HORIZON CITY

Incorporated 1988

AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, September 21, 2026, 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, September 21, 2026 at 6:00 PM** at City Council Chambers, 15021 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. **4**

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:** **5**
Planner
On the **Final Subdivision Plats** application for **Verdancia Unit 4 Phase I & II (Case No. SDF26-0002 and SDF26-0003)**, 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 30, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 86.51-acres ±. Application submitted by Applicant/Representative: CEA Group.

B. **DISCUSSION AND RECOMMENDATION:** **27**
Planner

On the **Preliminary Subdivision Plat** application for **Rancho Desierto Bello Unit 20 (Case No. SDP26-0002)**, legally described as Being A Portion Of Section 43, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 23.557-Acres ±. Application submitted by Applicant/Representative: TRE & Associates.

C. **DISCUSSION AND RECOMMENDATION:** **29**

Planner

On the **Preliminary Subdivision Plat** application for **Rancho Desierto Bello Unit 21 (Case No. SDP26-0003)**, legally described as Being A Portion Of Section 43, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 21.475-Acres ±. Application submitted by Applicant/Representative: TRE & Associates.

D. **DISCUSSION AND RECOMMENDATION:** **31**

Planning Director

On An Ordinance Amending The Town Of Horizon City Subdivision Ordinance By Repealing And Replacing Chapter 10A Subdivision Ordinance; Section 2.8 Parkland Dedication And Fees In Lieu; Adopting Parkland Dedication Requirements, Fees In Lieu Of Parkland Dedication, Park Development Improvement Fees, Parkland Credits, Private Park Credits For Multifamily Development, Park Facilities Standards And Amending The Subdivision Construction Design Manual To Include The Standards And Revise Cross-Sections; Park Design; Parkland Fund Administration, Refunds, Appeals, Exhibit A Parkland Dedication, Fee In Lieu And Park Development Improvement Fee Schedule And Establishing Parkland Required Standards; Providing For Severability, Repealer, Proper Notice, And Effective Date.

E. **DISCUSSION AND RECOMMENDATION:** **52**

Planning Director

An Ordinance Amending Chapter 14A Zoning; Chapter 4 Residential Districts Of The Code Of Ordinances Of The Town Of Horizon City, Texas; Creating A New R-4A (Single-Family Dwelling) Residential District; Establishing Purpose, Applicability, Permitted Uses, Accessory Uses, Development Standards, Design Standards, Parking Requirements, Landscaping Requirements, Compatibility Standards, And Changes To Related Regulations; Providing For Severability; Providing For Repealer; Providing For Proper Notice And Meeting; And Establishing An Effective Date.

F. **DISCUSSION AND RECOMMENDATION:**

Planning Director

On An Ordinance Amending The Town Of Horizon City Master Plan For Parks And Open Space; Adopting The Revised Parks, Recreation And Open Space Master Plan; Providing Findings That The Plan Supports The Town's Comprehensive Plan, Capital Improvement Program, Parkland Dedication Requirements, And Long-Range Recreational Needs; Providing For Severability, Repealer, Proper Notice, And Effective Date; And Directing The Planning Director To Implement The Amended Plan.

5. **OTHER BUSINESS**

A. **DISCUSSION AND ACTION:** **57**

On the Planning and Zoning meeting minutes for the meeting held on Monday, July 20, 2026.

6. **ANNOUNCEMENTS**

A. The next regular scheduled meeting: Monday, October 19, 2026, at 6pm.

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this Monday September 14, 2026.

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 three (3) business days preceding the scheduled meeting at the City Hall Bulletin Boards of the Town of Horizon City, Texas on this Monday September 14, 2026. by 6:00 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.

TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: **SDF26-0002 Verdancia Unit 4 Preliminary Phase 1**
SDF26-0003 Verdancia Unit 4 Preliminary Phase 2

Application Type: **Final Plat**
P&Z Hearing Date: September 21, 2026
Staff Contact: David Ruiz
915-852-1046 Ext. 404; druiz@horizoncity.org
Address/Location: North of Eastlake Blvd. and East of Paseo del Este Blvd.
Nearest Park: Horizon Mesa Park
Nearest School: Desert Hills Elementary, Horizon Middle School and Horizon High School

SURROUNDING PROPERTIES:		
	Zoning	**Land Use**
N	R-9 (Single-Family Dwellings)/R-3 Single-Family Dwellings)	Residential Dwellings/Vacant
E	R-3 (Single-Family Dwellings)	Vacant
S	R-3 Single-Family Dwellings)/C-1 (General Commercial)	Vacant
W	R-9 (Single-Family Dwellings)/R-3 Single-Family Dwellings)/C-1 (General Commercial)	Residential Dwellings/Vacant
LAND USE AND ZONING:		
	Existing	**Proposed**
Land Use	Vacant	Residential Subdivision
Zoning	R-3 Residential	R-3 Residential

Application Description:
The proposed Verdancia Unit 4 Final Plat Subdivision Phase I includes 220 single-family lots for residential development. The smallest lot measuring approximately 5,500 sq. ft. and the largest lot measuring approximately 14,441 sq. ft. in size. Pond 1 is 61,141 sq. ft / 1.403-acres, pond 2 is 81,333-sqft / 1.867-acres, park 1 is 52,783-sqft / 1.211-acre and park 2 is 66,490-sqft / 1.526-acres. The applicant proposes 54' Residential Sub-Collectors Streets, 68' ft, 50-foot radius Cul-de-sac. Residential Collectors at enhanced entrances to serve all the lots in the subdivision.

The proposed Verdancia Unit 4 Preliminary Plat Subdivision Phase II includes 196 single-family lots for residential development. The smallest lot measuring approximately 5,531 sq. ft. and the largest lot measuring approximately 11,879 sq. ft. in size. Pond 2 in Phase I will be shared with Phase II which is 81,333-sqft / 1.867-acres. The applicant proposes 54' Residential Sub-Collectors Streets, 68' ft. Residential Collectors at enhanced entrances to serve all the lots in the subdivision.

The applicant is requesting the following modifications:

Verdancia Unit 4 Phase I

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 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.

3. Modification to use a 68-ft residential collector with meandering trails 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.

4. Modification to use 50-foot radius Cul-de-Sac streets with interior landscape islands and outside travel lane roadway width of 29-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.

5. Variance from a 50-foot radius Cul-de-Sac street to a 53 ½ -foot radius cul-de-sac with interior parking/landscape islands and outside travel lane roadway width of 29-feet. The proposed cul-de-sac and parking/landscape islands will enhance the neighborhood character, reduce the impervious surface, aid to eliminate typical cul-de-sac "stack" parking while maintaining adequate room for emergency vehicle turning movement. Landscape areas will be maintained by the HOA.

Verdancia Unit 4 Phase II

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 50-foot radius Cul-de-Sac streets with interior landscape islands and outside travel lane roadway width of 29-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.

Cumulative Parkland Dedication:
Verdancia Unit 4 requires 0.4 -acres of parkland dedication and $2,512.00 in park fees. The applicant is proposing to satisfy the requirement through the dedication of 2.74-acres of parkland. The proposed dedication consists of 2 parks, a 1.52-acre and a 1.21-acres, leaving 8.203-acre credit.

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

Planning Comments:

Town Engineer Comments:

El Paso County 9-1-1 District:
I saw a preliminary of this plat where Emerald Sage went almost completely around, like a circle. I see in these plats that now that Emerald Sage is split into Emerald Sage and Primrose Parkway. I originally suggested some addressing for Emerald Sage and it still works but, could I get some kind of listing of the addressing when this is completed, just to very?

TxDOT Comments:

El Paso Electric Company:
We have no comments for Verdancia Unit 4 Phase I and II.

Texas Gas Service:

El Paso Natural Gas / Kinder Morgan:

Clint ISD:
Clint ISD takes no exceptions to the information presented

El Paso Central Appraisal District (EPCAD):

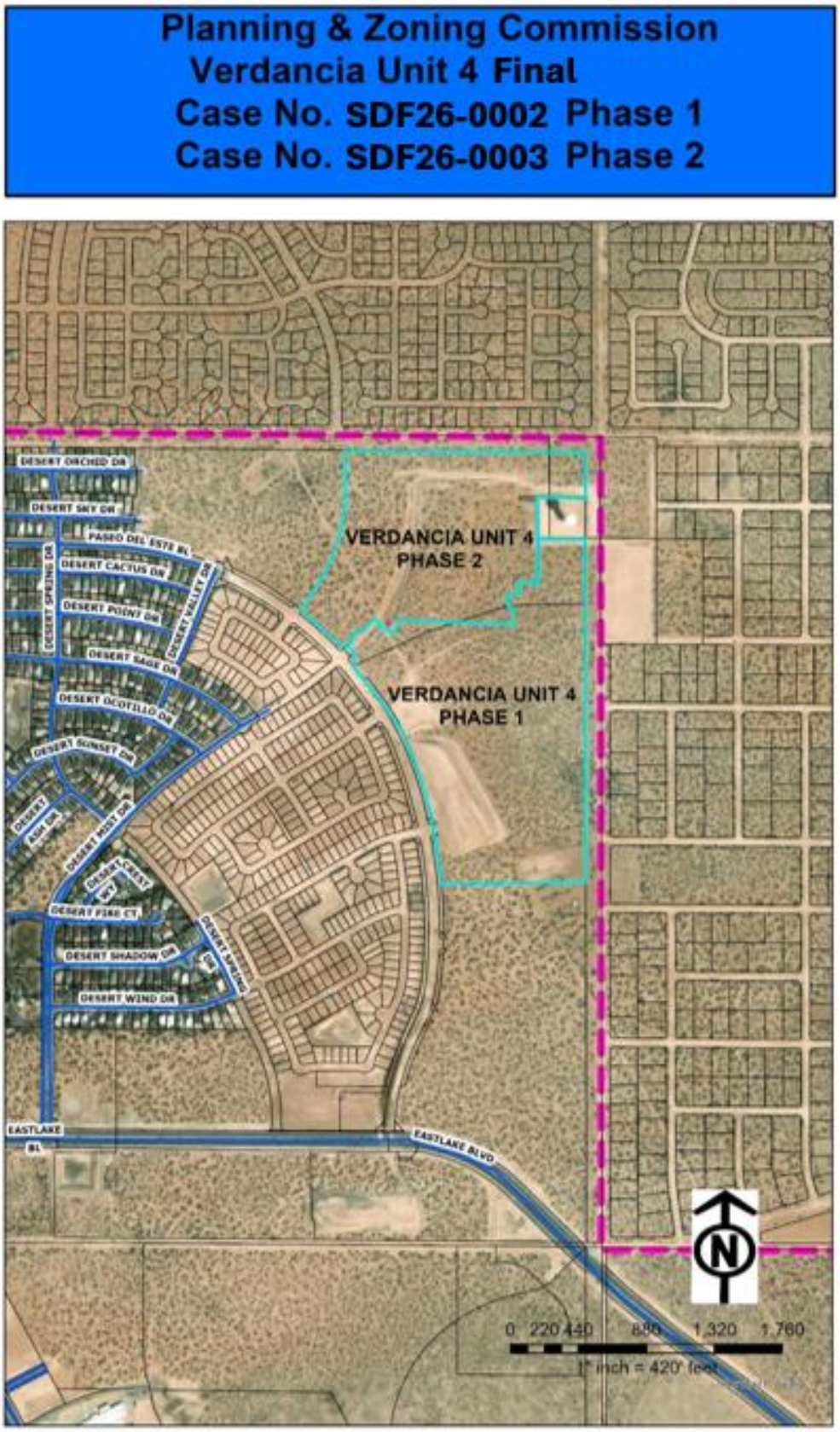
HRMUD

Additional Requirements:
Failure of the subdivider to submit a recording plat within twelve (12) months of approval of the final plat by the City Council will nullify the approval of the final plat and obligate the subdivider to reapply for preliminary plat approval should the subdivider wish to pursue the subdivision. (§4.11.2 Subdivision Municode Chapter 10)

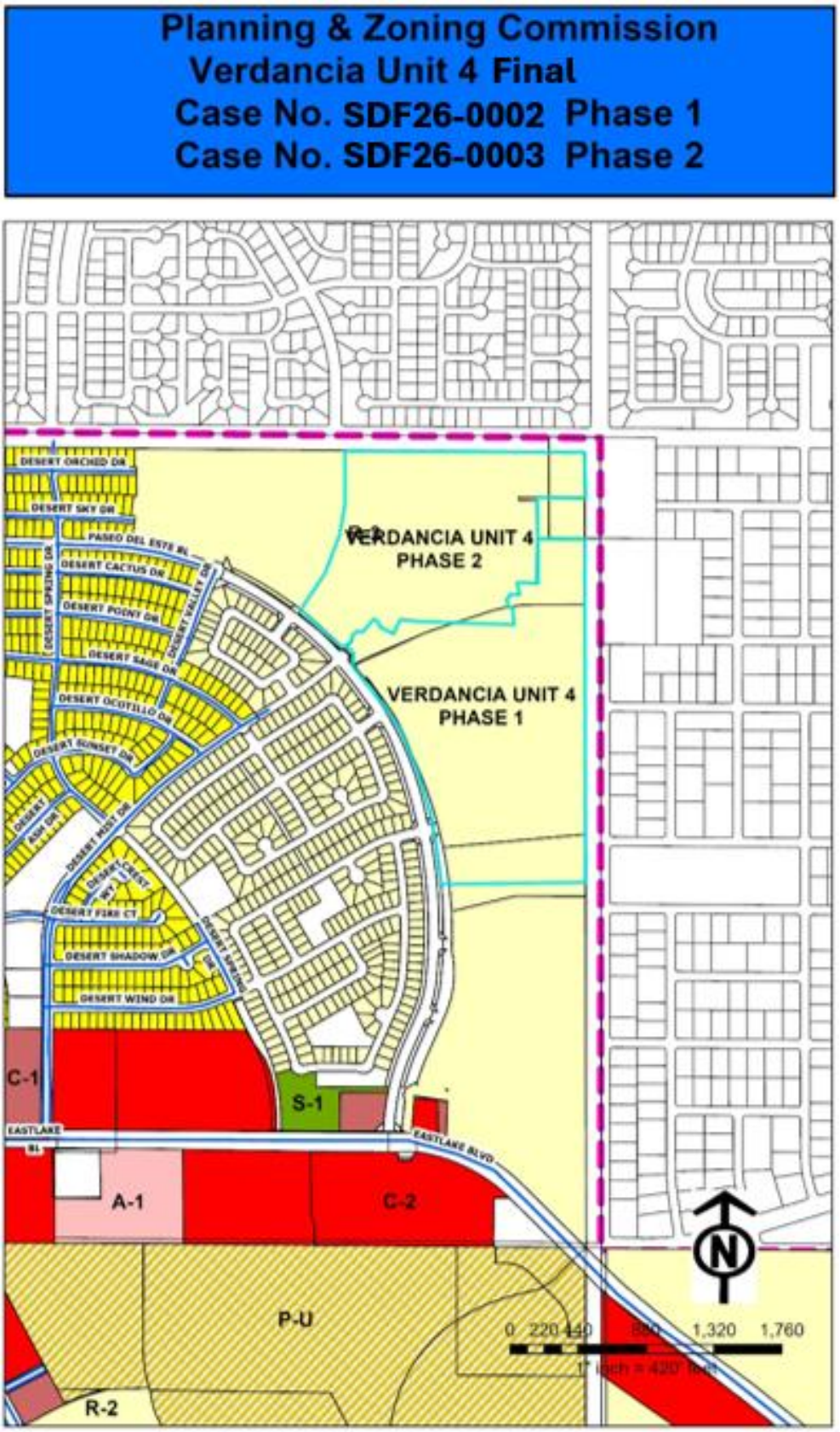
- Any required parks fees shall be paid prior to the recordation of the plat if applicable.

Attachments:
1 – Aerial
2 – Zoning Designation Map
3 – Location Map
4 – Final Plat Phase I
5 – Final Plat Phase II
6 – Modification Request For Proposed Right-of-Way Cross Sections & Cul-De-Sac Design
7 – Proposed Right-of-Way Cross Sections & Cul-De-Sac Design
8 – Final Plat Application

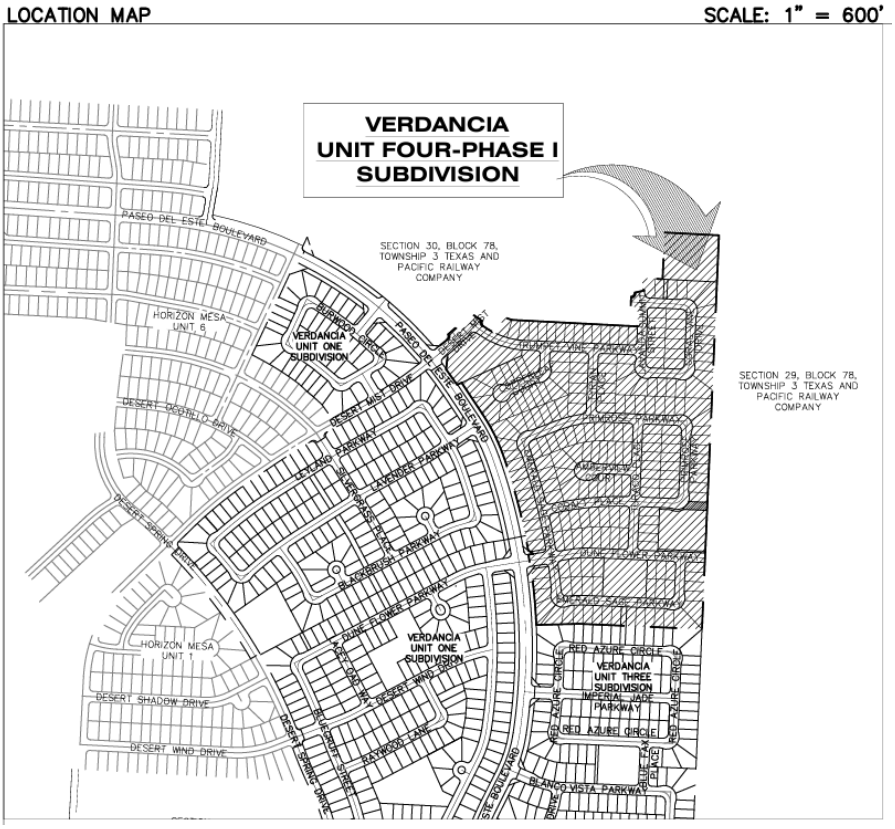
Attachment 1: Aerial

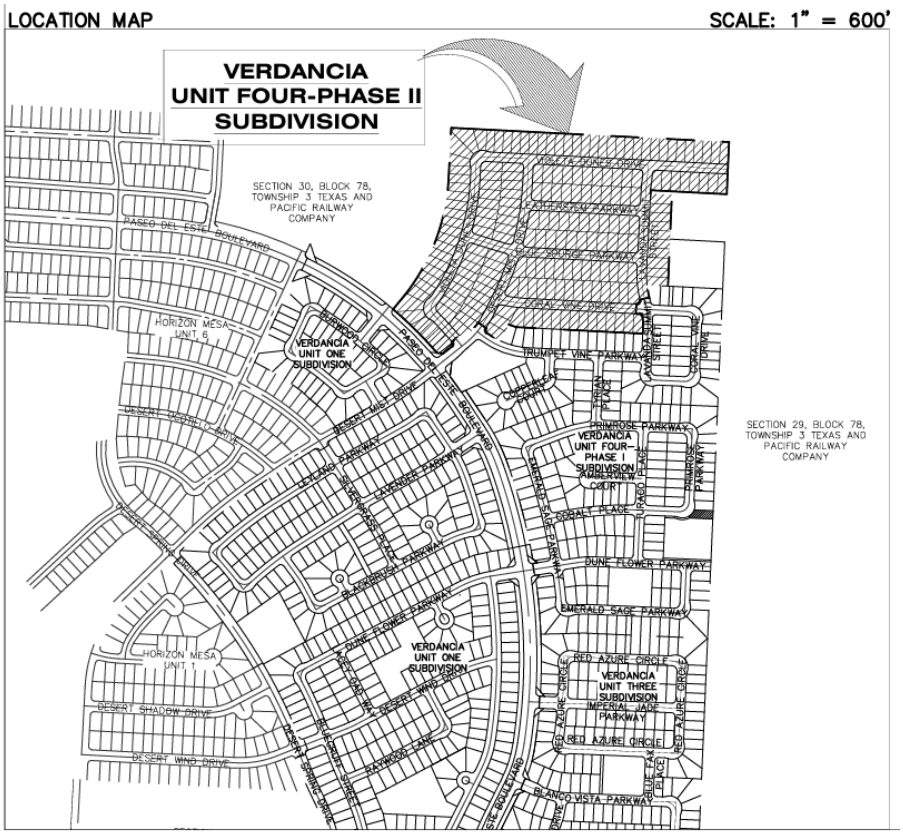


Attachment 2: Zoning Designation Map



Attachment 3: Location Map

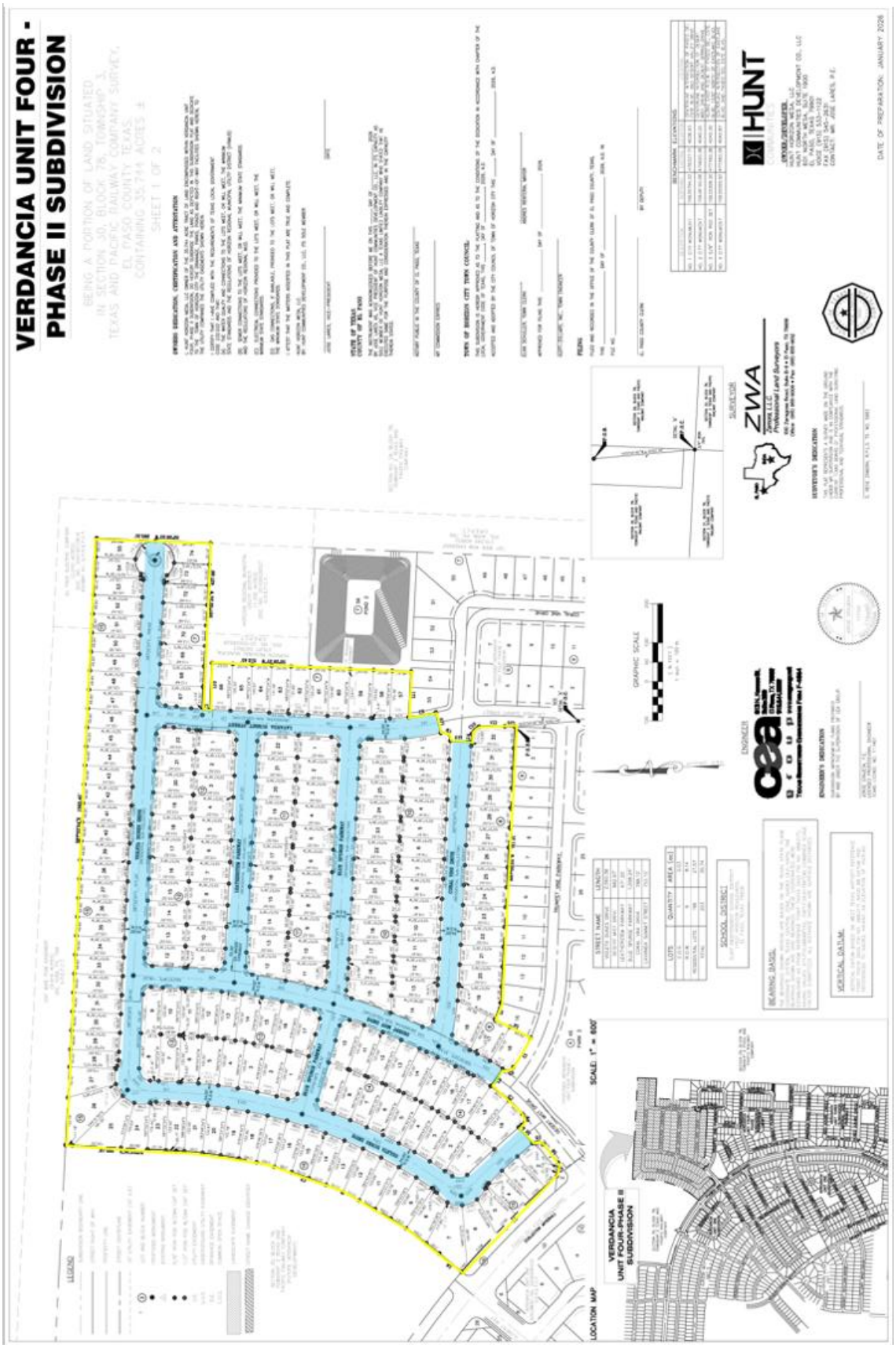




Attachment 4: Final Plat Phase I

Attachment 4: Final Plat Phase I

Attachment 5: Final Plat Phase II



Attachment 6: Phase I & II Modification Request For Proposed Right-of-Way Cross Sections & Cul-De-Sac Design Cont.

Phase I

cea group

uptown cen
813 N. Kansas St., St
El Paso, TX
915.544
www.ceagro

August 4, 2026

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

Attention: Mr. Art Rubio,
Chief Planner

Reference: Verdancia Unit Four-Phase I 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 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.

3. Modification to use a 68-ft residential collector with meandering trails 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.

4. Modification to use 50-foot radius Cul-de-Sac streets with interior landscape islands and outside travel lane roadway width of 29-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.

5. Variance from a 50-foot radius Cul-de-Sac street to a 53 ½ -foot radius cul-de-sac with interior parking/landscape islands and outside travel lane roadway width of 29-feet. The proposed cul-de-sac and parking/landscape islands will enhance the neighborhood character, reduce the impervious surface, aid to eliminate typical cul-de-sac "stack" parking while maintaining adequate room for emergency vehicle turning movement. Landscape areas will be maintained by the HOA.

PUBLIC INFRASTRUCTURE. PRIVATE DEVELOPMENT.

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-2090-031-verdanciaunitfour-pisubd._thc modificationrequest.ar.4aug.2026
JG/jg

Attachment: Final Plat

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

PUBLIC INFRASTRUCTURE. PRIVATE DEVELOPMENT.

Phase II

cea group

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

August 04, 2026

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

Attention: Mr. Art Rubio,
Chief Planner

Reference: Verdancia Unit Four-Phase II 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 50-foot radius Cul-de-Sac streets with interior landscape islands and outside travel lane roadway width of 29-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.

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-2090-031-verdanciaunitfour-piisubd._thc modificationrequest.ar.04august.2026
JG/jg

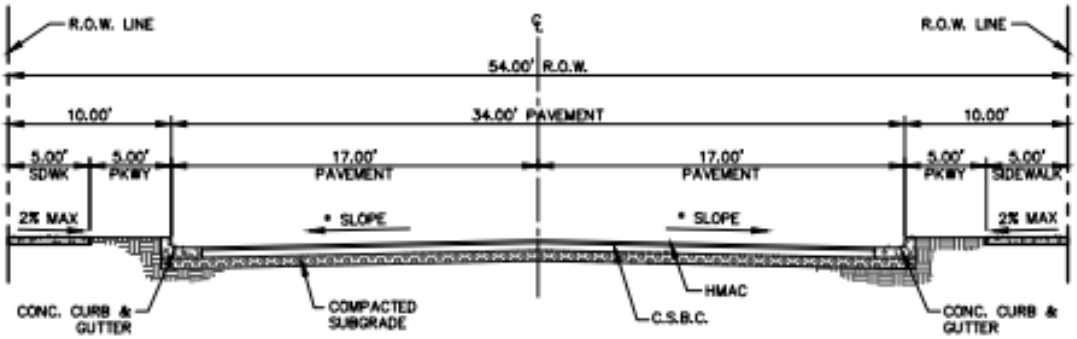
Attachment: Final Plat

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

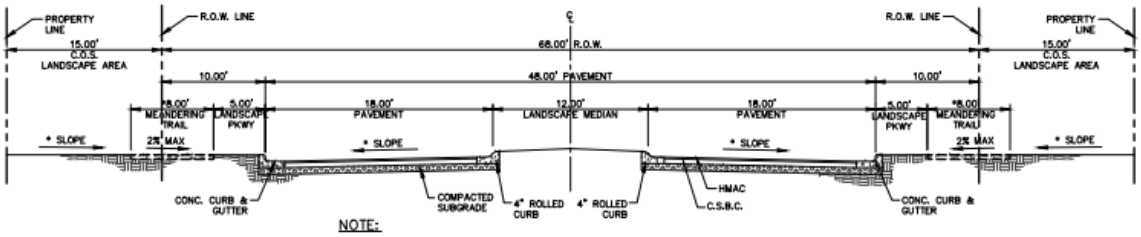
PUBLIC INFRASTRUCTURE. PRIVATE DEVELOPMENT.

Attachment 7: Phase I & II Proposed Right-of-Way Cross Sections & Cul-De-Sac Design

Phase I

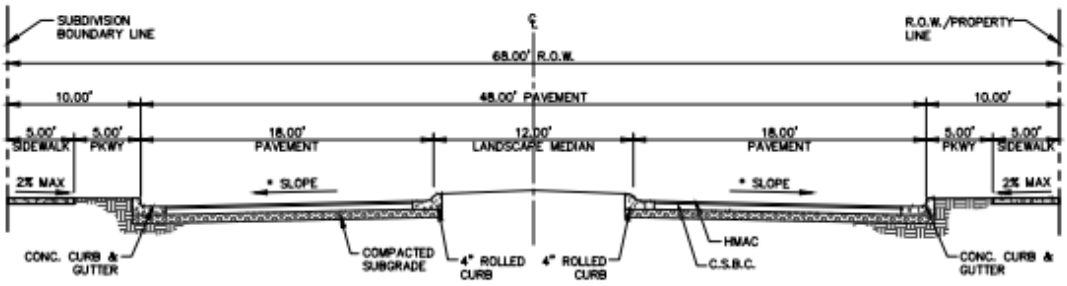


PROPOSED TYPICAL 54' ROW STREET SECTION DETAIL
(RESIDENTIAL SUB-COLLECTOR)
SCALE: N.T.S.

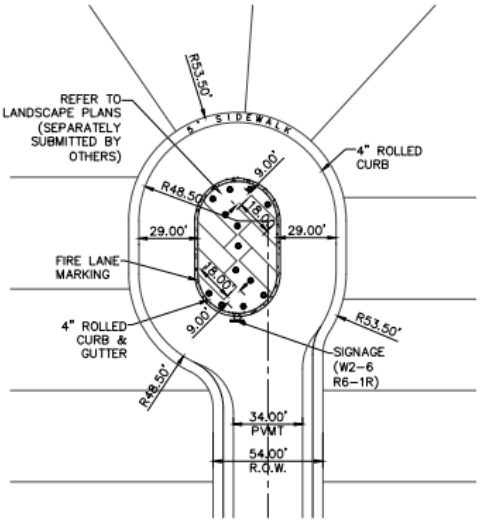


NOTE:
1. COMMON OPEN SPACE (C.O.S.) LANDSCAPE, SIDEWALK & LANDSCAPE MEDIAN WILL BE MAINTAINED BY THE HOA.
2. *MEANDERING 8' TRAIL WITHIN R.O.W. AND COMMON OPEN SPACE.

PROPOSED TYPICAL 68' ROW STREET WITH C.O.S. TRAIL SECTION DETAIL @ ENHANCED ENTRANCE
(DUNE FLOWER PARKWAY RESIDENTIAL COLLECTOR)
SCALE: N.T.S.



PROPOSED TYPICAL 68' ROW STREET SECTION DETAIL @ ENHANCED ENTRANCE
(DESERT MIST DRIVE RESIDENTIAL COLLECTOR)
SCALE: N.T.S.

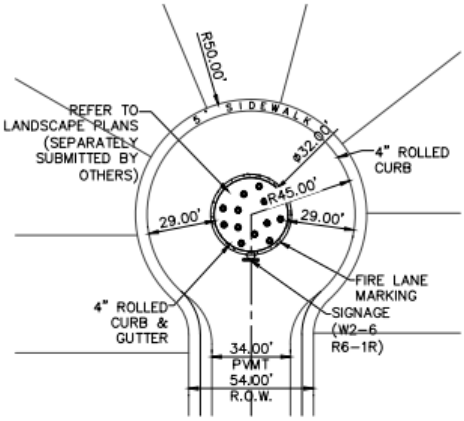


NOTES:

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

TYPICAL CUL-DE-SAC PARKING LAYOUT

SCALE: N.T.S.



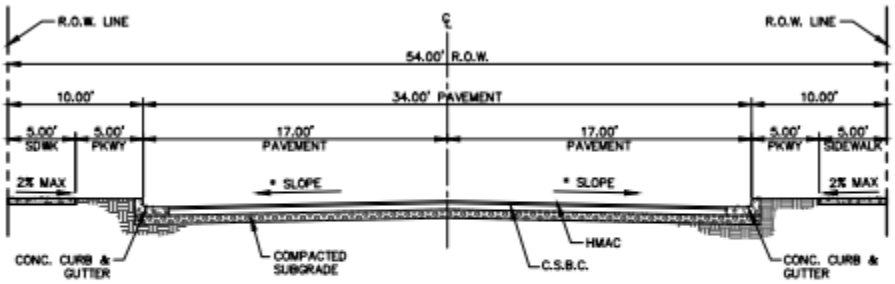
NOTES:

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

TYPICAL CUL-DE-SAC LAYOUT

SCALE: N.T.S.

Phase II



PROPOSED TYPICAL 54' ROW STREET SECTION DETAIL
(RESIDENTIAL SUB-COLLECTOR)

SCALE: N.T.S.

Attachment 8: Final Plat 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 FOUR PHASE I SUBDIVISION SUBMITTAL DATE: 8-4-2026

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
BEING A PORTION OF SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TEXAS, CONATINING 50.77 ACRES

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	32.24	220	OFFICE		
DUPLEX			STREET & ALLEY	12.12	12
APARTMENT			PONDING & DRAINAGE	3.32	3
MOBILE HOME			INSTITUTIONAL		
P.U.D.			OTHER		
PARK (Min 1 Acre)	2.74	2	LIFT STATION	0.13	1
SCHOOL			C.O.S. & LANDSCAPE TRAILS	0.22	4
COMMERCIAL			TOTAL NO. SITES	50.77	242
INDUSTRIAL			TOTAL (GROSS) ACREAGE	50.77	

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? R3 PROPOSED ZONING 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 TWO PROPOSED PONDS.

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 "YES", PLEASE LIST SECTION & EXPLAIN THE NATURE OF THE MODIFICATION SEE ATTACHED MODIFICATION REQUEST LETTER FOR PROPOSED STREET R.O.W. & CULD-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.

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

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

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

17. APPLICANT CEA GROUP 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
(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 _____.

Applicant 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

Page 1 of 2 Rev 08OCT2024

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 FOUR PHASE II SUBDIVISION SUBMITTAL DATE: 8-4-2026

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
BEING A PORTION OF SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TEXAS. CONATINING 35.74 ACRES

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	27.57	196	OFFICE		
DUPLEX			STREET & ALLEY	8.14	6
APARTMENT			PONDING & DRAINAGE		
MOBILE HOME			INSTITUTIONAL		
P.U.D.			OTHER		
PARK (Min 1 Acre)					
SCHOOL			C.O.S. & LANDSCAPE TRAILS	0.03	1
COMMERCIAL			TOTAL NO. SITES	35.74	203
INDUSTRIAL			TOTAL (GROSS) ACREAGE	35.74	

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? R3 PROPOSED ZONING 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 PORPOSED STORM SEWER THAT WILL ULTIMATELY DISCHARGE INTO ONE PROPOSED POND WITHIN PHASE I.

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 "YES", PLEASE LIST SECTION & EXPLAIN THE NATURE OF THE MODIFICATION SEE ATTACHED MODIFICATION REQUEST LETTER FOR PROPOSED STREET R.O.W. & CULD-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.

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

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

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

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Applicant 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

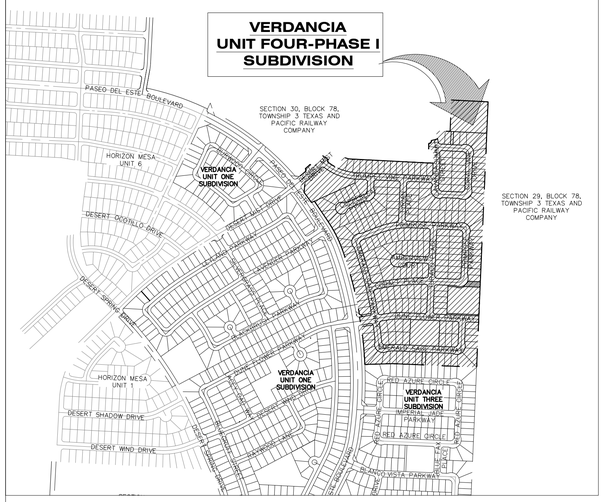
VERDANCIA UNIT FOUR - PHASE I SUBDIVISION

BEING A PORTION OF LAND SITUATED
IN SECTION 30, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY COMPANY SURVEY,
EL PASO COUNTY TEXAS.
CONTAINING 50.766 ACRES ±

SHEET 1 OF 4

LOCATION MAP

SCALE: 1" = 600'



LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- PROPERTY LINE
- STREET CENTERLINE
- 10' UTILITY EASEMENT (10' U.E)
- 1 (3) LOT AND BLOCK NUMBER
- PROPOSED MONUMENT
- EXISTING MONUMENT
- 5/8" IRON ROD W/ZWA CAP SET
- 1/2" IRON ROD W/ZWA CAP SET
- U.E. UTILITY EASEMENT
- U.U.E. UNDERGROUND UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- C.O.S. COMMON OPEN SPACE
- LANDSCAPE EASEMENT
- STREET NAME CHANGE IDENTIFIER

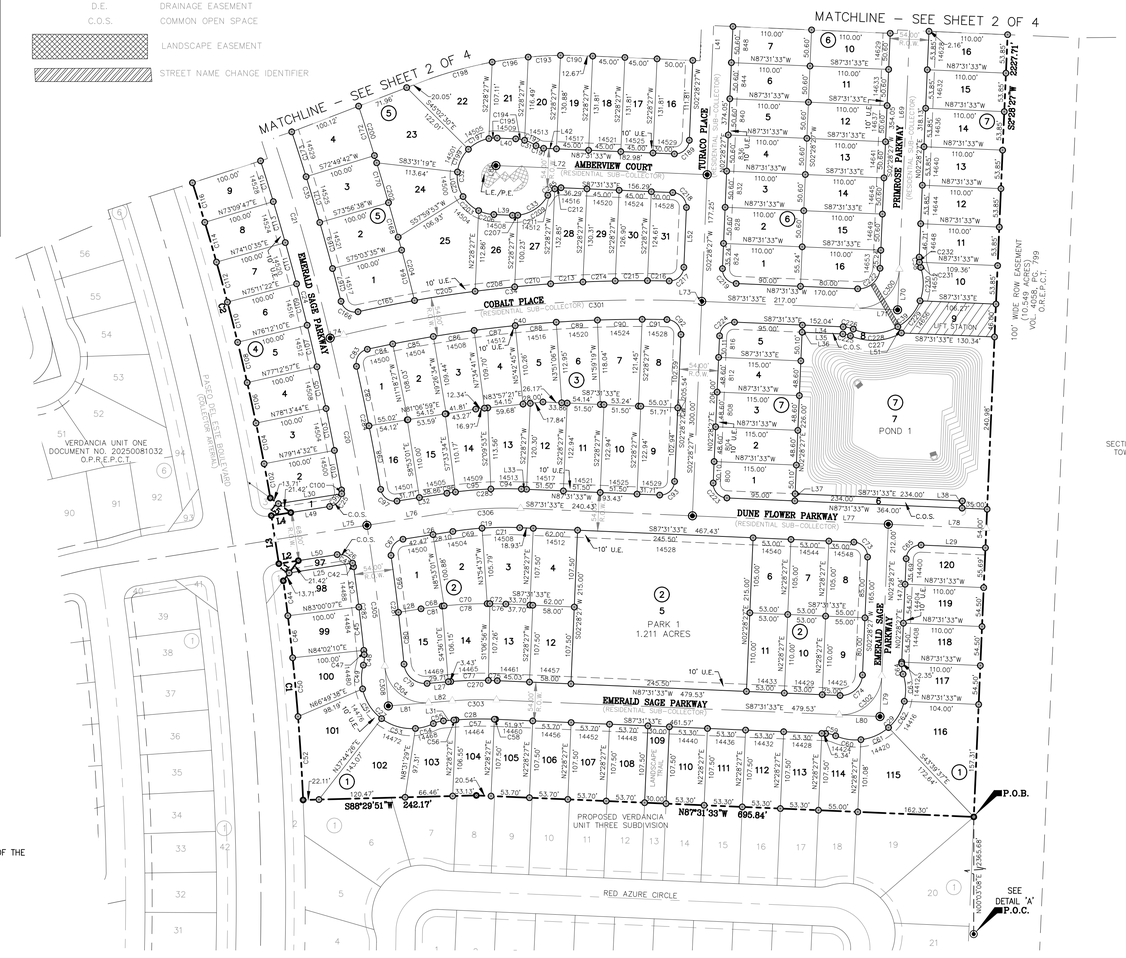
BENCHMARK ELEVATIONS

DESCRIPTION	NORTHING	EASTING	ELEVATION	LOCATION
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.

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.



OWNERS DEDICATION, CERTIFICATION AND ATTESTATION

I, HUNT HORIZON MESA, LLC OWNER OF THE 50.766 ACRE TRACT OF LAND ENCOMPASSED WITHIN VERDANCIA UNIT FOUR, PHASE I 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
BY: HUNT COMMUNITIES DEVELOPMENT CO., LLC, ITS SOLE MEMBER

_____ _____
JOSE LARES, VICE-PRESIDENT DATE

STATE OF TEXAS
COUNTY OF EL PASO

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF_____, 2026 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 _____, 2026, A.D.

ACCEPTED AND ADOPTED BY THE CITY COUNCIL OF TOWN OF HORIZON CITY THIS _____, DAY OF _____, 2026, A.D.

_____ _____
ELVIA SCHULLER, TOWN CLERK ANDRES RENTERIA, MAYOR

APPROVED FOR FILING THIS _____ DAY OF _____, 2026.

_____
HUITT-ZOLLARS, INC., TOWN ENGINEER

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS,

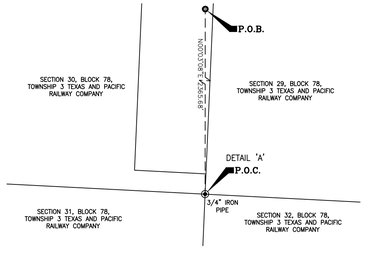
THIS _____ DAY OF _____ 2026, A.D. IN

FILE NO. _____

_____ _____
EL PASO COUNTY CLERK BY DEPUTY

LOTS	QUANTITY	AREA (ac)
PONDS	2	3.329
PARKS	2	2.738
C.O.S.	4	0.066
R.O.W.	12	11.863
RESIDENTIAL LOTS	220	32.441
LIFT STATION	1	0.127
TOTAL		50.766

STREET NAME	LENGTH
DESERT MIST DRIVE	297.84'
VIOLETA DUNES DRIVE	55.43'
CORAL VINE DRIVE	777.39
TRUMPET VINE PARKWAY	980.74'
LAVANDA SUMMIT STREET	767.67
COPPERLEAF COURT	413.04'
TYRIAN PLACE	393.32'
EMERALD SAGE PARKWAY	1,966.77
COBALT PLACE	816.01
AMBERVIEW COURT	325.46
TURACO PLACE	768.06'
DUNE FLOWER PARKWAY	997.74'
PRIMROSE PARKWAY	1,459.85



SURVEYOR

ZWA
Zamora, L.L.C.
Professional Land Surveyors
1510 Zaragosa 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

STATE OF TEXAS · G. RENE ZAMORA · 5682 · PROFESSIONAL · LAND SURVEYOR

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

STATE OF TEXAS · JORGE GRAJEDA · 117401 · LICENSED · PROFESSIONAL ENGINEER

HUNT COMMUNITIES

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

SCHOOL DISTRICT

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

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.

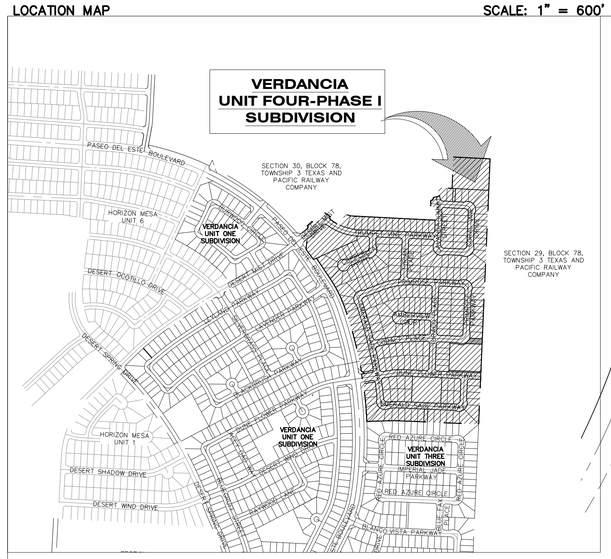
DATE OF PREPARATION: JANUARY 2026

VERDANCIA UNIT FOUR - PHASE I 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 50.766 ACRES ±

SHEET 2 OF 4

LOCATION MAP SCALE: 1" = 600'



GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

CEA GROUP

SCHOOL DISTRICT

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

BEARING BASIS:

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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.

LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- PROPERTY LINE
- STREET CENTERLINE
- 10' UTILITY EASEMENT (10' U.E.)
- 1 (3) LOT AND BLOCK NUMBER
- PROPOSED MONUMENT
- EXISTING MONUMENT
- 5/8" IRON ROD W/ZWA CAP SET
- 1/2" IRON ROD W/ZWA CAP SET
- U.E. UTILITY EASEMENT
- U.U.E. UNDERGROUND UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- C.O.S. COMMON OPEN SPACE
- LANDSCAPE EASEMENT
- STREET NAME CHANGE IDENTIFIER

PLAT NOTES AND RESTRICTIONS

1. ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).
2. ● = THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENT LOCATIONS.
3. 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.
4. TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

   DOCUMENT No. _____, DATE.
5. NOTICE OF APPLICABILITY FOR THIS SUBDIVISION IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

   DOCUMENT No. _____, DATE.
6. THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO VERDANCIA UNIT FOUR-PHASE I 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 THE SUBDIVISION, WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
7. 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.
8. LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS.
9. 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.
10. HUNT HORIZON MESA, LLC, HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY PROPERTY.
11. HUNT HORIZON MESA, LLC, THE SUBDIVIDER OF VERDANCIA UNIT FOUR-PHASE I HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES, UNLESS OTHERWISE APPROVED IN WRITING.
12. ROADS WILL NOT BE MAINTAINED BY THE TOWN OF HORIZON CITY UNTIL PAVED BY HUNT HORIZON MESA, LLC, AND LEGALLY APPROVED AND ACCEPTED.
13. 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.
14. POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
15. ALL PUBLIC STORMWATER INFRASTRUCTURE, DRAINAGE EASEMENTS, DRAINAGE RIGHT OF WAY AND PUBLIC PONDING AREA TO BE MAINTAINED AND OPERATED BY THE TOWN OF HORIZON CITY.
16. LOTS WITHIN VERDANCIA UNIT FOUR-PHASE I ARE RESTRICTED TO RESIDENTIAL PURPOSES UNLESS OTHERWISE INDICATED. BLOCK 7, LOT 9 WILL BE RESTRICTED TO LIFT STATION USE, FOR THE BENEFIT OF HRMUD.
17. LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING SIDEWALKS, PARKWAYS AND DRIVEWAYS ABUTTING THEIR PROPERTY.
18. PUBLIC PARKS ARE TO BE MAINTAIN BY THE TOWN OF HORIZON CITY.
19. LANDSCAPE EASEMENTS AT EYEBROWS AND CUL-DE-SACS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
20. LANDSCAPE COMMON OPEN SPACE (C.O.S.) (BLOCK 1: LOT 97, LOT 109 BLOCK 4: LOT 1, BLOCK 7: LOT 6 AND 8) ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
21. REFER TO THE TOWN OF HORIZON CITY CODE OF ORDINANCES CHAPTER 14 OPEN SPACE REGULATIONS IN EFFECT.
22. NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH RESIDENTIAL LOT.
23. THE BUILDER WILL CONSTRUCT A 5' WIDE CONCRETE SIDEWALK AS PART OF THE CONSTRUCTION OF VERDANCIA UNIT FOUR-PHASE I. 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.
24. 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.
25. THE BUILDER SHALL CONSTRUCT CONCRETE DRIVEWAYS BETWEEN THE STREET CURB AND THE PROPERTY LINE AS PART OF THE CONSTRUCTION OF BUILDING IMPROVEMENTS.
26. ALL UTILITY EASEMENTS ARE 10' WIDE UNLESS OTHERWISE SPECIFIED ON DRAWINGS.
27. 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_____.
28. BLOCK 7, LOTS 7 AND 56 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.
29. 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.

LOTS	QUANTITY	AREA (ac)
PONDS	2	3.329
PARKS	2	2.738
C.O.S.	4	0.066
R.O.W.	12	11.863
RESIDENTIAL LOTS	220	32.441
LIFT STATION	1	0.127
TOTAL	241	50.766

STREET NAME	LENGTH
DESERT MIST DRIVE	297.84'
VIOLETA DUNES DRIVE	55.43'
CORAL VINE DRIVE	777.39
TRUMPET VINE PARKWAY	980.74'
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COPPERLEAF COURT	413.04'
TYRIAN PLACE	393.32'
EMERALD SAGE PARKWAY	1,966.77
COBALT PLACE	816.01
AMBERVIEW COURT	325.46
TURACO PLACE	768.06'
DUNE FLOWER PARKWAY	997.74'
PRIMROSE PARKWAY	1,459.85

SURVEYOR

EL PASO BUDA

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

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.

HUNT COMMUNITIES

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

DATE OF PREPARATION: JANUARY 2026

VERDANCIA UNIT FOUR - PHASE I 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 50.766 ACRES ±

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	3277.00'	307.69'	153.96'	307.58'	N05°10'09"W	005°22'47"
C2	3277.00'	556.42'	278.88'	555.76'	N14°46'21"W	009°43'43"
C3	1062.00'	260.96'	131.14'	260.30'	N26°40'34"W	014°04'44"
C4	2250.63'	107.08'	53.55'	107.07'	N35°38'40"W	002°43'33"
C5	20.00'	32.21'	20.81'	28.84'	N05°30'10"E	092°16'31"
C6	20.04'	31.99'	20.56'	28.70'	S86°15'35"E	091°27'54"
C7	465.62'	108.43'	54.46'	108.19'	N41°19'58"E	013°20'35"
C8	20.00'	30.88'	19.47'	27.90'	S09°27'45"E	088°27'24"
C9	433.00'	88.19'	44.25'	88.04'	S59°31'32"E	011°40'11"
C10	573.00'	66.69'	33.38'	66.65'	N00°51'36"W	006°40'06"
C11	20.00'	28.92'	17.65'	26.46'	N45°37'01"W	082°50'44"
C12	20.00'	37.12'	26.70'	32.02'	N39°47'28"E	106°20'16"
C13	573.00'	70.99'	35.54'	70.94'	N09°49'42"W	007°05'54"
C14	487.00'	292.94'	151.05'	288.55'	S70°17'37"E	034°27'53"
C15	20.00'	16.69'	8.87'	16.21'	S89°39'54"W	047°49'21"
C16	50.00'	240.55'	45.30'	67.14'	S24°14'47"E	275°38'43"
C17	40.00'	18.49'	9.41'	18.32'	N78°59'39"E	026°28'51"
C18	70.00'	142.02'	112.55'	118.88'	N34°06'50"E	116°14'29"
C19	473.00'	93.76'	47.03'	93.61'	N86°47'43"E	011°21'27"
C20	3404.00'	266.76'	133.45'	266.69'	N11°07'43"W	004°29'24"
C21	3404.00'	366.23'	183.29'	366.06'	N16°27'21"W	006°09'52"
C22	727.00'	165.59'	83.16'	165.23'	S75°27'41"W	013°03'02"
C23	70.00'	159.97'	153.39'	127.36'	S24°44'14"W	130°56'23"
C24	3377.00'	554.58'	277.92'	553.96'	S14°30'36"E	009°24'33"
C25	20.00'	31.74'	20.32'	28.51'	S35°39'20"W	090°55'18"
C26	20.00'	31.74'	20.32'	28.51'	S53°25'22"E	090°55'18"
C27	70.00'	160.31'	154.38'	127.50'	S50°06'42"E	131°13'02"
C28	473.00'	58.42'	29.25'	58.39'	N88°56'08"E	007°04'37"
C29	70.00'	160.94'	156.23'	127.76'	N47°28'27"E	131°43'44"
C30	673.00'	276.48'	140.22'	274.54'	N80°42'18"E	023°32'17"
C31	53.50'	30.33'	15.59'	29.93'	N71°17'02"W	032°29'05"
C32	53.50'	168.08'	INFINITY'	107.00'	S02°28'27"W	180°00'00"
C33	53.50'	59.94'	33.55'	56.85'	N60°22'43"E	064°11'28"
C34	1827.00'	438.15'	220.13'	437.10'	S84°20'50"W	013°44'26"
C35	3431.00'	322.61'	161.43'	322.49'	N16°50'39"W	005°23'15"
C36	40.00'	14.57'	7.36'	14.49'	S82°02'31"W	020°51'52"
C37	70.00'	160.94'	156.23'	127.76'	N42°31'33"W	131°43'44"
C38	40.00'	14.57'	7.36'	14.49'	N07°57'29"W	020°51'52"
C39	70.00'	160.94'	156.23'	127.76'	N47°28'27"E	131°43'44"
C40	1773.00'	421.71'	211.85'	420.71'	N84°20'11"E	013°37'40"
C41	20.00'	26.36'	15.49'	24.49'	N61°07'20"W	075°31'21"
C42	20.00'	5.38'	2.70'	5.36'	N15°39'41"W	015°23'57"
C43	3377.00'	56.81'	28.41'	56.81'	N07°28'48"W	000°57'50"
C44	3277.00'	49.24'	24.62'	49.24'	N07°25'42"W	000°51'39"
C45	3377.00'	60.94'	30.47'	60.94'	N06°28'52"W	001°02'02"
C46	3277.00'	59.14'	29.57'	59.14'	N06°28'52"W	001°02'02"
C47	3377.00'	5.92'	2.96'	5.92'	N05°54'49"W	000°06'02"
C48	40.00'	14.91'	7.54'	14.83'	S04°49'00"W	021°21'38"
C49	70.00'	33.58'	17.12'	33.26'	S01°45'10"W	027°29'18"
C50	3277.00'	82.51'	41.25'	82.50'	N05°14'34"W	001°26'33"
C51	70.00'	50.34'	26.31'	49.26'	S32°35'37"E	041°12'15"
C52	3277.00'	116.81'	58.41'	116.80'	N03°30'01"W	002°02'32"
C53	70.00'	50.31'	26.30'	49.24'	S73°47'12"E	041°10'57"
C54	70.00'	26.07'	13.19'	25.92'	N74°57'03"E	021°20'33"
C55	40.00'	14.74'	7.46'	14.66'	N74°50'18"E	021°07'03"
C56	473.00'	2.94'	1.47'	2.94'	S85°34'30"W	000°21'20"
C57	473.00'	53.72'	26.89'	53.69'	S89°00'23"W	006°30'26"
C58	473.00'	1.77'	0.88'	1.77'	N87°37'59"W	000°12'51"
C59	40.00'	14.57'	7.36'	14.49'	N77°05'37"W	020°51'52"
C60	70.00'	36.02'	18.42'	35.62'	S81°24'06"E	029°28'50"
C61	70.00'	42.80'	22.09'	42.14'	N66°20'30"E	035°01'59"
C62	70.00'	43.58'	22.52'	42.88'	N30°59'24"E	035°40'13"
C63	70.00'	38.54'	19.77'	38.05'	N02°37'04"W	031°32'43"
C64	40.00'	14.57'	7.36'	14.49'	N07°57'29"W	020°51'52"
C65	20.00'	31.42'	20.00'	28.28'	N47°28'27"E	090°00'00"
C66	3431.00'	80.30'	40.15'	80.30'	N07°25'58"W	001°20'27"
C67	20.00'	31.14'	19.73'	28.09'	N36°30'24"E	089°13'11"
C68	600.00'	32.57'	16.29'	32.57'	S82°40'18"W	003°06'37"
C69	473.00'	41.06'	20.54'	41.04'	S83°36'11"W	004°58'23"
C70	600.00'	60.29'	30.17'	60.27'	S87°06'19"W	005°45'26"
C71	473.00'	52.71'	26.38'	52.68'	S89°16'55"W	006°23'04"
C72	600.00'	26.08'	13.04'	26.07'	N88°46'15"W	002°29'24"
C73	20.00'	31.42'	20.00'	28.28'	N42°31'33"W	090°00'00"
C74	30.00'	47.12'	30.00'	42.43'	N47°28'27"E	090°00'00"
C75	527.00'	12.49'	6.25'	12.49'	N88°12'19"W	001°21'30"
C76	600.00'	22.37'	11.19'	22.37'	N88°35'39"W	002°08'12"
C77	527.00'	52.60'	26.32'	52.58'	S88°15'23"W	005°43'07"
C78	600.00'	66.70'	33.38'	66.66'	S87°09'11"W	006°22'09"
C79	30.00'	46.63'	29.51'	42.08'	S50°04'29"E	089°03'23"
C80	3431.00'	72.80'	36.40'	72.80'	N06°09'16"W	001°12'56"
C81	600.00'	29.87'	14.94'	29.86'	S82°32'33"W	002°51'07"
C82	3431.00'	84.89'	42.45'	84.89'	N11°52'51"W	001°25'04"
C83	20.00'	31.46'	20.04'	28.31'	N32°27'59"E	090°06'44"
C84	1773.00'	36.24'	18.12'	36.23'	S78°06'29"W	001°10'15"
C85	1773.00'	57.67'	28.84'	57.67'	S79°37'31"W	001°51'50"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C86	1773.00'	57.71'	28.86'	57.70'	S81°29'22"W	001°51'53"
C87	1773.00'	57.73'	28.87'	57.73'	S83°21'17"W	001°51'56"
C88	1773.00'	57.58'	28.79'	57.57'	S85°13'05"W	001°51'38"
C89	1773.00'	57.65'	28.83'	57.65'	S87°04'47"W	001°51'47"
C90	1773.00'	62.54'	31.27'	62.54'	S89°01'19"W	002°01'16"
C91	1773.00'	34.59'	17.29'	34.59'	N89°24'31"W	001°07'04"
C92	20.00'	31.88'	20.47'	28.61'	S43°11'16"E	091°19'26"
C93	20.00'	31.42'	20.00'	28.28'	S47°28'27"W	090°00'00"
C94	527.00'	42.67'	21.35'	42.66'	N89°50'43"W	004°38'20"
C95	527.00'	49.62'	24.83'	49.60'	S85°08'17"W	005°23'41"
C96	527.00'	12.18'	6.09'	12.18'	S81°46'43"W	001°19'27"
C97	20.00'	31.14'	19.73'	28.09'	N54°16'25"W	089°13'11"
C98	3431.00'	90.31'	45.16'	90.30'	N10°25'05"W	001°30'29"
C99	20.00'	26.36'	15.49'	24.49'	N43°21'19"E	075°31'21"
C100	20.00'	5.38'	2.70'	5.36'	N02°06'20"W	015°23'57"
C101	3377.00'	56.15'	28.08'	56.15'	N10°16'54"W	000°57'10"
C102	3277.00'	48.60'	24.30'	48.60'	N10°19'59"W	000°50'59"
C103	3377.00'	59.72'	29.86'	59.71'	N11°15'52"W	001°00'47"
C104	3277.00'	57.95'	28.97'	57.95'	N11°15'52"W	001°00'47"
C105	3377.00'	59.72'	29.86'	59.71'	N12°16'39"W	001°00'47"
C106	3277.00'	57.95'	28.97'	57.95'	N12°16'39"W	001°00'47"
C107	3377.00'	59.72'	29.86'	59.71'	N13°17'27"W	001°00'47"
C108	3277.00'	57.95'	28.97'	57.95'	N13°17'27"W	001°00'47"
C109	3377.00'	59.72'	29.86'	59.71'	N14°18'14"W	001°00'47"
C110	3277.00'	57.95'	28.97'	57.95'	N14°18'14"W	001°00'47"
C111	3377.00'	59.72'	29.86'	59.71'	N15°19'02"W	001°00'47"
C112	3277.00'	57.95'	28.97'	57.95'	N15°19'02"W	001°00'47"
C113	3377.00'	59.72'	29.86'	59.71'	N16°19'49"W	001°00'47"
C114	3277.00'	57.95'	28.97'	57.95'	N16°19'49"W	001°00'47"
C115	3377.00'	59.72'	29.86'	59.71'	N17°20'36"W	001°00'47"
C116	3277.00'	57.95'	28.97'	57.95'	N17°20'36"W	001°00'47"
C117	3377.00'	59.72'	29.86'	59.71'	N18°21'24"W	001°00'47"
C118	3277.00'	57.95'	28.97'	57.95'	N18°21'24"W	001°00'47"
C119	3377.00'	20.71'	10.35'	20.71'	N19°02'20"W	000°21'05"
C120	40.00'	15.02'	7.60'	14.93'	S29°58'25"E	021°31'05"
C121	70.00'	7.50'	3.75'	7.49'	S37°39'50"E	006°08'15"
C122	3277.00'	44.25'	22.12'	44.25'	N19°15'00"W	000°46'25"
C123	1062.00'	27.36'	13.68'	27.36'	N20°22'30"W	001°28'34"
C124	70.00'	54.01'	28.43'	52.68'	S12°29'27"E	044°12'31"
C125	1062.00'	82.01'	41.02'	81.99'	N23°19'31"W	004°25'28"
C126	70.00'	44.43'	22.99'	43.68'	S27°47'41"W	036°21'45"
C127	1062.00'	77.19'	38.61'	77.17'	N27°37'10"W	004°09'52"
C128	70.00'	49.23'	25.68'	48.23'	S66°07'31"W	040°17'55"
C129	70.00'	4.80'	2.40'	4.80'	S88°14'27"W	003°55'57"
C130	40.00'	14.85'	7.51'	14.76'	S79°34'18"W	021°16'16"
C131	727.00'	37.18'	18.59'	37.17'	S70°24'03"W	002°55'48"
C132	727.00'	45.02'	22.51'	45.01'	S73°38'23"W	003°32'52"
C133	727.00'	83.40'	41.75'	83.36'	S78°42'00"W	006°34'23"
C134	20.00'	28.48'	17.26'	26.13'	S41°11'51"W	081°34'41"
C135	527.00'	19.00'	9.50'	19.00'	S01°26'29"W	002°03'56"
C136	20.00'	31.42'	20.00'	28.28'	S42°31'33"E	090°00'00"
C137	20.00'	31.42'	20.00'	28.28'	N47°28'27"E	090°00'00"
C138	40.00'	18.49'	9.41'	18.32'	N10°45'59"W	026°28'51"
C139	70.00'	37.14'	19.02'	36.70'	N08°48'31"W	030°23'46"
C140	70.00'	34.72'	17.72'	34.36'	N20°35'52"E	028°25'00"
C141	70.00'	39.58'	20.34'	39.06'	N51°00'21"E	032°23'57"
C142	70.00'	30.58'	15.54'	30.34'	N79°43'12"E	025°01'46"
C143	40.00'	16.71'	8.48'	16.59'	S80°15'59"W	023°56'11"
C144	40.00'	1.78'	0.89'	1.78'	S67°01'33"W	002°32'40"
C145	20.00'	16.69'	8.87'	16.21'	N41°50'33"E	047°49'21"
C146	50.00'	32.71'	16.97'	32.13'	N36°40'28"E	037°29'11"
C147	50.00'	35.20'	18.37'	34.48'	N75°35'12"E	040°20'18"
C148	50.00'	32.61'	16.91'	32.03'	S65°33'40"E	037°21'56"
C149	1062.00'	74.40'	37.21'	74.38'	N31°42'31"W	004°00'50"
C150	50.00'	32.61'	16.91'	32.03'	S28°11'45"E	037°21'56"
C151	50.00'	32.61'	16.91'	32.03'	S09°10'11"W	037°21'56"
C152	50.00'	32.42'	16.80'	31.86'	S46°25'42"W	037°09'05"
C153	50.00'	42.39'	22.56'	41.13'	S89°17'24"W	048°34'20"
C154	20.00'	16.16'	8.55'	15.73'	S89°34'37"E	046°18'24"
C155	20.00'	0.53'	0.26'	0.53'	N66°30'42"E	001°30'58"
C156	30.00'	33.13'	18.48'	31.47'	S34°06'50"W	063°16'47"
C157	20.00'	31.42'	20.00'	28.28'	S42°31'33"E	090°00'00"
C158	487.00'	13.67'	6.84'	13.67'	S86°43'17"E	001°36'31"
C159	200.00'	30.57'	15.31'	30.54'	N47°04'18"E	008°45'24"
C160	200.00'	30.57'	15.31'	30.54'	S47°04'18"W	008°45'24"
C161	527.00'	62.65'	31.36'	62.62'	N48°02'39"E	006°48'42"
C162	20.00'	28.73'	17.48'	26.32'	N85°47'19"E	082°18'02"
C163	487.00'	279.27'	143.59'	275.46'	S69°29'21"E	032°51'21"
C164	3531.00'	72.73'	36.37'	72.73'	N14°21'01"W	001°10'48"
C165	1827.00'	80.60'	40.30'	80.59'	S78°44'27"W	002°31'39"
C166	20.00'	30.85'	19.44'	27.88'	N58°20'12"W	088°22'21"
C167	3431.00'	47.29'	23.65'	47.29'	N14°32'44"W	000°47'23"
C168	3531.00'	68.76'	34.38'	68.76'	N15°29'53"W	001°06'57"
C169	3431.00'	66.81'	33.41'	66.81'	N15°29'53"W	001°06'57"
C170	3531.00'	68.76'	34.38'	68.76'	N16°36'50"W	001°06'57"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C171	3431.00'	66.81'	33.41'	66.81'	N16°36'50"W	001°06'57"
C172	3531.00'	72.64'	36.32'	72.64'	N17°45'40"W	001°10'43"
C173	3431.00'	65.84'	32.92'	65.84'	N17°43'17"W	001°05'58"
C174	3431.00'	75.85'	37.93'	75.85'	N18°54'17"W	001°16'00"
C175	30.00'	46.32'	29.21'	41.86'	N24°41'56"E	088°28'26"
C176	673.00'	26.06'	13.03'	26.06'	S70°02'43"W	002°13'06"
C177	568.00'	21.99'	11.00'	21.99'	S70°02'43"W	002°13'06"
C178	673.00'	60.09'	30.06'	60.07'	S73°42'44"W	005°06'56"
C179	568.00'	50.71'	25.37'	50.70'	S73°42'44"W	005°06'56"
C180	673.00'	60.09'	30.06'	60.07'	S78°49'40"W	005°06'56"
C181	568.00'	50.71'	25.37'	50.70'	N78°49'40"E	005°06'56"
C182	673.00'	60.09'	30.06'	60.07'	S83°56'37"W	005°06'56"
C183	568.00'	50.71'	25.37'	50.70'	N83°56'37"E	005°06'56"
C184	673.00'	61.36'	30.70'	61.34'	S89°06'48"W	005°13'26"
C185	568.00'	50.41'	25.22'	50.40'	N89°02'39"E	005°05'08"
C186	673.00'	8.79'	4.40'	8.79'	N87°54'01"W	000°44'55"
C187	568.00'	8.79'	4.40'	8.79'	N87°58'10"W	000°53'14"
C188	20.00'	31.42'	20.00'	28.28'	S42°31'33"E	090°00'00"
C189	20.00'	31.42'	20.00'	28.28'	S47°28'27"W	090°00'00"
C190	568.00'	32.34'	16.18'	32.34'	N89°09'26"W	003°15'45"
C191	20.00'	11.34'	5.83'	11.19'	S71°17'01"E	032°29'04"
C192	53.50'	17.76'	8.96'	17.68'	N64°33'06"W	019°01'13"
C193	568.00'	45.22'	22.62'	45.21'	S86°55'50"W	004°33'43"
C194	53.50'	12.57'	6.32'	12.54'	N80°47'38"W	013°27'51"
C195	53.50'	11.63'	5.84'	11.61'	S86°14'38"W	012°27'37"
C196	568.00'	50.85'	25.44'	50.83'	S82°05'06"W	005°07'46"
C197	53.50'	32.73'	16.90'	32.23'	S62°29'10"W	035°03'20"
C198	568.00'	104.93'	52.61'	104.78'	S74°13'41"W	010°35'04"
C199	53.50'	35.93'	18.67'	35.26'	S25°43'06"W	038°28'48"
C200	3531.00'	83.23'	41.62'	83.22'	N17°46'31"W	001°21'02"
C201	53.50'	35.93'	18.67'	35.26'	S12°45'43"E	038°28'48"
C202	3531.00'	108.13'	54.07'	108.13'	N16°07'21"W	001°45'17"
C203	53.50'	29.67'	15.23'	29.29'	S47°53'28"E	031°46'42"
C204	3531.00'	91.52'	45.76'	91.52'	N14°30'10"W	001°29'06"
C205	1827.00'	85.60'	42.81'	85.59'	S81°20'48"W	002°41'04"
C206	53.50'	22.17'	11.25'	22.01'	S75°39'11"E	023°44'44"
C207	53.50'	7.48'	3.75'	7.48'	N88°28'05"E	008°00'43"
C208	1827.00'	55.67'	27.84'	55.67'	S83°33'43"W	001°44'46"
C209	53.50'	52.46'	28.55'	50.38'	N56°22'22"E	056°10'44"
C210	1827.00'	50.40'	25.20'	50.40'	S85°13'31"W	001°34'51"
C211	20.00'	13.39'	6.96'	13.14'	S47°28'03"W	038°22'08"
C212	20.00'	9.01'	4.58'	8.94'	S79°33'47"W	025°49'19"
C213	1827.00'	45.23'	22.62'	45.23'	S86°43'30"W	001°25'06"
C214	1827.00'	45.13'	22.57'	45.13'	S88°08'31"W	001°24'55"
C215	1827.00'	45.06'	22.53'	45.06'	S89°33'22"W	001°24'47"
C216	1827.00'	30.45'	15.23'	30.45'	N89°15'36"W	000°57'18"
C217	20.00'	30.98'	19.57'	27.97'	S46°50'45"W	088°44'37"
C218	20.00'	31.42'	20.00'	28.28'	S42°31'33"E	090°00'00"
C219	20.00'	31.42'	20.00'	28.28'	N42°31'33"W	090°00'00"
C220	20.00'	31.42'	20.00'	28.28'	N47°28'27"E	090°00'00"
C221	30.00'	47.12'	30.00'	42.43'	S42°31'33"E	090°00'00"
C222	30.00'	47.12'	30.00'	42.43'	S47°28'27"W	090°00'00"
C223	20.00'	31.42'	20.00'	28.28'	N42°31'33"W	090°00'00"
C224	20.00'	31.42'	20.00'	28.28'	N47°28'27"E	090°00'00"
C225	30.00'	10.92'	5.52'	10.86'	N77°05'37"W	020°51'52"
C226	40.00'	14.57'	7.36'	14.49'	S77°05'37"E	020°51'52"
C227	80.00'	73.88'	39.81'	71.28'	N86°52'59"E	052°54'41"
C228	70.00'	64.64'	34.83'	62.37'	N86°52'59"E	052°54'41"
C229	70.00'	48.62'	25.34'	47.65'	N40°31'38"E	039°48'00"
C230	70.00'	47.67'	24.80'	46.75'	N01°07'07"E	039°01'04"
C231	40.00'	7.39'	3.71'	7.38'	S13°05'48"E	010°35'14"
C232	40.00'	7.17'	3.60'	7.17'	S02°39'52"E	010°16'38"
C233	40.00'	14.57'	7.36'	14.49'	N12°54'23"E	020°51'52"
C234	70.00'	31.77'	16.16'	31.50'	N10°20'08"E	026°00'22"
C235	70.00'	35.38'	18.07'	35.00'	N17°08'42"W	028°57'18"
C236	70.00'	47.19'	24.53'	46.30'	N50°56'13"W	038°37'43"
C237	70.00'	46.60'	24.20'	45.74'	N89°19'15"W	038°08'21"
C238	40.00'	10.81'	5.44'	10.78'	N79°21'08"E	015°29'06"
C239	40.00'	3.76'	1.88'	3.75'	N89°47'04"E	005°22'46"
C240	727.00'	41.14'	20.57'	41.13'	N89°08'49"W	003°14'32"
C241	20.00'	32.18'	20.77'	28.82'	N44°40'49"W	092°10'32"
C242	473.00'	8.80'	4.40'	8.80'	N01°56'27"E	001°03'59"
C243	20.00'	31.42'	20.00'	28.28'	N47°28'27"E	090°00'00"
C244	20.00'	31.42'	20.00'	28.28'	S42°31'33"E	090°00'00"
C245	40.00'	14.57'	7.36'	14.49'	S12°54'23"W	020°51'52"
C246	70.00'	17.25'	8.67'	17.21'	S16°16'40"W	014°07'18"
C247	70.00'	42.95'	22.18'	42.28'	S08°21'42"E	035°09'24"
C248	70.00'	41.13'	21.18'	40.54'	S42°46'15"E	033°39'42"
C249	70.00'	43.14'	22.28'	42.46'	S77°15'23"E	035°18'33"
C250	70.00'	16.47'	8.27'	16.43'	N78°20'58"E	013°28'46"
C251	40.00'	14.57'	7.36'	14.49'	N82°02'31"E	020°51'52"
C252	40.00'	4.47'	2.24'	4.47'	N84°19'19"W	006°24'29"
C253	40.00'	10.09'	5.07'	10.07'	N73°53'23"W	014°27'24"
C254	70.00'	46.60'	24.20'	45.74'	S85°43'52"E	038°08'21"
C255	70.00'	46.82'	24.32'	45.95'	N56°02'20"E	038°19'16"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C256	70.00'	35.00'	17.87'	34.64'	N22°33'13"E	028°38'58"
C257	70.00'	32.52'	16.56'	32.23'	N05°04'51"W	026°37'09"
C258	40.00'	14.57'	7.36'	14.49'	N07°57'29"W	020°51'52"
C259	40.00'	14.66'	7.41'	14.58'	N12°58'18"E	020°59'43"
C260	40.00'	8.84'	4.44'	8.82'	S08°48'21"W	012°39'48"
C261	40.00'	5.82'	2.91'	5.81'	S19°18'13"W	008°19'55"
C262	70.00'	44.77'	23.18'	44.01'	N05°08'49"E	036°38'41"
C263	70.00'	43.44'	22.44'	42.75'	N30°57'11"W	035°33'20"
C264	70.00'	42.48'	21.92'	41.83'	N66°06'54"W	034°46'05"
C265	70.00'	29.98'	15.22'	29.75'	S84°13'58"W	024°32'11"
C266	40.00'	14.66'	7.41'	14.58'	N82°27'45"E	020°59'43"
C267	20.00'	26.33'	15.46'	24.47'	S49°19'48"E	075°25'12"
C268	627.00'	23.22'	11.61'	23.22'	N12°40'51"W	002°07'19"
C269	573.00'	3.64'	1.82'	3.64'	S13°33'35"E	000°21'51"
C270	527.00'	65.09'	32.59'	65.05'	S88°56'08"W	007°04'37"
C271	20.00'	31.42'	20.00'	28.28'	N47°28'25"E	089°59'57"
C272	433.00'	38.23'	19.13'	38.22'	S84°59'48"E	005°03'31"
C273	433.00'	63.82'	31.97'	63.76'	S78°14'41"E	008°26'43"
C274	433.00'	65.46'	32.79'	65.40'	S69°41'28"E	008°39'42"
C275	30.00'	47.12'	30.00'	42.43'	N42°31'33"W	090°00'00"
C276	627.00'	26.98'	13.49'	26.98'	N01°14'28"E	002°27'56"
C277	627.00'	34.57'	17.29'	34.56'	N01°34'16"W	003°09'32"
C278	20.00'	33.55'	22.26'	29.75'	N44°54'17"E	096°06'38"
C279	30.00'	46.87'	29.75'	42.25'	S42°16'59"E	089°30'50"
C280	30.00'	47.12'	30.00'	42.43'	S47°28'27"W	090°00'00"
C281	3431.00'	153.10'	76.56'	153.09'	N06°49'30"W	002°33'24"
C282	3377.00'	123.68'	61.84'	123.67'	S06°54'46"E	002°05'54"
C283	527.00'	104.47'	52.40'	104.30'	S86°47'43"W	011°21'27"
C284	3431.00'	175.20'	87.62'	175.18'	N11°07'36"W	002°55'33"
C285	20.00'	22.41'	12.54'	21.25'	N60°22'43"E	064°11'27"
C286	500.00'	102.21'	51.28'	102.03'	N45°35'38"E	011°42'44"
C287	500.00'	43.39'	21.71'	43.37'	N37°15'06"E	004°58'18"
C288	460.00'	309.26'	160.73'	303.47'	S68°15'57"E	038°31'12"
C289	600.00'	111.51'	55.92'	111.35'	N02°51'01"W	010°38'56"
C290	600.00'	58.30'	29.17'	58.28'	N10°57'30"W	005°34'01"
C291	57.00'	89.05'	56.52'	80.27'	N42°16'59"W	089°30'50"
C292	57.00'	89.54'	57.00'	80.61'	N47°28'27"E	090°00'00"
C293	57.00'	89.54'	57.00'	80.61'	S42°31'33"E	090°00'00"
C294	57.00'	62.95'	35.12'	59.80'	N34°06'50"E	063°16'47"
C295	500.00'	59.65'	29.86'	59.62'	S00°56'37"E	006°50'08"
C296	57.00'	88.02'	55.50'	79.53'	S24°41'56"W	088°28'26"
C297	700.00'	201.58'	101.49'	200.89'	S77°11'09"W	016°30'00"
C298	57.00'	89.54'	57.00'	80.61'	N42°31'33"W	090°00'00"
C299	700.00'	85.99'	43.05'	85.93'	S88°57'18"W	007°02'17"
C300	57.00'	89.54'	57.00'	80.61'	N47°28'27"E	090°00'00"
C301	1800.00'	497.87'	250.53'	496.28'	S84°33'01"W	015°50'52"
C302	57.00'	89.54'	57.00'	80.61'	N47°28'27"E	090°00'00"
C303	500.00'	61.76'	30.92'	61.72'	S88°56'08"W	007°04'37"
C304	57.00'	88.60'	56.07'	79.94'	S50°04'29"E	089°03'23"
C305	3404.00'	198.25'	99.16'	198.23'	N07°12'54"W	003°20'13"
C306	500.00'	99.11'	49.72'	98.95'	S86°47'43"W	011°21'27"
C307	2410.13'	55.43'	27.72'	55.43'	N39°58'34"W	001°19'04"
C308	3404.00'	56.06'	28.03'	56.06'	N05°04'29"W	000°56'37"
C309	627.00'	61.55'	30.80'	61.53'	N00°20'18"W	005°37'28"
C310	433.00'	167.51'	84.82'	166.47'	N76°26'35"W	022°09'56"
C311	70.00'	160.94'	156.23'	127.76'	S42°31'33"E	131°43'44"
C312	70.00'	160.94'	156.23'	127.76'	N47°28'27"E	131°43'44"
C313	70.00'	160.66'	155.41'	127.65'	N42°16'59"W	131°30'17"
C314	40.00'	14.57'	7.36'	14.49'	S77°05'37"E	020°51'52"
C315	600.00'	3.81'	1.91'	3.81'	S13°33'35"E	000°21'51"
C316	3404.00'	55.49'	27.75'	55.49'	N20°00'18"W	000°56'03"

LINE TABLE

LINE	BEARING	LENGTH
L1	N36°40'09"E	35.13'
L2	S81°06'59"W	27.50'
L3	N08°53'01"W	68.00'
L4	N81°06'59"E	27.50'
L5	N54°26'10"W	35.13'
L6	S65°45'13"W	27.99'
L7	N06°55'35"E	83.94'
L8	S51°27'00"W	34.14'
L9	N38°33'00"W	67.99'
L10	N51°38'25"E	85.97'
L11	N49°21'54"E	54.00'
L12	S40°31'37"E	9.18'
L13	S55°14'03"E	54.00'
L14	N26°50'49"E	103.02'
L15	S71°13'40"E	45.84'
L16	N02°28'27"E	25.99'
L17	N87°02'24"W	20.19'
L18	N02°57'36"E	54.00'
L19	N76°37'21"E	54.00'
L20	S87°02'24"E	117.00'
L21	N51°27'00"E	33.57'
L22	S87°31'33"E	71.33'
L23	S02°28'27"W	75.08'
L24	N02°28'27"E	41.77'
L25	N81°06'59"E	89.67'
L26	N81°06'59"E	70.57'
L27	S85°23'50"W	33.15'
L28	N81°06'59"E	31.94'
L29	S87°31'33"E	90.00'
L30	N81°06'59"E	89.67'

VERDANCIA UNIT FOUR - PHASE I 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 50.766 ACRES ±

SHEET 4 OF 4

LEGAL DESCRIPTION

DESCRIPTION OF A 50.766 ACRE TRACT OF LAND SITUATED IN SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 99.433 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO HUNT HORIZON MESA, LLC, OF RECORD IN DOCUMENT NO. 20240014413 OF THE OFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, AND BEING ALSO A PORTION OF THAT CERTAIN 63.492 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO HUNT HORIZON MESA, LLC, OF RECORD IN DOCUMENT NO. 20240014417 OF THE OFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 50.766 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 northeast corner of Section No. 31, and being the northwest corner of Section No. 32, all in Block 78, Township 3, Texas and Pacific Railway Company Surveys;

THENCE N 00°03'08" E, over and across said Survey No. 30, for a distance of 2365.68 feet to a 5/8" iron rod with cap stamped "ZWA" set, for the southeast corner and the POINT OF BEGINNING;

THENCE, continuing over and across said Survey No. 30 the following two (3) courses and distances:

1) N 87°31'33" W for a distance of 695.84 feet to a 5/8" iron rod with cap stamped "ZWA" set on the common line of said Section No. 30, and said Section No. 29, for the northeast corner hereof, and

2) S 88°29'51" W for a distance of 242.17 feet to a 5/8" iron rod with cap stamped "ZWA" set on the curving east line of Verdancia Unit One, a subdivision in El Paso County, Texas according to the map or plat thereof, recorded in Document No. 20250081032 of the Official Public Records of El Paso County, Texas, and being the southwest corner hereof;

THENCE, with the east line of said Verdancia Unit One, and the west line hereof, the following fourteen (14) courses and distances:

1) along said curve to the left, an arc distance of 307.69 feet, said curve having a radius of 3277.00 feet, a central angle of 05°22'47" and a chord bearing of N 05°10'09" W for a chord distance of 307.58 feet to a 5/8" iron rod with cap stamped "ZWA" set at the end of said curve to the left,

2) N 36°40'09" E, for a distance of 35.13 feet to a 5/8" iron rod with cap stamped "ZWA" set,

3) S 81°06'59" W, for a distance of 27.50 feet to a 5/8" iron rod with cap stamped "ZWA" set

4) N 08°53'01" W, for a distance of 68.00 feet to a 5/8" iron rod with cap stamped "ZWA" set,

5) N 81°06'59" E, for a distance of 27.50 feet to a 5/8" iron rod with cap stamped "ZWA" set,

6) N 54°26'10" W, for a distance of 35.13 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the left,

7) along said curve to the left, an arc distance of 556.42 feet, said curve having a radius of 3277.00 feet, a central angle of 9°43'43" and a chord bearing of N 14°46'21" W for a chord distance of 555.76 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a compound curve to the left,

8) along said compound curve to the left, an arc distance of 260.96 feet, said curve having a radius of 1062.00 feet, a central angle of 14°04'44" and a chord bearing of N 26°40'34" W for a chord distance of 260.30 feet to a 5/8" iron rod with cap stamped "ZWA" set at the end of said compound curve to the left,

9) N 33°42'56" W, for a distance of 212.93 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the right,

10) S 65°45'13" W, for a distance of 27.99 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 107.08 feet, said curve having a radius of 2250.63 feet, a central angle of 2°43'33" and a chord bearing of N 35°38'40" W for a chord distance of 107.07 feet to a 5/8" iron rod with cap stamped "ZWA" set at the end of said curve,

12) N 06°55'12" E, for a distance of 83.95 feet to a 5/8" iron rod with cap stamped "ZWA" set,

13) S 51°27'00" W, for a distance of 34.14 feet to a 5/8" iron rod with cap stamped "ZWA" set, and

14) N 38°33'00" W, for a distance of 67.99 feet to a 5/8" iron rod with cap stamped "ZWA" set on the east line of said Verdancia Unit One, and being the northwest corner hereof;

THENCE, continuing over and across said Survey No. 30, and with the north line hereof, the following twenty-four (24) courses and distances:

1) N 51°38'25" E, for a distance of 85.97 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 32.21 feet, said curve having a radius of 20.00 feet, a central angle of 92°16'31" and a chord bearing of N 05°30'10" E for a chord distance of 28.84 feet to a 5/8" iron rod with cap stamped "ZWA" set at the end of said curve,

3) N 49°21'54" E, for a distance of 54.00 feet to a 5/8" iron rod with cap stamped "ZWA" set,

4) S 40°31'37" E, for a distance of 9.18 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 31.99 feet, said curve having a radius of 20.04 feet, a central angle of 9°12'7'54" and a chord bearing of S 86°15'35" E for a chord distance of 28.70 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a compound curve to the left,

6) along said compound curve to the left, an arc distance of 108.43 feet, said curve having a radius of 465.62 feet, a central angle of 13°20'35" and a chord bearing of N 41°19'58" E for a chord distance of 108.19 feet to a 5/8" iron rod with cap stamped "ZWA" set at the end of said compound curve to the left,

7) S 55°14'03" 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,

8) along said curve to the left, an arc distance of 30.88 feet, said curve having a radius of 20.00 feet, a central angle of 88°27'24" and a chord bearing of S 09°27'45" E for a chord distance of 27.90 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a compound curve to the left,

9) along said compound curve to the left, an arc distance of 88.19 feet, said curve having a radius of 433.00 feet, a central angle of 11°40'11" and a chord bearing of S 59°31'32" E for a chord distance of 88.04 feet to a 5/8" iron rod with cap stamped "ZWA" set at the end of said compound curve to the left,

10) N 26°50'49" E, for a distance of 103.02 feet to a 5/8" iron rod with cap stamped "ZWA" set,

11) S 71°13'40" E, for a distance of 45.84 feet to a 5/8" iron rod with cap stamped "ZWA" set,

12) S87°02'24" E, for a distance of 711.21 feet to a 5/8" iron rod with cap stamped "ZWA" set,

13) N 02°28'27" E, for a distance of 25.99 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the left,

14) along said curve to the left, an arc distance of 66.69 feet, said curve having a radius of 573.00 feet, a central angle of 06°40'06" and a chord bearing of N 00°51'36" W for a chord distance of 66.65 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a compound curve to the left,

15) along said compound curve to the left, an arc distance of 28.92 feet, said curve having a radius of 20.00 feet, a central angle of 82°50'44" and a chord bearing of N 45°37'01" W for a chord distance of 26.46 feet to a 5/8" iron rod with cap stamped "ZWA" set at the end of said compound curve to the left,

16) N 87°02'24" W, for a distance of 20.19 feet to a 5/8" iron rod with cap stamped "ZWA" set,

17) N 02°57'36" 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,

18) along said curve to the left, an arc distance of 37.12 feet, said curve having a radius of 20.00 feet, a central angle of 10°620'16" and a chord bearing of N 39°47'28" E for a chord distance of 32.02 feet to a 5/8" iron rod with cap stamped "ZWA" set at the end of said curve to the left,

19) N 76°37'21" 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 right,

20) along said curve to the right, an arc distance of 70.99 feet, said curve having a radius of 573.00 feet, a central angle of 07°05'54" and a chord bearing of N 09°49'42" W for a chord distance of 70.94 feet to a 5/8" iron rod with cap stamped "ZWA" set at the end of said curve to the right,

21) S 87°02'24" E, for a distance of 117.00 feet to a 5/8" iron rod with cap stamped "ZWA" set,

22) N 02°28'27" E, for a distance of 264.01 feet to a 5/8" iron rod with cap stamped "ZWA" set,

23) S 87°02'27" E, for a distance of 308.06 feet to a 5/8" iron rod with cap stamped "ZWA" set for the northeast corner hereof, and

24) S 02°28'27" W, for a distance of 2227.71 feet to the POINT OF BEGINNING and containing 50.766 acres of land.

LOT AREAS

BLOCK NO.	LOT NO.	AREA
BLOCK 3	1	0.13
BLOCK 3	2	0.14
BLOCK 3	3	0.14
BLOCK 3	4	0.14
BLOCK 3	5	0.14
BLOCK 3	6	0.15
BLOCK 3	7	0.16
BLOCK 3	8	0.15
BLOCK 3	9	0.14
BLOCK 3	10	0.15
BLOCK 3	11	0.15
BLOCK 3	12	0.14
BLOCK 3	13	0.15
BLOCK 3	14	0.14
BLOCK 3	15	0.13
BLOCK 3	16	0.13

LOT AREAS

BLOCK NO.	LOT NO.	AREA
BLOCK 4	1	0.03
BLOCK 4	2	0.14
BLOCK 4	3	0.14
BLOCK 4	4	0.14
BLOCK 4	5	0.14
BLOCK 4	6	0.14
BLOCK 4	7	0.14
BLOCK 4	8	0.14
BLOCK 4	9	0.14
BLOCK 4	10	0.14
BLOCK 4	11	0.13
BLOCK 4	12	0.15
BLOCK 4	13	0.30
BLOCK 4	14	0.18
BLOCK 4	15	0.13
BLOCK 4	16	0.13
BLOCK 4	17	0.13
BLOCK 4	18	0.13
BLOCK 4	19	0.17
BLOCK 4	20	0.15
BLOCK 4	21	0.14
BLOCK 4	22	0.14
BLOCK 4	23	0.14
BLOCK 4	24	0.14
BLOCK 4	25	0.14
BLOCK 4	26	0.15
BLOCK 4	27	0.14
BLOCK 4	28	0.20
BLOCK 4	29	0.20
BLOCK 4	30	0.13
BLOCK 4	31	0.13
BLOCK 4	32	0.13
BLOCK 4	33	0.13
BLOCK 4	34	0.13
BLOCK 4	35	0.14
BLOCK 4	36	0.21
BLOCK 4	37	0.17
BLOCK 4	38	0.29
BLOCK 4	39	0.17
BLOCK 4	40	0.13
BLOCK 4	41	0.13
BLOCK 4	42	0.13
BLOCK 4	43	0.13
BLOCK 4	44	0.25
BLOCK 4	45	1.53

LOT AREAS

BLOCK NO.	LOT NO.	AREA
BLOCK 5	1	0.16
BLOCK 5	2	0.16
BLOCK 5	3	0.16
BLOCK 5	4	0.16
BLOCK 5	5	0.13
BLOCK 5	6	0.13
BLOCK 5	7	0.13
BLOCK 5	8	0.13
BLOCK 5	9	0.13
BLOCK 5	10	0.13
BLOCK 5	11	0.13
BLOCK 5	12	0.13
BLOCK 5	13	0.13
BLOCK 5	14	0.13
BLOCK 5	15	0.13
BLOCK 5	16	0.15
BLOCK 5	17	0.14
BLOCK 5	18	0.14
BLOCK 5	19	0.14
BLOCK 5	20	0.13
BLOCK 5	21	0.13
BLOCK 5	22	0.19
BLOCK 5	23	0.26
BLOCK 5	24	0.17
BLOCK 5	25	0.27
BLOCK 5	26	0.13
BLOCK 5	27	0.13
BLOCK 5	28	0.14
BLOCK 5	29	0.13
BLOCK 5	30	0.13
BLOCK 5	31	0.14

LOT AREAS

BLOCK NO.	LOT NO.	AREA
BLOCK 6	1	0.14
BLOCK 6	2	0.13
BLOCK 6	3	0.13
BLOCK 6	4	0.13
BLOCK 6	5	0.13
BLOCK 6	6	0.13
BLOCK 6	7	0.13
BLOCK 6	8	0.14
BLOCK 6	9	0.14
BLOCK 6	10	0.13
BLOCK 6	11	0.13
BLOCK 6	12	0.13
BLOCK 6	13	0.13
BLOCK 6	14	0.13
BLOCK 6	15	0.13
BLOCK 6	16	0.14

LOT AREAS

BLOCK NO.	LOT NO.	AREA
BLOCK 2	1	0.14
BLOCK 2	2	0.15
BLOCK 2	3	0.16
BLOCK 2	4	0.15
BLOCK 2	5	1.21
BLOCK 2	6	0.13
BLOCK 2	7	0.13
BLOCK 2	8	0.13
BLOCK 2	9	0.13
BLOCK 2	10	0.13
BLOCK 2	11	0.13
BLOCK 2	12	0.14
BLOCK 2	13	0.15
BLOCK 2	14	0.15
BLOCK 2	15	0.14

LOT AREAS

BLOCK NO.	LOT NO.	AREA
BLOCK 7	1	0.13
BLOCK 7	2	0.13
BLOCK 7	3	0.13
BLOCK 7	4	0.13
BLOCK 7	5	0.13
BLOCK 7	6	0.05
BLOCK 7	7	1.41
BLOCK 7	8	0.03
BLOCK 7	9	0.13
BLOCK 7	10	0.13
BLOCK 7	11	0.14
BLOCK 7	12	0.14
BLOCK 7	13	0.14
BLOCK 7	14	0.14
BLOCK 7	15	0.14
BLOCK 7	16	0.14
BLOCK 7	17	0.13
BLOCK 7	18	0.17
BLOCK 7	19	0.33
BLOCK 7	20	0.13
BLOCK 7	21	0.14
BLOCK 7	22	0.14
BLOCK 7	23	0.14
BLOCK 7	24	0.14
BLOCK 7	25	0.14
BLOCK 7	26	0.14
BLOCK 7	27	0.14
BLOCK 7	28	0.14
BLOCK 7	29	0.14
BLOCK 7	30	0.14
BLOCK 7	31	0.14
BLOCK 7	32	0.14
BLOCK 7	33	0.13
BLOCK 7	34	0.17
BLOCK 7	35	0.27
BLOCK 7	36	0.16
BLOCK 7	37	0.13
BLOCK 7	38	0.13
BLOCK 7	39	0.13
BLOCK 7	40	0.13
BLOCK 7	41	0.33
BLOCK 7	42	0.17
BLOCK 7	43	0.13
BLOCK 7	44	0.13
BLOCK 7	45	0.13
BLOCK 7	46	0.13
BLOCK 7	47	0.13
BLOCK 7	48	0.13
BLOCK 7	49	0.15
BLOCK 7	50	0.28
BLOCK 7	51	0.22
BLOCK 7	52	0.14
BLOCK 7	53	0.14
BLOCK 7	54	0.13
BLOCK 7	55	0.16
BLOCK 7	56	1.92

LOT AREAS

BLOCK NO.	LOT NO.	AREA
BLOCK 8	1	0.13
BLOCK 8	2	0.13
BLOCK 8	3	0.13
BLOCK 8	4	0.13
BLOCK 8	5	0.13
BLOCK 8	6	0.13
BLOCK 8	7	0.13
BLOCK 8	8	0.13
BLOCK 8	9	0.13
BLOCK 8	10	0.13
BLOCK 8	11	0.13
BLOCK 8	12	0.13
BLOCK 8	13	0.14
BLOCK 8	14	0.14
BLOCK 8	15	0.13

LOT AREAS

BLOCK NO.	LOT NO.	AREA
BLOCK 9	1	0.14
BLOCK 9	2	0.14
BLOCK 9	3	0.14
BLOCK 9	4	0.14
BLOCK 9	5	0.14
BLOCK 9	6	0.14
BLOCK 9	7	0.15
BLOCK 9	8	0.15
BLOCK 9	9	0.15
BLOCK 9	10	0.15
BLOCK 9	11	0.15
BLOCK 9	12	0.15

LOT AREAS

BLOCK NO.	LOT NO.	AREA
BLOCK 1	97	0.03
BLOCK 1	98	0.14
BLOCK 1	99	0.14
BLOCK 1	100	0.15
BLOCK 1	101	0.23
BLOCK 1	102	0.20
BLOCK 1	103	0.14
BLOCK 1	104	0.13
BLOCK 1	105	0.13
BLOCK 1	106	0.13
BLOCK 1	107	0.13
BLOCK 1	108	0.13
BLOCK 1	109	0.07
BLOCK 1	110	0.13
BLOCK 1	111	0.13
BLOCK 1	112	0.13
BLOCK 1	113	0.13
BLOCK 1	114	0.13
BLOCK 1	115	0.26
BLOCK 1	116	0.27
BLOCK 1	117	0.13
BLOCK 1	118	0.14
BLOCK 1	119	0.14
BLOCK 1	120	0.14

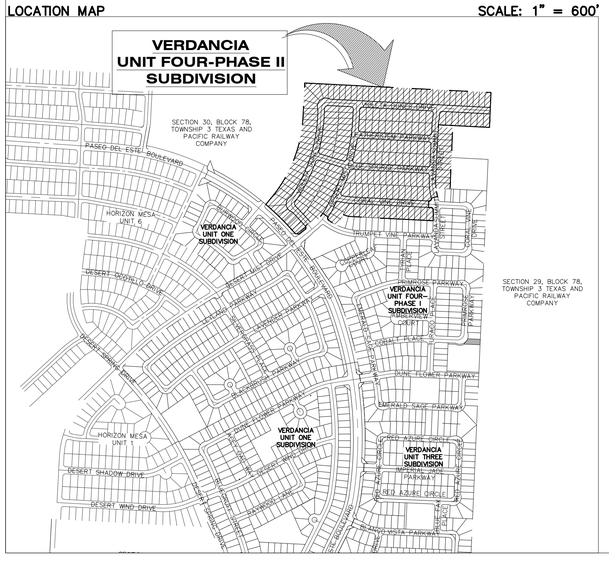
DATE OF PREPARATION: JANUARY 2026

VERDANCIA UNIT FOUR - PHASE II 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 35.744 ACRES ±

SHEET 1 OF 2

LOCATION MAP SCALE: 1" = 600'



STREET NAME	LENGTH
VIOLETA DUNES DRIVE	2,560.36
DESERT MIST DRIVE	982.97'
LEATHERSTEM PARKWAY	671.25'
BLUE SPURGE PARKWAY	1,008.24'
CORAL VINE DRIVE	788.10'
LAVANDA SUMMIT STREET	752.15'

LOTS	QUANTITY	AREA (ac)
C.O.S.	1	0.03
R.O.W.	6	8.14
RESIDENTIAL LOTS	196	27.57
TOTAL	203	35.74

SCHOOL DISTRICT

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

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 AS 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.

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

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

STATE OF TEXAS
JORGE GRAJEDA
117401
LICENSED PROFESSIONAL ENGINEER

SURVEYOR

ZWA
Zamora, L.L.C.
Professional Land Surveyors
1510 Zaragosa 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

STATE OF TEXAS
G. RENE ZAMORA
5682
REGISTERED PROFESSIONAL LAND SURVEYOR

OWNERS DEDICATION, CERTIFICATION AND ATTESTATION

I, HUNT HORIZON MESA, LLC OWNER OF THE 35.744 ACRE TRACT OF LAND ENCOMPASSED WITHIN VERDANCIA UNIT FOUR, PHASE II 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
BY: HUNT COMMUNITIES DEVELOPMENT CO., LLC, ITS SOLE MEMBER

JOSE LARES, VICE-PRESIDENT _____ DATE _____

STATE OF TEXAS
COUNTY OF EL PASO

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF_____, 2026 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 _____, 2026, A.D.

ACCEPTED AND ADOPTED BY THE CITY COUNCIL OF TOWN OF HORIZON CITY THIS _____, DAY OF _____, 2026, A.D.

ELVIA SCHULLER, TOWN CLERK _____ ANDRES RENTERIA, MAYOR _____

APPROVED FOR FILING THIS _____ DAY OF _____, 2026.

HUITT-ZOLLARS, INC., TOWN ENGINEER

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS,

THIS _____ DAY OF _____ 2026, A.D. IN

FILE NO. _____

EL PASO COUNTY CLERK _____ BY DEPUTY _____

BENCHMARK ELEVATIONS

DESCRIPTION	NORTHING	EASTING	ELEVATION	LOCATION
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.

HUNT COMMUNITIES

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

DATE OF PREPARATION: JANUARY 2026

VERDANCIA UNIT FOUR - PHASE II 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 35.744 ACRES ±

SHEET 2 OF 2

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	433.00'	88.19'	44.25'	88.04'	N59°31'32"W	011°40'11"
C2	20.00'	30.88'	19.47'	27.90'	N09°27'45"W	088°27'24"
C3	465.62'	108.43'	54.46'	108.19'	S41°19'58"W	013°20'35"
C4	20.04'	31.99'	20.56'	28.70'	N86°15'35"W	091°27'54"
C5	20.00'	32.21'	20.81'	28.84'	S05°30'10"W	092°16'31"
C6	2278.13'	348.01'	174.34'	347.67'	N45°11'56"W	008°45'09"
C7	1151.50'	739.30'	382.89'	726.67'	N21°21'11"E	036°47'09"
C8	573.00'	70.99'	35.54'	70.94'	S09°49'42"E	007°05'54"
C9	20.00'	37.12'	26.70'	32.02'	S39°47'28"W	106°20'16"
C10	20.00'	28.92'	17.65'	26.46'	S45°37'01"E	082°50'44"
C11	573.00'	66.69'	33.38'	66.65'	S00°51'36"E	006°40'06"
C12	627.00'	178.79'	90.00'	178.18'	S05°12'32"E	016°20'16"
C13	1623.00'	169.12'	84.64'	169.04'	N11°54'41"E	005°58'13"
C14	573.00'	92.40'	46.30'	92.30'	N01°39'34"W	009°14'22"
C15	427.00'	30.78'	15.40'	30.78'	S05°01'31"W	004°07'50"
C16	1569.00'	335.36'	168.32'	334.72'	S09°05'00"W	012°14'48"
C17	1328.00'	278.86'	139.95'	278.35'	N08°58'33"E	012°01'53"
C18	1569.00'	214.08'	107.21'	213.91'	S22°35'53"W	007°49'03"
C19	400.00'	28.84'	14.42'	28.83'	N05°01'31"E	004°07'50"
C20	400.00'	28.84'	14.42'	28.83'	S05°01'31"W	004°07'50"
C21	600.00'	171.09'	86.13'	170.51'	S05°12'32"E	016°20'16"
C22	750.00'	158.44'	79.51'	158.14'	S80°59'17"E	012°06'13"
C23	500.00'	72.07'	36.10'	72.01'	N30°38'11"E	008°15'33"
C24	1596.00'	270.37'	135.51'	270.04'	N21°39'13"E	009°42'22"
C25	1596.00'	261.64'	131.11'	261.34'	N12°06'16"E	009°23'33"
C26	1596.00'	123.90'	61.98'	123.87'	N05°11'03"E	004°26'53"
C27	750.00'	88.88'	44.49'	88.83'	S76°24'20"E	006°47'24"
C28	750.00'	94.76'	47.45'	94.70'	S83°25'13"E	007°14'22"
C29	573.00'	48.77'	24.40'	48.75'	S03°50'28"E	004°52'35"
C30	573.00'	43.63'	21.83'	43.62'	S00°46'43"W	004°21'47"
C31	373.00'	26.89'	13.45'	26.88'	N05°01'31"E	004°07'50"
C32	427.00'	27.88'	13.95'	27.88'	S05°13'13"W	003°44'28"
C33	20.00'	31.28'	19.86'	28.19'	N48°09'17"E	089°36'38"
C34	527.00'	75.97'	38.05'	75.90'	N30°38'11"E	008°15'33"
C35	777.00'	126.46'	63.37'	126.32'	S82°22'37"E	009°19'31"
C36	527.00'	38.41'	19.21'	38.40'	N32°40'41"E	004°10'32"
C37	527.00'	37.56'	18.79'	37.55'	N28°32'55"E	004°05'00"
C38	20.00'	26.45'	15.56'	24.57'	N64°23'46"E	075°46'44"
C39	777.00'	89.09'	44.59'	89.04'	S80°59'56"E	006°34'09"
C40	777.00'	37.38'	18.69'	37.37'	S85°39'42"E	002°45'22"
C41	723.00'	93.55'	46.84'	93.49'	N83°19'59"W	007°24'49"
C42	1623.00'	196.46'	98.35'	196.34'	N21°41'35"E	006°56'08"
C43	627.00'	93.43'	46.80'	93.35'	S09°06'31"E	008°32'17"
C44	777.00'	57.71'	28.87'	57.70'	S84°54'44"E	004°15'20"
C45	723.00'	39.79'	19.90'	39.78'	S85°27'48"E	003°09'11"
C46	723.00'	53.76'	26.89'	53.75'	S81°45'24"E	004°15'38"
C47	20.00'	36.58'	25.96'	31.69'	N27°13'58"W	104°47'13"
C48	1623.00'	89.20'	44.61'	89.19'	N23°35'10"E	003°08'57"
C49	1623.00'	107.26'	53.65'	107.24'	N20°07'06"E	003°47'11"
C50	20.00'	27.57'	16.48'	25.44'	N57°43'13"E	078°59'26"
C51	777.00'	29.32'	14.66'	29.32'	S83°51'56"E	002°09'44"
C52	777.00'	28.39'	14.20'	28.39'	S85°59'36"E	002°05'36"
C53	20.00'	31.42'	20.00'	28.28'	S42°02'24"E	090°00'00"
C54	627.00'	85.35'	42.74'	85.29'	S00°56'23"E	007°47'59"
C55	20.00'	31.42'	20.00'	28.28'	S47°57'36"W	090°00'00"
C56	723.00'	37.76'	18.88'	37.76'	N85°32'37"W	002°59'33"
C57	20.00'	34.54'	23.39'	30.40'	N34°34'32"W	098°56'39"
C58	1623.00'	81.27'	40.65'	81.27'	N13°27'43"E	002°52'09"
C59	1623.00'	87.84'	43.93'	87.83'	N10°28'37"E	003°06'04"
C60	20.00'	29.33'	18.02'	26.77'	N50°56'35"E	084°02'02"
C61	20.00'	31.42'	20.00'	28.28'	S42°02'24"E	090°00'00"
C62	427.00'	9.95'	4.98'	9.95'	S03°37'39"W	001°20'06"
C63	20.00'	31.42'	20.00'	28.28'	S47°57'36"W	090°00'00"
C64	20.00'	32.35'	20.96'	28.94'	N40°42'03"W	092°40'42"
C65	1623.00'	75.87'	37.94'	75.86'	N04°17'57"E	002°40'42"
C66	20.00'	31.42'	20.00'	28.28'	N47°57'36"E	090°00'00"
C67	20.00'	31.59'	20.17'	28.41'	S41°47'36"E	090°29'36"
C68	373.00'	23.68'	11.84'	23.68'	S05°16'19"W	003°38'14"
C69	427.00'	20.83'	10.42'	20.83'	S05°41'35"W	002°47'44"
C70	1448.50'	55.95'	27.98'	55.94'	N14°48'54"E	002°12'47"
C71	20.00'	30.72'	19.31'	27.79'	N29°00'34"W	088°00'07"
C72	1328.00'	29.74'	14.87'	29.74'	N14°21'00"E	001°16'59"
C73	1328.00'	50.93'	25.47'	50.93'	N12°36'35"E	002°11'51"
C74	1448.50'	55.55'	27.78'	55.55'	N12°36'35"E	002°11'51"
C75	1328.00'	50.93'	25.47'	50.93'	N10°24'44"E	002°11'51"
C76	1448.50'	55.55'	27.78'	55.55'	N10°24'44"E	002°11'51"
C77	1328.00'	50.93'	25.47'	50.93'	N08°12'53"E	002°11'51"
C78	1448.50'	55.55'	27.78'	55.55'	N08°12'53"E	002°11'51"
C79	1328.00'	50.93'	25.47'	50.93'	N06°01'03"E	002°11'51"
C80	1448.50'	55.55'	27.78'	55.55'	N06°01'03"E	002°11'51"
C81	1328.00'	45.40'	22.70'	45.39'	N03°56'22"E	001°57'31"
C82	1448.50'	49.52'	24.76'	49.51'	N03°56'22"E	001°57'31"
C83	30.00'	47.12'	30.00'	42.43'	N47°57'36"E	090°00'00"
C84	20.00'	31.42'	20.00'	28.28'	S42°02'24"E	090°00'00"
C85	1569.00'	41.11'	20.56'	41.11'	N03°42'38"E	001°30'04"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C86	1448.50'	37.95'	18.98'	37.95'	N03°42'38"E	001°30'04"
C87	1569.00'	52.14'	26.07'	52.14'	N05°24'48"E	001°54'14"
C88	1448.50'	48.13'	24.07'	48.13'	N05°24'48"E	001°54'14"
C89	1569.00'	52.14'	26.07'	52.14'	N07°19'02"E	001°54'14"
C90	1448.50'	48.13'	24.07'	48.13'	N07°19'02"E	001°54'14"
C91	1569.00'	52.14'	26.07'	52.14'	N09°13'16"E	001°54'14"
C92	1448.50'	48.13'	24.07'	48.13'	N09°13'16"E	001°54'14"
C93	1569.00'	52.14'	26.07'	52.14'	N11°07'31"E	001°54'14"
C94	1448.50'	48.13'	24.07'	48.13'	N11°07'31"E	001°54'14"
C95	1569.00'	52.14'	26.07'	52.14'	N13°01'45"E	001°54'14"
C96	1448.50'	48.13'	24.07'	48.13'	N13°01'45"E	001°54'14"
C97	1569.00'	33.56'	16.78'	33.56'	N14°35'38"E	001°13'32"
C98	20.00'	30.87'	19.46'	27.90'	S59°25'45"W	088°26'42"
C99	723.00'	42.12'	21.07'	42.11'	N74°40'46"W	003°20'16"
C100	1448.50'	49.05'	24.53'	49.05'	N14°57'05"E	001°56'25"
C101	1448.00'	73.07'	36.54'	73.06'	N35°42'05"E	002°53'29"
C102	2437.13'	96.12'	48.07'	96.11'	N43°45'03"W	002°15'35"
C103	30.00'	41.96'	25.23'	38.62'	N04°48'52"W	080°07'56"
C104	1328.00'	23.09'	11.54'	23.08'	N34°45'13"E	000°59'46"
C105	1328.00'	46.11'	23.05'	46.10'	N33°15'40"E	001°59'21"
C106	1448.00'	50.27'	25.14'	50.27'	N33°15'40"E	001°59'21"
C107	1328.00'	46.11'	23.05'	46.10'	N31°16'19"E	001°59'21"
C108	1448.00'	50.27'	25.14'	50.27'	N31°16'19"E	001°59'21"
C109	1328.00'	46.11'	23.05'	46.10'	N29°16'58"E	001°59'21"
C110	1448.00'	50.27'	25.14'	50.27'	N29°16'58"E	001°59'21"
C111	1328.00'	46.11'	23.05'	46.10'	N27°17'37"E	001°59'21"
C112	1448.00'	50.27'	25.14'	50.27'	N27°17'37"E	001°59'21"
C113	1328.00'	46.11'	23.05'	46.10'	N25°18'16"E	001°59'21"
C114	1448.00'	50.27'	25.14'	50.27'	N25°18'16"E	001°59'21"
C115	1328.00'	46.11'	23.05'	46.10'	N23°18'55"E	001°59'21"
C116	1448.00'	50.27'	25.14'	50.27'	N23°18'55"E	001°59'21"
C117	1328.00'	46.11'	23.05'	46.10'	N21°19'34"E	001°59'21"
C118	1448.00'	50.27'	25.14'	50.27'	N21°19'34"E	001°59'21"
C119	1328.00'	31.15'	15.57'	31.15'	N19°39'34"E	001°20'38"
C120	20.00'	30.72'	19.31'	27.79'	N62°59'19"E	088°00'07"
C121	1448.00'	57.46'	28.73'	57.45'	N19°11'41"E	002°16'25"
C122	1448.00'	52.21'	26.11'	52.21'	N19°05'27"E	002°03'58"
C123	776.98'	39.99'	20.00'	39.98'	S74°29'06"E	002°56'55"
C124	20.00'	33.04'	21.69'	29.41'	S28°38'06"E	094°38'54"
C125	1569.00'	39.29'	19.65'	39.29'	N19°24'24"E	001°26'05"
C126	1569.00'	51.63'	25.82'	51.63'	N21°04'00"E	001°53'07"
C127	1448.00'	47.65'	23.83'	47.65'	N21°04'00"E	001°53'07"
C128	1569.00'	51.63'	25.82'	51.63'	N22°57'08"E	001°53'07"
C129	1448.00'	47.65'	23.83'	47.65'	N22°57'08"E	001°53'07"
C130	1569.00'	51.63'	25.82'	51.63'	N24°50'15"E	001°53'07"
C131	1448.00'	47.65'	23.83'	47.65'	N24°50'15"E	001°53'07"
C132	1569.00'	19.90'	9.95'	19.90'	N26°08'37"E	000°43'36"
C133	1448.00'	47.65'	23.83'	47.65'	N26°43'22"E	001°53'07"
C134	1448.00'	47.65'	23.83'	47.65'	N28°36'30"E	001°53'07"
C135	473.00'	16.54'	8.27'	16.54'	N27°30'32"E	002°00'14"
C136	1448.00'	47.65'	23.83'	47.65'	N30°29'37"E	001°53'07"
C137	473.00'	51.85'	25.95'	51.83'	N31°39'03"E	006°16'51"
C138	1448.00'	47.65'	23.83'	47.65'	N32°22'45"E	001°53'07"
C139	465.62'	59.01'	29.55'	58.97'	N38°19'06"E	007°15'42"
C140	1448.00'	46.28'	23.14'	46.28'	N34°14'15"E	001°49'52"
C141	465.62'	49.21'	24.63'	49.18'	N44°58'37"E	006°03'18"
C142	473.00'	68.18'	34.15'	68.12'	S30°38'11"W	008°15'33"
C143	2437.13'	84.47'	42.24'	84.47'	N41°37'41"W	001°59'09"
C144	1448.00'	50.39'	25.20'	50.39'	N36°09'00"E	001°59'38"
C145	20.00'	26.36'	15.49'	24.49'	N13°52'45"E	075°31'21"
C146	2383.13'	51.41'	25.71'	51.41'	N41°15'11"W	001°14'10"
C147	20.00'	5.85'	2.94'	5.83'	N32°15'31"W	016°45'10"
C148	2278.13'	41.68'	20.84'	41.68'	N41°20'49"W	001°02'54"
C149	2383.13'	53.88'	26.94'	53.88'	N42°31'07"W	001°17'43"
C150	2278.13'	51.51'	25.75'	51.50'	N42°31'07"W	001°17'43"
C151	2383.13'	47.00'	23.50'	47.00'	N43°43'53"W	001°07'48"
C152	40.00'	6.91'	3.46'	6.90'	N49°14'40"W	009°53'45"
C153	2278.13'	51.51'	25.75'	51.50'	N43°48'51"W	001°17'43"
C154	40.00'	9.64'	4.84'	9.62'	N61°05'53"W	013°48'42"
C155	70.00'	35.38'	18.08'	35.01'	S53°31'22"E	028°57'45"
C156	2278.13'	70.79'	35.40'	70.79'	N45°21'07"W	001°46'50"
C157	70.00'	41.94'	21.62'	41.32'	S21°52'39"E	034°19'41"
C158	2278.13'	110.37'	55.20'	110.36'	N47°37'49"W	002°46'33"
C159	70.00'	39.16'	20.11'	38.65'	S11°18'52"W	032°03'21"
C160	2278.13'	22.15'	11.07'	22.15'	N49°17'48"W	000°33'25"
C161	1151.50'	42.72'	21.36'	42.72'	N38°40'59"E	002°07'32"
C162	70.00'	37.74'	19.34'	37.29'	S42°47'20"W	030°53'37"
C163	40.00'	14.05'	7.10'	13.98'	N48°10'29"E	020°07'19"
C164	1151.50'	64.71'	32.37'	64.70'	N36°00'37"E	003°13'12"
C165	40.00'	2.76'	1.38'	2.76'	N36°08'02"E	003°57'36"
C166	1274.00'	49.18'	24.59'	49.18'	N33°02'53"E	002°12'42"
C167	1151.50'	46.89'	23.45'	46.88'	N33°14'01"E	002°19'59"
C168	1274.00'	51.94'	25.97'	51.93'	N30°46'27"E	002°20'09"
C169	1151.50'	46.89'	23.45'	46.88'	N30°54'03"E	002°19'59"
C170	1274.00'	51.93'	25.97'	51.93'	N28°26'19"E	002°20'08"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C171	1151.50'	46.89'	23.45'	46.88'	N28°34'04"E	002°19'59"
C172	1274.00'	51.93'	25.97'	51.92'	N26°06'12"E	002°20'07"
C173	1151.50'	46.89'	23.45'	46.88'	N26°14'05"E	002°19'59"
C174	1274.00'	52.21'	26.11'	52.21'	N23°45'41"E	002°20'53"
C175	1151.50'	47.15'	23.58'	47.15'	N23°53'42"E	002°20'46"
C176	1274.00'	52.21'	26.11'	52.21'	N21°24'48"E	002°20'53"
C177	1151.50'	47.15'	23.58'	47.15'	N21°32'56"E	002°20'47"
C178	1274.00'	52.21'	26.11'	52.21'	N19°03'55"E	002°20'53"
C179	1151.50'	47.16'	23.58'	47.16'	N19°12'09"E	002°20'47"
C180	1274.00'	51.91'	25.96'	51.90'	N16°43'26"E	002°20'04"
C181	1151.50'	46.89'	23.45'	46.89'	N16°51'46"E	002°19'59"
C182	1274.00'	51.90'	25.95'	51.90'	N14°23'22"E	002°20'03"
C183	1151.50'	46.89'	23.45'	46.89'	N14°31'47"E	002°19'59"
C184	1274.00'	51.90'	25.95'	51.89'	N12°03'20"E	002°20'02"
C185	1151.50'	46.89'	23.45'	46.89'	N12°11'48"E	002°19'59"
C186	1274.00'	52.20'	26.10'	52.20'	N09°42'53"E	002°20'52"
C187	1151.50'	47.17'	23.59'	47.16'	N09°51'24"E	002°20'49"
C188	1274.00'	52.20'	26.10'	52.19'	N07°22'02"E	002°20'51"
C189	1151.50'	47.17'	23.59'	47.17'	N07°30'35"E	002°20'49"
C190	1274.00'	51.88'	25.94'	51.88'	N05°01'36"E	002°20'00"
C191	1151.50'	46.89'	23.45'	46.89'	N05°10'10"E	002°19'59"
C192	1274.00'	20.01'	10.01'	20.01'	N03°24'36"E	000°54'00"
C193	1151.50'	20.96'	10.48'	20.96'	N03°28'54"E	001°02'35"
C194	40.00'	14.57'	7.36'	14.49'	S07°28'20"E	020°51'52"
C195	70.00'	1.26'	0.63'	1.26'	S17°23'25"E	001°01'42"
C196	70.00'	40.85'	21.03'	40.28'	S00°09'23"E	033°26'21"
C197	70.00'	35.32'	18.04'	34.94'	S31°00'59"W	028°54'22"
C198	70.00'	35.32'	18.04'	34.94'	S59°55'21"W	028°54'22"
C199	70.00'	38.99'	20.01'	38.48'	N89°40'09"W	031°54'38"
C200	70.00'	9.21'	4.61'	9.20'	N69°56'41"W	007°32'19"
C201	40.00'	14.57'	7.36'	14.49'	N76°36'28"W	020°51'52"
C202	2437.13'	180.59'	90.34'	180.55'	N42°45'28"W	004°14'44"
C203	2383.13'	152.30'	76.17'	152.27'	S42°27'57"E	003°39'42"
C204	40.00'	16.55'	8.40'	16.43'	S56°09'01"E	023°42'27"
C205	70.00'	154.23'	138.10'	124.87'	S04°53'03"E	126°14'23"
C206	40.00'	16.81'	8.53'	16.69'	S46°11'41"W	024°04'55"
C207	1328.00'	376.97'	189.76'	375.70'	N27°07'11"E	016°15'51"
C208	1274.00'	693.61'	355.63'	685.07'	S18°33'25"W	031°11'38"
C209	70.00'	160.94'	156.23'	127.76'	S47°57'36"W	131°43'44"
C210	2410.13'	178.59'	89.34'	178.55'	N42°45'28"W	004°14'44"
C211	57.00'	79.72'	47.94'	73.38'	S04°48'52"E	080°07'56"
C212	1301.00'	414.67'	209.11'	412.92'	N26°07'14"E	018°15'44"
C213	1301.00'	318.56'	160.08'	317.77'	N09°58'29"E	014°01'46"
C214	57.00'	89.54'	57.00'	80.61'	S47°57'36"W	090°00'00"
C215	2410.13'	48.77'	24.38'	48.77'	N45°27'37"W	001°09'34"
C216	1301.00'	48.30'	24.15'	48.29'	N36°18'55"E	002°07'37"
C217	20.00'	2.85'	1.43'	2.85'	N88°52'16"E	008°10'40"
C218	20.00'	13.84'	7.21'	13.56'	N64°57'36"E	039°38'41"
C219	50.00'	42.20'	22.45'	40.96'	N69°19'05"E	048°21'41"
C220	50.00'	78.07'	49.53'	70.38'	S41°46'14"E	089°27'41"
C221	50.00'	82.54'	54.17'	73.48'	N50°15'16"E	094°35'19"
C222	50.00'	37.73'	19.81'	36.84'	N60°50'04"W	043°14'02"
C223	20.00'	16.69'	8.87'	16.21'	N63°07'43"W	047°49'21"
C224	20.00'	15.69'	8.27'	15.31'	N60°22'55"E	047°49'21"

LINE TABLE

LINE	BEARING	LENGTH
L1	N71°13'40"W	45.84'
L2	S26°50'49"W	103.02'
L3	N55°14'03"W	54.00'
L4	N40°31'37"W	9.18'
L5	S49°21'54"W	54.00'
L6	S51°38'25"W	60.01'
L7	N84°41'45"W	34.88'
L8	N39°44'45"E	74.21'
L9	S02°57'36"W	20.00'
L10	S87°02'24"E	120.09'
L11	N87°02'24"W	117.00'
L12	S76°37'21"W	54.00'
L13	S02°57'36"W	54.00'
L14	S87°02'24"E	20.19'
L15	S02°28'27"W	25.99'
L16	N02°57'36"E	79.22'
L17	N02°57'36"E	57.00'
L18	S87°02'24"E	57.00'
L19	N02°57'36"E	43.96'
L20	N07°05'26"E	38.46'
L21	N02°57'36"E	120.05'
L22	N02°57'36"E	264.00'
L23	N02°57'36"E	56.91'
L24	N26°30'24"E	21.18'
L25	N26°30'24"E	60.10'
L26	S07°05'26"W	38.46'

LINE TABLE

LINE	BEARING	LENGTH
L27	S02°57'36"W	73.05'
L28	N02°57'36"E	89.22'
L29	N07°05'26"E	38.46'
L30	S02°57'36"W	89.22'
L31	N02°57'36"E	79.22'
L32	S02°57'36"W	9.91'
L33	S02°57'36"W	61.26'
L34	S51°38'25"W	95.09'

1. ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).
2. ◉ = THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENT LOCATIONS.
3. 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.
4. TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

   DOCUMENT No. _____, DATE.
5. NOTICE OF APPLICABILITY FOR THIS SUBDIVISION IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

   DOCUMENT No. _____, DATE.
6. THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO VERDANCIA UNIT FOUR–PHASE II 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 THE SUBDIVISION, WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
7. 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.
8. LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS.
9. 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.
10. HUNT HORIZON MESA, LLC, HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY PROPERTY.
11. HUNT HORIZON MESA, LLC, THE SUBDIVIDER OF VERDANCIA UNIT
12. FOUR–PHASE II HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES, UNLESS OTHERWISE APPROVED IN WRITING.
13. ROADS WILL NOT BE MAINTAINED BY THE TOWN OF HORIZON CITY UNTIL PAVED BY HUNT HORIZON MESA, LLC, AND LEGALLY APPROVED AND ACCEPTED.
14. 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.
15. POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
16. ALL PUBLIC STORMWATER INFRASTRUCTURE, DRAINAGE EASEMENTS AND PUBLIC PONDING AREA TO BE MAINTAINED AND OPERATED BY THE TOWN OF HORIZON CITY LOTS WITHIN VERDANCIA UNIT FOUR–PHASE II ARE RESTRICTED TO RESIDENTIAL PURPOSES UNLESS OTHERWISE INDICATED.
17. LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING SIDEWALKS, PARKWAYS AND DRIVEWAYS ABUTTING THEIR PROPERTY.
18. LANDSCAPE EASEMENTS AT EYEBROWS AND CUL–DE–SACS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
19. LANDSCAPE COMMON OPEN SPACE (C.O.S.) (BLOCK 15: LOT 1) IS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
20. REFER TO THE TOWN OF HORIZON CITY CODE OF ORDINANCES CHAPTER 14 OPEN SPACE REGULATIONS IN EFFECT.
21. NO MORE THAN ONE SINGLE–FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH RESIDENTIAL LOT.
22. THE BUILDER WILL CONSTRUCT A 5' WIDE CONCRETE SIDEWALK AS PART OF THE CONSTRUCTION OF VERDANCIA UNIT FOUR–PHASE II. 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.
23. 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.
24. THE BUILDER SHALL CONSTRUCT CONCRETE DRIVEWAYS BETWEEN THE STREET CURB AND THE PROPERTY LINE AS PART OF THE CONSTRUCTION OF BUILDING IMPROVEMENTS.
25. ALL UTILITY EASEMENTS ARE 10' WIDE UNLESS OTHERWISE SPECIFIED ON DRAWINGS.
26. 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_____.
27. 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.

LOT AREAS

BLOCK NO.	LOT NO.	AREA
BLOCK 10	1	0.16 Acres
BLOCK 10	2	0.14 Acres
BLOCK 10	3	0.14 Acres
BLOCK 10	4	0.14 Acres
BLOCK 10	5	0.14 Acres
BLOCK 10	6	0.14 Acres
BLOCK 10	7	0.14 Acres
BLOCK 10	8	0.14 Acres
BLOCK 10	9	0.14 Acres
BLOCK 10	10	0.14 Acres
BLOCK 10	11	0.14 Acres
BLOCK 10	12	0.14 Acres
BLOCK 10	13	0.14 Acres
BLOCK 10	14	0.16 Acres
BLOCK 10	15	0.16 Acres
BLOCK 10	16	0.14 Acres
BLOCK 10	17	0.14 Acres
BLOCK 10	18	0.14 Acres
BLOCK 10	19	0.14 Acres
BLOCK 10	20	0.14 Acres
BLOCK 10	21	0.14 Acres
BLOCK 10	22	0.14 Acres
BLOCK 10	23	0.14 Acres
BLOCK 10	24	0.14 Acres
BLOCK 10	25	0.14 Acres
BLOCK 10	26	0.14 Acres
BLOCK 10	27	0.14 Acres

LOT AREAS

BLOCK NO.	LOT NO.	AREA
BLOCK 11	1	0.14 Acres
BLOCK 11	2	0.14 Acres
BLOCK 11	3	0.14 Acres
BLOCK 11	4	0.14 Acres
BLOCK 11	5	0.14 Acres
BLOCK 11	6	0.14 Acres
BLOCK 11	7	0.14 Acres
BLOCK 11	8	0.14 Acres
BLOCK 11	9	0.14 Acres
BLOCK 11	10	0.14 Acres
BLOCK 11	11	0.15 Acres
BLOCK 11	12	0.14 Acres
BLOCK 11	13	0.14 Acres
BLOCK 11	14	0.14 Acres
BLOCK 11	15	0.14 Acres
BLOCK 11	16	0.14 Acres
BLOCK 11

RANCHO DESIERTO BELLO UNIT TWENTY

A PORTION OF SECTION 43, BLOCK 78, TOWNSHIP 3, TEXAS & PACIFIC RAILROAD COMPANY SURVEYS, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS. CONTAINING 23.557 ACRES ±

NORTH

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

LEGEND

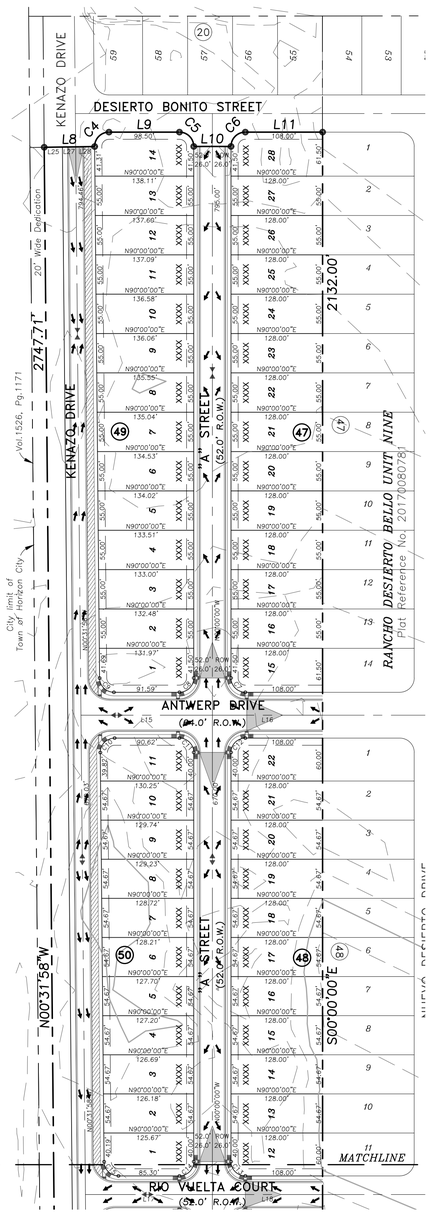
- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- STREET CENTERLINE
- EASEMENT LINE
- MB — U.S. POSTAL SERVICE COLLECTION BOX UNITS
- (80) — BLOCK NUMBER
- 12 — LOT NUMBER
- 14333 — ADDRESS
- EXISTING GROUND CONTOUR LINES, CONTOUR INTERVAL = 1.0 FOOT
- PROPOSED CITY MONUMENT
- R.A.E. — RESTRICTIVE ACCESS EASEMENT
- U.E. — UTILITY EASEMENT
- DRAINAGE FLOW ARROW

PROPOSED LAND USE
RESIDENTIAL

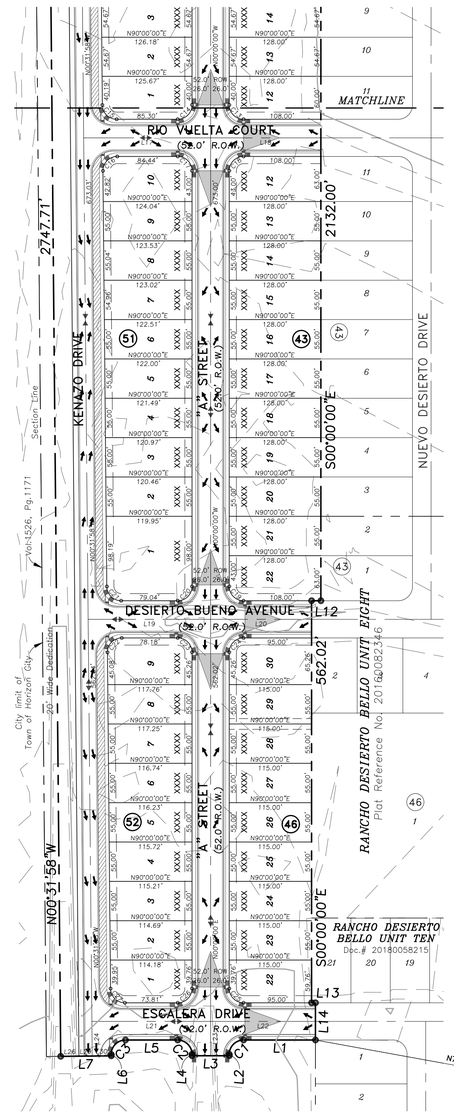
RESIDENTIAL LOTS = 89

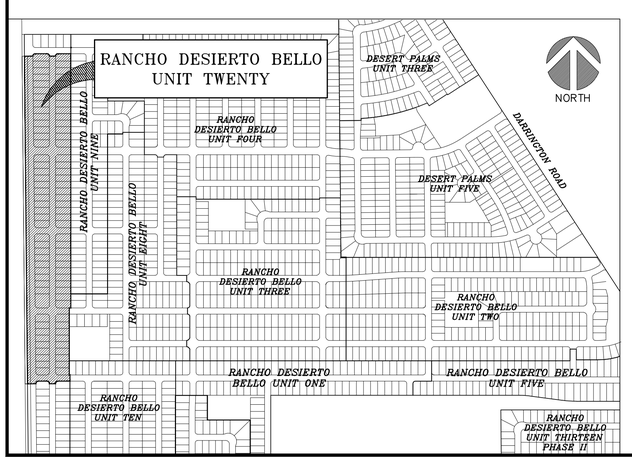
SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT

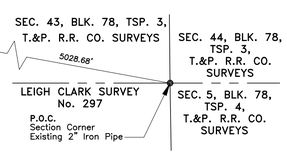
NORTH PORTION



SOUTH PORTION







PRELIMINARY

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

_____

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

ENGINEER
TRE & ASSOCIATES
Engineering Solutions
TBPE FIRM No. 13987
110 Mesa Park Drive, Suite 200
El Paso, Texas 79912
Office: (915) 852-9093
Fax: (915) 629-8506
6101 W. Courtyard Dr. Bldg. 1, Suite 100
Austin, Texas 78730
Office: (512) 358-4049
Fax: (512) 366-5374

SURVEYOR
Land-Mark Professional Surveying, Inc.
1420 Bessemer Drive, Suite 'A',
El Paso, Texas 79935
(915) 598-1300
email: Larry@Land-marksurvey.com
"Serving Texas, New Mexico and Arizona"

(SHEET 1 OF 2)

DATE OF PREPARATION: AUGUST 26, 2026

RANCHO DESIERTO BELLO UNIT TWENTY

A PORTION OF SECTION 43, BLOCK 78, TOWNSHIP 3, TEXAS & PACIFIC RAILROAD COMPANY SURVEYS, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS. CONTAINING 23.557 ACRES ±

METES & BOUNDS DESCRIPTION

A PORTION OF SECTION 43, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING, for reference, at an existing 2-inch iron pipe located at the common east corner of Section 43, Block 78, Township 3, Texas and Pacific Railroad Company Surveys and Leigh Clark Survey No. 297; THENCE, North 79°42'08" West, a distance of 5028.68 feet to a point lying in the westerly boundary line of Ranch Desierto Bello Unit Ten, for a corner of this parcel and the POINT OF BEGINNING of this parcel description;

THENCE, North 90°00'00" West, departing said westerly boundary line, a distance of 100.45 feet to a point, for a corner of this parcel;

THENCE, southwesterly with the arc of a curve to the left, a distance of 31.42 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 90°00'00", and a chord which bears South 45°00'00" West, a distance of 28.28 feet;

THENCE, South 00°00'00" East, a distance of 2.00 feet to a point, for a corner of this parcel;

THENCE, North 90°00'00" West, a distance of 52.00 feet to a point, for a corner of this parcel;

THENCE, North 00°00'00" East, a distance of 2.00 feet to a point, for a corner of this parcel;

THENCE, northwesterly with the arc of a curve to the left, a distance of 31.42 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 90°00'00", and a chord which bears North 45°00'00" West, a distance of 28.28 feet;

THENCE, North 90°00'00" West, a distance of 72.96 feet to a point, for a corner of this parcel;

THENCE, southwesterly with the arc of a curve to the left, a distance of 31.60 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00, a central angle of 90°31'58", and a chord which bears South 44°44'01" West, a distance of 28.42 feet;

THENCE, South 00°31'58" East, a distance of 1.95 feet to a point, for a corner of this parcel;

THENCE, South 89°28'02" West, a distance of 70.49 feet to a point, for a corner of this parcel;

THENCE, North 00°31'58" West, a distance of 2747.71 feet to a point at the southwesterly corner of Rancho Desierto Bello Unit Twelve "A", for a corner of this parcel;

THENCE, North 89°09'56" East, with the southerly boundary line of said Rancho Desierto Bello Unit Twelve "A", a distance of 70.49 feet to a point, for a corner of this parcel;

THENCE, northeasterly with the arc of a curve to the right and continuing with said southerly boundary line, a distance of 31.60 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 90°31'58", and a chord which bears North 44°44'01" East, a distance of 28.42 feet;

THENCE, North 90°00'00" East, continuing with said southerly boundary line, a distance of 98.50 feet to a point, for a corner of this parcel;

THENCE, southeasterly with the arc of a curve to the right and continuing with said southerly boundary line, a distance of 31.42 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 90°00'00", and a chord which bears South 45°00'00" East, a distance of 28.28 feet;

THENCE, North 00°00'00" East, continuing with said southerly boundary line, a distance of 52.00 feet to a point, for a corner of this parcel;

THENCE, northeasterly with the arc of a curve to the right and continuing with said southerly boundary line, a distance of 31.42 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 90°00'00", and a chord which bears North 45°00'00" East, a distance of 28.28 feet;

THENCE, North 90°00'00" East, continuing with said southerly boundary line, a distance of 108.00 feet to a point at the southwesterly corner of said Rancho Desierto Bello Unit Twelve "A" and lying in the westerly boundary line of Rancho Desierto Bello Unit Nine, for a corner of this parcel;

THENCE, South 00°00'00" East, with said westerly boundary line of Rancho Desierto Bello Unit Nine and with the westerly boundary line of Rancho Desierto Bello Unit Eight, a distance of 2132.00 feet to a point lying in said westerly boundary line of Rancho Desierto Bello Unit Eight, for a corner of this parcel;

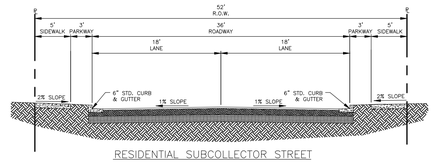
THENCE, North 90°00'00" West, continuing with said westerly boundary line of Rancho Desierto Bello Unit Eight, a distance of 13.00 feet to a point, for a corner of this parcel;

THENCE, South 00°00'00" East, continuing with said westerly boundary line of Rancho Desierto Bello Unit Eight and with the westerly boundary line of Rancho Desierto Bello Unit Ten, a distance of 562.02 feet to a point lying in the westerly boundary line of said Rancho Desierto Bello Unit Ten, for a corner of this parcel;

THENCE, North 90°00'00" East, continuing with said westerly boundary line of Rancho Desierto Bello Unit Ten, a distance of 5.45 feet to a point, for a corner of this parcel;

THENCE, South 00°00'00" East, continuing with said westerly boundary of Rancho Desierto Bello Unit Ten, a distance of 52.00 feet to the POINT OF BEGINNING.

Said parcel contains 23.557 Acres (1,026,146 Square feet) more or less.



RESIDENTIAL SUBCOLLECTOR STREET

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C2	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C3	20.00'	31.60'	28.42'	S44°44'01"W	90°31'58"
C4	20.00'	31.60'	28.42'	N44°44'01"E	90°31'58"
C5	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C6	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C7	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C8	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C9	20.00'	31.23'	28.15'	S45°15'59"E	89°28'02"
C10	20.00'	31.60'	28.42'	S44°44'01"W	90°31'58"
C11	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C12	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C13	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C14	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C15	20.00'	31.23'	28.15'	S45°15'59"E	89°28'02"
C16	20.00'	31.60'	28.42'	S44°44'01"W	90°31'58"
C17	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C18	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C19	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N90°00'00"W	100.45'
L2	S00°00'00"E	2.00'
L3	N90°00'00"W	52.00'
L4	N00°00'00"E	2.00'
L5	N90°00'00"W	72.96'
L6	S00°31'58"E	1.95'
L7	S89°28'02"W	70.49'
L8	N89°09'56"E	70.49'
L9	N90°00'00"E	98.50'
L10	N90°00'00"E	52.00'
L11	N90°00'00"E	108.00'
L12	N90°00'00"W	13.00'
L13	N90°00'00"E	5.45'
L14	S00°00'00"E	52.00'
L15	N90°00'00"E	183.60'
L16	N90°00'00"E	154.00'
L17	N90°00'00"E	177.37'
L18	N90°00'00"E	154.00'
L19	N90°00'00"E	171.11'
L20	N90°00'00"E	141.00'
L21	N90°00'00"E	165.89'
L22	N90°00'00"E	146.45'
L23	N00°00'00"E	48.00'
L24	N00°31'58"W	48.38'
L25	N89°09'56"E	25.49'
L26	S89°28'02"W	25.49'
L27	N89°09'56"E	18.50'

LOT AREA TABLE		
BLOCK & LOT #	SQ. FT.	ACRES
Block 43, Lot 12	7,978	0.183
Block 43, Lot 13	7,040	0.162
Block 43, Lot 14	7,040	0.162
Block 43, Lot 15	7,040	0.162
Block 43, Lot 16	7,040	0.162
Block 43, Lot 17	7,040	0.162
Block 43, Lot 18	7,040	0.162
Block 43, Lot 19	7,040	0.162
Block 43, Lot 20	7,040	0.162
Block 43, Lot 21	7,040	0.162
Block 43, Lot 22	7,978	0.183
Block 46, Lot 22	6,786	0.156
Block 46, Lot 23	6,325	0.145
Block 46, Lot 24	6,325	0.145
Block 46, Lot 25	6,325	0.145
Block 46, Lot 26	6,325	0.145
Block 46, Lot 27	6,325	0.145
Block 46, Lot 28	6,325	0.145
Block 46, Lot 29	6,325	0.145
Block 46, Lot 30	7,419	0.170
Block 47, Lot 15	7,786	0.179
Block 47, Lot 16	7,040	0.162
Block 47, Lot 17	7,040	0.162
Block 47, Lot 18	7,040	0.162
Block 47, Lot 19	7,040	0.162
Block 47, Lot 20	7,040	0.162
Block 47, Lot 21	7,040	0.162
Block 47, Lot 22	7,040	0.162

LOT AREA TABLE		
BLOCK & LOT #	SQ. FT.	ACRES
Block 47, Lot 25	7,040	0.162
Block 47, Lot 26	7,040	0.162
Block 47, Lot 27	7,040	0.162
Block 47, Lot 28	7,786	0.179
Block 48, Lot 12	7,594	0.174
Block 48, Lot 13	6,997	0.161
Block 48, Lot 14	6,997	0.161
Block 48, Lot 15	6,997	0.161
Block 48, Lot 16	6,997	0.161
Block 48, Lot 17	6,997	0.161
Block 48, Lot 18	6,997	0.161
Block 48, Lot 19	6,997	0.161
Block 48, Lot 20	6,997	0.161
Block 48, Lot 21	6,997	0.161
Block 48, Lot 22	7,594	0.174
Block 49, Lot 1	7,929	0.182
Block 49, Lot 2	7,273	0.167
Block 49, Lot 3	7,301	0.168
Block 49, Lot 4	7,329	0.168
Block 49, Lot 5	7,357	0.169
Block 49, Lot 6	7,385	0.170
Block 49, Lot 7	7,413	0.170
Block 49, Lot 8	7,441	0.171
Block 49, Lot 9	7,469	0.171
Block 49, Lot 10	7,498	0.172
Block 49, Lot 11	7,526	0.173
Block 49, Lot 12	7,554	0.173
Block 49, Lot 13	7,582	0.174

LOT AREA TABLE		
BLOCK & LOT #	SQ. FT.	ACRES
Block 50, Lot 2	6,884	0.158
Block 50, Lot 3	6,912	0.159
Block 50, Lot 4	6,940	0.159
Block 50, Lot 5	6,967	0.160
Block 50, Lot 6	6,995	0.161
Block 50, Lot 7	7,023	0.161
Block 50, Lot 8	7,051	0.162
Block 50, Lot 9	7,078	0.162
Block 50, Lot 10	7,106	0.163
Block 50, Lot 11	7,658	0.176
Block 51, Lot 1	13,920	0.320
Block 51, Lot 2	6,611	0.152
Block 51, Lot 3	6,640	0.152
Block 51, Lot 4	6,668	0.153
Block 51, Lot 5	6,696	0.154
Block 51, Lot 6	6,724	0.154
Block 51, Lot 7	6,752	0.155
Block 51, Lot 8	6,780	0.156
Block 51, Lot 9	6,808	0.156
Block 51, Lot 10	7,660	0.176
Block 52, Lot 1	6,637	0.152
Block 52, Lot 2	6,294	0.144
Block 52, Lot 3	6,322	0.145
Block 52, Lot 4	6,350	0.146
Block 52, Lot 5	6,378	0.146
Block 52, Lot 6	6,407	0.147
Block 52, Lot 7	6,435	0.148
Block 52, Lot 8	6,463	0.148

PLAT NOTES AND RESTRICTIONS

1. BEARINGS ARE BASED ON UNDERLYING DEEDS.
2. ◉ = THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENTS LOCATIONS.
3. MB = THIS SYMBOL REPRESENTS U.S. POSTAL SERVICE COLLECTION BOX UNITS. POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
4. ACCORDING TO THE FEDERAL EMERGENCY MAPPING AGENCY, FLOOD INSURANCE RATE MAP, PANEL NO. 480212 0250B, DATED SEPTEMBER 4, 1991, THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X" WHICH BY DEFINITIONS IS NOT A SPECIAL FLOOD HAZARD ZONE.
5. ALL UTILITY EASEMENTS ARE 10 FEET WIDE UNLESS OTHERWISE SPECIFIED.
6. SET 5/8" REBAR WITH CAP STAMPED "LAND-MARK TX 4869 NM11402" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
7. TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

   INSTRUMENT NO._____ INSTRUMENT NO._____
8. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

   INSTRUMENT NO._____
9. THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO RANCHO DESIERTO BELLO UNIT TWENTY BY THE HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION WITHIN ONE YEAR OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.

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

AREA TABLE		
DESCRIPTION	ACRES	SQ. FT.
RESIDENTIAL	14.542	633,451
RIGHT-OF-WAY	9.015	392,695
TOTAL	23.557	1,026,146

STREET TABLE			
NORTH - SOUTH	LENGTH	EAST - WEST	LENGTH
KENAZO DRIVE	3747.95'	ANTWERP DRIVE	337.60'
"A" STREET	2748.02'	RIO VUELTA COURT	331.37'
		DESIERTO BUENO AVENUE	312.11'
		ESCALERA DRIVE	312.34'

OWNER
VIVA LAND VENTURES, LP
11427 ROJAS DRIVE
EL PASO, TEXAS 79936
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CONTACT: GREG DIDONNA

ENGINEER
TRE & ASSOCIATES
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SURVEYOR
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El Paso, Texas 79935
(915) 598-1300
email: Larry@Land-marksurvey.com
"Serving Texas, New Mexico and Arizona"

DATE OF PREPARATION: AUGUST 31, 2026

RANCHO DESIERTO BELLO UNIT TWENTY ONE

A PORTION OF SECTION 43, BLOCK 78, TOWNSHIP 3, TEXAS & PACIFIC RAILROAD COMPANY SURVEYS, AND A PORTION OF LEIGH CLARK SURVEY No. 297, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS. CONTAINING 21.475 ACRES ±

PROPOSED LAND USE
RESIDENTIAL

RESIDENTIAL LOTS = 84

SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT

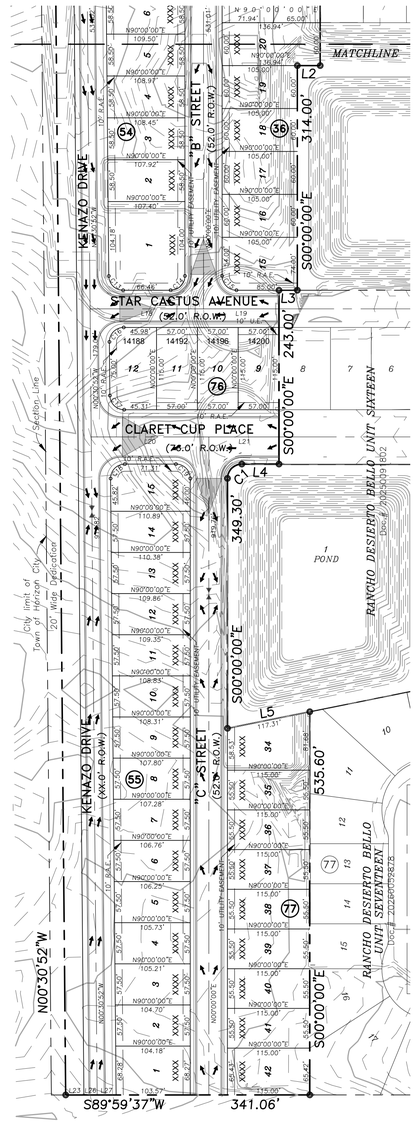
NORTH

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

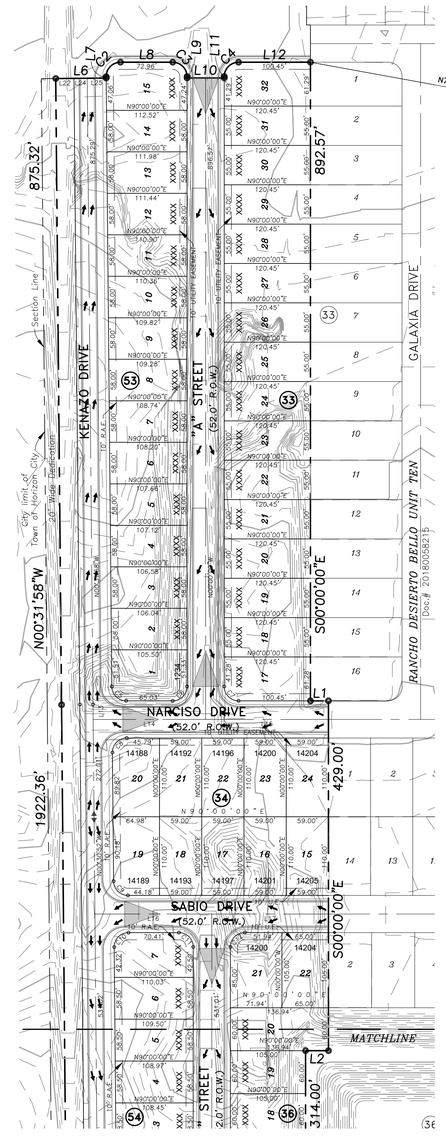
LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- STREET CENTERLINE
- EASEMENT LINE
- MB — U.S. POSTAL SERVICE COLLECTION BOX UNITS
- 80 — BLOCK NUMBER
- 12 — LOT NUMBER
- 14333 — ADDRESS
- EXISTING GROUND CONTOUR LINES CONTOUR INTERVAL = 1.0 FOOT
- PROPOSED CITY MONUMENT
- R.A.E. — RESTRICTIVE ACCESS EASEMENT
- U.E. — UTILITY EASEMENT
- DRAINAGE FLOW ARROW

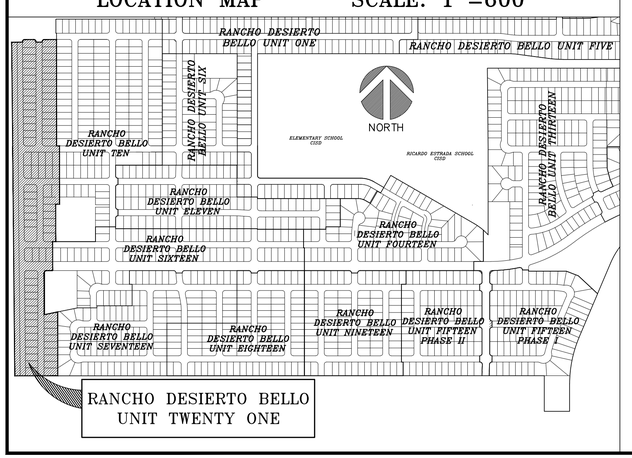
SOUTH PORTION



NORTH PORTION



LOCATION MAP SCALE: 1"=600'



PRELIMINARY

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

_____

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

ENGINEER
TRE & ASSOCIATES
Engineering Solutions
TBPE FIRM No. 13987
110 Mesa Park Drive, Suite 200
El Paso, Texas 79912
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6101 W. Courtyard Dr. Bldg. 1, Suite 100
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Office: (512) 358-4049
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SURVEYOR
Land-Mark Professional Surveying, Inc.
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"Serving Texas, New Mexico and Arizona"

DATE OF PREPARATION: AUGUST 26, 2026

RANCHO DESIERTO BELLO UNIT TWENTY ONE

A PORTION OF SECTION 43, BLOCK 78, TOWNSHIP 3, TEXAS & PACIFIC RAILROAD COMPANY SURVEYS, AND A PORTION OF LEIGH CLARK SURVEY No. 297, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS. CONTAINING 21.475 ACRES ±

METES & BOUNDS DESCRIPTION

A PORTION OF SECTION 43, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, AND A PORTION OF LEIGH CLARK SURVEY No. 297, EL PASO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING, for reference, at an existing 2-inch iron pipe located at the common east corner of Section 43, Block 78, Township 3, Texas and Pacific Railroad Company Surveys and Leigh Clark Survey No. 297; THENCE, North 79°42'08" West, a distance of 5028.68 feet to a point lying in the westerly boundary line of Ranch Desierto Bello Unit Ten, for a corner of this parcel and the POINT OF BEGINNING of this parcel description;

THENCE, South 00°00'00" East, with said westerly boundary line, a distance of 892.57 feet to a point, for a corner of this parcel;

THENCE, North 90°00'00" East, continuing with said westerly boundary line, a distance of 25.15 feet to a point, for a corner of this parcel;

THENCE, South 00°00'00" East, continuing with said westerly boundary line, a distance of 429.00 feet to a point, for a corner of this parcel;

THENCE, North 90°00'00" West, continuing with said westerly boundary line, a distance of 31.94 feet to a point, for a corner of this parcel;

THENCE, South 00°00'00" East, continuing with said westerly boundary line, a distance of 314.00 feet to a point at the southwesterly corner of said Rancho Desierto Bello Unit Ten and at the northwesterly corner of Rancho Desierto Bello Unit Sixteen, for a corner of this parcel;

THENCE, South 90°00'00" West, with the westerly boundary line of said Rancho Desierto Bello Unit Sixteen, a distance of 25.66 feet to a point, for a corner of this parcel;

THENCE, South 00°00'00" East, continuing with said westerly boundary line, a distance of 243.00 feet to a point, for a corner of this parcel;

THENCE, North 90°00'00" West, continuing with said westerly boundary line, a distance of 51.96 feet to a point, for a corner of this parcel;

THENCE, southwesterly with the arc of a curve to the right and continuing with said westerly boundary line, a distance of 31.42 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 90°00'00", and a chord which bears South 45°00'00" West, a distance of 28.28 feet;

THENCE, South 00°00'00" East, continuing with said westerly boundary line, a distance of 349.30 feet to a point at the southwesterly corner of Rancho Desierto Bello Unit Sixteen, for a corner of this parcel;

THENCE, North 78°37'00" East, with the southerly boundary line of said Rancho Desierto Bello Unit Sixteen a distance of 117.33 feet to a point lying at the northwesterly corner of Rancho Desierto Bello Unit Seventeen, for a corner of this parcel;

THENCE, South 00°00'00" East, departing said southerly boundary line of Rancho Desierto Bello Unit Sixteen and with the westerly boundary line of said Rancho Desierto Bello Unit Seventeen, a distance of 535.60 to a point at the southwesterly corner of said Rancho Desierto Bello Unit Seventeen and lying in the northerly boundary line of a parcel of land recorded in Document No. 20170017647, Official Records of El Paso County, Texas; for a corner of this parcel;

THENCE, South 89°59'37" West, departing said westerly boundary line of Rancho Desierto Bello Unit Seventeen and with said northerly boundary line, a distance of 341.06 feet to a point, for a corner of this parcel;

THENCE, North 00°30'52" West, departing said northerly boundary line, a distance of 1922.36 feet to a point, for a corner of this parcel;

THENCE, North 00°31'58" West, a distance of 875.32 feet to a point, for a corner of this parcel;

THENCE, North 89°28'02" East, a distance of 70.49 feet to a point, for a corner of this parcel;

THENCE, North 00°31'58" East, a distance of 1.95 feet to a point, for a corner of this parcel;

THENCE, northeasterly with the arc of a curve to the right, a distance of 31.60 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 90°31'58", and a chord which bears North 44°44'01" East, a distance of 28.42;

THENCE, North 90°00'00" East, a distance of 72.96 feet to a point, for a corner of this parcel;

THENCE, southeasterly with the arc of a curve to the right, a distance of 31.42 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 90°00'00", and a chord which bears South 45°00'00" East, a distance of 28.28 feet;

THENCE, South 00°00'00" East, a distance of 2.00 feet to a point, for a corner of this parcel;

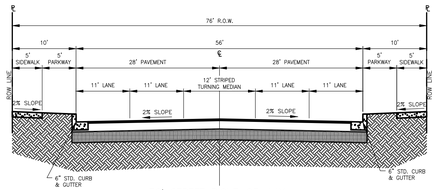
THENCE, North 90°00'00" East, a distance of 52.00 feet to a point, for a corner of this parcel;

THENCE, North 00°00'00" East, a distance of 2.00 feet to a point, for a corner of this parcel;

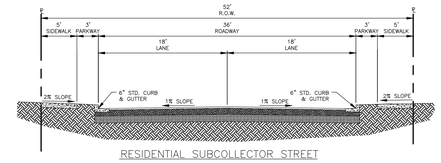
THENCE, northeasterly with the arc of a curve to the right, a distance of 31.42 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00, a central angle of 90°00'00", and a chord which bears North 45°00'00" East, a distance of 28.28 feet;

THENCE, North 90°00'00" East, a distance of 100.45 feet to the POINT OF BEGINNING;

Said parcel contains 21.475 Acres (935,463 Square Feet) more or less.



76' STREET RIGHT-OF-WAY
CLARET CUP PLACE
MINOR ARTERIAL



RESIDENTIAL SUBCOLLECTOR STREET

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C2	20.00'	31.60'	28.42'	N44°44'01"E	90°31'58"
C3	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C4	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C5	20.00'	31.23'	28.15'	S45°15'59"E	89°28'02"
C6	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C7	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C8	20.00'	31.60'	28.41'	S44°44'34"W	90°30'52"
C9	20.00'	31.24'	28.16'	S45°15'26"E	89°29'08"
C10	20.00'	31.60'	28.41'	S44°44'34"W	90°30'52"
C11	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C12	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C13	20.00'	31.24'	28.16'	S45°15'26"E	89°29'08"
C14	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C15	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C16	20.00'	31.60'	28.41'	S44°44'34"W	90°30'52"
C17	20.00'	31.24'	28.16'	S45°15'26"E	89°29'08"
C18	20.00'	31.60'	28.41'	S44°44'34"W	90°30'52"
C19	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N90°00'00"E	25.15'
L2	N90°00'00"W	31.94'
L3	S90°00'00"W	25.66'
L4	N90°00'00"W	51.96'
L5	N78°37'00"E	117.31'
L6	N89°28'02"E	70.49'
L7	N00°31'58"W	1.95'
L8	N90°00'00"E	72.96'
L9	S00°00'00"E	2.00'
L10	N90°00'00"E	52.00'
L11	N00°00'00"E	2.00'
L12	N90°00'00"E	100.45'
L13	N00°30'52"W	20.94'
L14	N90°00'00"E	157.11'
L15	N90°00'00"E	171.60'
L16	N90°00'00"E	163.32'
L17	N90°00'00"E	162.94'
L18	N90°00'00"E	158.55'
L19	N90°00'00"E	105.34'
L20	N90°00'00"E	164.33'
L21	N90°00'00"E	97.96'
L22	N89°28'02"E	25.49'
L23	S89°59'37"W	25.49'
L24	N89°28'02"E	18.50'
L25	N89°28'02"E	26.50'
L26	S89°59'37"W	18.50'
L27	S89°59'37"W	26.50'

LOT AREA TABLE		
BLOCK & LOT #	SQ. FT.	ACRES
Block 33, Lot 17	7,295	0.167
Block 33, Lot 18	6,625	0.152
Block 33, Lot 19	6,625	0.152
Block 33, Lot 20	6,625	0.152
Block 33, Lot 21	6,625	0.152
Block 33, Lot 22	6,625	0.152
Block 33, Lot 23	6,625	0.152
Block 33, Lot 24	6,625	0.152
Block 33, Lot 25	6,625	0.152
Block 33, Lot 26	6,625	0.152
Block 33, Lot 27	6,625	0.152
Block 33, Lot 28	6,625	0.152
Block 33, Lot 29	6,625	0.152
Block 33, Lot 30	6,625	0.152
Block 33, Lot 31	6,625	0.152
Block 33, Lot 32	7,296	0.168
Block 34, Lot 15	6,490	0.149
Block 34, Lot 16	6,490	0.149
Block 34, Lot 17	6,490	0.149
Block 34, Lot 18	6,490	0.149
Block 34, Lot 19	7,010	0.161
Block 34, Lot 20	7,115	0.163
Block 34, Lot 21	6,490	0.149
Block 34, Lot 22	6,490	0.149
Block 34, Lot 23	6,490	0.149
Block 34, Lot 24	6,490	0.149
Block 36, Lot 15	7,684	0.176
Block 36, Lot 16	6,300	0.145

LOT AREA TABLE		
BLOCK & LOT #	SQ. FT.	ACRES
Block 36, Lot 17	6,300	0.145
Block 36, Lot 18	6,300	0.145
Block 36, Lot 19	6,300	0.145
Block 36, Lot 20	8,217	0.189
Block 36, Lot 21	7,468	0.171
Block 36, Lot 22	6,825	0.157
Block 53, Lot 1	7,332	0.168
Block 53, Lot 2	6,135	0.141
Block 53, Lot 3	6,166	0.142
Block 53, Lot 4	6,197	0.142
Block 53, Lot 5	6,229	0.143
Block 53, Lot 6	6,260	0.144
Block 53, Lot 7	6,291	0.144
Block 53, Lot 8	6,323	0.145
Block 53, Lot 9	6,354	0.146
Block 53, Lot 10	6,385	0.147
Block 53, Lot 11	6,416	0.147
Block 53, Lot 12	6,448	0.148
Block 53, Lot 13	6,479	0.149
Block 53, Lot 14	6,510	0.149
Block 53, Lot 15	7,413	0.170
Block 54, Lot 1	13,078	0.300
Block 54, Lot 2	6,298	0.145
Block 54, Lot 3	6,329	0.145
Block 54, Lot 4	6,360	0.146
Block 54, Lot 5	6,390	0.147
Block 54, Lot 6	6,421	0.147
Block 54, Lot 7	6,721	0.154

LOT AREA TABLE		
BLOCK & LOT #	SQ. FT.	ACRES
Block 55, Lot 1	7,092	0.163
Block 55, Lot 2	6,005	0.138
Block 55, Lot 3	6,035	0.139
Block 55, Lot 4	6,065	0.139
Block 55, Lot 5	6,094	0.140
Block 55, Lot 6	6,124	0.141
Block 55, Lot 7	6,154	0.141
Block 55, Lot 8	6,183	0.142
Block 55, Lot 9	6,213	0.143
Block 55, Lot 10	6,243	0.143
Block 55, Lot 11	6,272	0.144
Block 55, Lot 12	6,302	0.145
Block 55, Lot 13	6,332	0.145
Block 55, Lot 14	6,362	0.146
Block 55, Lot 15	7,165	0.164
Block 76, Lot 9	6,555	0.150
Block 76, Lot 10	6,555	0.150
Block 76, Lot 11	6,555	0.150
Block 76, Lot 12	7,377	0.169
Block 77, Lot 34	8,062	0.185
Block 77, Lot 35	6,382	0.147
Block 77, Lot 36	6,382	0.147
Block 77, Lot 37	6,382	0.147
Block 77, Lot 38	6,382	0.147
Block 77, Lot 39	6,382	0.147
Block 77, Lot 40	6,382	0.147
Block 77, Lot 41	6,382	0.147
Block 77, Lot 42	7,524	0.173

PLAT NOTES AND RESTRICTIONS

1. BEARINGS ARE BASED ON UNDERLYING DEEDS.
2. ◉ = THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENTS LOCATIONS.
3. MB = THIS SYMBOL REPRESENTS U.S. POSTAL SERVICE COLLECTION BOX UNITS. POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
4. ACCORDING TO THE FEDERAL EMERGENCY MAPPING AGENCY, FLOOD INSURANCE RATE MAP, PANEL NO. 480212 0250B, DATED SEPTEMBER 4, 1991, THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X" WHICH BY DEFINITIONS IS NOT A SPECIAL FLOOD HAZARD ZONE.
5. ALL UTILITY EASEMENTS ARE 10 FEET WIDE UNLESS OTHERWISE SPECIFIED.
6. SET 5/8" REBAR WITH CAP STAMPED "LAND-MARK TX 4869 NM11402" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
7. TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

   INSTRUMENT NO._____ INSTRUMENT NO._____
8. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

   INSTRUMENT NO._____
9. THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO RANCHO DESIERTO BELLO UNIT TWENTY ONE BY THE HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION WITHIN ONE YEAR OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.

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

AREA TABLE		
DESCRIPTION	ACRES	SQ. FT.
RESIDENTIAL	12.839	559,261
RIGHT-OF-WAY	8.636	376,202
TOTAL	21.475	935,463

STREET TABLE			
NORTH - SOUTH	LENGTH	EAST - WEST	LENGTH
KENAZO DRIVE	2798.08'	NARCISO DRIVE	328.71'
"A" STREET	896.57'	SABIO DRIVE	326.26'
"B" STREET	531.01'	STAR CACTUS AVENUE	263.90'
"C" STREET	919.76'	CLARET CUP PLACE	262.29'

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

ENGINEER
TRE & ASSOCIATES
Engineering Solutions
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DATE OF PREPARATION: AUGUST 26, 2026

TOWN OF HORIZON CITY

ORDINANCE NO. 0035 AMENDMENT NO. _____

AN ORDINANCE AMENDING THE TOWN OF HORIZON CITY SUBDIVISION ORDINANCE BY REPEALING AND REPLACING CHAPTER 10A SUBDIVISION ORDINANCE; SECTION 2.8 PARKLAND DEDICATION AND FEES IN LIEU; ADOPTING PARKLAND DEDICATION REQUIREMENTS, FEES IN LIEU OF PARKLAND DEDICATION, PARK DEVELOPMENT IMPROVEMENT FEES, PARKLAND CREDITS, PRIVATE PARK CREDITS FOR MULTIFAMILY DEVELOPMENT, PARK FACILITIES STANDARDS AND AMENDING THE SUBDIVISION CONSTRUCTION DESIGN MANUAL TO INCLUDE THE STANDARDS AND REVISE CROSS-SECTIONS; PARK DESIGN; PARKLAND FUND ADMINISTRATION, REFUNDS, APPEALS, EXHIBIT A PARKLAND DEDICATION, FEE IN LIEU AND PARK DEVELOPMENT IMPROVEMENT FEE SCHEDULE AND ESTABLISHING PARKLAND REQUIRED STANDARDS; PROVIDING FOR SEVERABILITY, REPEALER, PROPER NOTICE, AND EFFECTIVE DATE.

WHEREAS, a proposal was brought forward by staff to and considered by Horizon City Planning and Zoning Commission to amend portions of Ordinance No. 0035relating to parkland dedication, fees in lieu of, multi-family park credits, park facility standards, parkland fund administration, appeals and exhibit A Improvement Fee Schedule; and

WHEREAS, the Planning and Zoning Commission will consider the staff's proposals at its September 21, 2026, regular meetings; and

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

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

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

WHEREAS, the City Council finds that it is necessary and proper for the good government, peace, and order and that our physical environment has a direct impact on the chances for happy, prosperous lives for the residents of the Town of Horizon City to adopt this Ordinance and technical code; and

WHEREAS, the City Council finds that residential development creates a demand for parks, recreational facilities, trails, open space, and public recreational improvements; and

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WHEREAS, the City Council finds that it is necessary and desirable to require new residential development to contribute its proportionate share toward park acquisition and development costs; and

WHEREAS, Texas Local Government Code Chapter 212 authorizes municipalities to require parkland dedication, fees in lieu of dedication, park development fees, or a combination thereof; and

WHEREAS, the Town Council desires to adopt parkland dedication regulations modeled after the City of El Paso Parkland Dedication Ordinance and Park Facilities Standards;

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

I. ENACTMENT OF AMENDMENTS

Pursuant to Sections 51.001 and 51.012 of the Texas Local Government Code, the City Council of the Town of Horizon City hereby enacts and adopts this amendment no. 17 to Ordinance no.0035, which regulates subdivisions within the territorial limits of the Town of Horizon City and related matters, to amend parkland dedication, fees in lieu of, multi-family park credits, park facility standards, off-site parkland dedication, parkland fund administration, appeals and Exhibit A Improvement Fee Schedule as follows:

Section 2.8 of the Subdivision Ordinance is hereby repealed and replaced in its entirety.

SECTION 2.8 PARKLAND DEDICATION AND FEES IN LIEU

2.8.1 Purpose

The purpose of this Section is to ensure adequate parkland and recreational facilities are available to serve residents of new residential development and to require development to contribute its proportionate share toward acquisition and development of park facilities necessitated by growth.

2.8.2 Applicability

This Section applies to:

A. Single-family residential development;

B. Duplex development;

C. Townhome development;

D. Multifamily development;

E. Mixed-use development containing residential dwelling units.

2.8.2.1 Review by the Parks and Recreation Manager.

The Parks and Recreation Manager shall make recommendations based upon the requirements of this chapter to the Planning Department at the appropriate time within the plat review process. Recommendations received pursuant to this chapter shall be noted in the written report prepared by the Planning Director for the subdivision application, and shall be forwarded to the subdivider, Planning and Zoning Commission and City Council, where applicable.

2.8.3 Dedication Requirement

A. As a condition of subdivision approval, the applicant shall dedicate parkland, pay a fee in lieu of parkland dedication, pay a Park Development Improvement Fee, or provide a combination thereof as determined by the City.

B. It is declared by the city council that recreation areas in the form of neighborhood parks, community parks and regional parks that serve several neighborhoods, linear parks, trails, and open space areas are necessary and in the public welfare, and that the only adequate procedure to provide for same is by integrating such a requirement into the procedure for planning and developing property or subdivisions in the city, whether such development consists of new construction on vacant land or the addition of new construction or redevelopment on existing developed lands.

C. Neighborhood parks, community parks, linear parks, trails and open space areas referred to in this chapter are those parks providing for a variety of outdoor recreational opportunities and within convenient distances from the majority of the residences to be served thereby. The primary cost of those parks should be borne by the ultimate property owners who, because of their proximity to such parks, shall be the primary beneficiaries of such facilities.

D. The requirements for parkland are based in part on the standards, needs and objectives set forth in the Town of Horizon City Parks and Recreation Master Plan, routinely amended and adopted by the city council, a copy of which shall be retained in the office of the Parks and Recreation Manager and which shall be incorporated by reference herein for all purposes. Therefore, the requirements in this code and any requirements in the Design Standards for Construction Manual (DSCM) are adopted to affect the purposes stated above and shall apply to any development within the Town of Horizon City, except as noted therein.

E. Dedication Required. All subdivisions located within the corporate limits of the Town of Horizon City and within those areas designated in the city's extra territorial jurisdiction (ETJ), as identified on an official map kept in the office of the planning official.

1.The land conveyed and deeded to the city shall not be subject to reservations of record, encumbrances or easements which will interfere with the use of the land for park purposes.

2.Where a subsurface interest is severed from the surface estate, retention of the subsurface interest may not be considered an encumbrance for the purposes of this chapter.

F. In Residential Subdivisions. A residential subdivision shall provide for the parkland needs of the community pursuant to Section 2.8.5, Parkland Calculation.

1.For purposes of this chapter, a residential subdivision shall include any subdivision application submitted on property where the zoning allows for single-family, two-family or multifamily development (apartments).

2.This provision may be waived by the Planning Director where the city is provided with a copy of deed restrictions or other legal instrument verifying that the property within the subdivision application or portion thereof, is restricted to nonresidential uses as defined in this chapter. The evidence shall be provided to the Planning Director for the filing of the preliminary plat and shall be reviewed by the City Attorney prior to the Planning and Zoning commission action on the preliminary plat. Failure of the subdivider to provide this information with the filing of the preliminary plat shall result in the subdivision application being considered as a residential subdivision.

C. In nonresidential subdivisions. After parkland fees have been calculated, a subdivision, not otherwise classified as a residential subdivision, that changes the use to include dwelling units or increases the density of dwelling units within the subdivision, shall trigger a recalculation of parkland fees or parkland dedication under Section 2.8.3. If additional fees are due or if the recalculation requires parkland to be dedicated, then such fees shall be paid, or dedication provided, prior to the issuance of any building permit.

D. The requirement to provide parkland to the city pursuant to this title shall not be satisfied using land required to be conveyed by the subdivider to the city as part of a separate legal instrument, condition, covenant, contract, agreement, sale or ordinance, except as specifically provided in this Chapter.

2.8.3.1 Off-site parkland dedication.

A. Application. Where a master plan or land study is submitted by a subdivider pursuant to Chapter 10 Subdivision Regulations and Chapter 10A Subdivision Ordinance, the city or the subdivider may request that an off-site dedication of parkland be accepted within the corporate limits or within the areas designated in the city's extra territorial jurisdiction (ETJ), as identified on an official map kept in the office of the planning official. An application for off-site dedication of parkland shall be filed by a subdivider with the Planning Director.

B. Credit Applicability. Parkland to be deeded as part of an off-site dedication shall be entirely within the boundaries of the park service area as the proposed subdivision. Park service areas are designated by the Town of Horizon City Parks and Recreation Master Plan and are published by the Parks Division.

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C. An off-site parkland dedication shall be an option available to the subdivider where parkland credits derived are then used to reduce by an equivalent amount any subsequent parkland requirement generated by the submission of phased residential subdivisions. The credit shall be applied to residential subdivisions submitted from within the applicable park service areas. Where a parkland dedication straddles two park service areas, credits shall be allowed within either park service area if approved by the City Council, upon an affirmative recommendation of the parks and recreation division.

D. Formula.

1. For purposes of determining the credit, the following procedure shall be used:

a - b = c

Where:

"a" is the amount of parkland dedicated or deeded to the city expressed in total acres (credit);

"b" is the amount of subsequent parkland acreage required to be deeded to the city pursuant to Section 2.8.5, Parkland Calculation, for a residential subdivision, based on the parkland calculation rates in effect at the time of the submittal;

"c" is the amount of parkland credit available from the parkland dedicated or deeded. If a reduction exceeds the credit, the difference shall be the amount of required parkland to be dedicated or deeded to the city after reduction.

E. In no instance shall a parkland credit be from the value of the land dedicated or deeded in terms of fees it would have generated, or the market value of the land expressed in dollars. This parkland credit option may be exercised by the subdivider who dedicated or deeded the parkland to the city or may be transferred to a subsequent purchaser of land within the applicable park zone(s), The subsequent purchaser must submit written proof of such a transfer to the Planning Director. The Planning and Zoning Commission shall approve, upon recommendation by the director of the parks and recreation department, the residential subdivision(s) to which the credit shall be applied.

2.8.4 Exemptions from Parkland Dedication Requirement

The following shall be exemptions from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

A. A residential replat of an area where the density has not been increased from the original subdivision, as evidenced by the original subdivision and replat. In the case of a replat where parkland was not originally provided, the parkland requirements shall prevail;

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B. A replat or an amendment to a subdivision plat where the only change to the original subdivision plat is that easements or rights-of-way are eliminated, added or changed and there is no increase in density.

C. A nonresidential replat which changes the lot location or design, but where the acreage has not been increased, as evidenced by the original subdivision and replat;

D. A replat which changes the use of the original subdivision from residential to nonresidential, and the fees paid (or the equivalent fees which would have been paid based on parkland dedicated) on the original subdivision are more than or equal to the fees required on the replat;

E. A replat which changes the use of the original subdivision from nonresidential to residential, and the fees paid for the original subdivision are more than or equal to the fees required on the replat;

F. Land shown within an amending subdivision where density is not increased, as evidenced by the original and amending subdivisions; or

G. Land shown within a subdivision, whether residential or non-residential, which is designated for use as a public facility.

2.8.5 Parkland Calculation

A. Rate.

1. Where a residential subdivision application is filed, the amount of parkland required to be deeded to the city shall be as follows:

a. Single-Family and Two-Family Units. One acre of parkland for every one hundred dwelling units calculated as follows:

"x" = "y"/100

Where:

"x" is the amount of acres of parkland required to be deeded, and

"y" is the number of dwelling units in the subdivision.

b. Multifamily. One acre of parkland for every two hundred dwelling units calculated as follows:

"x"=;frac;"y" × "z";200

Where:

"x" is the amount of acres of parkland required to be dedicated;

"y" is the gross acres of the proposed multifamily subdivision; and

"z" is the density of the proposed multifamily subdivision.

c. Density Calculated. In calculating the parkland requirement for residential subdivision applications where more than one unit per lot may be allowed, density shall be determined by using the gross density permitted by the zoning classification on the property Chapter 14 Zoning.

d. The Planning Director may waive the gross density used in the parkland calculation rate for subsection (A)(1)c. above when the subdivider verifies by means of deed restrictions or other legal instrument that the density permitted within the subdivision is less than the gross density required by subsection (A)(1)a. or (A)(1)b. of this section. The evidence shall be provided to the Planning Director with the filing of the final plat and shall be reviewed by the city attorney prior to City Council action on the final plat. Failure of the subdivider to provide this information with the filing of the final plat shall result in the gross density rates of this chapter being applied to the parkland calculation.

e. Mixed-Use Developments. Subdivisions that provide a mixture of residential and nonresidential components shall meet the requirements of this chapter in the following fashion.

i. Horizontal Mixed-Use Developments. For mixed-use developments where residential and nonresidential components occur in separate buildings within the same development, the residential components shall meet the requirements established in Section 2.8.5, Parkland Calculation. Nonresidential components shall meet the requirements of Section 2.8.8, Fee in Lieu of Dedication.

ii. Vertical Mixed-Use Developments. For mixed-use developments, where residential developments occur above or besides non-residential development within the same building, the following requirements shall apply.

(A) If the nonresidential component equals or exceeds twenty percent of the gross square footage of the development, parkland fees for the entire development shall be based on the nonresidential fee requirements of Section 2.8.8, Fee in Lieu of Dedication.

(B) If the nonresidential component is less than twenty percent of the entire square footage of the development, parkland fees for the entire development shall be based on the number of residential units as per the requirements of subsection (A)(1)(b) above.

B. Types of Parkland That May Be Dedicated. The following park configurations of land may be proposed by the subdivider to meet the dedication requirements of this chapter. The lands to be dedicated and the type of dedication to be provided shall be based on the affirmative recommendation of the Parks and Recreation Manager and the approval of the Planning and Zoning commission.

If the Parks and Recreation Manager does not provide an affirmative recommendation, the developer may appeal the Parks and Recreation Manager's decision. The Parks and Recreation

Manager shall provide the developer, in writing, with the reasons for the denial. The appeal will require the developer to file an appeal with the Planning Director within fifteen business days of receiving the decision. The appeal shall be accompanied by the following:

(a) A thirty-day waiver of the thirty-day statutory requirement for approval of the subdivision plat.

(b) The reasons for the appeal. Upon receipt of the appeal, the planning director shall place the appeal on the next available Planning and Zoning Commission meeting. The Planning and Zoning Commission may overturn the parks director's decision by a super majority, which shall be three-fourths of the Planning and Zoning Commission present and voting. In determining whether to overturn the parks director's decision, the Planning and Zoning Commission shall consider any evidence presented by the developer and parks director. In no instance can the Planning and Zoning Commission modify or vary any city code requirements.

An alternative type of dedication may be recommended by the Parks and Recreation Manager, based on the specific nature of the subject property. Any dedication that is proposed shall meet the requirements of the Town of Horizon City Standards, except as noted in this chapter.

1. Neighborhood Parks. Lands for parks that serve a neighborhood shall be of the quantity determined by the density of the residential subdivision submitted pursuant to Section 2.8.5, Parkland Calculation. The developer may satisfy Section 2.8.5 by providing multiple park sites that comply with Section 2.8.7, Standards for Dedicated Parkland, for a residential subdivision application.

2. Dual Park-Pond. Parks and drainage retention or detention ponds may be placed side by side or combined to provide for larger and more efficient park and open space lands for neighborhoods.

Conceptual cross-sections for park-pond areas are included in the subdivision standards. These conceptual drawings are intended to serve as a guideline to the designer, and modifications that meet or exceed the intent of this chapter are encouraged. All park-pond designs shall be approved by the director of parks and recreation, and the city engineer or city floodplain administrator.

a. Park-ponds requirements. For purposes of this subsection, the ponding area proposed for use as a park-pond shall require an affirmative approval for park usage by the director of the parks and recreation department, subject to the provisions below being met. Where acceptable, the pond portion of the park may count towards the required parkland dedication amount at ratio of one acre of park-pond for every one acre of required parkland dedication, subject to the following requirements being met.

I. To be considered as a park-pond, the proposed facility must be located no further than one-half mile from all residences that it is intended to serve. The street frontage for the park-pond shall be continuous along one complete side of the park or thirty-five percent of the park perimeter whichever is greater.

ii. Flat perimeter areas on the rim of the ponding basin shall be provided. These shall be a minimum of ten feet in width from the edge of the pond slope to the nearest property line to allow for a trail, landscaping and pond maintenance requirements. If abutting a seven-foot sidewalk or trail the flat perimeter area shall be a minimum of five feet. Wider and variable width areas are preferred to create a more parklike appearance.

iii. A park-pond shall include a flat, contiguous park area adjacent to the detention or retention basin that is not subject to periodic inundation during a ten-year storm event. The area shall be at least one-half acre, including the nearest adjacent perimeter flat zone, and shall meet the applicable minimum improvement requirements of Section 2.8.7, Standards for Dedicated Parkland, as determined by the Director of Parks and Recreation. For park-ponds with a pond area greater than two and one-half acres, the upper park area shall be at least twenty percent of the pond area. The area shall be configured to accommodate permanent park structures, such as play features, multi-purpose courts, and shade pavilions.

iv. Side slopes in park-ponds shall not exceed a maximum three to one horizontal to vertical slope. Flatter side slopes are recommended.

v. If a two-tier park-pond is designed, then the lower tier flat area shall not be less than twenty percent of the upper tier flat area.

vi. The maximum depth of the pond portion of a park-pond shall not exceed ten feet for a two-tier park-pond and six feet for a one-tier park-pond.

vii. Perimeter areas around the pond shall be planted to create an attractive buffer zone around the park-pond. Plant materials and required irrigation system(s) must be installed and operational at the time the city accepts the facility. All irrigation and planting shall meet the park facilities standards referenced in Section 2.8.7, Standards for Dedicated Parkland.

viii. Signs shall be provided to inform the public of the dual park-pond purpose and to notify them of the potential safety hazard from stormwater detention/retention.

ix. Percolation tests at the bottom of the park-pond basin shall be performed according to ASTM 5126. Stormwater shall percolate within seventy-two hours or as may be approved by the city engineer or other designee of the Mayor.

x. A fully accessible route that meets Americans with Disabilities Act (ADA) standards to the lower park area in the basin of the pond shall be provided.

xi. Grading, irrigation, and turf shall be provided in accordance with Section 2.8.7, Standards for Dedicated Parkland.

xii. Credit may be provided for that portion of the park-pond that exceeds the amount of parkland required to be deeded to the city pursuant to this title if the credit to be derived is

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within the same park service area and upon the affirmative recommendation of the director of parks and recreation.

b. Other ponds not serving as park ponds. This shall meet minimum placement, setback and landscaping requirements as established by the Town of Horizon City Stormwater Drainage Manual.

3. Linear park corridors and trail development. Trail corridors may be dedicated and constructed by the subdivider, and may serve as credit against required parkland, subject to the following conditions being met:

a. Where adjacent to private property lines on either side of the corridor, the trail corridor shall be a minimum of thirty feet in width;

b. Where the trail corridor is adjacent to a permanently preserved corridor such as a drainage channel or natural open space, the additional trail corridor width may be reduced to fifteen feet. A minimum of ten feet from the nearest edge of the trail adjacent to a private property line shall be maintained except where separated from such private property by a wall;

c. If the trail corridor is located adjacent to a street right-of-way, the trail corridor shall be a minimum of fifteen feet in width as measured from the adjacent back of curb. The additional portion of the corridor that is outside of the street right-of-way and that is a minimum of five feet in width shall be credited as lands meeting the parkland dedication requirements of Section 2.8.5, Parkland Calculation. Trails shall be a minimum of eight feet in width. Narrower trails will not count as credit towards parkland requirements. Trail surface material shall follow the requirements of the Town of Horizon City's Park Development Standards. The Town may elect to contribute to the cost of the trail if a width wider than eight feet is deemed appropriate for that specific location;

e. Public access points to the corridor shall be provided at regular intervals. The linear areas adjacent to the corridor shall have open space, street ROW, or other opportunities for immediate and safe ingress/egress along at least seventy-five percent of the corridor length on one side or the other;

f. A zone that is a minimum of five feet wide along each side of the trail shall be improved with a natural non-irrigated landscape treatment, following guidelines contained in the park facilities standards referenced in Section 2.8.7, Standards for Dedicated Parkland.

g. Trails may be built on power lines or other utility corridors, but in cases with corridor lands whose ownership is not fully transferable to the Town, only the lands under built trails and those improved areas meeting the requirements of this subsection will count towards the parkland dedication requirements of this chapter. In such cases, the easement holder or right-of-way owner must provide legal acceptance allowing the trail to be built with free public access provided in perpetuity;

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h. Trail standards in this title and in the Design Standards for Construction Manual may be modified by the City Council based upon the recommendation of the Parks and Recreation Manager;

i. Trail corridor lighting is not required for earthen trails or for corridors located within public right-of-way where street lighting is provided. In all other cases, the Parks and Recreation Manager may require lighting in accordance with the Park Facilities Standards, the Design Standards for Construction Manual, and applicable Dark Skies requirements.

4. Open space lands and arroyos—types of land that are noted as areas that should be preserved in the Town of Horizon City Parks and Open Space Master Plan, such as natural arroyos, may be used to meet the land dedication requirements of this chapter:

a. For purposes of this subsection, the area open space to be used in applying for the reduction shall be the acreage that is deemed acceptable for preservation by the Parks and Recreation Manager and approved by the City Council;

b. Open space land will not be required to meet the minimum development standards of Section 2.8.7, Standards for Dedicated Parkland.

c. One acre of open space dedication will count as one-half of an acre of required parkland dedication;

d. Other open space lands, such as arroyos, that exceed the parkland requirements of this chapter, may be accepted by the Town of Horizon City. The Town of Horizon City will assume maintenance of these areas.

2.8.6 Park Service Areas

Parkland obligations shall be administered according to the Park service areas established by the Town Parks Master Plan and Park Facilities Standards.

2.8.7 Standards for Dedicated Parkland

1. Dedicated parkland shall:

A. Be suitable for recreational use;

B. Be accessible by public street;

C. Comply with Town Park Facilities Standards;

D. Be accepted by the Town.

2. Standards for deeded parkland:

A. General Characteristics. Parkland, deeded to the city as provided in this chapter, shall meet the standards set forth below and in the Construction Design Manual:

1. The parkland shall be located in a location near the center of the subdivision or subdivisions that it serves, with the expressed goal that the park is no further than one-quarter mile measured by walking distance from any residence within the subdivision that it serves;

2. Where the subdivision is an initial phase of multiple phases, the park may be located so that it is accessible to the future phases, provided that the park meets the requirements of subsection (A)(1) above;

3. Parklands submitted for dedication shall be located so that users are not required to cross arterial roads to access the park site from within the subdivision, and shall not abut an arterial except in the following circumstances:

a. Parks over twelve acres may abut an arterial on one side; or

b. The arterial has no more than four lanes and has on-street parking; or

c. Parks permitted in subsection (B)(4)(a) (Alternate Park Type Table).

4. If the park is one acre or larger, the entire boundary of the parkland shall abut either a public or private street, dedicated open space or arroyo. Parks of less than one acre shall abut a public or private street, dedicated open space or arroyo on at least two sides. Buildings on lots that have frontage on streets that abut the park shall face the park. Residential lots may abut parkland provided that the subdivider incorporates the following standards:

a. Pedestrian connectivity between the parkland and adjacent lots is provided,

b. That a front build-to line, in accordance with the zoning ordinance, is delineated on the plat so that residential structures face the park, and

c. The park site shall share at least one boundary line with a public or private street;

5. The parkland should, when possible, be located adjacent to school sites, ponding areas, or public open space to facilitate shared facilities;

6. When parkland is deeded to the city as required by this title, the area of the park shall be calculated from the nearest property line or street right-of-way line, and not from the existing or proposed curb line of an adjacent street, unless park features are incorporated into the parkway, subject to an affirmative recommendation by the Parks and Recreation Manager and approval by the Planning and Zoning Commission. Sidewalks and signs shall not count as park features that allow the inclusion of the parkway area as part of the park area calculation; and

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7. Where possible, and as approved by the director of the parks and recreation department, parkland shall be designed and located within a subdivision to allow for an extension or connection to a public park or other public recreational facility within an abutting subdivision.

B. Minimum improvements for lands to be dedicated as parkland. Parkland, deeded to the city, shall meet the following minimum improvements described by this subsection.

1. The subdivider shall indicate the proposed parkland improvement(s) within the subdivision improvement plans as required in Section 5 Subdivision Plat Design Standards

2. Construction of the required minimum parkland improvement(s) shall be in accordance with the approved subdivision improvement plans and shall be completely installed and constructed by the subdivider within the time period specified for construction of subdivision improvements in this title.

3. An improved park shall, at a minimum, include the following:

a. Paving frontage, curbing, and gutter for all street frontages abutting the outside perimeter of the parkland;

b. Utility (water, sanitary sewer and electricity) extensions to the perimeter of the park at a location indicated by the Parks and Recreation Manager and that are consistent with published EPWU rules;

c. An accessible route shall be installed per the Texas Accessibility Standards (TAS) on all street frontages abutting the outside perimeter of the parkland of a minimum width and construction to provide accessibility to individuals with disabilities as provided by the Texas Accessibility Standards (TAS). The Parks and Recreation Manager shall approve the sidewalk alignment and width;

d. Grading, automatic irrigation and turf within the parkland boundaries shall be installed prior to the acceptance of the proposed parkland submittal. The Parks and Recreation Manager shall approve the design and installation. The City Council may, upon an affirmative recommendation from the Parks and Recreation Manager and Planning and Zoning Commission, allow parkland to remain undisturbed in its natural state;

e. One age-appropriate play structure unit entirely covered by a metal shade canopy, for either ages two—five years or ages five—twelve years, with a minimum fifty-foot by fifty-foot user zone, from an approved park department list of acceptable alternatives, including an appropriate safety surface that meets industry requirements. If a play structure already exists within a dedicated park within one-fourth mile, other comparable amenities entirely covered by a metal shade canopy of comparable size may be provided such as basketball courts, outdoor exercise stations, splash pads, or picnic tables.

f. A minimum of two accessible shaded picnic tables, or four benches or a combination of benches and tables, per acre on concrete pads;

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g. A minimum of one trash can per acre on a concrete pad;

h. Pedestrian-oriented perimeter lighting along adjacent public and private street rights-of-way and one light at the playground or focal point of the park;

i. Where open space lands to be left in an undisturbed state are accepted as required parklands, grading, automatic irrigation and turf establishment requirements shall be waived;

j. Standards. Park standards required are included in the Park Development Standard Manual.

i. Facilities and improvements provided by a subdivider on land dedicated as parkland shall be designed and installed to meet the minimum standards of this chapter, the Construction Design Manual and the parks and recreation division as established in the park's facilities standards, a copy of which is maintained by the parks and recreation division. The parks facilities standards shall be approved by the Planning and Zoning Commission and the City Council. The parks facilities standards may be revised as necessary; however, each change shall be approved by the Planning and Zoning Commission and the City Council.

ii. Facilities and improvements of a park developed for and owned by the city, regardless of whether the project is developed through Town of Horizon City Engineering and Capital Construction or the project is developer-generated, shall be designed and installed to meet the minimum standards of the following, or as otherwise approved by the Parks and Recreation Manager, in accordance with related federal, national, state, or local codes, including but not limited to the following:

1. International Play Equipment Manufacturer's Association (IPEMA);

2. Consumer Product Safety Commission (CPSC) Handbook for Public Safety;

3. American Society for Testing and Materials (ASTM);

4.Accessibility Standards for Play Areas through the ADA Accessibility Guidelines (ADAAG);

5. Illuminating Engineering Society of North America (IESNA RP-6-01);

6.Sports Turf Management Association (STMA);

7.American Society for Testing and Materials (ASTM F08).

k. Street trees shall be provided in the parkway abutting the park at twenty-foot intervals. If the park does not abut street ROW on all sides, in addition to the street trees, shade trees shall be provided at a minimum of ten trees per one-fourth acre.

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4. The subdivider shall be required to submit development construction plans that conform to this title, the SDM and the parks and recreation department design, construction and specification standards. The parks and recreation department will review the construction documents for compliance with city park construction requirements. The developer must agree to standard city construction inspections of the park improvements.

C. Exceptions. For purposes of this chapter, off-site dedications accepted pursuant to Section 2.8.3.1 Off-site parkland dedication. Off-site Parkland Dedication shall not be required to satisfy the requirements of subsection (B)(3) of this section at the time of acceptance of the deed by the city. The city shall require the approval of a development agreement as a condition of acceptance of an off-site dedication, requiring such improvements within two years of the recording of the first subdivision plat within the development by the property owner who deeded the parkland, or a subsequent purchaser.

2.8.8 Fee in Lieu of Dedication

The Town may require a fee in lieu of dedication where:

A. The required parkland is insufficient to create a functional park;

B. Existing park facilities adequately serve the development;

C. The needs of the development are better served through acquisition or improvement of parks elsewhere within the Park service area;

D. The proposed parkland does not comply with adopted standards.

E. When Applicable.

1. Residential Subdivisions. The city may require a cash payment in lieu of parkland dedication under the following circumstances:

a. When an area of parkland less than one acre is required to be dedicated, or less than two acres if there is an existing park within one-half mile, and upon the recommendation of the Parks and Recreation Manager and the Planning and Zoning Commission;

b. Where the Parks and Recreation Manager determines that the park needs of the subdivision would be better served by developing other parks in the same park zone;

c. In instances where the parkland to be dedicated does not meet the standards set forth in this chapter;

d. In instances where the required parkland dedication meets or exceeds two acres, the Planning and Zoning Commission, upon the recommendation of the director of parks and recreation, may require a reduction in land dedication of up to twenty-five percent and payment of the balance of the required dedication in improvements to the site or in fees in lieu of land dedication.

e. When the city accepts a combination of the following: parkland dedication, cash payment in lieu of land dedication, or bonus reductions received pursuant to Section 2.8.12, Providing Private Park Facilities to Satisfy Required Parkland Dedication or Fee Requirements.

2. Nonresidential Subdivisions. The subdivider shall be required to pay fees in lieu of the dedication of parkland dedication for all nonresidential subdivision applications. Where the Parks and Recreation Manager recommends that the park needs of that park zone would be better served by preserving existing open space land on the property or by developing other parks in that park zone, the following alternatives may be used.

a. Where open space lands that meet the types noted for preservation in the Town of Horizon City Open Space Master Plan occur in the nonresidential subdivision, the city may accept a dedication of open space lands in lieu of, or in combination with the payment of park fees. The value of the land to be dedicated shall be equivalent to the fee amount required for that subdivision, and the proposed dedication must be at least one acre in size.

b. An amount equal to the fee required for the non-residential subdivision may be used by the subdivider to provide additional park facilities in an existing or proposed park within the existing park zone. The types of facilities to be provided and the proposed location for those facilities shall be subject to approval by the director of parks and recreation.

3. Fee Calculation. Where the city requires or accepts payment of cash in lieu of the dedication of parkland, such payment shall be equivalent to the following:

1. Residential Subdivisions.

a. Single-family and two-family: one thousand four hundred dollars per dwelling unit;

b. Multifamily: eight hundred dollars per dwelling unit.

2. Nonresidential Subdivisions. One thousand dollars per gross acre multiplied by the number of acres rounded to two decimal places, with a minimum of three hundred and thirty-three dollars for a subdivision of less than one-third acre.

4. These fees shall be indexed to any increase in the National Consumer Price Index (CPI) and adjusted no less frequently than every three years.

a. Form Tendered. A cash payment made pursuant to this chapter shall be tendered in the form of a cashier's check, payable to the Town of Horizon City. The cashier's check shall be submitted to the Planning Director and shall accompany the recording plat submission.

b. Refunds. Under no circumstance shall fees received in lieu of parkland dedication required by this chapter be refunded to a subdivider, except as provided in Section 2.8.15, Refunds.

c. In a subdivision where the density calculation for parkland results in a park site of less than one acre and the developer has paid fees in lieu of dedicating parkland, should the developer,

within a period of three years following the recording of the initial subdivision, submit a plat for development of land contiguous to the land in which parkland fees were paid, the city shall have the option of refunding to the developer an amount equivalent to those parkland fees paid for the previous development and calculating the parkland requirements for the new subdivision plat based on the density for both the previously submitted subdivision plat and the new subdivision plat. The calculation shall be based upon the parkland dedication requirements in effect at the time of each subdivision plat submittal. For purposes of this subsection, a refund shall be made from park fees collected and available from within the applicable park zone for each subdivision.

2.8.9 Park Development Improvement Fees

The Town may require Park Development Improvement Fees for acquisition, development, construction, rehabilitation, expansion, or improvement of public park and recreational facilities serving the applicable park service area through a Park Development Participation Agreement subject to City Council approval.

2.8.10 Parkland Credits

Developers shall be entitled to credit for:

A. Land dedicated and accepted by the Town;

B. Public park improvements accepted by the Town;

C. Improvements to existing public parks serving the applicable Park service area.

2.8.11 Private Park Credits for Multifamily Development

A. Multifamily developments may receive parkland dedication credits and fee reductions for private recreational facilities provided within the development.

B. Eligible private recreational facilities may include:

1. Community parks;
2. Recreational open space;
3. Sports courts;
4. Swimming pools;
5. Clubhouses;
6. Playground facilities;
7. Trail systems;
8. Recreational amenities approved by the Town.

C. To qualify for credit:

1. Facilities shall be permanently available to residents of the development;
2. Facilities shall comply with the Town Park Facilities Standards;

3. Facilities shall be privately owned and maintained;
4. Facilities shall be protected through recorded covenants, easements, or maintenance agreements acceptable to the Town.

D. The Planning and Zoning Commission may recommend, and the Town Council may approve fee credits up to one hundred percent (100%) of otherwise required park fees based upon the recreational value of the facilities provided.

2.8.12 Providing Private Park Facilities to Satisfy Required Parkland Dedication or Fee Requirements

A. Private Park Facilities. Where park areas and recreational facilities are to be provided in a proposed single family, duplex, or multifamily development, the required parkland may be satisfied provided that the following criteria are met:

1. Facilities shall be privately owned and maintained by the future residents of the subdivision or by the owner of a rental facility.

2. Private ownership and maintenance of such areas and facilities shall be adequately provided for by recorded written agreement, conveyance, or restrictions;

3.The use of such areas and facilities shall be restricted for park and recreational purposes by a recorded covenant, which runs with the land in favor of the future owners of property and cannot be amended or removed without the consent of the city council;

4.The areas, improvements and facilities wishing to receive credit shall be reasonably similar or comparable to what would be required to meet public park and recreational needs of this chapter.

B. Recreational Facilities. No credit shall be given for recreational facilities other than the land upon which those facilities are located as defined in this chapter.

C. Size of Park Areas. Open turf or play areas and/or park recreational areas may be of any size provided that a total of one quarter (¼) acre total functional park space to meet the recreational needs of residents is provided in conformance to the Park Standards Manual. Functional park space areas may include parks, child play areas, multi-purpose courts, and other similar facilities. However, swimming pools, community, recreational or exercise buildings, and similar facilities shall not be eligible for credit. Any open turf or play area used for parkland dedication credit shall be commonly accessible by all residents and not be used in calculating minimum landscaping requirements in Chapter 3 Building Regulations, any required zoning condition such as a landscaped buffer, be part of any required set back, any yard (front, side, rear) for any single-family home requirement placed as a condition to detailed site plan approval, or any other building code requirement.

D. Credit Calculation.

1. One acre of private parkland shall count as credit for one-half acre of the required parkland dedication. The parkland requirement may be satisfied in its entirety by providing private parkland which meets the criteria in this section.

2. If the required parkland dedication cannot be completely satisfied by providing private parkland, any remaining requirement can be satisfied as follows:

a. Through the dedication of public parkland.

b. Through improvements to existing parkland in the same park service area, provided that if the improvement costs are above $50,000.00 a developer participation agreement is entered into and comply with the provisions of the state statute that governs developer participation agreements or if below $50,000.00, a developer's agreement is entered into.

c. Payment of fees.

E. All private parkland dedication and improvements, improvements to existing parkland, or fees in lieu of dedication, or in combination shall require the approval of the Planning and Zoning Commission upon the affirmative recommendation of the director of parks and recreation.

F. The Parks Manager shall report on the amount of private park land accepted for credit by the Planning and Zoning Commission at the time of plat approval.

2.8.13 Exhibit A

Exhibit A, Parkland Dedication, Fee in Lieu, and Park Development Improvement Fee Schedule, attached hereto and incorporated herein by reference, is adopted as the official administrative schedule for implementation of this Section.

2.8.14 Parkland Fund

A. Fund Established. The city shall establish a special fund for the deposit of all sums paid in lieu of parkland dedication pursuant to this chapter. The city shall account for all sums paid in lieu of parkland dedication with reference to the individual subdivisions involved, and all sums received shall be committed by the city within three years from the subdivision recordation. If an extension is granted for the subdivision recordation or subdivision improvements, the same extension shall apply to the time for commitment of park fees.

B. When Funds are Considered to be Committed. For purposes of this chapter, funds shall be considered committed:

1.When funds are encumbered for expenditure on equipment and materials;

2. When funds are set aside under an earnest money agreement for the purchase of parkland;

3.When funds are to be awarded under a bid in process; (or)

4. When funds encumbered are not expended because of delays because of strikes, court action or any similar impediment which renders it impossible or illegal to spend the money.

C. Time Extensions. Where the sums cannot be committed within the initial three-year time period, the director of the parks and recreation department may request time extensions for expenditure of the sums from the Planning and Zoning Commission in one-year intervals; except that no more than two one-year time extensions may be granted by the Planning and Zoning Commission. The extension request(s) shall be submitted in writing to the Planning Director sixty days prior to the expiration period for sums to be committed by the city and shall include a detailed justification for the extension request(s). If an extension is granted for the subdivision recordation or subdivision improvements, the same extension shall apply to the time for commitment of park fees.

2.8.15 Refunds

Refunds shall be administered in accordance with Texas Local Government Code Chapter 212.

If a developer has proof of payment of fees in lieu of park dedication for an approved subdivision, but the developer subsequently abandons development of the property as shown on the approved subdivision and conveys the property to the City for the sole purpose of use as public open space, the developer is entitled to a full refund at the time of the conveyance.

2.8.16 Appeals

Any person aggrieved by a determination under this Section may appeal to the Town Council.

2.8.17 Administrative Authority

The Planning Director shall administer this Section.

SECTION II. FINDINGS OF FACT

The foregoing recitals are incorporated as findings of fact.

SECTION III. REPEALER

All ordinances, resolutions, or portions thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION IV. SEVERABILITY

Should any section, subsection, sentence, clause, phrase, or provision of this Ordinance be determined invalid, such determination shall not affect the validity of the remaining portions.

SECTION V. PROPER NOTICE AND MEETING

DRAFT

It is officially found and determined that the meeting at which this Ordinance was passed was open to the public and proper notice was given in accordance with Texas Government Code Chapter 551.

SECTION VI. EFFECTIVE DATE

This Ordinance shall become effective immediately upon adoption and publication as required by law.

PASSED AND APPROVED this _____ day of _____, 2026, by a vote of _____ (ayes) to _____ (nays) to _____ (abstentions) of the City Council of Horizon City, Texas.

Town of Horizon City

By: _____
Andres Renteria, Mayor

ATTEST:

By: _____
Elvia Schuller, City Clerk

APPROVED AS TO FORM:

_____
Sylvia Borunda Firth
City Attorney

APPROVED AS TO CONTENT:

_____
Arturo Rubio
Planning Director

DRAFT

TOWN OF HORIZON CITY, TEXAS

ORDINANCE NO. 0102 AMENDMENT NO. _____

AN ORDINANCE AMENDING CHAPTER 14A ZONING; CHAPTER 4 RESIDENTIAL DISTRICTS OF THE CODE OF ORDINANCES OF THE TOWN OF HORIZON CITY, TEXAS; CREATING A NEW R-4A (SINGLE-FAMILY DWELLING) RESIDENTIAL DISTRICT; ESTABLISHING PURPOSE, APPLICABILITY, PERMITTED USES, ACCESSORY USES, DEVELOPMENT STANDARDS, DESIGN STANDARDS, PARKING REQUIREMENTS, LANDSCAPING REQUIREMENTS, COMPATIBILITY STANDARDS, AND CHANGES TO RELATED REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER; PROVIDING FOR PROPER NOTICE AND MEETING; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, a proposal was brought forward by staff to and considered by Horizon City Planning and Zoning Commission to amend portions of Ordinance No. 0102 relating to Residential Districts; and

WHEREAS, the Planning and Zoning Commission will consider the staff's proposals at its September 21, 2026, regular meetings; and

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

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

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

WHEREAS, the City Council finds that it is necessary and proper for the good government, peace, and order and that our physical environment has a direct impact on the chances for happy, prosperous lives for the residents of the Town of Horizon City to adopt this Ordinance and technical code; and

WHEREAS, the City Council finds that residential development creates a demand for a diverse and attainable owner-occupied housing options; and

WHEREAS, the City Council finds that it is necessary and desirable to create a residential zoning district to allow a more flexible design; and

WHEREAS, Texas Local Government Code Chapter 211 authorizes municipalities to adopt and amend zoning Ordinances ; and

WHEREAS, the Town Council desires to adopt a new zoning district regulation modeled after the existing zoning districts;

DRAFT

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

I. ENACTMENT OF AMENDMENTS

Pursuant to Sections 51.001 and 51.012 of the Texas Local Government Code, the City Council of the Town of Horizon City hereby enacts and adopts this amendment no. XX to Ordinance no.0102, which regulates zoning within the territorial limits of the Town of Horizon City and related matters, to create and incorporate an R-4A (Single-Family Dwelling) Residential Zoning District in Chapter 14A (Zoning).

Section 401 Districts Established

Subsection 401.1 General

R-4A

Section 402 Purpose.

Subsection 401.2 General

The purpose of these districts is to provide for single-family and two-family duplex detached residential and mobile home development together with churches, recreational facilities, public uses and accessory uses as may be necessary or are normally compatible with residential surroundings. Provide opportunities for attainable owner-occupied housing. Encourage efficient use of residential land and public infrastructure. Promote quality neighborhood design and attractive streetscapes. Provide single-family residential development at densities compatible with the Town's Comprehensive Plan and surrounding uses. Maintain neighborhood character through enhanced development and design standards.

Section 403 Permitted Uses

Subsection 403.1 General

The following uses shall be permitted by right:

A. Single-family detached dwellings;

B. A two-family duplex dwelling (R-4 only)

B. Public parks and open space;

C. Community gardens;

D. Minor Public utility facilities;

E. Governmental facilities;

F. Neighborhood trails and pedestrian facilities.

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Section 405 Bulk Regulations

Subsection 405.1 Lot Size Standards

	Min. Lot Areas (square feet)	Min. Average Lot Width (feet)	Min. Lot Depth (feet)
R-1	9,000	60	120
R-2	6,000	50	100
R-3	5,500	45	90
R-4	8,000 for duplexes	50	100
R-4A	**4,500**	**45**	**100**
R-PD	6,000	50	100
R-MH	Unspecified	50	100
Other Permitted Uses	9,000	150	200

Subsection 405.2 Setback Requirements

	Minimum Front Yard	Minimum Side Yard Abutting a Street	Minimum Side Yard	Minimum Rear Yard
R-1	20 feet	15 feet	10 feet	20 feet
R-2, R-3, R-4	20 feet	10 feet	5 feet	20 feet
R-4A	**20 feet**	**10 feet**	**5 feet**	**20 feet**
R-PD	20 feet	10 feet	5 feet	20 feet
R-MH	20-30 feet	15 feet	5 feet	20 feet
Other Permitted Uses	20 feet without parking 45 feet with parking	15 feet	15 feet	20 feet

DRAFT

Subsection 405.3 Dwelling Size Standards

		Square Feet (Minimum)	
R-1	Single-family dwelling	2,000	1 story
		1,500	more than 1 story*
R-2	Single-family dwelling	1,250	1 story
		800	more than 1 story*
R-3	Single-family dwelling	1,000	1 story
		800	more than 1 story*
R-4	Two-family duplex dwelling	1,800	1 story
		900	each unit
R-4A	**Single-family dwelling**	**1,000**	**1 story**
			more than 1 story*
R-PD	Single-family dwelling*	1,000	1 story
		900	2 story provided total is 1,400+
R-MH	Single-family dwelling	728	

SECTION II. ZONING DISTRICT TABLE

The Official Zoning District Table shall be amended to include:

R-4A Single-Family Residential District Minimum Lot Size: 4,500 Square Feet

SECTION III. FINDINGS OF FACT

The recitals contained herein are incorporated as findings of fact.

SECTION IV. REPEALER

All ordinances or portions thereof in conflict herewith are hereby repealed to the extent of such conflict.

SECTION V. SEVERABILITY

Should any section, subsection, sentence, clause, phrase, or provision of this Ordinance be declared unconstitutional or invalid, the remainder **shall remain in full force and effect.**

SECTION VI. PROPER NOTICE AND MEETING

It is officially found and determined that the meeting at which this Ordinance was adopted was open to the public and public notice was provided in accordance with Texas Government Code Chapter 551.

DRAFT

SECTION VII. EFFECTIVE DATE

This Ordinance shall become effective immediately upon adoption and publication as required by law.

PASSED AND APPROVED this _____ day of _____, 2026, by a vote of _____ (ayes) to _____ (nays) to _____ (abstentions) of the City Council of Horizon City, Texas.

Town of Horizon City

By: _____
Andres Renteria, Mayor

ATTEST:

By: _____
Elvia Schuller, City Clerk

APPROVED AS TO FORM:

_____
Sylvia Borunda Firth
City Attorney

APPROVED AS TO CONTENT:

_____
Arturo Rubio
Planning Director

DRAFT

MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, JULY 20, 2026 AT 6:00 PM
15021 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: PADILLA, BORREGO, CORRAL, PARKER, OJEDA, MELENDEZ.**
   COMMISSIONERS EXCUSED AND UNEXCUSED: RODRIGUEZ, BERRY, JOLLEY.

   ACTION: Motion made by **PADILLA**, 2nd by **PARKER** to excuse absent commissioners **RODRIGUEZ, BERRY, JOLLEY.**
   AYES: PADILLA, BORREGO, CORRAL, PARKER, OJEDA, MELENDEZ.
   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:**

   Planner

   On the **Vacation** application request **(Case No. SDV26-0001),** to vacate a portion of a 10' Utility Easement of Lot 59, Block 20, Rancho Desierto Bello Unit 12A, Town of Horizon City, El Paso County, Texas.

   David Ruiz, Planner, gave a presentation on the Vacation of a 10' Utility Easement.

ACTION: Motion made by **PADILLA** , 2nd by **BORREGO** to recommend approval on the Vacation of a 10' Utility Easement with the following conditions of prohibition; 1) That access remain within the 10' Easement Area. 2) That the carport within the 10' Easement shall prohibit all commercial uses.
AYES: PADILLA, BORREGO, CORRAL, PARKER, OJEDA, MELENDEZ.
ABSTAIN: NONE
MOTION CARRIED

4B. **DISCUSSION AND RECOMMENDATION:**

Planner

On the **Final Subdivision Plat** application for **Verdancia Unit 3 (Case No. SDF26-0001)**, and to authorize the Mayor to sign the recording plat. Legally described as Being a Portion of Land Situated in Section 30, Block 78, Township 3, Texas and Pacific Railway Company Survey, Town of Horizon City, El Paso County, Texas. Containing 45.399-acres ±. Application submitted by Applicant/Representative: CEA Group.

David Ruiz, Planner, gave a presentation on Verdancia Unit 3 Final Subdivision Plat.

ACTION: Motion made by **PADILLA** , 2nd by **OJEDA** to recommend approval of Verdancia Unit 3 Final Subdivision Plat
AYES: PADILLA, BORREGO, CORRAL, PARKER, OJEDA, MELENDEZ.
ABSTAIN: NONE
MOTION CARRIED

4C. **DISCUSSION AND RECOMMENDATION:**

Planner

On the **Preliminary Subdivision Plat** application for **Verdancia Unit 5 (Case No. SDP26-0001)**, legally described as Being a Portion of Land Situated in Section 32, Block 78, Township 3, Texas and Pacific Railway Company Survey, Town of Horizon City, El Paso County, Texas. Containing 42.27-acres ±. Application submitted by Applicant/Representative: CEA Group.

David Ruiz, Planner, gave a presentation on Verdancia Unit 5 Preliminary Subdivision Plat.

ACTION: Motion made by **PADILLA** , 2nd by **MELENDEZ** to recommend approval of Verdancia Unit 5 Preliminary Plat, subject to addressing the El Paso Electric coordination prior to City Council consideration.
AYES: PADILLA, BORREGO, CORRAL, PARKER, OJEDA, MELENDEZ.
ABSTAIN: NONE
MOTION CARRIED

ACTION: Motion made by **CORRAL** , 2nd by **OJEDA** to adjourn into Executive Session at 6:24 PM.
AYES: PADILLA, BORREGO, CORRAL, PARKER, OJEDA, MELENDEZ.
ABSTAIN: NONE
MOTION CARRIED

5. **EXECUTIVE SESSION**

Description: The Planning & Zoning Commission of the Town of Horizon City reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Local Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.087 (Economic Development).

Chair and Commissioners reconvened into Open Session at 7:09 PM. No action taken by the Board.

6. **OTHER BUSINESS**

6A. **DISCUSSION AND ACTION:**

On the Planning and Zoning meeting minutes for the meeting held on Monday, March 16, 2026.

ACTION: Motion made by **PADILLA,** 2nd by **BORREGO** to approve the March 16, 2026, regular meeting minutes.
AYES: PADILLA, BORREGO, CORRAL, PARKER, OJEDA, MELENDEZ.
ABSTAIN: NONE
MOTION CARRIED

7. **ANNOUNCEMENTS**

7A. The next regular scheduled meeting: Monday, August 17, 2026 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.

ACTION: Motion made by **PARKER,** 2nd by **BORREGO** to adjourn meeting.
AYES: PADILLA, BORREGO, CORRAL, PARKER, OJEDA, MELENDEZ.
MOTION CARRIED

ADJOURNMENT: The meeting adjourned at 7:11 pm.

_____ _____
Samantha Corral – Chair **(Date)**

ATTEST:

_____
David Ruiz - Planner

DISTRIBUTION OF MINUTES:

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