

DESCRIPTION

DESCRIPTION OF A 9.998 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 9.998 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point on the curving 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, being also the east line of a 2.419-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 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) along said curve to the right, an arc distance of **326.37** feet, said curve having a radius of **3940.00** feet, a central angle of **4°44'46"** and a chord bearing of **N 00°43'20" E** for a chord distance of **326.27** feet to a 5/8" iron rod with cap stamped "ZWA" found at the end of said curve, and
- 2) **N 03°05'43" E**, for a distance of **310.75** feet to a calculated point at the beginning of a curve to the right, being on the west line of said Horizon Boulevard 32 Holdings 89.1451-acre tract, being also the east line 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 east line of said Eastlake Boulevard, and being the northwest corner hereof;

**THENCE**, over and across said Hunt Horizon Crossing LLC, 64.653-acre tract, the following seven (7) 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°00'09"** and a chord bearing of **N 48°05'47" E** for a chord distance of **28.28** feet to a calculated point at the end of said curve,
- 2) **S 86°54'08" E**, for a distance of **79.97** 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 **25.53** feet, said curve having a radius of **500.00** feet, a central angle of **2°55'30"** and a chord bearing of **S 88°21'53" E** for a chord distance of **25.52** feet to a calculated point at the end of said curve,
- 4) **S 89°49'38" E**, for a distance of **111.65** feet to a calculated point at the beginning of a curve to the right,

- 5) along said curve to the right, an arc distance of **25.53** feet, said curve having a radius of **500.00** feet, a central angle of **2°55'30"** and a chord bearing of **S 88°21'53" E** for a chord distance of **25.52** feet to a calculated point at the end of said curve,
- 6) **S 86°54'08" E**, for a distance of **397.79** feet to a calculated point for the northeast corner hereof,
- 7) **S 02°32'17" W**, for a distance of **657.39** feet to a calculated point on the east line 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 southeast corner hereof;

**THENCE, N 87°27'43" W** crossing said Hunt Horizon Crossing LLC, 64.653-acre tract, for a distance of **653.20** feet to the **POINT OF BEGINNING** and containing **9.998** 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.

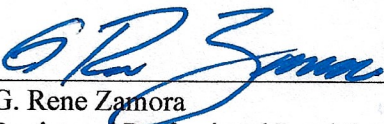
THE STATE OF TEXAS     §  
  §  
COUNTY OF EL PASO     §

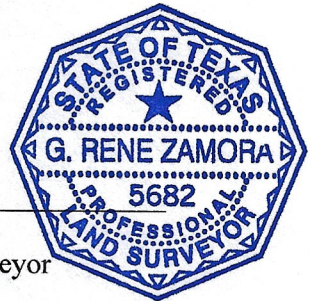
**KNOW ALL MEN BY THESE PRESENTS:**

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

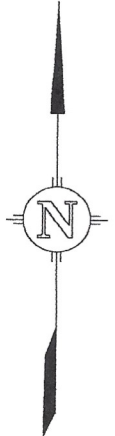
  
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 – State of Texas



**REFERENCES**

ZWA DRAWING NO. 2035-190

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



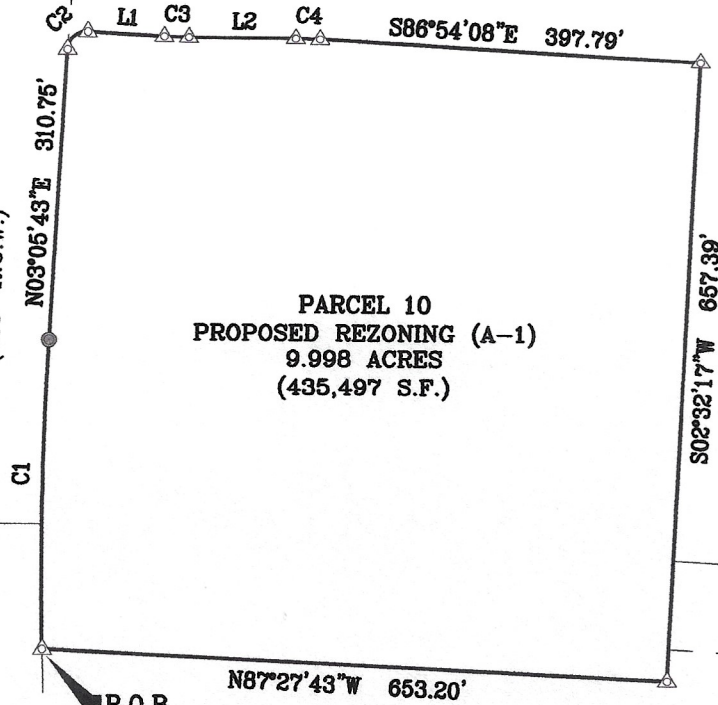
HUNT HORIZON CROSSING, LLC  
(7.871 ACRES)  
DOC. NO. 20240014411  
O.P.R.E.P.C.T.

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

TOWN OF HORIZON CITY  
(5.101 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.

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



**PARCEL 10**  
**PROPOSED REZONING (A-1)**  
**9.998 ACRES**  
**(435,497 S.F.)**

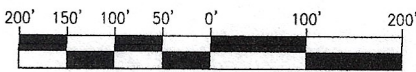
TOWN OF HORIZON CITY  
(2.419 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

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

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

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



GRAPHIC SCALE

1"=200'

**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 10
DATE:	2035-201
SCALE:	JULY, 2024
SURVEYOR:	1"= 200'
TECHNICIAN:	ZAMORA
FIELDNOTES:	DWC
PARTYCHIEF:	DRAWING: 2035-201-PARCEL 10.dwg
FIELDBOOKS:	

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 9.998 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.