



LAND USE	AREA (Ac.)
PONDS	12.63
PARKS	7.03
AMENITY SITE	3.29
TRAILS	1.27
EASTLAKE TRAILS	3.71
PASEO TRAILS	4.55
PASEO MEDIANS	0.90
MEDIANS & C.O.S.	0.50
COMMERCIAL	57.97
MULTI-FAMILY	10.01
SCHOOL	21.91
MONUMENTATION	0.78
TOTAL	124.55

LEGEND:

- POONDS ■
- PARKS, TRAILS & C.O.S. ■
- AMENITY SITE ■
- MULTI-FAMILY ■
- SCHOOL SITE ■
- COMMERCIAL ■
- RESIDENTIAL ■
- ENTRY MONUMENT ✱

PONDS	AREA (Ac.)
POND 1	1.39
POND 2	1.65
POND 3	1.95
POND 4	1.89
POND 5	1.56
EX POND 1	2.34
EX POND 2	1.85
TOTAL	12.63

PARKS	AREA (Ac.)
PARK 1	1.09
PARK 2	1.26
PARK 3	1.21
PARK 4	1.68
PARK 5	1.52
TOTAL	6.99

COMMERCIAL	AREA (Ac.)
COMMERCIAL 1	1.99
COMMERCIAL 2	1.65
COMMERCIAL 3	20.31
COMMERCIAL 4	6.96
COMMERCIAL 5	27.06
TOTAL	57.97

RESIDENTIAL LOTS	EACH
LOTS	1,009
TOTAL	1,009

THIS CONCEPTUAL VISION PLAN IS AN EFFORT TO GIVE A FAIR REPRESENTATION OF THE CURRENT ANTICIPATED OUTCOME FOR THE VERDANCIA MASTER PLAN. HOWEVER THIS VISION PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE. THIS VISION PLAN AND ILLUSTRATIONS ARE FOR ILLUSTRATION PURPOSES ONLY, BASED UPON CURRENT DEVELOPMENT CONCEPTS AND NO GUARANTEE IS MADE THAT THE FEATURES DEPICTED WILL BE BUILT, OR, IF BUILT, WILL BE AS DEPICTED. ALL RENDERINGS, MAPS, PLANS, AND OTHER IMAGES ARE PROVIDED TO ASSIST IN VISUALIZING THE PROJECT AND MAY NOT ACCURATELY REPRESENT THE FINAL LAND USES OR ACTUAL DEVELOPMENT OUTCOME.

NOTE:  
TRAILS ABUTTING COMMERCIAL, MULTI-FAMILY, SCHOOL, AMENITY SITE & REGIONAL PARK ARE EXCLUDED FROM THESE SITE ACREAGE'S AS LISTED. HOWEVER, THESE TRAILS ARE INCLUDED IN THE OVERALL LAND USE AREA TABLE.



1"=250'  
DATE: 5/29/2024

**VERDANCIA**  
**NORTH PARCEL**  
**CONCEPTUAL PLAN**

813 N. Kansas St.  
Suite 300  
El Paso, TX 79902  
915.544.5232  
www.ceagroup.net  
TEXAS REGISTERED ENGINEERING FIRM F-4564



LAND USE	AREA (Ac.)
PONDS	16.09
PARKS	9.74
REGIONAL PARK	30.33
AMENITY SITE	3.83
TRAILS	3.70
EASTLAKE TRAILS	6.52
MEDIANS & C.O.S.	0.92
COMMERCIAL	43.66
MULTI-FAMILY	9.97
SCHOOL	18.93
MONUMENTATION	0.47
TOTAL	144.16

PONDS	AREA (Ac.)
POND 1	1.45
POND 2	1.51
POND 3	1.80
POND 4	2.12
POND 5	1.96
POND 6	1.06
EX POND 1	1.82
EX POND 2	2.10
EX POND 3	2.27
TOTAL	16.09

PARKS	AREA (Ac.)
PARK 1	1.47
PARK 2	1.81
PARK 3	3.56
PARK 4	1.11
PARK 5	0.66
PARK 6	1.13
TOTAL	9.74

COMMERCIAL	AREA (Ac.)
COMMERCIAL 1	11.04
COMMERCIAL 2	14.35
COMMERCIAL 3	10.44
COMMERCIAL 4	7.83
TOTAL	43.66

RESIDENTIAL LOTS	EACH
LOTS	1,401
TOTAL	1,401

LEGEND:

- PONDS
- PARKS, TRAILS & C.O.S.
- REGIONAL PARK
- MULTI-FAMILY
- SCHOOL SITE
- COMMERCIAL
- RESIDENTIAL
- FUTURE STREET (BY OTHERS)
- ENTRY MONUMENT

THIS CONCEPTUAL VISION PLAN IS AN EFFORT TO GIVE A FAIR REPRESENTATION OF THE CURRENT ANTICIPATED OUTCOME FOR THE VERDANCIA MASTER PLAN. HOWEVER THIS VISION PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE. THIS VISION PLAN AND ILLUSTRATIONS ARE FOR ILLUSTRATION PURPOSES ONLY, BASED UPON CURRENT DEVELOPMENT CONCEPTS AND NO GUARANTEE IS MADE THAT THE FEATURES DEPICTED WILL BE BUILT, OR, IF BUILT, WILL BE AS DEPICTED. ALL RENDERINGS, MAPS, PLANS, AND OTHER IMAGES ARE PROVIDED TO ASSIST IN VISUALIZING THE PROJECT AND MAY NOT ACCURATELY REPRESENT THE FINAL LAND USES OR ACTUAL DEVELOPMENT OUTCOME.

NOTE:  
TRAILS ABUTTING COMMERCIAL, MULTI-FAMILY, SCHOOL, AMENITY SITE & REGIONAL PARK ARE EXCLUDED FROM THESE SITE ACREAGE'S AS LISTED. HOWEVER, THESE TRAILS ARE INCLUDED IN THE OVERALL LAND USE AREA TABLE.



1"=250'  
DATE: 5/29/2024

VERDANCIA  
SOUTH PARCEL  
CONCEPTUAL PLAN

813 N. Kansas St.  
Suite 300  
El Paso, TX 79902  
915.544.5232  
www.ceagroup.net  
TEXAS REGISTERED ENGINEERING FIRM F-4564