

# VERDANCIA UNIT ONE SUBDIVISION

BEING ALL OF TRACT 1, 2F, 3D AND 3H, AND A PORTION  
OF TRACT 2, 3 AND 3B, SECTION 30, BLOCK 78,  
TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY  
SURVEY AND VACATING PORTIONS OF TOWN OF HORIZON  
CITY RIGHT-OF-WAY, EL PASO COUNTY TEXAS.  
CONTAINING 103.08 ACRES ±  
SHEET 1 OF 5

## 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 0250B, 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 \_\_\_\_\_
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE 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 ONE 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 DESERT SPRINGS DRIVE. 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 HRMUD DISTRICT WATER AND SANITARY SEWER SYSTEM, PURSUANT TO RULES AND REGULATIONS OF THE DISTRICT, AND HRMUD, AND OTHER APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS.
- HUNT COMMUNITIES, GP, LLC, SHALL OBTAIN A PERMIT FROM THE COUNTY PUBLIC WORKS DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROADS FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
- HUNT COMMUNITIES, GP, LLC, HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY PROPERTY.
- HUNT COMMUNITIES, GP, LLC, THE SUBDIVIDER OF VERDANCIA UNIT ONE HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES, UNLESS OTHERWISE APPROVED IN WRITING.
- ROADS WILL NOT BE MAINTAINED BY THE TOWN OF HORIZON CITY UNTIL PAVED BY HUNT COMMUNITIES, GP, 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 COMMUNITIES, GP, LLC, AND A PURCHASER OF LAND IN THIS SUBDIVISION WILL CONTAIN A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE AVAILABLE TO THIS SUBDIVISION.
- POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION UNITS.
- ALL PUBLIC STORMWATER INFRASTRUCTURE, DRAINAGE EASEMENT AND PUBLIC PONDING SHALL BE MAINTAINED AND OPERATED BY THE TOWN OF HORIZON CITY.
- LOT 12, BLOCK 1, SHALL BE FOR COMMERCIAL USE ONLY.
- LOT 11, BLOCK 1, SHALL BE FOR AN AMENITY SITE USE ONLY.
- LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING SIDEWALKS, PARKWAYS AND DRIVEWAYS ABUTTING THEIR PROPERTY, INCLUDING DOUBLE FRONTAGE LOTS.
- LOT OWNER FOR LOT 11, BLOCK 1 AND LOT 12, BLOCK 1 SHALL OBTAIN APPROVAL FROM THE TOWN OF HORIZON CITY PRIOR TO COMMERCIAL OR AMENITY SITE LOT DEVELOPMENT. SITE LOT DEVELOPMENT 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 PARKS ARE 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).
- LANDSCAPE EASEMENTS WITHIN LOT 11, BLOCK 1 AND LOT 12, BLOCK 1 ARE TO BE MAINTAINED BY THE LOT OWNER.
- LANDSCAPE COMMON OPEN SPACE (C.O.S.) (BLOCK 1: LOT 40, LOT 41, LOT 42, LOT 43, BLOCK 6: LOT 93, LOT 94, LOT 95, LOT 96, BLOCK 8: LOT 17, LOT 18, LOT 19, BLOCK 12: LOT 7, LOT 8, LOT 9, BLOCK 13: LOT 25, LOT 26, LOT 27, LOT 28, BLOCK 15: LOT 1, LOT 2, BLOCK 16: LOT 1, LOT 2, BLOCK 17: LOT 1, LOT 2, LOT 3, BLOCK 18: LOT 1, LOT 2, LOT 3, BLOCK 19: LOT 1, LOT 2, LOT 3, BLOCK 20: LOT 1, LOT 2 AND LOT 3) 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 ONE. 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 HRMUD 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, DESERT MIST DRIVE, DESERT ALLEY DRIVE, AND DESERT SPRING DRIVE 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 12, BLOCK 2 AND LOT 98, BLOCK 6 ARE DESIGNATED AS PUBLIC PONDING AREAS AND RETENTION PONDS. NO DWELLING/OCCUPANCY SHALL BE PERMITTED ON THESE LOTS. THESE LOTS 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.
- THE MAYOR OF THE TOWN OF HORIZON CITY HEREBY AUTHORIZES THE RELEASE OF THE PORTION OF RIGHT OF WAY IDENTIFIED AS STUB OUTS ON THIS SUBDIVISION.
- DESERT CACTUS DRIVE PORTION OF RIGHT-OF-WAY, EXISTING AS STUB OUT, TO BE VACATED BY THIS SUBDIVISION PLAT (EXISTING STREET R.O.W. STUB OUT #1). SUBDIVIDER SHALL COORDINATE AND ENSURE ALL UTILITY MODIFICATIONS NEEDED WILL BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES.
- DESERT POINT DRIVE PORTION OF RIGHT-OF-WAY, EXISTING AS STUB OUT, TO BE VACATED BY THIS SUBDIVISION PLAT (EXISTING STREET R.O.W. STUB OUT #2). SUBDIVIDER SHALL COORDINATE AND ENSURE ALL UTILITY MODIFICATIONS NEEDED WILL BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES.

## LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CENTERLINE
- 10' UTILITY EASEMENT (10' U.E.)
- 5' IRRIGATION EASEMENT
- ① LOT AND BLOCK NUMBER
- PROPOSED INLET & STORM SEWER PIPE
- DRAINAGE FLOW
- ▲ HIGH POINT
- ▼ LOW POINT
- ▲ PROPOSED MONUMENT
- EXISTING MONUMENT
- 5/8" IRON ROD W/ZWA CAP SET
- 1/2" IRON ROD W/ZWA CAP SET
- 36.31' EXISTING MAJOR CONTOUR LINES
- EXISTING MINOR CONTOUR LINES
- LANDSCAPE AREA
- ☒ U.S. POSTAL SERVICE DELIVERY COLLECTION BOX

## 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.

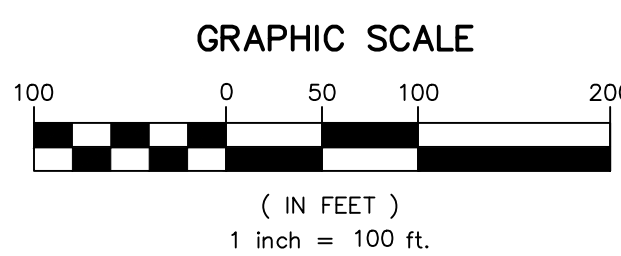
## VERTICAL DATUM:

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.

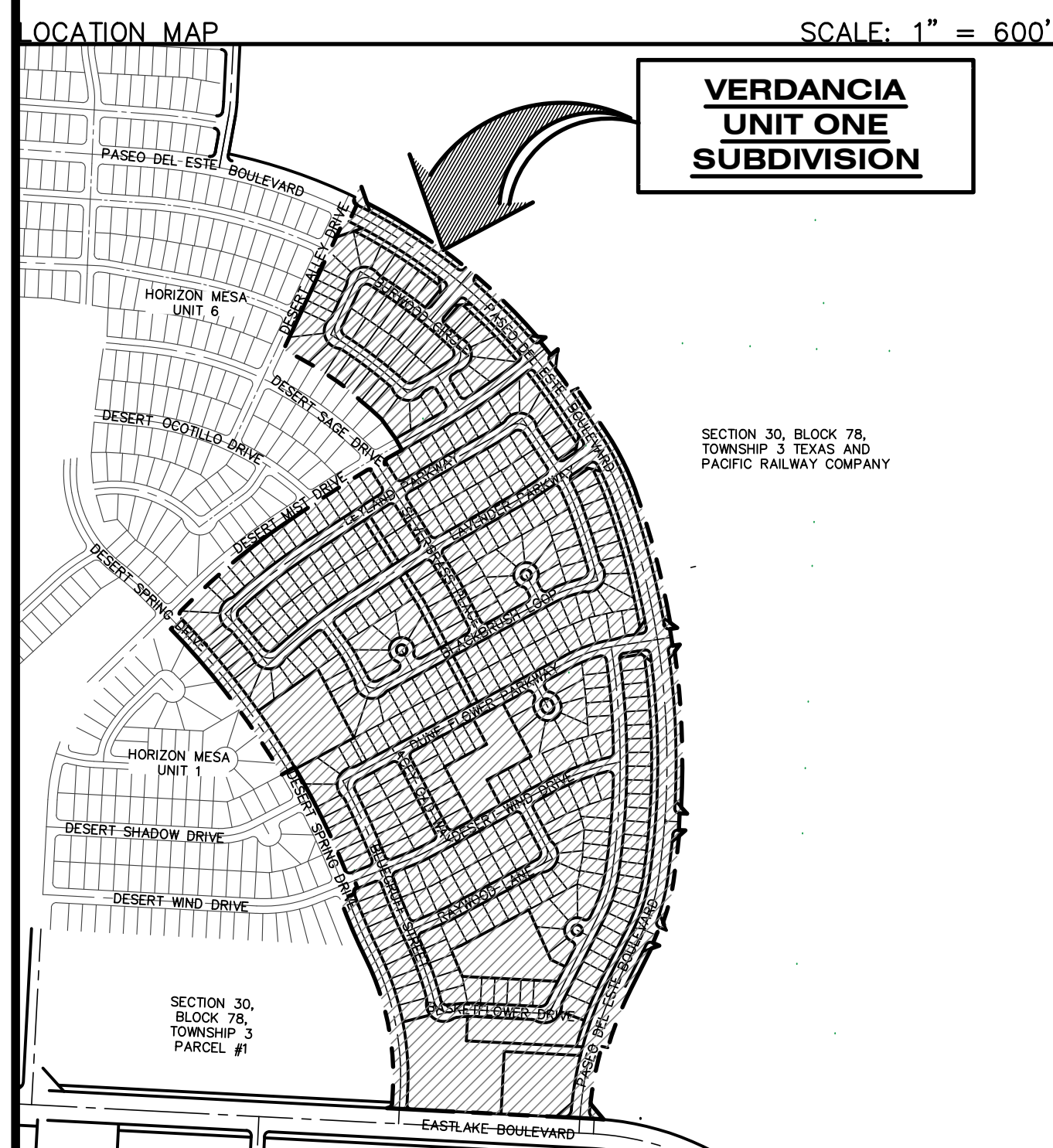
## SCHOOL DISTRICT

CLINT INDEPENDENT SCHOOL DISTRICT  
14521 HORIZON BOULEVARD,  
EL PASO, TEXAS 79928

RESIDENTIAL	=	389
COMMERCIAL	=	1
POND	=	2
PUBLIC PARK	=	2
AMENITY SITE	=	1
<b>TOTAL</b>		<b>= 395</b>



**PRELIMINARY PLAT**  
SCALE: 1" = 100'



**VERDANCIA  
UNIT ONE  
SUBDIVISION**

SECTION 30, BLOCK 78,  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY COMPANY

SECTION 30,  
BLOCK 78,  
TOWNSHIP 3  
PARCEL #1

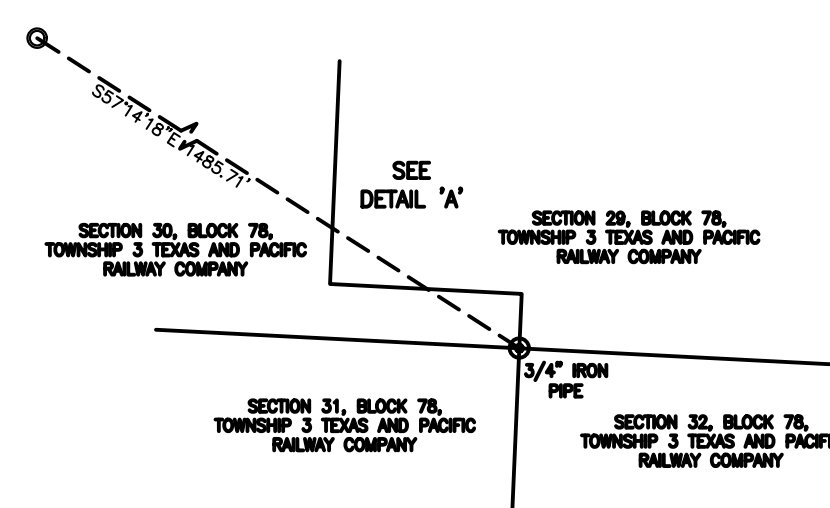
SECTION 30, BLOCK 78,  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY COMPANY  
(FUTURE VERDANCIA  
DEVELOPMENT)

**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 79906  
Office: (915) 955-9009 • Fax: (915) 855-9012  
CONTACT: G. RENE ZAMORA, R.P.L.S.

**PRELIMINARY**  
TO BE CONSIDERED BY THE CITY  
PLAN COMMISSION  
RECOMMENDATIONS CONCERNING  
THIS PLAT MUST BE FILED BY:

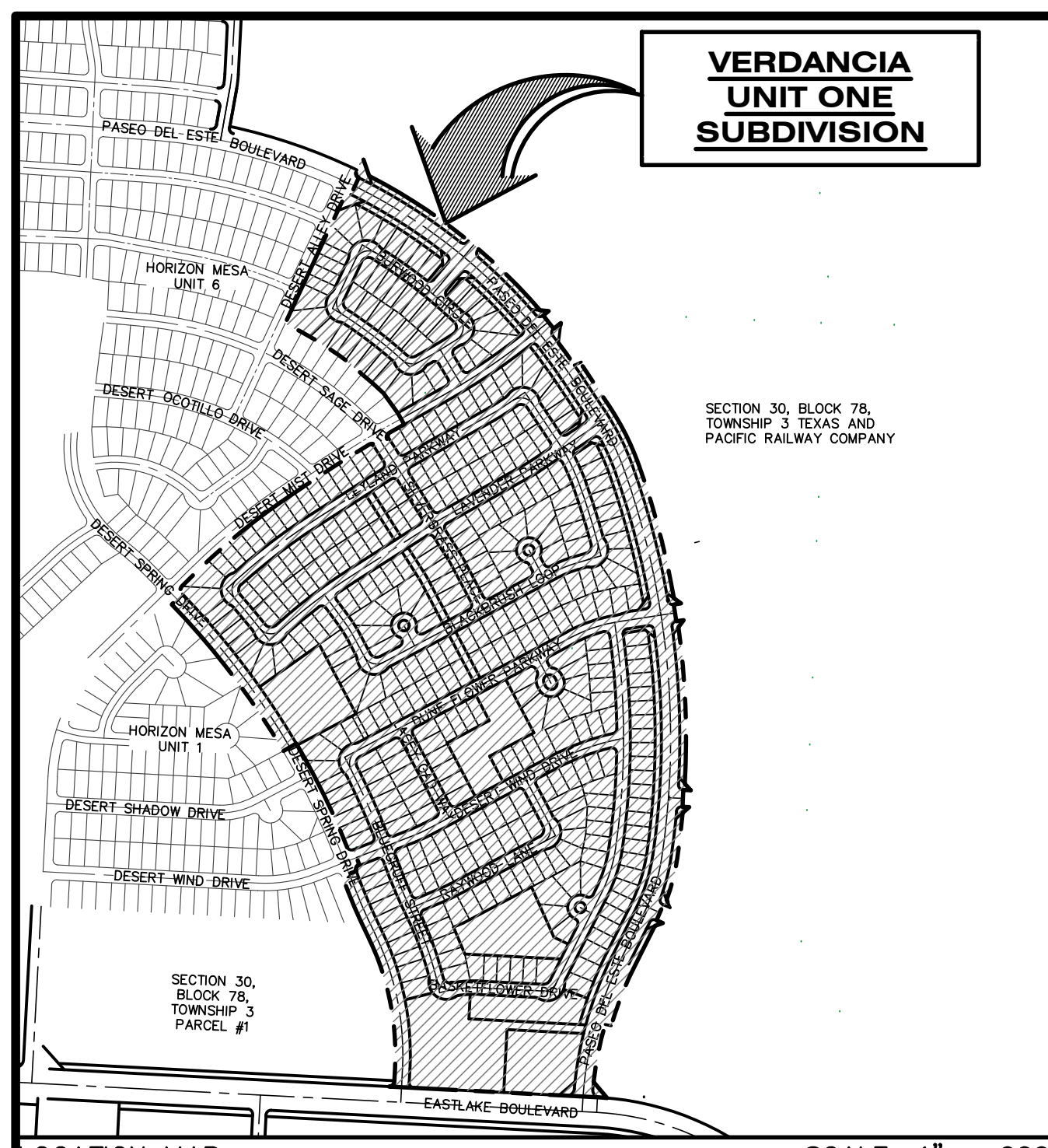
**OWNER/DEVELOPER**  
**HUNT COMMUNITIES, GP, LLC**  
601 NORTH MESA  
EL PASO, TEXAS 79902  
VOICE: (915) 298-0418  
CEL: (915) 504-4764  
CONTACT: JOSE LARES, P.E.



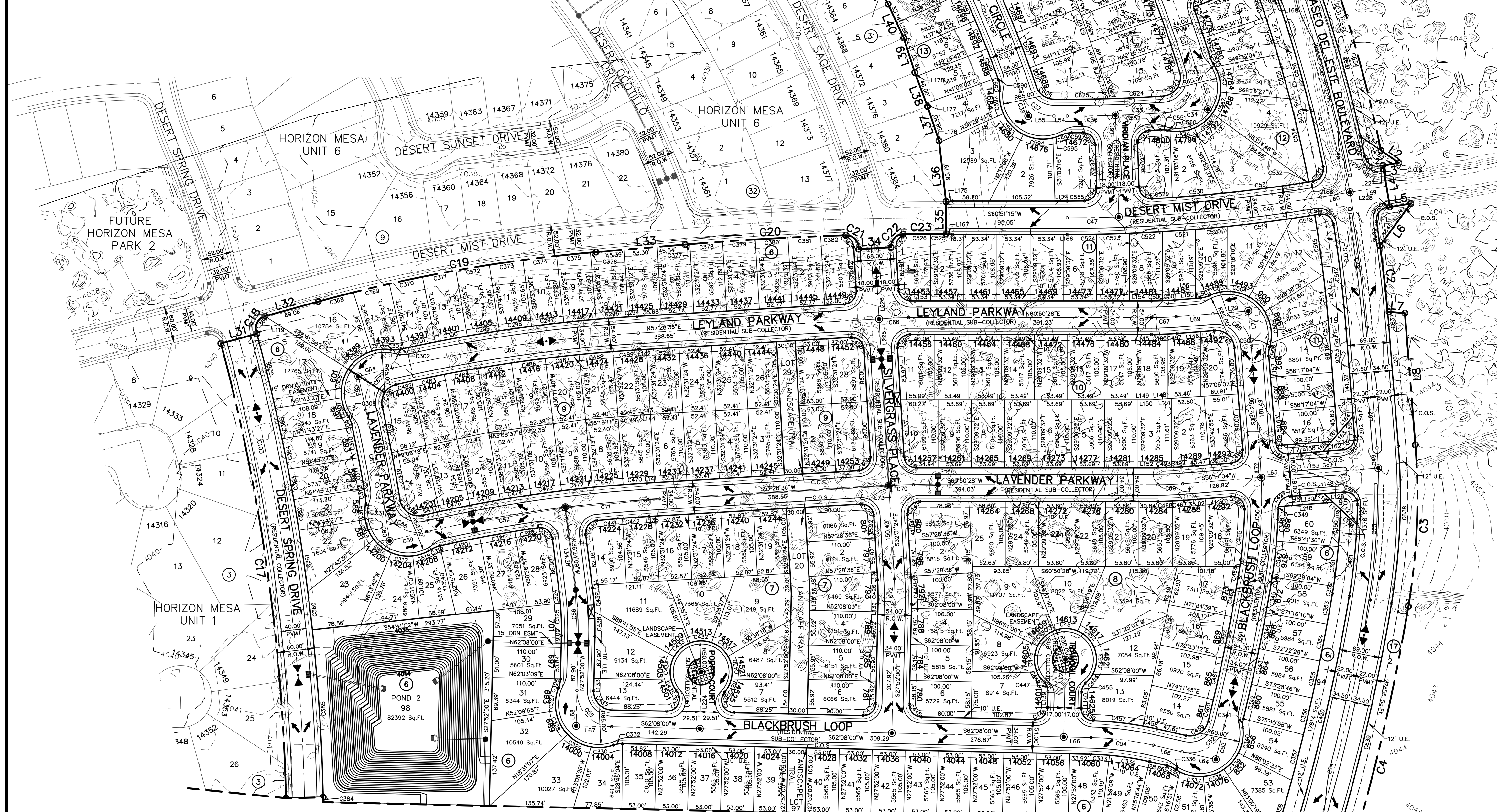
DATE OF PREPARATION: AUGUST 2024

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SURVEY AND VACATING PORTIONS OF TOWN OF HORIZON  
CITY RIGHT-OF-WAY, EL PASO COUNTY TEXAS.  
CONTAINING 103.08 ACRES ±  
SHEET 2 OF 5



LOCATION MAP SCALE: 1" = 600'



MATCHLINE - SEE SHEET 1 OF 5

**SCHOOL DISTRICT**  
CLINT INDEPENDENT SCHOOL DISTRICT  
14521 HORIZON BOULEVARD,  
EL PASO, TEXAS 79928

RESIDENTIAL	=	389
COMMERCIAL	=	1
POND	=	2
PUBLIC PARK	=	2
AMENITY SITE	=	1
<b>TOTAL</b>	=	<b>395</b>

**BEARING BASIS:**  
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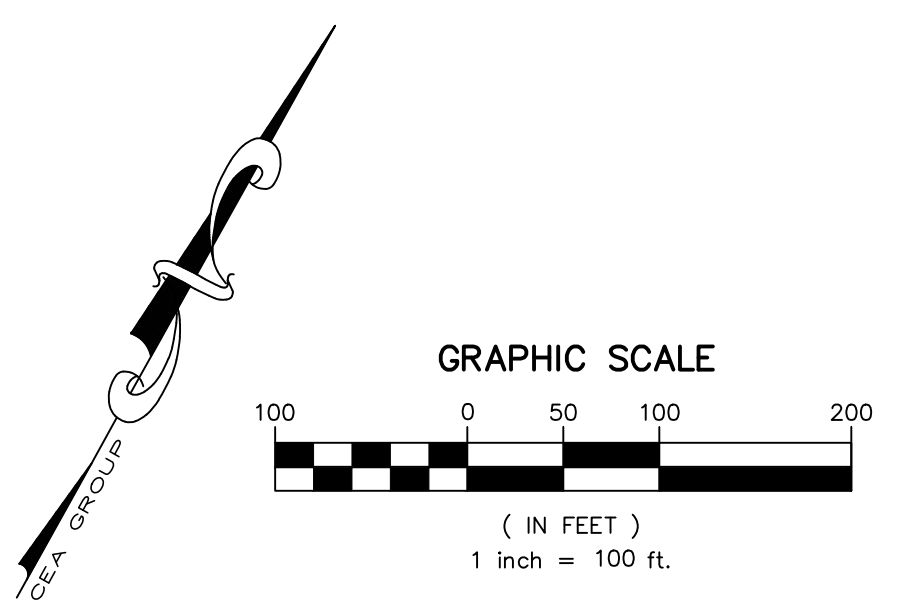
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  - STREET RIGHT OF WAY
  - TOP OF CURB
  - SIDEWALK
  - PROPERTY LINE
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  - 10' UTILITY EASEMENT (10' U.E.)
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PLAN COMMISSION  
RECOMMENDATIONS SCHOOLING  
THIS PLAT MUST BE FILED BY:

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**OWNER/DEVELOPER**  
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601 NORTH MESA  
EL PASO, TEXAS 79902  
VOICE: (915) 298-0418  
CEL: (915) 504-4764  
CONTACT: JOSE LARES, P.E.



**PRELIMINARY PLAT**  
SCALE: 1" = 100'

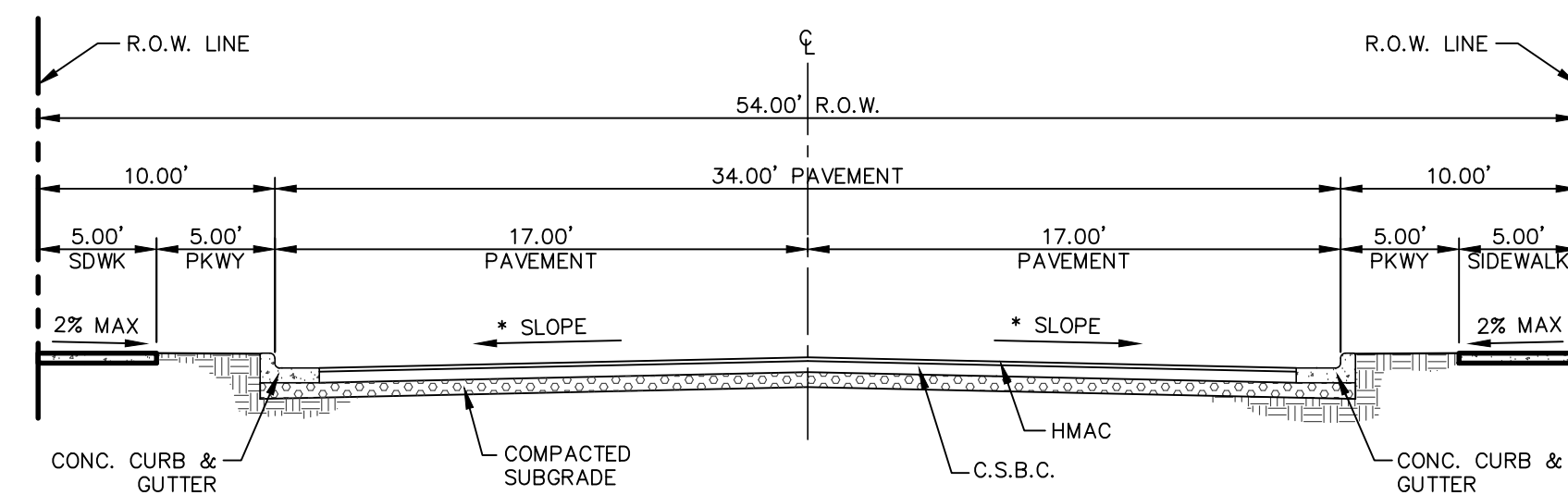




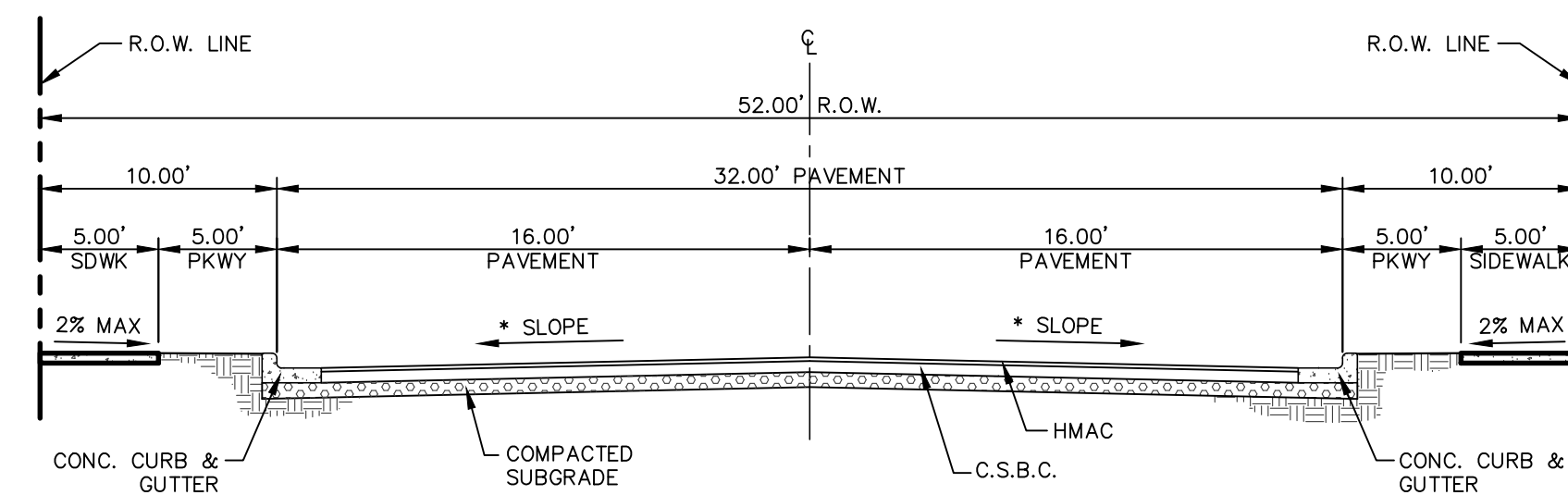
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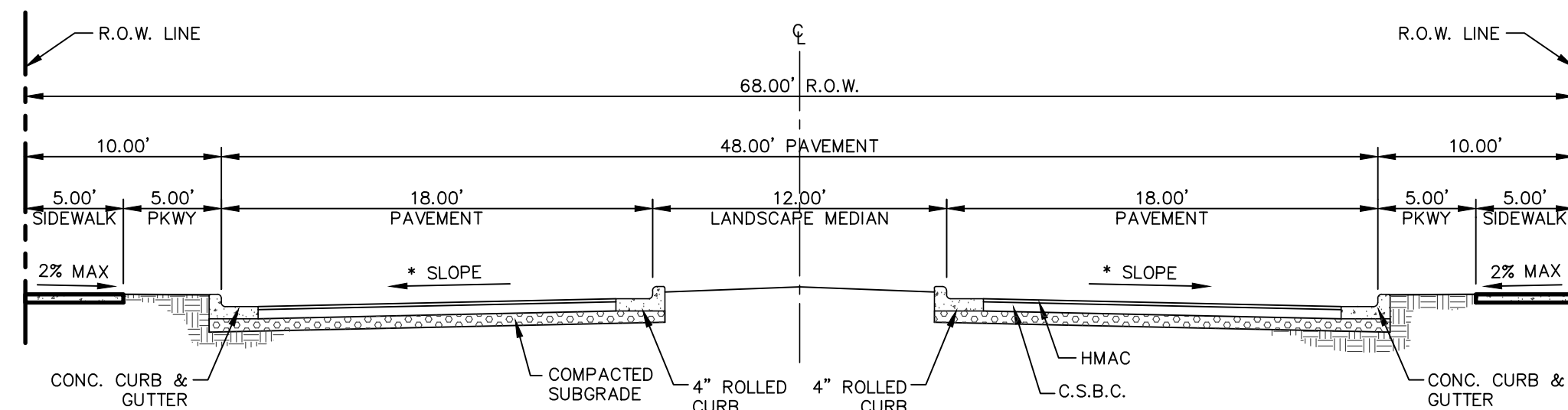
SHEET 5 OF 5



**PROPOSED TYPICAL 54' ROW STREET SECTION DETAIL  
(RESIDENTIAL SUB-COLLECTOR)**  
SCALE: N.T.S.



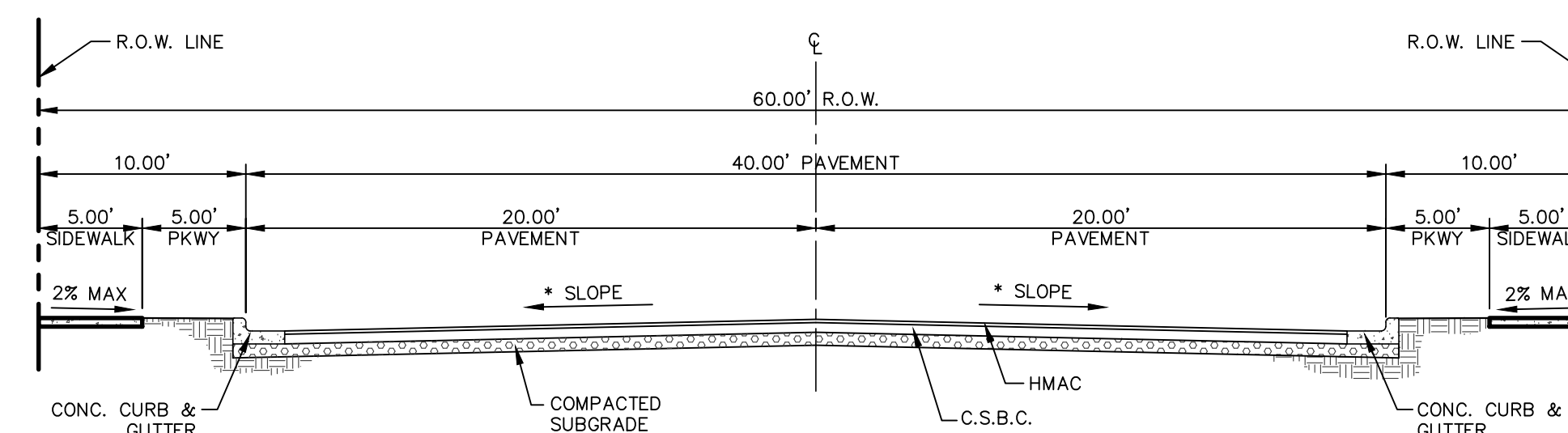
**EXISTING TYPICAL 52' ROW STREET SECTION DETAIL  
(RESIDENTIAL SUB-COLLECTOR)**  
SCALE: N.T.S.



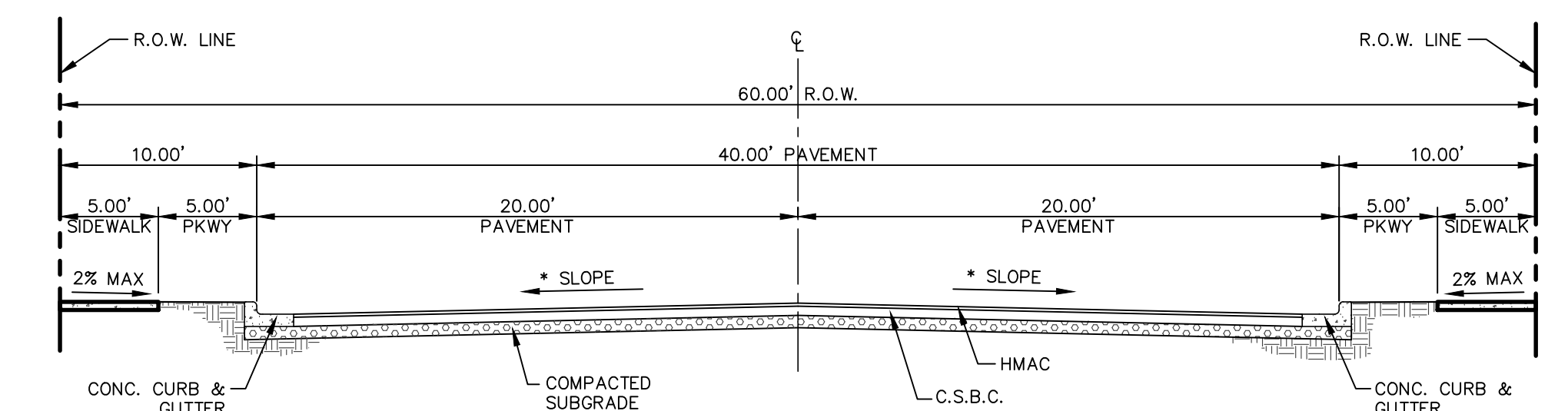
**NOTE:**

- COMMON OPEN SPACE (C.O.S.) LANDSCAPE, SIDEWALK & LANDSCAPE MEDIAN WILL BE MAINTAINED BY THE HOA.

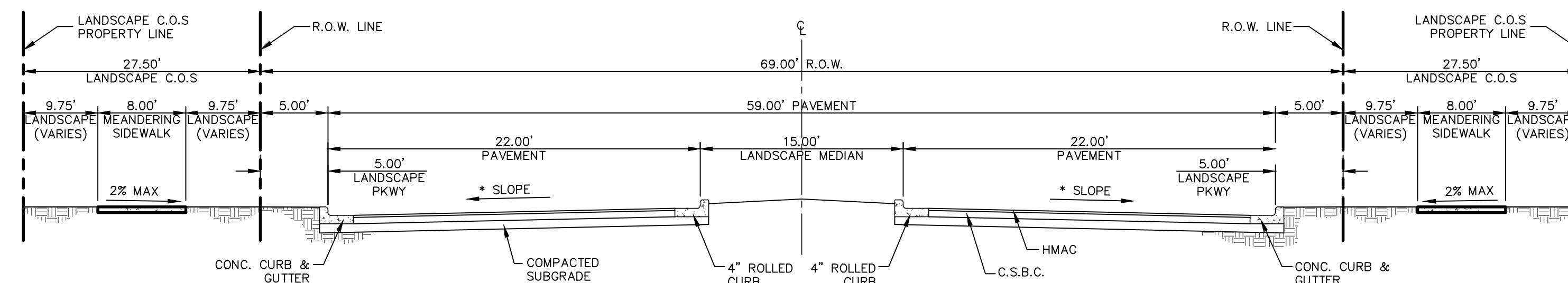
**PROPOSED TYPICAL 68' ROW STREET SECTIONS DETAIL @ ENHANCED ENTRANCES  
(RESIDENTIAL COLLECTOR)**  
SCALE: N.T.S.



**PROPOSED TYPICAL 60' ROW STREET SECTIONS DETAIL  
(DESERT SPRING DRIVE RESIDENTIAL COLLECTOR)**  
SCALE: N.T.S.



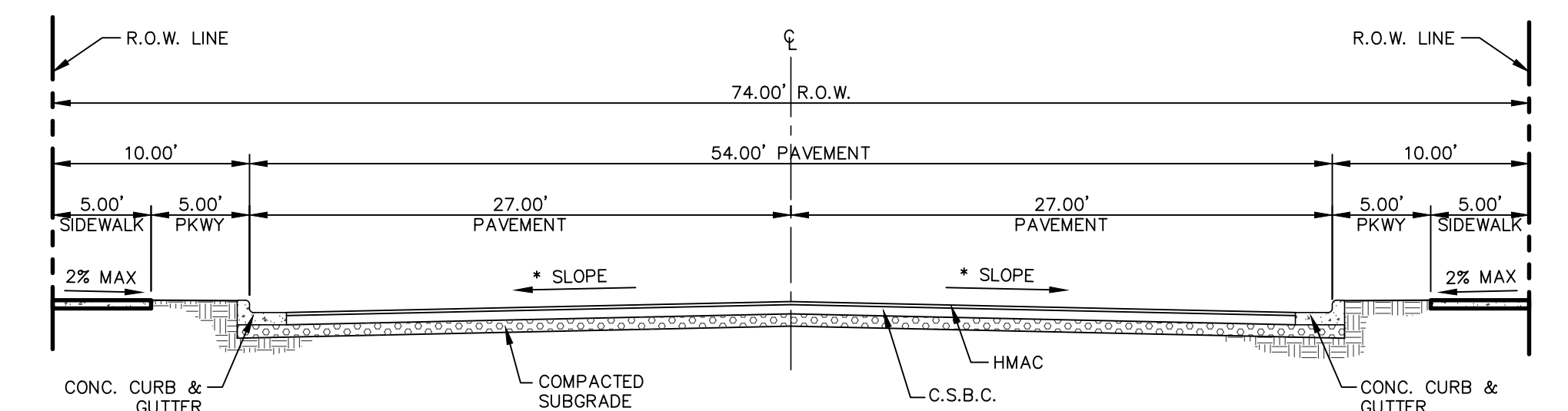
**EXISTING TYPICAL 60' ROW STREET SECTIONS DETAIL  
(DESERT SPRING DRIVE RESIDENTIAL COLLECTOR)**  
SCALE: N.T.S.



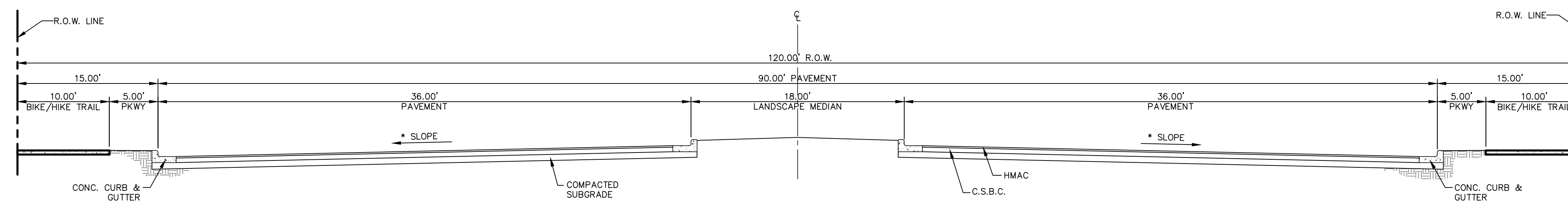
**NOTE:**

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**PROPOSED 69' ROW STREET SECTIONS DETAIL  
(PASEO DEL ESTE BOULEVARD/COLLECTOR ARTERIAL)**  
SCALE: N.T.S.



**EXISTING TYPICAL 74' ROW STREET SECTIONS DETAIL  
(PASEO DEL ESTE BOULEVARD/COLLECTOR ARTERIAL)**  
SCALE: N.T.S.



**EXISTING 120' ROW STREET WITH HIKE/BIKE TRAIL SECTIONS DETAIL  
(EASTLAKE BOULEVARD/MAJOR ARTERIAL)**  
SCALE: N.T.S.