



**HORIZON CITY**

Incorporated 1988

**AGENDA  
PUBLIC MEETING  
REGULAR PLANNING AND ZONING MEETING  
THE TOWN OF HORIZON CITY, TEXAS  
Monday, August 19, 2024, 6:00 PM**

Notice is hereby given that a Regular Planning and Zoning Meeting of the Town of Horizon City, Texas will be held on **Monday, August 19, 2024 at 6:00 PM** at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following will be discussed and considered:

**1. CALL TO ORDER; PLEDGE OF ALLEGIANCE; ESTABLISHMENT OF QUORUM:**

**2. COMMISSION MEMBERS ATTENDANCE:**

**COMMISSIONERS EXCUSED AND UNEXCUSED:**

**3. OPEN FORUM:** NOTE: The Planning & Zoning Commission encourages public comment on all matters of **5** interest listed on this agenda. Speakers from the audience will be given an opportunity to discuss each item in the order in which it appears on the agenda, prior to the Commission discussing the item unless otherwise approved by the Chairman. A "Speaker Request" form is available for those who wish to sign up on the day of the meeting. This form is also available in advance by downloading the attached form. Please submit the "Speaker Request" form completely filled out to the Board Secretary prior to the meeting. The Commission retains the option to set reasonable limits on the number, frequency, and length of presentations. Please contact the Board Secretary at (915) 852-1046 Ext. 404 with any additional questions.

**4. PUBLIC HEARINGS**

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

**A. DISCUSSION AND RECOMMENDATION:**

Chief Planner

On the resubmitted Replat application for **Horizon Manor, Unit Three Replat "A" (Case No. RP-002460-2020)**, legally described as a portion of Lot 19, Block 9, Horizon Manor Unit Three, Town of Horizon City, El Paso County, Texas. Containing 7.9365 acres ±. Application submitted by CAD Consulting Co. **(Postponed from the July 15, 2024 P&Z Meeting)**

**B. DISCUSSION AND RECOMMENDATION:**

Chief Planner

**6**

On a **Rezoning** application request (**Case No. ZR24-0002**) to approve a change in zone for 11 parcels of land. Application submitted by Applicant/Representative CEA Group.

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

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

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

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

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

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

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

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

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

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

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

**C. DISCUSSION AND RECOMMENDATION:** **68**  
Chief Planner

On a **Rezoning** application request (**Case No. ZRZ24-0014**) to approve a change in zone for **Parcel 6** from R-3 (Single-Family Residential) to A-1 (Apartments) zoning district for multi-family development. This parcel is located South. of Eastlake Blvd and East. of Kenazo Ave., owned by Hunt Horizon Mesa, LLC & Hunt Communities Development Co. II, LLC and Legally described as 10.011 Acre Tract of Land Situated In The Section No 30 and 31, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas. Containing a total of 10.011-acres. Application submitted by Applicant/Representative CEA Group.

**D. DISCUSSION AND ACTION:** **85**  
Chief Planner

On a **Rezoning** application request (**Case No. ZRZ24-0018**) to approve a change in zone for **Parcel 10** from R-3 (Single-Family Residential) to A-1 (Apartments) zoning district for multi-family development. This parcel is located North of Horizon Blvd. and East Eastlake Blvd. and Legally described as 9.998 Acre Tract of Land Situated In The Section No 32, Block 78, Township 3, Texas and Pacific Railway Company Town of Horizon City, County of El Paso, Texas, Texas. Containing a total of 9.998-acres. Application submitted by Applicant/Representative CEA Group.

**E. DISCUSSION AND ACTION:** **102**  
Chief Planner

On the **Preliminary Subdivision Plat** application for **Rancho Desierto Bello Unit 17 (Case No. SDP24-0001)**, legally described as a portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas. Containing 25.830 ± acres. Application submitted by TRE and Associates, LLC.

**5. OTHER BUSINESS**  
**A. DISCUSSION AND ACTION:** **105**

On the Planning and Zoning meeting minutes for the meeting held on June 17, 2024

**6. ANNOUNCEMENTS**  
A. The next regular scheduled meeting: **Monday, September 16, 2024 at 6pm.**

Adjournment:

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

Dated this August 16, 2024

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

Elvia Schuller, City Clerk

I, the undersigned authority, hereby certify that the above notice of the Regular Planning and Zoning Meeting of the Town of Horizon City, Texas is a correct copy of this notice, and that I posted this notice at least seventy-two (72) hours preceding the scheduled meeting at the City Hall Bulletin Boards of the Town of Horizon City, Texas on this August 16, 2024 by 5:00 p.m.

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

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

# SPEAKER REQUEST FORM

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

Date of Meeting: \_\_\_\_\_

Your Name: \_\_\_\_\_

Residence Address: \_\_\_\_\_

City: \_\_\_\_\_ Contact Number: \_\_\_\_\_

## **IF SPEAKING FOR AN ORGANIZATION:**

Name of Organization: \_\_\_\_\_

Speaker's Official Capacity: \_\_\_\_\_

Agenda Item No.: \_\_\_\_\_ Public Hearing Agenda Item No.: \_\_\_\_\_

For (if applicable)       Against (if applicable)

## **OPEN FORUM:**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Thank you for your cooperation.

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



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

**Case No.:** ZRZ24-0001

**Application Type:** **Rezoning**  
**P&Z Hearing Date:** May 20, 2024  
**Staff Contact:** Art Rubio, Planner  
 915-852-1046 ext. 407; [arubio@horizoncity.org](mailto:arubio@horizoncity.org)

**Address/Location:**

**Property ID No.:**

**Legal Description:** A Parcel of Land Out Of Section 31, Block 78, Township 3, Texas and Pacific Railway Company Surveys and A Portion of Section 31, Block 78, Township 3, Texas and Pacific Railway Company Surveys, Town of Horizon City, County of El Paso, Texas ±3.9686-acres

**Property Owner(s):** Kenazo Partners, LLC

**Applicant/Rep.:** Karam Development

**Nearest Park:** Desmond Corcoran

**Nearest School:** Horizon Middle School & Desert Hills Elementary (CISD)

<b>SURROUNDING PROPERTIES:</b>		
	<b>Zoning</b>	<b>Land Use</b>
<b>N</b>	R-9 (Single-Family Dwelling)/R4 (Single-Family Dwelling)	Single-Family Dwellings
<b>E</b>	R-2 (Single-Family Dwelling)/C-1 (General Commercial)/PUD (Planned Unit Development)	Single-Family Dwellings, Schools
<b>S</b>	A-1 (Apartments)/R-9 (Single-Family Dwelling)/C-1 (General Commercial)	Vacant, Apartments, Single-Family Dwellings, Shopping center
<b>W</b>	R-9 (Single-Family Dwelling)	Single-Family Dwellings
<b>LAND USE AND ZONING:</b>		
	<b>Existing</b>	<b>Proposed</b>
<b>Land Use</b>	Vacant	Shopping Center-Retail, Office, Restaurant
<b>Zoning</b>	A-1 (Apartments)	C-1 (General Commercial)

**Application Description:**

The applicant requested to rezone approximately 3.9686 of land that is currently vacant. The subject property is currently zoned A-1 (Apartments) and is proposed to be rezoned as C-1 (General Commercial) to allow for retail and medical offices.

**Notice:**

In accordance with Section 211.007 of the Texas Local Government Code, notices of the April 15, 2024, public hearing for the rezoning request were sent to those property owners

within 200 feet of the subject property 15 days prior to each meeting, then posted in the El Paso Times Newspaper 15 days prior to each meeting. In addition, the applicant is required to erect signs notifying the public of the proposed rezoning on the site proposed for rezoning fifteen (15) days prior to the Planning and Zoning Commission public hearing. Staff has confirmed that the sign has been up 15 days prior to the P&Z public hearing.

**Shaping Our Horizon:2030 A Comprehensive and Strategic Plan – Future Land Use Map Designation:**

Horizon City's, Shaping Our Horizon: 2030 Comprehensive and Strategic Plan designates this property as Parks and Open Space, the existing zoning district is A-1 (Apartments). There are existing C-1 zoned properties to the south and east of the subject property. A change of zone from A-1 to C-1 would create a buffer between the lower density residential dwellings to the higher residential dwellings existing to the south of the subject property.

**Staff Recommendation:**

Staff recommends **APPROVAL** of the zone change from A-1 to C-1 in support of a variety of services and goods that are needed to support both low and high density residential in the community. The subject property is located adjacent to a major arterial and compatible C-1 commercial zoning districts to the south and east of the subject property.

**Planning Division Comments:**

The applicant is aware that the subject property is in tract survey form and a subdivision plat is required prior to the issuance of any grading or building permits.

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

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

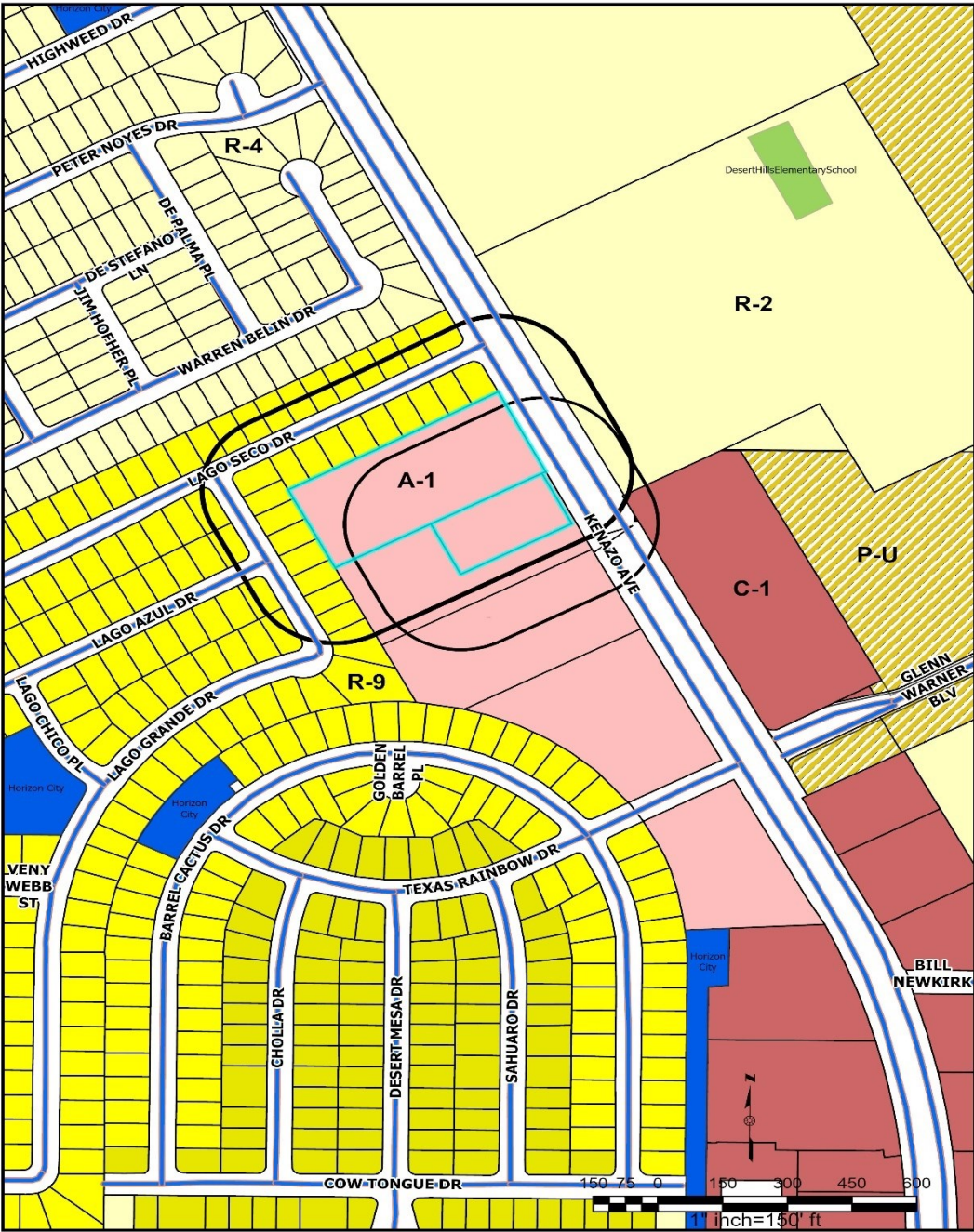
1. Recommend approval of the request for a rezoning to C-1 Zoning District as stated.
2. Recommend approval of the request for rezoning as stated, including any modifications to bring the rezoning into conformance with the Zoning Ordinance and the Vision 2030: Comprehensive and Strategic Plan.
3. Recommend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

**Attachments:**

- 1 - Zoning Designation Map**
- 2 – Aerial Map**
- 3 - Future Land Use Map (Comp Plan)**
- 4 – Zoning Plan**
- 5 – Plot Plan**
- 6 – Application**

**Attachment 1: Zoning Designation**

**Planning & Zoning Commission  
Rezoning A-1 to C-1  
Case No. ZRZ24-0001**

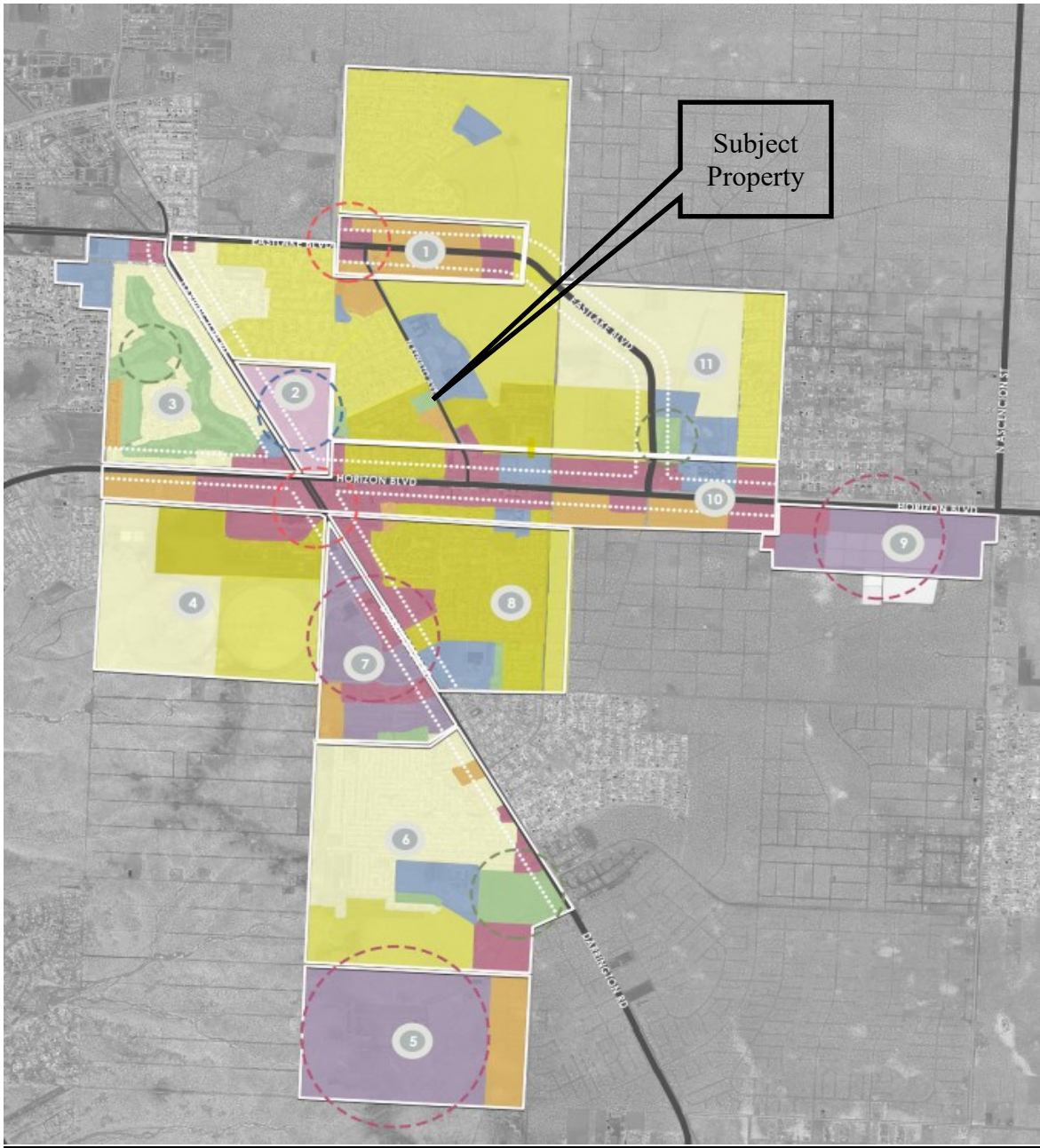


**Attachment 2: Aerial**

**Planning & Zoning Commission  
Rezoning A-1 to C-1  
Case No. ZR24-0001**

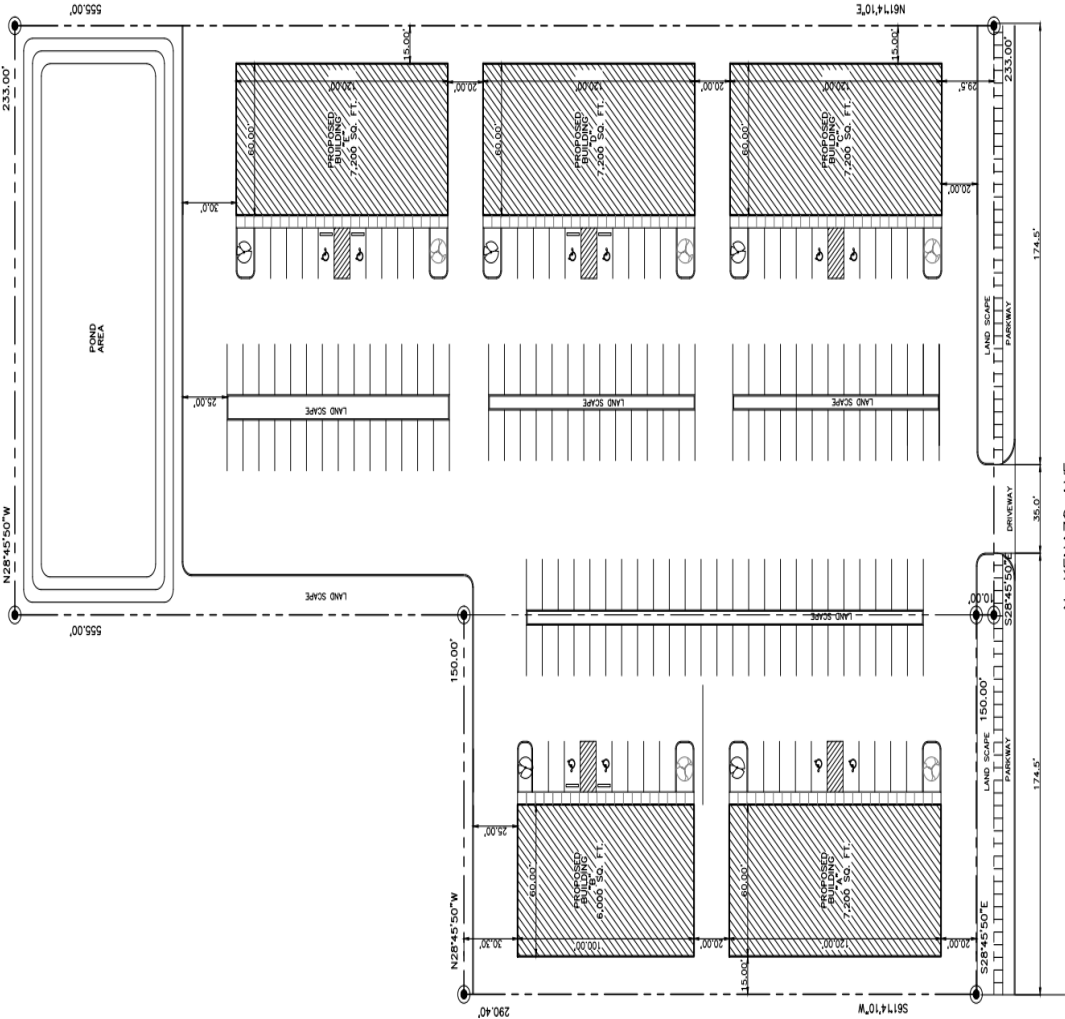


**Attachment 3: Future Land Use Map**



# Attachment 4: Conceptual Zoning Plan

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>																							<p>PROJECT NUMBER:  </p> <p>ISSUE DATE: 11-15-25</p> <p>DATE:  </p> <p>FILE:  </p>	<p>N. KENAZO AVE. EL PASO COUNTY, TEXAS</p> <h2 style="font-size: 2em; margin: 0;">KENAZO PLAZA</h2>	<p><b>JLJ DESIGNS</b></p> <p>CELL (915) 329-4346 9434 WISCONSIN BLVD. SUITE 134 EL PASO, TEXAS 79935</p>	<p>SHEET TITLE SITE PLAN</p> <p style="text-align: center;">               NORTH         </p> <p>SHT. 01 OF 01</p>



N. KENAZO AVE.

**SITE PLAN**

LEGAL DESCRIPTION  
PORTION OF SECTION 31, BLOCK 7A, TOWNSHIP 3,  
RANGE 12E, COUNTY OF EL PASO, TEXAS

SCALE: 1" = 30.0'

**Attachment 5: Metes & Bounds and Survey Map**

ATCON ENGINEERING  
A 2.9686 ACRE PARCEL,  
BEING A PORTION OF SECTION 31, BLOCK 78,  
TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEYS,  
MAY 19, 1999

**PROPERTY DESCRIPTION  
( PARCEL 4-D)**

BEING A PORTION OF SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEYS, EL PASO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE AT THE SOUTHWEST CORNER FOR SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEYS, THENCE NORTH 89°56'41" EAST ALONG THE CENTERLINE OF HORIZON BOULEVARD AND ALONG THE SOUTH LINE FOR SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEYS A DISTANCE OF 3350.36 FEET TO A POINT ON THE CENTERLINE INTERSECTION OF HORIZON BOULEVARD AND EASTLAKE DRIVE; THENCE, NORTH 09°03'12" EAST ALONG THE CENTERLINE OF EASTLAKE DRIVE A DISTANCE OF 130.00 FEET TO A POINT; THENCE, 978.99 FEET ALONG THE CENTERLINE OF EASTLAKE DRIVE AND ALONG THE ARC OF A CURVE TO THE LEFT WHICH HAS A CENTRAL ANGLE OF 28°42'39", A RADIUS OF 1853.69 FEET AND A CHORD WHICH BEARS NORTH 14°24'31" WEST A DISTANCE OF 968.78 FEET TO A POINT; THENCE, NORTH 28°43'30" WEST CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 1512.51 FEET TO A POINT; THENCE, SOUTH 61°14'10" WEST A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF EASTLAKE DRIVE AND TO THE POINT OF BEGINNING FOR THE PARCEL OF LAND DESCRIBED HEREIN;

THENCE, SOUTH 28°45'50" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 233.00 FEET TO A POINT FOR A CORNER OF THIS PARCEL;

THENCE, SOUTH 61°14'10" WEST A DISTANCE OF 555.00 FEET TO A POINT FOR A CORNER OF THIS PARCEL;

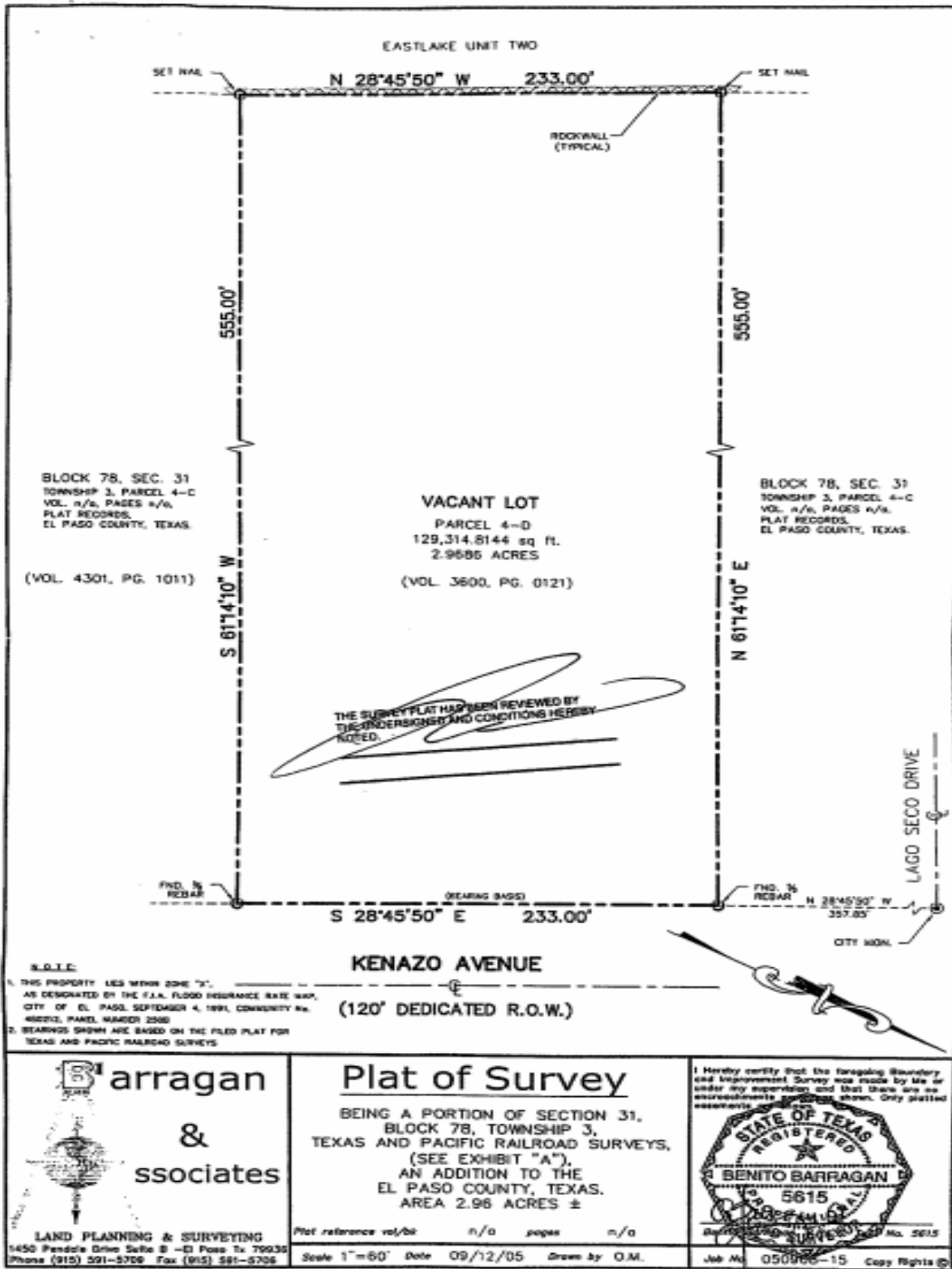
THENCE, NORTH 28°45'50" WEST A DISTANCE OF 233.00 FEET TO A POINT FOR A CORNER OF THIS PARCEL;

THENCE, NORTH 61°14'10" EAST A DISTANCE OF 555.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 129,314.81 OR 2.9686 ACRES OF LAND MORE OR LESS.

**NOTES:**

1. BEARINGS RECITED HEREIN ARE BASED ON THE SOUTH LINE FOR SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD CO. SURVEYS.
2. A PARCEL PLAN OF THE SAME DATE ACCOMPANIES THIS DESCRIPTION.
3. NOT A GROUND SURVEY.

**Attachment 5: Metes & Bounds and Survey Map**



Attachment 5: Metes & Bounds and Survey Map

A parcel of land out of Section 31, Block 78, Township 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, El Paso County, Texas, according to the Resurvey done by El Paso County, Texas and being more particularly described by Metes and Bounds as follows:

COMMENCING at a city monument located at the intersection of the centerline of Lago Seco Drive and westerly right-of-way line of N. Kenazo Blvd.; THENCE, S 28°45'50" E, along said westerly right-of-way line, distance of 358.88 feet, to a point marking the northeasterly corner for said 2.9686 acre tract, from whence a found 1/2" rebar for the southeasterly corner for said 2.9686 acre tract bears, S 28°45'50" E, along said westerly right-of-way line, distance of 233.00 feet;

THENCE, S 61°14'10" W, a distance of 10.00 feet to a set 5/8" rebar with cap stamped "B&A", said rebar also being the POINT OF BEGINNING of this parcel;

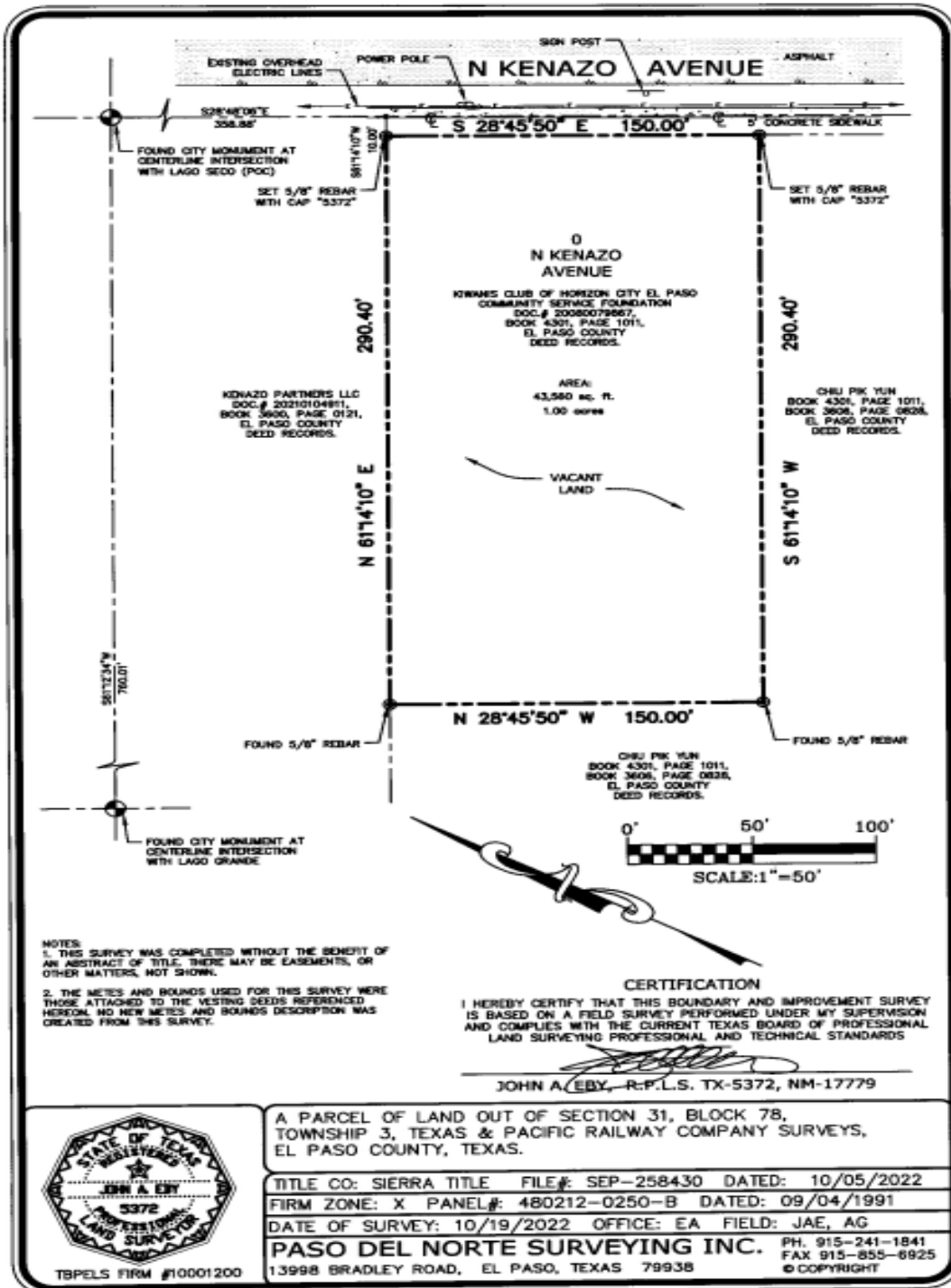
THENCE, S 28°45'50" E, parallel to said westerly right-of-way line, a distance of 150.00 feet to a set 5/8" rebar with cap stamped "B&A" for a corner of this parcel;

THENCE, S 61°14'10" W, a distance of 290.40 feet to a set 5/8" rebar with cap stamped "B&A" for a corner of this parcel;

THENCE, N 28°45'50" W, a distance of 150.00 feet to a set 5/8" rebar with cap stamped "B&A" on the northerly line of said 2.9686 acre tract for a corner of this parcel;

THENCE, N 61°14'10" E, along said northerly line, a distance of 290.40 feet to the POINT OF BEGINNING of this parcel and containing in all 43,560 sq. ft. or 1.00 acres of land more or less.

**Attachment 5: Metes & Bounds and Survey Map**



**Attachment 6: Online Application**



**Town of Horizon City, TX**  
**Town of Horizon City Hall**

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

**PERMIT**

<b>ZRZ24-0001</b>	<b>REZONE (ZONE CHANGE/CONDITION RELEASE)</b>
<b>SITE ADDRESS:</b> 0 UNKNOWN HORIZON CITY	<b>ISSUED:</b>
<b>PRIMARY PARCEL:</b> X57800033101270	<b>EXPIRES:</b>
<b>PROJECT NAME:</b> REZONING	

**APPLICANT:** Karam, TJ  
 709 Cervantes Ct  
 El Paso, TX 79922  
 915-204-0095

**OWNER:** KENAZO PARTNERS LLC  
 2022 MURCHISON STE 104  
 EL PASO, TX 79902-3058

Detail Name	Detail Value
Select Type:	Rezone
Briefly explain why you are requesting a Rezone/Condition Release	Develop the property to commercial use for the neighborhood.
Land's Present Use	Vacant
Land's Present Zone	A-1
Land Vacant	Y
Land Lot Size	2.9686 Acres
Structure on Land	N
Structure's Size	N/A
Land's Proposed Use	Commercial
Proposed Zone Use	C-1
Will you be making any improvements to the existing lot or structure?	Y
This request includes Site Development Plans for approval?	Y
<Strong>NOTICE:</strong> Applicant is responsible for all expenses incurred by the City in connection with the Specific Use Permit Application request, including but not limited to attorney's fees, engineering fees and publication. Additional charges will be invoiced separately and shall be paid to the Town prior to City Council action.	I acknowledge
Comments due date	4/8/2024
Planning and Zoning Commission review date	5/20/2024
City Council date	6/11/2024

STATE OF TEXAS  
COUNTY OF EL PASO

“PARCEL 1”  
ZONING

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

DESCRIPTION

DESCRIPTION OF A 20.401 ACRE TRACT OF LAND SITUATED IN SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO HUNT COMMUNITIES DEVELOPMENT CO. II LLC., OF RECORD IN DOCUMENT NO. 20170054441 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, AND BEING A THAT CERTAIN 106.535-ACRE TRACT OF LAND CONVEYED TO HUNT HORIZON MESA, LLC., OF RECORD IN DOCUMENT NO. 20240021887 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 20.401 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a nail found on the south line of Eastlake Boulevard, a 120-foot right of way, being also the north line of that certain 17.954-acre tract of land conveyed to Hunt Horizon Mesa, LLC., recorded in Document No. 20240014413 of the Official Public Records of El Paso County, Texas, and being on the south line of that certain 0.462-acre tract of land conveyed to the Town of Horizon City, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas;

**THENCE, N 87°02'26" W**, with the south line of said Eastlake Boulevard, for a distance of **715.17** feet to a calculated point on the south line of said Eastlake Boulevard, and being the north line of said Hunt Horizon Mesa, LLC., 106.535-acre tract;

**THENCE, N 02°57'34" E**, crossing said Eastlake Boulevard, for a distance of **120.00** feet to a calculated point on the north line of said Eastlake Boulevard, being also on the north line of that certain 4.640-acre tract of land conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, and being the **POINT OF BEGINNING** and the southeast corner hereof;

**THENCE, N 87°02'26" W**, for a distance of **1356.89** feet to a calculated point on the north line of said Horizon Boulevard, at the beginning of a curve to the right, being also the northwest corner of that certain 1.021-acre tract of land conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, and being the southwest corner hereof;

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

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

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

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

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

**BEARING BASIS**

THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN U.S. SURVEY FEET. THE BEARINGS SHOWN ARE GRID. COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**SURVEYORS NOTE**

THE CONSTRUCTION/LOCATION OF SURVEY BOUNDARIES AND CORNERS, WAS BASED UPON THE PRESCRIBED, ACCEPTED METHOD OF USING THE ORIGINAL OR PERPETUATED CORNER MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION NO. 42, BLOCK 78, TOWNSHIP 3, (2-IN IRON PIPE FOUND) AND THE NORTHWEST CORNER OF SECTION NO. 18, BLOCK 80, TOWNSHIP 2, (BRASS ARMY DISK ON CONCRETE MONUMENT RECOGNIZED AS THE SURVEY CORNER) AS A BASELINE RUNNING DIAGONALLY (N 42°38'01" W, 32,405.40 VARAS ~ 90,014.99 FEET) ACROSS THE SURVEYS AS RUN BY PAUL MCCOMBS IN 1883; THE NORTH-SOUTH AND EAST-WEST SURVEY LINES ARE ORIENTED 45-DEGREES OFF THIS BASELINE AND RUN FROM FOUND, ACCEPTED SURVEY CORNERS MONUMENTS ALONG OR NEAR THE BASELINE, OR FROM PRORATED SURVEY CORNER POSTIONS ALONG THE BASELINE AT MISSING CORNERS.

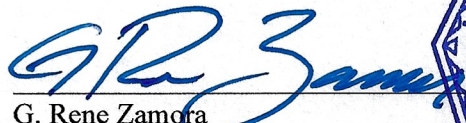
THE STATE OF TEXAS     §  
                                      §  
COUNTY OF EL PASO     §

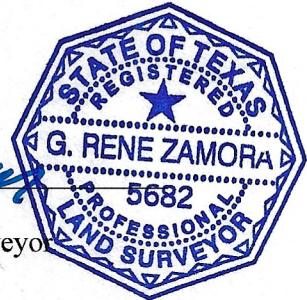
**KNOW ALL MEN BY THESE PRESENTS:**

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 2024 under my direction and supervision.

WITNESS MY HAND AND SEAL at El Paso County, Texas this the 2nd day of July, 2024, A.D.

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

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



**REFERENCES**

ZWA DRAWING NO. 2035-190

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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

COLONY PARTNERS EAST, LP  
(REMAINDER OF 189.700 ACRES)  
DOC. NO. 2010013820  
SEC. 30-DEV 1  
O.R.E.P.C.T.

**PARCEL 1  
PROPOSED REZONING  
(C-2)  
20.401 ACRES  
(888,693 S.F.)**

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

TOWN OF HORIZON CITY  
(0.462 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

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

SECTION NO. 31, BLOCK 78,  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY COMPANY

ITHACA DEVELOPMENT, LLC  
(130,712 ACRES)  
DOC. NO. 20190098221  
O.R.E.P.C.T.

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

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

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

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

TOWN OF HORIZON CITY  
(1.021 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

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

DESERT MIST DRIVE  
(76' R.O.W.)  
N03°02'33"E 620.25'

EASTLAKE BOULEVARD  
(120' R.O.W.)  
N87°02'26"W 1356.89'

N87°02'26"W 715.17'

P.O.B.

N

P.O.C.

SECTION LINE



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

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

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

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**

**BEARING BASIS:**

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

**NOTE:**

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

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**META DATA:**

ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).

I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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



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

**LEGEND**

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

**CURVE TABLE**

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

**LINE TABLE**

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

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

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

**DESCRIPTION**

DESCRIPTION OF A 3.288 ACRE TRACT OF LAND SITUATED IN SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 106.535-ACRE TRACT OF LAND CONVEYED TO HUNT HORIZON MESA, LLC., OF RECORD IN DOCUMENT NO. 20240021887 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 3.288 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a nail found on the south line of Eastlake Boulevard, a 120-foot right of way, being also on the north line of that certain 17.954-acre tract of land conveyed to Hunt Horizon Mesa, LLC., recorded in Document No. 20240014413 of the Official Public Records of El Paso County, Texas, and being on the south line of that certain 0.462-acre tract of land conveyed to the Town of Horizon City for right of way purposes recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas;

**THENCE, N 87°02'26" W**, with the south line of said Eastlake Boulevard, for a distance of **243.77** feet to a calculated point on the south line of said Eastlake Boulevard, and being the north line of said Hunt Horizon Mesa, LLC., 17.954-acre tract;

**THENCE, N 02°57'34" E**, crossing said Eastlake Boulevard, for a distance of **120.00** feet to a calculated point on the north line of said Eastlake Boulevard, being also on the north line of that certain 4.640-acre tract of land conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, and being the **POINT OF BEGINNING** and the southeast corner hereof;

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

**THENCE**, departing the north line of said Eastlake Boulevard over and across said Hunt Horizon Mesa, LLC, 106.535-acre tract, the following twelve (12) courses and distances:

- 1) along said curve to the right, an arc distance of **31.42** feet, said curve having a radius of **20.00** feet, a central angle of **90°00'00"** and a chord bearing of **N 42°02'26" W** for a chord distance of **28.28** feet to a calculated point at the end of said curve,
- 2) **N 02°57'34" E**, for a distance of **56.04** feet to a calculated point at the beginning of a curve to the left,
- 3) along said curve to the left, an arc distance of **277.69** feet, said curve having a radius of **1130.00** feet, a central angle of **14°04'48"** and a chord bearing of **N 04°04'50" W** for a chord distance of **276.99** feet to a calculated point at the end of said curve,
- 4) **N 75°50'09" E**, for a distance of **115.06** feet to a calculated point at the beginning of a curve to the left,

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

**BEARING BASIS**

THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN U.S. SURVEY FEET. THE BEARINGS SHOWN ARE GRID. COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**SURVEYORS NOTE**

THE CONSTRUCTION/LOCATION OF SURVEY BOUNDARIES AND CORNERS, WAS BASED UPON THE PRESCRIBED, ACCEPTED METHOD OF USING THE ORIGINAL OR PERPETUATED CORNER MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION NO. 42, BLOCK 78, TOWNSHIP 3, (2-IN IRON PIPE FOUND) AND THE NORTHWEST CORNER OF SECTION NO. 18, BLOCK 80, TOWNSHIP 2, (BRASS ARMY DISK ON CONCRETE MONUMENT RECOGNIZED AS THE SURVEY CORNER) AS A BASELINE RUNNING DIAGONALLY (N 42°38'01" W, 32,405.40 VARAS ~ 90,014.99 FEET) ACROSS THE SURVEYS AS RUN BY PAUL MCCOMBS IN 1883; THE NORTH-SOUTH AND EAST-WEST SURVEY LINES ARE ORIENTED 45-DEGREES OFF THIS BASELINE AND RUN FROM FOUND, ACCEPTED SURVEY CORNERS MONUMENTS ALONG OR NEAR THE BASELINE, OR FROM PRORATED SURVEY CORNER POSTIONS ALONG THE BASELINE AT MISSING CORNERS.

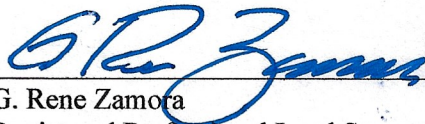
THE STATE OF TEXAS     §  
  §  
COUNTY OF EL PASO     §

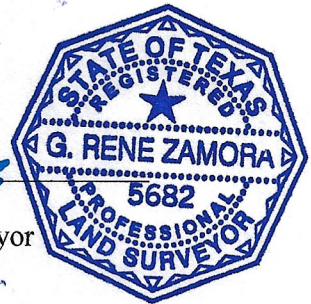
**KNOW ALL MEN BY THESE PRESENTS:**

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 2024 under my direction and supervision.

WITNESS MY HAND AND SEAL at El Paso County, Texas this the 2nd day of July, 2024, A.D.

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

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



**REFERENCES**

ZWA DRAWING NO. 2035-190

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

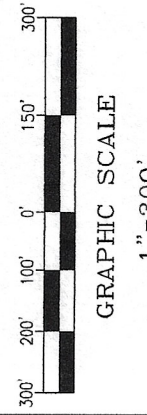
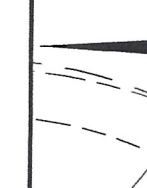
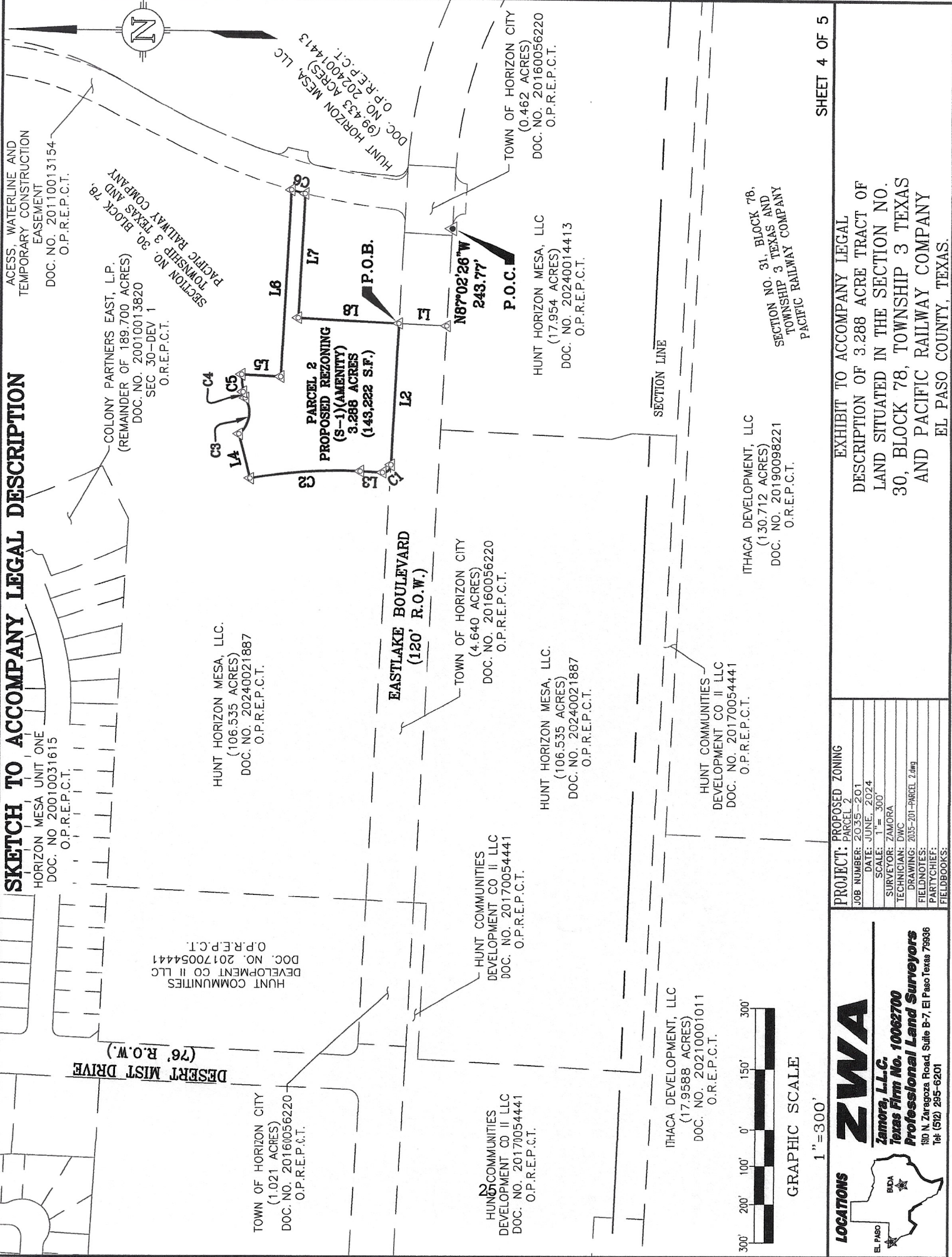


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 3.288 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

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

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

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

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

SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY  
 O.P.R.E.P.C.T.

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

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

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

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

HUNT HORIZON MESA, LLC  
 (0.462 ACRES)  
 DOC. NO. 20160056220  
 O.P.R.E.P.C.T.

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

TOWN OF HORIZON CITY  
 (4.640 ACRES)  
 DOC. NO. 20160056220  
 O.P.R.E.P.C.T.

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

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

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

HUNT COMMUNITIES DEVELOPMENT CO II LLC  
 (17.9588 ACRES)  
 DOC. NO. 20240021887  
 O.P.R.E.P.C.T.

ITHACA DEVELOPMENT, LLC  
 (130.712 ACRES)  
 DOC. NO. 20190098221  
 O.R.E.P.C.T.

ITHACA DEVELOPMENT, LLC  
 (130.712 ACRES)  
 DOC. NO. 20190098221  
 O.R.E.P.C.T.

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

HUNT COMMUNITIES DEVELOPMENT CO II LLC  
 (106.535 ACRES)  
 DOC. NO. 20240021887  
 O.P.R.E.P.C.T.

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

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

HUNT COMMUNITIES DEVELOPMENT CO II LLC  
 (17.9588 ACRES)  
 DOC. NO. 20240021887  
 O.P.R.E.P.C.T.

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

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

SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY  
 O.P.R.E.P.C.T.

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

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

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

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

HUNT HORIZON MESA, LLC  
 (0.462 ACRES)  
 DOC. NO. 20160056220  
 O.P.R.E.P.C.T.

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

TOWN OF HORIZON CITY  
 (4.640 ACRES)  
 DOC. NO. 20160056220  
 O.P.R.E.P.C.T.

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

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

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

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

ITHACA DEVELOPMENT, LLC  
 (130.712 ACRES)  
 DOC. NO. 20190098221  
 O.R.E.P.C.T.

ITHACA DEVELOPMENT, LLC  
 (130.712 ACRES)  
 DOC. NO. 20190098221  
 O.R.E.P.C.T.

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

HUNT COMMUNITIES DEVELOPMENT CO II LLC  
 (106.535 ACRES)  
 DOC. NO. 20240021887  
 O.P.R.E.P.C.T.

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

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

HUNT COMMUNITIES DEVELOPMENT CO II LLC  
 (17.9588 ACRES)  
 DOC. NO. 20240021887  
 O.P.R.E.P.C.T.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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

**NOTE:**  
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

26

**META DATA:**  
 ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).

I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



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

**LEGEND**

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

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

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

SHEET 5 OF 5

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

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

**LOCATIONS**

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

**DESCRIPTION**

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

**COMMENCING** at a 5/8" iron rod with "ZWA" cap found on a curve to the right being on north line of Eastlake Boulevard, a 120-foot right of way, being also the southwest corner of said Hunt Horizon Mesa, LLC 99.433-acre tract, being also the northeast corner of that certain 0.462-acre tract of land conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, and being the northwest corner of that certain 3.630-acre tract of land conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas;

**THENCE**, along said curve to the right, an arc distance of **168.28** feet, said curve having a radius of **1160.00** feet, a central angle of **8°18'42"** and a chord bearing of **S 82°02'51" E** for a chord distance of **168.13** feet to a calculated point on the north line of said Eastlake Boulevard, and being the north line of said 3.630-acre Town of Horizon City tract;

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

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

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

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

**BEARING BASIS**

THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN U.S. SURVEY FEET. THE BEARINGS SHOWN ARE GRID. COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**SURVEYORS NOTE**

THE CONSTRUCTION/LOCATION OF SURVEY BOUNDARIES AND CORNERS, WAS BASED UPON THE PRESCRIBED, ACCEPTED METHOD OF USING THE ORIGINAL OR PERPETUATED CORNER MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION NO. 42, BLOCK 78, TOWNSHIP 3, (2-IN IRON PIPE FOUND) AND THE NORTHWEST CORNER OF SECTION NO. 18, BLOCK 80, TOWNSHIP 2, (BRASS ARMY DISK ON CONCRETE MONUMENT RECOGNIZED AS THE SURVEY CORNER) AS A BASELINE RUNNING DIAGONALLY (N 42°38'01" W, 32,405.40 VARAS ~ 90,014.99 FEET) ACROSS THE SURVEYS AS RUN BY PAUL MCCOMBS IN 1883; THE NORTH-SOUTH AND EAST-WEST SURVEY LINES ARE ORIENTED 45-DEGREES OFF THIS BASELINE AND RUN FROM FOUND, ACCEPTED SURVEY CORNERS MONUMENTS ALONG OR NEAR THE BASELINE, OR FROM PRORATED SURVEY CORNER POSTIONS ALONG THE BASELINE AT MISSING CORNERS.

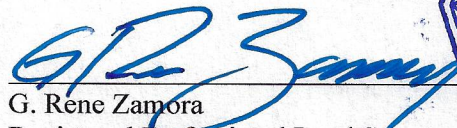
THE STATE OF TEXAS     §  
  §  
COUNTY OF EL PASO     §

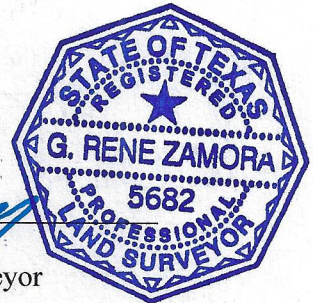
**KNOW ALL MEN BY THESE PRESENTS:**

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 2024 under my direction and supervision.

WITNESS MY HAND AND SEAL at El Paso County, Texas this the 16th day of July, 2024, A.D.

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

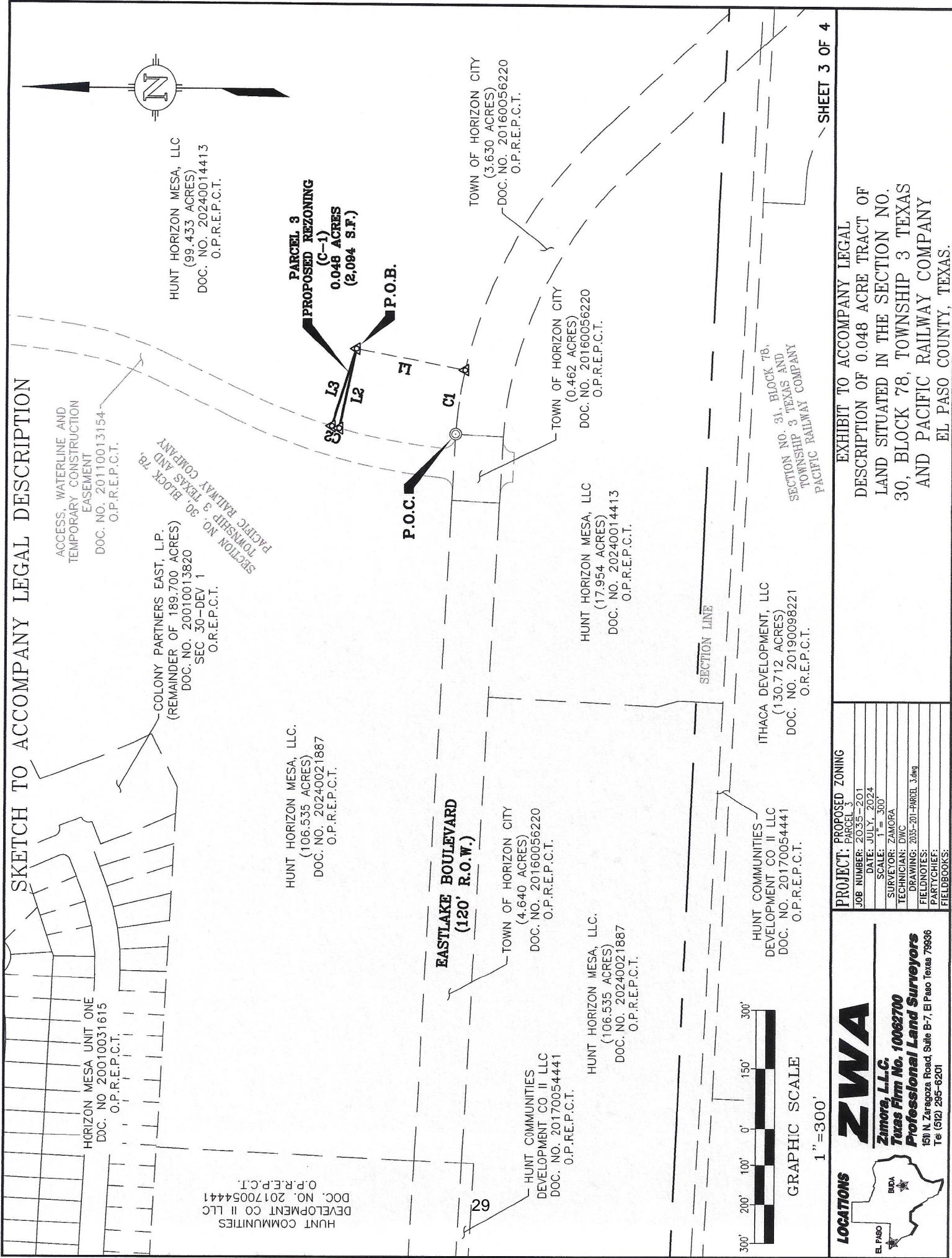
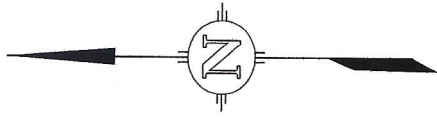
  
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 – State of Texas



**REFERENCES**

ZWA DRAWING NO. 2035-190

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



HORIZON MESA UNIT ONE  
DOC. NO. 20010031615  
O.P.R.E.P.C.T.

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

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

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

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

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

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

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

TOWN OF HORIZON CITY  
(4.640 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

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

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

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

TOWN OF HORIZON CITY  
(0.462 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

TOWN OF HORIZON CITY  
(3.630 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.



GRAPHIC SCALE

1" = 300'

SECTION LINE

ITHACA DEVELOPMENT, LLC  
(130.712 ACRES)  
DOC. NO. 20190098221  
O.R.E.P.C.T.

SECTION NO. 31, BLOCK 78,  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY COMPANY

PROJECT: PROPOSED ZONING

JOB NUMBER:	2035-201
DATE:	JULY, 2024
SCALE:	1" = 300'
SURVEYOR:	ZAMORA
TECHNICIAN:	DMC
DRAWING:	2035-201-PARCEL 3.dwg
PARTY/NOTES:	
FIELDBOOKS:	

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

**LOCATIONS**

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

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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

**NOTE:**  
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

30

**META DATA:**  
 ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).

I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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



## LEGEND

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

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

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N11°03'22"E	279.36'
L2	N78°24'11"W	211.08'
L3	S72°59'29"E	210.33'

SHEET 4 OF 4

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

**PROJECT:** PROPOSED ZONING  
**JOB NUMBER:** PARCEL 3  
**DATE:** JULY, 2024  
**SCALE:** 1" = 300'  
**SURVEYOR:** ZAMORA  
**TECHNICIAN:** DWC  
**DRAWING:** 2035-201-PARCEL 3.dwg  
**FIELD NOTES:**  
**PARTY CHIEF:**  
**FIELD BOOKS:**

**EL PASO**

**ZWA**

**Zamora, L.L.C.**  
**Texas Firm No. 10062700**  
**Professional Land Surveyors**  
 1100 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
 Tel: (512) 295-6201

DESCRIPTION

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

**COMMENCING** at a 5/8" iron rod with "ZWA" cap found on the curving north line of Eastlake Boulevard, a 120-foot right of way, being also the southwest corner of said Hunt Horizon Mesa, LLC 99.433-acre tract, being also the northeast corner of that certain 0.462-acre tract of land conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, and being the northwest corner of that certain 3.630-acre tract of land conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas;

**THENCE**, along said curve to the right, an arc distance of **168.28** feet, said curve having a radius of **1160.00** feet, a central angle of **8°18'42"** and a chord bearing of **S 82°02'51" E** for a chord distance of **168.13** feet to a calculated point on the north line of said Eastlake Boulevard, being also the north line of said 3.630-acre Town of Horizon City tract, for the **POINT OF BEGINNING** and the southwest corner hereof;

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

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

- 7) along said curve to the left, an arc distance of **85.63** feet, said curve having a radius of **1160.00** feet, a central angle of **4°13'46"** and a chord bearing of **N 75°46'37" W** for a chord distance of **85.61** feet to the **POINT OF BEGINNING** and containing **0.636** acres of land.

**BEARING BASIS**

THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN U.S. SURVEY FEET. THE BEARINGS SHOWN ARE GRID. COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**SURVEYORS NOTE**

THE CONSTRUCTION/LOCATION OF SURVEY BOUNDARIES AND CORNERS, WAS BASED UPON THE PRESCRIBED, ACCEPTED METHOD OF USING THE ORIGINAL OR PERPETUATED CORNER MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION NO. 42, BLOCK 78, TOWNSHIP 3, (2-IN IRON PIPE FOUND) AND THE NORTHWEST CORNER OF SECTION NO. 18, BLOCK 80, TOWNSHIP 2, (BRASS ARMY DISK ON CONCRETE MONUMENT RECOGNIZED AS THE SURVEY CORNER) AS A BASELINE RUNNING DIAGONALLY (N 42°38'01" W, 32,405.40 VARAS ~ 90,014.99 FEET) ACROSS THE SURVEYS AS RUN BY PAUL MCCOMBS IN 1883; THE NORTH-SOUTH AND EAST-WEST SURVEY LINES ARE ORIENTED 45-DEGREES OFF THIS BASELINE AND RUN FROM FOUND, ACCEPTED SURVEY CORNERS MONUMENTS ALONG OR NEAR THE BASELINE, OR FROM PRORATED SURVEY CORNER POSTIONS ALONG THE BASELINE AT MISSING CORNERS.

THE STATE OF TEXAS     §  
   §  
 COUNTY OF EL PASO     §

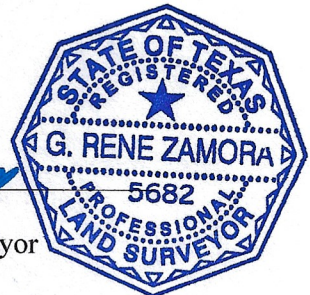
**KNOW ALL MEN BY THESE PRESENTS:**

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 2024 under my direction and supervision.

WITNESS MY HAND AND SEAL at El Paso County, Texas this the 2nd day of July, 2024, A.D.

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

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



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

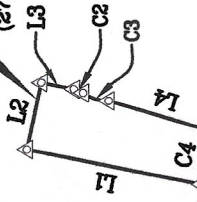
# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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

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

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

**PARCEL 4  
PROPOSED REZONING (C-1)  
0.636 ACRES  
(27,894 S.F.)**



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

TOWN OF HORIZON CITY  
(4.640 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

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

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

TOWN OF HORIZON CITY  
(0.462 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

TOWN OF HORIZON CITY  
(3.630 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

HUNT HORIZON MESA, LLC  
DOC. NO. 20170054441  
O.P.R.E.P.C.T.

ITHACA DEVELOPMENT, LLC  
(130.712 ACRES)  
DOC. NO. 20190098221  
O.R.E.P.C.T.

SECTION NO. 31, BLOCK 78,  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY COMPANY

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



GRAPHIC SCALE

1" = 300'

SHEET 3 OF 4

<b>PROJECT:</b> PARCEL 4	<b>PROPOSED ZONING</b>
JOB NUMBER: 2035-201	
DATE: JUNE, 2024	
SCALE: 1" = 300'	
SURVEYOR: ZAMORA	
TECHNICIAN: DMC	
DRAWING: 2035-201-PARCEL 4.dwg	
FIELD NOTES:	
PARTY CHIEF:	
FIELD BOOKS:	

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

**LOCATIONS**

**ZWA**  
Zamora, L.L.C.  
Texas Firm No. 10062700  
Professional Land Surveyors  
1511 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
Tel: (512) 295-6201

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**BEARING BASIS:**  
 THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**NOTE:**  
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

34

I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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

## LEGEND

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

## CURVE TABLE

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

## LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N11°03'22"E	279.36'
L2	S78°24'11"E	109.98'
L3	S11°40'16"W	52.41'
L4	S16°20'28"W	174.43'

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

PROJECT: PROPOSED ZONING  
 JOB NUMBER: PARCEL 4  
 DATE: JUNE, 2024  
 SCALE: 1" = 300'  
 SURVEYOR: ZAMORA  
 TECHNICIAN: DMC  
 DRAWING: 2025-201-PARCEL 4.dwg  
 FIELD NOTES:  
 PARTY CHIEF:  
 FIELD BOOKS:

**LOCATIONS**

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

STATE OF TEXAS  
COUNTY OF EL PASO

"PARCEL 5"  
ZONING

6.993 ACRES  
SECTION 30 AND SECTION 31,  
BLOCK 78  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY  
COMPANY SURVEYS IN  
EL PASO COUNTY, TEXAS

**DESCRIPTION**

DESCRIPTION OF A 6.993 ACRE TRACT OF LAND SITUATED IN SECTION 30, AND SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO HUNT COMMUNITIES DEVELOPMENT CO. II LLC., OF RECORD IN DOCUMENT NO. 20170054441 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 6.993 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a nail found on the south line of Eastlake Boulevard, a 120-foot right of way, being also the north line of that certain 17.954-acre tract of land conveyed to Hunt Horizon Mesa, LLC., recorded in Document No. 20240014413 of the Official Public Records of El Paso County, Texas, and being on the south line of that certain 0.462-acre tract of land conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas;

**THENCE, N 87°02'26" W**, with the south line of said Eastlake Boulevard, for a distance of **2112.89** feet to a calculated point on the south line of said Eastlake Boulevard, and being the north line of said Hunt Communities Development Co. 11 LLC tract, for the **POINT OF BEGINNING** and the northeast corner hereof;

**THENCE, S 03°06'21" W**, crossing said Hunt Communities Development Co. II LLC., for a distance of **621.18** feet to a calculated point on the south line of said Hunt Communities Development Co. II LLC tract, being on the north line of that certain 17.9588-acre tract of land conveyed to Ithaca Development, LLC, recorded in Document No. 20210001011 of the Official Public Records of El Paso County, Texas, for the southeast corner hereof;

**THENCE, N 87°04'12" W**, with the south line of said Hunt Communities Development Co. II LLC tract and the north line of said Ithaca Development, LLC, 17.9588-acre tract, for a distance of **368.49** feet to a calculated point for the southwest corner of said Hunt Communities Development Co. II LLC tract, being also on the north line of said Ithaca Development, LLC., 17.9588-acre tract, and being the southeast corner of lot 3, Horizon Mesa Commercial Subdivision, a subdivision in El Paso County, Texas, according to the map or plat thereof, recorded in Document No. 20030115751 of the Official Public Records of El Paso County, Texas, and being the southwest corner hereof;

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

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

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

**THENCE, S 86°57'17" E**, for a distance of **521.00** feet to the **POINT OF BEGINNING** and containing **6.993** acres of land.

**BEARING BASIS**

THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN U.S. SURVEY FEET. THE BEARINGS SHOWN ARE GRID. COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**SURVEYORS NOTE**

THE CONSTRUCTION/LOCATION OF SURVEY BOUNDARIES AND CORNERS, WAS BASED UPON THE PRESCRIBED, ACCEPTED METHOD OF USING THE ORIGINAL OR PERPETUATED CORNER MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION NO. 42, BLOCK 78, TOWNSHIP 3, (2-IN IRON PIPE FOUND) AND THE NORTHWEST CORNER OF SECTION NO. 18, BLOCK 80, TOWNSHIP 2, (BRASS ARMY DISK ON CONCRETE MONUMENT RECOGNIZED AS THE SURVEY CORNER) AS A BASELINE RUNNING DIAGONALLY (N 42°38'01" W, 32,405.40 VARAS ~ 90,014.99 FEET) ACROSS THE SURVEYS AS RUN BY PAUL MCCOMBS IN 1883; THE NORTH-SOUTH AND EAST-WEST SURVEY LINES ARE ORIENTED 45-DEGREES OFF THIS BASELINE AND RUN FROM FOUND, ACCEPTED SURVEY CORNERS MONUMENTS ALONG OR NEAR THE BASELINE, OR FROM PRORATED SURVEY CORNER POSTIONS ALONG THE BASELINE AT MISSING CORNERS.

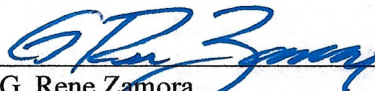
THE STATE OF TEXAS     §  
  §  
COUNTY OF EL PASO     §

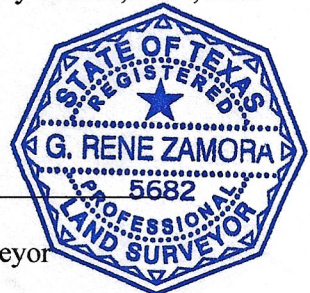
**KNOW ALL MEN BY THESE PRESENTS:**

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 2024 under my direction and supervision.

WITNESS MY HAND AND SEAL at El Paso County, Texas this the 13th day of June, 2024, A.D.

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

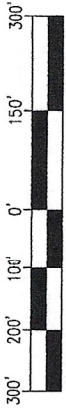
  
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 – State of Texas



**REFERENCES**

ZWA DRAWING NO. 2035-190

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE

1" = 300'

TOWN OF HORIZON CITY  
(1.021 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

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

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

TOWN OF HORIZON CITY  
(4.640 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

TOWN OF HORIZON CITY  
(0.462 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

S86°57'17"E 521.00'

N87°02'21"W 2112.89'  
**EASTLAKE BOULEVARD**  
(120' R.O.W.)

HORIZON MESA  
COMMERCIAL SUBDIVISION  
DOC. NO. 20030115751  
O.P.R.E.P.C.T.

N03°02'43"E 496.38'  
**PARCEL 5**  
**PROPOSED REZONING**  
**(C-2)**  
**6.993 ACRES**  
**(304,656 S.F.)**

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

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

HUNT HORIZON MESA, LLC  
(17,954 ACRES)  
DOC. NO. 20240014413  
O.P.R.E.P.C.T.

P.O.C.

P.O.B.

S03°06'21"W 621.18'

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

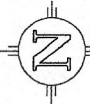
ITHACA DEVELOPMENT, LLC  
(17,9588 ACRES)  
DOC. NO. 20210001011  
O.R.E.P.C.T.

ITHACA DEVELOPMENT, LLC  
(130.712 ACRES)  
DOC. NO. 20190098221  
O.R.E.P.C.T.

SECTION LINE

SECTION NO. 31, BLOCK 78,  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY COMPANY

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



<b>PROJECT: PROPOSED ZONING</b>	
JOB NUMBER: 2035-201	PARCEL 5
DATE: JULY, 2024	
SCALE: 1" = 300'	
SURVEYOR: ZAMORA	
TECHNICIAN: DMC	
FIELD NOTES: 2035-201-PARCEL 5.dwg	
PARTY CHIEF:	
FIELD BOOKS:	

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

**LOCATIONS**

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

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**BEARING BASIS:**

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

**NOTE:**

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

88

**META DATA:**

ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).

I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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



## LEGEND

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

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



**LOCATIONS**  
**ZWA**  
 Zamora, L.L.C.  
 Texas Firm No. 10062700  
 Professional Land Surveyors  
 80 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
 Tel: (912) 295-6201

**PROJECT:** PROPOSED ZONING  
 PARCEL 5  
**JOB NUMBER:** 2035-201  
**DATE:** JULY, 2024  
**SCALE:** 1" = 300'  
**SURVEYOR:** ZAMORA  
**TECHNICIAN:** DMC  
**DRAWING:** 2035-201-PARCEL\_5.dwg  
**FIELD NOTES:**  
**PARTY CHIEF:**  
**FIELD BOOKS:**

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

STATE OF TEXAS  
COUNTY OF EL PASO

“PARCEL 7”  
ZONING

27.061 ACRES  
SECTION 30 AND SECTION 31,  
BLOCK 78 TOWNSHIP 3  
TEXAS AND PACIFIC  
RAILWAY COMPANY  
SURVEYS IN EL PASO  
COUNTY, TEXAS

**DESCRIPTION**

DESCRIPTION OF A 27.061 ACRE TRACT OF LAND SITUATED IN SECTION 30 AND SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 17.954 ACRE TRACT OF LAND CONVEYED TO HUNT HORIZON MESA, LLC, OF RECORD IN DOCUMENT NO. 20240014413 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, AND BEING ALSO A PORTION OF THAT CERTAIN 106.535 ACRE TRACT OF LAND CONVEYED TO HUNT HORIZON MESA, LLC., OF RECORD IN DOCUMENT NO. 20240021887 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, AND BEING A PORTION OF CERTAIN TRACT OF LAND CONVEYED TO HUNT HORIZON MESA, LLC., OF RECORD IN DOCUMENT NO. 20170054441 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 27.061 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point on the south line of Eastlake Boulevard, a 120-foot right of way, being also the south line of a 4.640-acre tract conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, and being the northwest corner hereof;

**THENCE, S 87°02'26" E**, with the south line of said Eastlake Boulevard, and the south line of said 4.640-acre Town of Horizon City tract, for a distance of **1181.03** feet to a nail found on the south line of said Eastlake Boulevard, being also the south line of a 0.462-acre tract conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas;

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

**THENCE**, along said curve to the right, an arc distance of **795.97** feet, said curve having a radius of **1040.00** feet, a central angle of **43°51'06"** and a chord bearing of **S 64°39'06" E** for a chord distance of **776.69** feet to a nail found at the end of said curve, being on the south line of said Eastlake Boulevard, being also the south line of a 3.630-acre tract conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, and being the north line of a 17.954-acre tract conveyed to Hunt Horizon Mesa, LLC, recorded in Document No. 20240014413 of the Official Public Records of El Paso County, Texas;

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

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

- 1) **N 87°01'27" W**, for a distance of **100.86** feet to a calculated point, and
- 2) **S 02°55'46" W**, for a distance of **311.55** feet to a calculated point on the south line of Hunt Horizon Mesa, LLC tract recorded in Document No. 20170054441 of the Official Public Records of El Paso County, Texas, being on the north line of that certain 130.712-acre tract of land conveyed to Ithaca Development, LLC, recorded in Document No. 20190098221 of the Official Public Records of El Paso County, Texas, and being the southeast corner hereof;

**THENCE**, **N 87°04'12" W**, with the south line of said Hunt Horizon Mesa, LLC tract and the north line of said Ithaca Development, LLC, 130.712-acre tract, for a distance of **1964.94** feet to a calculated point for the southwest corner hereof;

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

- 1) **N 02°55'48" E**, for a distance of **600.64** feet to a calculated point at the beginning of a curve to the right, and
- 2) along said curve to the right, an arc distance of **31.43** feet, said curve having a radius of **20.00** feet, a central angle of **90°01'47"** and a chord bearing of **N 47°56'41" E** for a chord distance of **28.29** feet to the **POINT OF BEGINNING** and containing **27.061** acres of land.

**BEARING BASIS**

THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN U.S. SURVEY FEET. THE BEARINGS SHOWN ARE GRID. COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**SURVEYORS NOTE**

THE CONSTRUCTION/LOCATION OF SURVEY BOUNDARIES AND CORNERS, WAS BASED UPON THE PRESCRIBED, ACCEPTED METHOD OF USING THE ORIGINAL OR PERPETUATED CORNER MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION NO. 42, BLOCK 78, TOWNSHIP 3, (2-IN IRON PIPE FOUND) AND THE NORTHWEST CORNER OF SECTION NO. 18, BLOCK 80, TOWNSHIP 2, (BRASS ARMY DISK ON CONCRETE MONUMENT RECOGNIZED AS THE SURVEY CORNER) AS A BASELINE RUNNING DIAGONALLY (N 42°38'01" W, 32,405.40 VARAS ~ 90,014.99 FEET) ACROSS THE SURVEYS AS RUN BY PAUL MCCOMBS IN 1883; THE NORTH-SOUTH AND EAST-WEST SURVEY LINES ARE ORIENTED 45-DEGREES OFF THIS BASELINE AND RUN FROM FOUND, ACCEPTED SURVEY CORNERS MONUMENTS ALONG OR NEAR THE BASELINE, OR FROM PRORATED SURVEY CORNER POSTIONS ALONG THE BASELINE AT MISSING CORNERS.

THE STATE OF TEXAS     §  
  §  
COUNTY OF EL PASO     §

**KNOW ALL MEN BY THESE PRESENTS:**

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 2024 under my direction and supervision.

WITNESS MY HAND AND SEAL at El Paso County, Texas this the 13th day of June, 2024, A.D.

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

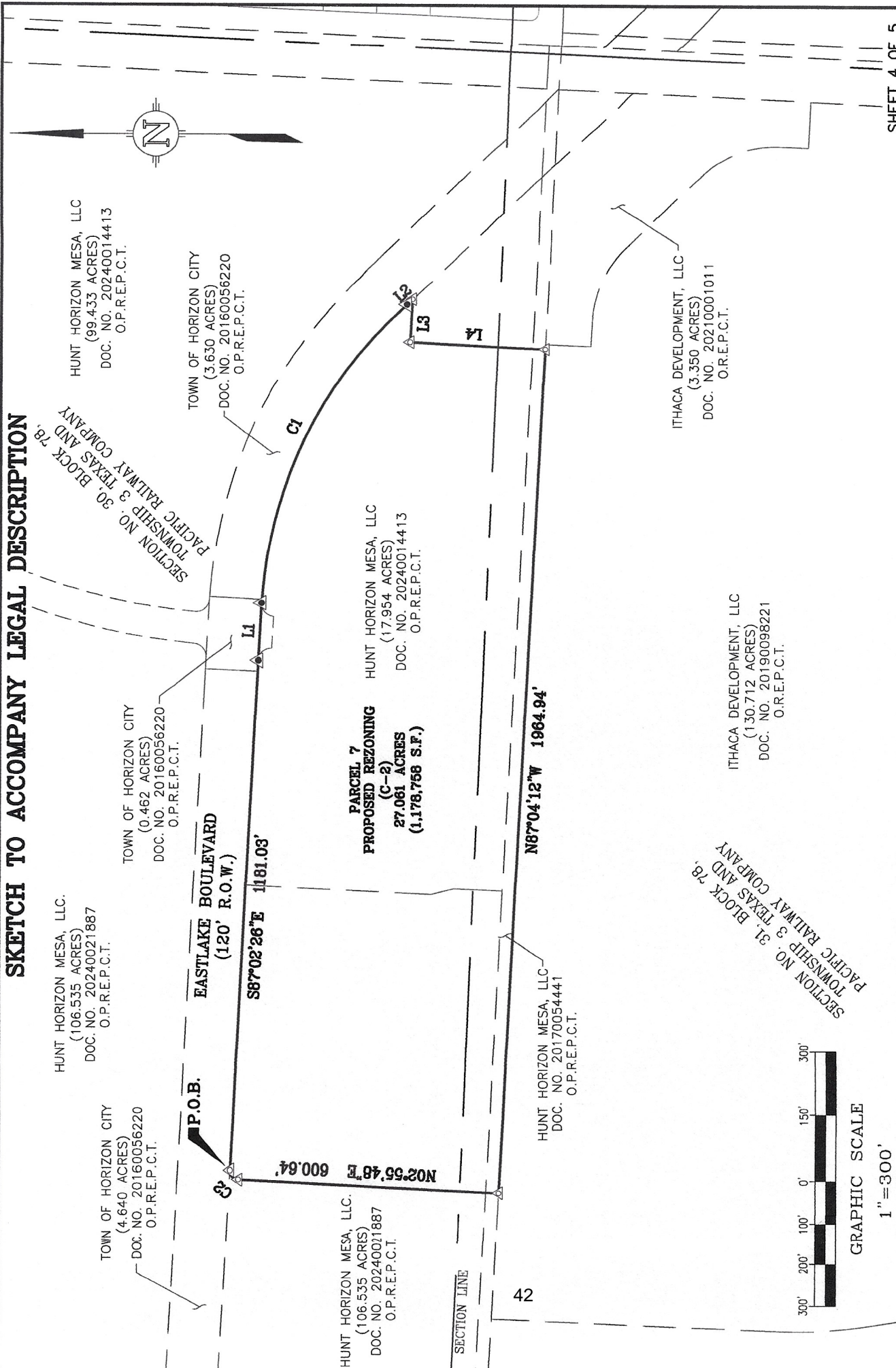
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 – State of Texas



**REFERENCES**

ZWA DRAWING NO. 2035-190

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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

TOWN OF HORIZON CITY  
(3.630 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

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

HUNT HORIZON MESA, LLC  
(17,954 ACRES)  
DOC. NO. 20240014413  
O.P.R.E.P.C.T.

TOWN OF HORIZON CITY  
(0.462 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

ITHACA DEVELOPMENT, LLC  
(130.712 ACRES)  
DOC. NO. 20190098221  
O.R.E.P.C.T.

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

TOWN OF HORIZON CITY  
(4.640 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

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

HUNT HORIZON MESA, LLC  
DOC. NO. 20170054441  
O.P.R.E.P.C.T.



PROJECT: PROPOSED ZONING	
JOB NUMBER: 2035-201	DATE: JULY, 2024
SCALE: 1" = 300'	SURVEYOR: ZAMORA
TECHNICIAN: DWC	DRAWING: 2035-201-PARCEL 7.dwg
FIELD NOTES:	PARTY CHIEF:
FIELDBOOKS:	

**LOCATIONS**

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

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

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**BEARING BASIS:**

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

**NOTE:**

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

4

**META DATA:**

ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).

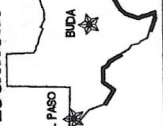
I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

G. Rene Zamora

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



**LOCATIONS**



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

PROJECT: PROPOSED ZONING  
JOB NUMBER: 2035-201  
DATE: JULY, 2024  
SCALE: 1" = 300'  
SURVEYOR: ZAMORA  
TECHNICIAN: DMC  
DRAWING: 2035-201-PARCEL 7.dwg  
PARTYCHIEF:  
FIELDBOOKS:

**LEGEND**

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

**CURVE TABLE**

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

**LINE TABLE**

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

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

DESCRIPTION

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

**BEGINNING** at a 5/8" iron rod with cap stamped "ZWA" found on a curve to the left, being also the southwest line of Eastlake Boulevard, a 120-foot right of way, being also the southwest corner of a 0.116-acre tract conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, being also the northwest corner of said Hunt Horizon Crossing LLC, tract, and being the northwest corner hereof;

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

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

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

- 1) along said curve to the right, an arc distance of **31.42** feet, said curve having a radius of **20.00** feet, a central angle of **90°00'08"** and a chord bearing of **S 03°49'49" E** for a chord distance of **28.28** feet to a calculated point at the end of said curve,
- 2) **S 41°10'15" W**, for a distance of **134.24** feet to calculated point at the beginning of a curve to the right,
- 3) along said curve to the right, an arc distance of **22.62** feet, said curve having a radius of **20.00** feet, a central angle of **64°47'37"** and a chord bearing of **S 73°34'03" W** for a chord distance of **21.43** feet to a calculated point at the point of reverse curve to the left,
- 4) along said reverse curve to the left, an arc distance of **337.94** feet, said curve having a radius of **437.00** feet, a central angle of **44°18'26"** and a chord bearing of **S 83°48'39" W** for a chord distance of **329.58** feet to a calculated point at the point of reverse curve to the right,
- 5) along said reverse curve to the right, an arc distance of **23.87** feet, said curve having a radius of **20.00** feet, a central angle of **68°23'47"** and a chord bearing of **N 84°08'41" W** for a chord distance of **22.48** feet to a calculated point at the end of said curve, and
- 6) **N 49°56'48" W**, for a distance of **817.85** feet to a calculated point on the east line of said Colony Partners East, LP. Tract and being the southwest corner hereof;

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

**BEARING BASIS**

THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN U.S. SURVEY FEET. THE BEARINGS SHOWN ARE GRID. COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**SURVEYORS NOTE**

THE CONSTRUCTION/LOCATION OF SURVEY BOUNDARIES AND CORNERS, WAS BASED UPON THE PRESCRIBED, ACCEPTED METHOD OF USING THE ORIGINAL OR PERPETUATED CORNER MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION NO. 42, BLOCK 78, TOWNSHIP 3, (2-IN IRON PIPE FOUND) AND THE NORTHWEST CORNER OF SECTION NO. 18, BLOCK 80, TOWNSHIP 2, (BRASS ARMY DISK ON CONCRETE MONUMENT RECOGNIZED AS THE SURVEY CORNER) AS A BASELINE RUNNING DIAGONALLY (N 42°38'01" W, 32,405.40 VARAS ~ 90,014.99 FEET) ACROSS THE SURVEYS AS RUN BY PAUL MCCOMBS IN 1883; THE NORTH-SOUTH AND EAST-WEST SURVEY LINES ARE ORIENTED 45-DEGREES OFF THIS BASELINE AND RUN FROM FOUND, ACCEPTED SURVEY CORNERS MONUMENTS ALONG OR NEAR THE BASELINE, OR FROM PRORATED SURVEY CORNER POSTIONS ALONG THE BASELINE AT MISSING CORNERS.

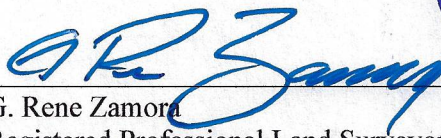
THE STATE OF TEXAS     §  
  §  
COUNTY OF EL PASO     §

**KNOW ALL MEN BY THESE PRESENTS:**

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 2024 under my direction and supervision.

WITNESS MY HAND AND SEAL at El Paso County, Texas this the 18th day of July, 2024, A.D.

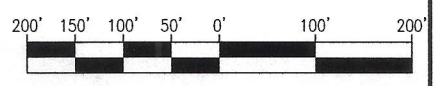
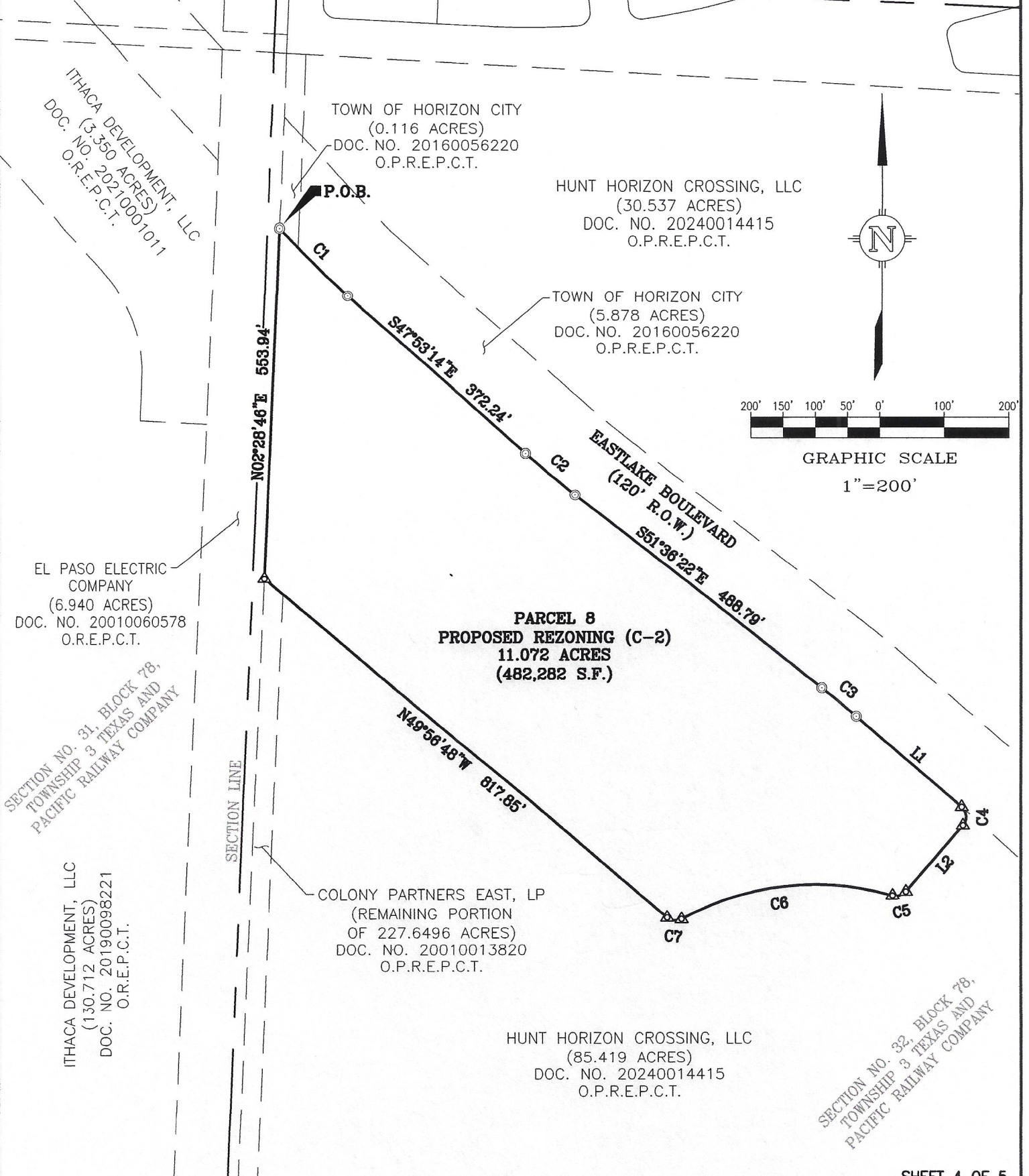
Zamora, L.L.C.  
1510 N. Zaragoza Road  
El Paso, Texas 79936

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



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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE  
1"=200'

**PARCEL 8**  
**PROPOSED REZONING (C-2)**  
**11.072 ACRES**  
**(482,282 S.F.)**

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

TOWN OF HORIZON CITY  
(0.116 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

HUNT HORIZON CROSSING, LLC  
(30.537 ACRES)  
DOC. NO. 20240014415  
O.P.R.E.P.C.T.

TOWN OF HORIZON CITY  
(5.878 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

EL PASO ELECTRIC  
COMPANY  
(6.940 ACRES)  
DOC. NO. 20010060578  
O.R.E.P.C.T.

SECTION NO. 31, BLOCK 78,  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY COMPANY

ITHACA DEVELOPMENT, LLC  
(130.712 ACRES)  
DOC. NO. 20190098221  
O.R.E.P.C.T.

COLONY PARTNERS EAST, LP  
(REMAINING PORTION  
OF 227.6496 ACRES)  
DOC. NO. 20010013820  
O.P.R.E.P.C.T.

HUNT HORIZON CROSSING, LLC  
(85.419 ACRES)  
DOC. NO. 20240014415  
O.P.R.E.P.C.T.

SECTION NO. 32, BLOCK 78,  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY COMPANY

**LOCATIONS**

**ZWA**  
**Zamora, L.L.C.**  
**Texas Firm No. 10062700**  
**Professional Land Surveyors**  
1510 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
Tel: (512) 295-6201

PROJECT:	PROPOSED ZONING PARCEL 8
JOB NUMBER:	2035-201
DATE:	JULY, 2024
SCALE:	1"= 200'
SURVEYOR:	ZAMORA
TECHNICIAN:	DWC 47
DRAWING:	2035-201-PARCEL 8
FIELDNOTES:	
PARTYCHIEF:	
FIELDBOOKS:	

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

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## LEGEND

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

CURVE TABLE					
CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	148.71'	5°27'42"	1560.00'	S45°09'30"E	148.65'
C2	101.26'	3°43'08"	1560.00'	S49°44'48"E	101.24'
C3	69.74'	2°46'29"	1440.00'	S50°13'08"E	69.73'
C4	31.42'	90°00'08"	20.00'	S03°49'49"E	28.28'
C5	22.62'	64°47'37"	20.00'	S73°34'03"W	21.43'
C6	337.94'	44°18'26"	437.00'	S83°48'39"W	329.58'
C7	23.87'	68°23'47"	20.00'	N84°08'41"W	22.48'

**BEARING BASIS:**

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

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

**NOTE:**

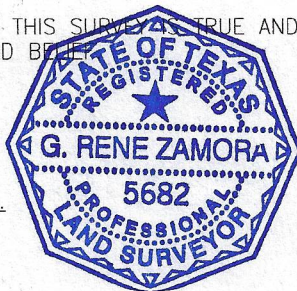
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

**META DATA:**

ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).

I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

G. Rene Zamora



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

<p><b>LOCATIONS</b></p>	<p style="font-size: 2em; font-weight: bold; text-align: center;">ZWA</p> <p><b>Zamora, LLC.</b> Texas Firm No. 10062700 <b>Professional Land Surveyors</b> 1510 N. Zaragoza Road, Suite B-7, El Paso Texas 79936 Tel: (512) 295-6201</p>	<p><b>PROJECT:</b> PROPOSED ZONING PARCEL 8 <b>JOB NUMBER:</b> 2035-201 <b>DATE:</b> JULY, 2024 <b>SCALE:</b> 1" = 200' <b>SURVEYOR:</b> ZAMORA <b>TECHNICIAN:</b> DWC <b>48</b> <b>DRAWING:</b> 2035-201-PARCEL 8 <b>FIELDNOTES:</b> <b>PARTYCHIEF:</b> <b>FIELDBOOKS:</b></p>	<p>EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 11.072 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.</p>
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**DESCRIPTION**

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

**COMMENCING** at a 5/8" iron rod with cap stamped "ZWA" found on the southwest line of Eastlake Boulevard, a 120-foot right of way, being also the northwest corner of a 5.101-acre tract conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, being also the southeast corner of a 5.898-acre tract conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, being also the most northerly corner of said Hunt Horizon Crossing, LLC, 7.871-acre tract, and being the northeast corner of said Hunt Horizon Crossing, LLC, 85.419-acre tract;

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

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

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

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

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

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

**BEARING BASIS**

THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN U.S. SURVEY FEET. THE BEARINGS SHOWN ARE GRID. COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**SURVEYORS NOTE**

THE CONSTRUCTION/LOCATION OF SURVEY BOUNDARIES AND CORNERS, WAS BASED UPON THE PRESCRIBED, ACCEPTED METHOD OF USING THE ORIGINAL OR PERPETUATED CORNER MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION NO. 42, BLOCK 78, TOWNSHIP 3, (2-IN IRON PIPE FOUND) AND THE NORTHWEST CORNER OF SECTION NO. 18, BLOCK 80, TOWNSHIP 2, (BRASS ARMY DISK ON CONCRETE MONUMENT RECOGNIZED AS THE SURVEY CORNER) AS A BASELINE RUNNING DIAGONALLY (N 42°38'01" W, 32,405.40 VARAS ~ 90,014.99 FEET) ACROSS THE SURVEYS AS RUN BY PAUL MCCOMBS IN 1883; THE NORTH-SOUTH AND EAST-WEST SURVEY LINES ARE ORIENTED 45-DEGREES OFF THIS BASELINE AND RUN FROM FOUND, ACCEPTED SURVEY CORNERS MONUMENTS ALONG OR NEAR THE BASELINE, OR FROM PRORATED SURVEY CORNER POSTIONS ALONG THE BASELINE AT MISSING CORNERS.

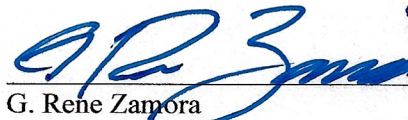
**THE STATE OF TEXAS     §  
  §  
COUNTY OF EL PASO     §**

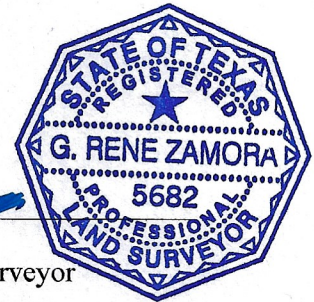
**KNOW ALL MEN BY THESE PRESENTS:**

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 2024 under my direction and supervision.

WITNESS MY HAND AND SEAL at El Paso County, Texas this the 3rd day of July, 2024, A.D.

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

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



**REFERENCES**

ZWA DRAWING NO. 2035-190

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

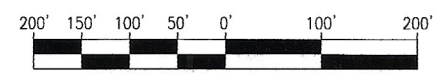
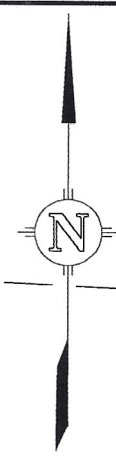
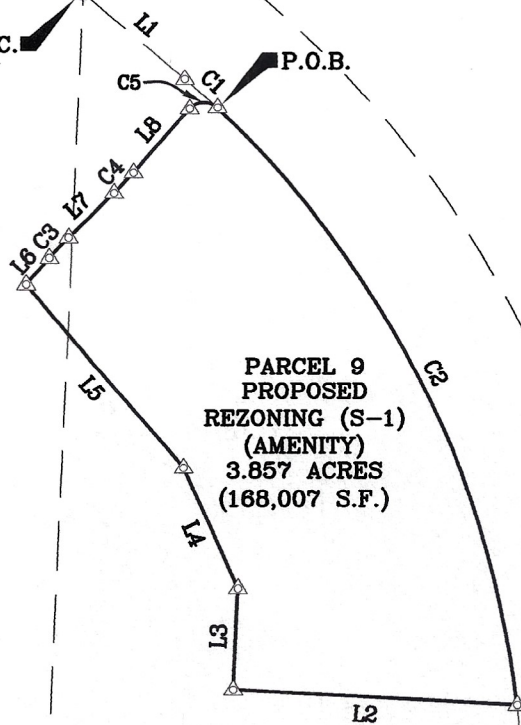
TOWN OF HORIZON CITY  
(5.878 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

HUNT HORIZON CROSSING, LLC  
(85.419 ACRES)  
DOC. NO. 20240014415  
O.P.R.E.P.C.T.

HUNT HORIZON CROSSING, LLC  
(7.871 ACRES)  
DOC. NO. 20240014411  
O.P.R.E.P.C.T.

HUNT HORIZON CROSSING, LLC  
(64.653 ACRES)  
DOC. NO. 20240014411  
O.P.R.E.P.C.T.

TOWN OF HORIZON CITY  
(5.101 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.



GRAPHIC SCALE  
1"=200'

SECTION NO. 32, BLOCK 78,  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY COMPANY

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

**LOCATIONS**

**ZWA**  
**Zamora, L.L.C.**  
**Texas Firm No. 10062700**  
**Professional Land Surveyors**  
1510 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
Tel (512) 295-6201

<b>PROJECT:</b>	PROPOSED ZONING
	PARCEL 9
<b>JOB NUMBER:</b>	2035-201
<b>DATE:</b>	JULY, 2024
<b>SCALE:</b>	1" = 200' 52
<b>SURVEYOR:</b>	ZAMORA
<b>TECHNICIAN:</b>	DWC
<b>DRAWING:</b>	2035-201-PARCEL 9.dwg
<b>FIELDNOTES:</b>	
<b>PARTYCHIEF:</b>	
<b>FIELDBOOKS:</b>	

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

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## LEGEND

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

CURVE TABLE					
CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	46.11'	2°32'26"	1040.00'	S47°33'40"E	46.11'
C2	717.84'	39°32'51"	1040.00'	S26°31'02"E	703.68'
C3	29.27'	4°11'31"	400.00'	N43°16'00"E	29.26'
C4	29.27'	4°11'31"	400.00'	N43°16'00"E	29.26'
C5	32.30'	92°32'18"	20.00'	N87°26'24"E	28.90'

**BEARING BASIS:**

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

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

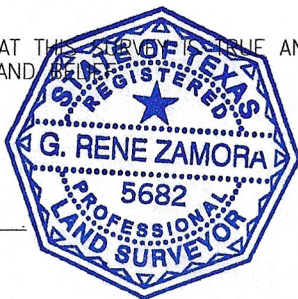
**NOTE:**

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

**META DATA:**

ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).

I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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

**LOCATIONS**

**ZWA**  
**Zamora, L.L.C.**  
 Texas Firm No. 10062700  
 Professional Land Surveyors  
 1510 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
 Tel: (512) 295-6201

PROJECT: PROPOSED ZONING
PARCEL 9
JOB NUMBER: 2035-201
DATE: JULY, 2024
SCALE: 1" = 200' 53
SURVEYOR: ZAMORA
TECHNICIAN: DWC
DRAWING: 2035-201-PARCEL 9.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

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

DESCRIPTION

DESCRIPTION OF A 7.830 ACRE TRACT OF LAND SITUATED IN SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 64.653 ACRE TRACT OF LAND CONVEYED TO HUNT HORIZON CROSSING LLC, OF RECORD IN DOCUMENT NO. 20240014411 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 7.830 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point on the east line of said Hunt Horizon Crossing LLC, 64.653-acre tract, being also on the east line of Eastlake Boulevard, a 120-foot right of way width, being also the east line of a 2.419-acre tract conveyed to the Town of Horizon City, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, and being the northwest corner hereof;

**THENCE, S 87°27'43" E**, departing the east line of said Eastlake Boulevard, crossing said Hunt Horizon Crossing LLC, 64.653-acre tract, for a distance of **653.20** feet to a calculated point on the east line of said Hunt Horizon Crossing LLC, 64.653-acre tract, being also on the west line of a 29.862-acre tract conveyed to Clint Independent School District, recorded in Document No. 20010000595 of the Official Public Records of El Paso County, Texas, and being the northeast corner hereof;

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

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

- 1) **N 86°58'35" W**, for a distance of **294.70** feet to a calculated point, for an angle point, and
- 2) **S 85°37'17" W**, for a distance of **297.40** feet to a calculated point on the west line of said Hunt Horizon Crossing LLC, 64.653-acre tract, being also the east line of said Town of Horizon City 2.419-acre tract, being also the east line of said Eastlake Boulevard, and being the southwest corner hereof;

**THENCE**, with the west line of said Hunt Horizon Crossing LLC, 64.653-acre tract, the east line of said Town of Horizon City 2.419-acre tract and the east line of said Eastlake Boulevard, the following two (2) courses and distances:

- 1) **N 04°08'27" W**, for a distance of **404.57** feet to a 5/8" iron rod with cap stamped "ZWA" found at the beginning of a curve to the right, and
- 2) along said curve to the right, an arc distance of **171.24** feet, said curve having a radius of **3940.00** feet, a central angle of **2°29'25"** and a chord bearing of **N 02°53'45" W** for a chord distance of **171.23** feet to the **POINT OF BEGINNING** and containing **7.830** acres of land.

**BEARING BASIS**

THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN U.S. SURVEY FEET. THE BEARINGS SHOWN ARE GRID. CONVERGENCE OF (-)03°36'00" WITH A COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**SURVEYORS NOTE**

THE CONSTRUCTION/LOCATION OF SURVEY BOUNDARIES AND CORNERS, WAS BASED UPON THE PRESCRIBED, ACCEPTED METHOD OF USING THE ORIGINAL OR PERPETUATED CORNER MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION NO. 42, BLOCK 78, TOWNSHIP 3, (2-IN IRON PIPE FOUND) AND THE NORTHWEST CORNER OF SECTION NO. 18, BLOCK 80, TOWNSHIP 2, (BRASS ARMY DISK ON CONCRETE MONUMENT RECOGNIZED AS THE SURVEY CORNER) AS A BASELINE RUNNING DIAGONALLY (N 42°38'01" W, 32,405.40 VARAS ~ 90,014.99 FEET) ACROSS THE SURVEYS AS RUN BY PAUL MCCOMBS IN 1883; THE NORTH-SOUTH AND EAST-WEST SURVEY LINES ARE ORIENTED 45-DEGREES OFF THIS BASELINE AND RUN FROM FOUND, ACCEPTED SURVEY CORNERS MONUMENTS ALONG OR NEAR THE BASELINE, OR FROM PRORATED SURVEY CORNER POSTIONS ALONG THE BASELINE AT MISSING CORNERS.

THE STATE OF TEXAS     §  
  §  
COUNTY OF EL PASO     §

**KNOW ALL MEN BY THESE PRESENTS:**

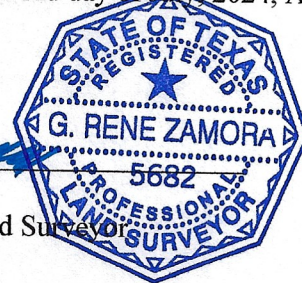
That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 2024 under my direction and supervision.

WITNESS MY HAND AND SEAL at El Paso County, Texas this the 3rd day of July, 2024, A.D.

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

*G. Rene Zamora*

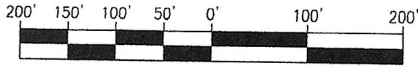
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 – State of Texas



**REFERENCES**

ZWA DRAWING NO. 2035-190

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE  
1"=200'

SECTION NO. 32, BLOCK 78,  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY COMPANY

HUNT HORIZON CROSSING, LLC  
(64.653 ACRES)  
DOC. NO. 20240014411  
O.P.R.E.P.C.T.

COLONY PARTNERS EAST, LP  
(SEC 32-DEV 1A)  
(REMAINING PORTION OF 227.6496 ACRES)  
DOC. NO. 20010013820  
O.P.R.E.P.C.T.

TOWN OF HORIZON CITY  
(2.419 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

HUNT HORIZON CROSSING 2, L.P.,  
(44.766 ACRES)  
DOC. NO. 20070100990  
O.P.R.E.P.C.T.

EASTLAKE BOULEVARD  
(120' R.O.W.)  
404.57'  
N04°08'27" W  
404.57'

**PARCEL 11**  
**PROPOSED ZONING (C-2)**  
**7.830 ACRES**  
**(341,094 S.F.)**

S87°27'43"E 653.20'  
S02°32'17"W 538.96'  
S85°37'17"W 297.40' N86°58'35"W 294.70'

HUNT HORIZON CROSSING, LLC  
(64.653 ACRES)  
DOC. NO. 20240014411  
O.P.R.E.P.C.T.

HUNT COMMUNITIES HOLDING, L.P.  
(6.927 ACRES)  
DOC. NO. 20070093998  
O.P.R.E.P.C.T.

CLINT INDEPENDENT SCHOOL DISTRICT  
(29.862 ACRES)  
DOC. NO. 20010000595  
O.P.R.E.P.C.T.

CLINT INDEPENDENT SCHOOL DISTRICT  
(20.000 ACRES)  
DOC. NO. 20020007804  
O.P.R.E.P.C.T.

SHEET 3 OF 4

**LOCATIONS**



**ZWA**

**Zamora, L.L.C.**  
**Texas Firm No. 10062700**  
**Professional Land Surveyors**  
1510 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
Tel: (512) 295-6201

PROJECT:	PROPOSED ZONING
JOB NUMBER:	PARCEL 11
DATE:	2035-201
SCALE:	1" = 200'
SURVEYOR:	ZAMORA
TECHNICIAN:	DWC
DRAWING:	2035-201-PARCEL 11.dwg
FIELDNOTES:	
PARTYCHIEF:	
FIELDBOOKS:	

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

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## LEGEND

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

CURVE TABLE					
CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	171.24'	2°29'25"	3940.00'	N02°53'45"W	171.23'
C2	129.76'	1°53'13"	3940.00'	N00°42'26"W	129.75'

**BEARING BASIS:**

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

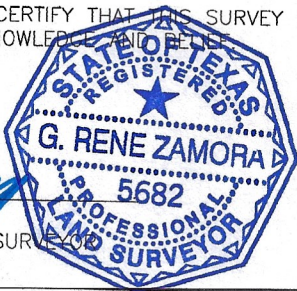
**NOTE:**

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

**META DATA:**

ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).

I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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

**LOCATIONS**

## ZWA

**Zamora, L.L.C.**  
 Texas Firm No. 10062700  
**Professional Land Surveyors**  
 1510 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
 Tel: (512) 295-6201

PROJECT: PROPOSED ZONING
PARCEL 11
JOB NUMBER: 2035-201
DATE: JULY, 2024
SCALE: 1" = 200' 57
SURVEYOR: ZAMORA
TECHNICIAN: DWC
DRAWING: 2035-201-PARCEL 11.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

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

DESCRIPTION

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

**COMMENCING** at a calculated point for the southeast corner of said Hunt Horizon Crossing 2, LP 76.7174-acre tract, being also on the north line of Horizon Boulevard, a varying width right of way, being also the southwest corner of a 1.806-acre tract conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, and being the west line of Eastlake Boulevard, a 120-foot right of way;

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

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

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

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

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

**BEARING BASIS**

THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN U.S. SURVEY FEET. THE BEARINGS SHOWN ARE GRID. COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**SURVEYORS NOTE**

THE CONSTRUCTION/LOCATION OF SURVEY BOUNDARIES AND CORNERS, WAS BASED UPON THE PRESCRIBED, ACCEPTED METHOD OF USING THE ORIGINAL OR PERPETUATED CORNER MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION NO. 42, BLOCK 78, TOWNSHIP 3, (2-IN IRON PIPE FOUND) AND THE NORTHWEST CORNER OF SECTION NO. 18, BLOCK 80, TOWNSHIP 2, (BRASS ARMY DISK ON CONCRETE MONUMENT RECOGNIZED AS THE SURVEY CORNER) AS A BASELINE RUNNING DIAGONALLY (N 42°38'01" W, 32,405.40 VARAS ~ 90,014.99 FEET) ACROSS THE SURVEYS AS RUN BY PAUL MCCOMBS IN 1883; THE NORTH-SOUTH AND EAST-WEST SURVEY LINES ARE ORIENTED 45-DEGREES OFF THIS BASELINE AND RUN FROM FOUND, ACCEPTED SURVEY CORNERS MONUMENTS ALONG OR NEAR THE BASELINE, OR FROM PRORATED SURVEY CORNER POSTIONS ALONG THE BASELINE AT MISSING CORNERS.

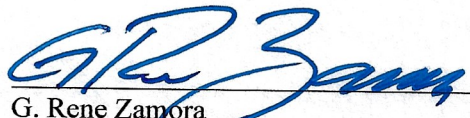
THE STATE OF TEXAS     §  
   §  
COUNTY OF EL PASO     §

**KNOW ALL MEN BY THESE PRESENTS:**

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 2024 under my direction and supervision.

WITNESS MY HAND AND SEAL at El Paso County, Texas this the 12th day of July, 2024, A.D.

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

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



**REFERENCES**

ZWA DRAWING NO. 2035-190

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

HORIZON COMMUNITIES IMPROVEMENT ASSOCIATION INC.  
(2.87 ACRES)  
VOLUME 3257, PAGE 14  
O.P.R.E.P.C.T.

HUNT HORIZON CROSSING 2, L.P.,  
(44.766 ACRES)  
DOC. NO. 20070100989  
O.P.R.E.P.C.T.

HUNT COMMUNITIES HOLDING, L.P.  
(4.206 ACRES)  
DOC. NO. 20070093996  
O.P.R.E.P.C.T.

HUNT HORIZON CROSSING 2, L.P.,  
(76.7174 ACRES)  
DOC. NO. 20070100990  
O.P.R.E.P.C.T.

**PARCEL 12**  
**PROPOSED REZONING (R-3)**  
**0.859 ACRES**  
**(37,422 S.F.)**

TOWN OF HORIZON CITY  
(1,806 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

CLINT INDEPENDENT SCHOOL DISTRICT  
(17,964 ACRES)

HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT  
VOL. 1559, PG. 886  
O.P.R.E.P.C.T.

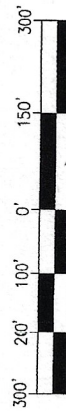
EASTLAKE BOULEVARD  
(120' R.O.W.)

S87°02'46"E 1840.58'  
N87°03'13"W 1837.75'

P.O.B.

P.O.C.

HORIZON BOULEVARD  
(R.O.W. WIDTH VARIES)



GRAPHIC SCALE

1" = 300'

PROJECT: PROPOSED ZONING
JOB NUMBER: PARCEL 12
DATE: 2035-201
DATE: JULY, 2024
SCALE: 1" = 300'
SURVEYOR: ZAMORA
TECHNICIAN: DMC
DRAWING: 2035-201-PARCEL 12.dwg
FIELD NOTES:
PARTY CHIEF:
FIELD BOOKS:

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



**ZWA**  
Zamora, L.L.C.  
Texas Firm No. 10062700  
Professional Land Surveyors  
151 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
Tel (912) 295-6201

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**BEARING BASIS:**

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

**NOTE:**

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

2

**META DATA:**

ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).

I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND

G. Rene Zamora

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



**LEGEND**

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

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

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

PROJECT: PROPOSED ZONING	EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 0.859 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.
JOB NUMBER: 2035-201	
DATE: JULY, 2024	
SCALE: 1" = 300'	
SURVEYOR: ZAMORA	
TECHNICIAN: DWC	
DRAWING: 2035-201-PARCEL 12.dwg	
FIELDNOTES:	
PARTYCHIEF:	
FIELDBOOKS:	

**LOCATIONS**

EL PASO

**Zamora, L.L.C.**  
**Texas Firm No. 10062700**  
**Professional Land Surveyors**  
150 N. Zaragoza Road, Suite B-7, El Paso Texas 79906  
Tel (512) 285-6201

**DESCRIPTION**

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

**COMMENCING** at a calculated point for the southeast corner of said Hunt Horizon Crossing 2, LP 76.7174-acre tract, being also on the north line of Horizon Boulevard, a varying width right of way, and being the southwest corner of a 1.806-acre tract conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas;

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

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

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

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

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

**BEARING BASIS**

THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN U.S. SURVEY FEET. THE BEARINGS SHOWN ARE GRID. COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**SURVEYORS NOTE**

THE CONSTRUCTION/LOCATION OF SURVEY BOUNDARIES AND CORNERS, WAS BASED UPON THE PRESCRIBED, ACCEPTED METHOD OF USING THE ORIGINAL OR PERPETUATED CORNER MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION NO. 42, BLOCK 78, TOWNSHIP 3, (2-IN IRON PIPE FOUND) AND THE NORTHWEST CORNER OF SECTION NO. 18, BLOCK 80, TOWNSHIP 2, (BRASS ARMY DISK ON CONCRETE MONUMENT RECOGNIZED AS THE SURVEY CORNER) AS A BASELINE RUNNING DIAGONALLY (N 42°38'01" W, 32,405.40 VARAS ~ 90,014.99 FEET) ACROSS THE SURVEYS AS RUN BY PAUL MCCOMBS IN 1883; THE NORTH-SOUTH AND EAST-WEST SURVEY LINES ARE ORIENTED 45-DEGREES OFF THIS BASELINE AND RUN FROM FOUND, ACCEPTED SURVEY CORNERS MONUMENTS ALONG OR NEAR THE BASELINE, OR FROM PRORATED SURVEY CORNER POSTIONS ALONG THE BASELINE AT MISSING CORNERS.

THE STATE OF TEXAS     §  
  §  
COUNTY OF EL PASO     §

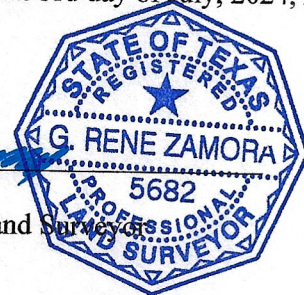
**KNOW ALL MEN BY THESE PRESENTS:**

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 2024 under my direction and supervision.

WITNESS MY HAND AND SEAL at El Paso County, Texas this the 3rd day of July, 2024, A.D.

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

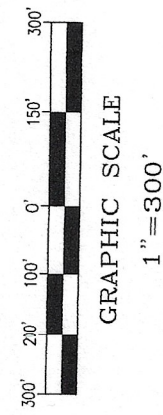
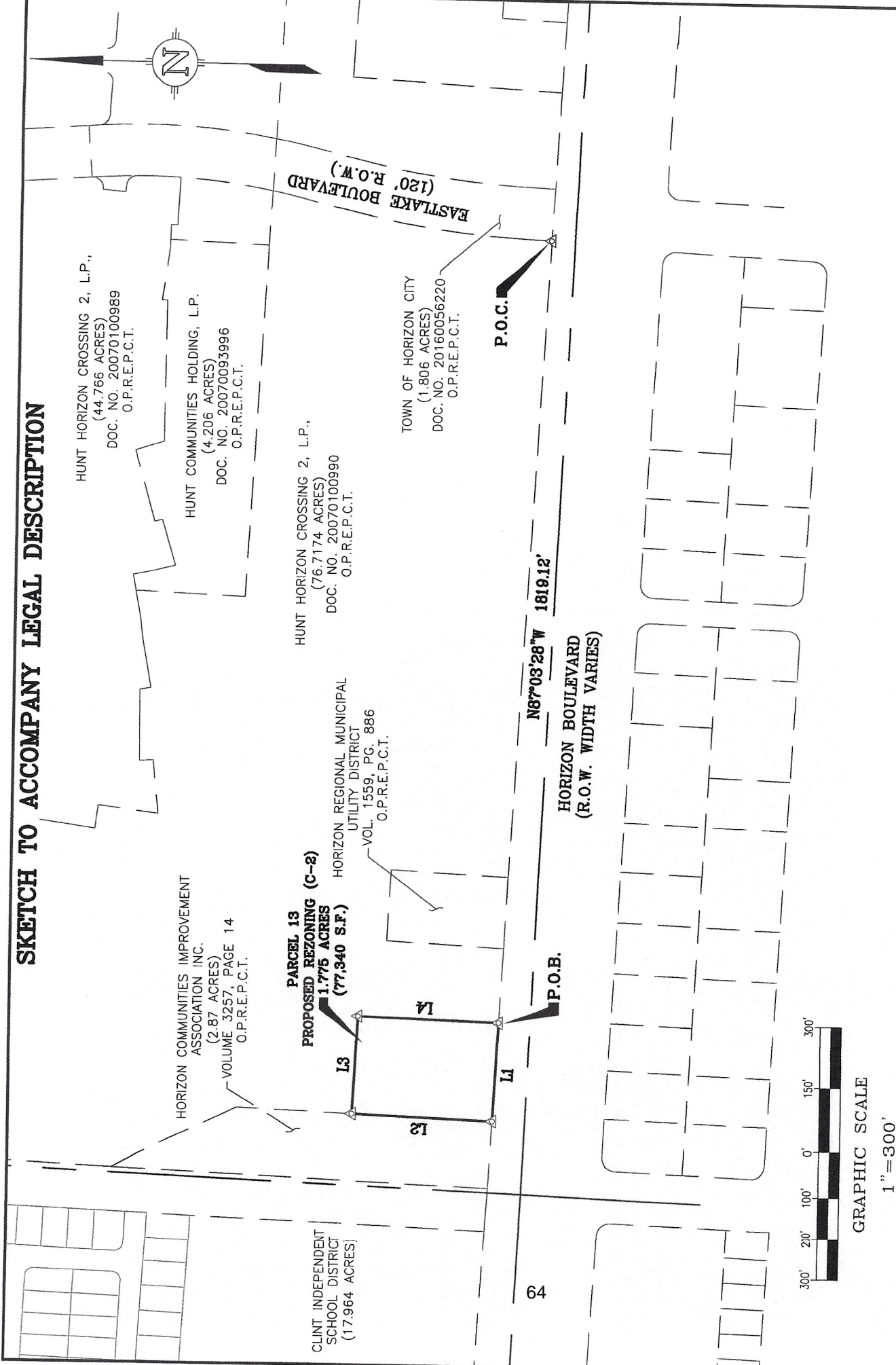
*G. Rene Zamora*  
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 – State of Texas



**REFERENCES**

ZWA DRAWING NO. 2035-190

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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

<b>PROJECT:</b>	PROPOSED ZONING
<b>JOB NUMBER:</b>	PARCEL 13
<b>DATE:</b>	2035-201
<b>SCALE:</b>	1" = 300'
<b>SURVEYOR:</b>	ZAMORA
<b>TECHNICIAN:</b>	DWC
<b>DRAWING:</b>	2035-201-PARCEL 13.dwg
<b>FIELD NOTES:</b>	
<b>PARTY CHIEF:</b>	
<b>FIELD BOOKS:</b>	

**LOCATIONS**

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

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**BEARING BASIS:**

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

**NOTE:**

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

01

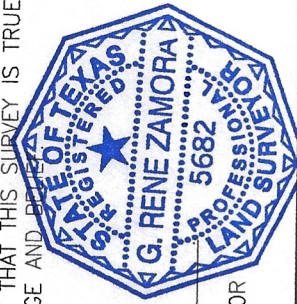
**META DATA:**

ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).

I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GRZ

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



**LOCATIONS**



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

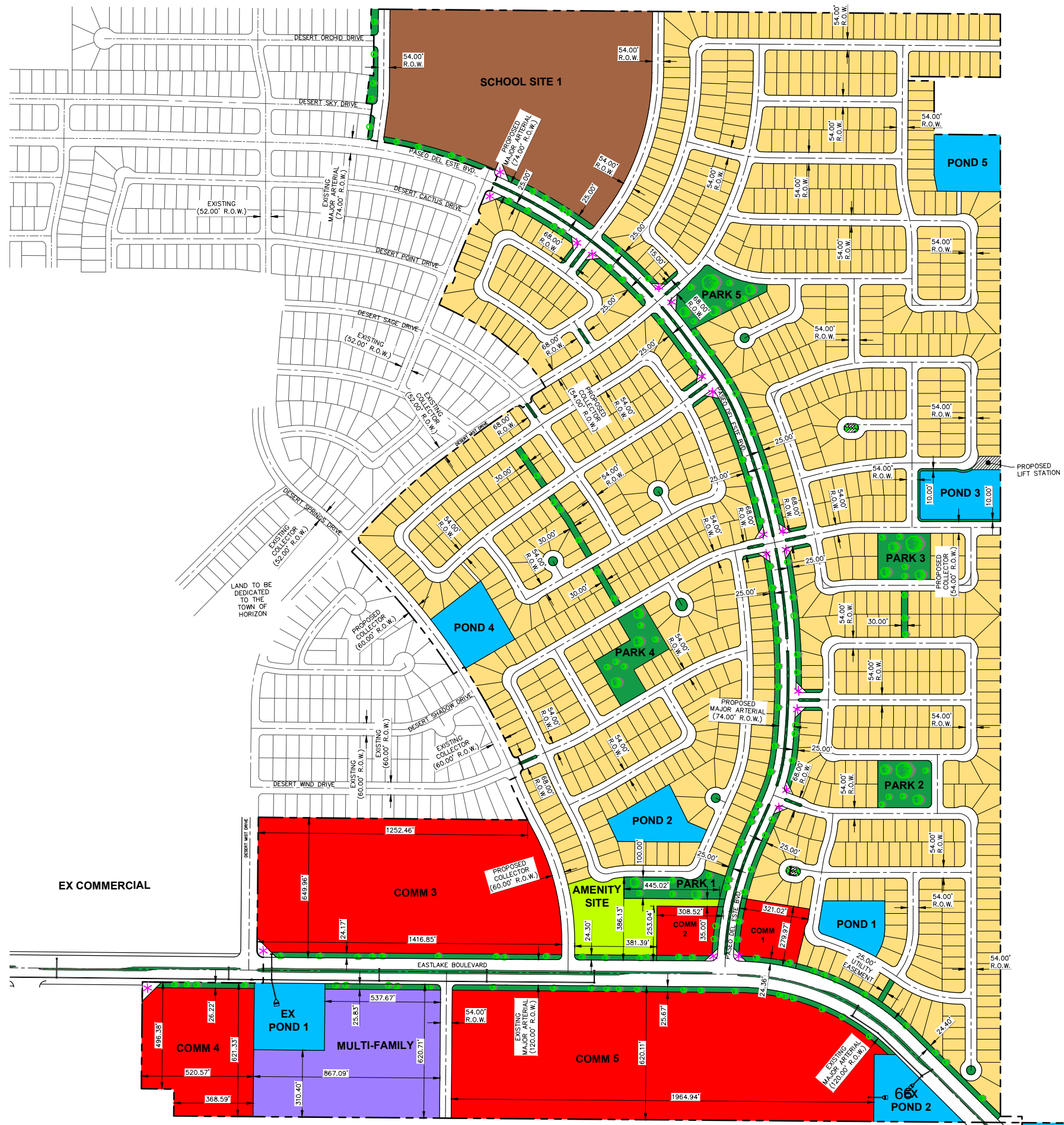
PROJECT: PROPOSED ZONING  
JOB NUMBER: PARCEL 13  
DATE: 2023-201  
SCALE: 1" = 300  
SURVEYOR: ZAMORA  
TECHNICIAN: DMC  
DRAWING: 2023-201-PARCEL 13.dwg  
FIELD NOTES:  
PARTY CHIEF:  
FIELD BOOKS:

**LEGEND**

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

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

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



LAND USE	AREA (Ac.)
PONDS	12.63
PARKS	7.03
AMENITY SITE	3.29
TRAILS	1.27
EASTLAKE TRAILS	3.71
PASEO TRAILS	4.55
PASEO MEDIANS	0.90
MEDIANS & C.O.S.	0.50
COMMERCIAL	57.97
MULTI-FAMILY	10.01
SCHOOL	21.91
MONUMENTATION	0.78
TOTAL	124.55

LEGEND:

- POONDS ■
- PARKS, TRAILS & C.O.S. ■
- AMENITY SITE ■
- MULTI-FAMILY ■
- SCHOOL SITE ■
- COMMERCIAL ■
- RESIDENTIAL ■
- ENTRY MONUMENT ✱

PONDS	AREA (Ac.)
POND 1	1.39
POND 2	1.65
POND 3	1.95
POND 4	1.89
POND 5	1.56
EX POND 1	2.34
EX POND 2	1.85
TOTAL	12.63

PARKS	AREA (Ac.)
PARK 1	1.09
PARK 2	1.26
PARK 3	1.21
PARK 4	1.68
PARK 5	1.52
TOTAL	6.99

COMMERCIAL	AREA (Ac.)
COMMERCIAL 1	1.99
COMMERCIAL 2	1.65
COMMERCIAL 3	20.31
COMMERCIAL 4	6.96
COMMERCIAL 5	27.06
TOTAL	57.97

RESIDENTIAL LOTS	EACH
LOTS	1,009
TOTAL	1,009

THIS CONCEPTUAL VISION PLAN IS AN EFFORT TO GIVE A FAIR REPRESENTATION OF THE CURRENT ANTICIPATED OUTCOME FOR THE VERDANCIA MASTER PLAN. HOWEVER THIS VISION PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE. THIS VISION PLAN AND ILLUSTRATIONS ARE FOR ILLUSTRATION PURPOSES ONLY, BASED UPON CURRENT DEVELOPMENT CONCEPTS AND NO GUARANTEE IS MADE THAT THE FEATURES DEPICTED WILL BE BUILT, OR, IF BUILT, WILL BE AS DEPICTED. ALL RENDERINGS, MAPS, PLANS, AND OTHER IMAGES ARE PROVIDED TO ASSIST IN VISUALIZING THE PROJECT AND MAY NOT ACCURATELY REPRESENT THE FINAL LAND USES OR ACTUAL DEVELOPMENT OUTCOME.

NOTE:  
TRAILS ABUTTING COMMERCIAL, MULTI-FAMILY, SCHOOL, AMENITY SITE & REGIONAL PARK ARE EXCLUDED FROM THESE SITE ACREAGE'S AS LISTED. HOWEVER, THESE TRAILS ARE INCLUDED IN THE OVERALL LAND USE AREA TABLE.



1"=250'  
DATE: 5/29/2024

VERDANCIA  
NORTH PARCEL  
CONCEPTUAL PLAN

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



LAND USE	AREA (Ac.)
PONDS	16.09
PARKS	9.74
REGIONAL PARK	30.33
AMENITY SITE	3.83
TRAILS	3.70
EASTLAKE TRAILS	6.52
MEDIANS & C.O.S.	0.92
COMMERCIAL	43.66
MULTI-FAMILY	9.97
SCHOOL	18.93
MONUMENTATION	0.47
TOTAL	144.16

PONDS	AREA (Ac.)
POND 1	1.45
POND 2	1.51
POND 3	1.80
POND 4	2.12
POND 5	1.96
POND 6	1.06
EX POND 1	1.82
EX POND 2	2.10
EX POND 3	2.27
TOTAL	16.09

PARKS	AREA (Ac.)
PARK 1	1.47
PARK 2	1.81
PARK 3	3.56
PARK 4	1.11
PARK 5	0.66
PARK 6	1.13
TOTAL	9.74

COMMERCIAL	AREA (Ac.)
COMMERCIAL 1	11.04
COMMERCIAL 2	14.35
COMMERCIAL 3	10.44
COMMERCIAL 4	7.83
TOTAL	43.66

RESIDENTIAL LOTS	EACH
LOTS	1,401
TOTAL	1,401

LEGEND:

- PONDS
- PARKS, TRAILS & C.O.S.
- REGIONAL PARK
- MULTI-FAMILY
- SCHOOL SITE
- COMMERCIAL
- RESIDENTIAL
- FUTURE STREET (BY OTHERS)
- ENTRY MONUMENT

THIS CONCEPTUAL VISION PLAN IS AN EFFORT TO GIVE A FAIR REPRESENTATION OF THE CURRENT ANTICIPATED OUTCOME FOR THE VERDANCIA MASTER PLAN. HOWEVER THIS VISION PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE. THIS VISION PLAN AND ILLUSTRATIONS ARE FOR ILLUSTRATION PURPOSES ONLY, BASED UPON CURRENT DEVELOPMENT CONCEPTS AND NO GUARANTEE IS MADE THAT THE FEATURES DEPICTED WILL BE BUILT, OR, IF BUILT, WILL BE AS DEPICTED. ALL RENDERINGS, MAPS, PLANS, AND OTHER IMAGES ARE PROVIDED TO ASSIST IN VISUALIZING THE PROJECT AND MAY NOT ACCURATELY REPRESENT THE FINAL LAND USES OR ACTUAL DEVELOPMENT OUTCOME.

NOTE:  
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1"=250'  
DATE: 5/29/2024

**VERDANCIA**  
**SOUTH PARCEL**  
**CONCEPTUAL PLAN**

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



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

**Case No.:** ZRZ24-0014

**Application Type:** Rezoning  
**P&Z Hearing Date:** August 19, 2024  
**Staff Contact:** Art Rubio, Planner  
 915-852-1046 ext. 407; [arubio@horizoncity.org](mailto:arubio@horizoncity.org)

**Address/Location:**  
**Property ID No.:**  
**Legal Description:** 10.011 Acre Tract of Land Situated In The Section No 30 and 31, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas.

**Property Owner(s):** Hunt Horizon Mesa, LLC & Hunt Communities Development Co. II, LLC

**Applicant/Rep.:** CEA Group  
**Nearest Park:** Horizon Mesa Park  
**Nearest School:** Horizon High School (CISD)

<b>SURROUNDING PROPERTIES:</b>		
	<b>Zoning</b>	<b>Land Use</b>
<b>N</b>	R-9 (Single-Family Dwelling)/R4 (Single-Family Dwelling)	Single-Family Dwellings
<b>E</b>	R-3 (Single-Family Dwelling)/C-1 (General Commercial)	vacant
<b>S</b>	P-UD (Planned Unit Development)	Vacant
<b>W</b>	C-1 (General Commercial)/C-2 (Heavy Commercial)	Commercial Development
<b>LAND USE AND ZONING:</b>		
	<b>Existing</b>	<b>Proposed</b>
<b>Land Use</b>	Vacant	Multi-Family Dwellings
<b>Zoning</b>	R-3 (Single-Family Dwellings)	A-1 (Apartments)

**Application Description:**

The applicant requested to rezone approximately 10.011-acres of land that is currently vacant. The subject property is currently zoned R-3 (Single-Family Dwellings) and is proposed to be rezoned as A-1 (Apartments) to allow for 144 multi-family units.

**Notice:**

In accordance with Section 211.007 of the Texas Local Government Code, notices of the August 19, 2024, public hearing for the rezoning request were sent to those property owners within 200 feet of the subject property 15 days prior to each meeting (August 1, 2024), then posted in the El Paso Times Newspaper 15 days prior to each meeting (August 2, 2024). In addition, the applicant is required to erect signs notifying the public of the proposed rezoning on the site proposed for rezoning fifteen (15) days prior to the Planning

and Zoning Commission public hearing. Staff has confirmed that the sign has been up 15 days prior to the P&Z public hearing.

**Shaping Our Horizon:2030 A Comprehensive and Strategic Plan – Future Land Use Map Designation:**

Horizon City's, Shaping Our Horizon: 2030 Comprehensive and Strategic Plan designates this property as multi-family and commercial development in the area of the proposed rezoning. There are existing C-1, C-2 and A-1 zoned properties to the south and east of the subject property. A change of zone from R-3 to A-1 is compatible to the area and it is adjacent to a major arterial Eastlake Blvd.

**Staff Recommendation:**

Staff recommends **APPROVAL** of the zone change from R-3 to A-1 in support of a variety of residential dwellings to serve the community. The subject property is located adjacent to a major arterial and compatible multi-family dwellings to the southwest of the subject property and is aligned with Shaping Our Horizon:2030 Comprehensive and Strategic Plan - Future Land Use Map Designation.

**Planning Division Comments:**

The applicant is aware that the subject property is in tract survey form and a subdivision plat is required prior to the issuance of any grading or building permits.

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

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

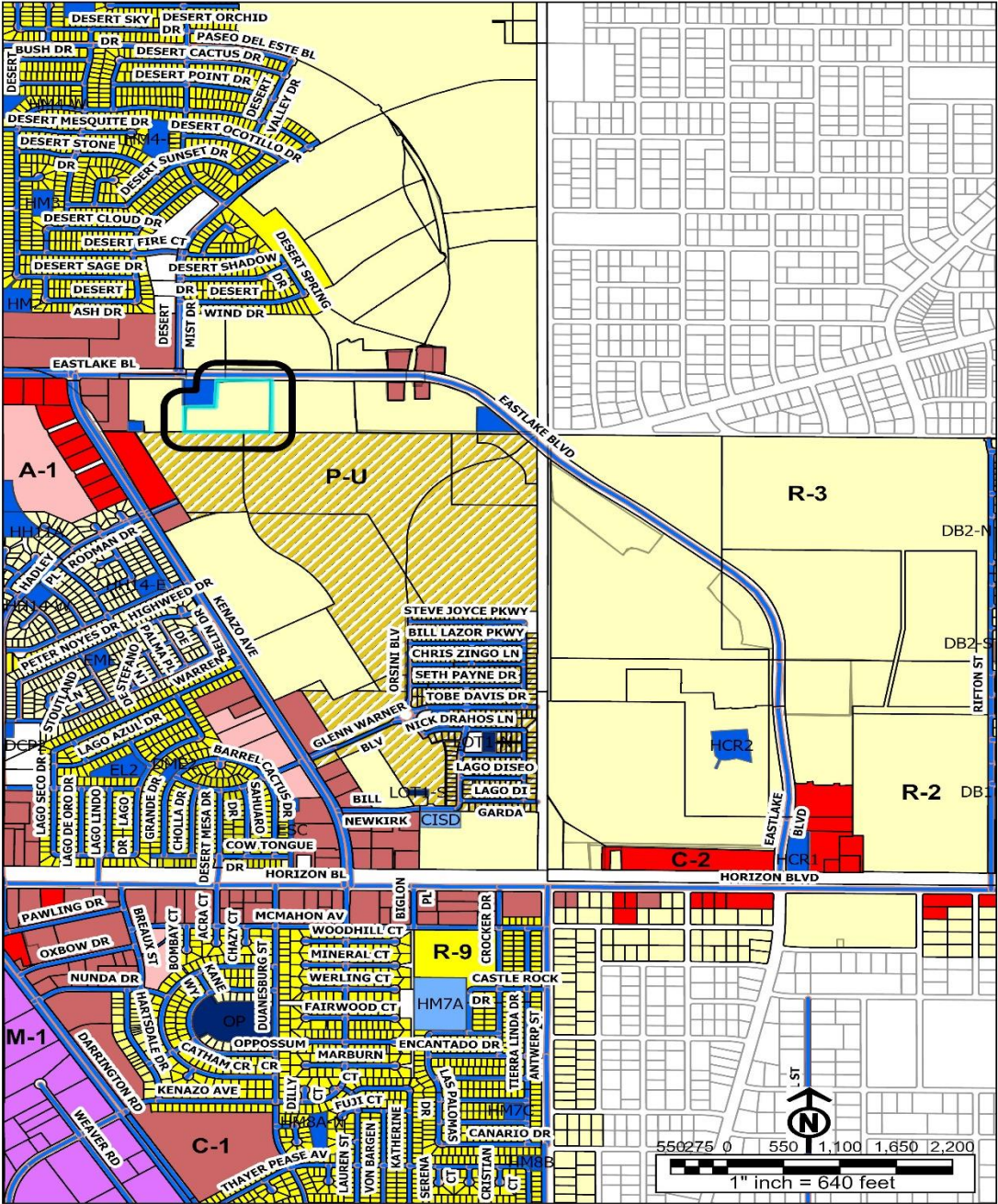
1. Recommend approval of the request for a rezoning to A-1 Zoning District as stated.
2. Recommend approval of the request for rezoning as stated, including any modifications to bring the rezoning into conformance with the Zoning Ordinance and the Vision 2030: Comprehensive and Strategic Plan.
3. Recommend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

**Attachments:**

- 1 - Zoning Designation Map**
- 2 – Aerial Map**
- 3 - Future Land Use Map (Comp Plan)**
- 4 – Detailed Site Plan**
- 5 – Survey Map**
- 6 – Application**

Attachment 1: Zoning Designation

**Planning & Zoning Commission  
Rezoning Parcel 6 From R-3 to A-1  
Case No. ZRZ24-0014**

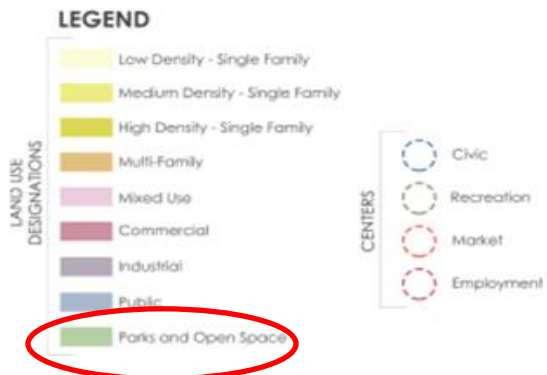
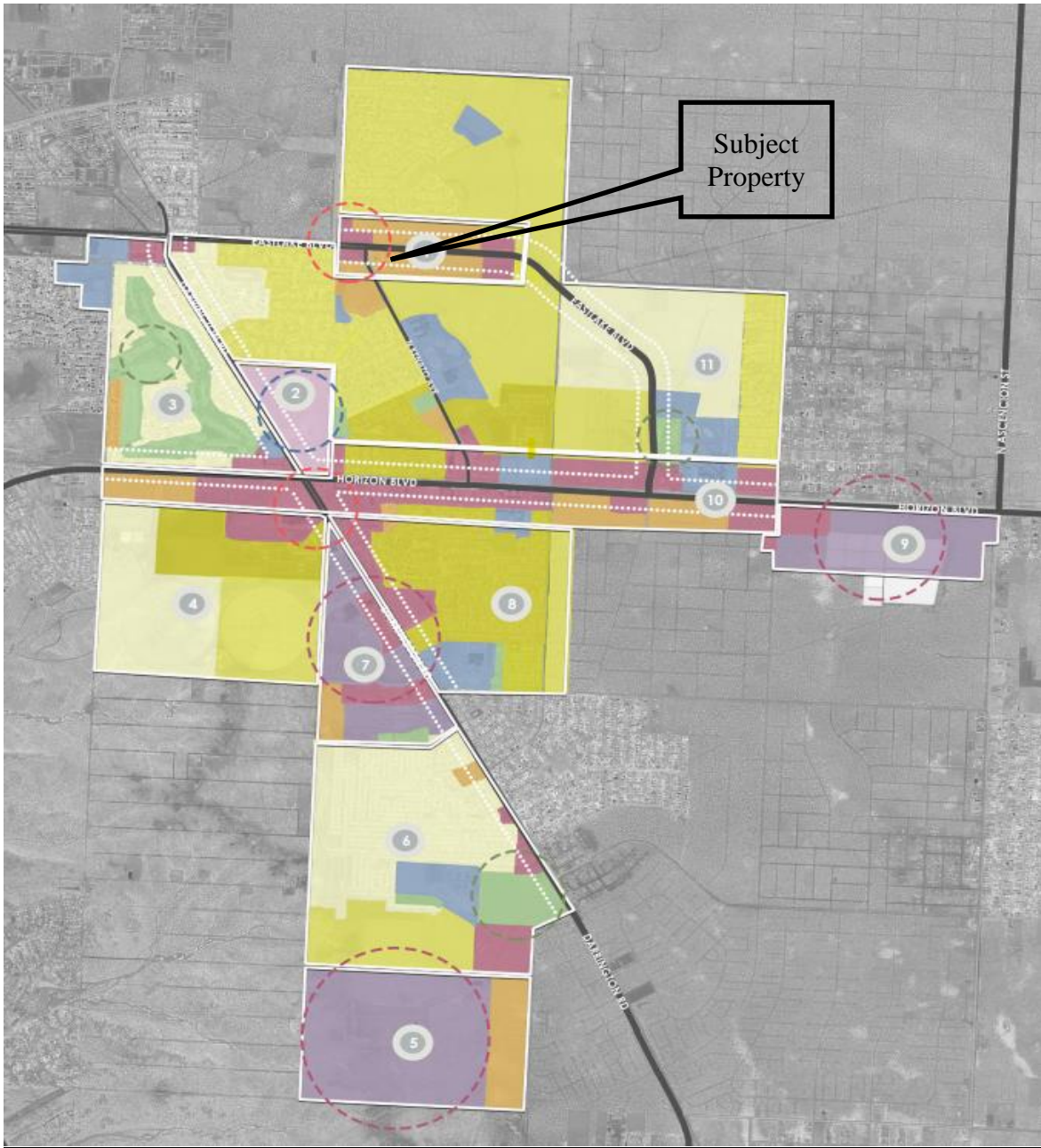


Attachment 2: Aerial

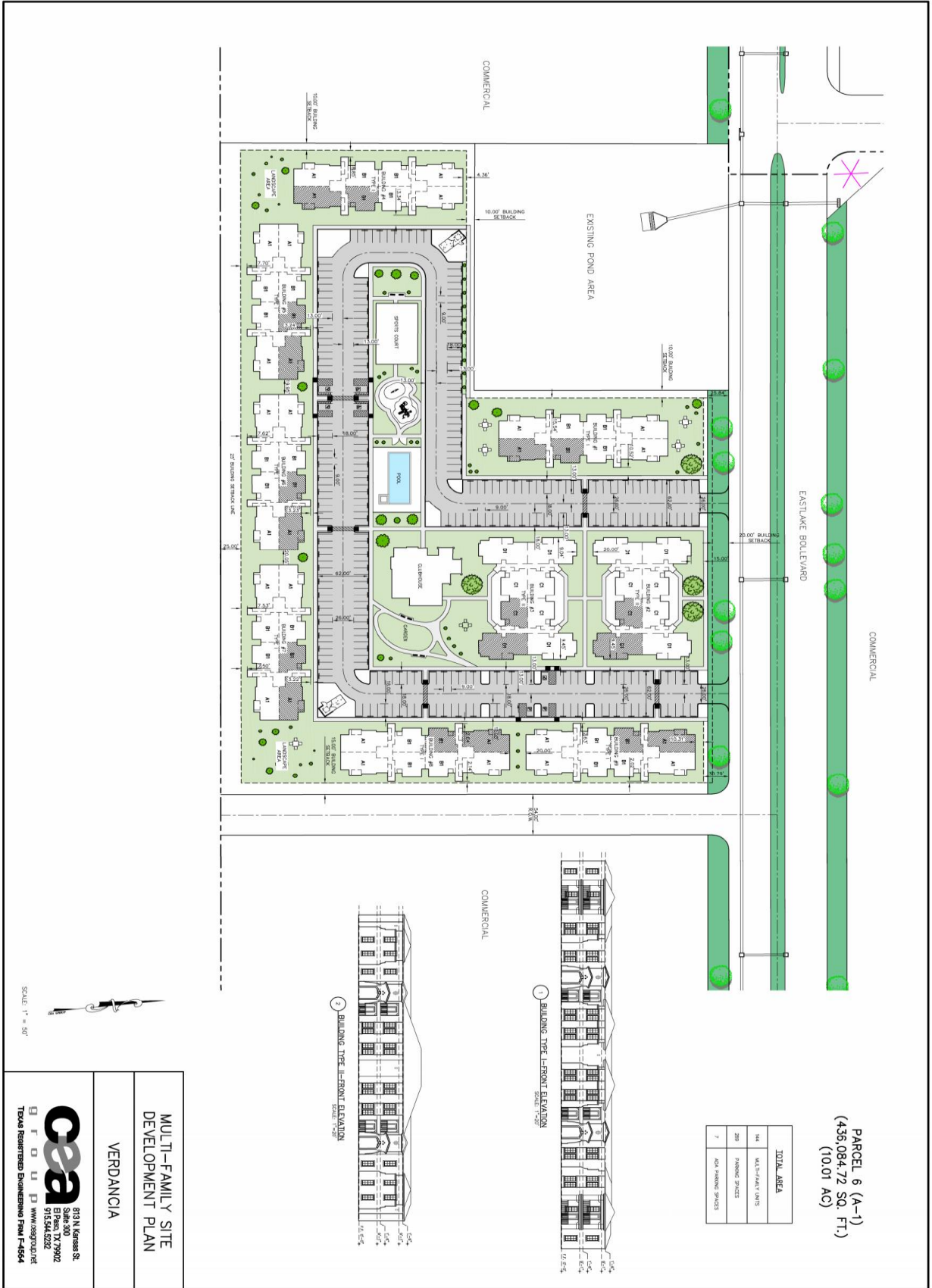
**Planning & Zoning Commission  
Rezoning Parcel 6 From R-3 to A-1  
Case No. ZRZ24-0014**



**Attachment 3: Future Land Use Map**

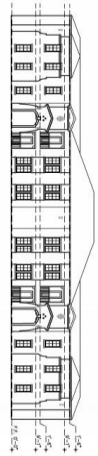


# Attachment 4: Detailed Site Plan



PARCEL 6 (A-1)  
 (436,084.72 SQ. FT.)  
 (10.01 AC)

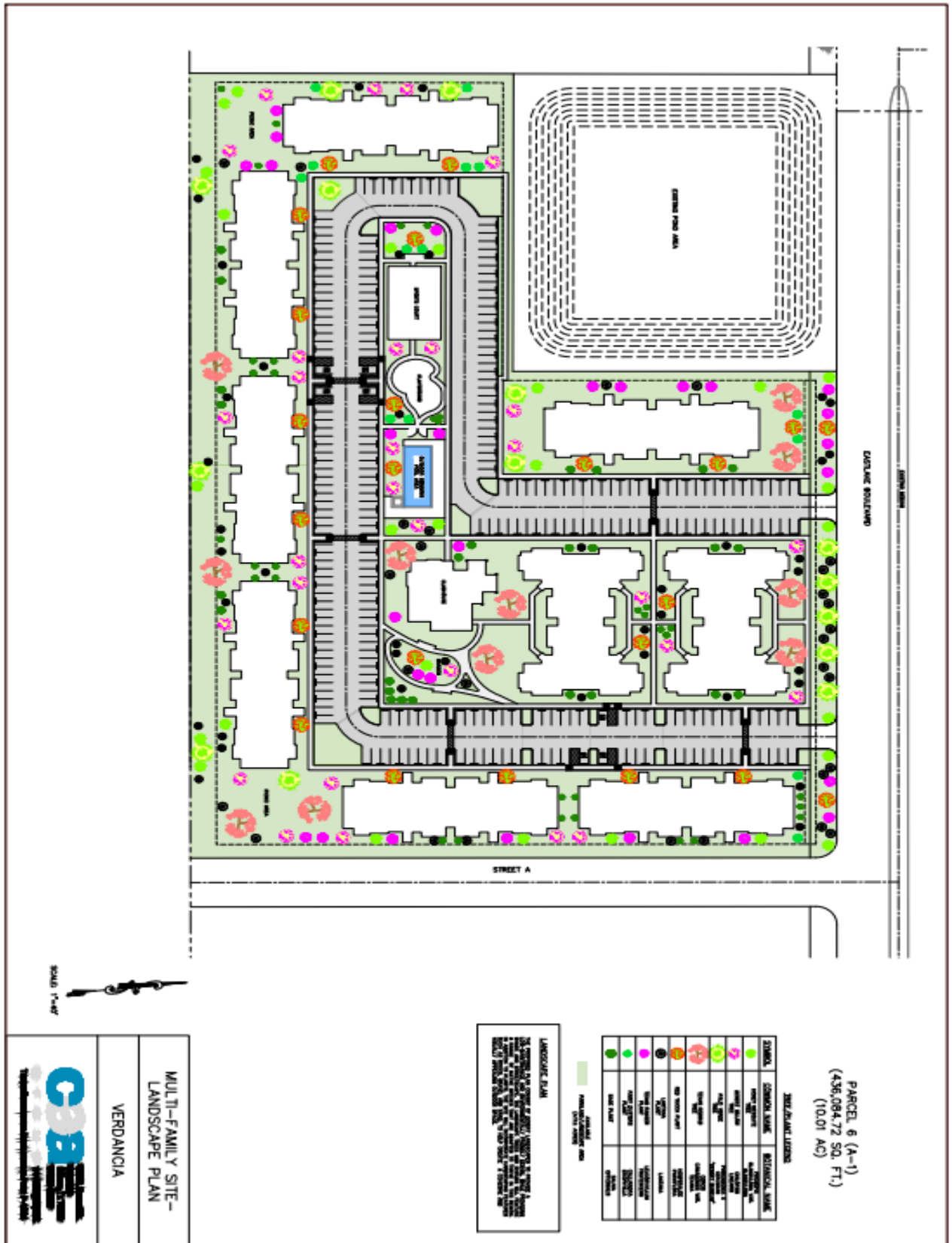
TOTAL AREA	
14	MULTI-FAMILY UNITS
289	PARKING SPACES
7	ADA PARKING SPACES



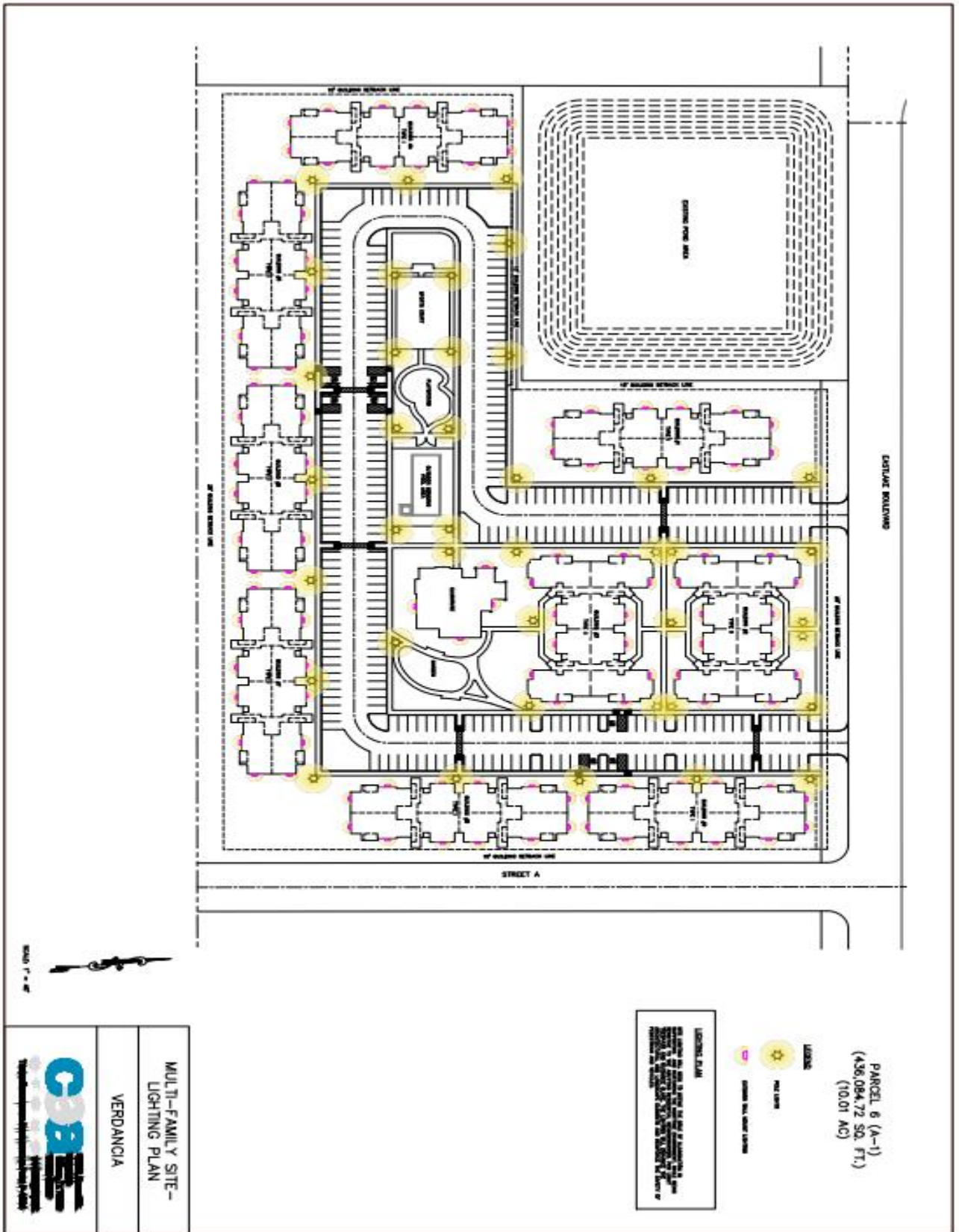
MULTI-FAMILY SITE  
 DEVELOPMENT PLAN  
 VERDANCIA

813 N. Kansas St.  
 Suite 100  
 Dallas, TX 75202  
 972.594.5252  
 www.cseainc.com  
 Texas Registered Professional Firm F-554

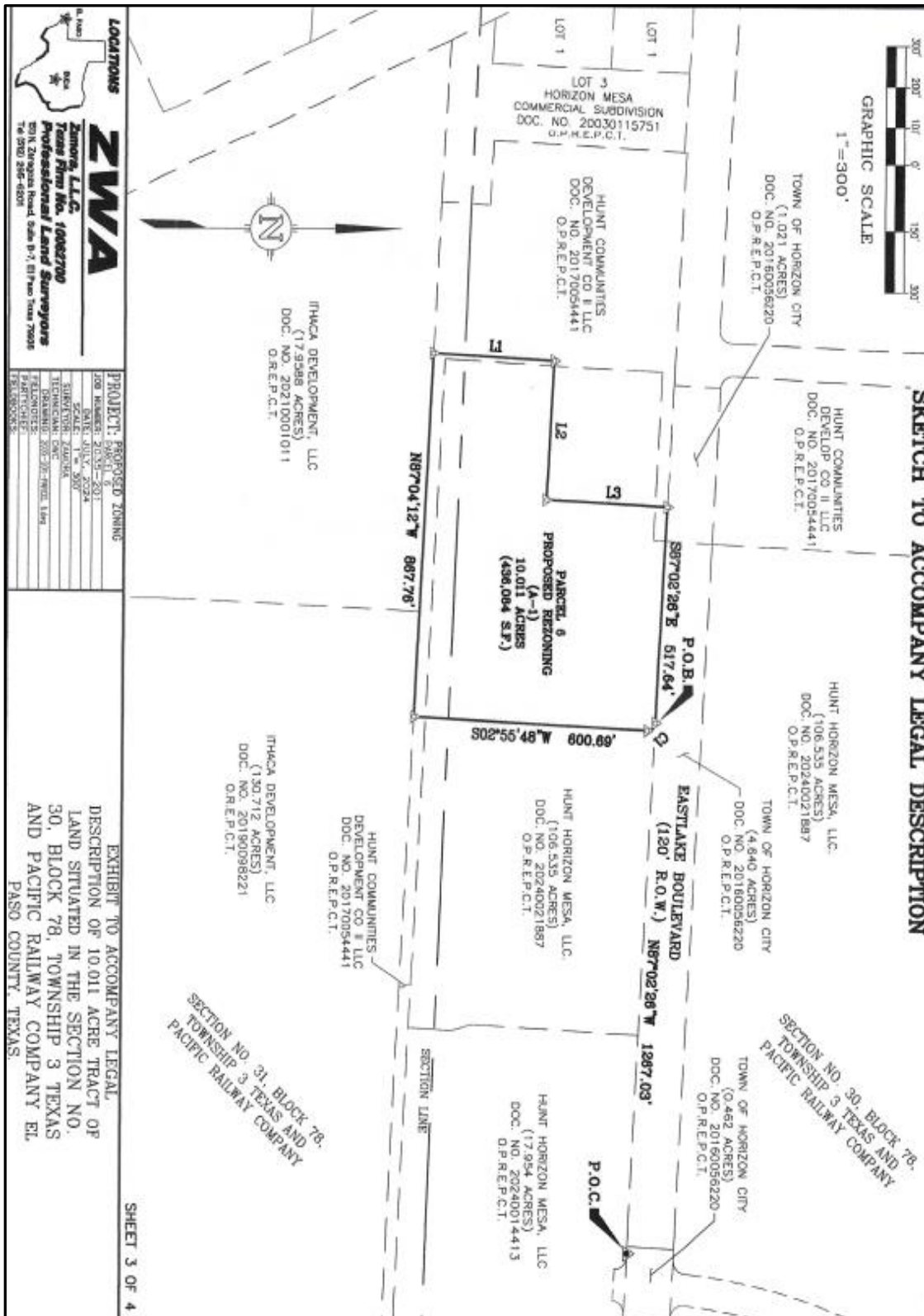
**Attachment 4: Detailed Site Plan-Landscaping**



**Attachment 4: Detailed Site Plan-Lighting**



Attachment 5: Parcel 6 Survey Map



**Attachment 6: Online Application**



**Town of Horizon City, TX**

**Town of Horizon City Hall**

14999 Darrington Road  
 Horizon City, TX 79928  
 915-852-1048  
<https://www.horizondcity.org/>

**PERMIT**

<b>ZRZ24-0014</b>	<b>REZONE (ZONE CHANGE/CONDITION RELEASE)</b>
<b>SITE ADDRESS:</b> 0 UNKNOWN HORIZON CITY	<b>ISSUED:</b>
<b>PRIMARY PARCEL:</b> X57800033206000	<b>EXPIRES:</b>
<b>PROJECT NAME:</b>	

**APPLICANT:** Grajeda, Jorge  
 813 N. Kansas St.  
 El Paso, TX 79902  
 9154079535

**OWNER:** HORIZON BOULEVARD 32 HOLDINGS  
 4401 N MESA ST  
 EL PASO, TX 79902-1150

Detail Name	Detail Value
Select Type:	Rezone
Briefly explain why you are requesting a Rezone/Condition Release	Single-Family to Multi-Family Use
Land's Present Use	Vacant
Land's Present Zone	R-3 (Single-Family Dwelling)
Land Vacant	Y
Land Lot Size	10.011
Structure on Land	N
Structure's Size	N/A
Land's Proposed Use	Multi-Family Apartments
Proposed Zone Use	A-1 (Apartments)
Will you be making any improvements to the existing lot or structure?	Y
This request includes Site Development Plans for approval?	Y
<b>-Strong-NOTICE:-/strong-</b> Applicant is responsible for all expenses incurred by the City in connection with the Specific Use Permit Application request, including but not limited to attorney's fees, engineering fees and publication. Additional charges will be invoiced separately and shall be paid to the Town prior to City Council action.	I acknowledge
Number of Acres	10
Comments due date	08/19/2024
Planning and Zoning Commission review date	08/19/2024
City Council date	10/08/2024

STATE OF TEXAS  
COUNTY OF EL PASO

“PARCEL 6”  
ZONING

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

**DESCRIPTION**

DESCRIPTION OF A 10.011 ACRE TRACT OF LAND SITUATED IN SECTION 30, AND SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 106.535 ACRE TRACT OF LAND CONVEYED TO HUNT HORIZON MESA, LLC., OF RECORD IN DOCUMENT NO. 20240021887 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, AND BEING A PORTION OF CERTAIN TRACT OF LAND CONVEYED TO HUNT COMMUNITIES DEVELOPMENT CO. II LLC., OF RECORD IN DOCUMENT NO. 20170054441 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 10.011 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a nail found on the south line of Eastlake Boulevard, a 120-foot right of way, being also the north line of that certain 17.954-acre tract of land conveyed to Hunt Horizon mesa, LLC., recorded in Document No. 20240014413 of the Official Public Records of El Paso County, Texas, and being on the south line of that certain 0.462-acre tract of land conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas;

**THENCE, N 87°02'26" W**, with the south line of said Eastlake Boulevard, for a distance of **1267.03** feet to a calculated point on the south line of said Eastlake Boulevard, at the beginning of a curve to the right, being also the south line of that 4.640-acre tract of land conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, and being the north line of said Hunt Horizon Mesa, LLC., 106.535-acre tract, for the **POINT OF BEGINNING** and the northeast corner hereof;

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

- 1) along said curve to the right, an arc distance of **31.43** feet, said curve having a radius of **20.00** feet, a central angle of **89°58'13"** and a chord bearing of **S 42°03'19" E** for a chord distance of **28.28** feet to a calculated point, and
- 2) **S 02°55'48" W**, for a distance of **600.69** feet to a calculated point on the south line of said Hunt Communities Development Co. II LLC tract, being also the north line of that certain 130.712-acre tract of land conveyed to Ithaca Development, LLC, recorded in Document No. 20190098221 of the Official Public Records of El Paso County, Texas, and being the southeast corner hereof;

**THENCE, N 87°04'12" W**, with the south line of said Hunt Communities Development Co. II LLC tract and the north line of said Ithaca Development, LLC, 130.712-acre tract, for a distance of **867.76** feet to a calculated point on the south line of said Hunt Communities Development Co. II LLC tract, being also on the north line of that certain 17.9588-acre tract of land conveyed to Ithaca Development, LLC, recorded in Document No. 20210001011 of the Official Public Records of El Paso County, Texas, and being the southwest corner hereof;

**THENCE**, over and across said Hunt Horizon Mesa, LLC., 106.535-acre tract, and said Hunt Communities Development Co. II LLC., the following three (3) courses and distances:

- 1) **N 03°06'21" E**, for a distance of **311.06** feet to a calculated point,
- 2) **S 86°53'39" E**, for a distance of **329.02** feet to a calculated point, and
- 3) **N 02°57'34" E**, for a distance of **310.91** feet to a calculated point on the south line of said Eastlake Boulevard, being also on the north line of said Hunt Communities Development Co. II LLC., and being the south line of that 1.021-acre tract of land conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, and being the northwest corner hereof;

**THENCE, S 87°02'26" E**, for a distance of **517.64** feet to the **POINT OF BEGINNING** and containing **10.011** acres of land.

**BEARING BASIS**

THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN U.S. SURVEY FEET. THE BEARINGS SHOWN ARE GRID. COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

**SURVEYORS NOTE**

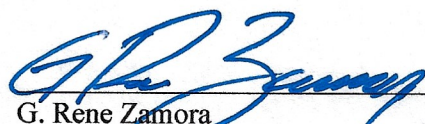
THE CONSTRUCTION/LOCATION OF SURVEY BOUNDARIES AND CORNERS, WAS BASED UPON THE PRESCRIBED, ACCEPTED METHOD OF USING THE ORIGINAL OR PERPETUATED CORNER MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION NO. 42, BLOCK 78, TOWNSHIP 3, (2-IN IRON PIPE FOUND) AND THE NORTHWEST CORNER OF SECTION NO. 18, BLOCK 80, TOWNSHIP 2, (BRASS ARMY DISK ON CONCRETE MONUMENT RECOGNIZED AS THE SURVEY CORNER) AS A BASELINE RUNNING DIAGONALLY (N 42°38'01" W, 32,405.40 VARAS ~ 90,014.99 FEET) ACROSS THE SURVEYS AS RUN BY PAUL MCCOMBS IN 1883; THE NORTH-SOUTH AND EAST-WEST SURVEY LINES ARE ORIENTED 45-DEGREES OFF THIS BASELINE AND RUN FROM FOUND, ACCEPTED SURVEY CORNERS MONUMENTS ALONG OR NEAR THE BASELINE, OR FROM PRORATED SURVEY CORNER POSTIONS ALONG THE BASELINE AT MISSING CORNERS.

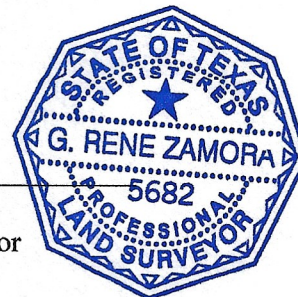
**THE STATE OF TEXAS**        §  
    §                    **KNOW ALL MEN BY THESE PRESENTS:**  
**COUNTY OF EL PASO**       §

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 2024 under my direction and supervision.

WITNESS MY HAND AND SEAL at El Paso County, Texas this the 2nd day of July, 2024, A.D.

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

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



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

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE

1" = 300'

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

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

TOWN OF HORIZON CITY  
(1.021 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

TOWN OF HORIZON CITY  
(4.640 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

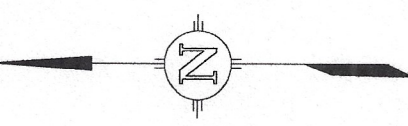
TOWN OF HORIZON CITY  
(0.462 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

LOT 3  
HORIZON MESA  
COMMERCIAL SUBDIVISION  
DOC. NO. 20030115751  
O.P.R.E.P.C.T.

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

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

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



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

ITHACA DEVELOPMENT, LLC  
(130.712 ACRES)  
DOC. NO. 20190098221  
O.P.R.E.P.C.T.

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

**EASTLAKE BOULEVARD**  
(120' R.O.W.) N87°02'26"W 1287.03'

P.O.B. S87°02'26"E 517.64'

S02°55'48"W 600.89'

**PARCEL 6**  
**(A-1)**  
**PROPOSED REZONING**  
**10.011 ACRES**  
**(436,094 S.F.)**

N87°04'12"W 867.76'

SECTION LINE

SECTION NO. 31 BLOCK 78,  
TOWNSHIP 3 TEXAS AND  
PACIFIC RAILWAY COMPANY

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

<b>PROJECT: PROPOSED ZONING</b>	
JOB NUMBER: 2035-201	DATE: JULY, 2024
SCALE: 1" = 300'	SURVEYOR: ZAMORA
TECHNICIAN: DMC	DRAWING: 2035-201-PARCEL 6.dwg
PARTYCHIEF:	FIELDBOOKS:

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 10.011 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

**LOCATIONS**

**ZWA**  
Zamora, L.L.C.  
Texas Firm No. 10062700  
Professional Land Surveyors  
150 N. Zaragoza Road, Suite B-7, El Paso, Texas 79906  
Tel: (612) 295-6201

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**BEARING BASIS:**

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

**NOTE:**

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

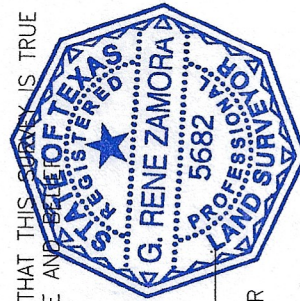
02

**META DATA:**

ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).

I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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



## LEGEND

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

### CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	31.41'	89°58'13"	20.00'	S42°03'19"E	28.28'

### LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N03°06'21"E	311.06'
L2	S86°53'39"E	329.02'
L3	N02°57'34"E	310.91'

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 10.011 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

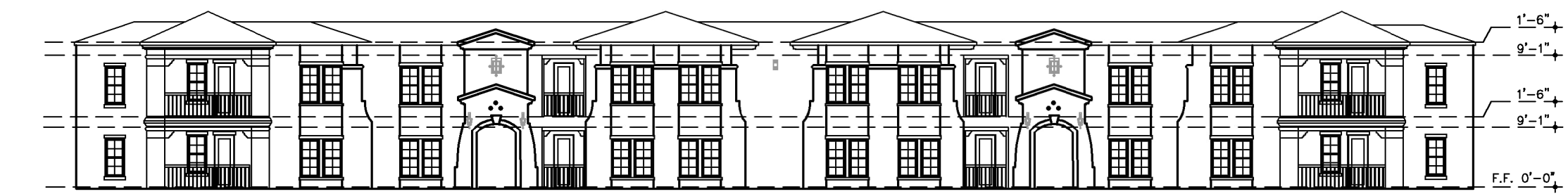
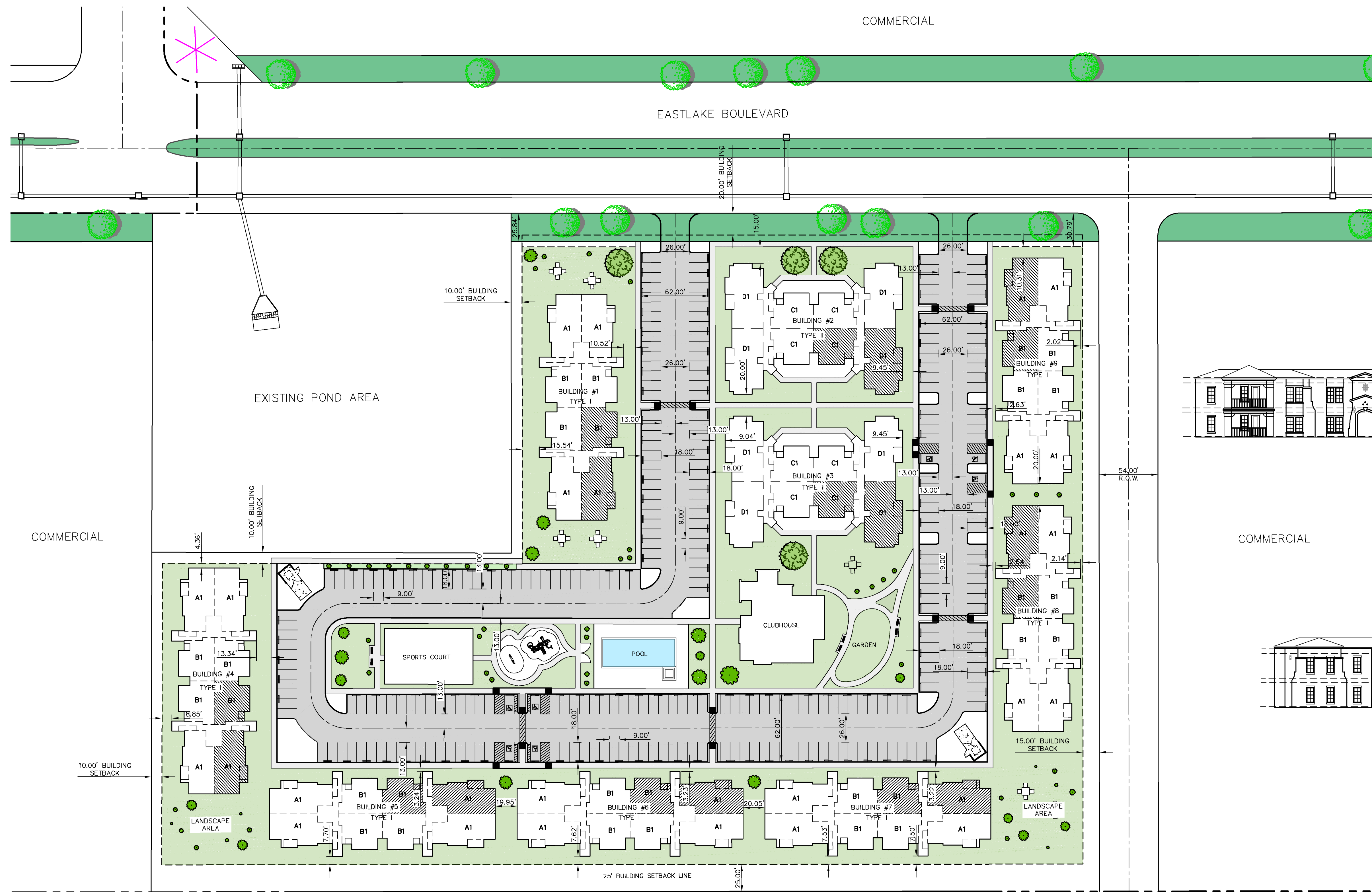
PROJECT: PROPOSED ZONING  
 JOB NUMBER: PARCEL 6  
 DATE: 2035-201  
 DATE: JULY, 2024  
 SCALE: 1" = 300'  
 SURVEYOR: ZAMORA  
 TECHNICIAN: DWC  
 DRAWING: 2035-201-PARCEL 6.dwg  
 FIELD NOTES:  
 PARTY CHIEF:  
 FIELD BOOKS:

**LOCATIONS**

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

PARCEL 6 (A-1)  
 (436,084.72 SQ. FT.)  
 (10.01 AC)

TOTAL AREA	
144	MULTI-FAMILY UNITS
289	PARKING SPACES
7	ADA PARKING SPACES

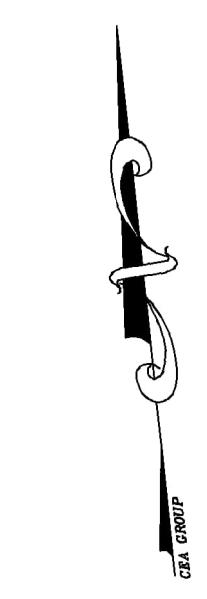


1 BUILDING TYPE I-FRONT ELEVATION  
 SCALE: 1"=20'

COMMERCIAL



2 BUILDING TYPE II-FRONT ELEVATION  
 SCALE: 1"=20'



SCALE: 1" = 50'










MULTI-FAMILY SITE  
 DEVELOPMENT PLAN

VERDANCIA

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

PARCEL 10 (A-1)  
 (435,496.63 SQ. FT.)  
 (10.00 AC)

TREE/PLANT LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME
	HONEY MESQUITE TREE	PROSOPIS GLANDULOSA VAR. GLANDULOSA
	DESERT WILLOW TREE	CHILOPSIS LINEARIS
	PALO VERDE TREE	PARKINSONIA X CERODIUM "DESERT MUSEUM"
	TEXAS REDBUD TREE	CERCIS CANADENSIS VAR. TEXANA
	RED YUCCA PLANT	HESPERALOE PARVIFLORA
	LANTANA PLANT	LANTANA
	TEXAS RANGER PLANT	LEUCOPHYLLUM FRUTESCENS
	FAIRY DUSTERS PLANT	CALLIANDRA ERIOPHYLLA
	SAGE PLANT	SALVIA OFFICINALIS

 AVAILABLE  
 PARKLAND/LANDSCAPE AREA  
 (3.80± ACRES)

LANDSCAPE PLAN

THE PROPOSED PLAN CONSIST OF DESERT LANDSCAPES TO PROVIDE A LOW-MAINTENANCE AND ENVIRONMENTALLY FRIENDLY DESIGN, WHILE PROVIDING SHADE AND STREETSCAPE. THE LANDSCAPE TREES AND SHRUBS WILL FEATURE A RANGE OF NATIVE SPECIES THAT ARE ADAPTED TO THRIVE IN THIS REGION. IN ADDITION TO PLANTS, THE SITE WILL INCORPORATE HARDSCAPING FEATURES SUCH AS ROCKS, GRAVEL AND SAND, TO HELP CREATE A COHESIVE AND VISUALLY APPEALING OUTDOOR SPACE.

EASTLAKE BOULEVARD

STREET A



SCALE: 1"=50'



MULTI-FAMILY SITE—  
 LANDSCAPE PLAN

VERDANCIA

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

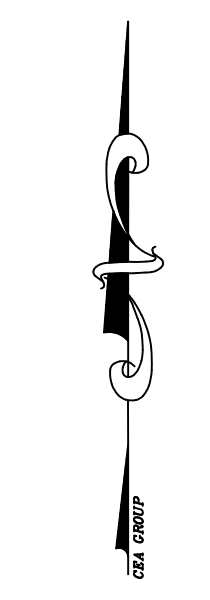
PARCEL 10 (A-1)  
 (435,496.63 SQ. FT.)  
 (10.00 AC)

LEGEND

-  POLE LIGHTS
-  EXTERIOR WALL MOUNT LIGHTING

**LIGHTING PLAN**

SITE LIGHTING WILL SEEK TO DEFINE THE ROLE OF ILLUMINATION IN SUPPORTING AND NURTURING THE NIGHTTIME ENVIRONMENT, WHILE BEING SENSITIVE TO THE ADJACENT RESIDENTIAL NEIGHBORHOODS. FOR LIGHT TRESPASS AND NUISANCE CLARE, THE LIGHTING WILL ENHANCE THE ARCHITECTURAL AND LANDSCAPE ELEMENTS AND REINFORCE THE SAFETY OF PEDESTRIAN AND VEHICLES.



SCALE: 1"=50'

MULTI-FAMILY SITE-LIGHTING PLAN

VERDANCIA

**cea** group  
 TEXAS REGISTERED ENGINEERING FIRM F-4564

813 N. Kansas St.  
 Suite 300  
 El Paso, TX 79902  
 915.544.5232  
 www.ceagroup.net



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

**Case No.:** ZRZ24-0018

**Application Type:** **Rezoning**  
**P&Z Hearing Date:** August 19, 2024  
**Staff Contact:** Art Rubio, Planner  
 915-852-1046 ext. 407; [arubio@horizoncity.org](mailto:arubio@horizoncity.org)

**Address/Location:**  
**Property ID No.:**  
**Legal Description:** 9.998 Acre Tract of Land Situated In The Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas.

**Property Owner(s):** Hunt Horizon Crossing LLC  
**Applicant/Rep.:** CEA Group  
**Nearest Park:** Horizon Mesa Park  
**Nearest School:** Horizon High School (CISD)

<b>SURROUNDING PROPERTIES:</b>		
	<b>Zoning</b>	<b>Land Use</b>
<b>N</b>	R-3 (Single-Family Dwelling)	Vacant
<b>E</b>	R-3 (Single-Family Dwelling)/C-1 (General Commercial)	vacant
<b>S</b>	R-3 (Single-Family Dwelling)/C-2 (Commercial)	Vacant
<b>W</b>	R-3 (Single-Family Dwelling)/C-1 (General Commercial)	Commercial Development
<b>LAND USE AND ZONING:</b>		
	<b>Existing</b>	<b>Proposed</b>
<b>Land Use</b>	Vacant	Multi-Family Dwellings
<b>Zoning</b>	R-3 (Single-Family Dwellings)	A-1 (Apartments)

**Application Description:**

The applicant requested to rezone approximately 9.998-acres of land that is currently vacant. The subject property is currently zoned R-3 (Single-Family Dwellings) and is proposed to be rezoned as A-1 (Apartments) to allow for 128 multi-family dwelling units.

**Notice:**

In accordance with Section 211.007 of the Texas Local Government Code, notices of the August 19, 2024, public hearing for the rezoning request were sent to those property owners within 200 feet of the subject property 15 days prior to each meeting (August 1, 2024), then posted in the El Paso Times Newspaper 15 days prior to each meeting (August 2, 2024). In addition, the applicant is required to erect signs notifying the public of the proposed rezoning on the site proposed for rezoning fifteen (15) days prior to the Planning

and Zoning Commission public hearing. Staff has confirmed that the sign has been up 15 days prior to the P&Z public hearing.

**Shaping Our Horizon:2030 A Comprehensive and Strategic Plan – Future Land Use Map Designation:**

Horizon City's Shaping Our Horizon: 2030 Comprehensive and Strategic Plan designates this property as Open Space and commercial development in the area of the proposed rezoning. There are existing C-2 zoned properties to the south and southeast of the subject property. A change of zone from R-3 to A-1 is compatible to the area and it is adjacent to a major arterial Eastlake Blvd.

**Staff Recommendation:**

Staff recommends **APPROVAL** of the zone change from R-3 to A-1 in support of a variety of residential dwellings to serve the community. The subject property is located adjacent to a major arterial and compatible multi-family dwellings to the northwest of the subject property and does not significantly deviate from the Shaping Our Horizon 2030: Comprehensive and Strategic Plan – Future Land Use Map.

**Planning Division Comments:**

The applicant is aware that the subject property is in tract survey form and a subdivision plat is required prior to the issuance of any grading or building permits.

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

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

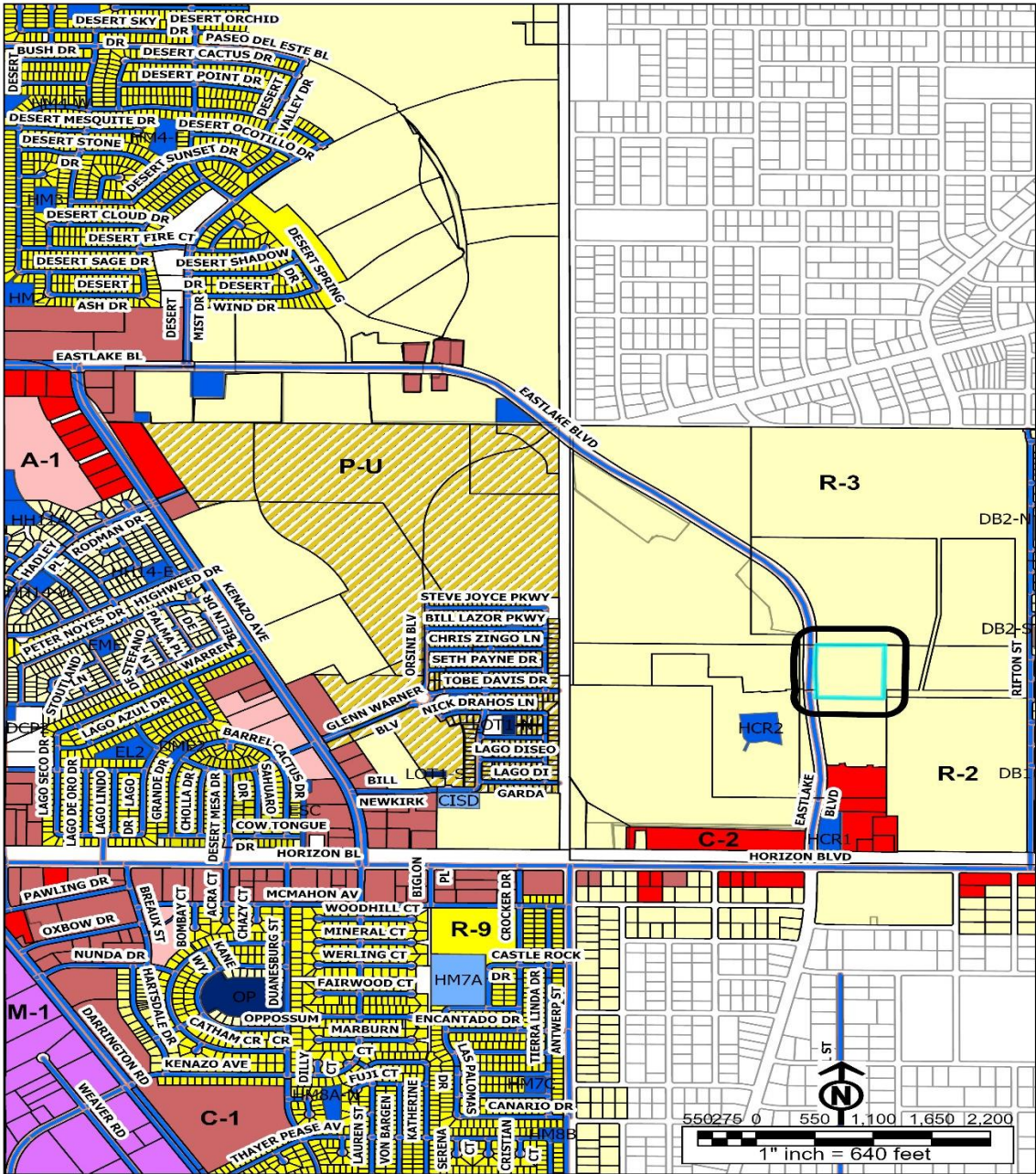
1. Recommend approval of the request for a rezoning to A-1 Zoning District as stated.
2. Recommend approval of the request for rezoning as stated, including any modifications to bring the rezoning into conformance with the Zoning Ordinance and the Vision 2030: Comprehensive and Strategic Plan.
3. Recommend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

**Attachments:**

- 1 - Zoning Designation Map**
- 2 – Aerial Map**
- 3 - Future Land Use Map (Comp Plan)**
- 4 – Detailed Site Plan**
- 5 – Survey Map**
- 6 – Application**

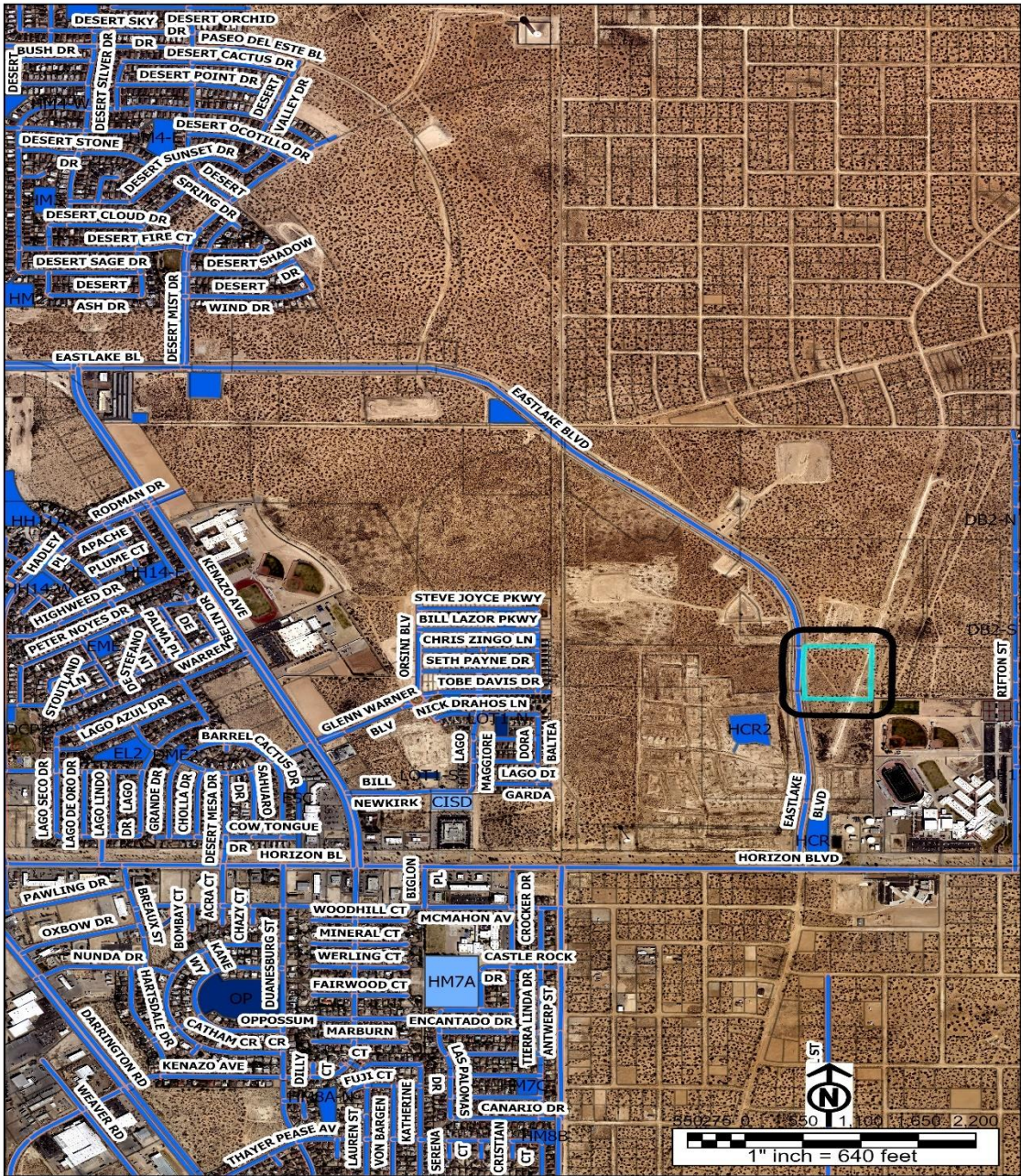
Attachment 1: Zoning Designation

**Planning & Zoning Commission  
Rezoning Parcel 10 From R-3 to A-1  
Case No. ZRZ24-0018**

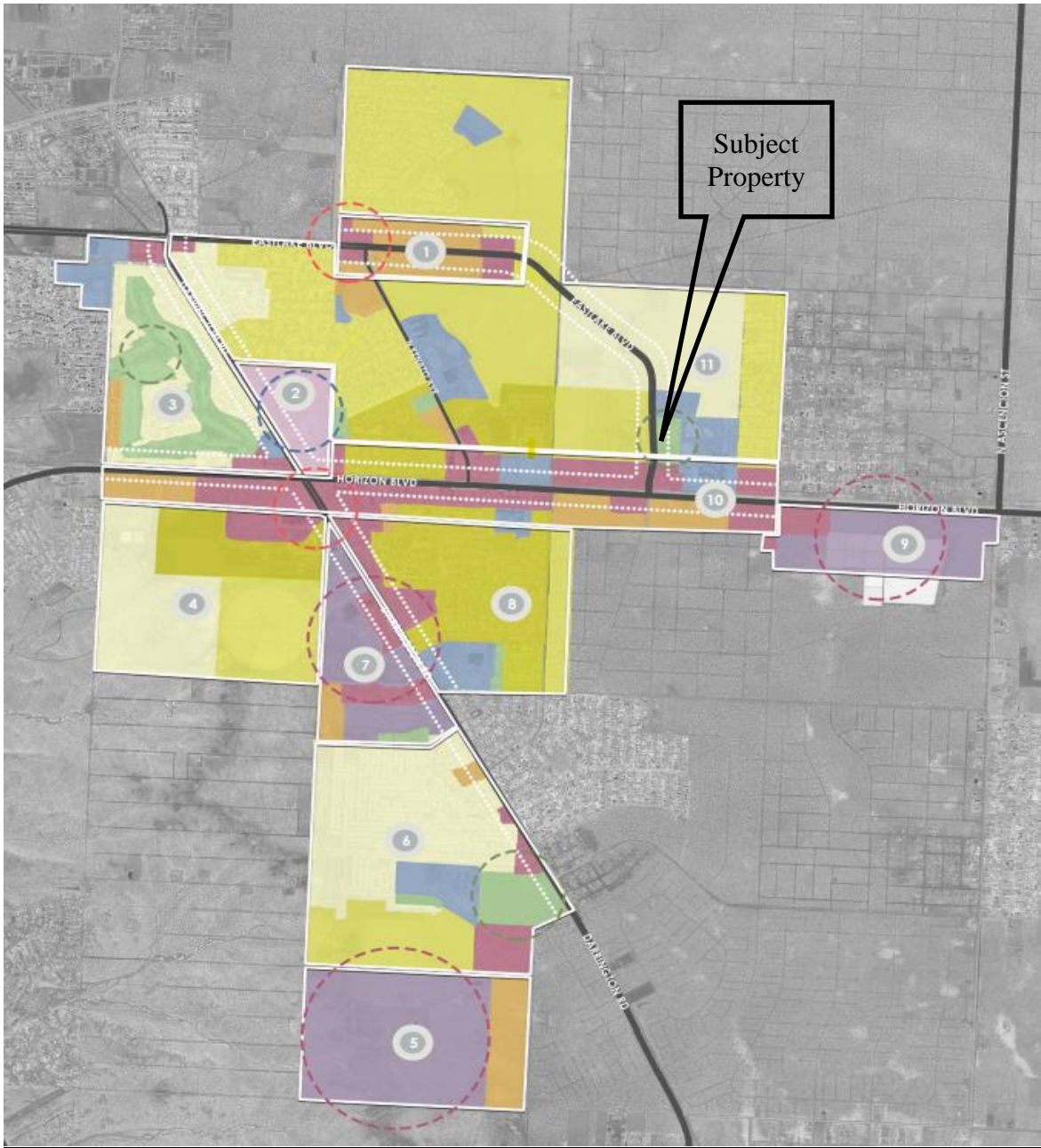


Attachment 2: Aerial

**Planning & Zoning Commission  
Rezoning Parcel 10 From R-3 to A-1  
Case No. ZRZ24-0018**



**Attachment 3: Future Land Use Map**

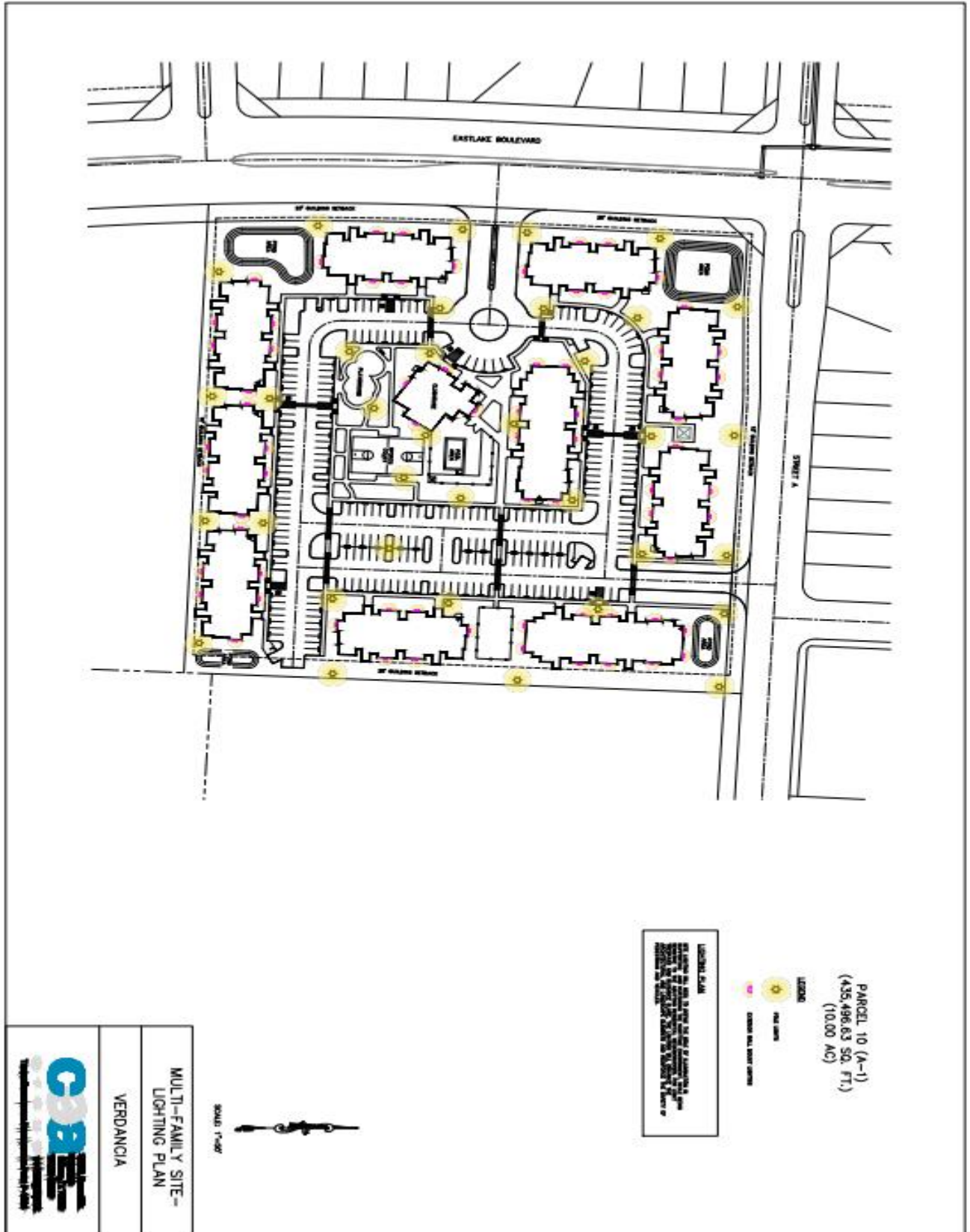


# Attachment 4: Detailed Site Plan





**Attachment 4: Detailed Site Plan-Lighting**





**Attachment 6: Online Application**



**Town of Horizon City, TX**

**Town of Horizon City Hall**

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

**PERMIT**

<b>ZRZ24-0018</b>	<b>REZONE (ZONE CHANGE/CONDITION RELEASE)</b>
SITE ADDRESS: 0 EASTLAKE BLVD HORIZON CITY	ISSUED:
PRIMARY PARCEL: X57800033000570	EXPIRES:
PROJECT NAME:	

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

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

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

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DESCRIPTION

DESCRIPTION OF A 9.998 ACRE TRACT OF LAND SITUATED IN SECTION 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 64.653 ACRE TRACT OF LAND CONVEYED TO HUNT HORIZON CROSSING LLC, OF RECORD IN DOCUMENT NO. 20240014411 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 9.998 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point on the curving east line of said Hunt Horizon Crossing LLC, 64.653-acre tract, being also on the east line of Eastlake Boulevard, a 120-foot right of way, being also the east line of a 2.419-acre tract conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, and being the southwest corner hereof;

**THENCE**, with the west line of said Hunt Horizon Crossing LLC, 64.653-acre tract, the east line of said Town of Horizon City 2.419-acre tract and the east line of said Eastlake Boulevard, the following two (2) courses and distances:

- 1) along said curve to the right, an arc distance of **326.37** feet, said curve having a radius of **3940.00** feet, a central angle of **4°44'46"** and a chord bearing of **N 00°43'20" E** for a chord distance of **326.27** feet to a 5/8" iron rod with cap stamped "ZWA" found at the end of said curve, and
- 2) **N 03°05'43" E**, for a distance of **310.75** feet to a calculated point at the beginning of a curve to the right, being on the west line of said Horizon Boulevard 32 Holdings 89.1451-acre tract, being also the east line of a 5.101-acre tract conveyed to the Town of Horizon City for right of way purposes, recorded in Document No. 20160056220 of the Official Public Records of El Paso County, Texas, being also the east line of said Eastlake Boulevard, and being the northwest corner hereof;

**THENCE**, over and across said Hunt Horizon Crossing LLC, 64.653-acre tract, the following seven (7) courses and distances:

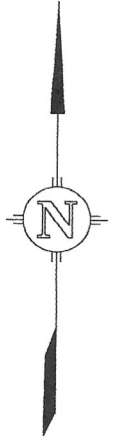
- 1) along said curve to the right, an arc distance of **31.42** feet, said curve having a radius of **20.00** feet, a central angle of **90°00'09"** and a chord bearing of **N 48°05'47" E** for a chord distance of **28.28** feet to a calculated point at the end of said curve,
- 2) **S 86°54'08" E**, for a distance of **79.97** feet to a calculated point at the beginning of a curve to the left,
- 3) along said curve to the left, an arc distance of **25.53** feet, said curve having a radius of **500.00** feet, a central angle of **2°55'30"** and a chord bearing of **S 88°21'53" E** for a chord distance of **25.52** feet to a calculated point at the end of said curve,
- 4) **S 89°49'38" E**, for a distance of **111.65** feet to a calculated point at the beginning of a curve to the right,

- 5) along said curve to the right, an arc distance of **25.53** feet, said curve having a radius of **500.00** feet, a central angle of **2°55'30"** and a chord bearing of **S 88°21'53" E** for a chord distance of **25.52** feet to a calculated point at the end of said curve,
- 6) **S 86°54'08" E**, for a distance of **397.79** feet to a calculated point for the northeast corner hereof,
- 7) **S 02°32'17" W**, for a distance of **657.39** feet to a calculated point on the east line said Hunt Horizon Crossing LLC, 64.653-acre tract, being also on the west line of a 29.862-acre tract conveyed to Clint Independent School District, recorded in Document No. 20010000595 of the Official Public Records of El Paso County, Texas, and being the southeast corner hereof;

**THENCE, N 87°27'43" W** crossing said Hunt Horizon Crossing LLC, 64.653-acre tract, for a distance of **653.20** feet to the **POINT OF BEGINNING** and containing **9.998** acres of land.



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



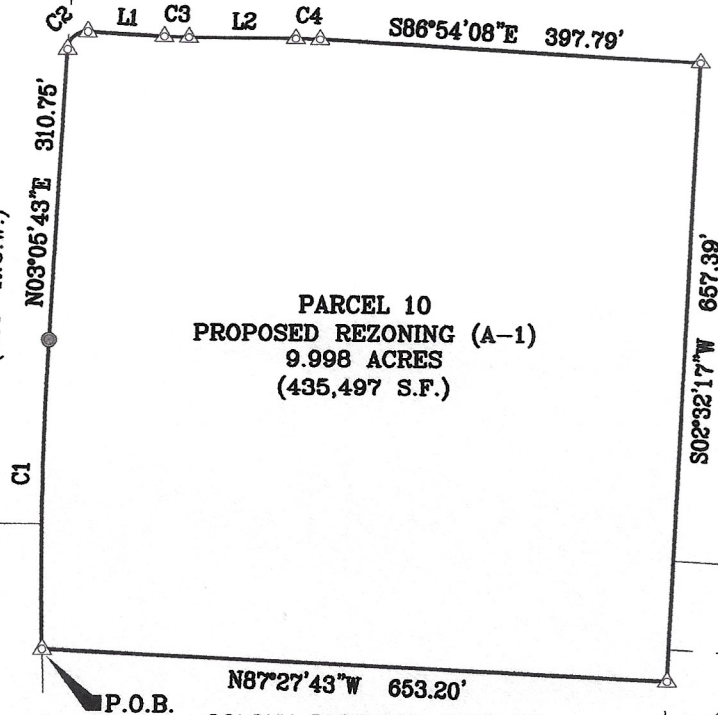
HUNT HORIZON CROSSING, LLC  
(7.871 ACRES)  
DOC. NO. 20240014411  
O.P.R.E.P.C.T.

HUNT HORIZON CROSSING, LLC  
(64.653 ACRES)  
DOC. NO. 20240014411  
O.P.R.E.P.C.T.

TOWN OF HORIZON CITY  
(5.101 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

HUNT HORIZON CROSSING, LLC  
(85.419 ACRES)  
DOC. NO. 20240014415  
O.P.R.E.P.C.T.

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



**PARCEL 10**  
**PROPOSED REZONING (A-1)**  
**9.998 ACRES**  
**(435,497 S.F.)**

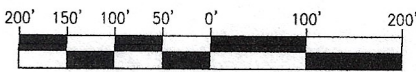
TOWN OF HORIZON CITY  
(2.419 ACRES)  
DOC. NO. 20160056220  
O.P.R.E.P.C.T.

**P.O.B.** N87°27'43"W 653.20'  
COLONY PARTNERS EAST, LP  
(SEC 32-DEV 1A)  
(REMAINING PORTION OF 227.6496 ACRES)  
DOC. NO. 20010013820  
O.P.R.E.P.C.T.

HUNT HORIZON CROSSING 2, L.P.,  
(44.766 ACRES)  
DOC. NO. 20070100990  
O.P.R.E.P.C.T.

HUNT HORIZON CROSSING, LLC  
(64.653 ACRES)  
DOC. NO. 20240014411  
O.P.R.E.P.C.T.

CLINT INDEPENDENT SCHOOL DISTRICT  
(29.862 ACRES)  
DOC. NO. 20010000595  
O.P.R.E.P.C.T.



GRAPHIC SCALE

1"=200'

**LOCATIONS**



## ZWA

**Zamora, L.L.C.**  
**Texas Firm No. 10062700**  
**Professional Land Surveyors**  
1510 N. Zaragoza Road, Suite B-7, El Paso Texas 79936  
Tel (512) 295-6201

PROJECT:	PROPOSED ZONING
JOB NUMBER:	PARCEL 10
DATE:	2035-201
SCALE:	JULY, 2024
SURVEYOR:	1"= 200' 98
TECHNICIAN:	ZAMORA
FIELDNOTES:	DWC
PARTYCHIEF:	DRAWING: 2035-201-PARCEL 10.dwg
FIELDBOOKS:	

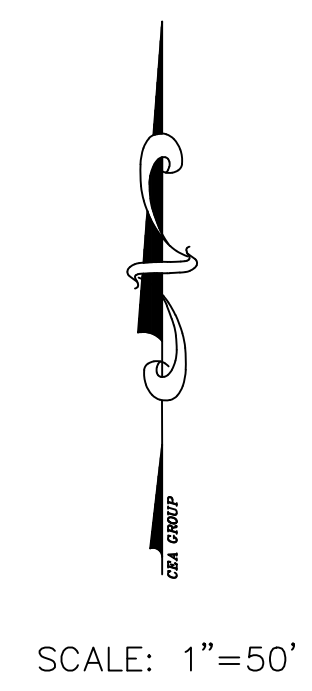
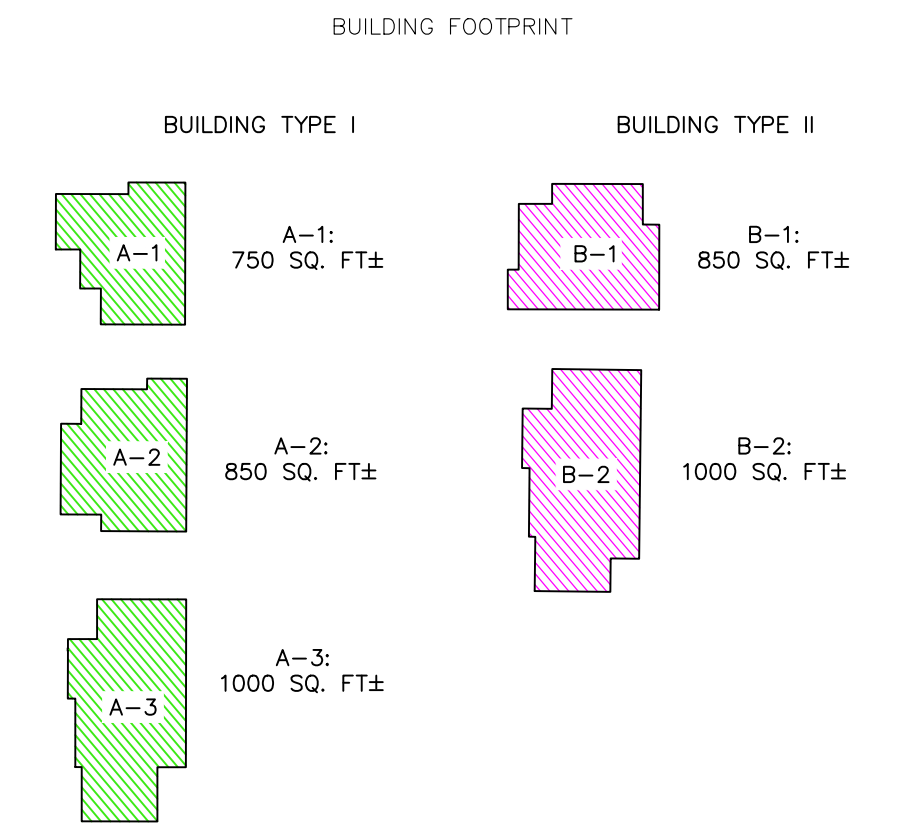
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 9.998 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.



PARCEL 10 (A-1)  
 (435,496.63 SQ. FT.)  
 (10.00 AC)

BUILDING TYPE	# OF BUILDINGS	UNITS PER BUILDING	TOTAL UNITS	SQ. FT.
BUILDING TYPE I - 2 STORIES	2	16	32	13,500±
BUILDING TYPE II - 2 STORIES	8	12	96	12,000±
TOTAL =	10 APARTMENT BUILDINGS		128 UNITS	

*TOTAL UNITS ALLOWED PER A-1	200
*TOTAL UNITS PROPOSED	128
*TOTAL PARKING REQUIRED	256
*TOTAL PARKING PROVIDED	256
*ADA SPACES PROVIDED	7
*AVAILABLE PARKLAND	3.80± ACRES



1 BUILDING TYPE I—FRONT ELEVATION  
 SCALE: 1"=20'



2 BUILDING TYPE II—FRONT ELEVATION  
 SCALE: 1"=20'










MULTI-FAMILY SITE-SITE PLAN

VERDANCIA

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

PARCEL 10 (A-1)  
 (435,496.63 SQ. FT.)  
 (10.00 AC)

TREE/PLANT LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME
	HONEY MESQUITE TREE	PROSOPIS GLANDULOSA VAR. GLANDULOSA
	DESERT WILLOW TREE	CHILOPSIS LINEARIS
	PALO VERDE TREE	PARKINSONIA X CERODIUM "DESERT MUSEUM"
	TEXAS REDBUD TREE	CERCIS CANADENSIS VAR. TEXANA
	RED YUCCA PLANT	HESPERALOE PARVIFLORA
	LANTANA PLANT	LANTANA
	TEXAS RANGER PLANT	LEUCOPHYLLUM FRUTESCENS
	FAIRY DUSTERS PLANT	CALLIANDRA ERIOPHYLLA
	SAGE PLANT	SALVIA OFFICINALIS

 AVAILABLE  
 PARKLAND/LANDSCAPE AREA  
 (3.80± ACRES)

LANDSCAPE PLAN

THE PROPOSED PLAN CONSIST OF DESERT LANDSCAPES TO PROVIDE A LOW-MAINTENANCE AND ENVIRONMENTALLY FRIENDLY DESIGN, WHILE PROVIDING SHADE AND STREETSCAPE. THE LANDSCAPE TREES AND SHRUBS WILL FEATURE A RANGE OF NATIVE SPECIES THAT ARE ADAPTED TO THRIVE IN THIS REGION. IN ADDITION TO PLANTS, THE SITE WILL INCORPORATE HARDSCAPING FEATURES SUCH AS ROCKS, GRAVEL AND SAND, TO HELP CREATE A COHESIVE AND VISUALLY APPEALING OUTDOOR SPACE.

EASTLAKE BOULEVARD

STREET A



SCALE: 1"=50'

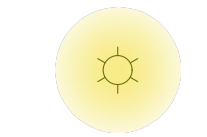
MULTI-FAMILY SITE—  
 LANDSCAPE PLAN

VERDANCIA

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

PARCEL 10 (A-1)  
 (435,496.63 SQ. FT.)  
 (10.00 AC)

LEGEND



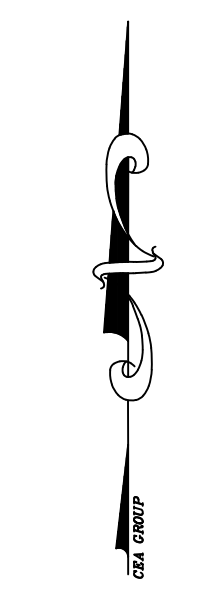
POLE LIGHTS



EXTERIOR WALL MOUNT LIGHTING

**LIGHTING PLAN**

SITE LIGHTING WILL SEEK TO DEFINE THE ROLE OF ILLUMINATION IN SUPPORTING AND NURTURING THE NIGHTTIME ENVIRONMENT, WHILE BEING SENSITIVE TO THE ADJACENT RESIDENTIAL NEIGHBORHOODS. FOR LIGHT TRESPASS AND NUISANCE CLARE, THE LIGHTING WILL ENHANCE THE ARCHITECTURAL AND LANDSCAPE ELEMENTS AND REINFORCE THE SAFETY OF PEDESTRIAN AND VEHICLES.



SCALE: 1"=50'

MULTI-FAMILY SITE-LIGHTING PLAN

VERDANCIA

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



Engineering Solutions

August 15, 2024

[arubio@horizoncity.org](mailto:arubio@horizoncity.org)

Mr. Art Rubio  
Chief Planner  
Town of Horizon City  
14999 Darrington Road  
Horizon City, TX 79928

**Re: Rancho Desierto Bello Unit-17  
Preliminary Plat Application Withdraw  
TRE Job No.: 1770-12409-14**

Dear Mr. Rubio,

On behalf of SDC Development, LTD., the developer of the Rancho Desierto Bello Subdivisions, we are respectfully requesting to withdraw the Submittal Package / Application of the **Rancho Desierto Bello Unit 17** Preliminary Plat to be considered by the Town of Horizon City Council at the next regularly scheduled meeting. There will be changes to the subdivision boundary / total amount of lots and will be resubmitting in the near future.

102

Thank you in advance for your time and consideration in this matter. Should you have any questions or require any additional information, please feel free to contact me at (915) 852-9093.

Sincerely,  
TRE & ASSOCIATES, LLC

A handwritten signature in black ink, appearing to read 'Alexis F. Alvarez', is written over the printed name. The signature is stylized and cursive.

*Alexis F. Alvarez*

Project Manager

Attachments  
AA:re

Cc: Mr. Robert Romero, PE; TRE & Associates, LLC  
TRE & Associates, LLC – Project File

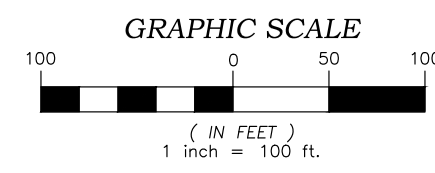
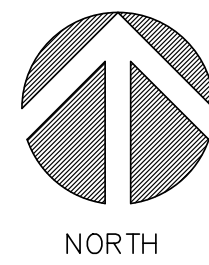
# RANCHO DESIERTO BELLO UNIT SEVENTEEN

A PORTION OF LEIGH CLARK SURVEY No. 297,  
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.  
CONTAINING 25.830 ACRES ±

**PROPOSED LAND USE**  
RESIDENTIAL

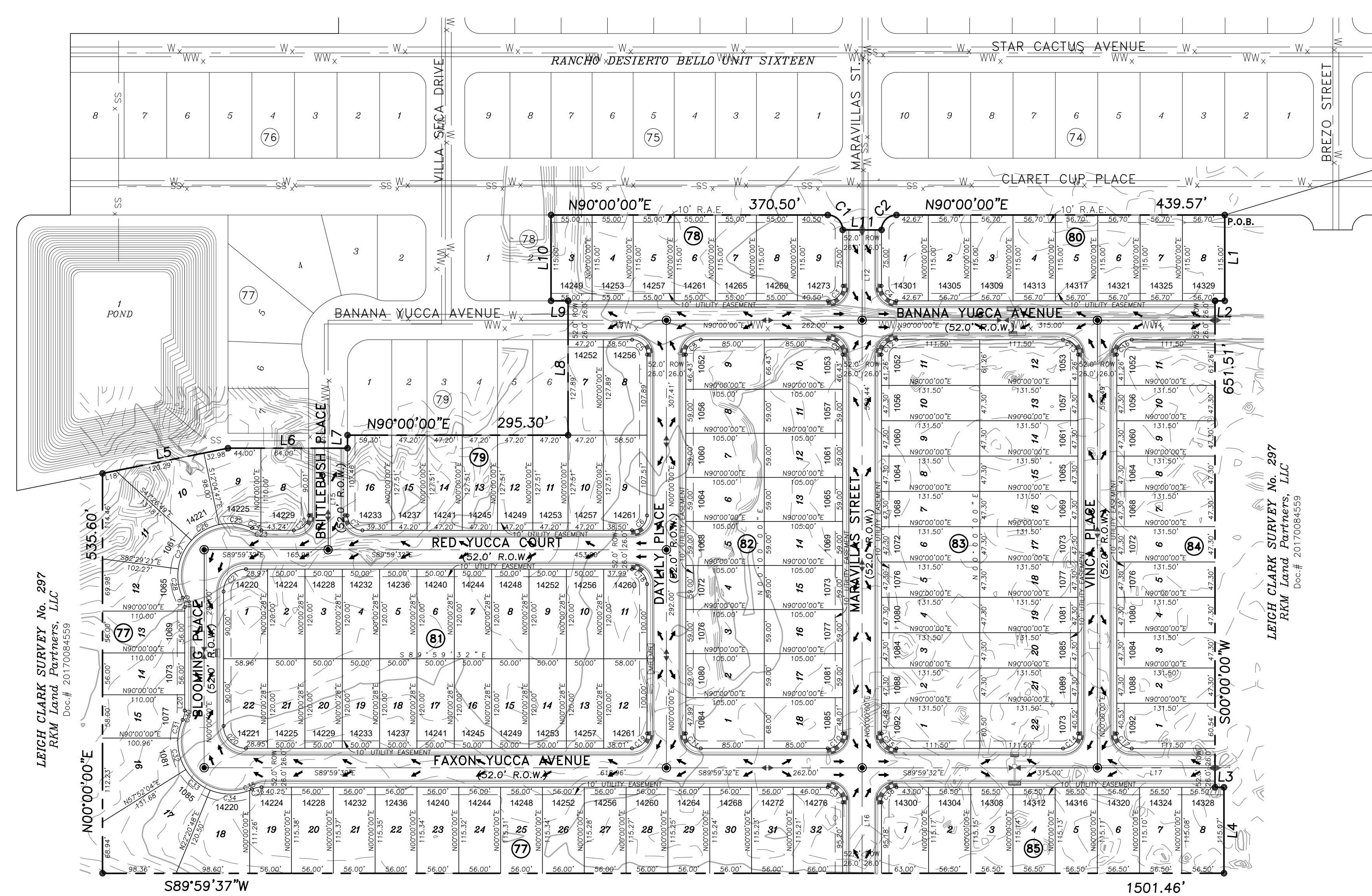
RESIDENTIAL LOTS = 131

**SCHOOL DISTRICT**  
CLINT INDEPENDENT SCHOOL  
DISTRICT



**LEGEND**

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- STREET CENTERLINE
- EASEMENT LINE
- MB U.S. POSTAL SERVICE COLLECTION BOX UNITS
- 78 BLOCK NUMBER
- 12 LOT NUMBER
- 14301 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



P.O.C.  
Section Corner  
Existing 2" Iron Pipe  
SEC. 43, BLK. 78, TSP. 3,  
T.&P.R.R. CO. SURVEYS

57°10'45"W  
3584.92'

LEIGH CLARK SURVEY  
No. 297

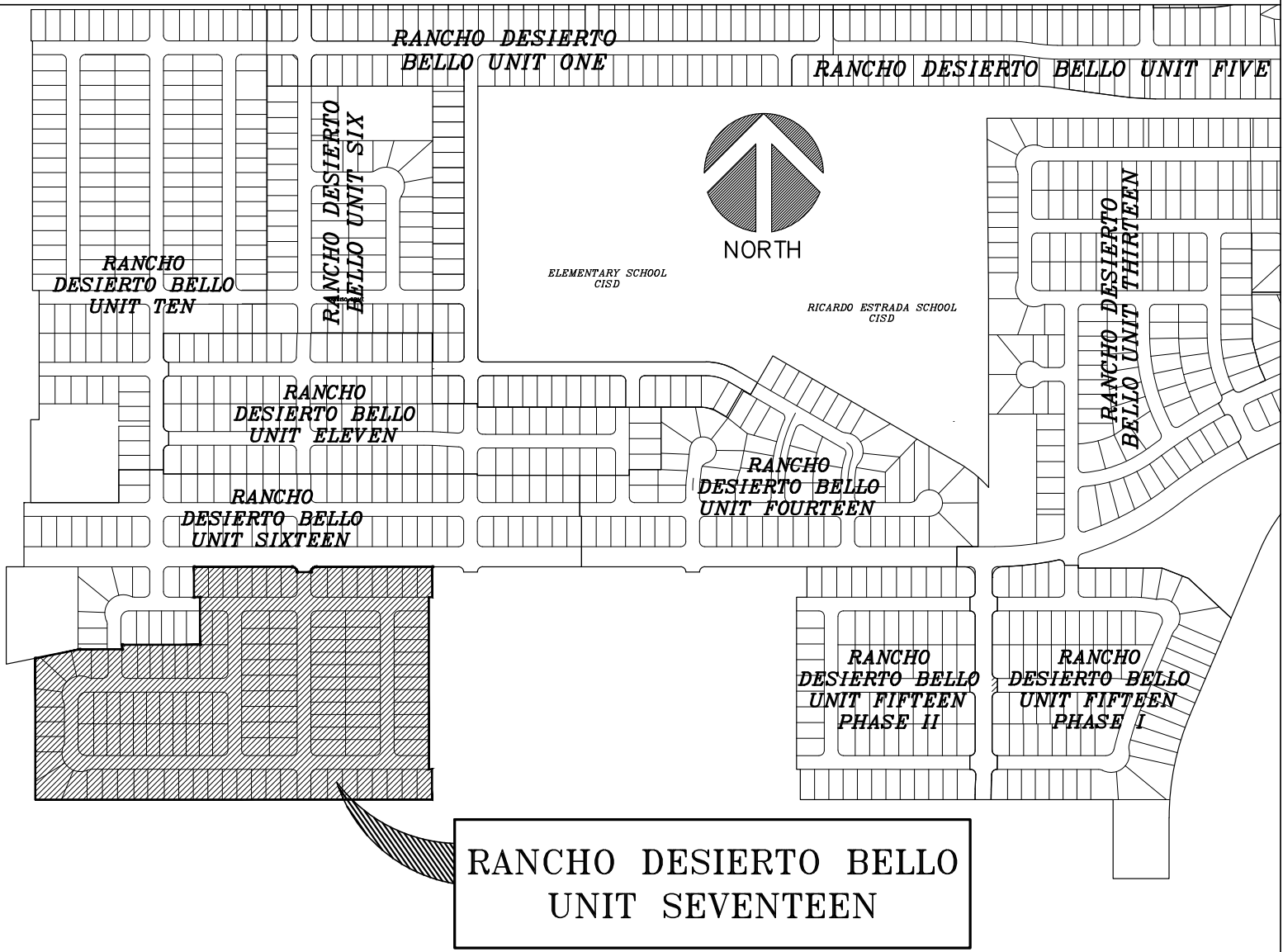
SEC. 44, BLK. 78,  
TSP. 3,  
T.&P. R.R. CO.  
SURVEYS

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

LEIGH CLARK SURVEY No. 297  
RKM Landmark Prof. Surv., LLC  
Doc.# 20170084559

LEIGH CLARK SURVEY No. 297  
RKM Landmark Prof. Surv., LLC  
Doc.# 20170084559

**LOCATION MAP** SCALE: 1"=600'



EGAN, MICHAEL S.  
Doc.# 20170017647

**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

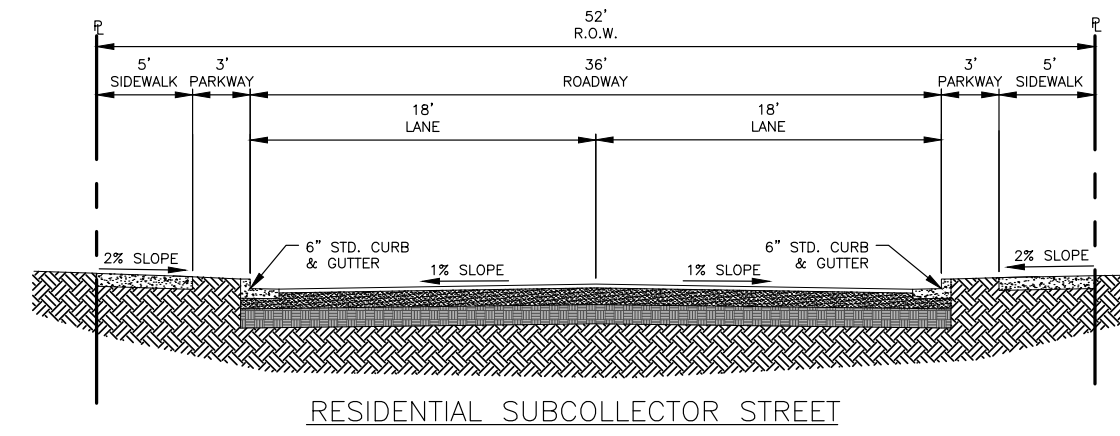
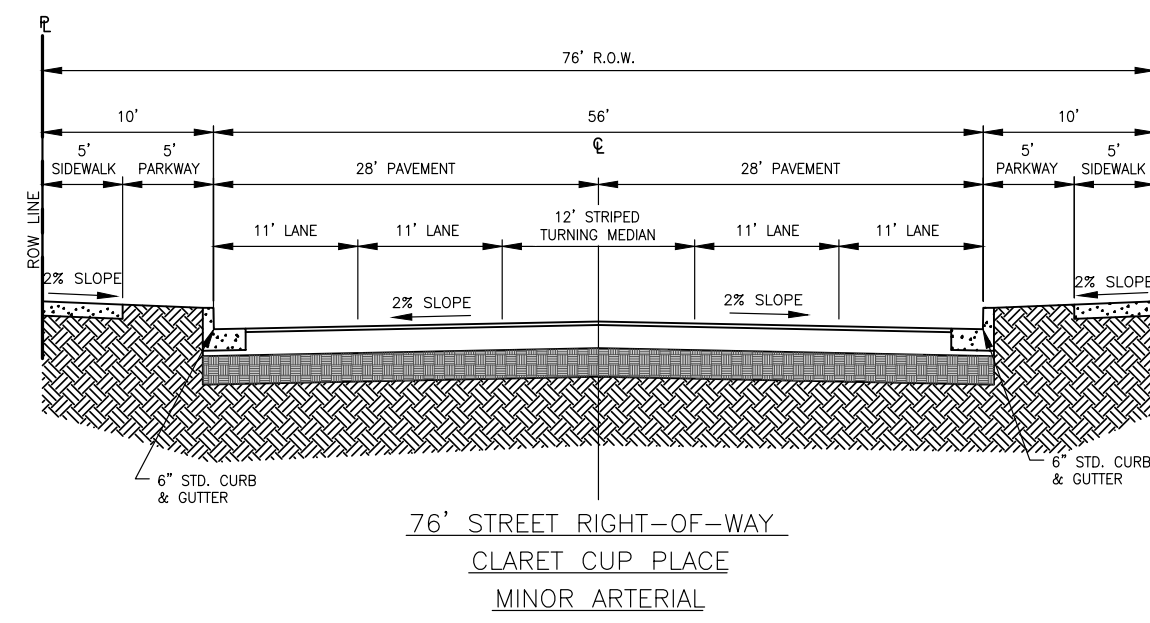
**ENGINEER**  
**TRE**  
& ASSOCIATES  
Engineering Solutions  
TIRE: FIRM No. 13987  
110 Mesa Park Drive, Suite 200 El Paso, Texas 79912  
Office: (915) 853-8900 Fax: (915) 629-8506

**SURVEYOR**  
**Land-Mark Professional Surveying, Inc.**  
1420 Bessemer Drive, Suite 'A', El Paso, Texas 79935  
Office: (915) 598-1300 Fax: (915) 598-5374  
email: Larry@land-marksurvey.com  
"Serving Texas, New Mexico and Arizona"

# RANCHO DESIERTO BELLO UNIT SEVENTEEN

A PORTION OF LEIGH CLARK SURVEY No. 297,  
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.  
CONTAINING 25.830 ACRES ±

**METES & BOUNDS DESCRIPTION**  
COMMENCING, for reference, at an existing 2-inch iron pipe located at the common east corner of Section 43, Block 78, Township 3, Texas and Pacific Railroad Company Surveys and Leigh Clark Survey No. 297;  
THENCE, South 73°10'45" West, a distance of 3584.92 feet to a point lying in the southerly boundary line of Rancho Desierto Bello Unit Sixteen, for a corner of this parcel and the POINT OF BEGINNING of this parcel description;  
THENCE, South 00°00'00" East, departing said southerly boundary line, a distance of 115.00 feet to a point, for a corner of this parcel;  
THENCE, North 90°00'00" West, a distance of 13.07 feet to a point, for a corner of this parcel;  
THENCE, South 00°00'00" East, a distance of 651.51 feet to a point, for a corner of this parcel;  
THENCE, South 89°59'32" East, a distance of 12.00 feet to a point, for a corner of this parcel;  
THENCE, South 00°00'00" East, a distance of 115.07 feet to a point 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, with said northerly boundary line, a distance of 1501.46 feet to a point, for a corner of this parcel;  
THENCE, North 00°00'00" East, departing said northerly boundary line, a distance of 535.60 feet to a point lying in said southerly boundary line of Rancho Desierto Bello Unit Sixteen, for a corner of this parcel;  
THENCE, North 78°37'00" East, with said southerly boundary line a distance of 171.33 feet to a point, for a corner of this parcel;  
THENCE, North 90°00'00" East, continuing with said southerly boundary line, a distance of 160.00 feet to a point, for a corner of this parcel;  
THENCE, North 00°00'00" West, continuing with said southerly boundary line, a distance of 17.44 feet to a point, for a corner of this parcel;  
THENCE, North 90°00'00" East, continuing with said southerly boundary line, a distance of 295.30 feet to a point, for a corner of this parcel;  
THENCE, North 00°00'00" East, continuing with said southerly boundary line, a distance of 179.89 feet to a point, for a corner of this parcel;  
THENCE, North 90°00'00" West, continuing with said southerly boundary line, a distance of 22.80 feet to a point, for a corner of this parcel;  
THENCE, North 00°00'00" East, continuing with said southerly boundary line, a distance of 115.00 feet to a point, for a corner of this parcel;  
THENCE, North 90°00'00" East, continuing with said southerly boundary line, a distance of 370.50 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 90°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, Northwesterly 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 439.57 feet to the POINT OF BEGINNING.  
Said parcel contains 25.830 Acres (1,125,144 Square feet) more or less.



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C2	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C3	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C4	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C5	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C6	20.00'	31.42'	28.29'	N45°00'14"E	90°00'28"
C7	20.00'	31.41'	28.28'	S44°59'46"E	89°59'32"
C8	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C9	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C10	20.00'	31.42'	28.29'	N45°00'14"E	90°00'28"
C11	20.00'	31.41'	28.28'	S44°59'46"E	89°59'32"
C12	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C13	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C14	20.00'	31.42'	28.29'	N45°00'14"E	90°00'28"
C15	20.00'	31.41'	28.28'	S44°59'46"E	89°59'32"
C16	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C17	20.00'	31.41'	28.28'	S44°59'46"E	89°59'32"
C18	20.00'	31.41'	28.28'	N44°59'46"W	89°59'32"
C19	20.00'	31.42'	28.29'	N45°00'14"E	90°00'28"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C20	30.00'	47.12'	42.42'	S44°59'46"E	89°59'32"
C21	30.00'	47.13'	42.43'	S45°00'14"W	90°00'28"
C22	20.00'	31.42'	28.29'	N45°00'14"E	90°00'28"
C23	30.00'	0.76'	0.76'	S89°15'55"E	1°27'14"
C24	30.00'	12.22'	12.13'	S76°52'21"E	23°19'55"
C25	70.00'	45.05'	44.28'	N83°38'35"W	36°52'23"
C26	70.00'	43.21'	42.53'	S60°14'12"W	35°22'03"
C27	70.00'	42.81'	42.15'	S25°01'55"W	35°02'32"
C28	70.00'	39.46'	38.94'	S8°38'15"E	32°17'47"
C29	30.00'	12.98'	12.88'	N12°23'34"W	24°47'08"
C30	30.00'	12.98'	12.88'	N12°23'41"E	24°47'23"
C31	70.00'	25.32'	25.18'	S14°25'42"W	20°43'20"
C32	70.00'	44.23'	43.49'	S14°01'57"E	36°11'58"
C33	70.00'	43.40'	42.71'	S49°53'34"E	35°31'16"
C34	70.00'	54.13'	52.79'	S89°48'17"E	44°18'09"
C35	70.00'	3.45'	3.45'	N66°37'52"E	2°49'33"
C36	30.00'	12.98'	12.88'	S77°36'47"W	24°47'23"
C37	20.00'	31.41'	28.28'	N44°59'46"W	89°59'32"
C38	20.00'	31.42'	28.29'	S45°00'14"W	90°00'28"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°00'00"E	115.00'
L2	N90°00'00"W	13.07'
L3	S89°59'32"E	12.00'
L4	S00°00'00"E	115.07'
L5	N78°37'00"E	171.33'
L6	N90°00'00"E	160.00'
L7	N00°00'00"W	17.44'
L8	N00°00'00"E	179.89'
L9	N90°00'00"W	22.80'
L10	N00°00'00"E	115.00'
L11	N90°00'00"E	52.00'
L12	N00°00'00"E	121.00'
L13	N90°00'00"E	131.70'
L14	N90°00'00"E	157.50'
L15	N00°00'00"E	136.02'
L16	N00°00'00"E	141.19'
L17	S89°59'32"E	157.50'
L18	N78°37'00"E	18.06'
L19	S00°00'00"E	5.54'
L20	S00°00'00"E	21.04'

LOT AREA TABLE			
BLOCK & LOT #	SQ. FT.	ACRES	
Block 77, Lot 08	6,955	0.160	
Block 77, Lot 09	6,804	0.156	
Block 77, Lot 10	8,592	0.197	
Block 77, Lot 11	9,792	0.225	
Block 77, Lot 12	6,603	0.152	
Block 77, Lot 13	6,160	0.141	
Block 77, Lot 14	6,160	0.141	
Block 77, Lot 15	6,206	0.142	
Block 77, Lot 16	8,287	0.190	
Block 77, Lot 17	13,032	0.299	
Block 77, Lot 18	8,248	0.189	
Block 77, Lot 19	6,439	0.148	
Block 77, Lot 20	6,461	0.148	
Block 77, Lot 21	6,460	0.148	
Block 77, Lot 22	6,459	0.148	
Block 77, Lot 23	6,459	0.148	
Block 77, Lot 24	6,458	0.148	
Block 77, Lot 25	6,458	0.148	
Block 77, Lot 26	6,457	0.148	
Block 77, Lot 27	6,455	0.148	
Block 77, Lot 28	6,455	0.148	
Block 77, Lot 29	6,454	0.148	
Block 77, Lot 30	6,453	0.148	
Block 77, Lot 31	6,452	0.148	
Block 77, Lot 32	7,518	0.173	
Block 78, Lot 03	6,325	0.145	
Block 78, Lot 04	6,325	0.145	
Block 78, Lot 05	6,325	0.145	
Block 78, Lot 06	6,325	0.145	
Block 78, Lot 07	6,325	0.145	
Block 78, Lot 08	6,325	0.145	
Block 78, Lot 09	6,786	0.156	
Block 79, Lot 07	6,036	0.139	

LOT AREA TABLE			
BLOCK & LOT #	SQ. FT.	ACRES	
Block 79, Lot 08	7,396	0.170	
Block 79, Lot 09	7,373	0.169	
Block 79, Lot 10	6,018	0.138	
Block 79, Lot 11	6,018	0.138	
Block 79, Lot 12	6,018	0.138	
Block 79, Lot 13	6,018	0.138	
Block 79, Lot 14	6,018	0.138	
Block 79, Lot 15	6,018	0.138	
Block 79, Lot 16	7,474	0.172	
Block 80, Lot 01	7,035	0.162	
Block 80, Lot 02	6,521	0.150	
Block 80, Lot 03	6,521	0.150	
Block 80, Lot 04	6,521	0.150	
Block 80, Lot 05	6,521	0.150	
Block 80, Lot 06	6,521	0.150	
Block 80, Lot 07	6,521	0.150	
Block 80, Lot 08	6,521	0.150	
Block 80, Lot 09	6,889	0.158	
Block 80, Lot 10	6,889	0.158	
Block 80, Lot 11	6,195	0.142	
Block 80, Lot 12	6,195	0.142	
Block 80, Lot 13	6,195	0.142	
Block 80, Lot 14	6,195	0.142	
Block 80, Lot 15	6,195	0.142	
Block 80, Lot 16	6,195	0.142	
Block 80, Lot 17	6,195	0.142	
Block 80, Lot 18	6,195	0.142	
Block 80, Lot 19	6,195	0.142	
Block 80, Lot 20	6,220	0.143	
Block 80, Lot 21	6,220	0.143	
Block 80, Lot 22	6,220	0.143	
Block 80, Lot 23	6,220	0.143	
Block 80, Lot 24	6,220	0.143	
Block 80, Lot 25	6,220	0.143	
Block 80, Lot 26	6,220	0.143	
Block 80, Lot 27	6,220	0.143	
Block 80, Lot 28	6,220	0.143	
Block 80, Lot 29	6,220	0.143	
Block 80, Lot 30	6,220	0.143	
Block 80, Lot 31	6,220	0.143	
Block 80, Lot 32	6,220	0.143	
Block 81, Lot 01	6,883	0.158	
Block 81, Lot 02	6,000	0.138	
Block 81, Lot 03	6,000	0.138	
Block 81, Lot 04	6,000	0.138	
Block 81, Lot 05	6,000	0.138	
Block 81, Lot 06	6,000	0.138	
Block 81, Lot 07	6,000	0.138	
Block 81, Lot 08	6,000	0.138	
Block 81, Lot 09	6,000	0.138	
Block 81, Lot 10	6,000	0.138	
Block 81, Lot 11	6,873	0.158	
Block 81, Lot 12	6,000	0.138	
Block 81, Lot 13	6,000	0.138	
Block 81, Lot 14	6,000	0.138	
Block 81, Lot 15	6,000	0.138	
Block 81, Lot 16	6,000	0.138	

LOT AREA TABLE			
BLOCK & LOT #	SQ. FT.	ACRES	
Block 81, Lot 17	6,000	0.138	
Block 81, Lot 18	6,000	0.138	
Block 81, Lot 19	6,000	0.138	
Block 81, Lot 20	6,000	0.138	
Block 81, Lot 21	6,000	0.138	
Block 81, Lot 22	6,881	0.158	
Block 82, Lot 01	7,053	0.162	
Block 82, Lot 02	6,195	0.142	
Block 82, Lot 03	6,195	0.142	
Block 82, Lot 04	6,195	0.142	
Block 82, Lot 05	6,195	0.142	
Block 82, Lot 06	6,195	0.142	
Block 82, Lot 07	6,195	0.142	
Block 82, Lot 08	6,195	0.142	
Block 82, Lot 09	6,889	0.158	
Block 82, Lot 10	6,889	0.158	
Block 82, Lot 11	6,195	0.142	
Block 82, Lot 12	6,195	0.142	
Block 82, Lot 13	6,195	0.142	
Block 82, Lot 14	6,195	0.142	
Block 82, Lot 15	6,195	0.142	
Block 82, Lot 16	6,195	0.142	
Block 82, Lot 17	6,195	0.142	
Block 82, Lot 18	7,055	0.162	
Block 83, Lot 01	7,869	0.181	
Block 83, Lot 02	6,220	0.143	
Block 83, Lot 03	6,220	0.143	
Block 83, Lot 04	6,220	0.143	
Block 83, Lot 05	6,220	0.143	
Block 83, Lot 06	6,220	0.143	
Block 83, Lot 07	6,220	0.143	
Block 83, Lot 08	6,220	0.143	
Block 83, Lot 09	6,220	0.143	
Block 83, Lot 10	6,220	0.143	
Block 83, Lot 11	7,970	0.183	
Block 83, Lot 12	7,970	0.183	
Block 83, Lot 13	6,220	0.143	
Block 83, Lot 14	6,220	0.143	
Block 83, Lot 15	6,220	0.143	
Block 83, Lot 16	6,220	0.143	
Block 83, Lot 17	6,220	0.143	
Block 83, Lot 18	6,220	0.143	
Block 83, Lot 19	6,220	0.143	
Block 83, Lot 20	6,220	0.143	
Block 83, Lot 21	6,220	0.143	
Block 83, Lot 22	7,871	0.181	
Block 84, Lot 01	7,874	0.181	
Block 84, Lot 02	6,220	0.143	
Block 84, Lot 03	6,220	0.143	
Block 84, Lot 04	6,220	0.143	
Block 84, Lot 05	6,220	0.143	
Block 84, Lot 06	6,220	0.143	
Block 84, Lot 07	6,220	0.143	
Block 84, Lot 08	6,220	0.143	
Block 84, Lot 09	6,220	0.143	
Block 84, Lot 10	6,220	0.143	
Block 84, Lot 11	7,970	0.183	
Block 84, Lot 12	7,970	0.183	
Block 84, Lot 13	6,220	0.143	
Block 84, Lot 14	6,220	0.143	
Block 84, Lot 15	6,220	0.143	
Block 84, Lot 16	6,220	0.143	
Block 84, Lot 17	6,220	0.143	
Block 84, Lot 18	6,220	0.143	
Block 84, Lot 19	6,220	0.143	
Block 84, Lot 20	6,220	0.1	



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

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

**2. COMMISSION MEMBERS ATTENDANCE:  
COMMISSIONERS EXCUSED AND UNEXCUSED:**

**ACTION:** Motion made by **CORRAL** , 2<sup>nd</sup> by **Gardea** to excuse absent Planning & Zoning Commission members.  
**AYES:** **AVILA, CORRAL, BERRY, JOLLEY, GARDEA AND DURAN**  
**ABSTAIN:**  
**MOTION CARRIED**

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

Nonone signed up to speak.

**4. PUBLIC HEARINGS**

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

**4A. DISCUSSION AND RECOMMENDATION:**

Chief Planner

On the resubmitted **Replat** application for **Horizon Manor, Unit Three Replat "A" (Case No. RP-002460-2020)**, legally described as a portion of Lot 19, Block 9, Horizon Manor Unit Three, Town of Horizon City, El Paso County, Texas. Containing 7.9365 acres ±. Application submitted by CAD Consulting Co. **(Postponed at the May 20, 2024 P&Z Meeting)**

**ACTION:** Motion made by **GARDEA** , 2<sup>nd</sup> by **CORRAL** to postpone Replat request to July 15, 2024 Planning and Zoning Meeting.

**AYES:** **AVILA, CORRAL, BERRY, JOLLEY, GARDEA AND DURAN**  
**ABSTAIN:**  
**MOTION CARRIED**



**4B. DISCUSSION AND RECOMMENDATION:**

Chief Planner

On the **Preliminary & Final Subdivision Plat** applications for **Bain Office (Case No. SUC24-0001)**, legally described as Tracts 10 & 10A, Section 43, and Tracts 13A & 13A1, Section 42, Block 78, Township 3, T.&P. R.R. Co. Surveys, and A Portion of Lot 4, Block 2, Texland, Town of Horizon City, El Paso County, Texas. Containing 4.314 acres ±. Application submitted by CIRE3 Architects LLC.

**ACTION:** Motion to made by **GARDEA** , 2<sup>nd</sup> by **JOLLEY** to recommend approval of the Bain Office Preliminary and Final Subdivision Plat as stated.

**AYES: AVILA, CORRAL, BERRY, JOLLEY, GARDEA AND DURAN.**

**ABSTAIN**

**MOTION CARRIED**

**4C. DISCUSSION AND RECOMMENDATION:**

Chief Planner

On the **Final Subdivision Plat** application for **Rancho Desierto Bello Unit 14 (Case No. SDO24-0001)** to reaffirm approval and allow recording of the plat prior to the completion of all required improvements secured by sufficient bond. The subject property is legally described as a Portion of Leigh Clark Survey No. 297, Town of Horizon City, El Paso County, Texas. Containing 18.708 acres ±. Application submitted by TRE & Associates, LLC.

**ACTION:** Motion made for approval by **JOLLEY**, 2<sup>nd</sup> by **CORRAL** to recommend approval to reaffirm approval and allow recoding of the Rancho Desierto Bello Unit 14 Final Plat prior to the completion of all required improvements secured by sufficient bond as stated.

**AYES: AVILA, CORRAL, BERRY, JOLLEY, GARDEA AND DURAN.**

**ABSTAIN**

**MOTION CARRIED**

**5. OTHER BUSINESS**

**5A. DISCUSSION AND ACTION:**

On the Planning and Zoning meeting minutes for the regular meeting held on May 20, 2024.

**ACTION:** Motion made by **JOLLEY** , 2<sup>nd</sup> by **BERRY** to approve meeting minutes.

**AYES: AVILA, CORRAL, BERRY, JOLLEY, GARDEA AND DURAN.**

**ABSTAIN:**

**MOTION CARRIED**

**6. ANNOUNCEMENTS**

6A. The next regular scheduled meeting: **Monday, July 15, 2024 at 6pm.**



**EXECUTIVE SESSION**

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

**ADJOURNMENT:** The meeting adjourned at 6:35 pm.

**ACTION: ADJOURNMENT**

**AYES: AVILA, CORRAL, BERRY, JOLLEY, GARDEA AND DURAN.**

**MOTION CARRIED**

\_\_\_\_\_  
Roberto Avila – Chair (Date)

**ATTEST:**

\_\_\_\_\_  
Arturo Rubio, AICP, CNU-A  
Chief Planner

**DISTRIBUTION OF MINUTES:**

- Original: Horizon City Administrative File
- Copy: Planning and Zoning Commission
- Posted: Internet Website: [www.horizoncity.org](http://www.horizoncity.org)