

STATE OF TEXAS  
COUNTY OF EL PASO

“PARCEL 6”  
ZONING

10.011 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 10.011 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 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 COMMUNITIES DEVELOPMENT CO. II LLC., OF RECORD IN DOCUMENT NO. 20170054441 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 10.011 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 **1267.03** feet to a calculated point on the south line of said Eastlake Boulevard, at the beginning of a curve to the right, being also the south line of that 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 north line of said Hunt Horizon Mesa, LLC., 106.535-acre tract, for the **POINT OF BEGINNING** and the northeast corner hereof;

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

- 1) 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 **89°58'13"** and a chord bearing of **S 42°03'19" E** for a chord distance of **28.28** feet to a calculated point, and
- 2) **S 02°55'48" W**, for a distance of **600.69** feet to a calculated point on the south line of said Hunt Communities Development Co. II LLC tract, being also 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 Communities Development Co. II LLC tract and the north line of said Ithaca Development, LLC, 130.712-acre tract, for a distance of **867.76** feet to a calculated point on the south line of said Hunt Communities Development Co. II LLC tract, being also 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, and being the southwest corner hereof;

**THENCE**, over and across said Hunt Horizon Mesa, LLC., 106.535-acre tract, and said Hunt Communities Development Co. II LLC., the following three (3) courses and distances:

- 1) **N 03°06'21" E**, for a distance of **311.06** feet to a calculated point,
- 2) **S 86°53'39" E**, for a distance of **329.02** feet to a calculated point, and
- 3) **N 02°57'34" E**, for a distance of **310.91** feet to a calculated point on the south line of said Eastlake Boulevard, being also on the north line of said Hunt Communities Development Co. II LLC., and being the south line of that 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 northwest corner hereof;

**THENCE, S 87°02'26" E**, for a distance of **517.64** feet to the **POINT OF BEGINNING** and containing **10.011** acres of land.

**BEARING BASIS**

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

**SURVEYORS NOTE**

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

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

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

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

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

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



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

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE

1" = 300'

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  
(1.021 ACRES)  
DOC. NO. 20160056220  
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.

**P.O.B.**  
S87°02'26"E 517.64'  
**PARCEL 6**  
**PROPOSED REZONING**  
**(A-1)**  
**10.011 ACRES**  
**(436,094 S.F.)**

**EASTLAKE BOULEVARD**  
**(120' R.O.W.) N87°02'26"W 1287.03'**

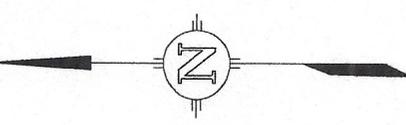
LOT 3  
HORIZON MESA  
COMMERCIAL SUBDIVISION  
DOC. NO. 20030115751  
O.P.R.E.P.C.T.

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.

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

N87°04'12"W 867.76'



ITHACA DEVELOPMENT, LLC  
(17.9588 ACRES)  
DOC. NO. 20210001011  
O.P.R.E.P.C.T.

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

ITHACA DEVELOPMENT, LLC  
(130.712 ACRES)  
DOC. NO. 20190098221  
O.P.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

SECTION LINE

<b>PROJECT:</b> PROPOSED ZONING	
JOB NUMBER: 2035-201	
DATE: JULY, 2024	
SCALE: 1" = 300'	
SURVEYOR: ZAMORA	
TECHNICIAN: DMC	
DRAWING: 2035-201-PARCEL 6.dwg	
FIELDNOTES:	
PARTYCHIEF:	
FIELDBOOKS:	

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 10.011 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 79906  
Tel: (612) 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

### CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	31.41'	89°58'13"	20.00'	S42°03'19"E	28.28'

### LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N03°06'21"E	311.06'
L2	S86°53'39"E	329.02'
L3	N02°57'34"E	310.91'

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PROJECT: PROPOSED ZONING
JOB NUMBER: PARCEL 6
DATE: 2035-201
DATE: JULY, 2024
SCALE: 1" = 300'
SURVEYOR: ZAMORA
TECHNICIAN: DWC
DRAWING: 2035-201-PARCEL 6.dwg
FIELD NOTES:
PARTY CHIEF:
FIELD BOOKS:

**LOCATIONS**

**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