



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, November 17, 2025, 6:00 PM**

Notice is hereby given that a Regular Planning and Zoning Meeting of the Town of Horizon City, Texas will be held on **Monday, November 17, 2025 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. COMMISSION MEMBERS ATTENDANCE:

COMMISSIONERS EXCUSED AND UNEXCUSED:

3. OPEN FORUM: NOTE: The Planning & Zoning Commission encourages public comment on all matters of interest listed on this agenda. Speakers from the audience will be given an opportunity to discuss each item in the order in which it appears on the agenda, prior to the Commission discussing the item unless otherwise approved by the Chairman. A "Speaker Request" form is available for those who wish to sign up on the day of the meeting. This form is also available in advance by downloading the attached form. Please submit the "Speaker Request" form completely filled out to the Board Secretary prior to the meeting. The Commission retains the option to set reasonable limits on the number, frequency, and length of presentations. Please contact the Board Secretary at (915) 852-1046 Ext. 404 with any additional questions. **3**

4. PUBLIC HEARINGS

NOTICE TO THE PUBLIC AND APPLICANTS The staff report for an agenda item may include conditions, exceptions or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modification, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

A. DISCUSSION AND RECOMMENDATION:

4

Planning Director

On the submitted **Replat** application for **Darrington Park Replat B (Case No. SUC25-0008)**, legally described as a portion of Lot 4, Block 3, Darrington Park, El Paso County, Texas. Located in the Horizon City Extra Territorial Jurisdiction (ETJ). Containing 10.034 acres ±. Application submitted by GECCA, LLC. **(Postponed at the October 20, 2025, P&Z Meeting)**

B. DISCUSSION AND RECOMMENDATION:

16

Planning Director

On the **Final Subdivision Plat** application for **Verdancia Unit 2 (Case No. SDF25-0003)**, allow recording of the final plat prior to the completion of all required improvements secured by sufficient bond and to authorize the Mayor to sign the recording plat, legally described as Being A Portion Of Section 32, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 69.31 acres ±. Application submitted by Applicant/Representative: CEA Group.

C. DISCUSSION AND RECOMMENDATION: **31**
Planner

On the **Preliminary Subdivision Plat** application for **Verdancia Unit 3 (Case No. SDP25-0005)**, legally described as Being A Portion Of Section 30, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 45.399 acres ±. Application submitted by Applicant/Representative: CEA Group.

5. OTHER BUSINESS

A. DISCUSSION AND ACTION: **46**
On the Planning and Zoning meeting minutes for the meeting held on October 20, 2025.

B. DISCUSSION AND ACTION: **49**
Planning Director

On the review and adoption of the **2026 Meeting Schedule** for the Planning and Zoning Commission.

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, December 15, 2025 at 6pm.**

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this Monday November 17, 2025.

By: _____
Elvia Schuller, City Clerk

I, the undersigned authority, hereby certify that the above notice of the Regular Planning and Zoning 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 Monday November 17, 2025. 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.

SPEAKER REQUEST FORM

(for all persons who wish to address the Board or Commission)

Date of Meeting: _____

Your Name: _____

Residence Address: _____

City: _____ Contact Number: _____

IF SPEAKING FOR AN ORGANIZATION:

Name of Organization: _____

Speaker's Official Capacity: _____

Agenda Item No.: _____ Public Hearing Agenda Item No.: _____

For (if applicable) Against (if applicable)

OPEN FORUM:

To speak on an item not listed on the agenda, known as **OPEN FORUM**, please indicate area of interest:

Please remember to step to the podium as soon as you are recognized by the chair; state your name and address before beginning your presentation. If you have written notes you wish to present to the Chair and the Board/Commission, PLEASE FURNISH AN EXTRA COPY FOR THE BOARD/COMMISSION.

The Board/Commission will appreciate each speaker limiting an address on any one item to three minutes.

Thank you for your cooperation.

**PLEASE CARRY THIS FORM TO THE
BOARD SECRETARY AT THE DESK PRIOR
TO THE BEGINNING OF THE MEETING.**

LOCATION MAP AND ETJ STATUS

DARRINGTON PARK REPLAT B SUBDIVISION is located within El Paso County on the south side of Diamond Springs Drive, approximately 0.20 miles west of Darrington and Diamond Springs Drive intersection. The only nearby municipality is the City of El Paso. According to the official map in the office of the Secretary of the City of El Paso, (population 974,000), DARRINGTON PARK REPLAT B SUBDIVISION lies within Horizon City's file-mile extra-territorial jurisdiction (ETJ) under Local Government Code 212.001.

PLAT NOTES AND RESTRICTIONS:

- Building shall be set back as follows: Setback from roads and right-of-ways shall be a minimum of 20 feet, from side property lines shall be a minimum of 5 feet, and from back property lines shall be 25 feet. These setbacks distances shall not conflict with separation or setback distances required by rules governing public utilities, on-site sewerage facilities, or drinking water supplies.
- The finished floor elevation of any structures shall be at least 18" above the average height of the curb in front of the lot, or at least 12" above the natural ground level surrounding the foundation, whichever is higher.
- Each lot owner will be responsible to comply with the El Paso County 50% development rule.
- Each lot owner will construct concrete driveways between the edge of asphalt and the property line as part of the construction of improvements.
- U.S. Postal Service delivery will be provided through neighborhood delivery and collection box units.
- Each lot owner will obtain a permit from the El Paso County Planning & Development Department prior to cutting any existing County Road for installation of utilities, construction of driveways, or any other purpose.
- This Subdivision is not within a special flood hazard area. Flood Zone Unshaded "X", as designated in Panel No. 480212-0250B, Dated September 4, 1991, of the flood insurance rate maps, El Paso County, Texas. Zone "X" indicated areas determined to be outside 500-year floodplain.
- Each drainage easement shall be kept clear of fences, buildings, plantings, and other obstructions that would interfere with the operation and maintenance of the drainage swales.
- The developer will provide adequate storm runoff and ponding provisions prior to sale of any lots.
- Each lot owner will install all utility service lines to the property lines unless otherwise approved, in writing by the El Paso County Planning & Development Department.
- Lot owner is responsible to maintain the sidewalk, parkway and driveways abutting their property, including double frontage lots.
- All lots within Darrington Park Replat B are restricted to non-residential purposes only.
- Further subdividing or replatting of these lots is not allowed if it does not comply with all or requires a variance of the then-effective subdivision regulations.
- Restrictive Covenants for Darrington Park Replat B are filed in the El Paso County Clerk's Office, Instrument No. _____ Book _____ Page _____, Date _____.
- In accordance with Texas Local Government Code 232.025(6), it is hereby expressed that all purchase contracts made between Jaime Gallo and a purchaser of land in this subdivision will contain a statement describing when water, sewer, electricity, and gas services will be made available to this subdivision.
- Tax Certificates for [name of subdivision] are filed in the El Paso County Clerk's Office, Instrument No. _____ Book _____ Page _____, Date _____.

ON SITE PONDING NOTES:

- ALL LOTS IN DARRINGTON PARK REPLAT B ARE SUBJECT TO ON-SITE PONDING. LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING ADEQUATE PROVISIONS TO ACCOMMODATE ALL STORM WATER RUNOFF GENERATED FROM THEIR RESPECTIVE LOT PLUS ONE-HALF THE RUNOFF GENERATED FROM ALL ABUTTING STREET RIGHT-OF-WAYS DIRECTLY FRONTING THE LOT. THE POND DEPTH AND LOT GRADING REQUIREMENTS AS PER APPROVED GRADING AND DRAINAGE PLAN FOR DARRINGTON PARK REPLAT B.
- INDIVIDUAL GRADING PERMITS WILL BE REQUIRED BEFORE DEVELOPMENT OF ANY LOT
- WALLS CONSTRUCTED ABUTTING STREET RIGHT-OF-WAYS SHALL BE CONSTRUCTED WITH A SERIES OF DRAIN PIPES ALLOWING THE STREET RUNOFF TO BE CONVEYED TO THE SUBJECT PROPERTY.
- ON-SITE PONDING AREAS SHALL HAVE MINIMUM ONE (VERTICAL) TO THREE (HORIZONTAL) SIDE SLOPES AND A MAXIMUM OF TWELVE (12) INCHES DEEP BASED ON A ONE HUNDRED YEAR STORM.
- PERMANENT ELEVATION MARKERS SHALL BE INSTALLED TO DEFINE THE LEVELS TO BE MAINTAINED TO ENSURE THE EFFECTIVENESS OF ON-SITE PONDING. PERMANENT ELEVATION MARKERS SHALL NOT BE MOVED, COVERED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE EL PASO COUNTY PLANNING & DEVELOPMENT.
- THE CITY MANAGER AND/OR ITS REPRESENTATIVE IS GRANTED PERMANENT RIGHT OF ACCESS TO INSPECT THE PONDING AREAS AND PERMANENT ELEVATION MARKERS.
- FILLING OR CHANGING THE POND, OR ALLOWING THE POND TO BE FILLED OR CHANGED TO AN ELEVATION GREATER THAN THE ESTABLISHED BY THE PERMANENT ELEVATION MARKERS, IS PROHIBITED.
- ON-SITE PONDING AREAS AND PERMANENT ELEVATION MARKERS SHALL BE CONSTRUCTED AND INSPECTED PRIOR TO BUILDING ACCURACY. PERMANENT CERTIFICATE OF COMPLIANCE, REQUIRED TO OBTAIN UTILITY SERVICES WILL BE ISSUED ON AFTER THE COUNTY OF EL PASO HAS PERFORMED THE INSPECTION.
- NO PERSON SHALL BE PERMITTED TO IMPAIR THE FUNCTIONALITY OF AN ON-SITE POND, NO MORE THAN FIFTY PERCENT (50%) OF THE AREA OF ANY RESIDENTIAL LOT CONVEYED BY DEED SHALL BE COVERED BY IMPROVEMENTS, EITHER TEMPORARY OR PERMANENT, WHICH SHED STORM WATER, INCLUDING BUT NOT LIMITED TO, BUILDINGS, DRIVEWAYS, PATIOS, DECKS OR LANDSCAPING UNDERLAIN WITH PLASTIC SHEETING OR OTHER IMPERMEABLE MATERIAL.
- IN THE EVENT THAT THE FUNCTIONALITY OF AN ON-SITE POND BECOMES IMPAIRED WHETHER BY ACT OF MAN OR NATURE, THE OWNER OF THE LOT ON WHICH THE IMPAIRED POND IS LOCATED SHALL PERFORM ALL CORRECTIVE ACTIONS REQUIRED TO RESTORE THAT FUNCTIONALITY.
- ANY OWNER NOTIFIED IN WRITING BY THE EL PASO COUNTY PLANNING & DEVELOPMENT OF CORRECTIVE ACTIONS REQUIRED TO RESTORE THE FUNCTIONALITY OF AN ON-SITE POND OR DRAINAGE PROBLEM ON THE LOT SHALL COMPLY WITHIN FORTY-FIVE CALENDAR DAYS OF RECEIPT OF SUCH NOTICE, PROVIDED, HOWEVER, THAT NOTHING HEREIN SHALL PREVENT THE COUNTY FROM MANDATING AN EARLIER TIME FOR COMMENCEMENT OF COMPLETION, DURING TIMES OF EMERGENCY, WHERE THERE IS IMMINENT DANGER OF LOSS OF LIFE, LIMB OR PROPERTY.
- OWNER OF PROPERTY UTILIZING ON-SITE PONDING WAIVES ANY CLAIM OR CAUSE OF ACTION AGAINST THE COUNTY OFFICIALS OR EMPLOYEES, FOR ANY DEATH, INJURY OR PROPERTY DAMAGE RESULTING FROM ALTERATION OF THE PONDING CAPACITY FOR THAT LOT, INCLUDING LACK OF MAINTENANCE.
- THESE ON-SITE PONDING REQUIREMENTS SHALL BE ENFORCED BY INJUNCTIVE RELIEF WITHOUT THE REQUIREMENT FOR BOND OR OTHER SECURITY.
- THE CONVEYANCE OF PROPERTY PERMITTING ON-SITE PONDING SHALL DECLARE IN CONSPICUOUS LANGUAGE IN THE DEED THAT THE PROPERTY IS SUBJECT TO ON-SITE PONDING REQUIREMENTS, MAINTENANCE OF ELEVATION MARKERS, STANDING WATER ON LOT, AND INGRESS AND EGRESS FOR INSPECTION AS STATED ON THE PLAT.

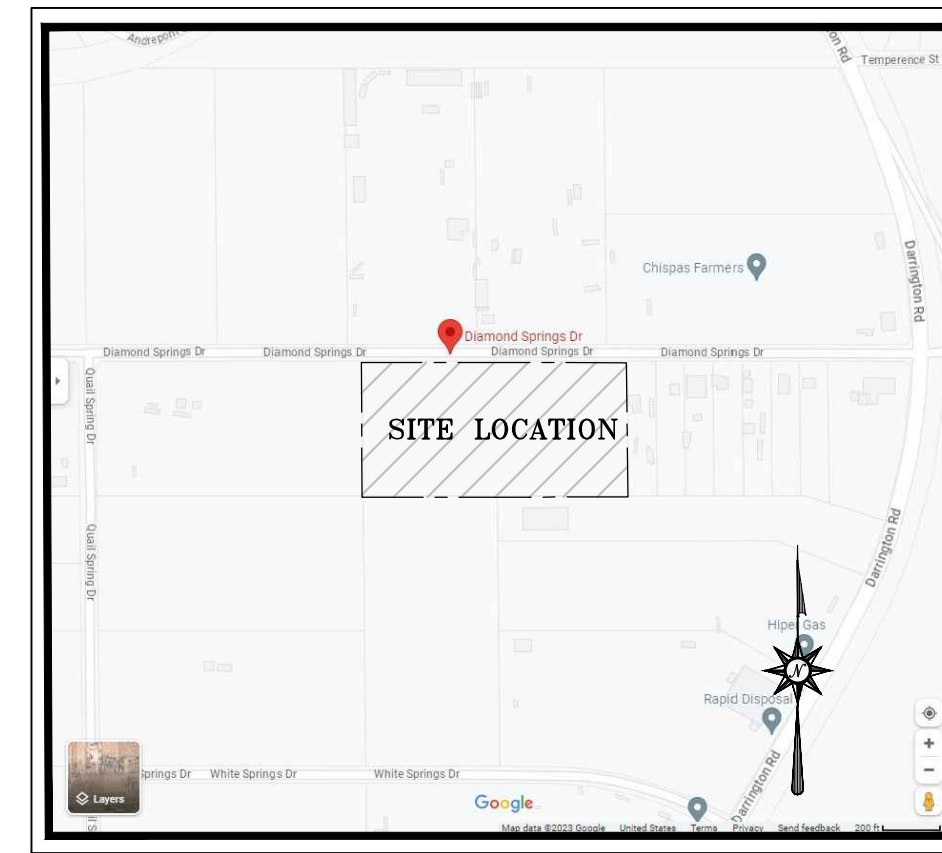
METES AND BOUNDS DESCRIPTION

ALL OF LOT 4, BLOCK 3, DARRINGTON PARK, RECORDED IN VOLUME #, PAGE #, PLAT RECORDS OF EL PASO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCING AT A FOUND 3" REBAR SET AT THE NORTHEASTERN CORNER OF LOT 4, BLOCK 6, DARRINGTON PARK, SAID CORNER BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

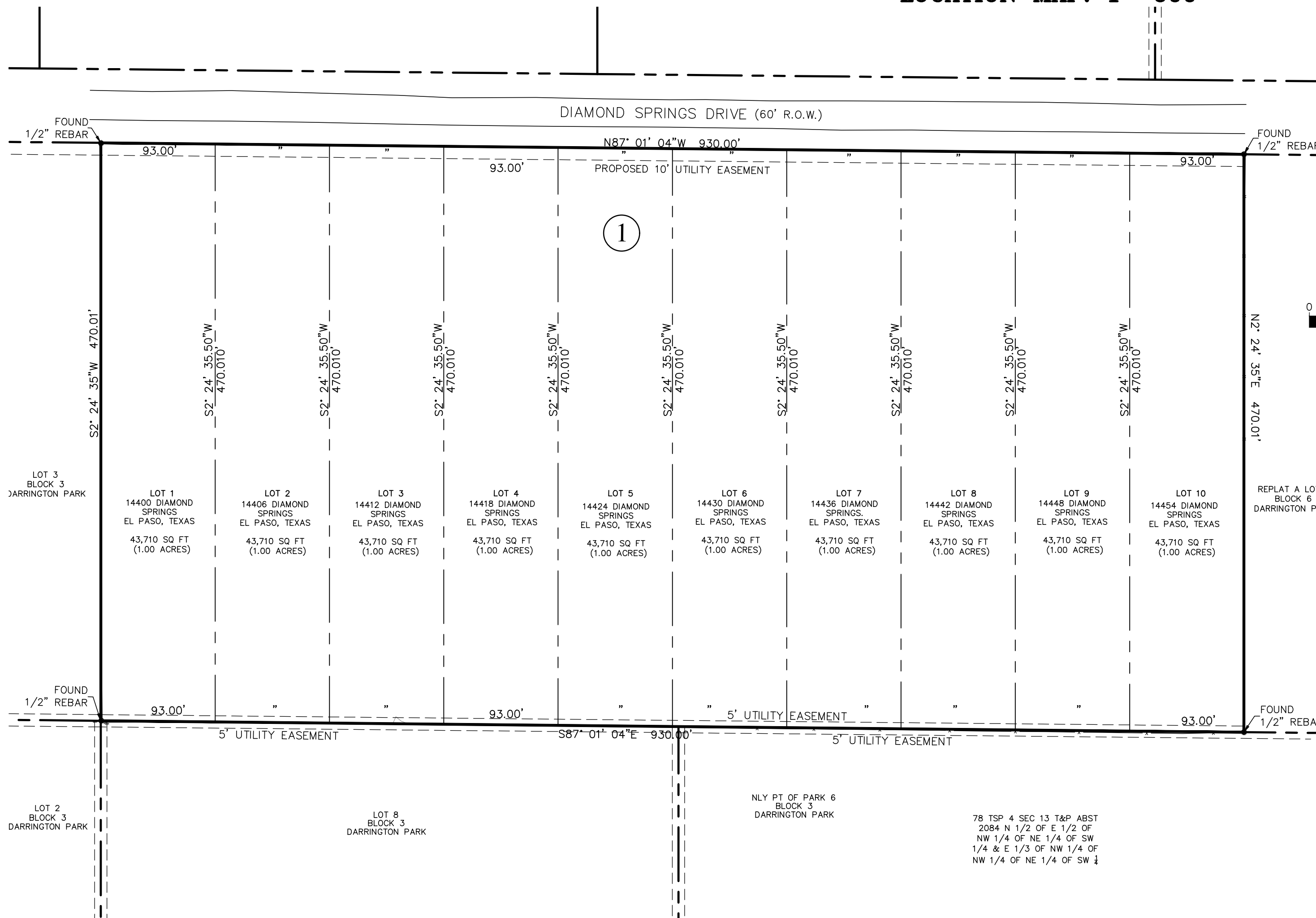
THENCE NORTH 87°01'04" WEST, A DISTANCE OF 930' FEET ALONG THE NORTHERLY PROPERTY LINE TO THE NORTHWESTERN CORNER OF THIS PARCEL. THENCE SOUTH 2°24'35" WEST, A DISTANCE OF 470.01' FEET ALONG THE WESTERLY PROPERTY LINE TO THE SOUTHWESTERN CORNER OF THIS PARCEL. THENCE SOUTH 87°01'04" EAST, A DISTANCE OF 930' FEET ALONG THE SOUTHERLY PROPERTY LINE TO THE SOUTHEASTERN CORNER OF THIS PARCEL. THENCE NORTH 2°24'35" EAST, A DISTANCE OF 470.01' FEET ALONG THE WESTERLY PROPERTY LINE TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 10.034 ACRES (437,087.62 SQ FT) MORE OR LESS.



LOCATION MAP: 1"=600'

AUGUST 26, 2025
ISSUED FOR REVIEW
AND COMMENT.
NOT FOR FILING,
BIDDING, OR
CONSTRUCTION



LOT NUMBER	ADDRESS	USE	LOT SIZE
LOT 1	14400 DIAMOND SPRINGS EL PASO, TEXAS	NON-RESIDENTIAL	43,710 SQ FT (1.00 ACRES)
LOT 2	14406 DIAMOND SPRINGS EL PASO, TEXAS	NON-RESIDENTIAL	43,710 SQ FT (1.00 ACRES)
LOT 3	14412 DIAMOND SPRINGS EL PASO, TEXAS	NON-RESIDENTIAL	43,710 SQ FT (1.00 ACRES)
LOT 4	14418 DIAMOND SPRINGS EL PASO, TEXAS	NON-RESIDENTIAL	43,710 SQ FT (1.00 ACRES)
LOT 5	14424 DIAMOND SPRINGS EL PASO, TEXAS	NON-RESIDENTIAL	43,710 SQ FT (1.00 ACRES)
LOT 6	14430 DIAMOND SPRINGS EL PASO, TEXAS	NON-RESIDENTIAL	43,710 SQ FT (1.00 ACRES)
LOT 7	14436 DIAMOND SPRINGS EL PASO, TEXAS	NON-RESIDENTIAL	43,710 SQ FT (1.00 ACRES)
LOT 8	14442 DIAMOND SPRINGS EL PASO, TEXAS	NON-RESIDENTIAL	43,710 SQ FT (1.00 ACRES)
LOT 9	14448 DIAMOND SPRINGS EL PASO, TEXAS	NON-RESIDENTIAL	43,710 SQ FT (1.00 ACRES)
LOT 10	14454 DIAMOND SPRINGS EL PASO, TEXAS	NON-RESIDENTIAL	43,710 SQ FT (1.00 ACRES)

NUMBER OF NON-RESIDENTIAL LOTS = 10

DARRINGTON PARK REPLAT B			
COMMERCIAL LOT INFORMATION			
LOT NUMBER	ADDRESS	USE	LOT SIZE
1		NON-RESIDENTIAL	43,710.00 SQ FT (1 ACRE)
2		NON-RESIDENTIAL	43,710.00 SQ FT (1 ACRE)
3		NON-RESIDENTIAL	43,710.00 SQ FT (1 ACRE)
4		NON-RESIDENTIAL	43,710.00 SQ FT (1 ACRE)
5		NON-RESIDENTIAL	43,710.00 SQ FT (1 ACRE)
6		NON-RESIDENTIAL	43,710.00 SQ FT (1 ACRE)
7		NON-RESIDENTIAL	43,710.00 SQ FT (1 ACRE)
8		NON-RESIDENTIAL	43,710.00 SQ FT (1 ACRE)
9		NON-RESIDENTIAL	43,710.00 SQ FT (1 ACRE)
10		NON-RESIDENTIAL	43,710.00 SQ FT (1 ACRE)

BENCH MARK:
FOUND 1/2" REBAR
NORTHEAST CORNER OF THE LOT
BENCH MARK ELEV. = 4017.85 NAVD88

SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT

SURVEYOR
A.P. SURVEYING & MAPPING
8416 WATERFALL DRIVE
EL PASO, TEXAS 79907
915-867-3805

OWNER/DEVELOPER

JAIME GALLO
801 MYRTLE AVE.
EL PASO, TEXAS 79901
PHONE: (915) 346-5111

ENGINEER

GECCA, LLC
801 MYRTLE AVE, SUITE 101
EL PASO, TEXAS 79901
PHONE: (915) 229-6742

I, a Registered Professional Engineer in Texas, hereby certify that the above plat was prepared by me or under my supervision.

Jaime Gallo, P.E.
Registered Professional Engineer
Texas License No. 107316

I, a Registered Professional Land Surveyor in Texas, hereby certify that the above plat and description were prepared from a survey of the property made on the ground by me or under my supervision.

Avelardo Ponce, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 6032

DARRINGTON PARK REPLAT B

BEING A REPLAT OF ALL OF
LOT 4, BLOCK 3, DARRINGTON PARK
EL PASO COUNTY, TEXAS

CONTAINING:
437087.62 SQ. FT.
OR 10.034 ACRES ±

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

Jaime Gallo, as owner of the 10.034 acres tract of land encompassed within the proposed Darrington Park Replat B hereby subdivide the land as depicted in this subdivision plat shown herein.

Jaime Gallo (Owner) _____ Date _____

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME, the undersigned notary public, on this day personally appeared Jaime Gallo, proved to me through his Texas Department of Public Safety Driver License to the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the County of El Paso _____ My Commission Expires _____

COUNTY OF EL PASO CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.009(c) AND 212.0115(b):

WE THE UNDERSIGNED CERTIFY that this plat of Darrington Park Replat B was reviewed and approved by the City Council of the City of Horizon on _____

Mayor of the City of Horizon _____ Date _____
Secretary of the City Plan Commission _____ Date _____

EL PASO COUNTY, TEXAS CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 232.028 (a)

WE THE UNDERSIGNED CERTIFY that this plat of Darrington Park Replat B was reviewed and approved by the El Paso County Commissioners Court on _____, 2024.

El Paso County Judge _____ Date _____
El Paso County Clerk _____ Date _____

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____, County Clerk of El Paso County, certify that the plat bearing this certificate was filed for record under Instrument Number _____ in the Plat Records of the El Paso County.

El Paso County Clerk

DARRINGTON PARK REPLAT B

FINAL PLAT

DATE PREPARED	DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY
J.G.	M.G.	GECCA, LLC	J.G.	J.G.
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OR REVISION	DATE OF REVISION	REVISION APPROVED BY

ENGINEERING REPORT

WATER FACILITIES: DESCRIPTIONS, COSTS, AND OPERABILITY DATES

DARRINGTON PARK REPLAT B WILL BE PROVIDED WITH POTABLE WATER BY THE LOWER VALLEY WATER DISTRICT (LVWD). EACH RESPECTIVE LOT OWNER AND LVWD WILL HAVE TO ENTER INTO A CONTRACT IN WHICH (LVWD) PROMISES TO PROVIDE SUFFICIENT WATER TO THE RESPECTIVE LOT FOR AT LEAST 30 YEARS AND LOWER VALLEY WATER DISTRICT (LVWD) HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

(LVWD) HAS AN 8" DIAMETER WATER LINE RUNNING WITHIN THE RIGHT-OF-WAY OF DIAMOND SPRINGS DR. THE EXISTING WATERLINE IS LOCATED, APPROXIMATELY 30' NORTH OF THE SOUTHERN DIAMOND SPRINGS RD. RIGHT-OF-WAY BOUNDARY.

PRIOR TO OBTAINING WATER SERVICE, INDIVIDUAL LOT OWNERS MUST OBTAIN A WATER METER FROM THE LVWD. THE CURRENT WATER METER HOOK UP AND BACKFLOW INSPECTION FEES IS \$1,000.00

ADDITIONALLY, INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR THE COST AND INSTALLATION OF ANY SERVICE LINE REQUIRED FROM THE METER BOX TO THEIR HOUSE.

THE WATER SYSTEM IMPROVEMENTS WILL BE INSTALLED BY THE DEVELOPMENT WITHIN ONE (1) YEAR OF THE FILING OF THE FINAL PLAT FOR THIS SUBDIVISION.

SEWER FACILITIES: DESCRIPTIONS, COSTS, AND OPERABILITY DATES

SEWAGE FROM DARRINGTON PARK REPLAT B WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF: OR "SEPTIC SYSTEMS") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND DRAINFIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF USING STANDARD SUBSURFACE DISPOSAL METHODS. THE REPORT WAS REVIEWED AND APPROVED BY THE EL PASO COUNTY HEALTH AND ENVIRONMENTAL DISTRICT, HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1 ACRE IN SIZE. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF THE BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL, HAVING A SLOPE OF APPROXIMATELY 3%. THE STORMWATER RUNOFF FROM THE 100-YEAR FLOOD IS CONTAINED WITHIN THE DIAMOND SPRINGS RD. STREET RIGHT-OF-WAY AND THE DRAINAGE EASEMENTS. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAINFIELD.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$2,000, INCLUDING COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. IT SHALL BE THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER TO INSTALL THE PROPER SEPTIC SYSTEM. DUE TO THE NON-RESIDENTIAL ZONING OF THE LOTS, THE SUBDIVIDER IS NOT RESPONSIBLE FOR INSTALLING SAID SEPTIC SYSTEM.

CERTIFICATION:
I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE.

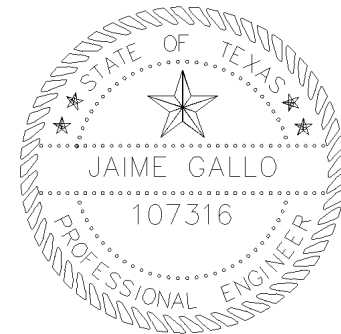
I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES: \$1,868.00± PER LOT, FOR A TOTAL COST OF \$18,680.00 FOR TEN LOTS IN THE DARRINGTON PARK REPLAT B SUBDIVISION.

SEWERAGE FACILITIES: \$2,000.00 PER LOT, FOR A TOTAL COST OF \$20,000.00 FOR TEN LOTS IN THE DARRINGTON PARK REPLAT B SUBDIVISION.

Jaime Gallo P.E.
JAIME GALLO P.E.

September 25, 2025
DATE



PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO
EL DISTRITO DE AGUA DEL VALLE INFERIOR (LVWD) PROPORCIONARÁ A LA SUBDIVISION DARRINGTON PARK REPLAT B AGUA POTABLE. CADA DUENO DE LOTE Y LVWD TENDRAN QUE ENTRAR EN CONTRATO EN EL CUAL (LVWD) SE HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DARRINGTON PARK REPLAT B DURANTE AL MENOS 30 AÑOS Y EL DISTRITO DE AGUA DE LOWER VALLEY (LVWD) HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO COMPLETO DE ESTA LOCALIZACION.

TIENE UNA LINEA DE AGUA DE 8" DE DIÁMETRO QUE CORRE DENTRO DEL DERECHO DE VIA DE DIAMOND SPRINGS RD.

LAS MEJORAS PROPUESTAS AL SISTEMA DE AGUA SERÁN CONSTRUIDAS POR EL CADA DUENO DE LOTE DURANTE LA FASE DE DESARROLLO DE LA SUBDIVISION. EL COSTO TOTAL ESTIMADO PARA ESTAS MEJORAS ES DE \$18,680.00

ANTES DE OBTENER EL SERVICIO DE AGUA, LOS PROPIETARIOS DE LOTES INDIVIDUALES DEBEN OBTENER UN MEDIDOR DE AGUA DEL LVWD. LA CONEXION DEL MEDIDOR DE AGUA ACTUAL Y LAS TARIFAS DE INSPECCION DE RETORNO ES DE \$ 1,000.00 ADICIONALMENTE, LOS DUEÑOS DE LOTES INDIVIDUALES SON RESPONSABLES DEL COSTO Y LA INSTALACION DE CUALQUIER LINEA DE SERVICIO REQUERIDA DESDE LA CAJA DE MEDIDOR HASTA SU CASA.

INSTALACIONES DE ALCANTARILLADO: DESCRIPCIONES, COSTOS Y FECHAS DE OPERABILIDAD
LAS AGUAS RESIDUALES DEL REPLANTE B DE DARRINGTON PARK SE TRATARÁN MEDIANTE INSTALACIONES DE ALCANTARILLADO INDIVIDUALES EN EL LUGAR ("OSSF: O "SISTEMAS SEPTICOS"), QUE CONSISTEN EN UN TANQUE SEPTICO DE DISEÑO ESTÁNDAR DE DOBLE COMPARTIMIENTO Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL QUE SUSCRIBE HA EVALUADO LA IDONEIDAD DEL LUGAR DE LA SUBDIVISION PARA OSSF Y HA PRESENTADO UN INFORME QUE CONCLUYE QUE EL LUGAR ES APTO PARA OSSF UTILIZANDO MÉTODOS ESTÁNDAR DE ELIMINACION SUBTERRÁNEA. EL INFORME FUE REVISADO Y APROBADO POR EL DISTRITO DE SALUD Y MEDIO AMBIENTE DEL CONDADO DE EL PASO. LOS PUNTOS DESTACADOS DEL INFORME SON LOS SIGUIENTES:

CADA LOTE DE LA SUBDIVISION PROPUESTA TIENE UNA SUPERFICIE DE AL MENOS 1 ACRE. NO HAY INDICACION DE AGUA SUBTERRÁNEA O UNA CAPA RESTRICTIVA DENTRO DE LOS 60 CM DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION DRENA BIEN, CON UNA PENDIENTE DE APROXIMADAMENTE EL 3%. LA ESCORRIENTE DE AGUAS PLUVIALES DE LA INUNDACION DE 100 AÑOS ESTÁ CONTENIDA DENTRO DE LA DERECHA DE VIA DE DIAMOND SPRINGS RD. Y LAS SERVIDUMBRES DE DRENAJE. CADA LOTE CUENTA CON EL ÁREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

EL COSTO ESTIMADO PARA INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE \$2,000, INCLUYENDO LOS COSTOS DE LOS PERMISOS Y LICENCIAS REQUERIDOS. NO SE HA INSTALADO NINGUN SISTEMA OSSF AL MOMENTO DE LA SOLICITUD DE APROBACION DEL PLANO FINAL. Será responsabilidad de cada propietario de lote instalar el sistema séptico adecuado. Debido a la zonificación no residencial de los lotes, el urbanizador no es responsable de instalar dicho sistema.

CERTIFICACION:
YO CERTIFICO QUE LOS SERVICIOS DE AGUA Y DRENAGE ANTES MENCIONADOS ESTAN EN COMPLETO ACUERDO CON EL MODELO DE REGLAS MENCIONADOS EN LA SECCION 16.343, DEL CODIGO DE AGUAS Y DRENAGE DE TEXAS.

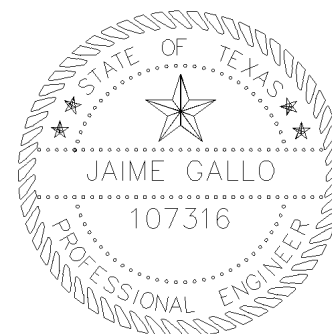
YO CERTIFICO QUE LOS COSTOS ESTIMADOS PARA LA INSTALACION DEL SISTEMA DE AGUA Y DRENAGE PARA CADA LUGAR, ASI COMO SE HA DESCRITO ANTERIORMENTE ES COMO SIGUE:

COSTO POR EL SERVICIO DE AGUA: \$1,868.00 APROXIMADAMENTE POR LOTE, PARA UN COSTO DE \$18,680.00 POR LOS DIEZ LOTES QUE TIENE LA DARRINGTON PARK REPLAT B SUBDIVISION.

COSTO POR EL SERVICIO DE DRENAGE: \$2,000.00 APROXIMADAMENTE POR LOTE, PARA UN COSTO DE \$20,000.00 POR LOS DIEZ LOTES QUE TIENE LA DARRINGTON PARK REPLAT B SUBDIVISION.

Jaime Gallo P.E.
JAIME GALLO P.E.

September 25, 2025
DATE



DARRINGTON PARK REPLAT B

BEING A REPLAT OF ALL OF
LOT 4, BLOCK 3, DARRINGTON PARK
EL PASO COUNTY, TEXAS

DRAINAGE REPORT

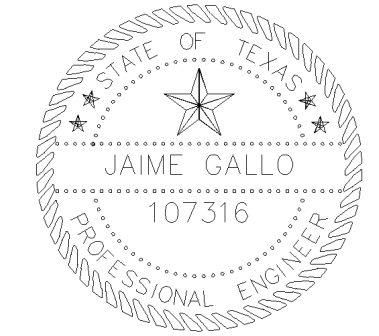
By Jaime Gallo, P.E.

THE 10.034 ACRE PARCEL OF LAND KNOWN AS DARRINGTON PARK REPLAT B IS ON LAND THAT GENTLY SLOPES IN A SOUTHWESTERLY DIRECTION AT AN AVERAGE OF 2% SLOPE GOING WEST TOWARDS AN EMPTY VACANT LOT. THE AREA CONSISTS OF GENTLY SLOPING SOILS THAT HAVE A FINE SANDY LOAM SUBSOIL AND ARE MODERATELY DEEP OVER CALICHE. FOR OUR DESIGN PURPOSES, AN AVERAGE RUNOFF COEFFICIENT OF 0.50 AND AN AVERAGE INTENSITY OF 5.50 IN/HR WAS USED TO CALCULATE THE ESTIMATED RUNOFF FROM THE ASSOCIATED WATERSHEDS. THE AREA DIRECTLY IMPACTING THE SUBDIVISION IS A SINGLE WATERSHED AREA. THE WATERSHED (WATERSHED No. 1) CONSISTS OF A 10.645 ACRES WHICH PRODUCES APPROXIMATELY 29.27 CFS OF RUNOFF.

ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FIRM MAP, COMMUNITY PANEL NUMBER 480212 0237 B, DATED SEPTEMBER 4, 1991, NO PORTION OF DARRINGTON PARK REPLAT B IS SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO A ONE PERCENT OR GREATER CHANCE OF FLOODING IN ANY GIVEN YEAR.

THE ABOVE MEASURES PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AVOID CONCENTRATING RUNOFF ONTO OTHER LOTS, AND COORDINATE INDIVIDUAL DRAINAGE WITH THE GENERAL STORM DRAINAGE PATTERN OF THE AREA. THE MAP BELOW ILLUSTRATES THE FLOW PATTERNS FOR THE RUNOFF.

BY MY SIGNATURE BELOW, I CERTIFIED THAT AM SUBDIVISION LIES WITHIN A ZONE DESIGNATION OF "X", WHICH INDICATES THAT THIS PARCEL DOES NOT LIE WITHIN A FLOOD HAZARD AREA, ACCORDING TO FLOOD INSURANCE RATE MAPS, COUNTY MAP (PANEL NUMBER 480212 0250B, EFFECTIVE DATE: SEPTEMBER 4, 1991 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY).



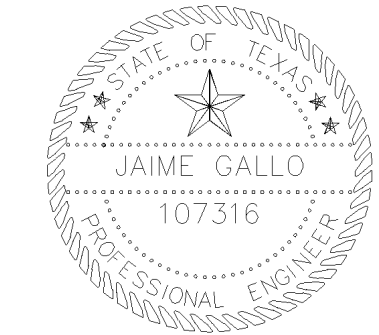
Jaime Gallo P.E.
JAIME GALLO P.E.

September 25, 2025
DATE

La parcela de 10.034 acres conocida como Darrington Park RePlat B se encuentra en un terreno con una ligera pendiente en dirección suroeste con un promedio del 2% de pendiente hacia el oeste hacia un terreno baldío. El área consta de suelos con ligera pendiente que tienen un subsuelo franco arenoso fino y son moderadamente profundos sobre caliche. Para nuestros fines de diseño, se utilizó un coeficiente de escorrentía promedio de 0.50 y una intensidad promedio de 5.50 pulgadas por hora para calcular la escorrentía estimada de las cuencas hidrográficas asociadas. El área que impacta directamente la subdivisión es un área de cuenca hidrográfica única. LA CUENCA HIDROGRÁFICA (CUENCA HIDROGRÁFICA N.º 1) CONSTA DE 10,645 ACRES QUE PRODUCEN APROXIMADAMENTE 29,27 CFS DE ESCORRIENTE.

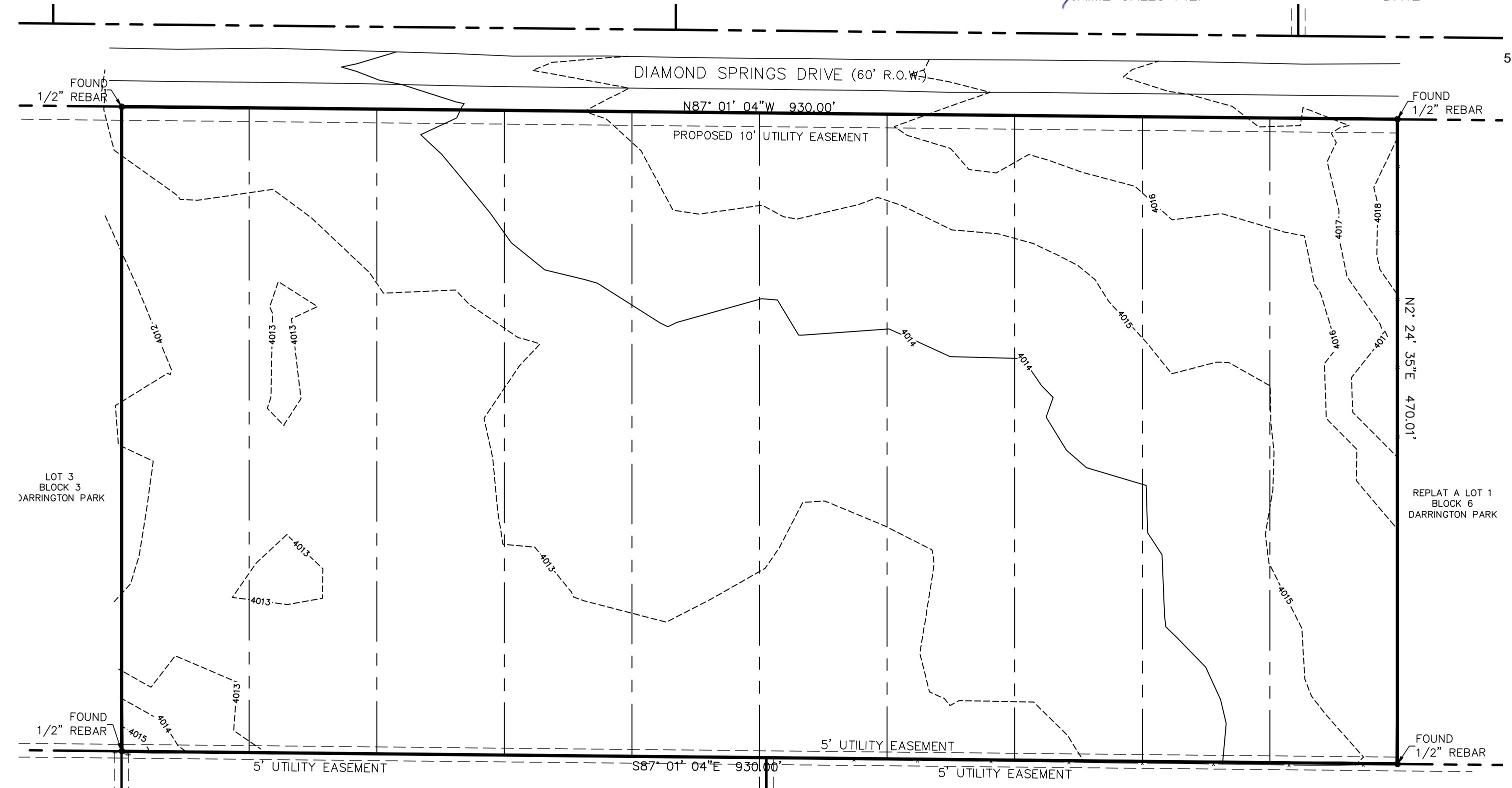
EN EL MAPA FIRME DE LA AGENCIA FEDERAL PARA EL MANEJO DE EMERGENCIAS, NÚMERO DE PANEL COMUNITARIO 480212 0237 B, CON FECHA DEL 4 DE SEPTIEMBRE DE 1991, NO SE MUESTRA QUE NINGUNA PARTE DEL REPLATO B DE DARRINGTON PARK SE ENCUENTRE DENTRO DE UN ÁREA ESPECIAL DE PELIGRO DE INUNDACION SUJETA A UNA PROBABILIDAD DE INUNDACION DEL UNO POR CIENTO O MÁS EN CUALQUIER AÑO DETERMINADO.

LAS MEDIDAS ANTERIORES PROPORCIONAN UN DRENAJE POSITIVO ALEJADO DE TODOS LOS EDIFICIOS, EVITA LA CONCENTRACION DE LA ESCORRIENTE EN OTROS TERRENOS Y COORDINA EL DRENAJE INDIVIDUAL CON EL PATRON GENERAL DE DRENAJE PLUVIAL DE LA ZONA. EL MAPA A CONTINUACION ILLUSTR LA LOS PATRONES DE FLUJO DE LA ESCORRIENTE. CON MI FIRMA A CONTINUACION, CERTIFICO QUE MI SUBDIVISION SE ENCUENTRA DENTRO DE LA ZONA "X", LO QUE INDICA QUE ESTA PARCELA NO SE ENCUENTRA DENTRO DE UNA ZONA DE RIESGO DE INUNDACION, SEGUN LOS MAPAS DE TARIFAS DE SEGURO CONTRA INUNDACIONES, MAPA DEL CONDADO (NÚMERO DE PANEL 480212 0250B, FECHA DE VIGENCIA: 4 DE SEPTIEMBRE DE 1991 DE LA AGENCIA FEDERAL PARA EL MANEJO DE EMERGENCIAS).



Jaime Gallo P.E.
JAIME GALLO P.E.

September 25, 2025
DATE



POST-DEVELOPMENT FOR SMALL WATERSHEDS

DRAINAGE RUN-OFF CALCULATIONS (100 YEAR)					
DRAINAGE AREA (DA)	RUNOFF COEFFICIENT "C"	RAINFALL (IN/HR) "I"	AREA (ACRES) "A"	Tc "MIN"	Q ₁₀₀ = (C*I*A) "CFS"
WS#01	0.50	5.50	10.645	10.00	29.27
TOTAL RUN-OFF					29.27

DARRINGTON PARK REPLAT B

ENGINEERING REPORT

DATE PREPARED	DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY
J.G.	M.G.	GECCA, LLC	J.G.	J.G.
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OR REVISION	DATE OF REVISION	REVISION APPROVED BY



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

Case No.: SUC25-0008 Darrington Park Replat B

Application Type: Replat Application
P&Z Hearing Date: October 20, 2025
Staff Contact: Art Rubio, Planning Director
 915-852-1046, Ext. 407; arubio@horizoncity.org

Address/Location: South of Diamond Springs Dr and West of Darrington Rd.
Property ID Nos.: D10000000300400
Legal Description: A portion of Lot 4, Block 3, Darrington Park, El Paso County, Texas.
Property Owner: Jaime Gallo
Applicant/Rep.: GECCA, LLC
Nearest Park: Claret Cup Park
Nearest School: Ricardo Estrada Middle School

SURROUNDING PROPERTIES:		
	Zoning	Land Use
N	M-1	Light Manufacturing
E	ETJ	Residential
S	ETJ	Vacant
W	ETJ	Vacant
LAND USE AND ZONING:		
	Existing	Proposed
Land Use	Vacant	Non-Residential Subdivision
Zoning	N/A	N/A

Application Description:

Preliminary and Final Subdivision:

The proposed preliminary and final replat includes 10 non-residential lots, each lot measuring approximately 43,710 sq. ft.

Staff Recommendation:

Staff recommends approval subject to addressing all pending comments prior to City Council Meeting.

Planning Division Comments:

Coordinate engineering and addressing comments with El Paso County.

Town Engineer Comments:

1. Sec. 4.3.2.2: The name of the subdivision and adjoining subdivisions, the name of the streets (to conform wherever possible to existing street names whenever extending streets, but not to create new streets with duplicated names), numbers on each lots and blocks, and street addresses (provided by the City Engineer). Provide street addresses if available.
2. Revise dedication dates to reflect current year.

Final Engineering Report

1. Sec. 4.4: The report shall also contain an abstract, a problem statement, analyses and evaluation of data, conclusions and an appendices providing data such as laboratory analyses, testing and sampling procedures, specifications for proposed treatment systems, and drawings to scale. Provide any supplemental information if available.

El Paso 9-1-1 District Comments:

No comments

El Paso County:

Engineers:

1. Include the following statement as part of the drainage report section:
"Improvement plans for this subdivision are referenced in Case ID#XX-XXX at the El Paso County Public Works Department"
2. Plat map shows 10' utility easement and not access easement.
3. Provide addresses for each lot. Proposed addresses to be provided and verified through 911.
4. Provide comment response as an attachment and not part of the plat submittal.
5. Drainage report is to be both in English and Spanish.
6. Lots are stated as non-residential on the plat, verify this statement.
7. 10 lots X \$2000 = \$20,000.
8. Show proposed drainage areas for each lot.
9. This is to include drainage calculations and ponding calculations for each lot.
10. Provide map of water and sewer facilities.

Planning:

1. Provide an address for each lot and verify the address with El Paso County 911 District

TxDOT Comments:

No comments

El Paso Electric Company:

Please add a 5' wide easement along proposed lot 1. We have an existing line along the property.

Texas Gas Service:

Texas Gas Service has no comments.

El Paso Natural Gas / Kinder Morgan:

No comments

Clint ISD:

Clint ISD takes no exception to the information presented.

El Paso Central Appraisal District Comments (EPCAD):

Please correct block number.

HRMUD:

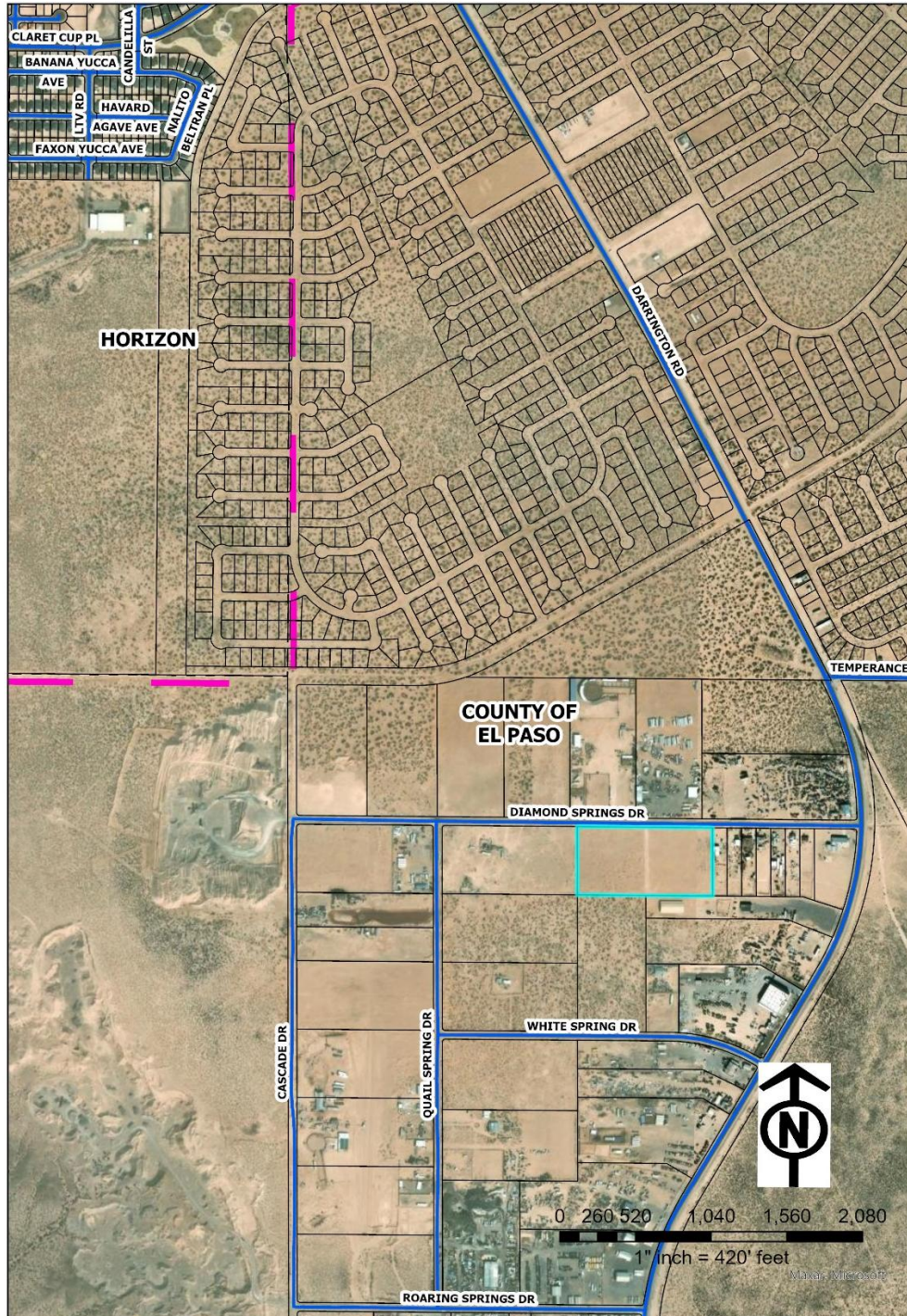
No comments

Attachments:

- 1 – Aerial**
- 2 – Zoning Designation Map**
- 3 – Location Map**
- 4 – Preliminary Plat**
- 5 – Final Plat**
- 6 – Replat Application**

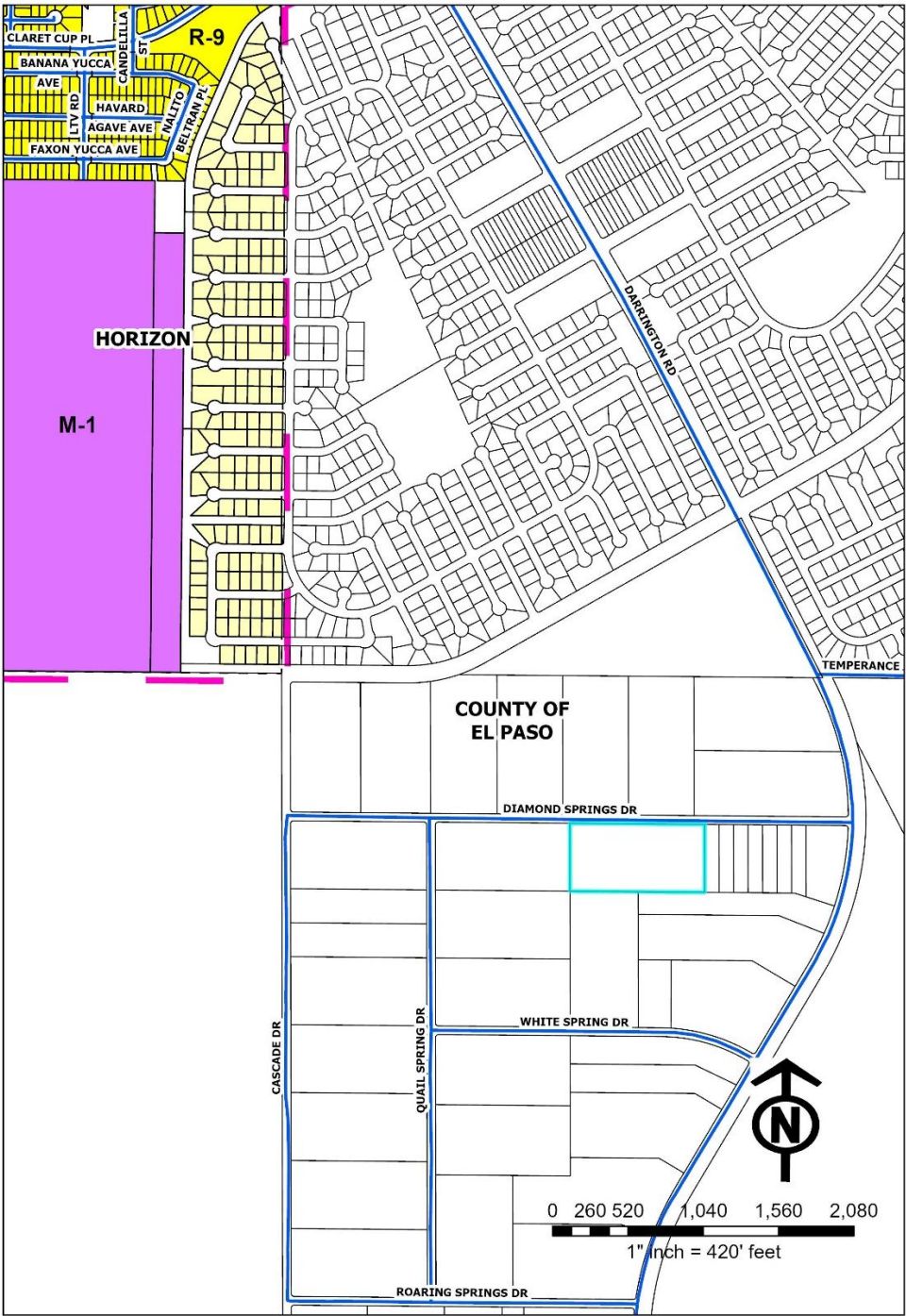
Attachment 1: Aerial Map

**Planning & Zoning Commission
Darrington Park Replat B
Case No. SUC25-0008**



Attachment 2: Zoning Designation Map

**Planning & Zoning Commission
Darrington Park Replat B
Case No. SUC25-0008**



Attachment 3: Location Map



LOCATION MAP: 1"=600'

Attachment 5: Final Subdivision Plat

DARRINGTON PARK REPLAT B

BEING A REPLAT OF ALL OF
LOT 4, BLOCK 3, DARRINGTON PARK
EL PASO COUNTY, TEXAS
CONTAINING:
437087.62 SQ. FT.
OR 10.034 ACRES ±

METES AND BOUNDS DESCRIPTION

ALL OF LOT 4, BLOCK 3, DARRINGTON PARK, RECORDED IN VOLUME A FINAL & PLAT RECORDS OF EL PASO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE TRUE POINT OF BEGINNING OF THIS REPLAT IS:

N00°00'00"W 100.00 FT. ALONG THE NORTHERLY PROPERTY LINE TO THE NORTHWEST CORNER OF THIS PARCEL;
S00°00'00"W 100.00 FT. ALONG THE WESTERLY PROPERTY LINE TO THE NORTHWEST CORNER OF THIS PARCEL;
S00°00'00"W 100.00 FT. ALONG THE WESTERLY PROPERTY LINE TO THE NORTHWEST CORNER OF THIS PARCEL;
S00°00'00"W 100.00 FT. ALONG THE WESTERLY PROPERTY LINE TO THE NORTHWEST CORNER OF THIS PARCEL;
S00°00'00"W 100.00 FT. ALONG THE WESTERLY PROPERTY LINE TO THE NORTHWEST CORNER OF THIS PARCEL;
S00°00'00"W 100.00 FT. ALONG THE WESTERLY PROPERTY LINE TO THE NORTHWEST CORNER OF THIS PARCEL;
S00°00'00"W 100.00 FT. ALONG THE WESTERLY PROPERTY LINE TO THE NORTHWEST CORNER OF THIS PARCEL;
S00°00'00"W 100.00 FT. ALONG THE WESTERLY PROPERTY LINE TO THE NORTHWEST CORNER OF THIS PARCEL;
S00°00'00"W 100.00 FT. ALONG THE WESTERLY PROPERTY LINE TO THE NORTHWEST CORNER OF THIS PARCEL;
S00°00'00"W 100.00 FT. ALONG THE WESTERLY PROPERTY LINE TO THE NORTHWEST CORNER OF THIS PARCEL;
S00°00'00"W 100.00 FT. ALONG THE WESTERLY PROPERTY LINE TO THE NORTHWEST CORNER OF THIS PARCEL;
S00°00'00"W 100.00 FT. ALONG THE WESTERLY PROPERTY LINE TO THE NORTHWEST CORNER OF THIS PARCEL;

LOCATION MAP: 1"=600'

DARRINGTON PARK REPLAT B

OWNER'S DECLARATION, CERTIFICATION, AND ATTENTION:

I, the undersigned, being duly qualified to make a subdivision of land, do hereby declare that this plat complies with all applicable laws and regulations of the State of Texas and the County of El Paso, Texas, and that the same are true and correct to the best of my knowledge and belief.

I, the undersigned, do hereby certify that the plat of Darrington Park Replat B was reviewed and approved by the City Council of the City of El Paso on _____ day of _____, 2024.

I, the undersigned, do hereby certify that the plat of Darrington Park Replat B was reviewed and approved by the City Council of the City of El Paso on _____ day of _____, 2024.

EL PASO COUNTY, TEXAS CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE 232.006(A) AND 232.007(b)(3)

THE UNDERSIGNED COUNTY CLERK OF EL PASO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF DARRINGTON PARK REPLAT B WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF EL PASO ON _____ DAY OF _____, 2024.

County Clerk

OWNER'S DECLARATION, CERTIFICATION, AND ATTENTION:

I, the undersigned, being duly qualified to make a subdivision of land, do hereby declare that this plat complies with all applicable laws and regulations of the State of Texas and the County of El Paso, Texas, and that the same are true and correct to the best of my knowledge and belief.

I, the undersigned, do hereby certify that the plat of Darrington Park Replat B was reviewed and approved by the City Council of the City of El Paso on _____ day of _____, 2024.

I, the undersigned, do hereby certify that the plat of Darrington Park Replat B was reviewed and approved by the City Council of the City of El Paso on _____ day of _____, 2024.

EL PASO COUNTY, TEXAS CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE 232.006(A) AND 232.007(b)(3)

THE UNDERSIGNED COUNTY CLERK OF EL PASO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF DARRINGTON PARK REPLAT B WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF EL PASO ON _____ DAY OF _____, 2024.

County Clerk

Attachment 6: Replat Application



TOWN OF HORIZON CITY
 14999 Darrington Road
 Horizon City, Texas 79928
 Phone 915-852-1046 Fax 915-852-1005

**COMBINATION SUBDIVISION
 PRELIMINARY & FINAL APPLICATION**

SUBDIVISION PROPOSED NAME: Darrington Park Replat B SUBMITTAL DATE: 9/12/2025

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
Lot 4, Block 3, Darrington Park

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	_____	_____	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	_____	_____
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK (Min 1 Acre)	_____	_____	_____	_____	_____
SCHOOL	_____	_____	_____	_____	_____
COMMERCIAL	<u>1 acre</u>	x <u>10 each</u>	TOTAL NO. SITES	<u>1.0</u>	<u>10</u>
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>10</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? Undefined PROPOSED ZONING commercial

4. WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL ZONE(S)? YES NO

5. WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND OVERHEAD COMBINATION

6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) Onsite ponding per lot

7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES N/a

8. ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES NO

9. IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES NO
 IF "YES", PLEASE LIST SECTION & EXPLAIN THE NATURE OF THE MODIFICATION _____

10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY MEDIANS OTHER per lot owner

11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: none - matching existing adjacent use

12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? YES NO N/A INITIALS _____
 IF YES, submit REQUIRED GUARANTEE (SECTION 4.10.3 & 8.1.7, Municode Chapter 10) OR Improvement Cost Estimates & Construction Agreement

13. WILL ANY RESTRICTIONS AND COVENANTS BE RECORDED WITH PLAT? YES NO INITIALS _____ IF YES, PLEASE SUBMIT COPY.

14. OWNER OF RECORD ZES Properties, LLC epengineers1@gmail.com 915-346-5111
(NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER ZES Properties, LLC epengineers1@gmail.com 915-346-5111
(NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER GECCA, LLC epengineers1@gmail.com 915-346-5111
(NAME & ADDRESS) (EMAIL) (PHONE)

17. APPLICANT GECCA, LLC epengineers1@gmail.com 915-346-5111
(NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT Jaime Gallo, PE epengineers1@gmail.com 915-346-5111
(NAME & ADDRESS) (EMAIL) (PHONE)

NOTE: Applicant is responsible for all expenses incurred by the City in connection with the Final plat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials JG.

Applicant Signature *Jaime Gallo, P.E.* EMAIL JaimeGalloPE@gmail.com

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
 Acceptance of fee does not grant acceptance of application.
 Non Refundable Deposit \$800.00 | Application Fee: \$1800.00

OWNERS DEDICATION, CERTIFICATION AND ATTESTATION

I, HUNT HORIZON MESA, LLC OWNER OF THE 69.31 ACRE TRACT OF LAND ENCOMPASSED WITHIN VERDANCIA UNIT TWO SUBDIVISION, DO HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE TOWN OF HORIZON CITY THE DRAINAGE, PARKS, PONDS AND RIGHT-OF-WAY FACILITIES SHOWN HEREIN, TO THE UTILITY COMPANIES THE UTILITY EASEMENTS SHOWN HEREIN.

- I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:
 - (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND THE REGULATIONS OF HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT (HRMUD)
 - (B) SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND THE REGULATIONS OF HORIZON REGIONAL MUD.
 - (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
 - (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.
HUNT HORIZON MESA, LLC

JOSE LARES, VICE-PRESIDENT _____ DATE _____

**STATE OF TEXAS
COUNTY OF EL PASO**

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025 BY JOSE LARES AS, VICE PRESIDENT OF HUNT COMMUNITIES DEVELOPMENT CO., LLC, IN ITS CAPACITY AS SOLE MEMBER OF HUNT HORIZON MESA, LLC A TEXAS LIMITED LIABILITY COMPANY WHO STATED THAT HE EXECUTED SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC IN THE COUNTY OF EL PASO, 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 OF THE LOCAL GOVERNMENT CODE OF TEXAS, THIS _____ DAY OF _____, 2025, A.D.
ACCEPTED AND ADOPTED BY THE CITY COUNCIL OF TOWN OF HORIZON CITY THIS _____ DAY OF _____, 2025, A.D.

ELVIA SCHULLER, TOWN CLERK _____ ANDRES RENTERIA, MAYOR _____

APPROVED FOR FILING THIS _____ DAY OF _____, 2025.

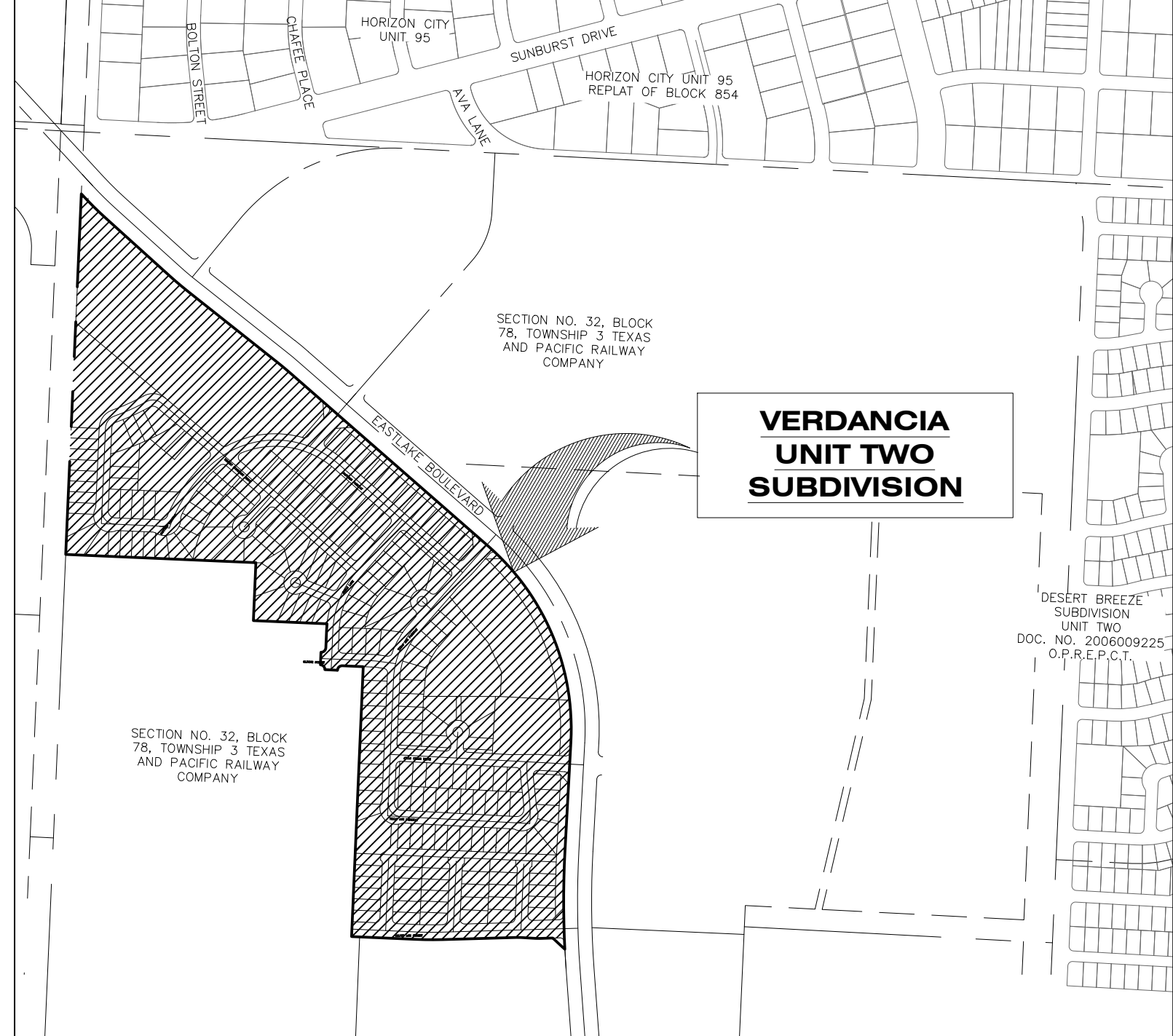
HUIT-ZOLLARS, INC., TOWN ENGINEER _____

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS,
THIS _____ DAY OF _____, 2025, A.D. IN
FILE NO. _____

EL PASO COUNTY CLERK _____ BY DEPUTY _____

LOCATION MAP SCALE: 1" = 600'



STREET NAME	LENGTH
VELVET ASH STREET	925.77'
OLIVINE STREET	322.59'
KIDNEYWOOD PLACE	311.00'
SHAKESPEARE PLACE	303.66'
YOUNG PLACE	282.74'
BRICKELBUSH COURT	111.49'
TEXAS ASH PARKWAY	2,143.85'
SABLE LANE	743.75'
SUN ROSE COURT	202.05'
CRIMSON COURT	174.84'
DESERT ROSEMARY DRIVE	1,361.31'
SAFFRON PARKWAY	2,332.72'
TRIXIS WAY	197.26'
ATLAS CEDAR DRIVE	786.04'

LOTS	QUANTITY	AREA (ac)
PONDS	2	3.78
PARKS	2	2.70
C.O.S.	23	3.53
R.O.W.	14	13.29
RESIDENTIAL LOTS	210	31.90
COMMERCIAL SITE	1	11.00
AMENITY SITE	1	3.11
TOTAL	253	69.31

VERDANCIA UNIT TWO SUBDIVISION

BEING A PORTION OF SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TEXAS.
CONTAINING 69.31 ACRES ±

SHEET 1 OF 4

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°14'29.81456"(W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

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

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

- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - STREET RIGHT OF WAY
 - TOP OF CURB
 - SIDEWALK
 - PROPERTY LINE
 - STREET CENTERLINE
 - 10' UTILITY EASEMENT (10' U.E.)
 - 5' IRRIGATION EASEMENT
 - ① LOT AND BLOCK NUMBER
 - ☒ U.S. POSTAL SERVICE DELIVERY COLLECTION BOX
 - ▲ PROPOSED MONUMENT
 - EXISTING MONUMENT
 - 5/8" IRON ROD W/ZWA CAP SET
 - 1/2" IRON ROD W/ZWA CAP SET

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

SURVEYOR'S DEDICATION
THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS.

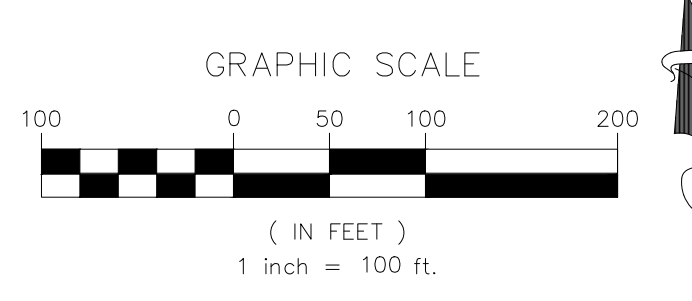
G. RENE ZAMORA, R.P.L.S. TX. NO. 5682

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

ENGINEER'S DEDICATION
SUBDIVISION IMPROVEMENT PLANS PREPARED BY AND UNDER THE SUPERVISION OF CEA GROUP.

JORGE GRAJEDA, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 117401

HUNT COMMUNITIES
OWNER/DEVELOPER
HUNT COMMUNITIES DEVELOPMENT CO., II, LLC
HUNT HORIZON MESA, LLC
601 NORTH MESA, SUITE 1900
EL PASO, TEXAS 79901
VOICE (915) 533-1122
FAX (915) 545-2631
CONTACT: MR. JOSE LARES, P.E.



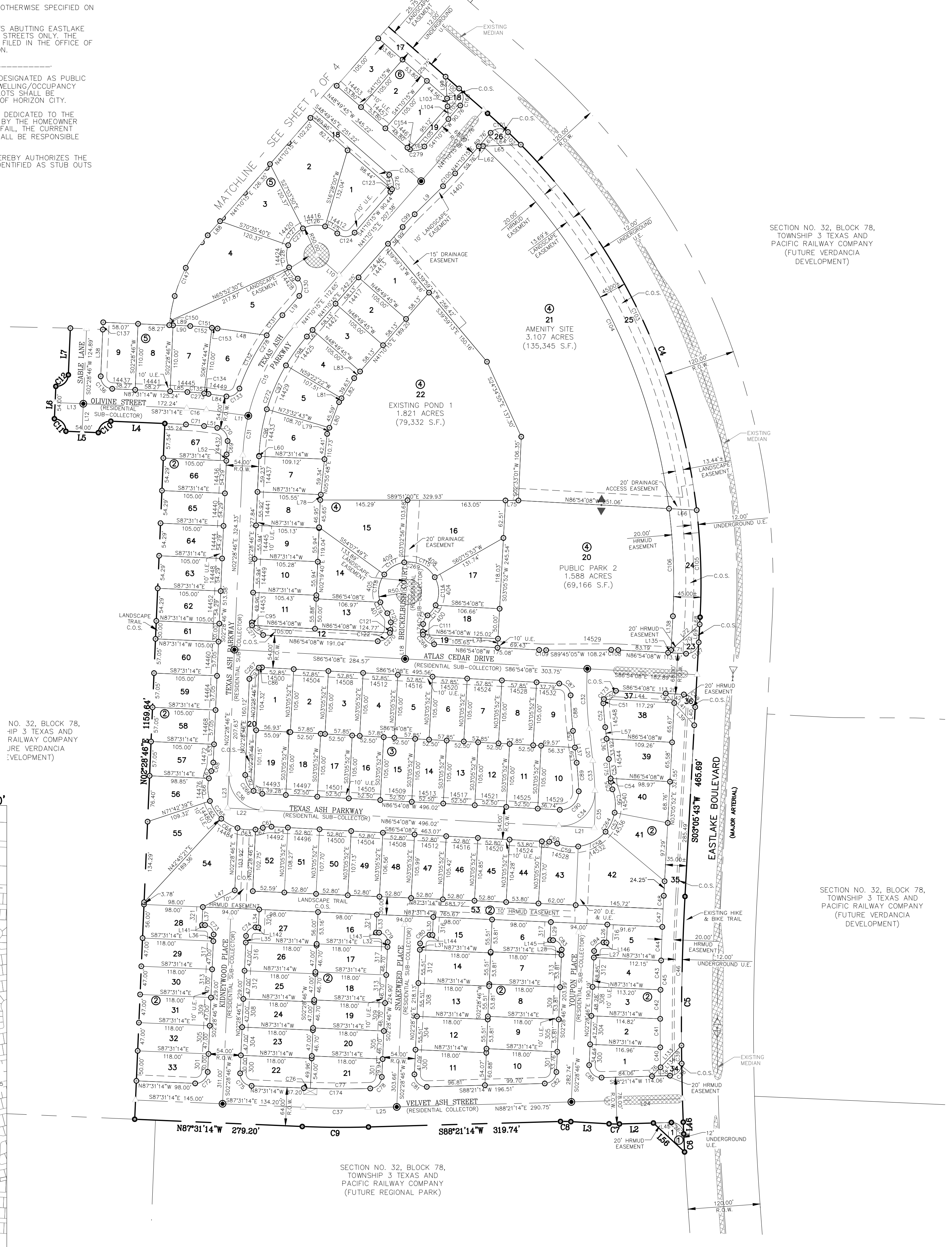
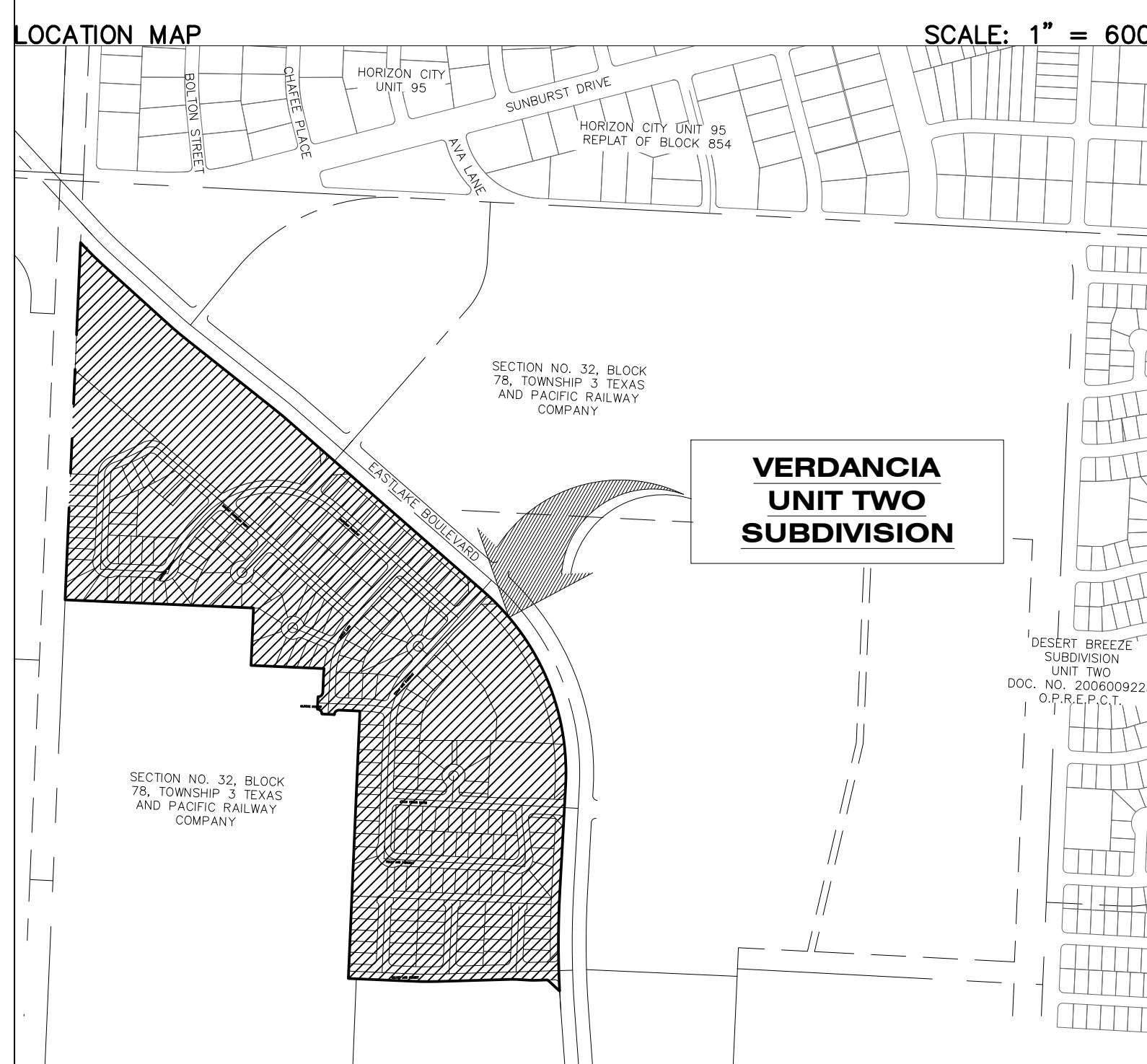
PLAT NOTES AND RESTRICTIONS

- ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).
- THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENT LOCATIONS.
- THIS SUBDIVISION IS LOCATED WITHIN A FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE 500 YEAR, AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT GENERALLY USING APPROXIMATE METHODOLOGIES, FLOOD PLAIN - PANEL No. 480212 0250B, DATED SEPTEMBER 4, 1991.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
DOCUMENT No. _____ DATE _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
DOCUMENT No. _____ DATE _____
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO VERDANCIA UNIT TWO BY THE HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE FROM EXISTING FACILITIES LOCATED ON PASEO DEL ESTE BOULEVARD AND WILL BE CONSTRUCTED TO SERVE THIS SUBDIVISION, WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE HRMUD DISTRICT WATER AND SANITARY SEWER SYSTEM, PURSUANT TO RULES AND REGULATIONS OF THE DISTRICT, AND HRMUD, AND OTHER APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS.
- HUNT HORIZON CROSSING, LLC, SHALL OBTAIN A PERMIT FROM THE TOWN OF HORIZON CITY PRIOR TO CUTTING ANY EXISTING COUNTY ROADS FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
- HUNT HORIZON CROSSING, LLC, HAS PROVIDED ADEQUATE STORM RUNOFF AND FLOODING PROVISIONS PRIOR TO SALE OF ANY PROPERTY.
- HUNT HORIZON CROSSING, LLC, THE SUBDIVIDER OF VERDANCIA UNIT TWO HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES, UNLESS OTHERWISE APPROVED IN WRITING.
- ROADS WILL NOT BE MAINTAINED BY THE TOWN OF HORIZON CITY UNTIL PAVED BY HUNT HORIZON CROSSING, LLC, AND LEGALLY APPROVED AND ACCEPTED.
- IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN HUNT HORIZON CROSSING, LLC, AND A PURCHASER OF LAND IN THIS SUBDIVISION WILL CONTAIN A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
- POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- ALL PUBLIC STORMWATER INFRASTRUCTURE, DRAINAGE EASEMENT AND PUBLIC PONDING AREA TO BE MAINTAINED AND OPERATED BY THE TOWN OF HORIZON CITY.
- LOT 49, BLOCK 8, SHALL BE FOR COMMERCIAL USE ONLY.
- LOT 21, BLOCK 4, SHALL BE FOR AN AMENITY SITE USE ONLY.
- LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING SIDEWALKS, PARKWAYS AND DRIVEWAYS ABUTTING THEIR PROPERTY, INCLUDING DOUBLE FRONTAGE LOTS.
- LOT OWNER FOR LOT 49, BLOCK 8 AND LOT 21, BLOCK 4 SHALL OBTAIN APPROVAL FROM THE TOWN OF HORIZON CITY PRIOR TO COMMERCIAL OR AMENITY SITE LOT DEVELOPMENT. GRADING & DRAINAGE PLANS PREPARED BY A TEXAS LICENSED ENGINEER IS REQUIRED FOR EACH INDIVIDUAL LOT TO BE SUBMITTED FOR REVIEW & APPROVAL BY THE TOWN OF HORIZON CITY.
- PUBLIC PARKS ARE TO BE MAINTAIN BY THE TOWN OF HORIZON CITY.
- LANDSCAPE EASEMENTS AT EYEBROWS AND CUL-DE-SACS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
- LANDSCAPE COMMON OPEN SPACE (C.O.S.) (BLOCK 1: LOT 1, BLOCK 2: LOT 34, LOT 35, LOT 36, LOT 37, LOT 53, LOT 61, BLOCK 3: LOT 20, BLOCK 4: LOT 12, LOT 19, LOT 23, LOT 24, LOT 25, LOT 26, LOT 27, BLOCK 5: LOT 18, BLOCK 6: LOT 15, LOT 16, LOT 17, LOT 18, LOT 19, BLOCK 7: LOT 22, BLOCK 8: LOT 50, LOT 51) ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
- REFER TO THE TOWN OF HORIZON CITY CODE OF ORDINANCES CHAPTER 14 OPEN SPACE REGULATIONS IN EFFECT.
- NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH RESIDENTIAL LOT.
- THE BUILDER WILL CONSTRUCT A 5' WIDE CONCRETE SIDEWALK AS PART OF THE CONSTRUCTION OF VERDANCIA UNIT TWO. THESE SIDEWALKS ARE LOCATED ALONG THE FRONT, REAR, AND SIDES OF EACH LOT WHERE THE LOT ABUTS A PUBLIC DEDICATED ROAD, UNLESS OTHERWISE NOTED ON THE SUBDIVISION IMPROVEMENTS PLANS.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED OR LEASED TO, AND MAINTAINED BY THE TOWN OF HORIZON CITY IN ACCORDANCE WITH ITS RULES AND REGULATIONS.
- THE BUILDER SHALL CONSTRUCT CONCRETE DRIVEWAYS BETWEEN THE STREET CURB AND THE PROPERTY LINE AS PART OF THE CONSTRUCTION OF BUILDING IMPROVEMENTS.
- ALL UTILITY EASEMENTS ARE 10' WIDE UNLESS OTHERWISE SPECIFIED ON DRAWINGS.
- VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING EASTLAKE BOULEVARD SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. _____ DATE _____
- LOT 22, BLOCK 4 AND LOT 48, BLOCK 8 ARE DESIGNATED AS PUBLIC PONDING AREAS AND RETENTION PONDS. NO DWELLING/OCCUPANCY SHALL BE PERMITTED ON THESE LOTS. THESE LOTS SHALL BE DEDICATED TO AND MAINTAINED BY THE TOWN OF HORIZON CITY.
- SIDEWALKS & OPEN SPACE IMPROVEMENTS NOT DEDICATED TO THE TOWN OF HORIZON CITY SHALL BE MAINTAINED BY THE HOMEOWNER ASSOCIATION IN PLACE AND SHOULD THE HOA FAIL, THE CURRENT PROPERTY OWNER (HUNT COMMUNITIES LLO) SHALL BE RESPONSIBLE FOR ALL MAINTENANCE.
- THE MAYOR OF THE TOWN OF HORIZON CITY HEREBY AUTHORIZES THE RELEASE OF THE PORTION OF RIGHT OF WAY IDENTIFIED AS STUB OUTS ON THIS SUBDIVISION.

DESCRIPTION	BENCHMARK ELEVATIONS			LOCATION
	NORTHING	EASTING	ELEVATION	
NO. 1 CITY MONUMENT	10635794.02	476327.71	4036.93	CENTERLINE INTERSECTION OF PASEO DEL ESTE BLVD. AND DESERT VALLEY DRIVE
NO. 2 CITY MONUMENT	10634150.08	475620.38	4040.25	CENTERLINE INTERSECTION OF DESERT MIST DRIVE AND DESERT SPRING DRIVE
NO. 3 5/8" IRON ROD SET	10633308.30	477760.38	4045.30	ALONG EAST R.O.W. OF PASEO DEL ESTE BLVD. 1330' NORTH OF EASTLAKE BLVD.
NO. 4 CITY MONUMENT	10632055.92	477283.28	4042.87	CENTERLINE INTERSECTION OF EASTLAKE BLVD. AND PASEO DEL ESTE BLVD.

VERDANCIA UNIT TWO SUBDIVISION

BEING A PORTION OF SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TEXAS.
CONTAINING 69.31 ACRES ±
SHEET 2 OF 4



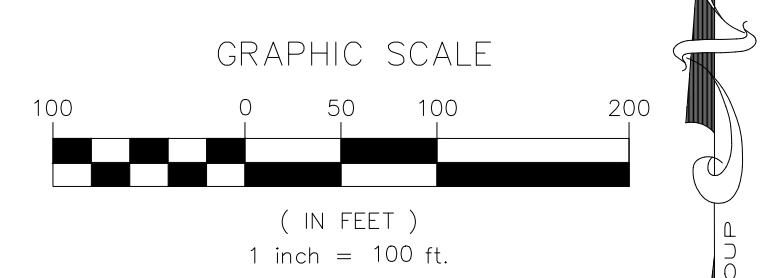
BEARING BASIS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT TX04A (NOS PID NO. A86217), HAVING VALUES 3114310.98688(N), 1061429.61456(W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

VERTICAL DATUM:
VERTICAL DATUM BASED ON WEST TEXAS AIRPORT REFERENCE POINT TX04A (NOS PID NO. A86217) NAVD 88 DATUM AND REFERENCED TO NAD83, HAVING AN ELEVATION OF 4005.60.

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

LOTS	QUANTITY	AREA (ac)
PONDS	2	3.78
PARKS	2	2.70
C.O.S.	23	3.53
R.O.W.	14	13.29
RESIDENTIAL LOTS	210	31.90
COMMERCIAL SITE	1	11.00
AMENITY SITE	1	3.11
TOTAL	253	69.31

- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - STREET RIGHT OF WAY
 - TOP OF CURB
 - SIDEWALK
 - PROPERTY LINE
 - STREET CENTERLINE
 - 10' UTILITY EASEMENT (10' U.E.)
 - 5' IRRIGATION EASEMENT
 - LOT AND BLOCK NUMBER
 - U.S. POSTAL SERVICE DELIVERY COLLECTION BOX
 - PROPOSED MONUMENT
 - EXISTING MONUMENT
 - 5/8" IRON ROD W/ZWA CAP SET
 - 1/2" IRON ROD W/ZWA CAP SET



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Zamora, L.L.C.
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OWNER/DEVELOPER
HUNT COMMUNITIES
HUNT HORIZON CROSSING, LLC
601 NORTH MESA SUITE 1900
EL PASO, TEXAS 79902
VOICE: (915) 298-0418
CONTACT: JOSE LARES, P.E.

DATE OF PREPARATION: MARCH 2025

VERDANCIA UNIT TWO SUBDIVISION

BEING A PORTION OF SECTION 32, BLOCK 78, TOWNSHIP
3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS,
EL PASO COUNTY, TEXAS.
CONTAINING 69.31 ACRES ±

SHEET 3 OF 4

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1560.00'	140.53'	70.31'	140.49'	S45°18'23"E	005°09'41"
C2	1560.00'	101.26'	50.65'	101.26'	S49°44'48"E	003°43'08"
C3	1440.00'	69.74'	34.88'	69.73'	S50°13'08"E	002°46'29"
C4	1040.00'	942.54'	506.42'	910.62'	S22°52'05"E	051°55'36"
C5	4060.00'	376.01'	188.14'	375.87'	S00°26'32"W	005°18'23"
C6	4060.00'	30.00'	15.00'	30.00'	S02°42'03"E	000°25'24"
C7	200.00'	17.31'	8.66'	17.30'	N89°10'01"W	004°57'30"
C8	200.00'	17.31'	8.66'	17.30'	N89°10'01"W	004°57'30"
C9	1532.00'	110.31'	55.18'	110.29'	N89°53'00"W	004°07'33"
C10	20.00'	31.42'	20.00'	28.28'	S47°28'46"W	090°00'00"
C11	20.00'	31.42'	20.00'	28.28'	N42°31'14"W	090°00'00"
C12	20.00'	31.42'	20.00'	28.28'	N47°28'46"E	090°00'00"
C13	427.00'	25.12'	12.56'	25.11'	N04°09'53"E	003°22'13"
C14	410.00'	143.54'	72.51'	142.81'	N58°51'32"W	020°03'34"
C15	350.00'	170.16'	86.80'	168.49'	S27°14'34"W	027°51'21"
C16	350.00'	32.81'	16.42'	32.80'	N84°50'05"W	005°22'18"
C17	400.00'	132.60'	66.91'	131.99'	S11°58'35"W	018°59'36"
C18	400.00'	137.52'	69.44'	136.84'	S31°19'19"W	019°41'52"
C19	400.00'	7.80'	3.90'	7.80'	N49°23'16"W	001°07'02"
C20	410.00'	123.10'	62.02'	122.64'	S48°39'18"W	017°12'10"
C21	650.00'	189.19'	95.27'	188.52'	S31°42'55"W	016°40'35"
C22	57.00'	72.91'	42.40'	68.04'	N60°01'19"E	073°17'24"
C23	650.00'	44.43'	22.22'	44.42'	S21°25'08"W	003°55'00"
C24	400.00'	43.37'	21.70'	43.34'	N80°13'38"W	006°12'42"
C25	400.00'	31.23'	15.62'	31.23'	N85°34'12"W	004°28'26"
C26	57.00'	89.54'	57.00'	80.61'	S42°31'14"E	090°00'00"
C27	57.00'	67.45'	38.30'	63.58'	S36°22'39"W	067°47'46"
C28	969.00'	152.07'	76.19'	151.92'	N65°46'47"E	008°59'31"
C29	57.00'	68.41'	39.01'	67.38'	N84°19'34"W	068°46'11"
C30	410.00'	385.38'	208.25'	371.35'	S84°11'02"W	053°51'18"
C31	350.00'	66.19'	33.19'	66.09'	S07°53'50"W	010°50'08"
C32	600.00'	100.49'	50.36'	100.37'	S01°44'57"E	009°35'46"
C33	600.00'	49.94'	24.98'	49.92'	N04°09'46"W	004°46'07"
C34	57.00'	94.39'	62.07'	83.97'	N45°39'34"E	094°52'35"
C35	600.00'	61.91'	30.98'	61.88'	N01°10'38"E	005°54'42"
C36	57.00'	88.92'	56.39'	80.17'	S42°12'41"E	089°22'55"
C37	1500.00'	108.01'	54.03'	107.99'	S89°35'00"W	004°07'33"
C38	20.00'	31.13'	19.72'	28.08'	S43°45'39"W	089°11'09"
C39	4060.00'	30.00'	15.00'	30.00'	S00°37'13"E	000°25'24"
C40	4095.00'	33.24'	16.62'	33.24'	S00°40'07"E	000°27'54"
C41	4095.00'	47.55'	23.77'	47.55'	S00°06'12"E	000°39'55"
C42	4095.00'	48.31'	24.15'	48.31'	S00°34'02"W	000°40'33"
C43	4095.00'	48.86'	24.43'	48.86'	S01°14'49"W	000°41'01"
C44	4095.00'	55.93'	27.97'	55.93'	S01°58'49"W	000°46'57"
C45	4095.00'	285.80'	142.96'	285.74'	S01°05'54"W	003°59'56"
C46	4060.00'	248.29'	124.18'	248.25'	S01°20'36"W	003°30'14"
C47	4095.00'	30.00'	15.00'	30.00'	S02°34'53"W	000°25'11"
C48	4095.00'	21.91'	10.95'	21.91'	S02°56'40"W	000°18'23"
C49	20.00'	31.41'	20.00'	28.28'	S41°54'13"E	089°59'50"
C50	20.00'	26.36'	15.49'	24.49'	S55°20'11"W	075°31'21"
C51	20.00'	7.03'	3.55'	6.99'	S07°30'29"W	020°08'04"
C52	573.00'	39.88'	19.95'	39.87'	N04°33'11"W	003°59'16"
C53	627.00'	32.47'	16.24'	32.47'	N05°03'49"W	002°58'02"
C54	627.00'	5.56'	2.78'	5.56'	N03°19'32"W	000°30'30"
C55	40.00'	12.88'	6.49'	12.82'	N12°17'34"W	018°26'34"
C56	70.00'	39.60'	20.34'	39.60'	N05°18'31"W	032°24'41"
C57	70.00'	35.54'	18.16'	35.16'	N25°26'28"E	029°05'16"
C58	70.00'	52.95'	27.82'	51.70'	N61°39'21"E	043°20'30"
C59	70.00'	35.73'	18.26'	35.34'	S82°03'06"E	029°14'35"
C60	40.00'	13.59'	6.86'	13.53'	S77°09'58"E	019°28'20"
C61	40.00'	14.68'	7.42'	14.60'	N82°34'56"E	021°01'51"
C62	70.00'	12.54'	6.29'	12.54'	N77°11'59"E	010°15'56"
C63	70.00'	30.26'	15.37'	30.02'	S85°17'03"E	024°45'59"
C64	70.00'	31.35'	15.94'	31.08'	S60°04'21"E	025°39'25"
C65	70.00'	35.38'	18.07'	35.00'	S32°46'00"W	028°57'18"
C66	70.00'	38.26'	19.62'	37.79'	S02°37'49"E	031°19'04"
C67	70.00'	12.81'	6.42'	12.79'	S18°16'10"W	010°28'56"
C68	40.00'	14.68'	7.42'	14.60'	S12°59'42"W	021°01'51"
C69	377.00'	22.36'	11.18'	22.35'	S04°10'42"W	003°23'52"
C70	20.00'	30.73'	19.32'	27.79'	S38°08'09"E	088°01'34"
C71	323.00'	30.28'	15.15'	30.27'	S84°50'05"E	005°22'18"
C72	20.00'	31.42'	20.00'	28.28'	S47°28'46"W	090°00'00"
C73	15.00'	23.56'	15.00'	21.21'	S42°31'14"E	090°00'00"
C74	15.00'	23.56'	15.00'	21.21'	N47°28'46"E	090°00'00"
C75	20.00'	31.42'	20.00'	28.28'	N42°31'14"W	090°00'00"
C76	1468.00'	10.80'	5.40'	10.80'	S87°43'52"E	000°25'18"
C77	1468.00'	99.61'	49.82'	99.59'	S89°53'09"E	003°53'15"
C78	20.00'	29.91'	18.55'	27.20'	S45°19'30"W	085°41'27"
C79	15.00'	23.56'	15.00'	21.21'	S42°31'14"E	090°00'00"
C80	15.00'	23.56'	15.00'	21.21'	N47°28'46"E	090°00'00"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C81	20.00'	32.86'	21.49'	29.28'	N44°35'00"W	094°07'33"
C82	20.00'	29.98'	18.61'	27.25'	S45°25'00"W	085°52'27"
C83	15.00'	23.56'	15.00'	21.21'	S42°31'14"E	090°00'00"
C84	15.00'	23.56'	15.00'	21.21'	N47°28'46"E	090°00'00"
C85	20.00'	32.86'	21.49'	29.28'	N44°35'00"W	094°07'33"
C86	20.00'	5.27'	2.65'	5.25'	S85°33'00"W	015°05'44"
C87	20.00'	29.95'	18.58'	27.23'	S44°00'28"E	085°47'20"
C88	627.00'	59.46'	29.75'	59.44'	S03°49'49"E	005°26'01"
C89	573.00'	47.69'	23.86'	47.67'	S04°09'46"E	004°46'07"
C90	30.00'	49.68'	32.67'	44.19'	S45°39'34"W	094°52'35"
C91	30.00'	15.38'	7.87'	15.22'	S72°12'41"E	029°22'55"
C92	30.00'	31.42'	17.32'	30.00'	S27°31'14"E	060°00'00"
C93	20.00'	26.36'	15.49'	24.49'	S40°14'27"W	075°31'21"
C94	20.00'	26.36'	15.49'	24.49'	S49°08'28"E	075°31'21"
C95	20.00'	4.84'	2.43'	4.83'	S04°27'00"E	013°51'34"
C96	323.00'	78.78'	39.59'	78.59'	S09°28'02"W	013°58'30"
C97	323.00'	79.90'	40.15'	79.69'	S23°32'27"W	014°10'21"
C98	323.00'	59.44'	29.80'	59.36'	S35°53'56"W	010°32'37"
C99	400.00'	29.27'	14.64'	29.26'	N43°16'00"E	004°11'31"
C100	400.00'	29.27'	14.64'	29.26'	N43°16'00"E	004°11'31"
C101	20.00'	32.30'	20.91'	28.90'	N87°26'24"E	092°32'18"
C102	1040.00'	30.00'	15.00'	30.00'	S45°27'52"E	001°39'10"
C103	1040.00'	687.84'	357.03'	675.37'	S25°41'27"E	035°53'41"
C104	995.00'	692.31'	360.83'	678.43'	N27°10'14"E	039°51'57"
C105	1040.00'	178.59'	89.51'	178.37'	S01°49'27"E	009°50'20"
C106	995.00'	179.48'	89.99'	179.24'	N02°04'12"W	010°20'07"
C107	20.00'	31.42'	20.00'	28.28'	S48°05'47"W	090°00'09"
C108	200.00'	11.68'	5.84'	11.68'	N88°34'32"W	003°20'47"
C109	200.00'	11.68'	5.84'	11.68'	N88°34'32"W	003°20'47"
C110	20.00'	26.36'	15.49'	24.49'	S49°08'28"E	075°31'21"
C111	20.00'	5.04'	2.53'	5.02'	S07°59'55"E	014°25'44"
C112	20.00'	16.69'	8.87'	16.21'	N26°57'37"E	047°49'21"
C113	50.00'	21.67'	11.01'	21.50'	N38°27'30"E	024°49'35"
C114	50.00'	48.68'	26.46'	46.78'	N01°50'42"W	055°46'50"
C115	50.00'	60.00'	34.21'	56.46'	N64°06'42"W	068°45'09"
C116	20.00'	12.92'	6.69'	12.70'	S59°40'37"E	037°00'44"
C117	50.00'	39.83'	21.04'	38.79'	S58°41'27"W	045°38'33"
C118	50.00'	48.62'	26.43'	46.73'	S08°00'36"W	055°43'10"
C119	50.00'	21.75'	11.05'	21.58'	S32°18'42"E	024°55'26"
C120	20.00'	16.69'	8.87'	16.21'	S20°51'44"E	047°49'21"
C121	20.00'	5.07'	2.55'	5.06'	N10°18'44"E	014°31'34"
C122	20.00'	26.36'	15.49'	24.49'	N55°20'11"E	075°31'21"
C123	20.00'	5.05'	2.54'	5.04'	N33°55'55"E	014°28'39"
C124	20.00'	32.27'	20.88'	28.88'	S87°23'56"W	092°27'23"
C125	50.00'	23.70'	12.06'	23.48'	N59°57'11"W	027°09'37"
C126	50.00'	37.99'	19.96'	37.08'	S84°42'05"W	043°31'50"
C127	50.00'	37.99'	19.96'	37.08'	S41°10'15"W	043°31'50"
C128	50.00'	37.99'	19.96'	37.08'	S02°21'35"E	043°31'50"
C129	50.00'	23.70'	12.08'	23.48'	S37°42'19"E	027°09'37"
C130	20.00'	32.27'	20.88'	28.88'	S05°03'27"E	092°27'23"
C131	377.00'	42.51'	21.28'	42.49'	S37°56'25"W	006°27'39"
C132	377.00'	99.92'	50.25'	99.63'	S27°02'07"E	015°11'07"
C133	20.00'	27.34'	16.29'	25.26'	S58°41'16"W	078°19'36"
C134	377.00'	7.28'	3.64'	7.28'	N82°42'06"W	001°06'20"
C135	377.00'	28.07'	14.04'	28.06'	N85°23'15"W	004°15'57"
C136	20.00'	31.42'	20.00'	28.28'	N42°31'14"W	090°00'00"
C137	373.00'	12.11'	6.06'	12.11'	S03°24'35"W	001°51'38"
C138	373.00'	75.15'	37.70'	75.02'	S10°06'43"W	011°32'38"
C139	373.00'	71.57'	35.90'	71.46'	S21°22'52"W	010°59'40"
C140	373.00'	71.57'	35.90'	71.46'	S32°22'32"W	010°59'40"
C141	373.00'	21.47'	10.74'	21.47'	S39°31'18"W	003°17'53"
C142	20.00'	5.05'	2.54'	5.04'	S48°24'34"W	014°28'39"
C143	20.00'	26.36'	15.49'	24.49'	N86°35'26"W	075°31'21"
C144	20.00'	26.36'	15.49'	24.49'	S11°04'05"E	075°31'21"
C145	263.00'	15.14'	7.57'	15.14'	S39°31'18"W	003°17'53"
C146	263.00'	50.47'	25.31'	50.39'	S32°22'32"W	010°59'40"
C147	263.00'	158.39'	81.68'	156.01'	S23°55'03"W	034°30'23"
C148	263.00'	50.47'	25.3			

VERDANCIA UNIT TWO SUBDIVISION

BEING A PORTION OF SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TEXAS, CONTAINING 69.31 ACRES ±

SHEET 4 OF 4

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 2	1	5929 sq.ft.
BLOCK 2	2	5502 sq.ft.
BLOCK 2	3	5502 sq.ft.
BLOCK 2	4	5502 sq.ft.
BLOCK 2	5	5607 sq.ft.
BLOCK 2	6	5701 sq.ft.
BLOCK 2	7	6349 sq.ft.
BLOCK 2	8	6349 sq.ft.
BLOCK 2	9	6349 sq.ft.
BLOCK 2	10	6609 sq.ft.
BLOCK 2	11	6781 sq.ft.
BLOCK 2	13	6550 sq.ft.
BLOCK 2	14	6550 sq.ft.
BLOCK 2	15	5902 sq.ft.
BLOCK 2	16	5625 sq.ft.
BLOCK 2	17	5511 sq.ft.
BLOCK 2	18	5511 sq.ft.
BLOCK 2	19	5511 sq.ft.
BLOCK 2	20	5511 sq.ft.
BLOCK 2	21	6063 sq.ft.
BLOCK 2	22	5814 sq.ft.
BLOCK 2	23	5546 sq.ft.
BLOCK 2	24	5546 sq.ft.
BLOCK 2	25	5546 sq.ft.
BLOCK 2	26	5546 sq.ft.
BLOCK 2	27	5959 sq.ft.
BLOCK 2	28	5959 sq.ft.
BLOCK 2	29	5546 sq.ft.
BLOCK 2	29	5546 sq.ft.
BLOCK 2	30	5546 sq.ft.
BLOCK 2	31	5546 sq.ft.
BLOCK 2	32	5546 sq.ft.
BLOCK 2	33	5814 sq.ft.
BLOCK 2	34	1151 sq.ft.
BLOCK 2	35	20140 sq.ft.
BLOCK 2	36	1178 sq.ft.
BLOCK 2	37	1571 sq.ft.
BLOCK 2	38	7509 sq.ft.
BLOCK 2	39	6809 sq.ft.
BLOCK 2	40	5776 sq.ft.
BLOCK 2	41	6471 sq.ft.
BLOCK 2	42	13415 sq.ft.
BLOCK 2	43	6154 sq.ft.
BLOCK 2	44	5995 sq.ft.
BLOCK 2	45	5521 sq.ft.
BLOCK 2	46	5551 sq.ft.
BLOCK 2	47	5581 sq.ft.
BLOCK 2	48	5611 sq.ft.
BLOCK 2	49	5641 sq.ft.
BLOCK 2	50	5671 sq.ft.

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 2	51	5701 sq.ft.
BLOCK 2	52	5704 sq.ft.
BLOCK 2	53	25256 sq.ft.
BLOCK 2	54	12381 sq.ft.
BLOCK 2	55	10020 sq.ft.
BLOCK 2	56	5699 sq.ft.
BLOCK 2	57	5921 sq.ft.
BLOCK 2	58	5990 sq.ft.
BLOCK 2	59	5990 sq.ft.
BLOCK 2	60	5990 sq.ft.
BLOCK 2	61	3150 sq.ft.
BLOCK 2	62	5700 sq.ft.
BLOCK 2	63	5700 sq.ft.
BLOCK 2	64	5700 sq.ft.
BLOCK 2	65	5700 sq.ft.
BLOCK 2	66	5700 sq.ft.
BLOCK 2	67	5847 sq.ft.
BLOCK 3	1	6036 sq.ft.
BLOCK 3	2	6074 sq.ft.
BLOCK 3	3	6074 sq.ft.
BLOCK 3	4	6074 sq.ft.
BLOCK 3	5	6074 sq.ft.
BLOCK 3	6	6074 sq.ft.
BLOCK 3	7	6074 sq.ft.
BLOCK 3	8	6074 sq.ft.
BLOCK 3	9	6422 sq.ft.
BLOCK 3	10	6474 sq.ft.
BLOCK 3	11	5512 sq.ft.
BLOCK 3	12	5512 sq.ft.
BLOCK 3	13	5512 sq.ft.
BLOCK 3	14	5512 sq.ft.
BLOCK 3	15	5512 sq.ft.
BLOCK 3	16	5512 sq.ft.
BLOCK 3	17	5512 sq.ft.
BLOCK 3	18	5512 sq.ft.
BLOCK 3	19	5707 sq.ft.
BLOCK 3	1	6961 sq.ft.
BLOCK 4	2	6104 sq.ft.
BLOCK 4	4	6826 sq.ft.
BLOCK 4	5	7215 sq.ft.
BLOCK 4	6	7227 sq.ft.
BLOCK 4	7	6357 sq.ft.
BLOCK 4	8	5877 sq.ft.
BLOCK 4	9	5885 sq.ft.
BLOCK 4	10	5893 sq.ft.
BLOCK 4	11	5835 sq.ft.
BLOCK 4	13	6013 sq.ft.
BLOCK 4	14	8950 sq.ft.
BLOCK 4	15	13098 sq.ft.

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 4	16	16263 sq.ft.
BLOCK 4	17	8835 sq.ft.
BLOCK 4	18	6011 sq.ft.
BLOCK 4	19	1800 sq.ft.
BLOCK 4	20	69166 sq.ft.
BLOCK 4	21	135347 sq.ft.
BLOCK 4	22	79333 sq.ft.
BLOCK 4	23	1164 sq.ft.
BLOCK 4	24	9661 sq.ft.
BLOCK 4	25	31455 sq.ft.
BLOCK 4	26	1205 sq.ft.
BLOCK 5	1	8320 sq.ft.
BLOCK 5	2	13928 sq.ft.
BLOCK 5	3	9046 sq.ft.
BLOCK 5	4	16724 sq.ft.
BLOCK 5	5	11930 sq.ft.
BLOCK 5	6	7636 sq.ft.
BLOCK 5	7	6696 sq.ft.
BLOCK 5	8	6409 sq.ft.
BLOCK 5	9	6323 sq.ft.
BLOCK 5	10	6851 sq.ft.
BLOCK 5	11	6712 sq.ft.
BLOCK 5	12	6712 sq.ft.
BLOCK 5	13	6269 sq.ft.
BLOCK 5	14	6079 sq.ft.
BLOCK 5	15	6079 sq.ft.
BLOCK 5	16	6079 sq.ft.
BLOCK 5	17	6078 sq.ft.
BLOCK 5	18	4199 sq.ft.
BLOCK 6	1	5605 sq.ft.
BLOCK 6	2	5649 sq.ft.
BLOCK 6	3	5649 sq.ft.
BLOCK 6	4	5649 sq.ft.
BLOCK 6	5	5649 sq.ft.
BLOCK 6	6	5649 sq.ft.
BLOCK 6	7	5649 sq.ft.
BLOCK 6	8	5649 sq.ft.
BLOCK 6	9	5649 sq.ft.
BLOCK 6	10	5649 sq.ft.
BLOCK 6	11	5649 sq.ft.
BLOCK 6	12	5649 sq.ft.
BLOCK 6	13	5670 sq.ft.
BLOCK 6	14	5875 sq.ft.
BLOCK 6	15	1363 sq.ft.
BLOCK 6	16	1164 sq.ft.
BLOCK 6	17	18251 sq.ft.
BLOCK 6	18	1164 sq.ft.
BLOCK 6	19	1239 sq.ft.
BLOCK 7	1	6529 sq.ft.
BLOCK 7	2	5928 sq.ft.

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 7	3	5928 sq.ft.
BLOCK 7	4	5928 sq.ft.
BLOCK 7	5	5928 sq.ft.
BLOCK 7	6	5928 sq.ft.
BLOCK 7	7	5927 sq.ft.
BLOCK 7	8	5711 sq.ft.
BLOCK 7	9	5544 sq.ft.
BLOCK 7	10	6529 sq.ft.
BLOCK 7	11	5910 sq.ft.
BLOCK 7	12	5910 sq.ft.
BLOCK 7	13	5910 sq.ft.
BLOCK 7	14	5910 sq.ft.
BLOCK 7	15	5910 sq.ft.
BLOCK 7	16	5910 sq.ft.
BLOCK 7	17	5910 sq.ft.
BLOCK 7	18	5910 sq.ft.
BLOCK 7	19	5910 sq.ft.
BLOCK 7	20	485931 sq.ft.
BLOCK 7	21	5910 sq.ft.
BLOCK 7	22	18068 sq.ft.
BLOCK 8	1	5541 sq.ft.
BLOCK 8	2	5625 sq.ft.
BLOCK 8	3	5987 sq.ft.
BLOCK 8	4	5850 sq.ft.
BLOCK 8	5	16186 sq.ft.
BLOCK 8	6	12005 sq.ft.
BLOCK 8	7	7891 sq.ft.
BLOCK 8	8	11461 sq.ft.
BLOCK 8	9	6457 sq.ft.
BLOCK 8	10	6542 sq.ft.
BLOCK 8	11	5843 sq.ft.
BLOCK 8	12	6055 sq.ft.
BLOCK 8	13	5724 sq.ft.
BLOCK 8	14	5724 sq.ft.
BLOCK 8	15	5632 sq.ft.
BLOCK 8	16	7559 sq.ft.
BLOCK 8	17	9148 sq.ft.
BLOCK 8	18	8542 sq.ft.
BLOCK 8	19	16534 sq.ft.
BLOCK 8	20	9334 sq.ft.
BLOCK 8	21	5587 sq.ft.
BLOCK 8	22	6050 sq.ft.
BLOCK 8	23	7496 sq.ft.
BLOCK 8	24	5515 sq.ft.
BLOCK 8	25	5571 sq.ft.
BLOCK 8	26	5519 sq.ft.
BLOCK 8	27	5534 sq.ft.
BLOCK 8	28	5555 sq.ft.
BLOCK 8	29	5611 sq.ft.
BLOCK 8	30	7049 sq.ft.

LOT AREAS		
BLOCK NO.	LOT NO.	AREA
BLOCK 8	31	7645 sq.ft.
BLOCK 8	32	5563 sq.ft.
BLOCK 8	33	5582 sq.ft.
BLOCK 8	34	5600 sq.ft.
BLOCK 8	35	5600 sq.ft.
BLOCK 8	36	5516 sq.ft.
BLOCK 8	37	7762 sq.ft.
BLOCK 8	38	12290 sq.ft.
BLOCK 8	39	8154 sq.ft.
BLOCK 8	40	5504 sq.ft.
BLOCK 8	41	5520 sq.ft.
BLOCK 8	42	5520 sq.ft.
BLOCK 8	43	5520 sq.ft.
BLOCK 8	44	5520 sq.ft.
BLOCK 8	45	5520 sq.ft.
BLOCK 8	46	5520 sq.ft.
BLOCK 8	47	5520 sq.ft.
BLOCK 8	48	85331 sq.ft.
BLOCK 8	49	479225 sq.ft.
BLOCK 8	50	1892 sq.ft.
BLOCK 8	51	1164 sq.ft.
BLOCK 9	1	9033 sq.ft.
BLOCK 9	2	5880 sq.ft.
BLOCK 9	3	5880 sq.ft.
BLOCK 9	4	5880 sq.ft.
BLOCK 9	5	6659 sq.ft.
BLOCK 9	6	6003 sq.ft.
BLOCK 9	7	6003 sq.ft.
BLOCK 9	8	9364 sq.ft.
BLOCK 9	9	9324 sq.ft.
BLOCK 9	10	6247 sq.ft.
BLOCK 9	11	6247 sq.ft.
BLOCK 9	12	9224 sq.ft.
BLOCK 9	13	7365 sq.ft.
BLOCK 9	14	6393 sq.ft.
BLOCK 9	15	48480 sq.ft.

LEGAL DESCRIPTION
 DESCRIPTION OF A 69.310 ACRE TRACT OF LAND SITUATED IN SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN REMAINING PORTION OF 227.6496 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO HUNT COMMUNITIES HOLDING, LLC, OF RECORD IN DOCUMENT NO. 20240014411 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, BEING ALSO A PORTION OF THAT CERTAIN 44.766 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO HUNT HORIZON CROSSING, LLC, OF RECORD IN DOCUMENT NO. 20070100989 AND DOCUMENT NO. 20070100990 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, BEING ALSO A PORTION OF THAT CERTAIN 85.419 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO HUNT HORIZON CROSSING, LLC, OF RECORD IN DOCUMENT NO. 20240014415 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 7.871 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO HUNT HORIZON CROSSING, LLC, OF RECORD IN DOCUMENT NO. 20240014411 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 69.310 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 3/4-inch iron pipe found for the southeast corner of Section No. 30, being also the southwest corner of Section No. 29, being also the northwest corner of Section No. 31, and being the northeast corner of said Section No. 32, all in Block 78, Township 3, Texas and Pacific Railway Company Surveys;

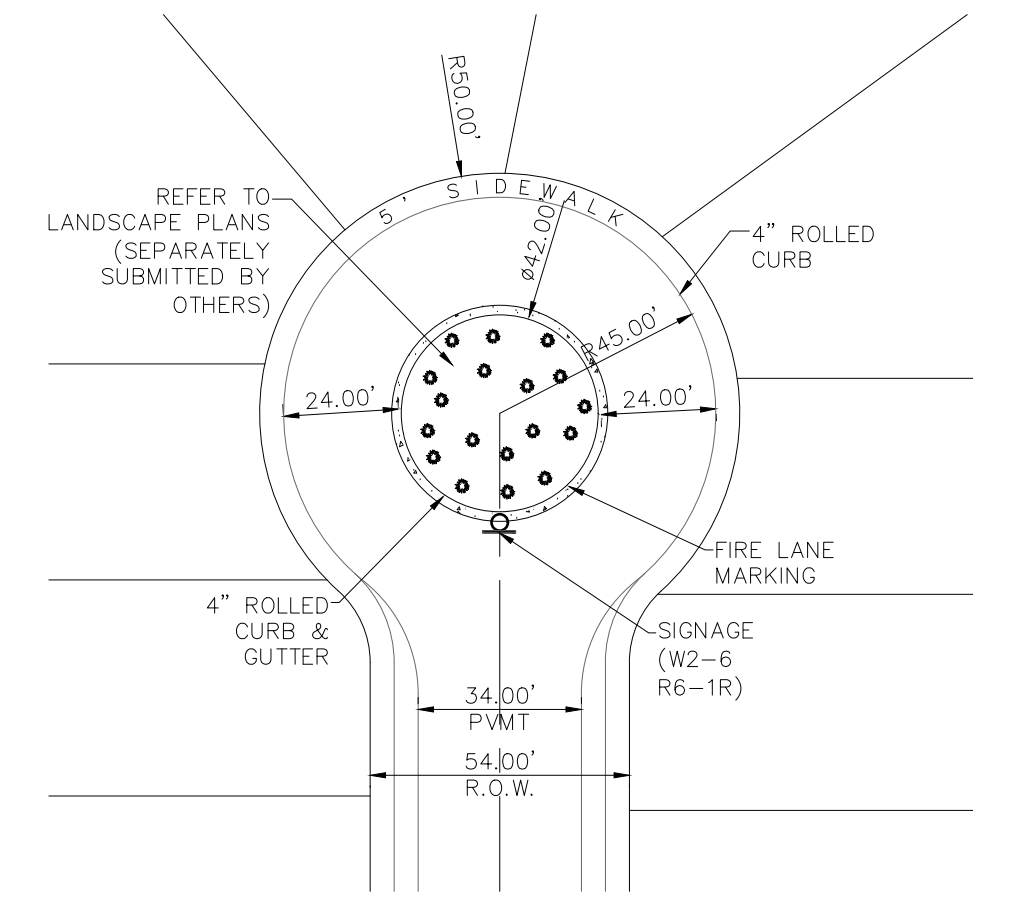
THENCE S 02°28'46" E, with the common line of said Survey No. 31, and said Survey No. 32, for a distance of 265.74 feet to a 5/8" iron rod with cap stamped "ZWA" set on the southwest line of Eastlake Boulevard, a 120 foot right of way, and being on the west line of that certain remaining portion of said 227.6496 acre Hunt Communities Holdings, LLC tract, having Texas State Plane Grid Coordinate, (Central Zone, NAD 83, U.S. Feet, Combined Scale Factor 0.9997223) values of N= 10,628.619,84, E= 478,512.29, for the northwest corner and the POINT OF BEGINNING of the herein described tract;

THENCE, with the southwest line of said Eastlake Boulevard, crossing said remaining portion of said 227.6496-acre Hunt Communities Holdings, LLC tract, the north line of said 85.419-acre Hunt Horizon Crossing, LLC tract, the northeast line of said 7.871-acre Hunt Horizon Crossing, LLC tract, and the northeast line hereof, the following twelve (12) courses and distances:

- 1) S 42°45'38" E, for a distance of 8.15 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the left,
- 2) along said curve to the left, an arc distance of 140.53 feet, said curve having a radius of 1560.00 feet, a central angle of 05°09'41" and a chord bearing of S 45°18'23" E for a chord distance of 140.49 feet to a 5/8" iron rod with cap stamped "ZWA" set at the end of said curve,
- 3) S 47°53'14" E, for a distance of 372.24 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the left,
- 4) 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 03°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" set at the end of said curve,
- 5) S 51°36'22" E, for a distance of 488.79 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the right,
- 6) 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 02°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" set at the end of said curve,
- 7) S 48°49'53" E, for a distance of 1131.37 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the right,
- 8) along said curve to the right, an arc distance of 942.54 feet, said curve having a radius of 1040.00 feet, a central angle of 51°55'36" and a chord bearing of S 22°52'05" E for a chord distance of 910.62 feet to a 5/8" iron rod with cap stamped "ZWA" set at the end of said curve,
- 9) S 03°05'43" W, for a distance of 465.69 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the left,
- 10) along said curve to the left, an arc distance of 376.01 feet, said curve having a radius of 4060.00 feet, a central angle of 05°18'23" and a chord bearing of S 00°26'32" W for a chord distance of 376.87 feet to a 5/8" iron rod with cap stamped "ZWA" set at the end of said curve,
- 11) S 02°21'00" E, for a distance of 19.71 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the left, and
- 12) along said curve to the left, an arc distance of 30.00 feet, said curve having a radius of 4060.00 feet, a central angle of 00°25'24" and a chord bearing of S 02°42'03" E for a chord distance of 30.00 feet to a 5/8" iron rod with cap stamped "ZWA" set on the west line of said Eastlake Boulevard, being also the east line of said 44.766-acre Hunt Horizon Crossing, LLC tract, and being the southeast corner hereof;

THENCE, departing the west line of said Eastlake Boulevard, over and across said 44.766-acre Hunt Horizon Crossing, LLC tract, said 85.419-acre Hunt Horizon Crossing, LLC tract, and the remaining portion of said 227.6496-acre Hunt Communities Holdings, LLC tract, and with the south line hereof, the following twenty-one (21) courses and distances:

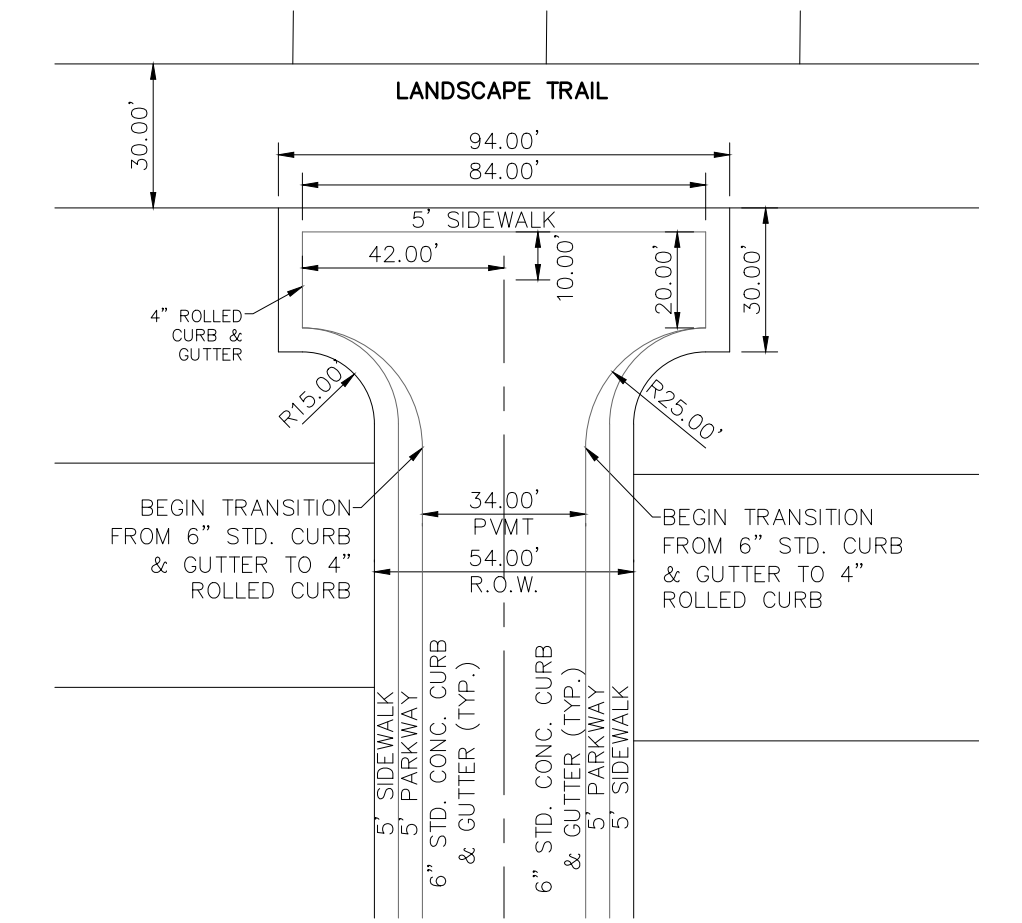
- 1) N 47°07'54" W, for a distance of 70.89 feet to a 5/8" iron rod with cap stamped "ZWA" set,
- 2) S 88°21'14" W, for a distance of 56.48 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the right,
- 3) along said curve to the right, an arc distance of 17.31 feet, said curve having a radius of 200.00 feet, a central angle of 04°57'30" and a chord bearing of N 89°10'01" W for a chord distance of 17.30 feet to a 5/8" iron rod with cap stamped "ZWA" set at the end of said curve,
- 4) N 86°41'16" W, for a distance of 63.67 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the left,
- 5) along said curve to the left, an arc distance of 17.31 feet, said curve having a radius of 200.00 feet, a central angle of 04°57'30" and a chord bearing of N 89°10'01" W for a chord distance of 17.30 feet to a 5/8" iron rod with cap stamped "ZWA" set at the end of said curve,
- 6) S 88°21'14" W, for a distance of 319.74 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the right,
- 7) along said curve to the right, an arc distance of 110.31 feet, said curve having a radius of 1532.00 feet, a central angle of 04°07'33" and a chord bearing of N 89°35'00" W for a chord distance of 110.29 feet to a 5/8" iron rod with cap stamped "ZWA" set at the end of said curve,
- 8) N 87°31'14" W, for a distance of 279.20 feet to a 5/8" iron rod with cap stamped "ZWA" set,
- 9) N 02°28'46" E, for a distance of 1159.64 feet to a 5/8" iron rod with cap stamped "ZWA" set,
- 10) N 87°31'14" W, for a distance of 90.00 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the left,
- 11) along said curve to the left, 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 S 47°28'46" W for a chord distance of 28.28 feet to a 5/8" iron rod with cap stamped "ZWA" set at the end of said curve,
- 12) N 87°31'14" W, for a distance of 54.00 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the left,
- 13) along said curve to the left, 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°31'14" W for a chord distance of 28.28 feet to a 5/8" iron rod with cap stamped "ZWA" set at the end of said curve,
- 14) N 02°28'46" E, for a distance of 54.00 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the left,
- 15) along said curve to the left, 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 47°28'46" E for a chord distance of 28.28 feet to a 5/8" iron rod with cap stamped "ZWA" set at the end of said curve,
- 16) N 02°28'46" E, for a distance of 77.89 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the right,
- 17) along said curve to the right, an arc distance of 25.12 feet, said curve having a radius of 427.00 feet, a central angle of 03°22'13" and a chord bearing of N 04°09'53" E for a chord distance of 25.11 feet to a 5/8" iron rod with cap stamped "ZWA" set at the end of said curve,
- 18) N 87°31'08" W, for a distance of 316.36 feet to a 5/8" iron rod with cap stamped "ZWA" set,
- 19) N 02°28'46" E, for a distance of 249.00 feet to a 5/8" iron rod with cap stamped "ZWA" set
- 20) N 87°31'14" W, for a distance of 817.00 feet to a 5/8" iron rod with cap stamped "ZWA" set
- 21) N 02°28'46" E, for a distance of 1549.06 feet to the POINT OF BEGINNING and containing 69.310 acres of land.



NOTES:

1. CUL-DE-SAC ISLAND LANDSCAPING TO BE MAINTAINED BY HOA.

TYPICAL CUL-DE-SAC LAYOUT
SCALE: N.T.S.



TYPICAL "T" CUL-DE-SAC LAYOUT
SCALE: N.T.S.



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

Case No.: SDF25-0003 Verdancia Unit 2 Final

Application Type: Final Subdivision Plat Application
P&Z Hearing Date: November 17, 2025
Staff Contact: Art Rubio, Planning Director
 915-852-1046, Ext. 407; arubio@horizoncity.org

Address/Location: East of Eastlake Blvd & North of Horizon Blvd.
Property ID Nos.:
Legal Description: Being A Portion Of Section 32, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 69.31 Acres ±

Property Owner: Hunt Horizon Crossing, LLC
Applicant/Rep.: CEA Group, Jorge Grajeda
Nearest Park: Horizon Mesa Park
Nearest School: Horizon High School and Horizon Middle School

SURROUNDING PROPERTIES:		
	Zoning	Land Use
N	Vacant	Vacant
E	PUD (Planned Unit Development)	Residential
S	Vacant	Vacant
W	C-2	School
LAND USE AND ZONING:		
	Existing	Proposed
Land Use	Vacant	Residential Subdivision
Zoning	R-3 Residential	R-3 Residential

Application Description:

Final Subdivision:

The proposed final plat residential subdivision includes 210 lots for single-family residential development, 1 commercial lot, 2 pond areas, 2 Public Parks, 1 Amenity Site, the smallest lot measuring approximately 5,376 sq. ft. and the largest lot measuring approximately 17,539 sq. ft. Internal 54 ft. residential sub-collector streets, a 68' feet residential collector street, a 64' feet velvet ash street residential collector, and a 78' velvet ash street residential collector.

Cumulative Parkland Dedication:

Verdancia Unit 2 requires .76-acres of parkland dedication and \$29,600.00 in park fees based on Horizon City's Cumulative parkland dedication and fee requirements. The applicant is proposing to satisfy the requirement through the dedication of 3.46-acres of parkland. The proposed dedication consists of 2 parks, a 1.11-acre on the north part of the subdivision and a 1.58-acre to the south of the subdivision.

Staff Recommendation:

Staff recommends approval subject to addressing all pending comments prior to City Council Meeting.

Planning Division Comments:

Town Engineer Comments:

El Paso 9-1-1 District Comments:

Correct blocks in this unit #2 blocks already exist in Unit 1
This area is very difficult to address because of the curvatures on Eastlake, but if we keep for the area west of this subdivision in the 14300 range and change the addressing on this plat so that it terminates at the 14500 range, this will follow the plan to have the 14600 range begin just east of the intersection of Horizon Blvd and Eastlake Blvd. The area N/E of Eastlake is going to be difficult as we will need to contain the addressing as it eventually turns into the 14700 range east of Rifton. Attached are my recommendations. Please disregard the highlighting of Desert Rosemary. I was going to say that it could follow the addressing on Eastlake at the 14700 range, but that didn't seem like a good idea in the end. Please let me know if you have any questions or suggestions.

TxDOT Comments:

No objections

El Paso Electric Company:

Please update the 12' wide underground easement to 12' wide easement along Eastlake Blvd.

Texas Gas Service:

Texas Gas has no comments.

El Paso Natural Gas / Kinder Morgan:

El Paso Natural Gas has no assets in that area.

Clint ISD:

Clint ISD takes no exceptions to the information presented

El Paso Central Appraisal District (EPCAD):

Change block number

HRMUD:

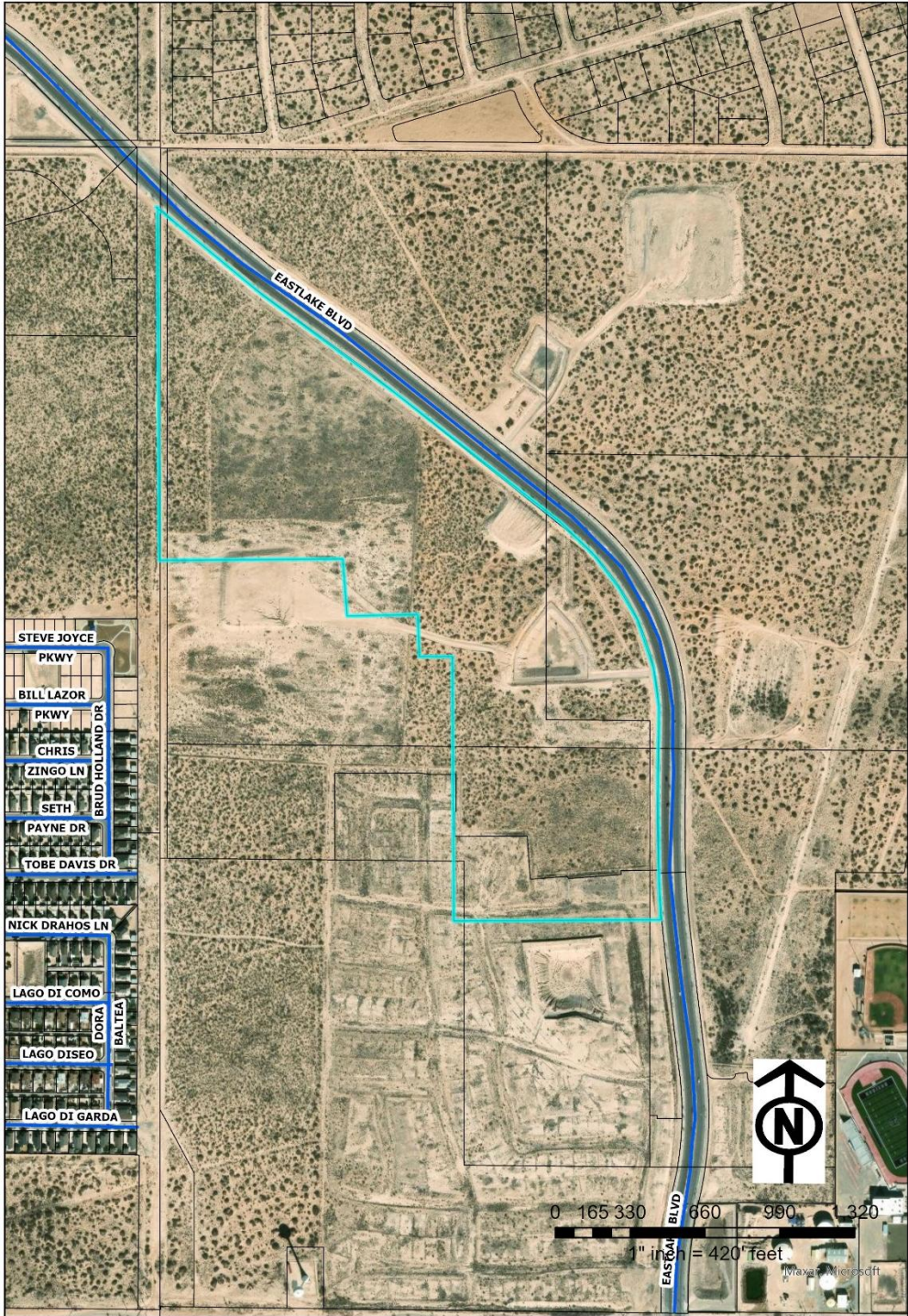
No objections

Attachments:

- 1 – Aerial
- 2 – Zoning Designation Map
- 3 – Location Map
- 4 – Final Plat
- 5 – Existing and Proposed Right-of-Way Cross Section and Cul-De-Sacs
- 6 – Modification Request
- 7 – Application

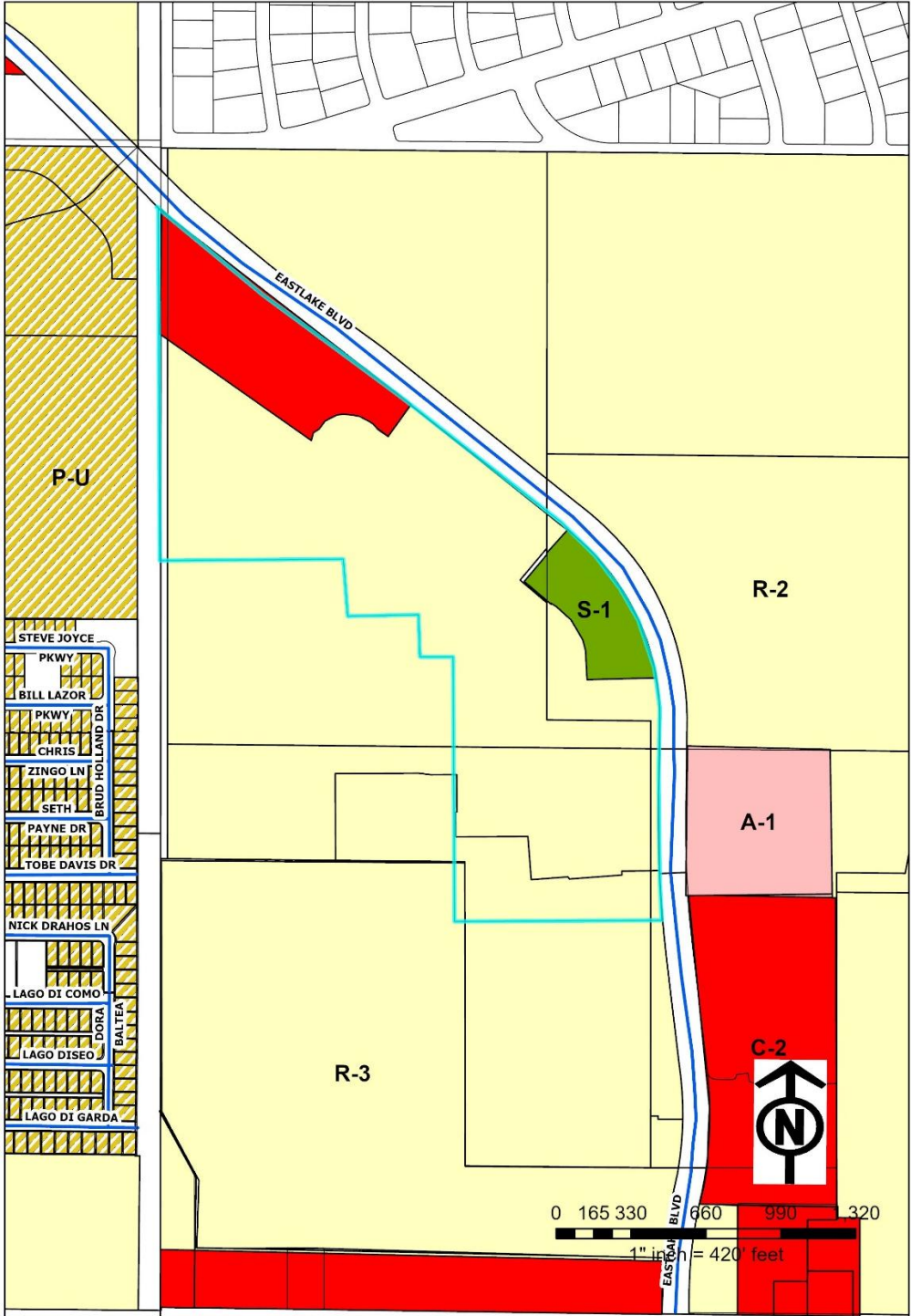
Attachment 1: Aerial Map

**Planning & Zoning Commission
Verdancia Unit 2 Preliminary Plat
Case No. SUC25-0002**

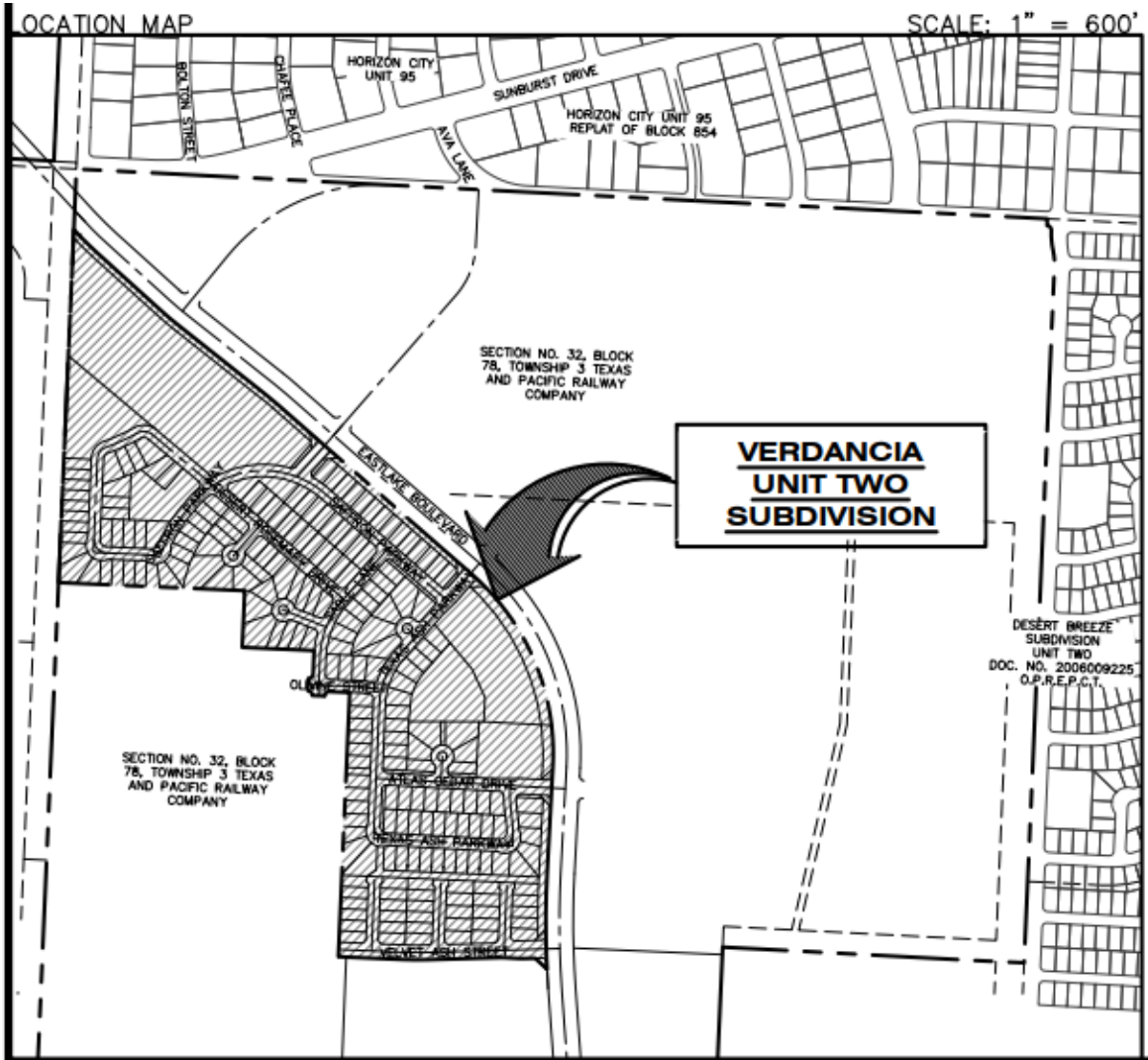


Attachment 2: Zoning Designation Map

**Planning & Zoning Commission
Verdancia Unit 2 Preliminary Plat
Case No. SUC25-0002**



Attachment 3: Location Map



Attachment 4: Final Subdivision Plat (North)

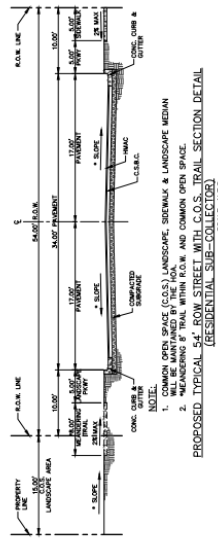


Attachment 5: Existing and Proposed Right-of-Way Cross Section and Cul-De-Sacs

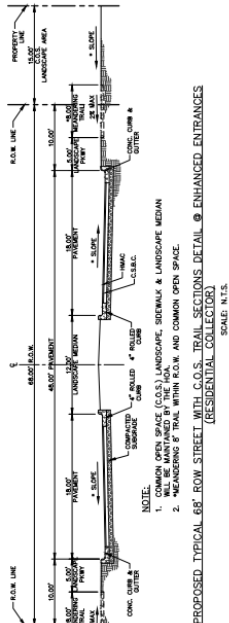
VERDANCIA UNIT TWO SUBDIVISION

BEING A PORTION OF SECTION 32, BLOCK 78, TOWNSHIP
3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS,
EL PASO COUNTY, TEXAS
CONTAINING 69.31 ACRES ±

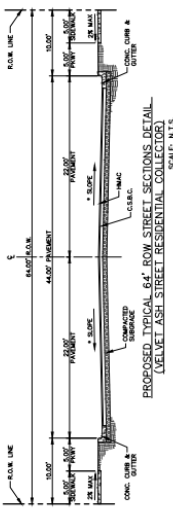
SHEET 4 OF 4



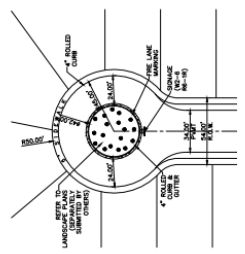
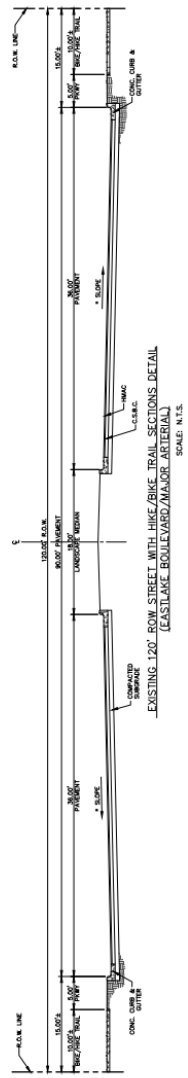
NOTE:
1. COMMON OPEN SPACE (C.O.S.) LANDSCAPE, SIDEWALK & LANDSCAPE MEDIAN WILL BE MAINTAINED BY THE HOA.
2. CUL-DE-SAC SHALL UNLESS OTHERWISE SPECIFIED BE MAINTAINED BY HOA.



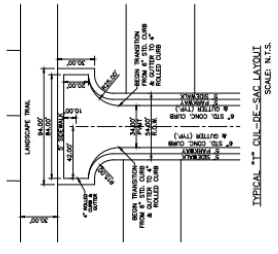
NOTE:
1. COMMON OPEN SPACE (C.O.S.) LANDSCAPE, SIDEWALK & LANDSCAPE MEDIAN WILL BE MAINTAINED BY THE HOA.
2. WIDENING OF TRAIL WITHIN ROW & COMMON OPEN SPACE.



NOTE:
1. COMMON OPEN SPACE (C.O.S.) LANDSCAPE, SIDEWALK & LANDSCAPE MEDIAN WILL BE MAINTAINED BY THE HOA.
2. CUL-DE-SAC SHALL UNLESS OTHERWISE SPECIFIED BE MAINTAINED BY HOA.



NOTE:
1. CUL-DE-SAC SHALL UNLESS OTHERWISE SPECIFIED BE MAINTAINED BY HOA.



DATE OF PREPARATION: MARCH, 2025

Attachment 6: Modification Request



Uptown centre
813 N. Kansas St., Ste. 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net

October 6, 2025

Town of Horizon City
14999 Darrington Road
Horizon City, Texas 79928

Attention: Mr. Art Rubio,
Chief Planner

Reference: Verdancia Unit Two Subdivision – Modification Request Letter

Dear Mr. Rubio:

Hunt Communities, GP, LLC is requesting the following modifications from the Town of Horizon City Subdivision Regulations.

1. Modification from a 52-ft residential sub-collector street right-of-way to a 54-ft street right-of-way at all local residential sub-collector streets. The 54-ft street right-of-way will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks and a 34-ft wide pavement structure with curb & gutter.
2. Modification to use a 54-ft street right-of-way with meandering trails at all local residential sub-collector streets abutting common open space lots. The 54-ft street right-of-way will consist of two 5-ft parkways, 34-ft wide pavement structure with curb & gutter and two 8-ft wide meandering trails. The 8-ft trails will meander within the street right-of-way parkway area and the adjacent 15-ft common open space landscape lot. This will provide a visually appealing and safe walking trail along this corridor. Landscape areas will be maintained by the HOA.
3. Modification to use a 68-ft residential collector at enhanced neighborhood entrances. The 68-foot street right-of-way will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks, two 18-ft wide pavement structures and a 12-ft raised landscape median with curbs & gutter. Landscape areas will be maintained by the HOA.
4. Modification to use a 68-ft street right-of-way with meandering trails at all local residential sub-collector streets at enhanced neighborhood entrances abutting common open space lots. The 68-ft street right-of-way will consist of two 5-ft parkways, 36-ft wide pavement structure with curb & gutter, a 12-ft raised landscape median and two 8-ft wide meandering trails. The 8-ft trails will meander within the street right-of-way parkway area and the adjacent 15-ft common open space landscape lot. This will provide a visually appealing and safe walking trail along this corridor. Landscape areas will be maintained by the HOA.
5. Modification to use a 64-ft street right-of-way residential collector at Velvet Ash St. which consist of two 5-ft parkways, two 5-ft wide concrete sidewalks and a 44-ft wide pavement structure with curb & gutter.
6. Modification to use a 78-ft street right-of-way residential collector at the enhanced neighborhood entrance on Velvet Ash and Eastlake Blvd. intersection. The 78-foot street will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks, two 22-ft wide pavement structures and a 14-ft raised landscape median with curbs & gutter. Landscape areas will be maintained by the HOA.

PUBLIC INFRASTRUCTURE. PRIVATE DEVELOPMENT.



7. Modification to use 50-foot radius Cul-de-Sac streets with interior landscape islands and outside travel lane roadway width of 24-feet. The proposed cul-de-sac and landscape islands will enhance the neighborhood character, reduce the impervious surface, aid to eliminate typical cul-de-sac "stack" parking and maintain adequate room for emergency vehicle turning movement. Landscape areas will be maintained by the HOA.
8. Modification to use "T" Cul-de-Sac access streets on Kidneywood Place, Snakeweed Place and Youpon Place. The proposed "T" Cul-de-Sac will consist of a 54-foot right-of-way within the straight segment with 34-ft pavement width, two 5-ft parkways and two 5-ft wide concrete sidewalks. The "T" hammer head section will consist of a 94-ft width right-of-way, width an 84-ft wide pavement section and 5-ft sidewalks on each end. The length of these "T" Cul-de-Sacs will vary between 285-ft to 311-ft from center of intersecting street to center of "T" Cul-de-Sac.

The proposed "T" Cul-de-Sacs will enhance the neighborhood character by allowing visibility and pedestrian access to the proposed 30-ft access landscape trail adjacent and abutting these. In addition to, the proposed layout allows room for emergency vehicle turning movement. The use of "T" Cul-de-Sacs have been an accepted means of street access within the El Paso County region.

On behalf of the developer and CEA Group, we thank you in advance for your prompt attention to this issue and look forward to a favorable consideration to our modifications request. If you have any questions, please do not hesitate to call me at (915) 544-5232 or email jgrajeda@ceagroup.net.

Sincerely,
CEA Group



Jorge Grajeda, P.E.
Project Manager

I-2090-029-verdanciaunittwosubd._thc modificationrequest.ar.06october.2025
JG/jg

Attachment: Final Plat

cc: Jose Lares, P.E., Hunt Communities, LLC.

PUBLIC INFRASTRUCTURE. PRIVATE DEVELOPMENT.

Attachment 7: Application



TOWN OF HORIZON CITY
 14999 Darrington Road
 Horizon City, Texas 79928
 Phone 915-852-1046 Fax 915-852-1005

MAJOR SUBDIVISION FINAL PLAT APPLICATION

SUBDIVISION PROPOSED NAME: VERDANCIA UNIT TWO SUBDIVISION SUBMITTAL DATE: 10-16-2025

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
BEING A PORTION OF SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TEXAS, CONTAINING 69.31 ACRES

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	31.90	210	OFFICE		
DUPLEX			STREET & ALLEY	13.29	14
APARTMENT			PONDING & DRAINAGE	3.78	2
MOBILE HOME			INSTITUTIONAL		
P.U.D.			OTHER		
PARK (Min 1 Acre)	2.70	2	AMENITY SITE	3.11	1
SCHOOL			C.O.S. & LANDSCAPE TRAILS	3.53	23
COMMERCIAL	11.00	1	TOTAL NO. SITES	69.31	229
INDUSTRIAL			TOTAL (GROSS) ACREAGE	69.31	

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? R3 PROPOSED ZONING R3, C2 & S1

4. WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL ZONE(S)? YES NO

5. WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND OVERHEAD COMBINATION

6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) SURFACE FLOW TO PROPOSED STORM SEWER THAT WILL ULTIMATELY DISCHARGE INTO ONE EXISTING POND AND ONE PROPOSED POND.

7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES _____

8. ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES NO

9. IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES NO

10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY MEDIANS OTHER SEE ATTACHED MODIFICATION REQUEST LETTER FOR PROPOSED STREET R.O.W., T.C.A., C&G-S&G & C&G-D&G-S&G. PARKWAY, CURBWAY, OFFICE SPACE & MEDIAN.

11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: _____

12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? YES NO N/A INITIALS SP
 IF YES, submit REQUIRED GUARANTEE (SECTION 4.10.3 & 8.1.7, Municode Chapter 10) OR Improvement Cost Estimates & Construction Agreement

13. WILL ANY RESTRICTIONS AND COVENANTS BE RECORDED WITH PLAT? YES NO INITIALS SP IF YES, PLEASE SUBMIT COPY.

14. OWNER OF RECORD HUNT HORIZON CROSSING, LLC. (ADDRESS / EMAIL / PHONE (SAME AS DEVELOPER))

15. DEVELOPER HUNT COMMUNITIES, GP LLC, 601 NORTH MESA, EL PASO, TEXAS 79902 (NAME & ADDRESS) JOSE.LARES@HUNTCOMPANIES.COM (EMAIL) 915-504-4764 (PHONE)

16. ENGINEER CEA GROUP, 813 N. KANSAS ST., SUITE 300, EL PASO, TEXAS 79902 (NAME & ADDRESS) JGRAJEDA@CEAGROUP.NET (EMAIL) 915-544-5232 (PHONE)

17. APPLICANT CEA GROUP, 813 N. KANSAS ST., SUITE 300, EL PASO, TEXAS 79902 (NAME & ADDRESS) JGRAJEDA@CEAGROUP.NET (EMAIL) 915-544-5232 (PHONE)

18. REP/POINT OF CONTACT _____ (NAME & ADDRESS) _____ (EMAIL) _____ (PHONE)

NOTE: Applicant is responsible for all expenses incurred by the City in connection with the Final plat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials SP

Applicant Signature [Signature] EMAIL jgrajeda@ceagroup.net

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
 Acceptance of fee does not grant acceptance of application.
 Non Refundable Deposit \$800.00 | Application Fee: \$1600.00

VERDANCIA UNIT THREE SUBDIVISION

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

SHEET 1 OF 4

LEGEND

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

SCHOOL DISTRICT

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

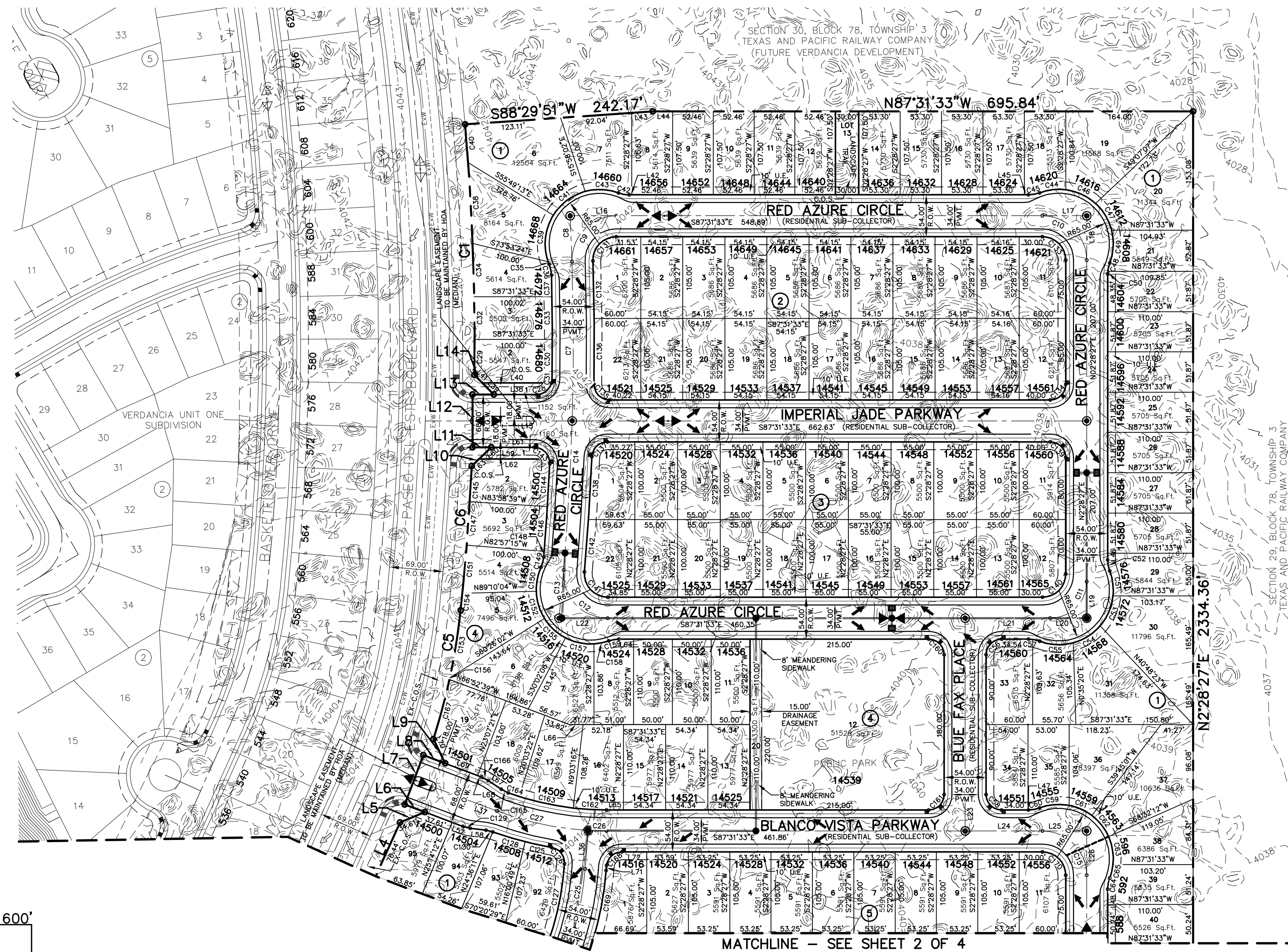
RESIDENTIAL	=	206
COMMERCIAL	=	1
POND	=	1
PUBLIC PARK	=	1
TOTAL	=	209

BEARING BASIS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT TX04A (NGS PID NO. A86217), HAVING VALUES 31°43'10.98888"(N), 106°14'29.61456"(W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

VERTICAL DATUM:

VERTICAL DATUM BASED ON WEST TEXAS AIRPORT REFERENCE POINT TX04A (NGS PID NO. A86217) NAVD 88 DATUM AND REFERENCED TO NAD83, HAVING AN ELEVATION OF 4005.60.

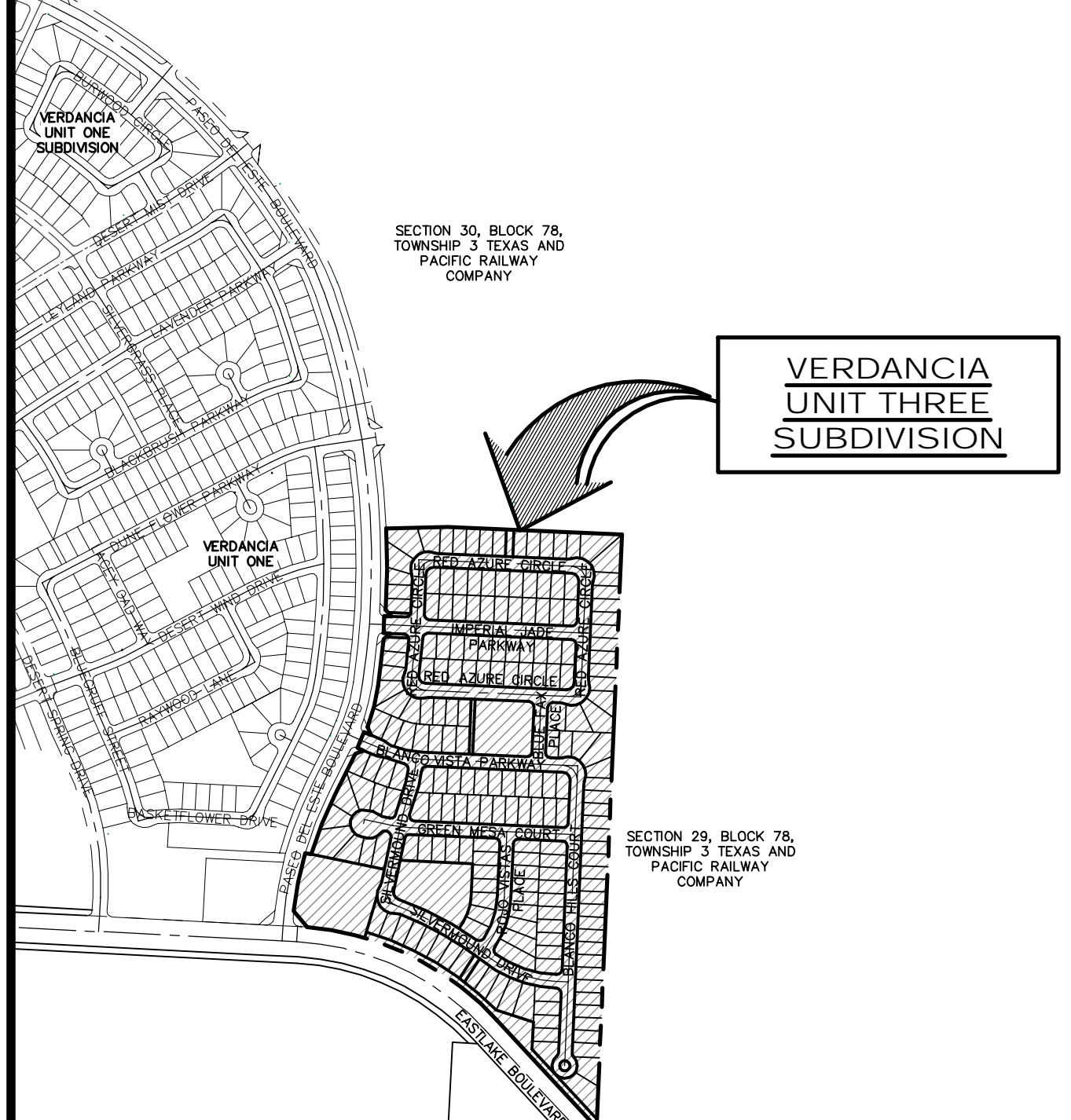


PLAT NOTES AND RESTRICTIONS

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

LOCATION MAP

SCALE: 1" = 600'



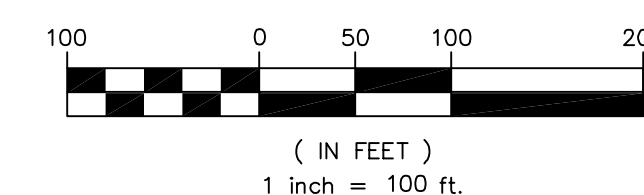
STREET TABLE

STREET NAME	LINEAR FEET
BLANCO HILLS COURT	1,193.55
SILVERMOUND DRIVE	1,403.85
ROJO VISTAS PLACE	506.81
GREEN MESA COURT	854.08
BLANCO VISTA PARKWAY	877.63
BLUE FAX PLACE	274.00
RED AZURE CIRCLE	2,381.55
IMPERIAL JADE PARKWAY	791.00

ACREAGE TABLE

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

GRAPHIC SCALE



PRELIMINARY PLAT

SCALE: 1" = 100'

ENGINEER

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

CONTACT: JORGE GRAJEDA, P.E.

SURVEYOR

ZWA
Zamora, L.L.C.
Professional Land Surveyors
1510 Zaragoza Road, Suite B-8 • El Paso, TX 79906
Office: (915) 955-9009 • Fax: (915) 855-9012
CONTACT: G. RENE ZAMORA, R.P.L.S.

PRELIMINARY

TO BE CONSIDERED BY THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL.



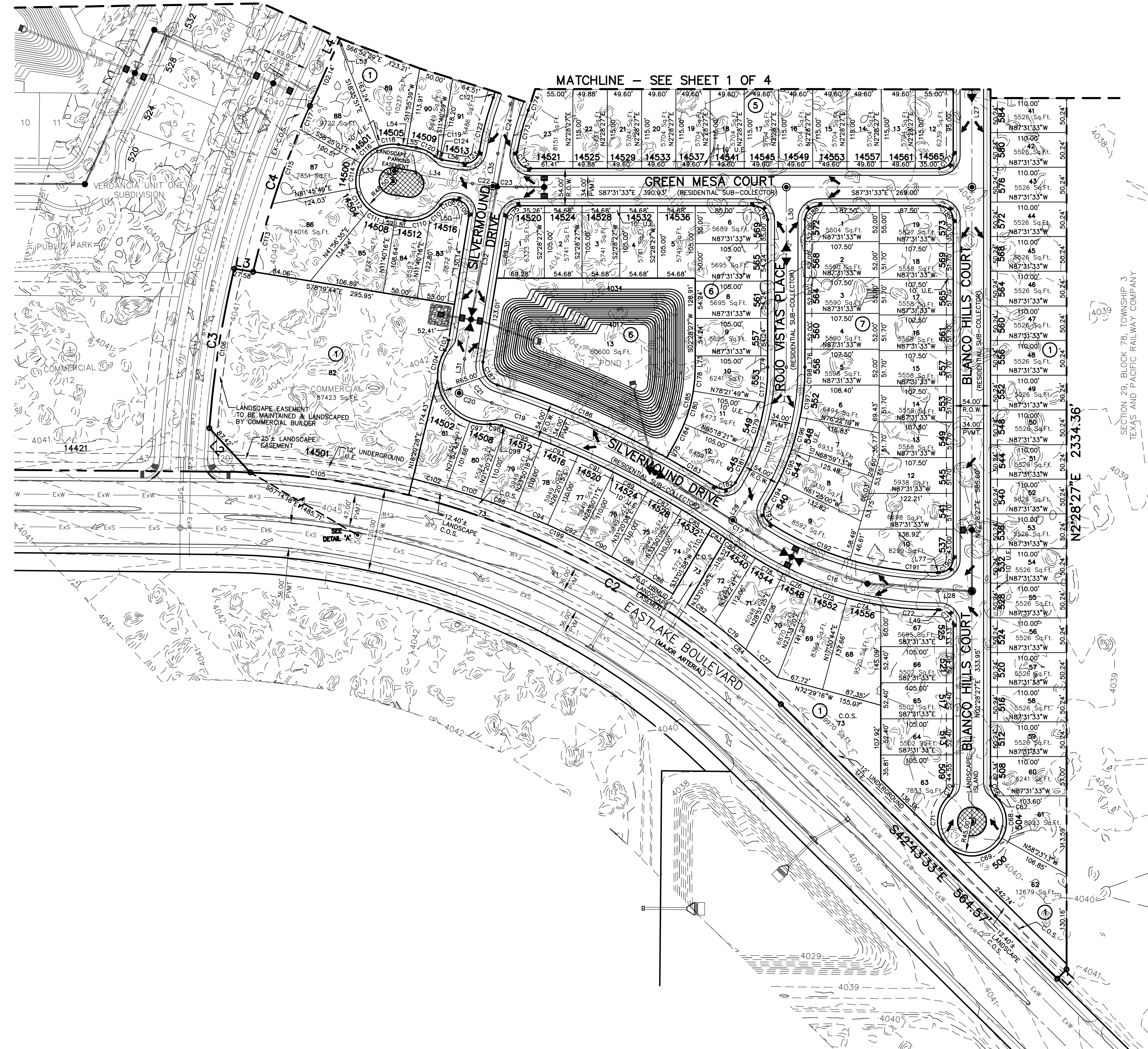
OWNER/DEVELOPER
HUNT HORIZON MESA, LLC
601 NORTH MESA
EL PASO, TEXAS 79902
VOICE (915) 298-0418
OFFICE (915) 298-0418
CONTACT: JOSE LARES, P.E.

DATE OF PREPARATION: SEPTEMBER 2025

VERDANCIA UNIT THREE SUBDIVISION

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

SHEET 2 OF 4



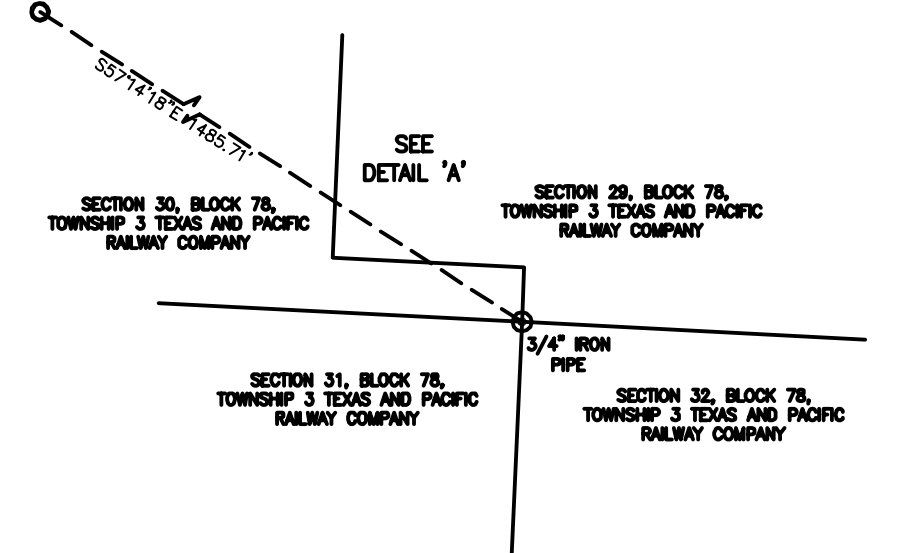
- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - STREET RIGHT OF WAY
 - TOP OF CURB
 - SIDEWALK
 - PROPERTY LINE
 - STREET CENTERLINE
 - 10' UTILITY EASEMENT
 - 5' IRRIGATION EASEMENT
 - LOT AND BLOCK NUMBER
 - PROPOSED INLET & STORM SEWER PIPE
 - DRAINAGE FLOW
 - ▲ HIGH POINT
 - ▼ LOW POINT
 - PROPOSED MONUMENT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

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

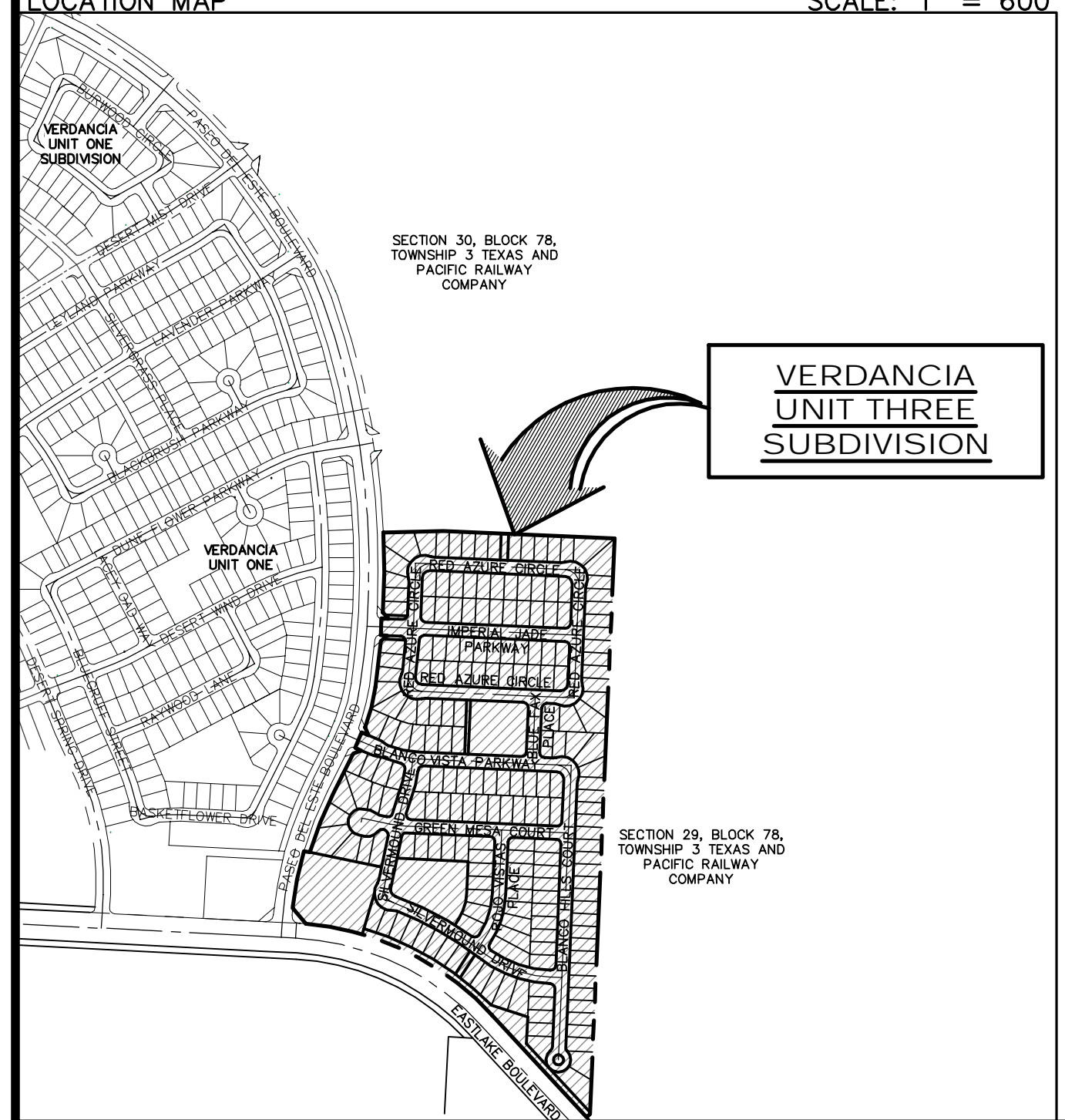
RESIDENTIAL	= 206
COMMERCIAL	= 1
IRON	= 1
PUBLIC PARK	= 1
TOTAL	= 209

BEARING BASIS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT TX04A (NGS PID NO. AB6217), HAVING VALUES 31°43'10.98688"(N), 106°14'29.61456"(W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

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



LOCATION MAP SCALE: 1" = 600'

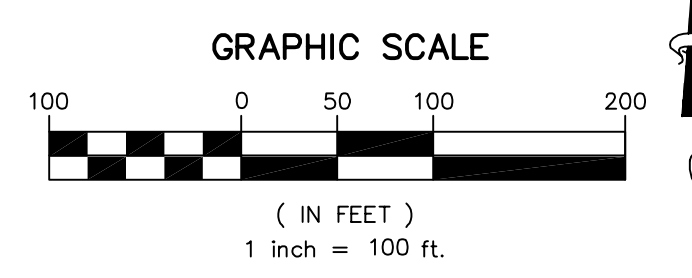


STREET TABLE

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

ACREAGE TABLE

DESCRIPTION	SQ. FT.	ACRES
COMMERCIAL	87,423	2.007
PUBLIC PARK	51,528	1.183
POND	60,601	1.391
RESIDENTIAL	1,281,012	29.408
COMMON OPEN SPACE	45,490	1.044
DRAINAGE EASEMENT	3,300	0.076
RIGHT-OF-WAY	448,230	10.280
TOTAL	1,977,580	45.399



PRELIMINARY PLAT
SCALE: 1" = 100'

ENGINEER

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

CONTACT: JORGE GRAJEDA, P.E.

SURVEYOR

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

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BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC
RAILWAY COMPANY SURVEY, EL PASO COUNTY TEXAS.
CONTAINING 45.399 ACRES ±

SHEET 3 OF 4

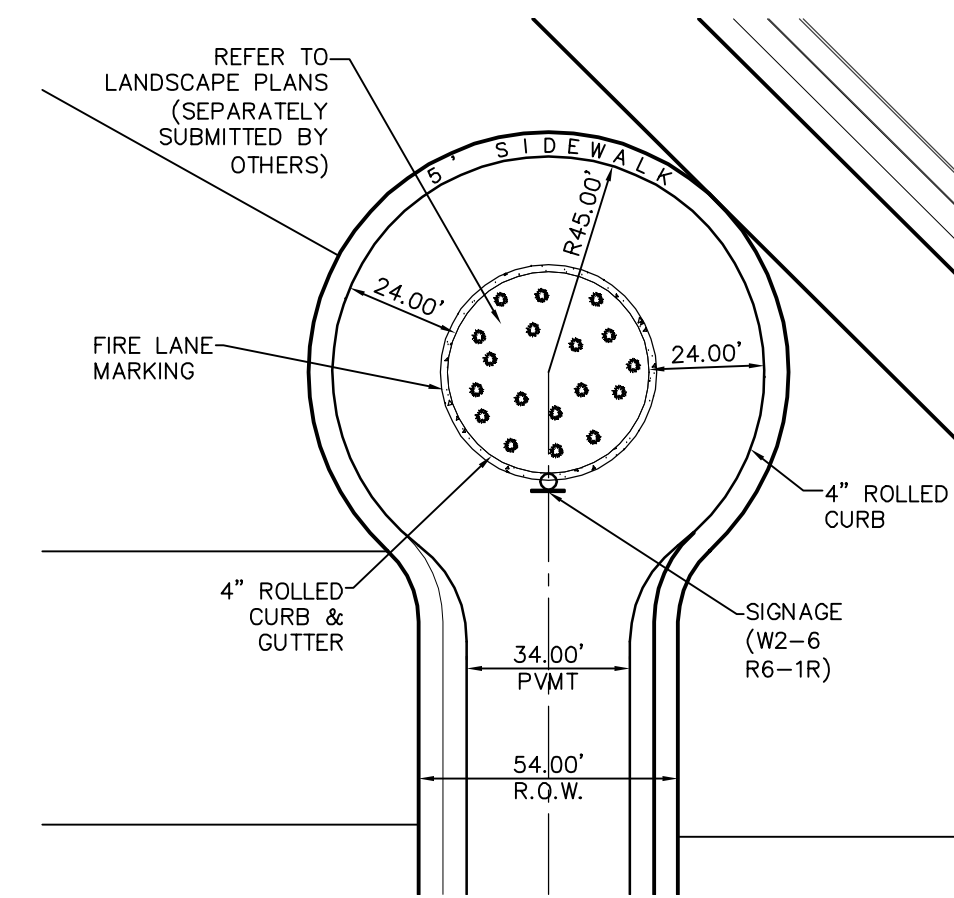
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	3277.00'	322.85'	161.56'	322.72'	N00°20'36"E	005°38'41"
C2	1160.00'	858.68'	450.08'	839.21'	N63°55'56"W	042°24'47"
C3	1418.50'	234.04'	117.29'	233.78'	S11°21'12"W	009°27'12"
C4	1391.00'	254.70'	127.71'	254.34'	S21°24'47"W	010°29'28"
C5	812.00'	169.71'	85.16'	169.40'	N14°27'49"E	011°58'29"
C6	3277.00'	186.51'	93.28'	186.48'	N06°50'45"E	003°15'39"
C7	3404.00'	205.25'	102.66'	205.22'	N02°24'33"E	003°27'17"
C8	3404.00'	58.83'	29.42'	58.83'	N00°11'13"E	000°59'25"
C9	57.00'	91.32'	58.81'	81.86'	S46°34'41"W	091°47'32"
C10	57.00'	89.54'	57.00'	80.61'	N42°31'33"W	090°00'00"
C11	47.00'	73.83'	47.00'	66.47'	N47°28'27"E	090°00'00"
C12	57.00'	94.41'	62.10'	83.98'	S40°04'29"E	094°54'08"
C13	3404.00'	62.15'	31.08'	62.15'	N07°53'58"E	001°02'46"
C14	3404.00'	192.47'	96.26'	192.44'	N05°45'23"E	003°14'23"
C15	57.00'	89.54'	57.00'	80.61'	N42°31'33"W	090°00'00"
C16	475.00'	294.50'	152.15'	289.80'	S69°45'52"E	035°31'22"
C17	1322.00'	24.79'	12.39'	24.79'	N52°32'25"W	001°04'27"
C18	350.00'	208.32'	107.35'	205.26'	N19°31'30"E	034°06'07"
C19	1322.00'	390.27'	196.56'	388.85'	N61°32'04"W	016°54'52"
C20	1322.00'	49.13'	24.57'	49.13'	N71°03'23"W	002°07'46"
C21	57.00'	81.24'	49.26'	74.54'	S29°09'37"E	081°39'47"
C22	400.00'	29.37'	14.69'	29.37'	S80°25'57"E	004°12'27"
C23	400.00'	34.84'	17.43'	34.82'	S85°01'52"E	004°59'23"
C24	400.00'	74.46'	37.34'	74.35'	S17°00'15"W	010°39'56"
C25	400.00'	107.33'	53.99'	107.01'	N14°38'59"E	015°22'27"
C26	400.00'	23.65'	11.83'	23.64'	S85°49'57"E	003°23'13"
C27	400.00'	120.51'	60.71'	120.05'	S75°30'29"E	017°15'41"
C28	20.00'	26.36'	15.49'	24.49'	S54°42'46"W	075°31'21"
C29	3277.00'	45.79'	22.90'	45.79'	N02°45'55"E	000°48'02"
C30	3377.00'	51.27'	25.63'	51.27'	S02°48'11"W	000°52'11"
C31	20.00'	4.79'	2.40'	4.78'	S10°05'41"W	013°42'49"
C32	3277.00'	55.00'	27.50'	55.00'	N01°53'03"E	000°57'42"
C33	3377.00'	55.00'	27.50'	55.00'	S01°54'06"W	000°56'00"
C34	3277.00'	68.61'	34.30'	68.60'	N00°48'13"E	001°11'58"
C35	70.00'	3.69'	1.85'	3.69'	S16°06'52"E	003°01'22"
C36	40.00'	14.38'	7.27'	14.30'	S09°19'45"E	020°35'36"
C37	3377.00'	27.55'	13.78'	27.55'	S01°12'05"W	000°28'03"
C38	3277.00'	103.93'	51.97'	103.92'	N00°42'17"W	001°49'02"
C39	70.00'	62.04'	33.23'	60.03'	S08°47'18"W	050°46'58"
C40	3277.00'	49.52'	24.76'	49.52'	N02°02'46"W	000°51'57"
C41	70.00'	52.44'	27.52'	51.23'	S55°38'33"W	042°55'32"
C42	40.00'	14.22'	7.19'	14.15'	N77°20'27"W	020°22'12"
C43	70.00'	43.66'	22.57'	42.96'	N85°01'31"W	035°44'19"
C44	70.00'	34.30'	17.50'	33.96'	S85°38'51"W	028°04'32"
C45	40.00'	14.57'	7.36'	14.49'	S82°02'31"W	020°51'52"
C46	70.00'	42.98'	22.19'	42.31'	N62°43'34"W	035°10'38"
C47	70.00'	40.79'	20.99'	40.21'	N28°26'46"W	033°22'59"
C48	40.00'	11.04'	5.56'	11.01'	N15°25'42"E	015°49'14"
C49	70.00'	42.87'	22.13'	42.21'	N05°47'31"E	035°05'35"
C50	40.00'	3.52'	1.76'	3.52'	N04°59'46"E	005°02'38"
C51	70.00'	32.80'	16.71'	32.50'	N04°58'00"W	026°50'52"
C52	40.00'	14.57'	7.36'	14.49'	N07°57'29"W	020°51'52"
C53	70.00'	42.42'	21.89'	41.78'	N25°49'09"E	034°43'25"
C54	70.00'	41.48'	21.37'	40.87'	N60°09'20"E	033°56'57"
C55	70.00'	44.24'	22.89'	43.50'	S84°45'57"E	036°12'31"
C56	20.00'	31.42'	20.00'	28.28'	N47°28'27"E	090°00'00"
C57	40.00'	5.48'	2.75'	5.48'	S83°36'01"E	007°51'06"
C58	20.00'	31.42'	20.00'	28.28'	N42°31'33"W	090°00'00"
C59	70.00'	38.86'	19.94'	38.36'	S87°30'46"W	031°48'23"
C60	40.00'	14.57'	7.36'	14.49'	S82°02'30"W	020°51'51"
C61	70.00'	32.17'	16.38'	31.89'	N63°25'01"W	026°20'04"
C62	70.00'	35.17'	17.96'	34.80'	N35°51'23"W	028°47'11"
C63	70.00'	36.87'	18.87'	36.44'	N06°22'29"W	030°10'37"
C64	40.00'	14.57'	7.36'	14.49'	N12°54'23"E	020°51'52"
C65	70.00'	17.87'	8.98'	17.82'	N16°01'34"E	014°37'30"
C66	20.00'	16.46'	8.73'	16.00'	N21°06'04"W	047°09'01"
C67	20.00'	0.23'	0.12'	0.23'	N45°00'45"W	000°40'20"
C68	50.00'	67.16'	39.74'	62.23'	N06°52'04"W	076°57'42"
C69	50.00'	92.21'	65.95'	79.69'	N84°26'41"E	105°39'48"
C70	20.00'	16.69'	8.87'	16.21'	S26°23'07"W	047°49'21"
C71	50.00'	81.18'	52.71'	72.55'	S03°47'11"W	093°01'13"
C72	502.00'	81.97'	41.08'	81.88'	S82°50'53"E	009°21'22"
C73	20.00'	31.42'	20.00'	28.28'	S42°31'33"E	090°00'00"
C74	502.00'	49.78'	24.91'	49.76'	S75°19'44"E	005°40'55"
C75	502.00'	52.95'	26.50'	52.93'	S69°27'58"E	006°02'37"
C76	502.00'	46.45'	23.24'	46.43'	S63°47'37"E	005°18'05"
C77	1185.00'	61.66'	30.84'	61.65'	N45°42'50"W	002°58'53"
C78	502.00'	46.37'	23.20'	46.36'	S58°29'48"E	005°17'34"
C79	1185.00'	58.48'	29.25'	58.48'	N48°37'06"W	002°49'40"
C80	1295.00'	17.73'	8.87'	17.73'	S52°23'43"E	000°47'04"
C81	502.00'	33.71'	16.86'	33.70'	S53°55'36"E	003°50'50"
C82	1185.00'	48.95'	24.48'	48.94'	N51°12'56"W	002°22'00"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C83	1295.00'	25.05'	12.53'	25.05'	S53°20'30"E	001°06'30"
C84	1185.00'	169.09'	84.69'	168.95'	N48°18'40"W	008°10'33"
C85	1295.00'	51.29'	25.65'	51.29'	S55°01'50"E	002°16'10"
C86	1185.00'	52.84'	26.42'	52.84'	N54°53'17"W	002°33'17"
C87	1295.00'	56.48'	28.25'	56.48'	S57°24'54"E	002°29'57"
C88	1185.00'	51.69'	25.85'	51.68'	N57°24'54"W	002°29'57"
C89	1295.00'	56.48'	28.25'	56.48'	S59°54'50"E	002°29'57"
C90	1185.00'	51.69'	25.85'	51.68'	N59°54'50"W	002°29'57"
C91	1295.00'	56.48'	28.25'	56.48'	S62°24'47"E	002°29'57"
C92	1185.00'	51.69'	25.85'	51.68'	N62°24'47"W	002°29'57"
C93	1295.00'	56.48'	28.25'	56.48'	S64°54'44"E	002°29'57"
C94	1185.00'	51.69'	25.85'	51.68'	N64°54'44"W	002°29'57"
C95	1295.00'	56.48'	28.25'	56.48'	S67°24'40"E	002°29'57"
C96	1185.00'	51.69'	25.85'	51.68'	N67°24'40"W	002°29'57"
C97	70.00'	29.97'	15.22'	29.74'	S80°23'15"E	023°31'55"
C98	40.00'	16.55'	8.39'	16.43'	S80°48'10"E	023°42'05"
C99	1295.00'	6.59'	3.29'	6.59'	S68°48'23"E	000°17'30"
C100	1185.00'	52.75'	26.38'	52.74'	N69°56'09"W	002°33'01"
C101	70.00'	83.23'	47.32'	78.41'	S34°03'39"E	068°07'17"
C102	1185.00'	50.62'	25.32'	50.62'	N72°26'06"W	002°26'52"
C103	40.00'	16.01'	8.12'	15.91'	S23°08'27"W	022°56'22"
C104	70.00'	42.28'	21.81'	41.64'	S17°18'19"W	034°36'38"
C105	1160.00'	232.35'	116.56'	231.96'	N78°24'02"W	011°28'35"
C106	1418.50'	234.04'	117.29'	233.78'	N11°21'12"E	009°27'12"
C107	53.50'	20.11'	10.18'	19.99'	N48°15'00"E	021°32'21"
C108	20.00'	22.41'	12.54'	21.25'	N69°34'33"E	064°11'27"
C109	20.00'	31.42'	20.00'	28.28'	S33°19'44"E	090°00'00"
C110	53.50'	39.83'	20.89'	38.91'	N80°20'43"E	042°39'07"
C111	53.50'	28.27'	14.47'	27.94'	S63°11'34"E	030°16'18"
C112	53.50'	37.18'	19.38'	36.44'	S28°08'50"E	039°49'11"
C113	1391.00'	102.39'	51.22'	102.37'	N18°16'35"E	004°13'03"
C114	53.50'	37.18'	19.38'	36.44'	S11°40'22"W	039°49'11"
C115	1391.00'	115.08'	57.57'	115.05'	N22°45'19"E	004°44'25"
C116	53.50'	37.18'	19.38'	36.44'	S51°29'33"W	039°49'11"
C117	1391.00'	37.22'	18.61'	37.22'	N25°53'31"E	001°31'59"
C118	53.50'	28.26'	14.47'	27.94'	S86°32'13"W	030°16'08"
C119	20.00'	8.10'	4.11'	8.05'	N57°27'02"W	023°12'45"
C120	53.50'	30.33'	15.59'	29.93'	N62°05'12"W	032°29'04"
C121	373.00'	8.83'	4.42'	8.83'	S21°39'31"W	001°21'24"
C122	427.00'	81.18'	40.71'	81.06'	S16°53'26"W	010°53'34"
C123	20.00'	31.50'	20.08'	28.34'	S56°33'27"W	090°13'38"
C124	20.00'	3.24'	1.62'	3.23'	N73°41'34"W	009°16'19"
C125	427.00'	34.81'	17.41'	34.80'	S75°39'12"E	004°40'14"
C126	20.00'	29.41'	18.09'	26.83'	S35°51'54"E	084°14'51"
C127	373.00'	95.84'	48.18'	95.57'	S13°37'10"W	014°43'17"
C128	427.00'	43.57'	21.80'	43.55'	S70°23'42"E	005°50'47"
C129	40.00'	9.43'	4.74'	9.41'	S73°38'04"E	013°30'50"
C130	40.00'	9.02'	4.53'	9.00'	S73°55'53"E	012°55'11"
C131	30.00'	48.06'	30.95'	43.08'	N46°34'41"E	091°47'32"
C132	3431.00'	74.08'	37.04'	74.08'	N01°18'02"E	001°14'13"
C133	30.00'	47.12'	30.00'	42.43'	S42°31'33"E	090°00'00"
C134	20.00'	31.42'	20.00'	28.28'	S47°28'27"W	090°00'00"
C135	20.00'	31.72'	20.30'	28.50'	N42°05'46"W	090°51'34"
C136	3431.00'	84.70'	42.35'	84.70'	N02°37'34"E	001°24'52"
C137	20.00'	30.57'	19.17'	27.68'	N48°41'04"E	087°34'45"
C138	3431.00'	80.96'	40.48'	80.96'	N05°34'15"E	001°21'07"
C139	20.00'	31.42'	20.00'	28.28'	S42°31'33"E	090°00'00"
C140	30.00'	47.12'	30.00'	42.43'	S47°28'27"W	090°00'00"
C141	30.00'	49.69'	32.68'	44.20'	N40°04'29"W	094°54'08"
C142	3431.00'	67.63'	33.82'	67.63'	N06°48'42"E	001°07'46"
C143	20.00'	26.36'	15.49'	24.49'	S49°45'53"E	075°31'21"
C144	3377.00'	55.42'	27.71'	55.42'	S05°33'09"W	000°56'25"
C145	3277.00'	46.17'	23.08'	46.17'	N05°37'08"E	000°48'26"
C146	3377.00'	57.81'	28.91'	57.81'	S06°30'47"W	000°58'51"
C147	3277.00'	56.02'	28.01'	56.02'	N06°30'44"E	000°58'46"
C148	3377.00'	7.34'	3.67'	7.34'	S07°03'56"W	000°07'28"
C149	40.00'	13.73'	6.93'	13.66'	S16°57'35"W	019°39'49"
C150	70.00'	31.72'	16.13'	31.		

VERDANCIA UNIT THREE SUBDIVISION

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

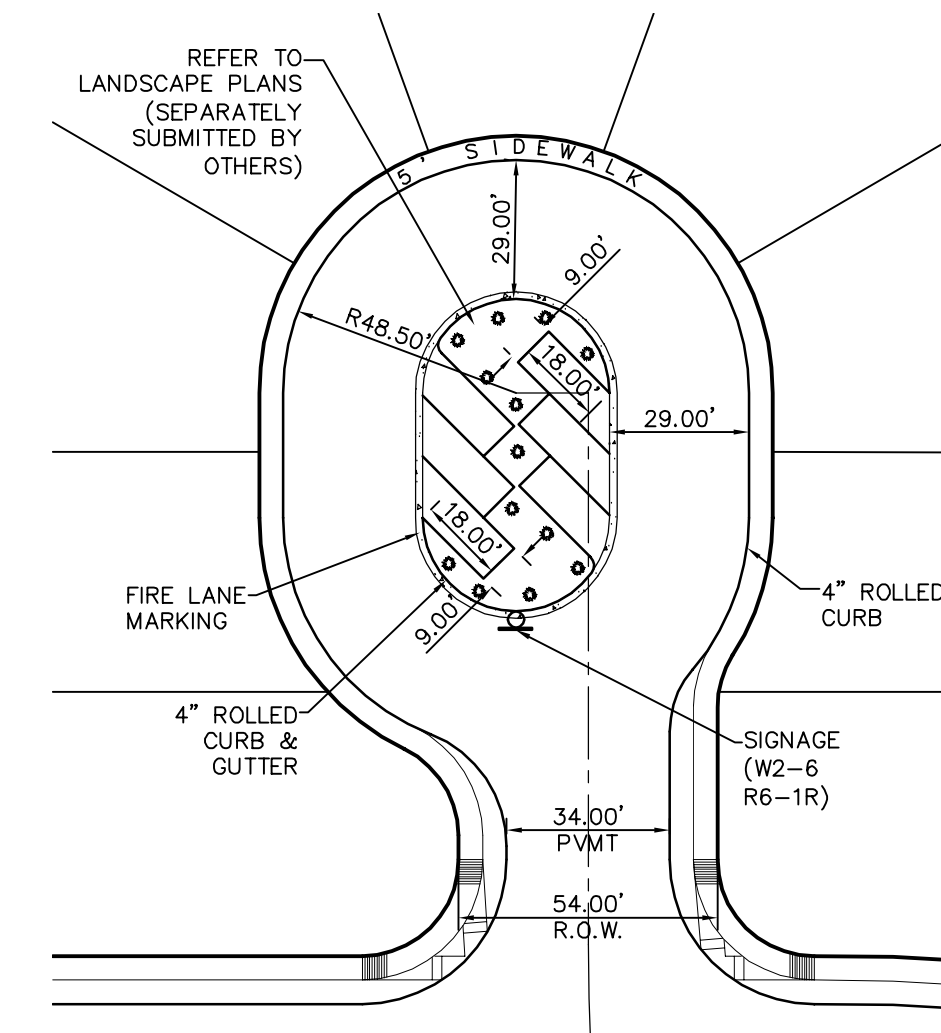
SHEET 4 OF 4



NOTES:

1. CUL-DE-SAC ISLAND LANDSCAPING TO BE MAINTAINED BY HOA.

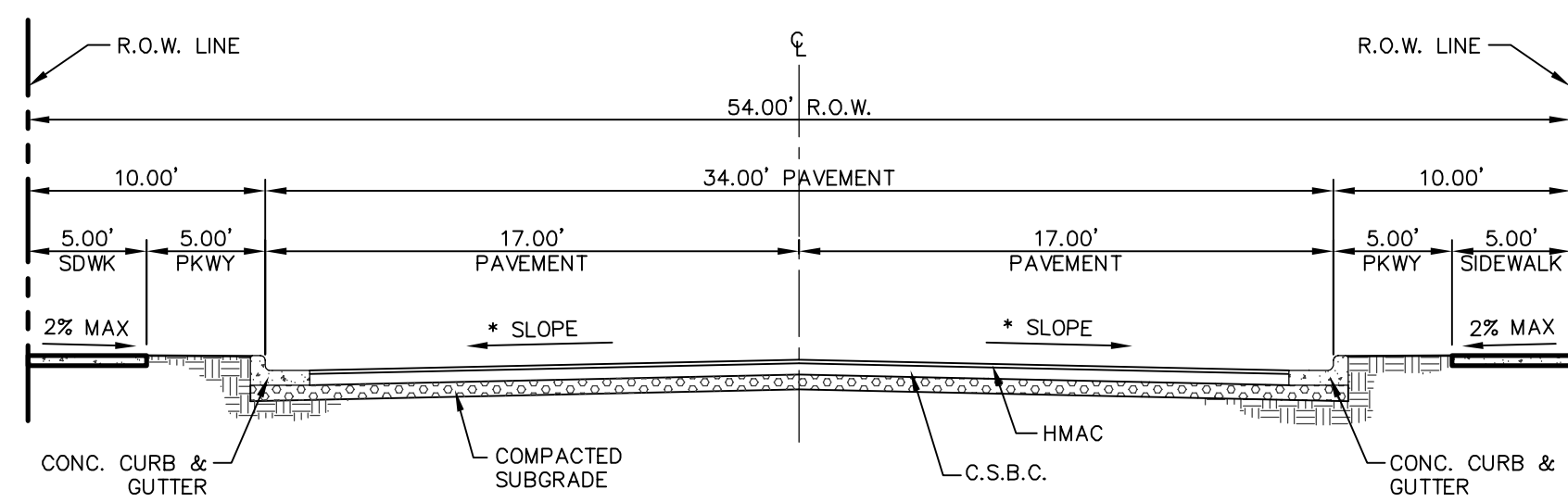
TYPICAL CUL-DE-SAC LAYOUT
SCALE: N.T.S.



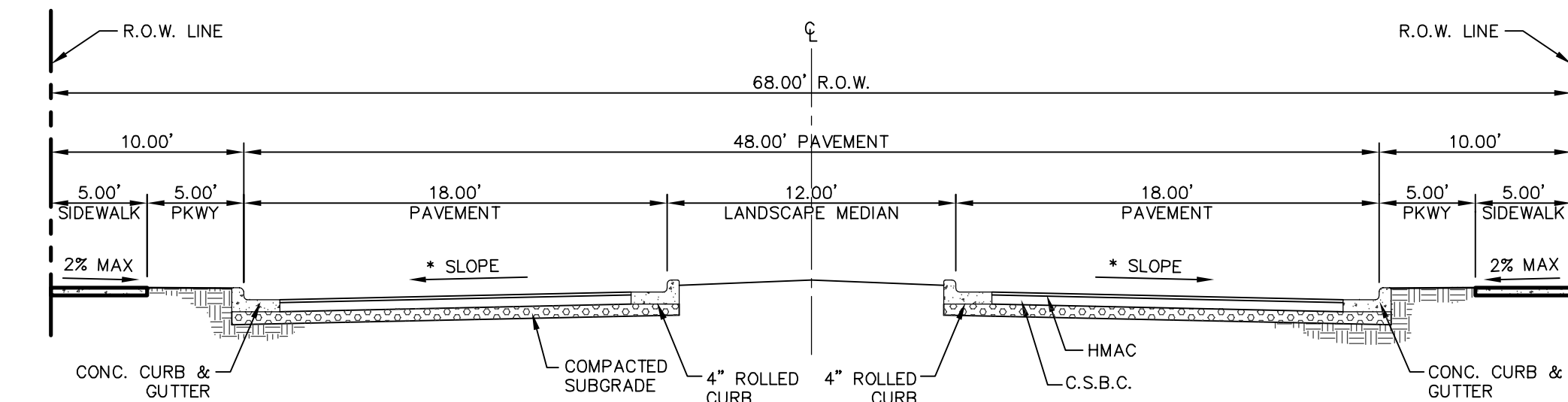
NOTES:

1. CUL-DE-SAC ISLAND LANDSCAPING TO BE MAINTAINED BY HOA.

TYPICAL CUL-DE-SAC PARKING LAYOUT
SCALE: N.T.S.



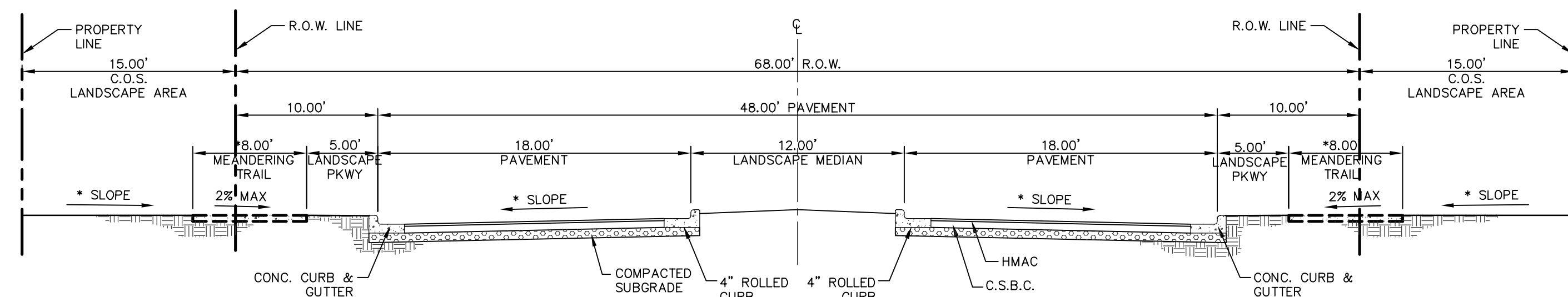
**PROPOSED TYPICAL 54' ROW STREET SECTION DETAIL
(RESIDENTIAL SUB-COLLECTOR)**
SCALE: N.T.S.



NOTE:

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

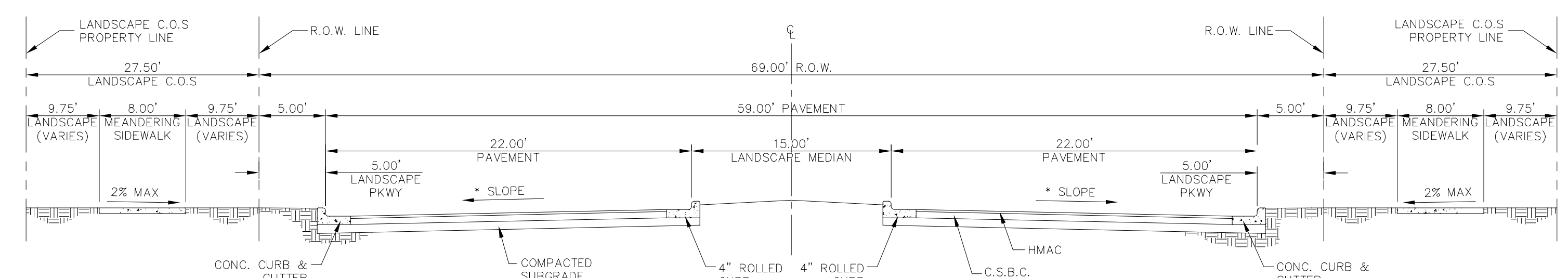
**PROPOSED TYPICAL 68' ROW STREET SECTIONS DETAIL @ ENHANCED ENTRANCES
(RESIDENTIAL COLLECTOR)**
SCALE: N.T.S.



NOTE:

1. COMMON OPEN SPACE (C.O.S.) LANDSCAPE, SIDEWALK & LANDSCAPE MEDIAN WILL BE MAINTAINED BY THE HOA.
2. *MEANDERING 8' TRAIL WITHIN R.O.W. AND COMMON OPEN SPACE.

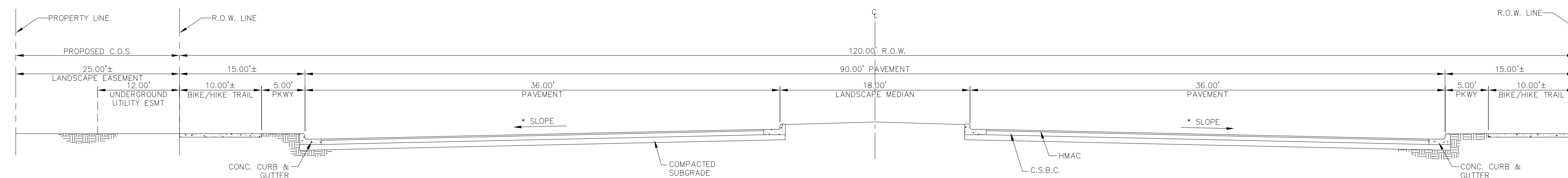
**PROPOSED TYPICAL 68' ROW STREET WITH C.O.S. TRAIL SECTIONS DETAIL @ ENHANCED ENTRANCES
(RESIDENTIAL COLLECTOR)**
SCALE: N.T.S.



NOTE:

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

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



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



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SDP25-0005 Verdancia Unit 3 Preliminary

Application Type: Preliminary Subdivision Plat Application
P&Z Hearing Date: November 17, 2025
Staff Contact: Art Rubio, Planning Director
 915-852-1046, Ext. 407; arubio@horizoncity.org

Address/Location: East of Eastlake Blvd & North of Horizon Blvd.
Property ID Nos.:
Legal Description: Being A Portion Of Section 30, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 45.399 Acres ±

Property Owner: Hunt Horizon Crossing, LLC
Applicant/Rep.: CEA Group, Jorge Grajeda
Nearest Park: Horizon Mesa Park
Nearest School: Horizon High School and Horizon Middle School

SURROUNDING PROPERTIES:		
	Zoning	Land Use
N	Vacant	Residential
E	Vacant	Residential (El Paso County)
S	Vacant	PUD
W	Vacant	Residential
LAND USE AND ZONING:		
	Existing	Proposed
Land Use	Vacant	Residential Subdivision
Zoning	R-3 Residential	R-3 Residential

Application Description:

Preliminary Subdivision:

The proposed final plat residential subdivision includes 206 lots for single-family residential development, 1 commercial lot, 1 pond areas, 1 Public Parks, the smallest lot measuring approximately 5,500 sq. ft. and the largest lot measuring approximately 14,016 sq. ft. Internal 54 ft. residential sub-collector streets, a 68' feet residential collector street, a 69' collector arterial, and a 120' major arterial.

Cumulative Parkland Dedication:

Verdancia Unit 3 requires 0-acres of parkland dedication, and they carried 5.863-acres of parkland credit. \$0 in park fees based on Horizon City's Cumulative parkland dedication and fee requirements. The applicant is proposing to satisfy the requirement through the dedication of 1.183-acres of parkland. The proposed dedication consists of 1 park, a 1.183-acre on the north part of the subdivision.

Staff Recommendation:

Staff recommends approval subject to addressing all pending comments prior to City Council Meeting.

Planning Division Comments:

Town Engineer Comments:

1. Sec. 4.2.2.5: Provide features pertinent to subdivision such as any existing utilities with the size of sewer or water mains on Paseo del Este Blvd.
2. 2. Sec. 4.2.2.5: Provide acreage of each lot. Only square footage is shown.
3. 3. Sec. 4.2.2.9: Provide certification from utility and/or service agencies indicating their satisfaction with the location and extent of utility easements. The certification must also state whether utility services will be sufficient to serve the subdivision. If these certifications are not submitted with the preliminary plat, the City may forward the plat and a comment sheet to the agencies to request service information and easement location comments. A fee will be assessed to cover the associated cost.
4. 4. Add existing utilities to legend.
5. 5. Legend shows hatch for landscape/utility easements. Please show hatch on utility easements as well or revise legend.

El Paso 9-1-1 District Comments:

No objections

TxDOT Comments:

No objections

El Paso Electric Company:

Please change the 12' wide underground easement to 12' wide easement along Eastlake Blvd. Please also extend the 12' wide utility easement along Paseo Del Este Blvd.

Texas Gas Service:

Texas Gas Service has no comments.

El Paso Natural Gas / Kinder Morgan:

El Paso Natural Gas has no assets in that area.

Clint ISD:

No objections

El Paso Central Appraisal District (EPCAD):

~~Change block number~~

HRMUD:

No objections

Attachments:

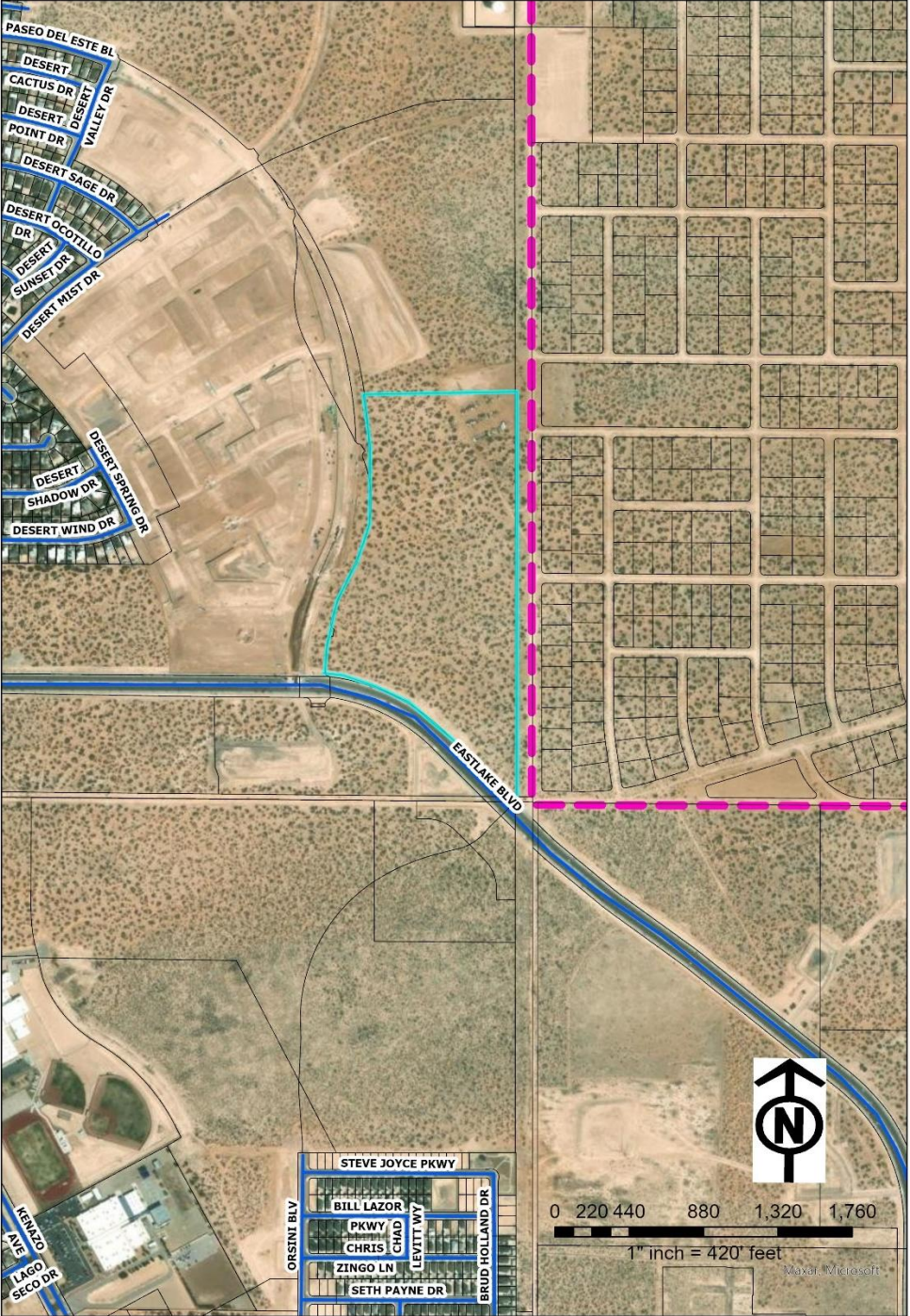
1 – Aerial

2 – Zoning Designation Map

- 3 – Location Map**
- 4 – Preliminary Plat**
- 5 – Existing and Proposed Right-of-Way Cross Section and Cul-De-Sacs**
- 6 – Modification Request**
- 7 – Application**

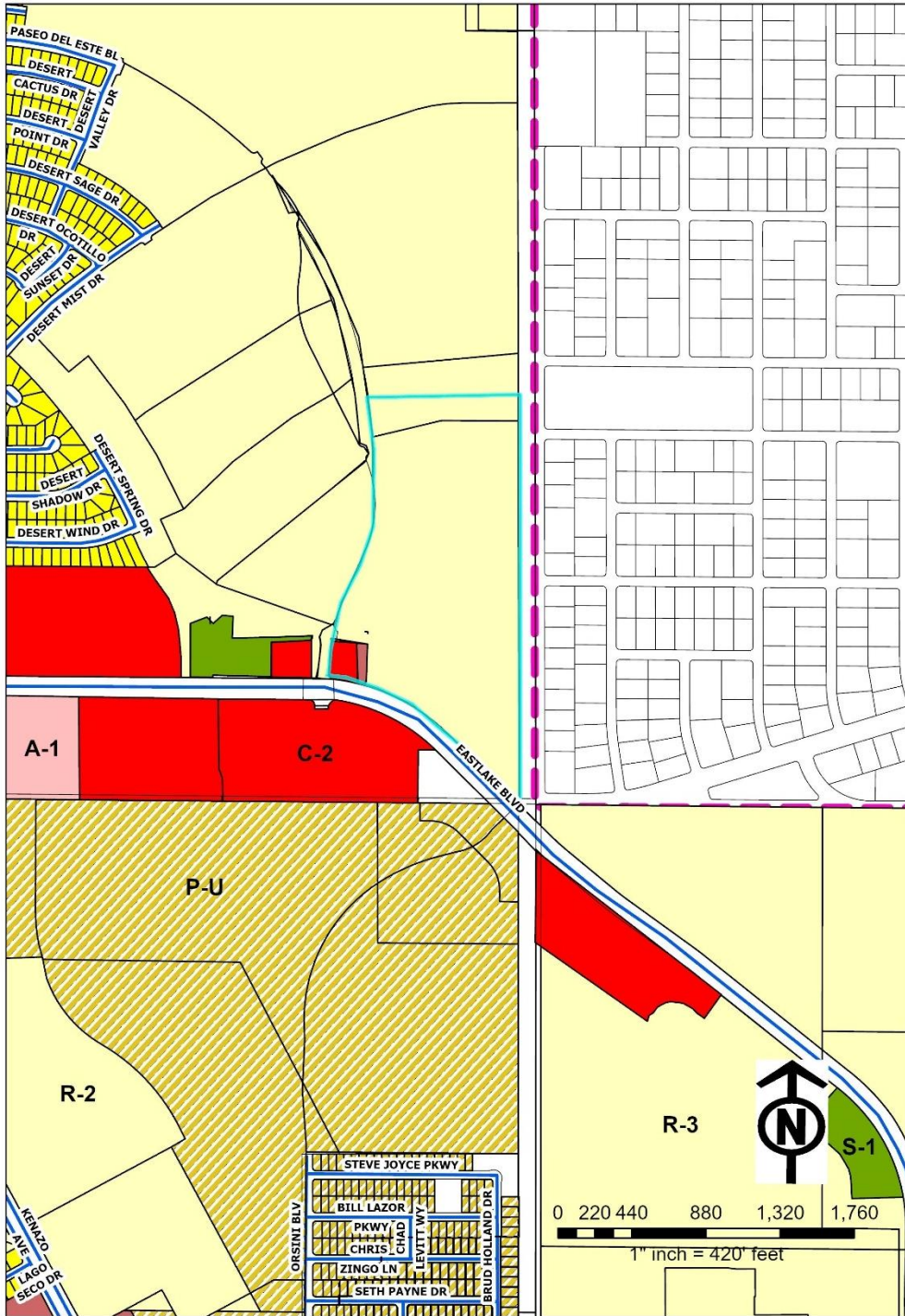
Attachment 1: Aerial Map

**Planning & Zoning Commission
Verdancia Unit 3
Case No. SDP25-0005**



Attachment 2: Zoning Designation Map

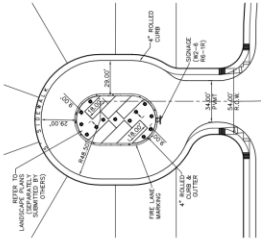
**Planning & Zoning Commission
Verdancia Unit 3
Case No. SDP25-0005**



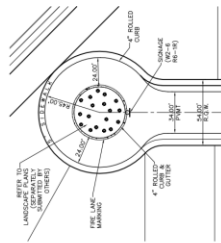
Attachment 5: Existing and Proposed Right-of-Way Cross Section and Cul-De-Sacs

VERDANCIA UNIT THREE SUBDIVISION

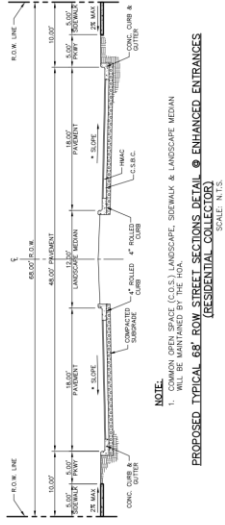
BENIG A PORTION OF LAND SITUATED IN SECTION 30,
BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC
RAILWAY COMPANY SURVEY, EL PASO COUNTY TEXAS,
CONTAINING 40.399 ACRES ±
SHEET 4 OF 4



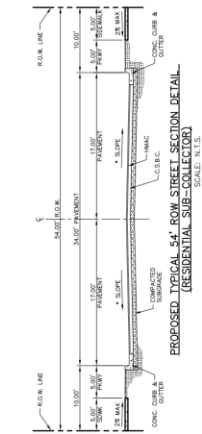
NOTES:
1. CUL-DE-SAC ISLAND LANDSCAPING TO BE MAINTAINED BY HOA.
SCALE: N.T.S.



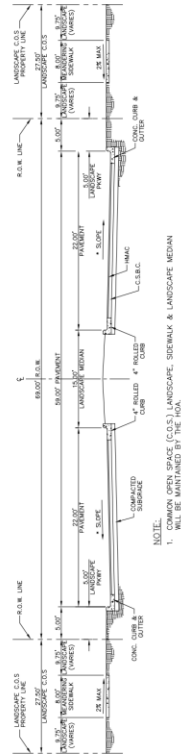
NOTES:
1. CUL-DE-SAC ISLAND LANDSCAPING TO BE MAINTAINED BY HOA.
SCALE: N.T.S.



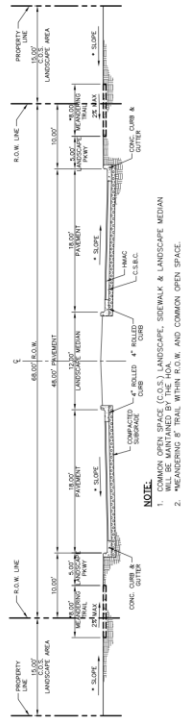
NOTE:
1. COMMON OPEN SPACE (C.O.S.), LANDSCAPE, SIDEWALK & LANDSCAPE MEDIAN WILL BE MAINTAINED BY THE HOA.
SCALE: N.T.S.



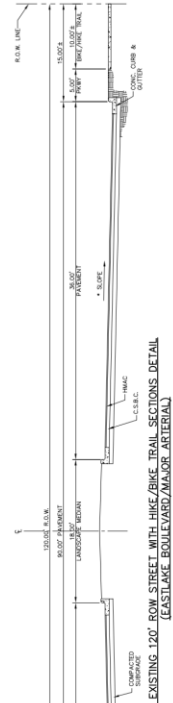
NOTE:
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SCALE: N.T.S.



NOTE:
1. COMMON OPEN SPACE (C.O.S.), LANDSCAPE, SIDEWALK & LANDSCAPE MEDIAN WILL BE MAINTAINED BY THE HOA.
SCALE: N.T.S.



NOTE:
1. COMMON OPEN SPACE (C.O.S.), LANDSCAPE, SIDEWALK & LANDSCAPE MEDIAN WILL BE MAINTAINED BY THE HOA.
2. MEASURING @ TRAIL WITHIN R.O.W. AND COMMON OPEN SPACE.
SCALE: N.T.S.



SCALE: N.T.S.

Attachment 6: Modification Request



Uptown centre
813 N. Kansas St., Ste. 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net

October 15, 2025

Town of Horizon City
14999 Darrington Road
Horizon City, Texas 79928

Attention: Mr. Art Rubio,
Chief Planner

Reference: Verdancia Unit Three Subdivision – Modification Request Letter

Dear Mr. Rubio:

Hunt Communities, GP, LLC is requesting the following modifications from the Town of Horizon City Subdivision Regulations.

1. Modification to use a 68-ft residential collector at enhanced neighborhood entrances. The 68-foot street right-of-way will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks, two 18-ft wide pavement structures and a 12-ft raised landscape median with curbs & gutter. Landscape areas will be maintained by the HOA.
2. Modification to use a 68-ft street right-of-way with meandering trails at all local residential sub-collector streets at enhanced neighborhood entrances abutting common open space lots. The 68-ft street right-of-way will consist of two 5-ft parkways, 36-ft wide pavement structure with curb & gutter, a 12-ft raised landscape median and two 8-ft wide meandering trails. The 8-ft trails will meander within the street right-of-way parkway area and the adjacent 15-ft common open space landscape lot. This will provide a visually appealing and safe walking trail along this corridor. Landscape areas will be maintained by the HOA.
3. Modification to use 53.50-foot radius Cul-de-Sac streets with interior landscape/parking islands and outside travel lane roadway width of 24-feet. The proposed cul-de-sac and landscape/parking islands will enhance the neighborhood character, reduce the impervious surface, aid to eliminate typical cul-de-sac "stack" parking and maintain adequate room for emergency vehicle turning movement. Landscape areas will be maintained by the HOA.

On behalf of the developer and CEA Group, we thank you in advance for your prompt attention to this issue and look forward to a favorable consideration to our modifications request. If you have any questions, please do not hesitate to call me at (915) 544-5232 or email jgrajeda@ceagroup.net.

Sincerely,
CEA Group

A handwritten signature in blue ink, appearing to read 'Jorge Grajeda', written over a light blue circular stamp or watermark.

Jorge Grajeda, P.E.
Project Manager

I-2090-030-verdancia unit three - thc modification request
JG/jg

Attachment: Preliminary Plat
cc: Jose Lares, P.E., Hunt Communities, LLC.

PUBLIC INFRASTRUCTURE. PRIVATE DEVELOPMENT.

Attachment 7: Application



TOWN OF HORIZON CITY
 14999 Darrington Road
 Horizon City, Texas 79928
 Phone 915-852-1046 Fax 915-852-1005

**MAJOR SUBDIVISION
 PRELIMINARY APPLICATION**

SUBDIVISION PROPOSED NAME: Verdancia Unit Three Subdivision SUBMITTAL DATE: 10/21/25

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
Being a portion of land situated in section 30, block 78, township 3, Texas and Pacific Railway Company survey, El Paso County Texas. Containing 45.40 acres.

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	29.40	206	OFFICE		
DUPLEX			STREET & ALLEY	10.31	8
APARTMENT			PONDING & DRAINAGE	1.39	1
MOBILE HOME			INSTITUTIONAL		
P.U.D.			OTHER		
PARK (Min 1 acre)	1.18	1	C.O.S. & Landscape Trails	1.04	4
SCHOOL			Drainage Easement	0.08	
COMMERCIAL	2.00	1	TOTAL NO. SITES	45.40	222
INDUSTRIAL			TOTAL (GROSS) ACREAGE	45.40	

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? C1 & R3 PROPOSED ZONING C1 & R3
4. WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL ZONE(S)? YES NO
5. WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND OVERHEAD COMBINATION
6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) Surface flow to proposed storm sewer that will ultimately discharge into a proposed pond
7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES _____
8. ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES NO
9. IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES NO
 IF ANSWER IS "YES", PLEASE EXPLAIN THE NATURE OF THE MODIFICATION See attached modification request letter for proposed street R.O.W. & Cul-De-Sac.
10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY MEDIANS OTHER Parkways, common open space & medians.
11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: _____

12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? YES NO N/A INITIALS _____
 IF YES, submit REQUIRED GUARANTEE (SECTION 4.10.3 & 8.1.7, Municode Chapter 10) OR Improvement Cost Estimates & Construction Agreement

13. WILL ANY RESTRICTIONS AND COVENANTS BE RECORDED WITH PLAT? YES NO INITIALS _____ IF YES, PLEASE SUBMIT COPY.
Hunt Horizon Mesa, LLC.
14. OWNER OF RECORD 601 North Mesa, El Paso, Texas 79902 jose.lares@huntcompanies.com 915-504-4764
 (NAME & ADDRESS) (EMAIL) (PHONE)
Hunt Horizon Mesa, LLC.
15. DEVELOPER 601 North Mesa, El Paso, Texas 79902 jose.lares@huntcompanies.com 915-504-4764
 (NAME & ADDRESS) (EMAIL) (PHONE)
CEA Group
16. ENGINEER 813 N. Kansas St, Suite 300, El Paso, Texas 79902 jgrajeda@ceagroup.net 915-544-5232
 (NAME & ADDRESS) (EMAIL) (PHONE)
CEA Group
17. APPLICANT 813 N. Kansas St, Suite 300, El Paso, Texas 79902 jgrajeda@ceagroup.net 915-544-5232
 (NAME & ADDRESS) (EMAIL) (PHONE)
18. REP/POINT OF CONTACT SAKE AS APPLICANT _____
 (NAME & ADDRESS) (EMAIL) (PHONE)

NOTE:
 Applicant is responsible for all expenses incurred by the City in connection with the Preliminary Plat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials JG

Applicant Signature [Signature] EMAIL Jgrajeda@ceagroup.net

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
 Acceptance of fee does not grant acceptance of application.
 Non Refundable Deposit \$800.00 | Application Fee: \$1500.00



MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, OCTOBER 20, 2025 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928

1. **CALL MEETING TO ORDER & DETERMINATION OF QUORUM-PLEDGE OF ALLIGIEANCE**

Quorum established and meeting called to order at 6:00 pm.

2. **COMMISSION MEMBERS ATTENDANCE: JOLLEY, MELENDEZ, PADILLA, CORRAL, PARKER.
COMMISSIONERS EXCUSED AND UNEXCUSED:**

ACTION: Motion made by **PADILLA**, 2nd by **PARKER** to excuse absent commissioners **RODRIGUEZ, BERRY** and **BORREGO**.

AYES: JOLLEY, MELENDEZ, PADILLA, CORRAL, PARKER.

ABSTAIN: None

MOTION CARRIED

3. **OPEN FORUM:** NOTE: The Planning & Zoning Commission encourages public comment on all matters of interest listed on this agenda. Speakers from the audience will be given an opportunity to discuss each item in the order in which it appears on the agenda, prior to the Commission discussing the item unless otherwise approved by the Chairman. A "Speaker Request" form is available for those who wish to sign up on the day of the meeting. This form is also available in advance by downloading the attached form. Please submit the "Speaker Request" form completely filled out to the Board Secretary prior to the meeting. The Commission retains the option to set reasonable limits on the number, frequency, and length of presentations. Please contact the Board Secretary at (915) 852-1046 Ext. 404 with any additional questions.

No one signed up to speak

4. **PUBLIC HEARINGS**

NOTICE TO THE PUBLIC AND APPLICANTS The staff report for an agenda item may include conditions, exceptions or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modification, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

4A. **DISCUSSION AND RECOMMENDATION:**

Planning Specialist

On the submitted **Combination-Preliminary & Final Subdivision Plat** applications for **Darrington Plaza Subdivision (Case No. SUC25-0007)**, and to authorize the Mayor to sign the recording plat, legally described as a Portion of Tract 1A, Section 42, Block 78, Township 3, Texas and Pacific Railroad Company Surveys, El Paso County, Texas. Containing 7.648 acres ±. Application submitted by Applicant/Representative: Del Rio Engineering

ACTION: Motion made by **PADILLA**, 2nd by **PARKER** to recommend approval of Darrington Plaza Subdivision on Preliminary and Final basis.

AYES: JOLLEY, MELENDEZ, PADILLA, CORRAL, PARKER.

ABSTAIN: None

MOTION CARRIED



**MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, OCTOBER 20, 2025 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928**

4B. DISCUSSION AND RECOMMENDATION:

Planning Director

On the submitted **Replat** application for **Darrington Park Replat B (Case No. SUC25-0008)**, legally described as a portion of Lot 4, Block 3, Darrington Park, El Paso County, Texas. Located in the Horizon City Extra Territorial Jurisdiction (ETJ). Containing 10.034 acres ±. Application submitted by GECCA, LLC.

ACTION: Motion made by **PADILLA** , 2nd by **PARKER** to postpone Darrington Park Replat B to the next Planning & Zoning meeting on November 17, 2025.

AYES: JOLLEY, MELENDEZ, PADILLA, CORRAL, PARKER.

ABSTAIN: None

MOTION CARRIED

5. OTHER BUSINESS

5A. DISCUSSION AND ACTION:

On the Planning and Zoning meeting minutes for the meeting held on September 15, 2025.

ACTION: Motion made by **PADILLA**, 2nd by **JOLLEY** to approve September 15, 2025, regular meeting minutes.

AYES: JOLLEY, MELENDEZ, PADILLA, CORRAL, PARKER.

ABSTAIN: None

MOTION CARRIED

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, November 17, 2025 at 6pm.**

EXECUTIVE SESSION

The Planning and Zoning Commission of the Town of Horizon City may recess into Executive Session pursuant to the Texas Government Code, Chapter 551, Subchapter D, under Article 551.071 – Consultation with Attorney; 551.072 – Deliberation regarding Real Property; and 551.087 – Deliberation regarding Economic Development Negotiations.

ADJOURNMENT: The meeting adjourned at 6:08 pm.

ACTION: ADJOURNMENT

AYES: JOLLEY, MELENDEZ, PADILLA, CORRAL, PARKER.

MOTION CARRIED

Samantha Corral – Chair

(Date)

ATTEST:

David Ruiz - Planner



**MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, OCTOBER 20, 2025 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928**

DISTRIBUTION OF MINUTES:

Original: Horizon City Administrative File
Copy: Planning and Zoning Commission
Posted: Internet Website: www.horizoncity.org

2026 Meeting Schedule for Planning & Zoning

Regular Meetings held every 3rd Monday of each month @6pm in City Council Chambers located @ 15001 Darrington Rd.

Meeting Date	Subdivision/ Replat Submittal Window	Rezone/SUP/Vacation Submittal Date	Application Submittal Deadline	Notice Post Date Min. <u>15</u> days prior	Agenda Post Date
Jan. 19, 2026	12/15/2025 to 12/18/2025	12/11/2025	12/18/2025	1/4/2026	1/12/2026
Feb. 16, 2026	1/19/2026 to 1/22/2026	1/15/2026	1/22/2026	2/1/2026	2/9/2026
Mar. 16, 2026	2/16/2026 to 2/19/2026	2/12/2026	2/19/2026	3/1/2026	3/9/2026
Apr. 20, 2026	3/16/2026 to 3/19/2026	3/12/2026	3/19/2026	4/5/2026	4/13/2026
May. 18, 2026	4/20/2026 to 4/23/2026	4/16/2026	4/23/2026	5/3/2026	5/11/2026
Jun. 15, 2026	5/18/2026 to 5/21/2026	5/14/2026	5/21/2026	5/31/2026	6/8/2026
Jul. 20, 2026	6/15/2026 to 6/18/2026	6/11/2026	6/18/2026	7/5/2026	7/13/2026
Aug. 17, 2026	7/20/2026 to 7/23/2026	7/16/2026	7/23/2026	8/2/2026	8/10/2026
Sep. 21, 2026	8/17/2026 to 8/20/2026	8/13/2026	8/20/2026	9/6/2026	9/14/2026
Oct. 19, 2026	9/21/2026 to 9/24/2026	9/17/2026	9/24/2026	10/4/2026	10/12/2026
Spec. Mtg. Nov. 02, 2026					Oct. 26, 2026
Nov. 16, 2026	10/19/2026 to 10/22/2026	10/15/2026	10/22/2026	11/1/2026	11/9/2026
Spec. Mtg. Dec. 07, 2026					Nov. 30, 2026
Dec. 21, 2026	11/16/2026 to 11/19/2026	11/12/2026	11/19/2026	12/6/2026	12/14/2026

*Special Meetings only if needed