HORIZON CITY

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AGENDA
PUBLIC MEETING
REGULAR CITY COUNCIL MEETING
THE TOWN OF HORIZON CITY, TEXAS
Tuesday, October 13, 2026, 6:00 PM

Notice is hereby given that a Regular City Council Meeting of the Town of Horizon City, Texas will be held on **Tuesday, October 13, 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. **Open Forum:**

CONSENT AGENDA

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

3. **Approval of Minutes from:** **4**

9/8/26 Regular City Council Meeting.

4. **Request to Excuse Absent Council Members:**
5. **Approval of Consent Agenda Items:**

REGULAR AGENDA

6. **Discussion and Action:**

Mayor/CIP Manager

On an update on the Capital Improvement Program.

7. **Discussion and Action:** **9**

Mayor/CIP Manager

On a Resolution authorizing the Mayor to sign an advance funding agreement (AFA) with the Texas Department of Transportation for TA25 Howard Lowe Pedestrian Mall Project after consultation with the City Attorney and Capital Projects Manager.

8. **Discussion and Action:** **11**

Mayor/Planning Director

On the Final Subdivision Plat application for Verdancia Unit 3 (Case No. SDF25-0003) to reaffirm approval and to allow recording of the plat prior to the completion of all required improvements secured by sufficient bond and to ratify the Subdivision Construction Agreement between the Town of Horizon City and Hunt Communities GP, LLC authorizing the Mayor to sign the agreement and recording plats. The subject property is legally described as being A Portion Of Land Situated in Section 30, Block 78, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas. Containing 15.399 acres ±. Application submitted by Applicant/Representative: CEA Group.

9. **Discussion and Action:** **45**

Mayor/Planning Director

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.

10. **Discussion and Action:** **67**

Mayor/Planning Director

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.

11. **Discussion and Action:** **78**

Mayor/Planning Director

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.

12. **Discussion and Action:** **89**

Mayor/Planning Director

On a Resolution authorizing the Town of Horizon City to sponsor the Veterans Day Expo to be held at Desmond Corcoran Park by waiving the Special Event Permit application fee of $500.00.

13. **Discussion and Action:** **90**

Mayor/Planning Director

On a Resolution authorizing the Mayor to sign an Interlocal Public Service Transit and Contribution Agreement for Fiscal Year 2027 with the El Paso Area Transportation Services, LGC and to designate Jesse Sanchez as a second alternate board member.

14. **Discussion:** **117**

Mayor/Planning Director

1st Reading of Ordinance _____, 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.

15. **Discussion:** **138**

Mayor/Planning Director

1st Reading of Ordinance, _____, 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.

16. **Discussion:** **143**

Mayor/Planning Director

1st Reading of Ordinance _____**,** 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.

17. **PUBLIC HEARING:**

Mayor/Planning Director

2nd Reading of Ordinance _____, An Ordinance Vacating a 10' Public Utility Easement located at 14207 Desierto Bonito St. in a portion of Lot 59, Block 20, Rancho Desierto Bello Unit 12A, Town of Horizon City, El Paso County, Texas.

18. **Discussion and Action:** **150**

Mayor/Planning Director

2nd Reading of Ordinance _____, An Ordinance Vacating a 10' Public Utility Easement located at 14207 Desierto Bonito St. in a portion of Lot 59, Block 20, Rancho Desierto Bello Unit 12A, Town of Horizon City, El Paso County, Texas.

19. **Discussion and Action:** **187**

Mayor/Finance Director

On an Engagement Letter with SBNG for auditing services for fiscal year 2026.

20. **Discussion:** **199**

Mayor/Finance Director

1st Reading of Ordinance No. 0325 Amendment No. 01, An Ordinance amending Ordinance No. 0325 (Amendment No. 01) of The Town of Horizon City, Adopting the Municipal Budget for the 2027 Fiscal Year, to allow for the budgeting and expenditure of funds in the amount of $16,625.00 transferring funds from the Building Services Department to the Planning Department to provide for the re-alignment of responsibilities and staffing in the departments.; and Providing repealer and severability clauses.

21. **Executive Session**

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

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this Tuesday, October 6, 2026

By: _____
Elvia Schuller, City Clerk

I, the undersigned authority, hereby certify that the above notice of the Regular City Council Meeting of the Town of Horizon City, Texas is a correct copy of this notice, and that I posted this notice at least three (3) business days preceding the scheduled meeting at the City Hall Bulletin Boards of the Town of Horizon City, Texas on this Tuesday, October 6, 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.

MINUTES
AGENDA
PUBLIC MEETING
REGULAR CITY COUNCIL MEETING
THE TOWN OF HORIZON CITY, TEXAS
Tuesday, September 8, 2026, 6:00 PM

Notice is hereby given that a Regular City Council Meeting of the Town of Horizon City, Texas was held on **Tuesday, September 8, 2026 at 6:00 PM**, at City Council Chambers, 15021 Darrington Road, Horizon City, TX 79928, at which time the following was discussed and considered:

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

   Meeting called to order at 6:00pm. City Council Member Scott Quiroz was absent. Quorum established. Deputy City Clerk, Armando Bustillos sat in for City Clerk, Elvia Schuller.

2. **Open Forum:**

   No one signed up to speak.

CONSENT AGENDA

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

3. **Approval of Minutes from:**
   August 25, 2026 Special City Council Meeting.

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

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

   A motion was made by Council Member Gardea, seconded by Council Member G. Ortega to excuse absent Council Member Quiroz and approve the remainder of the consent agenda. The Deputy City Clerk polled the Council: G. Ortega – Aye, Quiroz – Absent, R. Ortega – Aye, Avila – Aye, Ames – Aye, Gardea – Aye, Mendoza – Aye. Motion Passed.

REGULAR AGENDA

6. **PUBLIC HEARING:**
   Mayor/CIP Manager
   On a Resolution adopting the updated Capital Improvement Program for FY 2027 - FY 2029.

   Planning Director, Art Rubio and CIP Manager, Jesse Sanchez spoke regardging this item. Rebecca Dominguez of Decker Architectual Firm, asked about upcoming projects.

7. **Discussion and Action:**
   Mayor/CIP Manager
   On a Resolution adopting the updated Capital Improvement Program for FY 2027 - FY 2029.

   Planning Director, Art Rubio and CIP Manager, Jesse Sanchez spoke regardging this item.

   A motion was made by Council Member Avila, seconded by Council Member Mendoza to approve the resolution adopting the updated Capital Improvement Program for FY 2027 - FY 2029. The Deputy City Clerk polled the Council: G. Ortega – Aye, Quiroz – Absent, R. Ortega – Aye, Avila – Aye, Ames – Aye, Gardea – Aye, Mendoza – Aye. Motion Passed.

8. **Discussion and Action:**
Mayor/CIP Manager
On the approval of a Professional Services Agreement with ASA Architects for the preparation of 2026 ADA Transition Plan in the amount of $105,000.00, Town Project No. SPEC0007, funded by 2023 Certificates of Obligation.

CIP Manager, Jesse Sanchez spoke regarding this item and made a floor amendment changing the amount from $105,000.00 to $105,523.00.

A motion was made by Council Member Gardea, seconded by Council Member Mendoza to approve the Professional Services Agreement with ASA Architects for the preparation of 2026 ADA Transition Plan in the amended amount of $105,523.00, Town Project No. SPEC0007, funded by 2023 Certificates of Obligation. The Deputy City Clerk polled the Council: G. Ortega – Aye, Quiroz – Absent, R. Ortega – Aye, Avila – Aye, Ames – Aye, Gardea – Aye, Mendoza – Aye. Motion Passed.

9. **Discussion and Action:**
Mayor/Police Chief
On a resolution authorizing the Chief of Police to accept 4 breaching kits and 37 tactical protective helmets to the Horizon City Police Department from a private donation by Ms. Marilie Walker.

Police Chief, Marco Vargas spoke regarding this item. The Mayor and members of Council thanked Ms. Walker for her generousity.

A motion was made by Council Member Mendoza, seconded by Council Member Gardea to approve the resolution authorizing the Chief of Police to accept 4 breaching kits and 37 tactical protective helmets to the Horizon City Police Department from a private donation by Ms. Marilie Walker. The Deputy City Clerk polled the Council: G. Ortega – Aye, Quiroz – Absent, R. Ortega – Aye, Avila – Aye, Ames – Aye, Gardea – Aye, Mendoza – Aye. Motion Passed.

10. **PRESENTATION:**
Mayor/Finance Director
Budget Statement/Taxpayer Impact Statement: Regarding Agenda Item No. 13 (budget discussion/adoption) listed above, the City provides the following information in compliance with Texas Government Code §551.043(c):

Taxpayer Impact Statement

Fiscal Year (Tax Year)	Median—Valued Homestead	Tax Rate Per $100 of Value	Estimated Property Tax Bill
FY 2025-2026 (TY2025)	$204,668.00	Adopted 2025 Tax Rate:$0.535368	$1,095.73
FY 2026-2027 (TY2026)	$210,000.00	2026 No New Revenue Tax Rate: $0.533945	$1,121.28
FY 2026-2027 (TY 2026)	$210,000.00	Proposed 2026 tax rate based on the proposed budget for 2026-27: $0.595788	$1,251.15

11. **PUBLIC HEARING:**
Mayor/Finance Director
2nd Reading of Ordinance No. _____ An Ordinance of the Town of Horizon City, Texas enacting the municipal budget for 2026-2027 fiscal year; funding municipal purposes; authorizing expenditures; providing for repealer and severability clauses.

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

12. **Discussion and Action:**
Mayor/Finance Director
2nd Reading of Ordinance No. _____ An Ordinance of the Town of Horizon City, Texas enacting the municipal budget for 2026-2027 fiscal year; funding municipal purposes; authorizing expenditures; providing for repealer and severability clauses.

Finance Director, Lily Gaytan spoke regarding this item.

A motion was made by Council Member Gardea, seconded by Council Member Ames to approve the Ordinance of the Town of Horizon City, Texas enacting the municipal budget for 2026-2027 fiscal year. The Deputy City Clerk polled the Council: G. Ortega – Aye, Quiroz – Absent, R. Ortega – Nay, Avila – Aye, Ames – Aye, Gardea – Aye, Mendoza – Nay. Motion Passed.

13. **Discussion and Action:**
Mayor/Finance Director
On ratifying the property tax increase reflected in the adopted annual budget for Fiscal Year 2026/2027.

Finance Director, Lily Gaytan spoke regarding this item.

A motion was made by Council Member Ames, seconded by Council Member Mendoza to approve ratifying the property tax increase reflected in the adopted annual budget for Fiscal Year 2026/2027. The Deputy City Clerk polled the Council: G. Ortega – Nay, Quiroz – Absent, R. Ortega – Nay, Avila – Aye, Ames – Aye, Gardea – Aye, Mendoza – Aye. Motion Passed.

14. **PUBLIC HEARING:**
Mayor/Finance Director
Public Hearing on the Proposed Tax Rate - On the proposed 2026 tax rate of $0.595788, which is an increase to the total tax revenues from properties on the tax roll in the preceding tax year of $11.58 or 3.50%. Individual taxes may increase at a greater or lesser rate, or even decrease, depending on the change in the taxable value of your property in relation to the change in taxable value of all other property and the tax rate that is adopted.

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

15. **PUBLIC HEARING:**
Mayor/Finance Director
2nd Reading of Ordinance _____, An Ordinance of the City Council of the Town of Horizon City, Texas, approving the 2026 ad valorem tax rate and levy of assessed valuation of all taxable property within the corporate limits of the city; providing for penalties and interest; and providing for the following: findings of fact; severability; savings clause; publication and effective date.

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

16. **Discussion and Action:**
Mayor/Finance Director
2nd Reading of Ordinance _____, An Ordinance of the City Council of the Town of Horizon City, Texas, approving the 2026 ad valorem tax rate and levy of assessed valuation of all taxable property within the corporate limits of the city; providing for penalties and interest; and providing for the following: findings of fact; severability; savings clause; publication and effective date.

Finance Director, Lily Gaytan, Mayor, Andres Renteria and City Attorney, Sylvia Firth spoke regarding this item.

A motion was made by Council Member Ames, seconded by Council Member Mendoza to approve the ordinance of the City Council of the Town of Horizon City, Texas, approving the 2026 ad valorem tax rate and levy of assessed valuation of all taxable property within the corporate limits of the city. The Deputy City Clerk polled the Council: G. Ortega – Nay, Quiroz – Absent, R. Ortega – Nay, Avila – Aye, Ames – Aye, Gardea – Aye, Mendoza – Aye. The City Attorney informed Council that this item required 60% of the governing body vote in favor of the adoption of the tax rate in order to pass. Motion Failed.

After continued deliberation on this item, Council Member, G. Ortega announced he was amending his original vote from Nay to Aye.

A second poll was taken on the original motion made by Council Member Ames, seconded by Council Member Mendoza to approve the ordinance of the City Council of the Town of Horizon City, Texas, approving the 2026 ad valorem tax rate and levy of assessed valuation of all taxable property within the corporate limits of the city. The Deputy City Clerk polled the Council: G. Ortega – Aye, Quiroz – Absent, R. Ortega – Nay, Avila – Aye, Ames – Aye, Gardea – Aye, Mendoza – Aye. Motion Passed.

A second motion was made by Council Member Ames, seconded by Council Member Mendoza that the property tax rate be increased by the adoption of a tax rate of 0.595788, which is effectively a 11.58 percent increase in the tax rate. The Deputy City Clerk polled the Council: G. Ortega – Aye, Quiroz – Absent, R. Ortega – Nay, Avila – Aye, Ames – Aye, Gardea – Aye, Mendoza – Aye. Motion Passed.

A third motion was made by Council Member Ames, seconded by Council Member Gardea that a proposed rate to pay debt service 0.216317 per $100 of taxable value be approved. This rate exceeds the Town of Horizon City Debt service rate described under Texas Tas Code Section 26.05(a)(1) of $0.000000 by $0.216317. The excess revenue collected from the proposed rate will be used for debt service payments. The Deputy City Clerk polled the Council: G. Ortega – Aye, Quiroz – Absent, R. Ortega – Nay, Avila – Aye, Ames – Aye, Gardea – Aye, Mendoza – Aye. Motion Passed.

17. **Discussion and Action:**
Mayor/Finance Director
That the Town Council approves and adopts the attached pre-employment background check policy attached to this Resolution for non-public safety employees. The policy will be effective on the date approved by the Town Council.

Finance Director, Lily Gaytan and City Clerk, Elvia Schuller spoke regarding this item. Council Member Ames requested that the motion include changing the words “may be included” under Types of Background Checks in the policy language to “will be included”.

A motion was made by Council Member Gardea, seconded by Council Member Mendoza to approve and adopt the pre-employment background check policy for non-public safety employees and amend the language in the policy to read “will be included” instead of “may be included” as requested by Council Member Ames. The Deputy City Clerk polled the Council: G. Ortega – Aye, Quiroz – Absent, R. Ortega – Aye, Avila – Aye, Ames – Aye, Gardea – Aye, Mendoza – Aye.

Item #18 was taken after Item #5.

18. **Discussion and Action:**
Mayor/Planning Director
This item was postponed at the 8/11/26 Regular City Council Meeting: **1st Reading of Ordinance**
_____, An Ordinance Vacating a 10' Public Utility Easement located at 14207 Desierto Bonito St in a portion of Lot 59, Block 20, Rancho Desierto Bello Unit 12A, Town of Horizon City, El Paso County, Texas.

Planner, David Ruiz spoke regarding this item.

A motion was made by Council Member Mendoza and seconded by Council Member Ames to approve an Ordinance Vacating a 10' Public Utility Easement located at 14207 Desierto Bonito St in a portion of Lot 59, Block 20, Rancho Desierto Bello Unit 12A, Town of Horizon City, El Paso County, Texas. The Deputy City Clerk polled the Council: G. Ortega – Aye, Quiroz – Absent, R. Ortega – Nay, Avila – Aye, Ames – Aye, Gardea – Aye, Mendoza – Aye. Motion Passed.

NOTE: Action on this item was taken and recorded in error. This is a 1st Reading of an Ordinance and should have been listed as a "Discussion Only" item. This Ordinance has not been approved and is set to go before Council for a 2nd reading and approval at the next regular city council meeting.

19. **Executive Session**

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

ADJOURNMENT

A motion was made by Council Member Mendoza and seconded by Council Member G. Ortega to adjourn at 7:53 PM.

Approved this _____ day of _____, 20__.

Attest:

_____
Elvia Schuller, City Clerk

_____
Andres Renteria, Mayor

RESOLUTION
TOWN OF HORIZON CITY, TEXAS

RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN ADVANCE FUNDING AGREEMENT (AFA) WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR TA25 HOWARD LOWE PEDESTRIAN MALL PROJECT AFTER CONSULTATION WITH THE CITY ATTORNEY AND CAPITAL PROJECTS MANAGER

WHEREAS, employees and consultants for the Town of Horizon City (the "Town") have determined the general parameters for a prospective AFA with the Texas Department of Transportation for a project known as the **TA25 Howard Lowe Pedestrian (the "Project")** for the design, engineering and construction of the Project with Texas Department of Transportation (TxDOT) oversight;

WHEREAS, there are no matching funds due from the Town for this project; and

WHEREAS, the Town Council desires to reaffirm its support of the Project, approve and authorize the execution of an Advance Funding Agreement (AFA) with TxDOT for the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE HORIZON CITY TOWN COUNCIL AS FOLLOWS:

That the Mayor, after consultation with the City Attorney and the Capital Projects Manager, is authorized to sign an AFA with TxDOT for the Project, and the Town commits to responsibility for all non-reimbursable costs and 100% of overruns, if any.

PASSED AND APPROVED on the 13th day of October 2026.

TOWN OF HORIZON CITY

By: _____
Andres Renteria, Mayor

ATTEST:

By: _____
Elvia Schuller, City Clerk

APPROVED AS TO FORM:

By: _____
Sylvia Borunda Firth
City Attorney

TOWN OF HORIZON CITY

MEMORANDUM

Date: October 13, 2026

To: Honorable Mayor and Members of City Council

From: Jesse A. Sanchez, P.E., CIP Project Manager

SUBJECT: City Council Agenda Item No. 7: On the approval of a Resolution authorizing the execution of an Advance Funding Agreement (AFA) with the Texas Department of Transportation for TA25 Howard Lowe Pedestrian Mall project, CSJ No. 0924-06-770. Funding to be provided by a FHWA Transportation Alternative Set Aside (TASA) Grant in the amount of $2,277,251.00 and utilizing State Transportation Development Credits In lieu of Local Government matching funds.

PURPOSE: TxDOT is the official state agency that receives, oversees, and administers federal funding for transportation projects. An Advance Funding Agreement (AFA) is a legally binding contract between TxDOT and the local government to jointly fund, plan, build and deliver transportation projects in conformance to strict federal requirements. An AFA defines responsibilities, work requirements, costs, and manages funding to pass through and track federally funded transportation projects.

JUSTIFICATION: All projects built using federal funds require the formal execution of an AFA between TxDOT and the Local Government. TxDOT will maintain legal and engineering oversight for the duration of work.

IMPACTS OF NON-APPROVAL:

TxDOT will not authorize federal funding without an executed AFA between TxDOT and the Local Government.

RECOMENDATION: It is recommended that the Council approves Item No.7 to authorize the execution of an Advance Funding Agreement (AFA) with the Texas Department of Transportation for TA25 Howard Lowe Pedestrian Mall, CSJ No. 0924-06-770 with funding to be provided by a FHWA Transportation Alternative Set Aside (TASA) Grant totaling $2,277,251.00 and utilizing State Transportation Development Credits in lieu of Local Government matching funds.

TOWN OF HORIZON CITY
MEMORANDUM

Date: October 13, 2026

To: Honorable Mayor and Members of City Council

From: David Ruiz, Planner

SUBJECT: On the Final Subdivision Plat application for Verdancia Unit 3 (Case No. SDF25-0003) to reaffirm approval and to allow recording of the plat prior to the completion of all required improvements secured by sufficient bond and to ratify the Subdivision Construction Agreement between the Town of Horizon City and Hunt Communities GP, LLC authorizing the Mayor to sign the agreement and recording plats. The subject property is legally described as being A Portion Of Land Situated in Section 30, Block 78, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas. Containing 15.399 acres ±. Application submitted by Applicant/Representative: CEA Group.

On July 20, 2026, the Planning & Zoning Commission unanimously recommended approval of Verdancia Unit 3 Subdivision Final Plat.

On August 11, 2026, the City Council approved Verdancia Unit 3 Subdivision Final Plat.

The application meets all minimum requirements of a final subdivision plat and staff recommends approval of Verdancia Unit 3 Subdivision Final Plat.

Attached for your review is the staff report that was prepared for the Planning and Zoning Commission.

TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: **SDF26-0001 Verdancia Unit 3 Final**

Application Type: **Final Subdivision Plat Application**
P&Z Hearing Date: July 20, 2026
Staff Contact: David Ruiz, Planner
915-852-1046, Ext. 404; druiz@horizoncity.org

Address/Location: East of Eastlake Blvd & North of Horizon Blvd.
Property ID Nos.:
Legal Description: Being A Portion Of Section 30, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 45.399 Acres ±
Property Owner: Hunt Horizon Crossing, LLC
Applicant/Rep.: CEA Group, Jorge Grajeda
Nearest Park: Horizon Mesa Park
Nearest School: Horizon High School and Horizon Middle School

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

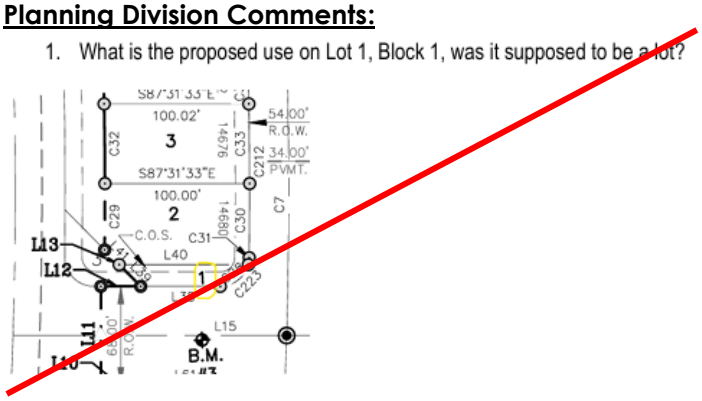
Application Description:
Final Subdivision:
The proposed final plat residential subdivision includes 206 lots for single-family residential development, 1 commercial lot, 1 pond areas, 1 Public Parks, the smallest lot measuring approximately 5,500 sq. ft. and the largest lot measuring approximately 14,016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

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

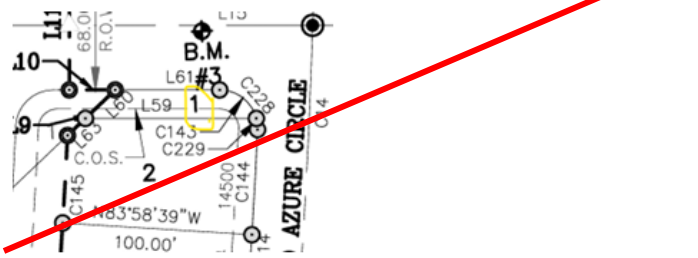
Staff Recommendation:
Staff recommends approval subject to addressing all pending comments prior to City Council Meeting.

Planning Division Comments:

1. What is the proposed use on Lot 1, Block 1, was it supposed to be a lot?



2. What is the proposed use on Lot 1, Block 4, was it supposed to be a lot?



3. Missing property boundaries between Lot 76-77, Block 1



Town Engineer Comments:

El Paso 9-1-1 District Comments:
~~The 9-1-1 District has no comments/concerns regarding this plat.~~

TxDOT Comments:
~~No comments~~

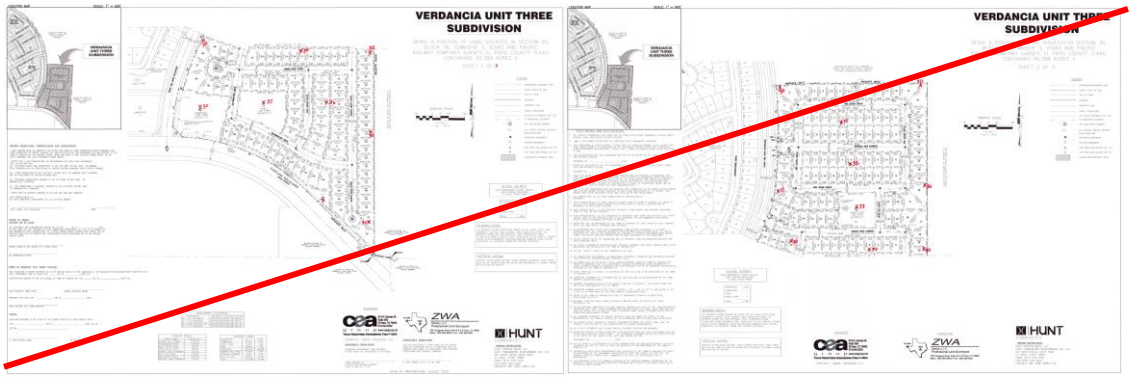
El Paso Electric Company:
~~We have no comments for Verdancia Unit 3.~~

Texas Gas Service:
~~Texas Gas Service has this project on queue, no additional comments at this time.~~

El Paso Natural Gas / Kinder Morgan:
~~This project area is clear of El Paso Natural Gas a company of Kinder Morgans Pipelines and Facilities.~~

Clint ISD:
~~Clint ISD takes no exception to the information presented.~~

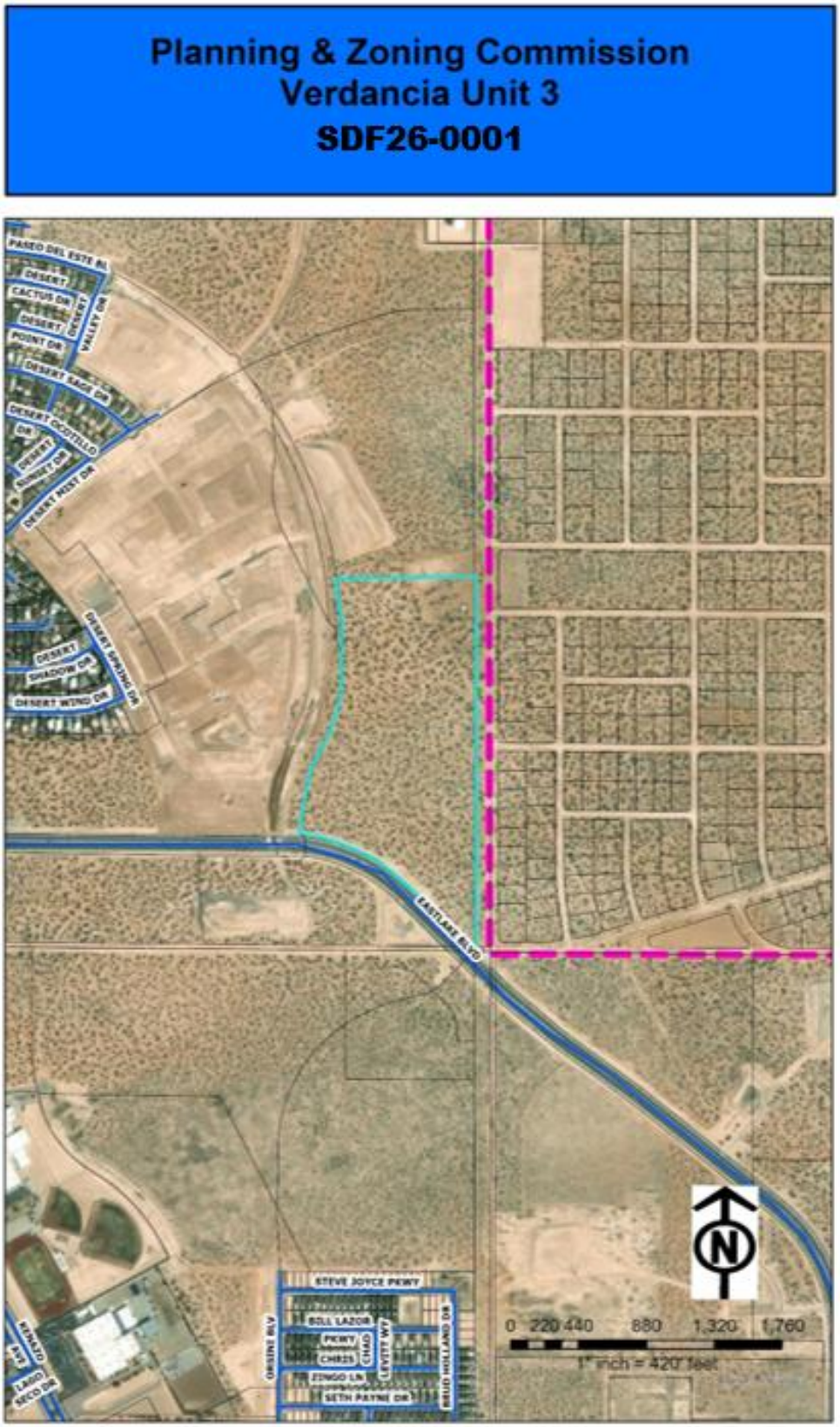
El Paso Central Appraisal District (EPCAD):



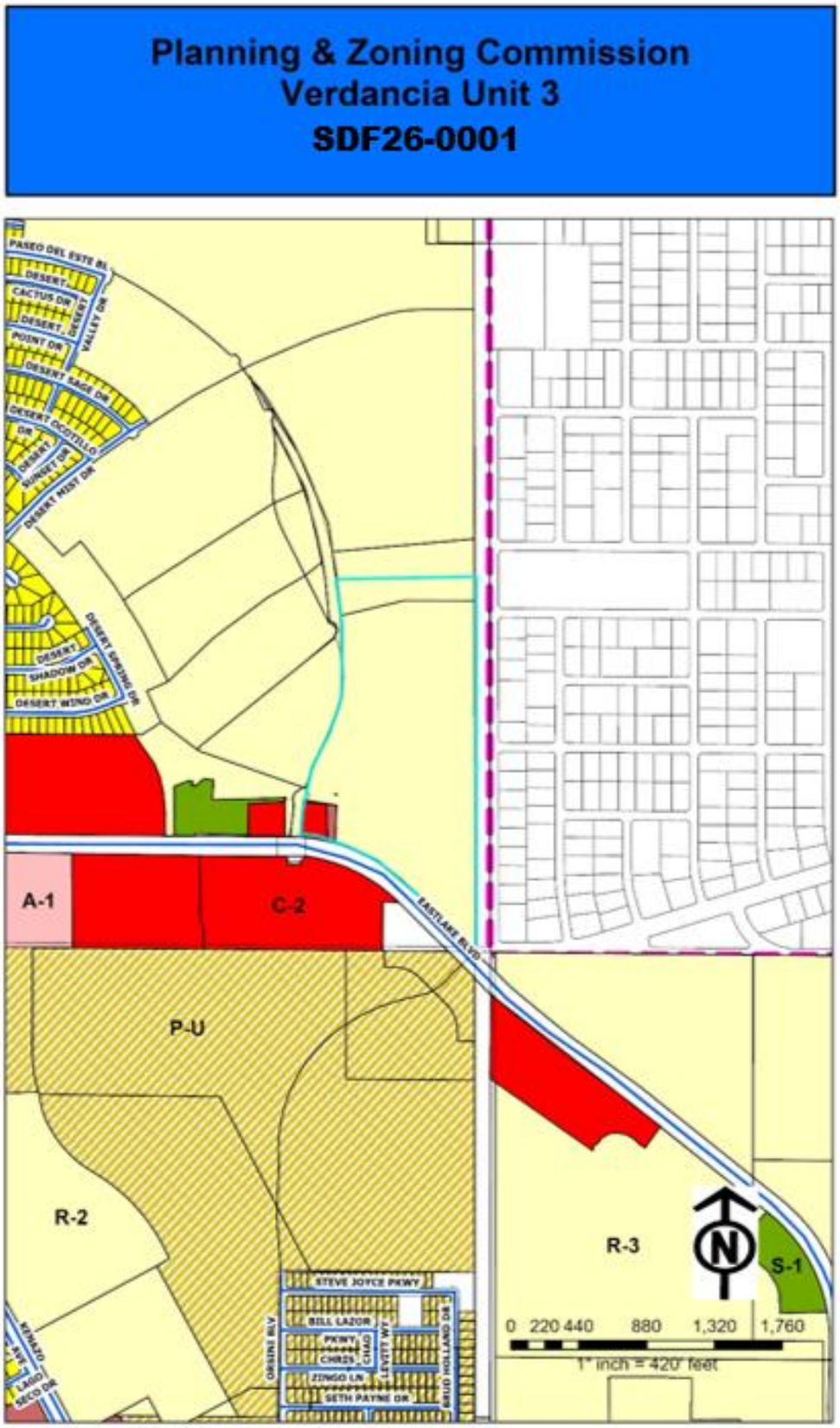
HRMUD:
~~No comments~~

Attachments:
1 – Aerial
2 – Zoning Designation Map
3 – Location Map
4 – Preliminary Plat
5 – Existing and Proposed Right-of-Way Cross Section and Cul-De-Sacs
6 – Modification Request
7 – Subdivisions Construction Agreement and Performance Bond
8 – Subdivisions Construction Agreement
9 – Performance Bond
10 – Cost Estimate
11 – Legal Description

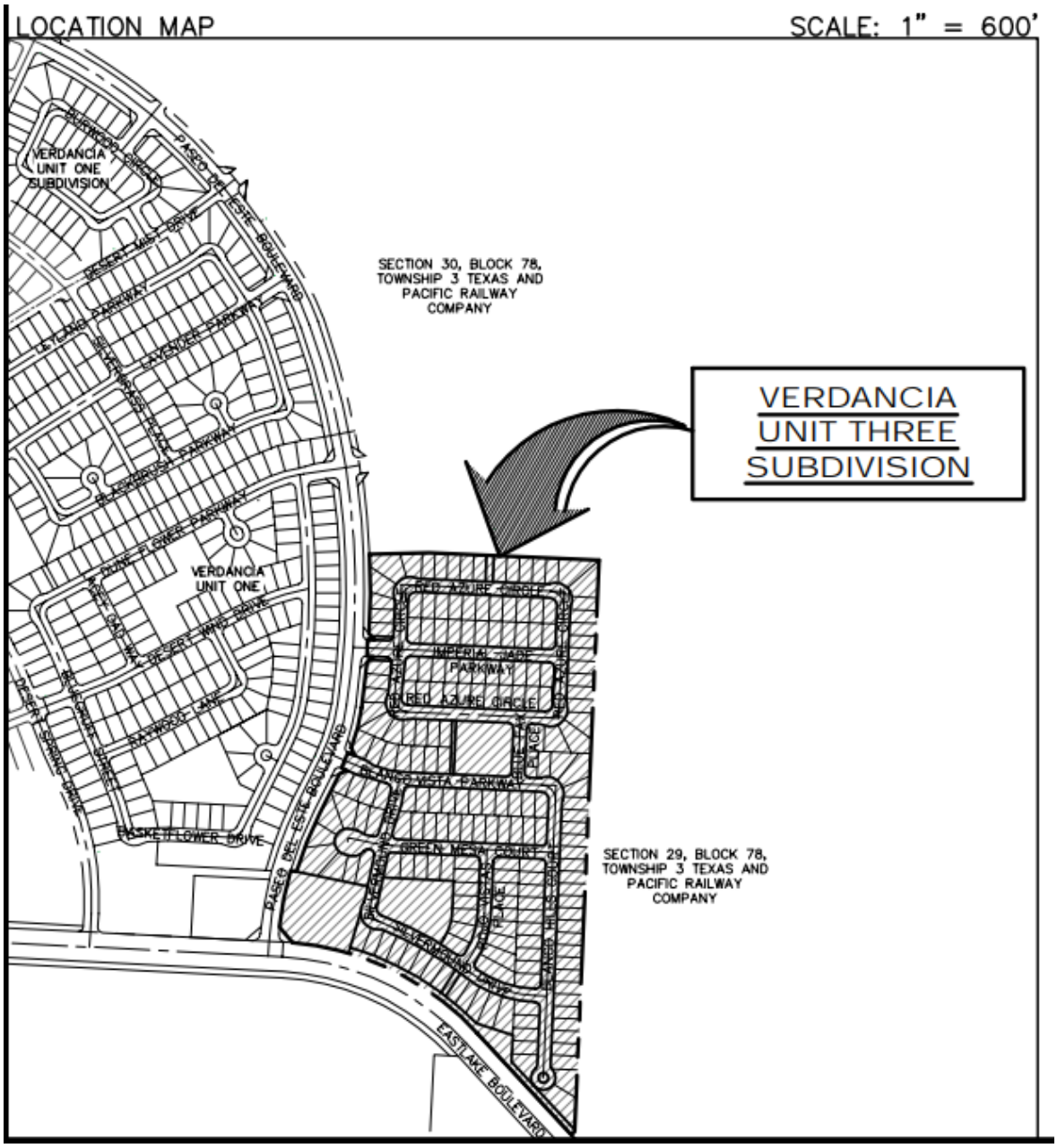
Attachment 1: Aerial Map



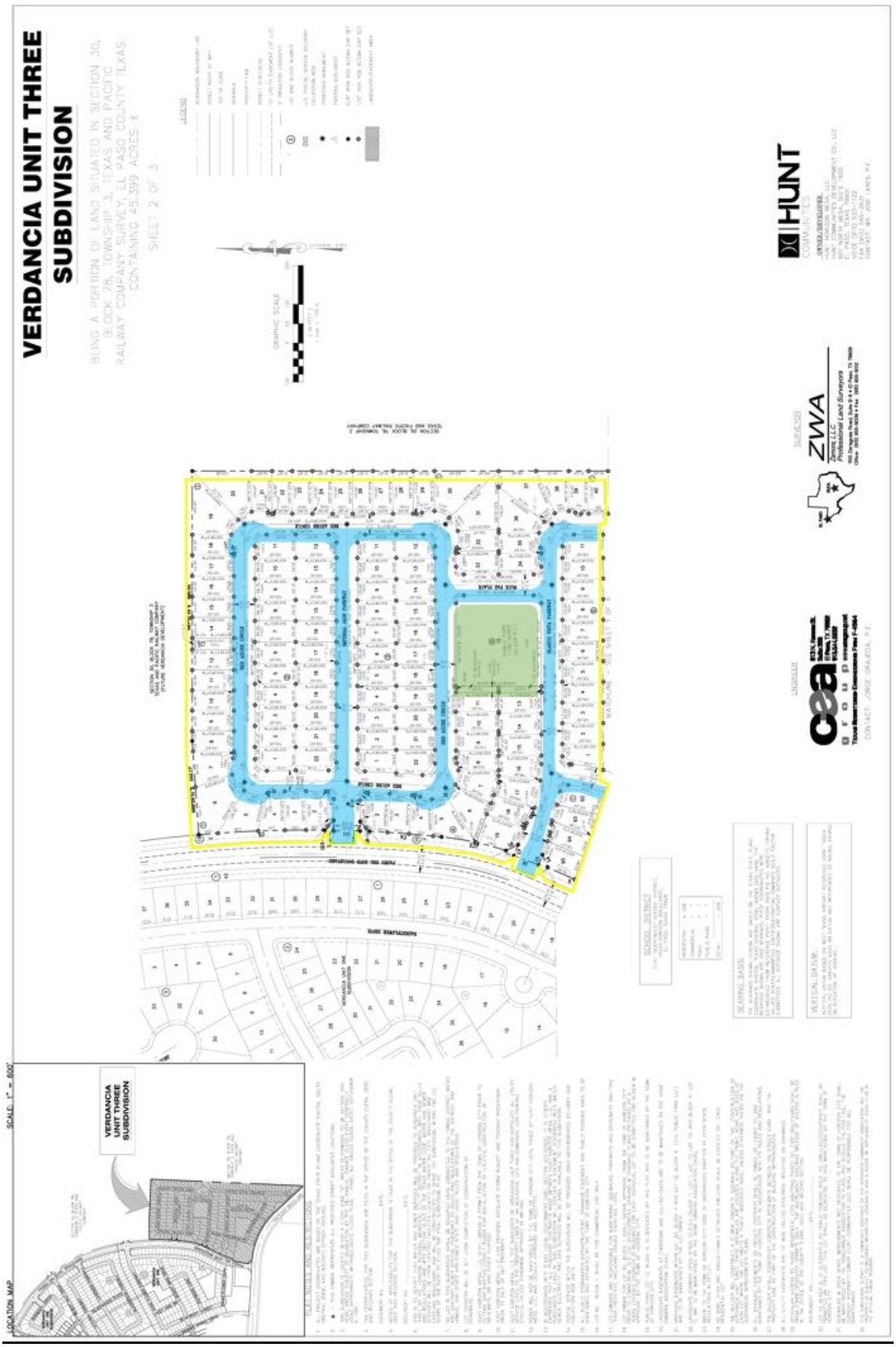
Attachment 2: Zoning Designation Map



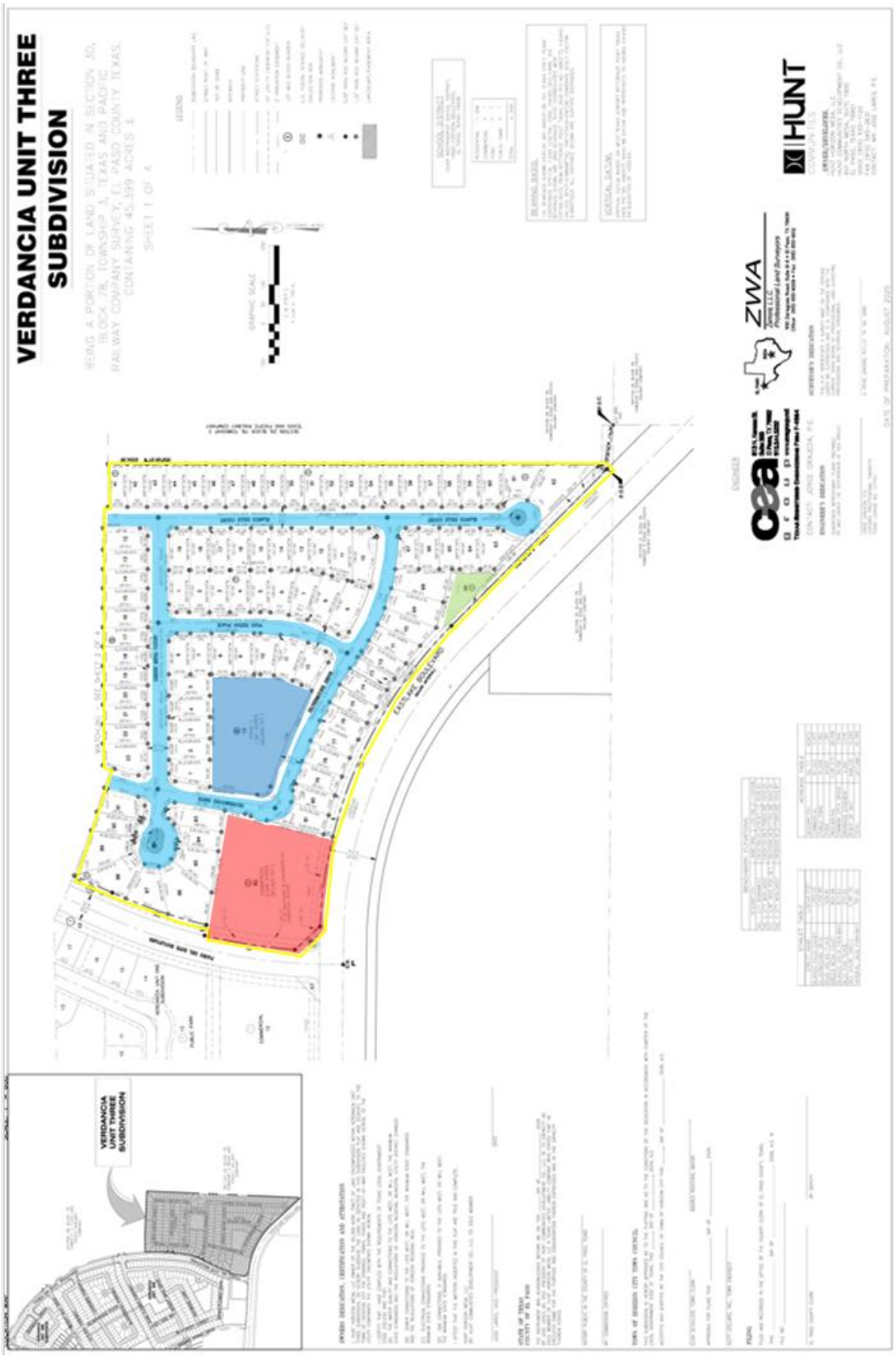
Attachment 3: Location Map



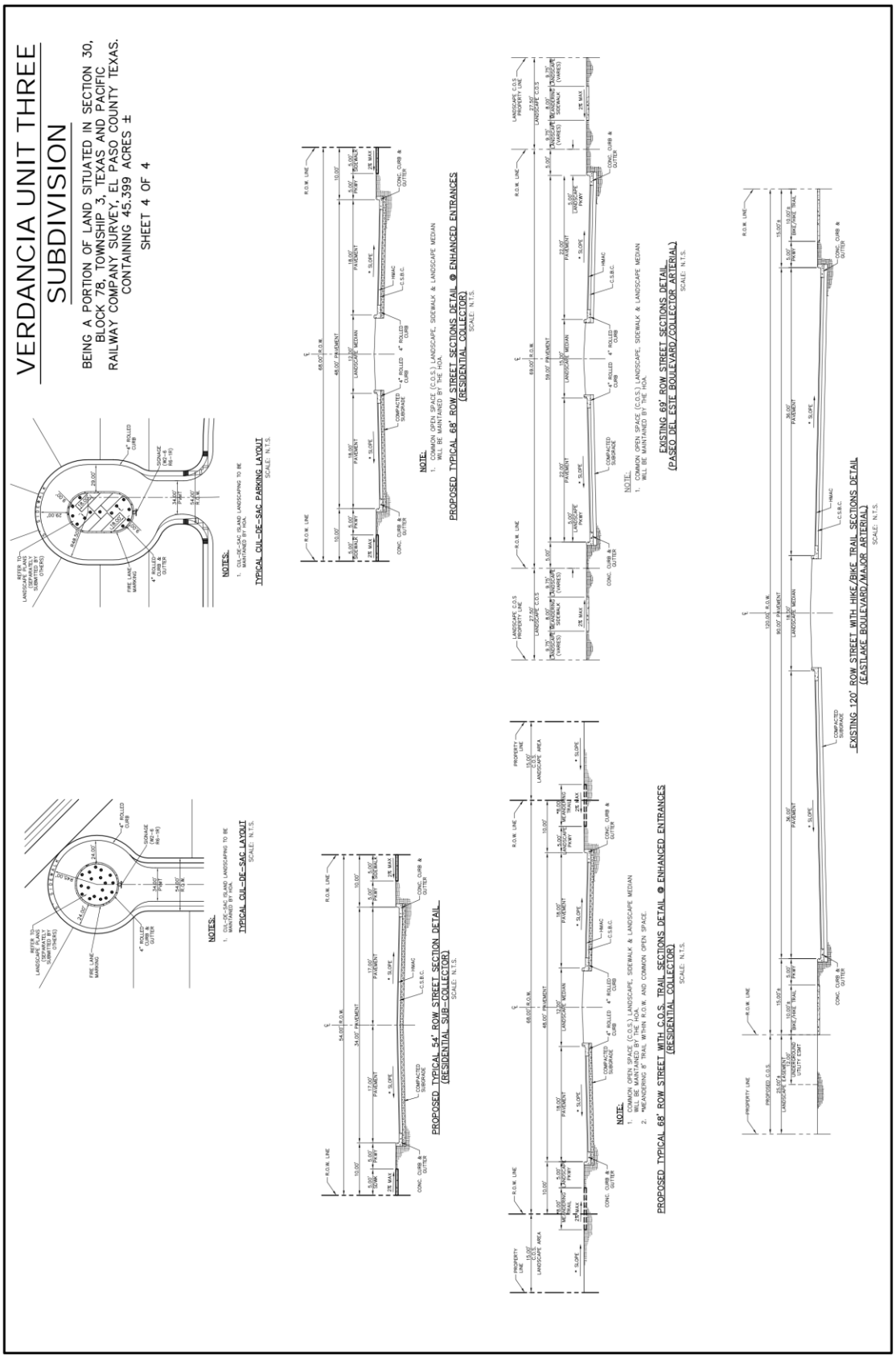
Attachment 4: Final Subdivision Plat (North)



Attachment 4: Final Subdivision Plat (South)



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



Attachment 6: Modification Request

cea group

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

October 15, 2025

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

Attention: Mr. Art Rubio,
Chief Planner

Reference: Verdancia Unit Three Subdivision – Modification Request Letter

Dear Mr. Rubio:

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

1. Modification to use a 68-ft residential collector at enhanced neighborhood entrances. The 68-foot street right-of-way will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks, two 18-ft wide pavement structures and a 12-ft raised landscape median with curbs & gutter. Landscape areas will be maintained by the HOA.

2. Modification to use a 68-ft street right-of-way with meandering trails at all local residential sub-collector streets at enhanced neighborhood entrances abutting common open space lots. The 68-ft street right-of-way will consist of two 5-ft parkways, 36-ft wide pavement structure with curb & gutter, a 12-ft raised landscape median and two 8-ft wide meandering trails. The 8-ft trails will meander within the street right-of-way parkway area and the adjacent 15-ft common open space landscape lot. This will provide a visually appealing and safe walking trail along this corridor. Landscape areas will be maintained by the HOA.

3. Modification to use 53.50-foot radius Cul-de-Sac streets with interior landscape/parking islands and outside travel lane roadway width of 24-feet. The proposed cul-de-sac and landscape/parking islands will enhance the neighborhood character, reduce the impervious surface, aid to eliminate typical cul-de-sac "stack" parking and maintain adequate room for emergency vehicle turning movement. Landscape areas will be maintained by the HOA.

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

Sincerely,
CEA Group

Jorge Grajeda, P.E.
Project Manager

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

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

PUBLIC INFRASTRUCTURE. PRIVATE DEVELOPMENT.

Attachment 7: Subdivisions Construction Agreement and Performance Bond

September 16, 2026

Town of Horizon City
c/o Mr. Art Rubio, AICP, CNU-A
Chief Planner
14999 Darrington Road
Horizon City, TX 79928

Reference: Verdancia Unit 3 Subdivision

Subject: Subdivision Construction Agreements & Performance Bonds

Mr. Rubio:

Hunt Communities GP, LLC hereby transmits two (2) original copies of the Subdivision Construction Agreements and the Performance Bond required for referenced project.

Should you have any questions and/or require further information, please contact me at 915/ 298-4282 or by email at mike.viramontes@huntcompanies.com.

Sincerely,

HUNT COMMUNITIES GP, LLC

Michael S. Viramontes
Vice President / Project Manager

TOWN of HORIZON CITY

_____
Received By Date

cc: Verdancia Unit 3 – Town of Horizon City File

Attachment 8: Subdivisions Construction Agreement

SUBDIVISION CONSTRUCTION AGREEMENT

1. Parties. The parties to this Subdivision Construction Agreement (the "Agreement") are **Hunt Communities GP, LLC** (individually and collectively, the "Subdivider") and the Town of Horizon City, Texas, (the "Town").

2. Effective Date. This Agreement is effective on the date the Town approves the final plat for the subdivision described in Paragraph 3 of this Agreement by the Town Council approval of the plat in accordance with Town Regulations (the "Effective Date").

Recitals

3. Subdivider is the owner of the land included in the proposed final subdivision plat of the subdivision, as shown in the Town's File Number (the "Subdivision") and described as **Verdancia Unit 3**, more particularly described by the metes and bounds description attached and incorporated into this Agreement as Exhibit A (the "Property"); and

4. Subdivider seeks authorization from the Town to subdivide the Property in accordance with the requirements imposed by Texas statute and the Town Rules, Regulations, and other requirements; and

5. Town Regulations require the completion of various improvements in connection with the development of the Subdivision to protect the health, safety, and general welfare of the community and to limit the harmful effect of substandard subdivisions; and

6. The purpose of this Agreement is to protect the Town from the expense of completing subdivision improvements required to be installed by the Subdivider; and

7. This Agreement is authorized by and consistent with state law and the Town Rules, Regulations, and other requirements governing development of a subdivision.

IN CONSIDERATION of the foregoing recitals and the mutual covenants, promises, and obligations by the parties set forth in this Agreement, the parties agree as follows:

Subdivider's Obligations

8. Improvements. The Subdivider agrees to construct and install, at Subdivider's expense, all subdivision improvements required to comply with Town orders, regulations, and policies governing subdivision approval, specifically including without limitation those improvements listed on Exhibit B attached and incorporated by reference into this Agreement (collectively, the Improvements, any of which is an "Improvement"). All Improvements shall be constructed in conformity to the Town requirements, procedures, and specifications, pursuant to construction plans, permits, and specifications approved by the Town prior to

commencement of construction, and subject to inspection, certification, and acceptance by the Town.

9. Completion. Unless a different time period is specified for a particular Improvement in Exhibit B, construction of all Improvements shall be completed no later than (2) years after the Effective Date (the "Completion Date"); provided, however, that if the Subdivider or the Issuer delivers to the Town no later than the Completion Date a substitute Bond satisfying the criteria established in Paragraph 11 and which has an expiration date no earlier than one year from the Completion Date, then the Completion Date shall be extended to the expiration date of that substitute Bond or any subsequent substitute Bond provided in accordance with this Paragraph. Upon completion of each of the Improvements, the Subdivider agrees to provide to the Town a complete set of construction plans for the Improvements, certified "as built" by the engineer responsible for preparing the approved construction plans and specifications.

10. Warranty. The Subdivider warrants the Improvements constructed by Subdivider or Subdivider's agents, contractors, employees, tenants, or licensees will be free from defects for a period of one (1) year from the date the Town accepts the dedication of a completed Improvement or group of Improvements (the "Warranty Period"), as such Improvement or group of Improvements is separately identified and listed on Exhibit B, except the Subdivider does not warrant the Improvements for defects caused by events outside the control of the Subdivider or the Subdivider's agents, contractors, employees, tenants, or licensees. The Subdivider agrees to repair any damage to the Improvements before and during the Warranty Period due to private construction-related activities. As a condition of the Town acceptance of dedication of any of the Improvements, the Town may require the Subdivider to post a maintenance bond or other financial security acceptable to the Town to secure the warranty established by this Agreement. If the Improvements have been completed but not accepted, and neither the Subdivider nor Issuer is then in default under this Agreement or the Bond, at the written request of the Subdivider or the Issuer the Town shall complete, execute, and deliver to the Issuer a reduction letter documenting that the Stated Amount has been reduced to an amount equal to the face amount of the maintenance bond or other financial security acceptable to the Town.

11. Security. To secure the performance of Subdivider's obligations under this Agreement, Subdivider agrees to provide adequate financial guarantees of performance in the form of a surety bond acceptable to the Town, a cash deposit to be held by the Town in escrow, or an irrevocable Bond in the amount of **Nine Hundred Fifty Thousand Four Hundred Sixty-Six & 33/100** Dollars (**$ 950,466.33**) (the "Stated Amounts"), which amounts are the estimated total cost of constructing each of the phased Improvements as shown on Exhibit B. If a Bond is provided pursuant to this Agreement, it shall be in a standard form acceptable to this Agreement, it shall be in a standard form acceptable to the Town, shall have an expiration date no earlier than one year from the date of its issuance, and shall be issued by a financial institution having a rating equivalent to the minimum acceptable rating established under the Town or County financial institution rating system in effect at the time the initial Bond is issued pursuant to this Agreement (the "Issuer"). During the term of this Agreement and subject to the terms of Paragraph 22 of this Agreement, the Town may revise the standard form Bond it reasonably considers acceptable and necessary to secure the performance of Subdivider's obligations under this Agreement. A Bond satisfying the criteria of this Paragraph (and any substitute or

confirming Bond) is referenced to in this Agreement as to the "Bond".

12. Reduction In Bond. After the acceptance of any Improvement, the amount which the Town is entitled to draw on the Bond shall be reduced by an amount equal to ninety percent (90%) of the Quoted cost of the accepted Improvement, as shown on Exhibit B. Upon completion of an Improvement, at the written request of subdivider or Issuer, and if neither the Subdivider nor Issuer is then in default under this Agreement or the Bond, the Town shall complete, execute, and deliver to the Issuer a reduction letter verifying the acceptance of the Improvement and documenting that the Stated Amount has been reduced by stating the balance of the Stated Amount remaining after the reduction required by the first sentence of this Paragraph. No later than sixty (60) days after its receipt of a written request to reduce the Stated Amount submitted by the Subdivider or the Issuer, the Town shall determine the Estimated Remaining Cost and shall complete, execute, and deliver to the Issuer a reduction letter documenting that the Stated Amount has been reduced to the Estimated Remaining Cost if the Town determines the Stated Amount exceeds the Estimated Remaining Cost. Notwithstanding the preceding sentence, the Town shall not be required to authorize reductions in the Stated Amount more frequently than every ninety (90) days. As used in this Paragraph, "Estimated Remaining Cost" means the amount the Town estimates to be the cost of completing all Improvements incomplete as of the time of such estimate.

Town Obligations

13. Inspection and Certificate. The Town agrees to inspect Improvements during and at the time completion of construction and, if completed in accordance with the standards and specifications for such Improvements, to certify the Improvements as being in compliance with County standards and specifications. The inspections and certifications will be conducted in accordance with standard Town policies and requirements. The Subdivider grants the Town, its agents, employees, officers, and contractors and easement and license to enter the Property to perform such inspections as it deems appropriate.

14. Notice of Defect. The Town will provide timely notice to the Subdivider whenever inspection reveals that an Improvement is not constructed or completed in accordance with the standards and specifications for health or safety, and the notice of defect includes a statement explaining why the defect creates such immediate and substantial harm, the cure period may be shortened to no less than five (5) days and the Town may declare a default under this Agreement if not satisfied that the defect is cured after the cure period. Any cure period should be reasonable in relation to the nature of the default.

15. Use of Proceeds. The Town will disburse funds drawn under the Bond for the purposes of completing the Improvements in conformance with the Town requirements and specifications for the Improvements, or to correct defects in or failures of the improvements. The Subdivider has no claim or rights under this Agreement to funds drawn under the Bond or any accrued interest earned on the funds. All funds obtained by the Town pursuant to one or more draws under the Bond shall be maintained by the Town in an interest bearing account or accounts until such funds, together with accrued interest there on (the "Escrowed Funds"), are disbursed by the Town. The Town may disperse all or portions

of the Escrowed Funds as Improvements are completed and accepted by the Town or in accordance with the terms of a written construction contract between the Town and a third party for the construction of Improvements. Escrowed Funds not used or held by the Town for the purpose of completing an Improvement or correcting defects in or failures of an Improvement, together with interest accrued thereon, shall be paid by the Town to the Issuer of the Bond no later than sixty (60) days following the Town's acceptance of the Improvement or its decision not to complete the Improvement using Escrowed Funds, whichever date is earlier.

16. Return of Excess Escrowed Funds. No later than sixty (60) days after its receipt of a written request from the Subdivider or the Issuer to return Excess Escrowed Funds to the Issuer, the Town shall disburse to the Issuer from the Escrowed Funds all Excess Escrowed Funds. For purposes of this Paragraph, "Excess Escrowed Funds" means the amount of Escrowed Funds exceeding one hundred ten percent (110%) of the estimated cost of constructing Improvements the Town intends to construct but which have not been accepted, as such cost is shown on Exhibit B. Notwithstanding the first sentence in this Paragraph, the Town shall not be required to disburse Excess Escrowed Funds more frequently than every ninety (90) days.

17. Conditions of Draw Security. The Town may draw upon any financial guarantee posted in accordance with Paragraph 11 upon the occurrence of one or more of the following events:

a. Subdivider's failure to construct the Improvements in accordance with Paragraph 8 of this Agreement;

b. Subdivider's failure to renew or replace the Bond at least forty five (45) days prior to the expiration date of the Bond;

c. Subdivider's failure to replace or confirm the Bond if the Issuer fails to maintain the minimum rating acceptable to the Town in accordance with Paragraph 11 of this Agreement; or

d. Issuer's acquisition of the Property or a portion of the Property, through foreclosure or an assignment or conveyance in lieu of foreclosure.

The Town shall provide written notice of the occurrence of one or more of the above events to the Subdivider, with a copy provided to the Issuer. Where a Bond has been provided as the financial guarantee, with respect to an event described by subparagraph (**a**), the Town shall provide notice to the Subdivider and the Issuer of the specific default and the notice shall include a statement that the Town intends to perform some or all of Subdivider's obligations under Paragraph 8 for specified Improvements if the failure is not cured. The notice with respect to a default under subparagraph (**a**) shall be given no less than twenty (20) days before presentation of a draft on the Bond, unless, in the reasonable opinion of the Town, the failure creates an immediate and substantial harm to the public health or safety, in which case the notice shall state why the failure creates an immediate and substantial harm to the public health or safety, and shall be given no less than five (5) days before presentation of a draft on the Bond. In the event of a draw based on subparagraph (**a**), the Town shall be entitled to draw in the amount it considers necessary to perform Subdivider's obligation under Paragraph 8, up to the amount allocated according to Exhibit B for any Improvement it states its intent to construct or complete in accordance with the standards and specifications for

such improvement. The Subdivider hereby grants to the Town, its successors, assigns, agents, contractors, and employees, a nonexclusive right and easement to enter the Property for the purposes of constructing, maintaining, and repairing such Improvements. Where a Bond has been provided as the financial guarantee, with respect to an event described by a subparagraph (**b**), (**c**), or (**d**), the notice shall be given no less than twenty (20) days before presentation of a draft on the Bond. In lieu of honoring a draft based on an event described in subparagraph (**b**) or (**c**), the Issuer of the Subdivider may deliver to the Town a substitute Bond if the event is described by subparagraph (**b**) or a described by subparagraph (**c**). If the Issuer has acquired all or a portion of the Property through foreclosure or an assignment or conveyance in lieu of foreclosure, in lieu of honoring a draft based on an event described in subparagraph (**d**), the Issuer may deliver to the Town a substitute or confirming Bond.

18. Procedures for Drawing on the Bond. The Town may draw upon the Bond in accordance with paragraph 18 by submitting a draft to the Issuer in compliance with the terms of the Bond governing such draft. The Bond must be surrendered upon presentation of any draft which exhausts the Stated Amount of such Bond. The Town may not draft under a Bond unless it has substantially complied with all its obligations to the Issuer under this Agreement and his property completed and executed the draft in strict accordance with the terms of the Bond.

19. Measure of Damages. The measure of damages for breach of this Agreement by the Subdivider is the reasonable cost of completing the Improvements in conformance with the Town requirements, procedures, and specifications. For improvements upon which construction has not begun, the estimated cost of the improvements shown on Exhibit B will be prima facie evidence of the minimum cost of completion; however, neither that amount nor the amount of the Bond establishes the maximum amount of the Subdivider's liability.

20. Remedies. The remedies available to the Town, the Subdivider, and Issuer under this Agreement and the laws of Texas are cumulative in nature.

21. Provisions for the Benefit of issuer. The provisions of Paragraphs of Paragraphs **9, 10, 11, 12, 15, 16, 17,18, 20, 21, 22, 24, 25, 26, 27, 28, 29, 30, 31,** and **35** of this Agreement for the benefit of the issuer may not be modified, released, diminished, or impaired by the parties without the prior written consent of the Issuer.

22. Third Party Rights. No person or entity who or which is not a party to this Agreement shall have any right of action under this Agreement, nor shall any such person or entity other than the Town (including without limitation a trustee in bankruptcy) have any interest in or claim to funds drawn on the Bond and held in escrow by the Town in accordance with this Agreement. Notwithstanding the preceding sentence, the Issuer shall have a right of action to enforce any provision of this Agreement where the Issuer is specifically named as a beneficiary of such provision pursuant to Paragraph 22.

23. Indemnification. The Subdivider hereby expressly agrees to indemnify and hold the Town harmless from and against all claims, demands, costs, and liability of every kind and nature, including reasonable attorney's fees for the defense of such claims and

demands, arising from any breach on the part of the Subdivider of any provision in this Agreement, or from any act or negligence of Subdivider or Subdivider's agents, contractors, employees, tenants, or licensees in the construction of the Improvements. The Subdivider further agrees to aid and defend the Town if the Town is named as a defendant in an action arising from any breach on the part of Subdivider of any provision in this Agreement, or from any act of negligence of Subdivider or Subdivider's agents, contractors, employees, tenants, or licensees in the construction of the Improvements, except where such suit is brought by the Subdivider. The Subdivider is not an employee or agent of the Town. Notwithstanding anything to the contrary contained in this Agreement, the Subdivider does not agree to indemnify and hold the Town harmless from any claims, demands, costs, or liabilities arising from any act or negligence of the Town, its agents, contractors, employees, tenants, or licensees.

24. **No Waiver**. No waiver of any provision of this Agreement will be deemed or constitute a waiver of any other provision, nor will it be deemed or constitute continuing waiver unless expressly provided for by a written amendment to this Agreement, nor will the waiver of any default under this Agreement be deemed a waiver of any subsequent defaults of the same type. The failure at any time to enforce this Agreement or covenant by the Town, the Subdivider, or the Issuer, their heirs, successors or assigns, whether any violations thereof are known or not, shall not constitute a waiver of estoppels of the right to do so.

25. **Attorney's Fees**. Should either party or the Issuer, to the extend Issuer is named as specific beneficiary, be required to resort to litigation to enforce the terms of this Agreement, the prevailing party, plaintiff or defendant, shall be entitled to recover its costs, including reasonable attorney's fees, court costs, and expert witness fees, from the other party. If the court awards relief to both parties, each will bear its own costs in their entirety.

26. **Assignability**. The benefits and burdens of this Agreement are personal obligations of the Subdivider and also re binding on the heirs, successors, and assigns of the Subdivider. The Subdivider's obligations under this Agreement may not be assigned without the express written approval of the Town. The Town's written approval may not be withheld if the Subdivider's assignee explicitly assumes all obligations of the Subdivider under this Agreement and has posted the required security. The Town agrees to release or reduce, as appropriate, the Bond provided by the Subdivider if it accepts substitute security for all or any portion of the Improvements. The Town in its sole discretion, may assign some or all of its rights under this Agreement, and any such assignment shall be effective upon notice to the Subdivider and the Issuer.

27. **Expiration**. This Agreement shall terminate upon the expiration of the approval of the proposed final plat of the Subdivision or if the Subdivision is vacated by the Subdivider.

28. **Notice**. Any notice required or permitted by this Agreement is effective when personally delivered in writing or three (3) days after notice is deposited with the U.S. Postal Service, postage prepaid, certified with return receipt requested, and addressed as follows:

if to Subdivider: Hunt Communities GP, LLC
601 N. Mesa, Suite 1900
El Paso, TX 79901
Attn: Michael S. Viramontes, VP

if to Town: The Town of Horizon City
14999 Darrington Road
Horizon City, TX 79928
Attn: Andres Renteria, Mayor

if to Issuer: at Issuer's address shown on the Bond

The parties may, from time to time, change their respective addresses listed above to any other location in the United States for the purpose of notice under this Agreement. A party's change of address shall be effective when notice of the change is provided to the other party in accordance with the provisions of this Paragraph.

29. Severability. If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or enforceability shall not affect the validity of any other part, term, or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of this Agreement.

30. Personal Jurisdiction and Venue. Personal jurisdiction and venue for any civil action commenced by either party to this Agreement or the Issuer, whether arising out of or relating to the Agreement or the Bond, will be deemed to be proper only if such action is commenced in District Court for **El Paso** County, Texas, or the United States District Court for the District of Texas, Western Division. The Subdivider expressly waives any right to bring such an action in or to remove such an action to any other court, whether state or federal. The Issuer, by providing a Bond pursuant to the terms of this Agreement, expressly waives any right to bring such an action in or to remove such an action to any other court, whether state or federal.

31. Release Upon Completion. Upon acceptance of all Improvements, the Town agrees: (**a**) to complete, execute and deliver to the Subdivider and the Issuer a release in recordable form releasing the Subdivider and Subdivider's heirs, successors and assigns, and the property from all provisions of this Agreement except those contained in Paragraph 10, and (**b**) to return to the Issuer the Bond and any Escrowed Funds not expended or obligated by the Town for the completion of the Improvements.

32. Captions Immaterial. The numbering, order, and captions or headings of the paragraph of this Agreement are for convenience only and shall not be considered in constraining this Agreement.

33. Entire Agreement. This Agreement contains the entire agreement between the parties and correctly sets forth the rights, duties, and obligations of each to the other as of the Effective Date. Any oral representatives or modifications concerning this Agreement shall be of no force or effect excepting a subsequent written modification executed by both parties.

34. Authorization to Complete Blanks. By signing and delivering this Agreement to the appropriate official of the Town, the Subdivider authorizes completion of this Agreement by filling in this Effective Date below.

35. Binding Agreement. The execution and delivery of this Agreement and the performance of the transactions contemplated thereby have been duly authorized by all necessary corporate and governmental action of the Town. This Agreement has been duly executed and delivered by each party, and constitutes a legal, valid, and binding obligation of each party enforceable in accordance with the terms as of the effective date. These representations and agreements are for the benefit of the Issuer, and have been relied on by the Issuer in issuing the Bond.

EXECUTED by the parties to be effective as of the ____ day of _____, 20____.

WITNESS THE FOLLOWING SIGNATURES AND/OR SEALS:

TOWN OFFICIAL: _____
Andres, Mayor

SUBDIVIDER: **Hunt Communities GP, LLC**
601 N. Mesa, Suite 1900
El Paso, TX 79901
Attn: Michael S. Viramontes
Vice President

[SIGNATURES OF THE PARTIES TO BE ACKNOWLEDGED]

ACKNOWLEDGEMENTS

THE STATE OF TEXAS

COUNTY OF EL PASO

This instrument was acknowledged before me on this ___ day of _____, 20___, by **Andres Renteria**, as **Mayor** of the **Town of Horizon City, Texas**.

_____
Notary Public, State of Texas

My commission expires:

_____

THE STATE OF TEXAS

COUNTY OF EL PASO

This instrument was acknowledged before me on this ___ day of _____, 20___, by _____, as _____ of _____.

_____
Notary Public, State of Texas

My commission expires:

_____

ACKNOWLEDGEMENTS

THE STATE OF TEXAS

COUNTY OF EL PASO

This instrument was acknowledged before me on this ___ day of _____, 20___, by **Michael S. Viramontes**, as **Vice President** of **Hunt Communities GP, LLC, Subdivider**.

_____
Notary Public, state State of Texas

My commission expires:

_____

THE STATE OF TEXAS

COUNTY OF EL PASO

This instrument was acknowledged before me on this ___ day of _____, 20___, by _____, as _____ of _____.

_____

_____
Notary Public,

State of Texas
My commission expires:

_____

Attachment 9: Performance Bond

PERFORMANCE BOND

Bond No. 800218436

KNOW ALL MEN BY THESE PRESENTS: That we Hunt Communities GP, LLC (Principal Company) as principal, and Atlantic Specialty Insurance Company (Surety Company) as Surety, are authorized to do business in the State of Texas, are held and firmly bound unto the **Town of Horizon City** as Obligee, in the penal sum of nine hundred fifty thousand four hundred sixty-six dollars & 33/100 ---- (Dollar amount - written out) ($ 950,466.33) (dollar amount - numeric) Dollars lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, and our heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Hunt Communities GP, LLC (Principal Company) has agreed to construct in Town of Horizon City the following Improvements VERDANCIA UNIT 3 (Plat & Unit number).

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall faithfully perform said conditions of improvements and shall in all respects comply with the requisite of the Town of Horizon City Ordinances, then this obligation shall be void; otherwise to remain in full force and effect;

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument this 15th (Day) day of September (Month), 2026.

Hunt Communities GP, LLC (Principal Company)

By: _____ (Signature)

Title: Vice President

Print Name: Michael S. Viramontes (Name typed)

Address: P.O. Box 12220
City, State, Zip: El Paso, Texas 79913
Telephone Number: 915-533-1122
Email Address: mike.viramontes@huntcompanies.com

Atlantic Specialty Insurance Company (Surety Company)

By: Irma Herrada (Signature)

Title: Attorney-in-Fact

Print Name: Irma Herrada (Name typed)

Address: 601 N. Mesa, Ste. 1550
City, State, Zip: El Paso, Texas 79901
Telephone Number: 915-206-6023
Email Address: irma.herrada@hubinternational.com

**Attach Power of Attorney & approved cost estimate

intact INSURANCE

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Irma Herrada, John M. Rindt, Paul D. Gilcrease, Sal Beltran**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

By _____
Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.

ALISON D. NASH-TROUT
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2030

_____
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 15th day of September, 2026

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

This Power of Attorney expires
January 31, 2030

_____
Kara L.B. Barrow, Secretary

Please direct bond verifications to surety@intactinsurance.com

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact your agent.

You may call your Insurance Carrier's toll-free telephone number for information or to make a complaint at:

1-800-321-2721

You may also write to your Insurance Carrier at:

Atlantic Specialty Insurance Company
Paralegal

605 Highway 169 North, Suite 800
Plymouth, MN 55441

Email: surety@intactinsurance.com
Phone: 1-800-662-0156

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

1-800-252-3439

You may write the Texas Department of Insurance:

P.O. Box 149104, Austin, TX 78714-9104

Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

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

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

AVISO IMPORTANTE

Para obtener informacion o para someter una queja:

Puede communicarse con su agente.

Usted puede llamar al numero de telefono gratis de su compañía de seguros para informacion o para someter una queja al:

1-800-321-2721

Usted tambien puede escribir a su compañía de seguros en:

Atlantic Specialty Insurance Company
Paralegal

605 Highway 169 North, Suite 800
Plymouth, MN 55441

Email: surety@intactinsurance.com
Phone: 1-800-662-0156

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

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

P.O. Box 149104, Austin, TX 78714

Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

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

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

VCM PHN TX 001 10 13

Attachment 10: Cost Estimate

EXHIBIT B

Hunt Communities GP, LLC

VERDANCIA UNIT 3 SUBDIVISION

Cost Estimate of Outstanding Improvements to be Dedicated
to the Town of Horizon City as of September 14, 2026

Description of Improvements	Total Quantity	Outstanding Quantity	Outstanding %	Unit	Unit Cost	Total Cost	Total Cost of Outstanding Improvements
Improvements of the following Streets:							
1. Imperial Jade Parkway							
2. Red Azure Circle							
3. Blue Sky Place							
4. Blanco Vista Parkway							
5. Silvermound Drive							
6. Green Mesa Court							
7. Rojo Vistas Place							
8. Blanco Hills Court							
Verdancia Unit 3 Subdivision							
Engineering							
Design Cost							
Government Fees							
Surveying							
Construction Staking	1.00	0.27	27.00%	LS	$154,898.27	$154,898.27	$41,822.53
Monumentation	18.00	18.00	100.00%	EA	$700.00	$12,600.00	$12,600.00
Earthwork							
Grading							
Soils Testing	1.00	0.27	27.00%	LS	$105,753.53	$105,753.53	$28,553.45
Concrete							
Sidewalks	16500.00	16500.00	100.00%	SF	$4.25	$70,125.00	$70,125.00
Handicap Ramps	32.00	32.00	100.00%	EA	$950.00	$30,400.00	$30,400.00
Curb & Gutter	16680.00	765.00	4.59%	LF	$15.50	$258,540.00	$11,857.50
Driveways	see below			SF			
Roadwork							
Paving (2.5" HMAC / 10"BC / 12" SG)	0.00	0.00	#DIV/0!	SY	$29.50	$0.00	$0.00
Paving (2.5" HMAC / 8"BC / 12" SG)	0.00	0.00	#DIV/0!	SY	$29.00	$0.00	$0.00
Paving (1.5" HMAC / 6"BC / 10" SG)	21280.00	21280.00	100.00%	SY	$24.64	$524,339.20	$524,339.20
MUD CONTRACT - Water Distribution							
8" C900 DR18 PVC Mains	8286.00	0.00	0.00%	LF	$38.00	$314,868.00	$0.00
8" Class 350 Ductile Iron Pipe	160.00	0.00	0.00%	LF	$135.00	$21,600.00	$0.00
8" Gate Valve w/ Box & Cover	28.00	0.00	0.00%	EA	$3,000.00	$84,000.00	$0.00
Fire Hydrant Assembly	16.00	0.00	0.00%	EA	$8,300.00	$132,800.00	$0.00
3/4" Water Services w/ Meter Box	206.00	0.00	0.00%	EA	$1,000.00	$206,000.00	$0.00
3/4" Irrigation Services w/ Meter Box	4.00	0.00	0.00%	EA	$1,000.00	$4,000.00	$0.00
1" Irrigation Services w/ Meter Box	3.00	0.00	0.00%	EA	$1,600.00	$4,800.00	$0.00
2" Services w/ Meter Box	2.00	0.00	0.00%	EA	$5,500.00	$11,000.00	$0.00
2" Flush Valve w/ Box & Cover	2.00	2.00	100.00%	EA	$6,000.00	$12,000.00	$12,000.00
Gate Valve Adjustments to HMAC	44.00	44.00	100.00%	EA	$500.00	$22,000.00	$22,000.00
MUD CONTRACT - Wastewater System							
8" SDR35 PVC Mains (0- 8' depths)	5742.00	0.00	0.00%	LF	$34.00	$195,228.00	$0.00
8" SDR35 PVC Mains (8- 12' depths)	2155.00	0.00	0.00%	LF	$37.00	$79,735.00	$0.00
8" C900 DR25 PVC Mains (all depths)	260.00	0.00	0.00%	LF	$42.00	$10,920.00	$0.00
Standard Type A Manholes (0- 8' depths)	18.00	0.00	0.00%	EA	$8,000.00	$144,000.00	$0.00
Standard Type A Manholes (9- 13' depths)	4.00	0.00	0.00%	EA	$9,000.00	$36,000.00	$0.00
48" FRP Drop Manholes (all depths)	2.00	0.00	0.00%	EA	$13,000.00	$26,000.00	$0.00
4" Wastewater Services	206.00	0.00	0.00%	EA	$600.00	$123,600.00	$0.00
6" Commercial Wastewater Service	27.00	0.00	0.00%	LF	$30.00	$810.00	$0.00
Wastewater MH Adjustments to HMAC	24.00	24.00	100.00%	EA	$500.00	$12,000.00	$12,000.00
Storm Sewer System							
18" Class III RCP Mains	136.00	0.00	0.00%	LF	$87.00	$11,832.00	$0.00
18" Class V RCP Mains	51.00	0.00	0.00%	LF	$87.00	$4,437.00	$0.00
24" Class III RCP Mains	969.00	0.00	0.00%	LF	$86.00	$83,334.00	$0.00
30" Class III RCP Mains	627.00	0.00	0.00%	LF	$121.00	$75,867.00	$0.00
36" Class III RCP Mains	174.00	0.00	0.00%	LF	$187.00	$32,538.00	$0.00
42" Class III RCP Mains	768.00	0.00	0.00%	LF	$223.00	$171,264.00	$0.00
48" Class III RCP Mains	293.00	0.00	0.00%	LF	$260.00	$76,180.00	$0.00
48" Storm Sewer Manholes (0- 8' depths)	4.00	0.00	0.00%	EA	$6,500.00	$26,000.00	$0.00
48" Storm Sewer Manholes (8'- 12' depths)	3.00	0.00	0.00%	EA	$7,800.00	$23,400.00	$0.00
72" Storm Sewer Manholes (8- 12' depths)	3.00	0.00	0.00%	EA	$11,500.00	$34,500.00	$0.00
72" Storm Sewer Manholes (12- 16' depths)	7.00	0.00	0.00%	EA	$13,500.00	$94,500.00	$0.00
30" Headwall / Outlet Structure	1.00	0.00	0.00%	EA	$9,500.00	$9,500.00	$0.00
48" Headwall / Outlet Structure	1.00	0.00	0.00%	EA	$14,000.00	$14,000.00	$0.00
2-Grate Type I Inlet	10.00	0.00	0.00%	EA	$7,500.00	$75,000.00	$0.00
3-Grate Type I Inlet	3.00	0.00	0.00%	EA	$8,500.00	$25,500.00	$0.00
2-Grate Off-Street Inlet	1.00	0.00	0.00%	EA	$7,500.00	$7,500.00	$0.00
8"- 12" Thick Loose Rock Rip Rap	130.00	130.00	100.00%	SY	$35.00	$4,550.00	$4,550.00
20' Commercial Pond Driveway	1.00	1.00	100.00%	EA	$3,000.00	$3,000.00	$3,000.00
3.5' Reinforced Conc Flume w/ Steel Plate	1.00	1.00	100.00%	EA	$4,000.00	$4,000.00	$4,000.00
18' Double Swing Wrought Iron Gate	1.00	1.00	100.00%	EA	$4,000.00	$4,000.00	$4,000.00
Pond (Fine Grade, Depth Gauge, Road)	1.00	1.00	100.00%	LS	$25,000.00	$25,000.00	$25,000.00
Storm Manhole Adjustments to HMAC	17.00	17.00	100.00%	EA	$500.00	$8,500.00	$8,500.00
Miscellaneous							
Guardrails	-----	-----	-----	---	-----	-----	-----
Dead End Signs / Barricades	-----	-----	-----	---	-----	-----	-----
Street/Traffic Signs	72.00	72.00	100.00%	EA	$281.51	$20,268.72	$20,268.72
Traffic Striping	-----	-----	-----	---	-----	-----	-----
24" wide stop bars	2.00	2.00	100.00%	EA	$300.00	$600.00	$600.00
4" double solid yellow striping	540.00	540.00	100.00%	LF	$5.00	$2,700.00	$2,700.00
4" solid white striping	72.00	72.00	100.00%	LF	$2.50	$180.00	$180.00
4" fireline red w/ lettering	100.00	100.00	100.00%	LF	$2.50	$250.00	$250.00
Single Mast Steel Pole Street Lights	26.00	26.00	100.00%	EA	$4,296.92	$111,719.92	$111,719.92
Total Cost of Improvements						$3,548,137.64	$950,466.33

Attachment 11: Legal Description

Verdancia Unit Three

LEGAL DESCRIPTION

DESCRIPTION OF A 45.399 ACRE TRACT OF LAND SITUATED IN SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 106.535 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO HUNT HORIZON MESA, LLC, OF RECORD IN DOCUMENT NO. 20240021887 OF THE OFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, AND BEING ALSO 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, SAID 45.399 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 79°34'22" W, over and across said Survey No. 30, for a distance of 114.36 feet to a 5/8" iron rod with cap stamped "ZWA" set on the north line of Eastlake Boulevard, a 120 foot right of way, having Texas State Plane Grid Coordinate, (Central Zone, NAD 83, U.S. Feet, Combined Scale Factor 0.99977223) values of N= 10,628,885.27, E= 478,523.78, for the southeast corner and the POINT OF BEGINNING;

THENCE with the north line of said Eastlake Boulevard, and the south line hereof, the following four (4) courses and distances:

1) N 42°43'33" W for a distance of 564.57 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the left, and

2) along said curve to the left, an arc distance of 858.68 feet, said curve having a radius of 1160.00 feet, a central angle of 42°24'47" and a chord bearing of N 63°55'56" W for a chord distance of 839.21 feet to a 5/8" iron rod with cap stamped "ZWA" set for the southwest corner hereof,

THENCE departing the north line of said Eastlake Boulevard, and with the west line hereof, over and across said 106.535-acre tract and said 99.433-acre tract, the following eighteen (18) courses and distances:

1) N 40°17'56" W for a distance of 87.42 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the right,

2) along said curve to the right, an arc distance of 234.04 feet, said curve having a radius of 1418.50 feet, a central angle of 9°27'12" and a chord bearing of N 11°21'12" E for a chord distance of 233.78 feet to a 5/8" iron rod with cap stamped "ZWA" set at the end of said curve,

3) S 78°19'44" E for a distance of 27.58 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the right,

4) along said curve to the right, an arc distance of 254.70 feet, said curve having a radius of 1391.00 feet, a central angle of 10°29'28" and a chord bearing of N 21°24'47" E for a chord distance of 254.34 feet to a 5/8" iron rod with cap stamped "ZWA" set at the end of said curve,

5) N 26°39'31" E for a distance of 183.42 feet to a 5/8" iron rod with cap stamped "ZWA" set,

6) N 69°53'26" E for a distance of 34.61 feet to a 5/8" iron rod with cap stamped "ZWA" set,

7) N 66°52'39" W for a distance of 27.68 feet to a 5/8" iron rod with cap stamped "ZWA" set,

8) N 23°07'21" E for a distance of 68.00 feet to a 5/8" iron rod with cap stamped "ZWA" set,

9) S 66°52'39" E for a distance of 30.00 feet to a 5/8" iron roc with cap stamped "ZWA" set,

10) N 23°25'08" W for a distance of 34.67 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 169.71 feet, said curve having a radius of 812.00 feet, a central angle of 11°58'29" and a chord bearing of N 14°27'49" E for a chord distance of 169.40 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a compound curve to the left,

12) along said compound curve to the left, an arc distance of 186.51 feet, said curve having a radius of 3277.00 feet, a central angle of 3°15'39" and a chord bearing of N 06°50'45" E for a chord distance of 186.48 feet to a 5/8" iron rod with cap stamped "ZWA" set at the end of said compound curve,

13) N 48°53'34" E for a distance of 34.76 feet to a 5/8" iron rod with cap stamped "ZWA" set,

14) N 87°31'33" W for a distance of 24.24 feet to a 5/8" iron rod with cap stamped "ZWA" set,

15) N 02°28'27" E for a distance of 68.00 feet to a 5/8" iron rod with cap stamped "ZWA" set,

16) S 87°31'33" E for a distance of 27.50 feet to a 5/8" iron rod with cap stamped "ZWA" set,

17) N 42°12'47" W for a distance of 35.45 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the left, and

18) along said curve to the left, an arc distance of 322.85 feet, said curve having a radius of 3277.00 feet, a central angle of 5°38'41" and a chord bearing of N 00°20'36" E for a chord distance of 322.72 feet to a 5/8" iron rod with cap stamped "ZWA" set for the northwest corner hereof;

THENCE with the north line hereof, over and across said 106.535-acre tract and said 99.433-acre tract, the following two (2) courses and distances:

1) N 88°29'51" E for a distance of 242.17 feet to a 5/8" iron rod with cap stamped "ZWA" set, and

2) S 87°31'33" E 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;

THENCE with the common line of said Section No. 30, and said Section No. 29, the following two (2) courses and distances:

1) S 02°28'27" W for a distance of 2334.36 feet to a 5/8" iron rod with cap stamped "ZWA" set, and

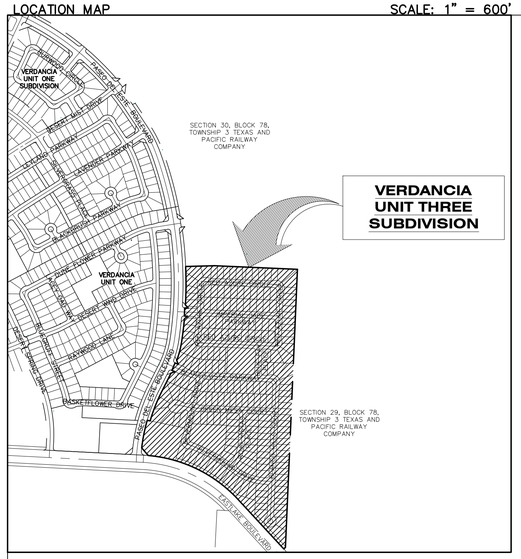
2) S 47°16'35" W for a distance of 18.86 feet to the POINT OF BEGINNING and containing 45.399 acres of land.

VERDANCIA UNIT THREE SUBDIVISION

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

SHEET 1 OF 4

LOCATION MAP SCALE: 1" = 600'





OWNERS DEDICATION, CERTIFICATION AND ATTESTATION

I, HUNT HORIZON MESA, LLC OWNER OF THE 45.399 ACRE TRACT OF LAND ENCOMPASSED WITHIN VERDANCIA UNIT THREE 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
NO. 1 CITY MONUMENT	10635794.02	476327.71	4036.93
NO. 2 CITY MONUMENT	10634150.08	475620.38	4040.25
NO. 3 5/8" IRON ROD SET	10633308.30	477760.38	4045.30
NO. 4 CITY MONUMENT	10632055.92	477283.28	4042.87

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

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

LEGEND

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

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

SECTION 29, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY

CEA GROUP

SCHOOL DISTRICT

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

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

BEARING BASIS:

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

VERTICAL DATUM:

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

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.

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

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

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

DATE OF PREPARATION: AUGUST 2025

HUNT COMMUNITIES

OWNER/DEVELOPER

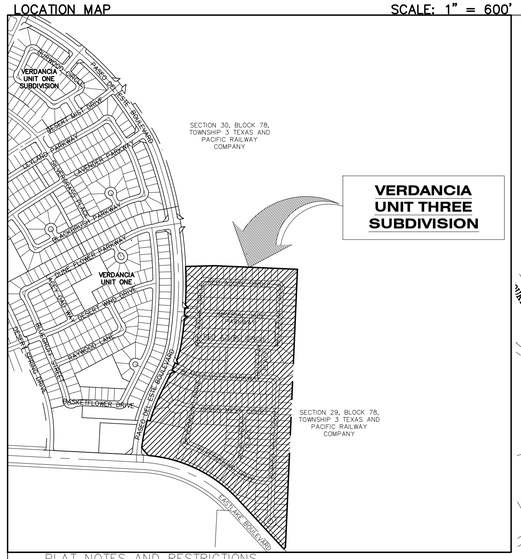
HUNT HORIZON MESA, LLC
HUNT COMMUNITIES DEVELOPMENT CO., LLC
601 NORTH MESA, SUITE 1900
EL PASO, TEXAS 79901
VOICE (915) 533-1122
FAX (915) 545-2631
CONTACT: MR. JOSE LARES, P.E.

VERDANCIA UNIT THREE SUBDIVISION

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

SHEET 2 OF 3

LOCATION MAP SCALE: 1" = 600'



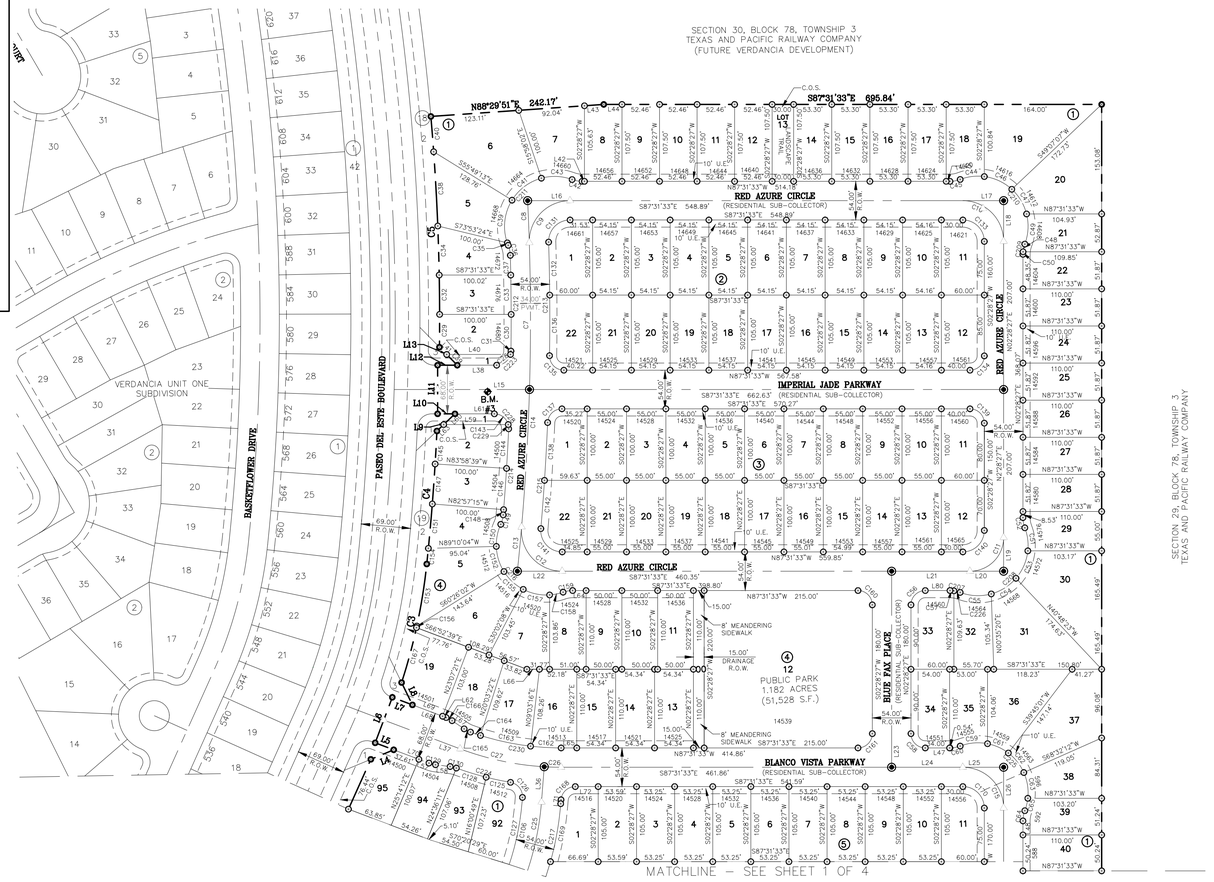
PLAT NOTES AND RESTRICTIONS

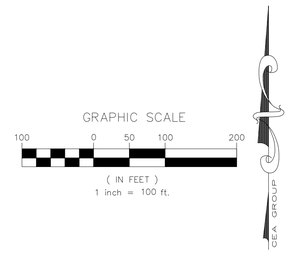
1. ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).
2. ◉ = THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENT LOCATIONS.
3. THIS SUBDIVISION IS LOCATED WITHIN A FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR, AREAS 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 THREE BY THE HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE FROM EXISTING FACILITIES LOCATED ON PASEO DEL ESTE BOULEVARD AND EASTLAKE BOULEVARD, AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION, WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
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 THREE HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES OF THE RESIDENTIAL LOTS AND COMMERCIAL LOTS FRONTING STREETS, UNLESS OTHERWISE APPROVED IN WRITING.
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 EASEMENT AND PUBLIC PONDING AREA TO BE MAINTAINED AND OPERATED BY THE TOWN OF HORIZON CITY.
16. LOT 82, BLOCK 1, SHALL BE FOR COMMERCIAL USE ONLY.
17. LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING SIDEWALKS, PARKWAYS AND DRIVEWAYS ABUTTING THEIR PROPERTY, INCLUDING DOUBLE FRONTAGE LOTS.
18. LOT OWNER FOR LOT 82, BLOCK 1 SHALL OBTAIN APPROVAL FROM THE TOWN OF HORIZON CITY PRIOR TO COMMERCIAL SITE LOT DEVELOPMENT. GRADING & DRAINAGE PLANS PREPARED BY A TEXAS LICENSED ENGINEER IS REQUIRED FOR EACH INDIVIDUAL LOT TO BE SUBMITTED FOR REVIEW & APPROVAL BY THE TOWN OF HORIZON CITY.
19. PUBLIC PARK LOT 12, BLOCK 4, IS DEDICATED BY THIS PLAT AND TO BE MAINTAINED BY THE TOWN OF HORIZON CITY.
20. LANDSCAPE EASEMENTS AT EYEBROWS AND CUL–DE–SACS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
21. DRAINAGE EASEMENTS WITHIN LOT 20, BLOCK 4 AND LOT 12, BLOCK 4 (THE PUBLIC PARK LOT) ARE TO BE MAINTAINED BY THE LOT OWNER.
22. LANDSCAPE COMMON OPEN SPACE (C.O.S.) (BLOCK 1: LOT 1, LOT 13, LOT 73, AND BLOCK 4: LOT 1) ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
23. REFER TO THE TOWN OF HORIZON CITY CODE OF ORDINANCES CHAPTER 14 OPEN SPACE REGULATIONS IN EFFECT.
24. NO MORE THAN ONE SINGLE–FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH RESIDENTIAL LOT.
25. THE BUILDER WILL CONSTRUCT A 5' WIDE CONCRETE SIDEWALK AS PART OF THE CONSTRUCTION OF VERDANCIA UNIT THREE. THESE SIDEWALKS ARE LOCATED ALONG THE FRONT, REAR, AND SIDES OF EACH LOT WHERE THE LOT ABUTS A PUBLIC DEDICATED ROAD, UNLESS OTHERWISE NOTED ON THE SUBDIVISION IMPROVEMENTS PLANS.
26. 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.
27. THE BUILDER SHALL CONSTRUCT CONCRETE DRIVEWAYS BETWEEN THE STREET CURB AND THE PROPERTY LINE AS PART OF THE CONSTRUCTION OF BUILDING IMPROVEMENTS.
28. ALL UTILITY EASEMENTS ARE 10' WIDE UNLESS OTHERWISE SPECIFIED ON DRAWINGS.
29. 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_____.
30. LOT 13, BLOCK 6, IS DESIGNATED AS PUBLIC PONDING AREA. NO DWELLING/OCCUPANCY SHALL BE PERMITTED ON THIS LOT. THIS LOT SHALL BE DEDICATED TO AND MAINTAINED BY THE TOWN OF HORIZON CITY.
31. 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.
32. THIS SUBDIVISION IS PART OF A COMMUNITY GOVERNED BY THE VERDANCIA COMMUNITY ASSOCIATION, INC. THE PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND A NOTICE OF APPLICABILITY (NOA) FILED IN THE OFFICIAL PUBLIC RECORDS.





LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CENTERLINE
- 10' UTILITY EASEMENT (10' U.E)
- 5' IRRIGATION EASEMENT
- 1 ③ LOT AND BLOCK NUMBER
- U.S. POSTAL SERVICE DELIVERY COLLECTION BOX
- PROPOSED MONUMENT
- EXISTING MONUMENT
- 5/8" IRON ROD W/ZWA CAP SET
- 1/2" IRON ROD W/ZWA CAP SET
- LANDSCAPE/EASEMENT AREA

SCHOOL DISTRICT

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

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

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ENGINEER

813 N. Kansas St.
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El Paso, TX 79902
915.544.5232
group www.ceagroup.net
TEXAS REGISTERED ENGINEERING FIRM F-4564
CONTACT: JORGE GRAJEDA, P.E.

SURVEYOR

ZWA
Zamora, L.L.C.
Professional Land Surveyors
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HUNT COMMUNITIES

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HUNT COMMUNITIES DEVELOPMENT CO., LLC
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FAX (915) 545–2631
CONTACT: MR. JOSE LARES, P.E.

VERDANCIA UNIT THREE SUBDIVISION

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

SHEET 3 OF 4

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1418.50'	234.04'	117.29'	233.78'	N11°21'12"E	009°27'12"
C2	1391.00'	254.70'	127.71'	254.34'	N21°24'47"E	010°29'28"
C3	812.00'	169.71'	85.16'	169.40'	N14°27'49"E	011°58'29"
C4	3277.00'	186.51'	93.28'	186.48'	N06°50'45"E	003°15'39"
C5	3277.00'	322.85'	161.56'	322.72'	N00°20'36"E	005°38'41"
C6	1160.00'	858.68'	450.08'	839.21'	N63°55'56"W	042°24'47"
C7	3404.00'	205.25'	102.66'	205.22'	N02°24'33"E	003°27'17"
C8	3404.00'	58.83'	29.42'	58.83'	N00°11'13"E	000°59'25"
C9	57.00'	91.32'	58.81'	81.86'	S46°34'41"W	091°47'32"
C10	57.00'	89.54'	57.00'	80.61'	N42°31'33"W	090°00'00"
C11	47.00'	73.83'	47.00'	66.47'	N47°28'27"E	090°00'00"
C12	57.00'	94.41'	62.10'	83.98'	S40°04'29"E	094°54'08"
C13	3404.00'	62.15'	31.08'	62.15'	N07°53'58"E	001°02'46"
C14	3404.00'	192.47'	96.26'	192.44'	N05°45'23"E	003°14'23"
C15	57.00'	89.54'	57.00'	80.61'	N42°31'33"W	090°00'00"
C16	475.00'	294.50'	152.15'	289.80'	S69°45'52"E	035°31'22"
C17	1322.00'	24.79'	12.39'	24.79'	N52°32'25"W	001°04'27"
C18	350.00'	208.32'	107.35'	205.26'	N19°31'30"E	034°06'07"
C19	1322.00'	390.27'	196.56'	388.85'	N61°32'04"W	016°54'52"
C20	1322.00'	49.13'	24.57'	49.13'	N71°03'23"W	002°07'46"
C21	57.00'	81.24'	49.26'	74.54'	S29°09'37"E	081°39'47"
C22	400.00'	29.37'	14.69'	29.37'	S80°25'57"E	004°12'27"
C23	400.00'	34.84'	17.43'	34.82'	S85°01'52"E	004°59'23"
C24	400.00'	74.46'	37.34'	74.35'	S17°00'15"W	010°39'56"
C25	400.00'	107.33'	53.99'	107.01'	N14°38'59"E	015°22'27"
C26	400.00'	23.65'	11.83'	23.64'	S85°49'57"E	003°23'13"
C27	400.00'	120.51'	60.71'	120.05'	S75°30'29"E	017°15'41"
C28	20.00'	26.36'	15.49'	24.49'	S54°42'46"W	075°31'21"
C29	3277.00'	45.79'	22.90'	45.79'	N02°45'55"E	000°48'02"
C30	3377.00'	51.27'	25.63'	51.27'	S02°48'11"W	000°52'11"
C31	20.00'	4.79'	2.40'	4.78'	S10°05'41"W	013°42'49"
C32	3277.00'	55.00'	27.50'	55.00'	N01°53'03"E	000°57'42"
C33	3377.00'	55.00'	27.50'	55.00'	S01°54'06"W	000°56'00"
C34	3277.00'	68.61'	34.30'	68.60'	N00°48'13"E	001°11'58"
C35	70.00'	3.69'	1.85'	3.69'	S18°06'52"E	003°01'22"
C36	40.00'	14.38'	7.27'	14.30'	S09°19'45"E	020°35'36"
C37	3377.00'	27.55'	13.78'	27.55'	S01°12'05"W	000°28'03"
C38	3277.00'	103.93'	51.97'	103.92'	N00°42'17"W	001°49'02"
C39	70.00'	62.04'	33.23'	60.03'	S08°47'18"W	050°46'58"
C40	3277.00'	49.52'	24.76'	49.52'	N02°02'46"W	000°51'57"
C41	70.00'	52.44'	27.52'	51.23'	S55°38'33"W	042°55'32"
C42	40.00'	14.22'	7.19'	14.15'	N77°20'27"W	020°22'12"
C43	70.00'	43.66'	22.57'	42.96'	N85°01'31"W	035°44'19"
C44	70.00'	34.30'	17.50'	33.96'	S85°38'51"W	028°04'32"
C45	40.00'	14.57'	7.36'	14.49'	S82°02'31"W	020°51'52"
C46	70.00'	42.98'	22.19'	42.31'	N62°43'34"W	035°10'38"
C47	70.00'	40.79'	20.99'	40.21'	N28°26'46"W	033°22'59"
C48	40.00'	11.04'	5.56'	11.01'	N15°25'42"E	015°49'14"
C49	70.00'	42.87'	22.13'	42.21'	N05°47'31"E	035°05'35"
C50	40.00'	3.52'	1.76'	3.52'	N04°59'46"E	005°02'38"
C51	70.00'	32.80'	16.71'	32.50'	N04°58'00"W	026°50'52"
C52	40.00'	14.57'	7.36'	14.49'	S07°57'29"E	020°51'52"
C53	70.00'	42.42'	21.89'	41.78'	N25°49'09"E	034°43'25"
C54	70.00'	41.48'	21.37'	40.87'	N60°09'20"E	033°56'57"
C55	70.00'	44.24'	22.89'	43.50'	S84°45'57"E	036°12'31"
C56	20.00'	31.42'	20.00'	28.28'	N47°28'27"E	090°00'00"
C57	40.00'	5.48'	2.75'	5.48'	S83°36'01"E	007°51'06"
C58	20.00'	31.42'	20.00'	28.28'	N42°31'33"W	090°00'00"
C59	70.00'	38.86'	19.94'	38.36'	S87°30'46"W	031°48'23"
C60	40.00'	14.57'	7.36'	14.49'	S82°02'30"W	020°51'51"
C61	70.00'	32.17'	16.38'	31.89'	N63°25'01"W	026°20'04"
C62	70.00'	35.17'	17.96'	34.80'	N35°51'23"W	028°47'11"
C63	70.00'	36.87'	18.87'	36.44'	N06°22'29"W	030°10'37"
C64	40.00'	14.57'	7.36'	14.49'	N12°54'23"E	020°51'52"
C65	70.00'	17.87'	8.98'	17.82'	N16°01'34"E	014°37'30"
C66	20.00'	16.46'	8.73'	16.00'	S21°06'04"E	047°09'01"
C67	20.00'	0.23'	0.12'	0.23'	N45°00'45"W	000°40'20"
C68	50.00'	67.16'	39.74'	62.23'	N06°52'04"W	076°57'42"
C69	50.00'	92.21'	65.95'	79.69'	N84°26'41"E	105°39'48"
C70	20.00'	16.69'	8.87'	16.21'	S26°23'07"W	047°49'21"
C71	50.00'	81.18'	52.71'	72.55'	S03°47'11"W	093°01'13"
C72	502.00'	81.97'	41.08'	81.88'	S82°50'53"E	009°21'22"
C73	20.00'	31.42'	20.00'	28.28'	S42°31'33"E	090°00'00"
C74	502.00'	49.78'	24.91'	49.76'	S75°19'44"E	005°40'55"
C75	502.00'	52.95'	26.50'	52.93'	S69°27'58"E	006°02'37"
C76	502.00'	46.45'	23.24'	46.43'	S63°47'37"E	005°18'05"
C77	1185.00'	61.66'	30.84'	61.65'	N45°42'50"W	002°58'53"
C78	502.00'	46.37'	23.20'	46.36'	S58°29'48"E	005°17'34"
C79	1185.00'	58.48'	29.25'	58.48'	N48°37'06"W	002°49'40"
C80	1295.00'	17.73'	8.87'	17.73'	S52°23'43"E	000°47'04"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C81	502.00'	33.71'	16.86'	33.70'	S53°55'36"E	003°50'50"
C82	1185.00'	48.95'	24.48'	48.94'	N51°12'56"W	002°22'00"
C83	1295.00'	34.49'	17.25'	34.49'	N53°33'02"W	001°31'34"
C84	1185.00'	34.14'	17.07'	34.14'	N53°13'27"W	001°39'03"
C85	1295.00'	49.05'	24.53'	49.05'	N55°23'56"W	002°10'13"
C86	1185.00'	50.96'	25.48'	50.95'	N55°16'54"W	002°27'50"
C87	1295.00'	52.48'	26.25'	52.48'	N57°38'42"W	002°19'20"
C88	1185.00'	47.69'	23.85'	47.68'	N57°39'59"W	002°18'20"
C89	1295.00'	53.28'	26.65'	53.28'	N59°59'05"W	002°21'27"
C90	1185.00'	48.49'	24.25'	48.48'	N59°59'29"W	002°20'40"
C91	1295.00'	56.48'	28.25'	56.48'	S62°24'47"E	002°29'57"
C92	1185.00'	51.69'	25.85'	51.68'	N62°24'47"W	002°29'57"
C93	1295.00'	56.48'	28.25'	56.48'	S64°54'44"E	002°29'57"
C94	1185.00'	51.69'	25.85'	51.68'	N64°54'44"W	002°29'57"
C95	1295.00'	56.48'	28.25'	56.48'	S67°24'40"E	002°29'57"
C96	1185.00'	51.69'	25.85'	51.68'	N67°24'40"W	002°29'57"
C97	70.00'	29.97'	15.22'	29.74'	S80°23'15"E	024°31'55"
C98	40.00'	16.55'	8.39'	16.43'	S80°48'10"E	023°42'05"
C99	1295.00'	6.59'	3.29'	6.59'	S68°48'23"E	000°17'30"
C100	1185.00'	52.75'	26.38'	52.74'	N69°56'09"W	002°33'01"
C101	70.00'	83.23'	47.32'	78.41'	S34°03'39"E	068°07'17"
C102	1185.00'	50.62'	25.32'	50.62'	N72°26'06"W	002°26'52"
C103	40.00'	16.01'	8.12'	15.91'	S23°08'27"W	022°56'22"
C104	70.00'	42.28'	21.81'	41.64'	S17°18'19"W	034°36'38"
C105	1160.00'	232.35'	116.56'	231.96'	N79°24'02"W	011°28'35"
C106	373.00'	104.67'	52.68'	104.33'	S14°17'52"W	016°04'41"
C107	53.50'	20.11'	10.18'	19.99'	N48°15'00"E	021°32'21"
C108	20.00'	22.41'	12.54'	21.25'	N69°34'33"E	064°11'27"
C109	20.00'	31.42'	20.00'	28.28'	S33°19'44"E	090°00'00"
C110	53.50'	39.83'	20.89'	38.91'	N80°20'43"E	042°39'07"
C111	53.50'	28.27'	14.47'	27.94'	S63°11'34"E	030°16'18"
C112	53.50'	37.18'	19.38'	36.44'	S28°08'50"E	039°49'11"
C113	1391.00'	102.39'	51.22'	102.37'	N18°16'35"E	004°13'03"
C114	53.50'	37.18'	19.38'	36.44'	S11°40'22"W	039°49'11"
C115	1391.00'	115.08'	57.57'	115.05'	N22°45'19"E	004°44'25"
C116	53.50'	37.18'	19.38'	36.44'	S51°29'33"W	039°49'11"
C117	1391.00'	37.22'	18.61'	37.22'	N25°53'31"E	001°31'59"
C118	53.50'	28.26'	14.47'	27.94'	S86°32'13"W	030°16'08"
C119	20.00'	8.10'	4.11'	8.05'	N57°27'02"W	023°12'45"
C120	53.50'	30.33'	15.59'	29.93'	S62°05'12"E	032°29'04"
C121	373.00'	8.83'	4.42'	8.83'	S21°39'31"W	001°21'24"
C122	427.00'	81.18'	40.71'	81.06'	S16°53'26"W	010°53'34"
C123	20.00'	31.50'	20.08'	28.34'	S56°33'27"W	090°13'38"
C124	20.00'	3.24'	1.62'	3.23'	N73°41'34"W	009°16'19"
C125	427.00'	34.81'	17.41'	34.80'	S75°39'12"E	004°40'14"
C126	20.00'	29.41'	18.09'	26.83'	S35°51'54"E	084°14'51"
C127	373.00'	95.84'	48.18'	95.57'	S13°37'10"W	014°43'17"
C128	427.00'	43.57'	21.80'	43.55'	S70°23'42"E	005°50'47"
C129	40.00'	9.43'	4.74'	9.41'	S73°38'04"E	013°30'50"
C130	40.00'	9.02'	4.53'	9.00'	S73°55'53"E	012°55'11"
C131	30.00'	48.06'	30.95'	43.08'	S46°34'41"W	091°47'32"
C132	3431.00'	74.08'	37.04'	74.08'	N01°18'02"E	001°14'13"
C133	30.00'	47.12'	30.00'	42.43'	N42°31'33"W	090°00'00"
C134	20.00'	31.42'	20.00'	28.28'	N47°28'27"E	090°00'00"
C135	20.00'	31.72'	20.30'	28.50'	S42°05'46"E	090°51'34"
C136	3431.00'	84.70'	42.35'	84.70'	N02°37'34"E	001°24'52"
C137	20.00'	30.57'	19.17'	27.68'	S48°41'04"W	087°34'45"
C138	3431.00'	80.96'	40.48'	80.96'	N05°34'15"E	001°21'07"
C139	20.00'	31.42'	20.00'	28.28'	N42°31'33"W	090°00'00"
C140	30.00'	47.12'	30.00'	42.43'	N47°28'27"E	090°00'00"
C141	30.00'	49.69'	32.68'	44.20'	S40°04'29"E	094°54'08"
C142	3431.00'	67.63'	33.82'	67.63'	N06°48'42"E	001°07'46"
C143	20.00'	26.36'	15.49'	24.49'	N49°45'53"W	075°31'21"
C144	3377.00'	55.42'	27.71'	55.42'	S05°33'09"W	000°56'25"
C145	3277.00'	46.17'	23.08'	46.17'	N05°37'08"E	000°48'26"
C146	3377.00'	57.81'	28.91'	57.81'	S06°30'47"W	000°58'51"
C147	3277.00'	56.02'	28.01'	56.02'	N06°30'44"E	000°58'46"
C148	3377.00'	7.34'	3.67'	7.34'	S07°03'56"W	000°07'28"
C149	40.00'	13.73'	6.93'	13.66'	N16°57'35"E	019°39'49"
C150	70.00'	31.72'	16.13'	31.44'	S13°48'43"W	025°57'34"
C151	3277.00'	62.31'	31.16'	62.31'	N07°32'49"E	001°05'22"
C152	70.00'	37.14'	19.02'	36.70'	S14°22'01"E	030°23'54"
C153	812.00'	87.87'	43.98'	87.83'	N11°34'35"E	006°12'01"
C154	3277.00'	22.00'	11.00'	22.00'	N08°17'02"E	000°23'05"
C155	70.00'	37.14'	19.02'	36.70'	S44°45'55"E	030°23'54"
C156	812.00'	2.29'	1.15'	2.29'	N14°45'26"E	000°09'42"
C157	70.00'	38.13'	19.55'	37.66'	S75°34'10"E	031°12'36"
C158	70.00'	19.32'	9.72'	19.26'	N80°55'04"E	015°48'57"
C159	40.00'	13.59'	6.86'	13.52'	S82°44'31"W	019°27'51"
C160	20.00'	31.42'	20.00'	28.28'	N42°31'33"W	090°00'00"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C161	20.00'	31.42'	20.00'	28.28'	N47°28'27"E	090°00'00"
C162	373.00'	42.84'	21.44'	42.82'	N84°14'09"W	006°34'50"
C163	373.00'	71.62'	35.92'	71.51'	N75°26'41"W	011°00'06"
C164	373.00'	14.80'	7.40'	14.80'	S68°48'25"E	002°16'26"
C165	40.00'	9.99'	5.02'	9.96'	N60°31'00"W	014°18'24"
C166	40.00'	9.43'	4.74'	9.41'	N60°07'13"W	013°30'50"
C167	812.00'	79.55'	39.81'	79.52'	N17°38'41"E	005°36'47"
C168	20.00'	29.85'	18.49'	27.15'	S49°43'06"W	085°30'41"
C169	427.00'	82.45'	41.35'	82.32'	N12°29'39"E	011°03'46"
C170	30.00'	47.12'	30.00'	42.43'	N42°31'33"W	090°00'00"
C171	20.00'	31.42'	20.00'	28.28'	N47°28'27"E	090°00'00"
C172	20.00'	34.97'	23.91'	30.68'	S37°26'25"E	100°10'16"
C173	373.00'	63.09'	31.62'	63.02'	S17°29'28"W	009°41'30"
C174	427.00'	32.13'	16.07'	32.12'	N20°10'52"E	004°18'41"
C175	20.00'	28.21'	17.02'	25.93'	S52°04'22"W	080°48'10"
C176	20.00'	31.42'	20.00'	28.28'	N42°31'33"W	090°00'00"
C177	323.00'	51.65'	25.88'	51.60'	S07°03'19"W	009°09'44"
C178	218.00'	34.86'	17.47'	34.82'	S07°03'19"W	009°09'44"
C179	323.00'	73.61'	36.97'	73.45'	S18°09'55"W	013°03'29"
C180	218.00'	49.68'	24.95'	49.58'	S18°09'55"W	013°03'29"
C181	323.00'	50.72'	25.41'	50.67'	S29°11'35"W	008°59'51"
C182	20.00'	31.85'	20.44'	28.59'	N79°18'35"E	091°14'08"
C183	1349.00'	83.57'	41.80'	83.55'	N56°50'50"W	003°32'58"
C184	218.00'	25.43'	12.73'	25.42'	S28°02'10"W	006°41'02"
C185	218.00'	109.97'	56.18'	108.81'	N16°55'34"E	028°54'15"
C186	1349.00'	267.70'	134.29'	267.26'	N64°18'25"W	011°22'11"
C187	30.00'	42.76'	25.92'	39.23'	S29°09'37"E	081°39'47"
C188	20.00'	31.42'	20.00'	28.28'	S47°28'27"W	090°00'00"
C189	20.00'	31.42'	20.00'	28.28'	N42°31'33"W	090°00'00"
C190	20.00'	31.42'	20.00'	28.28'	N47°28'27"E	090°00'00"
C191	448.00'	128.01'	64.45'	127.58'	N79°20'24"W	016°22'19"
C192	448.00'	128.01'	64.45'	127.58'	N62°58'04"W	016°22'20"
C193	20.00'	31.11'	19.70'	28.07'	S10°12'47"E	089°08'15"
C194	377.00'	39.20'	19.62'	39.18'	N31°22'37"E	005°57'27"
C195	377.00'	48.59'	24.33'	48.56'	N24°42'21"E	007°23'07"
C196	377.00'	48.59'	24.33'	48.56'	N17°19'14"E	007°23'07"
C197	377.00'	47.28'	23.67'	47.25'	N10°02'08"E	007°11'06"
C198	377.00'	26.12'	13.06'	26.11'	N04°27'31"E	003°58'08"
C199	20.00'	11.34'	5.83'	11.19'	N62°05'12"W	032°29'04"
C200	53.50'	168.08'	INFINITY'	107.00'	S11°40'16"W	180°00'00"
C201	53.50'	59.94'	33.55'	56.85'	N69°34'33"E	064°11'28"
C202	70.00'	155.48'	141.21'	125.43'	S29°01'17"E	127°15'51"
C203	1295.00'	383.08'	192.95'	381.69'	S60°28'40"E	016°56'57"
C204	502.00'	311.23'	160.80'	306.27'	S69°45'52"E	035°31'22"
C205	50.00'	240.55'	45.30'	67.14'	S87°31'33"E	275°38'43"
C206	20.00'	16.69'	8.87'	16.21'	N21°26'14"W	047°49'21"
C207	40.00'	14.57'	7.36'	14.49'	S77°05'37"E	020°51'52"
C208	70.00'	160.94'	156.23'	127.76'	N47°28'27"E	131°43'44"
C209	40.00'	14.57'	7.36'	14.49'	N12°54'23"E	020°51'52"
C210	70.00'	160.94'	156.23'	127.76'	N42°31'33"W	131°43'44"
C211	70.00'	161.84'	158.97'	128.13'	S46°36'33"W	132°28'11"
C212	3377.00'	133.82'	66.92'	133.82'	S02°06'10"W	002°16'14"
C213	3431.00'	158.78'	79.40'	158.77'	N02°00'28"E	002°39'06"
C214	3377.00'	120.57'	60.29'	120.57'	S06°06'18"W	002°02'45"
C215	3431.00'	148.60'	74.31'	148.58'	N06°08'08"E	002°28'53"
C216	70.00'	163.45'	164.04'	128.77'	S40°05'58"E	133°46'54"
C217	427.00'	114.58'	57.63'	114.23'	N14°38'59"E	015°22'27"
C218	323.00'	175.99'	90.24'	173.82'	S18°04'59"W	031°13'04"
C219	1349.00'	351.26'	176.63'	350.27'	N62°31'56"W	014°55'09"
C220	377.00'	209.78'	107.68'	207.08'	N18°24'54"E	031°52'54"
C221	448.00'	256.03'	131.62'	252.56'	N71°09'14"W	032°44'39"
C222	1185.00'	608.79'	311.27'	602.12'	N58°56'27"W	029°26'08"
C223	20.00'	31.15'	19.74'	28.10'	S47°51'22"W	089°14'10"
C224	427.00'	78.38'	39.30'	78.27'	S72°43'49"E	010°31'01"
C225	70.00'	160.94'	156.23'	127.76'	N42°31'33"W	131°43'44"
C226	40.00'	9.08'	4.56'	9.07'	N73°10'04"W	013°00'47"
C227	1160.00'	626.34'	321.01'	618.76'	N58°11'38"W	030°56'12"
C228	20.00'	32.33'	20.93'	28.92'	S41°13'19"E	092°36'29"
C229	20.00'	5.96'	3.00'	5.94'	N03°27'38"W	017°05'08"
C230	373.00'	129.26'	65.29'	128.62'	N77°35'53"W	019°51'21"

LINE TABLE

LINE	BEARING	LENGTH
L1	N40°17'56"W	87.42'
L2	S78°19'44"E	27.58'
L3	N26°39'31"E	183.42'
L4	N69°53'26"E	34.61'
L5	N66°52'39"W	27.68'
L6	N23°07'21"E	68.00'
L7	S66°52'39"E	30.00'
L8	N23°25'08"W	34.67'
L9	N48°53'34"E	34.76'
L10	N87°31'33"W	24.24'
L11	N02°28'27"E	68.00'
L12	S87°31'33"E	27.50'
L13	N42°12'47"W	35.45'
L14	S47°16'35"W	18.86'
L15	S87°31'33"E	128.37'
L16	S87°31'33"E	59.32'
L17	S87°31'33"E	57.00'
L18	N02°28'27"E	57.00'
L19	N02°28'27"E	47.00'
L20	S87°31'33"E	47.00'
L21	S87°31'33"E	109.50'
L22	S87°31'33"E	62.67'
L23	N02°28'27"E	274.00'
L24	S87°31'33"E	99.50'
L25	S87°31'33"E	57.00'
L26	N02°28'27"E	57.00'
L27	N02°28'27"E	217.00'
L28	S87°31'33"E	50.39'
L29	N36°34'33"E	31.21'
L30	N02°28'27"E	260.91'
L31	N11°40'16"E	50.18'
L32	N11°40'16"E	253.89'
L33	S11°40'16"W	15.00'
L34	S78°19'44"E	114.90'
L35	N11°40'16"E	47.69'
L36	N06°57'46"E	49.68'
L37	N66°52'39"W	114.19'
L38	N87°31'33"W	55.01'
L39	N42°12'47"W	21.10'
L40	S87°31'33"E	89.21'

LINE TABLE

LINE	BEARING	LENGTH
L41	N42°12'47"W	14.36'
L42	N87°31'33"W	3.35'
L43	N88°29'51"E	27.01'
L44	S87°31'33"E	25.51'
L45	N87°31'33"W	5.34'
L46	N16°20'28"E	24.34'
L47	N87°31'33"W	34.54'
L48	N02°28'27"E	19.67'
L49	S87°31'33"E	3.39'
L50	S78°19'44"E	5.08'
L51	S78°19'44"E	13.75'
L52	S78°19'44"E	12.25'
L53	N26°39'31"E	4.84'
L54	N78°19'44"W	12.25'
L55	N78°19'44"W	13.75'
L56	N78°19'44"W	31.78'
L57	S66°52'39"E	15.04'
L58	S80°23'29"E	20.58'
L59	N87°31'33"W	90.22'
L60	N48°53'34"E	21.76'
L61	S87°31'33"E	55.09'
L62	S66°52'39"E	5.33'
L63	N48°53'34"E	13.00'
L64	S87°31'33"E	18.80'
L65	N87°31'33"W	21.84'
L66	S87°31'33"E	17.57'
L67	N53°21'48"W	20.34'
L68	N66°52'39"W	50.33'
L69	N66°52'39"W	45.00'
L70	S66°52'39"E	52.65'
L71	N06°57'46"E	5.52'
L72	S87°31'33"E	32.00'
L73	S02°28'27"W	16.18'
L74	S02°28'27"W	16.18'
L75	S31°22'41"W	29.61'
L76	N02°28'27"E	25.91'
L77	N87°31'33"W	3.39'
L78	N78°19'44"W	26.00'
L79	S78°19'44"E	26.00'
L80	S87°31'33"E	34.54'

VERDANCIA UNIT THREE SUBDIVISION

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

SHEET 4 OF 4

LEGAL DESCRIPTION

DESCRIPTION OF A 45.399 ACRE TRACT OF LAND SITUATED IN SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 106.535 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO HUNT HORIZON MESA, LLC, OF RECORD IN DOCUMENT NO. 20240021887 OF THE OFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, AND BEING ALSO 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, SAID 45.399 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 79°34'22" W, over and across said Survey No. 30, for a distance of 114.36 feet to a 5/8" iron rod with cap stamped "ZWA" set on the north line of Eastlake Boulevard, a 120 foot right of way, having Texas State Plane Grid Coordinate, (Central Zone, NAD 83, U.S. Feet, Combined Scale Factor 0.99977223) values of N= 10,628,885.27, E= 478,523.78, for the southeast corner and the POINT OF BEGINNING;

THENCE with the north line of said Eastlake Boulevard, and the south line hereof, the following four (4) courses and distances:

1) N 42°43'33" W for a distance of 564.57 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the left, and

2) along said curve to the left, an arc distance of 858.68 feet, said curve having a radius of 1160.00 feet, a central angle of 42°24'47" and a chord bearing of N 63°55'56" W for a chord distance of 839.21 feet to a 5/8" iron rod with cap stamped "ZWA" set for the southwest corner hereof,

THENCE departing the north line of said Eastlake Boulevard, and with the west line hereof, over and across said 106.535–acre tract and said 99.433–acre tract, the following eighteen (18) courses and distances:

1) N 40°17'56" W for a distance of 87.42 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the right,

2) along said curve to the right, an arc distance of 234.04 feet, said curve having a radius of 1418.50 feet, a central angle of 9°27'12" and a chord bearing of N 11°21'12" E for a chord distance of 233.78 feet to a 5/8" iron rod with cap stamped "ZWA" set at the end of said curve,

3) S 78°19'44" E for a distance of 27.58 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the right,

4) along said curve to the right, an arc distance of 254.70 feet, said curve having a radius of 1391.00 feet, a central angle of 10°29'28" and a chord bearing of N 21°24'47" E for a chord distance of 254.34 feet to a 5/8" iron rod with cap stamped "ZWA" set at the end of said curve,

5) N 26°39'31" E for a distance of 183.42 feet to a 5/8" iron rod with cap stamped "ZWA" set,

6) N 69°53'26" E for a distance of 34.61 feet to a 5/8" iron rod with cap stamped "ZWA" set,

7) N 66°52'39" W for a distance of 27.68 feet to a 5/8" iron rod with cap stamped "ZWA" set,

8) N 23°07'21" E for a distance of 68.00 feet to a 5/8" iron rod with cap stamped "ZWA" set,

9) S 66°52'39" E for a distance of 30.00 feet to a 5/8" iron rod with cap stamped "ZWA" set,

10) N 23°25'08" W for a distance of 34.67 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 169.71 feet, said curve having a radius of 812.00 feet, a central angle of 11°58'29" and a chord bearing of N 14°27'49" E for a chord distance of 169.40 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a compound curve to the left,

12) along said compound curve to the left, an arc distance of 186.51 feet, said curve having a radius of 3277.00 feet, a central angle of 3°15'39" and a chord bearing of N 06°50'45" E for a chord distance of 186.48 feet to a 5/8" iron rod with cap stamped "ZWA" set at the end of said compound curve,

13) N 48°53'34" E for a distance of 34.76 feet to a 5/8" iron rod with cap stamped "ZWA" set,

14) N 87°31'33" W for a distance of 24.24 feet to a 5/8" iron rod with cap stamped "ZWA" set,

15) N 02°28'27" E for a distance of 68.00 feet to a 5/8" iron rod with cap stamped "ZWA" set,
16) S 87°31'33" E for a distance of 27.50 feet to a 5/8" iron rod with cap stamped "ZWA" set,

17) N 42°12'47" W for a distance of 35.45 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the left, and

18) along said curve to the left, an arc distance of 322.85 feet, said curve having a radius of 3277.00 feet, a central angle of 5°38'41" and a chord bearing of N 00°20'36" E for a chord distance of 322.72 feet to a 5/8" iron rod with cap stamped "ZWA" set for the northwest corner hereof;

THENCE with the north line hereof, over and across said 106.535–acre tract and said 99.433–acre tract, the following two (2) courses and distances:

1) N 88°29'51" E for a distance of 242.17 feet to a 5/8" iron rod with cap stamped "ZWA" set, and

2) S 87°31'33" E 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;

THENCE with the common line of said Section No. 30, and said Section No. 29, the following two (2) courses and distances:

1) S 02°28'27" W for a distance of 2334.36 feet to a 5/8" iron rod with cap stamped "ZWA" set, and

2) S 47°16'35" W for a distance of 18.86 feet to the POINT OF BEGINNING and containing 45.399 acres of land.

LOT AREAS

BLOCK NO.	LOT NO.	AREA
Block 1	1	1152 sq.ft.
Block 1	2	5547 sq.ft.
Block 1	3	5500 sq.ft.
Block 1	4	5614 sq.ft.
Block 1	5	8164 sq.ft.
Block 1	6	12504 sq.ft.
Block 1	7	7511 sq.ft.
Block 1	8	5614 sq.ft.
Block 1	9	5639 sq.ft.
Block 1	10	5639 sq.ft.
Block 1	11	5639 sq.ft.
Block 1	12	5639 sq.ft.
Block 1	13	3225 sq.ft.
Block 1	14	5730 sq.ft.
Block 1	15	5730 sq.ft.
Block 1	16	5730 sq.ft.
Block 1	17	5730 sq.ft.
Block 1	18	5513 sq.ft.
Block 1	19	11568 sq.ft.
Block 1	20	11344 sq.ft.
Block 1	21	5549 sq.ft.
Block 1	22	5705 sq.ft.
Block 1	23	5705 sq.ft.
Block 1	24	5705 sq.ft.
Block 1	25	5705 sq.ft.
Block 1	26	5705 sq.ft.
Block 1	27	5705 sq.ft.
Block 1	28	5705 sq.ft.
Block 1	29	5844 sq.ft.
Block 1	30	11796 sq.ft.
Block 1	31	11358 sq.ft.
Block 1	32	5656 sq.ft.
Block 1	33	6513 sq.ft.
Block 1	34	5854 sq.ft.
Block 1	35	5585 sq.ft.
Block 1	36	8397 sq.ft.
Block 1	37	10636 sq.ft.
Block 1	38	6386 sq.ft.
Block 1	39	5535 sq.ft.
Block 1	40	5526 sq.ft.
Block 1	41	5526 sq.ft.
Block 1	42	5526 sq.ft.
Block 1	43	5526 sq.ft.
Block 1	44	5526 sq.ft.
Block 1	45	5526 sq.ft.
Block 1	46	5526 sq.ft.
Block 1	47	5526 sq.ft.
Block 1	48	5526 sq.ft.
Block 1	49	5526 sq.ft.
Block 1	50	5526 sq.ft.

LOT AREAS

BLOCK NO.	LOT NO.	AREA
Block 1	51	5526 sq.ft.
Block 1	52	5526 sq.ft.
Block 1	53	5526 sq.ft.
Block 1	54	5526 sq.ft.
Block 1	55	5526 sq.ft.
Block 1	56	5526 sq.ft.
Block 1	57	5526 sq.ft.
Block 1	58	5526 sq.ft.
Block 1	59	5526 sq.ft.
Block 1	60	6241 sq.ft.
Block 1	61	8023 sq.ft.
Block 1	62	12679 sq.ft.
Block 1	63	7853 sq.ft.
Block 1	64	5502 sq.ft.
Block 1	65	5502 sq.ft.
Block 1	66	5502 sq.ft.
Block 1	67	5695 sq.ft.
Block 1	68	9520 sq.ft.
Block 1	69	8369 sq.ft.
Block 1	70	6870 sq.ft.
Block 1	71	6048 sq.ft.
Block 1	72	5543 sq.ft.
Block 1	73	3775 sq.ft.
Block 1	74	5500 sq.ft.
Block 1	75	5509 sq.ft.
Block 1	76	5597 sq.ft.
Block 1	77	5949 sq.ft.
Block 1	78	5949 sq.ft.
Block 1	79	5949 sq.ft.
Block 1	80	5524 sq.ft.
Block 1	81	6451 sq.ft.
Block 1	82	87423 sq.ft.
Block 1	83	7872 sq.ft.
Block 1	84	5593 sq.ft.
Block 1	85	8247 sq.ft.
Block 1	86	14016 sq.ft.
Block 1	87	7851 sq.ft.
Block 1	88	9722 sq.ft.
Block 1	89	10237 sq.ft.
Block 1	90	5649 sq.ft.
Block 1	91	6486 sq.ft.
Block 1	92	6429 sq.ft.
Block 1	93	5502 sq.ft.
Block 1	94	5503 sq.ft.
Block 1	95	5979 sq.ft.
Block 1	96	37214 sq.ft.

LOT AREAS

BLOCK NO.	LOT NO.	AREA
Block 2	1	6200 sq.ft.
Block 2	2	5686 sq.ft.
Block 2	3	5686 sq.ft.
Block 2	4	5686 sq.ft.
Block 2	5	5686 sq.ft.
Block 2	6	5686 sq.ft.
Block 2	7	5686 sq.ft.
Block 2	8	5686 sq.ft.
Block 2	9	5686 sq.ft.
Block 2	10	5687 sq.ft.
Block 2	11	6107 sq.ft.
Block 2	12	6214 sq.ft.
Block 2	13	5687 sq.ft.
Block 2	14	5686 sq.ft.
Block 2	15	5686 sq.ft.
Block 2	16	5686 sq.ft.
Block 2	17	5686 sq.ft.
Block 2	18	5686 sq.ft.
Block 2	19	5686 sq.ft.
Block 2	20	5686 sq.ft.
Block 2	21	5686 sq.ft.
Block 2	22	6213 sq.ft.

LOT AREAS

BLOCK NO.	LOT NO.	AREA
Block 3	1	5604 sq.ft.
Block 3	2	5500 sq.ft.
Block 3	3	5500 sq.ft.
Block 3	4	5500 sq.ft.
Block 3	5	5500 sq.ft.
Block 3	6	5500 sq.ft.
Block 3	7	5500 sq.ft.
Block 3	8	5500 sq.ft.
Block 3	9	5500 sq.ft.
Block 3	10	5500 sq.ft.
Block 3	11	5914 sq.ft.
Block 3	12	5807 sq.ft.
Block 3	13	5500 sq.ft.
Block 3	14	5500 sq.ft.
Block 3	15	5499 sq.ft.
Block 3	16	5501 sq.ft.
Block 3	17	5500 sq.ft.
Block 3	18	5500 sq.ft.
Block 3	19	5500 sq.ft.
Block 3	20	5500 sq.ft.
Block 3	21	5500 sq.ft.
Block 3	22	6105 sq.ft.

LOT AREAS

BLOCK NO.	LOT NO.	AREA
Block 4	1	1160 sq.ft.
Block 4	2	5782 sq.ft.
Block 4	3	5692 sq.ft.
Block 4	4	5514 sq.ft.
Block 4	5	7496 sq.ft.
Block 4	6	8198 sq.ft.
Block 4	7	6527 sq.ft.
Block 4	8	5512 sq.ft.
Block 4	9	5500 sq.ft.
Block 4	10	5500 sq.ft.
Block 4	11	5500 sq.ft.
Block 4	12	51528 sq.ft.
Block 4	13	5977 sq.ft.
Block 4	14	5977 sq.ft.
Block 4	15	5977 sq.ft.
Block 4	16	6402 sq.ft.
Block 4	17	6599 sq.ft.
Block 4	18	6009 sq.ft.
Block 4	19	7176 sq.ft.

LOT AREAS

BLOCK NO.	LOT NO.	AREA
Block 5	1	5876 sq.ft.
Block 5	2	5627 sq.ft.
Block 5	3	5591 sq.ft.
Block 5	4	5591 sq.ft.
Block 5	5	5591 sq.ft.
Block 5	6	5591 sq.ft.
Block 5	7	5591 sq.ft.
Block 5	8	5591 sq.ft.
Block 5	9	5591 sq.ft.
Block 5	10	5591 sq.ft.
Block 5	11	6107 sq.ft.
Block 5	12	6239 sq.ft.
Block 5	13	5704 sq.ft.
Block 5	14	5704 sq.ft.
Block 5	15	5704 sq.ft.
Block 5	16	5704 sq.ft.
Block 5	17	5704 sq.ft.
Block 5	18	5704 sq.ft.
Block 5	19	5704 sq.ft.
Block 5	20	5704 sq.ft.
Block 5	21	5704 sq.ft.
Block 5	22	5737 sq.ft.
Block 5	23	8151 sq.ft.

LOT AREAS

BLOCK NO.	LOT NO.	AREA
Block 6	1	6323 sq.ft.
Block 6	2	5741 sq.ft.
Block 6	3	5741 sq.ft.
Block 6	4	5741 sq.ft.
Block 6	5	5741 sq.ft.
Block 6	6	5689 sq.ft.
Block 6	7	5695 sq.ft.
Block 6	8	5695 sq.ft.
Block 6	9	5695 sq.ft.
Block 6	10	6241 sq.ft.
Block 6	11	6473 sq.ft.
Block 6	12	6459 sq.ft.
Block 6	13	60600 sq.ft.

LOT AREAS

BLOCK NO.	LOT NO.	AREA
Block 7	1	5504 sq.ft.
Block 7	2	5590 sq.ft.
Block 7	3	5590 sq.ft.
Block 7	4	5590 sq.ft.
Block 7	5	5598 sq.ft.
Block 7	6	6494 sq.ft.
Block 7	9	43790 sq.ft.
Block 7	13	5558 sq.ft.
Block 7	14	5558 sq.ft.
Block 7	15	5558 sq.ft.
Block 7	16	5558 sq.ft.
Block 7	17	5558 sq.ft.
Block 7	18	5558 sq.ft.
Block 7	19	5827 sq.ft.

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):

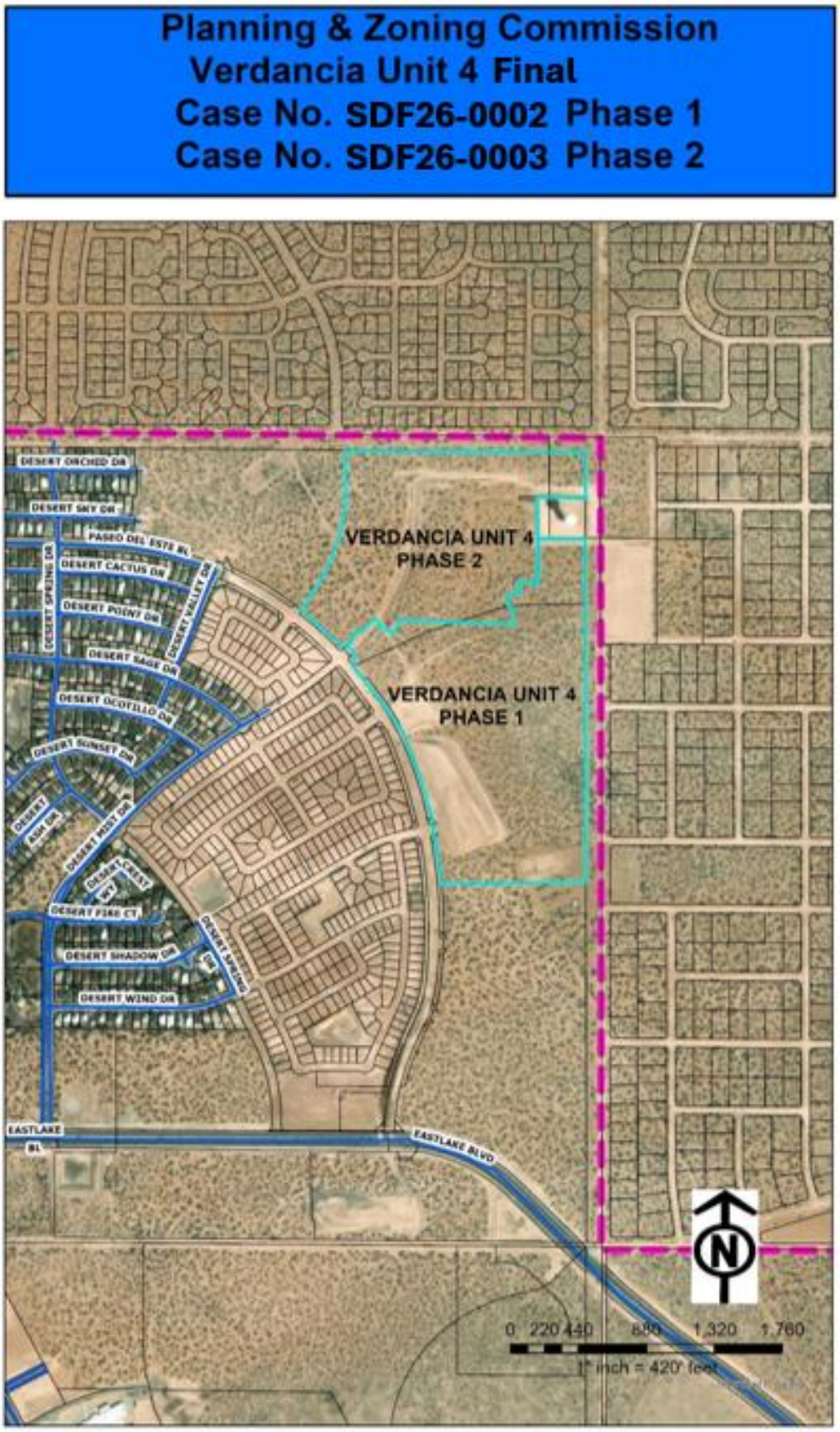
HRMUD

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)

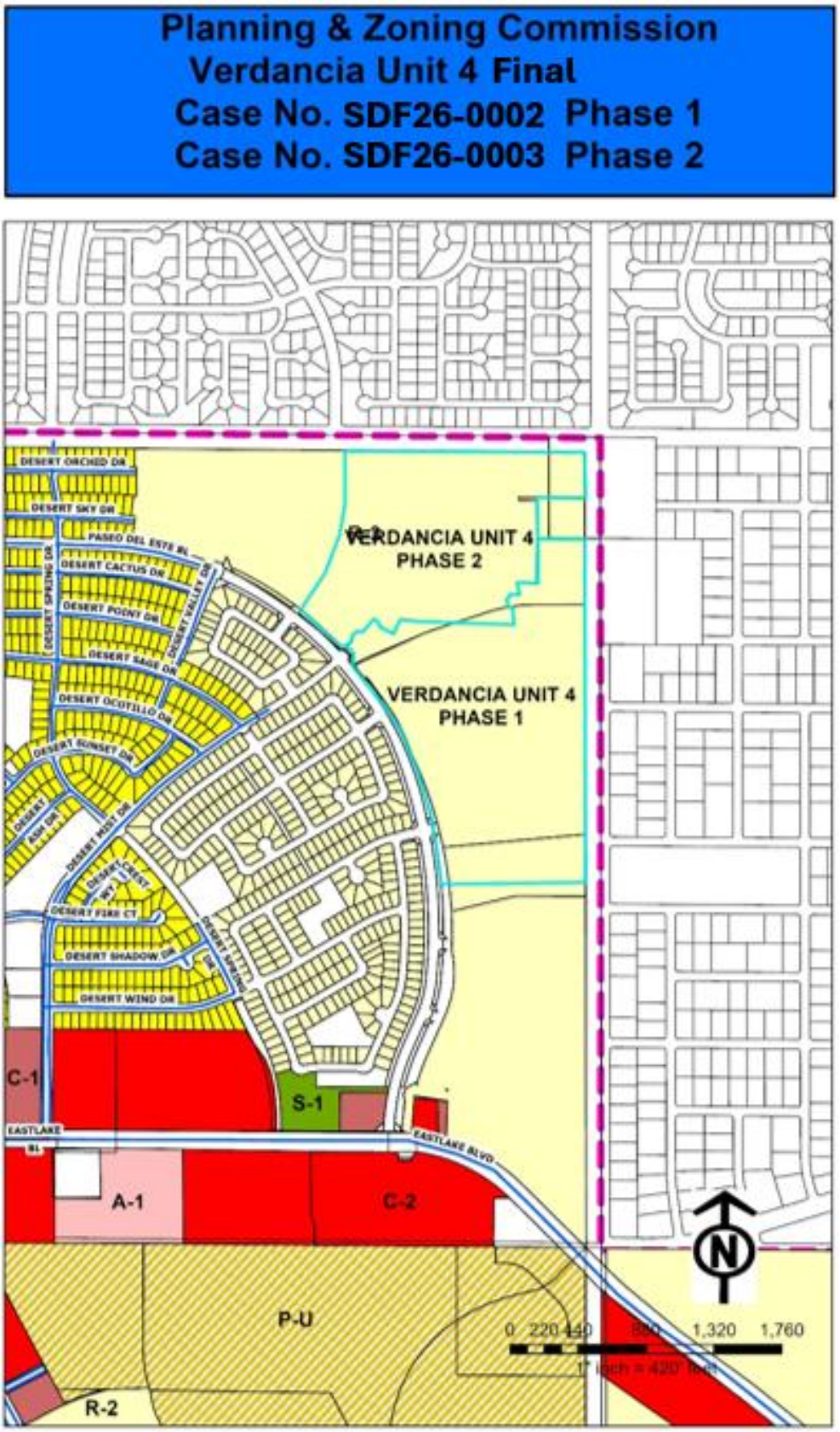
- Any required parks fees shall be paid prior to the recordation of the plat if applicable.

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

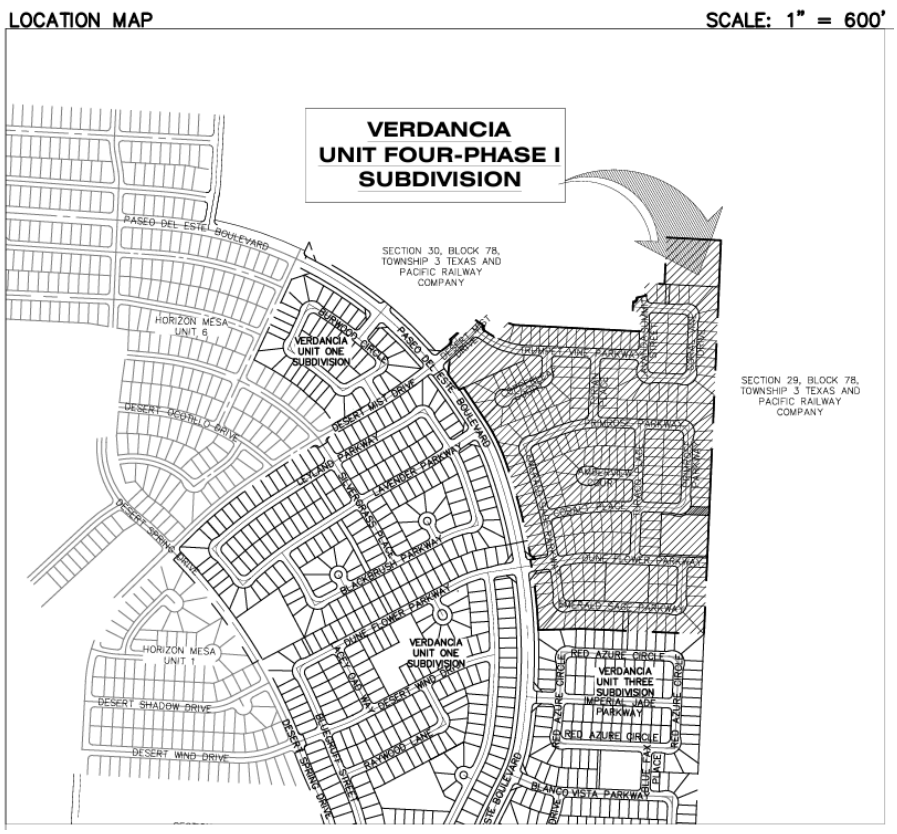
Attachment 1: Aerial

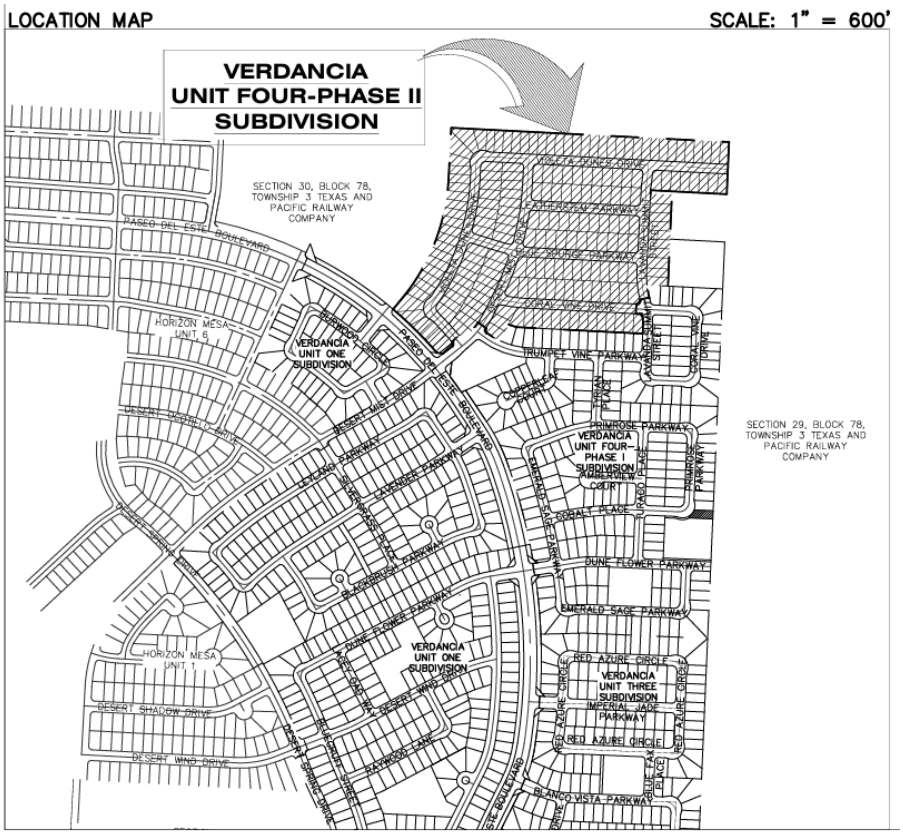


Attachment 2: Zoning Designation Map



Attachment 3: Location Map





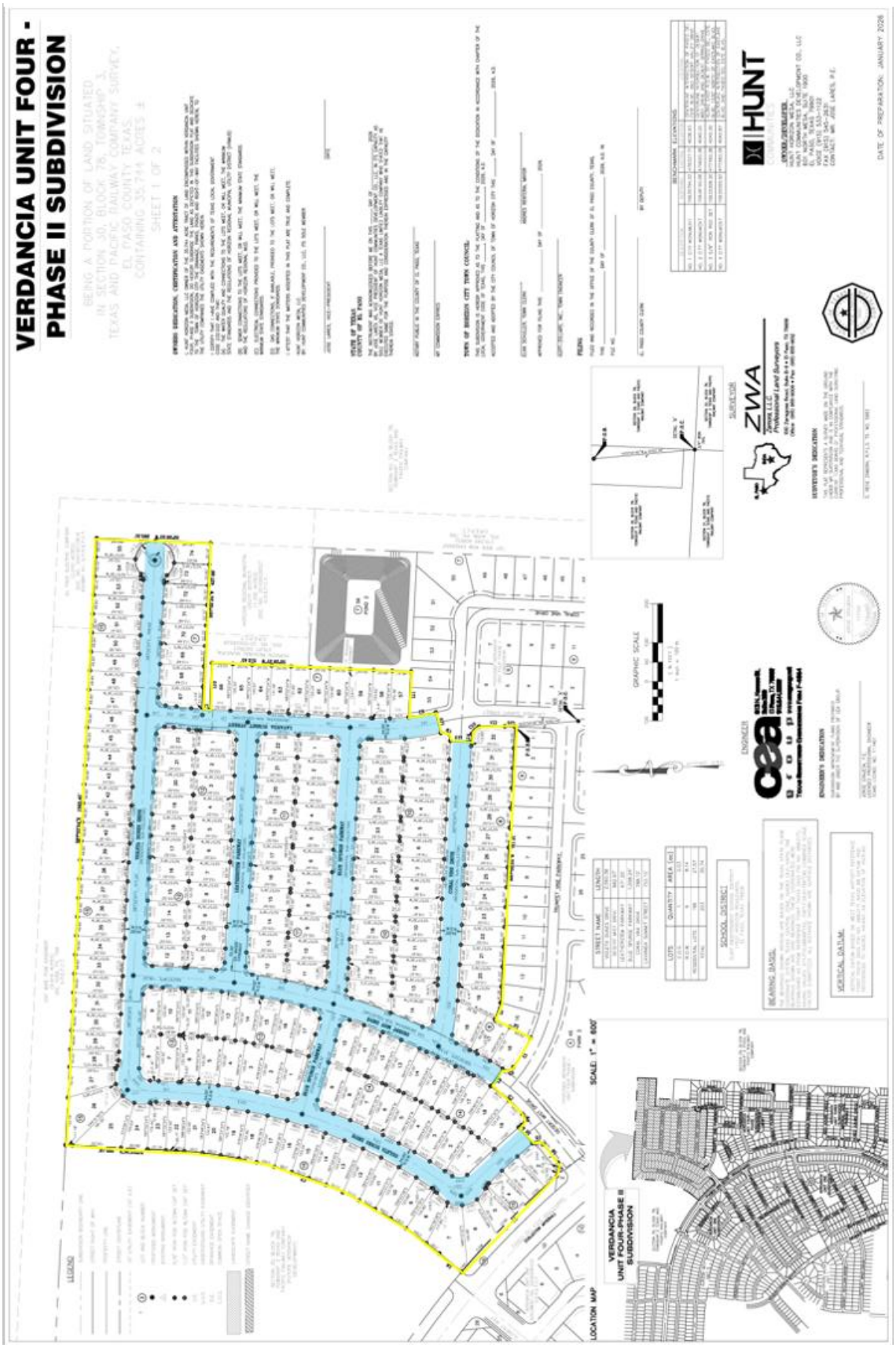
Attachment 4: Final Plat Phase I



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.

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.

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

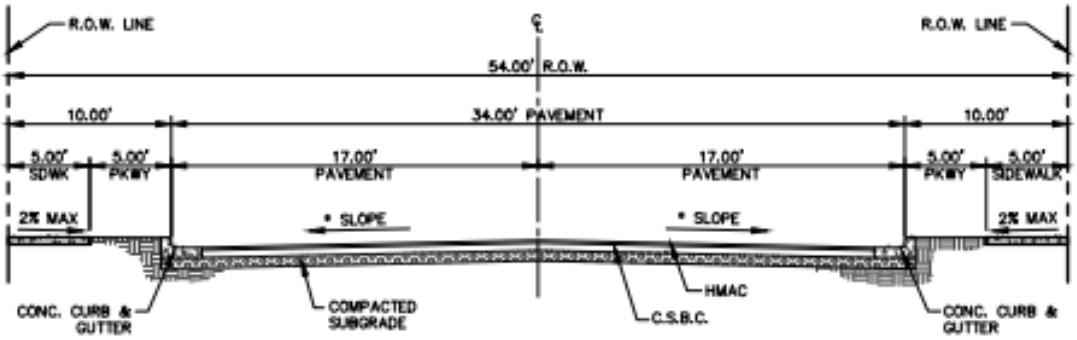
I-2090-031-verdanciaunitfour-piisubd._thc modificationrequest.ar.04august.2026
JG/jg

Attachment: Final Plat

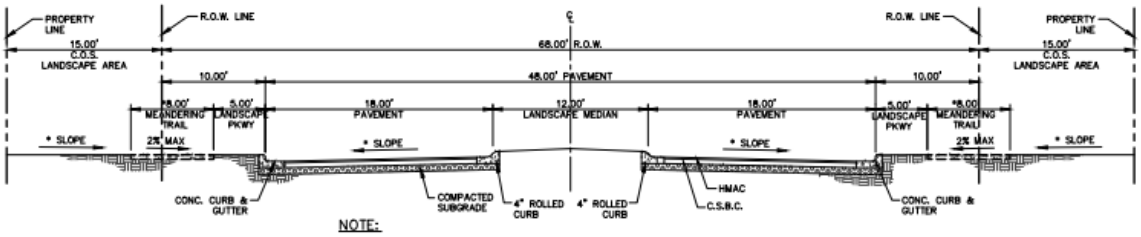
cc: Jose Lares, P.E., Hunt Communities, LLC.

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

Phase I

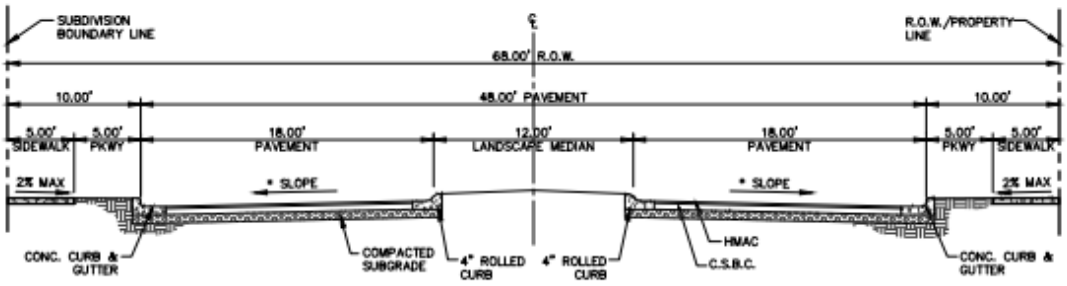


PROPOSED TYPICAL 54' ROW STREET SECTION DETAIL
(RESIDENTIAL SUB-COLLECTOR)
SCALE: N.T.S.

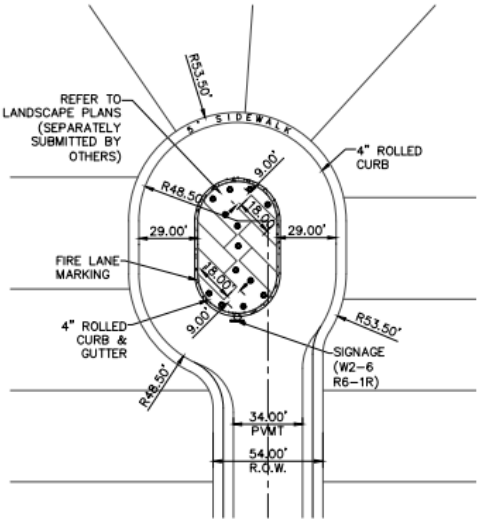


NOTE:
1. COMMON OPEN SPACE (C.O.S.) LANDSCAPE, SIDEWALK & LANDSCAPE MEDIAN WILL BE MAINTAINED BY THE HOA.
2. *MEANDERING 8' TRAIL WITHIN R.O.W. AND COMMON OPEN SPACE.

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



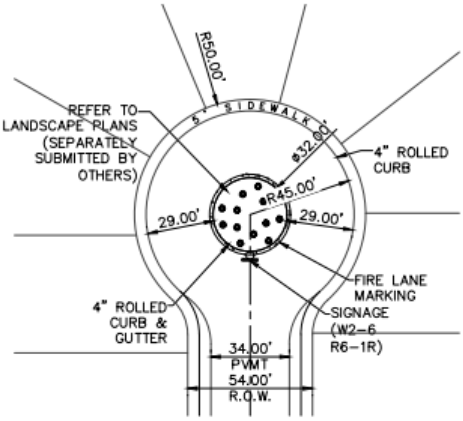
PROPOSED TYPICAL 68' ROW STREET SECTION DETAIL @ ENHANCED ENTRANCE
(DESERT MIST DRIVE RESIDENTIAL COLLECTOR)
SCALE: N.T.S.



NOTES:

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

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

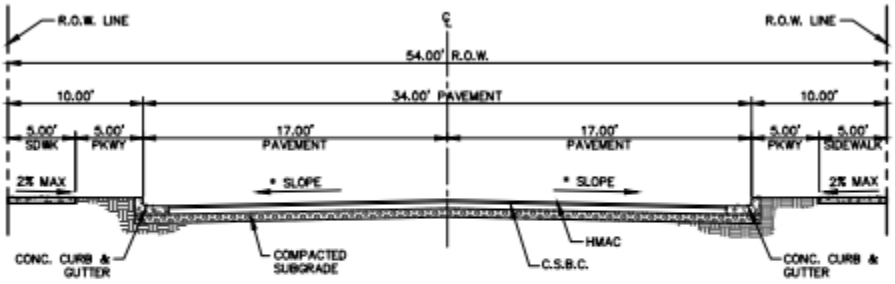


NOTES:

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.

	(NAME & ADDRESS)	(EMAIL)	(PHONE)
14. OWNER OF RECORD	HUNT HORIZON CROSSING, LLC.	(ADDRESS / EMAIL / PHONE (SAME AS DEVELOPER)	
15. DEVELOPER	HUNT COMMUNITIES, GP LLC. 601 NORTH MESA, EL PASO, TEXAS 79902	JOSE.LARES@HUNTCOMPANIES.COM	915-504-4764
16. ENGINEER	CEA GROUP 813 N. KANSAS ST, SUITE 300, EL PASO, TEXAS 79902	JGRAJEDA@CEAGROUP.NET	915-544-5232
17. APPLICANT	CEA GROUP 813 N. KANSAS ST, SUITE 300, EL PASO, TEXAS 79902	JGRAJEDA@CEAGROUP.NET	915-544-5232
18. REP/POINT OF CONTACT			

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.

	(NAME & ADDRESS)	(EMAIL)	(PHONE)
14. OWNER OF RECORD	HUNT HORIZON CROSSING, LLC. (ADDRESS / EMAIL / PHONE (SAME AS DEVELOPER)		
15. DEVELOPER	HUNT COMMUNITIES, GP LLC. 601 NORTH MESA, EL PASO, TEXAS 79902	JOSE.LARES@HUNTCOMPANIES.COM	915-504-4764
16. ENGINEER	CEA GROUP 813 N. KANSAS ST, SUITE 300, EL PASO, TEXAS 79902	JGRAJEDA@CEAGROUP.NET	915-544-5232
17. APPLICANT	CEA GROUP 613 N. KANSAS ST, SUITE 300, EL PASO, TEXAS 79902	JGRAJEDA@CEAGROUP.NET	915-544-5232
18. REP/POINT OF CONTACT			

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 _____.

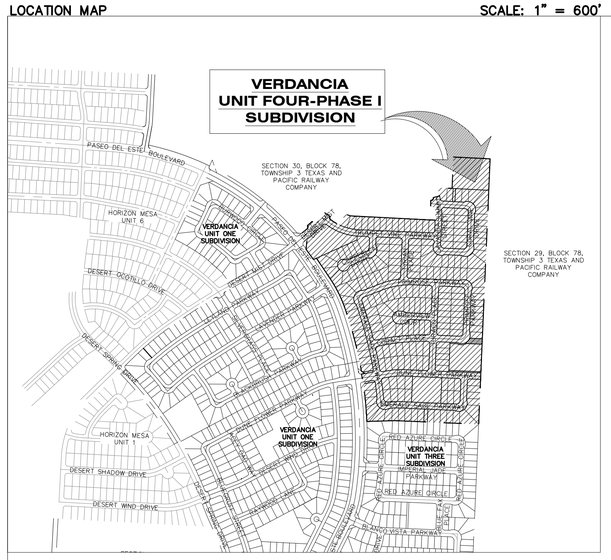
Applicant Signature _____ EMAIL jgrajeda@ceagroup.net

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

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,

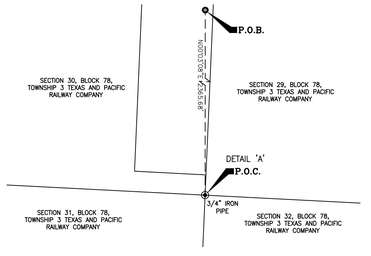
THIS _____ DAY OF _____ 2026, A.D. IN

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	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'
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 — REGISTERED 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.

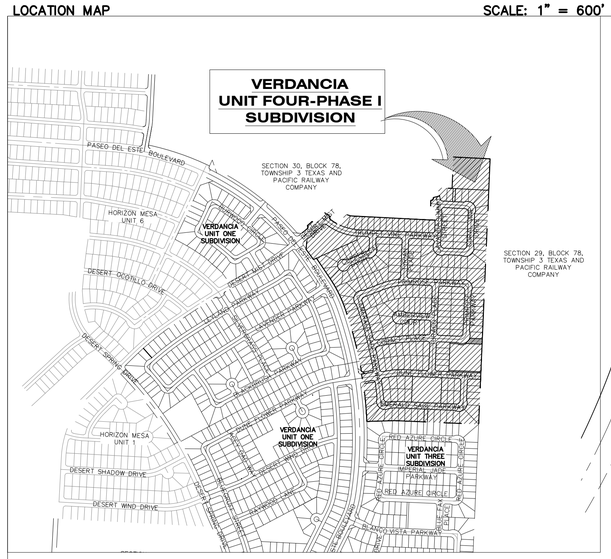
VERTICAL DATUM:
VERTICAL DATUM BASED ON WEST TEXAS AIRPORT REFERENCE POINT TX04A (NGS PID NO. AB6217) NAVD 88 DATUM AND REFERENCED TO NAD83, HAVING AN ELEVATION OF 4005.60.

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:
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.



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'
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
CONTACT: G. RENE ZAMORA, R.P.L.S.

ENGINEER
ceagroup
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"E	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°40'31"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

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

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

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 OFFICIAL 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°12'754" 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.

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



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

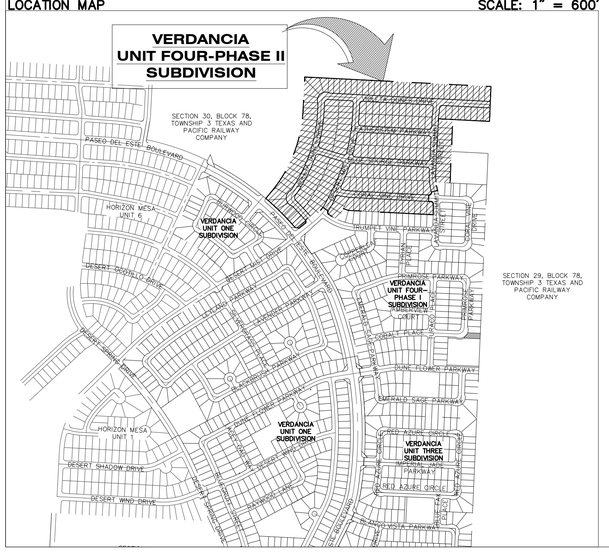
FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS,

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

FILE NO. _____

EL PASO COUNTY CLERK _____ BY DEPUTY _____

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'

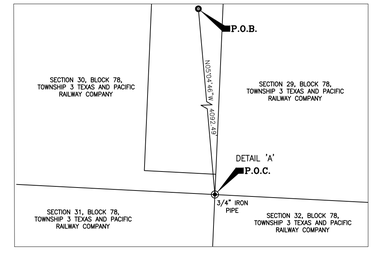
LOTS	QUANTITY	AREA (ac)
C.O.S.	1	0.03
R.O.W.	6	8.14
RESIDENTIAL LOTS	196	27.57
TOTAL	203	35.74

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.



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.

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

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'	15.60'	8.27'	15.21'	N60°03'56"E	043°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.

TOWN OF HORIZON CITY
MEMORANDUM

Date: October 13, 2026

To: Honorable Mayor and Members of City Council

From: David Ruiz, Planner

SUBJECT: 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.

On September 21, 2026, the Planning & Zoning Commission unanimously recommended approval of Rancho Desierto Bello Unit 20 Preliminary Subdivision Plat.

The application meets all minimum requirements of a preliminary subdivision plat and staff recommends approval of Rancho Desierto Bello Unit 20 Preliminary Subdivision Plat.

Attached for your review is the staff report that was prepared for the Planning and Zoning Commission.

TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: **SDP26-0002 Rancho Desierto Bello Unit 20**

Application Type: **Preliminary Subdivision Plat Application**
P&Z Hearing Date: September 21, 2026
Staff Contact: David Ruiz, Planner
915-852-1046, Ext. 404; druiz@horizoncity.org

Address/Location: East of Kenazo Dr & South of Desierto Bonito St.
Property ID Nos.:
Legal Description: Being A Portion Of Section 43, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 23.557-Acres ±
Property Owner: Viva Land Ventures, LP
Applicant/Rep.: TRE & Associates
Nearest Park: Sabio Park
Nearest School: Ricardo Estrada Middle School

SURROUNDING PROPERTIES:		
	Zoning	**Land Use**
N	Residential	Residential
E	Residential	Residential
S	Vacant	Residential
W	Vacant	Residential (El Paso County)
LAND USE AND ZONING:		
	Existing	**Proposed**
Land Use	Vacant	Residential Subdivision
Zoning	R-9 Residential	R-9 Residential

Application Description:
Preliminary Subdivision:
The proposed preliminary plat residential subdivision includes 89 lots for single-family residential development, the smallest lot measuring approximately 6,294 sq. ft. and the largest lot measuring approximately 13,920 sq. ft. Internal 52 ft. residential sub-collector streets.

Cumulative Parkland Dedication:
Parkland and fees has been satisfied through a Parkland Developer's Participation Agreement approved by City Council on June 10, 2025.

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

Planning Division Comments:

Town Engineer Comments:

El Paso 9-1-1 District Comments:

TxDOT Comments:

El Paso Electric Company:
The easements noted will they be 10' wide?

Texas Gas Service:
In reference to preliminary plat application for both Rancho Desierto Bello Units 20, Texas Gas does not currently have any comments. We are well versed with this development and look forward to working with the developer on both of these subdivisions.

El Paso Natural Gas / Kinder Morgan:
This project area is clear of El Paso Natural Gas a company of Kinder Morgans Pipelines and facilities.

Clint ISD:
Clint ISD takes no exception to the information presented.

El Paso Central Appraisal District (EPCAD):
There are no comments for Rancho Desierto Bello #20 & #21 from Centra Appraisal.

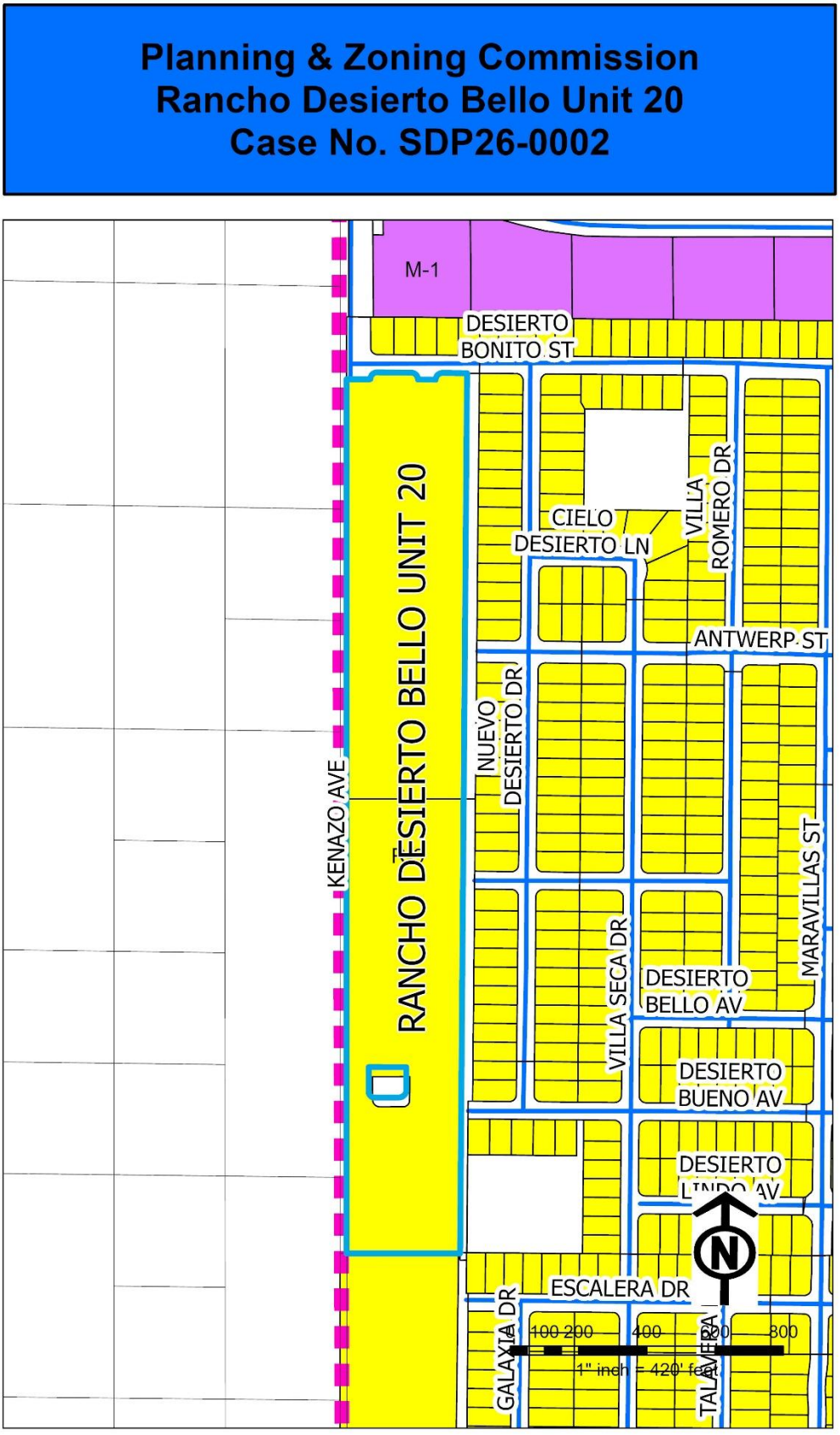
HRMUD:

Attachments:
1 – Aerial
2 – Zoning Designation Map
3 – Location Map
4 – Preliminary Plat
5 – Proposed Right-of-Way Cross Section
6 – Application

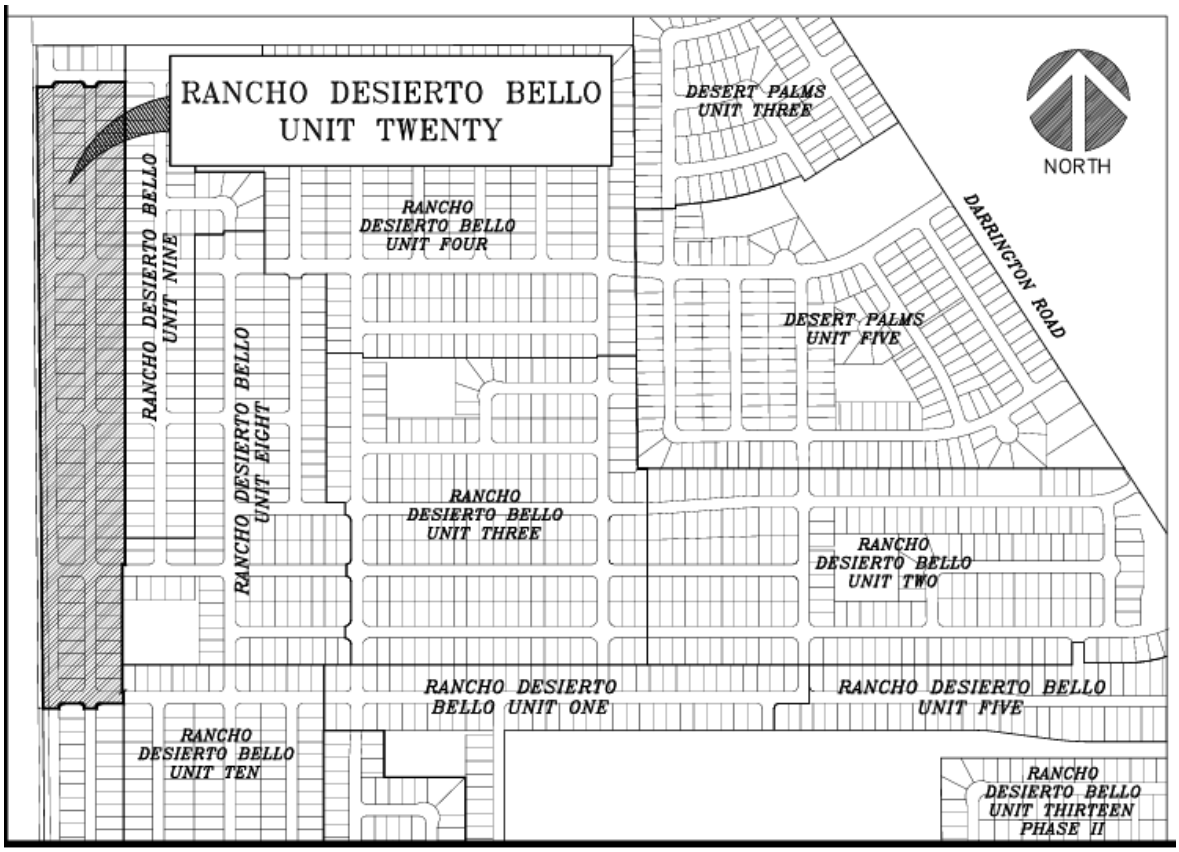
Attachment 1: Aerial Map



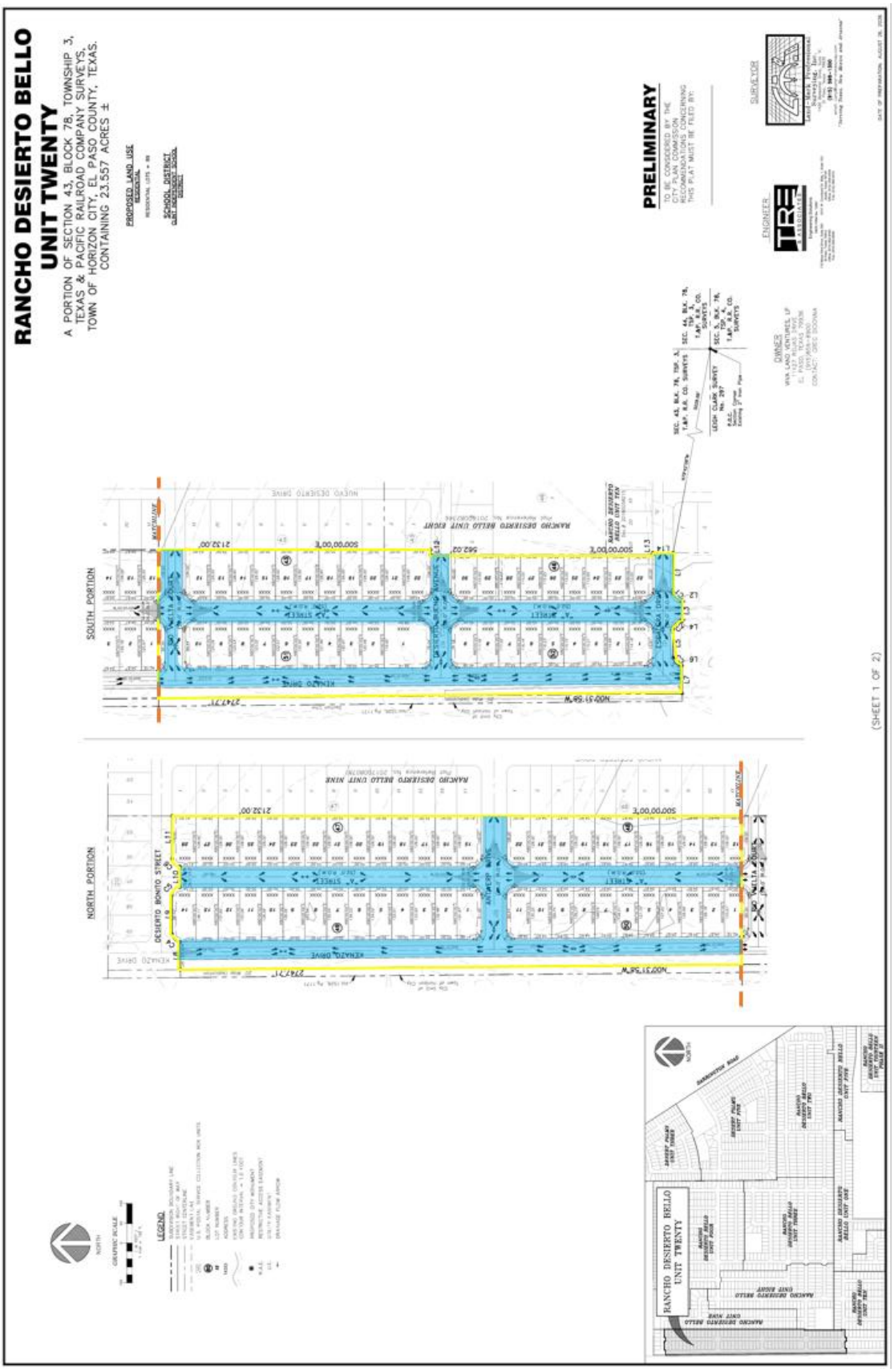
Attachment 2: Zoning Designation Map



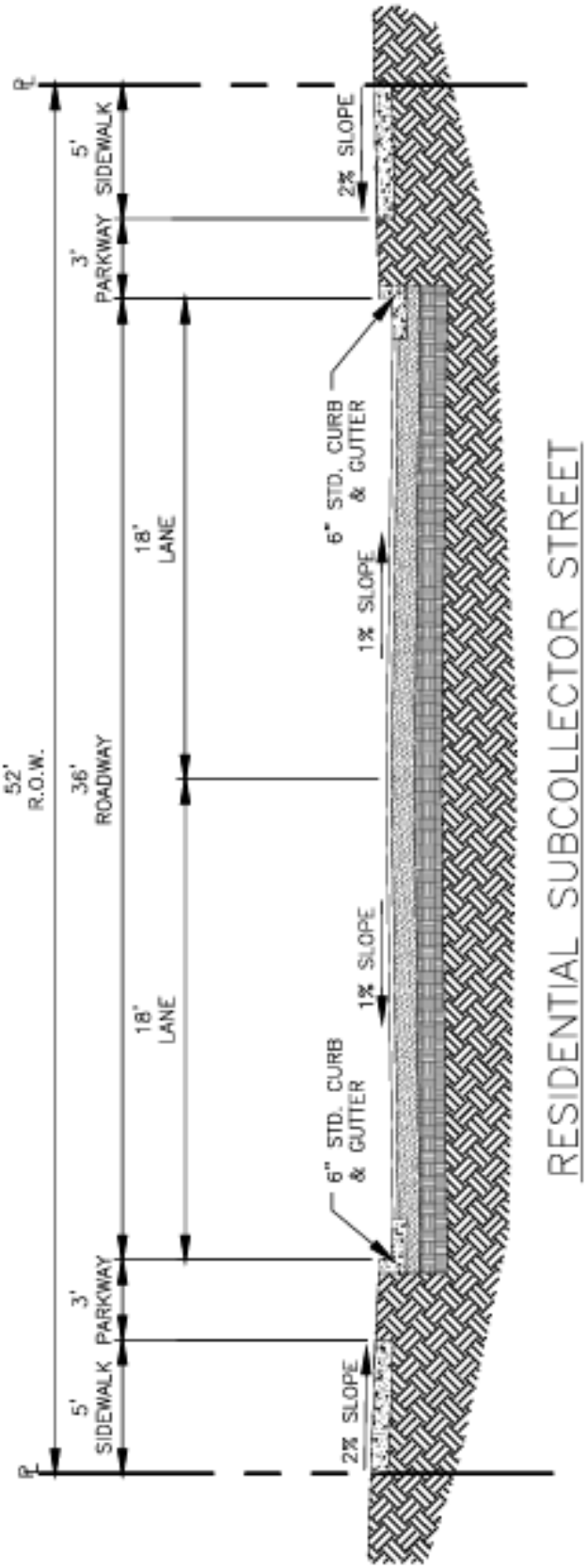
Attachment 3: Location Map



Attachment 4: Preliminary Subdivision Plat



Attachment 5: Proposed Right-of-Way Cross Section



Attachment 6: Application

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

MAJOR SUBDIVISION PRELIMINARY APPLICATION

SUBDIVISION PROPOSED NAME: Rancho Desierto Unit 20 SUBMITTAL DATE: August 3, 2026

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
A portion of section 43, Block 78, Township 3, Texas and pacific railroad company surveys, Town of Horizon City, El Paso County, Texas. Containing 23.557 acres +/-
2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	14.542	89	OFFICE		
DUPLEX			STREET & ALLEY		
APARTMENT			PONDING & DRAINAGE		
MOBILE HOME			INSTITUTIONAL		
P.U.D.			OTHER	9.015	
PARK (Min 1 acre)			R.O.W		
SCHOOL					
COMMERCIAL			TOTAL NO. SITES		
INDUSTRIAL			TOTAL (GROSS) ACREAGE	23.557	

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? N/A PROPOSED ZONING N/A
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) Underground storm sewer system to existing retention pond
7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES N/A
8. ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES ☐ NO ☒
9. IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES ☐ NO ☒
IF ANSWER IS "YES", PLEASE EXPLAIN THE NATURE OF THE MODIFICATION N/A
10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY ☐ MEDIANS ☐ OTHER ☐ N/A
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 K.B
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 K.B IF YES, PLEASE SUBMIT COPY.
14. OWNER OF RECORD Hunt LB VH Holdings LLC 601 N. Mesa Ste 1900 El Paso, Tx 79901 (915) 533-1122
(NAME & ADDRESS) (EMAIL) (PHONE)
15. DEVELOPER Hunt LB VH Holdings LLC 601 N. Mesa Ste 1900 El Paso, Tx 79901 (915) 533-1122
(NAME & ADDRESS) (EMAIL) (PHONE)
16. ENGINEER TRE & Associates, LLC 110 Mesa Park Dr. Ste 200 El Paso, Tx 79912 kbarraza@tr-eng.com (915) 852-9093
(NAME & ADDRESS) (EMAIL) (PHONE)
17. APPLICANT TRE & Associates, LLC 110 Mesa Park Dr. Ste 200 El Paso Tx 79912 kbarraza@tr-eng.com (915) 852-9093
(NAME & ADDRESS) (EMAIL) (PHONE)
18. REP/POINT OF CONTACT Karen Barraza TRE & Associates, LLC 110 Mesa Park Dr. Ste 200 El Paso Tx 79912 kbarraza@tr-eng.com (915) 852-9093
(NAME & ADDRESS) (EMAIL) (PHONE)

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

Applicant Signature _____ EMAIL kbarraza@tr-eng.com

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
Acceptance of fee does not grant acceptance of application.
Non Refundable Deposit $500.00 | Application Fee: $100

Page 1 of 2 Rev13FEB2020

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 ±

PROPOSED LAND USE
RESIDENTIAL

RESIDENTIAL LOTS = 89

SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT

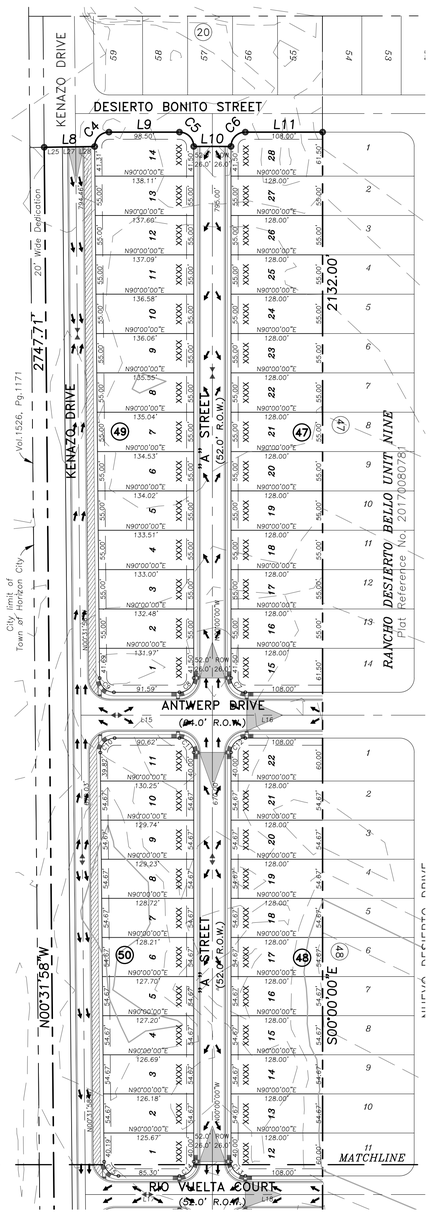
NORTH

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

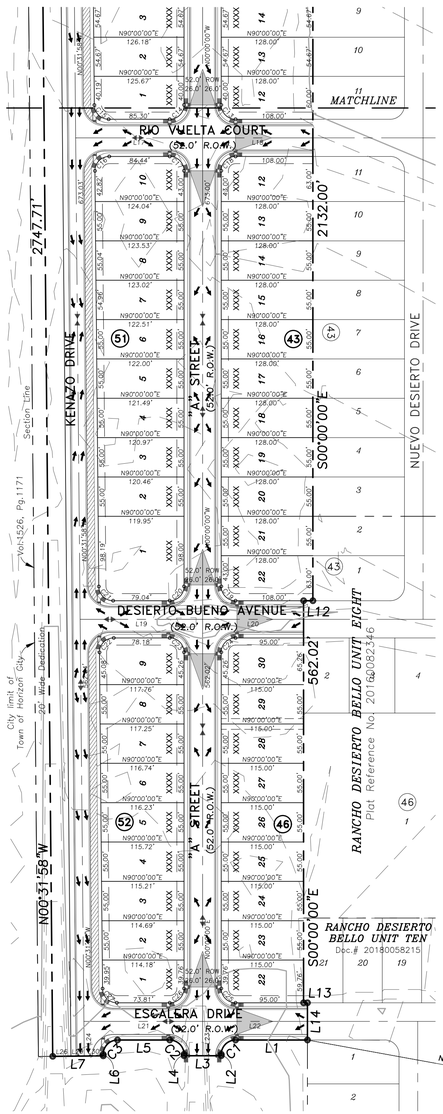
LEGEND

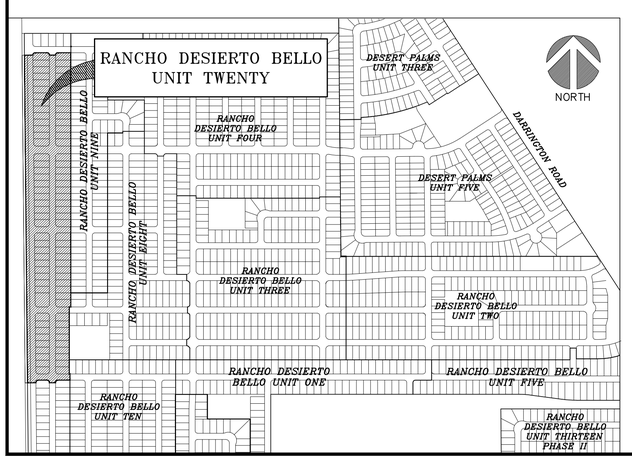
- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- STREET CENTERLINE
- EASEMENT LINE
- MB — U.S. POSTAL SERVICE COLLECTION BOX UNITS
- (80) — BLOCK NUMBER
- 12 — LOT NUMBER
- 14333 — ADDRESS
- EXISTING GROUND CONTOUR LINES, CONTOUR INTERVAL = 1.0 FOOT
- PROPOSED CITY MONUMENT
- R.A.E. — RESTRICTIVE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

NORTH PORTION



SOUTH PORTION





SEC. 43, BLK. 78, TSP. 3, T.&P. R.R. CO. SURVEYS

SEC. 44, BLK. 78, TSP. 3, T.&P. R.R. CO. SURVEYS

N79°42'08"W 5028.68'

LEIGH CLARK SURVEY No. 297
P.O.C. Section Corner
Existing 2" Iron Pipe

SEC. 5, BLK. 78, TSP. 4, T.&P. R.R. CO. SURVEYS

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
6100 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;

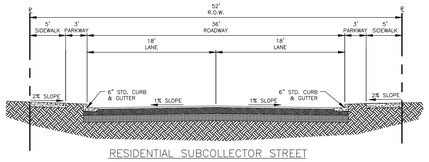
THENCE, North 90°00'00" West, continuing with said westerly boundary line of Rancho Desierto Bello Unit Eight, a distance of 13.00 feet to a point, for a corner of this parcel;

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
(915)859-8900
CONTACT: GREG DIDONNA

ENGINEER
TRE & ASSOCIATES
Engineering Solutions
TBPE FIRM No. 13587
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) 366-0374

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"

DATE OF PREPARATION: AUGUST 31, 2026

TOWN OF HORIZON CITY
MEMORANDUM

Date: October 13, 2026

To: Honorable Mayor and Members of City Council

From: David Ruiz, Planner

SUBJECT: 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.

On September 21, 2026, the Planning & Zoning Commission unanimously recommended approval of Rancho Desierto Bello Unit 21 Preliminary Subdivision Plat.

The application meets all minimum requirements of a preliminary subdivision plat and staff recommends approval of Rancho Desierto Bello Unit 21 Preliminary Subdivision Plat.

Attached for your review is the staff report that was prepared for the Planning and Zoning Commission.

TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: **SDP26-0003 Rancho Desierto Bello Unit 21**

Application Type: **Preliminary Subdivision Plat Application**
P&Z Hearing Date: September 21, 2026
Staff Contact: David Ruiz, Planner
915-852-1046, Ext. 404; druiz@horizoncity.org

Address/Location: East of Kenazo Dr & South of Escalera Dr.
Property ID Nos.:
Legal Description: Being A Portion Of Section 43, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 21.475-Acres ±
Property Owner: Viva Land Ventures, LP
Applicant/Rep.: TRE & Associates
Nearest Park: Sabio Park
Nearest School: Ricardo Estrada Middle School

SURROUNDING PROPERTIES:		
	Zoning	**Land Use**
N	Vacant	Residential
E	Residential	Residential
S	Residential	Residential
W	Vacant	Residential (El Paso County)
LAND USE AND ZONING:		
	Existing	**Proposed**
Land Use	Vacant	Residential Subdivision
Zoning	R-9 Residential	R-9 Residential

Application Description:
Preliminary Subdivision:
The proposed preliminary plat residential subdivision includes 84 lots for single-family residential development, the smallest lot measuring approximately 6,005 sq. ft. and the largest lot measuring approximately 13,078 sq. ft. Internal 52 ft. residential sub-collector streets and 76' Minor Arterial.

Cumulative Parkland Dedication:
Parkland and fees has been satisfied through a Parkland Developer's Participation Agreement approved by City Council on June 10, 2025.

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

Planning Division Comments:

Town Engineer Comments:

El Paso 9-1-1 District Comments:

TxDOT Comments:

El Paso Electric Company:
The easements noted will they be 10' wide?

Texas Gas Service:
In reference to preliminary plat application for both Rancho Desierto Bello Units 20, Texas Gas does not currently have any comments. We are well versed with this development and look forward to working with the developer on both of these subdivisions.

El Paso Natural Gas / Kinder Morgan:
This project area is clear of El Paso Natural Gas a company of Kinder Morgans Pipelines and facilities.

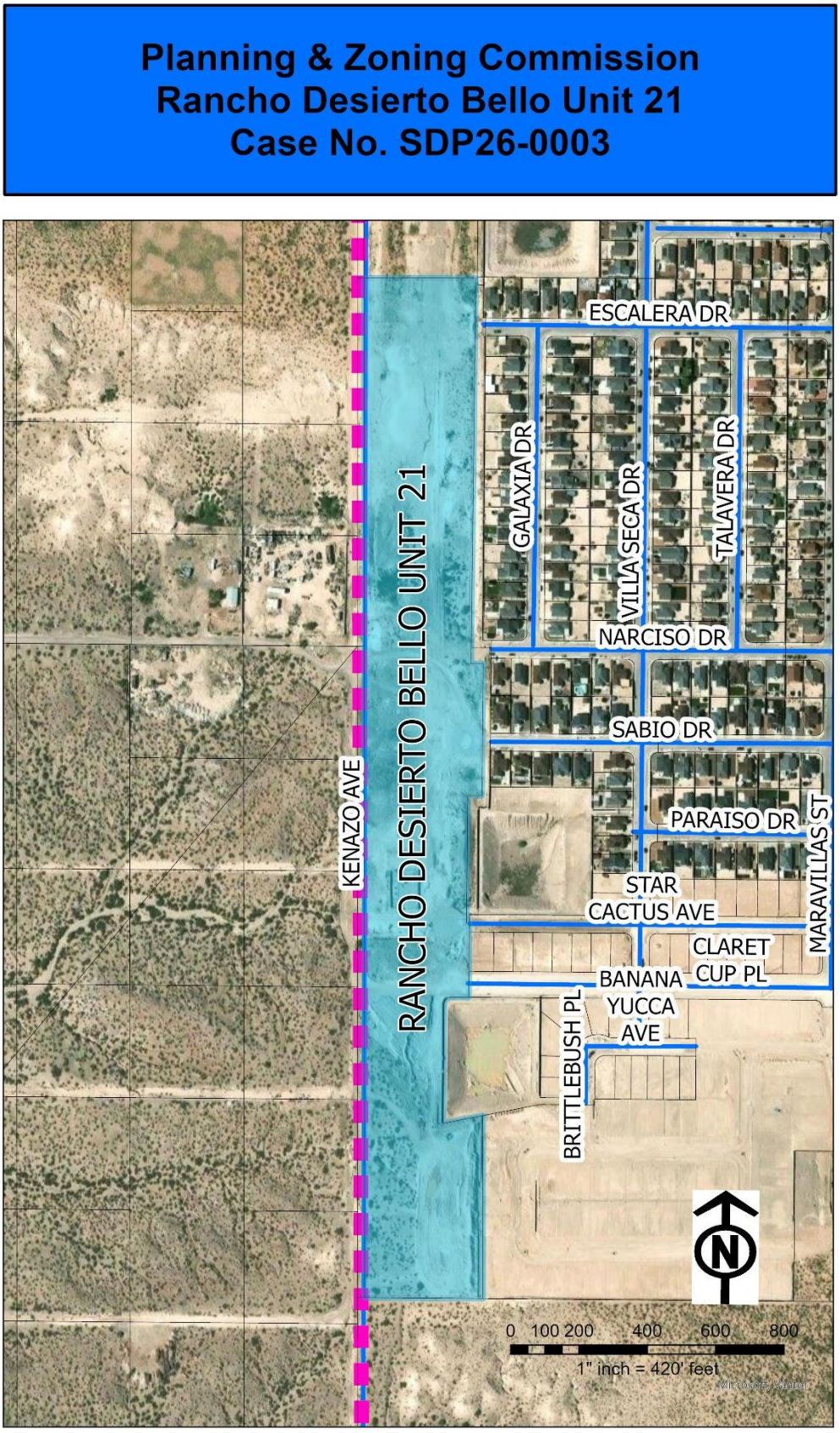
Clint ISD:
Clint ISD takes no exception to the information presented.

El Paso Central Appraisal District (EPCAD):
There are no comments for Rancho Desierto Bello #20 & #21 from Centra Appraisal.

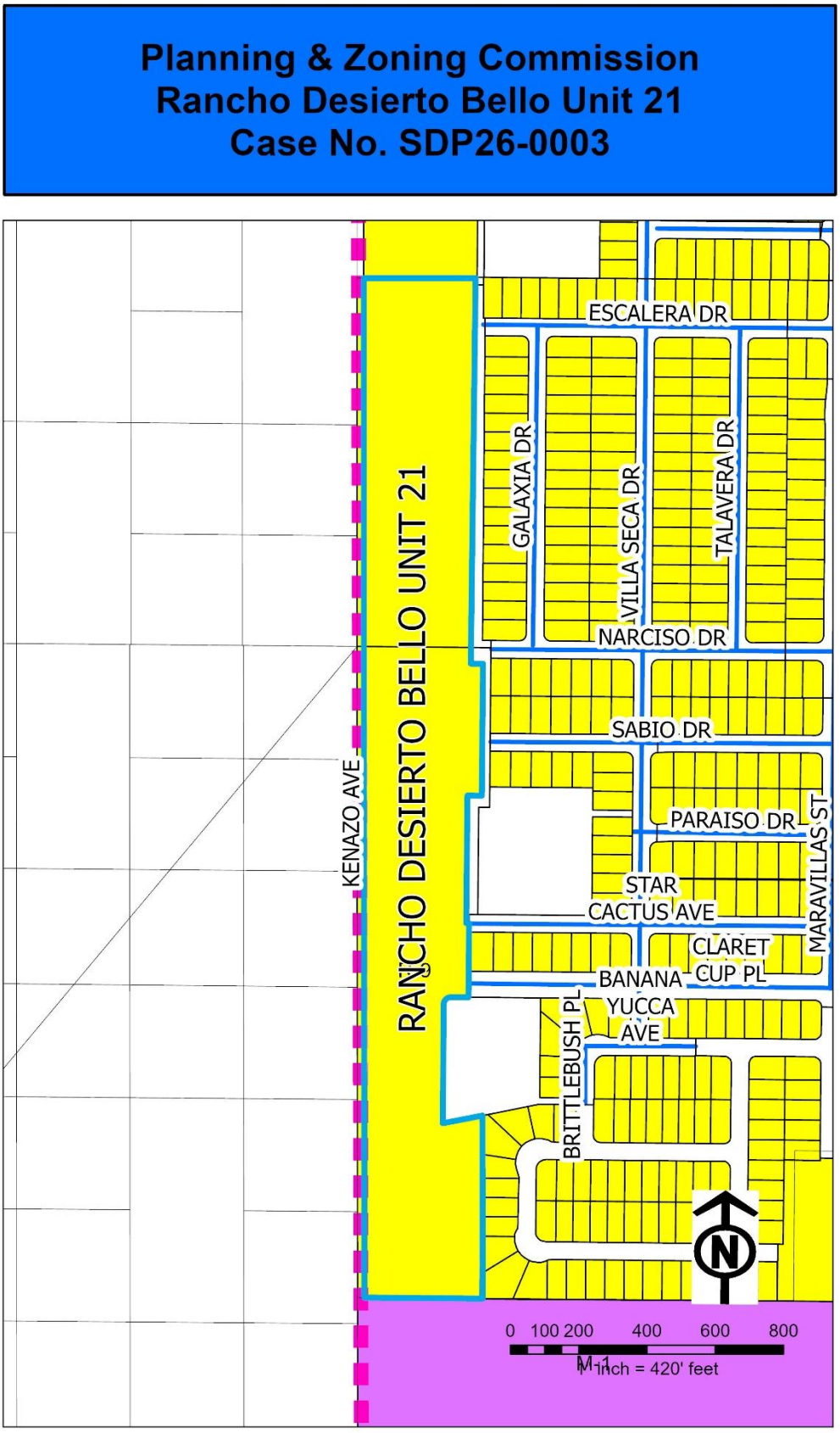
HRMUD:

Attachments:
1 – Aerial
2 – Zoning Designation Map
3 – Location Map
4 – Preliminary Plat
5 – Proposed Right-of-Way Cross Section
6 – Application

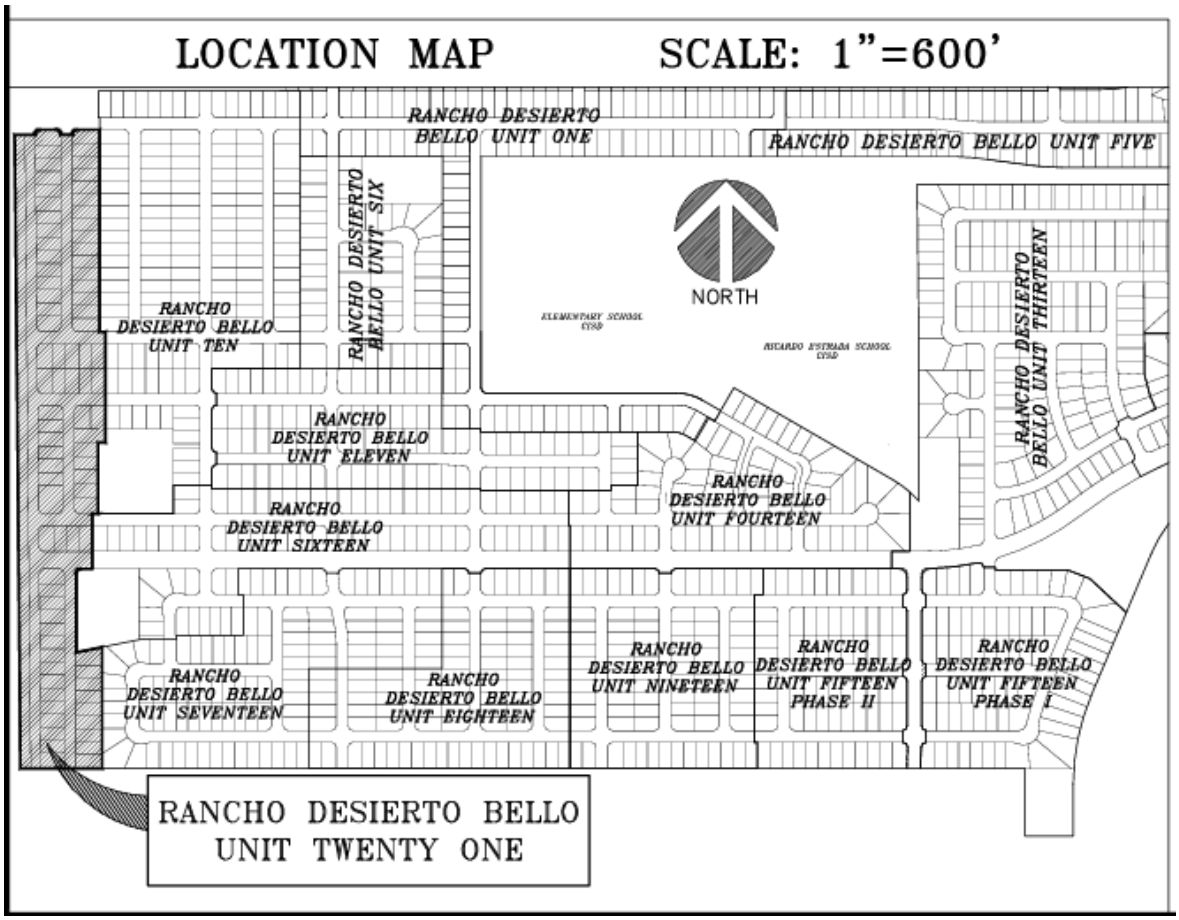
Attachment 1: Aerial Map



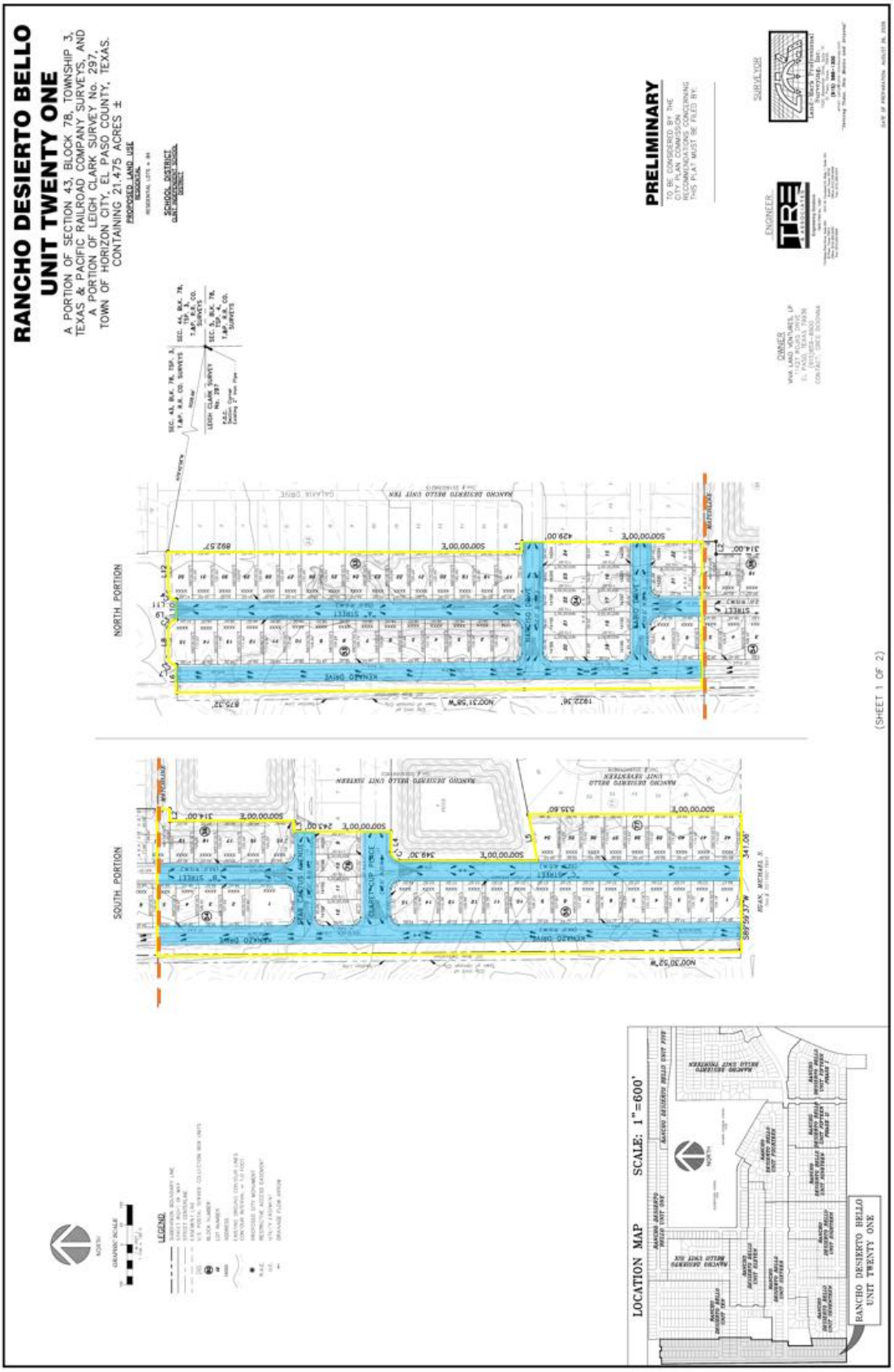
Attachment 2: Zoning Designation Map



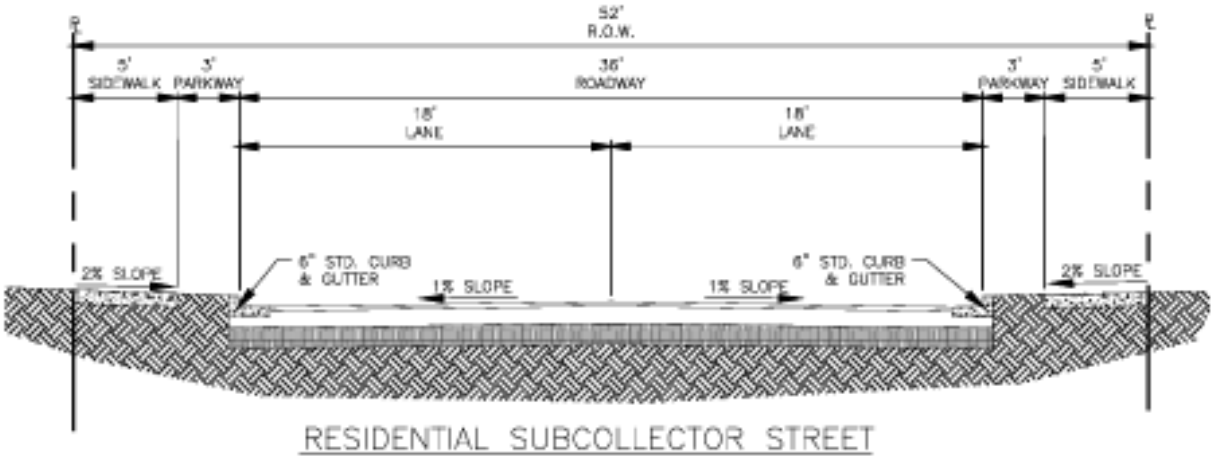
Attachment 3: Location Map



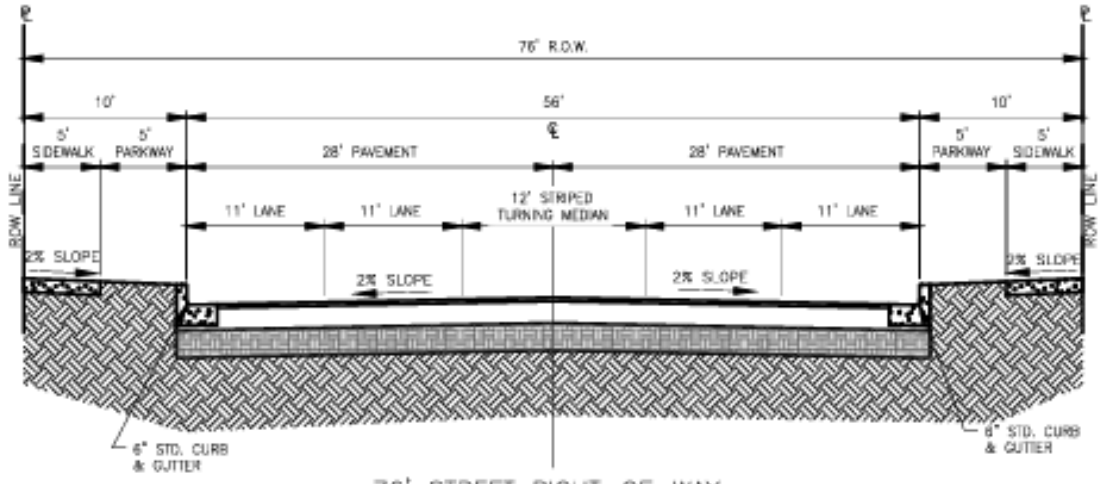
Attachment 4: Preliminary Subdivision Plat



Attachment 5: Proposed Right-of-Way Cross Section



RESIDENTIAL SUBCOLLECTOR STREET



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

Attachment 6: Application

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

MAJOR SUBDIVISION PRELIMINARY APPLICATION

SUBDIVISION PROPOSED NAME: Rancho Desierto Unit 21 SUBMITTAL DATE: August 3, 2026

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
A portion of section 43, Block 78, Township 3, Texas and pacific railroad company surveys, Town of Horizon City, El Paso County, Texas. Containing 21.475 acres +/-
2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	12.839	85	OFFICE		
DUPLEX			STREET & ALLEY		
APARTMENT			PONDING & DRAINAGE		
MOBILE HOME			INSTITUTIONAL		
P.U.D.			OTHER	8.636	
PARK (Min 1 acre)			R.O.W		
SCHOOL					
COMMERCIAL			TOTAL NO. SITES		
INDUSTRIAL			TOTAL (GROSS) ACREAGE	21.475	

3. WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? N/A PROPOSED ZONING N/A
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) Underground storm sewer system to existing retention pond
7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES N/A
8. ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES ☐ NO ☒
9. IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES ☐ NO ☒
IF ANSWER IS "YES", PLEASE EXPLAIN THE NATURE OF THE MODIFICATION N/A
10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY ☐ MEDIANS ☐ OTHER ☐ N/A
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 K.B
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 K.B IF YES, PLEASE SUBMIT COPY.
14. OWNER OF RECORD Hunt LB VH Holdings LLC 601 N. Mesa Ste 1900 El Paso, Tx 79901 (915) 533-1122
(NAME & ADDRESS) (EMAIL) (PHONE)
15. DEVELOPER Hunt LB VH Holdings LLC 601 N. Mesa Ste 1900 El Paso, Tx 79901 (915) 533-1122
(NAME & ADDRESS) (EMAIL) (PHONE)
16. ENGINEER TRE & Associates, LLC 110 Mesa Park Dr. Ste 200 El Paso, Tx 79912 kbarraza@tr-eng.com (915) 852-9093
(NAME & ADDRESS) (EMAIL) (PHONE)
17. APPLICANT TRE & Associates, LLC 110 Mesa Park Dr. Ste 200 El Paso, Tx 79912 kbarraza@tr-eng.com (915) 852-9093
(NAME & ADDRESS) (EMAIL) (PHONE)
18. REP/POINT OF CONTACT Karen Barraza TRE & Associates, LLC 110 Mesa Park Dr. Ste 200 El Paso Tx 79912 kbarraza@tr-eng.com (915) 852-9093
(NAME & ADDRESS) (EMAIL) (PHONE)

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

Applicant Signature _____ EMAIL kbarraza@tr-eng.com

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING
Acceptance of fee does not grant acceptance of application.
Non Refundable Deposit $500.00 | Application Fee: $100

Page 1 of 2 Rev13FEB2020

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 ±

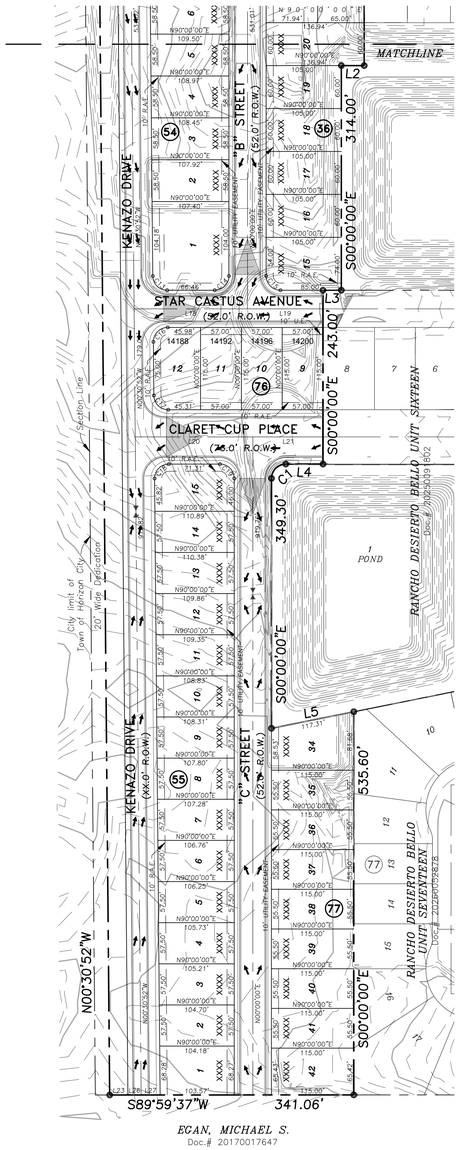
NORTH

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

LEGEND

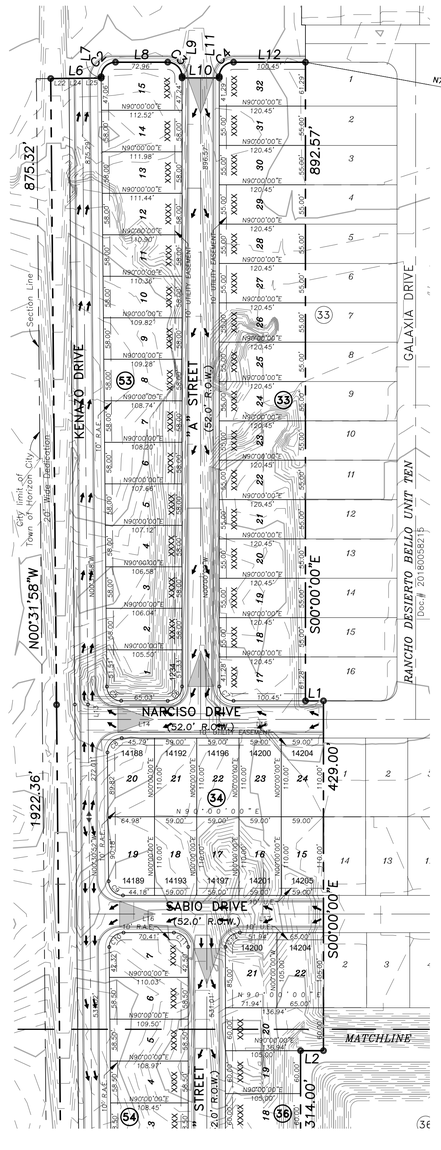
- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- STREET CENTERLINE
- EASEMENT LINE
- USPS — U.S. POSTAL SERVICE COLLECTION BOX UNITS
- (80) — BLOCK NUMBER
- 12 — LOT NUMBER
- 14333 — ADDRESS
- EXISTING GROUND CONTOUR LINES, CONTOUR INTERVAL = 1.0 FOOT
- PROPOSED CITY MONUMENT
- R.A.E. — RESTRICTIVE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

SOUTH PORTION



EGAN, MICHAEL S.
Doc.# 20170017647

NORTH PORTION



SEC. 43, BLK. 78, TSP. 3, T.&P. R.R. CO. SURVEYS

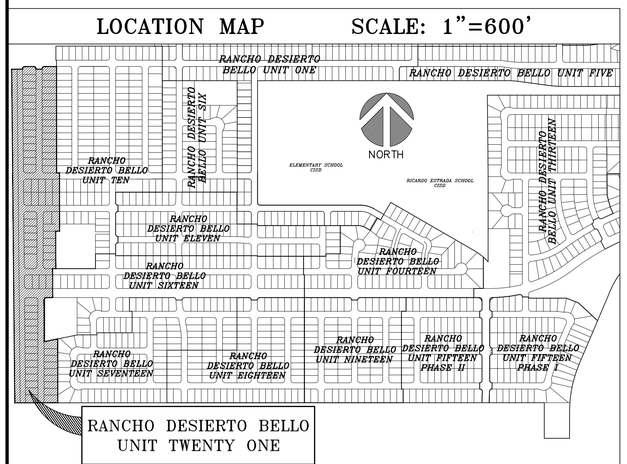
SEC. 44, BLK. 78, TSP. 3, T.&P. R.R. CO. SURVEYS

LEIGH CLARK SURVEY No. 297

SEC. 5, BLK. 78, TSP. 4, T.&P. R.R. CO. SURVEYS

P.O.C. Section Corner Existing 2" Iron Pipe

LOCATION MAP SCALE: 1"=600'



RANCHO DESIERTO BELLO UNIT TWENTY ONE

PROPOSED LAND USE
RESIDENTIAL

RESIDENTIAL LOTS = 84

SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT

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. 13087
110 Mesa Park Drive, Suite 200, El Paso, Texas 79912, Office: (915) 852-6063, 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"

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;

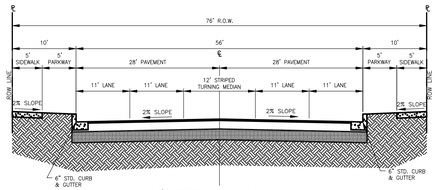
THENCE, North 90°00'00" East, a distance of 52.00 feet to a point, for a corner of this parcel;

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

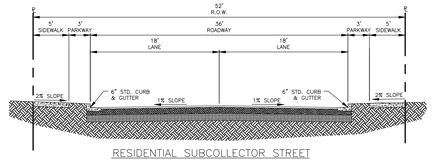
THENCE, northeasterly with the arc of a curve to the right, a distance of 31.42 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00, a central angle of 90°00'00", and a chord which bears North 45°00'00" East, a distance of 28.28 feet;

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
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) 366-0374

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"

DATE OF PREPARATION: AUGUST 26, 2026

TOWN OF HORIZON CITY

RESOLUTION

WHEREAS, the American Legion Post 598 is a non-profit organization that supports and advocates for veterans and active-duty personnel, mentors youth and strengthens communities;

WHEREAS, on November 7th 2026, American Legion Post 598 will hold a Veteran's Day Expo at Desmond Corcoran Park;

WHEREAS, the City Council has determined that American Legion Post 598 is of great service to the community;

WHEREAS, the City Council has additionally determined that the Veteran's Day Expo will be a community building event of benefit to the City and the citizens of the Town of Horizon City.

NOW THEREFORE, BE IT RESOLVED by the City Council of the Town of Horizon City as follows:

1. The City Council agrees to waive the $500.00 event fee for the use of Desmond Cocoran Park.

Passed and approved the _____ day of October 2026.

TOWN OF HORIZON CITY

By: _____
Andres Renteria, Mayor

ATTEST:

By:_____
Elvia Schuller, City Clerk

APPROVED AS TO FORM:

By: _____
Sylvia Borunda Firth
City Attorney

TOWN OF HORIZON CITY

RESOLUTION

WHEREAS, the members of the El Paso Area Transportation Service Local Government Corporation ("EPATS, LGC") include El Paso County, the Town of Horizon City, the Village of Vinton, the City of San Elizario, the City of Socorro, the Town of Anthony and the Town of Clint ("Members");

WHEREAS, EPATS, LGC is organized for the purpose of encouraging and assisting local units of government to join and cooperate with one another to provide and deliver regional multimodal transportation solutions for the residents of the Greater El Paso Community;

WHEREAS, the Members are committed to working together to provide and improve the Transit Service in El Paso County;

WHEREAS, the Members have agreed to enter into this Agreement in order to make a financial commitment to support the Transit Service for fiscal year 2027;

WHEREAS, the City Council of the Town of Horizon City finds that the financial contribution is for the good and service of the Town of Horizon City as members of EPATS, LGC;

WHEREAS, EPATS, LGC has calculated the Town of Horizon City's share of the operating expenses is the sum of $120,540.00 for fiscal year 2027;

WHEREAS, the Town of Horizon City has agreed $120,540.00 is a fair and reasonable contribution to EPATS, LGC: and

WHEREAS, the City Council of the Town of Horizon City desires to appoint a second alternate representative to the EPATS, LGC Board as permitted by the EPATS, LGC By Laws.

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

1. That the Mayor is authorized to sign the **Interlocal Public Service Transit Agreement and Contribution Agreement for Fiscal Year 2027 (the "Agreement")** on behalf of the Town of Horizon City.

2. That the Town of Horizon City is authorized to pay the sum of $120,540.00 to EPATS, LGC as the Town's annual contribution for 2027 pursuant to the terms of the Agreement.

3. That esse Sanchez is hereby appointed as a second alternate representative for the Town of Horizon City on the EPATS, LGC Board when Art Rubio or David Ruiz are not available to attend EPATS, LGC Board Meetings. Mr. Sanchez is authorized to represent the Town until such time as he is no longer employed by the Town of Horizon City or the City Council provides EPATS, LGC with written notice the authority has been revoked, whichever occurs first.

PASSED AND APPROVED the_____ day of October, 2026.

TOWN OF HORIZON CITY

By:_____
Andres Renteria, Mayor

ATTEST:

By:_____
Elvia Schuller, TRMC
City Clerk

APPROVED AS TO FORM:

By:_____
Sylvia Borunda Firth
City Attorney

APPROVED AS TO CONTENT:

By:_____
Arturo Rubio
Planning Director

FY2027 FINANCIAL AND SERVICE PLAN

Staff Memo for the August 2026 EPATS Board Meeting (held on Sept. 2, 2026)

1 INTRODUCTION

For several years, El Paso Transportation Authority (ETA) has sought to expand and enhance transportation services for all in El Paso County beyond the City of El Paso transit provider's (Sun Metro) service area. This has included operating fixed-route services (ETA paseo), Americans with Disabilities Act (ADA) complementary paratransit service (ETA access), on-demand microtransit service (ETA ándale), and a vanpool program (Vámonos).

ETA has been working to right-size the transit system in FY27 to prepare for future growth with new funding sources and, as a result, ETA has identified transit service changes that are intended to go into effect on Sunday, October 4, 2026. ETA retained the Texas A&M Transportation Institute (TTI) to assist in identifying a FY27 financial plan and recommended FY27 service changes, both of which are described in this memorandum. Public input on potential service changes has been used to inform the recommended service changes.

At monthly Board meetings from March through July 2026, the EPATS Board has been provided with regular updates from staff and TTI on the FY27 financial plan and the need to review service levels to operate within the funding streams available to ETA. In the time between the July 2026 Board meeting and today's meeting, several activities have been completed, including:

- Updates to the FY27 financial plan.
- Public outreach on the potential service changes presented at the July 2026 Board meeting.
- Analysis of public feedback on the potential service changes.

2 FY27 FINANCIAL PLAN

Updates to the FY27 financial plan include:

- Changes to contribution amounts
    - Removing the assumption that Sun Metro / City of El Paso would contribute $100,000 (discussed at the July 2026 Board meeting).
    - Setting target contributions at 5% over baseline (discussed at the July 2026 Board meeting).
    - Net decrease in total contributions available, decreasing from $2,568,223 to $2,470,573.
- Updating the funding for the user-side subsidy program to be $50,000 from an Uber Innovation grant and $5,555 from County contributions (it was previously $50,000 solely from County contributions).

- Updating CNG costs to reflect the final negotiated rates with Sun Metro, dropping the estimated CNG cost per ETA paseo revenue hour from $4.60 to $3.31.
- Updated vanpool program financial plan to assume 100% of ETA-paid vanpool costs will be paid from FTA grants, leveraging provisions in FTA Circular 5010.1F, Chapter VI, Section 4(g)(1) that allows amounts expended by Enterprise to acquire vans as a credit toward match. This reduced the match needed for the vanpool program from $230,040 to $0 and increased the amount of federal capital assistance. (Note, making this change official will require FTA and TxDOT approval and cooperation from Enterprise.)
- Updating some of ETA's fixed costs (marginal changes).

Table 1 displays a summary of the FY27 financial plan (based on the recommended FY27 service changes, discussed in Section 3). Because the revenues used for service come from a mix of sources, each with unique limitations and caps, the financial plan must consider which source and grant activity will be used and attempt to adhere to each source's cap. Table 2 displays each of the grant and grant activity caps and the *delta*—that is, the amount under (or over) the cap. Any overages (i.e., negative deltas) must be covered by local funds. In total, $242,447 in contributions must be used to cover grant and grant activity overages.

Members' updated (final draft) contribution amounts are shown in Table 3. Note that each member's contribution is set by the adopted target (i.e., the 5% over base); however, *calculated contributions used as match* are also shown to indicate what each members' share of local match (i.e., their traditionally calculated contribution) would be if the targets weren't in place. Compared to the $2,221,660 in contributions used as match, $2,470,573 is available, leaving $248,913 available to cover the grant and grant activity overages.

The net result is a FY27 financial plan that is **balanced**, currently with **$6,466 in the black**.

TABLE 1. SUMMARY OF FY27 FINANCIAL PLAN USES OF REVENUE

Source of Funding	Used for ETA Fixed Costs	Used for ETA Service Costs	Total Used for Operational Costs	Used for Capital Expenses	Grand Total Revenues Used	Projected Available	*Delta*
Section 5307	$407,682	$2,141,761	$2,549,443	$0	$2,549,443	$2,637,548	$88,105
Section 5339	$0	$0	$0	$357,956	$357,956	$588,181	$230,225
Section 5311	$0	$861,095	$861,095	$0	$861,095	$634,060	($227,035)
Carbon Reduction Program	$0	$239,980	$239,980	$0	$239,980	$246,342	$6,362
State Rural Funding	$110,939	$452,821	$563,759	$0	$563,759	$555,280	($8,479)
Rural Discretionary	$0	$0	$0	$1,577,146	$1,577,146	$1,577,146	$0
Uber Grant	$0	$50,000	$50,000	$0	$50,000	$50,000	$1
Total Grants	**$518,621**	**$3,745,656**	**$4,264,277**	**$1,935,102**	**$6,199,379**	**$6,288,557**	**$89,178**
Local Contributions	**$1,362,090**	**$859,570**	**$2,221,660**	**$0**	**$2,221,660**	**$2,470,573**	**$248,913**
Grand Total	**$1,880,711**	**$4,605,226**	**$6,485,937**	**$1,935,102**	**$8,421,039**	**$8,759,130**	**$338,091**

TABLE 2. GRANT AND GRANT ACTIVITY CAPS

Cap Description	Used in Preliminary Financial Plan	Cap	Delta (negatives indicate going over cap)
Grant Activity Caps			
5307 Operating Assistance	$729,575	$729,675	$100
5307 ADA (80/20)	$270,428	$263,755	($6,673)
5311 ADA (80/20)	$63,666	$63,406	($260)
Grant Total Caps			
5307 Total	$2,549,443	$2,637,548	$88,105
5339 Total	$357,956	$588,181	$230,225
5311 Total	$861,095	$634,060	($227,035)
Carbon Reduction Program (Route 32)	$239,980	$246,342	$6,362
State Rural Total	$563,759	$555,280	($8,479)
Rural Discretionary	$1,577,146	$1,577,146	$0
Uber Grant	$50,000	$50,000	$1
Sum Cap Overages (sum negative deltas)			**($242,447)**

TABLE 3. CALCULATED (NOT USED) VS. FINAL DRAFT CONTRIBUTIONS

Member	Calculated Contribution Used as Match (reference only)	Final Draft Contribution	Difference
Anthony	$39,712	$28,875	($10,837)
Clint	$61,145	$13,545	($47,600)
El Paso County	$867,311	$2,011,646	$1,144,335
El Paso City	$187,568	$0	($187,568)
Socorro	$830,167	$253,337	($576,830)
Horizon City	$198,890	$120,540	($78,350)
San Elizario	$21,054	$21,105	$51
Vinton	$15,813	$21,525	$5,712
Total	**$2,221,660**	**$2,470,573**	**$248,913**

Note: Member contributions for FY27 are contained in the column labeled, *Final Draft Contribution*.*FY27 Service Plan*

3 FY27 SERVICE CHANGES

3.1 PUBLIC OUTREACH

Public input informed the development of recommended FY27 service changes. Public input was obtained via the following methods:

- Public open houses
  - Vinton City Hall (the evening of August 4)
  - Mountain View High School (the evening of August 5)
  - Socorro City Council Chambers (the evening of August 6)
- Pop-up events and ridealongs
  - Westside Transfer Center (the morning of August 4)
  - Upper East Side Transfer Center (the morning of August 5)
  - Mission Valley Transfer Center (the morning of August 6)
- Service planning study web page
- Online comment form (available through the study web page and also completed in person during pop-up events and ridealongs)
- Flyers, handouts, and posters
- Study team phone numbers and study e-mail address

All public outreach materials were produced in English and Spanish.

Figure 1 through Figure 4 describe the riders who completed the comment form as of August 20, 2026. The figures indicate that the typical comment form respondent is 46-65 years old, has a household income of less than $15,000 per year, does not have a working vehicle in their household, and is Hispanic or Latino. Note: The comment form responses do not necessarily represent the entire ETA rider population, as only 39 riders completed the form.

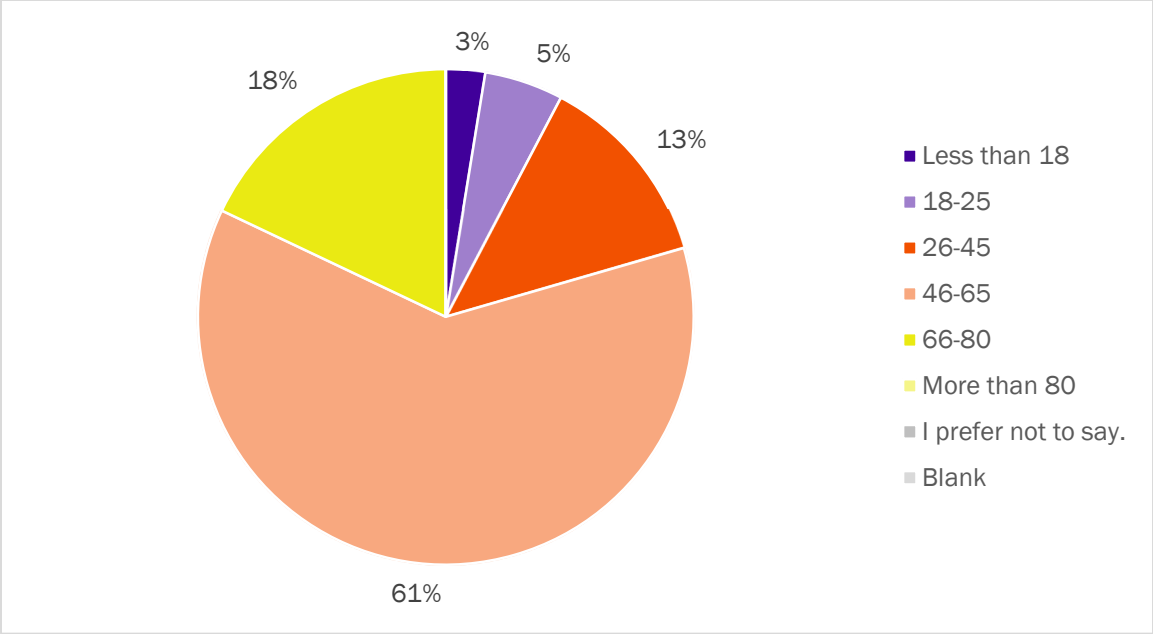


FIGURE 1. AGE OF RESPONDENTS

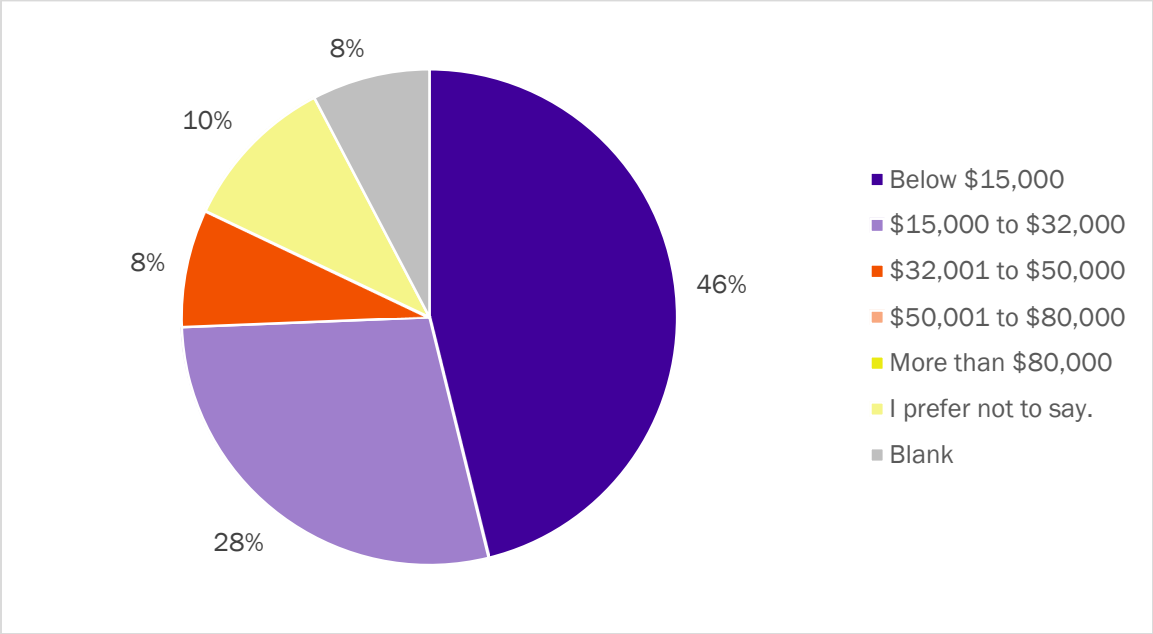


FIGURE 2. ANNUAL HOUSEHOLD INCOME OF RESPONDENTS

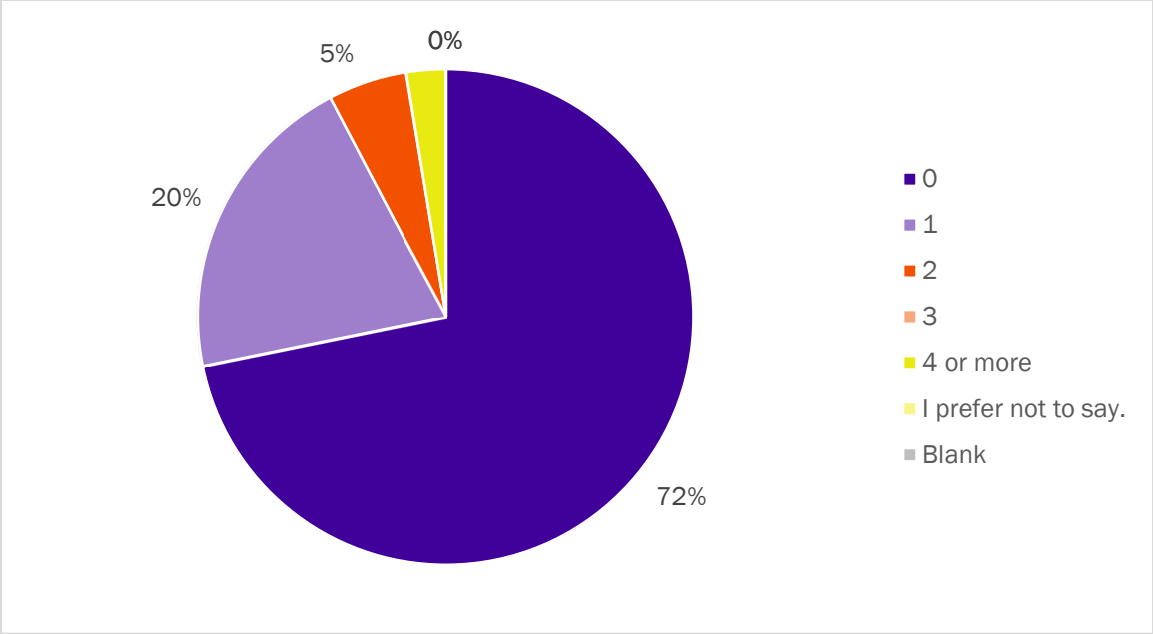


FIGURE 3. NUMBER OF WORKING VEHICLES IN RESPONDENTS' HOUSEHOLD

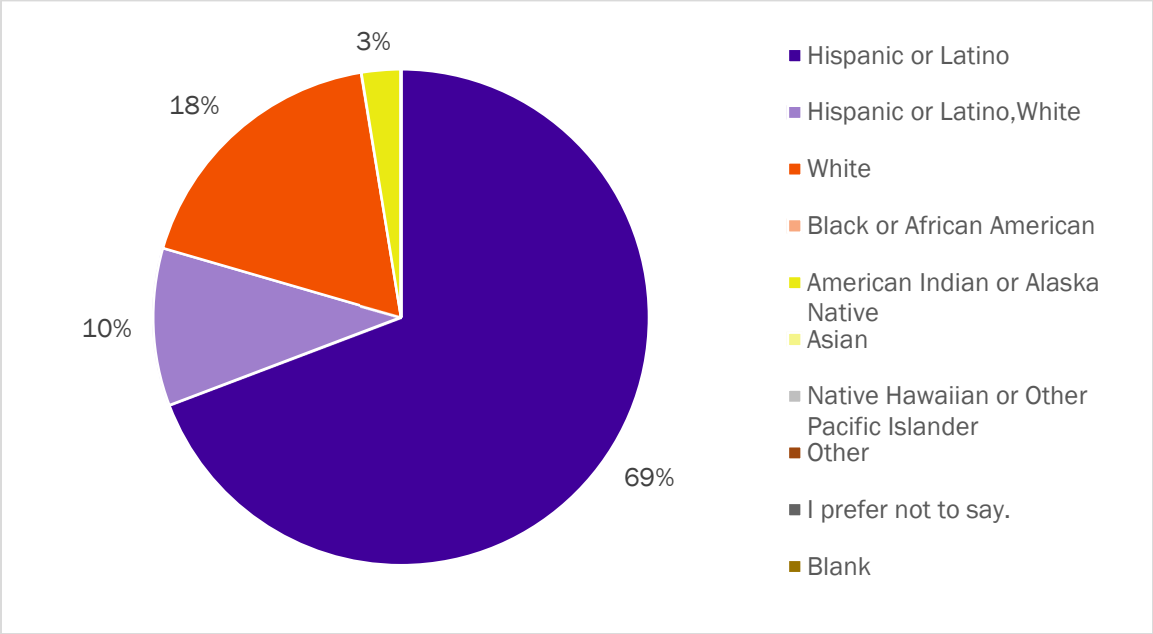


FIGURE 4. RACE/ETHNICITY OF RESPONDENTS

Figure 5 shows how frequently the comment form respondents use ETA routes and services. The figure shows, for example, that 33% of respondents indicated that they ride Route 50 "a lot."

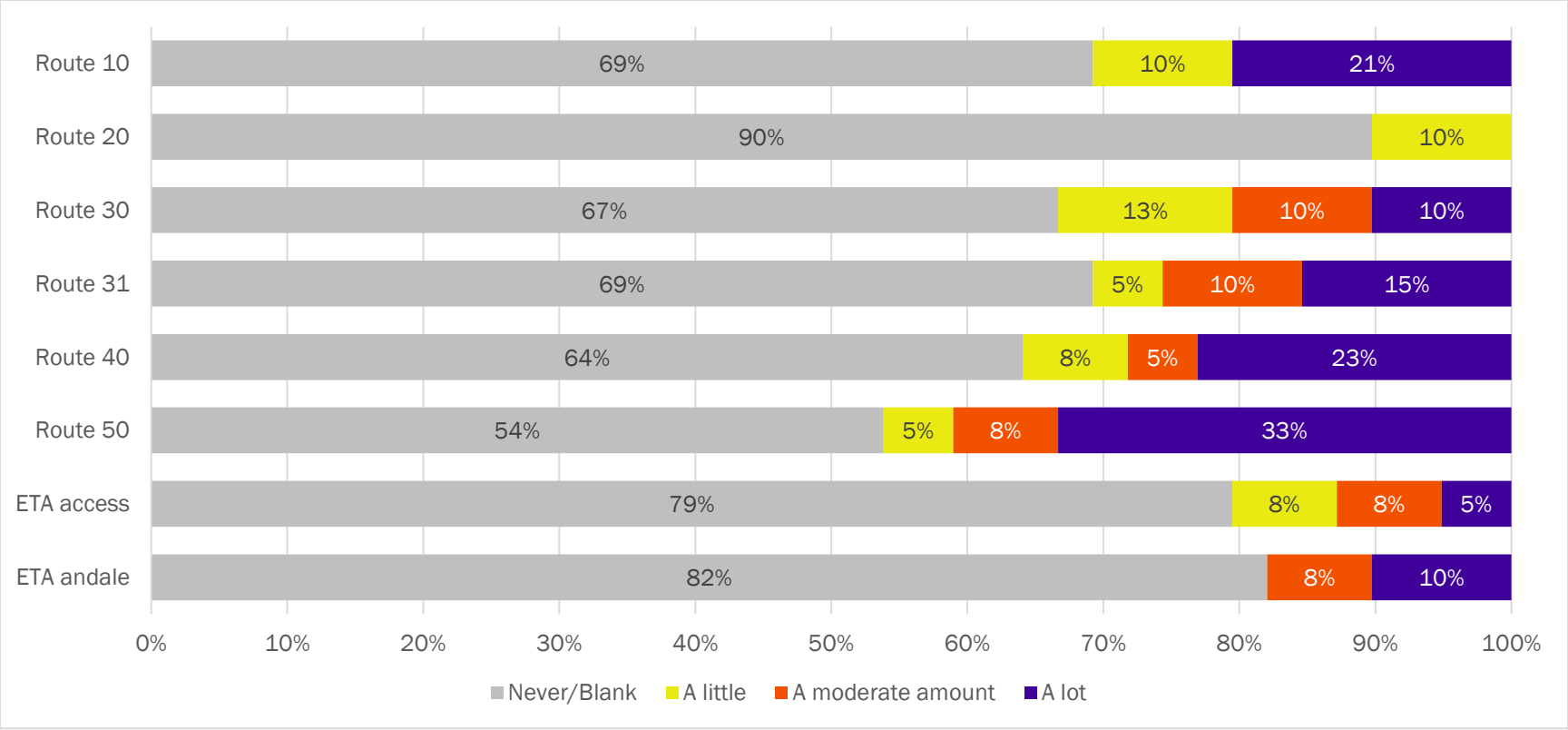


FIGURE 5. FREQUENCY OF RESPONDENTS' USE OF ETA ROUTES AND SERVICES

The themes emerging from all of the public outreach methods are the following:

1. Riders have a very positive view of fare-free service.
2. Riders have a very positive view of bus drivers.
3. Riders want ETA to keep early morning service.
   a. Regular riders tend to be commuters.
   b. Getting to work is a high priority.
   c. Some riders take three to four routes to get to work (including ETA and Sun Metro routes).
   d. Riders' job start times are not flexible.
   e. Midday riders have more flexible schedules.
4. Riders want ETA to keep Route 50.
   a. They do not perceive ETA ándale as an adequate replacement.
   b. They noted that Route 84 was discontinued in the same part of the service area.
5. ETA ándale refinements may be needed if it is to replace Route 50. Refinements could speak to the following:
   a. Booking process and requirements (e.g., data and technology)
   b. Riders not being aware of the service or how to use it
   c. Improving reliability
   d. Increasing capacity
   e. Limiting on-board time
   f. Helping riders identify the correct vehicle
   g. Accommodating bicycles
   h. Visitor use of the service
   i. Accommodation of advance bookings and subscription service
6. Riders identified desired features for Route 31 service.
   a. Keep Sunday service.
   b. Connect to Mission Valley Transfer Center.
7. Riders indicated that ETA service on Saturdays is used to get to jobs.
8. Riders indicated that 90-minute headways are okay but they prefer shorter headways because of:
   a. Convenience
   b. Weather exposure
   c. A very long wait if a rider misses the bus
9. Riders indicated that on-time performance of all routes could be improved.
   a. On-time performance is impacted by construction.
   b. On-time performance affects connections with other routes/services.
   c. Routing adjustments might be needed.
10. Riders want ETA to keep online, app, and posted schedules up to date.
    a. They noted that this is very important, especially for commuters.
    b. They would like advance notice of service changes.

3.2 Recommended FY27 Service Changes

The recommended service changes for FY27 are described in the subsequent tables and figures. The changes match service levels to the available budget, focus cost reductions where and when ridership is low, address public input to the extent possible, balance changes across the service area, and minimize service duplication.

Table 4. Service Changes – Route 10

Existing	Changes
• Weekday service hours are 5:42 a.m. to 7:21 p.m. • Weekday headways are 37 to 91 minutes.	• Maintain weekday service hours but reduce the number of midday trips. • Change weekday headways to 90 minutes.
• Saturday service hours are 5:42 a.m. to 7:21 p.m. • Saturday headways are 37 to 91 minutes.	• Reduce Saturday service hours to 9:00 a.m. to 4:30 p.m. • Change Saturday headways to 90 minutes.
• There is no Sunday service.	• Add Sunday service from 10:00 a.m. to 4:00 p.m. • Operate 90-minute headways on Sundays.

Table 5. Service Changes – Route 20

Existing	Changes
• Weekday service hours are 5:30 a.m. to 8:20 p.m. • Weekday headways are 40 to 95 minutes.	• Reduce weekday service hours to 5:30 a.m. to 7:30 p.m. • Change weekday headways to 90 minutes. • Reduce the number of midday trips.
• Saturday service hours are 7:00 a.m. to 4:10 p.m. • Saturday headways are 95 minutes.	• Reduce Saturday service hours to 9:00 a.m. to 4:30 p.m. • Reduce Saturday headways to 90 minutes.
• Sunday service hours are 7:00 a.m. to 4:10 p.m. • Sunday headways are 95 minutes.	• Reduce Sunday service hours to 10:00 a.m. to 4:00 p.m. • Reduce Sunday headways to 90 minutes.

TABLE 6. SERVICE CHANGES – ROUTE 30

Existing	Changes
• Route 30 connects Mission Valley Transfer Center to Horizon City and Las Colonias Road.	• Replace Route 30 with Route 31 (modified) and Route 32 (new).

TABLE 7. SERVICE CHANGES – ROUTE 31

Existing	Changes
• Route 31 connects Mission Valley Transfer Center to Horizon City and Agua Dulce. Weekday headways are 55 to 60 minutes. Saturday and Sunday headways are 115 minutes.	• Re-configure Route 31 to connect Socorro, Horizon City, and Agua Dulce as in Figure 6. Serve Sparks with Route 32. • Operate service from 5:30 a.m. to 7:30 p.m. on weekdays. from 9:00 a.m. to 4:30 p.m. on Saturdays, and from 10:00 a.m. to 4:00 p.m. on Sundays. • Operate the route at 90-minute headways. • Limit the number of midday trips on weekdays. • Serve riders near Las Colonias Road with ETA access.

TABLE 8. SERVICE CHANGES – ROUTE 32

Existing	Changes
• This route does not currently exist.	• Create Route 32 to connect Horizon City to Mission Valley Transfer Center, Socorro, El Paso Community College Mission Del Paso Campus, Sparks, and Amazon as in Figure 7. • Operate service from 5:30 a.m. to 7:30 p.m. on weekdays, from 9:00 a.m. to 4:30 p.m. on Saturdays, and from 10:00 a.m. to 4:00 p.m. on Sundays. • Operate the new route seven days a week with headways of 90 minutes. • Limit the number of midday trips on weekdays.

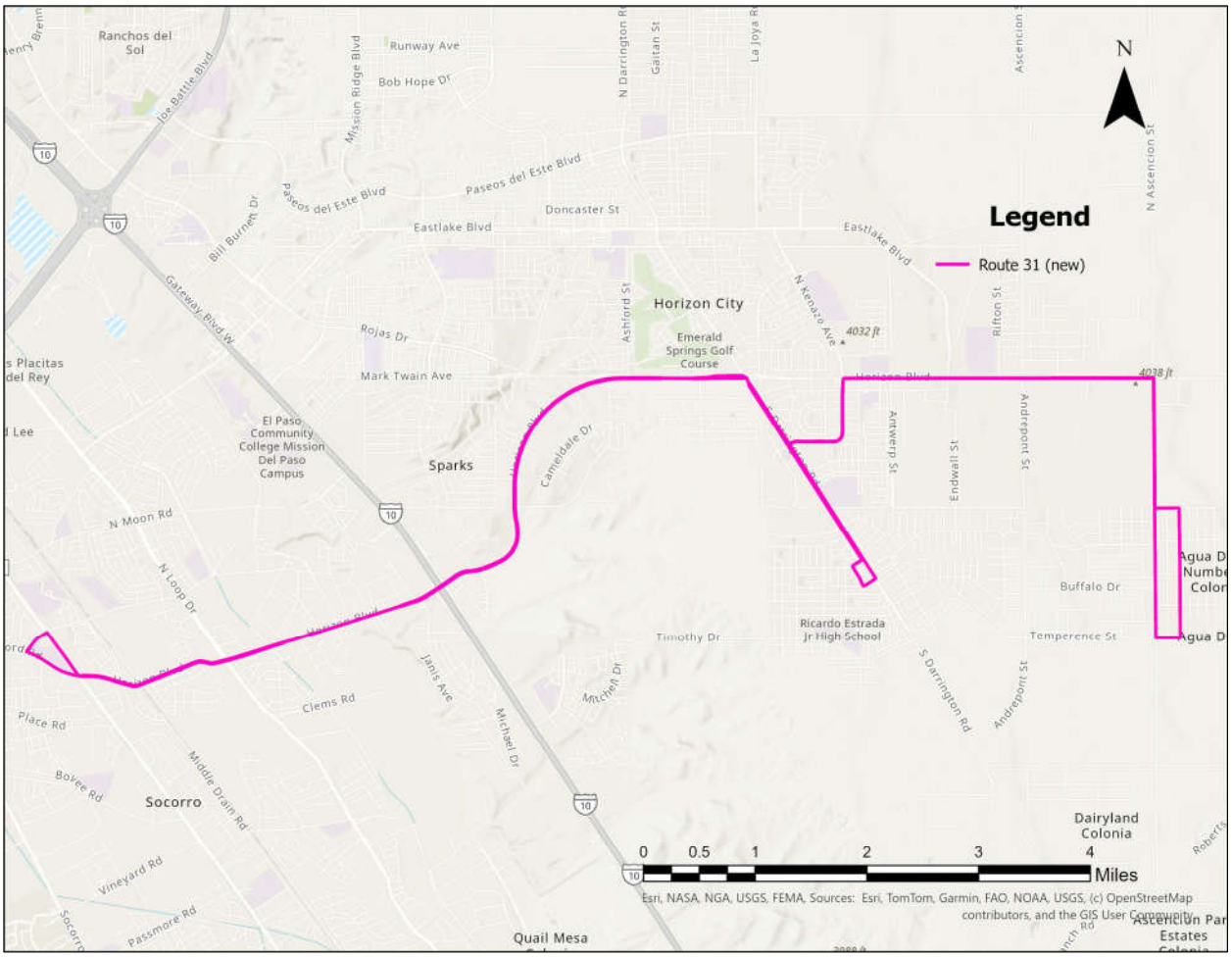


FIGURE 6. SERVICE CHANGES – ROUTE 31

TABLE 9. SERVICE CHANGES – ROUTE 40

Existing	Changes
• Weekday service hours are 5:45 a.m. to 6:42 p.m. • Weekday headways are 111 minutes.	• Change weekday service hours to 5:30 a.m. to 7:30 p.m. • Decrease weekday headways to 95 minutes. • Reduce the number of midday trips.
• Saturday service hours are 7:00 a.m. to 6:06 p.m. • Saturday headways are 111 minutes.	• Decrease Saturday service hours to 10:00 a.m. to 4:30 p.m. • Decrease Saturday headways to 95 minutes.

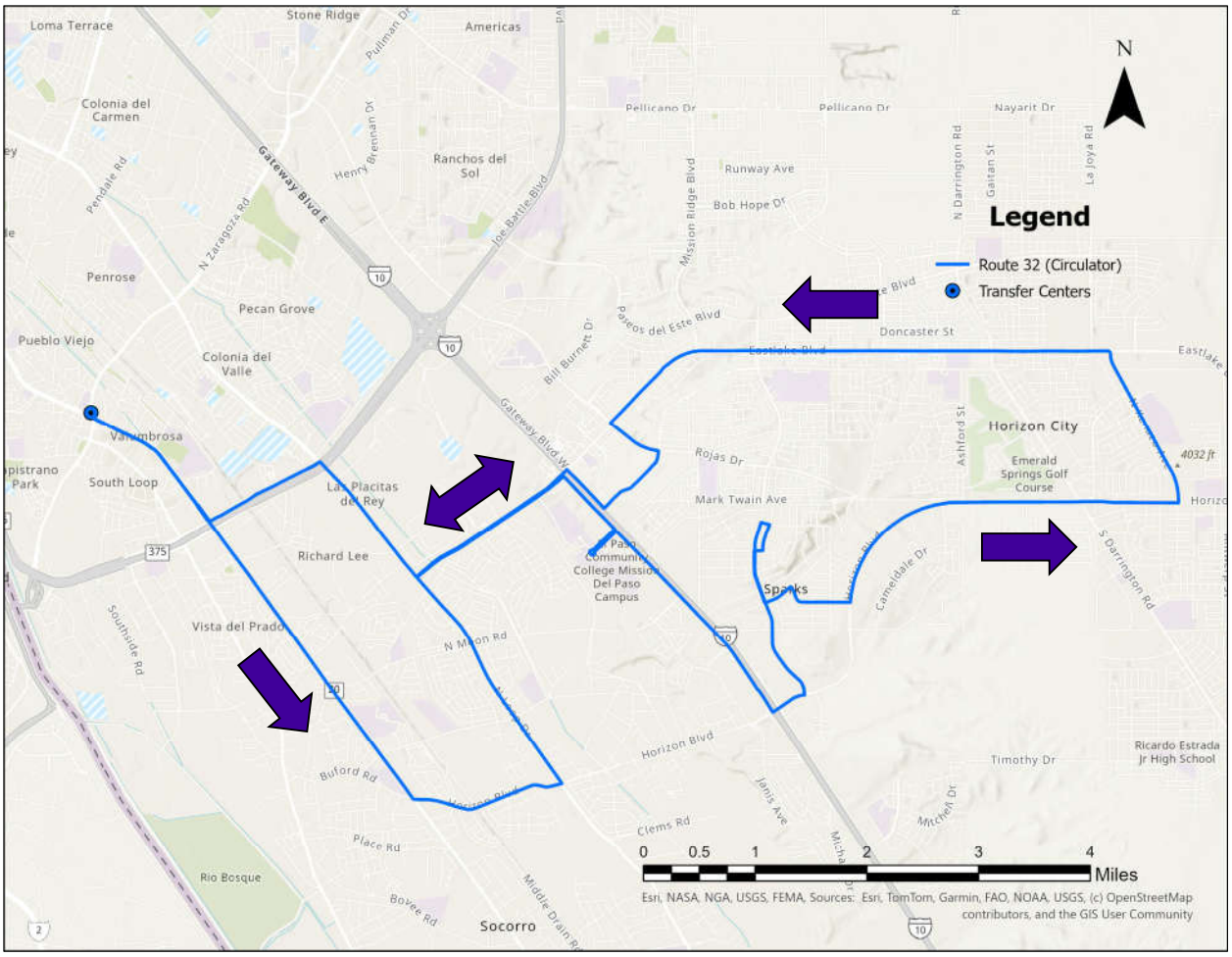


FIGURE 7. SERVICE CHANGES – ROUTE 32

TABLE 10. SERVICE CHANGES – ROUTE 50

Existing	Changes
• Route 50 connects Mission Valley Transfer Center to San Elizario and Clint. Weekday headways are 50 to 60 minutes. Saturday and Sunday headways are 50 to 60 minutes.	• Discontinue Route 50 due to low ridership, overlap with ándale service, and lack of sidewalk infrastructure. • To balance route discontinuation, increase awareness of ETA ándale service and how to use it. Improve ETA ándale performance.

TABLE 11. SERVICE CHANGES – ETA ACCESS

Existing	Changes
• ETA access service is available within 3/4 mile of ETA paseo routes and outside the Sun Metro service area. It is available to riders who are eligible based on their age and/or ability to use ETA paseo. ETA access service is required under the Americans with Disabilities Act (ADA). It operates seven days a week.	• Transition ETA access riders affected by changes to fixed routes to ETA ándale where possible. Otherwise, continue to serve them with ETA access through 2026 and then TBD. • Adjust ETA access service area to match the alignments of Routes 10, 20, 31, 32, and 40 as in Figure 8. • Adjust ETA access service hours to match the service hours of Routes 10, 20, 31, 32, and 40.
• "Premium" ETA access service is available for trips into the city of El Paso and for between ETA access zones. Premium ETA access service is not required under the ADA.	• Limit premium ETA access trips into the city of El Paso to destinations like medical facilities or to specific days and times (such as weekdays only). • Limit premium ETA access trips between ETA zones to destinations like medical facilities or to specific days and times (such as weekdays only).

TABLE 12. SERVICE CHANGES – ETA ÁNDALE

Existing	Changes
• The existing ETA ándale zone covers San Elizario and Clint. Trips to Mission Valley Transfer Center and El Paso Community College are also allowed. Trips to and from Socorro are allowed if one trip endpoint is in San Elizario or Clint. • Weekday service hours are 5:00 a.m. to 8:20 p.m. • Saturday service hours are 5:30 a.m. to 7:30 p.m. • Sunday service hours are 7:00 a.m. to 6:00 p.m.	• Extend the existing ETA ándale zone to fully include Socorro as in Figure 9. • Reduce weekday service hours to 5:30 a.m. to 7:30 p.m. • Reduce Saturday service hours to 9:00 a.m. to 4:30 p.m. • Reduce Sunday service hours to 10:00 a.m. to 4:00 p.m. • Increase awareness of ETA ándale service and how to use it. Improve ETA ándale performance.

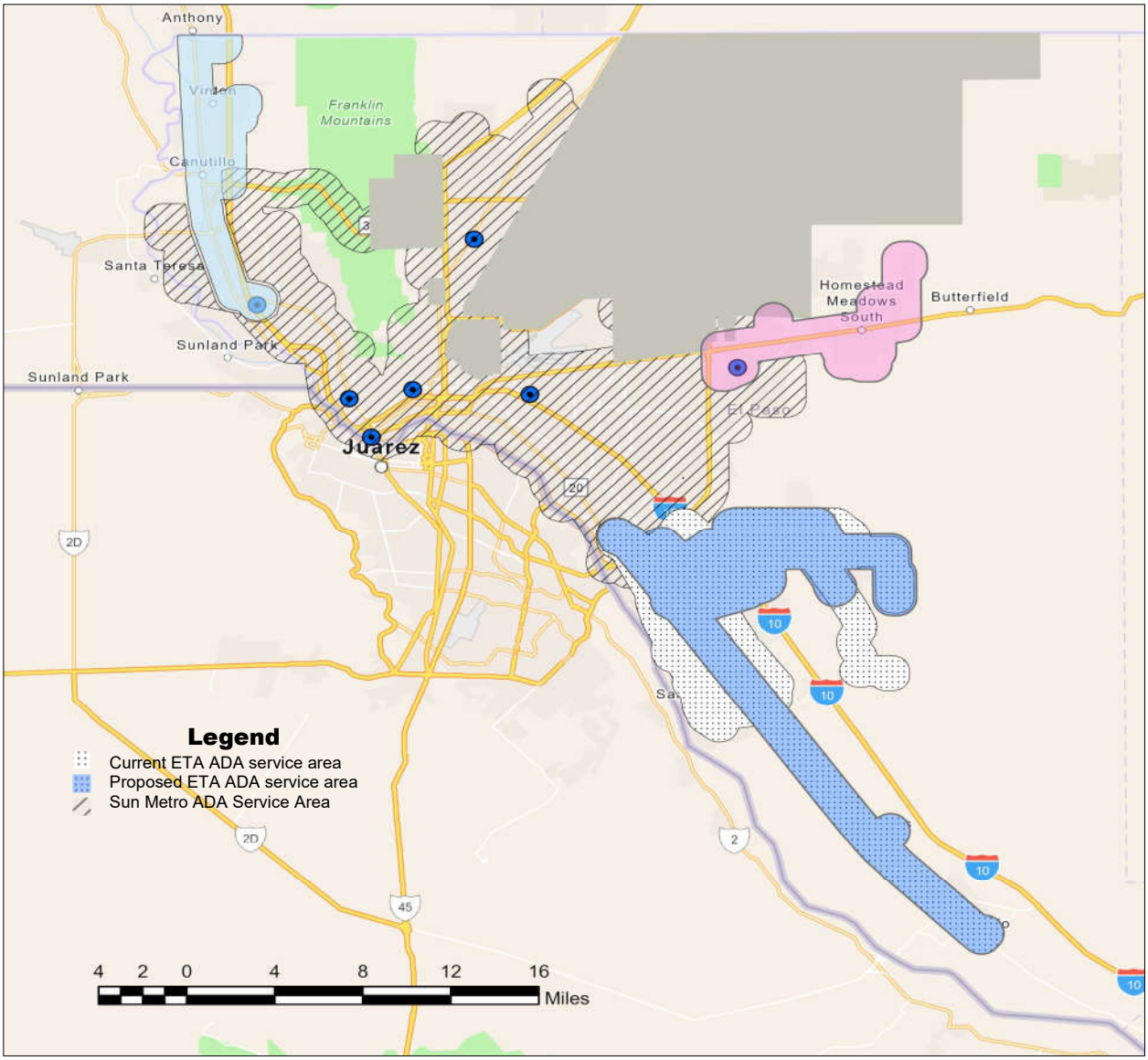


FIGURE 8. SERVICE CHANGES – ETA ACCESS & SOCORRO ¡AVANZANDO!

TABLE 13. SERVICE CHANGES – SOCORRO ¡AVANZANDO!

Existing	Changes
• The existing Socorro ¡Avanzando! microtransit service covers the City limits of Socorro. Trips to Mission Valley Transfer Center and El Paso Community College are also allowed and is operated by the City of Socorro. • Weekday service hours are 6 a.m. to 5 p.m. • No weekend service.	• ETA to operate Socorro ¡Avanzando! microtransit service in the current form, with vehicle sharing with ETA ándale between the following hours: • Weekday service from 5:30 a.m. to 7:30 p.m. • Saturday service from 9:00 a.m. to 4:30 p.m. • Sunday service from 10:00 a.m. to 4:00 p.m.

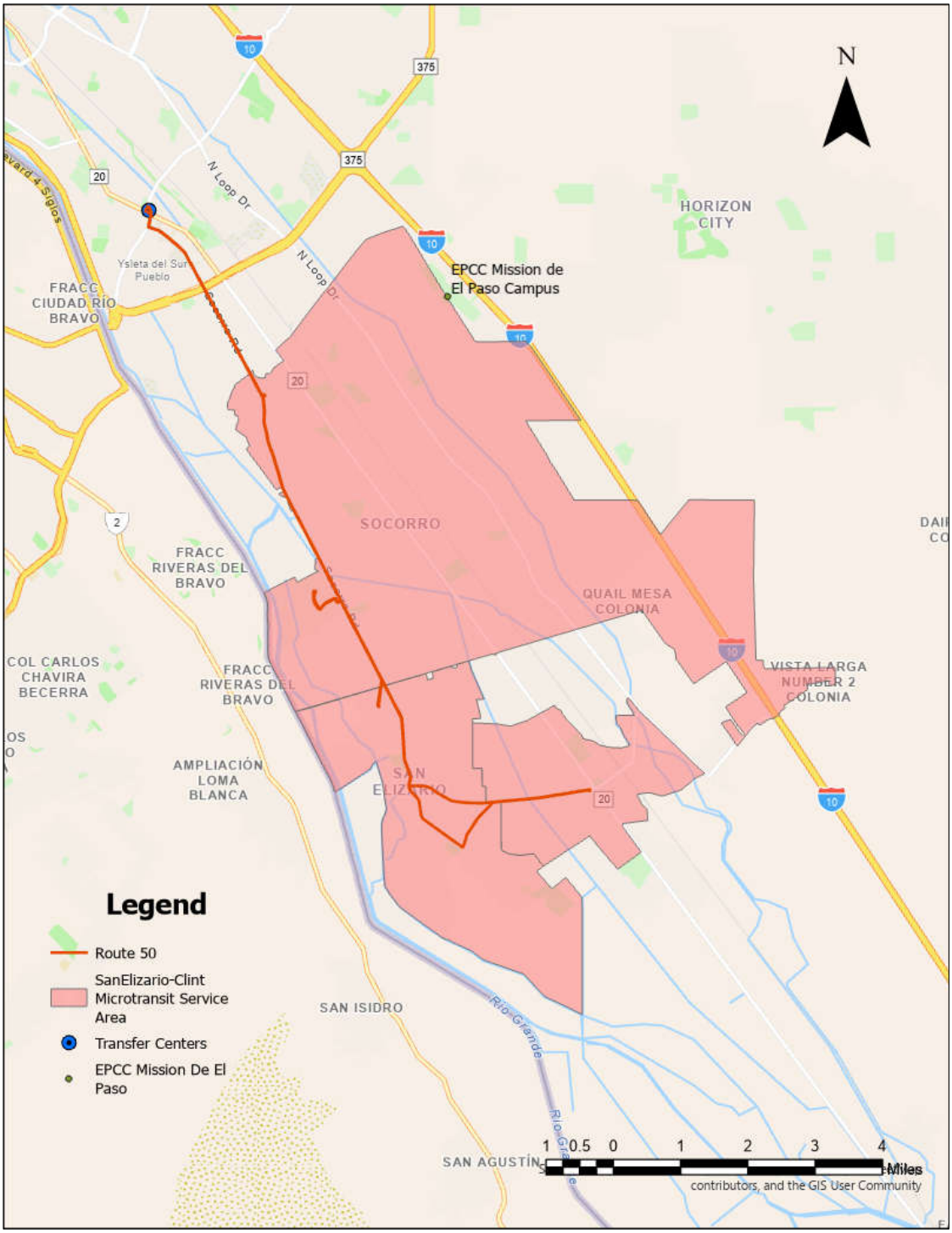


FIGURE 9. SERVICE CHANGES – ETA ÁNDALE

TABLE 14. SERVICE CHANGES – VÁMONOS

Existing	Changes
• There are 135 existing vanpools that are subsidized by ETA.	• Limit the number of subsidized vanpools to 135.

TABLE 15. SERVICE CHANGES – OTHER

Existing	Changes
• ETA service is not available on the following holidays: ○ Thanksgiving Day (11/26) ○ Christmas Day (12/25) ○ New Year's Day (1/1) ○ Easter Sunday (3/28) ○ July 4 (7/4)	• Run Sunday service on additional holidays: ○ MLK Day (1/18) ○ President's Day (2/15) ○ Farm Worker's Day (3/31) ○ Juneteenth (6/19) ○ Veterans Day (11/11) ○ Christmas Eve (12/24)
• There is no user-side subsidy program.	• Implement pilot user-side subsidy program focused on purposes such as first-mile/last-mile access and after-hours service. Align program policies with available budget.

Table 16 summarizes the above-described service changes.

TABLE 16. SERVICE CHANGES – SUMMARY

Metric	Original FY27	Proposed FY27	Change
Annual Revenue Hours			
ETA paseo	37,416	14,768	-61%
ETA access	7,159	12,070	+69%
ETA ándale	4,341	10,545	+143%
Total	**48,916**	**37,383**	**-24%**
Annual Revenue Hours			
ETA paseo	$3,346,644	$1,478,897	-56%
ETA access	$627,692	$1,206,621	+92%
ETA ándale	$380,423	$1,054,153	+177%
Total	**$4,354,759**	**$3,739,671**	**-14%**

STATE OF TEXAS §
§
COUNTY OF EL PASO §
§

INTERLOCAL PUBLIC SERVICE TRANSIT AND CONTRIBUTION AGREEMENT FOR FISCAL YEAR 2027

This Agreement ("Agreement") is made by and between the **EL PASO AREA TRANSPORTATION SERVICES, LGC** ("EPATS") and the **TOWN OF HORIZON CITY** ("TOWN"), acting by and through their duly authorized officials. EPATS and TOWN are each referred to hereinafter as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, EPATS is a local government corporation organized and existing under the laws of the State of Texas for the purpose of encouraging and assisting local units of government to join and cooperate with one another to provide and deliver regional multimodal transportation solutions and services (the "Transit Service") for the residents and visitors of the El Paso County, outside of the City of El Paso; and

WHEREAS, the Transit Service shall mean fixed route, complementary paratransit, general public dial-a-ride, vanpool and any other transportation solution that is funded by EPATS; and

WHEREAS, TOWN is a political subdivision of the State of Texas and is a member entity of EPATS and has appointed a representative to serve on the EPATS Board of Directors; and

WHEREAS, the Parties are committed to working together to provide and improve the Transit Service in El Paso County; and

WHEREAS, TOWN agrees that as a member entity of EPATS it will make a financial contribution to support the Transit Service for fiscal year 2027; and

WHEREAS, the Parties acknowledge that the amount of TOWN's financial contribution was calculated and determined by the Texas A&M Transportation Institute ("TTI") and that TTI has provided or made available information explaining the Transit Service for fiscal year 2027, the different funding sources for the Transit Service, and the methodology used by TTI to calculate the amounts of the financial contributions to be made by TOWN and each of the other member entities of EPATS; and

WHEREAS, pursuant to and under the authority of the Texas Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, as amended, EPATS and TOWN are authorized to enter into this Agreement.

NOW, THEREFORE, in consideration of the covenants, conditions, provisions, and mutual benefits received as set forth herein, which is hereby acknowledged by EPATS and the Member Entities, the parties agree as follows:

AGREEMENT

1. **Effective Date**: This Agreement is effective when signed by the Parties' authorized representatives. This Agreement will remain in effect through September 30, 2027, unless terminated as provided below.

2. **Termination:** This Agreement terminates on September 30, 2027, unless prior to that date:

   a. The Agreement is terminated in writing with the Parties' mutual consent; or

   b. The Agreement is terminated by one Party because of a breach by the other Party, after providing written notice and a reasonable opportunity to cure the breach.

3. **Administrative and Fiscal Agent**: The Rio Grande Council of Governments ("COG") serves as the administrative and fiscal agent of EPATS.

4. **Transit Service:** EPATS has approved the Transit Service for fiscal year 2027, which may be changed or amended as necessary to ensure the safe or efficient operation of the Transit Service. If a material change to the Transit Service occurs, EPATS will promptly notify TOWN but no later than thirty (30) calendar days.

5. **Contribution Amount:** TOWN will pay EPATS the sum of $120,540 for fiscal year 2027 within thirty (30) business days of the Agreement's effective date. This is 5% increase from the fiscal year 2025 contribution amount as approved by the EPATS Board of Directors since the fiscal year 2026 contribution amount was discounted to use existing fund balance. EPATS recognizes that the TOWN is providing additional funding through Federal Highway Administration Carbon Reduction Program and Congestion Mitigation Air Quality program from the El Paso Metropolitan Planning Organization and Texas Department of Transportation and agrees for EPATS to be the project sponsor of those funds to use those funds to support TOWN Transit Service as part of the overall Regional Transit Service.

6. **Use of Contribution Amount:** TOWN agrees that EPATS may use all funds received under this Agreement for any and all lawful purposes necessary to carry out the purposes of this Agreement.

7. **Refund of Contribution Amount**: If either Party terminates the Agreement before September 30, 2027, TOWN may request a refund of the remaining balance of its financial contribution amount that has not yet been used, spent, promised, or allocated by EPATS towards the Transit Service.

8. **Notices and Payments**: All notices and payments required by this Agreement must be sent by mail to the following address:

   Rio Grande Council of Governments
   Annette Gutierrez, Executive Director
   8037 Lockheed Drive, Suite 100
   El Paso, Texas 79925

EPATS
John Andoh, Executive Director
12135 Pebble Hills Boulevard
El Paso, Texas 79936

TOWN
Mayor
14999 Darrington Road
Horizon City, Texas 79928

NOTE: Payments submitted under this Agreement shall be made payable to: EL PASO AREA TRANSPORTATON SERVICES, LGC in care of RIO GRANDE COUNCIL OF GOVERNMENTS.

9. **Suspension of Transit Service**: If TOWN fails to pay its contribution amount within 30 calendar days after execution of this Agreement, EPATS may immediately suspend all services provided to TOWN under the Transit Service.

10. **Public Meetings**: TOWN agrees to participate in public meetings pertaining to the Transit Service, assist with coordinating such events, including coordination with EPATS marketing efforts, and locating or providing facilities where public meetings can be hosted with easy access to the community. TOWN will advertise and announce public meetings pertaining to the Transit Service on its social platforms.

11. **EPATS Duties and Responsibilities:** The Parties agree that EPATS shall have the following duties and responsibilities for the Transit Service:

    A. Approve and implement the Transit Service for fiscal year 2027 defined in **Exhibit A.**

    B. Hold public meetings to discuss, review, evaluate, and take appropriate action related to the Transit Service, including public engagement, marketing plans, and the functioning and operations of EPATS and the Transit Service.

    C. Prepare, approve, and implement policies and procedures for EPATS and the Transit Service.

    D. Through a subcontractor, maintain, repair, and clean the bus stops and related amenities consistent with the Transit Service, including removing trash, graffiti, debris, snow, ice, or other hazards and obstacles. All repairs will meet the same specifications as El Paso County construction specifications.

    E. Install and maintain bus stop poles and signs at bus stops for the Transit Service. The graphics used for the signs and the locations of the poles and signs shall be approved by TOWN and if necessary the Texas Department of Transportation prior to installation.

F. Construct and maintain (or cause to be constructed and maintained) all necessary facilities at the bus stops, including any necessary sidewalks, pavement, lighting, or bus shelters. Maintenance will include cleaning trash, debris, snow, ice, or other hazards or obstacles at bus stops. At the same time, TOWN shall be responsible for the infrastructure required to close any gaps in pedestrian connectivity to the bus shelter facility.

G. If TOWN provided additional grant funding sources beyond a contribution amount to support additional transit operations, EPATS will include the TOWN's logo on the vehicle and the marketing brochure for the Transit Service funded by the TOWN with other grant funding sources. The TOWN authorizes EPATS to use its logo on EPATS vehicles and marketing materials.

12. TOWN Duties and Responsibilities: The Parties agree that TOWN shall have the following duties and responsibilities regarding the Transit Service:

A. TOWN shall permit EPATS to operate the Transit Service on its streets and at approved bus stops. TOWN shall provide all maintenance of the streets as necessary and shall be responsible for wear and tear of pavement surfaces.

B. TOWN shall provide EPATS with guidance and will help expedite the obtaining of all permits, licenses, inspections, and permissions required for the Transit Service in its jurisdiction.

C. TOWN shall assist in marketing and communications regarding the Transit Service to residents using TOWN's website, resident newsletter, or other methods of communication controlled by TOWN or the El Paso County.

13. No Indemnification: The Parties agree that no Party will have the right to seek indemnification or contribution from any other Party for any losses, costs, expenses, or damages arising from this Agreement. Each Party must handle any claims resulting from their actions in this Agreement. Each Party agrees that each will be responsible for the acts or omissions of its respective agents, employees, and representatives.

14. General Provisions:

A. Sovereign Immunity. Notwithstanding any other provision of this Agreement, nothing herein shall be construed as a waiver by either Party of its constitutional, statutory, or common law rights, privileges, immunities, or defenses. To the extent the terms of this paragraph conflict with any other provision in this Agreement, the terms of this paragraph shall control.

B. No Waiver. A Party may waive any default without waiving any prior or subsequent defaults. A Party's failure to exercise or delay in exercising any right under this Agreement will not operate as a waiver of such right.

C. Independent Contractor Relationship. Nothing in this Agreement will be construed to constitute either Party as a partner, employee or agent of the other Party, nor will

either Party have the authority to bind the other in any respect. Each Party will remain an independent contractor responsible for its own actions.

D. Time is of the Essence. Time is of the essence in the performance of this Agreement.

E. Public Information Act. It is the independent responsibility of the Parties to comply with the provisions of Chapter 552 of the Texas Government Code (Texas Public Information Act), as those provisions apply to the Parties' respective information.

F. Governing Law. Texas law governs this Agreement.

G. Venue. The venue for disputes regarding this Agreement among the Parties will be El Paso County, Texas.

H. Severability. A future finding of invalidity of any provision of this Agreement does not affect the validity of any remaining provisions of this Agreement.

I. Headings. The headings and subheadings of this Agreement are for information purposes only and are not substantive terms.

J. Compliance with the Laws. The Parties will comply with all applicable laws, administrative orders, and rules or regulations relating to the obligations under this Agreement.

K. Force Majeure. There is no breach of contract should any Party's obligations within this Agreement be delayed due to an act of God, outbreak of hostilities, riot, civil disturbance, acts of terrorism, the act of any government or authority, fire, explosion, flood, theft, malicious damage, strike, lockout, or any cause or circumstances beyond any Party's reasonable control. The delayed Party must resume performing its obligations in this Agreement after the reason for the delay is resolved.

L. Successors and Assigns. This Agreement binds the Parties and the Parties' successors and assigns. No Party may assign, sublet, or transfer its interest or obligations in this Agreement without the written consent of the other Party.

M. Third-Party Beneficiaries. There are no third-party beneficiaries for this Agreement.

N. Provisions Surviving this Agreement. Representations, releases, warranties, covenants, indemnities, and confidentiality survive past the execution, performance, and termination of this Agreement.

O. Representations and Warranties. Each person executing this Agreement on behalf of any Party hereby represents and warrants that they have full and complete authority to sign on behalf of their respective Party.

P. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be considered an original, but all of which together shall constitute one and the same instrument.

Q. Amendments. This Agreement may be amended at any time by written instruments executed by the authorized officials of the Parties.

(Signature pages follow)

STATE OF TEXAS §
§
COUNTY OF EL PASO §
§

INTERLOCAL PUBLIC SERVICE TRANSIT AND CONTRIBUTION AGREEMENT FOR FISCAL YEAR 2027

Signature page for the El Paso Area Transportation Services, Local Government Corporation

APPROVED this ___2nd_____day of September 2026.

_____
Chair Jackie Butler
EPATS, LGC Board Chair

STATE OF TEXAS §
§
COUNTY OF EL PASO §
§

INTERLOCAL PUBLIC SERVICE TRANSIT AND CONTRIBUTION AGREEMENT FOR FISCAL YEAR 2027

Signature page for the Town of Horizon City, Texas

APPROVED this ___ day of _____ 2026.

_____
Andres Renteria
Mayor

EXHIBIT A

TRANSIT SERVICES TO BE PROVIDED BY EPATS

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

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.

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;

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

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;

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

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;

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.

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

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

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;

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.

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

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.

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

ORDINANCE NO. _____

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.

WHEREAS, the Town of Horizon City, Texas (the "Town"), is a home-rule municipality acting pursuant to its Home Rule Charter, the Constitution and laws of the State of Texas, and its lawful municipal planning authority; and

WHEREAS, the Town has previously adopted a Master Plan for Parks and Open Space to guide the acquisition, development, improvement, maintenance, and long-range planning of parks, recreational facilities, trails, open spaces, and related public amenities; and

WHEREAS, the Town's Comprehensive and Strategic Plan recognizes parks and open space as essential components of the Town's physical development, quality of life, and public infrastructure, community character, and long-range planning; and

WHEREAS, the Town Council finds that population growth, residential development, changing recreational needs, capital improvement priorities, and the need for an equitable and coordinated system of parks and recreational facilities warrant periodic review and amendment of the Town's parks and open space planning policies; and

WHEREAS, the Town has caused the existing Master Plan for Parks and Open Space to be reviewed and has prepared a revised **Parks, Recreation and Open Space Master Plan** to establish updated goals, policies, standards, service areas, facility needs, capital priorities, implementation strategies, and other recommendations for the Town's parks, recreation, trails, and open-space system; and

WHEREAS, the revised Parks, Recreation and Open Space Master Plan is intended to serve as a long-range policy and implementation guide and to coordinate future park improvements with anticipated growth, development, the Town's Comprehensive Plan, Capital Improvement Program, subdivision regulations, parkland dedication requirements, and other applicable plans and policies; and

WHEREAS, the Town Council finds that maintaining an adopted parks, recreation and open-space master plan provides a rational planning basis for identifying existing and future recreational needs, evaluating levels of service, establishing park service areas, prioritizing capital improvements, and coordinating public and private investment in recreational facilities; and

WHEREAS, the Town Council further finds that the revised Plan provides planning support for the Town's parkland dedication and fee-in-lieu requirements by identifying existing facilities, future needs, service areas, capital improvements, and recreational demands associated with existing and anticipated development; and

WHEREAS, the Town Council intends that any application of parkland dedication, fee-in-lieu, park development, or related development requirements shall remain subject to the Town's duly adopted subdivision regulations and applicable state law, and nothing in this Ordinance or the revised Plan shall independently impose a development fee or dedication requirement not otherwise authorized by law; and

WHEREAS, the Town Council intends that any application of parkland dedication, fee-in-lieu park development, or related development requirements shall remain subject to the Town's duly adopted subdivision regulations and applicable state law, and nothing in this Ordinance or the revised Plan shall independently impose a development fee or dedication requirement not otherwise authorized by law; and

WHEREAS, the Town Council intends that any application of parkland dedication, fee-in-lieu,

WHEREAS, the Planning and Zoning Commission reviewed the proposed amendment to the Master Plan for Parks and Open Space and, following consideration thereof, made its recommendation to the Town Council; and

WHEREAS, the Planning and Zoning Commission reviewed the proposed amendment to the Master Plan for Parks and Open Space and, following consideration thereof, made its recommendation to the Town Council; and

WHEREAS, after notice as required by applicable law and Town regulations, the Town Council conducted a public hearing at which interested persons were provided an opportunity to provide testimony and written evidence concerning the proposed amendment; and

WHEREAS, after considering the revised Plan, the recommendation of the Planning and Zoning Commission, public testimony, Town planning objectives, and the long-range recreational needs of the community, the Town Council finds that adoption of the revised Parks, Recreation and Open Space Master Plan promotes the public health, safety, welfare, and orderly development of the Town.

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

SECTION 2. AMENDMENT OF MASTER PLAN FOR PARKS AND OPEN SPACE

The Town of Horizon City Master Plan for Parks and Open Space is hereby amended and updated by the adoption of the revised **Town of Horizon City Parks, Recreation and Open Space Master Plan**, attached to this Ordinance as **Exhibit "A"** and incorporated herein by reference for all purposes.

Upon the effective date of this Ordinance, Exhibit "A" shall constitute the Town's officially adopted Parks, Recreation and Open Space Master Plan and shall supersede prior versions of the Master Plan for Parks and Open Space to the extent of any conflict or inconsistency.

SECTION 3. RELATIONSHIP TO THE COMPREHENSIVE PLAN

The Town Council finds that the Parks, Recreation and Open Space Master Plan is consistent with and supports the goals, policies, growth strategies, land-use framework, infrastructure planning, community facilities planning, and quality-of-life objectives contained in the Town's adopted Comprehensive Plan.

The Parks, Recreation and Open Space Master Plan shall be used as a supporting functional plan in the interpretation, implementation, and future amendment of the Town's Comprehensive Plan as it relates to parks, recreation, trails, open space, public facilities, and related community infrastructure.

In the event of an inconsistency between the Parks, Recreation and Open Space Master Plan and the Comprehensive Plan, the Town Council shall determine the appropriate policy interpretation and may amend either plan as authorized by law.

SECTION 4. CAPITAL IMPROVEMENT PROGRAM

The Town Council finds that the Parks, Recreation and Open Space Master Plan provides a long-range planning framework for the Town's Capital Improvement Program as it relates to parks, recreation, trails, open space, and associated facilities.

The priorities, projects, cost estimates, schedules, and recommendations identified in the Plan may be considered by the Town Council during preparation and adoption of annual budgets, multiyear capital improvement programs, grant applications, bond programs, development agreements, and other funding decisions.

Identification of a project within the Plan does not, by itself, appropriate funds or obligate the Town to construct, acquire, or fund a particular project. All expenditure remains subject to appropriation and approval by the Town Council.

SECTION 5. PARKLAND DEDICATION AND DEVELOPMENT REQUIREMENTS

The Town Council finds that the Parks, Recreation and Open Space Master Plan provides planning information relevant to administration of the Town's parkland dedication requirements, including identification of existing and future park needs, recreational demand, park service areas, facility needs, and capital improvements.

The Planning Director and other appropriate Town officials may utilize the Plan when administering the parkland dedication and fee-in-lieu provisions contained in the Town's Subdivision Ordinance, including evaluation of proposed parkland, park locations, recreational facilities, service areas, credits, capital improvements, and other matters authorized under the Town's duly adopted regulations.

Nothing contained in this section shall be interpreted as independently establishing a parkland dedication, fee, exaction, or development requirement. All such requirements shall be imposed only pursuant to the Town's applicable ordinances and in accordance with Texas law.

SECTION 6. PARK SERVICE AREAS

The park service areas, service standards, facility classifications, recreational needs, and related planning criteria identified in the Parks, Recreation and Open Space Master Plan are hereby recognized as the Town's adopted planning framework for evaluating the geographic distribution and long-range provision of parks and recreational facilities.

Park service areas may be utilized for planning purposes, including identification of underserved areas, evaluation of proposed parkland dedication, prioritization of capital improvements, planning for future park acquisition, and coordination of recreational facilities with new development.

The designation of a park service area does not create an entitlement to a particular improvement or require expenditure of Town funds unless separately authorized by the Town Council.

SECTION 7. LONG-RANGE RECREATIONAL NEEDS

The Town Council finds that implementation of the Parks, Recreation and Open Space Master Plan will assist the Town in addressing long-range recreational needs by:

1. Identifying existing and projected park and recreational facility needs;
2. Establishing appropriate classifications, service areas, and planning standards for parks and recreational facilities;
3. Identifying opportunities for trails, pedestrian connections, greenways, and open-space preservation;
4. Coordinating park improvements with residential growth and development;
5. Providing a framework for prioritizing capital improvements and pursuing grants and other funding opportunities;
6. Supporting equitable geographic distribution and accessibility of recreational facilities;
7. Coordinating public park improvements with appropriate private recreational facilities and other community resources; and
8. Providing a basis for periodic evaluation and amendment of the Town's parks and recreation policies as community conditions and recreational needs change.

SECTION 8. IMPLEMENTATION AND ADMINISTRATION

The Planning Director is hereby directed and authorized to implement and administer the Parks, Recreation and Open Space Master Plan in coordination with the Town Administrator, Public Works Department, Finance Department, Building Services, and other Town departments and officials, as appropriate.

The Planning Director shall maintain the official copy of the Plan and shall incorporate, as appropriate, into the Town's development review, subdivision review, capital planning, comprehensive planning, grant preparation, and long-range planning processes.

The Planning Director may recommend administrative updates, technical corrections, mapping updates, implementation schedules, capital priorities, or substantive amendments to the Plan when necessary to respond to changing conditions, development patterns, population growth, recreational needs, or changes in applicable law.

Any substantive amendment requiring legislative action shall be presented to the Planning and Zoning Commission and Town Council in accordance with applicable law and Town procedures.

SECTION 9. PERIODIC REVIEW

The Town shall periodically review the Parks, Recreation and Open Space Master Plan to evaluate implementation progress, changing demographic conditions, development patterns, facility needs, capital priorities, and applicable funding or grant requirements.

Nothing herein prevents the Town Council from reviewing or amending the Plan at an earlier time when determined to be in the public interest.

SECTION 10. NO CREATION OF PRIVATE RIGHTS

The Parks, Recreation and Open Space Master Plan is a policy and planning document. Except where a requirement is separately established by ordinance or other applicable law, neither the Plan nor this Ordinance shall be construed to create a private cause of action, vested right, development entitlement, contractual obligation, or obligation requiring the Town to acquire property, construct a facility, or expend public funds.

SECTION 11. SEVERABILITY

Should any section, subsection, sentence, clause, phrase, or provision of this Ordinance or the Plan adopted hereby be held unconstitutional, illegal, invalid, or unenforceable by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the Town Council hereby declares that it would have adopted the remaining portions notwithstanding such invalidity.

SECTION 12. REPEALER

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

Except as expressly amended or superseded by this Ordinance, all other ordinances, regulations, plans, and policies of the Town shall remain in full force and effect.

SECTION 13. PROPER NOTICE AND OPEN MEETINGS

It is hereby officially found and determined that the meeting at which this Ordinance was considered and adopted was open to the public as required by law and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act and other applicable law.

The Town Council further finds that all notices, hearings, reviews, and recommendations required for adoption of this amendment were provided or conducted in accordance with applicable law and Town requirements.

SECTION 14. EFFECTIVE DATE

This Ordinance shall take effect immediately upon its passage, approval, and adoption, and upon completion of any publication or other procedural requirement required by the Town Charter or applicable law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE TOWN OF HORIZON CITY, TEXAS, ON THIS THE ____ DAY OF _____2026.

TOWN OF HORIZON CITY

_____
Andres Renteria, Mayor

ATTEST:

_____
Elvia Schuller
City Clerk

APPROVED AS TO FORM:

_____
Sylvia Borunda Firth
City Attorney

APPROVED AS TO CONTENT:

_____
Arturo Rubio
Planning Director

Exhibit "A"

Exhibit "A" is incorporated into and adopted by Ordinance No. _____.

TOWN OF HORIZON CITY
MEMORANDUM

Date: August 11, 2026

To: Honorable Mayor and Members of City Council

From: David Ruiz, Planner

SUBJECT: 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.

On July 20, 2026, the Planning & Zoning Commission unanimously recommended approval of the Vacation of Easement for 14207 Desierto Bonito with the condition of the 10’ restrictive easement to remain in place and the carport shall not be used for any commercial uses.

The application meets all minimum requirements of a Vacation of Easement and staff recommends approval with the condition of the 10’ restrictive easement to remain in place and the carport shall not be used for any commercial uses.

Attached for your review is the staff report that was prepared for the Planning and Zoning Commission.

TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.:	SDV26-0001
Application Type:	Easement Vacation
P&Z Hearing Date:	July 20, 2026
Staff Contact:	David Ruiz, Planner 915-852-1046 ext.404; druiz@horizoncity.org
Address/Location:	14207 Desierto Bonito
Property ID No.:	R22000002005900
Legal Description:	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.
Existing Use:	R-9
Owner:	Juan Ramos
Applicant/Rep.:	Juan Ramos
Nearest Park:	RDB Park
Nearest School:	Ricardo Estrada Middle School

SURROUNDING PROPERTIES:		
	Zoning	**Land Use**
N	M-1	Industrial
E	R-9	Residential
S	R-9	Residential
W	No Zoning (El Paso County)	Vacant
LAND USE AND ZONING:		
	Existing	**Proposed**
Land Use	Residential	Residential
Zoning	R-9	R-9

Application Description:

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.

Notice:

In accordance with Horizon City Code of Ordinance, *Chapter 1 General Provisions, Article 1.08 Vacation of Public Easement or Right-of-Way, Section 1.08.003 Procedure; Notice of Public Hearings (b) (2) Public Easement Vacation*, notice of the planning and zoning commission and the city council hearing shall not be required personally to abutting property owners when the application is for vacation of a public easement. Any responses received by staff will be presented to the Commission at the meeting.

Staff Recommendation:
Staff recommends approval with the following conditions:

1. The 10' restrictive easement to remain in place.
2. The carport shall not be used for any commercial uses.

HRMUD
~~No objections~~

El Paso Electric
~~We do not have any issue with the vacation of easement. EPEC does not have any existing lines along the West boundary of the lot.~~

Texas Gas Service
~~In reference to the vacation of easement at 14207 Desierto Bonito St., Texas Gas does not currently have any comments. The vacation will not interfere or otherwise compromise our existing main on this street.~~

El Paso Natural Gas – Kinder Morgan
~~This project area is clear of El Paso Natural Gas a company of Kinder Morgan Pipelines and Facilities.~~

Spectrum
~~No comments~~

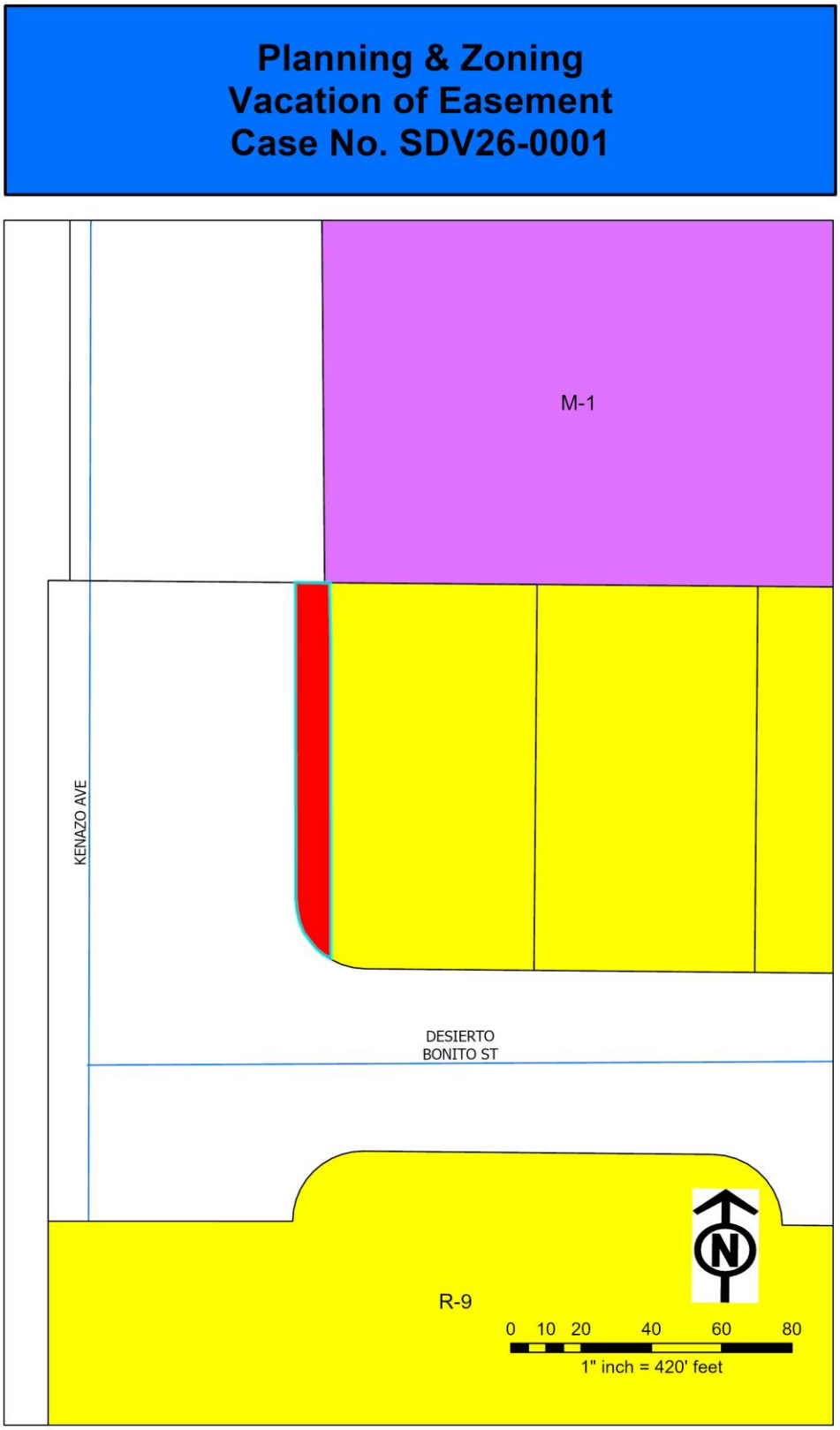
AT&T
~~No comments~~

Attachments:
Attachment 1 – Aerial Map
Attachment 2 – Zoning Map
Attachment 3 – Survey and M&B
Attachment 4 – Application

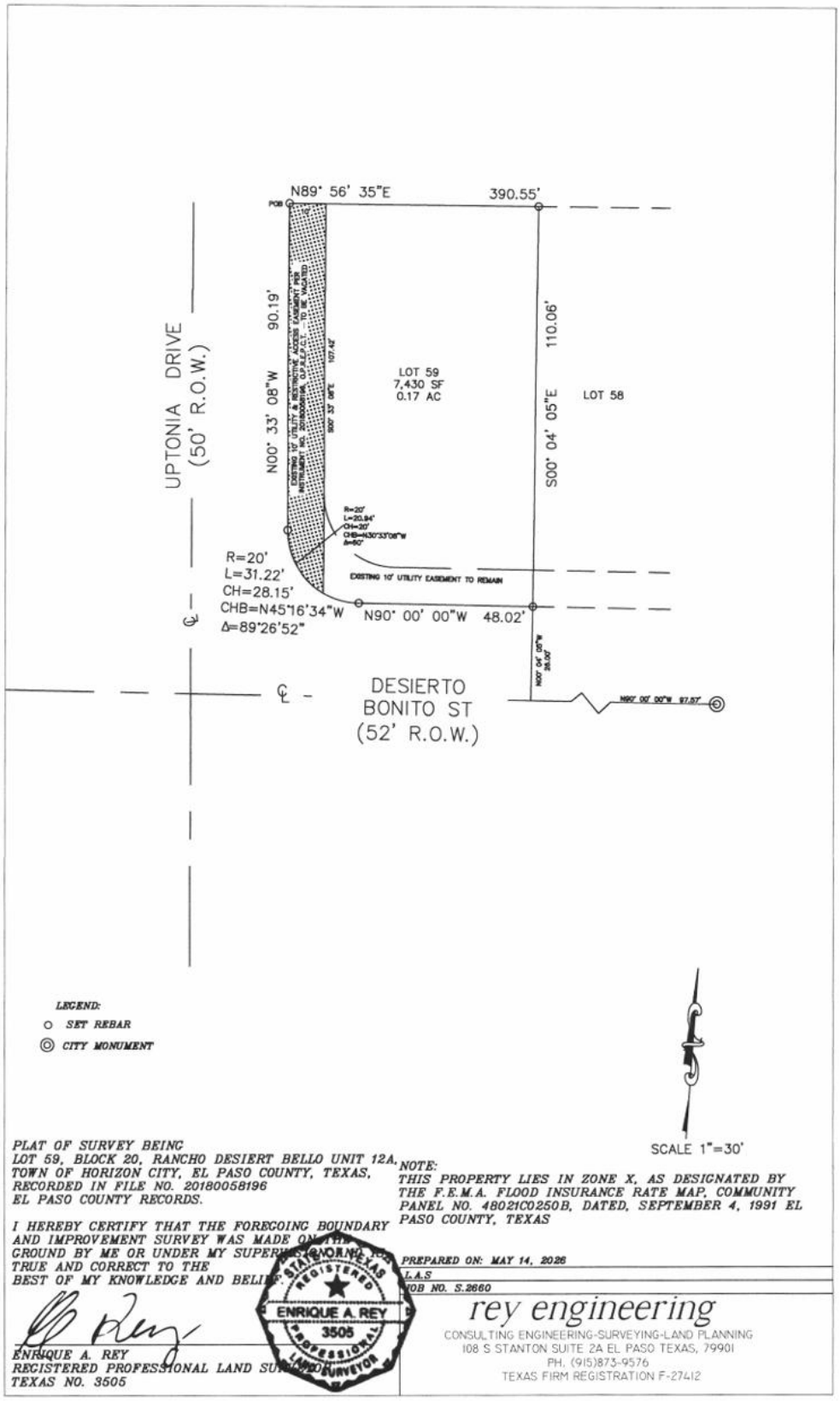
Attachment 1: Aerial Map



Attachment 2: Zoning Map



Attachment 3: Survey & M&B



Rey Engineering
108 S. Stanton, 2nd Floor, El Paso, Texas 79901
(915) 873-9576 | contact@rey-engineering.com

EXHIBIT A

METES AND BOUNDS

10′ Utility Easement and Restrictive Access Easement

Lot 59, Block 20, Rancho Desierto Bello Unit 12A, Town of Horizon City, El Paso County, Texas

Job No. S.2660
Date: May 15, 2026

Being a portion of Lot 59, Block 20, *Rancho Desierto Bello Unit 12A*, Town of Horizon City, El Paso County, Texas, according to the plat thereof recorded in Volume 1526, Page 1171, Plat Records of El Paso County, Texas, said portion being dedicated as a 10-foot wide utility easement a 10-foot wide restrictive access easement along the westerly line of said Lot 59, and being more particularly described by metes and bounds as follows:

BEGINNING at a point at the northwesterly corner of said Lot 59, Block 20, said point also being the intersection of the northerly line and the westerly line of said Lot 59, said point being the **POINT OF BEGINNING** of the herein described tract;

THENCE N 89° 56′ 35″ E, along the northerly line of said Lot 59, a distance of 10.00 feet to a point;

THENCE S 00° 33′ 08″ E, departing the northerly line of said Lot 59, a distance of 107.42 feet to a point;

THENCE along a curve to the left, having a radius of 20.00 feet, an arc length of 20.94 feet, a chord distance of 20.00 feet, a chord bearing of N 30° 33′ 08″ E, and a central angle of 60° 00′ 00″, to a point on the westerly line of said Lot 59;

THENCE N 00° 33′ 08″ W, along the westerly line of said Lot 59, a distance of 90.19 feet to the**POINT OF BEGINNING**. Said tract containing **1,024 square feet (0.0235 acres)**, more or less.



Enrique A. Rey
Registered Professional Land Surveyor
Texas No. 3505

Attachment 4: Application

Case No. _____

Horizon City

VACATION OF PUBLIC EASEMENTS & RIGHTS-OF-WAY APPLICATION

Date: 04/25/2026

1. APPLICANT'S NAME Juan P. Ramos
   ADDRESS 14207 Desierto Bonito ZIP CODE 79928 TELEPHONE 915 2085033
2. PROPERTY OWNER Juan P. Ramos
   ADDRESS 14207 Desierto Bonito ZIP CODE 79928 TELEPHONE _____
3. Request is hereby made to vacate the following: (check one) Street: ☐ Alley: ☐ Easement: ☒ Other: ☐
   Street Name / Location: Desierto Bonito
   Subdivision Name: _____
4. Reason for vacation request: Structure/Parking
5. Surface Improvements located in subject property to be vacated:
   None ☐ Paving ☐ Curb & Gutter ☐ Power Lines/Poles ☐ Fences/Walls ☐ Structures ☒ Other ☐
6. Underground Improvements located in the existing rights-of-way:
   None ☒ Telephone ☐ Electric ☐ Gas ☐ Water ☐ Sewer ☐ Storm Drain ☐ Other ☐
7. Future use of the vacated right-of-way:
   Yards ☐ Parking ☒ Expand Building Area ☐ Replat with abutting Land ☐ Other ☐
8. Related applications which are pending (give name or file number): Zoning ☐ _____ Board of Adjustment ☐ _____
   Subdivision ☐ _____ Building Permits ☒ _____ Other ☐ _____
9. Signatures: All owners of properties which abut the property to be vacated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature	Legal Description	Telephone
Juan Ramos		

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the Town of Horizon City to grant the Vacation.

The undersigned acknowledges that he or she is authorized to do so, and upon the Town's request will provide evidence satisfactory to the Town's confirming these representations.

The granting of a vacation request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable ordinances.

OWNER / APPLICANT SIGNATURE: Juan Ramos REPRESENTATIVE: _____

Easement Fee: $1500.00
Right-of-Way Fee: $1500.00

Note: Applicant is responsible for all expenses incurred by the City in connection with this request, including but not limited to attorney's fees, engineering fees, appraisals, and publication. Charges will be invoiced separately. Applicant's initials _____

Please see reverse side for a list of items required when submitting the Vacation application.

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

ORDINANCE NO. _____

AN ORDINANCE VACATING A 10'-FOOT PUBLIC UTILITY EASEMNT LOCATED AT 14207 DESIERTO BONITO ST. IN A PORTION OF LOT 59, BLOCK 20, RANCHO DESIERTO BELLO UNIT 12A, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.

WHEREAS, the property owner has requested vacation of a 10'-foot public utility easement located at 14207 Desierto Bonito St. in a Portion of Lot 59, Block 20, Rancho Desierto Bello Unit 12A, Town of Horizon City, El Paso County, Texas;

WHEREAS, City staff has confirmed that the easement is not currently used for public utility purposes;

WHEREAS, City staff has communicated with El Paso Electric Company, Texas Gas Service, HRMUD, El Paso Natural Gas – Kinder Morgan, Spectrum and AT&T and confirmed that none of the utilities object to vacating the easement;

WHEREAS, after public hearing, the Town of Horizon City Planning and Zoning Commission has recommended the vacation of a 10'-foot public utility easement with the following conditions:

1. The 10' restrictive easement to remain in place.
2. The carport shall not be used for any commercial uses.

WHEREAS, the City Council finds that the vacation of said public utility easement is in the public interest of the Town of Horizon City, El Paso County, Texas.

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

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

1. ENACTMENT OF PUBLIC UTILITY VACATION

A 10'-foot public utility easement located at 14207 Desierto Bonito St. in a Portion of Lot 59, Block 20, Rancho Desierto Bello Unit 12A, Town of Horizon City, El Paso County, Texas, further described by metes and bounds attached hereto as Exhibit "A" and incorporated by reference herein, is hereby vacated and the Mayor is hereby authorized to sign an instrument releasing all of the rights to use the area for utilities but reserving the 10' restrictive easement and prohibiting use of the the site for commercial purposes **FINDINGS OF FACT**

This ordinance was duly enacted with all requisites and formalities incident thereto the enactment of ordinance, and such is evidenced by the signatures below; and further that the

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

2. REPEALER

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

4. SEVERABILITY

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

5. EFFECTIVE DATE

This Ordinance shall be effective upon passage.

6. PROPER NOTICE AND MEETING

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

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:

_____
Elvia Schuller, TRMC, City Clerk

APPROVED AS TO FORM:

_____

Sylvia Borunda Firth, City Attorney

First Reading 09/08/2026
Second Reading 10/13/2026

DRAFT

Rey Engineering
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EXHIBIT A

METES AND BOUNDS

10' Utility Easement and Restrictive Access Easement

Lot 59, Block 20, Rancho Desierto Bello Unit 12A, Town of Horizon City, El Paso County, Texas

Job No. S.2660
Date: May 15, 2026

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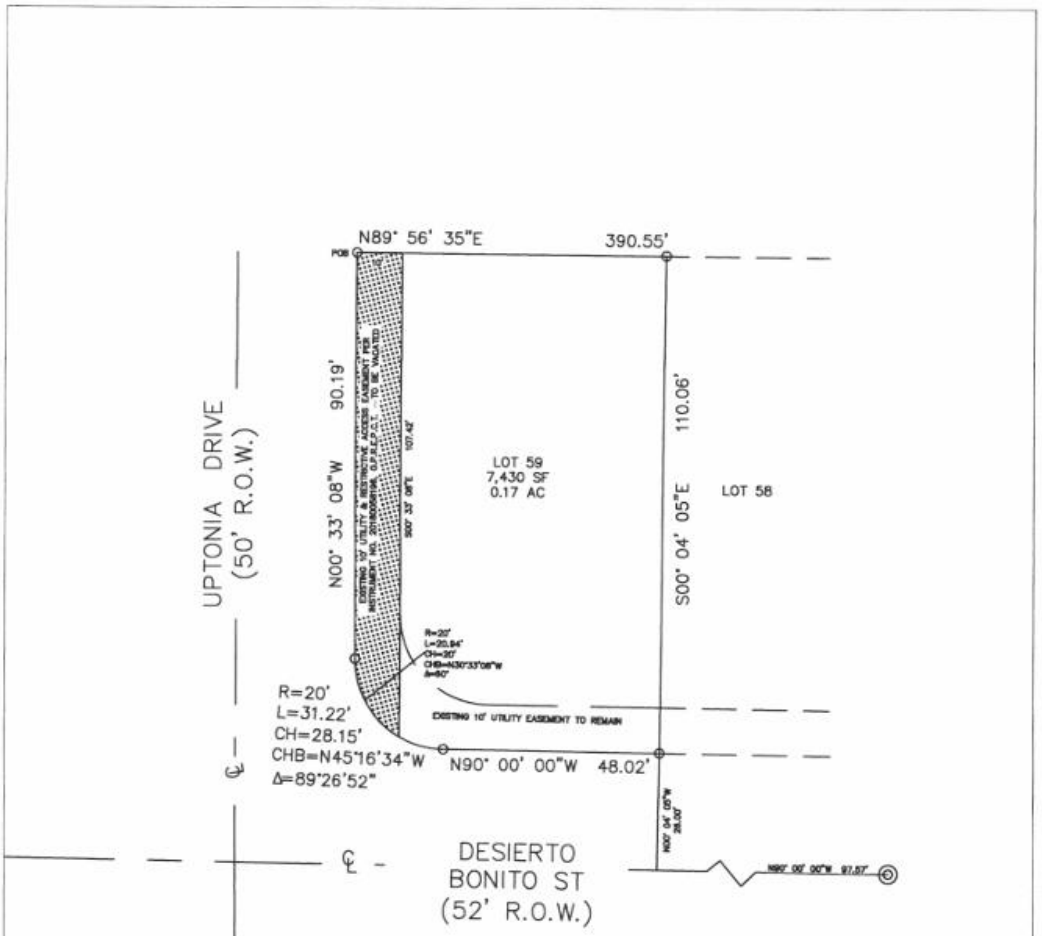
Enrique A. Rey
Registered Professional Land Surveyor
Texas No. 3505

STATE OF TEXAS
ENRIQUE A. REY
35606
LICENSED
PROFESSIONAL ENGINEER



LEGEND:

○ SET REBAR

◎ CITY MONUMENT

SCALE 1"=30'

PLAT OF SURVEY BEING
LOT 59, BLOCK 20, RANCHO DESIERT BELLO UNIT 12A, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS, RECORDED IN FILE NO. 20180058196 EL PASO COUNTY RECORDS.

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

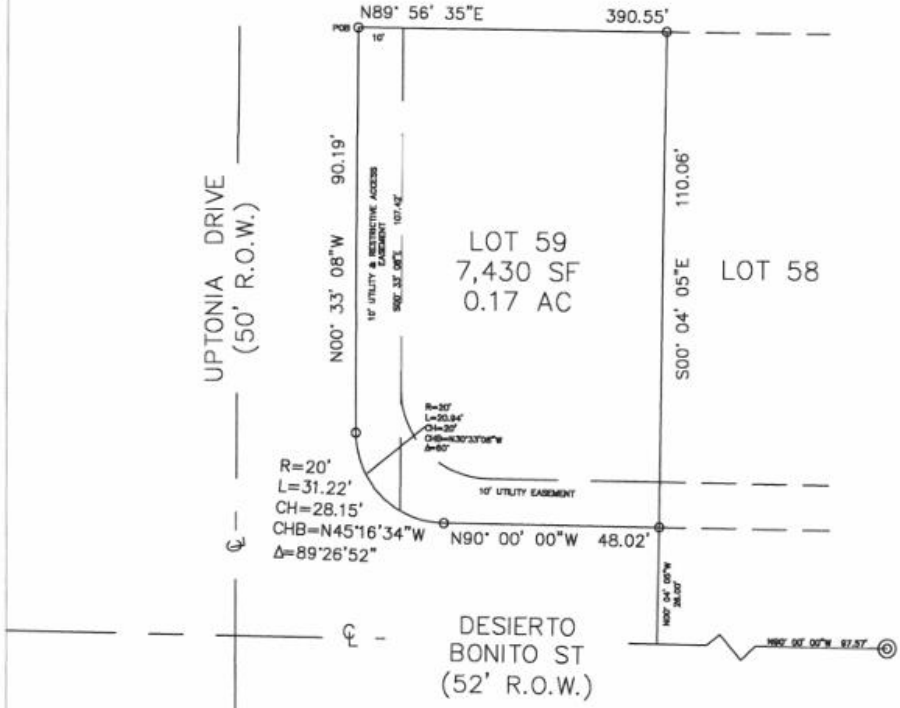
ENRIQUE A. REY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 3505

STATE OF TEXAS
REGISTERED
ENRIQUE A. REY
3505
PROFESSIONAL
LAND SURVEYOR

NOTE:
THIS PROPERTY LIES IN ZONE X, AS DESIGNATED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48021C0250B, DATED, SEPTEMBER 4, 1991 EL PASO COUNTY, TEXAS

PREPARED ON: MAY 14, 2026
L.A.S
JOB NO. S.2660

rey engineering
CONSULTING ENGINEERING-SURVEYING-LAND PLANNING
108 S STANTON SUITE 2A EL PASO TEXAS, 79901
PH. (915)873-9576
TEXAS FIRM REGISTRATION F-27412



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TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.:	SDV26-0001
Application Type:	Easement Vacation
P&Z Hearing Date:	July 20, 2026
Staff Contact:	David Ruiz, Planner 915-852-1046 ext.404; druiz@horizoncity.org
Address/Location:	14207 Desierto Bonito
Property ID No.:	R22000002005900
Legal Description:	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.
Existing Use:	R-9
Owner:	Juan Ramos
Applicant/Rep.:	Juan Ramos
Nearest Park:	RDB Park
Nearest School:	Ricardo Estrada Middle School

SURROUNDING PROPERTIES:		
	Zoning	**Land Use**
N	M-1	Industrial
E	R-9	Residential
S	R-9	Residential
W	No Zoning (El Paso County)	Vacant
LAND USE AND ZONING:		
	Existing	**Proposed**
Land Use	Residential	Residential
Zoning	R-9	R-9

Application Description:

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.

Notice:

In accordance with Horizon City Code of Ordinance, *Chapter 1 General Provisions, Article 1.08 Vacation of Public Easement or Right-of-Way, Section 1.08.003 Procedure; Notice of Public Hearings (b) (2) Public Easement Vacation*, notice of the planning and zoning commission and the city council hearing shall not be required personally to abutting property owners when the application is for vacation of a public easement. Any responses received by staff will be presented to the Commission at the meeting.

Staff Recommendation:
Staff recommends approval with the following conditions:

1. The 10' restrictive easement to remain in place.
2. The carport shall not be used for any commercial uses.

HRMUD
No objections

El Paso Electric
We do not have any issue with the vacation of easement. EPEC does not have any existing lines along the West boundary of the lot.

Texas Gas Service
In reference to the vacation of easement at 14207 Desierto Bonito St., Texas Gas does not currently have any comments. The vacation will not interfere or otherwise compromise our existing main on this street.

El Paso Natural Gas – Kinder Morgan
This project area is clear of El Paso Natural Gas a company of Kinder Morgan Pipelines and Facilities.

Spectrum
No comments

AT&T
No comments

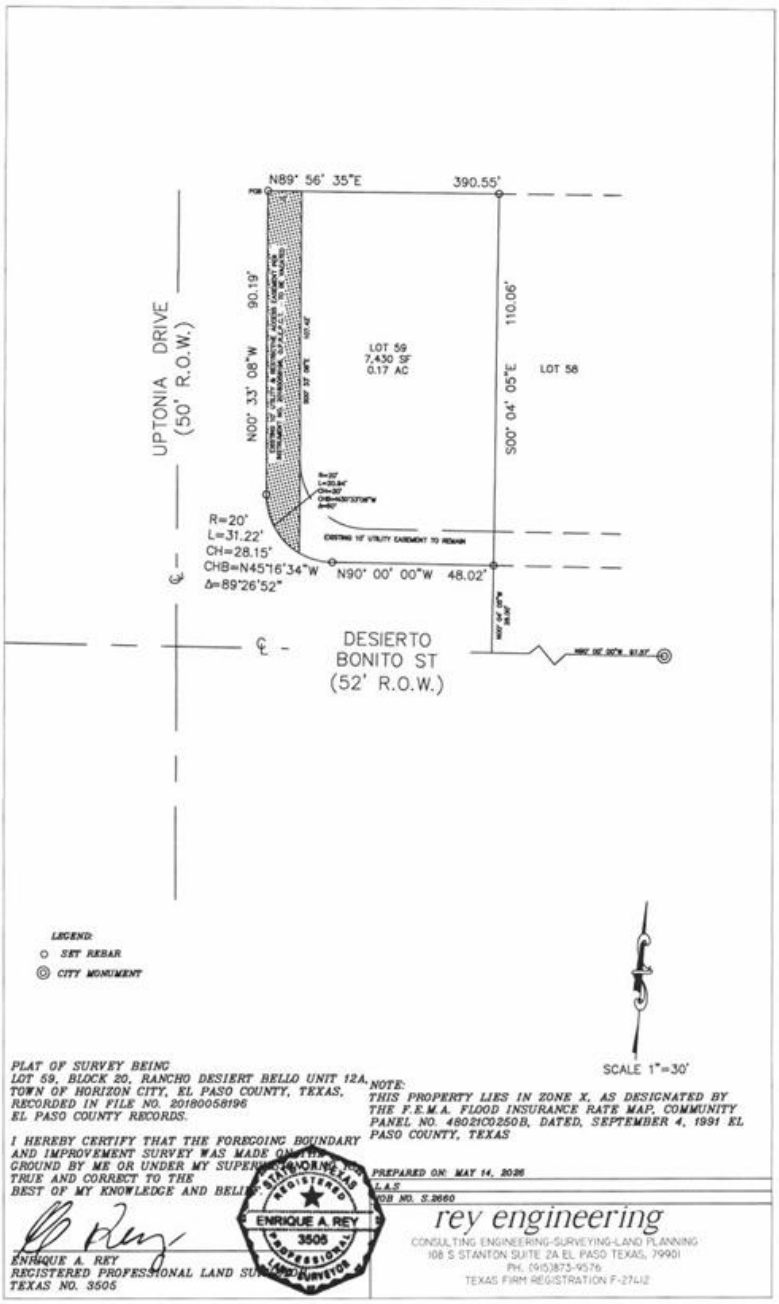
Attachment 1: Aerial Map



Attachment 2: Zoning Map



Attachment 3: Survey & M&B



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Attachment 4: Application

Case No. _____

Horizon City

VACATION OF PUBLIC EASEMENTS & RIGHTS-OF-WAY APPLICATION

Date: 04/25/2026

1. APPLICANT'S NAME Juan P. Ramos
ADDRESS 14207 Desierto Bonito ZIP CODE 79928 TELEPHONE 915 208 5033

2. PROPERTY OWNER Juan P. Ramos
ADDRESS 14207 Desierto Bonito ZIP CODE 79928 TELEPHONE _____

3. Request is hereby made to vacate the following: (check one) Street: ☐ Alley: ☐ Easement: ☒ Other: ☐
Street Name / Location: Desierto Bonito
Subdivision Name: _____

4. Reason for vacation request: Structure / Parking

5. Surface Improvements located in subject property to be vacated:
None ☐ Paving ☐ Curb & Gutter ☐ Power Lines/Poles ☐ Fences/Walls ☐ Structures ☒ Other ☐

6. Underground Improvements located in the existing rights-of-way:
None ☒ Telephone ☐ Electric ☐ Gas ☐ Water ☐ Sewer ☐ Storm Drain ☐ Other ☐

7. Future use of the vacated right-of-way:
Yards ☐ Parking ☒ Expand Building Area ☐ Replat with abutting Land ☐ Other ☐

8. Related applications which are pending (give name or file number): Zoning ☐ _____ Board of Adjustment ☐ _____
Subdivision ☐ _____ Building Permits ☒ _____ Other ☐ _____

9. Signatures: All owners of properties which abut the property to be vacated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature	Legal Description	Telephone
Juan Ramos		

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the Town of Horizon City to grant the Vacation.

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OWNER / APPLICANT SIGNATURE: Juan Ramos REPRESENTATIVE: _____

Easement Fee: $1500.00
Right-of-Way Fee: $1500.00

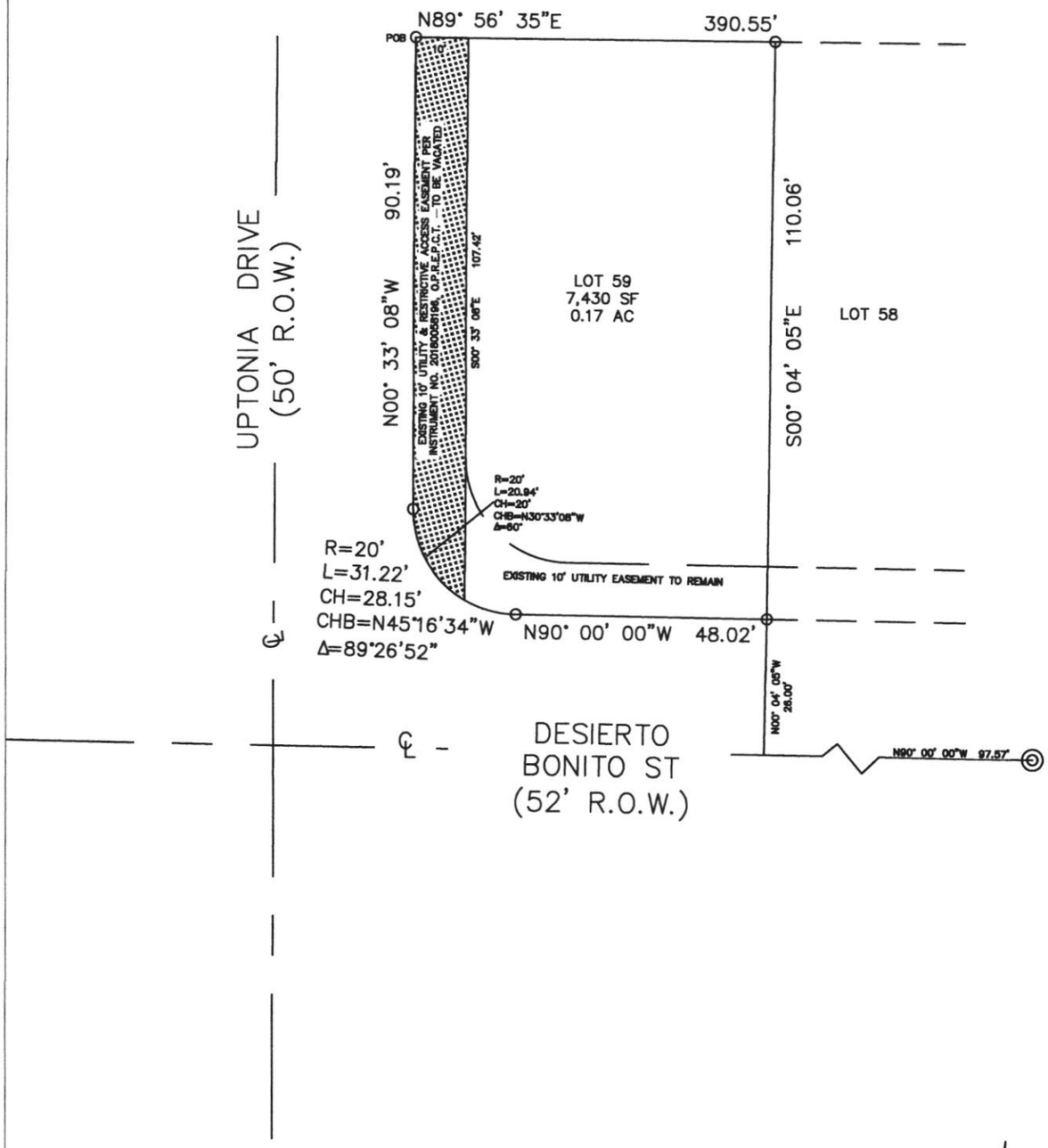
Note: Applicant is responsible for all expenses incurred by the City in connection with this request, including but not limited to attorney's fees, engineering fees, appraisals, and publication. Charges will be invoiced separately. Applicant's initials _____

Please see reverse side for a list of items required when submitting the Vacation application.

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

Page 1 of 2

Town of Horizon ★ 14999 Darrington Rd. ★ Horizon City, Texas 79928 ★ (915) 852-1046



LEGEND:

- *SET REBAR*
- *CITY MONUMENT*

SCALE 1"=30'

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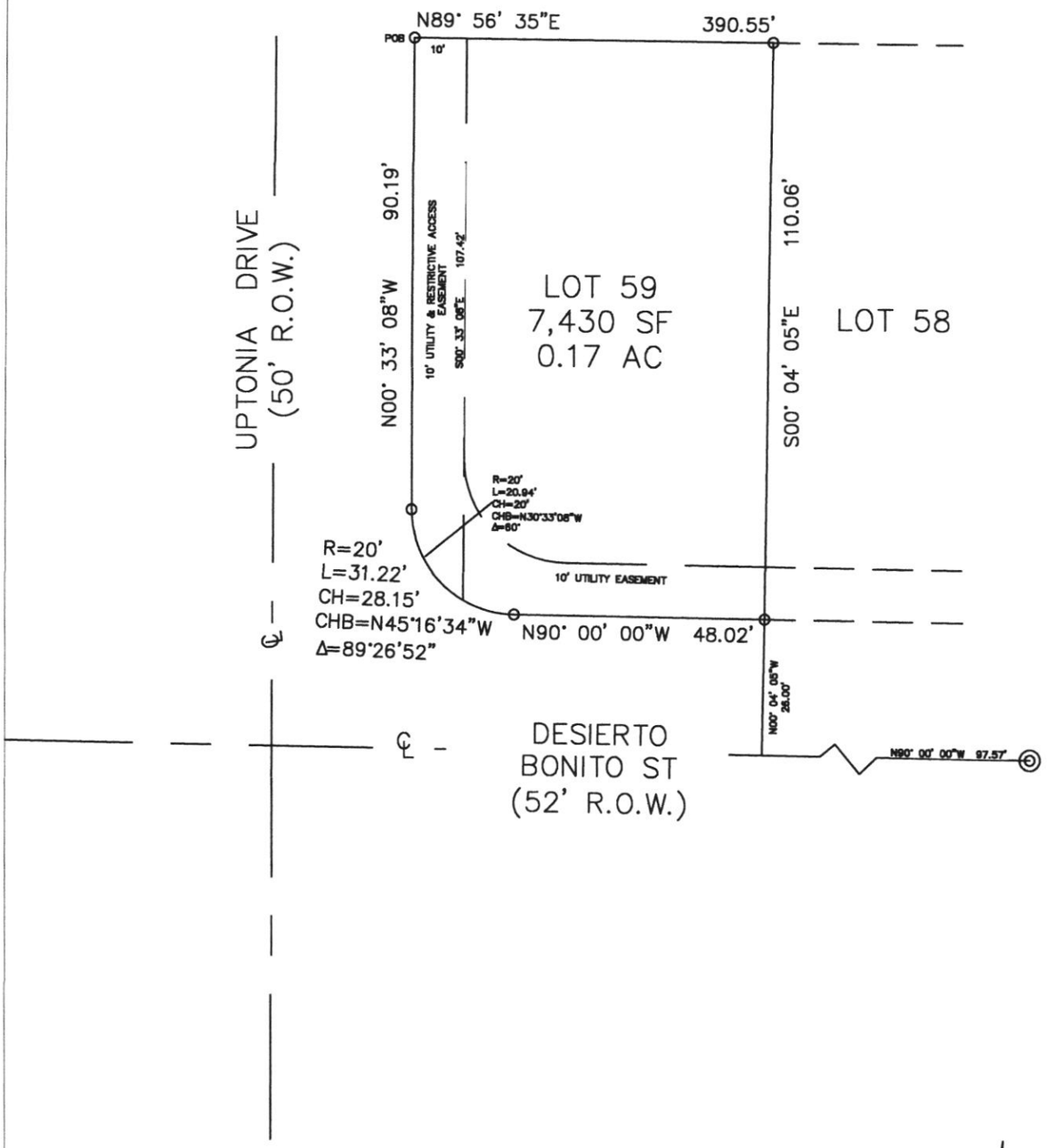

LEGEND:

- ***SET REBAR***
- ***CITY MONUMENT***

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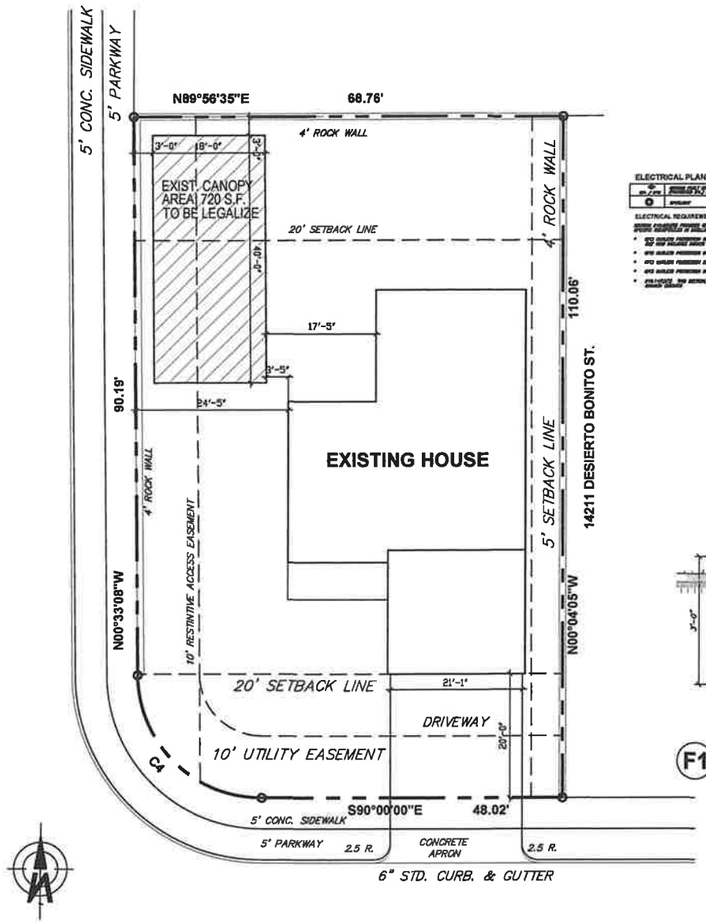


DESIERTO BONITO STREET

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	TANGENT
C4	20.00'	31.22'	28.15'	N45°16'34W	89°26'52"	0.0'

SITE PLAN

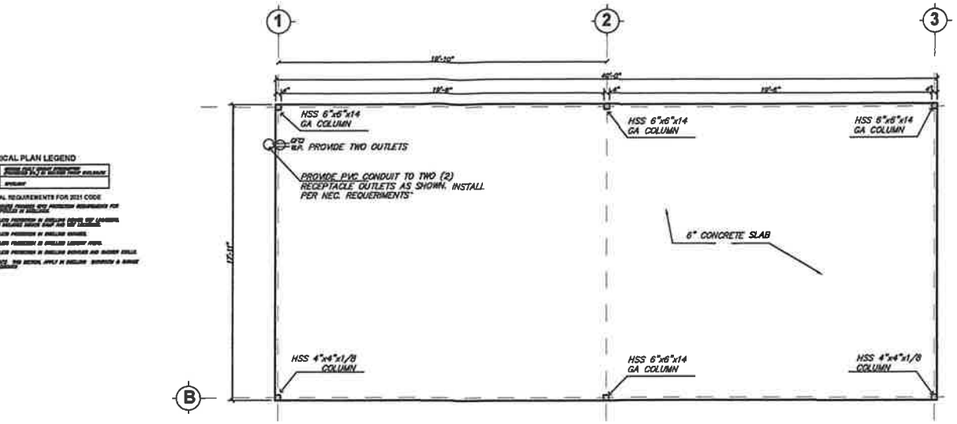
SCALE: 3/32"=1'-0"

ELECTRICAL PLAN LEGEND

ELECTRICAL REQUIREMENTS FOR 2021 CODE

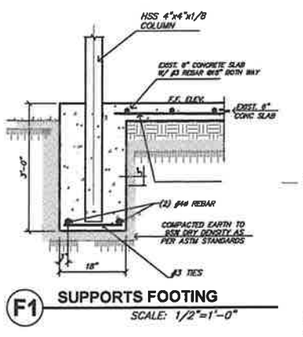
ELEVATION- CANOPY

SCALE: 1/4"=1'-0"



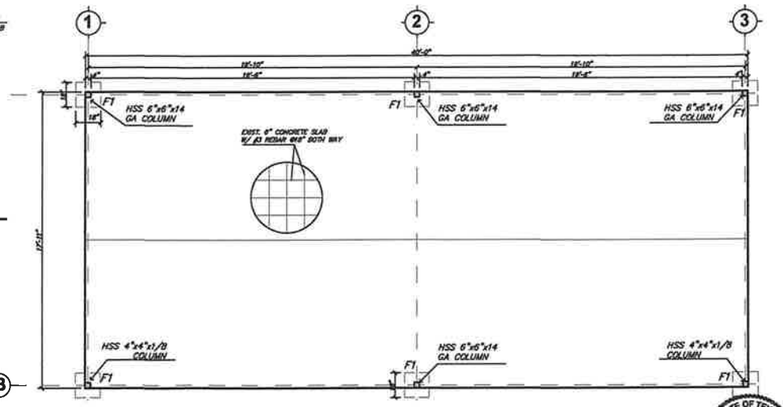
FLOOR PLAN

SCALE: 1/4"=1'-0"



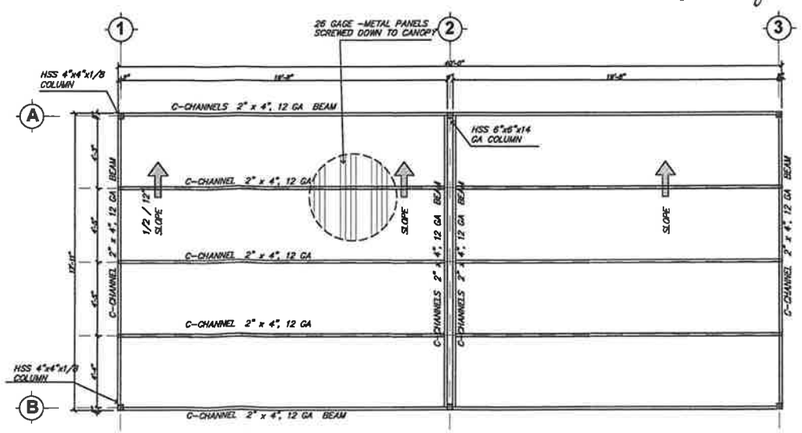
F1 SUPPORTS FOOTING

SCALE: 1/2"=1'-0"



FOUNDATION PLAN

SCALE: 1/4"=1'-0"



FRAMING PLAN

SCALE: 1/4"=1'-0"

STRUCTURAL GENERAL NOTES:

1. ALL CONCRETE SHALL CONFORM TO ASTM C94 AND SHALL REACH A MINIMUM STRENGTH OF 3000 P.S.I. AT 28 DAY TEST. CONCRETE SHALL NOT BE PLACED IN EXCESS OF 4" BLUMP WITHOUT PRIOR APPROVAL OF THE ENGINEER.
2. REINFORCING STEEL TO BE ASTM A615 GRADE 60.
3. NO SOIL CAPACITY ANALYSIS PRODUCED. THE ALLOWABLE BEARING CAPACITY USED FOR THE DESIGN OF FOUNDATION ELEMENTS WAS 1,500 PSF FOR CONTINUOUS FOOTINGS. THE OWNER IS RESPONSIBLE FOR RETAINING THE SERVICE OF A GEOTECHNICAL ENGINEER TO PROVIDE RECOMMENDATIONS FOR STRUCTURAL FILL AND SUB-GRADE PREPARATION TO ACHIEVE THE ASSUMED BEARING CAPACITY.
4. ALL CONCRETE WORK TO BE DONE IN ACCORDANCE WITH ACI & CITY OF EL PASO REQUIREMENTS.
5. PRIOR TO CONCRETE PLACEMENT, ALL FORMS SHALL BE WELL BRACED AND STRAIGHT.
6. ALL STEEL SHALL BE FREE OF GREASE, SCALE AND DIRT.
7. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615. ALL #3 BARS SHALL BE 40 GRADE STEEL, ALL #4 OR LARGER BARS SHALL BE GRADE 60.
8. ALL BARS SHALL BE TIED AT EVERY INTERSECTION. ALL STEEL SHALL BE SUPPORTED TO PROHIBIT LATERAL OR VERTICAL MOVEMENT.
9. CONTRACTOR SHALL USE CHAIRS TO SUPPORT REINFORCING STEEL AT CENTER OF SLAB THICKNESS.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DROP AREAS AND BLOCK OUT LOCATIONS WITH ARCHITECTURAL PLANS.
11. VERIFY SLAB RECESSES AND LOCATION OF FLOOR DRAINS. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR SLEEVES AND PENETRATIONS THROUGH SLAB AND ROOF.
12. ALL PLUMBING, DUCT WORK, CONDUITS, ETC., SHALL BE COMPLETE AND PROPERLY TIED PRIOR TO PRE-POUR INSPECTION.
13. THIS DESIGN IS FOR A PARTICULAR LOCATION ONLY. RE-USE IN A DIFFERENT LOCATION IS PROHIBITED AND THE DESIGN IS VOID.
14. CONCRETE POUR SHALL NOT BE STARTED UNLESS THE SITE TEMPERATURE IS ABOVE 40 DEGREES FAHRENHEIT AND RISING FOR THE NEXT 12 HOURS.
15. CONTRACTOR SHALL PROVIDE CORNER BARS AS SHOWN IN "TYPICAL CORNER BAR DETAILS" IN ALL PERIMETER BEAMS.
16. PROVIDE POSITIVE DRAINAGE AWAY FROM THE SLAB PERIMETER. REFER TO CIVIL DRAWINGS FOR SURROUNDING SLABS AND PAVEMENT SLOPES.
17. SAW-CUTTING OF CONTROL JOINTS (AS REQUIRED) SHALL START AS SOON AS THE CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT AGGREGATES FROM BEING DISLODGED BY THE SAW AND SHALL BE COMPLETED BEFORE DRYING SHRINKAGE STRESSES BECOME LARGE ENOUGH TO PRODUCE CRACKING.
18. ALL DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS, UNLESS OTHERWISE NOTED MUST FOLLOW THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED STRUCTURES" (ACI 315).
19. THE CONTRACTOR SHALL COMPARE THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS AS TO LAYOUT, DIMENSIONS, AND ELEVATIONS. ALL DISCREPANCIES, IF ANY, SHALL BE REPORTED TO THE ARCHITECT FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS SUBMITTED IN RELATION TO THIS PROJECT, ARCHITECTURAL, CIVIL, MECHANICAL, STRUCTURAL, ELECTRICAL, LANDSCAPING, ETC., ARE INTERRELATED. THE CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW AND COORDINATE THE ENTIRE SET OF DRAWINGS AND PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DATA SHOWN ON THE PLANS, IF DISCREPANCIES ARE FOUND. THE CONTRACTOR SHALL NOTIFY THE OWNER OR ENGINEER IMMEDIATELY SO THAT PROPER CORRECTIONS CAN BE MADE.

STATE OF TEXAS — ENRIQUE A. REY — 35008 LICENSED PROFESSIONAL ENGINEER

PROJECT DATA

APPLICABLE CODES

INTERNATIONAL RESIDENTIAL CODE 2021

LAND AREA

SITE: 7,430.00 SQ FT

LEGAL ADDRESS

14207 DESIERTO BONITO STREET
EL PASO, COUNTY TEXAS

LEGAL DESCRIPTION

LOT 59, BLOCK 20
RANCHO DESIERTO BELLO SUBDIVISION
HORIZON CITY TEXAS 79928

SCOPE OF PROJECT

EXIST. CANOPY AREA: 720 S.F.
TO BE LEGALIZED

REVISIONS	BY

METAL CANOPY DETAIL PLAN

OWNER: GARCIA JORGE A

ADDRESS: **5140 JOE CASTILLO**
EL PASO, TEXAS

REY ENGINEERING
Consulting Engineering & Surveying
TEXAS FIRM REGISTRATION F-3368
9434 VISCOUNT DRIVE SUITE 148, EL PASO, TX 79925
TEL. OFFICE (915) 633-8070 MOBILE (915) 309-1889

DRAWN
NURYS ZARATE

DATE
2/20/2026

SHEET
S-1
1 OF 1 SHEETS

ORDINANCE NO. _____

AN ORDINANCE VACATING A 10'-FOOT PUBLIC UTILITY EASEMNT LOCATED AT 14207 DESIERTO BONITO ST. IN A PORTION OF LOT 59, BLOCK 20, RANCHO DESIERTO BELLO UNIT 12A, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.

WHEREAS, the property owner has requested vacation of a 10'-foot public utility easement located at 14207 Desierto Bonito St. in a Portion of Lot 59, Block 20, Rancho Desierto Bello Unit 12A, Town of Horizon City, El Paso County, Texas;

WHEREAS, City staff has confirmed that the easement is not currently used for public utility purposes;

WHEREAS, City staff has communicated with El Paso Electric Company, Texas Gas Service, HRMUD, El Paso Natural Gas – Kinder Morgan, Spectrum and AT&T and confirmed that none of the utilities object to vacating the easement;

WHEREAS, after public hearing, the Town of Horizon City Planning and Zoning Commission has recommended the vacation of a 10'-foot public utility easement with the following conditions:

1. The 10' restrictive easement to remain in place.
2. The carport shall not be used for any commercial uses.

WHEREAS, the City Council finds that the vacation of said public utility easement is in the public interest of the Town of Horizon City, El Paso County, Texas.

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

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

1. ENACTMENT OF PUBLIC UTILITY VACATION

A 10'-foot public utility easement located at 14207 Desierto Bonito St. in a Portion of Lot 59, Block 20, Rancho Desierto Bello Unit 12A, Town of Horizon City, El Paso County, Texas, further described by metes and bounds attached hereto as Exhibit "A" and incorporated by reference herein, is hereby vacated and the Mayor is hereby authorized to sign an instrument releasing all of the rights to use the area for utilities but reserving the 10' restrictive easement and prohibiting use of the the site for commercial purposes **FINDINGS OF FACT**

This ordinance was duly enacted with all requisites and formalities incident thereto the enactment of ordinance, and such is evidenced by the signatures below; and further that the

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

2. REPEALER

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

4. SEVERABILITY

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

5. EFFECTIVE DATE

This Ordinance shall be effective upon passage.

6. PROPER NOTICE AND MEETING

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

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:

_____
Elvia Schuller, TRMC, City Clerk

APPROVED AS TO FORM:

_____

Sylvia Borunda Firth, City Attorney

First Reading 09/08/2026
Second Reading 10/13/2026

Rey Engineering
108 S. Stanton, 2nd Floor, El Paso, Texas 79901
(915) 873-9576 | contact@rey-engineering.com

EXHIBIT A

METES AND BOUNDS

10′ Utility Easement and Restrictive Access Easement

Lot 59, Block 20, Rancho Desierto Bello Unit 12A, Town of Horizon City, El Paso County, Texas

Job No. S.2660
Date: May 15, 2026

Being a portion of Lot 59, Block 20, *Rancho Desierto Bello Unit 12A*, Town of Horizon City, El Paso County, Texas, according to the plat thereof recorded in Volume 1526, Page 1171, Plat Records of El Paso County, Texas, said portion being dedicated as a 10-foot wide utility easement a 10-foot wide restrictive access easement along the westerly line of said Lot 59, and being more particularly described by metes and bounds as follows:

BEGINNING at a point at the northwesterly corner of said Lot 59, Block 20, said point also being the intersection of the northerly line and the westerly line of said Lot 59, said point being the **POINT OF BEGINNING** of the herein described tract;

THENCE N 89° 56′ 35″ E, along the northerly line of said Lot 59, a distance of 10.00 feet to a point;

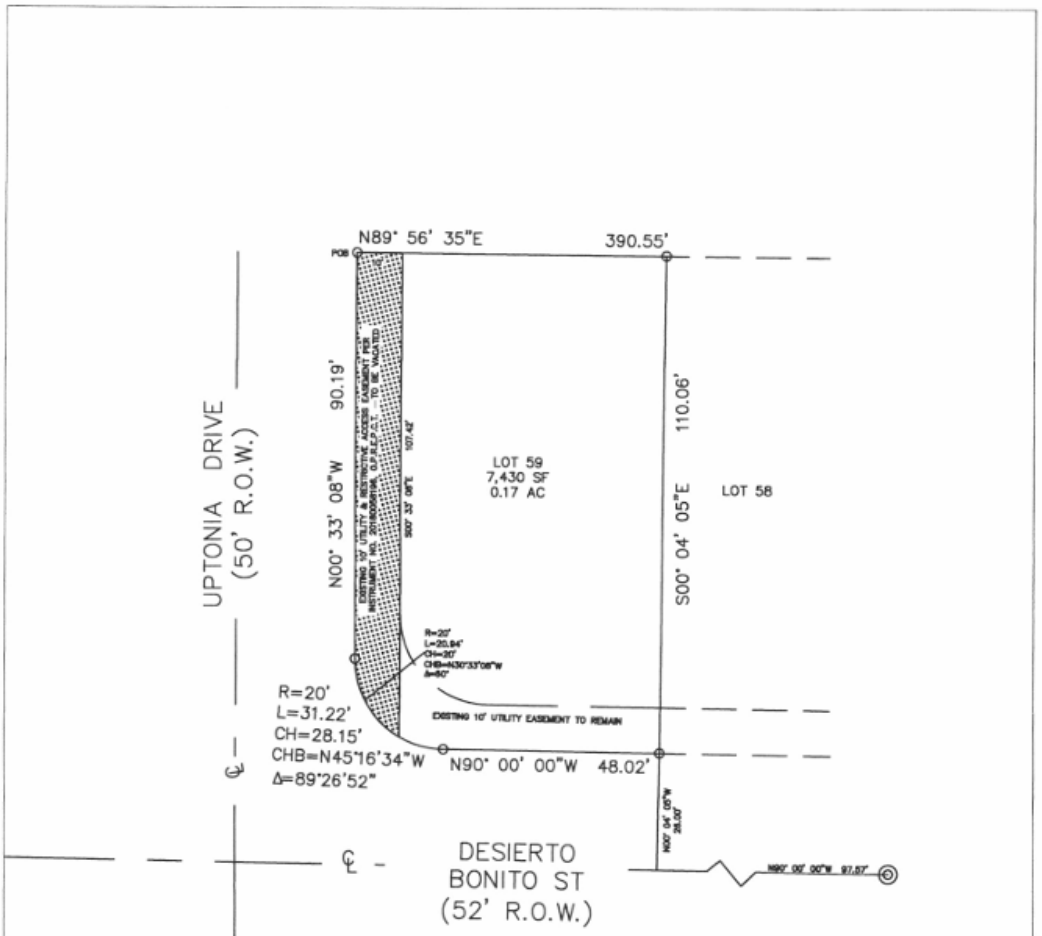
THENCE S 00° 33′ 08″ E, departing the northerly line of said Lot 59, a distance of 107.42 feet to a point;

THENCE along a curve to the left, having a radius of 20.00 feet, an arc length of 20.94 feet, a chord distance of 20.00 feet, a chord bearing of N 30° 33′ 08″ E, and a central angle of 60° 00′ 00″, to a point on the westerly line of said Lot 59;

THENCE N 00° 33′ 08″ W, along the westerly line of said Lot 59, a distance of 90.19 feet to the**POINT OF BEGINNING**. Said tract containing **1,024 square feet (0.0235 acres)**, more or less.

Enrique A. Rey
Registered Professional Land Surveyor
Texas No. 3505





LEGEND:
- SET REBAR
- CITY MONUMENT

SCALE 1"=30'

PLAT OF SURVEY BEING
LOT 59, BLOCK 20, RANCHO DESIERT BELLO UNIT 12A, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS, RECORDED IN FILE NO. 20180058196 EL PASO COUNTY RECORDS.

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

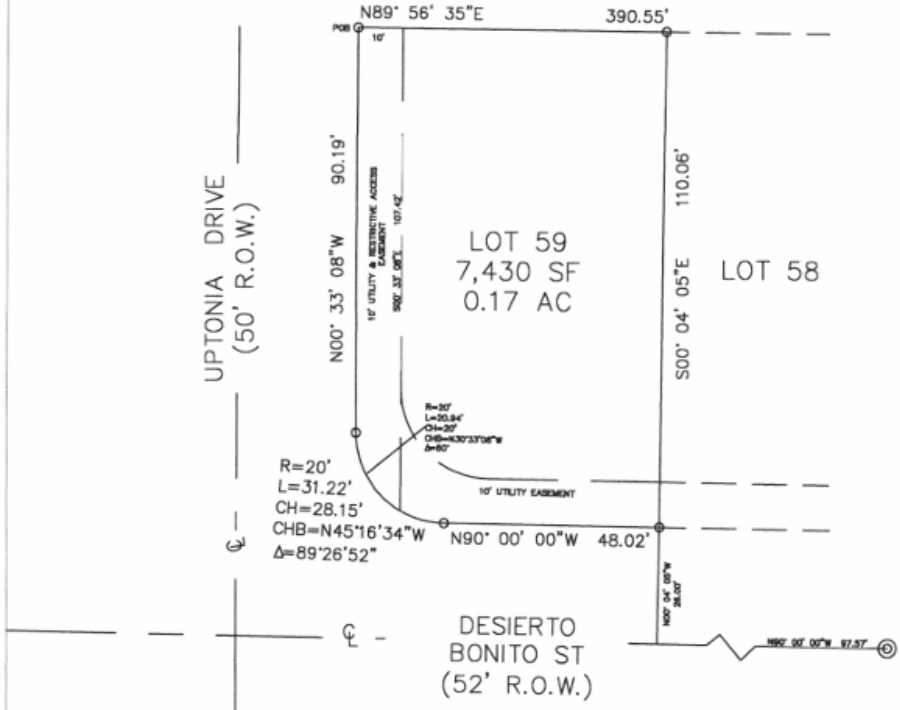
ENRIQUE A. REY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 3505

STATE OF TEXAS
REGISTERED
ENRIQUE A. REY
3505
PROFESSIONAL
LAND SURVEYOR

NOTE:
THIS PROPERTY LIES IN ZONE X, AS DESIGNATED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48021C0250B, DATED, SEPTEMBER 4, 1991 EL PASO COUNTY, TEXAS

PREPARED ON: MAY 14, 2026
L.A.S
JOB NO. S.2660

rey engineering
CONSULTING ENGINEERING-SURVEYING-LAND PLANNING
108 S STANTON SUITE 2A EL PASO TEXAS, 79901
PH. (915)873-9576
TEXAS FIRM REGISTRATION F-27412



LEGEND:

○ SET REBAR

◎ CITY MONUMENT

SCALE 1"=30'

PLAT OF SURVEY BEING
LOT 59, BLOCK 20, RANCHO DESIERT BELLO UNIT 12A, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS, RECORDED IN FILE NO. 20180058196 EL PASO COUNTY RECORDS.

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REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 3505

STATE OF TEXAS
ENRIQUE A. REY
35606
LICENSED
PROFESSIONAL ENGINEER

NOTE:
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PREPARED ON: MAY 14, 2026
L.A.S
JOB NO. S.2660

rey engineering
CONSULTING ENGINEERING-SURVEYING-LAND PLANNING
108 S STANTON SUITE 2A EL PASO TEXAS, 79901
PH. (915)873-9576
TEXAS FIRM REGISTRATION F-27412

TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.:	SDV26-0001
Application Type:	Easement Vacation
P&Z Hearing Date:	July 20, 2026
Staff Contact:	David Ruiz, Planner 915-852-1046 ext.404; druiz@horizoncity.org
Address/Location:	14207 Desierto Bonito
Property ID No.:	R22000002005900
Legal Description:	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.
Existing Use:	R-9
Owner:	Juan Ramos
Applicant/Rep.:	Juan Ramos
Nearest Park:	RDB Park
Nearest School:	Ricardo Estrada Middle School

SURROUNDING PROPERTIES:		
	Zoning	**Land Use**
N	M-1	Industrial
E	R-9	Residential
S	R-9	Residential
W	No Zoning (El Paso County)	Vacant
LAND USE AND ZONING:		
	Existing	**Proposed**
Land Use	Residential	Residential
Zoning	R-9	R-9

Application Description:

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.

Notice:

In accordance with Horizon City Code of Ordinance, *Chapter 1 General Provisions, Article 1.08 Vacation of Public Easement or Right-of-Way, Section 1.08.003 Procedure; Notice of Public Hearings (b) (2) Public Easement Vacation*, notice of the planning and zoning commission and the city council hearing shall not be required personally to abutting property owners when the application is for vacation of a public easement. Any responses received by staff will be presented to the Commission at the meeting.

Staff Recommendation:
Staff recommends approval with the following conditions:

1. The 10' restrictive easement to remain in place.
2. The carport shall not be used for any commercial uses.

HRMUD
No objections

El Paso Electric
We do not have any issue with the vacation of easement. EPEC does not have any existing lines along the West boundary of the lot.

Texas Gas Service
In reference to the vacation of easement at 14207 Desierto Bonito St., Texas Gas does not currently have any comments. The vacation will not interfere or otherwise compromise our existing main on this street.

El Paso Natural Gas – Kinder Morgan
This project area is clear of El Paso Natural Gas a company of Kinder Morgan Pipelines and Facilities.

Spectrum
No comments

AT&T
No comments

Attachment 1: Aerial Map



Attachment 2: Zoning Map



Attachment 3: Survey & M&B

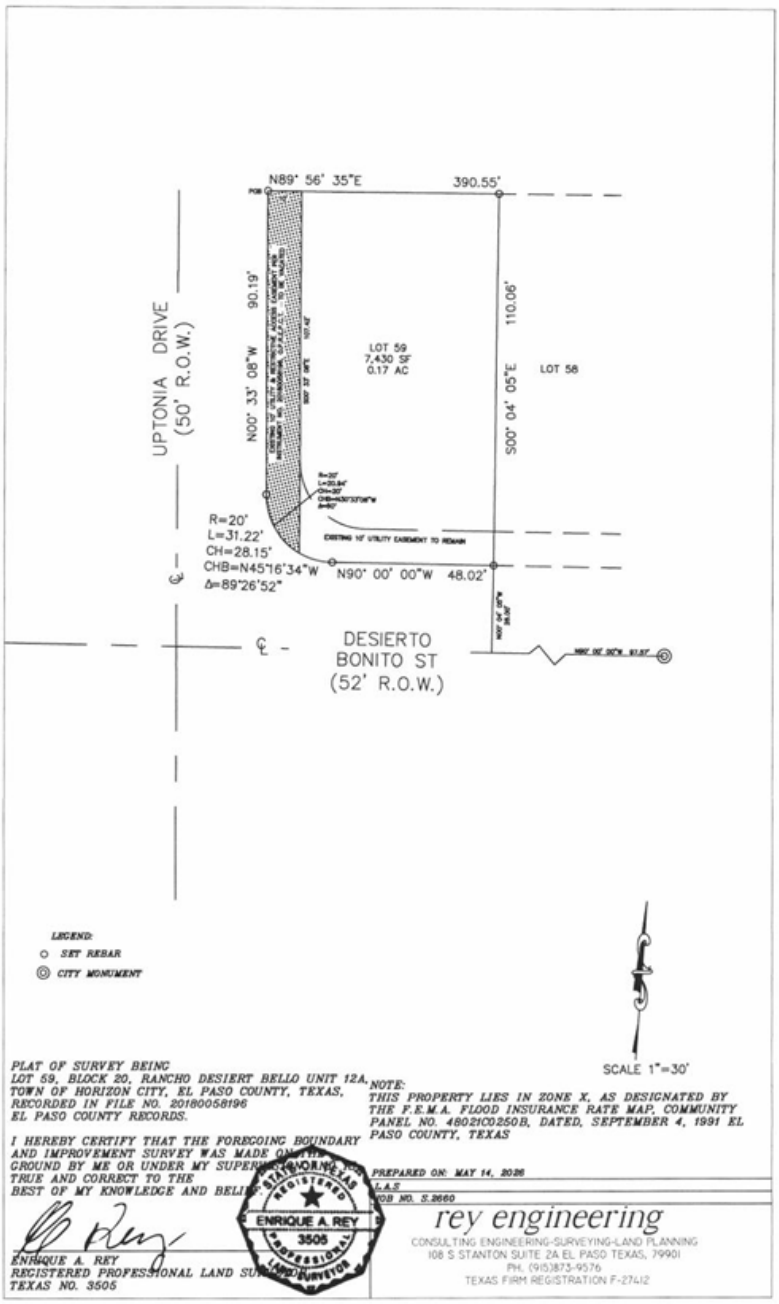

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EXHIBIT A

METES AND BOUNDS

10′ Utility Easement and Restrictive Access Easement

Lot 59, Block 20, Rancho Desierto Bello Unit 12A, Town of Horizon City, El Paso County, Texas

Job No. S.2660
Date: May 15, 2026

Being a portion of Lot 59, Block 20, *Rancho Desierto Bello Unit 12A*, Town of Horizon City, El Paso County, Texas, according to the plat thereof recorded in Volume 1526, Page 1171, Plat Records of El Paso County, Texas, said portion being dedicated as a 10-foot wide utility easement a 10-foot wide restrictive access easement along the westerly line of said Lot 59, and being more particularly described by metes and bounds as follows:

BEGINNING at a point at the northwesterly corner of said Lot 59, Block 20, said point also being the intersection of the northerly line and the westerly line of said Lot 59, said point being the **POINT OF BEGINNING** of the herein described tract;

THENCE N 89° 56′ 35″ E, along the northerly line of said Lot 59, a distance of 10.00 feet to a point;

THENCE S 00° 33′ 08″ E, departing the northerly line of said Lot 59, a distance of 107.42 feet to a point;

THENCE along a curve to the left, having a radius of 20.00 feet, an arc length of 20.94 feet, a chord distance of 20.00 feet, a chord bearing of N 30° 33′ 08″ E, and a central angle of 60° 00′ 00″, to a point on the westerly line of said Lot 59;

THENCE N 00° 33′ 08″ W, along the westerly line of said Lot 59, a distance of 90.19 feet to the**POINT OF BEGINNING**. Said tract containing **1,024 square feet (0.0235 acres)**, more or less.

Enrique A. Rey
Registered Professional Land Surveyor
Texas No. 3505

STATE OF TEXAS
ENRIQUE A. REY
35606
LICENSED
PROFESSIONAL ENGINEER

Attachment 4: Application

Case No. _____

Horizon City

VACATION OF PUBLIC EASEMENTS & RIGHTS-OF-WAY APPLICATION

Date: 04/25/2026

1. APPLICANT'S NAME Juan P. Ramos
ADDRESS 14207 Desierto Bonito ZIP CODE 79928 TELEPHONE 915 208 5033

2. PROPERTY OWNER Juan P. Ramos
ADDRESS 14207 Desierto Bonito ZIP CODE 79928 TELEPHONE _____

3. Request is hereby made to vacate the following: (check one) Street: ☐ Alley: ☐ Easement: ☒ Other: ☐
Street Name / Location: Desierto Bonito
Subdivision Name: _____

4. Reason for vacation request: Structure / Parking

5. Surface Improvements located in subject property to be vacated:
None ☐ Paving ☐ Curb & Gutter ☐ Power Lines/Poles ☐ Fences/Walls ☐ Structures ☒ Other ☐

6. Underground Improvements located in the existing rights-of-way:
None ☒ Telephone ☐ Electric ☐ Gas ☐ Water ☐ Sewer ☐ Storm Drain ☐ Other ☐

7. Future use of the vacated right-of-way:
Yards ☐ Parking ☒ Expand Building Area ☐ Replat with abutting Land ☐ Other ☐

8. Related applications which are pending (give name or file number): Zoning ☐ _____ Board of Adjustment ☐ _____
Subdivision ☐ _____ Building Permits ☒ _____ Other ☐ _____

9. Signatures: All owners of properties which abut the property to be vacated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature	Legal Description	Telephone
Juan Ramos		

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the Town of Horizon City to grant the Vacation.

The undersigned acknowledges that he or she is authorized to do so, and upon the Town's request will provide evidence satisfactory to the Town's confirming these representations.

The granting of a vacation request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable ordinances.

OWNER / APPLICANT SIGNATURE: Juan Ramos REPRESENTATIVE: _____

Easement Fee: $1500.00
Right-of-Way Fee: $1500.00

Note: Applicant is responsible for all expenses incurred by the City in connection with this request, including but not limited to attorney's fees, engineering fees, appraisals, and publication. Charges will be invoiced separately. Applicant's initials _____

Please see reverse side for a list of items required when submitting the Vacation application.

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

Page 1 of 2

Town of Horizon ★ 14999 Darrington Rd. ★ Horizon City, Texas 79928 ★ (915) 852-1046

SBNG
CERTIFIED PUBLIC ACCOUNTANTS

September 25, 2026

Honorable Mayor Andres Renteria
and Members of Town Council
Town of Horizon City, Texas
14999 Darrington
Horizon City, Texas 79928

We are pleased to confirm our understanding of the services we are to provide for Town of Horizon City, Texas for the year ending September 30, 2026.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of Town of Horizon City, Texas as of and for the year ending September 30, 2026. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management 's discussion and analysis (MD&A), to supplement Town of Horizon City, Texas's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to Town of Horizon City, Texas RSI in accordance with GAAS. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by U.S. generally accepted accounting principles (GAAP) and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis.

2) Budgetary Comparison Schedule.

3) Schedule of Changes in Net Pension Liability and Related Ratios.

4) Schedule of Pension Contributions.

5) Schedule of Changes in Total Other Post-Employment Benefit Liability and Related Ratios.

6) Schedule of Other Post-Employment Benefit Contributions.

SBNG
CERTIFIED PUBLIC ACCOUNTANTS
221 N. Kansas St., Ste. 1300 | El Paso, Texas 79901
Phone: (915) 544-6770 | Fax: (915) 544-0136 | www.sbngcpa.com

Audit Scope and Objectives (Continued)

We have also been engaged to report on supplementary information other than RSI that accompanies Town of Horizon City, Texas's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole, in a report combined with our auditors' report on the financial statements:

1) Combining non-major fund balance sheet.

2) Combining non-major fund statement of revenues, expenditures and change in fund balance.

3) Schedule of expenditures of federal awards.

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatements, whether due to fraud or error; issue an auditors' report that includes our opinion about whether your financial statements are fairly presented, in all material respects inconformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and Government *Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise form fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement of a reasonable user made based on the financial statements. The objectives also include reporting on:

• Internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards.*

• Internal control over compliance related to major programs and an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance)

Auditor's Responsibilities for the Audit of the Financial Statements and Single Audit

We will conduct our audit in accordance with GAAS; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; and the provisions of the Uniform Guidance, and will include tests of accounting records, a determination of major program(s) in accordance with Uniform Guidance, and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Governmental Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events considered in the aggregate that raise substantial doubt about the Government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include test of documentary evidence supporting the transactions recorded in the accounts, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

Auditor's Responsibilities for the Audit of the Financial Statements and Single Audit (Continued)

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Audit Procedures – Internal Control

We will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

As required by the Uniform Guidance, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and the Uniform Guidance.

Audit Procedures - Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of Town of Horizon City, Texas' compliance with provisions of applicable laws, regulations, contracts, and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards.*

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal statutes, regulations, and the terms and conditions of federal awards applicable to major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the OMB Compliance Supplement for the types of compliance requirements that could have a direct and material effect on each Town of Horizon City, Texas' major programs. For federal programs that are included in the Compliance Supplement, our compliance and internal control procedures will relate to the compliance requirements that the Compliance Supplement identifies as being subject to audit. The purpose of these procedures will be to express an opinion on Town of Horizon City, Texas' compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

Responsibilities of Management for the Financial Statements and Single Audit

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for (1) designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including internal controls over federal awards, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that management and financial information is reliable and properly reported.

Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, schedule of expenditures of federal awards, and all accompanying information in conformity with accounting principles generally accepted in the United States of America; and for compliance with applicable laws and regulations (including federal statutes), rules, and the provisions of contracts and grant agreements (including award agreements). Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

Responsibilities of Management for the Financial Statements and Single Audit (Continued)

You are also responsible for making drafts of financial statements, schedule of expenditures of federal awards, all financial records, and related information available to us; for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers); and for the evaluation of whether there are any conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for the 12 months after the financial statements date or shortly thereafter (for example, within an additional three months if currently known). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance; (3) additional information that we may request for the purpose of the audit; and (4) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.ee At the conclusion of our audit, we will require certain written representations from you about the financial statements; schedule of expenditures of federal awards; federal award programs; compliance with laws, regulations, contracts, and grant agreements; and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants. You are also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we report. Additionally, as required by the Uniform Guidance, it is management's responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms and conditions of federal awards; take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings; promptly follow up and take corrective action on reported audit findings; and prepare a summary schedule of prior audit findings and a separate corrective action plan.

Responsibilities of Management for the Financial Statements and Single Audit (Continued)

You are responsible for identifying all federal awards received and understanding and complying with the compliance requirements and for the preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received, and COVID-19-related concepts, such as lost revenues, if applicable) in conformity with the Uniform Guidance. You agree to include our report on the schedule of expenditures of federal awards in any document that contains, and indicates that we have reported on, the schedule of expenditures of federal awards. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance; (2) you believe the schedule of expenditures of federal awards, including its form and content, is stated fairly in accordance with the Uniform Guidance; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards.

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions for the report, and for the timing and format for providing that information.

Other Services

We will also assist in preparing the financial statements, required supplementary information (RSI), other supplementary information (SI), schedule of expenditures of federal awards, and related notes of Town of Horizon City, Texas' in conformity with accounting principles generally accepted in the United States of America and the Uniform Guidance based on information provided by you. We will also assist in preparing the year-end adjustments required to present government-wide financial statements. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards.* We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statements, required supplementary information (RSI), other supplementary information (SI), schedule of expenditures of federal awards, and related notes and year-end adjustments services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statements, RSI, SI, SEFA and related notes, year-end adjustments, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements, RSI, SI, the schedule of expenditures of federal awards, and related notes and year-end adjustments and that you have reviewed and approved the financial statements, RSI, SI, SEFA and related notes, and year-end adjustments prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, and other confirmations we request and will locate any documents selected by us for testing.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to electronically submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditor's reports, and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse. We will coordinate with you the electronic submission and certification. The Data Collection Form and the reporting package must be submitted within the earlier of 30 calendar days after receipt of the auditor's reports or nine months after the end of the audit period.

We will provide you with copies of our reports to the Town of Horizon City, Texas; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

Engagement Administration, Fees, and Other (Continued)

The audit documentation for this engagement is the property of SBNG, PC and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to grantor agencies or its designee. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of SBNG, PC personnel. Furthermore, upon request, we may provide copies of selected audit documentation to grantor agencies of its designee. The grantor agencies or its designee may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by the Town of Horizon City, Texas. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Tello A. Cabrera is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign them. We expect to begin our audit on approximately October 19, 2026.

Our fee for these services will be determined based on the time incurred at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, confirmation service provider fees, etc.). Our standard hourly rates vary according to the degree of responsibility involved and the level of experience of the personnel assigned to your audit. Hourly rates are as follows:

Shareholder	$350
Manager	$215
Supervisor	$150
Senior	$120-$135
Staff	$95-$110
Clerical	$65

We estimate the fees for our audit and non-audit services will be as follows:

Audit of the financial statements	$48,000
Preparation of financial statements	$11,500
Single audit procedures, if necessary	$10,500
Preparation of supplementary information	$ 5,000
Government wide assistance with adjustments	$ 7,000

Engagement Administration, Fees, and Other (Continued)

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 45 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our reports. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the engagement. If significant additional time is necessary, we will keep you informed of any problems we encounter and our fees will be adjusted accordingly.

Reporting

We will issue written reports upon completion of our Audit. Our reports will be addressed to Management and the Governing Board of the Town of Horizon City, Texas. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

We will issue written reports upon completion of our Single Audit. Our reports will be addressed to Honorable Mayor Andres Renteria and Members of Town Council of Town of Horizon City, Texas. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditors' report, or if necessary, withdraw from this engagement.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will state that (I) the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The Uniform Guidance report on internal control over compliance will state that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

Reporting (Continued)

We appreciate the opportunity to be of service to the Town Council of Town of Horizon City, Texas and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

You have requested we provide you with a copy of our most recent external peer review report and any subsequent reports received during the contract period. Accordingly, our 2024 peer review report accompanies this letter.

Very truly yours,

SBNG, PC

SBNG, PC

RESPONSE:
This letter correctly sets forth the understanding of Town of Horizon City, Texas.

Management signature: _____

Title: _____

Governance signature: _____

Title: _____

Briscoe, Burke & Grigsby LLP
CERTIFIED PUBLIC ACCOUNTANTS

Report on the Firm's System of Quality Control

September 11, 2024

To the Shareholders of SBNG, PC
and the Peer Review Committee of the Texas Society of CPAs

We have reviewed the system of quality control for the accounting and auditing practice of SBNG, PC (the firm) for the year ended April 30, 2024. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on in conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act and audits of employee benefit plans.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of SBNG, PC in effect for the year ended April 30, 2024, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies),* or *fail*. SBNG, PC has received a peer review rating of *pass*.

Briscoe, Burke & Grigsby LLP

Certified Public Accountants

Members American Institute of Certified Public Accountants
4120 East 51st Street Suite 100 Tulsa, Oklahoma 74135-3633 (918) 749-8337

ORDINANCE NO. 0325

2027 BUDGET AMENDMENT NO. 01

AN ORDINANCE AMENDING ORDINANCE NO. 0325 (AMENDMENT NO. 01) OF THE TOWN OF HORIZON CITY, ADOPTING THE MUNICIPAL BUDGET FOR THE 2027 FISCAL YEAR, TO ALLOW FOR THE TRANSFER $16,625.00 FROM THE BUILDING SERVICES DEPARTMENT TO THE PLANNING DEPARTMENT TO PROVIDE FOR THE RE-ALIGNMENTOF RESPONSIBILITES AND STAFFING IN THOSE DEPARTMENTS; AND PROVIDING REPEALER AND SEVERABILITY CLAUSES.

.

WHEREAS, Ordinance No. 0325 was enacted on the 8th day of September 2026, which adopted a budget for the fiscal year of October 1, 2026, to September 30, 2027, for the Town of Horizon City; and

WHEREAS, it is now necessary to amend said budget for municipal purposes to establish the funding for contract services in the finance department, as this funding and expenditures necessary to provide financial services were not included in the budget.

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

1. FINDINGS OF FACT

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

2. BUDGET AMENDMENT

That funds shall be transferred, as set forth in Attachment "A", for the above-stated purpose.

3. REPEALER

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

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections, or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with

jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. PROPER NOTICE & MEETING

This budget amendment shall be in file with the City Clerk for public inspection. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the _____ day of _____, 2027, by a vote of ___ (*ayes*) to ___ (*nays*) to ___ (*abstentions*) of the City Council of Horizon City, Texas.

TOWN OF HORIZON CITY:

By*:* _____
Andres Renteria, Mayor

ATTEST:

By*:*_____
Elvia Schuller, City Clerk

APPROVED AS TO FORM:

By:_____
Sylvia Borunda Firth, City Attorney

First Reading _____
Second Reading_____

ATTACHMENT "A"

Town of Horizon City
2027 Budget Amendment No. 1
General Fund

Account	Current Budgeted Amount	Amendment	Revised Budgeted Amount

ATTACHMENT "A"
TOWN OF HORIZON CITY
2027 BUDGET AMENDMENT 01
GENERAL FUND

Account	Current Budgeted Amount	Amendment	Revised Budgeted Amount
Salaries - Building Services Department 01-503-5010	$309,651.00	($16,625.00)	$293,026.00
Salaries - Planning Department 01-509-5010	$250,939.00	$16,625.00	$267,564.00