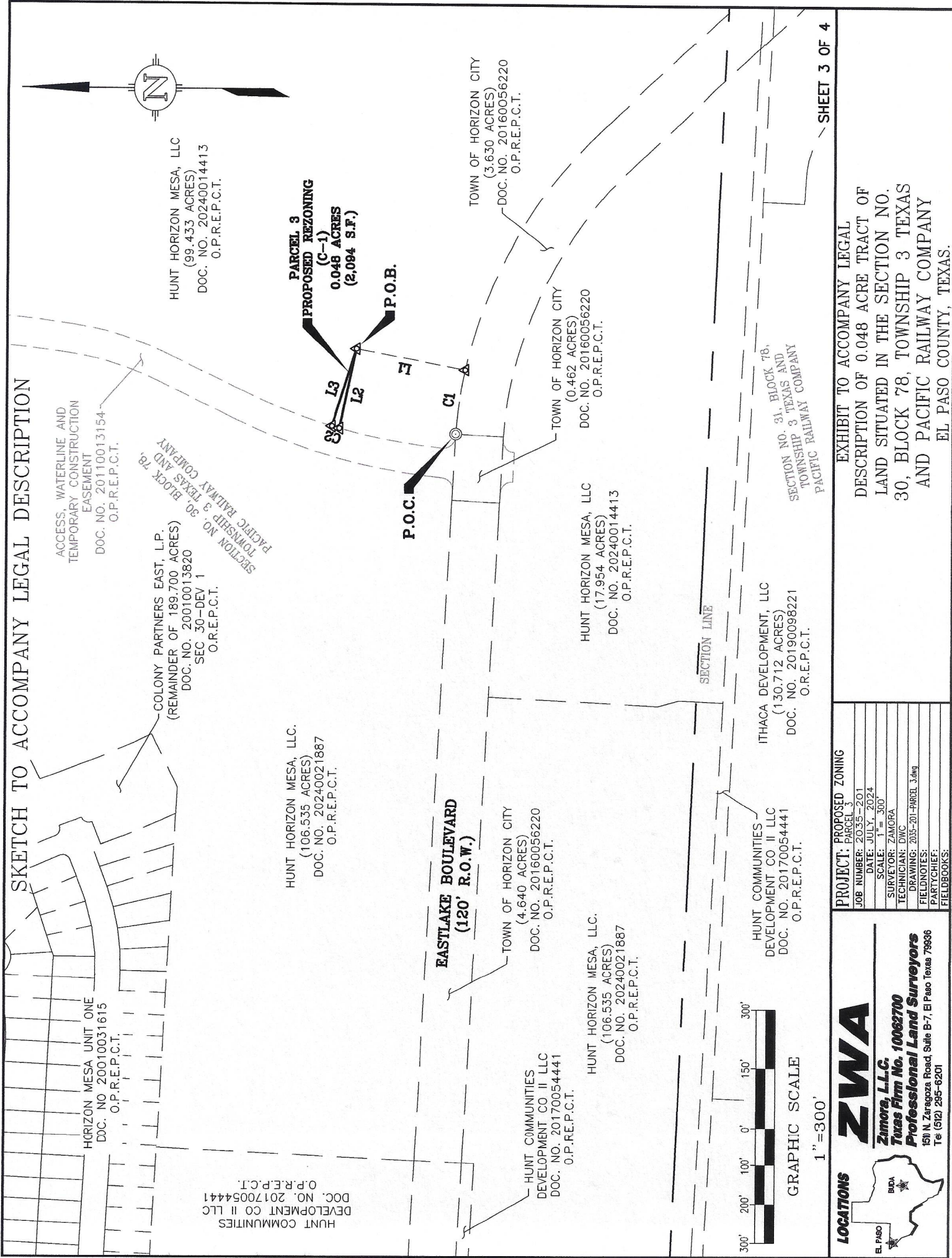
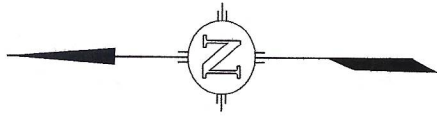


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 0.048 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

<b>PROJECT: PROPOSED ZONING</b>	
JOB NUMBER: 2035-201	DATE: JULY, 2024
SCALE: 1" = 300'	SURVEYOR: ZAMORA
TECHNICIAN: DMC	DRAWING: 2035-201-PARCEL 3.dwg
PARTY/NOTES:	FIELDBOOKS:

**LOCATIONS**

**ZWA**  
**Zimora, L.L.C.**  
**Texas Firm No. 10062700**  
**Professional Land Surveyors**  
 151 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
 Te (512) 295-6201

# 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.

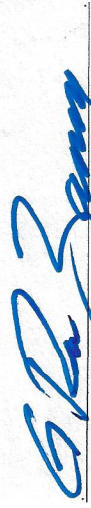
**NOTE:**

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 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.E.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.

**PROJECT:** PROPOSED ZONING  
**JOB NUMBER:** PARCEL 3  
**DATE:** JULY, 2024  
**SCALE:** 1" = 300'  
**SURVEYOR:** ZAMORA  
**TECHNICIAN:** DWC  
**DRAWING:** 2035-201-PARCEL 3.dwg  
**FIELDNOTES:**  
**PARTYCHIEF:**  
**FIELDBOOKS:**

**EL PASO**



**ZWA**

**Zamora, L.L.C.**

**Texas Firm No. 10062700**

**Professional Land Surveyors**

1100 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
Tel: (512) 295-6201

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,

- 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     §  
   §  
 COUNTY OF EL PASO     §

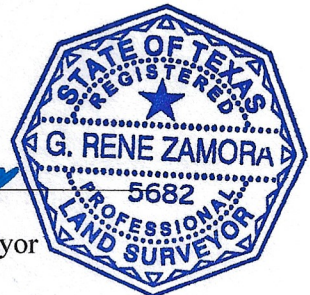
**KNOW ALL MEN BY THESE PRESENTS:**

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



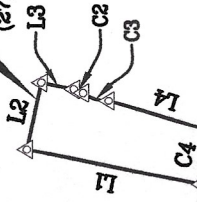
# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

ACCESS, WATERLINE AND  
TEMPORARY CONSTRUCTION  
EASEMENT  
DOC. NO. 20110013154  
O.P.R.E.P.C.T.

HUNT HORIZON MESA, LLC  
(99.433 ACRES)  
DOC. NO. 20240014413  
O.P.R.E.P.C.T.

HUNT HORIZON MESA, LLC.  
(106.535 ACRES)  
DOC. NO. 20240021887  
O.P.R.E.P.C.T.

**PARCEL 4  
PROPOSED REZONING (C-1)  
0.636 ACRES  
(27,894 S.F.)**



**P.O.C.**

**P.O.B.**

**EASTLAKE BOULEVARD  
(120' R.O.W.)**

TOWN OF HORIZON CITY  
(4.640 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

HUNT HORIZON MESA, LLC.  
(106.535 ACRES)  
DOC. NO. 20240021887  
O.P.R.E.P.C.T.

HUNT HORIZON MESA, LLC  
(17.954 ACRES)  
DOC. NO. 20240014413  
O.P.R.E.P.C.T.

TOWN OF HORIZON CITY  
(0.462 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

TOWN OF HORIZON CITY  
(3.630 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

HUNT HORIZON MESA, LLC  
DOC. NO. 20170054441  
O.P.R.E.P.C.T.

ITHACA DEVELOPMENT, LLC  
(130.712 ACRES)  
DOC. NO. 20190098221  
O.R.E.P.C.T.

ITHACA DEVELOPMENT, LLC  
(3.350 ACRES)  
DOC. NO. 20210001011  
O.R.E.P.C.T.

SECTION NO. 31, BLOCK 78,  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY COMPANY



GRAPHIC SCALE

1" = 300'

SHEET 3 OF 4

<b>PROJECT:</b> PARCEL 4	<b>PROPOSED ZONING</b>
JOB NUMBER: 2035-201	
DATE: JUNE, 2024	
SCALE: 1" = 300'	
SURVEYOR: ZAMORA	
TECHNICIAN: DMC	
DRAWING: 2035-201-PARCEL 4.dwg	
FIELD NOTES:	
PARTY CHIEF:	
FIELD BOOKS:	

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.

**LOCATIONS**


**ZWA**  
Zamora, L.L.C.  
Texas Firm No. 10062700  
Professional Land Surveyors  
1511 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
Tel: (512) 295-6201

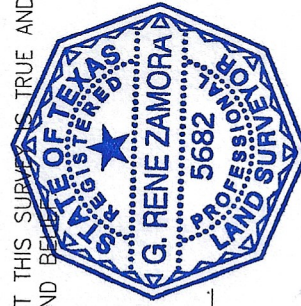
# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**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.

**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.

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.E.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	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°46'37"W	85.61'

## LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N11°03'22"E	279.36'
L2	S78°24'11"E	109.98'
L3	S11°40'16"W	52.41'
L4	S16°20'28"W	174.43'

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.

PROJECT: PROPOSED ZONING  
 JOB NUMBER: PARCEL 4  
 DATE: JUNE, 2024  
 SCALE: 1" = 300'  
 SURVEYOR: ZAMORA  
 TECHNICIAN: DMC  
 DRAWING: 2025-201-PARCEL 4.dwg  
 FIELD NOTES:  
 PARTY CHIEF:  
 FIELD BOOKS:

**LOCATIONS**





**Zamora, L.L.C.**  
**Texas Firm No. 10062700**  
**Professional Land Surveyors**  
 180 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
 Tel: (512) 295-6201

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

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.

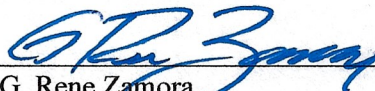
**THE STATE OF TEXAS     §**  
**§**  
**COUNTY OF EL PASO     §**

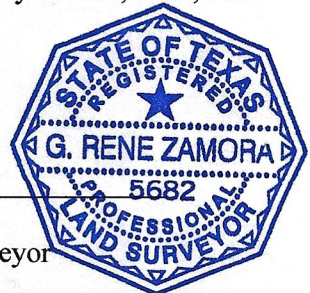
**KNOW ALL MEN BY THESE PRESENTS:**

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 13th day of June, 2024, A.D.

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

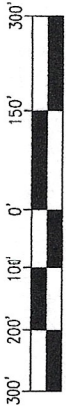
  
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 – State of Texas



**REFERENCES**

ZWA DRAWING NO. 2035-190

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE

1" = 300'

TOWN OF HORIZON CITY  
(1.021 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

HUNT COMMUNITIES  
DEVELOPMENT CO II LLC  
DOC. NO. 20170054441  
O.P.R.E.P.C.T.

HUNT HORIZON MESA, LLC.  
(106.535 ACRES)  
DOC. NO. 20240021887  
O.P.R.E.P.C.T.

TOWN OF HORIZON CITY  
(4.640 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

TOWN OF HORIZON CITY  
(0.462 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

S86°57'17"E 521.00'

N87°02'21"W 2112.89'  
**EASTLAKE BOULEVARD**  
(120' R.O.W.)

LOT 3  
HORIZON MESA  
COMMERCIAL SUBDIVISION  
DOC. NO. 20030115751  
O.P.R.E.P.C.T.

S03°06'21"W 621.18'

**PARCEL 5**  
**PROPOSED REZONING**  
**(C-2)**  
**6.993 ACRES**  
**(304,656 S.F.)**

HUNT COMMUNITIES  
DEVELOPMENT CO II LLC  
DOC. NO. 20170054441  
O.P.R.E.P.C.T.

HUNT HORIZON MESA, LLC.  
(106.535 ACRES)  
DOC. NO. 20240021887  
O.P.R.E.P.C.T.

HUNT HORIZON MESA, LLC  
(17,954 ACRES)  
DOC. NO. 20240014413  
O.P.R.E.P.C.T.

P.O.C.

P.O.B.

SECTION LINE

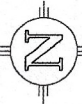
HUNT COMMUNITIES  
DEVELOPMENT CO II LLC  
DOC. NO. 20170054441  
O.P.R.E.P.C.T.

ITHACA DEVELOPMENT, LLC  
(17,9588 ACRES)  
DOC. NO. 20210001011  
O.R.E.P.C.T.

ITHACA DEVELOPMENT, LLC  
(130,712 ACRES)  
DOC. NO. 20190098221  
O.R.E.P.C.T.

SECTION NO. 31, BLOCK 78,  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY COMPANY

SECTION NO. 30, BLOCK 78,  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY COMPANY



PROJECT: PROPOSED ZONING
JOB NUMBER: PARCEL 5
DATE: JULY, 2024
SCALE: 1" = 300'
SURVEYOR: ZAMORA
TECHNICIAN: DMC
FIELD NOTES: 2023-201-PARCEL 5.dwg
PARTY CHIEF:
FIELD BOOKS:

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.

**LOCATIONS**

**ZWA**  
Zamora, L.L.C.  
Texas Firm No. 10062700  
Professional Land Surveyors  
150 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
Tel: (512) 295-6201

# 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 AND BELIEF.

*G. Rene Zamora*  
 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.E.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'

**LOCATIONS**



**ZWA**  
 Zamora, L.L.C.  
 Texas Firm No. 10062700  
 Professional Land Surveyors  
 80 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
 Tel: (912) 295-6201

**PROJECT:** PROPOSED ZONING

PARCEL 5  
 JOB NUMBER: 2035-201  
 DATE: JULY, 2024  
 SCALE: 1" = 300'  
 SURVEYOR: ZAMORA  
 TECHNICIAN: DMC  
 DRAWING: 2035-201-PARCEL\_5.dwg  
 FIELD NOTES:  
 PARTY CHIEF:  
 FIELDBOOKS:

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.

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;

**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.



**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 13th day of June, 2024, A.D.

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

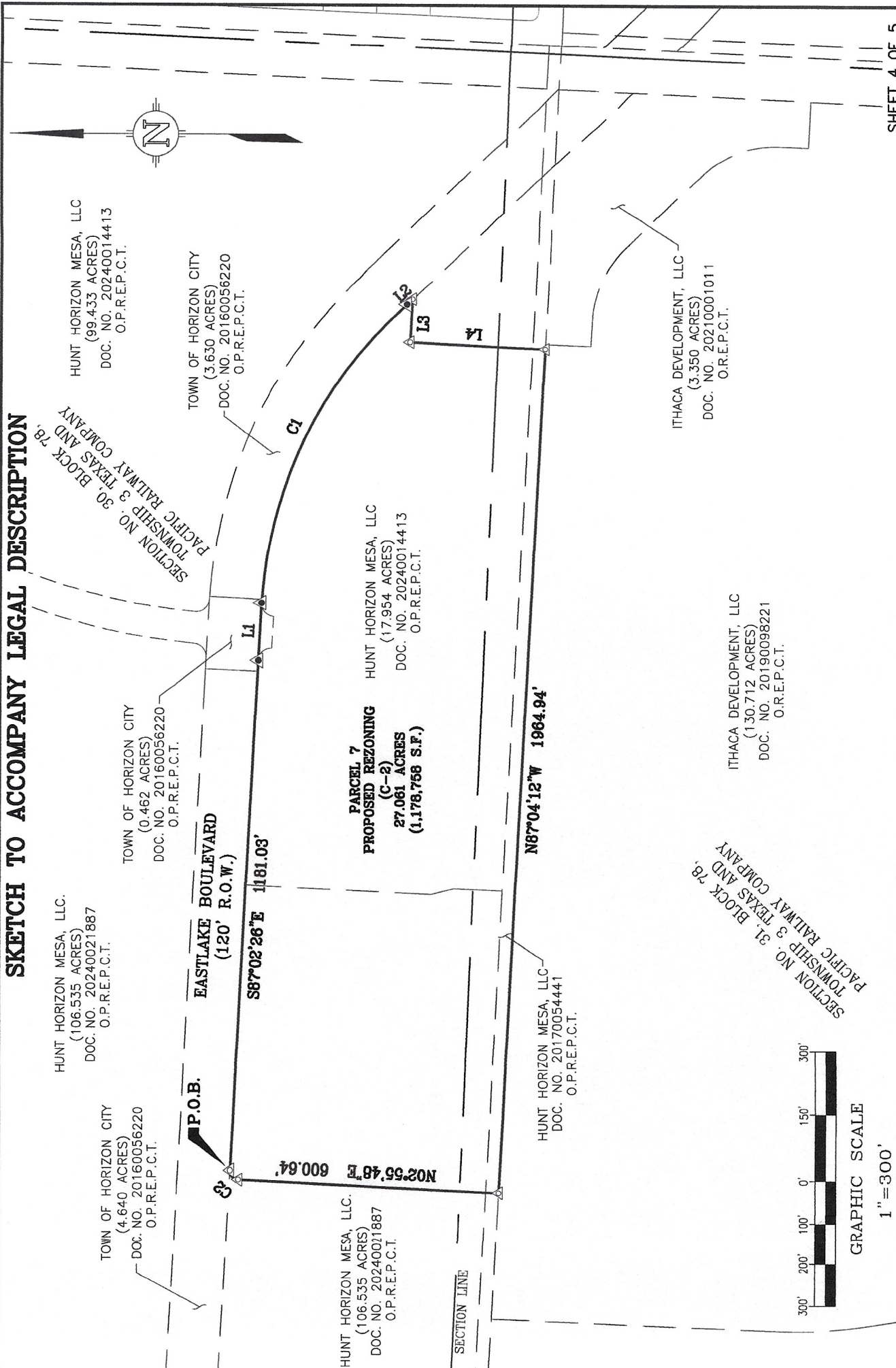
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 – State of Texas



**REFERENCES**

ZWA DRAWING NO. 2035-190

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



<b>PROJECT:</b> PROPOSED ZONING
<b>JOB NUMBER:</b> 2035-201
<b>DATE:</b> JULY, 2024
<b>SCALE:</b> 1" = 300'
<b>SURVEYOR:</b> ZAMORA
<b>TECHNICIAN:</b> DWC
<b>DRAWING:</b> 2035-201-PARCEL 7.dwg
<b>FIELD NOTES:</b>
<b>PARTY CHIEF:</b>
<b>FIELD BOOKS:</b>

**LOCATIONS**

**ZWA**  
**Zamora, L.L.C.**  
**Texas Firm No. 10062700**  
**Professional Land Surveyors**  
 150 N. Zaragoza Road, Suite B-7, El Paso, Texas 79936  
 Te (512) 295-6201

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.

# 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 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  
 510 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
 Tel (512) 295-6201

PROJECT: PROPOSED ZONING  
 JOB NUMBER: 2035-201  
 DATE: JULY, 2024  
 SCALE: 1" = 300'  
 SURVEYOR: ZAMORA  
 TECHNICIAN: DMC  
 DRAWING: 2035-201-PARCEL 7.dwg  
 FIELD NOTES:  
 PARTY CHIEF:  
 FIELD BOOKS:

**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.E.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.

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:

- 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.

**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     §**

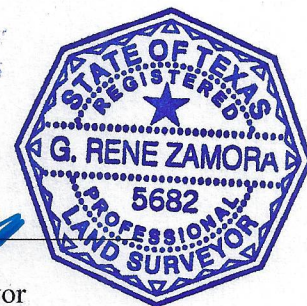
**KNOW ALL MEN BY THESE PRESENTS:**

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.

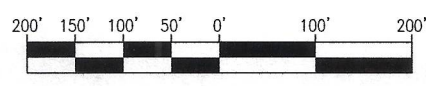
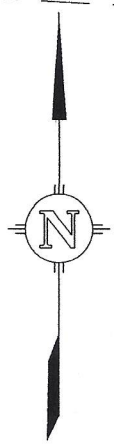
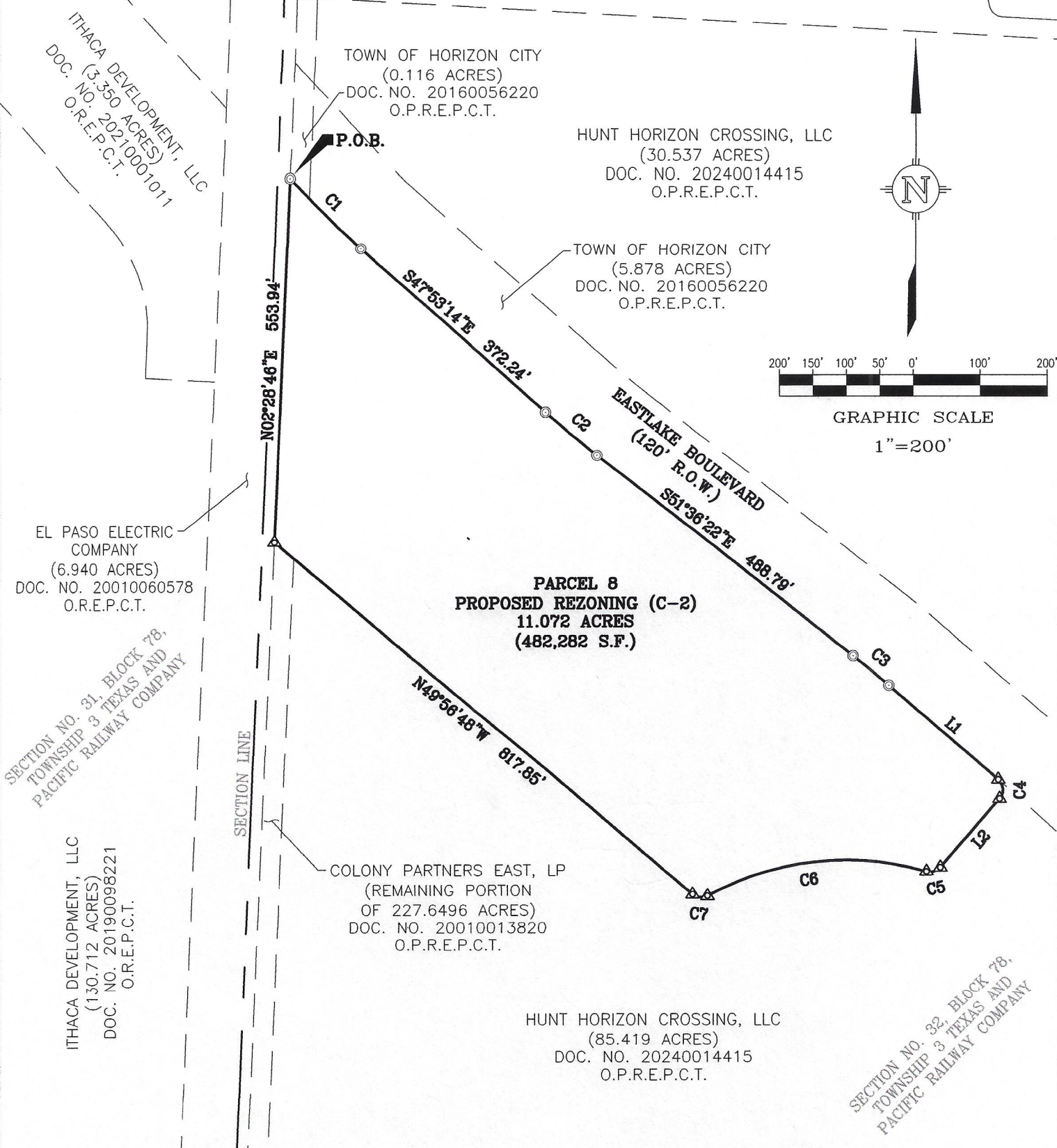
Zamora, L.L.C.  
1510 N. Zaragoza Road  
El Paso, Texas 79936

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



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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE  
1"=200'

**PARCEL 8**  
**PROPOSED REZONING (C-2)**  
**11.072 ACRES**  
**(482,282 S.F.)**

ITHACA DEVELOPMENT, LLC  
(3.350 ACRES)  
DOC. NO. 20210001011  
O.R.E.P.C.T.

TOWN OF HORIZON CITY  
(0.116 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

HUNT HORIZON CROSSING, LLC  
(30.537 ACRES)  
DOC. NO. 20240014415  
O.P.R.E.P.C.T.

TOWN OF HORIZON CITY  
(5.878 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

EL PASO ELECTRIC  
COMPANY  
(6.940 ACRES)  
DOC. NO. 20010060578  
O.R.E.P.C.T.

SECTION NO. 31, BLOCK 78,  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY COMPANY

ITHACA DEVELOPMENT, LLC  
(130.712 ACRES)  
DOC. NO. 20190098221  
O.R.E.P.C.T.

COLONY PARTNERS EAST, LP  
(REMAINING PORTION  
OF 227.6496 ACRES)  
DOC. NO. 20010013820  
O.P.R.E.P.C.T.

HUNT HORIZON CROSSING, LLC  
(85.419 ACRES)  
DOC. NO. 20240014415  
O.P.R.E.P.C.T.

SECTION NO. 32, BLOCK 78,  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY COMPANY

**LOCATIONS**

**ZWA**  
**Zamora, L.L.C.**  
**Texas Firm No. 10062700**  
**Professional Land Surveyors**  
1510 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
Tel: (512) 295-6201

<b>PROJECT:</b>	PROPOSED ZONING PARCEL 8
<b>JOB NUMBER:</b>	2035-201
<b>DATE:</b>	JULY, 2024
<b>SCALE:</b>	1"= 200'
<b>SURVEYOR:</b>	ZAMORA
<b>TECHNICIAN:</b>	DWC
<b>DRAWING:</b>	2035-201-PARCEL 8
<b>FIELDNOTES:</b>	
<b>PARTYCHIEF:</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.

# 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

<p><b>LOCATIONS</b></p>	<p style="font-size: 2em; font-weight: bold; text-align: center;">ZWA</p> <p style="font-weight: bold; text-align: center;">Zamora, L.L.C. Texas Firm No. 10062700 Professional Land Surveyors</p> <p style="font-size: 0.8em;">1510 N. Zaragoza Road, Suite B-7, El Paso Texas 79936 Tel: (512) 295-6201</p>	<p><b>PROJECT:</b> PROPOSED ZONING PARCEL 8</p> <p><b>JOB NUMBER:</b> 2035-201</p> <p><b>DATE:</b> JULY, 2024</p> <p><b>SCALE:</b> 1" = 200'</p> <p><b>SURVEYOR:</b> ZAMORA</p> <p><b>TECHNICIAN:</b> DWC</p> <p><b>DRAWING:</b> 2035-201-PARCEL 8</p> <p><b>FIELDNOTES:</b></p> <p><b>PARTYCHIEF:</b></p> <p><b>FIELDBOOKS:</b></p>	<p>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.</p>
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**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,

- 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.

**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.

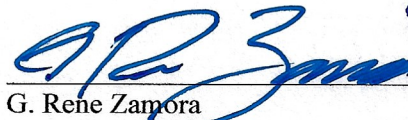
**THE STATE OF TEXAS    §  
  §  
COUNTY OF EL PASO    §**

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



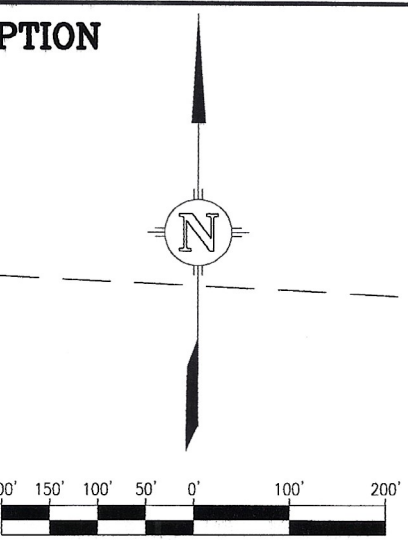
**REFERENCES**  
ZWA DRAWING NO. 2035-190

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

TOWN OF HORIZON CITY  
(5.878 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

HUNT HORIZON CROSSING, LLC  
(85.419 ACRES)  
DOC. NO. 20240014415  
O.P.R.E.P.C.T.

HUNT HORIZON CROSSING, LLC  
(7.871 ACRES)  
DOC. NO. 20240014411  
O.P.R.E.P.C.T.



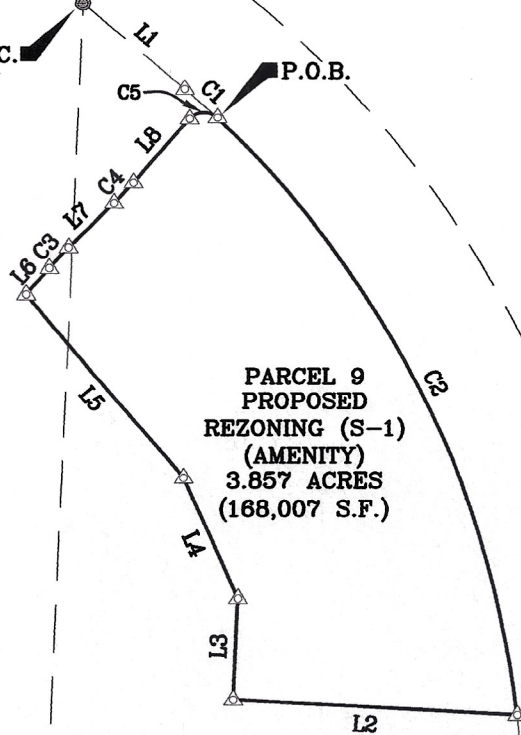
GRAPHIC SCALE  
1"=200'

HUNT HORIZON CROSSING, LLC  
(64.653 ACRES)  
DOC. NO. 20240014411  
O.P.R.E.P.C.T.

SECTION NO. 32, BLOCK 78,  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY COMPANY

TOWN OF HORIZON CITY  
(5.101 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

EASTLAKE BOULEVARD  
(120' R.O.W.)



**PARCEL 9**  
**PROPOSED**  
**REZONING (S-1)**  
**(AMENITY)**  
**3.857 ACRES**  
**(168,007 S.F.)**

**LOCATIONS**



**ZWA**

**Zamora, L.L.C.**  
**Texas Firm No. 10062700**  
**Professional Land Surveyors**  
1510 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
Tel (512) 295-6201

**PROJECT: PROPOSED ZONING**

PARCEL 9
JOB NUMBER: 2035-201
DATE: JULY, 2024
SCALE: 1" = 200'
SURVEYOR: ZAMORA
TECHNICIAN: DWC
DRAWING: 2035-201-PARCEL 9.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

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.

# 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. 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	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'

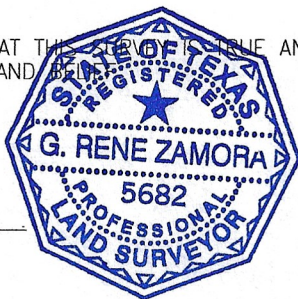
**NOTE:**

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 THE 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  
 1510 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
 Tel: (512) 295-6201

PROJECT: PROPOSED ZONING
PARCEL 9
JOB NUMBER: 2035-201
DATE: JULY, 2024
SCALE: 1" = 200'
SURVEYOR: ZAMORA
TECHNICIAN: DWC
DRAWING: 2035-201-PARCEL 9.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

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.

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 **7.830** 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. 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     §  
  §  
COUNTY OF EL PASO     §

**KNOW ALL MEN BY THESE PRESENTS:**

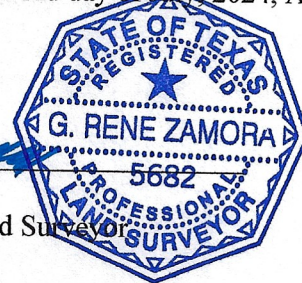
That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 2024 under my direction and supervision.

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**

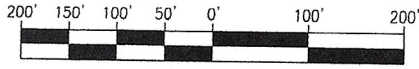
ZWA DRAWING NO. 2035-190

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SECTION NO. 32, BLOCK 78,  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY COMPANY

HUNT HORIZON CROSSING, LLC  
(64.653 ACRES)  
DOC. NO. 20240014411  
O.P.R.E.P.C.T.

COLONY PARTNERS EAST, LP  
(SEC 32-DEV 1A)  
(REMAINING PORTION OF 227.6496 ACRES)  
DOC. NO. 20010013820  
O.P.R.E.P.C.T.



GRAPHIC SCALE  
1"=200'

TOWN OF HORIZON CITY  
(2.419 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

HUNT HORIZON CROSSING 2, L.P.,  
(44.766 ACRES)  
DOC. NO. 20070100990  
O.P.R.E.P.C.T.

EASTLAKE BOULEVARD  
(120' R.O.W.)  
404.57'  
N04°08'27"W  
404.57'

PARCEL 11  
PROPOSED ZONING (C-2)  
7.830 ACRES  
(341,094 S.F.)

S87°27'43"E 653.20'  
S02°32'17"W 538.96'  
S85°37'17"W 297.40' N86°58'35"W 294.70'

HUNT HORIZON CROSSING, LLC  
(64.653 ACRES)  
DOC. NO. 20240014411  
O.P.R.E.P.C.T.

HUNT COMMUNITIES HOLDING, L.P.  
(6.927 ACRES)  
DOC. NO. 20070093998  
O.P.R.E.P.C.T.

CLINT INDEPENDENT SCHOOL DISTRICT  
(29.862 ACRES)  
DOC. NO. 20010000595  
O.P.R.E.P.C.T.

CLINT INDEPENDENT SCHOOL DISTRICT  
(20.000 ACRES)  
DOC. NO. 20020007804  
O.P.R.E.P.C.T.

**LOCATIONS**

**ZWA**  
Zamora, L.L.C.  
Texas Firm No. 10062700  
Professional Land Surveyors  
1510 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
Tel: (512) 295-6201

PROJECT:	PROPOSED ZONING
JOB NUMBER:	PARCEL 11
DATE:	2035-201
SCALE:	JULY, 2024
SURVEYOR:	1" = 200'
TECHNICIAN:	ZAMORA
DRAWING:	DWC
FIELDNOTES:	2035-201-PARCEL 11.dwg
PARTYCHIEF:	
FIELDBOOKS:	

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.



# 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.

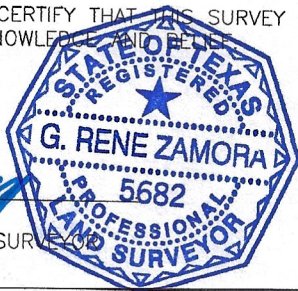
**NOTE:**

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 AND BELIEF.



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

**LOCATIONS**



## ZWA

**Zamora, L.L.C.**  
**Texas Firm No. 10062700**  
**Professional Land Surveyors**  
1510 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
Tel: (512) 295-6201

PROJECT: PROPOSED ZONING
PARCEL 11
JOB NUMBER: 2035-201
DATE: JULY, 2024
SCALE: 1" = 200'
SURVEYOR: ZAMORA
TECHNICIAN: DWC
DRAWING: 2035-201-PARCEL 11.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

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.

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.

**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     §

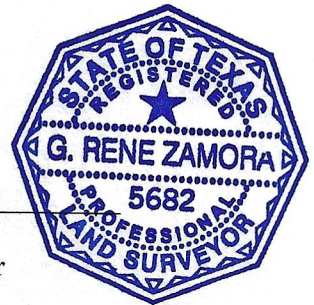
**KNOW ALL MEN BY THESE PRESENTS:**

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 12th 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

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

HORIZON COMMUNITIES IMPROVEMENT ASSOCIATION INC.  
(2.87 ACRES)  
VOLUME 3257, PAGE 14  
O.P.R.E.P.C.T.

HUNT HORIZON CROSSING 2, L.P.,  
(44.766 ACRES)  
DOC. NO. 20070100989  
O.P.R.E.P.C.T.

HUNT COMMUNITIES HOLDING, L.P.  
(4.206 ACRES)  
DOC. NO. 20070093996  
O.P.R.E.P.C.T.

HUNT HORIZON CROSSING 2, L.P.,  
(76.7174 ACRES)  
DOC. NO. 20070100990  
O.P.R.E.P.C.T.

**PARCEL 12**  
**PROPOSED REZONING (R-3)**  
**0.859 ACRES**  
**(37,422 S.F.)**

TOWN OF HORIZON CITY  
(1,806 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

CLINT INDEPENDENT SCHOOL DISTRICT  
(17,964 ACRES)

HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT  
VOL. 1559, PG. 886  
O.P.R.E.P.C.T.



EASTLAKE BOULEVARD  
(120' R.O.W.)

S87°02'46"E 1840.58'  
N87°03'13"W 1837.75'

P.O.B.

P.O.C.

HORIZON BOULEVARD  
(R.O.W. WIDTH VARIES)



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.

PROJECT: PROPOSED ZONING
JOB NUMBER: PARCEL 12
DATE: 2035-201
DATE: JULY, 2024
SCALE: 1" = 300'
SURVEYOR: ZAMORA
TECHNICIAN: DMC
DRAWING: 2035-201-PARCEL 12.dwg
FIELD NOTES:
PARTY CHIEF:
FIELD BOOKS:

**LOCATIONS**

**ZWA**  
Zamora, L.L.C.  
Texas Firm No. 10062700  
Professional Land Surveyors  
151 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
Tel (912) 295-6201

# 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 IS A TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND

*G. Rene Zamora*  
 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.E.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	CHORD
C1	234.92'	6°52'02"	1960.00'	234.78'
C2	20.39'	0°35'45"	1960.00'	20.39'

PROJECT:	PROPOSED ZONING
JOB NUMBER:	PARCEL 12
DATE:	2035-201
SCALE:	1" = 300'
SURVEYOR:	ZAMORA
TECHNICIAN:	DWC
DRAWING:	2035-201-PARCEL 12.dwg
FIELDNOTES:	
PARTYCHIEF:	
FIELDBOOKS:	

**LOCATIONS**

**ZWA**  
 Zamora, L.L.C.  
 Texas Firm No. 10062700  
 Professional Land Surveyors  
 150 N. Zaragoza Road, Suite B-7, El Paso, Texas 79906  
 Tel: (512) 285-6201

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.

**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.

**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

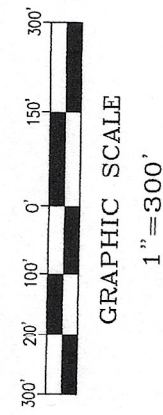
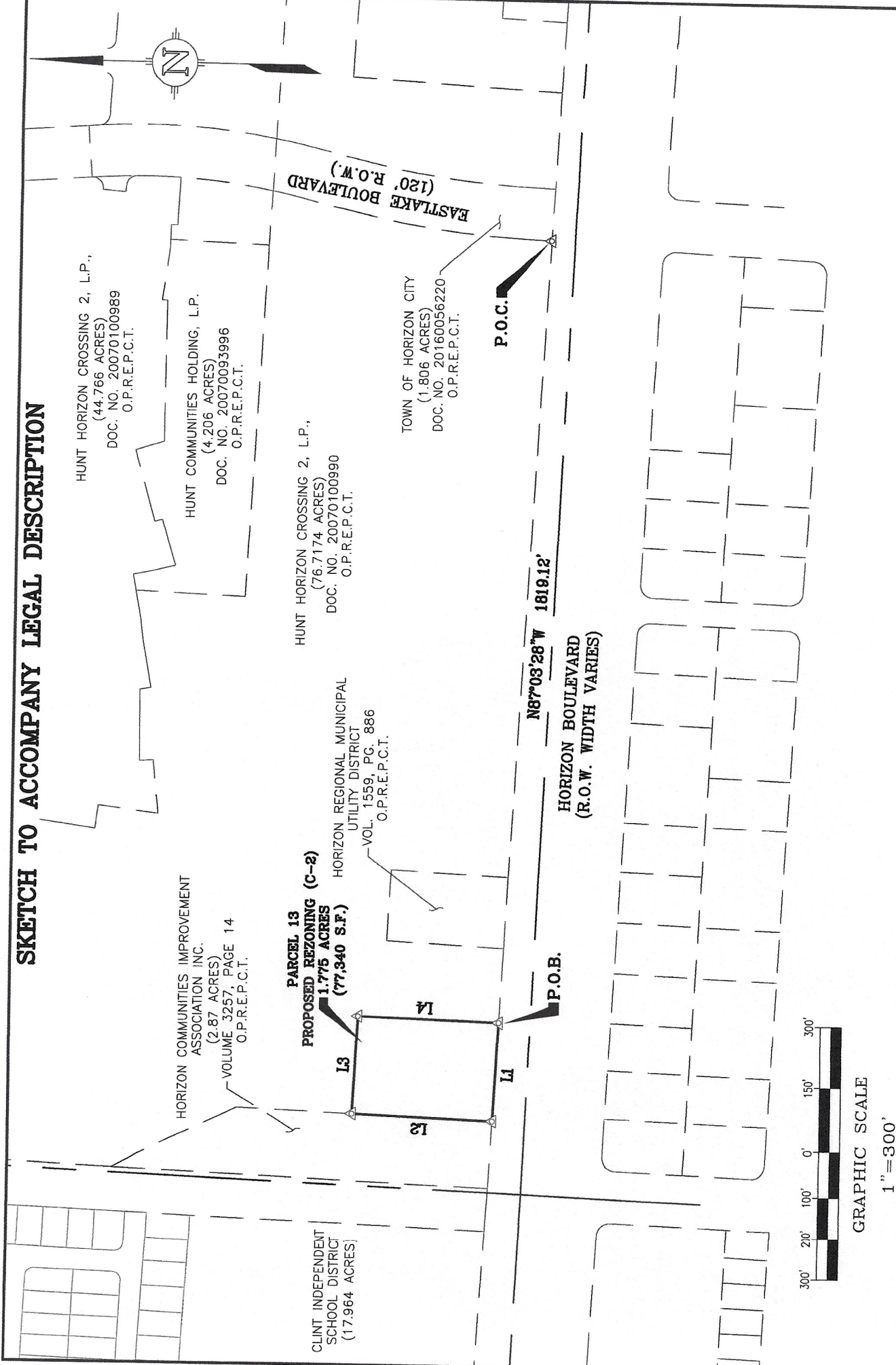
*G. Rene Zamora*  
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 – State of Texas



**REFERENCES**

ZWA DRAWING NO. 2035-190

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



**LOCATIONS**

EL PASO

BUDA

**ZWA**

**Zimora, L.L.C.**

**Texas Firm No. 10062700**

**Professional Land Surveyors**

150 N. Zaragoza Road, Suite B-7, El Paso Texas 79936

Te (512) 295-6201

**PROJECT:** PROPOSED ZONING

**JOB NUMBER:** PARCEL 13

**DATE:** 2035-201

**SCALE:** 1" = 300'

**SURVEYOR:** ZAMORA

**TECHNICIAN:** DWC

**DRAWING:** 2035-201-PARCEL 13.dwg

**FIELDNOTES:**

**PARTYCHIEF:**

**FIELDBOOKS:**

**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.**



# 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:**

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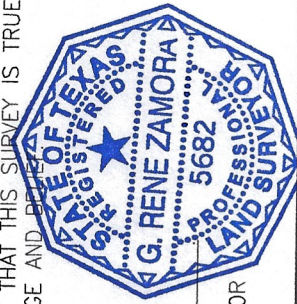
**META DATA:**

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.

GRZ

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



**LOCATIONS**



**ZWA**  
Zamora, L.L.C.  
Texas Firm No. 10062700  
Professional Land Surveyors  
150 N. Zaragoza Road, Suite B-7, El Paso, Texas 79936  
Tel: (512) 295-6201

PROJECT: PROPOSED ZONING  
JOB NUMBER: PARCEL 13  
DATE: 2023-201  
SCALE: 1" = 300  
SURVEYOR: ZAMORA  
TECHNICIAN: DMC  
DRAWING: 2023-201-PARCEL 13.dwg  
FIELD NOTES:  
PARTY CHIEF:  
FIELD BOOKS:

**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.