

VERDANCIA UNIT THREE
SUBDIVISION

BEING A PORTION OF LAND SITUATED IN SECTION 30,
BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC
RAILWAY COMPANY SURVEY, EL PASO COUNTY TEXAS.
CONTAINING 45.399 ACRES ±

SHEET 1 OF 4

LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CENTERLINE
- 10' UTILITY EASEMENT
- 5' IRRIGATION EASEMENT
- LOT AND BLOCK NUMBER
- PROPOSED INLET & STORM SEWER PIPE
- DRAINAGE FLOW
- HIGH POINT
- LOW POINT
- PROPOSED MONUMENT
- EXISTING MONUMENT
- EXISTING MAJOR CONTOUR LINES
- EXISTING MINOR CONTOUR LINES
- LANDSCAPE/EASEMENT AREA

SCHOOL DISTRICT

CLINT INDEPENDENT SCHOOL DISTRICT,
14520 HORIZON BOULEVARD,
EL PASO, TEXAS 79928

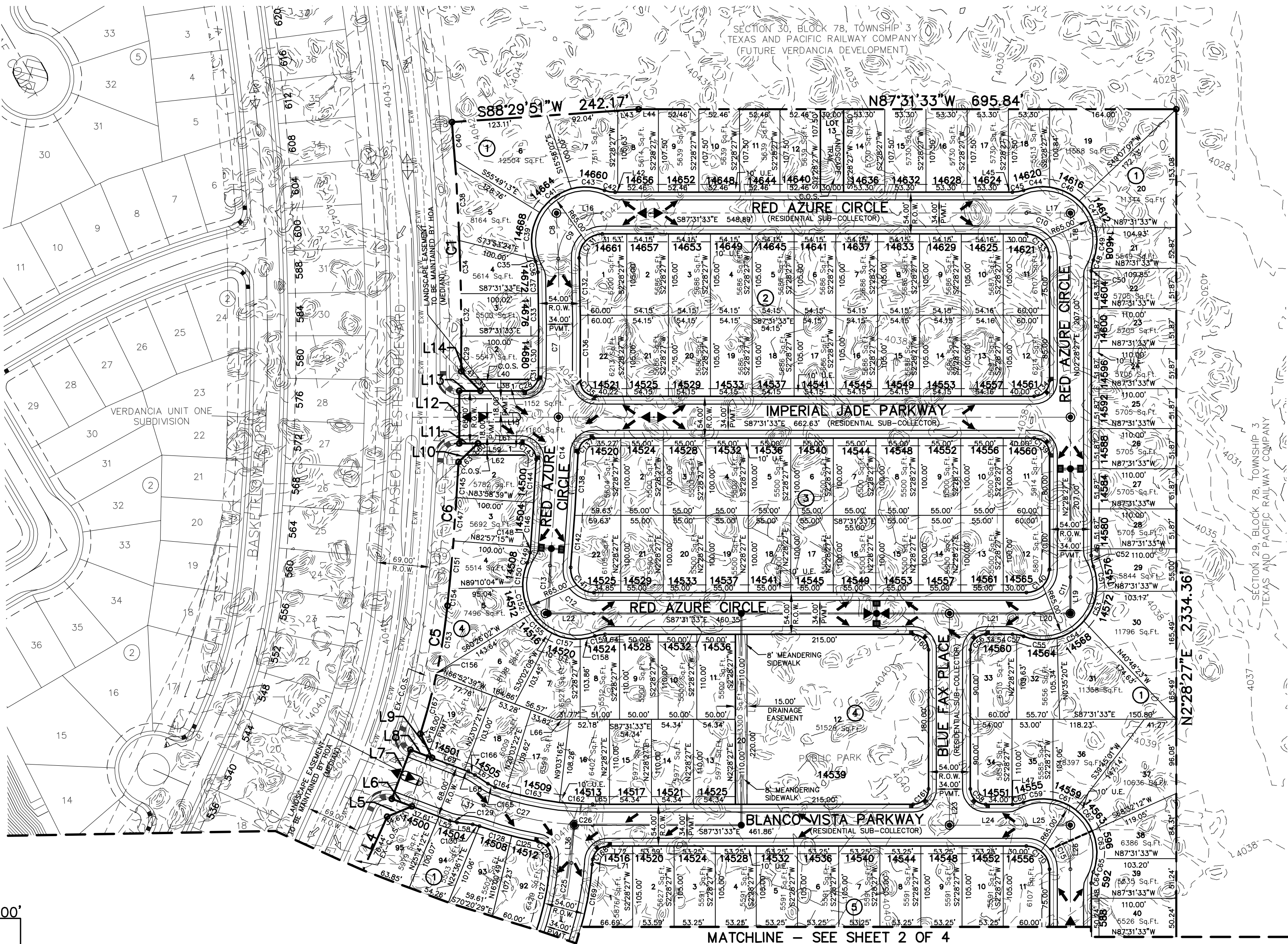
RESIDENTIAL	= 206
COMMERCIAL	= 1
POND	= 1
PUBLIC PARK	= 1
TOTAL	= 209

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.

VERTICAL DATUM:

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



MATCHLINE - SEE SHEET 2 OF 4

PLAT NOTES AND RESTRICTIONS

- ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).
- THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENT LOCATIONS.
- THIS SUBDIVISION IS LOCATED WITHIN A FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE 500 YEAR AREAS SUBJECT TO INUNDATION BY THE 1%-ANNUAL-CHANCE FLOOD EVENT GENERALLY USING APPROXIMATE METHODOLOGIES, FLOOD PLAIN - PANEL No. 480212 02508, DATED SEPTEMBER 4, 1991.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
DOCUMENT No. _____ DATE: _____
- NOTICE OF APPLICABILITY FOR THIS SUBDIVISION IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
DOCUMENT No. _____ DATE: _____
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO VERDANCIA UNIT THREE BY THE HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE FROM EXISTING FACILITIES LOCATED ON PASEO DEL ESTE BOULEVARD AND EASTLAKE BOULEVARD, AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION, WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE HERMUD DISTRICT WATER AND SANITARY SEWER SYSTEM, PURSUANT TO RULES AND REGULATIONS OF THE DISTRICT, AND HERMUD, AND OTHER APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS.
- HUNT HORIZON MESA, LLC, SHALL OBTAIN A PERMIT FROM THE TOWN OF HORIZON CITY PRIOR TO CUTTING ANY EXISTING COUNTY ROADS FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
- HUNT HORIZON MESA, LLC, THE SUBDIVIDER OF VERDANCIA UNIT THREE HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES OF THE RESIDENTIAL LOTS AND COMMERCIAL LOTS FRONTING STREETS, UNLESS OTHERWISE APPROVED IN WRITING.
- ROADS WILL NOT BE MAINTAINED BY THE TOWN OF HORIZON CITY UNTIL PAVED BY HUNT HORIZON MESA, LLC, AND LEGALLY APPROVED AND ACCEPTED.
- IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN HUNT HORIZON MESA, LLC, AND A PURCHASER OF LAND IN THIS SUBDIVISION WILL CONTAIN A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
- POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- ALL PUBLIC STORMWATER INFRASTRUCTURE, DRAINAGE EASEMENT AND PUBLIC PONDING AREA TO BE MAINTAINED AND OPERATED BY THE TOWN OF HORIZON CITY.
- LOT 82, BLOCK 1, SHALL BE FOR COMMERCIAL USE ONLY.
- LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING SIDEWALKS, PARKWAYS AND DRIVEWAYS ABUTTING THEIR PROPERTY, INCLUDING DOUBLE FRONTAGE LOTS.
- LOT OWNER FOR LOT 82, BLOCK 1 SHALL OBTAIN APPROVAL FROM THE TOWN OF HORIZON CITY PRIOR TO COMMERCIAL SITE LOT DEVELOPMENT. GRADING & DRAINAGE PLANS PREPARED BY A TEXAS LICENSED ENGINEER IS REQUIRED FOR EACH INDIVIDUAL LOT TO BE SUBMITTED FOR REVIEW & APPROVAL BY THE TOWN OF HORIZON CITY.
- PUBLIC PARK LOT 12, BLOCK 4, IS DEDICATED BY THIS PLAT AND TO BE MAINTAINED BY THE TOWN OF HORIZON CITY.
- LANDSCAPE EASEMENTS AT EYEBROWS AND CUL-DE-SACS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
- DRAINAGE EASEMENTS WITHIN LOT 20, BLOCK 4 AND LOT 12, BLOCK 4 (THE PUBLIC PARK LOT) ARE TO BE MAINTAINED BY THE LOT OWNER.
- LANDSCAPE COMMON OPEN SPACE (C.O.S.) (BLOCK 1: LOT 1, LOT 13, LOT 73, AND BLOCK 4: LOT 1) ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
- REFER TO THE TOWN OF HORIZON CITY CODE OF ORDINANCES CHAPTER 14 OPEN SPACE REGULATIONS IN EFFECT.
- NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH RESIDENTIAL LOT.
- THE BUILDER WILL CONSTRUCT A 5' WIDE CONCRETE SIDEWALK AS PART OF THE CONSTRUCTION OF VERDANCIA UNIT THREE. THESE SIDEWALKS ARE LOCATED ALONG THE FRONT, REAR, AND SIDES OF EACH LOT WHERE THE LOT ABUTS A PUBLIC DEDICATED ROAD, UNLESS OTHERWISE NOTED ON THE SUBDIVISION IMPROVEMENTS PLANS.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED OR LEASED TO, AND MAINTAINED BY THE TOWN OF HORIZON CITY IN ACCORDANCE WITH ITS RULES AND REGULATIONS.
- THE BUILDER SHALL CONSTRUCT CONCRETE DRIVEWAYS BETWEEN THE STREET CURB AND THE PROPERTY LINE AS PART OF THE CONSTRUCTION OF BUILDING IMPROVEMENTS.
- ALL UTILITY EASEMENTS ARE 10' WIDE UNLESS OTHERWISE SPECIFIED ON DRAWINGS.
- VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING PASEO DEL ESTE BOULEVARD SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT NO. _____ DATE: _____
- LOT 13, BLOCK 6, IS DESIGNATED AS PUBLIC PONDING AREA. NO DWELLING/OCCUPANCY SHALL BE PERMITTED ON THIS LOT. THIS LOT SHALL BE DEDICATED TO AND MAINTAINED BY THE TOWN OF HORIZON CITY.
- SIDEWALKS & OPEN SPACE IMPROVEMENTS NOT DEDICATED TO THE TOWN OF HORIZON CITY SHALL BE MAINTAINED BY THE HOMEOWNER ASSOCIATION IN PLACE AND SHOULD THE HOA FAIL, THE CURRENT PROPERTY OWNER (HUNT COMMUNITIES LLC) SHALL BE RESPONSIBLE FOR ALL MAINTENANCE.
- BY APPROVING THIS SUBDIVISION PLAT, THE MAYOR AND THE CITY COUNCIL OF THE TOWN OF HORIZON CITY HEREBY AUTHORIZES THE TRANSFER OF THE PORTION OF RIGHT OF WAY IDENTIFIED AS STUB OUTS ON THIS SUBDIVISION TO HUNT COMMUNITIES LLC AND AGREES THAT PORTION OF THE RIGHT OF WAY IDENTIFIED AS STUB OUTS ARE VACATED BY THIS SUBDIVISION PLAT AND INCORPORATED INTO THE ADJACENT LOTS.
- THE 24" STORM SEWER INFRASTRUCTURE WITHIN THE 15-FT PRIVATE DRAINAGE EASEMENT ON LOT 20, BLOCK 1 SHALL BE OPERATED AND MAINTAINED BY THE OWNER OF THE PUBLIC PARK, LOT 12, BLOCK 4.
- THIS SUBDIVISION IS PART OF A COMMUNITY GOVERNED BY THE VERDANCIA COMMUNITY ASSOCIATION, INC. THE PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND A NOTICE OF APPLICABILITY (NOA) FILED IN THE OFFICIAL PUBLIC RECORDS.

ENGINEER

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

CONTACT: JORGE GRAJEDA, P.E.

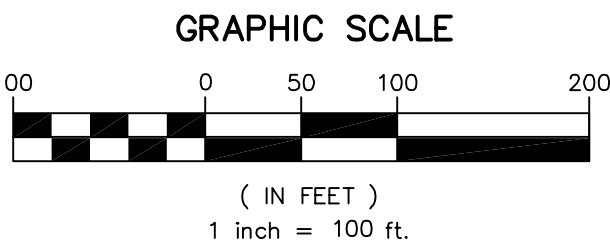
SURVEYOR

ZWA
Zamora, L.L.C.
Professional Land Surveyors
1510 Zaragoza Road, Suite B-8 • El Paso, TX 79936
Office: (915) 955-9009 • Fax: (915) 855-9012
CONTACT: G. RENE ZAMORA, R.P.L.S.



OWNER/DEVELOPER

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



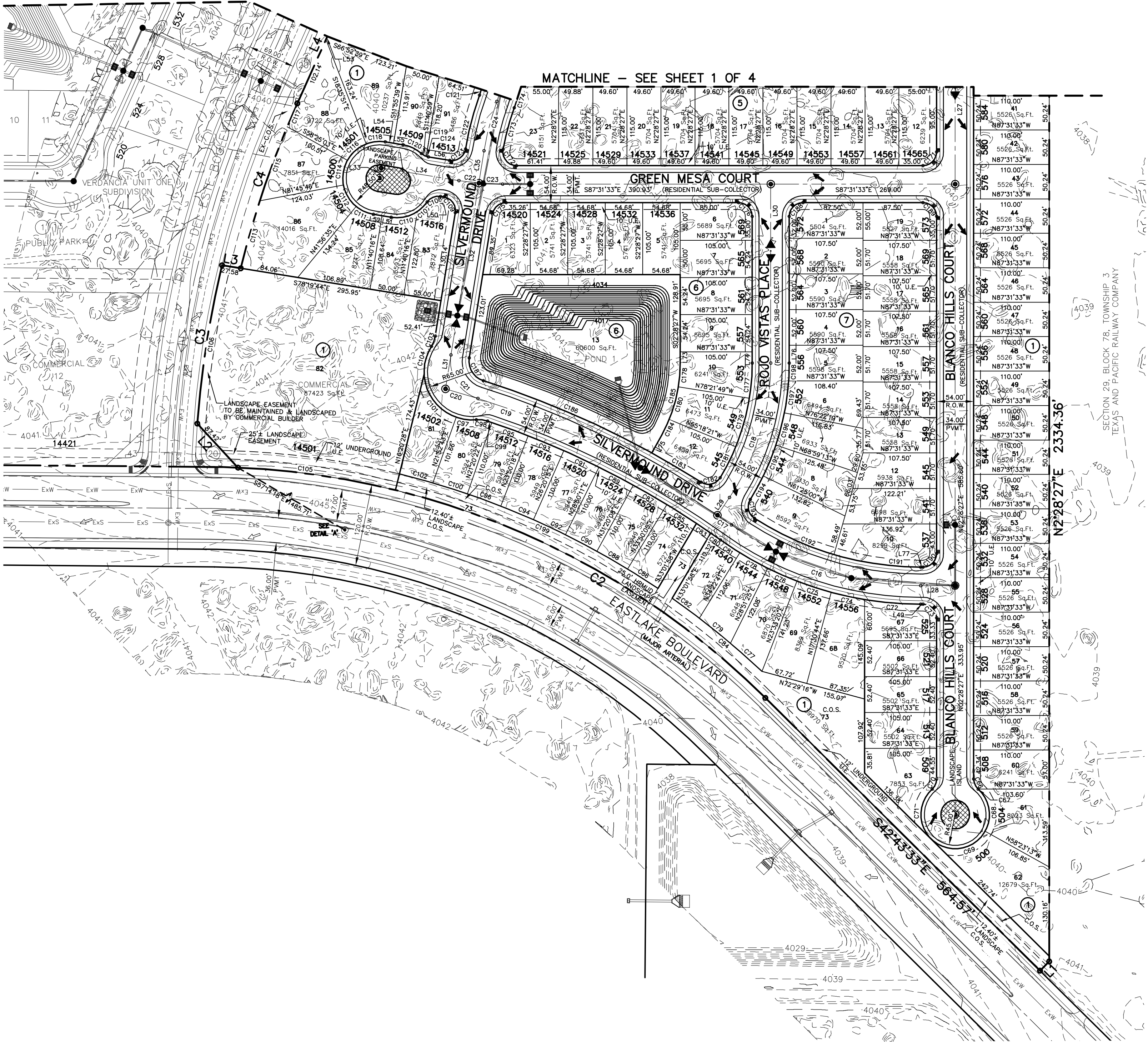
PRELIMINARY PLAT

SCALE: 1" = 100'

VERDANCIA UNIT THREE
SUBDIVISION

BEING A PORTION OF LAND SITUATED IN SECTION 30,
BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC
RAILWAY COMPANY SURVEY, EL PASO COUNTY TEXAS.
CONTAINING 45.399 ACRES ±

SHEET 2 OF 4



LEGEND

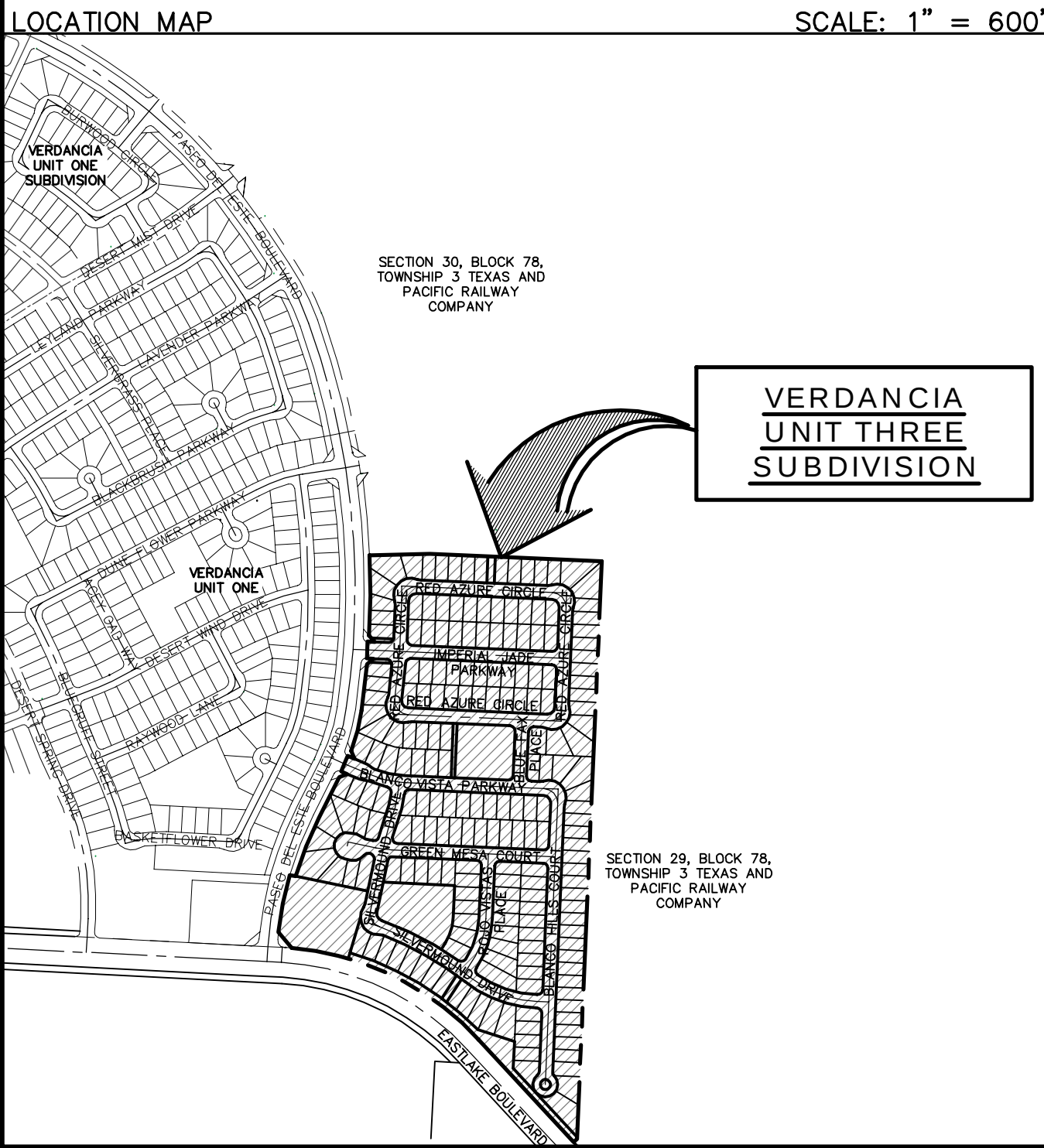
- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CENTERLINE
- 10' UTILITY EASEMENT
- 5' IRRIGATION EASEMENT
- LOT AND BLOCK NUMBER
- PROPOSED INLET & STORM SEWER PIPE
- DRAINAGE FLOW
- HIGH POINT
- LOW POINT
- PROPOSED MONUMENT
- EXISTING MONUMENT
- EXISTING MAJOR CONTOUR LINES
- EXISTING MINOR CONTOUR LINES
- LANDSCAPE/EASEMENT AREA

SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT,
14520 HORIZON BOULEVARD,
EL PASO, TEXAS 79928

RESIDENTIAL	=	206
COMMERCIAL	=	1
POND	=	1
PUBLIC PARK	=	1
TOTAL	=	209

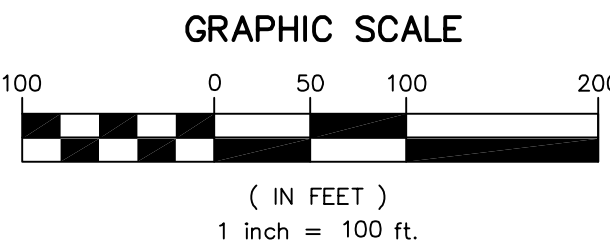
BEARING BASIS:
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VERTICAL DATUM:
VERTICAL DATUM BASED ON WEST TEXAS AIRPORT REFERENCE POINT TX04A (NGS PID NO. AB6217) NAVD 88 DATUM AND REFERENCED TO NAD83, HAVING AN ELEVATION OF 4005.60.



STREET TABLE	
STREET NAME	LINEAR FEET
BLANCO HILLS COURT	1,193.55
SILVERMOUND DRIVE	1,405.85
ROJO VISTAS PLACE	506.81
GREEN MESA COURT	854.08
BLANCO VISTA PARKWAY	877.63
BLUE FAX PLACE	274.00
RED AZURE CIRCLE	2,381.55
IMPERIAL JADE PARKWAY	791.00

ACREAGE TABLE		
DESCRIPTION	SQ. FT.	ACRES
COMMERCIAL	87,423	2.007
PUBLIC PARK	51,528	1.183
POND	60,601	1.391
RESIDENTIAL	1,281,012	29.408
COMMON OPEN SPACE	45,490	1.044
DRAINAGE EASEMENT	3,300	0.076
RIGHT-OF-WAY	448,230	10.290
TOTAL	1,977,580	45.399



PRELIMINARY PLAT

SCALE: 1" = 100'

ENGINEER

cea group
813 N. Kansas St.
Suite 300
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TEXAS REGISTERED ENGINEERING FIRM F-4564
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BEING A PORTION OF LAND SITUATED IN SECTION 30,
BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC
RAILWAY COMPANY SURVEY, EL PASO COUNTY TEXAS.
CONTAINING 45.399 ACRES ±

SHEET 3 OF 4

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	3277.00'	322.85'	161.56'	322.72'	N00°20'36"E	005°38'41"
C2	1160.00'	858.68'	450.08'	839.21'	N63°55'56"W	042°24'47"
C3	1418.50'	234.04'	117.29'	233.78'	S11°21'12"W	009°27'12"
C4	1391.00'	254.70'	127.71'	254.34'	S21°24'47"W	010°29'28"
C5	812.00'	169.71'	85.16'	169.40'	N14°27'49"E	011°58'29"
C6	3277.00'	186.51'	93.28'	186.48'	N06°50'45"E	003°15'39"
C7	3404.00'	205.25'	102.66'	205.22'	N02°24'33"E	003°27'17"
C8	3404.00'	58.83'	29.42'	58.83'	N00°11'13"E	000°59'25"
C9	57.00'	91.32'	58.81'	81.86'	S46°34'41"W	091°47'32"
C10	57.00'	89.54'	57.00'	80.61'	N42°31'33"W	090°00'00"
C11	47.00'	73.83'	47.00'	66.47'	N47°28'27"E	090°00'00"
C12	57.00'	94.41'	62.10'	83.98'	S40°04'29"E	094°54'08"
C13	3404.00'	62.15'	31.08'	62.15'	N07°53'58"E	001°02'46"
C14	3404.00'	192.47'	96.26'	192.44'	N05°45'23"E	003°14'23"
C15	57.00'	89.54'	57.00'	80.61'	N42°31'33"W	090°00'00"
C16	475.00'	294.50'	152.15'	289.80'	S69°45'52"E	035°31'22"
C17	1322.00'	24.79'	12.39'	24.79'	N52°32'25"W	001°04'27"
C18	350.00'	208.32'	107.35'	205.26'	N19°31'30"E	034°06'07"
C19	1322.00'	390.27'	196.56'	388.85'	N61°32'04"W	016°54'52"
C20	1322.00'	49.13'	24.57'	49.13'	N71°03'23"W	002°07'46"
C21	57.00'	81.24'	49.26'	74.54'	S29°09'37"E	081°39'47"
C22	400.00'	29.37'	14.69'	29.37'	S80°25'57"E	004°12'27"
C23	400.00'	34.84'	17.43'	34.82'	S85°01'52"E	004°59'23"
C24	400.00'	74.46'	37.34'	74.35'	S17°00'15"W	010°39'56"
C25	400.00'	107.33'	53.99'	107.01'	N14°38'59"E	015°22'27"
C26	400.00'	23.65'	11.83'	23.64'	S85°49'57"E	003°23'13"
C27	400.00'	120.51'	60.71'	120.05'	S75°30'29"E	017°15'41"
C28	20.00'	26.36'	15.49'	24.49'	S54°42'46"W	075°31'21"
C29	3277.00'	45.79'	22.90'	45.79'	N02°45'55"E	000°48'02"
C30	3377.00'	51.27'	25.63'	51.27'	S02°48'11"W	000°52'11"
C31	20.00'	4.79'	2.40'	4.78'	S10°05'41"W	013°42'49"
C32	3277.00'	55.00'	27.50'	55.00'	N01°53'03"E	000°57'42"
C33	3377.00'	55.00'	27.50'	55.00'	S01°54'06"W	000°56'00"
C34	3277.00'	68.61'	34.30'	68.60'	N00°48'13"E	001°11'58"
C35	70.00'	3.69'	1.85'	3.69'	S18°06'52"E	003°01'22"
C36	40.00'	14.38'	7.27'	14.30'	S09°19'45"E	020°35'36"
C37	3377.00'	27.55'	13.78'	27.55'	S01°12'05"W	000°28'03"
C38	3277.00'	103.93'	51.97'	103.92'	N00°42'17"W	001°49'02"
C39	70.00'	62.04'	33.23'	60.03'	S08°47'18"W	050°46'58"
C40	3277.00'	49.52'	24.76'	49.52'	N02°02'46"W	000°51'57"
C41	70.00'	52.44'	27.52'	51.23'	S55°38'33"W	042°55'32"
C42	40.00'	14.22'	7.19'	14.15'	N77°20'27"W	020°22'12"
C43	70.00'	43.66'	22.57'	42.96'	N85°01'31"W	035°44'19"
C44	70.00'	34.30'	17.50'	33.96'	S85°38'51"W	028°04'32"
C45	40.00'	14.57'	7.36'	14.49'	S82°02'31"W	020°51'52"
C46	70.00'	42.98'	22.19'	42.31'	N62°43'34"W	035°10'38"
C47	70.00'	40.79'	20.99'	40.21'	N28°26'46"W	033°22'59"
C48	40.00'	11.04'	5.56'	11.01'	N15°25'42"E	015°49'14"
C49	70.00'	42.87'	22.13'	42.21'	N05°47'31"E	035°05'35"
C50	40.00'	3.52'	1.76'	3.52'	N04°59'46"E	005°02'38"
C51	70.00'	32.80'	16.71'	32.50'	N04°58'00"W	026°50'52"
C52	40.00'	14.57'	7.36'	14.49'	N07°57'29"W	020°51'52"
C53	70.00'	42.42'	21.89'	41.78'	N25°49'09"E	034°43'25"
C54	70.00'	41.48'	21.37'	40.87'	N60°09'20"E	033°56'57"
C55	70.00'	44.24'	22.89'	43.50'	S84°45'57"E	036°12'31"
C56	20.00'	31.42'	20.00'	28.28'	N47°28'27"E	090°00'00"
C57	40.00'	5.48'	2.75'	5.48'	S83°36'01"E	007°51'06"
C58	20.00'	31.42'	20.00'	28.28'	N42°31'33"W	090°00'00"
C59	70.00'	38.86'	19.94'	38.36'	S87°30'46"W	031°48'23"
C60	40.00'	14.57'	7.36'	14.49'	S82°02'30"W	020°51'51"
C61	70.00'	32.17'	16.38'	31.89'	N63°25'01"W	026°20'04"
C62	70.00'	35.17'	17.96'	34.80'	N35°51'23"W	028°47'11"
C63	70.00'	36.87'	18.87'	36.44'	N06°22'29"W	030°10'37"
C64	40.00'	14.57'	7.36'	14.49'	N12°54'23"E	020°51'52"
C65	70.00'	17.87'	8.98'	17.82'	N16°01'34"E	014°37'30"
C66	20.00'	16.46'	8.73'	16.00'	N21°06'04"W	047°09'01"
C67	20.00'	0.23'	0.12'	0.23'	N45°00'45"W	000°40'20"
C68	50.00'	67.16'	39.74'	62.23'	N06°52'04"W	076°57'42"
C69	50.00'	92.21'	65.95'	79.69'	N84°26'41"E	105°39'48"
C70	20.00'	16.69'	8.87'	16.21'	S26°23'07"W	047°49'21"
C71	50.00'	81.18'	52.71'	72.55'	S03°47'11"W	093°01'13"
C72	502.00'	81.97'	41.08'	81.88'	S82°50'53"E	009°21'22"
C73	20.00'	31.42'	20.00'	28.28'	S42°31'33"E	090°00'00"
C74	502.00'	49.78'	24.91'	49.76'	S75°19'44"E	005°40'55"
C75	502.00'	52.95'	26.50'	52.93'	S69°27'58"E	006°02'37"
C76	502.00'	46.45'	23.24'	46.43'	S63°47'37"E	005°18'05"
C77	1185.00'	61.66'	30.84'	61.65'	N45°42'50"W	002°58'53"
C78	502.00'	46.37'	23.20'	46.36'	S58°29'48"E	005°17'34"
C79	1185.00'	58.48'	29.25'	58.48'	N48°37°06"W	002°49'40"
C80	1295.00'	17.73'	8.87'	17.73'	S52°23'43"E	000°47'04"
C81	502.00'	33.71'	16.86'	33.70'	S53°55'36"E	003°50'50"
C82	1185.00'	48.95'	24.48'	48.94'	N51°12'56"W	002°22'00"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C83	1295.00'	25.05'	12.53'	25.05'	S53°20'30"E	001°06'30"
C84	1185.00'	169.09'	84.69'	168.95'	N48°18'40"W	008°10'33"
C85	1295.00'	51.29'	25.65'	51.29'	S55°01'50"E	002°16'10"
C86	1185.00'	52.84'	26.42'	52.84'	N54°53'17"W	002°33'17"
C87	1295.00'	56.48'	28.25'	56.48'	S57°24'54"E	002°29'57"
C88	1185.00'	51.69'	25.85'	51.68'	N57°24'54"W	002°29'57"
C89	1295.00'	56.48'	28.25'	56.48'	S59°54'50"E	002°29'57"
C90	1185.00'	51.69'	25.85'	51.68'	N59°54'50"W	002°29'57"
C91	1295.00'	56.48'	28.25'	56.48'	S62°24'47"E	002°29'57"
C92	1185.00'	51.69'	25.85'	51.68'	N62°24'47"W	002°29'57"
C93	1295.00'	56.48'	28.25'	56.48'	S64°54'44"E	002°29'57"
C94	1185.00'	51.69'	25.85'	51.68'	N64°54'44"W	002°29'57"
C95	1295.00'	56.48'	28.25'	56.48'	S67°24'40"E	002°29'57"
C96	1185.00'	51.69'	25.85'	51.68'	N67°24'40"W	002°29'57"
C97	70.00'	29.97'	15.22'	29.74'	S80°23'15"E	024°31'55"
C98	40.00'	16.55'	8.39'	16.43'	S80°48'10"E	023°42'05"
C99	1295.00'	6.59'	3.29'	6.59'	S68°48'23"E	000°17'30"
C100	1185.00'	52.75'	26.38'	52.74'	N69°56'09"W	002°33'01"
C101	70.00'	83.23'	47.32'	78.41'	S34°03'39"E	068°07'17"
C102	1185.00'	50.62'	25.32'	50.62'	N72°26'06"W	002°26'52"
C103	40.00'	16.01'	8.12'	15.91'	S23°08'27"W	022°56'22"
C104	70.00'	42.28'	21.81'	41.64'	S17°18'19"W	034°36'38"
C105	1160.00'	232.35'	116.56'	231.96'	N79°24'02"W	011°28'35"
C106	1418.50'	234.04'	117.29'	233.78'	N11°21'12"E	009°27'12"
C107	53.50'	20.11'	10.18'	19.99'	N48°15'00"E	021°32'21"
C108	20.00'	22.41'	12.54'	21.25'	N69°34'33"E	064°11'27"
C109	20.00'	31.42'	20.00'	28.28'	S33°19'44"E	090°00'00"
C110	53.50'	39.83'	20.89'	38.91'	N80°20'43"E	042°39'07"
C111	53.50'	28.27'	14.47'	27.94'	S63°11'34"E	030°16'18"
C112	53.50'	37.18'	19.38'	36.44'	S28°08'50"E	039°49'11"
C113	1391.00'	102.39'	51.22'	102.37'	N18°16'35"E	004°13'03"
C114	53.50'	37.18'	19.38'	36.44'	S11°40'22"W	039°49'11"
C115	1391.00'	115.08'	57.57'	115.05'	N22°45'19"E	004°44'25"
C116	53.50'	37.18'	19.38'	36.44'	S51°29'33"W	039°49'11"
C117	1391.00'	37.22'	18.61'	37.22'	N25°53'31"E	001°31'59"
C118	53.50'	28.26'	14.47'	27.94'	S86°32'13"W	030°16'08"
C119	20.00'	8.10'	4.11'	8.05'	N57°27'02"W	023°12'45"
C120	53.50'	30.33'	15.59'	29.93'	N62°05'12"W	032°29'04"
C121	373.00'	8.83'	4.42'	8.83'	S21°39'31"W	001°21'24"
C122	427.00'	81.18'	40.71'	81.06'	S16°53'26"W	010°53'34"
C123	20.00'	31.50'	20.08'	28.34'	S56°33'27"W	080°13'38"
C124	20.00'	3.24'	1.62'	3.23'	N73°41'34"W	009°16'19"
C125	427.00'	34.61'	17.41'	34.80'	S75°39'12"E	004°40'14"
C126	20.00'	29.41'	18.09'	26.83'	S35°51'54"E	084°14'51"
C127	373.00'	95.84'	48.18'	95.57'	S13°37'10"W	014°43'17"
C128	427.00'	43.57'	21.80'	43.55'	S70°23'42"E	005°50'47"
C129	40.00'	9.43'	4.74'	9.41'	S73°38'04"E	013°30'50"
C130	40.00'	9.02'	4.53'	9.00'	S73°55'53"E	012°55'11"
C131	30.00'	48.06'	30.95'	43.08'	N46°34'41"E	091°47'32"
C132	3431.00'	74.08'	37.04'	74.08'	N01°18'02"E	001°14'13"
C133	30.00'	47.12'	30.00'	42.43'	S42°31'33"E	090°00'00"
C134	20.00'	31.42'	20.00'	28.28'	S47°28'27"W	090°00'00"
C135	20.00'	31.72'	20.30'	28.50'	N42°05'46"W	090°51'34"
C136	3431.00'	84.70'	42.35'	84.70'	N02°37'34"E	001°24'52"
C137	20.00'	30.57'	19.17'	27.68'	N48°41'04"E	087°34'45"
C138	3431.00'	80.96'	40.48'	80.96'	N05°34'15"E	001°21'07"
C139	20.00'	31.42'	20.00'	28.28'	S42°31'33"E	090°00'00"
C140	30.00'	47.12'	30.00'	42.43'	S47°28'27"W	090°00'00"
C141	30.00'	49.69'	32.68'	44.20'	N40°04'29"W	094°54'08"
C142	3431.00'	67.63'	33.82'	67.63'	N06°48'42"E	001°07'46"
C143	20.00'	26.36'	15.49'	24.49'	S49°45'53"E	075°31'21"
C144	3377.00'	55.42'	27.71'	55.42'	S05°33'09"W	000°56'25"
C145	3277.00'	46.17'	23.08'	46.17'	N05°37°08"E	000°48'26"
C146	3377.00'	57.81'	28.91'	57.81'	S06°30'47"W	000°58'51"
C147	3277.00'	56.02'	28.01'	56.02'	N06°30'44"E	000°58'46"
C148	3377.00'	7.34'	3.67'	7.34'	S07°03'56"W	000°07'28"
C149	40.00'	13.73'	6.93'	13.66'	S16°57'35"W	019°39'49"
C150	70.00'	61.72'	16.13'	31.44'	S134°8'35"E	025°57'34"
C151	3277.00'	32.21'	16.16'	31.61'	N07°32'49"E	001°05'22"
C152	70.00'	37.14'	19.02'	36.70'	S14°22'01"E	030°23'54"
C153	812.00'	87.87'	43.98'	87.83'	N11°34'35"E	068°21'01"
C154	3277.00'	22.00'	11.00'	22.00'	N08°17'02"E	002°30'55"
C155	70.00'	37.14'	19.02'	36.70'	S44°45'55"E	030°23'54"
C156	812.00'	2.29'	1.15'	2.29'	N14°45'26"E	000°09'42"
C157	70.00'	38.13'	19.55'	37.66'	S75°34'10"E	031°12'36"
C158	70.00'	19.32'	9.72'	19.26'	N80°55'04"E	015°48'57"
C159	40.00'	13.59'	6.86'	13.52'	N82°44'31"E	019°27'51"
C160	20.00'	31.42'	20.00'	28.28'	S42°31'33"E	090°00'00"
C161	20.00'	31.42'	20.00'	28.28'	S47°28'27"W	090°00'00"
C162	373.00'	42.84'	21.44'	42.82'	N84°14'09"W	006°34'50"
C163	373.00'	71.62'	35.92'	71.51'	N75°26'41"W	011°00'06"
C164	373.00'	14.80'	7.40'	14.80'	N68°48'25"W	002°16'26"

BEING A PORTION OF LAND SITUATED IN SECTION 30,
BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC
RAILWAY COMPANY SURVEY, EL PASO COUNTY TEXAS.
CONTAINING 45.399 ACRES ±

Diagram illustrating the dimensions and components of a roundabout:

- REFER TO LANDSCAPE PLANS (SEPARATELY SUBMITTED BY OTHERS)
- SIDEWALK
- 24.00'
- 24.00'
- 24.00'
- 34.00'
- 54.00'
- 4" ROLLED CURB & GUTTER
- 4" ROLLED CURB
- SIGNAGE (W2-6 R6-1R)
- P.V.M.T.
- R.O.W.

[illegible]

SCALE: N.T.S.