



**HORIZON CITY**

**Incorporated 1988**

**AGENDA  
PUBLIC MEETING  
REGULAR CITY COUNCIL MEETING  
THE TOWN OF HORIZON CITY, TEXAS  
Tuesday, September 10, 2024, 6:00 PM**

Notice is hereby given that a Regular City Council Meeting of the Town of Horizon City, Texas will be held on **Tuesday, September 10, 2024 at 6:00 PM** at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following will be discussed and considered:

- 1. Call to order; Pledge of Allegiance; Establishment of Quorum**
- 2. Open Forum:**

**CONSENT AGENDA**

*All matters listed under the CONSENT AGENDA are considered routine and will be enacted in one motion. There will be no separate discussion of these items unless a member(s) of the City Council requests one or more items be removed from the CONSENT AGENDA to the REGULAR AGENDA for separate discussion and action prior to the City Council's vote to adopt the CONSENT AGENDA.*

- 3. Approval of Minutes from:** **5**  
Mayor/City Clerk  
August 27, 2024 Special City Council Meeting.

- 4. Discussion and Action:** **7**  
Mayor/CIP Manager  
On a resolution authorizing the Mayor to sign an interlocal cooperation agreement between the Town of Horizon City, and Texas A&M Transportation Institute (TTI), a member of The Texas A&M University System, an agency of the State of Texas for various transportation studies, research, evaluations, and such other transportation related services.

- 5. Request to Excuse Absent Council Members:**

- 6. Approval of Consent Agenda Items:**

**REGULAR AGENDA**

- 7. Discussion:** **16**  
Mayor/Finance Director

**1st Reading of Ordinance No.** \_\_\_\_\_, An ordinance approving a 100% exemption from ad valorem property taxes for qualifying child-care facility properties located within the town of horizon city, establishing an effective date and severability clauses.

- 8. PUBLIC HEARING:**

Mayor/Finance Director

**2nd Reading of Ordinance No.** \_\_\_\_\_ An Ordinance of the Town of Horizon City, Texas enacting the municipal budget for 2024-2025 fiscal year; funding municipal purposes; authorizing expenditures; providing for repealer and severability clauses.

- 9. Discussion and Action:** **18**  
Mayor/Finance Director

**2nd Reading of Ordinance No.** \_\_\_\_\_ An Ordinance of the Town of Horizon City, Texas enacting the municipal budget for 2024-2025 fiscal year; funding municipal purposes; authorizing expenditures; providing for repealer and severability clauses.

**10. Discussion and Action:**

Mayor/Finance Director

On ratifying the property tax increase reflected in the adopted annual budget for Fiscal Year 2024/2025.

**11. PUBLIC HEARING:**

Mayor/Finance Director

Public Hearing on the Proposed Tax Rate - On the proposed 2024 tax rate of \$0.559362, which is an increase to the total tax revenues from properties on the tax roll in the preceding tax year of \$594,763 or 7.20%.

Individual taxes may increase at a greater or lesser rate, or even decrease, depending on the change in the taxable value of your property in relation to the change in taxable value of all other property and the tax rate that is adopted.

**12. PUBLIC HEARING:**

Mayor/Finance Director

**2nd Reading of Ordinance \_\_\_\_\_**, An Ordinance of the City Council of the Town of Horizon City, Texas, approving the 2024 ad valorem tax rate and levy of assessed valuation of all taxable property within the corporate limits of the city; providing for penalties and interest; and providing for the following: findings of fact; severability; savings clause; publication and effective date.

**24**

**13. Discussion and Action:**

Mayor/Finance Director

**2nd Reading of Ordinance \_\_\_\_\_**, An Ordinance of the City Council of the Town of Horizon City, Texas, approving the 2024 ad valorem tax rate and levy of assessed valuation of all taxable property within the corporate limits of the city; providing for penalties and interest; and providing for the following: findings of fact; severability; savings clause; publication and effective date.

**14. Discussion and Action:**

Mayor/Finance Director

On the approval of the City's Investment Policy.

**15. PUBLIC HEARING:**

Mayor/CIP Manager

On a Resolution adopting the updated Capital Improvement Program for FY 2025 - FY 2027.

**16. Discussion and Action:**

**28**

Mayor/CIP Manager

On a Resolution adopting the updated Capital Improvement Program for FY 2025 - FY 2027.

**17. Discussion and Action:**

**48**

Mayor/CIP Manager

On a resolution authorizing the Mayor to sign an Interlocal/Project Development Agreement with the Camino Real Regional Mobility Authority for the Rezoning of a Transit Oriented Development, described in said Agreement.

**18. Discussion and Action:**

**70**

Mayor/Chief Planner

On the acceptance of the roadway and drainage improvements as constructed with the Rancho Desierto Bello Unit Fourteen subdivision for maintenance and to accept the required maintenance bond and to release the performance bond.

**19. Discussion:**

**75**

Mayor/Chief Planner

**1st Reading of Ordinance No. \_\_\_\_\_**, An Ordinance Adopting a Zoning Change Within the Municipal Limits of the Town of Horizon City, Texas; Rezoning 11 Parcels.

**Parcel 1** from R-3 (Single-Family Residential) to C-2 (Heavy Commercial) zoning district for commercial development. This parcel is located North of Eastlake Blvd. and East of Desert Mist Dr., and legally described as 20.401 Acre Tract of Land Situated in the Section No. 30, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas;

**Parcel 2** from C-1 (General Commercial) and R-3 (Single-Family Residential) to S-1 (Open Space) zoning district for open space. This Parcel is located North of Eastlake Blvd. and West of Andover Dr, and legally

described as 3.288 Acre Tract of Land Situated in the Section No. 30, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas;

**Parcel 3** from C-1 (General Commercial) to R-3 (Single-Family Residential) zoning district for residential development. This parcel is located North of Eastlake Blvd. and West of Andover Dr, and legally described as 0.048 Acre Tract of Land Situated in the Section No. 30, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas;

**Parcel 4** from R-3 (Single-Family Residential) to C-1 (General Commercial) zoning district for commercial development. This parcel is located North of Eastlake Blvd. and West of Andover Dr., and legally described as 0.636 Acre Tract of Land Situated in Section No. 30, Block 78, Township 3, Texas and Pacific Railway Company Surveys, Town of Horizon City, El Paso County, Texas;

**Parcel 5** from R-3 (Single-Family Residential) to C-2 (Heavy Commercial) zoning district for commercial development. This parcel is located South of Eastlake Blvd. and East of Kenazo Ave, and legally described as 6.993 Acre Tract of Land Situated in the Section No. 30 and Section No. 31, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas;

**Parcel 7** from C-1 (General Commercial) and R-3 (Single-Family Residential) to C-2 (Heavy Commercial) for commercial development. This parcel is located South of Eastlake Blvd. and East of Kenazo Ave., and legally described as 27.061 Acre Tract of Land Situated in the Section No. 30 and Section No. 31, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas;

**Parcel 8** from R-3 (Single-Family Residential) to C-2 (Heavy Commercial) zoning district for commercial development. This parcel is located South of Eastlake Blvd. and North of Horizon Blvd., and legally described as 11.072 Acre Tract of Land Situated in the Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas;

**Parcel 9** from R-3 (Single-Family Residential) to S-1 (Open Space) for open space. This Parcel is located South of Eastlake Blvd. and East of Kenazo Ave., and legally described as 3.857 Acre Tract of Land Situated in the Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas;

**Parcel 11** from R-3 (Single-Family Residential) to C-2 (Heavy Commercial) for commercial development. This Parcel is located North of Horizon Blvd. and East of Eastlake Blvd., and legally described as 7.830 Acre Tract of Land Situated in the Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas;

**Parcel 12** from C-2 (Heavy Commercial) to R-3 (Single-Family Residential) for residential development. This Parcel is located North of Horizon Blvd. and West of Eastlake Blvd. and is legally described as 0.859 Acre Tract of Land Situated in the Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas;

**Parcel 13** from R-3 (Single-Family Residential) to C-2 (Heavy Commercial) for commercial development. This Parcel is located North of Horizon Blvd. and West of Eastlake Blvd. and is legally described as 1.775 Acre Tract of Land Situated in the Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas. Located North of Horizon Blvd and West of Eastlake Blvd.

Authorizing the Notation of the Change on the Official Zoning Map of the Town; Providing for the Following: Findings of Fact; Repealer; Severability; and Proper Notice and Hearing.

**20. Discussion:**

**205**

Mayor/Chief Planner

**1st Reading of Ordinance No. \_\_\_\_\_**, An Ordinance Adopting a Zoning Change Within the Municipal Limits of the Town of Horizon City, Texas; Rezoning Parcels 6 From R-3 (Single-Family Dwelling) to A-1 (Apartments) Zoning District; Containing Approximately 10.011 Acres; and legally described as 10.011 Acre Tract of Land Situated In The Section No 30 and 31, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas.; Located South of Eastlake Blvd and East of Desert Mist Dr.; and Authorizing the Notation of the Change on the Official Zoning Map of the Town; Providing for the Following: Findings of Fact; Repealer; Severability; and Proper Notice and Hearing.

**21. Discussion:**

**228**

Mayor/Chief Planner

**1st Reading of Ordinance No. \_\_\_\_\_**, An Ordinance Adopting a Zoning Change Within the Municipal Limits of the Town of Horizon City, Texas; Rezoning Parcels 10 From R-3 (Single-Family Dwelling) to A-1 (Apartments) Zoning District; Containing Approximately 9.998 Acres; and legally described as 9.998 Acre Tract of Land Situated In The Section No 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas.; Located East of Eastlake Blvd and North of Horizon Blvd; and Authorizing the Notation of the Change on the Official Zoning Map of the Town; Providing for the Following: Findings of Fact; Repealer; Severability; and Proper Notice and Hearing.

**22. Discussion and Action:**

Mayor/Asst. City Atty

On the nomination or appointment/reappointment of a person for a seat on the El Paso Central Appraisal District Board.

**23. Discussion and Action:**

**252**

Mayor/EDC Executive Director

On a resolution authorizing the Mayor to sign a Consultant Services Agreement between the Town of Horizon City Type 4B Economic Development Corporation and Mark Smith.

**24. Executive Session**

The City Council of the Town of Horizon City reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.086 (Economic Development).

A. .

Mayor/EDC Executive Director

On Economic Development Incentives for Project Cricket located in Horizon City, Texas (551.072).

Adjournment:

Motion to Adjournment: \_\_\_\_\_ 2nd \_\_\_\_\_

Dated this Friday, 9/6/2024

By: \_\_\_\_\_

Elvia Schuller, City Clerk

I, the undersigned authority, hereby certify that the above notice of the Regular City Council Meeting of the Town of Horizon City, Texas is a correct copy of this notice, and that I posted this notice at least seventy-two (72) hours preceding the scheduled meeting at the City Hall Bulletin Boards of the Town of Horizon City, Texas on this Friday, 9/6/2024 by 5:00 p.m.

Agenda Removed: \_\_\_\_\_ Time \_\_\_\_\_ By \_\_\_\_\_

In compliance with the Americans with Disabilities Act, the Town of Horizon City will provide for reasonable accommodations for persons attending meetings. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling the City Clerk at (915) 852-1046.

**MINUTES  
AGENDA  
PUBLIC MEETING  
SPECIAL CITY COUNCIL MEETING  
THE TOWN OF HORIZON CITY, TEXAS  
Tuesday, August 27, 2024, 6:00 PM**

Notice is hereby given that a Special City Council Meeting of the Town of Horizon City, Texas was held on **Tuesday, August 27, 2024 at 6:00 PM**, at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following was discussed and considered:

**1. Call to order; Pledge of Allegiance; Establishment of Quorum**

Meeting called to order at 6:00 pm. City Council Members Walter Miller and Scott Quiroz were absent. Quorum Established.

**2. Open Forum:**

No one signed up to speak.

**CONSENT AGENDA**

*All matters listed under the CONSENT AGENDA are considered routine and will be enacted in one motion. There will be no separate discussion of these items unless a member(s) of the City Council requests one or more items be removed from the CONSENT AGENDA to the REGULAR AGENDA for separate discussion and action prior to the City Council's vote to adopt the CONSENT AGENDA.*

**3. Approval of Minutes from:**

Mayor/City Clerk  
8/13/24 Regular City Council Meeting.

**4. Discussion and Action:**

Mayor/EDC Executive Director

On a Resolution authorizing the Mayor to sign the Letter Agreement for Surveying Services between the Town of Horizon City, Texas and Brock & Bustillos Inc, in an amount not to exceed \$22,000.00.

**5. Request to Excuse Absent Council Members:**

**6. Approval of Consent Agenda Items:**

A motion was made by Councilman Mendoza and seconded by Councilman Padilla to excuse Councilmen Miller and Quiroz and approve the remainder of the consent agenda. The CITY CLERK polled the Council: MILLER – Absent; QUIROZ – Absent; ORTEGA – Aye; RANDLEEL – Aye; URRUTIA – Aye; PADILLA – Aye; MENDOZA – Aye. Motion passed.

**REGULAR AGENDA**

**7. PUBLIC HEARING:**

Mayor/Finance Director

Public Hearing on Adoption of the Fiscal Year 2024/2025 Budget: For the purpose of allowing the public to question and comment on the proposed Fiscal Year 2024/2025 Budget. Copies of the proposed budget are available for your review at the City Clerk's Office at the Town of Horizon City, 14999 Darrington Road, Horizon City, Texas between the hours of 7:00 am to 6:00 pm Monday through Thursday and are available on the City's website.

Finance Director, Lilia Gaytan spoke regarding this item. No one from the public spoke.

8. **Executive Session**

The City Council of the Town of Horizon City reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.086 (Economic Development).

**ADJOURNMENT**

A motion was made by Councilman Mendoza and seconded by Councilwoman Padilla to adjourn at 6:06 PM.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**Attest:**

\_\_\_\_\_  
Elvia Schuller, City Clerk

\_\_\_\_\_  
Andres Renteria, Mayor

**STATE OF TEXAS** §  
§ **INTERLOCAL COOPERATION AGREEMENT**  
§  
**COUNTY OF EL PASO** §

This Interlocal Cooperation Agreement (Agreement) is entered into this \_\_\_ day of September 2024, by and between the Town of Horizon City (“City), and Texas A&M Transportation Institute (TTI), a member of The Texas A&M University System, an agency of the State of Texas, collectively referred to as “Parties”, pursuant to the authority granted and in compliance with the provisions of the Interlocal Cooperation Act, TEX. GOVT. CODE ANN. §791.001, et. seq., to-wit:

**WITNESSETH:**

**WHEREAS**, the City is a Texas Home-Rule Municipality located in El Paso County, Texas;

**WHEREAS**, TTI is a state agency that provides transportation studies, research, evaluations and other services related to transportation throughout the State of Texas;

**WHEREAS**, the City is in need of transportation studies, research, evaluations and other transportation services that can be provided by TTI; and,

**WHEREAS**, Tex. Gov. Code Ann. §791.001, et seq., provide that public entities may contract with each other for the performance of governmental functions or services in which the contracting Parties are mutually interested; and,

**WHEREAS**, the City and TTI find that it would be in their mutual best interest if they enter into this Agreement whereby TTI agrees to provide various transportation studies, research, evaluations, and other transportation services as needed.

**NOW THEREFORE, FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS AND PROMISES RECITED HEREIN, IT IS HEREBY AGREED BY THE PARTIES AS FOLLOWS:**

**I. FINDINGS:**

The City and TTI agree that the foregoing recitals are incorporated herein for all purposes. Both Parties have authorized and approved this Agreement by resolution or order adopted by their respective governing bodies, and agree that this Agreement will be in full force and effect when approved by both Parties.

**II. STATEMENT OF SERVICES TO BE PERFORMED/ SCOPE OF WORK:**

TTI shall provide the transportation planning services to the City. The City will issue task orders which shall more definitively describe the transportation planning services and which shall become part of this Agreement as attachments to this Agreement. The task orders will set forth TTI’s services, time of

performance, the maximum amount payable under the task order, the deliverables, key personnel, and such other terms and conditions that the City deems necessary to be included in the task orders.

The City will ensure that all information that the City has access to and that is necessary for TTI to perform the scope of work of each task order will be provided to TTI.

Town of Horizon City Cooperation Contract - See Scope A

All electronic information transmitted to or housed by TTI is the responsibility of TTI and will be protected in accordance with Texas Administrative Code (TAC) 202 as well as any other applicable state or federal mandate unless additional protection is requested in writing by the sponsor.

### **III. BASIS FOR CALCULATING COSTS:**

The Parties further agree and understand that all fees and compensation to TTI as contemplated herein shall only become due and payable upon the execution of a separate task order whereby specific tasks are requested for specific compensation. The fees to be charged for tasks provided by TTI shall be as set forth in a separate task order referencing this Agreement and shall be pursuant to the rates set forth in the schedule attached hereto as Schedule "B", with the understanding that the rates are for comparison purposes only. Because TTI is a State Agency and part of a university system, it is agreed that labor and other charges shall be proposed, accumulated and billed in accordance with OMB Uniform Guidance applicable to universities. No services are being requested through this Agreement, nor shall any indebtedness accrue through the mere execution of this Agreement.

### **IV. CONTRACT AMOUNT:**

The total compensation for all task orders issued, if any, under this Agreement shall not exceed FIFTY THOUSAND DOLLARS (\$50,000.00). The City shall only be responsible for compensating TTI for the amounts stipulated in task orders properly issued under this Agreement. The payments to TTI shall be paid from current revenues available to the City.

TTI agrees that the City is not obligated to issue any task orders under this Agreement.

### **V. PAYMENT FOR SERVICES:**

The City shall pay for services received from appropriation items or accounts of the City from which like expenditures would normally be paid. Payments shall be billed monthly.

The payment guidelines for each requested task shall be clearly enumerated within a separate task order identifying such task. Such guidelines shall include, but not be limited to, the total amount of compensation due by the City for the requested services, the milestones by which such payment shall be made, if any, and the not to exceed amount for such services. All payments made by the City pursuant to this Agreement shall be made from current revenues available to the City.

Payments received by TTI shall be credited to its current appropriation items(s) or account(s) from which the expenditures of that character were originally made.

**VI. DISPUTES:**

The Parties agree that reasonable efforts will be made to aid and assist each other in accomplishing the objectives of this Agreement. The parties shall use their best efforts to settle the dispute, claim, question, or disagreement. To this effect, they shall consult and negotiate with each other in good faith and, recognizing their mutual interests, attempt to reach a just and equitable solution satisfactory to both parties. The City shall submit written notice of a claim of breach of contract under this Chapter to the Manager, Risk and Compliance of TTI, who shall examine Horizon City's claim and any counterclaim and negotiate with Horizon City to resolve the claim.

**VII. PUBLIC INFORMATION ACT:**

The City acknowledges that TTI is obligated to strictly comply with the Public Information Act, Chapter 552, Texas Government Code, in responding to any request for public information pertaining to this Agreement, as well as any other disclosure of information required by applicable Texas law. To request information, please email [b-carranza@tti.tamu.edu](mailto:b-carranza@tti.tamu.edu) or call 979-3172730.

**VIII. TERM OF CONTRACT:**

Payment under this contract beyond the end of the current fiscal biennium is subject to availability of appropriated funds. If funds are not appropriated, this contract shall be terminated immediately with no liability to the City. This contract begins January 1, 2024 and terminates on December 31, 2028.

Either Party may terminate this Agreement for convenience by giving the other party thirty (30) days written notice. Should the City or TTI have cause to terminate this Agreement, the Agreement may be terminated immediately upon notification to the respective parties of the cause for termination. Should early termination occur for any reason, TTI shall accurately reflect such early termination and partial service in a final invoice, which shall be sent no later than thirty (30) days after termination becomes effective. The City shall compensate TTI in accordance with this Agreement for work performed. Nothing contained herein or elsewhere in this Agreement shall require the City to pay for any services or work that are not in compliance with the terms of this

Agreement.

Email:  
egarcia@horizedc.com

**IX. ADMINISTRATIVE CONTACTS:**

**For TTI:**

**Pricing Proposal or Pre-award:**

Samantha Hoagland  
Research Development Office  
Texas A&M Transportation Institute  
3135 TAMU  
College Station, Texas 77845  
Tel. 979-317-2043  
Email: s-hoagland@tti.tamu.edu

**Administrative Contact after Execution:**

Daniel Martinez  
Project Administrator II  
Sponsored Research Services (SRS)  
400 Harvey Mitchell Parkway South, Suite 300  
College Station, Texas 77845  
Tel. 956-624-8227  
Email: d.mtz@tamu.edu

**Invoice Submission Contact**

Alice Hannaman  
Research Administrator IV – Post Award  
Sponsored Research Services (SRS)  
400 Harvey Mitchell Parkway South, Suite 300  
College Station, Texas 77845  
Tel. 979-862-7760  
Email: ahannaman@tamu.edu

**For the Town of Horizon City:**

**Administrative Contact:**

Name: Eduardo Garcia  
Title: EDC Executive Director/Interim  
Planning Director  
Address: 14999 N. Darrington, Rd.  
Town of Horizon City Horizon  
City, TX 79928  
Tel.

**X. TECHNICAL CONTACTS:**

**For TTI:**

Rafael Aldrete  
Senior Research Scientist  
Texas A&M Transportation  
Institute  
4050 Rio Bravo Drive,  
Suite 212  
El Paso, Texas 79902  
Tel. 915-521-8101  
Email: r-

aldrete@tti.tamu.edu  
**For the Town of  
Horizon City:**

**XI. EQUAL EMPLOYMENT OPPORTUNITY:**

**Invoice Submission Contact:**

Name: Arturo Rubio  
Title: Chief Planner Address:  
14999 N. Darrington Rd.  
Town of Horizon City  
Horizon City, TX 79928

Tel.  
Email: arubio@horizoncity.org

Name: Teresa Quezada  
Title: CIP Manager Entity:  
Address: 4313 Santa Rita  
El Paso, TX 79902  
Address  
Tel. 915-867-8670  
Email: QDMS2012@gmail.com

The Texas A&M University System serves all persons regardless of race, color, sex, religion, national origin, age, disability, genetic information or veteran status. TTI agrees to comply with Executive Order 11246, entitled "Equal Employment Opportunity," (EEO) as amended by Executive Order 11375 and as supplemented by Department of Labor regulations (41 CFR Part 60).

**XII. THE PARTIES certify that:**

1. The services specified above are necessary and essential for activities that are properly within the statutory functions and programs of the affected agencies of State Government.
2. The proposed arrangements serve the interest of efficient and economical administration of the State Government.
3. The services or resources agreed upon are not required by Article XVI, Section 21 of the Constitution of Texas to be supplied under contract given to the lowest responsible bidder.

The City further certifies that it has the authority to request for the above services by authority granted in TEX. GOVT. CODE ANN. §791.

TTI further certifies that it has the authority to perform the services agreed upon above by authority granted in Chapter 85, Texas Education Code.

The undersigned Parties bind themselves to the faithful performance of this contract.

**TEXAS A&M TRANSPORTATION  
INSTITUTE**

**The Town of Horizon City**

Authorized Signature

Josias Zietsman, Ph.D., P.E.  
Deputy Agency Director

\_\_\_\_\_  
Authorized Signature

Name

Andres (Andy) Renteria, Mayor

Title

\_\_\_\_\_  
Date

DRAFT

e

Date

**SCOPE OF SERVICES A**

**SCOPE OF SERVICES**

TTI shall provide various transportation studies, research, evaluations, and such other transportation related services as the Parties may agree from time to time on a task-by-task basis using task orders, referencing this Agreement, executed by both Parties. The scope of each task shall be clearly defined within each separate task order, to include the scope of services requested and the compensation due for such task.

DRAFT

**SCHEDULE B**

DRAFT



# TOWN OF HORIZON CITY

ORDINANCE NO. \_\_\_\_\_

## AN ORDINANCE APPROVING A 100% EXEMPTION FROM AD VALOREM PROPERTY TAXES FOR QUALIFYING CHILD-CARE FACILITY PROPERTIES LOCATED WITHIN THE TOWN OF HORIZON CITY, ESTABLISHING AN EFFECTIVE DATE AND SEVERABILITY CLAUSE.

**WHEREAS**, Texas Tax Code Section 11.36, as added by S.B. 1145 of the 88th Texas Legislature regular session (2023), authorizes an exemption from ad valorem (property) taxes on all or part of the appraised value of real property, or a portion thereof, operating as a qualifying child-care facility; and

**WHEREAS**, the City Council of the Town of Horizon City has determined that an exemption of 100% of ad valorem taxes on all of a portion of real property used to operate a qualifying child-care facility is in the best interest of the public and will stimulate the availability of affordable childcare public.

### **NOW, THEREFORE, BE IT ADOPTED BY COUNCIL AS FOLLOWS:**

1. **Exemption.** Council adopts an exemption, as authorized by Texas Tax Code Section 11.36, entitling qualifying persons to an exemption from taxation by the City of 100 percent of the appraised value of:
  - (A) the real property the person owns and operates as a qualifying child-care facility; or
  - (B) the portion of the real property that the person owns and leases to a person who uses the property to operate a qualifying child-care facility.
2. **Exclusion.** Pursuant to Texas Tax Code Section 11.36(g), a person cannot claim the child-care facility exemption on property they own and lease to another to operate a qualifying child-care facility if the person also claims a Texas Tax Code Section 11.13 residence homestead exemption on the property or leases any part of the property to another for use as a principal residence.
3. **Effective date.** The exemption adopted by this ordinance applies to the tax year beginning on January 1, 2025.

**4. Severability.** If any part of this ordinance shall be deemed to be unenforceable for any reason, the remainder of this ordinance shall be interpreted as if that section had not been included and the remainder of the ordinance shall remain in effect.

**PASSED APPROVED AND EFFECTIVE THE \_\_\_\_ DAY OF SEPTEMBER 2024.**

**TOWN OF HORIZON CITY**

**By: \_\_\_\_\_  
Andres Renteria, Mayor**

**ATTEST:**

**By: \_\_\_\_\_  
Elvia Schuller, City Clerk**

**APPROVED AS TO FORM:**

**By: \_\_\_\_\_  
Sylvia Borunda Firth  
Assistant City Attorney**

**ORDINANCE NO. \_\_\_\_\_**

**BUDGET FOR FISCAL YEAR 2024-0225**

**AN ORDINANCE OF THE TOWN OF HORIZON CITY, TEXAS  
ENACTING THE MUNICIPAL BUDGET FOR FISCAL YEAR 2024-  
2025; FUNDING MUNICIPAL PURPOSES; AUTHORIZING  
EXPENDITURES; AND PROVIDING FOR REPEALER AND  
SEVERABILITY CLAUSES**

**WHEREAS**, the City Council of the Town of Horizon City ("City Council") seeks to enact and otherwise approve the Town of Horizon City ("City) budget for Fiscal Year 2024-2025 to cover proposed expenditures for the succeeding fiscal year ;

**WHEREAS**, the succeeding fiscal year commences October 1, 2024;

**WHEREAS**, the City Council finds that the proposed budget is for legitimate municipal purposes, and thus is statutorily authorized by Texas Local Government Code Chapter 102 and is further authorized by Sections 5.04 and 5.05 of the Town of Horizon City Charter;

**WHEREAS**, pursuant to Texas Local Government Code Section 51.00, the City has general authority to adopt an ordinance that is for the good government, peace, or order of the City and is necessary or proper for carrying out a power granted by law to the City;

**WHEREAS**, pursuant to Texas Local Government Code Chapter 101.002, the City Council may manage and control the finances of the municipality;

**WHEREAS**, the City Council finds that it is necessary and proper for the good government, peace, or order of the Town of Horizon City to adopt an ordinance establishing a budget for the upcoming fiscal year ;

**WHEREAS**, the City has satisfied all statutory requirements for public notices and public hearings regarding the attached budget.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF HORIZON CITY, as follows:**

**1. FINDINGS OF FACT**

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

**2. ENACTMENT**

A. The Town of Horizon City' s budget for Fiscal Year 2024-2025, is attached hereto as *Attachment " A "* and incorporated into this Ordinance for all intents and purposes.

B. The Street Fund, effective October 1, 2013, and reauthorized on November 7, 2017, and May 2, 2021, is derived from sales tax revenue designated for making repairs and accomplishing maintenance and repair of streets existing within the Town of Horizon City as of November 2, 2010. Such funding shall be allocated and expended as provided by applicable state statutes.

C. The Economic Development Fund, effective October 1, 2013, is derived from sales tax revenue designated for use by the Horizon City Type 4B Economic Development Corporation (“EDC) in accordance with Chapter 505 of the Local Government Code. The Mayor of the City is authorized to transfer funds in the Economic Development Fund to the Horizon City Type 4B Economic Development Corporation for the use by the EDC as necessary and appropriate, or to direct the expenditure of the funds on behalf of the EDC in accordance with directives approved by the EDC Board of Directors.

D. The Mayor is hereby authorized to administratively make all necessary budget and fund transfers in conjunction with reimbursements made to the City by the Horizon City Type 4B Economic Development Corporation for the provision of City services to the EDC.

E. Department heads are hereby authorized to make administrative budget transfers not to exceed ten thousand dollars (\$10,000) each, provided that each transfer is within the same department. Budget transfers for personal services appropriations, capital acquisition appropriations, or impacting revenue accounts require the written approval of the Mayor.

F. The Mayor is authorized to make administrative budget transfers not to exceed twenty-five thousand dollars (\$25,000) each between departments and/or funds, to the extent permitted by law.

G. Budget transfers not exceeding one hundred thousand dollars (\$100,000) each may be authorized by a motion or resolution of the City Council at the same time as, and in conjunction with the approval of any expenditure to include a contract, purchase order or other authorization to procure goods or services; provided that each transfer is within the same department .

H. The Mayor or his designee is hereby authorized to administratively establish budgets for grants and similar awards when the applications or agreements relating to the grant or award have been approved by the City Council.

I. The Mayor is hereby authorized to accept, and appropriate funds associated with donations made to the City in the amount of one thousand dollars (\$1,000) or less; the City Council may by motion or resolution establish budgets for any other donations at the same time and in conjunction with accepting such donations.

J. The Mayor or designee is authorized to continue the Building Services Technology Fund by depositing into a separate fund in the city treasury the technology fee surcharge added to all building permits that are assessed and collected, which fee was authorized by the City Council Resolution on June 12, 2018 to enable the Building Services Department to collect a specified amount for the purpose of maintaining and upgrading their technology for the issues of permits and related building services, administered by or under the direction of the City Council.

### **3. FILING OF THE BUDGET**

The City Clerk shall attach any required cover page to the adopted budget, file the budget in her office, and post a copy of the budget, including the cover page, on the website of the Town of Horizon City. The City Clerk shall post the record vote on the budget on the website until September 15, 2025, or such date as the budget for the next fiscal year has been approved by the City Council.

### **4. REPEALER**

To the extent reasonably possible, ordinances are to be read together in harmony. However, all ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

### **5. SEVERABILITY**

Should any of the clauses, sentences, paragraphs, sections, or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

### **6. EFFECTIVE DATE**

This Ordinance shall be effective upon passage as provided for by law to adopt the budget for the Town of Horizon City for the fiscal year starting October 1, 2024.

### **7. PROPER NOTICE & MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of the meeting was given as required by the Open Meetings Act, Texas Government Code Chapter 551. Notice was also provided as required by Section 52.011 and Section

102.0065 of the Texas Local Government Code.

**PASSED & APPROVED** this, the \_\_\_\_ day of September 2024, by a vote of \_\_\_\_ (*ayes*) to \_\_\_\_ (*nays*) to \_\_\_\_ (*abstentions*) of the City Council of Horizon City, Texas. (A record vote, if required, shall be recorded in the minutes of the Town of Horizon City.)

**TOWN OF HORIZON CITY**

**By:** \_\_\_\_\_  
Andres Renteria, Mayor

**ATTEST:**

**By:** \_\_\_\_\_  
Elvia Schuller, City Clerk

**APPROVED AS TO FORM:**

**By:** \_\_\_\_\_  
Sylvia Borunda Firth  
Assistant City Attorney

*Attachment “A”*

**Town of Horizon City  
Fiscal year 2024-2025 Budget**

**ORDINANCE NO. \_\_\_\_\_**  
**TOWN OF HORIZON CITY**  
**2024 TAX LEVY ORDINANCE**

**AN ORDINANCE OF THE CITY COUNCIL OF THE TOWN OF HORIZON CITY, TEXAS, APPROVING THE 2024 AD VALOREM TAX RATE AND LEVY OF ASSESSED VALUATION OF ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY; PROVIDING FOR PENALTIES AND INTEREST; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; SEVERABILITY; SAVINGS CLAUSE; PUBLICATION AND EFFECTIVE DATE.**

**WHEREAS**, a budget to appropriate revenues generated for the use and support of the municipal government of the Town of Horizon City has been approved and adopted by the City Council of the Town of Horizon City as required by Section 102.009 of the Texas Local Government Code;

**WHEREAS**, the no-new revenue tax rate is the rate that will raise the same amount of property tax revenue from the same properties in both the 2023 and 2024 tax year;

**WHEREAS**, the tax rate proposed by the City Council of the Town of Horizon City is higher than the no-new revenue tax rate;

**WHEREAS**, the **voter approved rate** is the highest tax rate the City Council of the Town of Horizon City may adopt without voter approval;

**WHEREAS**, City Council of the Town of Horizon City proposes to adopt the **voter approved rate** for tax year 2024;

**WHEREAS**, a notice of the hearing on a proposed tax levy was published in the official newspaper for notice designated by the Town of Horizon City on August 29, 2024; and

**WHEREAS**, a public hearing on the proposed tax levy were held on September 10, 2024 as required by State law.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF HORIZON CITY:**

**1. APPROVAL OF 2024 TAX RATE AND LEVY**

That there be and is hereby levied and shall be assessed and collected for the year 2024, on all taxable property, real, personal and mixed, situated within the city limits of the Town of Horizon City, Texas (City), and not exempt by the Constitution of the State and valid state laws, voter approved ad valorem tax rate of .559362 **cents** (\$0.559362) on each One Hundred Dollars (\$100.00) assessed value of taxable property remains unchanged, and shall be apportioned and distributed as follows:

- (a) For the purpose of defraying the current expenses and budget of the municipal government of the City (maintenance and operations), a tax rate of .363016 cents (\$0.363016) on each One Hundred Dollars (\$100.00) assessed value of taxable property.
- (b) For the purpose of creating a sinking fund to pay the interest and principal maturities on all outstanding debt of the Town of Horizon City, not otherwise provided for, a tax rate of .196346 cents (\$0.196346) on each one hundred dollars (\$100.00) of assessed value of taxable property within the Town of Horizon City and shall be applied to the payment of interest and maturities of all such outstanding debt.

For purposes of disclosure regarding the Maintenance and Operations Tax Rate:

**THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.**

**AND**

**THE TAX RATE WILL EFFECTIVELY BE RAISED BY 3.50 PERCENT (3.50%) AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$12.28.**

**1. ASSESSMENT AND COLLECTION OF TAXES; PENALTIES AND INTEREST**

All taxes shall be collected by the person(s) authorized as the Tax Assessor /Collect or for the Town of Horizon City, in accordance with the Interlocal Governmental Agreement entered into by the Town for such purposes. All taxes shall become a lien upon the property against which assessed and the person(s) authorized as the Tax Assessor/Collector for the Town of Horizon City, Texas, shall by virtue of the tax rolls, fix and establish a lien by levying upon such property, whether real or personal, for the payment of said taxes, penalty and interest, and the penalty and interest collected from such delinquent taxes shall be appropriated for the general fund of the Town of

Horizon City, Texas.

## 2. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

## 3. SEVERABILITY CLAUSE

That if any section, subsection, paragraph, clause, phrase, or provision of this Ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or provision thereof, other than the part so decided to be invalid or unconstitutional.

## 4. SAVINGS CLAUSE

That all previous tax levy ordinances shall remain in full force and effect, save and except as amended by this Ordinance.

## 5. PUBLICATION CLAUSE

The City Clerk of the Town of Horizon City, Texas, is hereby directed to post the notice required by Section 26.05 of the Texas Tax Code on the Town's website.

## 6. EFFECTIVE DATE

The necessity for making and approving the tax levy for the year, as required by the laws of the State of Texas, requires that this Ordinance shall take effect immediately from and after its passage, as the law in such case provides.

## 7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

**PASSED & APPROVED this, the \_\_\_\_ day of September 2024, by a vote of \_\_\_\_ (ayes) to \_\_\_\_ (nays) to \_\_\_\_ (abstentions) of the City Council of Horizon City, Texas.**

**TOWN OF HORIZON CITY**

*By:* \_\_\_\_\_  
**Andres Renteria, Mayor**

**ATTEST:**

*By:* \_\_\_\_\_  
**Elvia Schuller, City Clerk**

**APPROVED AS TO FORM:**

*By:* \_\_\_\_\_  
**Sylvia Borunda Firth**  
**Assistant City Attorney**

First Reading \_\_\_\_\_  
Second Reading \_\_\_\_\_



**TOWN OF HORIZON CITY  
MEMORANDUM**

**Date:** September 9, 2024  
**To:** Honorable Mayor and Members of City Council  
**From:** Teresa Quezada, CIP Manager *Teresa Quezada*  
**SUBJECT:** On a Resolution adopting the updated Capital Improvement Program for FY 2025 – FY 2027

---

Per the City Charter, staff is presenting the three-year Capital Improvement Program (CIP) for Council's consideration. The CIP includes projects funded through the 2014 Certificates of Obligation, 2019 Certificates of Obligation (2018 CIP), 2023 Certificates of Obligation (2023 CIP), federal funds distributed through the El Paso Metropolitan Organization (MPO), anticipated TRZ funds, TIRZ funds, ARPA funds, HUD Grant funds, and other potential funding sources that staff intends to pursue.

The CIP includes projects previously approved by the Council and infrastructure needs the City Council and staff have identified.

No significant changes to the project listing have been made. Unfunded projects are included in the listing so staff can pursue funding opportunities as those become available since the projects are recognized as community needs and are part of the Town's approved CIP.

The proposed draft resolution adopting the CIP includes previously approved project definitions and the process the Mayor and staff will follow to reallocate existing 2014, 2019 and 2023 Certificates of Obligation funding if reallocation became necessary.

Notice of the public hearing on September 10, 2024, was published and posted on the City's website.

Staff recommends approval.

## RESOLUTION

**WHEREAS**, the Town of Horizon City (the “City”) is required to hold a public hearing on a proposed three-year Capital Program (the “CIP”) annually in accordance with Section 5.08 of the Town of Horizon City Charter; and

**WHEREAS**, the proposed 2025-2027 CIP projects include projects funded through the 2014 issuance of certificates of obligation (“2014 C.O.”) and other street and right-of-way improvements, drainage improvements, park improvements and municipal facilities; and

**WHEREAS**, the City Council on May 9, 2018, approved certain new proposed CIP projects that include park improvements, municipal facilities, and TXDOT project matches that will be funded in future years by additional public finance issuances and other available funding (“2018 CIP”); and

**WHEREAS**, the City Council on June 11, 2019, approved a new location for City Hall and Municipal Court (“Municipal Facilities Phase 2”) and reaffirmed the location of the Police Department, Public Works Department, and temporary chambers for Council and Municipal Court on N. Darrington Road (“Municipal Facilities Phase 1”); and

**WHEREAS**, the proposed 2025-2027 CIP Projects include some 2018 CIP projects that were funded through the 2019 issuance of certificates of obligation, which are primarily park improvements and certain planning and design costs relating to proposed Phase I and Phase II municipal facilities and TXDOT project matches that will be funded in future years by additional public finance issuances and other available funding (“2019 C.O.”); and

**WHEREAS**, the proposed 2025-2027 CIP includes CIP projects that were funded through the 2023 issuance of certificates of obligation which include local matches for federally funded projects, construction costs relating to phase I municipal facilities, ADA improvements and certain planning and design costs relating to regional recreational facilities (“2023 C.O.”) and

**WHEREAS**, the CIP projects in this Annual 2025-2027 CIP also include specific location projects and categorical projects such as Sign Replacement and ADA Ramp Construction, Miscellaneous Drainage Improvements, and Upgrades to Stormwater Ponds and Rockwall Construction which do not indicate specific locations; and

**WHEREAS**, the City Council desires to ensure that the 2014 C.O., 2019 C.O., and 2023 C.O. projects listed in this Annual FY 2025-2027 CIP are completed in a timely manner; and

**WHEREAS**, the City Council desires to reaffirm the procedures to consider modifications to the 2014 C.O., 2019 C.O. and 2023 C.O. project listings during the implementation of the Annual 2025-2027 CIP; and

**WHEREAS**, the City Council desires to ensure that a 3-year plan in the Annual 2025-2027 CIP includes future projects to be developed as funds become available.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE TOWN OF HORIZON CITY, TEXAS:**

1. That the City Council has held a public hearing on a proposed three-year 2025-2027 Capital Improvement Program (CIP) on September 10, 2024, required to be approved annually in accordance with Section 5.08 of the Town of Horizon City Charter. That the City Council adopts the Master Capital Improvement Program for 2025-2027 as proposed in Attachment A, which is attached hereto.
2. That City staff will present 2014 C. O., 2019 C. O., and 2023 C.O. project updates in this Annual 2025-2027 CIP at least twice a year to the City Council.
3. That the projects in the 2014 C.O., 2019 C.O. and 2023 C.O. programs continue to be the highest priority projects for the City.
4. That, in the event a 2014 C.O. project requires additional funding to carry out the project goals and objectives, the Mayor shall recommend to the City Council that it allocate funding to the project from within the 2014 C.O. program.
5. That, in the event, a 2014 C.O. project is deemed unfeasible, the Mayor shall recommend to the City Council that it delete the project from the 2014 C.O. program
6. That, in the event a project is deleted from the 2014 C.O. program, the Mayor shall recommend changes to the project listing in the following order of priority:
  - a. Additional locations to the categorical projects as the first option to utilize the capital funds made available due to the original project's deletion.
  - b. Additional and enhanced scope to other projects in the 2014 C.O. Program as the second option to utilize the capital funds made available due to the original project's deletion.
  - c. That the capital funds made available due to the original project's deletion be used as match for a project eligible for federal or state funding.
  - d. That the capital funds made available due to the original project's deletion be used to begin developing an unfunded street and drainage project listed in Attachment A.
  - e. That the capital funds made available due to the original project's deletion be used to retire debt.
7. That, in the event a project or projects in the 2014 C.O. program result in savings, the Mayor shall recommend to the City Council that the balance within the project be utilized in the same order of priority as would be utilized for a deleted project.
8. That, with regard to the 2019 C.O. projects, the City establishes the following procedures:
  - a. That, in the event a 2019 C.O. project requires additional funding to carry out the project goals and objectives, the Mayor shall recommend to the City Council funding the project from within the 2019 C.O..

- b. That, in the event a 2019 C.O. project is deemed unfeasible, the Mayor shall recommend to the City Council that it delete the project from the 2019 C.O. list and make recommendations to the City Council based on the same criteria as set forth for 2014 C.O. projects in paragraph 7 above.
- 9. That, with regard to the 2023 C.O. projects, the City establishes the following procedures:
  - a. That, in the event a 2023 C.O. project requires additional funding to carry out the project goals and objectives, the Mayor shall recommend to the City Council funding the project from within the 2023 C.O.
  - b. That, in the event a 2023 C.O. project is deemed unfeasible, the Mayor shall recommend to the City Council that it delete the project from the 2023 C.O. list and make recommendations to the City Council based on the same criteria as set forth for 2014 C.O. projects in paragraph 7 above.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of September **2024**.

**THE TOWN OF HORIZON CITY**

\_\_\_\_\_  
Andres Renteria  
Mayor

**ATTEST:**

\_\_\_\_\_  
Elvia Schuller  
City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Sylvia Borunda Firth  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Eduardo Garcia  
Interim Planning Director

\_\_\_\_\_  
Teresa Quezada, Ph.D.  
CIP Manager

## ATTACHMENT A

### MASTER CAPITAL IMPROVEMENT PROGRAM FY 2025 to FY 2027

In accordance with Section 5.08 of the Town of Horizon City Charter, the following three-year capital program is submitted for adoption.

The projects recommended for adoption include street and right-of-way improvements, drainage improvements, parks improvements and municipal facilities. These projects include the 2014 C.O.-funded projects (2014 CO program) transportation projects presented to the City Council in May 2017 and submitted to the Metropolitan Planning Organization and Park Improvements, 2019 C.O.-funded projects for parks and recreation facilities (2018 CIP) and Municipal Facility projects, and the 2023 C.O.-funded projects for Municipal Facilities, grant matches, recreational facilities and ADA improvements. Proposed funding sources include:

Certificates of Obligation (2014 and 2019)	CO
Coordinated Border Infrastructure (federal funds available from MPO)	CBI
Parkland Dedication Fees	Park Fees
Surface Transportation Program (federal funds available from MPO)	STP
Transportation Alternatives Set-Aside (Replaced TAP)	TASA
Tax Increment Reinvestment Zone (adopted December 2020) TIRZ #1	
Transportation Reinvestment Zone #2 (adopted December 2014)	TRZ #1
Tax Increment Reinvestment Zone #1	TIRZ
Coronavirus Aid, Relief, and Economic Security Act	CARES
Coronavirus Response and Relief Supplemental Appropriations	CRRSA
American Rescue Plan Act of 2021	ARPA
Carbon Reduction Program (federal funds available from the MPO)	CRP
Congestion Management and Air Quality (federal funds available from the MPO)	CMAQ

**Tables continue on following pages.**

## Town of Horizon City

### Capital Planning and Budgeting Capital Improvement Program and Acquisition Guidelines

#### CAPITAL IMPROVEMENT PROGRAM

As a growing community, the Town of Horizon City (the “City”) desires to incorporate capital planning and budgeting into its annual processes. Capital planning and budgeting will allow staff to review the infrastructure and facility needs of the community in a comprehensive manner, in accordance with the approved Comprehensive Plan, subdivision ordinance and other policies and agreements as approved by the City Council and plan for orderly implementation. Capital planning and budgeting will also allow the City to review its capital needs in conjunction with its annual budget and estimated revenues to approve a plan that is financially feasible.

#### Definitions

**Capital projects** are construction, rehabilitation, or reconstruction projects that extend the useful life of a permanent City asset or change the use of a City asset.

**City assets** are those buildings or infrastructure facilities that the City owns in fee simple, have been dedicated to the City or that the City leases or otherwise has a contractual interest in.

**Eligible costs** primarily include professional fees to acquire rights-of-way or property for a municipal facility; appraise real estate, property and permanent improvements; survey real estate or inspect property and permanent improvements; conduct studies resulting in plans for further projects; construction costs; landscaping costs; construction management fees; and costs for furnishings and equipment including technology for municipal facilities.

#### Policies and Procedures

The City will consider capital projects meeting the above criteria and estimated at \$25,000 or more for inclusion in the capital budget.

Departments may submit the attached capital request and description form attached to present information for candidate projects. Departments should provide as much information as possible in the form including regulatory or contractual requirements associated with the project request. Photographs and aerial depictions of the location may also be attached. Pending issues or questions may also be included in the form for further research as part of the project evaluation process.

The Planning Director will review the project requests, consult with the requesting department, the Town Engineer and other staff to finalize the project request, estimate project costs,

potential funding sources and recommend inclusion into the City's Capital Improvement Program (CIP).

The CIP will be presented to the City Council on an annual basis as part of the budget review and approval process along with a status report on the funded CIP.

## **CAPITAL ACQUISITION**

The City desires to incorporate capital acquisitions budgeting into its annual processes. Capital acquisition budgeting will allow staff to review the City's major equipment needs and budget for them in an orderly manner. The capital acquisition budget will be reviewed by the City Council on an annual basis and adopted as part of the annual budget.

### **Definitions**

**Capital acquisitions** include office furniture and equipment, vehicles, shop equipment, or other maintenance equipment. Communication and computing systems including hardware and software are also considered capital acquisitions.

### **Policies and Procedures**

The City will consider capital acquisitions meeting the above criteria and having an estimated unit cost of \$2,500 or more.

Departments may submit a request for capital acquisitions indicating the equipment type, unit cost and number of units requested in the format as determined by the Mayor and/or designee. Departments should provide as much information as possible in their request including:

- whether the unit replaces an existing piece of equipment or vehicle;
- age of equipment proposed for replacement;
- useful life of requested equipment; and
- justification for replacement or new equipment.

The Mayor and/or designee will review the capital acquisition requests, consult with the requesting department, and other staff to finalize the request, estimate acquisition costs, potential funding sources and recommend inclusion into the City's Capital Acquisition Budget. The proposed Capital Acquisition Budget CIP will be presented to the City Council on an annual basis as part of the budget review and approval process.

# ATTACHMENT B



## CAPITAL IMPROVEMENT PLAN - FUNDED AND UNFUNDED PROJECTS

Project Name and Type	Total	FY2025	FY2026	FY2027	Future Years	Funding Source(s)
<b>Drainage Improvements &amp; Land</b>						
N. Darrington Recon.-ROW Acquisition	\$ 130,000	\$ 130,000	\$ -	\$ -	-	ARPA
Drainage Improvements	950,000	693,650	256,350	-	-	ARPA
Miscellaneous Drainage Improvements	136,041	136,041	-	-	-	2014 CO's
Upgrades to Storm Water Ponds and Rock Wall Constr	76,488	76,488	-	-	-	2014 CO's
Master Drainage Study	-	-	-	-	-	TBD
Drainage Improvements Downstream of Golf Course	-	-	-	-	-	TBD
<b>Total</b>	<b>\$ 1,292,529</b>	<b>\$ 1,036,179</b>	<b>\$ 256,350</b>	<b>\$ -</b>	<b>-</b>	
<b>Economic Development</b>						
Transit Plaza at TOD	2,816,000	-	2,816,000	-	-	TIRZ & other sources
Horizon City Property Portfolio	500,000	500,000	-	-	-	ARPA
<b>Total</b>	<b>\$ 3,316,000</b>	<b>\$ 500,000</b>	<b>\$ 2,816,000</b>	<b>\$ -</b>	<b>-</b>	
<b>Non-Capitalized Expenditures Related to a Specific Program</b>						
Capital Improvement Program 2014-2016 General	10,000	10,000	-	-	-	2014 CO's
Capital Improvement Program 2018 General	10,000	10,000	-	-	-	2019 CO's
<b>Total</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>	
<b>Park Improvements and Land</b>						
New Park	4,266,584	2,383,000	1,883,584	-	-	2019 CO's and 2023 CO's
Benton/Ryderwood Dog Park	782,118	419,618	362,500	-	-	2019 CO's and 2014 CO's
Regional Recreation Facility	2,500,000	500,000	2,000,000	-	-	2023 CO's
Duaneburg to Carroll T. Welch Open Space Path	-	-	-	-	-	TBD
West Eastlake Estates Park Improvements	-	-	-	-	-	TBD
Park Upgrades - New Standards	-	-	-	-	-	TBD
<b>Total</b>	<b>\$ 7,548,702</b>	<b>\$ 3,302,618</b>	<b>\$ 4,246,084</b>	<b>\$ -</b>	<b>-</b>	
<b>Street Infrastructure</b>						
ADA Transition Plan - Assessment	250,000	250,000	-	-	-	ARPA
N. Darrington Reconstruction - ROW & Utilities - Copy	60,000	60,000	-	-	-	ARPA
ADA Implementation - FY 2023 COs	2,500,000	300,000	1,100,000	1,100,000	-	2023 CO's
Breaux Street Improvements (from Horizon Blvd. to Nunda)	1,001,450	1,001,450	-	-	-	Street Maintenance Fund
2023-2024 Street Maintenance Program	1,625,190	1,625,190	-	-	-	Street Maintenance Fund
Oxbow and Pawling Street Improvements	1,859,492	1,859,492	-	-	-	2014 CO's
Rodman Street Shared-use Path	161,320	161,320	-	-	-	2023 CO's and federal funds



**CAPITAL IMPROVEMENT PLAN - FUNDED AND UNFUNDED PROJECTS**

<b>Project Name and Type</b>	<b>Total</b>	<b>FY2025</b>	<b>FY2026</b>	<b>FY2027</b>	<b>Future Years</b>	<b>Funding Source(s)</b>
Pavement Management Information System	69,689	-	69,689	-	-	2014 CO's
Horizon Blvd Path Improvements	365,000	-	65,000	300,000	-	2019 CO's
Ensor Welch Path Improvements	250,000	50,000	200,000	-	-	2019 CO's
North Darrington Reconstruction	13,619,176	2,485,400	5,332,708	5,801,068	-	2014 CO's, STP, CRRSA 2014 CO's TXDOT Safety Project Funding
N. Kenazo Safety Lighting Project - FY 2022	498,179	498,179	-	-	-	2014 CO's & TXDOT Safety Project Funding
South Darrington Safety Lighting Project	973,522	973,522	-	-	-	2014 CO's & TXDOT Safety Project Funding
FY23 COs - Matches for Federal Projects	1,838,680	919,340	919,340	-	-	2023 CO's
Street & Drainage Improvements - FY23 COs	1,500,000	750,000	750,000	-	-	2023 COs
N. Darrington Reconstruction - FY 2023 COs	2,000,000	1,000,000	1,000,000	-	-	2023 COs
Dilley, Delake and Horizon Transit Plaza - Design	1,760,000	1,760,000	-	-	-	HUD - Community Project Funding
S. Darrington Rd. Repaving	13,450,000	-	-	-	13,450,000	TBD
N. Kenazo Ave. Reconstruction	15,703,000	-	-	-	15,703,000	TBD
S. Kenazo Ave. Reconstruction	9,530,000	-	-	-	9,530,000	TBD
Kenazo Dr. Extension	6,177,000	-	-	-	6,177,000	TBD
Alberton Ave./Antwerp Rd. Construction	16,519,000	-	-	-	16,519,000	TBD
Dilley and Delake Drives	7,656,000	-	7,656,000	-	-	TIRZ & other sources
School Zone Upgrades	-	-	-	-	-	TBD
Darrington Illumination	-	-	-	-	-	TBD
Rifton Illumination	-	-	-	-	-	TBD
S. Kenazo Illumination	-	-	-	-	-	TBD
Sidewalk Construction on Arterials & Collectors	-	-	-	-	-	TBD
New Traffic Signals/Roundabouts	-	-	-	-	-	TBD
McMahon Street Improvements	-	-	-	-	-	TBD
Texas Rainbow Extension to N. Kenazo	-	-	-	-	-	TBD
Duanesburg Street Improvements (from Horizon Blvd. to S. Kenazo)	-	-	-	-	-	TBD
Horizon Blvd. Median Improvements between Ashford and Rifton Ct.	-	-	-	-	-	TBD
Horizon Boulevard - Intersection Improvements at Horizon Crossing	-	-	-	-	-	TBD
Update and Expand Hike and Bike Trails	-	-	-	-	-	TBD
ADA Transition Plan - Implementation	-	-	-	-	-	2014 CO's and 2023 CO's
Howard Lowe Rd. ROW Improvements	-	-	-	-	-	TBD
Rodman Street Improvements	-	-	-	-	-	TBD
<b>Total</b>	<b>\$ 99,366,698</b>	<b>\$ 13,693,893</b>	<b>\$ 17,092,737</b>	<b>\$ 7,201,068</b>	<b>\$ 61,379,000</b>	



**CAPITAL IMPROVEMENT PLAN - FUNDED AND UNFUNDED PROJECTS**



<b>Project Name and Type</b>	<b>Total</b>	<b>FY2025</b>	<b>FY2026</b>	<b>FY2027</b>	<b>Future Years</b>	<b>Funding Source(s)</b>
<b>Administrative Buildings and Land</b>						
City Hall Build Out	500,000	359,170	140,830	-	-	ARPA
Horizon Transit Plaza Siting	90,000	90,000	-	-	-	ARPA
Municipal Facilities Ph. 1 - FF&E - Copy	750,000	750,000	-	-	-	ARPA
Municipal Facilities - Phase 2 - Town Hall and Municipal Court	13,300,000	-	-	1,800,000	11,500,000	TBD
ADA Transition Plan	2,000,000	2,000,000	-	-	-	2014 CO's
<b>Total</b>	<b>\$ 16,640,000</b>	<b>\$ 3,199,170</b>	<b>\$ 140,830</b>	<b>\$ 1,800,000</b>	<b>\$ 11,500,000</b>	
<b>Public Safety Buildings and Land</b>						
City Hall/Police Headquarters	15,414,950	12,481,960	2,932,990	-	-	2023 COs
<b>Total</b>	<b>\$ 15,414,950</b>	<b>\$ 12,481,960</b>	<b>\$ 2,932,990</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Quality of Life Buildings and Land</b>						
Multipurpose Center	-	-	-	-	-	TBD
Renovate Oz Glaze Senior Center	-	-	-	-	-	TBD
Develop a Community Pool	-	-	-	-	-	TBD
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Grand Total</b>	<b>\$ 143,598,879</b>	<b>\$ 34,233,820</b>	<b>\$ 27,484,991</b>	<b>\$ 9,001,068</b>	<b>\$ 72,879,000</b>	

DRAFT

# Town of Horizon City Capital Improvement Program

Council Meeting  
September 10, 2024

# Capital Program

Per Charter requirement for 3-year program, submitted to Council and adopted before the end of the fiscal year.

39

“The Council by resolution shall consider the adoption of the capital program plan with or without amendment after the public hearing and on or before the fifteenth (15) day of the twelfth (12) month of the current fiscal year.”  
Section 5.09

# Capital Improvement Plan

---



## CAPITAL IMPROVEMENT PLAN - FUNDED AND UNFUNDED PROJECTS

Project Name and Type	Total	FY2025	FY2026	FY2027	Future Years	Funding Source(s)
<b>Drainage Improvements &amp; Land</b>						
N. Darrington Recon.-ROW Acquisition	\$ 130,000	\$ 130,000	\$ -	\$ -	-	ARPA
Drainage Improvements	950,000	693,650	256,350	-	-	ARPA
Miscellaneous Drainage Improvements	136,041	136,041	-	-	-	2014 CO's
Upgrades to Storm Water Ponds and Rock Wall Constr	76,488	76,488	-	-	-	2014 CO's
Master Drainage Study	-	-	-	-	-	TBD
Drainage Improvements Downstream of Golf Course	-	-	-	-	-	TBD
<b>Total</b>	<b>\$ 1,292,529</b>	<b>\$ 1,036,179</b>	<b>\$ 256,350</b>	<b>\$ -</b>	<b>-</b>	
<b>Economic Development</b>						
Transit Plaza at TOD	2,816,000	-	2,816,000	-	-	TIRZ & other sources
Horizon City Property Portfolio	500,000	500,000	-	-	-	ARPA
<b>Total</b>	<b>\$ 3,316,000</b>	<b>\$ 500,000</b>	<b>\$ 2,816,000</b>	<b>\$ -</b>	<b>-</b>	
<b>Non-Capitalized Expenditures Related to a Specific Program</b>						41
Capital Improvement Program 2014-2016 General	10,000	10,000	-	-	-	2014 CO's
Capital Improvement Program 2018 General	10,000	10,000	-	-	-	2019 CO's
<b>Total</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>	
<b>Park Improvements and Land</b>						
New Park	4,266,584	2,383,000	1,883,584	-	-	2019 CO's and 2023 CO's
Benton/Ryderwood Dog Park	782,118	419,618	362,500	-	-	2019 CO's and 2014 CO's
Regional Recreation Facility	2,500,000	500,000	2,000,000	-	-	2023 CO's
Duaneburg to Carroll T. Welch Open Space Path	-	-	-	-	-	TBD
West Eastlake Estates Park Improvements	-	-	-	-	-	TBD
Park Upgrades - New Standards	-	-	-	-	-	TBD
<b>Total</b>	<b>\$ 7,548,702</b>	<b>\$ 3,302,618</b>	<b>\$ 4,246,084</b>	<b>\$ -</b>	<b>-</b>	
<b>Street Infrastructure</b>						
ADA Transition Plan - Assessment	250,000	250,000	-	-	-	ARPA
N. Darrington Reconstruction - ROW & Utilities - Copy	60,000	60,000	-	-	-	ARPA
ADA Implementation - FY 2023 COs	2,500,000	300,000	1,100,000	1,100,000	-	2023 CO's
Breaux Street Improvements (from Horizon Blvd. to Nunda)	1,001,450	1,001,450	-	-	-	Street Maintenance Fund
2023-2024 Street Maintenance Program	1,625,190	1,625,190	-	-	-	Street Maintenance Fund
Oxbow and Pawling Street Improvements	1,859,492	1,859,492	-	-	-	2014 CO's
Rodman Street Shared-use Path	161,320	161,320	-	-	-	2023 CO's and federal funds



## CAPITAL IMPROVEMENT PLAN - FUNDED AND UNFUNDED PROJECTS

Project Name and Type	Total	FY2025	FY2026	FY2027	Future Years	Funding Source(s)
Pavement Management Information System	69,689	-	69,689	-	-	2014 CO's
Horizon Blvd Path Improvements	365,000	-	65,000	300,000	-	2019 CO's
Ensor Welch Path Improvements	250,000	50,000	200,000	-	-	2019 CO's
North Darrington Reconstruction	13,619,176	2,485,400	5,332,708	5,801,068	-	2014 CO's, STP, CRRSA 2014 CO's TXDOT Safety Project Funding
N. Kenazo Safety Lighting Project - FY 2022	498,179	498,179	-	-	-	2014 CO's & TXDOT Safety Project Funding
South Darrington Safety Lighting Project	973,522	973,522	-	-	-	2023 CO's
FY23 COs - Matches for Federal Projects	1,838,680	919,340	919,340	-	-	2023 COs
Street & Drainage Improvements - FY23 COs	1,500,000	750,000	750,000	-	-	2023 COs
N. Darrington Reconstruction - FY 2023 COs	2,000,000	1,000,000	1,000,000	-	-	2023 COs HUD - Community Project Funding
Dilley, Delake and Horizon Transit Plaza - Design	1,760,000	1,760,000	-	-	-	TBD
S. Darrington Rd. Repaving	13,450,000	-	-	-	13,450,000	42 TBD
N. Kenazo Ave. Reconstruction	15,703,000	-	-	-	15,703,000	TBD
S. Kenazo Ave. Reconstruction	9,530,000	-	-	-	9,530,000	TBD
Kenazo Dr. Extension	6,177,000	-	-	-	6,177,000	TBD
Alberton Ave./Antwerp Rd. Construction	16,519,000	-	-	-	16,519,000	TBD
Dilley and Delake Drives	7,656,000	-	7,656,000	-	-	TIRZ & other sources
School Zone Upgrades	-	-	-	-	-	TBD
Darrington Illumination	-	-	-	-	-	TBD
Rifton Illumination	-	-	-	-	-	TBD
S. Kenazo Illumination	-	-	-	-	-	TBD
Sidewalk Construction on Arterials & Collectors	-	-	-	-	-	TBD
New Traffic Signals/Roundabouts	-	-	-	-	-	TBD
McMahon Street Improvements	-	-	-	-	-	TBD
Texas Rainbow Extension to N. Kenazo	-	-	-	-	-	TBD
Duanesburg Street Improvements (from Horizon Blvd. to S. Kenazo)	-	-	-	-	-	TBD
Horizon Blvd. Median Improvements between Ashford and Rifton Ct.	-	-	-	-	-	TBD
Horizon Boulevard - Intersection Improvements at Horizon Crossing	-	-	-	-	-	TBD
Update and Expand Hike and Bike Trails	-	-	-	-	-	TBD
ADA Transition Plan - Implementation	-	-	-	-	-	2014 CO's and 2023 CO's
Howard Lowe Rd. ROW Improvements	-	-	-	-	-	TBD
Rodman Street Improvements	-	-	-	-	-	TBD
<b>Total</b>	<b>\$ 99,366,698</b>	<b>\$ 13,693,893</b>	<b>\$ 17,092,737</b>	<b>\$ 7,201,068</b>	<b>\$ 61,379,000</b>	



## CAPITAL IMPROVEMENT PLAN - FUNDED AND UNFUNDED PROJECTS

Project Name and Type	Total	FY2025	FY2026	FY2027	Future Years	Funding Source(s)
<b>Administrative Buildings and Land</b>						
City Hall Build Out	500,000	359,170	140,830	-	-	ARPA
Horizon Transit Plaza Siting	90,000	90,000	-	-	-	ARPA
Municipal Facilities Ph. 1 - FF&E - Copy	750,000	750,000	-	-	-	ARPA
Municipal Facilities - Phase 2 - Town Hall and Municipal Court	13,300,000	-	-	1,800,000	11,500,000	TBD
ADA Transition Plan	2,000,000	2,000,000	-	-	-	2014 CO's
<b>Total</b>	<b>\$ 16,640,000</b>	<b>\$ 3,199,170</b>	<b>\$ 140,830</b>	<b>\$ 1,800,000</b>	<b>\$ 11,500,000</b>	
<b>Public Safety Buildings and Land</b>						
City Hall/Police Headquarters	15,414,950	12,481,960	2,932,990	-	-	43 2023 COs
<b>Total</b>	<b>\$ 15,414,950</b>	<b>\$ 12,481,960</b>	<b>\$ 2,932,990</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Quality of Life Buildings and Land</b>						
Multipurpose Center	-	-	-	-	-	TBD
Renovate Oz Glaze Senior Center	-	-	-	-	-	TBD
Develop a Community Pool	-	-	-	-	-	TBD
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Grand Total</b>	<b>\$ 143,598,879</b>	<b>\$ 34,233,820</b>	<b>\$ 27,484,991</b>	<b>\$ 9,001,068</b>	<b>\$ 72,879,000</b>	

# Capital Fund by Category

<b>Project Type</b>	<b>Amount</b>	<b>Percent of Total CIP</b>
Drainage Improvements & Land	\$ 1,292,529	0.90%
Economic Development	\$ 3,316,000	2.31%
Non-Capitalized Expenditures	\$ 20,000	0.01 <sub>44</sub> %
Park Improvements and Land	\$ 7,548,702	5.26%
Street Infrastructure	\$ 99,366,698	69.20%
Administrative Buildings & Land	\$ 16,640,000	11.59%
Public Safety Buildings & Land	\$ 15,414,950	10.73%
<b>Total</b>	<b>\$ 143,598,879</b>	<b>100.00%</b>

# Highlights

- **Municipal Facilities Phase 1** – construction started
- **Oxbow, Pawling and Breaux** street & drainage improvements - completed
- **S. Darrington Safety Lighting** – scheduled completion Summer 2024
- **N. Darrington Reconstruction**
  - Construction started
  - Coordinating for SIB loan to fund gap

# Highlights

- **Rodman Shared Use Path** – 60% design completed; anticipating construction award in Spring 2025
- **Dilley, Delake and Transit Plaza Design** – pending HUD approval for design start.
- **2023-2024 Street Maintenance Program** – Construction started

# Town of Horizon City Capital Improvement Program

Council Meeting  
September 10, 2024



**TOWN OF HORIZON CITY  
MEMORANDUM**

**Date:** September 5, 2024  
**To:** Honorable Mayor and Members of City Council  
**From:** Teresa Quezada, CIP Manager  
**SUBJECT:** Resolution authorizing the Mayor to sign an Interlocal/Project Development Agreement with the Camino Real Regional Mobility Authority for the Rezoning of a Transit Oriented Development, described in said Agreement

*Teresa Quezada  
9/5/2024*

---

This resolution authorizes the Mayor to sign an interlocal project development agreement with the Camino Real Regional Mobility Authority (CRRMA) for the rezoning of the Transit Oriented Development (TOD) area.

As the Town continues working on the TIRZ program of work for the TOD, and after the completion of the Architectural Guidelines, the next step is to zone the TOD in a manner that fosters the development of the area in accordance with the Architectural Guidelines and the City's Comprehensive Plan.

The scope of work for the rezoning includes the development of new TOD Zoning districts, proposed rezoning of the TOD area, community engagement as the districts are developed, engagement with stakeholders, survey of the area and presentations to the Planning and Zoning Board and City Council. The effort is scheduled to take approximately 9 months to complete. The CRRMA will utilize Atkins Realis, Able City and Brock and Bustillos to complete the work. The contract amount for this effort is **\$162,493.27** and the funding source is **ARPA funds** as approved by the Council in the ARPA program of work.

The CRRMA Board approved this interlocal agreement at their September 4, 2024, meeting.

Staff recommends approval.

## **RESOLUTION**

**WHEREAS**, the Town of Horizon City (“City) is a political subdivision of the State of Texas;

**WHEREAS**, The Camino Real Regional Mobility Authority (“CRRMA”) is a regional mobility authority created pursuant to the request of the City of El Paso and operating pursuant to Chapter 370 of the Texas Transportation Code and is a body politic and corporate and a political subdivision of the State of Texas;

**WHEREAS**, Chapter 791 of the Texas Government Code provides that any one or more public agencies may contract with each other for the performance of governmental functions or services in which the contracting parties are mutually interested;

**WHEREAS**, Chapter 370 of the Texas Transportation Code permits the CRRMA to enter into an agreement under which the CRRMA may acquire, plan, design, construct, maintain, repair, or operate a transportation project on behalf of another governmental entity if the transportation project is located in the CRRMA’s area of jurisdiction or in a county adjacent to the CRRMA’s area of jurisdiction;

**WHEREAS**, the City has requested the CRRMA to provide support necessary the rezoning of the City’s Transit Oriented Development (the “Project”) located within the CRRMA’s area of jurisdiction; and

**WHEREAS**, the City and the CRRMA desire to enter into an interlocal agreement to allow for the CRRMA to complete the services requested by the City for the Project.

**NOW, THEREFORE**, the Town of Horizon City Council resolves as follows:

That the Mayor is authorized to sign the Interlocal Agreement Project Development Agreement for the Rezoning of a Transit Oriented Development between the Town of Horizon City, Texas and the Camino Real Regional Mobility Authority in an amount not to exceed \$162,493.27

**PASSED AND APPROVED THE \_\_\_\_\_ DAY OF September 2024.**

**TOWN OF HORIZON CITY**

**By: \_\_\_\_\_  
Andres Renteria, Mayor**

**ATTEST:**

**By:** \_\_\_\_\_  
**Elvia Schuller, City Clerk**

**APPROVED AS TO FORM:**

**By:** \_\_\_\_\_  
**Sylvia Borunda Firth**  
**Assistant City Attorney**

**CAMINO REAL REGIONAL MOBILITY AUTHORITY  
BOARD RESOLUTION**

**WHEREAS**, the Town of Horizon City (Horizon) and the Camino Real Regional Mobility Authority (CRRMA) are authorized to execute interlocal agreements that would permit the CRRMA to assist Horizon in its development of certain major transportation projects; and

**WHEREAS**, the parties have determined that such cooperation between Horizon and CRRMA is beneficial for each, as well as the El Paso region and the parties now desire to execute an agreement whereby Horizon would provide funding for the CRRMA to provide certain planning services necessary to support the rezoning of Horizon’s transit-oriented development; and

**WHEREAS**, the rezoning of Horizon’s transit-oriented development would assist in the orderly development of transit and transportation options in the area, thereby benefitting the region’s transportation system.

**NOW, THEREFORE, BE IT RESOLVED BY THE CAMINO REAL REGIONAL MOBILITY AUTHORITY:**

**THAT** the Chair of the CRRMA is authorized to execute an Interlocal Agreement with the Town of Horizon City, Texas to permit the CRRMA to provide certain planning services necessary for the rezoning of Horizon’s transit-oriented development.

**PASSED AND APPROVED THIS 4<sup>TH</sup> DAY OF SEPTEMBER 2024.**

**CAMINO REAL REGIONAL  
MOBILITY AUTHORITY**

\_\_\_\_\_  
Joyce A. Wilson, Chair

**ATTEST:**

\_\_\_\_\_  
Monica L. Perez  
Board Secretary

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Raymond L. Telles  
Executive Director

**INTERLOCAL AGREEMENT**

**PROJECT DEVELOPMENT AGREEMENT  
FOR THE REZONING OF A TRANSIT ORIENTED DEVELOPMENT**

**THIS INTERLOCAL AGREEMENT** (the Agreement) is made and entered into effective as of the last date noted below, by and between the TOWN OF HORIZON CITY (the Town) and the CAMINO REAL REGIONAL MOBILITY AUTHORITY (the Authority), (collectively, the Parties), for the purposes described herein.

**WITNESSETH:**

**WHEREAS**, the Town is a political subdivision of the State of Texas; and

**WHEREAS**, the Authority is a regional mobility authority created pursuant to the request of the City of El Paso and operating pursuant to Chapter 370 of the Texas Transportation Code (the RMA Act) and 43 TEX. ADMIN. CODE §§26.1 *et seq.* and is a body politic and corporate and political subdivision of the State; and

**WHEREAS**, Chapter 791 of the Texas Government Code provides that any one or more public agencies may contract with each other for the performance of governmental functions or services in which the contracting parties are mutually interested; and

**WHEREAS**, Section 370.033 of the RMA Act permits the Authority to enter into an agreement under which the Authority may acquire, plan, design, construct, maintain, repair, or operate a transportation project on behalf of another governmental entity if the transportation project is located in the Authority's area of jurisdiction or in a county adjacent to the Authority's area of jurisdiction; and

**WHEREAS**, the Town requests the Authority to provide support necessary for the rezoning of the Town's Transit Oriented Development (the Project), located in El Paso County which is within or adjacent to the Authority's area of jurisdiction; and

**WHEREAS**, the Town and Authority now desire to enter into this Agreement to allow for the Authority to complete the services requested by the Town for the Project; and

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements herein contained, the undersigned Parties agree as follows:

**I.  
FINDINGS**

**A. Recitals.** The recitals set forth above are incorporated herein for all purposes and are found by the Parties to be true and correct. It is further found and determined that the Parties have authorized and approved the Agreement by resolution or order adopted by their respective

governing bodies, and that this Agreement will be in full force and effect when approved by both Parties.

**B. Overview of the Project.** The Town and Authority have agreed to cooperatively develop the Project, due to the mutual benefit to each Party and the benefits to the region's transportation system. The Authority, in coordination with the Town and as more fully enumerated within **EXHIBIT A** to this Agreement, will take such actions as necessary to advance the Project using funds provided by the Town. The Project responsibilities of each Party and the Project budget are more fully enumerated within **EXHIBIT B** and **EXHIBIT C** of this Agreement.

## **II.**

### **DUTIES AND RESPONSIBILITIES OF THE AUTHORITY**

**A. Project Services.** Subject to the terms of this Agreement, the Authority agrees and is hereby authorized to use funding from the Town, or such other lawfully available funds designated from time to time, to provide all or a portion of the funding necessary for the services identified in **EXHIBIT A**.

**1. Timeline for Commencement and Completion of Work.** Commencement of work on the Project shall begin when the Town Representative (as defined in Section IV below) issues a written Notice to Proceed to the Authority for the Project. No later than fifteen (15) days from Authority receipt of a Notice to Proceed, the Authority will initiate the process to commence work on the Project, as more specifically described in **EXHIBITS A, B, and C**. Project-related services, including any applicable phasing of such activities, will be completed in accordance with the schedule developed between the Town and the Authority.

**2. Scope of Work.** Specific elements of the work required for the Project and the responsible party for the performance of such work are set forth in **EXHIBIT B** to this Agreement. Such services will be provided by the appropriate party within the jointly developed schedule referenced in subparagraph II.A.1. above.

**3. Project Budget.** The initial budget for the Project is set forth in **EXHIBIT C** to this Agreement (the Project Budget). The Parties will work together to attempt to minimize the actual costs as reflected in the Project Budget, and in no event shall the cash disbursements by the Authority exceed such Project Budget, absent the written agreement of the Parties.

**B. Authority and Town Cooperation.** The Parties shall cooperate in the development of the Project such that the Project is most effectively and efficiently developed.

**1. Inspections.** The Town and its authorized representatives may observe or inspect all work done and materials furnished for the Project at reasonable times and places. If either Party believes such Project is not being pursued as originally contemplated, the Parties' designated representatives shall meet to discuss appropriate actions to ensure that any defects in the Project or deviations are remedied.

**2. Budget Overruns and Time Extensions.** In the event the costs of the Project funded in whole or in part from Town funds exceed, or due to a change in circumstances during

development of such Project are expected to exceed, the amount specified in the Project Budget and other lawfully available and designated funds, the Parties, through their respective designated representatives, will work together to identify the additional funding necessary for the Project. In the event additional funds cannot be identified to address such increased costs, the Parties shall work together to amend the scope of the Project to fit within the available funds or to otherwise address the Project funding shortfall. In the event extended time for the completion of the Project becomes necessary, the extended time for completion of the project must be approved by the Town in writing prior to creating an enforceable commitment.

**3. Change Order.** When applicable, Change Order shall mean a written order to the Authority’s contractor executed by the Authority after execution of the original construction contract between the Authority and that contractor, directing a change in the work to be performed on a Project, and may include a change in the contract price or the time for the contractor’s performance or any combination thereof. A Change Order requested by the Authority or its contractor, which would result in an increase in the Project Budget or extend time for completion of the Project, must be approved by the Town in writing prior to creating an enforceable commitment of Town funds or other lawfully available and designated funds. A proposed Change Order requested by the Authority or its contractor shall be provided to the Town in writing and include detailed justification for the requested change(s). The Authority may approve a Change Order without the approval of the Town if the Authority agrees to pay the increased cost of the Project from its own funding source and completion dates are not extended.

**4. Final Acceptance.** When applicable, the Authority shall notify the Town in writing upon Final Acceptance of the Project or a portion of the Project. Upon Final Acceptance of the Project, or a portion of the Project, the Authority will assign to the Town, or other responsible entity, all contractor warranties, guarantees, and bonds which it possesses with respect to such work, and which extend beyond the date of such Final Acceptance. Unless otherwise agreed by the Authority, the Authority shall have no further obligation with respect to such work after Final Acceptance.

**5. Authority Performance Measures.** Some of the services being provided pursuant to this Agreement are an extension of the services being provided to the Authority under agreements with contractors or under consulting agreements with third-party professionals. As such, the Authority shall ensure, through its agreements with such contractors and third-party professionals, that the same performance measures are established and maintained for the performance of the services delivered on the Project pursuant to this Agreement as are applicable to work performed by such contractors and third parties on other Authority Projects. The Authority shall enforce such measures and standards on the Town’s and the Authority’s behalf, and the Authority shall not agree to modify performance measures, as they may relate to the services contemplated herein, without the prior written consent of the Town.

**C. Reports to the Town.** The Authority shall, at such times and in such form as the Town may reasonably request, furnish periodic information concerning the status of the Project and the performance of the Authority’s obligations under this Agreement. To the extent requested by the Town, the Authority shall make an annual report to the Town’s Council on the Project. Such annual

report shall include information on the current status, including financial details, of the Project and the state of the Authority as a public entity in general.

**D. Accounting.** The Authority shall use diligence to ensure that each distribution of Project funds is for proper and documented expenditures. Complete books and records shall be maintained by the Authority of disbursements for payments required in this Agreement. All such books and records shall be deemed complete if kept in accordance with the Governmental Accounting Standards Board's principles and in accordance with the provisions of the RMA Act. Such books and records shall be available for examination by the duly authorized officers or agents of the Town during normal business hours upon request made not less than five (5) business days prior to the date of such examination. In addition, the Authority shall coordinate with the Town's Auditor's Office to provide information and documentation necessary for the Town to complete its annual books, records and reports for each fiscal year, during which: (1) Project funds are/were distributed for the Project; (2) Project warranties are/were in effect; and/or (3) Project claims are/were outstanding.

**E. Limitations on Project Development.** Notwithstanding anything herein to the contrary, the Authority shall not be obligated to pursue or complete development of the Project if the funds available from the Town together with other lawfully available and designated funds are insufficient to pay all costs associated with the Project and the Town fails to provide additional funding to cover the amount of any such deficiency.

### **III. DUTIES AND OBLIGATIONS OF THE TOWN**

**A. Project Responsibilities of the Town.** The Town shall be responsible for the costs of those responsibilities as enumerated within **EXHIBIT B** to this Agreement, with such payments to be made in accordance with the terms established within **EXHIBIT C**. Once those responsibilities or deliverables have been completed, the Town shall bear no additional costs for completion of the Project, unless specifically included in the Project Budget or in a written amendment of this Agreement approved by the Town.

**B. Financial Obligations of the Town.** Authority financial obligations created hereunder shall be limited solely to Town funds transferred from time to time by the Town to the Authority as required by this Agreement. Except for delivery of the funds enumerated herein, the Town shall have no financial obligation to make any payment, in whole or in part, on behalf of the Authority, unless specifically provided in accordance with the terms of this Agreement, its exhibits or amendments.

**C. Disclosure of Information.** The Town covenants and agrees that it shall cooperate with the Authority to ensure the timely completion of the Project within specified and agreed upon budgets and shall promptly provide the Authority with such information or support as may be necessary for the Authority to satisfy its obligations under this Agreement.

**IV.  
PARTY REPRESENTATIVES AND LEGAL NOTICES**

**A. Party Representatives.** The designated representatives authorized to act on behalf of each party hereto, and the addresses to which notices due hereunder should be directed, are as follows, unless and until either Party is otherwise notified in writing by the other:

**Town:**

Planning Director  
14999 Darrington Road  
Horizon City, Texas 79928

**Authority:**

Executive Director  
801 Texas Avenue  
El Paso, Texas 79901.

**B. Limitations on Town Representative.** Notwithstanding anything contained herein to the contrary, approval of the Project Budget, changes to the funding source(s), change orders that increase the Project Budget, and all amendments to this Agreement shall require the action of the Town's Council.

**C. Legal Notices.** Any and all notices and communications under this Agreement shall be in writing and mailed by first-class mail, or hand delivered, addressed to the following designated officials:

**Town:**

Mayor  
14999 Darrington Road  
Horizon City, Texas 79928  
Cc: Planning Director

**Authority:**

Executive Director  
801 Texas Avenue  
El Paso, Texas 79901.

**V.  
TERM AND TERMINATION**

**Term and Termination.** Subject to the following, this Agreement shall be effective as of the date first written above and shall continue in full force and effect until the completion of the services to be provided. Notwithstanding the foregoing, and without limitation on any other remedy identified in the Agreement or available at law or in equity:

**A.** either Party may terminate this Agreement in the event of a material breach of its terms, which may include, but is not limited to, failure to make timely payments of amounts owed and failure of services to be provided in accordance with this Agreement, provided that the party seeking to terminate the Agreement has provided written notice to the other of the alleged default and the default has not been cured within thirty (30) days of receipt of such notice; and

**B.** the Parties may mutually agree to terminate this Agreement.

**VI.**  
**GENERAL AND MISCELLANEOUS**

**A. Waiver.** Neither this Agreement nor any of the terms hereof may be waived or modified orally, but only by an instrument in writing signed by the Party against which the enforcement of the waiver or modification shall be sought. No failure or delay of any Party, in any one or more instances (i) in exercising any power, right or remedy under this Agreement or (ii) in insisting upon the strict performance by the other Party of such other Party's covenants, obligations or agreements under this Agreement, shall operate as a waiver, discharge or invalidation thereof, nor shall any single or partial exercise of any such right, power or remedy or insistence on strict performance, or any abandonment or discontinuance of steps to enforce such a right, power or remedy or to enforce strict performance, preclude any other or future exercise thereof or insistence thereupon or the exercise of any other right, power or remedy.

**B. Other Services.** Nothing in this Agreement shall be deemed to create, by implication or otherwise, any duty or responsibility of either of the Parties to undertake or not to undertake any other service, or to provide or not to provide any service, except as specifically set forth in this Agreement or in a separate written instrument executed by both Parties.

**C. Governmental Immunity.** Nothing in this Agreement shall be deemed to waive, modify, or amend any legal defense available at law or in equity to either of the Parties nor to create any legal rights or claims on behalf of any third party. Neither of the Parties waives, modifies, or alters to any extent whatsoever the availability of the defense of governmental immunity under the laws of the State of Texas and of the United States.

**D. Amendments and Modifications.** This Agreement may not be amended or modified except in writing and executed by both Parties to this Agreement and authorized by their respective governing bodies.

**E. Venue.** For any and all disputes arising under this Agreement, venue shall be in El Paso County, Texas.

**F. Successors and Assigns.** This Agreement shall bind and benefit the respective Parties and their legal successors, and shall not be assignable, in whole or in part, by any Party hereto without first obtaining the written consent of the other Party.

**G. Severability.** If any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof, but rather this entire Agreement will be construed as if not containing the particular invalid or unenforceable provision(s), and the rights and obligations of the Parties shall be construed and enforced in accordance therewith. The Parties acknowledge that if any provision of this Agreement is determined to be invalid or unenforceable, it is their desire and intention that such provision be reformed and construed in such a manner that it will, to the maximum extent practicable, give effect to the intent of this Agreement and be deemed to be validated and enforceable.

**H. Execution in Counterparts.** This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall be considered fully executed as of the date first written above, when both Parties have executed an identical counterpart, notwithstanding that all signatures may not appear on the same counterpart.

**IN WITNESS WHEREOF,** the Parties have executed and attested this Agreement by their officers thereunto duly authorized.

**TOWN OF HORIZON CITY, TEXAS**

\_\_\_\_\_  
Andres Renteria, Mayor  
Date: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Elvia Schuller, City Clerk

**CAMINO REAL  
REGIONAL MOBILITY AUTHORITY**

\_\_\_\_\_  
Joyce A. Wilson, Chair  
Date: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Monica L. Perez  
Secretary

## EXHIBIT A

### REZONING OF A TRANSIT-ORIENTED DEVELOPMENT PROJECT DESCRIPTION

The Authority will provide planning services to support the rezoning of the Town's Transit-Oriented Development (TOD) district, as shown below. Such services shall include, but not be limited to, those planning services necessary to create new TOD zoning districts and rezone the TOD area. The planning services shall include working directly with Town staff and meetings with Planning and Zoning Commission and City Council.



[END OF EXHIBIT]

## **EXHIBIT B**

### **REZONING OF A TRANSIT-ORIENTED DEVELOPMENT PROJECT RESPONSIBILITIES**

- 1. PLANNING: Authority**
- 2. DESIGN: None**
- 3. ENVIRONMENTAL PERMITTING: None**
- 4. RIGHT-OF-WAY ACQUISITION: None**
- 5. CONSTRUCTION LETTING: None**
- 6. CONSTRUCTION: None**
- 7. FINANCIAL OBLIGATIONS: Town**
- 8. REPORTING: Authority**
- 9. PERFORMANCE STANDARDS: Authority**
- 10. MARKETING AND PUBLIC OUTREACH: None**
- 11. UTILITY RELOCATION: None**
- 12. OTHERS: None**

[END OF EXHIBIT]

## EXHIBIT C

### REZONING OF A TRANSIT-ORIENTED DEVELOPMENT PROJECT BUDGET

DESCRIPTION	TOTAL ESTIMATED COST	AUTHORITY PAYS WITH TOWN FUNDS	AUTHORITY PAYS WITH OTHER FUNDS
<b>PLANNING</b>	<b>\$ 162,493.27</b>	<b>\$ 162,493.27</b>	<b>\$ 0.00</b>
<b>ROW</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>UTILITY RELOCATION</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>PERMITS &amp; SERVICES</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>ENGINEERING</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>CONSTRUCTION</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>MISCELLANEOUS</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>
<b>TOTAL</b>	<b>\$ 162,493.27</b>	<b>\$ 162,493.27</b>	<b>\$ 0.00</b>

NOTES:

1. The table above identifies anticipated uses by the Authority of available funds by category. However, the Authority is not limited in its use of funds by such categories and is expressly authorized to utilize funds from any category in the development of the Project, as needed; provided the Authority coordinates all such uses with the Town.
2. The Authority shall submit monthly invoices to the Town for planning and oversight services rendered by the Authority and its consultants, which shall be paid by the Town within thirty (30) days of receipt. Submittals shall also include status reports in a form and style agreed upon by the Town.
3. The funding category identified as "Planning" includes those activities customarily provided in the completion of the rezoning efforts requested in this Agreement and expressly include planning services, planning oversight services, and administrative expenses, to include up to 3% for Authority oversight.

[END OF EXHIBIT]

**CAMINO REAL REGIONAL MOBILITY AUTHORITY  
BOARD RESOLUTION**

**WHEREAS**, the Camino Real Regional Mobility Authority (CRRMA) and the Town of Horizon City (Town) have executed an interlocal agreement, whereby the Town will provide funding and the CRRMA will provide planning and associated support to the Town for the rezoning of the Town’s transit-oriented development (TOD); and

**WHEREAS**, the CRRMA has engaged a general engineering consultant to provide various planning, engineering, and associated support services on an as needed basis and the CRRMA now desires to execute a new work authorization with its general engineering consultant to provide the rezoning and related support to the CRRMA as may be required for the rezoning of the Town’s TOD.

**NOW, THEREFORE, BE IT RESOLVED BY THE CAMINO REAL REGIONAL MOBILITY AUTHORITY:**

**THAT** the Executive Director be authorized to execute **Work Authorization No. 69** with AtkinsRéalis USA Inc. (formerly known as Atkins North America, Inc.), including any additional documents or materials as may be required, for the provision of planning services necessary to support the rezoning of the Town of Horizon City’s transit-oriented development.

**PASSED AND APPROVED THIS 4 DAY OF SEPTEMBER 2024.**

**CAMINO REAL REGIONAL  
MOBILITY AUTHORITY**

**ATTEST:**

\_\_\_\_\_  
Joyce A. Wilson, Chair

\_\_\_\_\_  
Monica L. Perez  
Board Secretary

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Raymond L. Telles  
Executive Director

## **WORK AUTHORIZATION NO. 69**

This **Work Authorization No. 69** (“Work Authorization”) is made as of the last date noted below, under the terms and conditions established in the AGREEMENT FOR GENERAL CONSULTING ENGINEERING SERVICES, dated August 22, 2022 (the “Agreement”), between the Camino Real Regional Mobility Authority (“Authority”) and AtkinsRéalis USA Inc. (formerly known as Atkins North America, Inc. and referenced herein as “GEC”). This Work Authorization is made for the purposes identified below, consistent with the services defined in the Agreement.

This Work Authorization is intended to allow the GEC to provide certain planning and related services to support the rezoning of the Town of Horizon City’s Transit-Oriented Development. The services requested of the GEC include those activities normally associated with services required for a planning effort similar in nature and scope and are more fully enumerated herein.

Therefore, and in consideration of the mutual covenants and agreement between the parties, the Authority and GEC hereby agree to the following.

### **Section A. – Scope of Services**

The GEC shall provide general planning support and related services to the Authority pursuant to and in accordance with **EXHIBIT A** to this Work Authorization, which is incorporated herein for all purposes.

### **Section B. – Schedule**

The GEC shall commence the performance of the services required by **EXHIBIT A** upon the execution of this Work Authorization. The services shall be provided in accordance with the estimated timeline identified within **EXHIBIT A**.

### **Section C. – Compensation**

In return for the performance of the obligations identified within this Work Authorization, the Authority shall pay to the GEC an amount not to exceed ONE HUNDRED FIFTY-SEVEN THOUSAND SEVEN HUNDRED SIXTY AND 46/100 DOLLARS (\$157,760.46), based on the Fee Estimate Summary, which is attached hereto for all purposes as **EXHIBIT B**. Compensation shall be made in accordance with the Agreement. Invoices shall be provided by the GEC in accordance with **EXHIBIT C**, which is attached hereto and incorporated herein for all purposes.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

Except to the extent expressly modified herein, all terms and conditions of the Agreement shall continue in full force and effect.

Authority: Camino Real Regional Mobility  
Authority

GEC: AtkinsRéalís USA Inc.

Signature: \_\_\_\_\_  
By: Raymond L. Telles  
Title: Executive Director  
Date: \_\_\_\_\_

Signature: \_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**EXHIBIT A  
WORK AUTHORIZATION NO. 69**

**SERVICES TO BE PROVIDED BY THE GEC**

**SCOPE OF WORK**

Our team will provide professional planning services to continue the development of the Town's Transit-Oriented Development (TOD) district. This includes further analysis, community engagement, creating new TOD Zoning Districts, and providing the necessary land use entitlements for the 86-acre site through a rezoning process.

Our deliverables will include the following elements:

- A. Task 1: New TOD Zoning Districts.
- B. Task 2: Rezoning of TOD Area.
- C. Attend Planning & Zoning Commission Meetings.
- D. Attend City Council meetings.

**WORK PLAN**

**TASK 1: NEW ZONING DISTRICTS FOR TOD**

Utilizing the existing TOD Architectural Design Standards (ADS), the GEC team will work to codify these standards and create a new set of Zoning Districts. These TOD Zoning Districts will reflect the Transects outlined in the ADS with modifications from information gathered from the community engagement process and from a thorough review of these existing guidelines.

While the existing ADS include many elements found in zoning districts, the GEC team will ensure that the following are included in the final TOD Zoning Districts:

- General Provisions;
- Lots & Building Standards;
- Thoroughfare Standards;
- Site Development Standards;
- Landscape Standards;
- Irrigation Standards;
- Development Review Standards; and
- Supplemental Use Standards.

This task also includes five (5) Stakeholder meetings with property owners, the development community, TxDOT, utilities, and/or residents. Finally, the deliverables include a series of adoption meetings with the Planning & Zoning Commission and City Council.

**TASK 2: REZONING OF THE TOD AREA**

After the new TOD Zoning ordinance is adopted, the GEC team will begin the rezoning process of the TOD District. This will include managing the rezoning process on behalf of the Town of Horizon City as per Town standards and requirements.

Recognizing that the rezoning request will require considerable public outreach, the GEC team will manage and direct all public outreach activities. During this phase, the GEC team will set up a series of meetings for property owners, stakeholders, and residents to understand the rezoning process.

This task includes providing the Town staff all the necessary applications, exhibits, and the on-site posting of public hearing notices as required by state law:

- Managing and coordinating the application process;
- Coordinating meetings with stakeholders;
- Ensuring that follow-up tasks and requests from city staff are completed;
- Coordinate and lead discussions with the City Council; and
- Attend Planning & Zoning Commission and City Council meetings.

Proposed fee does not include costs associated with application fees, subdivision plats, traffic impact analysis, mailings, surveys, or metes and bounds.

## **REZONING SURVEY**

The GEC will (anticipated delivery, within thirty-five (35) workdays of receiving NTP):

- Research all available deeds, easements, plats, surveys, and right-of-way maps for the subject parcels;
- Coordinate access to the property through Authority or Town of Horizon City personnel;
- Locate and measure any property corners, section corners, right-of-way monuments for the subject parcels and adjoiners;
- Perform a boundary and improvement survey for the subject parcels;
- Set or locate the six (6) main exterior property corners of the subject parcels;
- Prepare a boundary and improvements survey plat of the subject parcels;
- Prepare metes and bounds description of the subject parcels; and
- Deliver one (1) pdf copy of the plat survey and metes and bounds descriptions.

## **TIMELINE**

GEC proposes to complete the scope of work within 270 calendar days from Notice to Proceed. The following is a tentative timeline. A more detailed schedule will be provided prior to execution of the agreement.

## **EXEMPTIONS**

The following are excluded unless otherwise requested:

- Topographic survey;
- Town of Horizon City Rezoning application and corresponding documents;
- Representation;
- Notice to the public signs;
- Subdivision improvements plats;
- ALTA/SPS Land Title Survey;
- Subdivision plat;
- Title commitment;
- Easement plats;
- Construction staking;

- Special permit application;
- All permit and application fees;
- Sub-surface utility engineering;
- Landscaping and/or irrigation plans;
- Right-of-way staking;
- Staking of new city monuments;
- Verification of elevations for new city monuments;
- Elevation certificates;
- As-built survey;
- Preparation of as-built plans;
- SWPPP implementation and monitoring through construction activities;
- Geotechnical investigation;
- Soils classification;
- Soil percolation testing;
- Pavement design;
- Tax certificates;
- Filing fees;
- Construction permits;
- Construction inspections;
- Bid and construction phase services;

**[END OF EXHIBIT]**

## EXHIBIT B FEE ESTIMATE SUMMARY

**Town of Horizon City TOD Project  
Work Authorization #69**

<u>CONSULTANT</u>	<u>TASK</u>	<u>TOTAL</u>
Atkins	PROJECT MANAGEMENT	\$ 21,031.89
Able City	PROJECT MANAGEMENT	\$ 5,200.00
Able City	WORK PLAN	\$ 75,100.00
Brock & Bustillos	REZONING SURVEY	\$ 47,016.69
Able City	Other Direct Costs	\$ 6,500.00
Brock & Bustillos	Other Direct Costs	\$ 2,911.88
	<b>TOTAL</b>	<b>\$ 157,760.46</b>

Town of Horizon City TOD																
Town of Horizon City																
Exhibit B August 14, 2024 (Atkins)																
MONTH	1	2	3	4	5	6	7	8	9	10	11	12	Hourly Rate	Burden Rate	Sum Hrs.	Total Dollars
<b>PROJECT MANAGEMENT</b>																
<b>a. Project Administration</b>																
Project Director (Atkins)	1	1	1	1	1	1	1	1	1	1	1	1	\$101.31	\$258.27	12	3,099.24
Able City														\$5,200.00	1	5,200.00
															<b>Sub-Total</b>	<b>8,299.24</b>
<b>b. Project Reporting</b>																
Project Director (Atkins)	1	1	1	1	1	1	1	1	1	1	1	1	\$101.31	\$258.27	12	3,099.29
Sr Engineer V (Atkins)	1	1	1	1	1	1	1	1	1	1	1	1	\$73.00	\$186.10	12	2,233.23
															<b>Sub-Total</b>	<b>5,332.51</b>
<b>c. Project Meetings</b>																
Project Director (Atkins)	1	1	1	1	1	1	1	1	1	1	1	1	\$101.31	\$258.27	12	3,099.29
Project Coordinator II (Atkins)	1	1	1	1	1	1	1	1	1	1	1	1	\$47.06	\$119.97	12	1,439.67
															<b>Sub-Total</b>	<b>4,538.95</b>
<b>d. Project Agreement Support</b>																
Project Director (Atkins)	1	1	1	1	1	1	1	1	1	1	1	1	\$101.31	\$258.27	12	3,099.29
Engineer I	2	2	2	2	2	2	2	2	2	1	1	1	\$38.90	\$99.17	21	2,082.56
Project Coordinator II (Atkins)	1	1	1	1	1	1	1	1	1	1	1	1	\$47.06	\$119.97	12	1,439.67
															<b>Sub-Total</b>	<b>6,621.51</b>
<b>e. Document Control</b>																
Project Coordinator II (Atkins)	1	1	1	1	1	1	1	1	1	1	1	1	\$47.06	\$119.97	12	1,439.67
															<b>Sub-Total</b>	<b>1,439.67</b>
															<b>Total Task</b>	<b>26,231.89</b>
<b>WORK PLAN</b>																
<b>Task 1: New Zoning Districts for TOD</b>																
Able City														\$39,900.00	1	39,900.00
															<b>Sub-Total</b>	<b>39,900.00</b>
<b>Task 2: Rezoning of TOD Area</b>																
Able City														\$35,200.00	1	35,200.00
															<b>Sub-Total</b>	<b>35,200.00</b>
															<b>Total Task</b>	<b>75,100.00</b>
<b>REZONING SURVEY</b>																
<b>Boundary Survey</b>																
Brock & Bustillos														\$47,016.69	1	47,016.69
<small>Atkins: Overhead 127.62%, Profit 12%, Multiplier 2.5493</small>															<b>Sub-Total</b>	<b>47,016.69</b>
															<b>Total Task</b>	<b>47,016.69</b>
<b>Other Direct Costs</b>																
															<b>Sub-Total</b>	<b>9,411.88</b>
															<b>TOTAL =</b>	<b>157,760.46</b>
<b>Other Direct Costs</b>																
Reimbursable Allowances (Able City)														\$6,500.00	1	6,500.00
Direct Costs (Brock & Bustillos)														\$2,911.88	1	2,911.88
															<b>Sub-Total</b>	<b>9,411.88</b>

[END OF EXHIBIT]

**EXHIBIT C**  
**ATKINSRÉALIS WORK AUTHORIZATION NO. 69**  
**Invoice Reimbursement Checklist**

**Direct Labor/Timesheets:** The invoice must clearly identify each employee name, title, hours worked, date of performance, task or project description, rate per hour and/or cost, and office/company location.

**Transportation Costs and Reimbursable Limits:** Efforts must be made to secure a *reasonable* and/or lowest rate available in the marketplace.

**Airline Costs:** Authority will only reimburse for airline costs at the Economy or Coach Class rate. Extra insurance and luggage costs are unallowable. Airline ticket “reissue fee” is reimbursable only if the change was at Authority’s request or change in meeting because of Authority.

**Personal Automobile Mileage:** Up to the state approved rate of **62.5 cents** per mile or the **current state rate** applicable at the time cost is incurred. Expense report must clearly identify the departure/arrival time, To/From destinations and purpose of trip.

**Automobile Rentals:** Not to exceed **\$50.00 per day** plus applicable taxes or **current state rate**. Extra optional insurance or rental company gasoline costs are unallowable. Weekly or Monthly rates should be used when applicable. Upgrades beyond economy-sized require an explanation. Use of automobile rental not related to the project is unallowable.

**Hotel Rates:** Weekly and Monthly rates are encouraged and expected when applicable. Reimbursable costs shall not exceed **\$98.00 per day** plus applicable city/state/county taxes or **current state rate** applicable at the time cost is incurred.

**Meals (Food Costs):** Meal receipts are not required. Actual costs are allowable up to a maximum Per Diem allowance of **\$64.00 per day or current state rate** applicable at the time cost is incurred. Meals are only reimbursable with overnight lodging away from headquarters. *Tips and alcohol are not reimbursable. Per meal maximums for partial day travel are as follows: **Breakfast \$14.00, Lunch \$16.00, Dinner \$29.00 & \$5.00 incidental expenses and are adjusted proportionately to a change in the current state rate.***

**Other - Taxi, Bus, Limousine, Subway, etc.:** Only reasonable and prudent costs (with explanations) are reimbursable. *Tips are not reimbursable.*

**Entertainment Costs:** Entertainment costs are not reimbursable, including: 1. Movie costs for “Pay for View” or Cable service. 2. Alcohol costs. 3. Monetary Tips (tipping) for any and all services related to all forms of travel (and/or entertainment).

**Communication Costs:** Long Distance telephone calls need to be identified and strictly related to work performed under this Agreement in order to be reimbursable by Authority. A log is preferred showing the date, person’s name called, and explanation. Cell phone monthly charges are reimbursable if usage is strictly related to work performed under this Agreement. Legible itemized cell phone records are required.

**Receipts:** Legible itemized receipts are required for the following: 1. Hotel (lodging) costs. 2. Airfare travel costs. 3. Parking costs. 4. Automobile or Equipment Rental costs. 5. Taxi, Limousine, Bus, Subway, or other travel costs. 6. Reproduction. 7. Shipping and Handling. 8. Local Postage/Deliveries (courier services). 9. Communication Costs. *Tips and alcohol are not reimbursable.*

[END OF EXHIBIT]

September 4, 2023

Honorable Mayor Andres Renteria  
Town of Horizon City  
14999 Darrington Road  
Horizon City, Texas 79928

**Re: Subdivision Acceptance—Rancho Desierto Bello, Unit 14**

Dear Mayor Renteria,

As of September 3, 2024, the improvements for the subdivision referenced above have been completed. As Town Engineer, Huitt-Zollars recommends the final acceptance of the subdivision and the public improvement.

Please do not hesitate to call us at (915) 587-4339, if we can be of further assistance.

Sincerely,

**HUITT-ZOLLARS, INC.**



Roxanna R. Medina, PE  
Project Manager

CC: Eduardo Garcia—Interim Director of Planning, Town of Horizon City  
Arturo Rubio—Chief Planner, Town of Horizon City  
Albert Valle, CFM—Public Works Director, Town of Horizon City  
Elvia Schuller—City Clerk, Town of Horizon City  
Robert Romero, PE—TRE & Associates, Inc.

Bond # LICX1980437

**MAINTENANCE BOND**

KNOW ALL MEN BY THESE PRESENTS, That we SDC Development, LTD

as Principal, and Lexon Insurance Company

, as Surety, are held  
and firmly bound unto Town of Horizon City

as Obligee, in the penal sum of one hundred thirty seven thousand five hundred forty one dollars & 70/100— (\$ 137,541.70)

to which payment well and truly to be made we do bind ourselves, our and each of our heirs,  
executors, administrators, successors and assigns jointly and severally, firmly by these presents.

WHEREAS, the said Principal entered into a contract with the Town of Horizon City

dated September 4, 2024

for Rancho Desierto Bello Unit 14-Roads, offsite Claret Cup, Traffic Signalization

WHEREAS, said contract provides that the Principal will furnish a bond conditioned to guarantee  
for the period of One year(s) after the Notice of Acceptance is issued by the Obligee for an  
individual unit or from and after SUBSTANTIAL COMPLETION, whichever is less, by the owner,  
against all defects In workmanship and materials which may become apparent during  
said period, and

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if the Principal shall  
indemnify the Obligee for all loss that the Obligee may sustain by reason of any defect in equipment,  
material or workmanship which may be discovered during the period of 1 (one) years from and after  
the Notice of Acceptance is issued by the Obligee for an individual unit or from and after  
SUBSTANTIAL COMPLETION, whichever is less, but in no event less than 1 (one) years, then this  
obligation shall be void, otherwise to remain in full force and effect. Provided however the surety and  
principal acknowledge the units to be covered under the bond are referenced under Attachment "A".

SIGNED, SEALED AND DATED

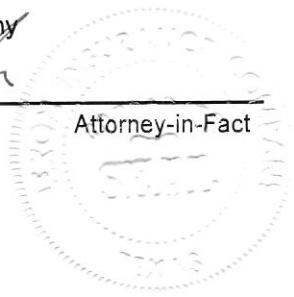
September 4, 2024

Principal: SDC Development, LTD

by [Signature] (L.S.)

Surety Lexon Insurance Company

by [Signature]  
Paul D. Gilcrease Attorney-in-Fact



KNOW ALL BY THESE PRESENTS, that **Endurance Assurance Corporation, a Delaware corporation ("EAC"), Endurance American Insurance Company, a Delaware corporation ("EAIC"), Lexon Insurance Company, a Texas corporation ("LIC"), and/or Bond Safeguard Insurance Company, a South Dakota corporation ("BSIC"),** each, a "Company" and collectively, "**Sompo International,**" do hereby constitute and appoint: **Irma Herrada, John M. Rindt, Paul D. Gilcrease, Sal Beltran** as true and lawful Attorney(s)-In-Fact to make, execute, seal, and deliver for, and on its behalf as surety or co-surety; bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate the Company for any portion of the penal sum thereof in excess of the sum of **One Hundred Million (\$100,000,000.00)**

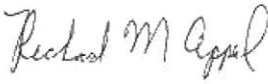

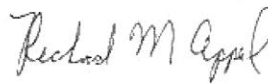

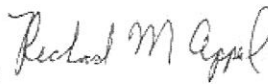

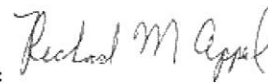

Such bonds and undertakings for said purposes, when duly executed by said attorney(s)-in-fact, shall be binding upon the Company as fully and to the same extent as if signed by the President of the Company under its corporate seal attested by its Corporate Secretary.

This appointment is made under and by authority of certain resolutions adopted by the board of directors of each Company by unanimous written consent effective the 30th day of March, 2023 for BSIC and LIC and the 17th day of May, 2023 for EAC and EAIC, a copy of which appears below under the heading entitled "Certificate".

This Power of Attorney is signed and sealed by facsimile under and by authority of the following resolution adopted by the board of directors of each Company by unanimous written consent effective the 30th day of March, 2023 for BSIC and LIC and the 17th day of May, 2023 for EAC and EAIC and said resolution has not since been revoked, amended or repealed:

RESOLVED, that the signature of an individual named above and the seal of the Company may be affixed to any such power of attorney or any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signature or seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

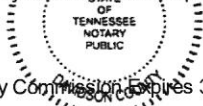
IN WITNESS WHEREOF, each Company has caused this instrument to be signed by the following officers, and its corporate seal to be affixed this 25th day of May, 2023.

<p><b>Endurance Assurance Corporation</b></p>  <p>By: <b>Richard Appel; SVP &amp; Senior Counsel</b></p> 	<p><b>Endurance American Insurance Company</b></p>  <p>By: <b>Richard Appel; SVP &amp; Senior Counsel</b></p> 	<p><b>Lexon Insurance Company</b></p>  <p>By: <b>Richard Appel; SVP &amp; Senior Counsel</b></p> 	<p><b>Bond Safeguard Insurance Company</b></p>  <p>By: <b>Richard Appel; SVP &amp; Senior Counsel</b></p> 
--	---	--	---

**ACKNOWLEDGEMENT**

On this 25th day of May, 2023, before me, personally came the above signatories known to me, who being duly sworn, did depose and say that he/she is an officer of each of the Companies; and that he executed said instrument on behalf of each Company by authority of his office under the by-laws of each Company.

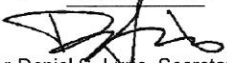
By:   
Amy Taylor, Notary Public – My Commission Expires 3/9/27



**CERTIFICATE**

- I, the undersigned Officer of each Company, DO HEREBY CERTIFY that:
1. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of each Company and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with the original power of attorney, and that the same is a true and correct copy of the original power of attorney and of the whole thereof;
  2. The following are resolutions which were adopted by the board of directors of each Company by unanimous written consent effective the 30th day of March, 2023 for BSIC and LIC and the 17th day of May, 2023 for EAC and EAIC and said resolutions have not since been revoked, amended or modified:  
"RESOLVED, that each of the individuals named below is authorized to make, execute, seal and deliver for and on behalf of the Company any and all bonds, undertakings or obligations in surety or co-surety with others: RICHARD M. APPEL, MATTHEW E. CURRAN, MARGARET HYLAND, SHARON L. SIMS, CHRISTOPHER L. SPARRO, and be it further  
RESOLVED, that each of the individuals named above is authorized to appoint attorneys-in-fact for the purpose of making, executing, sealing and delivering bonds, undertakings or obligations in surety or co-surety for and on behalf of the Company."
  3. The undersigned further certifies that the above resolutions are true and correct copies of the resolutions as so recorded and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal this 4th day of September, 2024

  
By: Daniel S. Lute, Secretary

**NOTICE: U. S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL (OFAC)**

No coverage is provided by this Notice nor can it be construed to replace any provisions of any surety bond or other surety coverage provided. This Notice provides information concerning possible impact on your surety coverage due to directives issued by OFAC. **Please read this Notice carefully.** The Office of Foreign Assets Control (OFAC) administers and enforces sanctions policy, based on Presidential declarations of "national emergency". OFAC has identified and listed numerous foreign agents, front organizations, terrorists, terrorist organizations, and narcotics traffickers as "Specially Designated Nationals and Blocked Persons". This list can be located on the United States Treasury's website – <https://www.treasury.gov/resource-center/sanctions/SDN-List>. In accordance with OFAC regulations, if it is determined that you or any other person or entity claiming the benefits of any coverage has violated U.S. sanctions law or is a Specially Designated National and Blocked Person, as identified by OFAC, any coverage will be considered a blocked or frozen contract and all provisions of any coverage provided are immediately subject to OFAC. When a surety bond or other form of surety coverage is considered to be such a blocked or frozen contract, no payments nor premium refunds may be made without authorization from OFAC. Other limitations on the premiums and payments may also apply.

Any reproductions are void.

# POLICYHOLDER / BONDHOLDER NOTICE

## TEXAS - IMPORTANT NOTICE

To obtain information or make a complaint:  
You may call the company's telephone number for  
information or to make a complaint at:

**1-615-553-9500**

You may write the Company at:

**Lexon Insurance Company  
12890 Lebanon Road  
Mt. Juliet, TN 37122-2870**

You may contact the Texas Department of  
Insurance to obtain information on companies,  
coverages, rights or complaints at:

**1-800-252-3439**

You may write the

Texas Department of Insurance  
PO Box 149104  
Austin, TX 78714-9104  
**FAX# (512) 490-1007**

**Web:** <http://www.tdi.texas.gov>

**E-mail:** [ConsumerProtection@tdi.texas.gov](mailto:ConsumerProtection@tdi.texas.gov)

**PREMIUM OR CLAIM DISPUTES:** Should you have a  
dispute concerning your premium or about a claim  
you should contact the company first. If the dispute  
is not resolved, you may contact the Texas  
Department of Insurance.

**ATTACH THIS NOTICE TO YOUR POLICY:** This notice  
is for information only and does not become a part  
or condition of the attached document.

## TEXAS - AVISO IMPORTANTE

Para obtener informacion o para someter una  
queja:  
Usted puede llamar al numero de telefono de la  
compania para informacion o para someter una  
queja al:

**1-615-553-9500**

Usted tambien puede escribir a:

**Lexon Insurance Company  
12890 Lebanon Road  
Mt. Juliet, TN 37122-2870**

Puede comunicarse con el Departamento de  
Seguros de Texas para obtener informacion acerca  
de companias, coberturas, derechos o quejas al:

**1-800-252-3439**

Puede escribir al

Departamento de Seguros de Texas  
PO Box 149104  
Austin, TX 78714-9104  
**FAX# (512) 490-1007**

**Web:** <http://www.tdi.texas.gov>

**E-mail:** [ConsumerProtection@tdi.texas.gov](mailto:ConsumerProtection@tdi.texas.gov)

**DISPUTAS SOBRE PRIMAS O RECLAMOS:** Si tiene  
una disputa concerniente a su prima o a un  
reclamo, debe comunicarse con la compania  
primero. Si no se resuelve la disputa, puede  
entonces comunicarse con el departamento (TDI).

**UNA ESTE AVISO A SU POLIZA:** Este aviso es solo  
para proposito de informacion y no se convierte en  
parte o condicion del documento adjunto.

# RANCHO DESIERTO BELLO UNIT FOURTEEN

A PORTION OF LEIGH CLARK SURVEY No. 297,  
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.  
CONTAINING 18.708 ACRES ±

### PROPOSED LAND USE

RESIDENTIAL  
RESIDENTIAL LOTS = 68

### SCHOOL DISTRICT

CLINT INDEPENDENT SCHOOL DISTRICT

### DEDICATION

VIVA LAND VENTURES, LP, the owner of this land, does hereby present this map and dedicate their respective portions of property to the use of the public, the streets, drives, ponding area, drainage right-of-way, and utility easements as hereon laid down and designated, including easements for overlying of service wires for pole type utilities and the right for installation of service poles alongside lot lines as may be required, easements for buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction, and the right to trim interfering trees and shrubs.

We certify that all utilities have been or will be installed in accordance to requirements by the local utility companies and the Town of Horizon City.

We attest that the matters asserted in this plat are true and complete.

Witness my signature this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

Greg DiDonna, President  
VIVA LAND VENTURES, LP

### ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Greg DiDonna, President, VIVA LAND VENTURES, LP, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed for the purpose and consideration herein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

Notary Public in and for El Paso County, Texas My Commission Expires \_\_\_\_\_

### TOWN OF HORIZON CITY TOWN COUNCIL

This subdivision is hereby approved as to the platting and as to the conditions of the dedication in accordance with Chapter 212 of the Local Government Code of Texas, this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

Accepted and adopted by the City Council of Town of Horizon City this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

Elvia Schuller, City Clerk Andres Renteria, Mayor

Approved for filing this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

HUITT-ZOLLARS, INC. (Town Engineer)  
by Isabel Vasquez, P.E.,  
Vice President

### FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_ 2024, in Volume \_\_\_\_\_ of the Plat Records,  
Page \_\_\_\_\_, File No. \_\_\_\_\_.

County Clerk \_\_\_\_\_ by Deputy \_\_\_\_\_

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.

ROBERTO S. ROMERO, P.E.  
Licensed Professional Engineer  
Texas License No. 114517

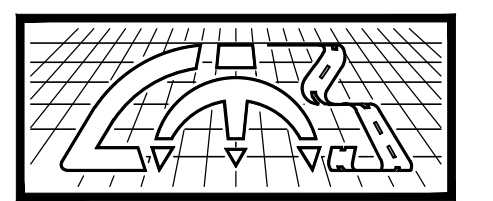
LARRY L. DREWES, R.P.L.S.  
Registered Professional Land Surveyor  
Texas License No. 4869

### OWNER

VIVA LAND VENTURES, LP  
11427 ROJAS DRIVE  
EL PASO, TEXAS 79936  
(915)859-8900  
CONTACT: GREG DIDONNA



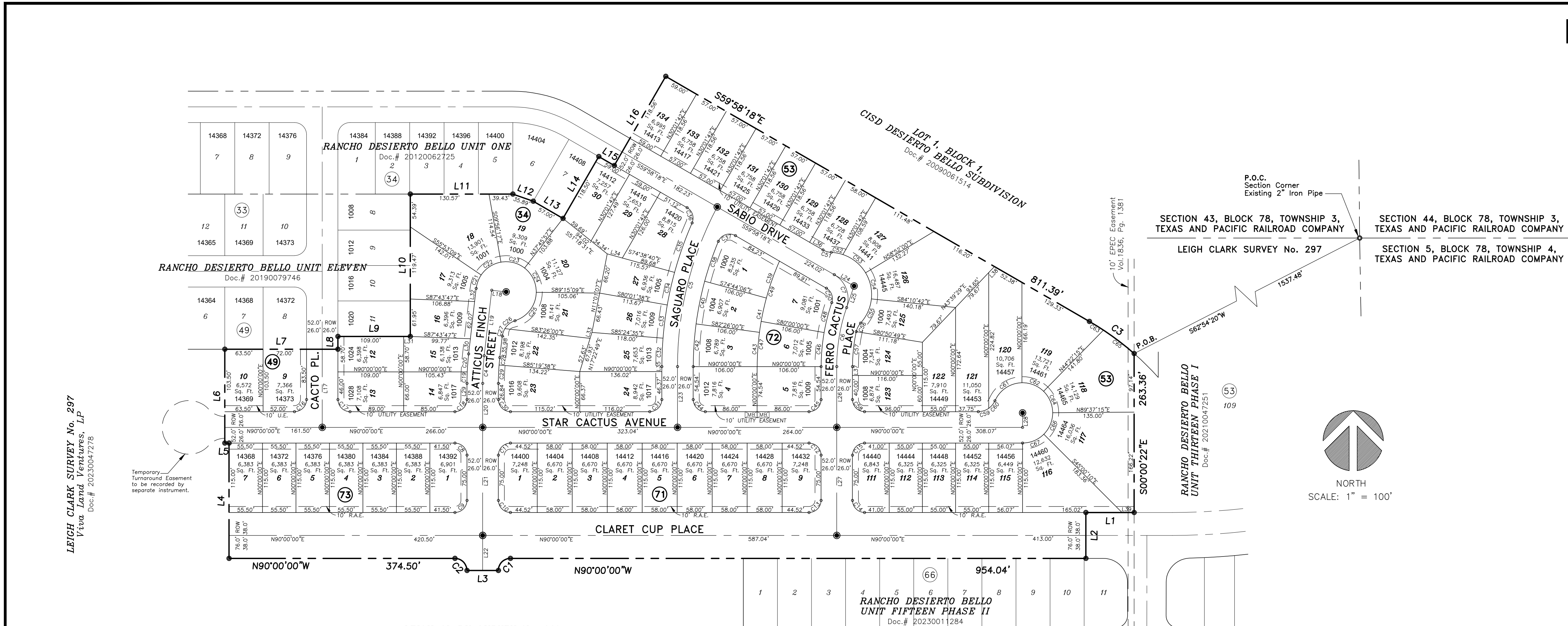
### SURVEYOR



110 Mesa Park Drive, Suite 200  
El Paso, Texas 79912  
Office: (915) 852-9003  
Fax: (915) 629-8506

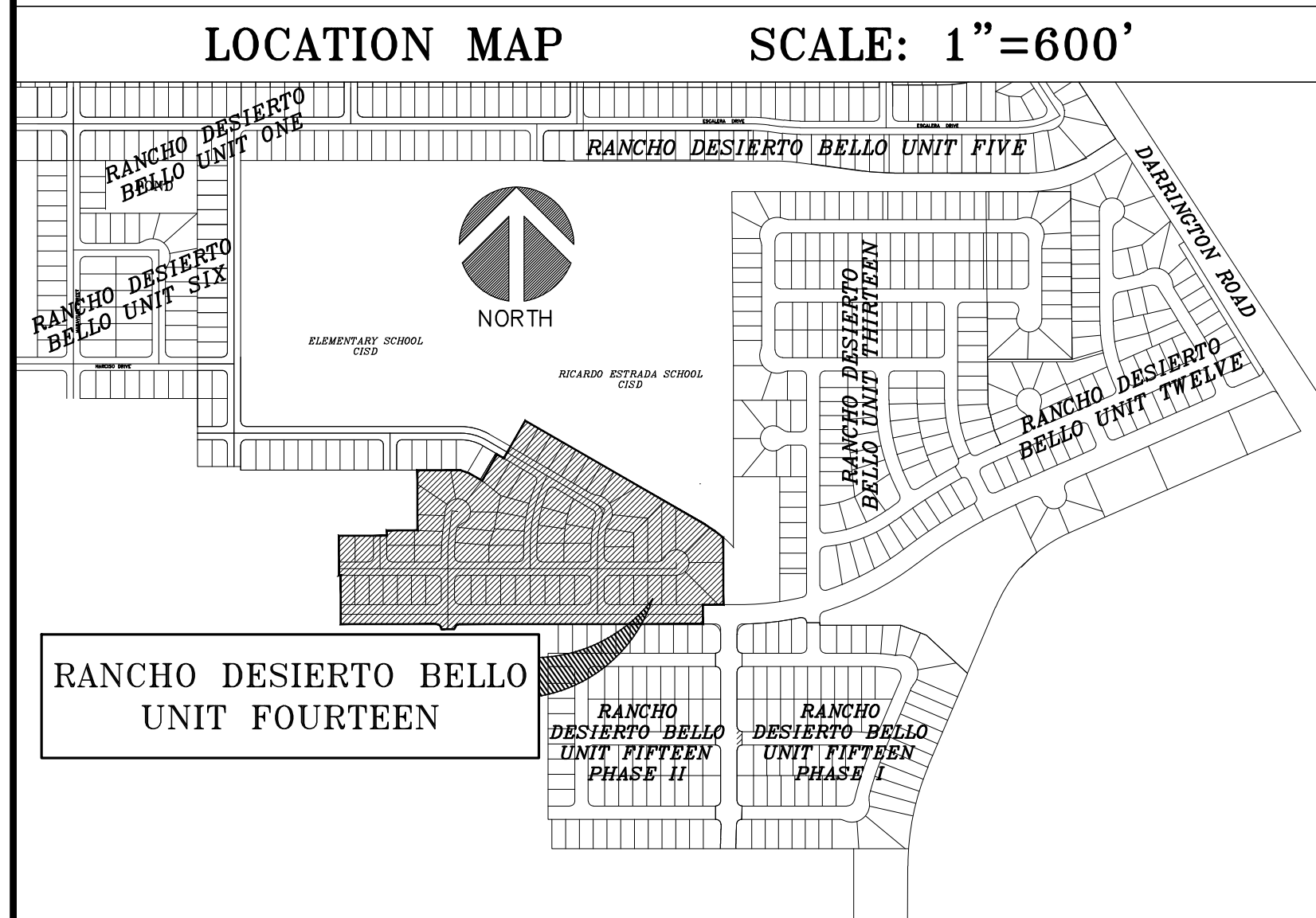
4101 W. Courtyard Dr., Bldg. 1, Suite 100  
Austin, Texas 78728  
Office: (512) 355-4549  
Fax: (512) 366-6374

DATE OF PREPARATION: JUNE 7, 2022  
DATE OF LAST REVISION: MARCH 19, 2024



### PLAT NOTES AND RESTRICTIONS

- BEARINGS ARE BASED ON UNDERLYING DEEDS.
- = THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENT LOCATIONS.
- ☒ = THIS SYMBOL REPRESENTS U.S. POSTAL SERVICE COLLECTION BOX UNITS, POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- ACCORDING TO THE FEDERAL EMERGENCY MAPPING AGENCY, FLOOD INSURANCE RATE MAP, PANEL NO. 480212 0250B, DATED SEPTEMBER 4, 1991, THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X" WHICH BY DEFINITIONS IS NOT A SPECIAL FLOOD HAZARD ZONE.
- ALL UTILITY EASEMENTS ARE 10 FEET WIDE UNLESS OTHERWISE SPECIFIED.
- SET 5/8" REBAR WITH CAP STAMPED "LAND-MARK TX 4869 NM11402" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.  
INSTRUMENT NO. \_\_\_\_\_ INSTRUMENT NO. \_\_\_\_\_
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.  
INSTRUMENT NO. \_\_\_\_\_
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO RANCHO DESIERTO BELLO UNIT FOURTEEN 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 EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
- ACCESS TO LOTS 1-7, BLOCK 73, LOTS 1-9, BLOCK 71, LOTS 111-117, BLOCK 53, ABUTTING CLARET CUP PLACE, LOT 1, BLOCK 73, LOT 1, BLOCK 74, ABUTTING ATTICUS FINCH STREET; LOT 9, BLOCK 71, LOT 111, BLOCK 53 ABUTTING FERRO CACTUS PLACE; LOTS 13, 14, 23, 24, BLOCK 34, LOTS 4 AND 5, BLOCK 72, LOT 123, BLOCK 53 ABUTTING STAR CACTUS AVENUE; AND LOT 9, BLOCK 49 ABUTTING CACTO PLACE SHALL BE FROM OTHER DEDICATED STREETS ONLY.



### LEIGH CLARK SURVEY No. 297

Viva Land Ventures, LP  
Doc.# 20230047278

### METES & BOUNDS DESCRIPTION

COMMENCING, for reference, at an existing 2-inch iron pipe located at the common east corner of Section 43, Block 78, Township 3, Texas and Pacific Railroad Company Surveys and Leigh Clark Survey No. 297; THENCE, South 62°54'20" West, a distance of 1537.48 feet to a point lying in the westerly boundary line of Rancho Desierto Bello Unit Thirteen, for a corner of this parcel and the POINT OF BEGINNING of this parcel description;  
THENCE, South 07°00'22" East, with said westerly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 263.36 feet to a point, for a corner of this parcel;  
THENCE, North 90°00'00" West, continuing with said westerly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 80.09 feet to a point, for a corner of this parcel;  
THENCE, South 07°00'00" East, continuing with said westerly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 76.00 feet to a point, for a corner of this parcel;  
THENCE, North 90°00'00" West, departing said westerly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 95.04 feet to a point, for a corner of this parcel;  
THENCE, Southwesterly with the arc of a curve to the left, a distance of 31.42 feet to a point for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 90°00'00", and a chord which bears South 45°00'00" West, a distance of 28.28 feet;  
THENCE, North 90°00'00" West, a distance of 52.00 feet to a point, for a corner of this parcel;  
THENCE, Northwesterly with the arc of a curve to the left, a distance of 31.42 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 90°00'00", and a chord which bears North 45°00'00" West, a distance of 28.28 feet;  
THENCE, North 90°00'00" West, a distance of 374.50 feet to a point, for a corner of this parcel;  
THENCE, North 07°00'00" East, a distance of 191.00 feet to a point, for a corner of this parcel;  
THENCE, North 07°00'00" East, a distance of 153.50 feet to a point lying in the southerly boundary line of Rancho Desierto Bello Unit Eleven, for a corner of this parcel;  
THENCE, North 90°00'00" East, with said southerly boundary line of Rancho Desierto Bello Unit Eleven, a distance of 21.20 feet to a point, for a corner of this parcel;  
THENCE, North 07°00'00" East, continuing with said southerly boundary line of Rancho Desierto Bello Unit Eleven, a distance of 187.50 feet to a point, for a corner of this parcel;  
THENCE, North 07°00'00" East, continuing with said southerly boundary line of Rancho Desierto Bello Unit Eleven, a distance of 120.00 feet to a point lying in the southeasterly corner of Rancho Desierto Bello Unit Eleven, for a corner of this parcel;  
THENCE, North 07°00'00" East, with the easterly boundary line of Rancho Desierto Bello Unit Eleven, a distance of 118.50 feet to a point, for a corner of this parcel;  
THENCE, North 07°00'00" East, continuing with said easterly boundary line of Rancho Desierto Bello Unit Eleven, a distance of 170.00 feet to a point, for a corner of this parcel;  
THENCE, South 70°37'29" East, continuing with the southerly boundary line of Rancho Desierto Bello Unit One, a distance of 35.89 feet to a point, for a corner of this parcel;  
THENCE, South 59°58'18" East, continuing with the southerly boundary line of Rancho Desierto Bello Unit One, a distance of 57.00 feet to a point lying at the southeasterly corner of Rancho Desierto Bello Unit One, for a corner of this parcel;  
THENCE, North 30°11'42" East, with the easterly boundary line of Rancho Desierto Bello Unit One, a distance of 118.50 feet to a point, for a corner of this parcel;  
THENCE, South 59°58'18" East, continuing with said easterly boundary line of Rancho Desierto Bello Unit One, a distance of 29.64 feet to a point lying in the southerly boundary line of Rancho Desierto Bello Unit One, for a corner of this parcel;  
THENCE, North 30°11'42" East, with the southerly boundary line of CISD Desierto Bello Subdivision, a distance of 170.56 feet to a point, for a corner of this parcel;  
THENCE, South 59°58'18" East, continuing with said southerly boundary line of CISD Desierto Bello Subdivision, a distance of 811.39 feet to a point, for a corner of this parcel;  
THENCE, Southwesterly with the arc of a curve to the right and continuing with said southerly boundary line of CISD Desierto Bello Subdivision, a distance of 91.30 feet to the POINT OF BEGINNING; Said curve having a radius of 467.33 feet, a central angle of 111°13'36", and a chord which bears South 54°22'30" East, a distance of 91.15 feet.  
Said parcel contains 18.708 Acres (814,942 Square feet) more or less.

**BENCHMARK**  
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF ESCALERA DRIVE AND VALLECITO PLACE.  
ELEVATION 4016.99' (NAVD 88 DATUM)

### CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C2	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C3	467.33'	91.30'	91.15'	S54°22'30"W	111°13'36"
C4	400.00'	45.84'	45.82'	S03°17'00"W	6°34'00"
C5	564.00'	275.42'	272.69'	S13°59'23"W	27°58'46"
C6	300.00'	99.51'	99.05'	S59°30'08"W	18°00'15"
C7	48.00'	63.41'	58.50'	N07°29'02"E	78°58'35"
C8	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C9	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C10	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C11	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C12	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C13	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C14	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C15	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C16	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C17	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C18	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C19	426.00'	18.17'	18.17'	S01°17'20"W	2°34'40"
C20	426.00'	29.66'	29.66'	S04°34'20"W	7°59'20"
C21	50.00'	24.04'	23.81'	S20°20'26"W	27°32'50"
C22	50.00'	40.10'	39.03'	S37°05'17"W	45°56'53"
C23	50.00'	41.63'	40.44'	N76°05'10"W	47°42'14"
C24	50.00'	46.24'	44.61'	N25°44'36"W	52°58'54"
C25	50.00'	63.04'	58.95'	N36°52'05"E	72°14'28"
C26	30.00'	21.87'	21.20'	S52°17'58"W	41°22'41"
C27	30.00'	13.11'	13.01'	S19°08'19"W	22°02'37"
C28	374.00'	12.36'	12.36'	S05°37'11"W	1°53'38"
C29	374.00'	30.50'	30.49'	S02°20'11"W	4°40'22"
C30	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C31	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C32	590.00'	47.27'	47.26'	S02°17'43"W	4°35'25"
C33	590.00'	55.43'	55.41'	S07°16'54"W	5°22'52"
C34	590.00'	86.97'	86.89'	S19°34'43"W	6°26'46"
C35	20.00'	29.24'	26.71'	N05°05'06"W	63°46'25"
C36	20.00'	33.98'	30.04'	S71°21'53"W	7°41'54"
C37	20.00'	33.98'	30.04'	S71°21'53"W	7°41'54"
C38	538.00'	69.72'	69.67'	S18°58'39"W	7°23'30"
C39	432.00'	65.06'	65.00'	S19°24'46"W	6°37'45"
C40	538.00'	72.29'	72.24'	N07°29'02"E	7°41'54"
C41	432.00'	58.04'	58.00'	S11°24'57"W	7°41'54"
C42	538.00'	71.05'	71.00'	S03°47'00"W	7°34'00"
C43	432.00'	57.05'	57.01'	S03°47'00"W	7°34'00"
C44	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C45	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C46	326.00'	56.90'	56.83'	S55°00'00"W	10°00'00"
C47	432.00'	75.40'	75.30'	S05°00'00"E	10°00'00"
C48	326.00'	51.23'	51.18'	S14°30'08"W	9°00'15"
C49	432.00'	104.76'	104.50'	S16°56'49"W	13°35'38"
C50	20.00'	27.57'	25.44'	N07°29'02"E	7°41'54"
C51	30.00'	14.44'	14.30'	S73°45'50"E	27°35'02"
C52	70.00'	19.69'	19.63'	N79°29'44"W	16°07'13"
C53	70.00'	49.24'	48.91'	N61°17'04"W	40°18'08"
C54	70.00'	45.15'	44.37'	N12°39'21"W	36°57'18"
C55	70.00'	44.89'	44.12'	N24°11'30"E	36°44'25"
C56	30.00'	15.87'	15.69'	S22°24'23"W	30°18'38"
C57	274.00'	58.59'	58.48'	S06°07'32"W	12°15'04"
C58	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C59	30.00'	16.37'	16.09'	N12°27'14"E	35°05'33"
C60	30.00'	16.40'	16.40'	N39°14'34"E	31°19'46"
C61	50.00'	56.89'	53.87'	S56°10'25"W	65°11'22"
C62	50.00'	39.80'	38.75'	N68°25'49"W	45°36'07"
C63	467.33'	27.31'	27.31'	N58°17'51"W	32°25'55"
C64	50.00'	39.49'	38.47'	N23°00'15"W	45°15'00"
C65	467.33'	63.99'	63.94'	N52°42'03"W	75°01'41"
C66	50.00'	39.60'	38.57'	N22°18'13"W	42°27'36"
C67	50.00'	39.27'	38.27'	N67°28'55"E	45°00'10"

### LEGEND

---	SUBDIVISION BOUNDARY LINE
---	STREET RIGHT OF WAY
---	STREET CENTERLINE
---	EASEMENT LINE
☒	U.S. POSTAL SERVICE COLLECTION BOX UNITS
56	BLOCK NUMBER
12	LOT NUMBER
14572	ADDRESS
●	PROPOSED CITY MONUMENT
R.A.E.	RESTRICTIVE ACCESS EASEMENT

LINE	DIRECTION	DISTANCE
L1	N90°00'00"W	80.09'
L2	S90°00'00"E	76.00'
L3	N90°00'00"W	52.00'
L4	N00°00'00"E	191.00'
L5	N90°00'00"W	7.00'
L6	N00°00'00"W	155.50'
L7	N90°00'00"E	187.50'
L8	N00°00'00"E	21.20'
L9	N90°00'00"E	120.00'
L10	N00°00'00"E	235.80'
L11	N90°00'00"E	170.00'
L12	S70°37'29"E	35.89'
L13	S59°58'18"E	57.00'
L14	N30°11'42"E	118.50'
L15	S59°58'18"E	29.64'
L16	N30°11'42"E	170.56'
L17	N00°00'00"E	129.38'
L18	S83°26'00"E	24.00'
L19	N06°34'00"E	109.31'
L20	N00°00'00"E	72.84'
L21	N00°00'00"E	179.00'
L22	N00°00'00"E	58.00'
L23	N00°00'00"E	100.54'
L24	S59°58'18"E	37.80'
L25	N00°00'00"E	37.80'
L26	N00°00'00"E	100.54'
L27	N00°00'00"E	179.00'
L28	N00°00'00"E	24.00'
L29	S00°00'00"E	26.84'
L30	S06°34'00"W	25.36'
L31	N90°00'00"E	11.00'
L32	N00°00'00"E	21.88'
L33	S17°24'49"W	10.30'
L34	N74°38'40"W	25.88'
L35	N00°00'00"E	8.17'
L36	S59°58'18"W	25.60'
L37	N00°00'00"E	14.54'
L38	N43°39'29"E	13.98'
L39	N90°00'00"W	20.00'

AREA TABLE	ACRES	SQ. FT.
DESCRIPTION		
RESIDENTIAL	12.484	543,795
RIGHT-OF-WAY	6.225	271,147
TOTAL	18.708	814,942

NORTH - SOUTH	EAST - WEST
CACTO PLACE	CLARET CUP PLACE
ATTICUS FINCH STREET	STAR CACTUS AVENUE
SAGUARO PLACE	SABIO DRIVE
FERRO CACTUS PLACE	



## TOWN OF HORIZON CITY MEMORANDUM

**Date:** September 10, 2024  
**To:** Honorable Mayor and Members of City Council  
**From:** Art Rubio, Planner  
**SUBJECT:** **1st Reading of Ordinance No. \_\_\_\_\_**, An Ordinance Adopting a Zoning Change Within the Municipal Limits of the Town of Horizon City, Texas; Rezoning 11 Parcels.

**Parcel 1** from R-3 (Single-Family Residential) to C-2 (Heavy Commercial) zoning district for commercial development. This parcel is located North of Eastlake Blvd. and East of Desert Mist Dr., and legally described as 20.401 Acre Tract of Land Situated in the Section No. 30, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas;

**Parcel 2** from C-1 (General Commercial) and R-3 (Single-Family Residential) to S-1 (Open Space) zoning district for open space. This Parcel is located North of Eastlake Blvd. and West of Andover Dr, and legally described as 3.288 Acre Tract of Land Situated in the Section No. 30, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas;

**Parcel 3** from C-1 (General Commercial) to R-3 (Single-Family Residential) zoning district for residential development. This parcel is located North of Eastlake Blvd. and West of Andover Dr, and legally described as 0.048 Acre Tract of Land Situated in the Section No. 30, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas;

**Parcel 4** from R-3 (Single-Family Residential) to C-1 (General Commercial) zoning district for commercial development. This parcel is located North of Eastlake Blvd. and West of Andover Dr., and legally described as 0.636 Acre Tract of Land Situated in Section No. 30, Block 78, Township 3, Texas and Pacific Railway Company Surveys, Town of Horizon City, El Paso County, Texas;

**Parcel 5** from R-3 (Single-Family Residential) to C-2 (Heavy Commercial) zoning district for commercial development. This parcel is located South of Eastlake Blvd. and East of Kenazo Ave, and legally described as 6.993 Acre Tract of Land Situated in the Section No. 30 and Section No. 31, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas;

**Parcel 7** from C-1 (General Commercial) and R-3 (Single-Family Residential) to C-2 (Heavy Commercial) for commercial development. This parcel is located South of Eastlake Blvd. and East of Kenazo Ave., and legally described as 27.061 Acre Tract of Land Situated in the Section No. 30 and Section No. 31, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas;

**Parcel 8** from R-3 (Single-Family Residential) to C-2 (Heavy Commercial) zoning district for commercial development. This parcel is located South of Eastlake Blvd. and North of Horizon Blvd., and legally described as 11.072 Acre Tract of Land Situated in the Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas;

**Parcel 9** from R-3 (Single-Family Residential) to S-1 (Open Space) for open space. This Parcel is located South of Eastlake Blvd. and East of Kenazo Ave., and legally described as 3.857 Acre Tract of Land Situated in the Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas;

**Parcel 11** from R-3 (Single-Family Residential) to C-2 (Heavy Commercial) for commercial development. This Parcel is located North of Horizon Blvd. and East of Eastlake Blvd., and legally described as 7.830 Acre Tract of Land Situated in the Section No. 32, Block 78,

Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas;

**Parcel 12** from C-2 (Heavy Commercial) to R-3 (Single-Family Residential) for residential development. This Parcel is located North of Horizon Blvd. and West of Eastlake Blvd. and is legally described as 0.859 Acre Tract of Land Situated in the Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas;

**Parcel 13** from R-3 (Single-Family Residential) to C-2 (Heavy Commercial) for commercial development. This Parcel is located North of Horizon Blvd. and West of Eastlake Blvd. and is legally described as 1.775 Acre Tract of Land Situated in the Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas. Located North of Horizon Blvd and West of Eastlake Blvd.;

Authorizing the Notation of the Change on the Official Zoning Map of the Town; Providing for the Following: Findings of Fact; Repealer; Severability; and Proper Notice and Hearing.

---

The Planning & Zoning Commission reviewed the rezoning request on August 19, 2024, and recommended unanimous approval of the rezoning request.

The applicant's request is to rezone 11 Parcels for uses that will provide a variety of residential types and supporting commercial uses that will provide goods and services needed by the community. The proposed zoning change is along major arterials. Staff recommendation to the Planning and Zoning Commission is approval, based on compatibility with surrounding properties to the east and southwest of the subject property and conformance to the Shaping Our Horizons 2030 Comprehensive and Strategic Plan, Future Land Use Designation.

Attached for your review is the draft Ordinance and the consolidated staff report that was presented to the Planning and Zoning Commission.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE ADOPTING A ZONING CHANGE WITHIN THE MUNICIPAL LIMITS OF THE TOWN OF HORIZON CITY, TEXAS; REZONING 11 PARCELS.**

**PARCEL 1 FROM R-3 (SINGLE-FAMILY RESIDENTIAL) TO C-2 (HEAVY COMMERCIAL) ZONING DISTRICT FOR COMMERCIAL DEVELOPMENT. THIS PARCEL IS LOCATED NORTH OF EASTLAKE BLVD. AND EAST OF DESERT MIST DR., AND LEGALLY DESCRIBED AS 20.401 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS;**

**PARCEL 2 FROM C-1 (GENERAL COMMERCIAL) AND R-3 (SINGLE-FAMILY RESIDENTIAL) TO S-1 (OPEN SPACE) ZONING DISTRICT FOR OPEN SPACE. THIS PARCEL IS LOCATED NORTH OF EASTLAKE BLVD. AND WEST OF ANDOVER DR, AND LEGALLY DESCRIBED AS 3.288 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS;**

**PARCEL 3 FROM C-1 (GENERAL COMMERCIAL) TO R-3 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT FOR RESIDENTIAL DEVELOPMENT. THIS PARCEL IS LOCATED NORTH OF EASTLAKE BLVD. AND WEST OF ANDOVER DR, AND LEGALLY DESCRIBED AS 0.048 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS;**

**PARCEL 4 FROM R-3 (SINGLE-FAMILY RESIDENTIAL) TO C-1 (GENERAL COMMERCIAL) ZONING DISTRICT FOR COMMERCIAL DEVELOPMENT. THIS PARCEL IS LOCATED NORTH OF EASTLAKE BLVD. AND WEST OF ANDOVER DR., AND LEGALLY DESCRIBED AS 0.636 ACRE TRACT OF LAND SITUATED IN SECTION NO. 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS;**

**PARCEL 5 FROM R-3 (SINGLE-FAMILY RESIDENTIAL) TO C-2 (HEAVY COMMERCIAL) ZONING DISTRICT FOR COMMERCIAL DEVELOPMENT. THIS PARCEL IS LOCATED SOUTH OF EASTLAKE BLVD. AND EAST OF KENAZO AVE, AND LEGALLY DESCRIBED AS 6.993 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30 AND SECTION NO. 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS;**

**PARCEL 7 FROM C-1 (GENERAL COMMERCIAL) AND R-3 (SINGLE-FAMILY RESIDENTIAL) TO C-2 (HEAVY COMMERCIAL) FOR COMMERCIAL DEVELOPMENT. THIS PARCEL IS LOCATED SOUTH OF EASTLAKE BLVD. AND EAST OF KENAZO AVE., AND LEGALLY DESCRIBED AS 27.061 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30 AND SECTION NO. 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS;**

**PARCEL 8 FROM R-3 (SINGLE-FAMILY RESIDENTIAL) TO C-2 (HEAVY COMMERCIAL) ZONING DISTRICT FOR COMMERCIAL DEVELOPMENT. THIS PARCEL IS LOCATED SOUTH OF EASTLAKE BLVD. AND NORTH OF HORIZON BLVD., AND LEGALLY DESCRIBED AS 11.072 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS;**

**PARCEL 9 FROM R-3 (SINGLE-FAMILY RESIDENTIAL) TO S-1 (OPEN SPACE) FOR OPEN SPACE. THIS PARCEL IS LOCATED SOUTH OF EASTLAKE BLVD. AND EAST OF KENAZO AVE., AND LEGALLY DESCRIBED AS 3.857 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS;**

**PARCEL 11 FROM R-3 (SINGLE-FAMILY RESIDENTIAL) TO C-2 (HEAVY COMMERCIAL) FOR COMMERCIAL DEVELOPMENT. THIS PARCEL IS LOCATED NORTH OF HORIZON BLVD. AND EAST OF EASTLAKE BLVD., AND LEGALLY DESCRIBED AS 7.830 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS;**

**PARCEL 12 FROM C-2 (HEAVY COMMERCIAL) TO R-3 (SINGLE-FAMILY RESIDENTIAL) FOR RESIDENTIAL DEVELOPMENT. THIS PARCEL IS LOCATED NORTH OF HORIZON BLVD. AND WEST OF EASTLAKE BLVD. AND IS LEGALLY DESCRIBED AS 0.859 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS;**

**PARCEL 13 FROM R-3 (SINGLE-FAMILY RESIDENTIAL) TO C-2 (HEAVY COMMERCIAL) FOR COMMERCIAL DEVELOPMENT. THIS PARCEL IS LOCATED NORTH OF HORIZON BLVD. AND WEST OF EASTLAKE BLVD. AND IS LEGALLY DESCRIBED AS 1.775 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS. LOCATED NORTH OF HORIZON BLVD AND WEST OF EASTLAKE BLVD.;**

**AUTHORIZING THE NOTATION OF THE CHANGE ON THE OFFICIAL ZONING MAP OF THE TOWN; PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; REPEALER; SEVERABILITY; AND PROPER NOTICE AND HEARING.**

**WHEREAS,** an application was made to change a designated zone for a parcel of property as identified herein within the municipal limits of the Town of Horizon City; and

**WHEREAS,** said application was forwarded to and considered by the Town of Horizon City Planning and Zoning Commission; and

**WHEREAS,** the Planning and Zoning Commission has complied with all state and local laws affecting the changing of zones and held a public hearing to obtain public comments; and

**WHEREAS,** the Planning and Zoning Commission has recommended that the zoning on 11 parcels of property be rezoned to C-2, S-1, R-3, C-1, C-2, C-2, C-2, S-1, C-2, R-3, and C-2 Zoning District; and

**WHEREAS,** the City Council of the Town of Horizon City ("Town Council") seeks to promote safe, orderly and consistent use and development of real property; and

**WHEREAS,** the notice required by the Texas Local Government Code has been published in the official newspaper and given to adjacent property owners; and

**WHEREAS,** public hearings have been held by the Town Council as required by law; and

**WHEREAS,** all written and oral protests (if any) submitted against the proposed zoning change have been reviewed and considered; and

**WHEREAS,** the Town Council in its decision for rezoning finds that such rezoning is in the public interest of the Town of Horizon City, Texas; and

**WHEREAS,** pursuant to Texas Local Government Code Section 51.001, the Town has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the Town and is necessary or proper for carrying out a power granted by law to the Town; and

**WHEREAS,** pursuant to Texas Local Government Code Chapter 211, the Town is authorized to promulgate and enforce zoning regulations; and

**WHEREAS,** the Town Council finds that it is necessary and proper for the good government, peace, and order of the Town of Horizon City to adopt this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF HORIZON CITY, TEXAS. THAT:**

### **I. REZONING**

The zoning be changed for 11 parcels to C-2, S-1, R-3, C-1, C-2, C-2, C-2, S-1, C-2, R-3, and C-2 Zoning District within the meaning of the Zoning Ordinance contained in Chapter 14 on the Horizon City Municipal Code, for approximately 83.82 acres, more or less, and legally described by Metes & Bounds and Survey Maps, Exhibit "A" attached hereto and by reference included herein:

### **II. ZONING MAP**

The zoning map for the Town of Horizon City shall be modified to include the zoning changes directed by this ordinance.

### **III. FINDINGS OF FACT**

That this ordinance was duly enacted with all requisites and formalities incident thereto the enactment of ordinance, and such is evidenced by the signatures below; and further that the foregoing recitals are incorporated into this ordinance by reference as findings of fact as if expressly set forth herein.

### **IV. REPEALER**

All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the effect of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

### **V. SEVERABILITY**

Should any of the clauses, sentences, paragraphs, sections or parts of this ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

### **VI. PROPER NOTICE AND MEETING**

It is officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52, Texas Local Government Code.

**PASSED AND APPROVED this the \_\_\_ day of \_\_\_\_\_, 2024, by a vote of \_\_\_ (ayes) to \_\_\_ (nays) to \_\_\_ (abstentions) of the Town Council of Horizon City, Texas.**

Town of Horizon City

By: \_\_\_\_\_  
Andres Renteria, Mayor

ATTEST:

By: \_\_\_\_\_  
Elvia Schuller, TRMC, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Sylvia Borunda Firth, City Attorney

First Reading: 09/10/2024  
Second Reading: 10/08/2024

**EXHIBIT "A"**

**STATE OF TEXAS  
COUNTY OF EL PASO**

**"PARCEL 1"  
ZONING**

**20.401 ACRES  
SECTION 30, BLOCK 78  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY  
COMPANY SURVEYS IN  
EL PASO COUNTY, TEXAS**

**DESCRIPTION**

DESCRIPTION OF A 20.401 ACRE TRACT OF LAND SITUATED IN SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT 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, AND BEING A 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, SAID 20.401 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, 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 **715.17** feet to a calculated point on the south line of said Eastlake Boulevard, and being the north line of said Hunt Horizon Mesa, LLC., 106.535-acre tract;

**THENCE, N 02°57'34" E**, crossing said Eastlake Boulevard, for a distance of **120.00** feet to a calculated point on the north line of said Eastlake Boulevard, being also on the north line of that certain 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 **POINT OF BEGINNING** and the southeast corner hereof;

**THENCE, N 87°02'26" W**, for a distance of **1356.89** feet to a calculated point on the north line of said Horizon Boulevard, at the beginning of a curve to the right, being also the northwest corner of that certain 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 southwest corner hereof;

**THENCE**, along said curve to the right, an arc distance of **47.12** feet, said curve having a radius of **30.00** feet, a central angle of **89°59'50"** and a chord bearing of **N 41°57'22" W** for a chord distance of **42.43** feet to a calculated point on the east line of Desert Mist Drive, a 76-foot right of way, recorded in Document No. 20010031615 of the Official Public Records of El Paso County, Texas, being also the west line of said Hunt Communities Development Co II LLC. tract, and being the end of said curve;

**EXHIBIT "A"**

**THENCE, N 03°02'33" E**, for a distance of **620.25** feet to a calculated point on the east line of said Desert Mist Drive, being also the northwest corner of said Hunt Communities Development Co II LLC. tract, being also the southwest corner of Lot 1, Block 1, Horizon Mesa Unit One, a subdivision in El Paso County, Texas according to the map or plat thereof, recorded in Document No. 20010031615 of the Official Public Records of El Paso County, Texas, and being the northwest corner hereof;

**THENCE, S 86°57'27" E**, with the north line of said Hunt Communities Development Co. II LLC tract, the west line of said Hunt Horizon Mesa, LLC, 106.535-acre tract, and the south line of Block 1 of said Horizon Mesa Unit One, for a distance of **1252.46** feet to a calculated point on the west line of said Hunt Horizon Mesa, LLC, 106.535-acre tract, being also the southeast corner of Lot 21, Block 1, of said Horizon Mesa Unit One, and being the northeast corner hereof;

**THENCE**, over and across said Hunt Horizon Mesa, LLC, 106.535-acre tract, the following four (4) courses and distances:

- 1) **S 25°38'13" E**, for a distance of **55.93** feet to a calculated point at the beginning of a curve to the right,
- 2) along said curve to the right, an arc distance of **546.83** feet, said curve having a radius of **1070.00** feet, a central angle of **29°16'52"** and a chord bearing of **S 11°40'52" E** for a chord distance of **540.90** feet to a calculated point at the end of said curve,
- 3) **S 02°57'34" W**, for a distance of **46.04** feet to a calculated point at the beginning of a curve to the right, and
- 4) along said curve to the right, an arc distance of **47.12** feet, said curve having a radius of **30.00** feet, a central angle of **90°00'00"** and a chord bearing of **S 47°57'34" W** for a chord distance of **42.43** feet to the **POINT OF BEGINNING** and containing **20.401** acres of land.

**EXHIBIT "A"**

**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 2nd day of July, 2024, A.D.

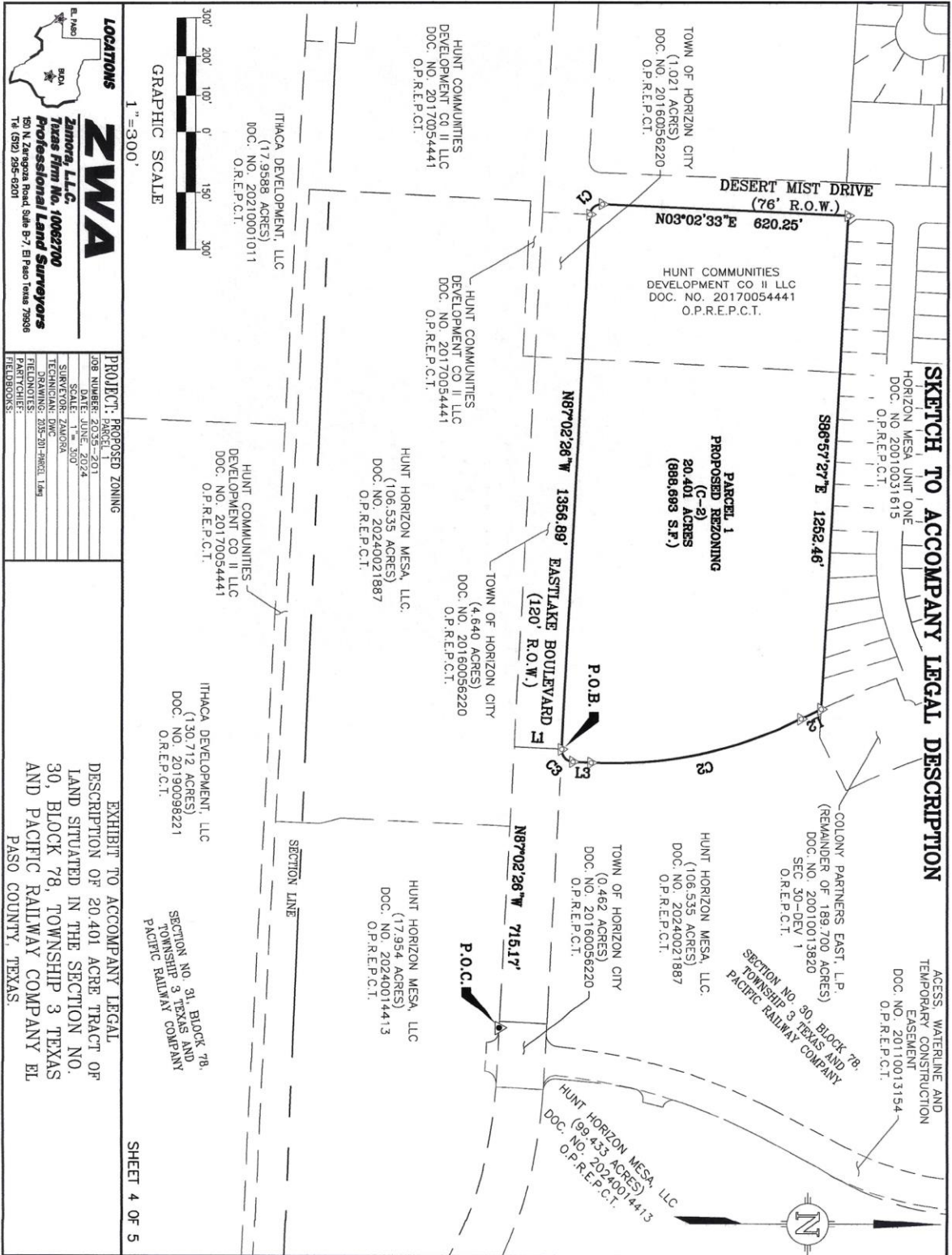
Zamora, L.L.C.  
1510 N. Zaragoza Road  
El Paso, Texas 79936

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



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

EXHIBIT "A"



SKETCH TO ACCOMPANY LEGAL DESCRIPTION



**LOCATIONS**

**ZWA**  
**Zamora, L.L.C.**  
 Texas Firm No. 10062700  
 Professional Land Surveyors  
 150 N. Ziegler Road, Suite B-7, El Paso, Texas 79906  
 Tel (915) 295-6201

**PROJECT: PROPOSED ZONING**

JOB NUMBER: 2021	DATE: JUNE 2024
SCALE: 1" = 300'	
SURVEYOR: ZAMORA	TECHNICIAN: DMC
FILE NUMBER: 2021-01-AMRL 10m	
PARTICULARS:	
FILIBOOKS:	

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 20.401 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY ET PASO COUNTY, TEXAS.

SHEET 4 OF 5

**EXHIBIT "A"**

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**

**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.P.C.T. OFFICIAL PUBLIC RECORDS
- EL PASO COUNTY, TEXAS
- ( ) RECORD INFORMATION

**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 0.999777223. 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.

*G. Rene Zamora*  
G. RENE ZAMORA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5682



CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	47.12'	89°59'50"	30.00'	N41°57'22"W	42.43'
C2	546.83'	29°16'52"	1070.00'	S11°40'52"E	540.90'
C3	47.12'	90°00'00"	30.00'	S47°57'34"W	42.43'

LINE	DIRECTION	DISTANCE
L1	N02°57'34"E	120.00'
L2	S25°38'13"E	55.93'
L3	S02°57'34"W	46.04'

**LOCATIONS**

**Zamora, L.L.C.**  
Texas Firm No. 10062700  
Professional Land Surveyors  
501 N. Zaragoza Road, Suite B-7, El Paso, Texas 79906  
Tel: (927) 285-0201

**PROJECT: PROPOSED ZONING**

JOB NUMBER:	Z035
DATE:	JUNE 2024
SCALE:	1" = 300'
SURVEYOR:	ZAMORA
TECHNICIAN:	DNC
FIELD NOTES:	03-20-2024-DRBL 1.dwg
PARTY CHIEF:	
FIELD BOOKS:	

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 20.401 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

**EXHIBIT "A"**

**STATE OF TEXAS  
COUNTY OF EL PASO**

**"PARCEL 2"  
ZONING**

**3.288 ACRES  
SECTION 30, BLOCK 78  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY  
COMPANY SURVEYS IN  
EL PASO COUNTY, TEXAS**

**DESCRIPTION**

DESCRIPTION OF A 3.288 ACRE TRACT OF LAND SITUATED IN SECTION 30, 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, SAID 3.288 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 on 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 **243.77** feet to a calculated point on the south line of said Eastlake Boulevard, and being the north line of said Hunt Horizon Mesa, LLC., 17.954-acre tract;

**THENCE, N 02°57'34" E**, crossing said Eastlake Boulevard, for a distance of **120.00** feet to a calculated point on the north line of said Eastlake Boulevard, being also on the north line of that certain 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 **POINT OF BEGINNING** and the southeast corner hereof;

**THENCE, N 87°02'26" W**, for a distance of **361.39** feet to a calculated point on the north line of said Eastlake Boulevard, at the beginning of a curve to the right, being also on the north line of said 4.640-acre Town of Horizon City tract, and being the southwest corner hereof;

**THENCE**, departing the north line of said Eastlake Boulevard over and across said Hunt Horizon Mesa, LLC, 106.535-acre tract, the following twelve (12) 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°00'00"** and a chord bearing of **N 42°02'26" W** for a chord distance of **28.28** feet to a calculated point at the end of said curve,
- 2) **N 02°57'34" E**, for a distance of **56.04** 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 **277.69** feet, said curve having a radius of **1130.00** feet, a central angle of **14°04'48"** and a chord bearing of **N 04°04'50" W** for a chord distance of **276.99** feet to a calculated point at the end of said curve,
- 4) **N 75°50'09" E**, for a distance of **115.06** feet to a calculated point at the beginning of a curve to the left,

**EXHIBIT "A"**

- 5) along said curve to the left, an arc distance of **100.39** feet, said curve having a radius of **70.00** feet, a central angle of **82°10'04"** and a chord bearing of **S 80°12'00" E** for a chord distance of **92.00** feet to a calculated point at the beginning of a reverse curve to the right,
- 6) along said reverse curve to the right, an arc distance of **16.59** feet, said curve having a radius of **40.00** feet, a central angle of **23°45'27"** and a chord bearing of **N 70°35'41" E** for a chord distance of **16.47** feet to a calculated point at the beginning of a compound curve to the right,
- 7) along said compound curve to the right, an arc distance of **44.27** feet, said curve having a radius of **473.00** feet, a central angle of **5°21'46"** and a chord bearing of **N 85°09'18" E** for a chord distance of **44.25** feet to a calculated point at the end of said curve,
- 8) **S 02°57'11" W**, for a distance of **98.12** feet to a calculated point,
- 9) **S 87°02'49" E**, for a distance of **470.59** feet to a calculated point at the beginning of a curve to the left,
- 10) along said curve to the left, an arc distance of **35.72** feet, said curve having a radius of **1490.00** feet, a central angle of **1°22'25"** and a chord bearing of **S 14°30'29" W** for a chord distance of **35.72** feet to a calculated point,
- 11) **N 87°02'49" W**, for a distance of **308.52** feet to a calculated point, and
- 12) **S 02°57'11" W**, for a distance of **253.04** feet to the **POINT OF BEGINNING** and containing **3.288** acres of land.

**EXHIBIT "A"**

**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    §**

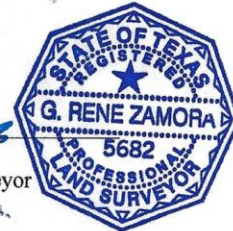
**KNOW ALL MEN BY THESE PRESENTS:**

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 2nd day of July, 2024, A.D.

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

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



**REFERENCES**

ZWA DRAWING NO. 2035-190



EXHIBIT "A"

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.

G. RENE ZAMORA  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5682



LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N02°57'34"E	120.00'
L2	N87°02'26"W	361.39'
L3	N02°57'34"E	56.04'
L4	N75°50'09"E	115.06'
L5	S02°57'11"W	98.12'
L6	S87°02'49"E	470.59'
L7	N87°02'49"W	308.52'
L8	S02°57'11"W	253.04'

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	31.42'	90°00'00"	20.00'	N42°02'26"W	28.28'
C2	277.69'	14°04'48"	1130.00'	N04°04'50"W	276.99'
C3	100.39'	82°10'04"	70.00'	S80°12'00"E	92.00'
C4	16.59'	23°45'27"	40.00'	N70°35'41"E	16.47'
C5	44.27'	5°21'46"	473.00'	N85°09'18"E	44.25'
C6	35.72'	1°22'25"	1490.00'	S14°30'29"W	35.72'

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.I. OFFICIAL PUBLIC RECORDS EL PASO COUNTY, TEXAS
- ( ) RECORD INFORMATION

**LOCATIONS**

**ZWA**  
 Zamora, L.L.C.  
 Texas Firm No. 10062700  
 Professional Land Surveyors  
 181 N. Zaragoza Road, Suite B-7, El Paso, Texas 79966  
 Tel: (915) 295-6201

**PROJECT:** PROPOSED ZONING  
**JOB NUMBER:** 2035-201  
**DATE:** JUNE 2024  
**SCALE:** 1"=50'  
**SURVEYOR:** ZAMORA  
**TECHNICIAN:** DMC  
**DRAWING:** 2035-201-DRAWL 2.dwg  
**FILED NAMES:**  
**FIELD BOOKS:**

**EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 3.288 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.**

EXHIBIT "A"

STATE OF TEXAS  
COUNTY OF EL PASO

"PARCEL 3"  
ZONING

0.048 ACRES  
SECTION 30, BLOCK 78  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY  
COMPANY SURVEYS IN  
EL PASO COUNTY, TEXAS

DESCRIPTION

DESCRIPTION OF A 0.048 ACRE TRACT OF LAND SITUATED IN SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 99.433-ACRE TRACT OF LAND CONVEYED TO HUNT HORIZON MESA, LLC., OF RECORD IN DOCUMENT NO20240014413 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.048 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 5/8" iron rod with "ZWA" cap found on a curve to the right being on north line of Eastlake Boulevard, a 120-foot right of way, being also the southwest corner of said Hunt Horizon Mesa, LLC 99.433-acre tract, being also the northeast corner 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, and being the northwest corner of that certain 3.630-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**, along said curve to the right, an arc distance of **168.28** feet, said curve having a radius of **1160.00** feet, a central angle of **8°18'42"** and a chord bearing of **S 82°02'51" E** for a chord distance of **168.13** feet to a calculated point on the north line of said Eastlake Boulevard, and being the north line of said 3.630-acre Town of Horizon City tract;

**THENCE, N 11°03'22" E**, departing the north line of said Eastlake Boulevard and across said Hunt Horizon Mesa, LLC, 99.433-acre tract, for a distance of **279.36** feet to a calculated point for the **POINT OF BEGINNING** and the east corner hereof;

**THENCE, N 78°24'11" W**, continuing across said Hunt Horizon Mesa, LLC, 99.433-acre tract, for a distance of **211.08** feet to a calculated point on a curve to the right, being also the east line of an Access, Waterline and Temporary Construction Easement recorded in Document No. 20110012154 of the Official Public Records of El Paso County, Texas, and being the southwest corner hereof;

**THENCE**, along said curve to the right, an arc distance of **19.91** feet, said curve having a radius of **1416.00** feet, a central angle of **0°48'20"** and a chord bearing of **N 16°28'26" E** for a chord distance of **19.91** feet to a calculated point, being on the east line of said Access, Waterline and Temporary Construction Easement, and being the northwest corner hereof;

**THENCE, S 72°59'29" E**, crossing said Hunt Horizon Mesa, LLC, 99.433-acre tract, for a distance of **210.33** feet to the **POINT OF BEGINNING** and containing **0.048** acres of land.

**EXHIBIT "A"**

**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 16th day of July, 2024, A.D.

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

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



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

ZWA- JOB NO.  
2035-201-PARCEL 3

Page 2 of 4

0.048 ACRES  
PROPOSED REZONING

EXHIBIT "A"

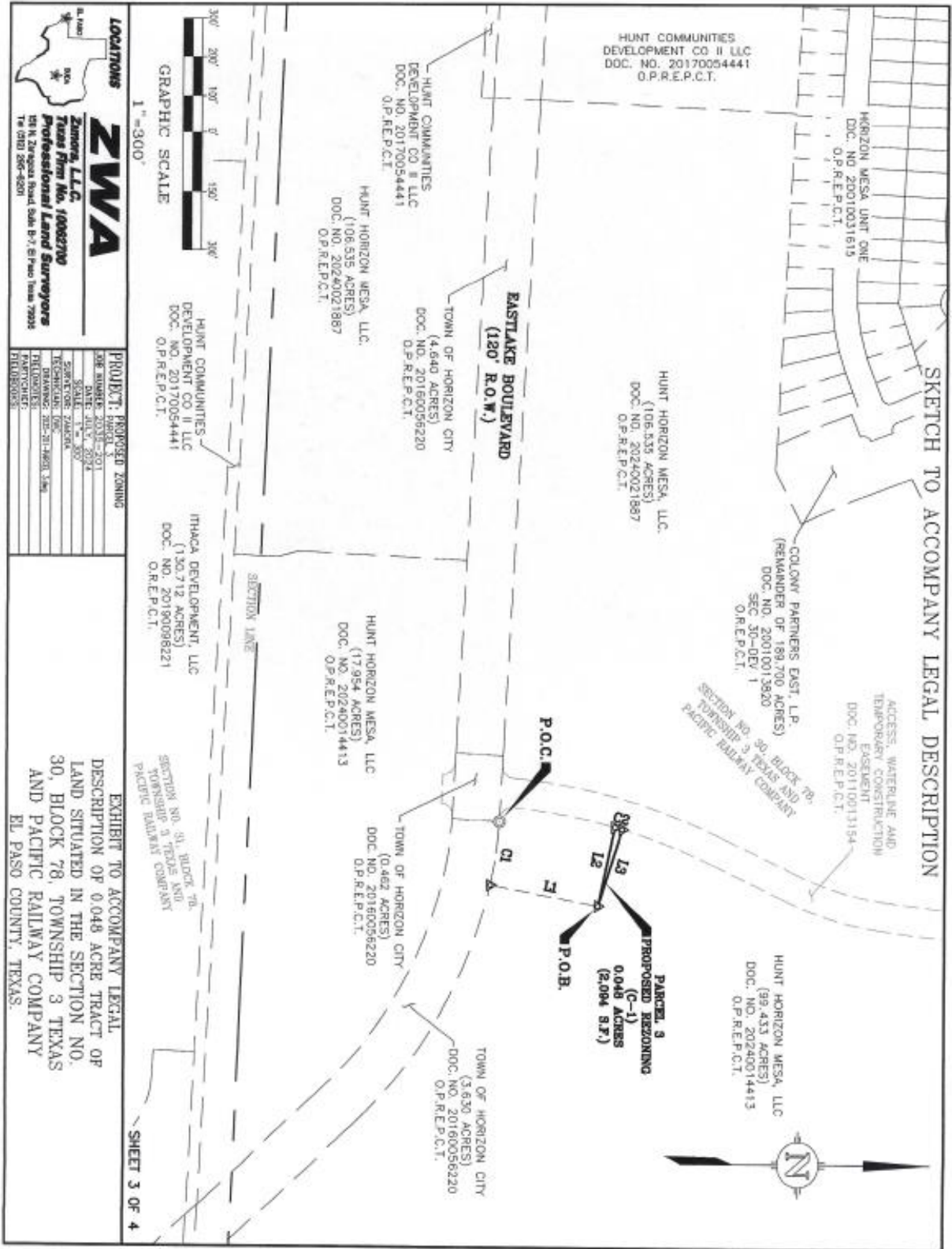


EXHIBIT "A"

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 TX044 (NGS PID NO. AB8217), 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 IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*G. Rene Zamora*  
G. RENE ZAMORA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5682



**ZWA**  
Zamora, LLC, 10882700  
Texas Firm No. 10882700  
Professional Land Surveyors  
100 N. Zephyrus Road, Suite B-7, El Paso, Texas 79968  
Tel: (915) 352-4201

**LOCATIONS**

PROJECT: PROPOSED ZONING
JOB NUMBER: 10882700
DATE: 01/11/2014
SCALE: 1" = 200'
SURVEYOR: ZAMORA
TECHNICAL: G.M.
DATE: 01/11/2014
PROJECT: PROPOSED ZONING
DATE: 01/11/2014
PROJECT: PROPOSED ZONING
DATE: 01/11/2014

- 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
  - D.P.R.P.C.T. OFFICIAL PUBLIC RECORDS EL PASO COUNTY, TEXAS
  - ( ) RECORD INFORMATION

**CURVE TABLE**

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	168.28'	8°18'42"	1160.00'	S82°02'51"E	168.13'
C2	19.91'	0°48'20"	1416.00'	N16°28'26"E	19.91'

**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	N11°03'22"E	279.36'
L2	N76°24'11"W	211.08'
L3	S72°59'29"E	210.33'

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 0.048 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

EXHIBIT "A"

STATE OF TEXAS  
COUNTY OF EL PASO

"PARCEL 4"  
ZONING

0.636 ACRES  
SECTION 30, BLOCK 78  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY  
COMPANY SURVEYS IN  
EL PASO COUNTY, TEXAS

DESCRIPTION

DESCRIPTION OF A 0.636 ACRE TRACT OF LAND SITUATED IN SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 99.433-ACRE TRACT OF LAND CONVEYED TO HUNT HORIZON MESA, LLC., OF RECORD IN DOCUMENT NO20240014413 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.636 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 5/8" iron rod with "ZWA" cap found on the curving north line of Eastlake Boulevard, a 120-foot right of way, being also the southwest corner of said Hunt Horizon Mesa, LLC 99.433-acre tract, being also the northeast corner 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, and being the northwest corner of that certain 3.630-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**, along said curve to the right, an arc distance of **168.28** feet, said curve having a radius of **1160.00** feet, a central angle of **8°18'42"** and a chord bearing of **S 82°02'51" E** for a chord distance of **168.13** feet to a calculated point on the north line of said Eastlake Boulevard, being also the north line of said 3.630-acre Town of Horizon City tract, for the **POINT OF BEGINNING** and the southwest corner hereof;

**THENCE**, over and across said Hunt Horizon Mesa, LLC, 99.433-acre tract, the following seven (7) courses and distances:

- 1) **N 11°03'22" E**, for a distance of **279.36** feet to a calculated point for the northwest corner hereof,
- 2) **S 78°24'11" E**, for a distance of **109.98** feet to a calculated point for the northeast corner hereof,
- 3) **S 11°40'16" W**, for a distance of **52.41** feet to a calculated point at the beginning of a curve to the right,
- 4) along said curve to the right, an arc distance of **42.28** feet, said curve having a radius of **70.00** feet, a central angle of **34°36'38"** and a chord bearing of **S 17°18'19" W** for a chord distance of **41.64** feet to a calculated point at the beginning of a reverse curve to the left,
- 5) along said reverse curve to the left, an arc distance of **42.28** feet, said curve having a radius of **70.00** feet, a central angle of **34°36'38"** and a chord bearing of **S 17°18'19" W** for a chord distance of **41.64** feet to a calculated point at the end of said curve to the left,
- 6) **S 16°20'28" W**, for a distance of **174.43** feet to a calculated point on the curving north line of said Eastlake Boulevard, being also the north line of said 3.630-acre Town of Horizon City tract, and being the southeast corner hereof,

ZWA- JOB NO.  
2035-201-PARCEL 4

Page 1 of 4

0.636 ACRES  
PROPOSED REZONING

**EXHIBIT "A"**

- 7) along said curve to the left, an arc distance of **85.63** feet, said curve having a radius of **1160.00** feet, a central angle of **4°13'46"** and a chord bearing of **N 75°46'37" W** for a chord distance of **85.61** feet to the **POINT OF BEGINNING** and containing **0.636** 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*  
 G. Rene Zamora  
 Registered Professional Land Surveyor  
 No. 5682 - State of Texas



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

ZWA- JOB NO.  
2035-201-PARCEL 4

Page 2 of 4

0.636 ACRES  
PROPOSED REZONING



EXHIBIT "A"

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. COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

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.P.C.T. OFFICIAL PUBLIC RECORDS  
 EL PASO COUNTY, TEXAS  
 ( ) RECORD INFORMATION

**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.

CURVE TABLE					
CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	168.28'	8°18'42"	1160.00'	S82°02'51"E	168.13'
C2	16.01'	22°56'22"	40.00'	S23°08'27"W	15.91'
C3	42.28'	34°36'38"	70.00'	S17°18'19"W	41.64'
C4	85.63'	4°13'46"	1160.00'	N75°48'37"W	85.61'

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  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5682



LINE TABLE			
LINE	DIRECTION	DISTANCE	
L1	N11°03'22"E	279.36'	
L2	S78°24'11"E	109.96'	
L3	S11°40'16"W	52.41'	
L4	S16°20'28"W	174.43'	

**LOCATION**

**ZWA**  
 Zamora, L.L.C.  
 Texas Firm No. 10062700  
 Professional Land Surveyors  
 801 N. 2nd Street, Suite 8-7, El Paso, Texas 79901  
 Tel: (915) 835-9389

PROJECT: PROPOSED ZONING

ZONING DISTRICT	201
DATE	2/15/24
SCALE	1" = 500'
SURVEYOR	ZAMORA
TECHNICAL DWC	
TELEPHONE	915-835-9389
FAX	915-835-9389
ADDRESS	

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 0.636 ACRE TRACT OF LAND SITUATED IN SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS EL PASO COUNTY, TEXAS.

**EXHIBIT "A"**

STATE OF TEXAS  
COUNTY OF EL PASO

"PARCEL 5"  
ZONING

6.993 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 6.993 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 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 6.993 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 **2112.89** feet to a calculated point on the south line of said Eastlake Boulevard, and being the north line of said Hunt Communities Development Co. 11 LLC tract, for the **POINT OF BEGINNING** and the northeast corner hereof;

**THENCE, S 03°06'21" W**, crossing said Hunt Communities Development Co. II LLC., for a distance of **621.18** feet to a calculated point on the south line of said Hunt Communities Development Co. II LLC tract, being 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, for 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, 17.9588-acre tract, for a distance of **368.49** feet to a calculated point for the southwest corner of said Hunt Communities Development Co. II LLC tract, being also on the north line of said Ithaca Development, LLC., 17.9588-acre tract, and being the southeast corner of lot 3, Horizon Mesa Commercial Subdivision, a subdivision in El Paso County, Texas, according to the map or plat thereof, recorded in Document No. 20030115751 of the Official Public Records of El Paso County, Texas, and being the southwest corner hereof;

**THENCE**, with the west line of said Hunt Communities Development Co. II LLC., and the east line of said Lot 3, the following three (3) courses and distances:

- 1) **N 03°01'26" E**, for a distance of **125.07** feet to a calculated point,
- 2) **N 86°46'35" W**, for a distance of **151.80** feet to a calculated point, and

**EXHIBIT "A"**

- 3) **N 03°02'43" E**, for a distance of **496.38** feet to a calculated point on the south line of said Eastlake Boulevard, being also on the west line of said Hunt Communities Development Co. II LLC, and being the northeast corner of said Lot 3, for the northwest corner hereof;

**THENCE, S 86°57'17" E**, for a distance of **521.00** feet to the **POINT OF BEGINNING** and containing **6.993** 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 13th day of June, 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

EXHIBIT "A"

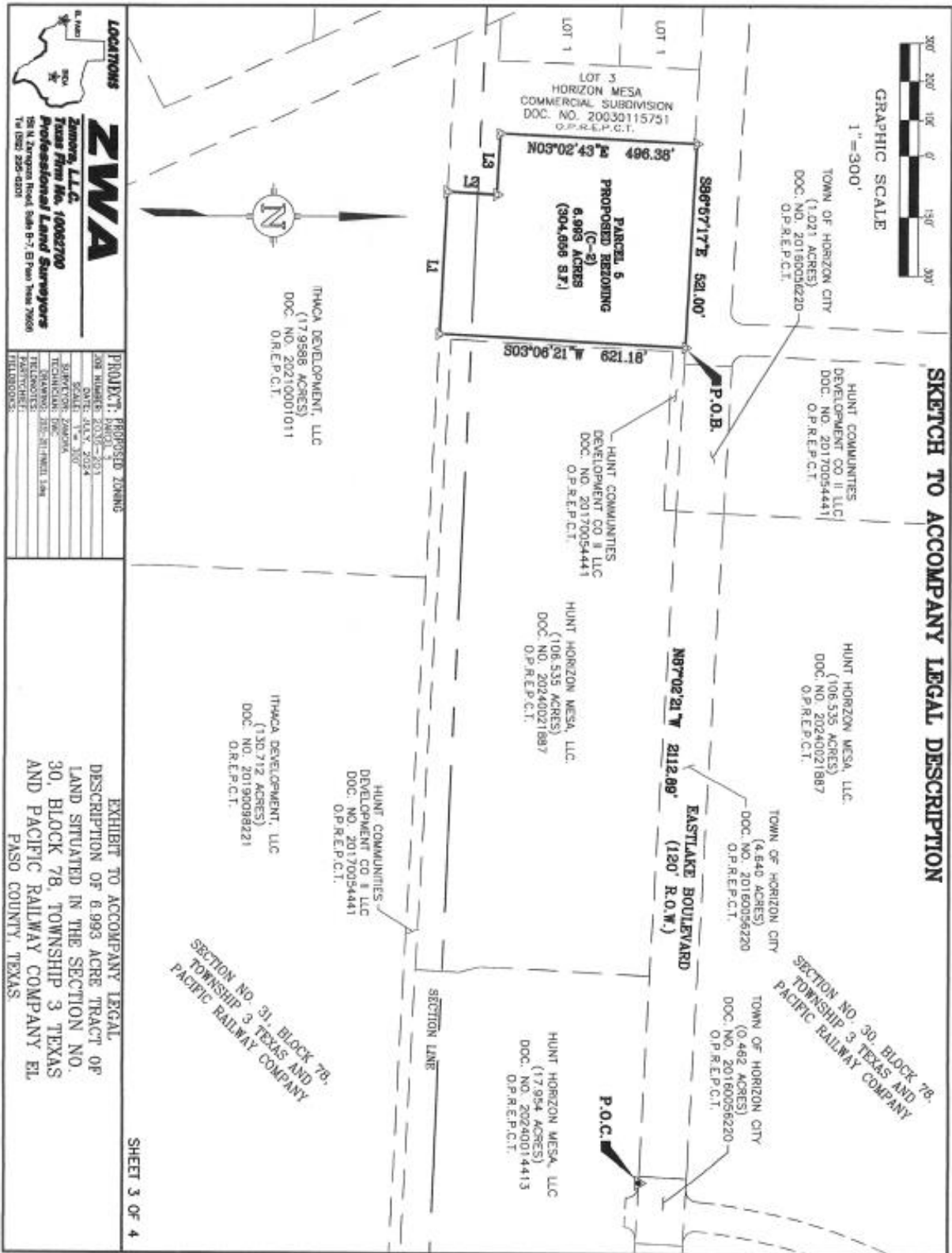


EXHIBIT "A"

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°43'10.986888"(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 RECORD 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  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5682



**LOCATIONS**

**ZWA**  
Zamora, L.L.C.  
Texas Firm No. 10062700  
Professional Land Surveyors  
501 N. Zangora Road, Suite B-7, El Paso, Texas 79901  
Tel: (927) 225-9201

PROJECT: PROPOSED ZONING

JOB NUMBER: 2024-001	DATE: 11.11.2024
SURVEYOR: ZAMORA	SCALE: 1" = 300'
TECHNICAL: [ ]	DATE: 11.11.2024
FIELDWORK: [ ]	DATE: 11.11.2024
PLANNING: [ ]	DATE: 11.11.2024
DESIGN: [ ]	DATE: 11.11.2024
CONSTRUCTION: [ ]	DATE: 11.11.2024

**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.P.C.T. OFFICIAL PUBLIC RECORDS EL PASO COUNTY, TEXAS
- ( ) RECORD INFORMATION

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N87°04'12"W	368.49'
L2	N03°01'26"E	125.07'
L3	N86°46'35"W	151.80'

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 6.993 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

EXHIBIT "A"

STATE OF TEXAS  
COUNTY OF EL PASO

"PARCEL 7"  
ZONING

27.061 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 27.061 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 17.954 ACRE TRACT OF LAND CONVEYED TO HUNT HORIZON MESA, LLC, OF RECORD IN DOCUMENT NO. 20240014413 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, AND BEING ALSO 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 HORIZON MESA, LLC., OF RECORD IN DOCUMENT NO. 20170054441 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 27.061 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point on the south line of Eastlake Boulevard, a 120-foot right of way, being also the south line of a 4.640-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 northwest corner hereof;

**THENCE, S 87°02'26" E**, with the south line of said Eastlake Boulevard, and the south line of said 4.640-acre Town of Horizon City tract, for a distance of **1181.03** feet to a nail found on the south line of said Eastlake Boulevard, being also the south line of a 0.462-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;

**THENCE, S 87°01'32" E**, with the south line of said Eastlake Boulevard, and the south line of said 0.462-acre Town of Horizon City tract, for a distance of **134.24** feet to a nail found on the south line of said Eastlake Boulevard, being also the south line of said 0.462-acre Horizon City tract at the beginning of a curve to the right;

**THENCE**, along said curve to the right, an arc distance of **795.97** feet, said curve having a radius of **1040.00** feet, a central angle of **43°51'06"** and a chord bearing of **S 64°39'06" E** for a chord distance of **776.69** feet to a nail found at the end of said curve, being on the south line of said Eastlake Boulevard, being also the south line of a 3.630-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 north line of a 17.954-acre tract conveyed to Hunt Horizon Mesa, LLC, recorded in Document No. 20240014413 of the Official Public Records of El Paso County, Texas;

**THENCE, S 42°43'33" E**, for a distance of **17.52** feet to a calculated point on the south line of said Eastlake Boulevard, being also on the northeast line of said Hunt Horizon Mesa, LLC., 17.954-acre tract, being also on the southwest line of said Town of Horizon City 3.630-acre tract, and being the northeast corner hereof;

**EXHIBIT "A"**

**THENCE**, over and across said Hunt Horizon Mesa, LLC., 17.954-acre tract, the following two (2) courses and distances:

- 1) **N 87°01'27" W**, for a distance of **100.86** feet to a calculated point, and
- 2) **S 02°55'46" W**, for a distance of **311.55** feet to a calculated point on the south line of Hunt Horizon Mesa, LLC tract recorded in Document No. 20170054441 of the Official Public Records of El Paso County, Texas, being on 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 Horizon Mesa, LLC tract and the north line of said Ithaca Development, LLC, 130.712-acre tract, for a distance of **1964.94** feet to a calculated point for the southwest corner hereof;

**THENCE**, over and across said Hunt Horizon Mesa, LLC., 106.535-acre tract, and said Hunt Horizon Mesa, LLC., 17.954 acre tract, the following two (2) courses and distances:

- 1) **N 02°55'48" E**, for a distance of **600.64** feet to a calculated point at the beginning of a curve to the right, and
- 2) 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 **90°01'47"** and a chord bearing of **N 47°56'41" E** for a chord distance of **28.29** feet to the **POINT OF BEGINNING** and containing **27.061** acres of land.

**EXHIBIT "A"**

**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 13th day of June, 2024, A.D.

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

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



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

ZWA- JOB NO.  
2035-201-PARCEL 7

Page 3 of 5

27.061 ACRES  
PROPOSED REZONING

EXHIBIT "A"

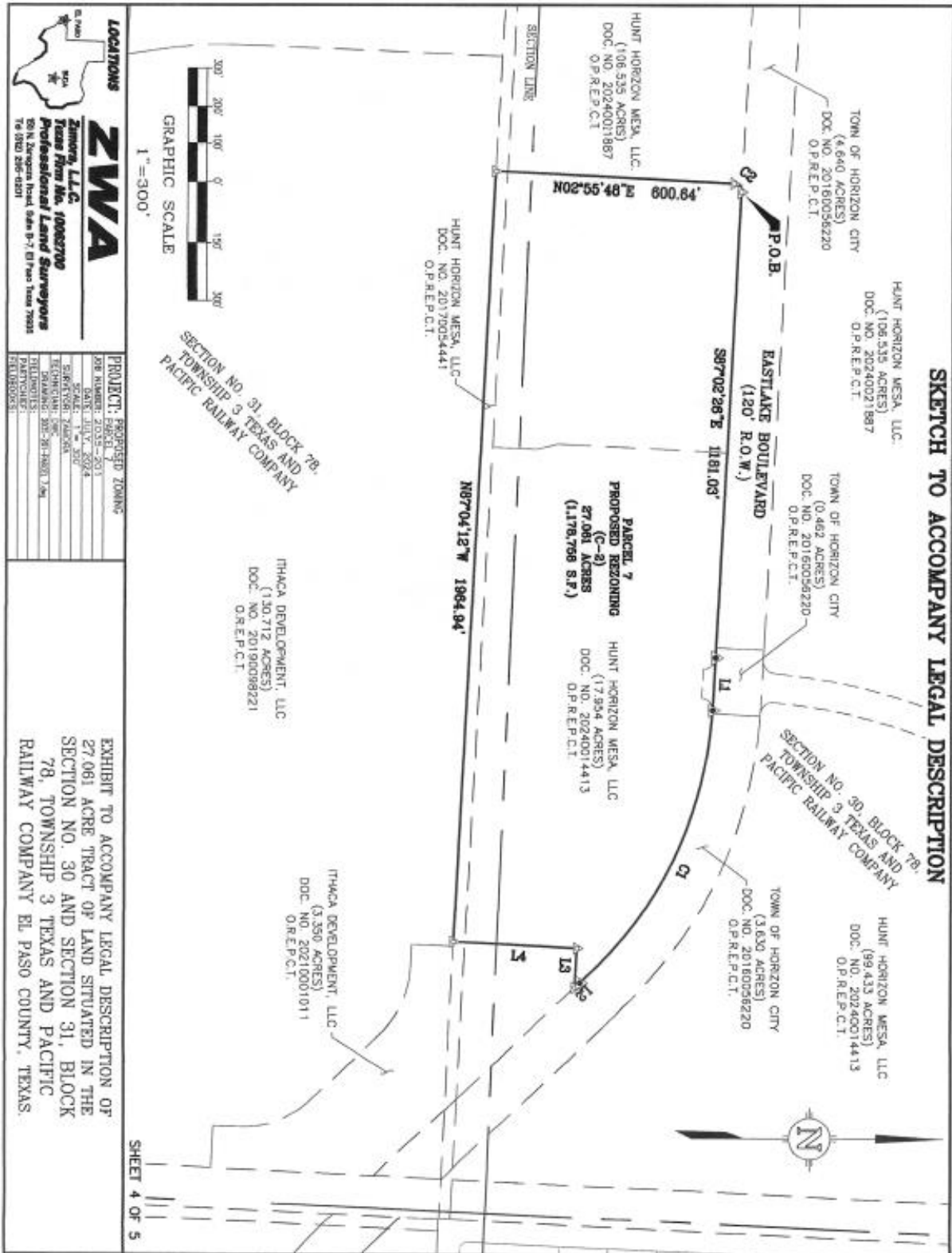


EXHIBIT "A"

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 (NCS 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.

- LEGEND**
- 1/2" IRON ROD FOUND
  - ⊙ 5/8" IRON ROD W/"ZWA" CAP FOUND
  - ▲ NAIL FOUND
  - ▲ CALCULATED POINT
  - P.O.B. POINT OF BEGINNING
  - O.P.R.P.C.T. OFFICIAL PUBLIC RECORDS  
EL PASO COUNTY, TEXAS
  - ( ) RECORD INFORMATION

**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.

CURVE TABLE					
CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	795.97'	43°51'06"	1040.00'	S64°39'06"E	776.69'
C2	31.43'	90°01'47"	20.00'	N47°56'41"E	28.29'

**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  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5682



LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S87°01'32"E	134.24'
L2	S42°43'33"E	17.52'
L3	N87°01'27"W	100.86'
L4	S02°55'46"W	311.55'

**LOCATIONS**

**ZWA**  
 Zamora, L.L.C.  
 Texas Firm No. 10002700  
 Professional Land Surveyors  
 501 N. Zaragoza Blvd. Suite B-7, El Paso, Texas 79969  
 Tel: (951) 295-0211

**PROJECT INFORMATION**

JOB NUMBER	7000-201
DATE	04-29-2024
SCALE	1" = 300'
SURVEYOR	ZAMORA
TECHNICAL DRC	
DRAWING NO.	205-20-0002_74M
FILE NUMBER	
PROJECT NO.	
THRESHOLD	

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 27.061 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30 AND SECTION 31, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

**EXHIBIT "A"**

**STATE OF TEXAS  
COUNTY OF EL PASO**

**"PARCEL 8"  
ZONING**

**11.072 ACRES  
SECTION 32, BLOCK 78  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY  
COMPANY SURVEYS IN  
EL PASO COUNTY, TEXAS**

**DESCRIPTION**

DESCRIPTION OF A 11.072 ACRE TRACT OF LAND SITUATED IN SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 85.419 ACRE TRACT OF LAND CONVEYED TO HUNT HORIZON CROSSING, LLC, OF RECORD IN DOCUMENT NO. 20240014415 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 11.072 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 5/8" iron rod with cap stamped "ZWA" found on a curve to the left, being also the southwest line of Eastlake Boulevard, a 120-foot right of way, being also the southwest corner of a 0.116-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 northwest corner of said Hunt Horizon Crossing LLC, tract, and being the northwest corner hereof;

**THENCE**, with the north line of said Hunt Horizon Crossing LLC, tract, and with the southwest right of way line of said Eastlake Boulevard the following six (6) courses and distances:

- 1) along said curve to the left, an arc distance of **148.71** feet, said curve having a radius of **1560.00** feet, a central angle of **5°27'42"** and a chord bearing of **S 45°09'30" E** for a chord distance of **148.65** feet to a 5/8" iron rod with cap stamped "ZWA" found at the end of said curve,
- 2) **S 47°53'14" E**, for a distance of **372.24** feet to a 5/8" iron rod with cap stamped "ZWA" found at the beginning of a curve to the left,
- 3) along said curve to the left, an arc distance of **101.26** feet, said curve having a radius of **1560.00** feet, a central angle of **3°43'08"** and a chord bearing of **S 49°44'48" E** for a chord distance of **101.24** feet to a 5/8" iron rod with cap stamped "ZWA" found at the end of said curve,
- 4) **S 51°36'22" E**, for a distance of **488.79** feet to a 5/8" iron rod with cap stamped "ZWA" found at the beginning of a curve to the right,
- 5) along said curve to the right, an arc distance of **69.74** feet, said curve having a radius of **1440.00** feet, a central angle of **2°46'29"** and a chord bearing of **S 50°13'08" E** for a chord distance of **69.73** feet to a 5/8" iron rod with cap stamped "ZWA" found at the end of said curve,
- 6) **S 48°49'53" E**, for a distance of **217.36** feet to a calculated point at the beginning of a curve to the right, for the northeast corner hereof,

**THENCE**, departing the southwest right of way line of said Eastlake Boulevard and over and across said Hunt Horizon Crossing, LLC tract, the following six (6) courses and distances:

## EXHIBIT "A"

- 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°00'08"** and a chord bearing of **S 03°49'49" E** for a chord distance of **28.28** feet to a calculated point at the end of said curve,
- 2) **S 41°10'15" W**, for a distance of **134.24** feet to calculated point at the beginning of a curve to the right,
- 3) along said curve to the right, an arc distance of **22.62** feet, said curve having a radius of **20.00** feet, a central angle of **64°47'37"** and a chord bearing of **S 73°34'03" W** for a chord distance of **21.43** feet to a calculated point at the point of reverse curve to the left,
- 4) along said reverse curve to the left, an arc distance of **337.94** feet, said curve having a radius of **437.00** feet, a central angle of **44°18'26"** and a chord bearing of **S 83°48'39" W** for a chord distance of **329.58** feet to a calculated point at the point of reverse curve to the right,
- 5) along said reverse curve to the right, an arc distance of **23.87** feet, said curve having a radius of **20.00** feet, a central angle of **68°23'47"** and a chord bearing of **N 84°08'41" W** for a chord distance of **22.48** feet to a calculated point at the end of said curve, and
- 6) **N 49°56'48" W**, for a distance of **817.85** feet to a calculated point on the east line of said Colony Partners East, LP. Tract and being the southwest corner hereof;

**THENCE, N 02°28'46" E**, for a distance of **553.94** feet to the **POINT OF BEGINNING** and containing **11.072** acres of land.

**EXHIBIT "A"**

**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 18th day of July, 2024, A.D.

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

*G. Rene Zamora*

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



**REFERENCES**

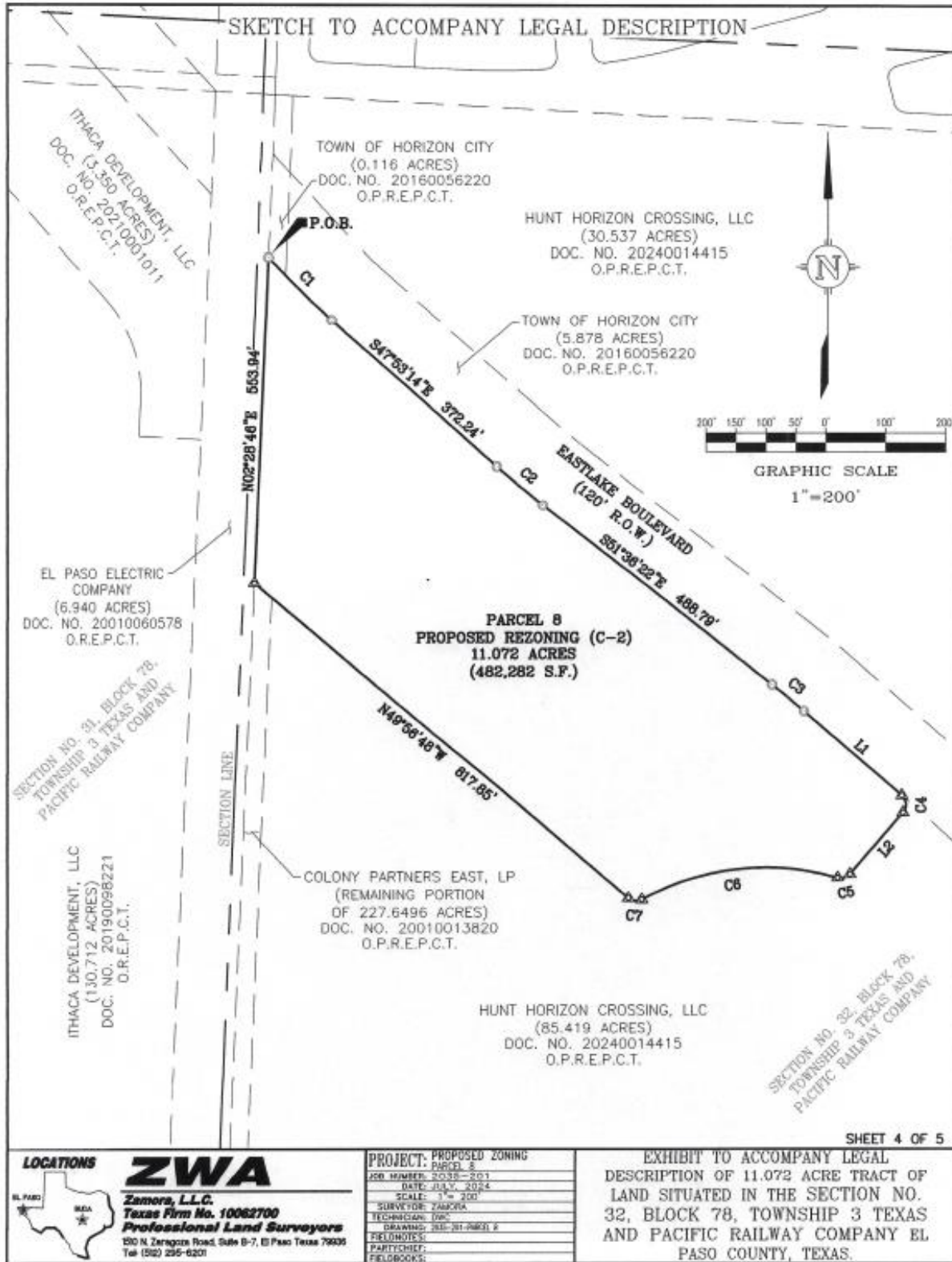
ZWA DRAWING NO. 2035-190

ZWA- JOB NO.  
2035-201-PARCEL 8

Page 3 of 5

11.072 ACRES  
PROPOSED REZONING

EXHIBIT "A"



**EXHIBIT "A"**

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**

**LEGEND**

- 1/2" IRON ROD FOUND
- 5/8" IRON ROD W/"ZWA" CAP FOUND
- ▲ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- 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	148.71'	5°27'42"	1560.00'	S45°09'30"E	148.65'
C2	101.26'	3°43'08"	1560.00'	S49°44'48"E	101.24'
C3	69.74'	2°46'29"	1440.00'	S50°13'08"E	69.73'
C4	31.42'	90°00'08"	20.00'	S03°49'49"E	28.28'
C5	22.62'	64°47'37"	20.00'	S73°34'03"W	21.43'
C6	337.94'	44°18'26"	437.00'	S83°48'39"W	329.58'
C7	23.87'	68°23'47"	20.00'	N84°08'41"W	22.48'

**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.

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S48°49'53"E	217.36'
L2	S41°10'15"W	134.24'

**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



SHEET 5 OF 5

**LOCATIONS**

**ZWA**  
 Zamora, L.L.C.  
 Texas Firm No. 10062700  
 Professional Land Surveyors  
 150 N. Zaragoza Road, Suite B-7, El Paso, Texas 79905  
 Tel (910) 295-6201

PROJECT:	PROPOSED ZONING
JOB NUMBER:	2035-201
DATE:	JULY, 2024
SCALE:	1" = 200'
SURVEYOR:	ZAMORA
TECHNICIAN:	DWC
DRAWING:	203-201-PROJ 2
REVISIONS:	
PARTY/CHK:	
FIELDBOOKS:	

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 11.072 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

**EXHIBIT "A"**

**STATE OF TEXAS  
COUNTY OF EL PASO**

**"PARCEL 9"  
ZONING**

**3.857 ACRES  
SECTION 32, BLOCK 78  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY  
COMPANY SURVEYS IN  
EL PASO COUNTY, TEXAS**

**DESCRIPTION**

DESCRIPTION OF A 3.857 ACRE TRACT OF LAND SITUATED IN SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 7.871 ACRE TRACT OF LAND CONVEYED TO HUNT CROSSING, LLC, OF RECORD IN DOCUMENT NO. 20240014411 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 85.419 ACRE TRACT OF LAND CONVEYED TO HUNT CROSSING, LLC, OF RECORD IN DOCUMENT NO. 20240014415 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 3.857 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 5/8" iron rod with cap stamped "ZWA" found on the southwest line of Eastlake Boulevard, a 120-foot right of way, being also the northwest corner 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 southeast corner of a 5.898-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 most northerly corner of said Hunt Horizon Crossing, LLC, 7.871-acre tract, and being the northeast corner of said Hunt Horizon Crossing, LLC, 85.419-acre tract;

**THENCE**, with the southwest line of said Eastlake Boulevard, the southwest line of said Town of Horizon City, 5.101-acre tract, the north line of said Hunt Horizon Crossing, LLC, 7.871-acre tract, the following two (2) courses and distances:

- 1) **S 39°55'55" E**, for a distance of **168.49** feet to a calculated point at the beginning of a curve to the right, and
- 2) along said curve to the right, an arc distance of **46.11** feet, said curve having a radius of **1040.00** feet, a central angle of **2°32'26"** and a chord bearing of **S 47°33'40" E** for a chord distance of **46.11** feet to a calculated point for the **POINT OF BEGINNING**, and the northeast corner hereof;

**THENCE**, continuing along said curve to the right, an arc distance of **717.84** feet, said curve having a radius of **1040.00** feet, a central angle of **39°32'51"** and a chord bearing of **S 26°31'02" E** for a chord distance of **703.68** feet to a calculated point on the southwest line of said Eastlake Boulevard, being also the southwest line of said Town of Horizon City, 5.101-acre tract, being also the northeast line of said Hunt Horizon Crossing, LLC, 7.871-acre tract, and being the southeast corner hereof;

**THENCE**, over and across said Hunt Horizon Crossing, LLC, 7.871-acre tract, and said Hunt Horizon Crossing, LLC, 85.419-acre tract, the following ten (10) courses and distances:

- 1) **N 86°54'08" W**, for a distance of **297.17** feet to a calculated point for the southwest corner hereof,

## EXHIBIT "A"

- 2) **N 02°33'01" E**, for a distance of **106.35** feet to a calculated point,
- 3) **N 24°34'55" W**, for a distance of **137.30** feet to a calculated point,
- 4) **N 39°59'13" W**, for a distance of **256.42** feet to a calculated point for the northwest corner hereof,
- 5) **N 41°10'15" E**, for a distance of **36.99** feet to a calculated point at the beginning of a curve to the right,
- 6) along said curve to the right, an arc distance of **29.27** feet, said curve having a radius of **400.00** feet, a central angle of **4°11'31"** and a chord bearing of **N 43°16'00" E** for a chord distance of **29.26** feet to a calculated point at the end of said curve,
- 7) **N 45°21'46" E**, for a distance of **66.48** feet to a calculated point at the beginning of a curve to the left,
- 8) along said curve to the left, an arc distance of **29.27** feet, said curve having a radius of **400.00** feet, a central angle of **4°11'31"** and a chord bearing of **N 43°16'00" E** for a chord distance of **29.26** feet to a calculated point at the end of said curve, and
- 9) **N 41°10'15" E**, for a distance of **84.69** feet to a calculated point at the beginning of a curve to the right, and
- 10) along said curve to the right, an arc distance of **32.30** feet, said curve having a radius of **20.00** feet, a central angle of **92°32'18"** and a chord bearing of **N 87°26'24" E** for a chord distance of **28.90** feet to the **POINT OF BEGINNING** and containing **3.857** acres of land.

**EXHIBIT "A"**

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



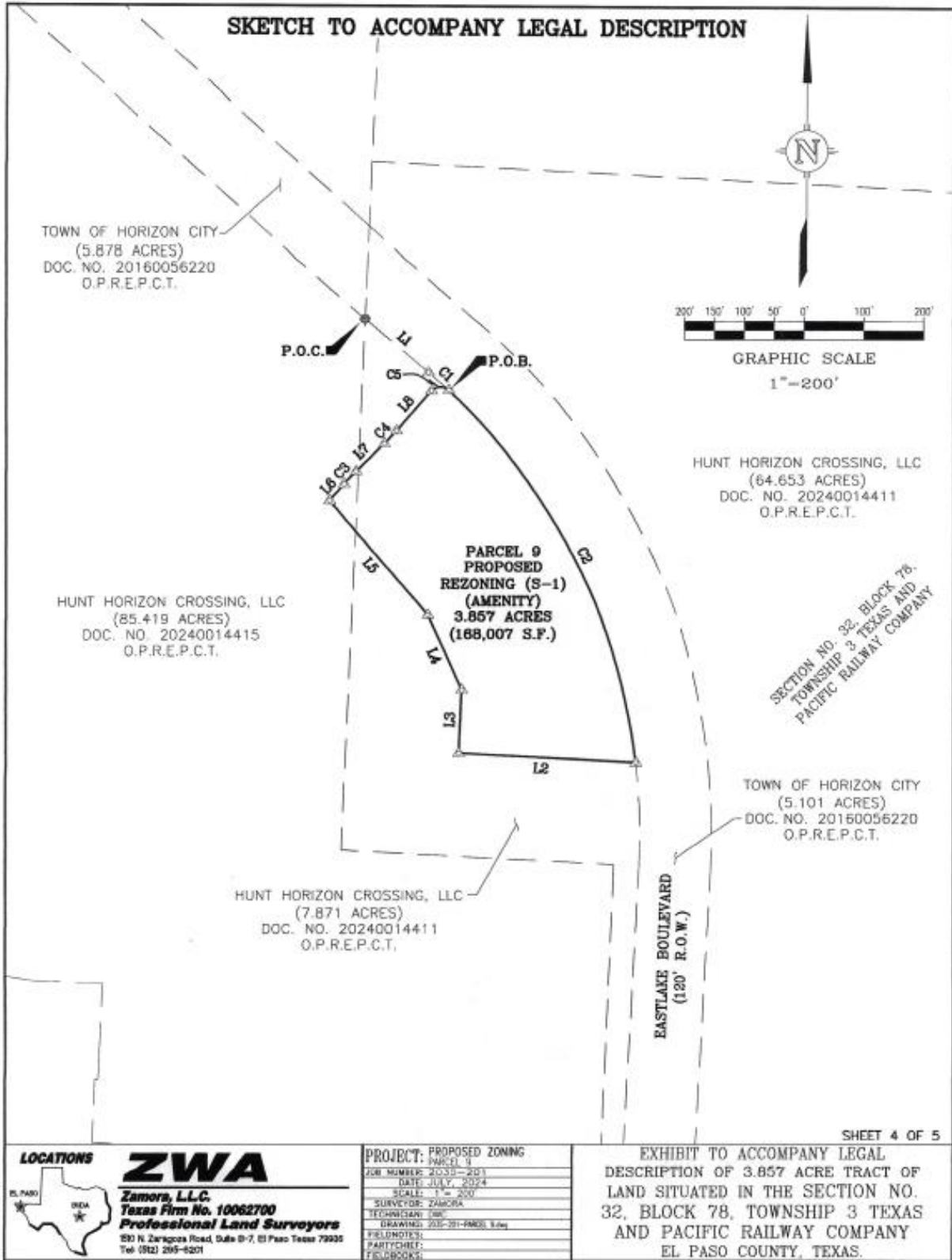
**REFERENCES**  
ZWA DRAWING NO. 2035-190

ZWA- JOB NO.  
2035-201-PARCEL 9

Page 3 of 4

3.857 ACRES  
PROPOSED REZONING

EXHIBIT "A"



**EXHIBIT "A"**

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**

**LEGEND**

- 1/2" IRON ROD FOUND
- ⊙ 5/8" IRON ROD W/"ZWA" CAP FOUND
- ▲ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- 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	46.11'	2°32'26"	1040.00'	S47°33'40"E	46.11'
C2	717.84'	39°32'51"	1040.00'	S26°31'02"E	703.68'
C3	29.27'	4°11'31"	400.00'	N43°16'00"E	29.26'
C4	29.27'	4°11'31"	400.00'	N43°16'00"E	29.26'
C5	32.30'	92°32'18"	20.00'	N87°26'24"E	28.90'

**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. A86217), HAVING VALUES 31°43'10.98688"(N), 106°14'29.61456"(W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	S48°49'53"E	141.25'
L2	N86°54'08"W	297.17'
L3	N02°33'01"E	106.35'
L4	N24°34'55"W	137.30'
L5	N39°59'13"W	256.42'
L6	N41°10'15"E	36.99'
L7	N45°21'46"E	66.48'
L8	N41°10'15"E	89.76'

**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 IS A 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



SHEET 5 OF 5

**LOCATIONS**

**ZWA**  
 Zamora, L.L.C.  
 Texas Firm No. 10062700  
 Professional Land Surveyors  
 180 N. Zaragoza Road, Suite D-7, El Paso Texas 79909  
 Tel: (915) 359-6201

PROJECT:	PROPOSED ZONING
JOB NUMBER:	PART 1 9
DATE:	2023-2024
SCALE:	1" = 200'
SURVEYOR:	ZAMORA
TECHNICIAN:	LOWE
DRAWING:	200-201-PART 1.dwg
FIELD NOTES:	
PARTY CHECK:	
FILE NUMBER:	

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 3.857 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

EXHIBIT "A"

STATE OF TEXAS  
COUNTY OF EL PASO

"PARCEL 11"  
ZONING

7.830 ACRES  
SECTION 32, BLOCK 78  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY  
COMPANY SURVEYS IN  
EL PASO COUNTY, TEXAS

DESCRIPTION

DESCRIPTION OF A 7.830 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 7.830 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point on the 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 width, being also the east line of a 2.419-acre tract conveyed to the Town of Horizon City, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, and being the northwest corner hereof;

**THENCE, S 87°27'43" E**, departing the east line of said Eastlake Boulevard, crossing said Hunt Horizon Crossing LLC, 64.653-acre tract, for a distance of **653.20** feet to a calculated point on the east line of 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 northeast corner hereof;

**THENCE, S 02°32'17" W**, for a distance of **538.96** feet to a calculated point on the east line of said Hunt Horizon Crossing LLC, 64.653-acre tract, being also on the west line of said Clint Independent School District 29.862-acre tract, and being the southeast corner hereof;

**THENCE**, over and across said Hunt Horizon Crossing LLC, 64.653-acre tract, the following two (2) courses and distances:

- 1) **N 86°58'35" W**, for a distance of **294.70** feet to a calculated point, for an angle point, and
- 2) **S 85°37'17" W**, for a distance of **297.40** feet to a calculated point on the west line of said Hunt Horizon Crossing LLC, 64.653-acre tract, being also the east line of said Town of Horizon City 2.419-acre tract, being also the east line of said Eastlake Boulevard, 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) **N 04°08'27" W**, for a distance of **404.57** feet to a 5/8" iron rod with cap stamped "ZWA" found at the beginning of a curve to the right, and
- 2) along said curve to the right, an arc distance of **171.24** feet, said curve having a radius of **3940.00** feet, a central angle of **2°29'25"** and a chord bearing of **N 02°53'45" W** for a chord distance of **171.23** feet to the **POINT OF BEGINNING** and containing **7.830** acres of land.

ZWA- JOB NO.  
2035-201-PARCEL 11

Page 1 of 4

7.830 ACRES  
PROPOSED REZONING

**EXHIBIT "A"**

**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. CONVERGENCE OF (-)03°36'00" WITH A 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 3rd day of July, 2024, A.D.

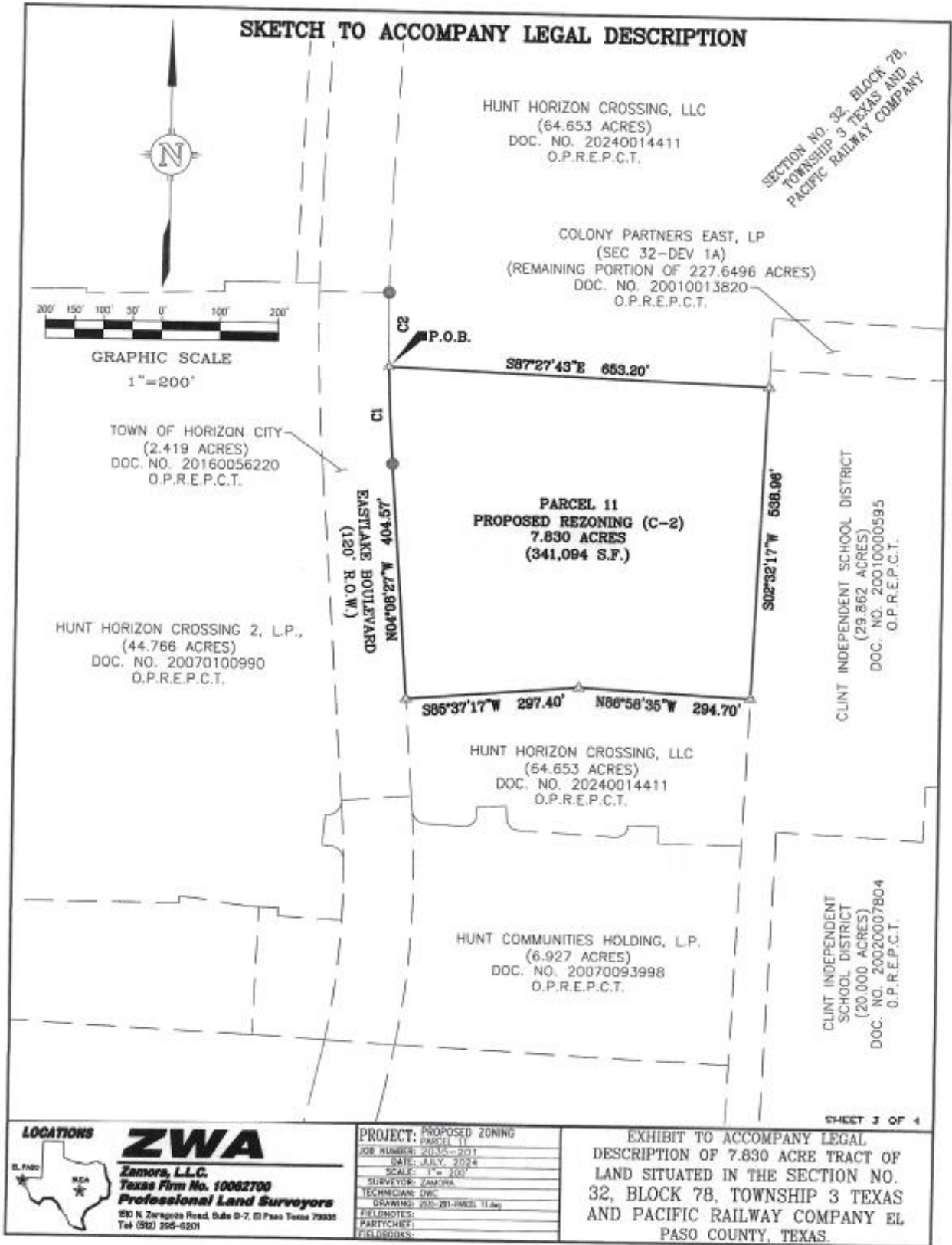
Zamora, L.L.C.  
1510 N. Zaragoza Road  
El Paso, Texas 79936

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

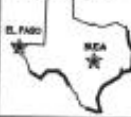


**REFERENCES**  
ZWA DRAWING NO. 2035-190

EXHIBIT "A"



LOCATIONS



**ZWA**  
Zamora, L.L.C.  
Texas Firm No. 10062700  
Professional Land Surveyors  
590 N Zaragoza Road, Suite D-7, El Paso Texas 79905  
Tel (957) 255-0201

PROJECT:	PROPOSED ZONING
JOB NUMBER:	PARCEL 11
DATE:	JULY, 2024
SCALE:	1" = 200'
SURVEYOR:	ZAMORA
TECHNICIAN:	DWC
DRAWING:	2024-201-PARCEL 11.dwg
FIELD NOTES:	
PARTY CHECKS:	
FIELD BOOKS:	

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 7.830 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 7B, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

**EXHIBIT "A"**

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**

**LEGEND**

- 1/2" IRON ROD FOUND
- ⊙ 5/8" IRON ROD W/"ZWA" CAP FOUND
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- 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	171.24'	2°29'25"	3940.00'	N02°53'45"W	171.23'
C2	129.76'	1°53'13"	3940.00'	N00°42'26"W	129.75'

**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.

*G. Rene Zamora*  
 G. RENE ZAMORA  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5682



SHEET 4 OF 4

**LOCATIONS**

**ZWA**  
**Zamora, L.L.C.**  
 Texas Firm No. 10062700  
 Professional Land Surveyors  
 1001 N Zaragoza Road, Suite 9-7, El Paso Texas 79930  
 Tel (912) 295-6201

PROJECT:	PROPOSED ZONING
PARCEL:	11
JOB NUMBER:	20035-2011
DATE:	JULY, 2024
SCALE:	1" = 200'
SURVEYOR:	ZAMORA
TECHNICIAN:	DWC
DRAWN BY:	200-201-20031 11.dwg
FILED BY:	
PARTY/CLIENT:	
FILED/BOOKS:	

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 7.830 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

EXHIBIT "A"

STATE OF TEXAS  
COUNTY OF EL PASO

"PARCEL 12"  
ZONING

0.859 ACRES  
SECTION 32, BLOCK 78  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY  
COMPANY SURVEYS IN  
EL PASO COUNTY, TEXAS

DESCRIPTION

DESCRIPTION OF A 0.859 ACRE TRACT OF LAND SITUATED IN SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 76.7174 ACRE TRACT OF LAND CONVEYED TO HUNT HORIZON CROSSING 2, LP, OF RECORD IN DOCUMENT NO. 20070100990 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.859 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a calculated point for the southeast corner of said Hunt Horizon Crossing 2, LP 76.7174-acre tract, being also on the north line of Horizon Boulevard, a varying width right of way, being also the southwest corner of a 1.806-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 west line of Eastlake Boulevard, a 120-foot right of way;

**THENCE**, with the west line of said Eastlake Boulevard, the west line of said 1.806-acre Town of Horizon City tract, and the east line of said 76.7174-acre Hunt Horizon Crossing 2, LP, the following two (2) courses and distances:

- 1) **N 02°56'39" E**, for a distance of **20.47** feet to a calculated point at the beginning of a curve to the right;
- 2) along said curve to the right, an arc distance of **234.92** feet, said curve having a radius of **1960.00** feet, a central angle of **6°52'02"** and a chord bearing of **N 06°22'41" E** for a chord distance of **234.78** feet to a calculated point for the southeast corner hereof and the **POINT OF BEGINNING**;

**THENCE**, over and across said Hunt Horizon Crossing 2, LP., 76.7174-acre tract, the following three (3) courses and distances:

- 1) **N 87°03'13" W**, for a distance of **1837.75** feet to a calculated point, and being the southwest corner hereof
- 2) **N 02°08'18" E**, for a distance of **20.47** feet to a calculated point, and being the northwest corner hereof, and;
- 3) **S 87°02'46" E**, for a distance of **1840.58** feet to a calculated point on a curve to the left being on the west line of said Eastlake Boulevard, being also the east line of said 76.7174-acre Hunt Horizon Crossing 2, LP tract, and being the northeast corner hereof,

**THENCE**, along said curve to the left, an arc distance of **20.39** feet, said curve having a radius of **1960.00** feet, a central angle of **0°35'45"** and a chord bearing of **S 10°06'35" W** for a chord distance of **20.39** feet to the **POINT OF BEGINNING** and containing **0.859** acres of land.

**EXHIBIT "A"**

**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 12th day of July, 2024, A.D.

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

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



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

EXHIBIT "A"

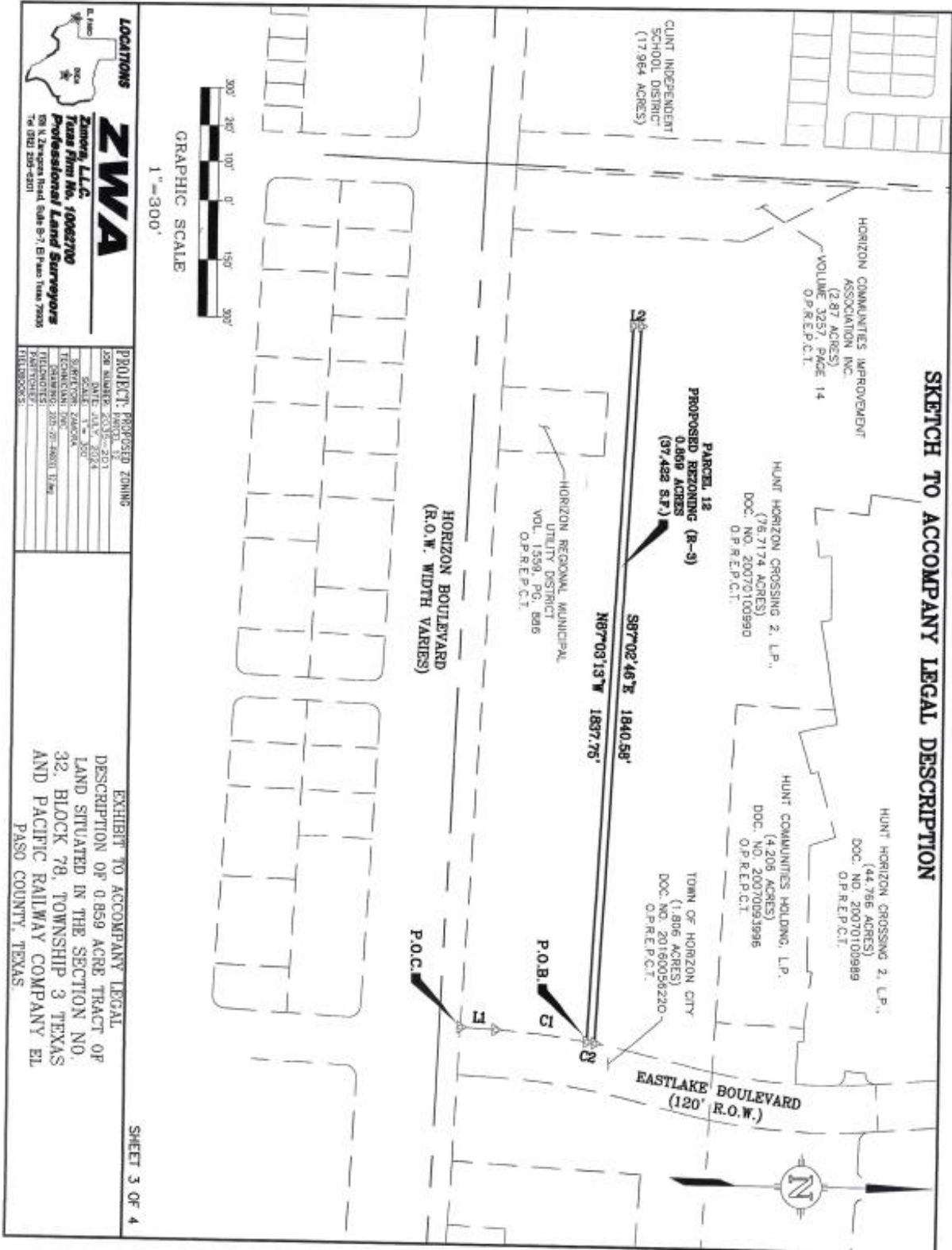


EXHIBIT "A"

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  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5682



**LOCATIONS**

**ZWA**  
 Zamora, L.L.C.  
 Texas Firm No. 10062700  
 Professional Land Surveyors  
 591 N. Zaragoza Blvd. Suite 9-7, El Paso, Texas 79960  
 TX (957) 585-4501

**PROJECT: REGISTERED ZONING**

JOB NUMBER: 2023-201
DATE: JULY 2024
SCALE: 1" = 200'
TITLE: G. RENE ZAMORA
TECHNICAL: G. RENE ZAMORA
DRAWING: 2023-201-CRIBL 11.A
REVISIONS:
DATE:
BY:
CHECKED:
DATE:

- 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.P.C.T. OFFICIAL PUBLIC RECORDS
  - EL PASO COUNTY, TEXAS
  - ( ) RECORD INFORMATION

**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	N02°56'39"E	90.65'
L2	N02°08'18"E	20.47'

**CURVE TABLE**

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	234.92'	6°52'02"	1960.00'	N06°22'41"E	234.78'
C2	20.39'	0°35'45"	1960.00'	S10°06'35"W	20.39'

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 0.859 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

EXHIBIT "A"

STATE OF TEXAS  
COUNTY OF EL PASO

"PARCEL 13"  
ZONING

1.775 ACRES  
SECTION 32, BLOCK 78  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY  
COMPANY SURVEYS IN  
EL PASO COUNTY, TEXAS

DESCRIPTION

DESCRIPTION OF A 1.775 ACRE TRACT OF LAND SITUATED IN SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 76.7174 ACRE TRACT OF LAND CONVEYED TO HUNT HORIZON CROSSING 2, LP, OF RECORD IN DOCUMENT NO. 20070100990 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 1.775 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a calculated point for the southeast corner of said Hunt Horizon Crossing 2, LP 76.7174-acre tract, being also on the north line of Horizon Boulevard, a varying width right of way, and being the southwest corner of a 1.806-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;

**THENCE, N 87°03'28" W**, with the north line of said Horizon Boulevard and the south line of said 76.7174-acre Hunt Horizon Crossing 2, LP, for a distance of **1819.12** feet to a calculated point and being the **POINT OF BEGINNING**, for the southeast corner hereof;

**THENCE, N 87°03'28" W**, continuing with the north line of said Horizon Boulevard and the south line of said 76.7174-acre Hunt Horizon Crossing 2, LP, for a distance of **238.95** feet to a calculated point on the north line of said Horizon Boulevard, being also the southwest corner of said 76.7174-acre Hunt Horizon Crossing 2, LP tract, being also the southeast corner of a 2.87-acre tract conveyed to Horizon Communities Improvement Association inc., recorded in Volume 3257, Page 14 of the Official Public Records of El Paso County, Texas, and being the southwest corner hereof;

**THENCE, N 02°29'28" E**, departing the north line of said Horizon Boulevard, with the west line of said 76.7174-acre Hunt Horizon Crossing 2, LP tract and the east line of said 2.87-acre Horizon Communities Improvement Association inc. tract, for a distance of **325.05** feet to a calculated point for the northwest corner hereof;

**THENCE**, over and across said Hunt Horizon Crossing 2, LP., 76.7174-acre tract, the following two (2) courses and distances:

- 1) **S 87°03'13" E**, for a distance of **236.95** feet to a calculated point, and
- 2) **S 02°08'18" W**, for a distance of **325.05** feet to the **POINT OF BEGINNING** and containing **1.775** acres of land.

**EXHIBIT "A"**

**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 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

ZWA- JOB NO.  
2035-201-PARCEL 13

Page 2 of 4

1.775 ACRES  
PROPOSED REZONING

EXHIBIT "A"

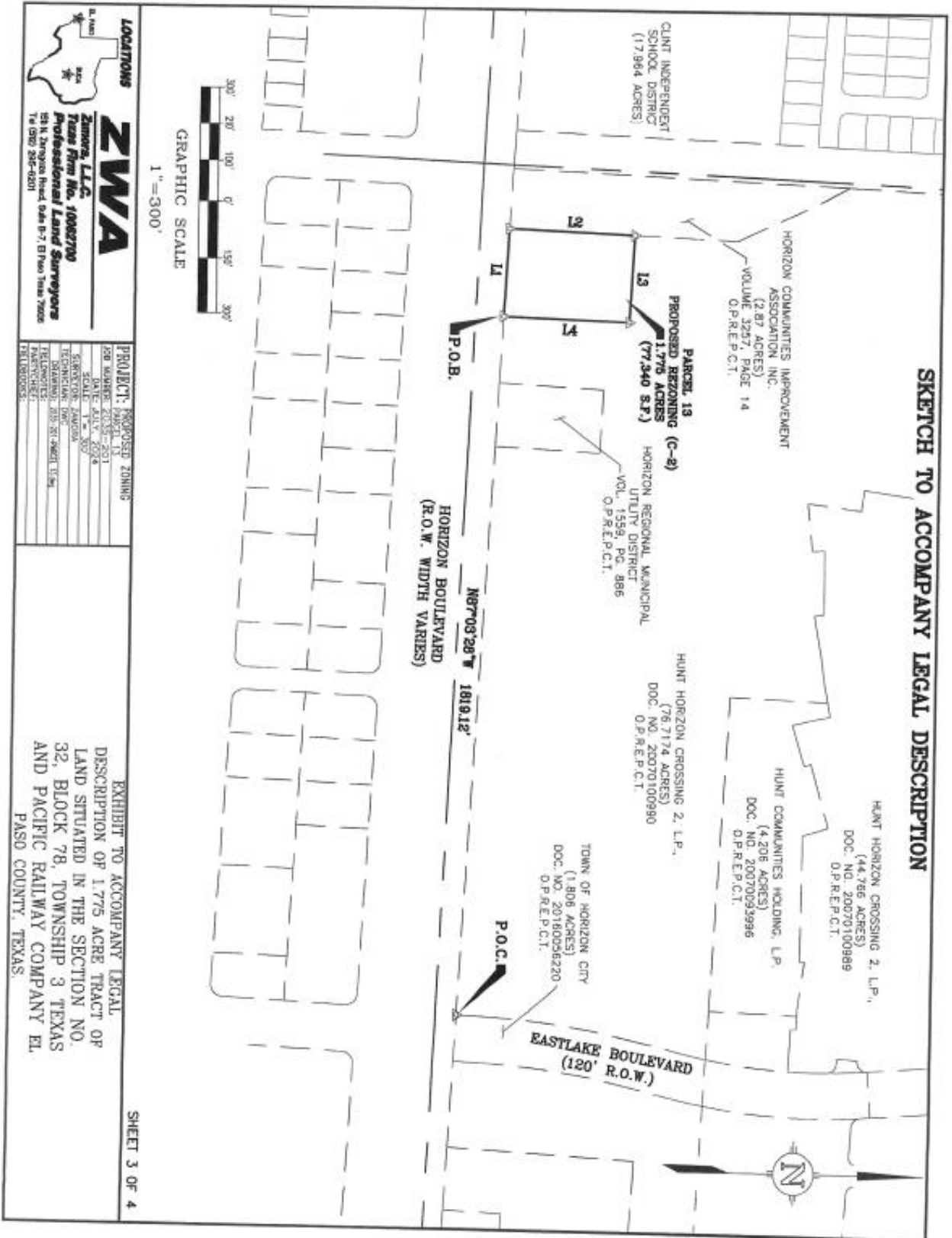


EXHIBIT "A"

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 TX044 (NGS PID NO. A86217), 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



**LOCATIONS**

**ZAMORA, LLC**  
 Texas Firm No. 10062700  
 Professional Land Surveyors  
 200 N. Ziegler Road, Suite B-7, El Paso, Texas 79901  
 Tel: (910) 256-2201

**PROJECT: PROPOSED ZONING**

JOB NUMBER: 2023-203
SCALE: 1"=40'
SURVEYOR: ZAMORA
TECHNICIAN: SMC
DATE: 02-27-2024
DEPARTMENT: 200-27-4000, 11.00
FILE NUMBER:
REVISIONS:
DATE:
BY:
REVISIONS:
DATE:
BY:

- 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

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N87°03'28"W	238.95'
L2	N02°29'28"E	325.05'
L3	S87°03'13"E	236.95'
L4	S02°08'18"W	325.05'

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 1.775 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.



**TOWN OF HORIZON CITY**  
**Planning and Zoning Commission Staff Report**

**Case No.:** ZRZ24-0002 **Revised**  
 Verdancia  
**Application Type:** **Rezoning**  
**P&Z Hearing Date:** August 19, 2024  
**Staff Contact:** Art Rubio  
 915-852-1046 Ext. 407; [arubio@horizoncity.org](mailto:arubio@horizoncity.org)

**Address/Location:** Properties along Eastlake Boulevard; from Desert Mist Drive to Horizon Boulevard.

**Nearest Park:** Horizon Mesa Park  
**Nearest School:** Horizon High School

Parcel No.	Property Size	Legal Description
1	20.401-acres	20.401 Acre Tract of Land Situated in the Section No. 30, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas
2	3.288-acres	3.288 Acre Tract of Land Situated in the Section No. 30, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas
3	0.048-acre	0.048 Acre Tract of Land Situated in the Section No. 30, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas
4	0.636-acre	0.636 Acre Tract of Land Situated in Section No. 30, Block 78, Township 3, Texas and Pacific Railway Company Surveys, Town of Horizon City, El Paso County, Texas
5	6.993-acres	6.993 Acre Tract of Land Situated in the Section No. 30 and Section No. 31, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas
7	27.061-acres	27.061 Acre Tract of Land Situated in the Section No. 30 and Section No. 31, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas
8	11.072-acres	11.072 Acre Tract of Land Situated in the Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas
9	3.857-acres	3.857 Acre Tract of Land Situated in the Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas
11	7.830-acres	7.830 Acre Tract of Land Situated in the Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas
12	0.859-acre	0.859 Acre Tract of Land Situated in the Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas
13	1.775 -acres	1.775 Acre Tract of Land Situated in the Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas

Parcel No.	Current Land Use	Proposed Land Use	Current Zoning	Proposed Zoning	Owner
1	Vacant	Commercial	R-3	C-2	Hunt Communities Development Co. II LLC
2	Vacant	Open Space	R-3/C-1	S-1	Hunt Horizon Mesa LLC
3	Vacant	Residential	C-1	R-3	Hunt Horizon Mesa LLC
4	Vacant	Commercial	R-3	C-1	Hunt Horizon Mesa LLC
5	Vacant	Commercial	R-3	C-2	Hunt Horizon Mesa, LLC & Hunt Communities Development Co. II, LLC
7	Vacant	Residential	R-3/C-1	C-2	27.061 Acre Tract of Land Situated in the Section No. 30 and Section No. 31, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas.
8	Vacant	Commercial	R-3	C-2	Hunt Horizon Crossing, LLC
9	Vacant	Open Space	R-3	S-1	Hunt Crossing, LLC
11	Vacant	Commercial	R-3	C-2	Hunt Horizon Crossing, LLC
12	Vacant	Residential	C-2	R-3	Hunt Horizon Crossing 2, LP
13	Vacant	Commercial	R-3	C-2	Hunt Horizon Crossing 2, LP

**Application Description:**

This is a cleanup of existing lots to support the proposed incoming residential subdivisions proposed along Eastlake Blvd. from Desert Mist Dr. to Horizon Blvd. The applicant is requesting to change the current zoning of 13 vacant lots approximately 83.82-acres in accordance with the attached proposed zoning map. The request proposes R-3 (single-family residential) development throughout with pockets of commercial at major intersections.

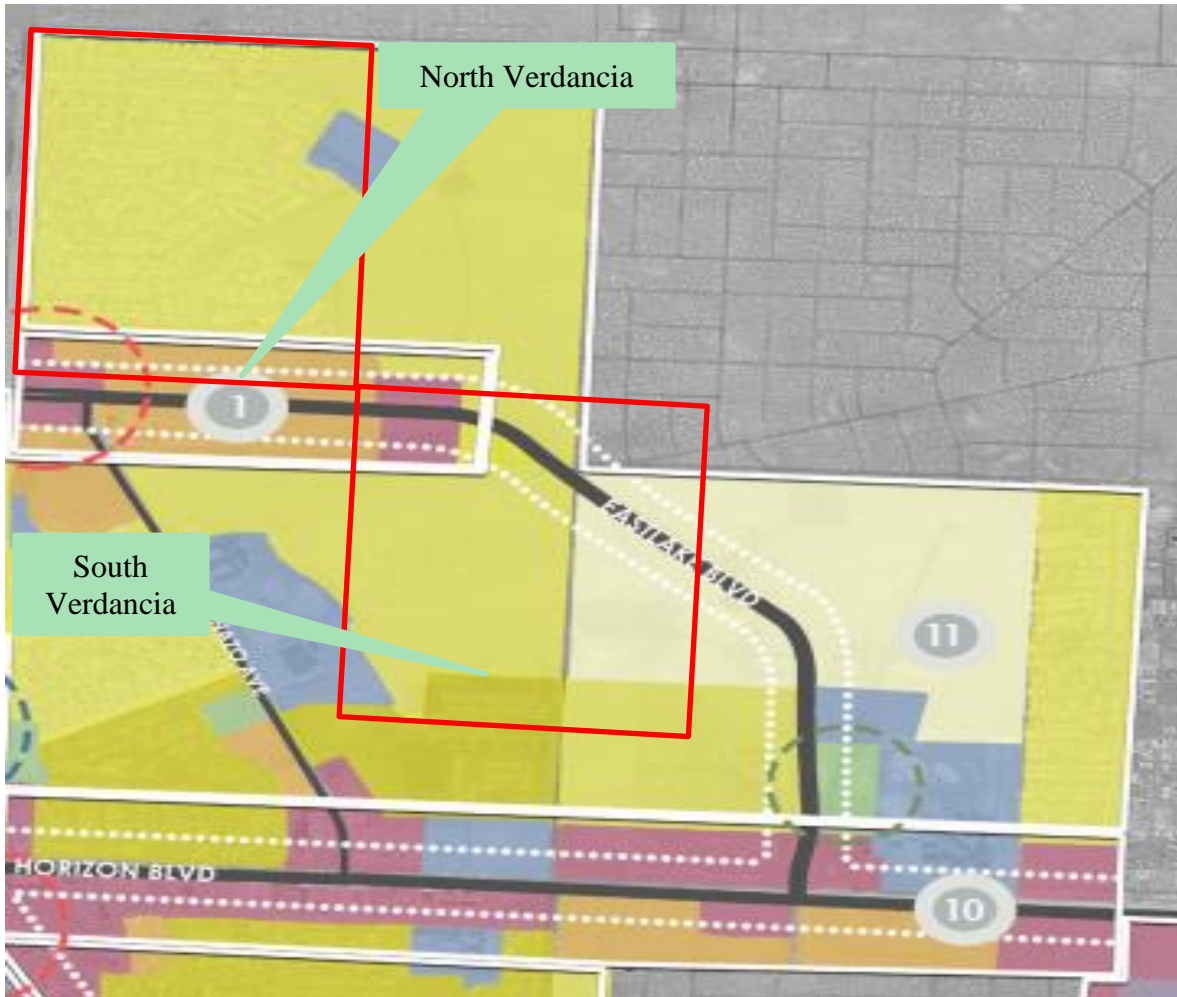
**Notice:**

In accordance with Section 211.007 of the Texas Local Government Code, notices of the August 19, 2024, public hearing were sent to the school district of jurisdiction and to those property owners within 200 feet of the subject property on August 1, 2024, and posted in the El Paso Times on August 2, 2024. In addition, the applicant is required to erect signs notifying the public of the proposed rezoning on the site proposed for rezoning fifteen (15) days prior to the Planning and Zoning Commission public hearing. This requirement has been met.

To date, staff have received one phone and one e-mail with inquiries on the proposed rezoning. The resident that called inquired as to any proposed apartments adjacent to his property and the request is for C-2 commercial of which he was not opposed to so long as no heavy industrial uses are proposed. The resident that e-mailed inquired on the proposed park and open space for the area and staff advised her that a subdivision will follow after the rezoning including all proposed parks and open space required. On August 20, 2024, staff received a phone call in opposition to any commercial zone change next to Horizon Elementary School.

**Vision 2020 – Future Land Use Map Designation:**

Horizon City Vision 2020 Strategic Master Plan designates this area for the following uses: low-, medium-, and high-density single family residential; multi-family residential; commercial; public; and parks and open space in accordance with the map and legend below. The developer is proposing a land use plan that includes commercial and single-family residential.



**Staff Recommendation:**

Staff recommends **approval** of the request to rezone 11 parcels as follows:

**Parcel 1:** From R-3 (Single-Family Dwelling) to C-2 (Heavy Commercial) zoning district.

**Parcel 2:** From R-3 (Single-Family Dwelling)/C-1 (General Commercial) to S-1 (Open Space) zoning district.

**Parcel 3:** From C-1 (General Commercial) to R-3 (Single-Family Dwelling) zoning district.

**Parcel 4:** From R-3 (Single-Family Dwelling) to C-1 (General Commercial) zoning district.

**Parcel 5:** From R-3 (Single-Family Dwelling) to C-2 (Heavy Commercial) zoning district.

**Parcel 7:** From R-3 (Single-Family Dwelling)/C-1 (General Commercial) to C-2 (Heavy Commercial) zoning district.

**Parcel 8:** From R-3 (Single-Family Dwelling) to C-2 (Heavy Commercial) zoning district.

**Parcel 9:** From R-3 (Single-Family Dwelling) to S-1 (Open Space) zoning district.

**Parcel 11:** From R-3 (Single-Family Dwelling) to C-2 (Heavy Commercial) zoning district.

**Parcel 12:** From C-2 (Heavy Commercial) to R-3 (Single-Family Dwelling) zoning district.

**Parcel 13:** From R-3 (Single-Family Dwelling) to C-2 (Heavy Commercial) zoning district.

**Planning Division Comments:**

This development proposes R-3 (Single-Family Dwelling) development throughout with pockets of commercial at major intersections. The proposed R-3 zone will allow for minimum lot sizes of 5,500 square feet, where the predominant and compatible zone in the area is R-3 with commercial zoning in the area adjacent to Eastlake Blvd. The City's Comprehensive Plan calls for low-, medium-, and high-density single family residential in this area. The rezoning will support the proposed subdivisions coming to the area.

The future land use plan designates this area to provide a variety of housing types, to include single and multi-family residential. Approving this development's land use plan and rezoning request will increase the variety in the type of residential dwellings offered.

**Town Engineer Comments:**

No comments

**School District Comments:**

No comments

**El Paso County 9-1-1 District:**

No comments

**El Paso Central Appraisal District:**

No comments

**Clint Independent School District**

No comments

**Options available to the Planning and Zoning Commission:**

The Planning and Zoning Commission may consider the following options and additional requirements that it identifies when reviewing this Rezoning application:

1. Recommend approval of the request for a rezoning of 11 parcels as stated.
2. Recommend approval of the request for rezoning as stated, including any modifications to bring the rezoning into conformance with the Zoning Ordinance and the Vision 2030: Comprehensive and Strategic Plan.
3. Recommend denial of the Applicant's request for rezoning finding that it is not in conformance with the Zoning Ordinance and/or the Vision 2030: Comprehensive and Strategic Plan.
4. Recommend a set postponement should the Commission determine it is not prepared to make a final recommendation, the applicant requests a postponement or if the Commission needs additional information to make a final recommendation.

**Attachments:**

**1 – Current Zoning Designation**

**2 – Aerial**

**3 – Proposed Rezoning Map**

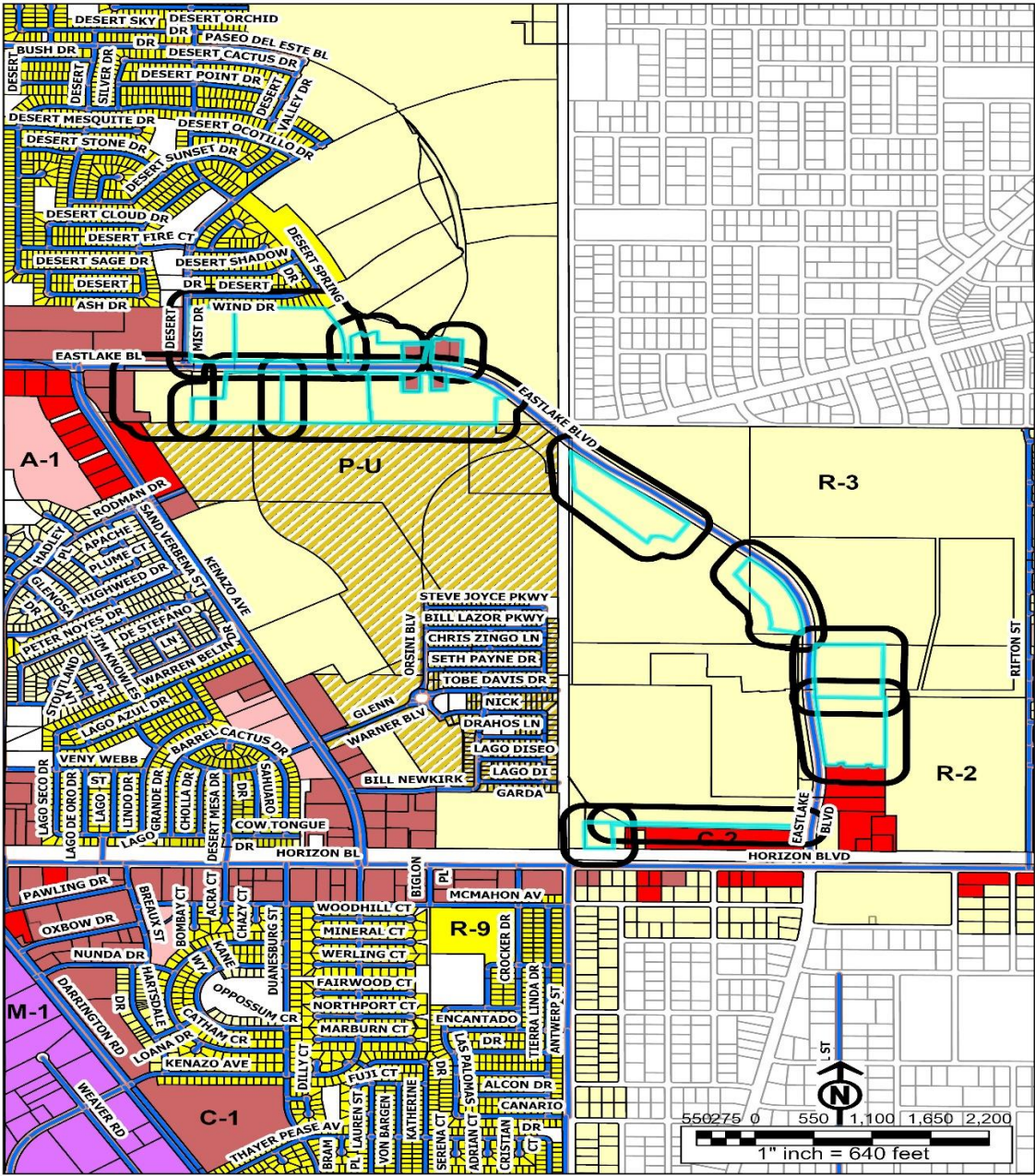
**4 - Future Land Use Map (Comp Plan)**

**5 – Survey Maps**

**6 – Conceptual Proposed Zoning and Development Maps**

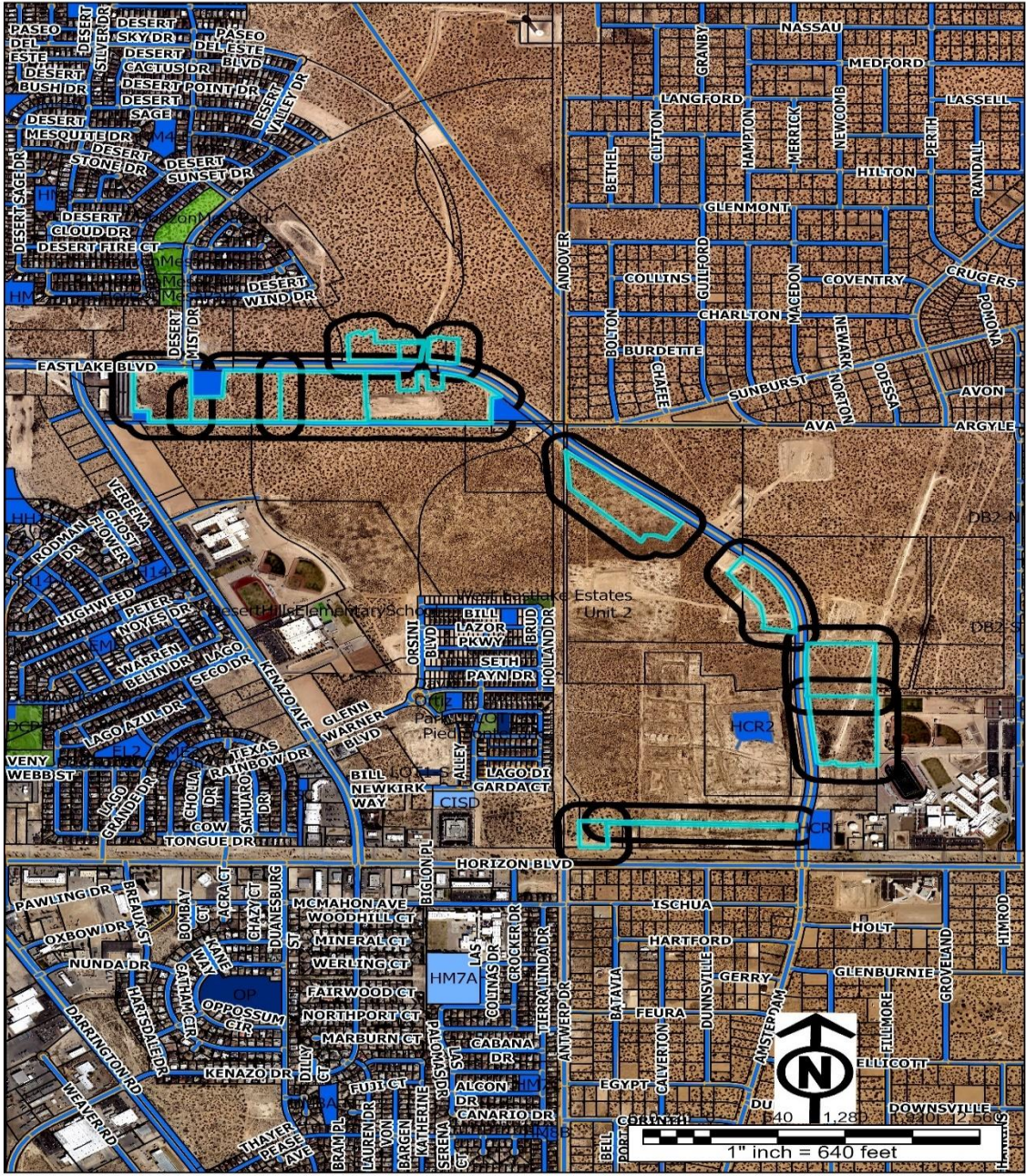
**7 – Application**

# Planning & Zoning Commission Rezoning of 11 Parcels Case No. ZRZ24-0002

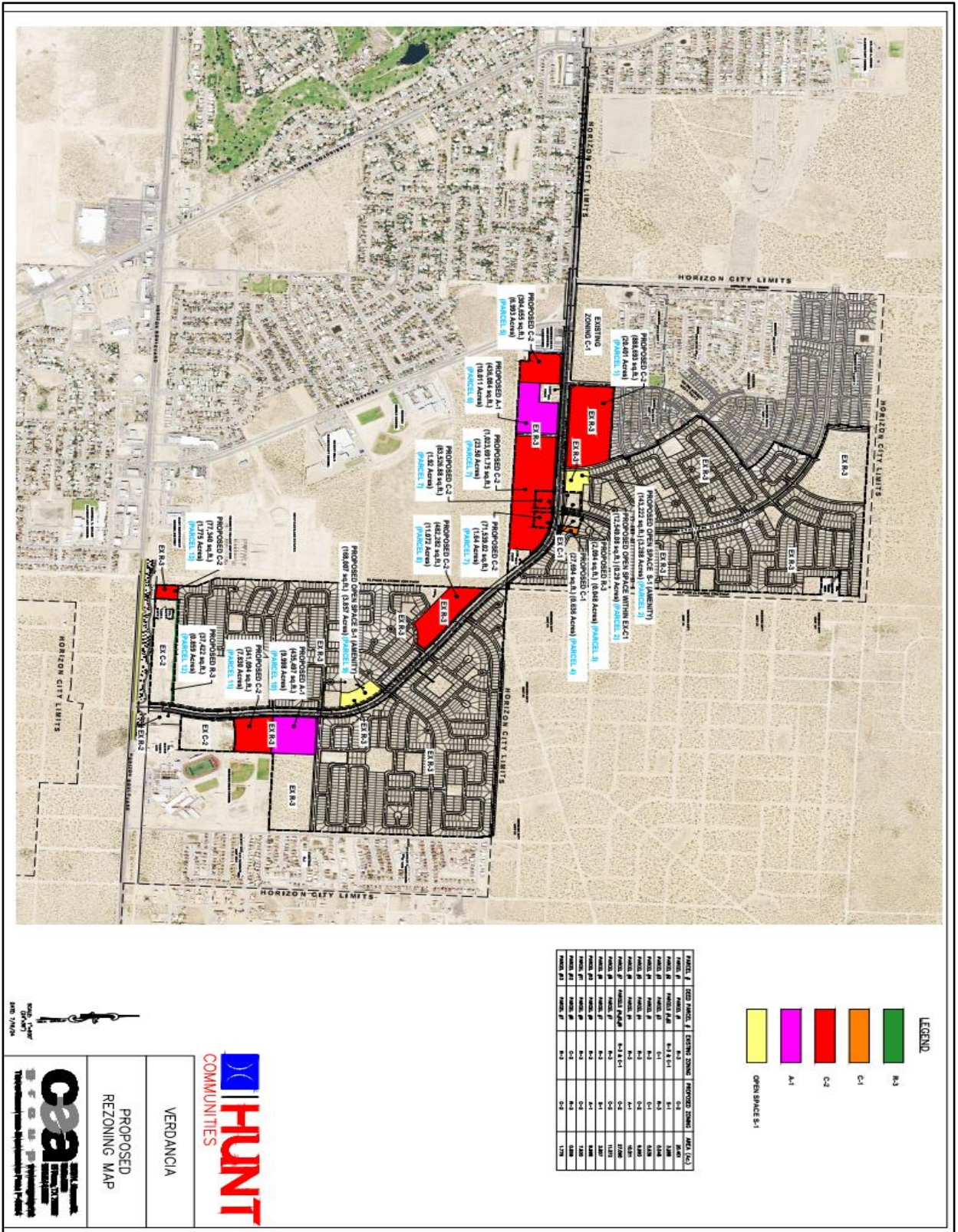


Attachment 2: Aerial

**Planning & Zoning Commission  
Rezoning of 11 Parcels  
Case No. ZRZ24-0002**



# Attachment 3: Proposed Rezoning



**LEGEND**

[Green Box]	R-3
[Orange Box]	C-1
[Red Box]	C-2
[Purple Box]	A-1
[Yellow Box]	OPEN SPACE S-1

PARCEL #	EXISTING ZONING	PROPOSED ZONING	AREA (SQ. FT.)
PARCEL #1	R-3	C-1	1,234
PARCEL #2	R-3	C-1	1,567
PARCEL #3	R-3	C-1	1,890
PARCEL #4	R-3	C-1	2,123
PARCEL #5	R-3	C-1	2,456
PARCEL #6	R-3	C-1	2,789
PARCEL #7	R-3	C-1	3,123
PARCEL #8	R-3	C-1	3,456
PARCEL #9	R-3	C-1	3,789
PARCEL #10	R-3	C-1	4,123
PARCEL #11	R-3	C-1	4,456
PARCEL #12	R-3	C-1	4,789
PARCEL #13	R-3	C-1	5,123
PARCEL #14	R-3	C-1	5,456
PARCEL #15	R-3	C-1	5,789
PARCEL #16	R-3	C-1	6,123
PARCEL #17	R-3	C-1	6,456
PARCEL #18	R-3	C-1	6,789
PARCEL #19	R-3	C-1	7,123
PARCEL #20	R-3	C-1	7,456
PARCEL #21	R-3	C-1	7,789
PARCEL #22	R-3	C-1	8,123
PARCEL #23	R-3	C-1	8,456
PARCEL #24	R-3	C-1	8,789
PARCEL #25	R-3	C-1	9,123
PARCEL #26	R-3	C-1	9,456
PARCEL #27	R-3	C-1	9,789
PARCEL #28	R-3	C-1	10,123
PARCEL #29	R-3	C-1	10,456
PARCEL #30	R-3	C-1	10,789
PARCEL #31	R-3	C-1	11,123
PARCEL #32	R-3	C-1	11,456
PARCEL #33	R-3	C-1	11,789
PARCEL #34	R-3	C-1	12,123
PARCEL #35	R-3	C-1	12,456
PARCEL #36	R-3	C-1	12,789
PARCEL #37	R-3	C-1	13,123
PARCEL #38	R-3	C-1	13,456
PARCEL #39	R-3	C-1	13,789
PARCEL #40	R-3	C-1	14,123
PARCEL #41	R-3	C-1	14,456
PARCEL #42	R-3	C-1	14,789
PARCEL #43	R-3	C-1	15,123
PARCEL #44	R-3	C-1	15,456
PARCEL #45	R-3	C-1	15,789
PARCEL #46	R-3	C-1	16,123
PARCEL #47	R-3	C-1	16,456
PARCEL #48	R-3	C-1	16,789
PARCEL #49	R-3	C-1	17,123
PARCEL #50	R-3	C-1	17,456
PARCEL #51	R-3	C-1	17,789
PARCEL #52	R-3	C-1	18,123
PARCEL #53	R-3	C-1	18,456
PARCEL #54	R-3	C-1	18,789
PARCEL #55	R-3	C-1	19,123
PARCEL #56	R-3	C-1	19,456
PARCEL #57	R-3	C-1	19,789
PARCEL #58	R-3	C-1	20,123
PARCEL #59	R-3	C-1	20,456
PARCEL #60	R-3	C-1	20,789
PARCEL #61	R-3	C-1	21,123
PARCEL #62	R-3	C-1	21,456
PARCEL #63	R-3	C-1	21,789
PARCEL #64	R-3	C-1	22,123
PARCEL #65	R-3	C-1	22,456
PARCEL #66	R-3	C-1	22,789
PARCEL #67	R-3	C-1	23,123
PARCEL #68	R-3	C-1	23,456
PARCEL #69	R-3	C-1	23,789
PARCEL #70	R-3	C-1	24,123
PARCEL #71	R-3	C-1	24,456
PARCEL #72	R-3	C-1	24,789
PARCEL #73	R-3	C-1	25,123
PARCEL #74	R-3	C-1	25,456
PARCEL #75	R-3	C-1	25,789
PARCEL #76	R-3	C-1	26,123
PARCEL #77	R-3	C-1	26,456
PARCEL #78	R-3	C-1	26,789
PARCEL #79	R-3	C-1	27,123
PARCEL #80	R-3	C-1	27,456
PARCEL #81	R-3	C-1	27,789
PARCEL #82	R-3	C-1	28,123
PARCEL #83	R-3	C-1	28,456
PARCEL #84	R-3	C-1	28,789
PARCEL #85	R-3	C-1	29,123
PARCEL #86	R-3	C-1	29,456
PARCEL #87	R-3	C-1	29,789
PARCEL #88	R-3	C-1	30,123
PARCEL #89	R-3	C-1	30,456
PARCEL #90	R-3	C-1	30,789
PARCEL #91	R-3	C-1	31,123
PARCEL #92	R-3	C-1	31,456
PARCEL #93	R-3	C-1	31,789
PARCEL #94	R-3	C-1	32,123
PARCEL #95	R-3	C-1	32,456
PARCEL #96	R-3	C-1	32,789
PARCEL #97	R-3	C-1	33,123
PARCEL #98	R-3	C-1	33,456
PARCEL #99	R-3	C-1	33,789
PARCEL #100	R-3	C-1	34,123

**HUNT COMMUNITIES**

VERDANCIA

**PROPOSED REZONING MAP**

**COA**

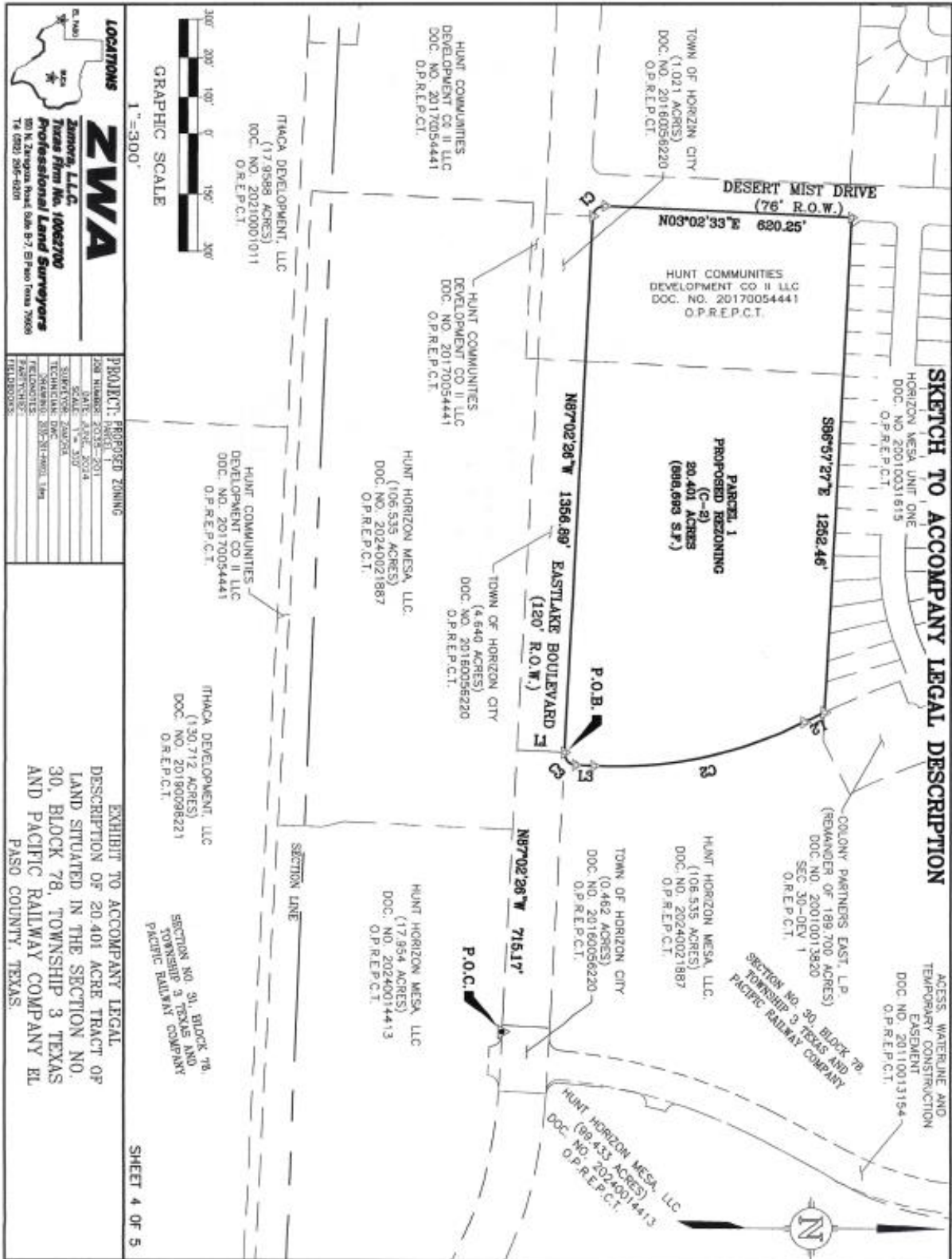
**CONCEPTUAL DEVELOPMENT PLAN**

**Attachment 4: Future Land Use Map**

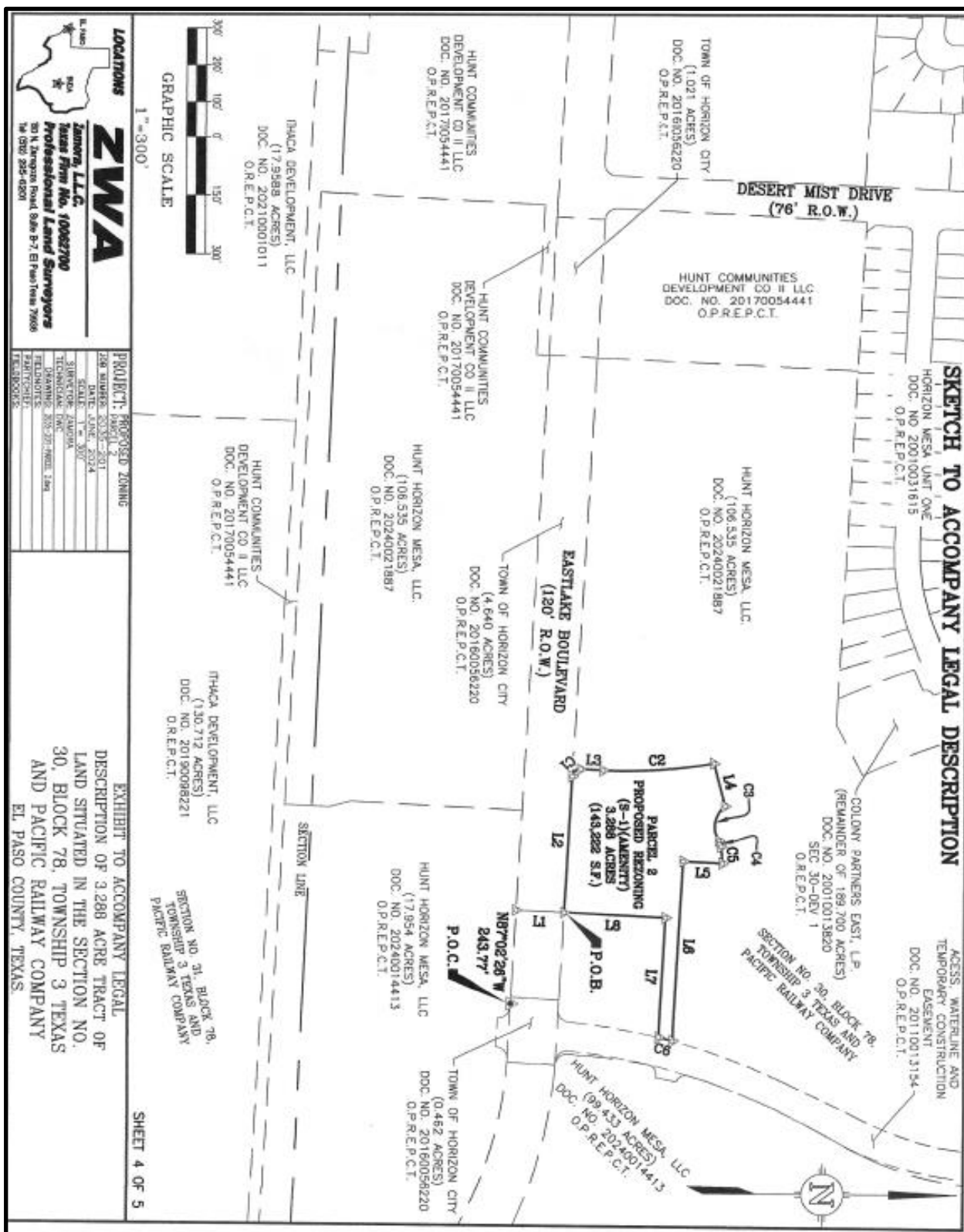


Attachment 5: Survey Maps

Parcel 1 Survey Map

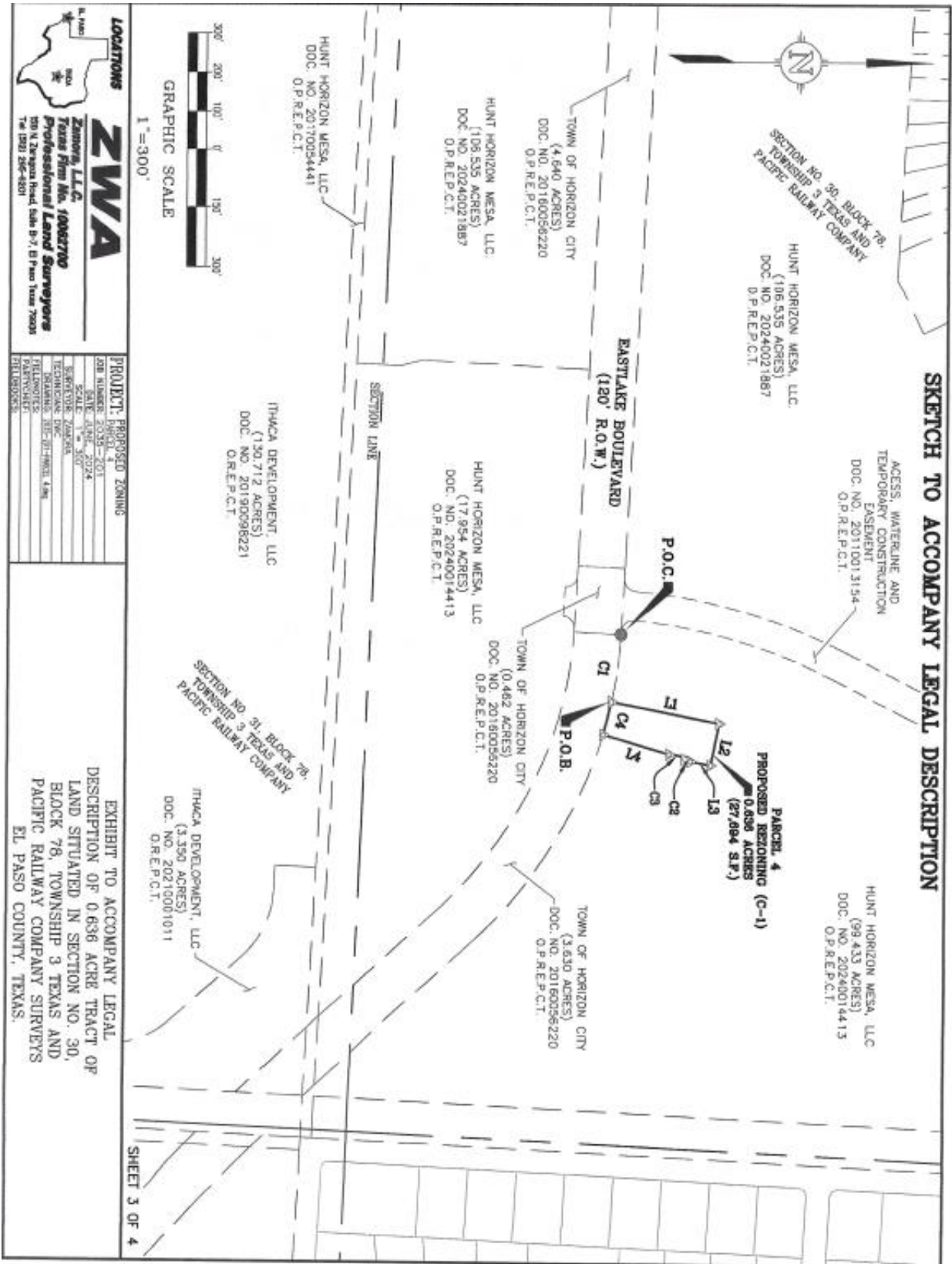


# Parcel 2 Survey Map



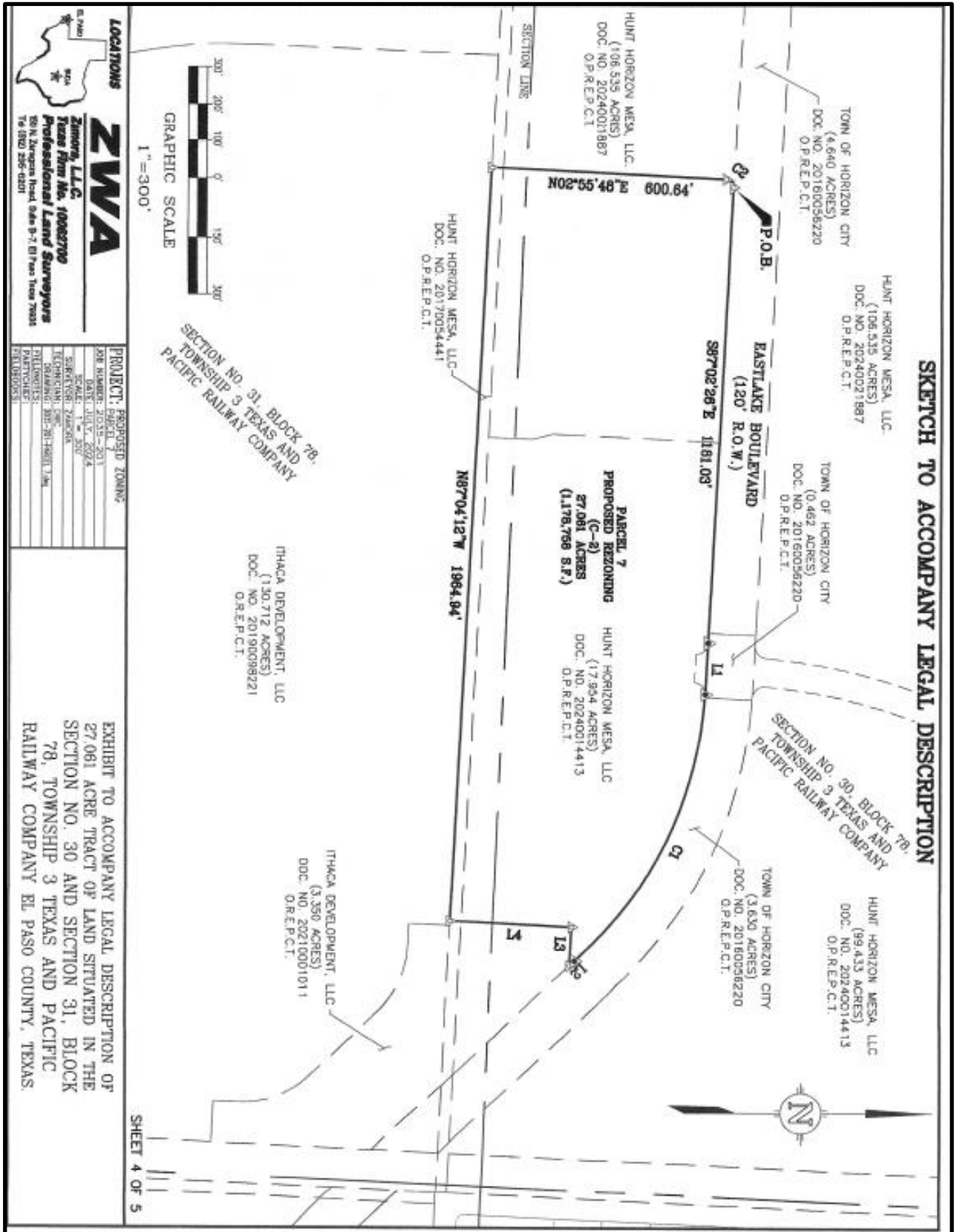


**Parcel 4 Survey Map**

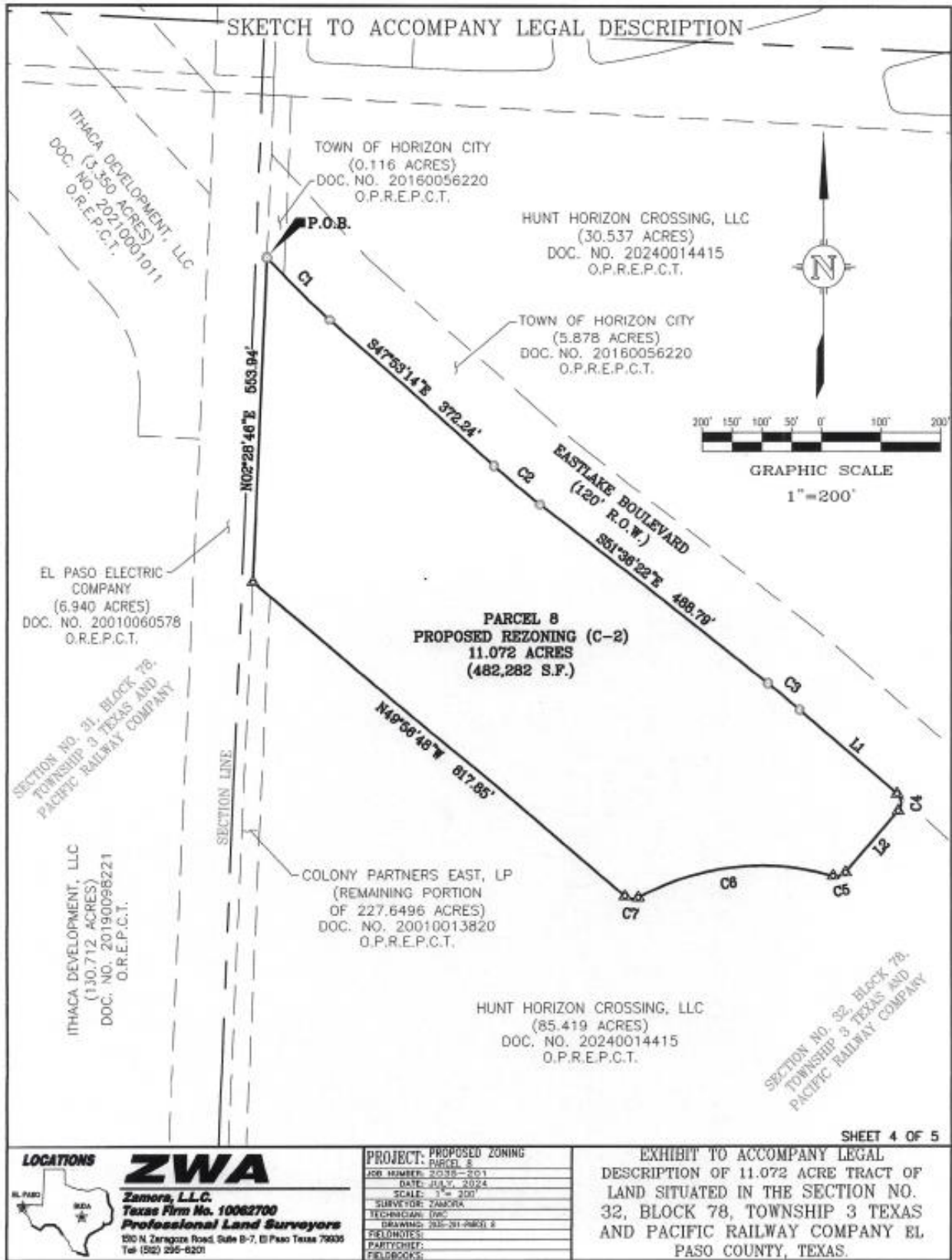




Parcel 7 Survey Map



**Parcel 8 Survey Map**



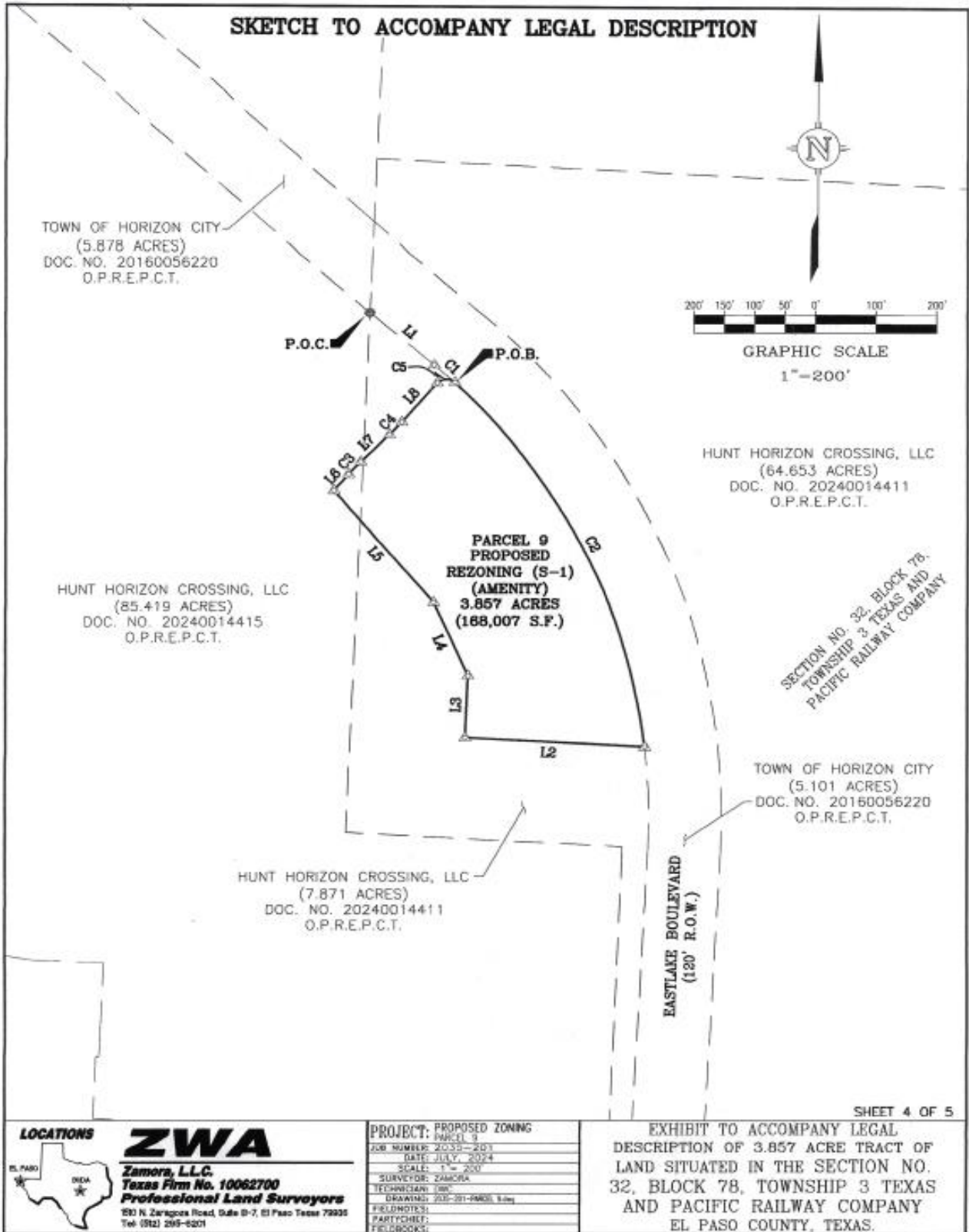
**LOCATIONS**

**ZWA**  
**Zamora, L.L.C.**  
 Texas Firm No. 10062700  
 Professional Land Surveyors  
 150 N. Zaragoza Road, Suite B-7, El Paso Texas 79905  
 Tel (915) 295-6201

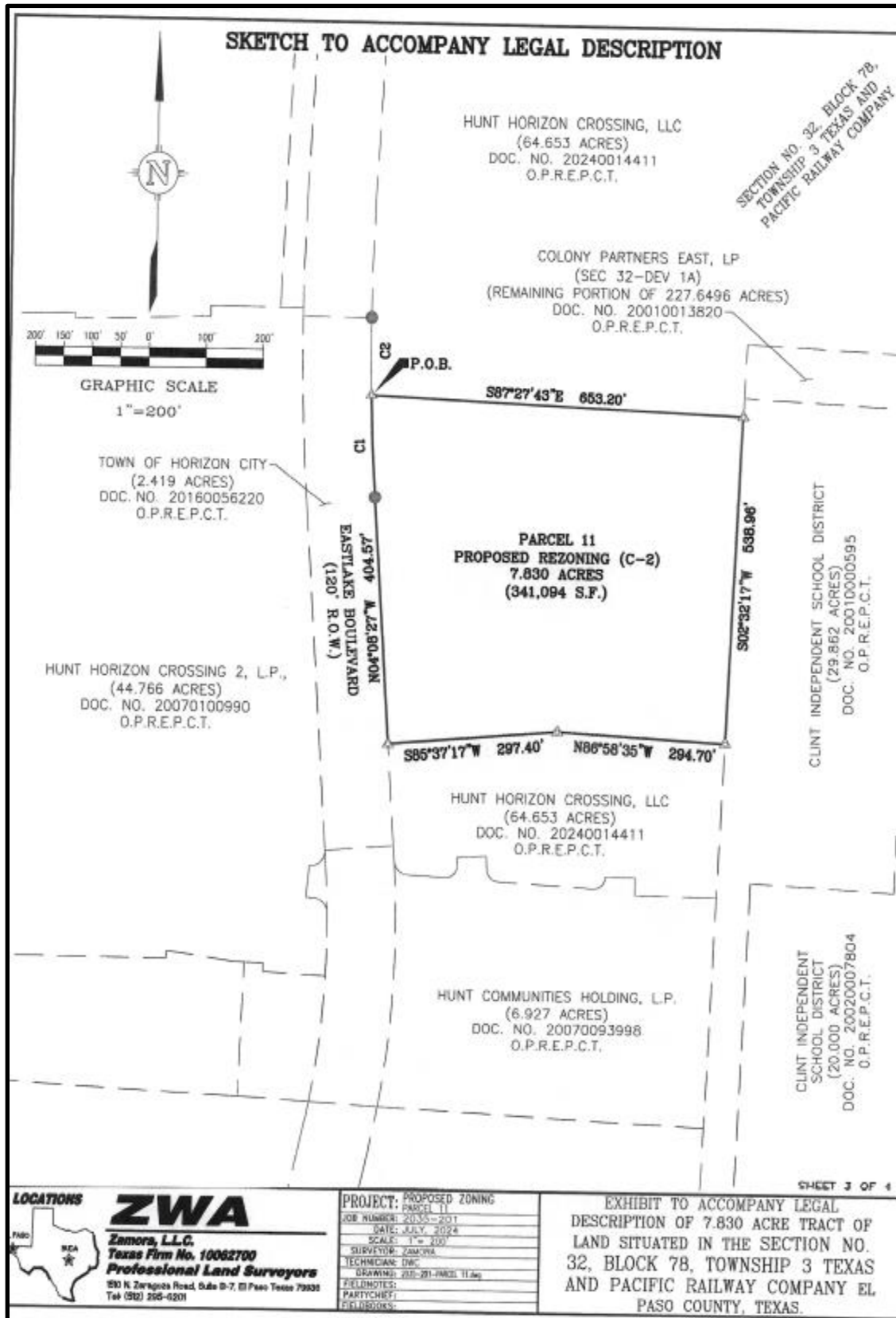
<b>PROJECT:</b>	PROPOSED ZONING
<b>ADD. NUMBER:</b>	PARCEL 8
<b>DATE:</b>	JULY, 2024
<b>SCALE:</b>	1" = 200'
<b>SURVEYOR:</b>	ZAMORA
<b>TECHNICIAN:</b>	TRC
<b>DRAWING:</b>	2024-01-PARCEL 8
<b>FIELDNOTES:</b>	
<b>PARTY/CHIEF:</b>	
<b>FIELDBOOKS:</b>	

EXHIBIT TO ACCOMPANY LEGAL  
 DESCRIPTION OF 11.072 ACRE TRACT OF  
 LAND SITUATED IN THE SECTION NO.  
 32, BLOCK 78, TOWNSHIP 3 TEXAS  
 AND PACIFIC RAILWAY COMPANY EL  
 PASO COUNTY, TEXAS.

**Parcel 9 Survey Map**



**Parcel 11 Survey Map**



**LOCATIONS**

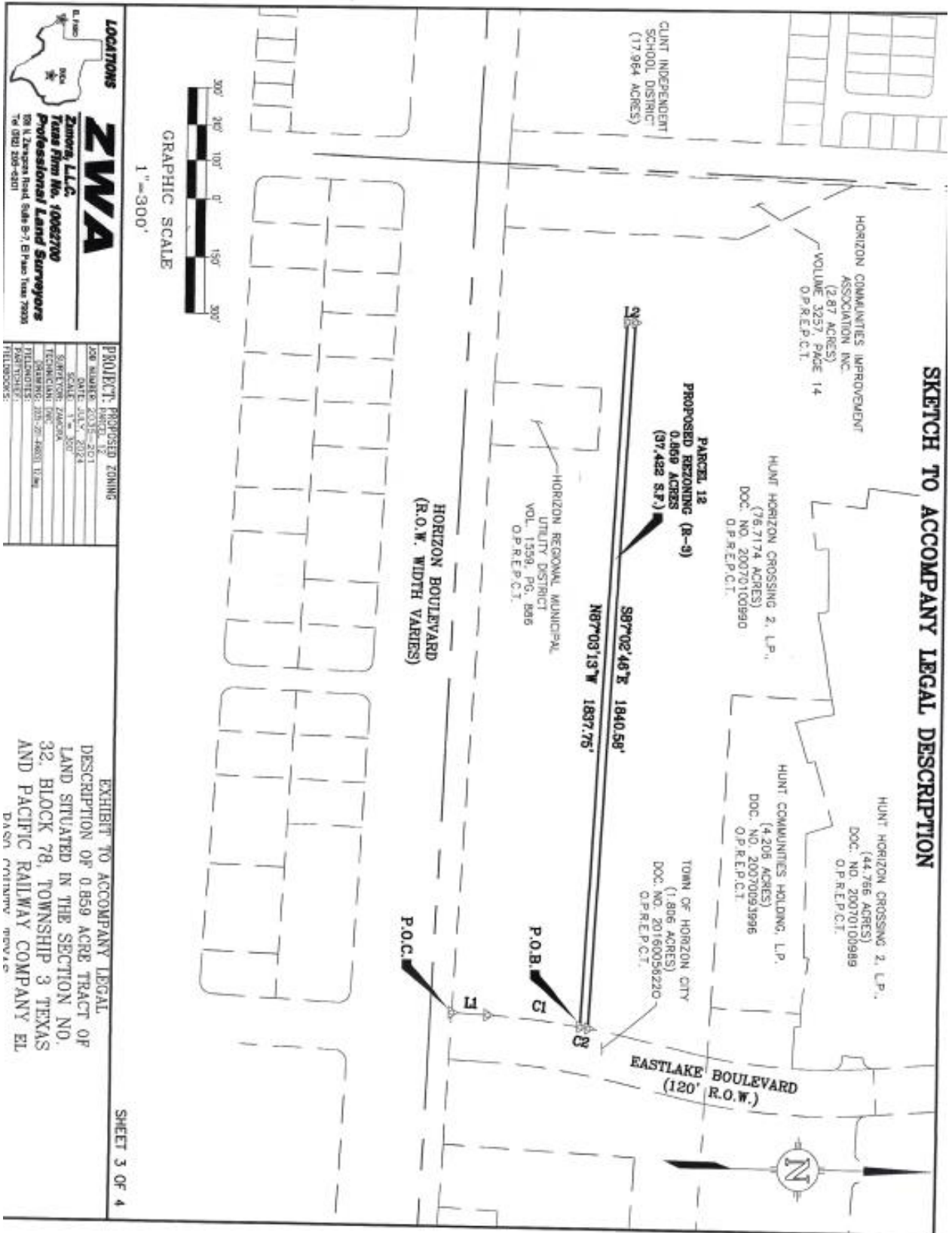
**ZWA**  
 Zamora, L.L.C.  
 Texas Firm No. 10062700  
 Professional Land Surveyors  
 580 N. Zaragoza Road, Suite 9-7, El Paso, Texas 79930  
 Tel: (915) 358-6201

<b>PROJECT:</b>	PROPOSED ZONING
<b>JOB NUMBER:</b>	PARCEL 11
<b>DATE:</b>	JULY, 2024
<b>SCALE:</b>	1" = 200'
<b>SURVEYOR:</b>	ZAMORA
<b>TECHNICIAN:</b>	INIC
<b>DRAWING:</b>	2024-07-FINAL 11.dwg
<b>FILED/DATE:</b>	
<b>PARTY/DATE:</b>	
<b>FIELD/DATE:</b>	

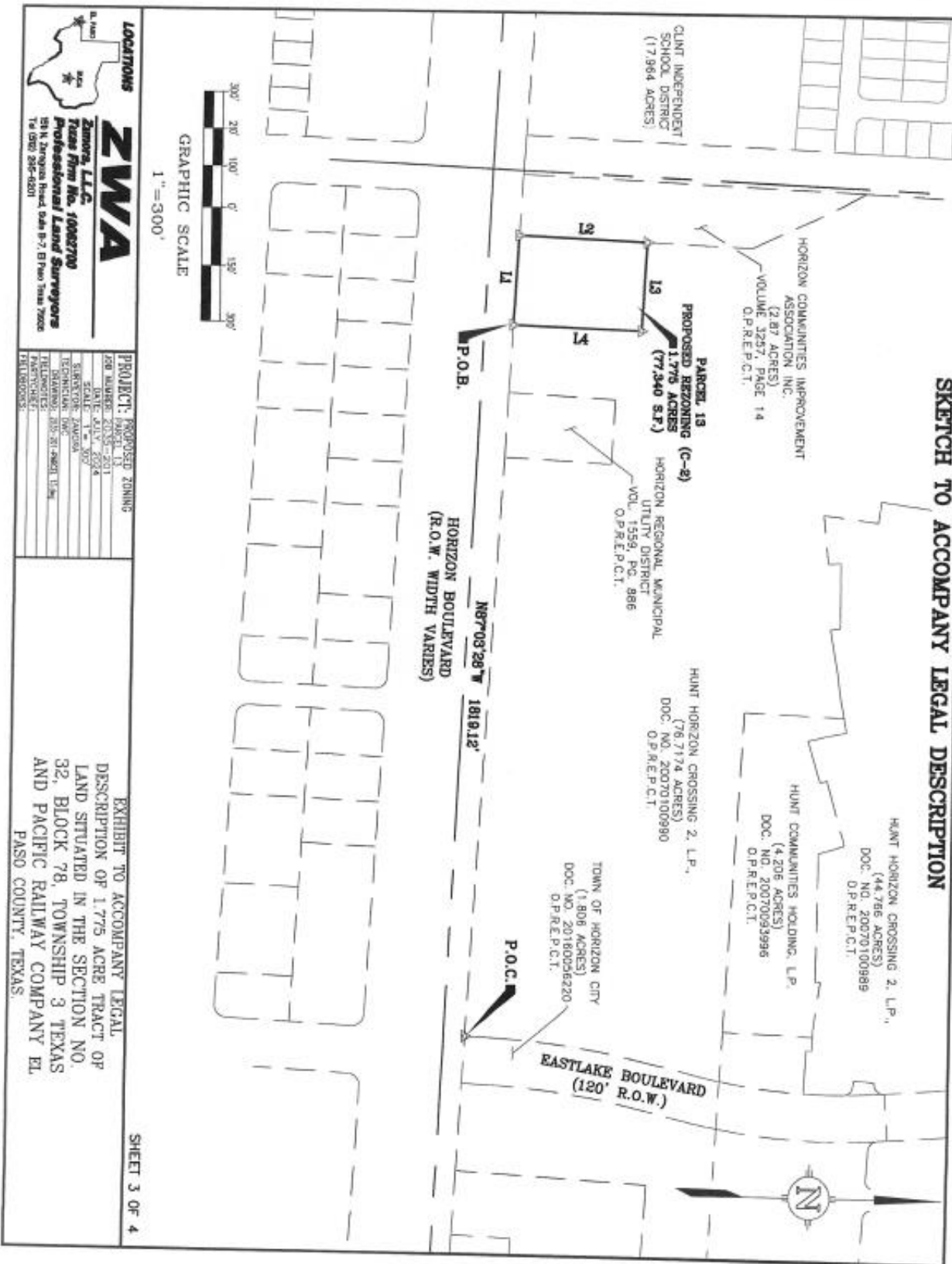
SHEET 3 OF 4

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 7.830 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

Parcel 12 Survey Map

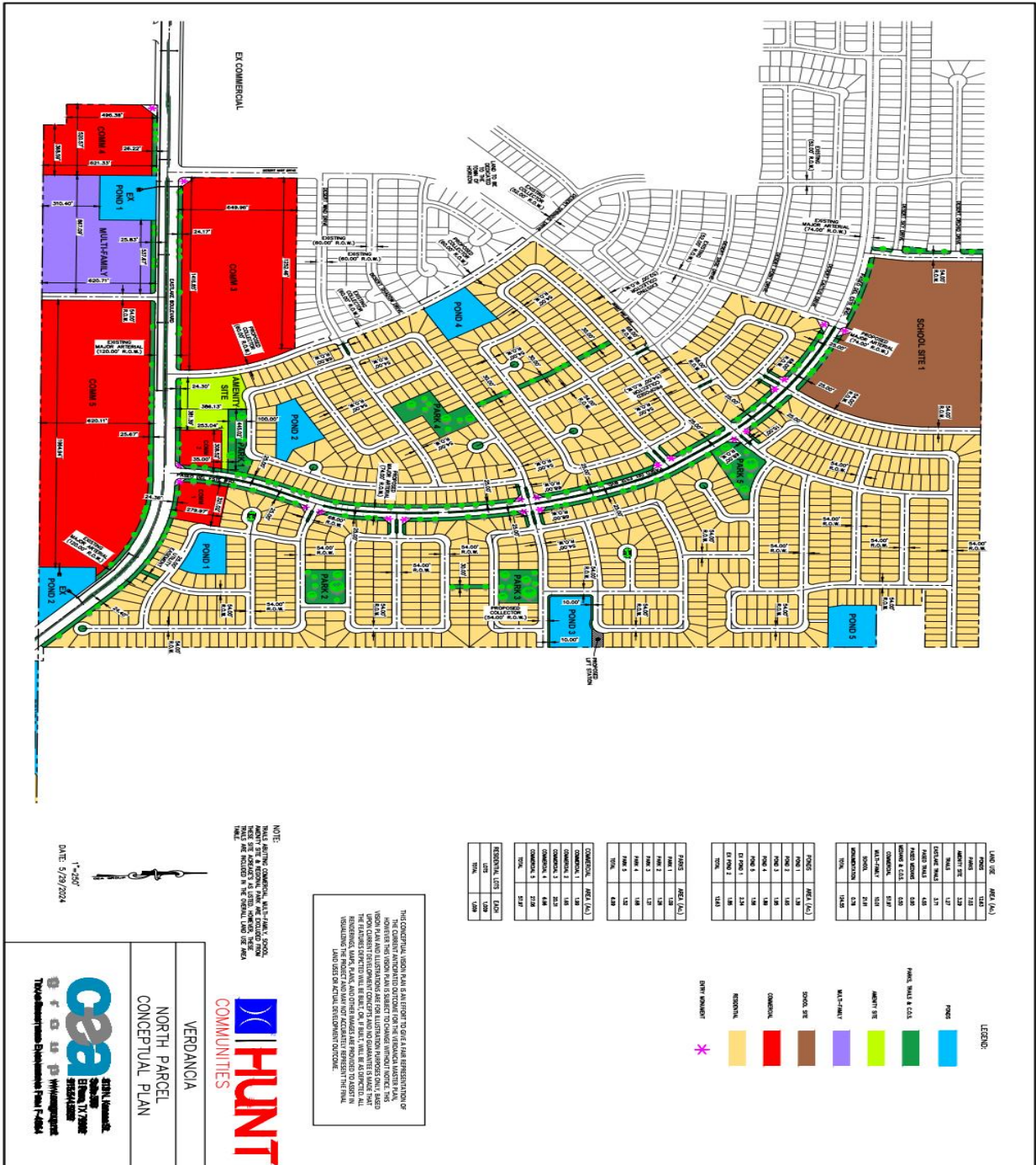


Parcel 13 Survey Map



# Attachment 6: Proposed Zoning and Development Maps

## North Verdancia





**Attachment 7: Application**



**Town of Horizon City, TX**

**Town of Horizon City Hall**

14999 Darrington Road  
Horizon City, TX 79928  
915-852-1046  
<https://www.horizoncity.org/>

**PERMIT**

<b>ZRZ24-0002</b>	<b>REZONE (ZONE CHANGE/CONDITION RELEASE)</b>
SITE ADDRESS: 0 UNKNOWN HORIZON CITY	ISSUED:
PRIMARY PARCEL: X57800033000720	EXPIRES:
PROJECT NAME:	

**APPLICANT:** Grajeda, Jorge  
813 N. Kansas St.  
El Paso, TX 79902  
9154979535

**OWNER:** HUNT COMMUNITIES DEVELOP CO II LLC  
4401 N MESA ST  
EL PASO, TX 79902-1150

---

Detail Name	Detail Value
Land Vacant	N
Structure on Land	N
Will you be making any improvements to the existing lot or structure?	N
This request includes Site Development Plans for approval?	N
Number of Acres	75

---

STATE OF TEXAS  
COUNTY OF EL PASO

“PARCEL 1”  
ZONING

20.401 ACRES  
SECTION 30, BLOCK 78  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY  
COMPANY SURVEYS IN  
EL PASO COUNTY, TEXAS

**DESCRIPTION**

DESCRIPTION OF A 20.401 ACRE TRACT OF LAND SITUATED IN SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT 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, AND BEING A 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, SAID 20.401 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, 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 **715.17** feet to a calculated point on the south line of said Eastlake Boulevard, and being the north line of said Hunt Horizon Mesa, LLC., 106.535-acre tract;

**THENCE, N 02°57'34" E**, crossing said Eastlake Boulevard, for a distance of **120.00** feet to a calculated point on the north line of said Eastlake Boulevard, being also on the north line of that certain 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 **POINT OF BEGINNING** and the southeast corner hereof;

**THENCE, N 87°02'26" W**, for a distance of **1356.89** feet to a calculated point on the north line of said Horizon Boulevard, at the beginning of a curve to the right, being also the northwest corner of that certain 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 southwest corner hereof;

**THENCE**, along said curve to the right, an arc distance of **47.12** feet, said curve having a radius of **30.00** feet, a central angle of **89°59'50"** and a chord bearing of **N 41°57'22" W** for a chord distance of **42.43** feet to a calculated point on the east line of Desert Mist Drive, a 76-foot right of way, recorded in Document No. 20010031615 of the Official Public Records of El Paso County, Texas, being also the west line of said Hunt Communities Development Co II LLC. tract, and being the end of said curve;

**THENCE, N 03°02'33" E**, for a distance of **620.25** feet to a calculated point on the east line of said Desert Mist Drive, being also the northwest corner of said Hunt Communities Development Co II LLC. tract, being also the southwest corner of Lot 1, Block 1, Horizon Mesa Unit One, a subdivision in El Paso County, Texas according to the map or plat thereof, recorded in Document No. 20010031615 of the Official Public Records of El Paso County, Texas, and being the northwest corner hereof;

**THENCE, S 86°57'27" E**, with the north line of said Hunt Communities Development Co. II LLC tract, the west line of said Hunt Horizon Mesa, LLC, 106.535-acre tract, and the south line of Block 1 of said Horizon Mesa Unit One, for a distance of **1252.46** feet to a calculated point on the west line of said Hunt Horizon Mesa, LLC, 106.535-acre tract, being also the southeast corner of Lot 21, Block 1, of said Horizon Mesa Unit One, and being the northeast corner hereof;

**THENCE**, over and across said Hunt Horizon Mesa, LLC, 106.535-acre tract, the following four (4) courses and distances:

- 1) **S 25°38'13" E**, for a distance of **55.93** feet to a calculated point at the beginning of a curve to the right,
- 2) along said curve to the right, an arc distance of **546.83** feet, said curve having a radius of **1070.00** feet, a central angle of **29°16'52"** and a chord bearing of **S 11°40'52" E** for a chord distance of **540.90** feet to a calculated point at the end of said curve,
- 3) **S 02°57'34" W**, for a distance of **46.04** feet to a calculated point at the beginning of a curve to the right, and
- 4) along said curve to the right, an arc distance of **47.12** feet, said curve having a radius of **30.00** feet, a central angle of **90°00'00"** and a chord bearing of **S 47°57'34" W** for a chord distance of **42.43** feet to the **POINT OF BEGINNING** and containing **20.401** 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 §

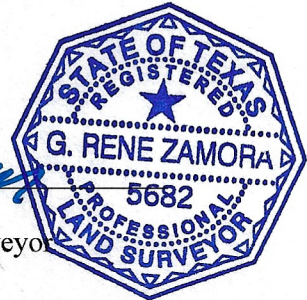
**KNOW ALL MEN BY THESE PRESENTS:**

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 2nd day of July, 2024, A.D.

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

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



**REFERENCES**

ZWA DRAWING NO. 2035-190

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

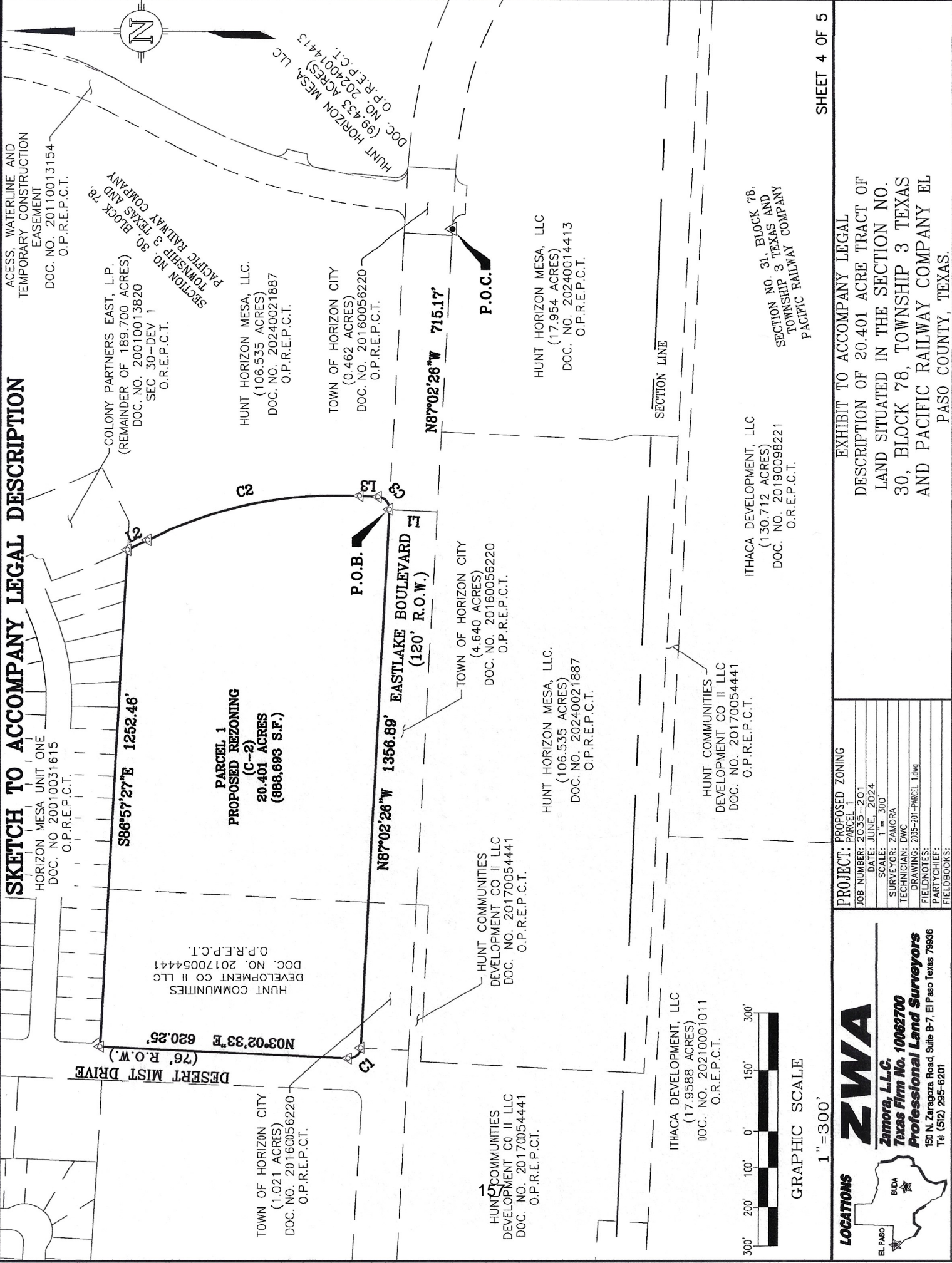
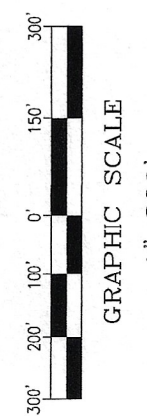


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 20.401 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

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

**LOCATIONS**

**ZWA**  
**Zamora, L.L.C.**  
 Texas Firm No. 10062700  
 Professional Land Surveyors  
 150 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
 T+(512) 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.R.Zamora*  
**G. RENE ZAMORA**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5682



**LOCATIONS**  
**ZWA**  
**Zamora, L.L.C.**  
**Texas Firm No. 10062700**  
**Professional Land Surveyors**  
 510 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
 Tel (512) 295-6201

PROJECT: PROPOSED ZONING  
 JOB NUMBER: 2035-201  
 DATE: JUNE, 2024  
 SCALE: 1" = 300'  
 SURVEYOR: ZAMORA  
 TECHNICIAN: DNC  
 DRAWING: 2035-201-PARCEL 1.dwg  
 FIELDNOTES:  
 PARTYCHIEF:  
 FIELDBOOKS:

**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	47.12'	89°59'50"	30.00'	N41°57'22"W	42.43'
C2	546.83'	29°16'52"	1070.00'	S11°40'52"E	540.90'
C3	47.12'	90°00'00"	30.00'	S47°57'34"W	42.43'

**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	N02°57'34"E	120.00'
L2	S25°38'13"E	55.93'
L3	S02°57'34"W	46.04'

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 20.401 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

**DESCRIPTION**

DESCRIPTION OF A 3.288 ACRE TRACT OF LAND SITUATED IN SECTION 30, 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, SAID 3.288 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 on 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 **243.77** feet to a calculated point on the south line of said Eastlake Boulevard, and being the north line of said Hunt Horizon Mesa, LLC., 17.954-acre tract;

**THENCE, N 02°57'34" E**, crossing said Eastlake Boulevard, for a distance of **120.00** feet to a calculated point on the north line of said Eastlake Boulevard, being also on the north line of that certain 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 **POINT OF BEGINNING** and the southeast corner hereof;

**THENCE, N 87°02'26" W**, for a distance of **361.39** feet to a calculated point on the north line of said Eastlake Boulevard, at the beginning of a curve to the right, being also on the north line of said 4.640-acre Town of Horizon City tract, and being the southwest corner hereof;

**THENCE**, departing the north line of said Eastlake Boulevard over and across said Hunt Horizon Mesa, LLC, 106.535-acre tract, the following twelve (12) 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°00'00"** and a chord bearing of **N 42°02'26" W** for a chord distance of **28.28** feet to a calculated point at the end of said curve,
- 2) **N 02°57'34" E**, for a distance of **56.04** 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 **277.69** feet, said curve having a radius of **1130.00** feet, a central angle of **14°04'48"** and a chord bearing of **N 04°04'50" W** for a chord distance of **276.99** feet to a calculated point at the end of said curve,
- 4) **N 75°50'09" E**, for a distance of **115.06** feet to a calculated point at the beginning of a curve to the left,

- 5) along said curve to the left, an arc distance of **100.39** feet, said curve having a radius of **70.00** feet, a central angle of **82°10'04"** and a chord bearing of **S 80°12'00" E** for a chord distance of **92.00** feet to a calculated point at the beginning of a reverse curve to the right,
- 6) along said reverse curve to the right, an arc distance of **16.59** feet, said curve having a radius of **40.00** feet, a central angle of **23°45'27"** and a chord bearing of **N 70°35'41" E** for a chord distance of **16.47** feet to a calculated point at the beginning of a compound curve to the right,
- 7) along said compound curve to the right, an arc distance of **44.27** feet, said curve having a radius of **473.00** feet, a central angle of **5°21'46"** and a chord bearing of **N 85°09'18" E** for a chord distance of **44.25** feet to a calculated point at the end of said curve,
- 8) **S 02°57'11" W**, for a distance of **98.12** feet to a calculated point,
- 9) **S 87°02'49" E**, for a distance of **470.59** feet to a calculated point at the beginning of a curve to the left,
- 10) along said curve to the left, an arc distance of **35.72** feet, said curve having a radius of **1490.00** feet, a central angle of **1°22'25"** and a chord bearing of **S 14°30'29" W** for a chord distance of **35.72** feet to a calculated point,
- 11) **N 87°02'49" W**, for a distance of **308.52** feet to a calculated point, and
- 12) **S 02°57'11" W**, for a distance of **253.04** feet to the **POINT OF BEGINNING** and containing **3.288** 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.

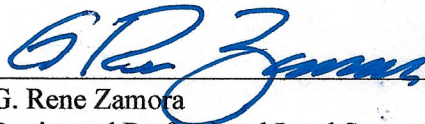
THE STATE OF TEXAS     §  
  §  
COUNTY OF EL PASO     §

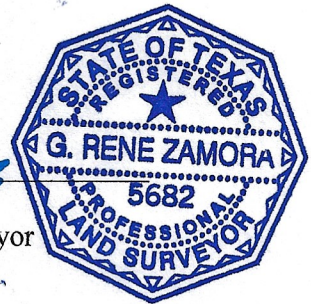
**KNOW ALL MEN BY THESE PRESENTS:**

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 2nd day of July, 2024, A.D.

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

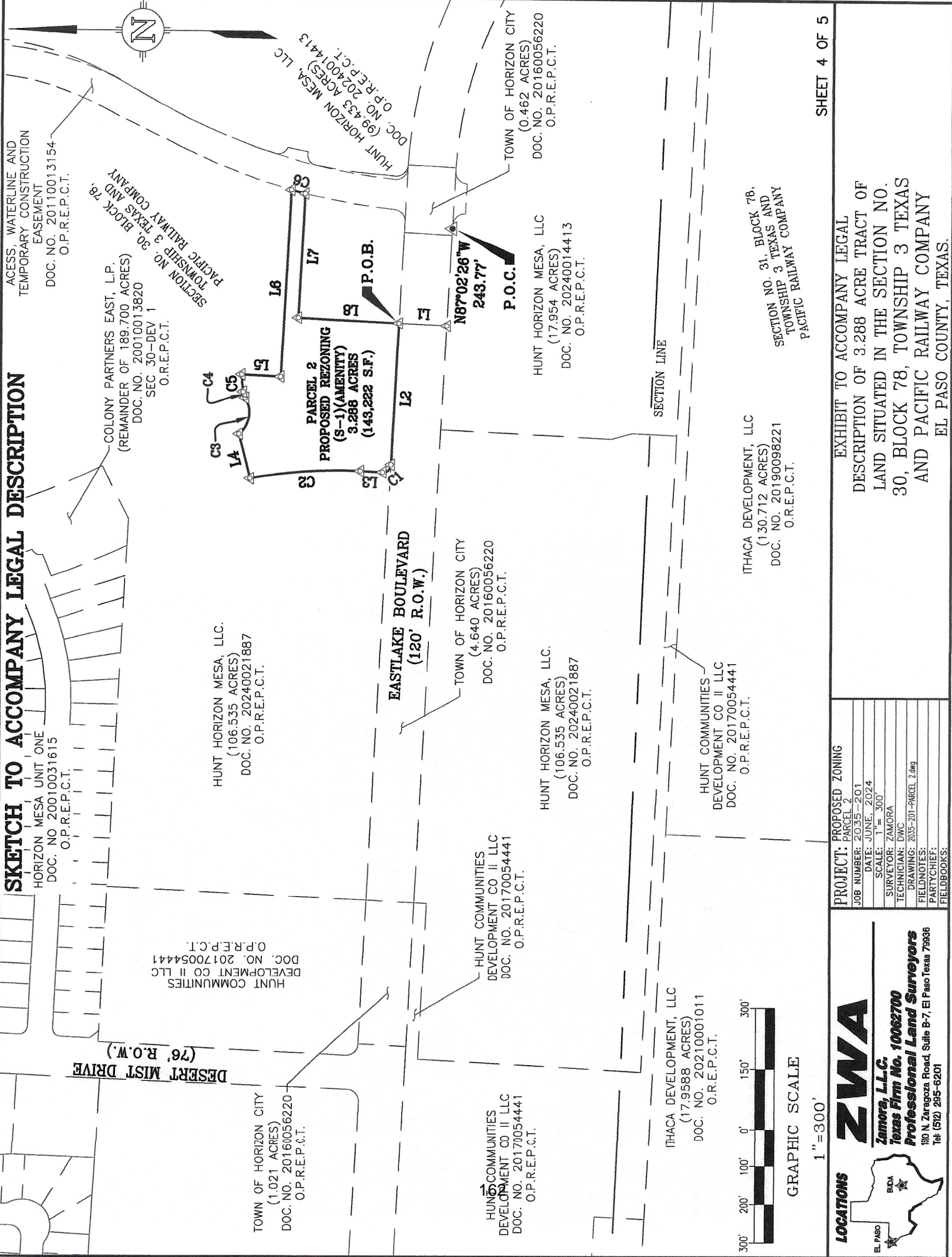
  
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 – State of Texas



**REFERENCES**

ZWA DRAWING NO. 2035-190

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



ACCESS, WATERLINE AND TEMPORARY CONSTRUCTION EASEMENT  
 DOC. NO. 20110013154  
 O.P.R.E.P.C.T.

COLONY PARTNERS EAST, L.P.  
 (REMAINDER OF 189.700 ACRES)  
 DOC. NO. 20010013820  
 SEC. 30-DEV 1  
 O.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.

HUNT HORIZON MESA, LLC  
 (0.462 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.

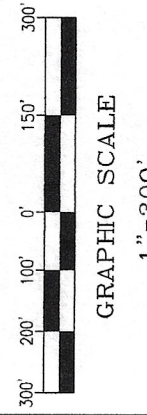
HUNT COMMUNITIES DEVELOPMENT CO II LLC  
 (1.021 ACRES)  
 DOC. NO. 20160056220  
 O.P.R.E.P.C.T.

HUNT COMMUNITIES DEVELOPMENT CO II LLC  
 (17.9588 ACRES)  
 DOC. NO. 20210001011  
 O.R.E.P.C.T.

HUNT COMMUNITIES DEVELOPMENT CO II LLC  
 (130.712 ACRES)  
 DOC. NO. 20190098221  
 O.R.E.P.C.T.

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

ITHACA DEVELOPMENT, LLC  
 (130.712 ACRES)  
 DOC. NO. 20190098221  
 O.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 NO. 29, BLOCK 78,  
 TOWNSHIP 3 TEXAS AND  
 PACIFIC RAILWAY COMPANY

SECTION NO. 28, BLOCK 78,  
 TOWNSHIP 3 TEXAS AND  
 PACIFIC RAILWAY COMPANY

SECTION NO. 27, BLOCK 78,  
 TOWNSHIP 3 TEXAS AND  
 PACIFIC RAILWAY COMPANY

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 3.288 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

PROJECT: PROPOSED ZONING  
 PARCEL 2  
 JOB NUMBER: 2035-201  
 DATE: JUNE, 2024  
 SCALE: 1" = 300'  
 SURVEYOR: ZAMORA  
 TECHNICIAN: DMC  
 DRAWING: 2035-201-PARCEL 2.dwg  
 FIELD NOTES:  
 PARTY CHIEF:  
 FIELD BOOKS:

LOCATIONS  
  
**ZWA**  
 Zamora, L.L.C.  
 Texas Firm No. 10062700  
 Professional Land Surveyors  
 180 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
 Tel: (512) 295-6201

1" = 300'  
 GRAPHIC SCALE

SHEET 4 OF 5

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.



G. RENE ZAMORA  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5682



**ZWA**  
 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

**PROJECT:** PROPOSED ZONING  
**JOB NUMBER:** 2035-201  
**DATE:** JUNE, 2024  
**SCALE:** 1"= 300'  
**SURVEYOR:** ZAMORA  
**TECHNICIAN:** DWC  
**DRAWING:** 2035-201-PARCEL 2.dwg  
**FIELDNOTES:**  
**PARTYCHIEF:**  
**FIELDBOOKS:**

**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

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N02°57'34"E	120.00'
L2	N87°02'26"W	361.39'
L3	N02°57'34"E	56.04'
L4	N75°50'09"E	115.06'
L5	S02°57'11"W	98.12'
L6	S87°02'49"E	470.59'
L7	N87°02'49"W	308.52'
L8	S02°57'11"W	253.04'

CURVE TABLE					
CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	31.42'	90°00'00"	20.00'	N42°02'26"W	28.28'
C2	277.69'	14°04'48"	1130.00'	N04°04'50"W	276.99'
C3	100.39'	82°10'04"	70.00'	S80°12'00"E	92.00'
C4	16.59'	23°45'27"	40.00'	N70°35'41"E	16.47'
C5	44.27'	5°21'46"	473.00'	N85°09'18"E	44.25'
C6	35.72'	1°22'25"	1490.00'	S14°30'29"W	35.72'

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 3.288 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

**DESCRIPTION**

DESCRIPTION OF A 0.048 ACRE TRACT OF LAND SITUATED IN SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 99.433-ACRE TRACT OF LAND CONVEYED TO HUNT HORIZON MESA, LLC., OF RECORD IN DOCUMENT NO20240014413 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.048 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 5/8” iron rod with “ZWA” cap found on a curve to the right being on north line of Eastlake Boulevard, a 120-foot right of way, being also the southwest corner of said Hunt Horizon Mesa, LLC 99.433-acre tract, being also the northeast corner 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, and being the northwest corner of that certain 3.630-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**, along said curve to the right, an arc distance of **168.28** feet, said curve having a radius of **1160.00** feet, a central angle of **8°18’42”** and a chord bearing of **S 82°02’51” E** for a chord distance of **168.13** feet to a calculated point on the north line of said Eastlake Boulevard, and being the north line of said 3.630-acre Town of Horizon City tract;

**THENCE, N 11°03’22” E**, departing the north line of said Eastlake Boulevard and across said Hunt Horizon Mesa, LLC, 99.433-acre tract, for a distance of **279.36** feet to a calculated point for the **POINT OF BEGINNING** and the east corner hereof;

**THENCE, N 78°24’11” W**, continuing across said Hunt Horizon Mesa, LLC, 99.433-acre tract, for a distance of **211.08** feet to a calculated point on a curve to the right, being also the east line of an Access, Waterline and Temporary Construction Easement recorded in Document No. 20110012154 of the Official Public Records of El Paso County, Texas, and being the southwest corner hereof;

**THENCE**, along said curve to the right, an arc distance of **19.91** feet, said curve having a radius of **1416.00** feet, a central angle of **0°48’20”** and a chord bearing of **N 16°28’26” E** for a chord distance of **19.91** feet to a calculated point, being on the east line of said Access, Waterline and Temporary Construction Easement, and being the northwest corner hereof;

**THENCE, S 72°59’29” E**, crossing said Hunt Horizon Mesa, LLC, 99.433-acre tract, for a distance of **210.33** feet to the **POINT OF BEGINNING** and containing **0.048** 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.

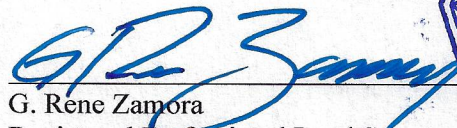
THE STATE OF TEXAS     §  
  §  
COUNTY OF EL PASO     §

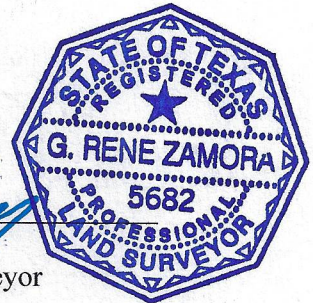
**KNOW ALL MEN BY THESE PRESENTS:**

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 16th day of July, 2024, A.D.

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

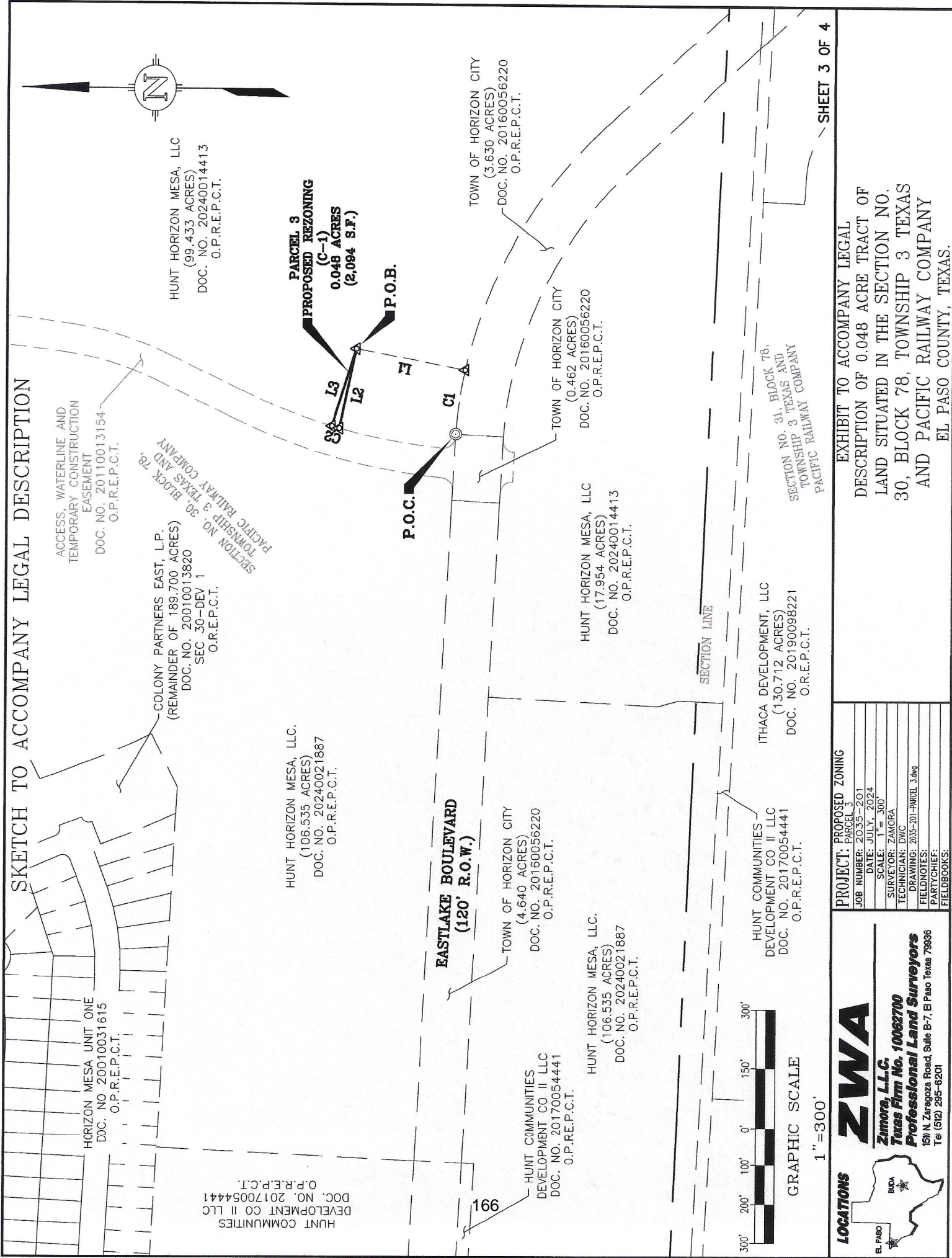
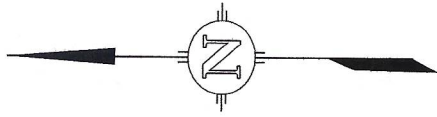
  
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 – State of Texas



**REFERENCES**

ZWA DRAWING NO. 2035-190

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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

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

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

COLONY PARTNERS EAST, L.P.  
(REMAINDER OF 189,700 ACRES)  
DOC. NO. 20010013820  
SEC. 30-DEV 1  
O.P.R.E.P.C.T.

ACCESS, WATERLINE AND TEMPORARY CONSTRUCTION EASEMENT  
DOC. NO. 20110013154  
O.P.R.E.P.C.T.

SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY

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

HUNT HORIZON MESA, LLC.  
(106.535 ACRES)  
DOC. NO. 20240021887  
O.P.R.E.P.C.T.

**PARCEL 3  
PROPOSED REZONING  
(C-1)  
0.048 ACRES  
(2,094 S.F.)**

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

TOWN OF HORIZON CITY  
(4.640 ACRES)  
DOC. NO. 20160056220  
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.

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

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



GRAPHIC SCALE

1" = 300'

SECTION LINE

ITHACA DEVELOPMENT, LLC  
(130,712 ACRES)  
DOC. NO. 20190098221  
O.R.E.P.C.T.

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

<b>PROJECT: PROPOSED ZONING</b>	
JOB NUMBER: 2035-201	DATE: JULY, 2024
SCALE: 1" = 300'	SURVEYOR: ZAMORA
TECHNICIAN: DMC	DRAWING: 2035-201-PARCEL 3.dwg
PARTY/NOTES:	FIELDBOOKS:

**LOCATIONS**

**ZWA**  
Zimora, L.L.C.  
Texas Firm No. 10062700  
Professional Land Surveyors  
151 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
Te (512) 295-6201

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 0.048 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

# 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.

167

**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 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	168.28'	8°18'42"	1160.00'	S82°02'51"E	168.13'
C2	19.91'	0°48'20"	1416.00'	N16°28'26"E	19.91'

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N11°03'22"E	279.36'
L2	N78°24'11"W	211.08'
L3	S72°59'29"E	210.33'

SHEET 4 OF 4

EXHIBIT TO ACCOMPANY LEGAL  
 DESCRIPTION OF 0.048 ACRE TRACT OF  
 LAND SITUATED IN THE SECTION NO.  
 30, BLOCK 78, TOWNSHIP 3 TEXAS  
 AND PACIFIC RAILWAY COMPANY  
 EL PASO COUNTY, TEXAS.

**PROJECT:** PROPOSED ZONING  
**JOB NUMBER:** PARCEL 3  
**DATE:** JULY, 2024  
**SCALE:** 1" = 300'  
**SURVEYOR:** ZAMORA  
**TECHNICIAN:** DWC  
**DRAWING:** 2035-201-PARCEL 3.dwg  
**FIELDNOTES:**  
**PARTYCHIEF:**  
**FIELDBOOKS:**

**EL PASO**

**ZWA**

**Zamora, L.L.C.**

**Texas Firm No. 10062700**

**Professional Land Surveyors**

1100 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
 Tel: (512) 295-6201

DESCRIPTION

DESCRIPTION OF A 0.636 ACRE TRACT OF LAND SITUATED IN SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 99.433-ACRE TRACT OF LAND CONVEYED TO HUNT HORIZON MESA, LLC., OF RECORD IN DOCUMENT NO20240014413 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.636 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 5/8" iron rod with "ZWA" cap found on the curving north line of Eastlake Boulevard, a 120-foot right of way, being also the southwest corner of said Hunt Horizon Mesa, LLC 99.433-acre tract, being also the northeast corner 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, and being the northwest corner of that certain 3.630-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**, along said curve to the right, an arc distance of **168.28** feet, said curve having a radius of **1160.00** feet, a central angle of **8°18'42"** and a chord bearing of **S 82°02'51" E** for a chord distance of **168.13** feet to a calculated point on the north line of said Eastlake Boulevard, being also the north line of said 3.630-acre Town of Horizon City tract, for the **POINT OF BEGINNING** and the southwest corner hereof;

**THENCE**, over and across said Hunt Horizon Mesa, LLC, 99.433-acre tract, the following seven (7) courses and distances:

- 1) **N 11°03'22" E**, for a distance of **279.36** feet to a calculated point for the northwest corner hereof,
- 2) **S 78°24'11" E**, for a distance of **109.98** feet to a calculated point for the northeast corner hereof,
- 3) **S 11°40'16" W**, for a distance of **52.41** feet to a calculated point at the beginning of a curve to the right,
- 4) along said curve to the right, an arc distance of **42.28** feet, said curve having a radius of **70.00** feet, a central angle of **34°36'38"** and a chord bearing of **S 17°18'19" W** for a chord distance of **41.64** feet to a calculated point at the beginning of a reverse curve to the left,
- 5) along said reverse curve to the left, an arc distance of **42.28** feet, said curve having a radius of **70.00** feet, a central angle of **34°36'38"** and a chord bearing of **S 17°18'19" W** for a chord distance of **41.64** feet to a calculated point at the end of said curve to the left,
- 6) **S 16°20'28" W**, for a distance of **174.43** feet to a calculated point on the curving north line of said Eastlake Boulevard, being also the north line of said 3.630-acre Town of Horizon City tract, and being the southeast corner hereof,

- 7) along said curve to the left, an arc distance of **85.63** feet, said curve having a radius of **1160.00** feet, a central angle of **4°13'46"** and a chord bearing of **N 75°46'37" W** for a chord distance of **85.61** feet to the **POINT OF BEGINNING** and containing **0.636** 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.

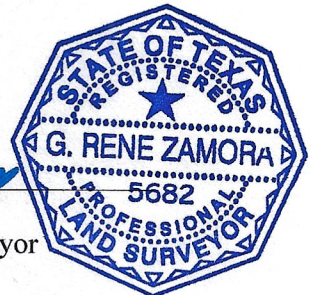
THE STATE OF TEXAS       §  
   §       **KNOW ALL MEN BY THESE PRESENTS:**  
 COUNTY OF EL PASO       §

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



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

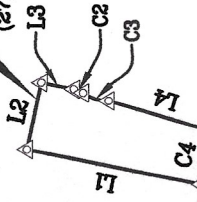
# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

ACCESS, WATERLINE AND  
TEMPORARY CONSTRUCTION  
EASEMENT  
DOC. NO. 20110013154  
O.P.R.E.P.C.T.

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

HUNT HORIZON MESA, LLC.  
(106.535 ACRES)  
DOC. NO. 20240021887  
O.P.R.E.P.C.T.

**PARCEL 4  
PROPOSED REZONING (C-1)  
0.636 ACRES  
(27,894 S.F.)**



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

TOWN OF HORIZON CITY  
(4.640 ACRES)  
DOC. NO. 20160056220  
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.

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

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

HUNT HORIZON MESA, LLC  
DOC. NO. 20170054441  
O.P.R.E.P.C.T.

ITHACA DEVELOPMENT, LLC  
(130.712 ACRES)  
DOC. NO. 20190098221  
O.R.E.P.C.T.



GRAPHIC SCALE

1" = 300'

SECTION NO. 30, BLOCK 78,  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY COMPANY

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

<b>PROJECT:</b> PARCEL 4	<b>PROPOSED ZONING</b>
JOB NUMBER: 2035-201	
DATE: JUNE, 2024	
SCALE: 1" = 300'	
SURVEYOR: ZAMORA	
TECHNICIAN: DMC	
DRAWING: 2035-201-PARCEL 4.dwg	
FIELD NOTES:	
PARTY CHIEF:	
FIELD BOOKS:	

EXHIBIT TO ACCOMPANY LEGAL  
DESCRIPTION OF 0.636 ACRE TRACT OF  
LAND SITUATED IN SECTION NO. 30,  
BLOCK 78, TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY COMPANY SURVEYS  
EL PASO COUNTY, TEXAS.

**LOCATIONS**


**ZWA**  
Zamora, L.L.C.  
Texas Firm No. 10062700  
Professional Land Surveyors  
1511 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
Tel: (512) 295-6201

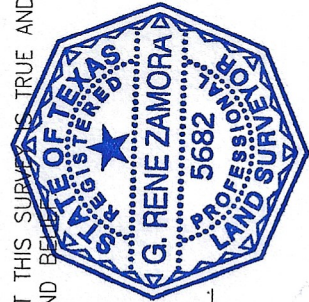
# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**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. 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.

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**  
 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	168.28'	8°18'42"	1160.00'	S82°02'51"E	168.13'
C2	16.01'	22°56'22"	40.00'	S23°08'27"W	15.91'
C3	42.28'	34°36'38"	70.00'	S17°18'19"W	41.64'
C4	85.63'	4°13'46"	1160.00'	N75°46'37"W	85.61'

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N11°03'22"E	279.36'
L2	S78°24'11"E	109.98'
L3	S11°40'16"W	52.41'
L4	S16°20'28"W	174.43'

<p><b>LOCATIONS</b></p>  <p>EL PASO BUDA</p>	<p><b>ZWA</b>                  Zamora, L.L.C.                  Texas Firm No. 10062700                  Professional Land Surveyors                  180 N. Zaragoza Road, Suite B-7, El Paso Texas 79936                  Tel. (512) 295-6201</p>	<p><b>PROJECT:</b> PROPOSED ZONING                  JOB NUMBER: PARCEL 4                  DATE: JUNE, 2024                  SCALE: 1" = 300'                  SURVEYOR: ZAMORA                  TECHNICIAN: DMC                  DRAWING: 205-201-PARCEL 4.dwg                  FIELD NOTES:                  PARTY CHIEF:                  FIELD BOOKS:</p>
<p>EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 0.636 ACRE TRACT OF LAND SITUATED IN SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS EL PASO COUNTY, TEXAS.</p>		

STATE OF TEXAS  
COUNTY OF EL PASO

"PARCEL 5"  
ZONING

6.993 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 6.993 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 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 6.993 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 **2112.89** feet to a calculated point on the south line of said Eastlake Boulevard, and being the north line of said Hunt Communities Development Co. 11 LLC tract, for the **POINT OF BEGINNING** and the northeast corner hereof;

**THENCE, S 03°06'21" W**, crossing said Hunt Communities Development Co. II LLC., for a distance of **621.18** feet to a calculated point on the south line of said Hunt Communities Development Co. II LLC tract, being 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, for 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, 17.9588-acre tract, for a distance of **368.49** feet to a calculated point for the southwest corner of said Hunt Communities Development Co. II LLC tract, being also on the north line of said Ithaca Development, LLC., 17.9588-acre tract, and being the southeast corner of lot 3, Horizon Mesa Commercial Subdivision, a subdivision in El Paso County, Texas, according to the map or plat thereof, recorded in Document No. 20030115751 of the Official Public Records of El Paso County, Texas, and being the southwest corner hereof;

**THENCE**, with the west line of said Hunt Communities Development Co. II LLC., and the east line of said Lot 3, the following three (3) courses and distances:

- 1) **N 03°01'26" E**, for a distance of **125.07** feet to a calculated point,
- 2) **N 86°46'35" W**, for a distance of **151.80** feet to a calculated point, and

3) **N 03°02'43" E**, for a distance of **496.38** feet to a calculated point on the south line of said Eastlake Boulevard, being also on the west line of said Hunt Communities Development Co. II LLC, and being the northeast corner of said Lot 3, for the northwest corner hereof;

**THENCE, S 86°57'17" E**, for a distance of **521.00** feet to the **POINT OF BEGINNING** and containing **6.993** 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     §**

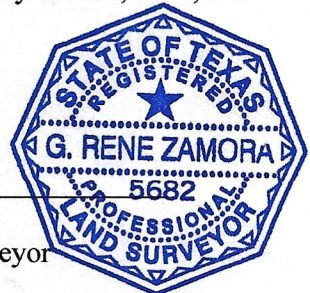
**KNOW ALL MEN BY THESE PRESENTS:**

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 13th day of June, 2024, A.D.

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

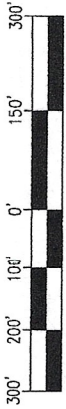
  
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 – State of Texas



**REFERENCES**

ZWA DRAWING NO. 2035-190

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE

1" = 300'

TOWN OF HORIZON CITY  
(1.021 ACRES)  
DOC. NO. 20160056220  
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.

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.

S86°57'17"E 521.00'

N87°02'21"W 2112.89'  
**EASTLAKE BOULEVARD**  
(120' R.O.W.)

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

N03°02'43"E 496.38'

S03°06'21"W 621.18'

**PARCEL 5**  
**PROPOSED REZONING**  
**(C-2)**  
**6.993 ACRES**  
**(304,656 S.F.)**

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.

P.O.C.

P.O.B.

SECTION LINE

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.R.E.P.C.T.

ITHACA DEVELOPMENT, LLC  
(17,958 ACRES)  
DOC. NO. 20210001011  
O.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

<b>PROJECT: PROPOSED ZONING</b>	
JOB NUMBER: PARCEL 5	
DATE: JULY, 2024	
SCALE: 1" = 300'	
SURVEYOR: ZAMORA	
TECHNICIAN: DMC	
FIELDNOTES: 2035-201-PARCEL 5.dwg	
PARTYCHIEF:	
FIELDBOOKS:	

EXHIBIT TO ACCOMPANY LEGAL  
DESCRIPTION OF 6.993 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 79936  
Tel: (512) 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.

175

**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  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5682

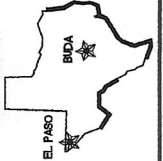


## LEGEND

- 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

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N87°04'12"W	368.49'
L2	N03°01'26"E	125.07'
L3	N86°46'35"W	151.80'

**LOCATIONS**



**ZWA**  
**Zamora, L.L.C.**  
**Texas Firm No. 10062700**  
**Professional Land Surveyors**  
80 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
Tel: (912) 295-6201

**PROJECT: PROPOSED ZONING**

JOB NUMBER: 2035-201  
DATE: JULY, 2024  
SCALE: 1" = 300'  
SURVEYOR: ZAMORA  
TECHNICIAN: DMC  
DRAWING: 2035-201-PARCEL\_5.dwg  
FIELDNOTES:  
PARTYCHIEF:  
FIELDBOOKS:

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 6.993 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF EL PASO

“PARCEL 7”  
ZONING

27.061 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 27.061 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 17.954 ACRE TRACT OF LAND CONVEYED TO HUNT HORIZON MESA, LLC, OF RECORD IN DOCUMENT NO. 20240014413 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, AND BEING ALSO 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 HORIZON MESA, LLC., OF RECORD IN DOCUMENT NO. 20170054441 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 27.061 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point on the south line of Eastlake Boulevard, a 120-foot right of way, being also the south line of a 4.640-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 northwest corner hereof;

**THENCE, S 87°02'26" E**, with the south line of said Eastlake Boulevard, and the south line of said 4.640-acre Town of Horizon City tract, for a distance of **1181.03** feet to a nail found on the south line of said Eastlake Boulevard, being also the south line of a 0.462-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;

**THENCE, S 87°01'32" E**, with the south line of said Eastlake Boulevard, and the south line of said 0.462-acre Town of Horizon City tract, for a distance of **134.24** feet to a nail found on the south line of said Eastlake Boulevard, being also the south line of said 0.462-acre Horizon City tract at the beginning of a curve to the right;

**THENCE**, along said curve to the right, an arc distance of **795.97** feet, said curve having a radius of **1040.00** feet, a central angle of **43°51'06"** and a chord bearing of **S 64°39'06" E** for a chord distance of **776.69** feet to a nail found at the end of said curve, being on the south line of said Eastlake Boulevard, being also the south line of a 3.630-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 north line of a 17.954-acre tract conveyed to Hunt Horizon Mesa, LLC, recorded in Document No. 20240014413 of the Official Public Records of El Paso County, Texas;

**THENCE, S 42°43'33" E**, for a distance of **17.52** feet to a calculated point on the south line of said Eastlake Boulevard, being also on the northeast line of said Hunt Horizon Mesa, LLC., 17.954-acre tract, being also on the southwest line of said Town of Horizon City 3.630-acre tract, and being the northeast corner hereof;

**THENCE**, over and across said Hunt Horizon Mesa, LLC., 17.954-acre tract, the following two (2) courses and distances:

- 1) **N 87°01'27" W**, for a distance of **100.86** feet to a calculated point, and
- 2) **S 02°55'46" W**, for a distance of **311.55** feet to a calculated point on the south line of Hunt Horizon Mesa, LLC tract recorded in Document No. 20170054441 of the Official Public Records of El Paso County, Texas, being on 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 Horizon Mesa, LLC tract and the north line of said Ithaca Development, LLC, 130.712-acre tract, for a distance of **1964.94** feet to a calculated point for the southwest corner hereof;

**THENCE**, over and across said Hunt Horizon Mesa, LLC., 106.535-acre tract, and said Hunt Horizon Mesa, LLC., 17.954 acre tract, the following two (2) courses and distances:

- 1) **N 02°55'48" E**, for a distance of **600.64** feet to a calculated point at the beginning of a curve to the right, and
- 2) 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 **90°01'47"** and a chord bearing of **N 47°56'41" E** for a chord distance of **28.29** feet to the **POINT OF BEGINNING** and containing **27.061** acres of land.



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

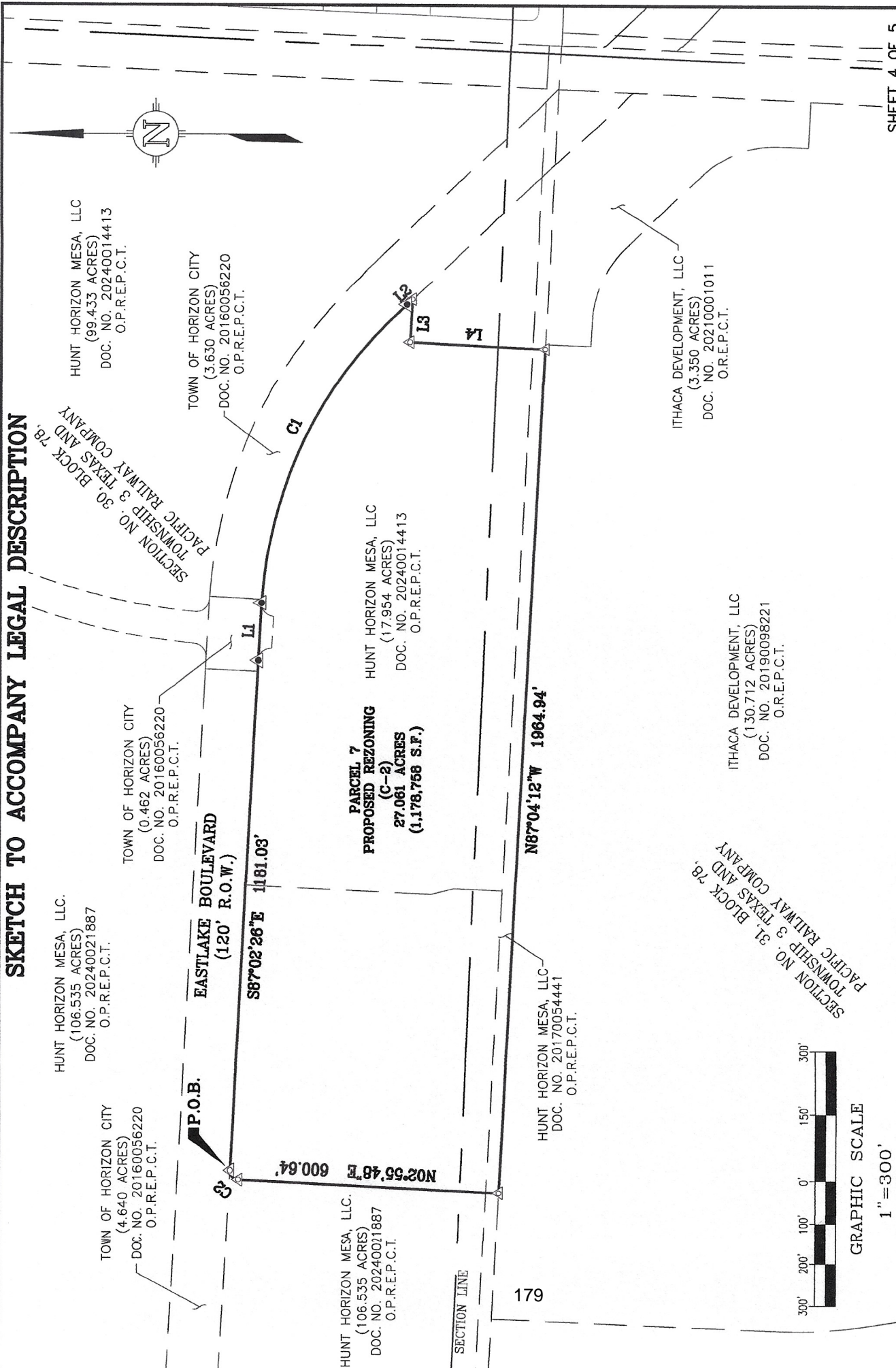


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF  
 27.061 ACRE TRACT OF LAND SITUATED IN THE  
 SECTION NO. 30 AND SECTION 31, BLOCK  
 78, TOWNSHIP 3 TEXAS AND PACIFIC  
 RAILWAY COMPANY EL PASO COUNTY, TEXAS.

HUNT HORIZON MESA, LLC.  
 (106.535 ACRES)  
 DOC. NO. 20240021887  
 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.

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

S86°02'26"E 1181.03'

N02°55'48"E 600.64'

HUNT HORIZON MESA, LLC.  
 (106.535 ACRES)  
 DOC. NO. 20240021887  
 O.P.R.E.P.C.T.

**PARCEL 7**  
**PROPOSED REZONING**  
**(C-2)**  
**27.061 ACRES**  
**(1,178,758 S.F.)**

HUNT HORIZON MESA, LLC  
 (17,954 ACRES)  
 DOC. NO. 20240014413  
 O.P.R.E.P.C.T.

HUNT HORIZON MESA, LLC  
 DOC. NO. 20170054441  
 O.P.R.E.P.C.T.

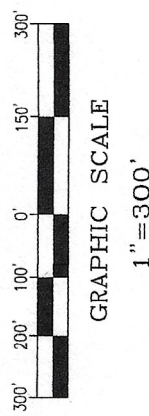
N87°04'12"W 1964.94'

ITHACA DEVELOPMENT, LLC  
 (130,712 ACRES)  
 DOC. NO. 20190098221  
 O.R.E.P.C.T.

ITHACA DEVELOPMENT, LLC  
 (3,350 ACRES)  
 DOC. NO. 20210001011  
 O.R.E.P.C.T.

TOWN OF HORIZON CITY  
 (3,630 ACRES)  
 DOC. NO. 20160056220  
 O.P.R.E.P.C.T.

HUNT HORIZON MESA, LLC  
 (99,433 ACRES)  
 DOC. NO. 20240014413  
 O.P.R.E.P.C.T.



PROJECT: PROPOSED ZONING
JOB NUMBER: 2035-201
DATE: JULY, 2024
SCALE: 1" = 300'
SURVEYOR: ZAMORA
TECHNICIAN: DWC
DRAWING: 2035-201-PARCEL 7.dwg
FIELD NOTES:
PARTY CHIEF:
FIELD BOOKS:

**LOCATIONS**

**ZWA**  
**Zamora, L.L.C.**  
**Texas Firm No. 10062700**  
**Professional Land Surveyors**  
 150 N. Zaragoza Road, Suite B-7, El Paso, Texas 79936  
 Te (512) 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.

180

**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  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5682



**LOCATIONS**



**ZWA**  
**Zamora, L.L.C.**  
**Texas Firm No. 10062700**  
**Professional Land Surveyors**  
510 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
Tel (512) 295-6201

**LEGEND**

- 1/2" IRON ROD FOUND
- ⊙ 5/8" IRON ROD W/"ZWA" CAP FOUND
- ▲ NAIL FOUND
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- 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	795.97'	43°51'06"	1040.00'	S64°39'06"E	776.69'
C2	31.43'	90°01'47"	20.00'	N47°56'41"E	28.29'

**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	S87°01'32"E	134.24'
L2	S42°43'33"E	17.52'
L3	N87°01'27"W	100.86'
L4	S02°55'46"W	311.55'

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 27.061 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30 AND SECTION 31, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

PROPOSED ZONING: PARCEL 7  
JOB NUMBER: 2035-201  
DATE: JULY, 2024  
SCALE: 1" = 300'  
SURVEYOR: ZAMORA  
TECHNICIAN: DMC  
DRAWING: 2035-201-PARCEL 7.dwg  
PARTY/CHIEF:  
FIELDBOOKS:

DESCRIPTION

DESCRIPTION OF A 11.072 ACRE TRACT OF LAND SITUATED IN SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 85.419 ACRE TRACT OF LAND CONVEYED TO HUNT HORIZON CROSSING, LLC, OF RECORD IN DOCUMENT NO. 20240014415 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 11.072 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 5/8" iron rod with cap stamped "ZWA" found on a curve to the left, being also the southwest line of Eastlake Boulevard, a 120-foot right of way, being also the southwest corner of a 0.116-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 northwest corner of said Hunt Horizon Crossing LLC, tract, and being the northwest corner hereof;

**THENCE**, with the north line of said Hunt Horizon Crossing LLC, tract, and with the southwest right of way line of said Eastlake Boulevard the following six (6) courses and distances:

- 1) along said curve to the left, an arc distance of **148.71** feet, said curve having a radius of **1560.00** feet, a central angle of **5°27'42"** and a chord bearing of **S 45°09'30" E** for a chord distance of **148.65** feet to a 5/8" iron rod with cap stamped "ZWA" found at the end of said curve,
- 2) **S 47°53'14" E**, for a distance of **372.24** feet to a 5/8" iron rod with cap stamped "ZWA" found at the beginning of a curve to the left,
- 3) along said curve to the left, an arc distance of **101.26** feet, said curve having a radius of **1560.00** feet, a central angle of **3°43'08"** and a chord bearing of **S 49°44'48" E** for a chord distance of **101.24** feet to a 5/8" iron rod with cap stamped "ZWA" found at the end of said curve,
- 4) **S 51°36'22" E**, for a distance of **488.79** feet to a 5/8" iron rod with cap stamped "ZWA" found at the beginning of a curve to the right,
- 5) along said curve to the right, an arc distance of **69.74** feet, said curve having a radius of **1440.00** feet, a central angle of **2°46'29"** and a chord bearing of **S 50°13'08" E** for a chord distance of **69.73** feet to a 5/8" iron rod with cap stamped "ZWA" found at the end of said curve,
- 6) **S 48°49'53" E**, for a distance of **217.36** feet to a calculated point at the beginning of a curve to the right, for the northeast corner hereof,

**THENCE**, departing the southwest right of way line of said Eastlake Boulevard and over and across said Hunt Horizon Crossing, LLC tract, the following six (6) 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°00'08"** and a chord bearing of **S 03°49'49" E** for a chord distance of **28.28** feet to a calculated point at the end of said curve,
- 2) **S 41°10'15" W**, for a distance of **134.24** feet to calculated point at the beginning of a curve to the right,
- 3) along said curve to the right, an arc distance of **22.62** feet, said curve having a radius of **20.00** feet, a central angle of **64°47'37"** and a chord bearing of **S 73°34'03" W** for a chord distance of **21.43** feet to a calculated point at the point of reverse curve to the left,
- 4) along said reverse curve to the left, an arc distance of **337.94** feet, said curve having a radius of **437.00** feet, a central angle of **44°18'26"** and a chord bearing of **S 83°48'39" W** for a chord distance of **329.58** feet to a calculated point at the point of reverse curve to the right,
- 5) along said reverse curve to the right, an arc distance of **23.87** feet, said curve having a radius of **20.00** feet, a central angle of **68°23'47"** and a chord bearing of **N 84°08'41" W** for a chord distance of **22.48** feet to a calculated point at the end of said curve, and
- 6) **N 49°56'48" W**, for a distance of **817.85** feet to a calculated point on the east line of said Colony Partners East, LP. Tract and being the southwest corner hereof;

**THENCE, N 02°28'46" E**, for a distance of **553.94** feet to the **POINT OF BEGINNING** and containing **11.072** 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 18th day of July, 2024, A.D.

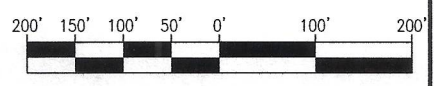
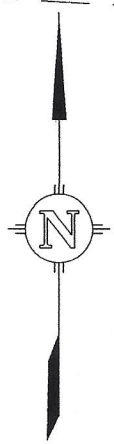
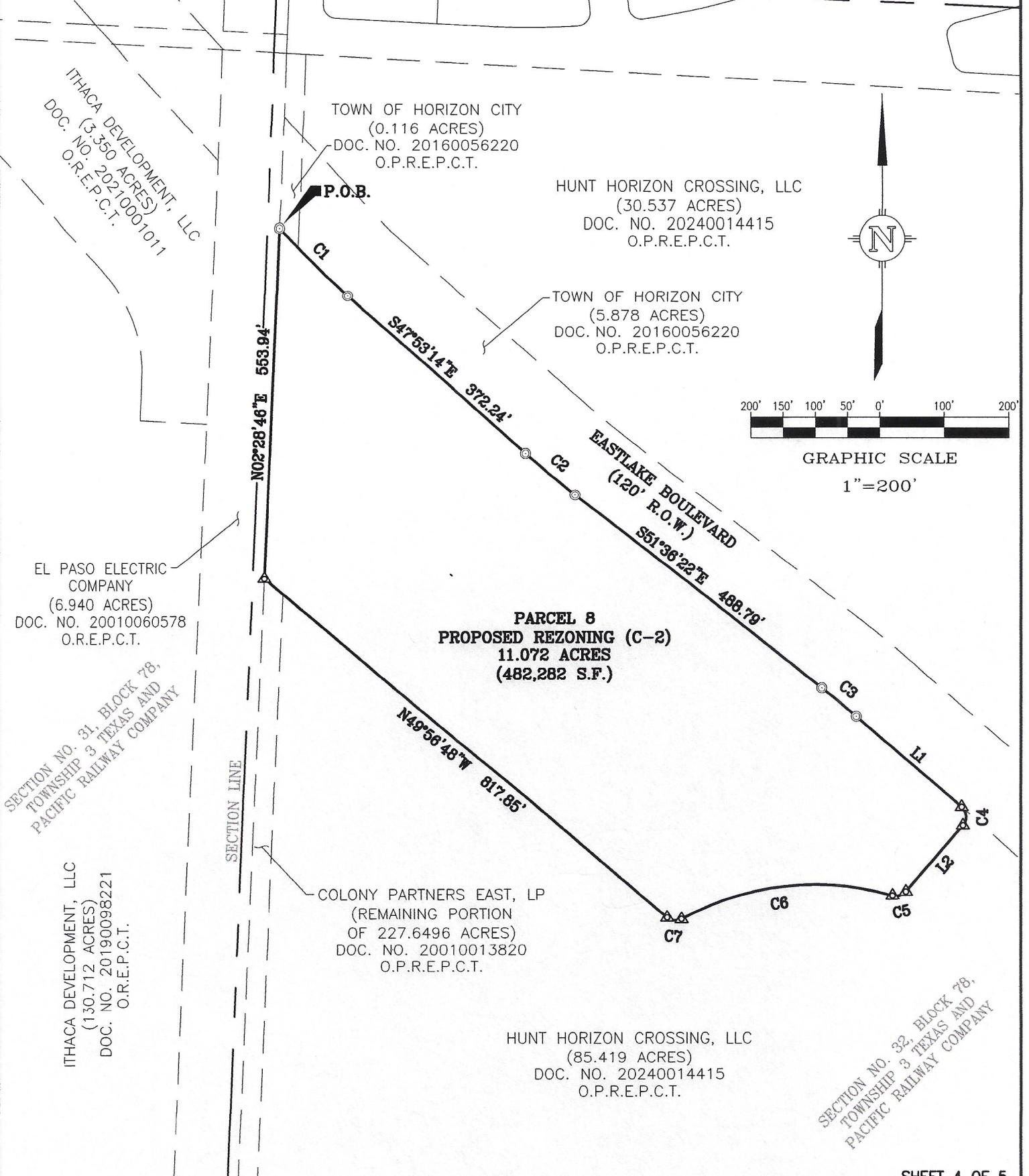
Zamora, L.L.C.  
1510 N. Zaragoza Road  
El Paso, Texas 79936

*G. Rene Zamora*  
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"=200'

**PARCEL 8**  
**PROPOSED REZONING (C-2)**  
**11.072 ACRES**  
**(482,282 S.F.)**

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

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

HUNT HORIZON CROSSING, LLC  
(30.537 ACRES)  
DOC. NO. 20240014415  
O.P.R.E.P.C.T.

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

EL PASO ELECTRIC  
COMPANY  
(6.940 ACRES)  
DOC. NO. 20010060578  
O.R.E.P.C.T.

SECTION NO. 31, BLOCK 78,  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY COMPANY

ITHACA DEVELOPMENT, LLC  
(130.712 ACRES)  
DOC. NO. 20190098221  
O.R.E.P.C.T.

COLONY PARTNERS EAST, LP  
(REMAINING PORTION  
OF 227.6496 ACRES)  
DOC. NO. 20010013820  
O.P.R.E.P.C.T.

HUNT HORIZON CROSSING, LLC  
(85.419 ACRES)  
DOC. NO. 20240014415  
O.P.R.E.P.C.T.

SECTION NO. 32, BLOCK 78,  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY COMPANY

**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 PARCEL 8
JOB NUMBER:	2035-201
DATE:	JULY, 2024
SCALE:	1"= 200'
SURVEYOR:	ZAMORA
TECHNICIAN:	DWC 184
DRAWING:	2035-201-PARCEL 8
FIELDNOTES:	
PARTYCHIEF:	
FIELDBOOKS:	

EXHIBIT TO ACCOMPANY LEGAL  
DESCRIPTION OF 11.072 ACRE TRACT OF  
LAND SITUATED IN THE SECTION NO.  
32, BLOCK 78, TOWNSHIP 3 TEXAS  
AND PACIFIC RAILWAY COMPANY EL  
PASO COUNTY, TEXAS.

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 5/8" IRON ROD W/"ZWA" CAP FOUND
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- 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	148.71'	5°27'42"	1560.00'	S45°09'30"E	148.65'
C2	101.26'	3°43'08"	1560.00'	S49°44'48"E	101.24'
C3	69.74'	2°46'29"	1440.00'	S50°13'08"E	69.73'
C4	31.42'	90°00'08"	20.00'	S03°49'49"E	28.28'
C5	22.62'	64°47'37"	20.00'	S73°34'03"W	21.43'
C6	337.94'	44°18'26"	437.00'	S83°48'39"W	329.58'
C7	23.87'	68°23'47"	20.00'	N84°08'41"W	22.48'

**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.

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S48°49'53"E	217.36'
L2	S41°10'15"W	134.24'

**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

<p><b>LOCATIONS</b></p>	<p style="font-size: 2em; font-weight: bold; text-align: center;">ZWA</p> <p style="font-weight: bold; text-align: center;">Zamora, LLC. Texas Firm No. 10062700 Professional Land Surveyors</p> <p style="font-size: 0.8em;">1510 N. Zaragoza Road, Suite B-7, El Paso Texas 79936 Tel: (512) 295-6201</p>	<p><b>PROJECT:</b> PROPOSED ZONING PARCEL 8</p> <p><b>JOB NUMBER:</b> 2035-201</p> <p><b>DATE:</b> JULY, 2024</p> <p><b>SCALE:</b> 1" = 200'</p> <p><b>SURVEYOR:</b> ZAMORA</p> <p><b>TECHNICIAN:</b> DWC <span style="float: right; font-weight: bold;">185</span></p> <p><b>DRAWING:</b> 2035-201-PARCEL 8</p> <p><b>FIELDNOTES:</b></p> <p><b>PARTYCHIEF:</b></p> <p><b>FIELDBOOKS:</b></p>	<p>EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 11.072 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.</p>
-------------------------	---	--	--

**DESCRIPTION**

DESCRIPTION OF A 3.857 ACRE TRACT OF LAND SITUATED IN SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 7.871 ACRE TRACT OF LAND CONVEYED TO HUNT CROSSING, LLC, OF RECORD IN DOCUMENT NO. 20240014411 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 85.419 ACRE TRACT OF LAND CONVEYED TO HUNT CROSSING, LLC, OF RECORD IN DOCUMENT NO. 20240014415 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 3.857 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 5/8" iron rod with cap stamped "ZWA" found on the southwest line of Eastlake Boulevard, a 120-foot right of way, being also the northwest corner 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 southeast corner of a 5.898-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 most northerly corner of said Hunt Horizon Crossing, LLC, 7.871-acre tract, and being the northeast corner of said Hunt Horizon Crossing, LLC, 85.419-acre tract;

**THENCE**, with the southwest line of said Eastlake Boulevard, the southwest line of said Town of Horizon City, 5.101-acre tract, the north line of said Hunt Horizon Crossing, LLC, 7.871-acre tract, the following two (2) courses and distances:

- 1) **S 39°55'55" E**, for a distance of **168.49** feet to a calculated point at the beginning of a curve to the right, and
- 2) along said curve to the right, an arc distance of **46.11** feet, said curve having a radius of **1040.00** feet, a central angle of **2°32'26"** and a chord bearing of **S 47°33'40" E** for a chord distance of **46.11** feet to a calculated point for the **POINT OF BEGINNING**, and the northeast corner hereof;

**THENCE**, continuing along said curve to the right, an arc distance of **717.84** feet, said curve having a radius of **1040.00** feet, a central angle of **39°32'51"** and a chord bearing of **S 26°31'02" E** for a chord distance of **703.68** feet to a calculated point on the southwest line of said Eastlake Boulevard, being also the southwest line of said Town of Horizon City, 5.101-acre tract, being also the northeast line of said Hunt Horizon Crossing, LLC, 7.871-acre tract, and being the southeast corner hereof;

**THENCE**, over and across said Hunt Horizon Crossing, LLC, 7.871-acre tract, and said Hunt Horizon Crossing, LLC, 85.419-acre tract, the following ten (10) courses and distances:

- 1) **N 86°54'08" W**, for a distance of **297.17** feet to a calculated point for the southwest corner hereof,

- 2) **N 02°33'01" E**, for a distance of **106.35** feet to a calculated point,
- 3) **N 24°34'55" W**, for a distance of **137.30** feet to a calculated point,
- 4) **N 39°59'13" W**, for a distance of **256.42** feet to a calculated point for the northwest corner hereof,
- 5) **N 41°10'15" E**, for a distance of **36.99** feet to a calculated point at the beginning of a curve to the right,
- 6) along said curve to the right, an arc distance of **29.27** feet, said curve having a radius of **400.00** feet, a central angle of **4°11'31"** and a chord bearing of **N 43°16'00" E** for a chord distance of **29.26** feet to a calculated point at the end of said curve,
- 7) **N 45°21'46" E**, for a distance of **66.48** feet to a calculated point at the beginning of a curve to the left,
- 8) along said curve to the left, an arc distance of **29.27** feet, said curve having a radius of **400.00** feet, a central angle of **4°11'31"** and a chord bearing of **N 43°16'00" E** for a chord distance of **29.26** feet to a calculated point at the end of said curve, and
- 9) **N 41°10'15" E**, for a distance of **84.69** feet to a calculated point at the beginning of a curve to the right, and
- 10) along said curve to the right, an arc distance of **32.30** feet, said curve having a radius of **20.00** feet, a central angle of **92°32'18"** and a chord bearing of **N 87°26'24" E** for a chord distance of **28.90** feet to the **POINT OF BEGINNING** and containing **3.857** 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.

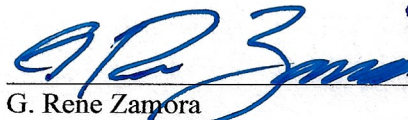
**THE STATE OF TEXAS    §  
  §  
COUNTY OF EL PASO    §**

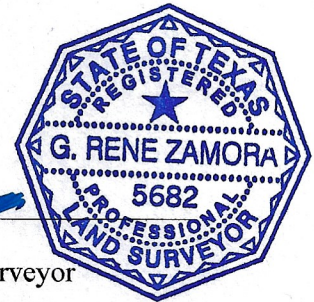
**KNOW ALL MEN BY THESE PRESENTS:**

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

TOWN OF HORIZON CITY  
(5.878 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.

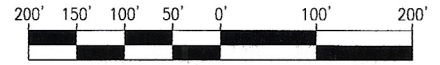
HUNT HORIZON CROSSING, LLC  
(7.871 ACRES)  
DOC. NO. 20240014411  
O.P.R.E.P.C.T.

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.

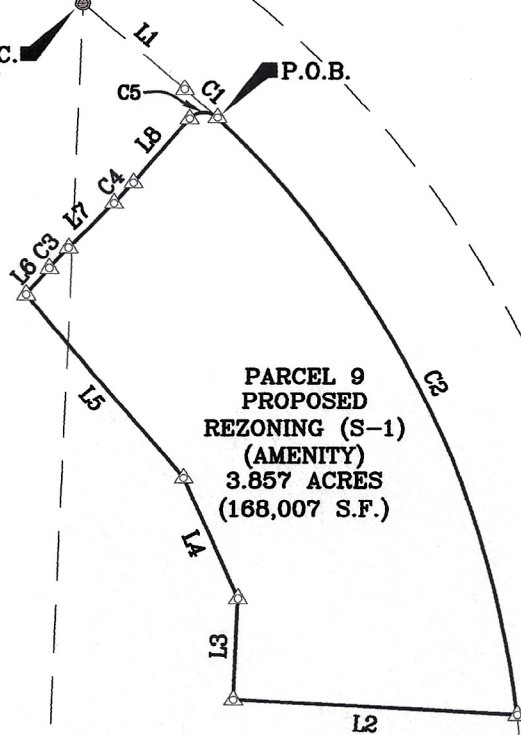
SECTION NO. 32, BLOCK 78,  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY COMPANY

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



GRAPHIC SCALE

1"=200'



**PARCEL 9**  
**PROPOSED**  
**REZONING (S-1)**  
**(AMENITY)**  
**3.857 ACRES**  
**(168,007 S.F.)**

**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:	2035-201
DATE:	JULY, 2024
SCALE:	1" = 200' 189
SURVEYOR:	ZAMORA
TECHNICIAN:	DWC
DRAWING:	2035-201-PARCEL 9.dwg
FIELDNOTES:	
PARTYCHIEF:	
FIELDBOOKS:	

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 3.857 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 5/8" IRON ROD W/"ZWA" CAP FOUND
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- 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	46.11'	2°32'26"	1040.00'	S47°33'40"E	46.11'
C2	717.84'	39°32'51"	1040.00'	S26°31'02"E	703.68'
C3	29.27'	4°11'31"	400.00'	N43°16'00"E	29.26'
C4	29.27'	4°11'31"	400.00'	N43°16'00"E	29.26'
C5	32.30'	92°32'18"	20.00'	N87°26'24"E	28.90'

**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.

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S48°49'53"E	141.25'
L2	N86°54'08"W	297.17'
L3	N02°33'01"E	106.35'
L4	N24°34'55"W	137.30'
L5	N39°59'13"W	256.42'
L6	N41°10'15"E	36.99'
L7	N45°21'46"E	66.48'
L8	N41°10'15"E	89.76'

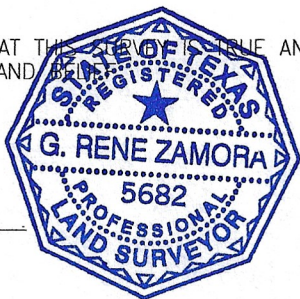
**NOTE:**

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 THE ABOVE 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

**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
PARCEL 9
JOB NUMBER: 2035-201
DATE: JULY, 2024
SCALE: 1" = 200'
SURVEYOR: ZAMORA
TECHNICIAN: DWC
DRAWING: 2035-201-PARCEL 9.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

EXHIBIT TO ACCOMPANY LEGAL  
 DESCRIPTION OF 3.857 ACRE TRACT OF  
 LAND SITUATED IN THE SECTION NO.  
 32, BLOCK 78, TOWNSHIP 3 TEXAS  
 AND PACIFIC RAILWAY COMPANY  
 EL PASO COUNTY, TEXAS.

DESCRIPTION

DESCRIPTION OF A 7.830 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 7.830 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point on the 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 width, being also the east line of a 2.419-acre tract conveyed to the Town of Horizon City, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, and being the northwest corner hereof;

**THENCE, S 87°27'43" E**, departing the east line of said Eastlake Boulevard, crossing said Hunt Horizon Crossing LLC, 64.653-acre tract, for a distance of **653.20** feet to a calculated point on the east line of 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 northeast corner hereof;

**THENCE, S 02°32'17" W**, for a distance of **538.96** feet to a calculated point on the east line of said Hunt Horizon Crossing LLC, 64.653-acre tract, being also on the west line of said Clint Independent School District 29.862-acre tract, and being the southeast corner hereof;

**THENCE**, over and across said Hunt Horizon Crossing LLC, 64.653-acre tract, the following two (2) courses and distances:

- 1) **N 86°58'35" W**, for a distance of **294.70** feet to a calculated point, for an angle point, and
- 2) **S 85°37'17" W**, for a distance of **297.40** feet to a calculated point on the west line of said Hunt Horizon Crossing LLC, 64.653-acre tract, being also the east line of said Town of Horizon City 2.419-acre tract, being also the east line of said Eastlake Boulevard, 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) **N 04°08'27" W**, for a distance of **404.57** feet to a 5/8" iron rod with cap stamped "ZWA" found at the beginning of a curve to the right, and
- 2) along said curve to the right, an arc distance of **171.24** feet, said curve having a radius of **3940.00** feet, a central angle of **2°29'25"** and a chord bearing of **N 02°53'45" W** for a chord distance of **171.23** feet to the **POINT OF BEGINNING** and containing **7.830** 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. CONVERGENCE OF (-)03°36'00" WITH A 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:**

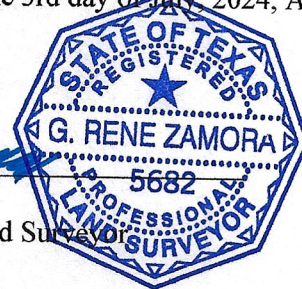
That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 2024 under my direction and supervision.

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*

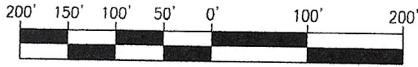
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 – State of Texas



**REFERENCES**

ZWA DRAWING NO. 2035-190

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE  
1"=200'

SECTION NO. 32, BLOCK 78,  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY COMPANY

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

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

TOWN OF HORIZON CITY  
(2.419 ACRES)  
DOC. NO. 20160056220  
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.

EASTLAKE BOULEVARD  
(120' R.O.W.)  
404.57'  
N04°08'27" W  
404.57'

**PARCEL 11**  
**PROPOSED ZONING (C-2)**  
**7.830 ACRES**  
**(341,094 S.F.)**

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

S87°27'43"E 653.20'  
S02°32'17"W 538.96'  
S85°37'17"W 297.40' N86°58'35"W 294.70'

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

HUNT COMMUNITIES HOLDING, L.P.  
(6.927 ACRES)  
DOC. NO. 20070093998  
O.P.R.E.P.C.T.

CLINT INDEPENDENT  
SCHOOL DISTRICT  
(20.000 ACRES)  
DOC. NO. 20020007804  
O.P.R.E.P.C.T.

SHEET 3 OF 4

**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  
PARCEL 11  
JOB NUMBER: 2035-201  
DATE: JULY, 2024  
SCALE: 1" = 200'  
SURVEYOR: ZAMORA  
TECHNICIAN: DWC  
DRAWING: 2035-201-PARCEL 11.dwg  
FIELDNOTES:  
PARTYCHIEF:  
FIELDBOOKS:

EXHIBIT TO ACCOMPANY LEGAL  
DESCRIPTION OF 7.830 ACRE TRACT OF  
LAND SITUATED IN THE SECTION NO.  
32, BLOCK 78, TOWNSHIP 3 TEXAS  
AND PACIFIC RAILWAY COMPANY EL  
PASO COUNTY, TEXAS.

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 5/8" IRON ROD W/"ZWA" CAP FOUND
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- 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	171.24'	2°29'25"	3940.00'	N02°53'45"W	171.23'
C2	129.76'	1°53'13"	3940.00'	N00°42'26"W	129.75'

**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:**

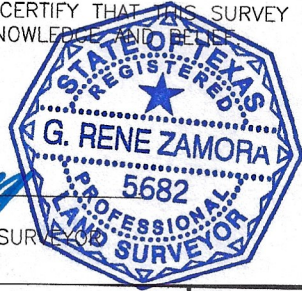
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

**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

**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
PARCEL 11
JOB NUMBER: 2035-201
DATE: JULY, 2024
SCALE: 1" = 200' 194
SURVEYOR: ZAMORA
TECHNICIAN: DWC
DRAWING: 2035-201-PARCEL 11.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

EXHIBIT TO ACCOMPANY LEGAL  
DESCRIPTION OF 7.830 ACRE TRACT OF  
LAND SITUATED IN THE SECTION NO.  
32, BLOCK 78, TOWNSHIP 3 TEXAS  
AND PACIFIC RAILWAY COMPANY EL  
PASO COUNTY, TEXAS.

DESCRIPTION

DESCRIPTION OF A 0.859 ACRE TRACT OF LAND SITUATED IN SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 76.7174 ACRE TRACT OF LAND CONVEYED TO HUNT HORIZON CROSSING 2, LP, OF RECORD IN DOCUMENT NO. 20070100990 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.859 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a calculated point for the southeast corner of said Hunt Horizon Crossing 2, LP 76.7174-acre tract, being also on the north line of Horizon Boulevard, a varying width right of way, being also the southwest corner of a 1.806-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 west line of Eastlake Boulevard, a 120-foot right of way;

**THENCE**, with the west line of said Eastlake Boulevard, the west line of said 1.806-acre Town of Horizon City tract, and the east line of said 76.7174-acre Hunt Horizon Crossing 2, LP, the following two (2) courses and distances:

- 1) **N 02°56'39" E**, for a distance of **20.47** feet to a calculated point at the beginning of a curve to the right;
- 2) along said curve to the right, an arc distance of **234.92** feet, said curve having a radius of **1960.00** feet, a central angle of **6°52'02"** and a chord bearing of **N 06°22'41" E** for a chord distance of **234.78** feet to a calculated point for the southeast corner hereof and the **POINT OF BEGINNING**;

**THENCE**, over and across said Hunt Horizon Crossing 2, LP., 76.7174-acre tract, the following three (3) courses and distances:

- 1) **N 87°03'13" W**, for a distance of **1837.75** feet to a calculated point, and being the southwest corner hereof
- 2) **N 02°08'18" E**, for a distance of **20.47** feet to a calculated point, and being the northwest corner hereof, and;
- 3) **S 87°02'46" E**, for a distance of **1840.58** feet to a calculated point on a curve to the left being on the west line of said Eastlake Boulevard, being also the east line of said 76.7174-acre Hunt Horizon Crossing 2, LP tract, and being the northeast corner hereof;

**THENCE**, along said curve to the left, an arc distance of **20.39** feet, said curve having a radius of **1960.00** feet, a central angle of **0°35'45"** and a chord bearing of **S 10°06'35" W** for a chord distance of **20.39** feet to the **POINT OF BEGINNING** and containing **0.859** 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     §

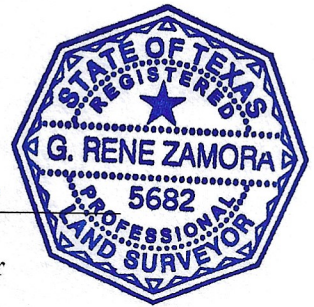
**KNOW ALL MEN BY THESE PRESENTS:**

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 12th 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

HORIZON COMMUNITIES IMPROVEMENT ASSOCIATION INC.  
(2.87 ACRES)  
VOLUME 3257, PAGE 14  
O.P.R.E.P.C.T.

HUNT HORIZON CROSSING 2, L.P.,  
(44.766 ACRES)  
DOC. NO. 20070100989  
O.P.R.E.P.C.T.

HUNT COMMUNITIES HOLDING, L.P.  
(4.206 ACRES)  
DOC. NO. 20070093996  
O.P.R.E.P.C.T.

HUNT HORIZON CROSSING 2, L.P.,  
(76.7174 ACRES)  
DOC. NO. 20070100990  
O.P.R.E.P.C.T.

**PARCEL 12**  
**PROPOSED REZONING (R-3)**  
**0.859 ACRES**  
**(37,422 S.F.)**

TOWN OF HORIZON CITY  
(1,806 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

CLINT INDEPENDENT SCHOOL DISTRICT  
(17,964 ACRES)

HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT  
VOL. 1559, PG. 886  
O.P.R.E.P.C.T.

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

S87°02'46"E 1840.58'  
N87°03'13"W 1837.75'

P.O.B.

P.O.C.

HORIZON BOULEVARD  
(R.O.W. WIDTH VARIES)



GRAPHIC SCALE

1" = 300'

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 0.859 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

PROJECT: PROPOSED ZONING
JOB NUMBER: PARCEL 12
DATE: 2035-201
DATE: JULY, 2024
SCALE: 1" = 300'
SURVEYOR: ZAMORA
TECHNICIAN: DMC
DRAWING: 2035-201-PARCEL 12.dwg
FIELD NOTES:
PARTY CHIEF:
FIELD BOOKS:

**LOCATIONS**

**ZWA**  
Zamora, L.L.C.  
Texas Firm No. 10062700  
Professional Land Surveyors  
151 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
Tel (912) 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.

108

**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 IS A TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND



*G. Rene Zamora*  
 G. RENE ZAMORA  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5682



**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 (512) 285-6201

**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

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N02°56'39"E	90.65'
L2	N02°08'18"E	20.47'

CURVE TABLE					
CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	234.92'	6°52'02"	1960.00'	N06°22'41"E	234.78'
C2	20.39'	0°35'45"	1960.00'	S10°06'35"W	20.39'

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 0.859 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

PROJECT: PROPOSED ZONING
JOB NUMBER: PARCEL 12
DATE: JULY, 2024
SCALE: 1" = 300'
SURVEYOR: ZAMORA
TECHNICIAN: DWC
DRAWING: 2035-201-PARCEL 12.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

**DESCRIPTION**

DESCRIPTION OF A 1.775 ACRE TRACT OF LAND SITUATED IN SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 76.7174 ACRE TRACT OF LAND CONVEYED TO HUNT HORIZON CROSSING 2, LP, OF RECORD IN DOCUMENT NO. 20070100990 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 1.775 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a calculated point for the southeast corner of said Hunt Horizon Crossing 2, LP 76.7174-acre tract, being also on the north line of Horizon Boulevard, a varying width right of way, and being the southwest corner of a 1.806-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;

**THENCE, N 87°03'28" W**, with the north line of said Horizon Boulevard and the south line of said 76.7174-acre Hunt Horizon Crossing 2, LP, for a distance of **1819.12** feet to a calculated point and being the **POINT OF BEGINNING**, for the southeast corner hereof;

**THENCE, N 87°03'28" W**, continuing with the north line of said Horizon Boulevard and the south line of said 76.7174-acre Hunt Horizon Crossing 2, LP, for a distance of **238.95** feet to a calculated point on the north line of said Horizon Boulevard, being also the southwest corner of said 76.7174-acre Hunt Horizon Crossing 2, LP tract, being also the southeast corner of a 2.87-acre tract conveyed to Horizon Communities Improvement Association inc., recorded in Volume 3257, Page 14 of the Official Public Records of El Paso County, Texas, and being the southwest corner hereof;

**THENCE, N 02°29'28" E**, departing the north line of said Horizon Boulevard, with the west line of said 76.7174-acre Hunt Horizon Crossing 2, LP tract and the east line of said 2.87-acre Horizon Communities Improvement Association inc. tract, for a distance of **325.05** feet to a calculated point for the northwest corner hereof;

**THENCE**, over and across said Hunt Horizon Crossing 2, LP., 76.7174-acre tract, the following two (2) courses and distances:

- 1) **S 87°03'13" E**, for a distance of **236.95** feet to a calculated point, and
- 2) **S 02°08'18" W**, for a distance of **325.05** feet to the **POINT OF BEGINNING** and containing **1.775** 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

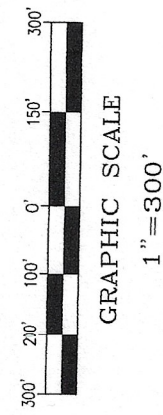
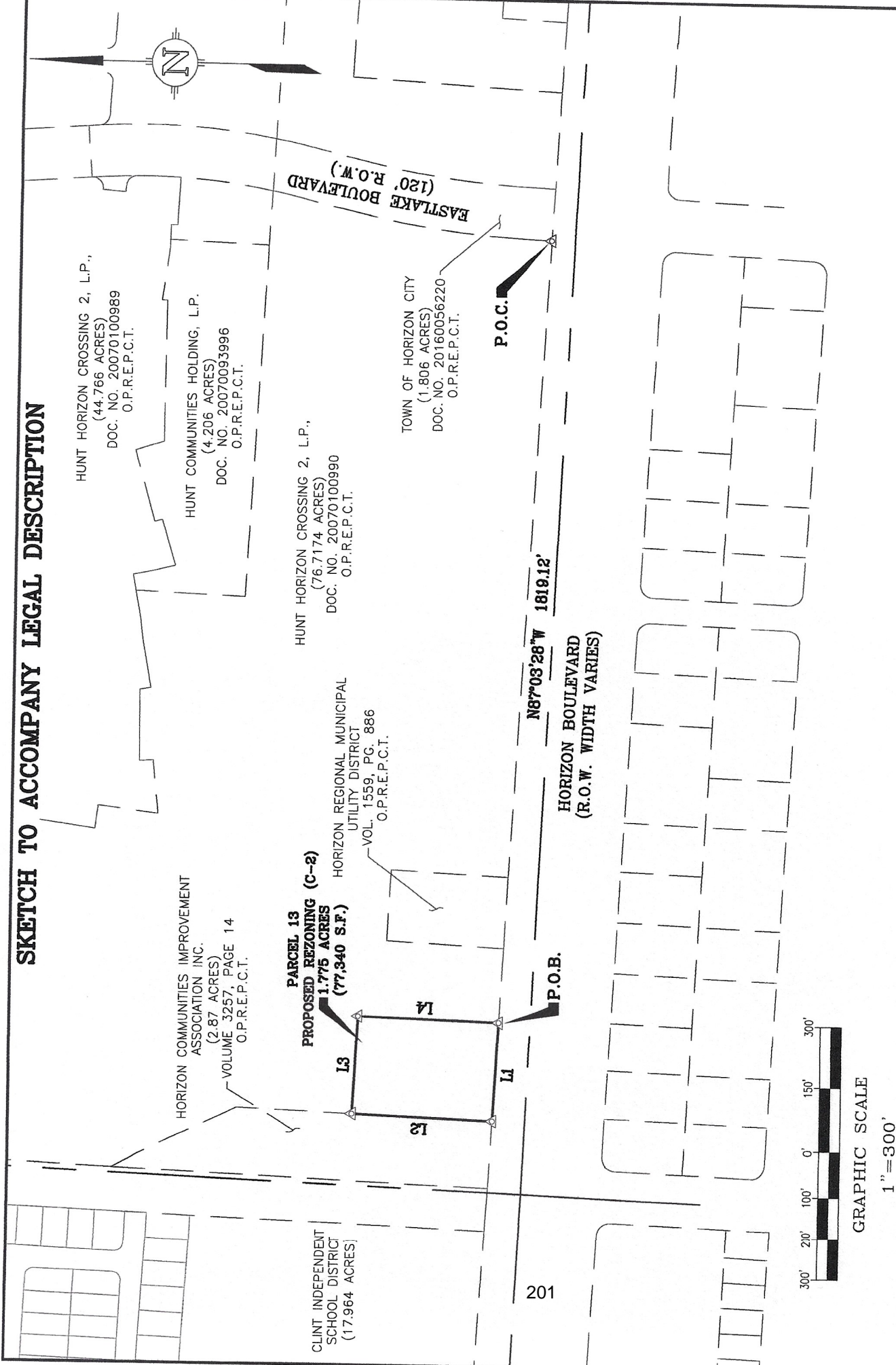
*G. Rene Zamora*  
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 – State of Texas



**REFERENCES**

ZWA DRAWING NO. 2035-190

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



<b>LOCATIONS</b> 	<b>ZWA</b> Zamora, L.L.C. Texas Firm No. 10062700 Professional Land Surveyors 150 N. Zaragoza Road, Suite B-7, El Paso Texas 79936 Te (512) 295-6201	<b>PROJECT:</b> PROPOSED ZONING JOB NUMBER: PARCEL 13 DATE: 2035-201 SCALE: 1" = 300' SURVEYOR: ZAMORA TECHNICIAN: DWC DRAWING: 2035-201-PARCEL 13.dwg FIELD NOTES: PARTY CHIEF: FIELD BOOKS:	EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 1.775 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.
		SHEET 3 OF 4	

# 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.

202

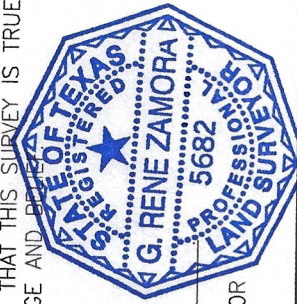
**META DATA:**

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.

GRZ

G. RENE ZAMORA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5682



**LOCATIONS**



**ZWA**  
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

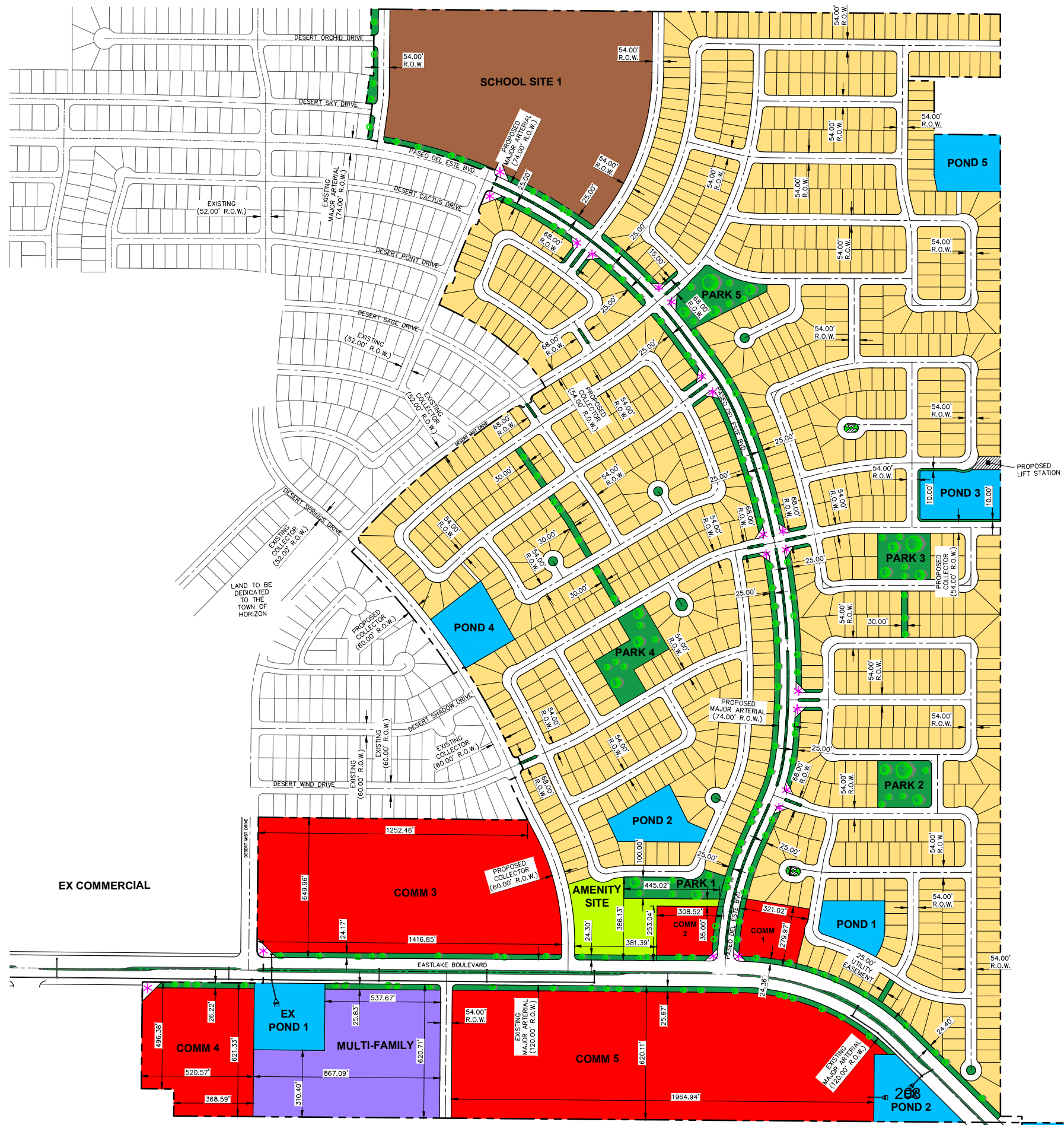
PROJECT: PROPOSED ZONING  
JOB NUMBER: 2035-201  
DATE: JULY, 2024  
SCALE: 1" = 300'  
SURVEYOR: ZAMORA  
TECHNICIAN: DMC  
DRAWING: 2035-201-PARCEL 13.dwg  
FIELD NOTES:  
PARTY CHIEF:  
FIELD BOOKS:

**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

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N87°03'28"W	238.95'
L2	N02°29'28"E	325.05'
L3	S87°03'13"E	236.95'
L4	S02°08'18"W	325.05'

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 1.775 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.



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



**TOWN OF HORIZON CITY  
MEMORANDUM**

**Date:** September 10, 2024  
**To:** Honorable Mayor and Members of City Council  
**From:** Art Rubio, Planner  
**SUBJECT:** **1st Reading of Ordinance No. \_\_\_\_\_**, An Ordinance Adopting a Zoning Change Within the Municipal Limits of the Town of Horizon City, Texas; Rezoning Parcels 6 From R-3 (Single-Family Dwelling) to A-1 (Apartments) Zoning District; Containing Approximately 10.011 Acres; and legally described as 10.011 Acre Tract of Land Situated In The Section No 30 and 31, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas.; Located South of Eastlake Blvd and East of Desert Mist Dr.; and Authorizing the Notation of the Change on the Official Zoning Map of the Town; Providing for the Following: Findings of Fact; Repealer; Severability; and Proper Notice and Hearing.

---

On August 19, 2024, the P&Z voted unanimously to approve the rezoning request from R-3 (Single-Family Dwelling) to A-1 (Apartments) Zoning District.

The applicant's request is to rezone the property to A-1 (Apartments) Zoning District to allow for multi-family use, the proposed use will provide a variety of housing to the area. Staff recommendation to the Planning and Zoning Commission is approval, based on compatibility with surrounding properties to the west and southwest of the subject property and compatibility to the Shaping Our Horizon: 2023 Comprehensive and Strategic Plan, Future Land Use Map Designation.

Attached for your review are the draft Ordinances and the consolidated staff report that was presented to the Planning and Zoning Commission.

**AN ORDINANCE ADOPTING A ZONING CHANGE WITHIN THE MUNICIPAL LIMITS OF THE TOWN OF HORIZON CITY, TEXAS; REZONING PARCELS 6 FROM R-3 (SINGLE-FAMILY DWELLING) TO A-1 (APARTMENTS) ZONING DISTRICT; CONTAINING APPROXIMATELY 10.011 ACRES; AND LEGALLY DESCRIBED AS 10.011 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30 AND 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.; LOCATED SOUTH OF EASTLAKE BLVD AND EAST OF DESERT MIST DR.; AND AUTHORIZING THE NOTATION OF THE CHANGE ON THE OFFICIAL ZONING MAP OF THE TOWN; PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; REPEALER; SEVERABILITY; AND PROPER NOTICE AND HEARING.**

**WHEREAS,** an application was made to change a designated zone for a parcel of property as identified herein within the municipal limits of the Town of Horizon City; and

**WHEREAS,** said application was forwarded to and considered by the Town of Horizon City Planning and Zoning Commission; and

**WHEREAS,** the Planning and Zoning Commission has complied with all state and local laws affecting the changing of zones and held a public hearing to obtain public comments; and

**WHEREAS,** the Planning and Zoning Commission has recommended that the zoning on the parcel of property be rezoned to A-1 (Apartments) Zoning District; and

**WHEREAS,** the City Council of the Town of Horizon City ("Town Council") seeks to promote safe, orderly and consistent use and development of real property; and

**WHEREAS,** the notice required by the Texas Local Government Code has been published in the official newspaper and given to adjacent property owners; and

**WHEREAS,** public hearings have been held by the Town Council as required by law; and

**WHEREAS,** all written and oral protests (if any) submitted against the proposed zoning change have been reviewed and considered; and

**WHEREAS,** the Town Council in its decision for rezoning finds that such rezoning is in the public interest of the Town of Horizon City, Texas; and

**WHEREAS,** pursuant to Texas Local Government Code Section 51.001, the Town has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the Town and is necessary or proper for carrying out a power granted by law to the Town; and

**WHEREAS,** pursuant to Texas Local Government Code Chapter 211, the Town is authorized to promulgate and enforce zoning regulations; and

**WHEREAS,** the Town Council finds that it is necessary and proper for the good government, peace, and order of the Town of Horizon City to adopt this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF HORIZON CITY, TEXAS. THAT:**

### **I. REZONING**

The zoning be changed from R-3 (Single-Family Dwelling) to A-1 (Apartments) Zoning District within the meaning of the Zoning Ordinance contained in Chapter 14 on the Horizon City Municipal Code, for approximately 10.011-acres, more or less, and legally described by Metes & Bounds and Survey Maps, Exhibit "A" attached hereto and by reference included herein:

### **II. ZONING MAP**

The zoning map for the Town of Horizon City shall be modified to include the zoning changes directed by this ordinance.

### **III. FINDINGS OF FACT**

That this ordinance was duly enacted with all requisites and formalities incident thereto the enactment of ordinance, and such is evidenced by the signatures below; and further that the foregoing recitals are incorporated into this ordinance by reference as findings of fact as if expressly set forth herein.

### **IV. REPEALER**

All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the effect of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

### **V. SEVERABILITY**

Should any of the clauses, sentences, paragraphs, sections or parts of this ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

**VI. PROPER NOTICE AND MEETING**

It is officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52, Texas Local Government Code.

**PASSED AND APPROVED** this the \_\_\_ day of \_\_\_\_\_, 2024, by a vote of \_\_\_ (ayes) to \_\_\_ (nays) to \_\_\_ (abstentions) of the **Town Council of Horizon City, Texas.**

Town of Horizon City

By: \_\_\_\_\_  
Andres Renteria, Mayor

ATTEST:

By: \_\_\_\_\_  
Elvia Schuller, TRMC, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Sylvia Borunda Firth, City Attorney

First Reading: 09/10/2024  
Second Reading: 10/08/2024

EXHIBIT "A"

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;

**EXHIBIT "A"**

**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.

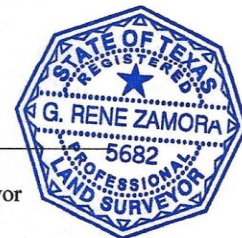
**THE STATE OF TEXAS**     §  
   §     **KNOW ALL MEN BY THESE PRESENTS:**  
**COUNTY OF EL PASO**     §

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



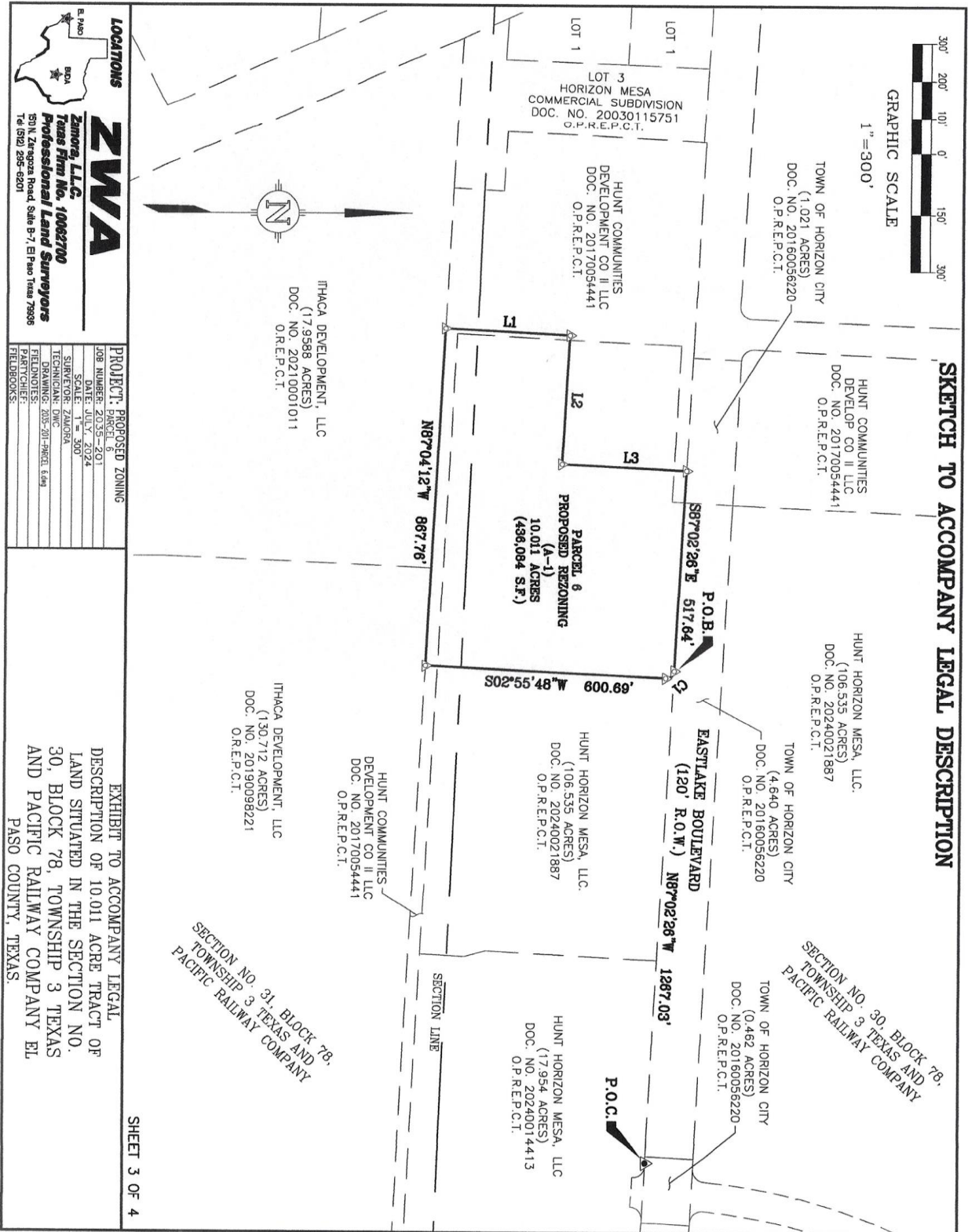
**REFERENCES**  
ZWA DRAWING NO. 2035-190

ZWA- JOB NO.  
2035-201-PARCEL 6

Page 2 of 4

10.011 ACRES  
PROPOSED REZONING

EXHIBIT "A"





**TOWN OF HORIZON CITY**  
**Planning and Zoning Commission Staff Report**

**Case No.:** ZRZ24-0014 **Revised**

**Application Type:** **Rezoning**  
**P&Z Hearing Date:** August 19, 2024  
**Staff Contact:** Art Rubio, Planner  
 915-852-1046 ext. 407; [arubio@horizoncity.org](mailto:arubio@horizoncity.org)

**Address/Location:** South of Eastlake Blvd and East of Desert Mist  
**Property ID No.:** 216874  
**Legal Description:** 10.011 Acre Tract of Land Situated In The Section No 30 and 31, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas.

**Property Owner(s):** Hunt Horizon Mesa, LLC & Hunt Communities Development Co. II, LLC  
**Applicant/Rep.:** CEA Group  
**Nearest Park:** Horizon Mesa Park  
**Nearest School:** Horizon High School (CISD)

<b>SURROUNDING PROPERTIES:</b>		
	<b>Zoning</b>	<b>Land Use</b>
<b>N</b>	R-9 (Single-Family Dwelling)/R4 (Single-Family Dwelling)	Single-Family Dwellings
<b>E</b>	R-3 (Single-Family Dwelling)/C-1 (General Commercial)	vacant
<b>S</b>	P-UD (Planned Unit Development)	Vacant
<b>W</b>	C-1 (General Commercial)/C-2 (Heavy Commercial)	Commercial Development
<b>LAND USE AND ZONING:</b>		
	<b>Existing</b>	<b>Proposed</b>
<b>Land Use</b>	Vacant	Multi-Family Dwellings
<b>Zoning</b>	R-3 (Single-Family Dwellings)	A-1 (Apartments)

**Application Description:**

The applicant requested to rezone approximately 10.011-acres of land that is currently vacant. The subject property is currently zoned R-3 (Single-Family Dwellings) and is proposed to be rezoned as A-1 (Apartments) to allow for 144 multi-family units.

**Notice:**

In accordance with Section 211.007 of the Texas Local Government Code, notices of the August 19, 2024, public hearing for the rezoning request were sent to those property owners within 200 feet of the subject property 15 days prior to each meeting (August 1, 2024), then posted in the El Paso Times Newspaper 15 days prior to each meeting (August 2, 2024). In addition, the applicant is required to erect signs notifying the public of the proposed rezoning on the site proposed for rezoning fifteen (15) days prior to the Planning

and Zoning Commission public hearing. Staff has confirmed that the sign has been up 15 days prior to the P&Z public hearing.

**Shaping Our Horizon:2030 A Comprehensive and Strategic Plan – Future Land Use Map Designation:**

Horizon City's, Shaping Our Horizon: 2030 Comprehensive and Strategic Plan designates this property as multi-family and commercial development in the area of the proposed rezoning. There are existing C-1, C-2 and A-1 zoned properties to the south and east of the subject property. A change of zone from R-3 to A-1 is compatible to the area and it is adjacent to a major arterial Eastlake Blvd.

**Staff Recommendation:**

Staff recommends **APPROVAL** of the zone change from R-3 to A-1 in support of a variety of residential dwellings to serve the community. The subject property is located adjacent to a major arterial and compatible multi-family dwellings to the southwest of the subject property and is aligned with Shaping Our Horizon:2030 Comprehensive and Strategic Plan - Future Land Use Map Designation.

**Planning Division Comments:**

The applicant is aware that the subject property is in tract survey form and a subdivision plat is required prior to the issuance of any grading or building permits.

**Town Engineer Comments:**

No comments

**School District Comments:**

No comments

**El Paso County 9-1-1 District:**

No comments

**El Paso Central Appraisal District:**

No comments

**Clint Independent School District**

No comments

**Options available to the Planning and Zoning Commission:**

The Planning and Zoning Commission may consider the following options and additional requirements that it identifies when reviewing this Rezoning application:

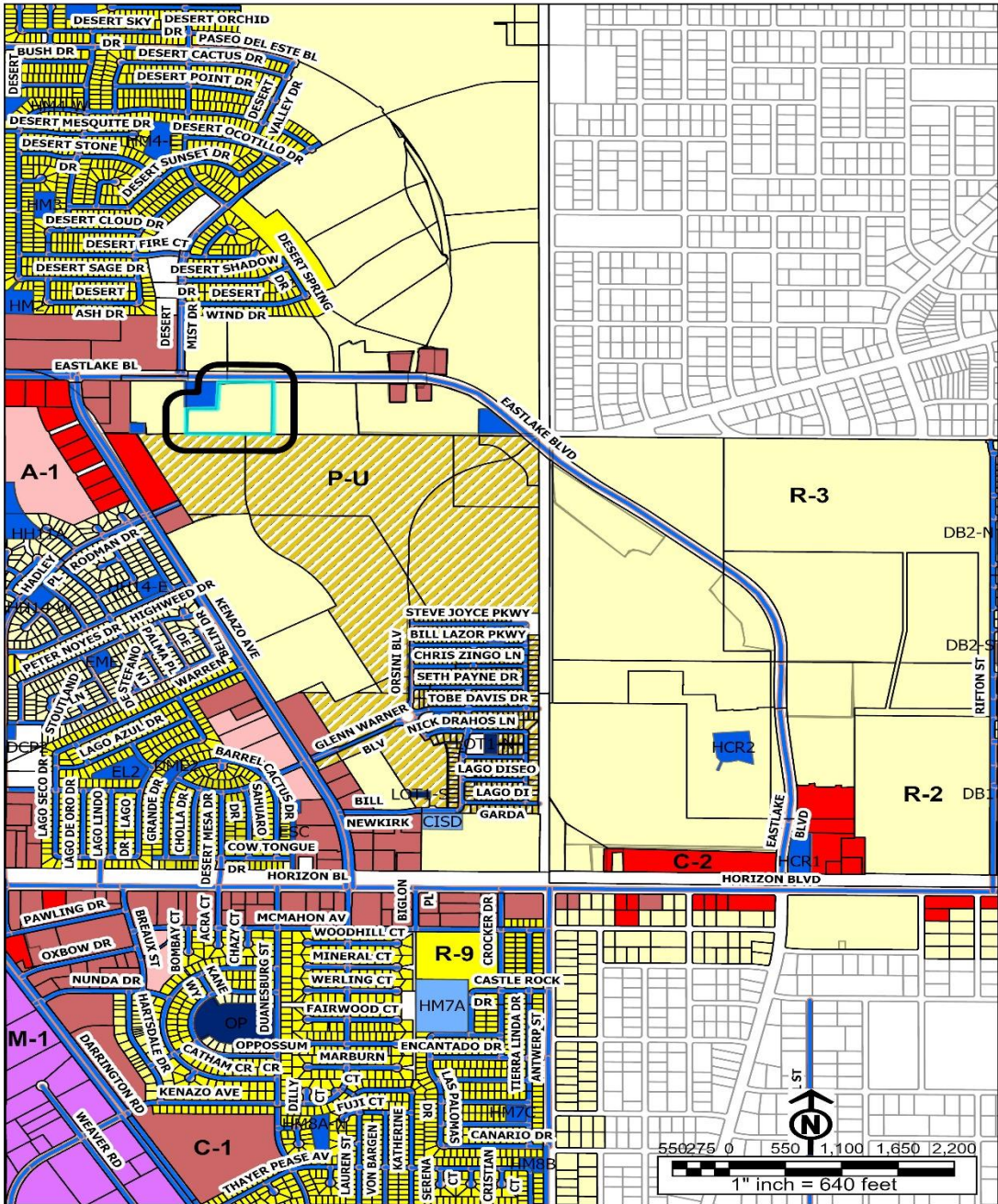
1. Recommend approval of the request for a rezoning to A-1 Zoning District as stated.
2. Recommend approval of the request for rezoning as stated, including any modifications to bring the rezoning into conformance with the Zoning Ordinance and the Vision 2030: Comprehensive and Strategic Plan.
3. Recommend denial of the Applicant's request for rezoning finding that it is not in conformance with the Zoning Ordinance and/or the Vision 2030: Comprehensive and Strategic Plan.
4. Recommend a set postponement should the Commission determine it is not prepared to make a final recommendation, the applicant requests a postponement or if the Commission needs additional information to make a final recommendation.

**Attachments:**

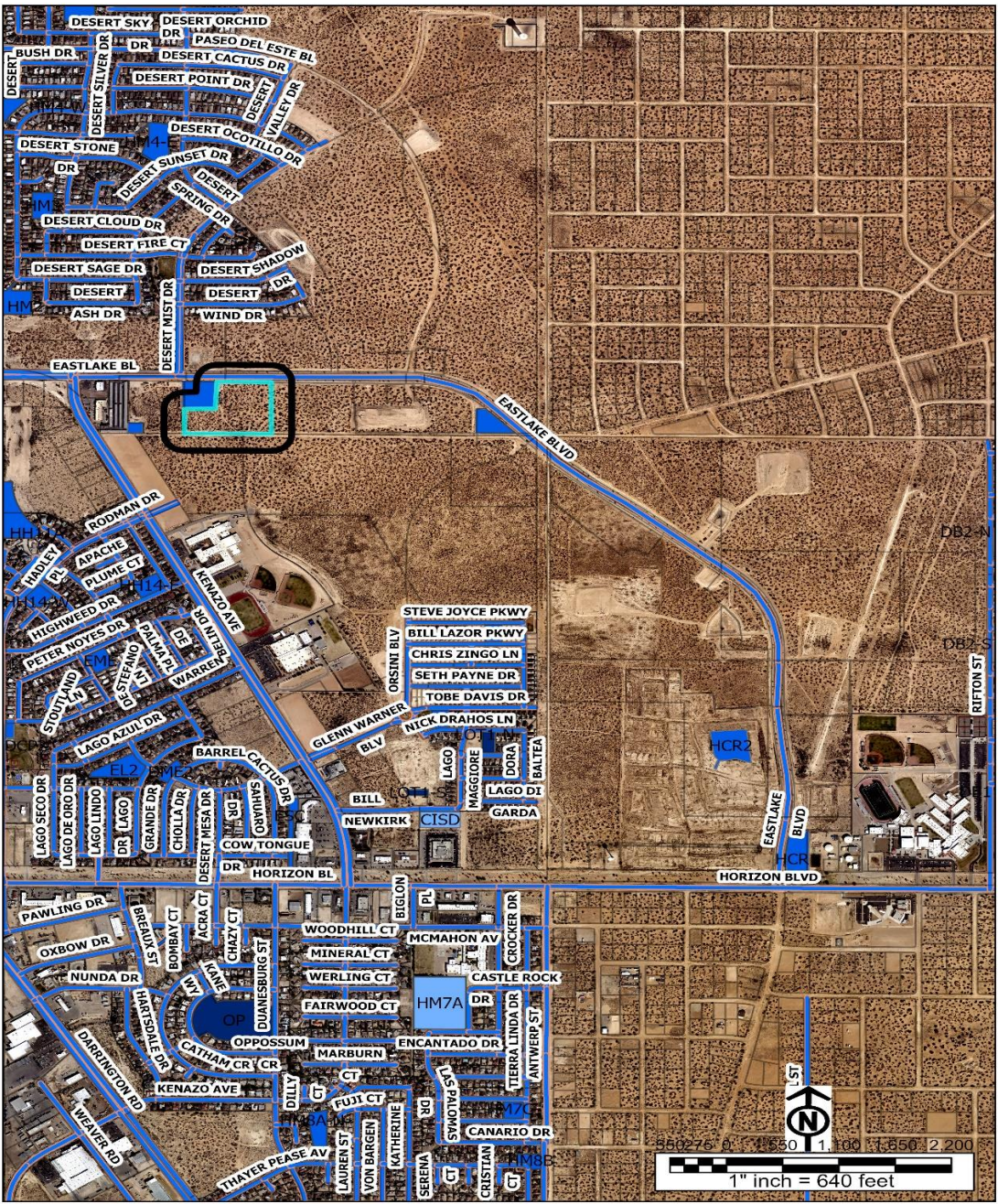
- 1 - Zoning Designation Map**
- 2 - Aerial Map**
- 3 - Future Land Use Map (Comp Plan)**
- 4 - Detailed Site Plan**
- 5 - Survey Map**
- 6 - Application**

Attachment 1: Zoning Designation

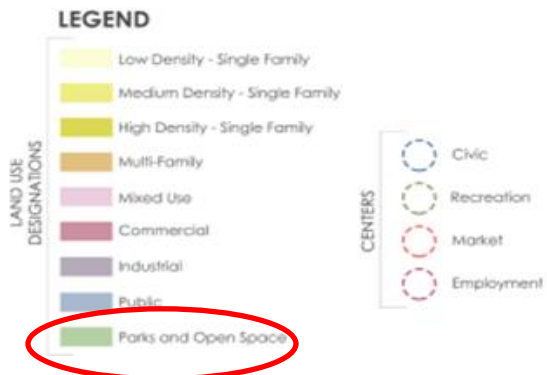
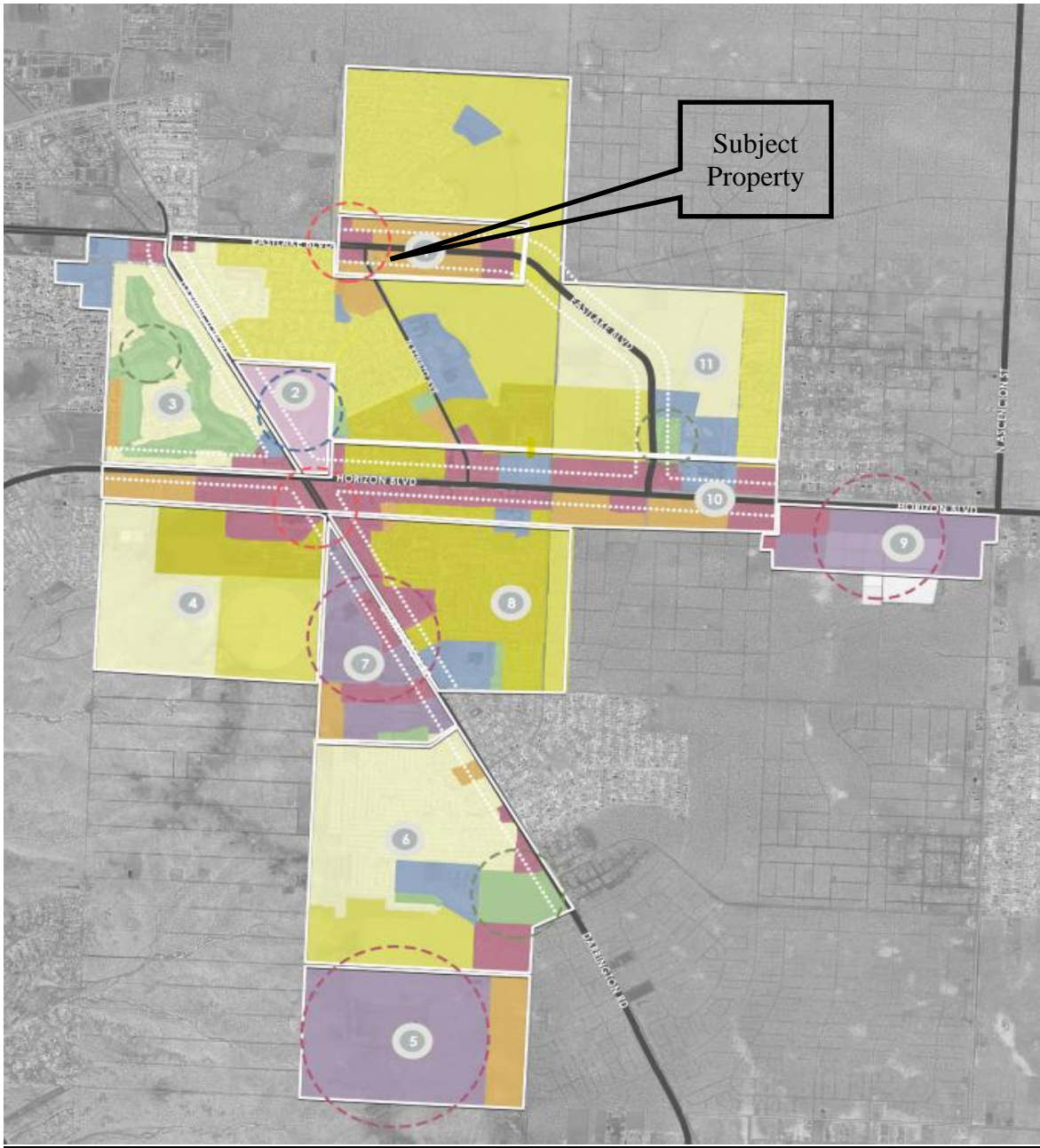
**Planning & Zoning Commission  
Rezoning Parcel 6 From R-3 to A-1  
Case No. ZRZ24-0014**



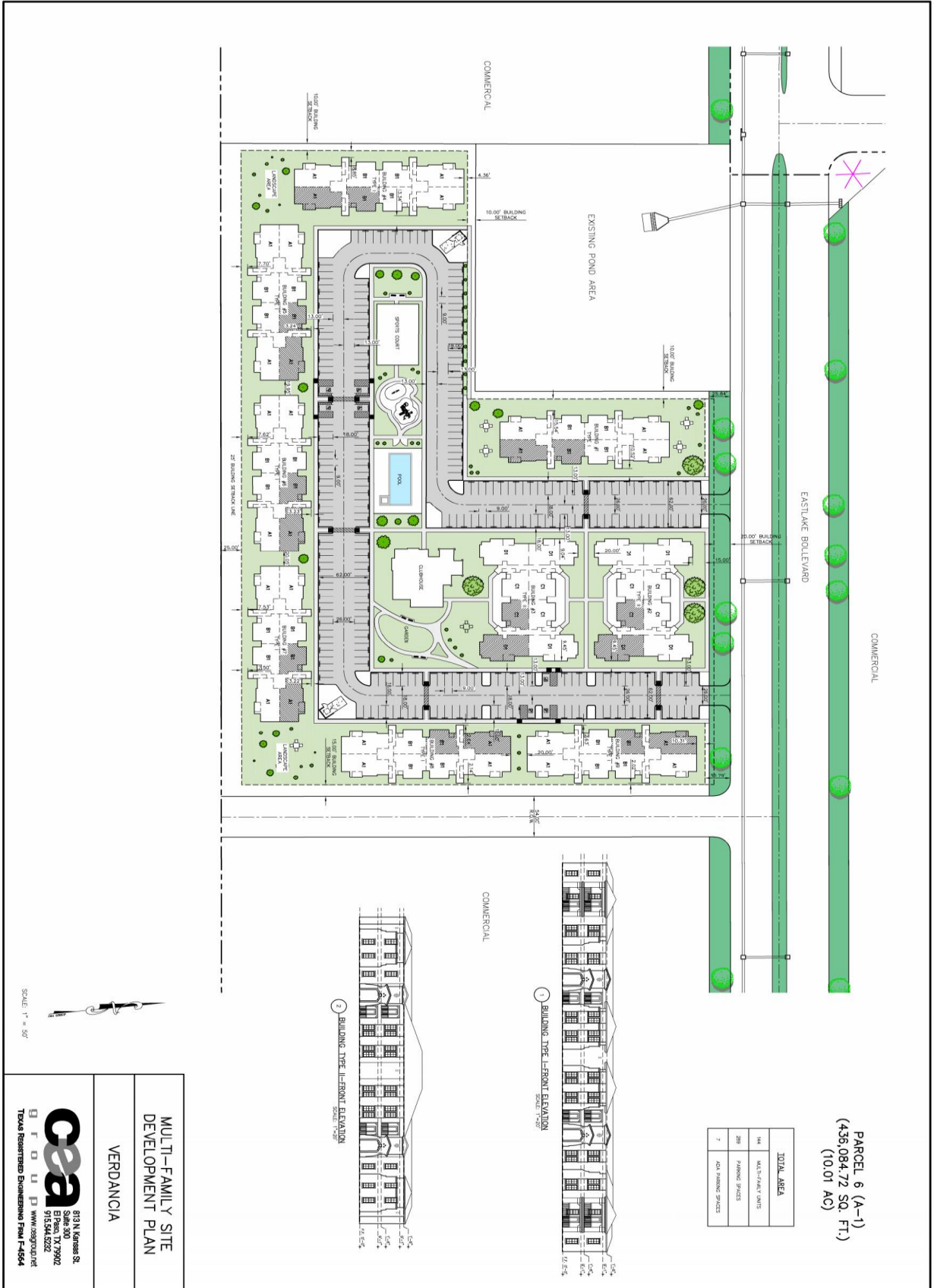
**Planning & Zoning Commission  
Rezoning Parcel 6 From R-3 to A-1  
Case No. ZRZ24-0014**



**Attachment 3: Future Land Use Map**

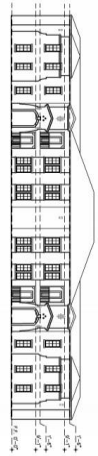


# Attachment 4: Detailed Site Plan



PARCEL 6 (A-1)  
 (436,084.72 SQ. FT.)  
 (10.01 AC)

TOTAL AREA	
1M	MULTI-FAMILY UNITS
2M	PARKING SPACES
7	ADA PARKING SPACES



MULTI-FAMILY SITE  
 DEVELOPMENT PLAN  
 VERDANCIA

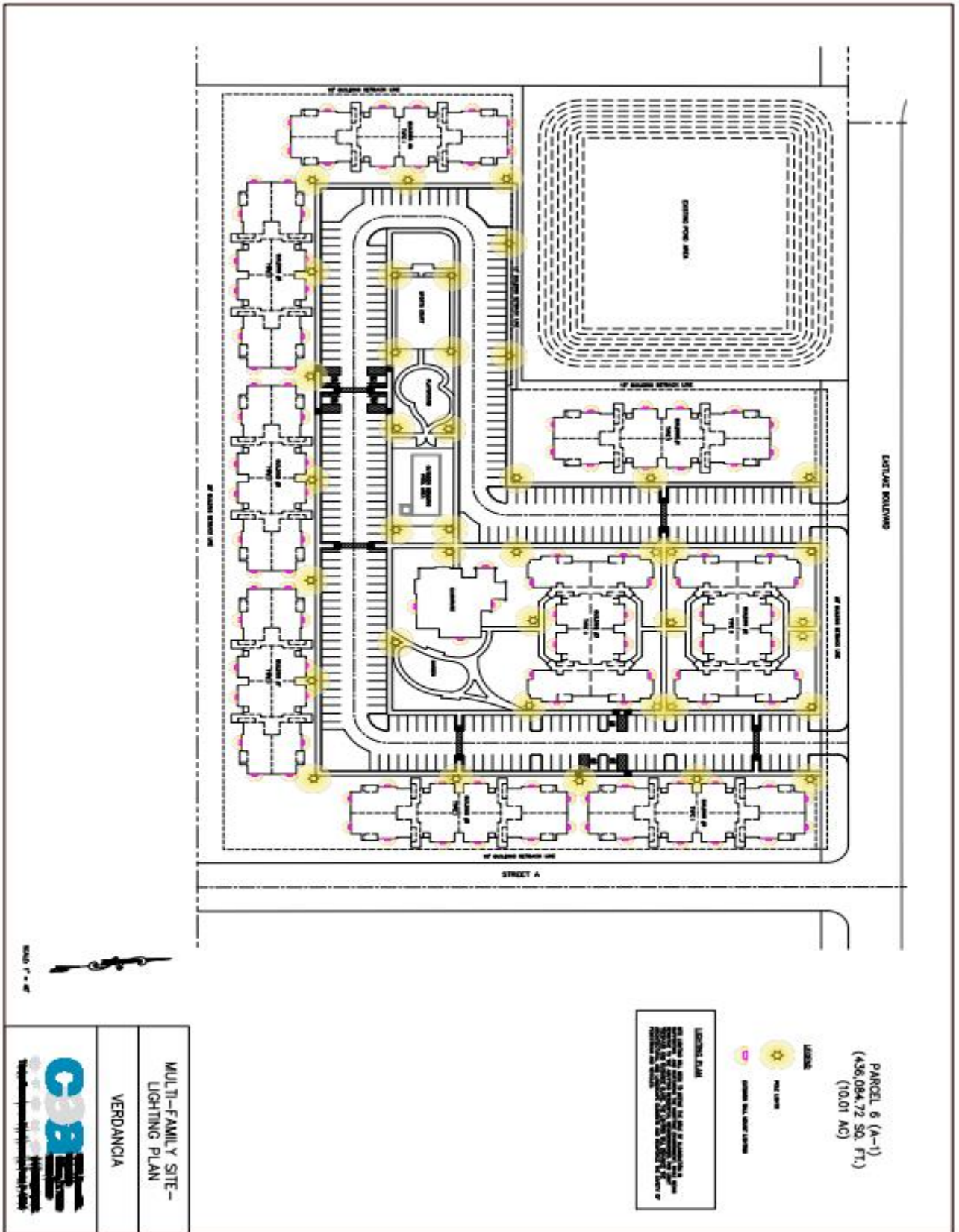
**cea**  
 813 N Kansas St  
 Suite 200  
 Irving, TX 75038  
 972.544.5522  
 www.ceaonline.com  
 Texas Registered Professional Firm F-554

SCALE: 1" = 30'

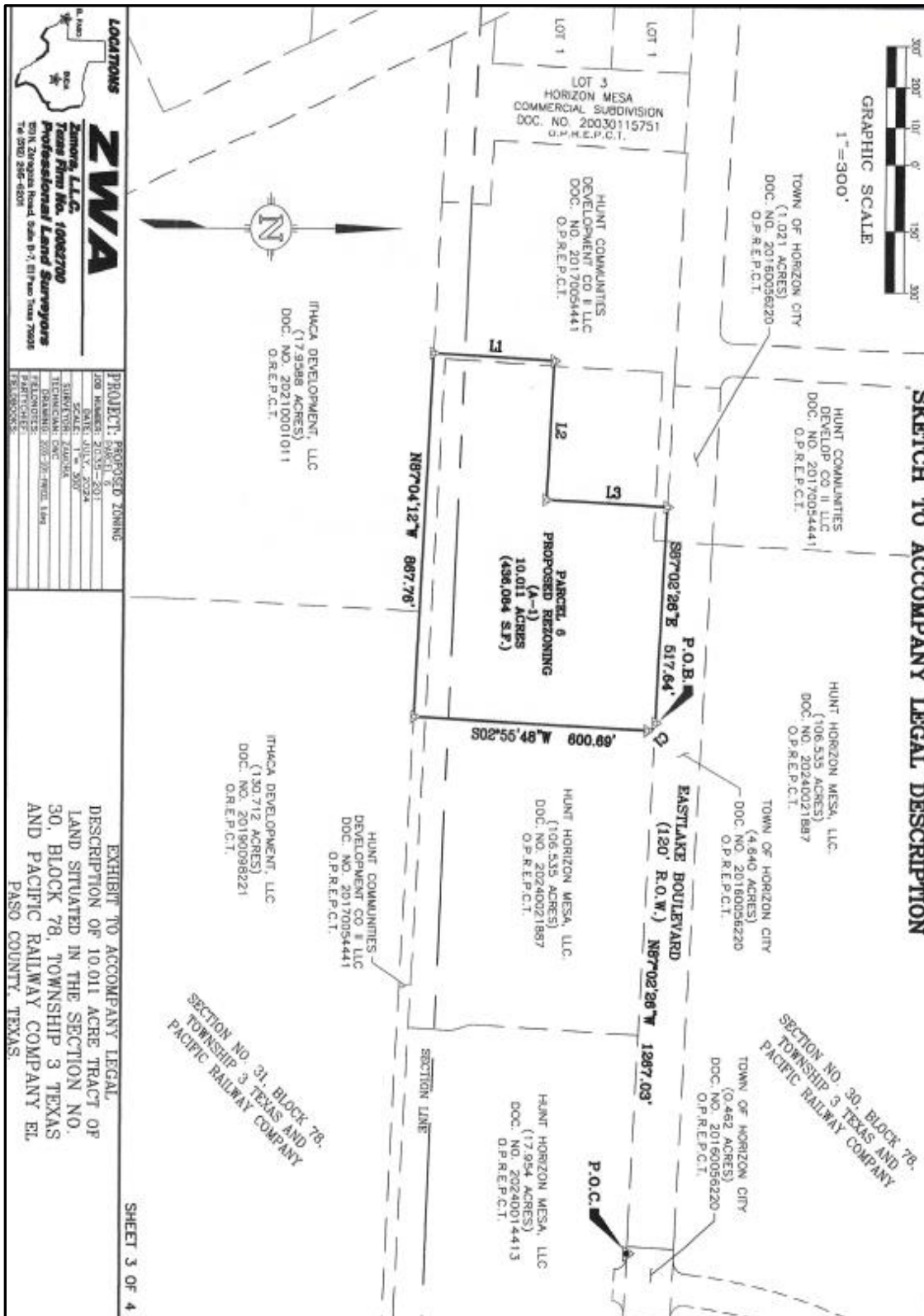




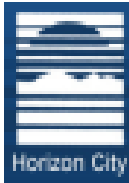
Attachment 4: Detailed Site Plan-Lighting



Attachment 5: Parcel 6 Survey Map



**Attachment 6: Online Application**



**Town of Horizon City, TX**

**Town of Horizon City Hall**

14999 Darrington Road  
 Horizon City, TX 79928  
 915-852-1048  
<https://www.horizondcity.org/>

**PERMIT**

<b>ZRZ24-0014</b>	<b>REZONE (ZONE CHANGE/CONDITION RELEASE)</b>
<b>SITE ADDRESS:</b> 0 UNKNOWN HORIZON CITY	<b>ISSUED:</b>
<b>PRIMARY PARCEL:</b> X57800033206000	<b>EXPIRES:</b>
<b>PROJECT NAME:</b>	

**APPLICANT:** Grajeda, Jorge  
 813 N. Kansas St.  
 El Paso, TX 79902  
 9154079535

**OWNER:** HORIZON BOULEVARD 32 HOLDINGS  
 4401 N MESA ST  
 EL PASO, TX 79902-1150

Detail Name	Detail Value
Select Type:	Rezone
Briefly explain why you are requesting a Rezone/Condition Release	Single-Family to Multi-Family Use
Land's Present Use	Vacant
Land's Present Zone	R-3 (Single-Family Dwelling)
Land Vacant	Y
Land Lot Size	10.011
Structure on Land	N
Structure's Size	N/A
Land's Proposed Use	Multi-Family Apartments
Proposed Zone Use	A-1 (Apartments)
Will you be making any improvements to the existing lot or structure?	Y
This request includes Site Development Plans for approval?	Y
<b>-Strong-NOTICE:-/strong-</b> Applicant is responsible for all expenses incurred by the City in connection with the Specific Use Permit Application request, including but not limited to attorney's fees, engineering fees and publication. Additional charges will be invoiced separately and shall be paid to the Town prior to City Council action.	I acknowledge
Number of Acres	10
Comments due date	08/19/2024
Planning and Zoning Commission review date	08/19/2024
City Council date	10/08/2024

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**

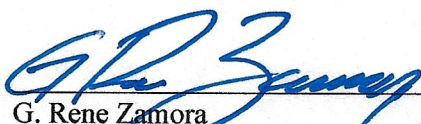
THE CONSTRUCTION/LOCATION OF SURVEY BOUNDARIES AND CORNERS, WAS BASED UPON THE PRESCRIBED, ACCEPTED METHOD OF USING THE ORIGINAL OR PERPETUATED CORNER MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION NO. 42, BLOCK 78, TOWNSHIP 3, (2-IN IRON PIPE FOUND) AND THE NORTHWEST CORNER OF SECTION NO. 18, BLOCK 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.

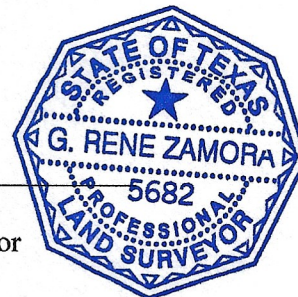
**THE STATE OF TEXAS**        §  
    §                    **KNOW ALL MEN BY THESE PRESENTS:**  
**COUNTY OF EL PASO**       §

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 DEVELOP 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.

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

P.O.B. S87°02'26"E 517.64'

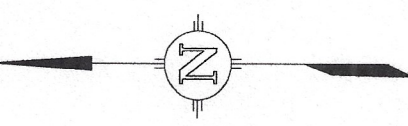
LOT 3  
HORIZON MESA COMMERCIAL SUBDIVISION  
DOC. NO. 20030115751  
O.P.R.E.P.C.T.

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

**PARCEL 6 (A-1)**  
**PROPOSED REZONING**  
**10.011 ACRES**  
**(436,094 S.F.)**

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.



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

SECTION LINE

225

<b>PROJECT: PROPOSED ZONING</b>	
JOB NUMBER: 2035-201	DATE: JULY, 2024
SCALE: 1" = 300'	SURVEYOR: ZAMORA
TECHNICIAN: DMC	DRAWING: 2035-201-PARCEL 6.dwg
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: (512) 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.

226

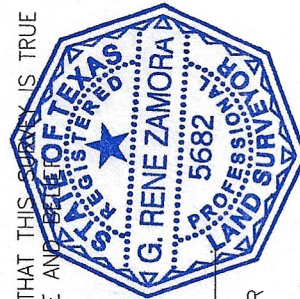
**META DATA:**

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'

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.

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:

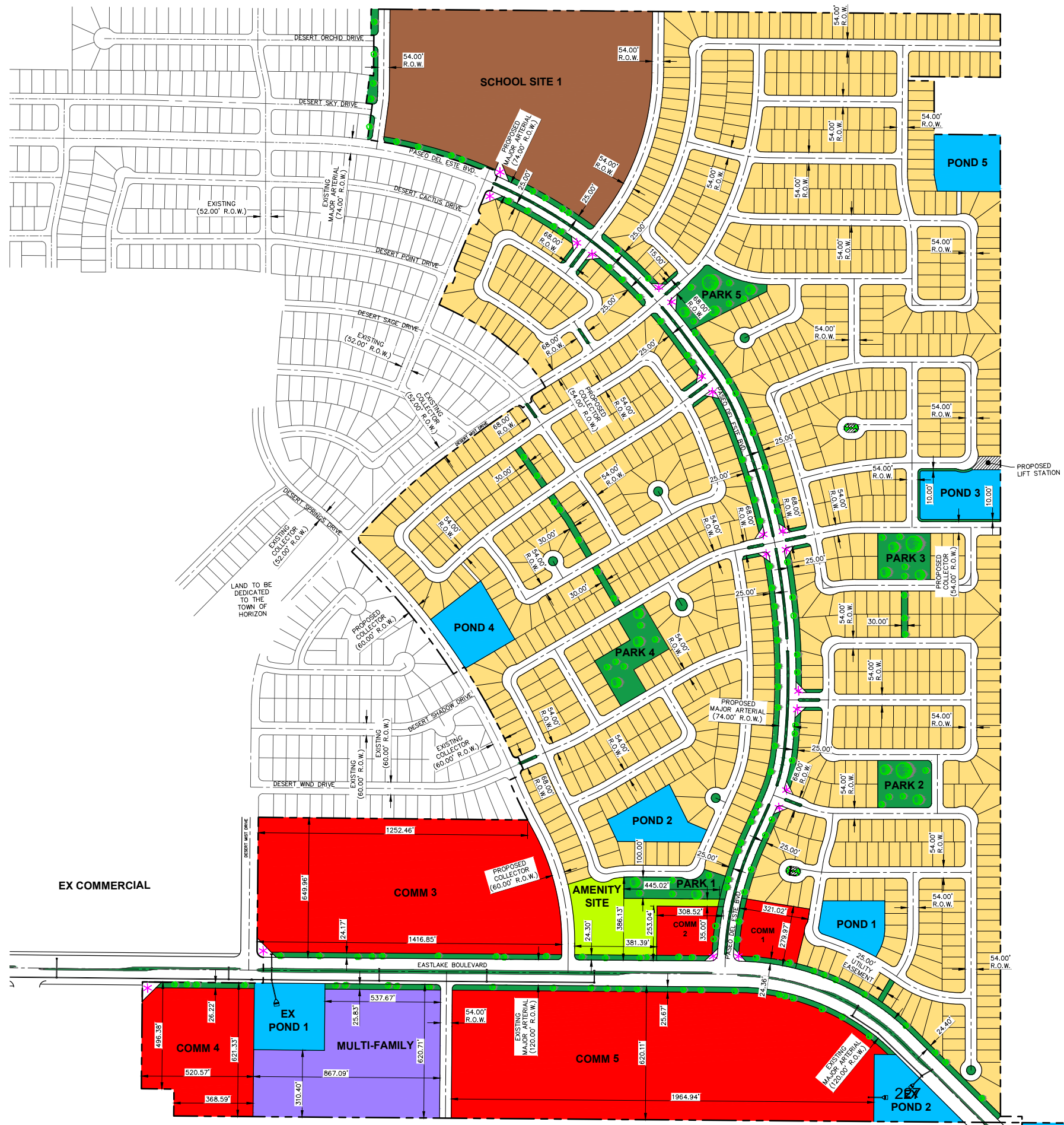
**LOCATIONS**

EL PASO

**ZWA**

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



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



**TOWN OF HORIZON CITY  
MEMORANDUM**

**Date:** September 10, 2024  
**To:** Honorable Mayor and Members of City Council  
**From:** Art Rubio, Chief Planner  
**SUBJECT:** **1st Reading of Ordinance No. \_\_\_\_\_**, An Ordinance Adopting a Zoning Change Within the Municipal Limits of the Town of Horizon City, Texas; Rezoning Parcels 10 From R-3 (Single-Family Dwelling) to A-1 (Apartments) Zoning District; Containing Approximately 9.998 Acres; and legally described as 9.998 Acre Tract of Land Situated In The Section No 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas.; Located East of Eastlake Blvd and North of Horizon Blvd; and Authorizing the Notation of the Change on the Official Zoning Map of the Town; Providing for the Following: Findings of Fact; Repealer; Severability; and Proper Notice and Hearing.

---

On August 19, 2024, the P&Z voted unanimously to approve the rezoning request from R-3 (Single-Family Dwelling) to A-1 (Apartments) Zoning District.

The applicant's request is to rezone the property to A-1 (Apartments) Zoning District to allow for multi-family use, the proposed use will provide a variety of housing types to the area. The subject property is located adjacent to a major arterial. Staff recommendation to the Planning and Zoning Commission is approval, based on compatibility with surrounding properties to the southwest of the subject property.

Attached for your review are the draft Ordinances and the consolidated staff report that was presented to the Planning and Zoning Commission.

**AN ORDINANCE ADOPTING A ZONING CHANGE WITHIN THE MUNICIPAL LIMITS OF THE TOWN OF HORIZON CITY, TEXAS; REZONING PARCELS 10 FROM R-3 (SINGLE-FAMILY DWELLING) TO A-1 (APARTMENTS) ZONING DISTRICT; CONTAINING APPROXIMATELY 9.998 ACRES; AND LEGALLY DESCRIBED AS 9.998 ACRE TRACT OF LAND SITUATED IN THE SECTION NO 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.; LOCATED EAST OF EASTLAKE BLVD AND NORTHEAST OF HORIZON BLVD; AND AUTHORIZING THE NOTATION OF THE CHANGE ON THE OFFICIAL ZONING MAP OF THE TOWN; PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; REPEALER; SEVERABILITY; AND PROPER NOTICE AND HEARING.**

**WHEREAS,** an application was made to change a designated zone for a parcel of property as identified herein within the municipal limits of the Town of Horizon City; and

**WHEREAS,** said application was forwarded to and considered by the Town of Horizon City Planning and Zoning Commission; and

**WHEREAS,** the Planning and Zoning Commission has complied with all state and local laws affecting the changing of zones and held a public hearing to obtain public comments; and

**WHEREAS,** the Planning and Zoning Commission has recommended that the zoning on the parcel of property be rezoned to A-1 (Apartments) Zoning District; and

**WHEREAS,** the City Council of the Town of Horizon City ("Town Council") seeks to promote safe, orderly and consistent use and development of real property; and

**WHEREAS,** the notice required by the Texas Local Government Code has been published in the official newspaper and given to adjacent property owners; and

**WHEREAS,** public hearings have been held by the Town Council as required by law; and

**WHEREAS,** all written and oral protests (if any) submitted against the proposed zoning change have been reviewed and considered; and

**WHEREAS,** the Town Council in its decision for rezoning finds that such rezoning is in the public interest of the Town of Horizon City, Texas; and

**WHEREAS,** pursuant to Texas Local Government Code Section 51.001, the Town has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the Town and is necessary or proper for carrying out a power granted by law to the Town; and

**WHEREAS,** pursuant to Texas Local Government Code Chapter 211, the Town is authorized to promulgate and enforce zoning regulations; and

**WHEREAS,** the Town Council finds that it is necessary and proper for the good government, peace, and order of the Town of Horizon City to adopt this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF HORIZON CITY, TEXAS. THAT:**

### **I. REZONING**

The zoning be changed from R-3 (Single-Family Dwelling) to A-1 (Apartments) Zoning District within the meaning of the Zoning Ordinance contained in Chapter 14 on the Horizon City Municipal Code, for approximately 9.998-acres, more or less, and legally described by Metes & Bounds and Survey Maps, Exhibit "A" attached hereto and by reference included herein:

### **II. ZONING MAP**

The zoning map for the Town of Horizon City shall be modified to include the zoning changes directed by this ordinance.

### **III. FINDINGS OF FACT**

That this ordinance was duly enacted with all requisites and formalities incident thereto the enactment of ordinance, and such is evidenced by the signatures below; and further that the foregoing recitals are incorporated into this ordinance by reference as findings of fact as if expressly set forth herein.

### **IV. REPEALER**

All ordinances, resolutions, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the effect of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

### **V. SEVERABILITY**

Should any of the clauses, sentences, paragraphs, sections or parts of this ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

**VI. PROPER NOTICE AND MEETING**

It is officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52, Texas Local Government Code.

**PASSED AND APPROVED** this the \_\_\_ day of \_\_\_\_\_, 2024, by a vote of \_\_\_ (ayes) to \_\_\_ (nays) to \_\_\_ (abstentions) of the **Town Council of Horizon City, Texas.**

Town of Horizon City

By: \_\_\_\_\_  
Andres Renteria, Mayor

ATTEST:

By: \_\_\_\_\_  
Elvia Schuller, TRMC, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Sylvia Borunda Firth, City Attorney

First Reading: 09/10/2024  
Second Reading: 10/08/2024

EXHIBIT "A"

STATE OF TEXAS  
COUNTY OF EL PASO

"PARCEL 10"  
ZONING

9.998 ACRES  
SECTION 32, BLOCK 78  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY  
COMPANY SURVEYS IN  
EL PASO COUNTY, TEXAS

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,

ZWA- JOB NO.  
2035-201-PARCEL 10

Page 1 of 5

9.998 ACRES  
PROPOSED REZONING

**EXHIBIT "A"**

- 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.

**EXHIBIT "A"**

**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 3rd day of July, 2024, A.D.

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

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



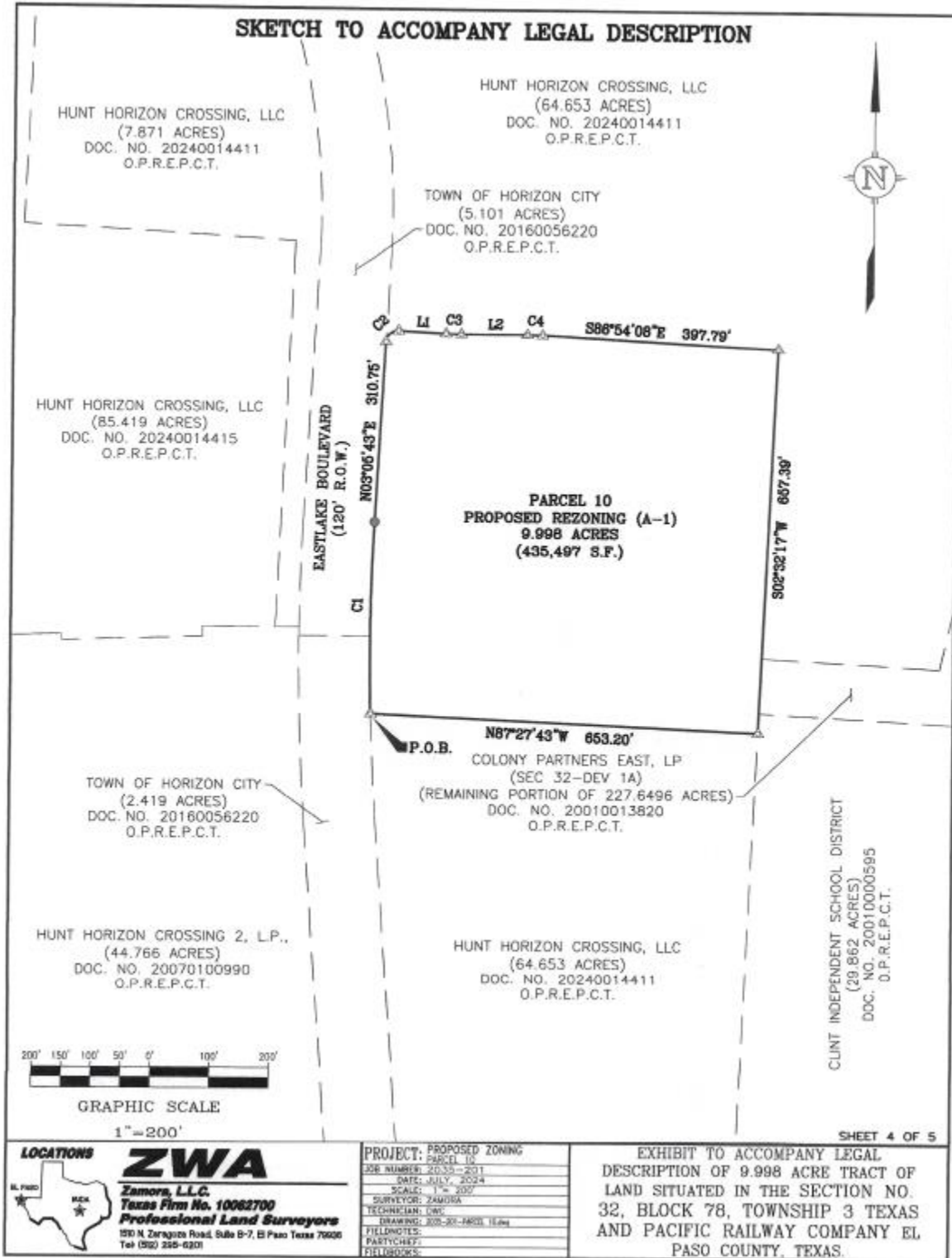
**REFERENCES**  
ZWA DRAWING NO. 2035-190

ZWA- JOB NO.  
2035-201-PARCEL 10

Page 3 of 5

9.998 ACRES  
PROPOSED REZONING

EXHIBIT "A"





**TOWN OF HORIZON CITY**  
**Planning and Zoning Commission Staff Report**

**Case No.:** ZRZ24-0018 **Revised**

**Application Type:** **Rezoning**  
**P&Z Hearing Date:** August 19, 2024  
**Staff Contact:** Art Rubio, Planner  
 915-852-1046 ext. 407; [arubio@horizoncity.org](mailto:arubio@horizoncity.org)

**Address/Location:** East of Eastlake Blvd and North of Horizon Blvd  
**Property ID No.:** 27019  
**Legal Description:** 9.998 Acre Tract of Land Situated In The Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas.

**Property Owner(s):** Hunt Horizon Crossing LLC  
**Applicant/Rep.:** CEA Group  
**Nearest Park:** Horizon Mesa Park  
**Nearest School:** Horizon High School (CISD)

<b>SURROUNDING PROPERTIES:</b>		
	<b>Zoning</b>	<b>Land Use</b>
<b>N</b>	R-3 (Single-Family Dwelling)	Vacant
<b>E</b>	R-3 (Single-Family Dwelling)/C-1 (General Commercial)	vacant
<b>S</b>	R-3 (Single-Family Dwelling)/C-2 (Commercial)	Vacant
<b>W</b>	R-3 (Single-Family Dwelling)/C-1 (General Commercial)	Commercial Development
<b>LAND USE AND ZONING:</b>		
	<b>Existing</b>	<b>Proposed</b>
<b>Land Use</b>	Vacant	Multi-Family Dwellings
<b>Zoning</b>	R-3 (Single-Family Dwellings)	A-1 (Apartments)

**Application Description:**

The applicant requested to rezone approximately 9.998-acres of land that is currently vacant. The subject property is currently zoned R-3 (Single-Family Dwellings) and is proposed to be rezoned as A-1 (Apartments) to allow for 128 multi-family dwelling units.

**Notice:**

In accordance with Section 211.007 of the Texas Local Government Code, notices of the August 19, 2024, public hearing for the rezoning request were sent to those property owners within 200 feet of the subject property 15 days prior to each meeting (August 1, 2024), then posted in the El Paso Times Newspaper 15 days prior to each meeting (August 2, 2024). In addition, the applicant is required to erect signs notifying the public of the proposed rezoning on the site proposed for rezoning fifteen (15) days prior to the Planning

and Zoning Commission public hearing. Staff has confirmed that the sign has been up 15 days prior to the P&Z public hearing.

**Shaping Our Horizon:2030 A Comprehensive and Strategic Plan – Future Land Use Map Designation:**

Horizon City's Shaping Our Horizon: 2030 Comprehensive and Strategic Plan designates this property as Open Space and commercial development in the area of the proposed rezoning. There are existing C-2 zoned properties to the south and southeast of the subject property. A change of zone from R-3 to A-1 is compatible to the area and it is adjacent to a major arterial Eastlake Blvd.

**Staff Recommendation:**

Staff recommends **APPROVAL** of the zone change from R-3 to A-1 in support of a variety of residential dwellings to serve the community. The subject property is located adjacent to a major arterial and compatible multi-family dwellings to the northwest of the subject property and does not significantly deviate from the Shaping Our Horizon 2030: Comprehensive and Strategic Plan – Future Land Use Map.

**Planning Division Comments:**

The applicant is aware that the subject property is in tract survey form and a subdivision plat is required prior to the issuance of any grading or building permits.

**Town Engineer Comments:**

No comments

**School District Comments:**

No comments

**El Paso County 9-1-1 District:**

No comments

**El Paso Central Appraisal District:**

No comments

**Clint Independent School District**

No comments

**Options available to the Planning and Zoning Commission:**

The Planning and Zoning Commission may consider the following options and additional requirements that it identifies when reviewing this Rezoning application:

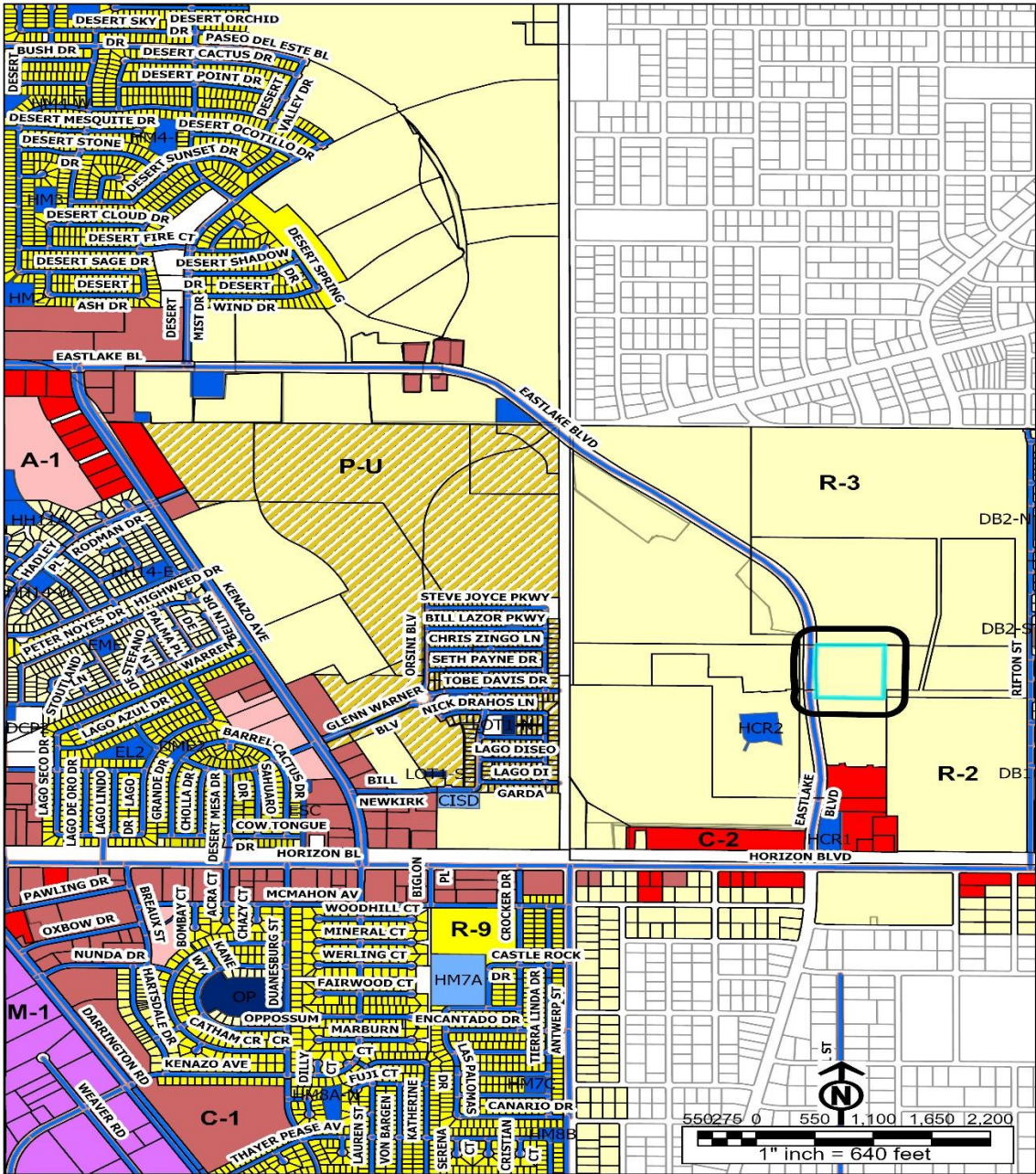
1. Recommend approval of the request for a rezoning to A-1 Zoning District as stated.
2. Recommend approval of the request for rezoning as stated, including any modifications to bring the rezoning into conformance with the Zoning Ordinance and the Vision 2030: Comprehensive and Strategic Plan.
3. Recommend denial of the Applicant's request for rezoning finding that it is not in conformance with the Zoning Ordinance and/or the Vision 2030: Comprehensive and Strategic Plan.
4. Recommend a set postponement should the Commission determine it is not prepared to make a final recommendation, the applicant requests a postponement or if the Commission needs additional information to make a final recommendation.

**Attachments:**

- 1 - Zoning Designation Map**
- 2 - Aerial Map**
- 3 - Future Land Use Map (Comp Plan)**
- 4 - Detailed Site Plan**
- 5 - Survey Map**
- 6 - Application**

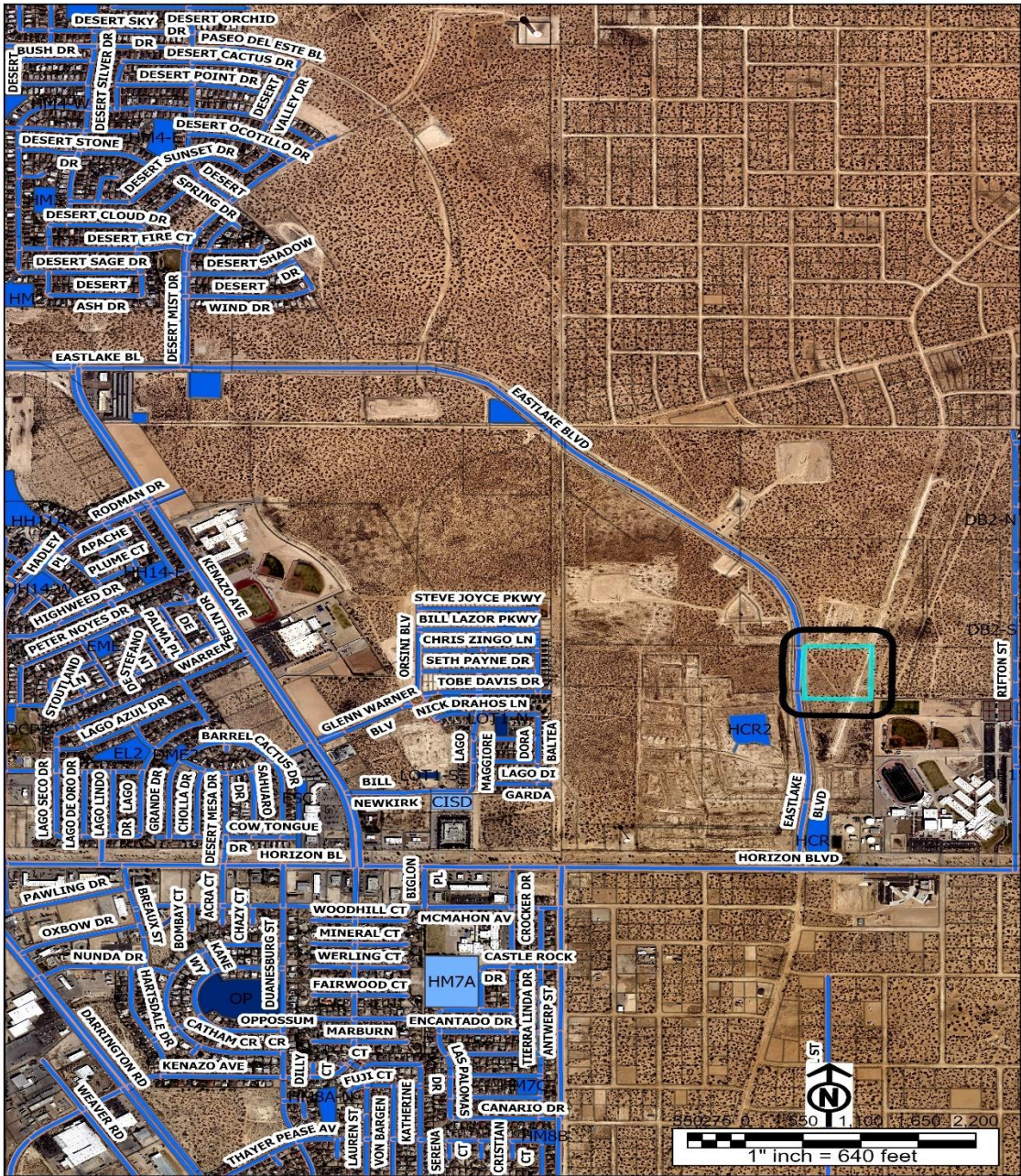
Attachment 1: Zoning Designation

Planning & Zoning Commission  
Rezoning Parcel 10 From R-3 to A-1  
Case No. ZRZ24-0018

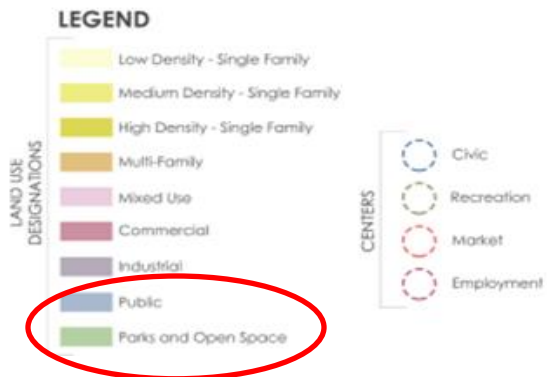
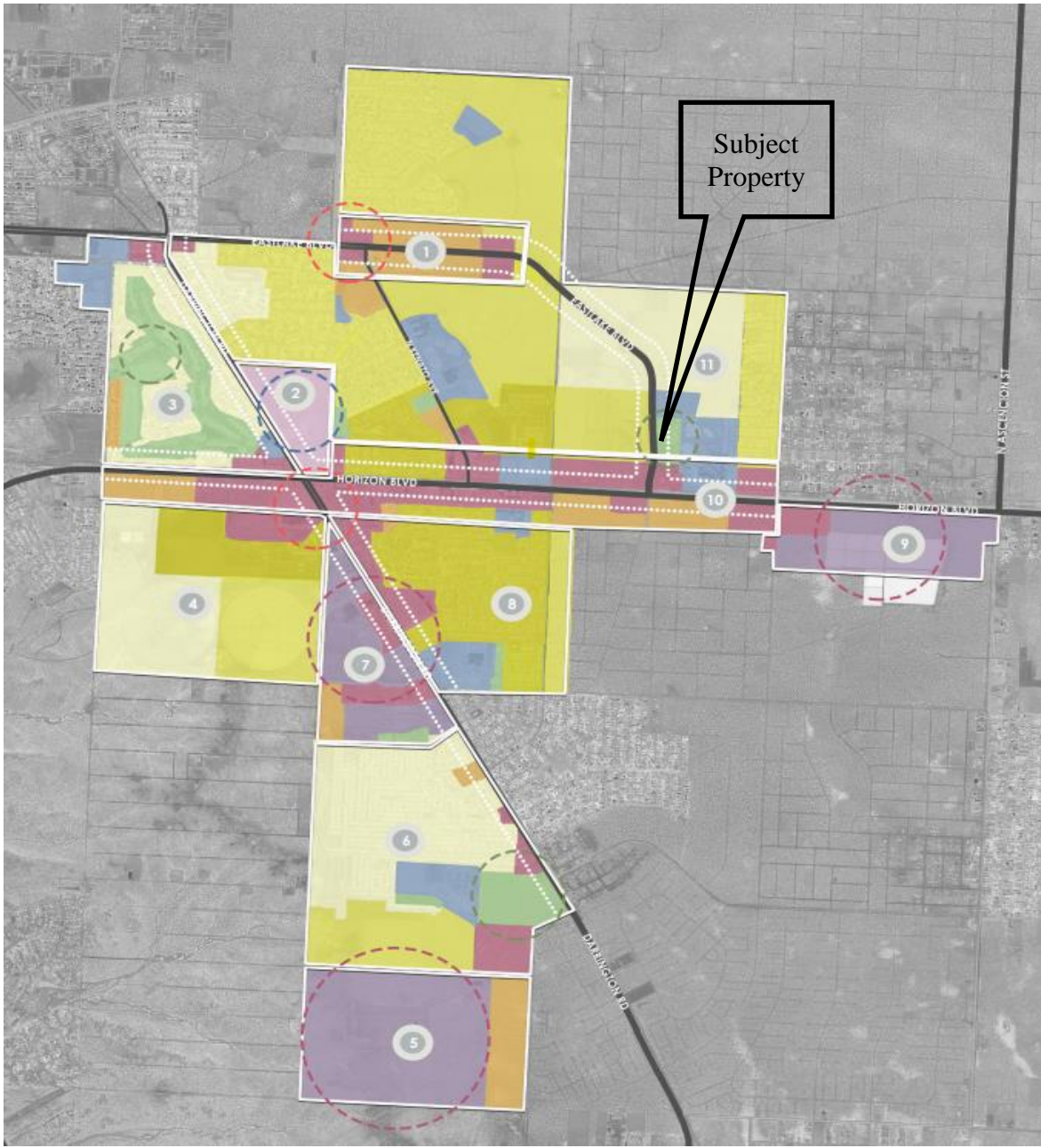


Attachment 2: Aerial

**Planning & Zoning Commission  
Rezoning Parcel 10 From R-3 to A-1  
Case No. ZRZ24-0018**



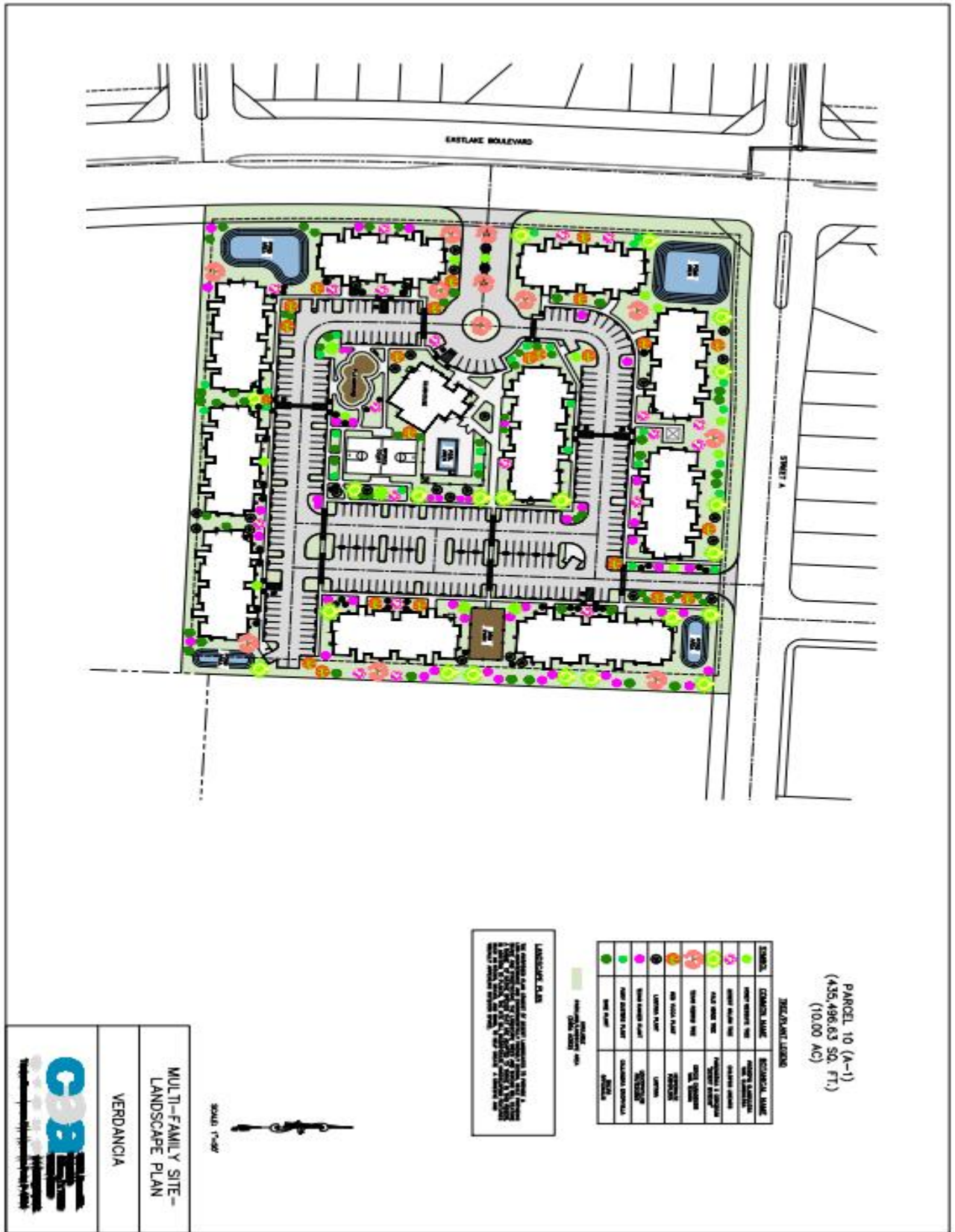
**Attachment 3: Future Land Use Map**



# Attachment 4: Detailed Site Plan

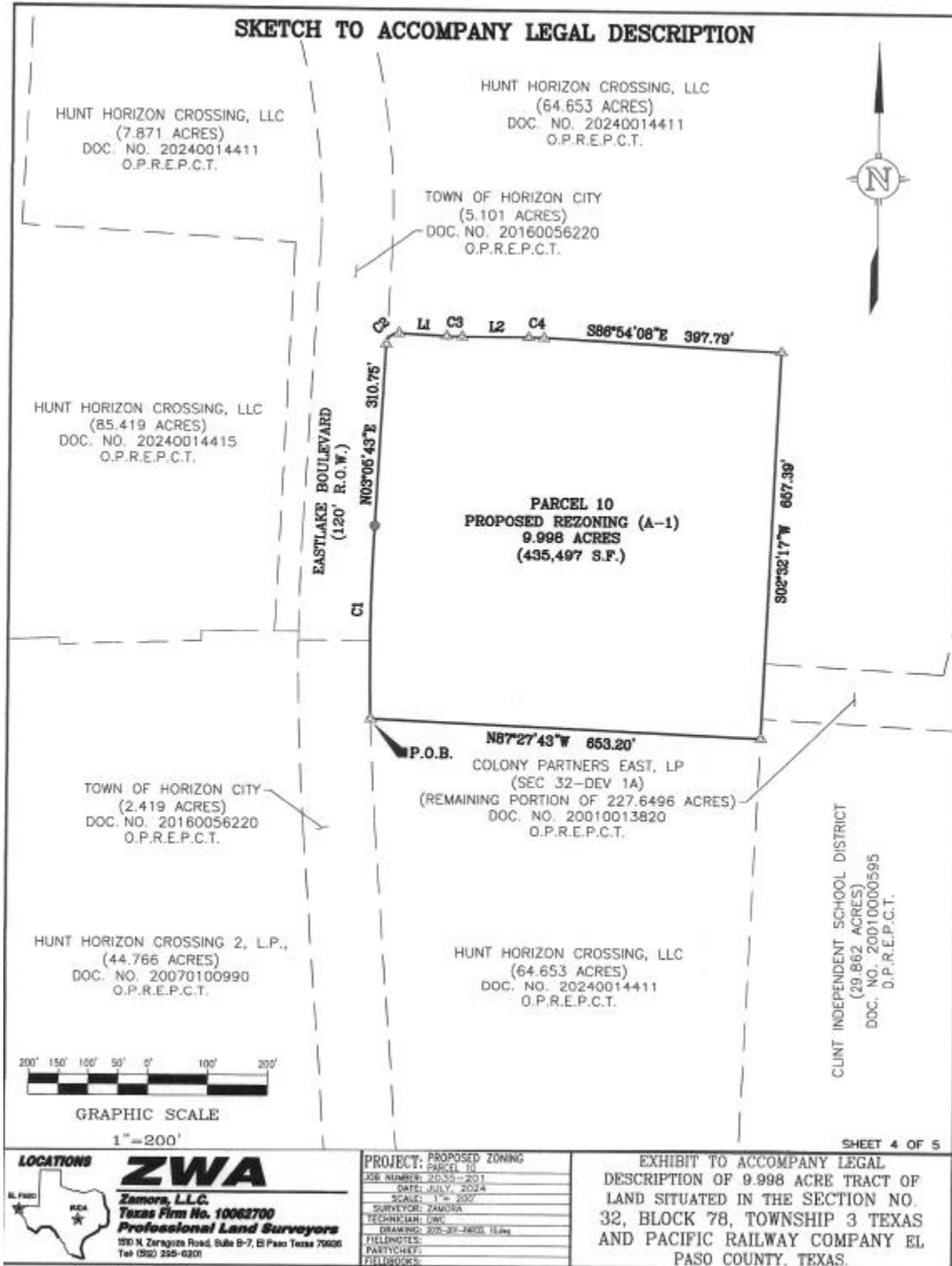


**Attachment 4: Detailed Site Plan-Landscaping**





**Attachment 5: Parcel 10 Survey Map**



**Attachment 6: Online Application**



**Town of Horizon City, TX**

**Town of Horizon City Hall**

14999 Darrington Road  
Horizon City, TX 79928  
915-852-1046  
<https://www.horizocity.org/>

**PERMIT**

<b>ZRZ24-0018</b>	<b>REZONE (ZONE CHANGE/CONDITION RELEASE)</b>
SITE ADDRESS: 0 EASTLAKE BLVD HORIZON CITY	ISSUED:
PRIMARY PARCEL: X57800033000570	EXPIRES:
PROJECT NAME:	

**APPLICANT:** Grajeda, Jorge  
813 N. Kansas St.  
El Paso, TX 79902  
9154979535

**OWNER:** HUNT COMMUNITIES DEVELOP CO II LLC  
4401 N MESA ST  
EL PASO, TX 79902-1150

---

Detail Name	Detail Value
Land Vacant	N
Structure on Land	N
Will you be making any improvements to the existing lot or structure?	N
This request includes Site Development Plans for approval?	N

---

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.

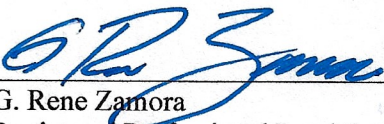
THE STATE OF TEXAS     §  
  §  
COUNTY OF EL PASO    §

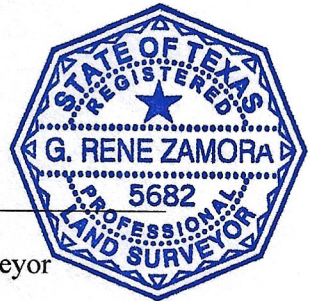
**KNOW ALL MEN BY THESE PRESENTS:**

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

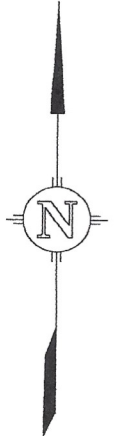
  
\_\_\_\_\_  
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 – State of Texas



**REFERENCES**

ZWA DRAWING NO. 2035-190

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



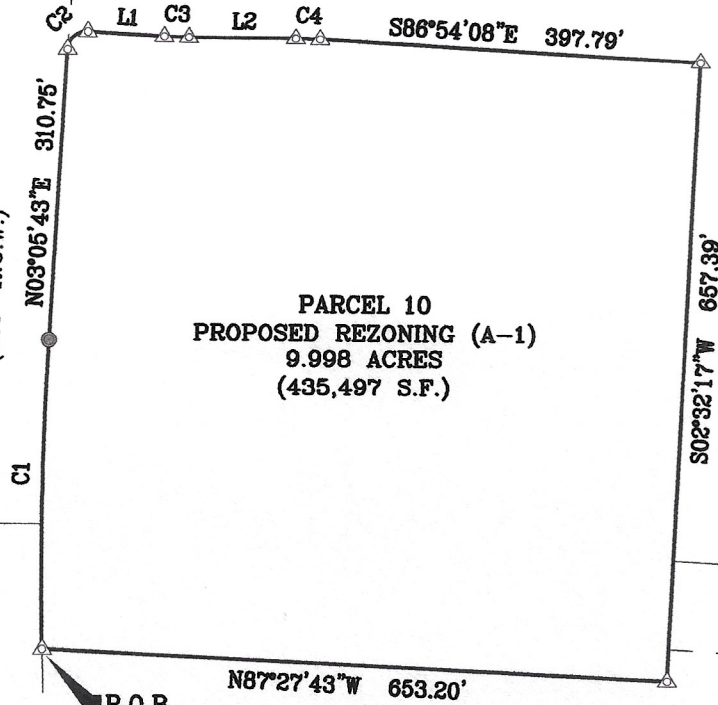
HUNT HORIZON CROSSING, LLC  
(7.871 ACRES)  
DOC. NO. 20240014411  
O.P.R.E.P.C.T.

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.)**

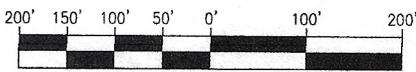
TOWN OF HORIZON CITY  
(2.419 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

**P.O.B.** N87°27'43"W 653.20'  
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' 250
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.



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

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

**RESOLUTION**

**Town of Horizon City 4B Economic Development Corporation**

**WHEREAS, the Town of Horizon City 4B Economic Development Corporation (“EDC”)** a Texas corporation organized and existing pursuant to Chapter 501 and 505 of the Texas Local Government Code known as the Development Corporation Act is authorized to contract for goods and personal services to fulfill the mission of the EDC

**WHEREAS,** the EDC desires to engage the personal services of **Mark A. Smith** to provide services to the EDC.

**WHEREAS,** pursuant to Section 252.022(4) of the Texas Local Government the procurement of personal services is exempt from the requirement of competitive bidding or competitive proposals

**WHEREAS, Mark A. Smith** has the expertise and resources necessary to assist the EDC staff with coordinating and securing in-person meeting(s) with the Texas land commissioner and senior staff and is willing to undertake such work pursuant to the terms and conditions contained in the attached **Consulting Agreement**.

**WHEREAS,** the EDC works with the Town of Horizon City on economic development projects for the benefit of the community

**WHEREAS,** the services provided by the consultant will help promote the Town of Horizon City’s goal of expanding the city limits and accordingly, the City’s tax base.

**NOWTHEREFORE,** the Town of Horizon City Council authorizes the Board President of the EDC to sign the **Consulting Services Agreement** with **Mark Smith** attached to this Resolution.

Approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, at a duly held meeting of the Town of Horizon City Council.

**Town of Horizon City Council**

By: \_\_\_\_\_  
**Andres Renteria, Mayor**

**ATTEST:**

**By:** \_\_\_\_\_  
**Elvia Schuller**  
**City Clerk**

**APPROVED AS TO FORM**

**By:** \_\_\_\_\_  
**City Attorney**

# MARK SMITH

PUBLIC AFFAIRS

## CONSULTING AGREEMENT

By this Agreement entered into the \_\_\_\_\_ day of \_\_\_\_\_ 2024 between Mark A. Smith (hereinafter designated as the "Consultant") and Horizon City Economic Development Corporation (hereinafter designated as the "Client"), the services of the Consultant are retained by the Client pursuant to the following terms and conditions:

### 1. Scope of Engagement

Consultant will engage with the Texas Land Commissioner and key Senior Staff of the Texas General Land Office on behalf of the Horizon City Economic Development Corporation to facilitate strategic land sales and master planned development. Services provided:

- 1) Engage with the Texas Land Commissioner and key Senior Staff of the Texas General Land Office to facilitate strategic State land sales and master planned development;
- 2) Manage strategic meetings and communications with the Texas Land Commissioner and Senior Staff for Client;
- 3) Consultant will report on an as-needed basis with Client throughout the duration of the Agreement; and
- 4) Consultant and Client will retain confidentiality during the term of this Agreement.
- 5) Coordinate and secure in-person meeting(s) with Texas Land Commissioner and Senior Staff for Client.
- 6) Consultant shall coordinate in-person meeting(s) within the Term however, Consultant shall provide a 10-business day lead period to allow for the Client to coordinate travel and lodging.

### 2. Term

The Agreement will commence on the 16<sup>th</sup> day of September 2024 and end the 16<sup>th</sup> day of October 2024 with the opportunity to renew upon mutual agreement between Client and Consultant. Either party may terminate this Agreement with or without cause upon 0 days' prior written notice to the other party.

### 3. Fees

In consideration of the foregoing services, the Client agrees to pay the Consultant a Flat Fee via electronic transfer of \$6,000.00 USD; \$2,000.00 due and payable upon execution of letter; second installment of \$2,000.00 when Consultant secures in-person meeting; third installment due and payable on October 11, 2024. Consultant shall be comprised of Mark A. Smith.

# MARK SMITH

## PUBLIC AFFAIRS

### 4. Notices

Any notices under this Agreement are to be delivered in writing to the parties at their respective addresses listed below.

### 5. Amendments in Writing

This Agreement sets forth all of the promises, agreements, conditions, and understandings between the parties, and there are no covenants, promises, agreements, conditions, or understandings, oral or written, between them other than are herein set forth. Except as herein otherwise provided, no subsequent alteration, amendment, change, or addition to this Agreement shall be binding upon the parties unless reduced to writing and signed by both parties.

### 6. Applicable Law

This Agreement shall be governed by and construed under the laws of the State of Texas. If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

In witness whereof, the parties have executed this agreement.

### **Mark Smith Public Affairs**

11900 Jollyville Rd. PMB No. 203832  
Austin, Texas 78720

\_\_\_\_\_  
Mark A. Smith, Founder

Date: \_\_\_\_\_, 2024

# MARK SMITH

PUBLIC AFFAIRS

## Horizon City Economic Development Corporation

287 S. Darrington, Ste 1  
Horizon City, Texas 79928

---

Walter Miller, EDC Board President

Date: \_\_\_\_\_, 2024

## TOWN OF HORIZON CITY

---

Andres Renteria, Mayor

Date: \_\_\_\_\_, 2024