



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR CITY COUNCIL MEETING
THE TOWN OF HORIZON CITY, TEXAS
Tuesday, October 8, 2024, 6:00 PM**

Notice is hereby given that a Regular City Council Meeting of the Town of Horizon City, Texas will be held on **Tuesday, October 8, 2024 at 6:00 PM** at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following will be discussed and considered:

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

CONSENT AGENDA

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

- 3. Approval of Minutes from:** **7**
9/10/24 Regular City Council Meeting.
- 4. Discussion and Action:** **13**
Mayor/Chief Planner
On the reappointment of Matthew Gardea by Alderman Ruben Mendoza (Place 7) to the Planning and Zoning Commission.
- 5. Discussion and Action:**
Mayor/EDC Executive Director
On the re-appointment of Aurelio Sillas to the Horizon City Economic Development Corporation Board of Directors.
- 6. Discussion and Action:** **15**
Mayor/CIP Manager
On an Amendment to the Professional Services Agreement with Huitt-Zollars to increase the total contract cost by \$10,000.00 for the 2018 CIP Support Services.
- 7. Request to Excuse Absent Council Members:**
- 8. Approval of Consent Agenda Items:**
- REGULAR AGENDA**
- 9. PRESENTATION:** **17**
Mayor
On recognition of the El Paso Border Youth Little League baseball team.
- 10. PRESENTATION:** **19**
Mayor/El Paso County
On a presentation by the El Paso County Capital Planning Department on the El Paso County Capital Improvement Bond.
- 11. Discussion and Action:**
Mayor/Municipal Judge

On a presentation from municipal court staff regarding past due collections and measures to be taken to collect those amounts.

12. Discussion and Action:

Mayor/Chief Vargas

On a request for authorization and approval for the purchase of a new security camera system and license plate reader to be used city wide.

13. Discussion and Action:

38

Mayor/Chief Vargas

To ratify the City Council's approval of a contact with Quick Fuse Extremes LLC for \$18,000.00 for the cost of the October 1, 2024 National Night Out fireworks display.

14. Discussion and Action:

Mayor/Chief Vargas

On the purchase of handheld radios for the Police Dept.

15. Discussion and Action:

44

Mayor/CIP Manager

On an update on the Capital Improvement Program.

16. Discussion and Action:

59

Mayor/Chief Planner

To approve a Resolution amending the fee schedule and setting new fees for various permits, licenses, services and expenses provided for under the Horizon City Municipal Code, in accordance with Ordinance No. 242 (Sections 1.02.061 through 1.02.064 of the Horizon City Municipal Code).

17. Discussion and Action:

Mayor/Chief Planner

On a request to accept the street and drainage improvements as constructed with the Horizon Town Center Unit 4 Subdivision (SUB002470-2021) for maintenance and to accept the required maintenance bond.

18. PUBLIC HEARING:

Mayor/Chief Planner

2nd Reading of Ordinance No. _____, An Ordinance Adopting a Zoning Change Within the Municipal Limits of the Town of Horizon City, Texas; Rezoning 11 Parcels.

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

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

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

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

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

Parcel 7 from C-1 (General Commercial) and R-3 (Single-Family Residential) to C-2 (Heavy Commercial) for commercial development. This parcel is located South of Eastlake Blvd. and East of Kenazo Ave., and legally

described as 27.061 Acre Tract of Land Situated in the Section No. 30 and Section No. 31, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas;

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

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

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

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

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

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

19. Discussion and Action:

84

Mayor/Chief Planner

2nd Reading of Ordinance No. _____, An Ordinance Adopting a Zoning Change Within the Municipal Limits of the Town of Horizon City, Texas; Rezoning 11 Parcels.

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

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

20. PUBLIC HEARING:

Mayor/Chief Planner

2nd Reading of Ordinance No. _____, An Ordinance Adopting a Zoning Change Within the Municipal Limits of the Town of Horizon City, Texas; Rezoning Parcels 6 From R-3 (Single-Family Dwelling) to A-1 (Apartments) Zoning District; Containing Approximately 10.011 Acres; and legally described as 10.011 Acre Tract of Land Situated In The Section No 30 and 31, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas.; Located South of Eastlake Blvd and East of Desert Mist Dr.; and Authorizing the Notation of the Change on the Official Zoning Map of the Town; Providing for the Following: Findings of Fact; Repealer; Severability; and Proper Notice and Hearing.

21. Discussion and Action:

214

Mayor/Chief Planner

2nd Reading of Ordinance No. _____, An Ordinance Adopting a Zoning Change Within the Municipal Limits of the Town of Horizon City, Texas; Rezoning Parcels 6 From R-3 (Single-Family Dwelling) to A-1 (Apartments) Zoning District; Containing Approximately 10.011 Acres; and legally described as 10.011 Acre Tract of Land Situated In The Section No 30 and 31, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas.; Located South of Eastlake Blvd and East of Desert Mist Dr.; and Authorizing the Notation of the Change on the Official Zoning Map of the Town; Providing for the Following: Findings of Fact; Repealer; Severability; and Proper Notice and Hearing.

22. PUBLIC HEARING:

Mayor/Chief Planner

2nd Reading of Ordinance No. _____, An Ordinance Adopting a Zoning Change Within the Municipal Limits of the Town of Horizon City, Texas; Rezoning Parcels 10 From R-3 (Single-Family Dwelling) to A-1 (Apartments) Zoning District; Containing Approximately 9.998 Acres; and legally described as 9.998 Acre Tract of Land Situated In The Section No 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas.; Located East of Eastlake Blvd and North of Horizon Blvd; and Authorizing the Notation of the Change on the Official Zoning Map of the Town; Providing for the Following: Findings of Fact; Repealer; Severability; and Proper Notice and Hearing.

23. Discussion and Action:

237

Mayor/Chief Planner

2nd Reading of Ordinance No. _____, An Ordinance Adopting a Zoning Change Within the Municipal Limits of the Town of Horizon City, Texas; Rezoning Parcels 10 From R-3 (Single-Family Dwelling) to A-1 (Apartments) Zoning District; Containing Approximately 9.998 Acres; and legally described as 9.998 Acre Tract of Land Situated In The Section No 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas.; Located East of Eastlake Blvd and North of Horizon Blvd; and Authorizing the Notation of the Change on the Official Zoning Map of the Town; Providing for the Following: Findings of Fact; Repealer; Severability; and Proper Notice and Hearing.

24. Discussion and Action: **261**

Mayor/Chief Planner

On the **Preliminary Subdivision Plat** application for **Verdancia Unit 1 (Case No. SDP24-0002)**, legally described being all of Tract 1, 2F, 3D, and 3H, and a Portion of Tract 2, 3 and 3B, Section 30, Block 78, Township 3, Texas and Pacific Railway Company Survey, Town of Horizon City, El Paso County, Texas. Containing 103.02 ± acres. Application submitted by Applicant/Representative: CEA Group.

25. Discussion and Action: **285**

Mayor/Finance Director

On a Resolution authorizing the Mayor to execute an Interlocal Agreement with the County of El Paso for animal welfare services on behalf of Horizon City. Compensation for services provided by the County of El Paso will be \$55,318.00 per year beginning January 1, 2025. The term of the Agreement is January 1, 2025 through December 31, 2025.

26. Discussion and Action: **293**

Mayor/Finance Director

That the Mayor be authorized to sign the revised Interlocal Agreement with the City of El Paso for Public Health Services in FY 2025 and the HIPAA Business Associate Agreement on behalf of the Town of Horizon City and that payment in the amount of \$221,749.00 as specified therein is also authorized.

27. Executive Session

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

A. Discussion:

On real estate discussions for the TOD/Town Center (551.072 and 551.086).

B. Discussion:

On real estate discussions for infrastructure within the Town of Horizon City (551.072 and 551.086).

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this Friday, 10/4/24

By: _____
Elvia Schuller, City Clerk

I, the undersigned authority, hereby certify that the above notice of the Regular City Council Meeting of the Town of Horizon City, Texas is a correct copy of this notice, and that I posted this notice at least seventy-two (72) hours

preceding the scheduled meeting at the City Hall Bulletin Boards of the Town of Horizon City, Texas on this Friday, 10/4/24 by 5:00 p.m.

Agenda Removed: _____ Time _____ By _____

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

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

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

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

Meeting called to order at 6:00 pm. City Council Members Walter Miller and Scott Quiroz were absent. Councilwoman Randeel arrived after item # 6 was taken. Quorum Established

2. Open Forum:

CONSENT AGENDA

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

3. Approval of Minutes from:

Mayor/City Clerk
August 27, 2024 Special City Council Meeting.

4. Discussion and Action:

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

5. Request to Excuse Absent Council Members:

6. Approval of Consent Agenda Items:

A motion was made by Councilman Padilla and seconded by Councilwoman Ortega to excuse Councilmen Miller and Quiroz and approve the remainder of the consent agenda. The CITY CLERK polled the Council: MILLER – Absent; QUIROZ – Absent; ORTEGA – Aye; RANDLEEL – Not Present; URRUTIA – Aye; PADILLA – Aye; MENDOZA – Aye. Motion passed.

REGULAR AGENDA

7. Discussion:

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

EDC Asst. Director, Rafael Arellano spoke regarding this item.

8. **PUBLIC HEARING:**

Mayor/Finance Director

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

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

9. **Discussion and Action:**

Mayor/Finance Director

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

Finance Director, Lilia Gaytan spoke regarding this item.

A motion was made by Councilman Padilla and seconded by Councilwoman Urrutia to approve the Ordinance of the Town of Horizon City, Texas enacting the municipal budget for 2024-2025 fiscal year. The CITY CLERK polled the Council: MILLER – Absent; QUIROZ – Absent; ORTEGA – Aye; RANDLEEL – Aye; URRUTIA – Aye; PADILLA – Aye; MENDOZA – Aye. Motion passed.

10. **Discussion and Action:**

Mayor/Finance Director

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

Finance Director, Lilia Gaytan spoke regarding this item.

A motion was made by Councilman Padilla and seconded by Councilwoman Urrutia to approve ratifying the property tax increase reflected in the adopted annual budget for Fiscal Year 2024/2025. The CITY CLERK polled the Council: MILLER – Absent; QUIROZ – Absent; ORTEGA – Aye; RANDLEEL – Aye; URRUTIA – Aye; PADILLA – Aye; MENDOZA – Aye. Motion passed.

11. **PUBLIC HEARING:**

Mayor/Finance Director

Public Hearing on the Proposed Tax Rate - On the proposed 2024 tax rate of \$0.559362, which is an increase to the total tax revenues from properties on the tax roll in the preceding tax year of \$594,763 or 7.20%. Individual taxes may increase at a greater or lesser rate, or even decrease, depending on the change in the taxable value of your property in relation to the change in taxable value of all other property and the tax rate that is adopted.

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

12. **PUBLIC HEARING:**

Mayor/Finance Director

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

No one from the public spoke.

13. **Discussion and Action:**

Mayor/Finance Director

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

A motion was made by Councilman Padilla and seconded by Councilwoman Urrutia to approve the Ordinance of the City Council of the Town of Horizon City, Texas, approving the 2024 ad valorem tax rate and levy of assessed valuation of all taxable property within the corporate limits of the city. The CITY CLERK polled the Council: MILLER – Absent; QUIROZ – Absent; ORTEGA – Aye; RANDLEEL – Aye; URRUTIA – Aye; PADILLA – Aye; MENDOZA – Aye. Motion passed.

14. **Discussion and Action:**

Mayor/Finance Director

On the approval of the City's Investment Policy.

Finance Director, Lilia Gaytan spoke regarding this item.

A motion was made by Councilman Mendoza and seconded by Councilwoman Urrutia to approve the City's Investment Policy. The CITY CLERK polled the Council: MILLER – Absent; QUIROZ – Absent; ORTEGA – Aye; RANDLEEL – Aye; URRUTIA – Aye; PADILLA – Aye; MENDOZA – Aye. Motion passed.

15. **PUBLIC HEARING:**

Mayor/CIP Manager

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

CIP Manager, Terry Quezada spoke regarding this item. No one from the public spoke.

16. **Discussion and Action:**

Mayor/CIP Manager

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

A motion was made by Councilman Mendoza and seconded by Councilwoman Urrutia to approve the Resolution adopting the updated Capital Improvement Program for FY 2025 - FY 2027. The CITY CLERK polled the Council: MILLER – Absent; QUIROZ – Absent; ORTEGA – Aye; RANDLEEL – Aye; URRUTIA – Aye; PADILLA – Aye; MENDOZA – Aye. Motion passed.

17. **Discussion and Action:**

Mayor/CIP Manager

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

CIP Manager, Terry Quezada spoke regarding this item.

A motion was made by Councilman Padilla and seconded by Councilwoman Urrutia to approve the resolution authorizing the Mayor to sign an Interlocal/Project Development Agreement with the Camino Real Regional Mobility Authority for the Rezoning of a Transit Oriented Development, described in said Agreement. The CITY CLERK polled the Council: MILLER – Absent; QUIROZ – Absent; ORTEGA – Aye; RANDLEEL – Aye; URRUTIA – Aye; PADILLA – Aye; MENDOZA – Aye. Motion passed.

18. **Discussion and Action:**

Mayor/Chief Planner

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

Chief Planner, Art Rubio spoke regarding this item.

A motion was made by Councilman Padilla and seconded by Councilman Mendoza to approve the acceptance of the roadway and drainage improvements as constructed with the Rancho Desierto Bello Unit Fourteen subdivision for maintenance and to accept the required maintenance bond and to release the performance bond. The CITY CLERK polled the Council: MILLER – Absent; QUIROZ – Absent; ORTEGA – Aye; RANDLEEL – Aye; URRUTIA – Aye; PADILLA – Aye; MENDOZA – Aye. Motion passed.

19. **Discussion:**

Mayor/Chief Planner

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

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

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

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

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

Chief Planner, Art Rubio and Hunt Communities Development Manager, Jose Lares spoke regarding this item.

20. **Discussion:**

Mayor/Chief Planner

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

Chief Planner, Art Rubio spoke regarding this item.

21. **Discussion:**

Mayor/Chief Planner

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

Chief Planner, Art Rubio spoke regarding this item.

22. **Discussion and Action:**

Mayor/Asst. City Atty

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

Mayor, Andres Renteria spoke regarding this item.

A motion was made by Councilman Padilla and seconded by Councilwoman Urrutia to appoint Councilman Walter Miller for a seat on the El Paso Central Appraisal District Board. The CITY CLERK polled the Council: MILLER – Absent; QUIROZ – Absent; ORTEGA – Aye; RANDLEEL – Aye; URRUTIA – Aye; PADILLA – Aye; MENDOZA – Aye. Motion passed.

23. **Discussion and Action:**

Mayor/EDC Executive Director

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

EDC Executive Director, Eddie Garcia spoke regarding this item.

A motion was made by Councilman Mendoza and seconded by Councilwoman Urrutia to approve the resolution authorizing the Mayor to sign a Consultant Services Agreement between the Town of Horizon City Type 4B Economic Development Corporation and Mark Smith. The CITY CLERK polled the Council: MILLER – Absent; QUIROZ – Absent; ORTEGA – Aye; RANDLEEL – Aye; URRUTIA – Aye; PADILLA – Aye; MENDOZA – Aye. Motion passed.

The Mayor and Council Adjourned Open Session for Executive Session at 6:52 PM.

24. **Executive Session**

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

24A. Mayor/EDC Executive Director

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

The Mayor and Council Reconvened into Open Session at 7:19 PM.

Upon returning to Open Session no action was taken on this item.

ADJOURNMENT

A motion was made by Councilman Mendoza and seconded by Councilwoman Urrutia to adjourn at 7:20 PM.

Approved this ____ day of _____, 20__.

Attest:

Elvia Schuller, City Clerk

Andres Renteria, Mayor



TOWN OF HORIZON BOARDS AND COMMISSIONS APPLICATION

PLEASE PRINT OR TYPE

Name: Matthew Gardea Home pH: NA

Home address: 632 Valle de Bravo Pl Cell pH: (915) 497-3063

City/State: Horizon City, Texas Zip: 79928 Email: matt.a.gardea@gmail.com

Occupation: Congressional Clerk Intern Resident of Horizon City for 13 years; of Texas 22 years

Please indicate the Board or Commission in which you are interested in serving.

Board of Adjustment

Planning and Zoning Commission

Please provide alderman's name that will be appointing you. Ruben Mendoza

Provide the name and the date(s) of prior service, if any, on any Horizon board: _____
Vice Chairman, Planning and Zoning Commission, Aug. 2020 - Aug. 2024

Are you currently holding any public office or appointment? No If so, what? NA

Please list any specific municipal officials' training, or any special knowledge, education or experience that qualifies you to serve in the areas you have indicated: Please see attached document for full response.

If applicable, please list any scheduled training, etc. you intend to complete that will further qualify you to serve in the areas indicated: Please see attached document for full response.

Explain why you are seeking an appointment. Also, list any business or personal relationships with the city that might create a conflict of interest or that may affect your ability to serve. Please see attached document for full response.

What do you perceive to be Horizon City's two greatest strengths? Please see attached document for full response.

Signature: *Matthew Gardea* Date: 10/02/2024

City Council will receive this form. Do not send resumes, photographs or letters of recommendation. Please mail form to Board Sec'y; Liz Luna at 14999 Darrington Rd, Horizon City, TX 79928 or via email: eluna@horizoncity.org. For more information, call 915-852-1046 ext 404. Your application may be made available to the public upon request.

Public service opportunities are offered by the City of Horizon without regard to race, color, national origin, religion, gender or disability.

Please list any specific municipal officials' training, or any special knowledge, education, or experience that qualifies you to serve in the areas you have indicated:

- Vice Chairman, Planning & Zoning Commission (Aug. 2020 – Aug. 2024): I have extensive experience reviewing and evaluating site plans, special use permits, variances, zoning, and plat applications, ensuring compliance with local regulations. Additionally, I have conducted monthly public hearings and contributed to the development of city ordinances.
- Legislative Internships: My time as a Clerk Intern for the U.S. House of Representatives Committee on Oversight and Accountability, Legislative Intern for the U.S. Senate, External Relations Intern for the Texas Higher Education Coordinating Board, and Governmental Relations Intern for the University of Texas System Administration has provided me with a solid foundation in policy research, government relations, and legislative procedures, which enhance my capacity to serve Horizon City effectively.
- Law School Preparation Institute, UTEP: I completed intensive training in legal writing and research, which has further sharpened my skills in analyzing regulatory and legal frameworks relevant to municipal governance.

If applicable, please list any scheduled training, etc. you intend to complete that will further qualify you to serve in the areas indicated:

- Current Clerk Intern Experience: I am currently serving as a Clerk Intern in the U.S. House of Representatives Committee on Oversight and Reform as part of the Congressional Hispanic Caucus Institute. This experience is providing me with in-depth exposure to federal oversight processes, legislative procedures, and policy analysis, which will further enhance my ability to contribute effectively to the Horizon City by applying a comprehensive understanding of government operations and regulatory compliance.

Explain why you are seeking an appointment. Also, list any business or personal relationships with the city that might create a conflict of interest or that may affect your ability to serve.

- Reason for Seeking Reappointment: I am seeking a third term to continue contributing my experience and knowledge toward the responsible growth and development of Horizon City. Over the past four years, I have been dedicated to ensuring that new developments align with the city's vision and regulatory standards. I am committed to maintaining Horizon City's character while promoting sustainable development.
- Conflicts of Interest: I have no business or personal relationships with the city that would create a conflict of interest or affect my ability to serve objectively and impartially.

What do you perceive to be Horizon City's two greatest strengths?

- Community-Oriented Values: Horizon City is deeply community-oriented, ensuring that growth and development align with the needs and values of its residents. This strong sense of community fosters a collaborative atmosphere where the interests of residents are prioritized in city planning and development initiatives.
- Strategic Economic Growth Potential: Horizon City is positioned as a key part of one of the fastest-growing areas in the region, contributing significantly to the economic development of the Paso Del Norte Region. Its strategic location and growth trajectory make it a hub for attracting new businesses and fostering sustainable economic growth.

RESOLUTION

TOWN OF HORIZON CITY

That the Mayor be authorized to sign an Amendment to the Professional Services Agreement with Huitt-Zollars for the 2018 CIP Support Services to increase the total contract cost by \$10,000.00.

Passed and approved the ___ day of _____ 2024

TOWN OF HORIZON CITY

**By: _____
Andres Rentería, Mayor**

ATTEST:

**By: _____
Elvia Schuller, TRMCP**

APPROVED AS TO FORM:

**By: _____
Sylvia Borunda Firth
Assistant City Attorney**



**TOWN OF HORIZON CITY
MEMORANDUM**

Date: October 7, 2024
To: Honorable Mayor and Members of City Council
From: Teresa Quezada, CIP Manager
SUBJECT: On an Amendment to the Professional Services Agreement with Huitt-Zollars to increase the total contract cost by \$10,000.00 for the 2018 CIP Support Services

*Teresa Quezada
10/7/24*

The amendment to the professional services agreement with Huitt Zollars increases the amount of the agreement by \$10,000 to provide support services for the 2018 CIP projects. The initial agreement was approved in October 2018. The services Huitt Zollars provides include attending bi-weekly CIP meetings, coordinating with selected project consultants, and providing Horizon City with professional advice as the projects are developed.

The agreement is structured as a time and materials agreement which means Huitt Zollars will invoice only for the hours worked on the CIP.

Staff recommends approval of the amendment.



4687 N. Mesa St., Suite 100
El Paso, TX 79912

FOR IMMEDIATE RELEASE
PHOTOS INCLUDED

Contact: Fran Ford Jacques
Public Relations and Communications
702-337-8460
PerfectPaper777@gmail.com

**LITTLE LEAGUE® BASEBALL RETURNS TODAY IN EL PASO WITH OPENING DAY CEREMONY
IN HORIZON CITY**

After a 20-year hiatus, El Paso Border Youth Little League is back, now featuring a new affiliation with Little League International for the Southwestern Region.

EL PASO, TX (April 6, 2024) – El Paso Border Youth Little League and Little League® International inaugurated baseball season today with a community-centered “Opening Day Ceremony” at Golden Eagle Park in Horizon City.

“This opening day ceremony and our Little League affiliation is bigger than baseball. It’s about the entire community coming together to actively support our youth and their journey toward self-sustainment and personal fulfillment,” said El Paso Border Youth Little League President, Jorge Gaspar.

Currently comprising 14 teams, involving more than 250 youth and 30 volunteer coaches and team parents, El Paso Border Youth Little League is based in Horizon City. It is open to all youth ages 11 to 15 without regard to geographic boundaries.

Consistent with the mission of Little League International, players are eligible to participate in all aspects of league play including International Tournament play.

“We are fully committed to removing barriers of entry to baseball for families across our community through acts of service, volunteerism and expanding access to non-profit baseball in a way that is engaging, exciting and fun,” said El Paso Baseball Hall of Famer, Dwayne Aboud, MD. Dr. Aboud is also El Paso Border Youth Athletic Association’s President. El Paso BYAA is an affiliated non-profit organization and is instrumental in engaging youth through sports across the Borderland region.



4687 N. Mesa St., Suite 100
El Paso, TX 79912

-more-

Today's event, themed "ALL IN...WE WIN" featured a gathering of coaches, families, first responders, sponsors, players and supporters on Horizon City's Golden Eagle Park baseball field festooned with sponsor banners. A brief opening ceremony with sponsor recognition and remarks from Dr. Aboud and Bolaski, drove home the idea that baseball play accomplishes a greater goal of building productive communities one player at a time.

About El Paso Border Youth Little League®

Committed to giving every child the opportunity to play baseball, the El Paso Border Youth Little League is the designated District 37 representative organization for the Southwestern Region of Little League® International. Based in Horizon City, El Paso Border Youth Little League is open to all youth ages 11 to 15 across the Borderland working to remove barriers to participation in sports.

About Little League® International

Founded in 1939 and based in Williamsport, Penn., Little League Baseball and Softball is the world's largest organized youth sports program, with approximately two million players and one million adult volunteers in every U.S. state and more than 80 countries.



CAPITAL IMPROVEMENT

EP COUNTY

BOND

Note: All graphics, conceptual images, and project descriptions are subject to change.
Project costs and schedules are for planning and estimation purposes only and are subject to change.

Propositions A - E

A: Parks & Recreation

Ascarate Park, Neighborhood Parks,
Regional Trails, & Related Facilities
Total Project Cost: \$95,615,000

B Office of Medical Examiner

New Medical Examiner Office
Total Project Cost: \$26,700,000

C Courthouse, Subcourthouses, & Related Annexes

Corbin Sambrano, Ysleta, Far East Montana
Total Project Cost: \$63,285,000

D County Coliseum

Masterplan Renovation of County
Coliseum & Adjacent Facilities
Total Project Cost: \$105,485,000

E Animal Shelter

New Animal Shelter
Total Project Cost: \$32,710,000

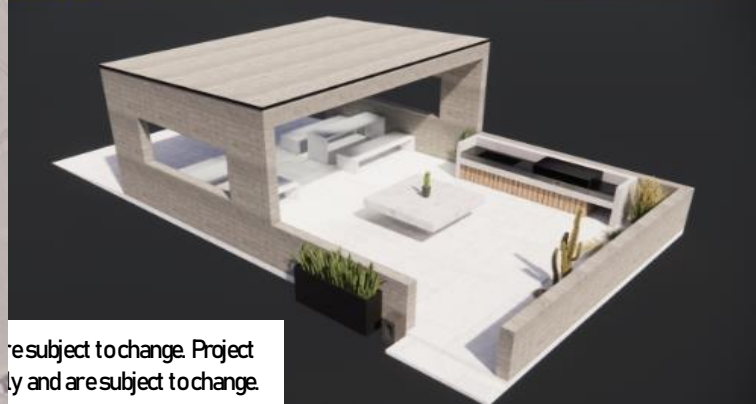
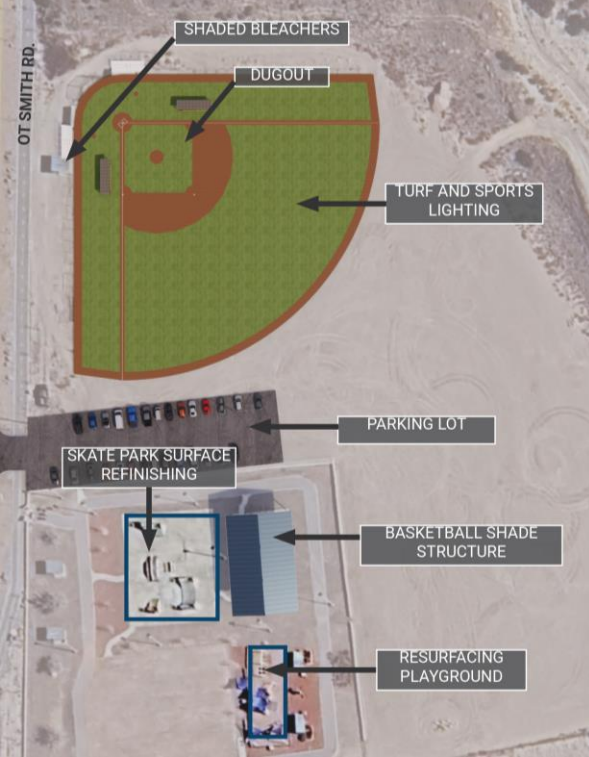
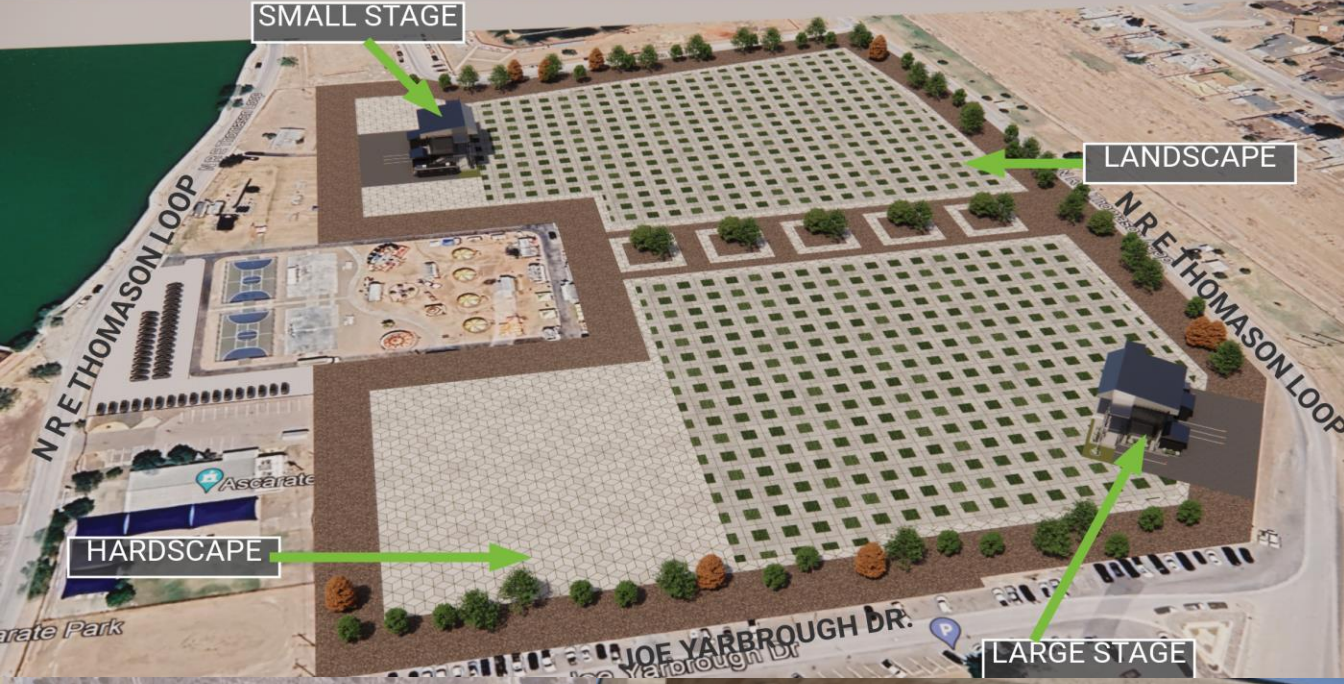
Total Amount of All Propositions: \$323,795,000
Would Raise County Debt Tax Rate By \$0.03
2024 Average Home Value: \$200,956
\$5.02 per month | \$60.29 annually

Proposition A: Parks & Recreation

21

\$95,615,000

19 Projects



are subject to change. Project details and are subject to change.

Project A2

Ascarate Regional Park Shelter Modernization

- Proposed Project Details
 - Modernize ~80 Existing Shelters
 - Include Shaded Canopy
 - Include BBQ Grills & Trash

- Estimated Project Schedule
 - Design Start: 9/2025
 - Construction Start: 5/2028
 - Construction End: 11/2030

Proposition B

Office of Medical Examiner

23

\$26,700,000

Project BI

Office of Medical Examiner

- Proposed Project Details
 - Acquisition of Land
 - Design, Construct and Equip a New Office of Medical Examiner

- Estimated Project Schedule
 - Construction Start: 1/2027
 - Construction End: 7/2029



Note: All graphics, conceptual images, and project descriptions are subject to change. Project costs and schedules are for planning and estimation purposes only and are subject to change.

Proposition C Courthouse, Subcourthouses & Related Annexes

25

\$63,285,000

3 Projects



Project C1
Corbin Sambrano
-Mental Health Services
-Community Multipurpose Rooms



Project C2
Ysleta Annex Building West
-Senior Nutrition Commercial Kitchen

26

Project C3
Far East Montana Annex
-Serve Montana Vista & Far East El Paso

Proposition D

County Coliseum Renovation

27

\$105,485,000

Note: All graphics, conceptual images, and project descriptions are subject to change. Project costs and schedules are for planning and estimation purposes only and are subject to change



Project D1 County Coliseum Renovation

- Proposed Project Details
 - HVAC & Maintenance Renovations to Coliseum, Improve Seating Options & ADA Accessibility
 - Renovate Existing Buildings into Music Venue & Open-Air Pavilion
 - Parking Lot & Pedestrian Walkway
 - Illumination & Landscaping
- Estimated Project Schedule
 - Design Start: 5/2025
 - Construction Start: 1/2028
 - Construction End: 7/2030

Proposition E

New Animal Shelter

\$32,710,000

Project E

County Animal Shelter

- Proposed Project Details
 - Provide Adoptions & Shelter for Estimated 300-400 Stray Animals
 - Low to No Cost Vaccinations
 - Spay & Neuter Surgeries
 - Offer Job Skill Training to County Jail Inmates
- Estimated Project Schedule
 - Design Start: 5/2025
 - Construction Start: 1/2028
 - Construction End: 7/2030

30



Note: All graphics, conceptual images, and project descriptions are subject to change. Project costs and schedules are for planning and estimation purposes only and are subject to change.

Proposed Project Timelines

First Issuance

Spring 2025

Approximately \$125M

Project Development Begins

Second Issuance

Spring 2027

Approximately \$198.8M

Project Construction Begins

Debt Service Over 20 Years



Capital Improvement Bond – Total Debt Service for \$323.8M Bond

Total Debt Service: \$486,449,750 (P&I)

Interest Rate: 5 Percent (Current Market Rate + 0.5 Percent)

Interest Paid: \$183,339,750

Percentage of Original Project Cost: Approximately 56.6 Percent

32

Home Mortgage Example – Total Debt Service for \$200,000 Home

Total Debt Service: \$330,822.68 (P&I)

Interest Rate: 5.78 Percent (TX Average as 9/6/24)

Interest Paid: \$137,822.68

Percentage of Original Project Cost: Approximately 71.3 Percent

El Paso County Proposition A:

The issuance of bonds in an amount not to exceed \$95,615,000 for the County's parks and recreational spaces and the levy of taxes sufficient to pay the principal of and interest on the bonds.

33

El Paso County Proposition B

The issuance of bonds in an amount not to exceed \$26,700,000 for facilities for the County's Office of the Medical Examiner and the levy of taxes sufficient to pay the principal of and interest on the bonds.

El Paso County Proposition C

The issuance of bonds in an amount not to exceed \$63,285,000 for the County's courthouse, sub courthouses, and related annexes and the levy of taxes sufficient to pay the principal of and interest on the bonds.

34

El Paso County Proposition D

The issuance of bonds in an amount not to exceed \$105,485,000 for the County's Coliseum and adjacent facilities and the levy of taxes sufficient to pay the principal of and interest on the bonds.

El Paso County Proposition E



The issuance of bonds in an amount not to exceed \$32,710,000 for the County's Animal Shelter and levy of taxes sufficient to pay the principal of and interest on the bonds.

Voting For or Against

35

Voting "For" a Proposition Means Authorizing the County to Start the Project(s).

Voting "Against" a Proposition Means Not Authorizing the County to Start the Project(s).

Contact Information & Website



Strategic Capital Development Department

CapitalPlanning@EPCounty.com

Visit Our Website:

capital.epcounty.com





Voter Registration Ends Monday, October 7, 2024

Last Day to Request Mail in Ballot is October 25, 2024

2024 General Election Voting Dates:

Early Voting Begins Monday, October 21, 2024

Early Voting Ends Friday, November 1, 2024

Election Day is Tuesday, November 5, 2024

More Information at www.epcountyyvotes.com



PYROTECHNIC DISPLAY AND SERVICES AGREEMENT

THIS PYROTECHNIC DISPLAY AND SERVICES AGREEMENT: (hereinafter referred to as "Agreement"), made and entered into this 4th day of September, 2024 by and between:

Quick Fuse Xtremes LLC
5401 Soledad Ln.
El Paso, TX 79932
(hereinafter referred to as "SELLER")

AND

Town of Horizon City
14999 Darrington Rd,
Horizon City, Texas 79928
(hereinafter referred to as "Buyer").

1. TIME AND PLACE: POSTPONEMENT/CANCELLATION:

SELLER agrees to design and execute a fireworks show, otherwise known as a Pyrotechnic Display, at approximately: 8:00pm on the following dates:

Date	Theme	Budget
Tuesday, October 1, 2024	Horizon Police Social 12 minute Fireworks Display	\$18,000.00

Weather permitting. It is agreed and understood, by and between the parties hereto that the SELLER shall have the sole, exclusive and final determination of the suitability of the weather conditions at the time of the display, and in the event SELLER should determine that the weather conditions are such that a unsafe or hazardous condition may exist, SELLER shall have the exclusive right and option to postpone the starting time of the display and/or delay the display in its entirety, until conditions have improved and are appropriate for the safety of all involved, or until the alternative inclement weather date is agreed upon. As a part of the authority stated hereunder, SELLER reserves the right to prematurely end or place a hold on the continuance of the display if, in the opinion of SELLER, the weather conditions change during the time the display is in progress so as to create unsafe or hazardous situations. In the event of any postponement or delay due to weather, BUYER shall be responsible for the actual expenses incurred as a result of additional time and /or expenses related to the postponement or delay, and it is specifically acknowledged that SELLER hereunder shall be in no way held responsible financially or otherwise, for the exercise of any judgment or assertion based on the weather of any authority hereunder. In the event the display cannot be postponed to an alternate date, SELLER shall have the right to retain, and BUYER agrees to pay SELLER, 50% of the total contract price hereunder for expenses incurred and services rendered. If the display is rescheduled, by agreement of BUYER and SELLER, to an alternate date, and BUYER cancels the display, the SELLER has the right to retain, and BUYER agrees to pay SELLER, 100% of the total contract price hereunder agreed for expenses incurred and services rendered. If the display rescheduled on an alternate date, is canceled due to FORCE MAJEURE: (paragraph 12.), the SELLER has the right to retain, and BUYER agrees to pay SELLER, 50% of the total contract price hereunder.

2. MUSIC:

The following indicated (X) provision(s) shall apply to music and/or soundtracks, which may be a part of the display, contemplated hereunder:

[] The subject display will have no musical accompaniment soundtrack script with which the pyrotechnic display must be coordinated.

[X] BUYER will furnish music soundtrack approximately 18 minutes in duration. The musical track needs to be a mp3 file, at 44100Hz

3. INSURANCE:

SELLER agrees to provide a Certificate of Insurance, with applicable endorsements and accords showing SELLER and BUYER to be insured for liability and property damage. In the event greater liability insurance limits are required, the additional cost is to be paid by BUYER.

The BUYER, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the SELLER including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the SELLER's insurance (at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used).

SELLER shall procure and maintain for the duration of the contract, insurance against claims for injuries to persons and damages to property which may arise from or in connection with the performance of work/services hereunder and the results of that work by the Contractor, his agents, representatives, employees, independent contractors or subcontractors.

The minimum scope and limit of insurance shall be no less than the following:

Commercial General Liability – providing coverage on an “Occurrence” basis, including products and completed operations, property damage, bodily injury and personal and advertising injury with limits no less than \$1,000,000.00 per occurrence.

Automobile Liability - Automobile Liability insurance covering any auto, or if Contractor has no owned autos, hired, and non-owned autos, with limit no less than \$1,000,000 per accident for bodily injury and property damage.

Primary Coverage - For any claims related to this contract, the SELLER's insurance coverage shall be primary insurance as respects the BUYER, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the BUYER, its officers, officials, employees, or volunteers shall be excess of the SELLER's insurance and shall not contribute with it.

Notice of Cancellation -Each insurance policy required above shall provide that coverage shall not be canceled except with 30 days' notice to the BUYER.

Waiver of Subrogation - SELLER hereby grants to BUYER a waiver of any right to subrogation which any insurer of said SELLER may acquire against the BUYER by virtue of the payment of any loss under such insurance. SELLER agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the BUYER has received a waiver of subrogation endorsement from the insurer.

Acceptability of Insurers - Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the BUYER.

4. EQUIPMENT:

SELLER shall be responsible to install, set up, and remove the equipment and supporting hardware of the pyrotechnic display. BUYER shall provide sufficient trash receptacles for cleanup after execution of the display.

5. SECURITY/SAFETY:

BUYER is responsible for procuring and managing the following: adequate security personnel, barricades, ropes with flags, etc., to barricade all closed (dangerous) areas to spectators; traffic patrolmen, as necessary; security guards for crowd control and cleanup personnel to remove litter left by spectators or any persons other than SELLER; trash receptacles, as necessary for spectators; "No Parking" signs and directional signs, clearly designated by stakes, rope or fence, in a safe location, as reasonably designated by SELLER and agreed to by BUYER, for the proper and safe display of said pyrotechnic program, such space to be clear and free of all persons except those employed or expressly authorized by SELLER and clear of any and all equipment, vehicles, structures, or items of any other kind not authorized or put in place by SELLER; adequate fire protection for the area in which SELLER shall operate the display, and the surrounding spectator areas, for which Fire protection might be necessary: areas of sufficient clearance surrounding the display operation area, or ground upon which the display shall be operated. BUYER specifically acknowledges and affirms that it understands that the pyrotechnic display contracted for herein can cause substantial, severe and irreparable damage to persons and property.

6. OPERATIONS OF DISPLAY:

SELLER shall be responsible for all aspects of the setup, removal and operation of the display.

7. PLACEMENT:

BUYER and SELLER shall mutually determine and agree upon the placement and arrangement of fireworks display devices, set pieces, props, spectator viewing areas, and any and all equipment involved with the pyrotechnic display or sound system to ensure the highest degree of show integrity and character, and present the audience the most aesthetic, artistic, and safest program possible. SELLER shall have sole discretion over placement necessitated by applicable federal, state or local safety, fire, or other regulations.

8. LICENSES OR PERMITS:

BUYER shall be responsible to obtain, for SELLER'S benefit, any city, state, or other licenses or permits required to execute the pyrotechnic display contemplated herein. SELLER shall provide BUYER with any necessary information, proof of insurance in accordance with paragraph 3 above, and other item required by the licensing authorities for issuance of such license or permits

9. COMPENSATION:

Compensation shall be made to the SELLER hereunder as follows:

The total price for this contract is \$18,000.00. There will be one down payment of \$9,000.00 due upon acceptance of this proposal and a final payment of \$9,000.00 due on or before October 1, 2024. If, for any reason other than as addressed herein above, BUYER wishes to cancel this Agreement, there will be a cancellation fee in the amount of twenty-five percent (25%) of the total contract price hereunder, to be paid to or retained by SELLER if notice of cancellation is given by BUYER to SELLER at least fourteen (14) days before the date set forth in paragraph 1, and seventy percent (70%) if notice of cancellation is given less than fourteen (14) days before the date set forth in paragraph 1, which is to be paid to or retained by SELLER.

If SELLER cancels this Agreement or the pyrotechnic display, for any reason other than; (1) inclement weather, (2) force majeure, or (3) nonperformance by or material breach of the terms of this Agreement by BUYER, all monies paid to SELLER by BUYER to the date of such cancellation will be refunded to BUYER and BUYER will have no further obligation under this Agreement. Any applicable state or local taxes will be payable by the BUYER.

10. ACCOMMODATIONS: N/A None

11. INDEMNIFICATION:

To the fullest extent permitted by law the Seller shall indemnify and hold harmless the Buyer, its agents, volunteers and employees from and against any and all claims, damages, losses, and expenses, including but not limited to attorneys' fees, provided that such claim, damage, loss, or expense is attributable to the bodily injury, sickness, disease or death, or to injury to or destruction of tangible property caused in whole or in part by the Seller, its agents, employees, volunteers, or subcontractors in the performance of this contract.

12. FORCE MAJEURE:

Subject to the provision of paragraph one (1) herein above, any failure or omission of BUYER or SELLER under this Agreement due to an act of GOD, enactment, rule, order of any act of government instrumentality (whether federal, state, or local), or other causes beyond the control of BUYER or SELLER, or force majeure will not constitute a breach or default under this Agreement.

13. CONSTRUCTION/APPLICABLE LAW:

If any term, provision, covenant, or condition of this Agreement is held by any court of competent jurisdiction to be invalid, void or unenforceable, or if any such provision is waived or not enforced by any party hereunder, the remainder to the provisions of this agreement shall remain in full force and effect, and shall in no way be affected, impaired, or invalidated. This Agreement, including any documents incorporated or referred to herein, constitutes the entire Agreement between the Parties, and this Agreement may not be altered or amended except by written addendum to this Agreement executed by both BUYER and SELLER. It is agreed and understood by and between the parties hereto that this Agreement is subject to, and shall be interpreted under, the laws of the State of Texas, and that any aspect of this Agreement shall be controlled by and interpreted under the laws of the State of Texas, as they may exist from time to time.

THIS CONTRACT / Agreement is binding only after it has been signed by all parties hereto and returned to SELLER with the required deposit, as set forth hereinabove.

Company: Quick Fuse Xtremes LLC

Signed By: 

Date: September 4, 2024

Rod Smith, Manager

Company: Town of Horizon City
Signed By: 

Date: 09/09/2024

Victoria Hernandez
Printed Name

Officer
Title

Town of Horizon City Capital Improvement Program

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October 8, 2024
Council Meeting

Municipal Facilities Phase 1

- Plumbing rough-in has been installed
- Sewer line across N. Darrington design complete

Municipal Facilities Phase 1



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Street Maintenance Fund

2023-2024 Street Maintenance Program

- Notice to Proceed – August 12, 2024
- Total 6-month contract – schedule pending to allow for favorable paving weather
- S. Kenazo and McMahan almost compete

Federally- & State-Funded Project Updates

N. Darrington Reconstruction - Funding

- Staff working on necessary steps to apply for SIB loan.
- County – staff and financial advisor have reviewed the updated financial analysis
- Reviewing 3-party agreement for amendment
- Once amendment is approved, will work on ordinance amendments

N. Darrington/Horizon Blvd. Reconstruction

- The barrier for phase 1B will remain for approximately 1 week; this configuration allows two lanes northbound on Darrington.
- On Horizon Blvd. a barrier will be placed at the intersection with Horizon Crossing that will prevent left-turn lanes into and out of Horizon Crossing.

N. Darrington Reconstruction



Images from TXDOT Facebook

N. Darrington Reconstruction



Images from TXDOT Facebook

Safety Projects

- **S. Darrington Safety Lighting** from Alberton to LTV Rd. – FY 2023 - project awarded March 2023
- Project complete – pending financial closeout⁵⁴

Rodman Shared Use Path (SUP)

- Project under design – 60% submittal due August 2024
- TXDOT review – September 2024
- Programmed for bidding and award in Spring 2025

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TIRZ/TOD Update

Dilley, Delake and Transit Plaza

- Funding will be made available through HUD and Economic Development – pending final agreement

Town of Horizon City Capital Improvement Program

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October 8, 2024
Council Meeting

RESOLUTION
FEE SCHEDULE AMENDMENT AND ESTABLISHMENT OF NEW FEES FOR THE
TOWN OF HORIZON CITY

WHEREAS, the City Council of the Town of Horizon City has, on June 12, 2018, adopted Ordinance No. 0243, an Ordinance of the Town of Horizon City, Texas, adopting and enacting a new Municipal Code; and

WHEREAS, the City Council of the Town of Horizon City adopted Ordinance No. 242, as Codified in Sections 1.02.061 through 1.02.065 of the Horizon City Municipal Code, which allows the City Council, by resolution to approve, set and establish the fees for any City service, application, permit or license provided or issued by the city, or a fee, cost or special expense charged by the City; and

WHEREAS, the City Council desires by this resolution to amend and establish new fees for City service, application, permit or license provided or issued by the city, or a fee, cost or special expense charged by the City and Council desires to incorporate the provisions of said resolution herein such that this Resolution supersedes said resolution and any other resolution or action of the City Council to set fees provided under the Municipal Code.

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

1. The foregoing recitals are adopted as facts and are incorporated fully herein.
2. That the fee schedule for all fees for any City service, application, permit or license provided or issued by the city, or a fee, cost or special expense charged by the City as established pursuant to Ord. 242, as amended and codified in Sections 1.02.061 through 1.02.065 of the Horizon City Municipal code (established fees) shall be approved and established in the amounts set as set forth in Exhibit A, attached hereto and incorporated into this resolution.
3. That the Horizon City Municipal Code sections noted on Exhibit A are for reference purposes only and any errors in the listing of the sections or revisions in the section numbers in the Code, shall not affect the validity of any established fee, and the controlling determination regarding the proper established fee for any City service, application, permit or license provided or issued by the City, or a fee, cost or special expense changed by the City shall be the description of the fee. This provision shall survive any termination of this resolution or superseding of this resolution by the adoption of a new fee schedule in a budget ordinance or in another resolution, unless this provision is specifically repealed by the City Council.

Passed and approved this _____ day of _____, 2024.

TOWN OF HORIZON CITY, TEXAS

By: _____
Andres Renteria, Mayor

ATTEST:

By: _____
Elvia Schuller, City Clerk

APPROVED AS TO FORM:

Sylvia Borunda Firth, City Attorney

DRAFT

Schedule of Fees

Exhibit A

Code Section/Dept.	Fee Description	Detail	Horizon City Fees
Article 1.08	Vacation of Public Easement or Right-of-Way		
Article 1.03	Vacation	Easement	\$75
1.08.006	Vacation	Right-of-Way	\$150
Article 1.10	Parks and Recreation		
	Ballfield Use	Baseball / Softball	HC Resident: \$5 per hour / Non Resident: \$7.50 per hour (Quarterly Reservation)
	Ballfield Use	Soccer / Multipurpose	HC Resident: \$5 per hour / Non Resident: \$7.50 per hour (Quarterly Reservation)
	Ballfield Use	Off Reservation	HC Resident: \$10 per hour / Non Resident: \$15 per hour (Quarterly Reservation)
Article 1.03	Board, Committees and Commissions		
Division 3	Board of Adjustment		
1.03.064	To convene Board for an Appeal	Application fees, residential and commercial	
1.03.065	Variance application	Application fee-residential	\$75
1.03.065	Variance application	Fee for providing notice	\$25
1.03.065	Variance application	Application fee-commercial and manufacturing	\$150
Chapter 3 Building Regulations			
Article 3.04	Landscaping		
3.04.031	Landscaping permit/residential zones	For project costs up to \$5,000	\$70
3.04.031	Landscaping permit/residential zones	For project costs of \$5,000 and above	\$140

3.04.071	Landscaping permit/Commercial, Industrial zones	For project costs up to \$5,000	\$70
3.04.071	Landscaping permit Commercial, Industrial zones	For project costs of \$5,000 and above	\$140
Article 3.05	Construction Grading		
3.05.040	Grading permit/clearing	0 up to 5 acres, clearing permit	\$50.00

3.05.040	Grading permit/clearing	5 up to 10 acres, clearing permit	\$60.00
3.05.040	Grading permit/clearing	10 up to 20 acres, clearing permit	\$70.00
3.05.040	Grading permit/clearing	20 up to 30 acres, clearing permit	\$80.00
3.05.040	Grading permit/clearing	30 up to 40 acres, clearing permit	\$90.00
3.05.040	Grading permit/clearing	40 up to 50 acres, clearing permit	100
3.05.040	Grading permit/clearing	50 and over acres, clearing permit	\$110.00
3.05.040	Grading permit	0 up to 5 acres, pre-final grading permit	\$100.00
3.05.040	Grading permit	5 up to 10 acres, pre-final grading permit	\$120.00
3.05.040	Grading permit	10 up to 20 acres, pre-final grading permit	\$140.00
3.05.040	Grading permit	20 up to 30 acres, pre-final grading permit	\$160.00
3.05.040	Grading permit	30 up to 40 acres, pre-final grading permit	\$180.00
3.05.040	Grading permit	40 up to 50 acres, pre-final grading permit	\$200.00
3.05.040	Grading permit	50 and over acres, clearing permit	\$220.00
3.05.040	Grading permit	0 up to 5 acres, final grading permit	\$250.00
3.05.040	Grading permit	5 up to 10 acres, final grading permit	\$300.00
3.05.040	Grading permit	10 up to 20 acres, final grading permit	\$350.00
3.05.040	Grading permit	20 up to 30 acres, final grading permit	\$400.00
3.05.040	Grading permit	30 up to 40 acres, final grading permit	\$450.00
3.05.040	Grading permit	40 up to 50 acres, final grading permit	\$500.00
3.05.040	Grading permit	50 and over acres, final grading permit	\$550.00
	Borrow or Waste		\$300.00

Article 3.06	Streets and Sidewalks		
3.06.183	Driveway construction permit/relocation or alteration	0-15 lineal feet, driveway width	\$50 plus applicable technology fee
3.06.183	Driveway construction permit/relocation or alteration	16-25 lineal feet, driveway width	\$50 plus applicable technology fee
3.06.183	Driveway construction permit/relocation or alteration	26-35 lineal feet, driveway width	\$50 plus applicable technology fee
3.06.183	Driveway construction permit/relocation or alteration	Over 35 lineal feet, driveway width	\$50 plus applicable technology fee
3.06.246(a)(1)	Pavement cut/excavation permit	Pavement cut permit (includes up to 3 inspections)	\$65.00
3.06.246(a)(4)	Pavement cut/excavation permit	Pavement cut permit extension	\$26.00
3.06.246(a)(5)	Pavement cut/excavation permit	Additional inspection fee	\$30.00 per inspection

3.06.246(a)(6)	Pavement cut/excavation permit	After hours inspection fee, weekend inspections (Sat. & Sun.) will require payment by the contractor of a minimum of 2 hours. If inspection is over 2 hours, fee will be the actual hours worked or portion thereof	\$45.00 per hour

Chapter 4

Business Regulations

Article 4.02 Business Registration, Licenses and Permits

4.02.004	Business registration	Base fee: General businesses	\$75
4.02.004	Business registration	Base fee: Trash haulers	\$250
4.02.004	Business registration	Supplementary fee: Food establishments	\$75
4.02.004	Business registration	Supplementary fee: Businesses handling hazardous materials	\$50
4.02.004	Business registration	Late Fee—for a registration submitted after having been sent notice of violation	\$30
4.02.004	Business registration	Discount for early payment	For renewal of registration prior to expiration, 20% discount
4.02.004	Business registration	Contractor's registration by a governmental entity	No permit fee required/exempted

4.02.004	Fees for contractors	Base fee: contractors	\$75
4.02.004	Fees for contractors	Amending a registration to add subcontractors or make changes regarding listings.	\$40
4.02.007	License/permit alcoholic beverages	Class of license or permit: [Texas Alcoholic Beverage Code (“TABC”)], as follows:	
		Brewer's permit, as defined by Chapter 12 of the TABC.	\$750.00
		Nonresident brewer's permit, as defined by Chapter 13 of the TABC.	\$750.00
		Nonresident seller's permit, as defined by Chapter 37 of the TABC.	\$50.00
		Distiller's and rectifier's permit, as defined by Chapter 14 of the TABC.	\$750.00
		Winery permit, as defined by Chapter 16 of the TABC.	\$37.50

		Wine bottlers permit, as defined by Chapter 18 of the TABC.	\$112.50
		Wholesaler's permit, as defined by Chapter 19 of the TABC.	\$937.50
		General class B wholesaler's permit, as defined by Chapter 20 of the TABC.	\$150.00
		Local class B wholesaler's permit, as defined by Chapter 21 of the TABC.	\$37.50
		Package store permit, as defined by Chapter 22 of the TABC.	\$250.00
		Local distributor's permit, as defined by Chapter 23 of the TABC.	\$50.00
		Wine only package store permit, as defined by Chapter 24 of the TABC.	\$37.50
		Wine and beer retailer's permit, as defined by Chapter 25 of the TABC.	\$87.50
		Wine and beer retailer's off-premise permit, as defined by Chapter 26 of the TABC.	\$30.00

		Mixed beverage permit, as defined by Chapter 28 of the TABC.	No fee for year 1 and 2; Year 3 and up, \$375.01
		Mixed beverage late hours permit, as defined by Chapter 29 of the TABC.	\$75.00
		Daily temporary mixed beverage permit, as defined by Chapter 30 of the TABC.	\$12.50
		Caterer's permit, as defined by Chapter 31 of the TABC.	\$250.00
		Other private club late hours permits, as defined by Chapter 33 of the TABC.	\$375.00
		Beverage cartage permit, as defined by Chapter 44 of the TABC.	\$10.00
		Bonded warehouse permit, as defined by Chapter 46 of the TABC.	\$375.00
	Manufacturer's license (beer), as defined by Chapter 62 of the TABC.	(1) The first establishment.	\$377.00
	A manufacturer's license holder shall pay the following fees for (1-4):		
		(2) The second establishment.	\$752.00
		(3) The third, fourth and fifth establishments.	\$2,139.50
		(4) Each establishment in excess of five.	\$4,202.00

		General distributor's license (beer), as defined by Chapter 64 of the TABC.	\$150.00
		Local distributor's license (beer), as defined by Chapter 65 of the TABC.	\$37.50
		Branch distributor's license (beer), as defined by Chapter 66 of the TABC.	\$37.50
		Importer's license (beer), as defined by Chapter 67 of the TABC.	\$10.00
		Importer's carrier's license (beer), as defined by Chapter 68 of the TABC.	\$10.00
		Retail dealer's on-premise license (beer), as defined by Chapter 69 of the TABC.	\$30.00
		Retail dealer's on-premise late hours license (beer), as defined by Chapter 70 of the TABC.	\$125.00

		Retail dealer's off-premise license (beer), as defined by Chapter 71 of the TABC.	\$30.00
		Brewpub license, as defined by Chapter 74 of the TABC.	\$250.00
		Food and Beverage Certificate, as defined by Chapter 25 of the TABC.	\$50.00
		Any entities not separately listed above:	The permit fee for any class of license or permit not listed below shall be 25% of the state fee.
4.03	Peddlers, Solicitors, Canvassers and Vendors		
4.03.042	Vendor's license	Vendor	\$100 for a 120-day license or \$250 for a one-year license
4.03.042	Vendor's license	Mobile food vendor	\$100 for a 120-day license or \$250 for a one-year license
4.03.042	Vendor's license--Solicitor's license	(Including a commercial solicitor advertising an event, activity, good or service for purchase at a location away from the residence	\$100 for a 90-day license
	Vendor's license	Garage / Yard Sale	
Article 4.04	Alarm Systems		
4.04.042	Alarm systems	Residential Permit: Initial alarm system permit and subsequent renewals	\$50
4.04.042	Alarm systems	Commercial Permit: initial alarm system permit and subsequent renewals	\$150
4.04.003	Alarm systems	Provided, if a permit holder has zero false alarms for the three-year period of the permit, permit holder will not be required to pay the renewal amount for the permit for the succeeding three-year permit.	

4.04.005	Alarm systems	False alarm service fee (no to exceed charges authorized by state law) Service fee is for each false alarm notification emitted from such alarm system that is in excess of 5 false alarms in the preceding 12-month period.	\$50.00 for each false alarm
4.04.008	Alarm systems	Annual fee for financial institutions with direct alarm reporting	\$200.00 for each indicator
4.04.012	Alarm systems	Reinstatement fee for a revoked permit or registration	\$101.00
Article 4.05	Towing Services		
4.05.063	Towing services	Tow truck rotation list permit	\$75.00
Chapter 5			
Fire Prevention and Protection			
Article 5.02	Fire Prevention Regulations		
5.02.005	Fireworks	Fireworks display permit	\$150
Chapter 7			
Municipal Court			
Article 7.02	Fines, Costs and Special Expenses		
7.02.002	Building security fund	Fee	\$3.00
7.02.003	Technology fund	Fee	\$4.00
Chapter 8			
Offenses and Nuisances			
Article 8.03	Nuisances		

8.03.005	Graffiti removal	Expenses of removal	Not yet established

Chapter 10 Subdivision Ordinance	No. 0035, as set forth in Chapter 10, Exhibit A		
Sec. 2	Parkland dedication (Minimum Standards)		
Sec. 2.8	Single-Family and Mobile Homes in Single Subdivision:		
Sec. 2.8	Stipulations for deeded parkland—fees required	Single family and mobile homes: 1-149 units	\$600
Sec. 2.8	Stipulations for deeded parkland—dedication + fees required	Single family and mobile homes: 150-224 units	2 Acres + \$600 per unit over 150 units
Sec. 2.8	Stipulations for deeded parkland—dedication + fees required	Single family and mobile homes: 225-299 units	3 Acres + \$600 per unit over 225 units
Sec. 2.8	Stipulations for deeded parkland—dedication + fees required	Single family and mobile homes: 300 units and up	4 Acres + \$600 per unit over 300 units
	Multifamily in Single Subdivision:	1–249 units	
Sec. 2.8	Single-Family and Mobile Homes in Cumulated Subdivisions:	Single-Family and Mobile Homes in Cumulated Subdivisions: 300–374 units	4 acre plus \$200.00 per unit over 300 units
Sec. 2.8		Single-Family and Mobile Homes in Cumulated Subdivisions: 375–450 units	5 acre plus \$200.00 per unit over 300 units
Sec. 2.8		Single-Family and Mobile Homes in Cumulated Subdivisions: 450–524 units	6 acre plus \$200.00 per unit over 300 units
Sec. 2.8		Single-Family and Mobile Homes in Cumulated Subdivisions: 525–599 units	7 acre plus \$200.00 per unit over 300 units
Sec. 2.8		Single-Family and Mobile Homes in Cumulated Subdivisions: 600–674 units	8 acre plus \$200.00 per unit over 300 units
Sec. 2.8		Single-Family and Mobile Homes in Cumulated Subdivisions: 675–749 units	9 acre plus \$200.00 per unit over 300 units
Sec. 2.8		Single-Family and Mobile Homes in Cumulated Subdivisions:	*For 750 units and up, 1 acre for each 75 additional units plus \$200.00 per unit above the 75 unit increment will be required.
		Engineering Review Fee (1st Review)	\$800
		Engineering Review Fee (Additional Reviews)	Invoiced per engineering cost
Sec. 2.8	Multifamily in Single Subdivision in Cumulated Subdivisions:	1–249 units	\$480.00 per unit

Sec. 2.8		250 units and up	2 acre plus \$400.00 per unit over 150 units
Sec. 2.8			*For 250 multifamily units and up, 1 acre for each 75 additional multifamily units plus \$400.00 per multifamily units above the 75 multifamily units increment will be required

Sec. 2.8	Stipulations for deeded parkland—fees required	Single Family and Mobile Homes: 1-149 units	\$600 per unit
Sec. 2.8	Stipulations for deeded parkland—fees required	Single Family and Mobile Homes: 150-224 units	2 acre + \$600 per unit over 250 units.
Section 2.8	Stipulations for private parkland—fees required	Single Family and Mobile Homes: 225-299 units	\$600 per unit
Section 2.8	Stipulations for private parkland—fees required	Single Family and Mobile Homes: 300 units and up	Half private parkland credit for 2 acre parkland required + \$600 per unit over 250 units.
Section 2.8	Stipulations for private parkland—fees required	Multifamily: 1-149 units and up	
Section 2.8	Stipulations for private parkland—fees required	Multifamily: 150 units and up	
Chapter 10	Chapter 10, Exhibit A		
Subdivisions	Ordinance No. 0035, as amended		
Sec. 3	Subdivision Administrative Procedures. Jurisdiction		
Sec. 3.1			
Sec. 3.1.4	Exemption Determination: From applying for a development permit or approval	Application fee	\$75.00

Sec. 3.2	Subdivision review fees		
Appendix II	Subdivision Regulations Fee Schedule, Ord. 0035	Subdivision Application Fees	
Appendix II	Application for subdivision approval	Subdivision application deposit	\$1,000
Appendix II	Subdivision Processing Fees		
Appendix II	Subdivision processing fee	Sketch Plat Review	\$500 + applicable technology fee
Appendix II	Subdivision processing fee	Preliminary Plat	\$1500 + applicable technology fee
Appendix II	Subdivision processing fee	Final Plat	\$1600 + applicable technology fee
Appendix II	Subdivision processing fee	Combination (Prelim. / Final / Replat)	\$1800 + applicable technology fee
Appendix II	Subdivision processing fee	Engineering Report	\$1600 + applicable technology fee
Appendix II	Subdivision processing fee	Subdivision Improvement Plans	\$2000 + applicable technology fee
Appendix II	Subdivision processing fee	Vacation of Plat	\$1500 + applicable technology fee
Appendix II	Subdivision processing fee	Replat Preliminary	\$1600 + applicable technology fee
Appendix II	Subdivision processing fee	Replat Final	\$1600 + applicable technology fee
	Subdivision processing fee	Minor Plat	\$1,500
	Subdivision processing fee	Amending Plat	\$1,500
	Subdivision processing fee	Development Plat	\$1,800
Appendix II	Construction Inspection	1-10 acres	\$400.00
Appendix II	Construction Inspection	10-25 acres	\$600.00
Appendix II	Construction Inspection	25-50 acres	\$800.00
Appendix II	Construction Inspection	50 + acres	\$1,000.00
Appendix II	Construction Testing	Basic testing fee	\$100.00
Appendix II	Certificate of Compliance	Certificate issuance fee	\$25.00
Sec. 10	Cancelation Subdivison Application		

Sec. 10.2	Cancelation fee-subdivison		
Sec 10.2 / Sec. 10.7	To process cancellation action	Application fee	Not yet established
Chapter Utilities			
Article 13.02	Stormwater Quality Protection		
13.02.015	Fees	Not yet established	
Chapter 14, Exhibit A Zoning	Chapter 14, Exhibit A		
	Ordinance No. 0102, as amended		
---Ch. 1	Administration		
Sec. 101.6 B	Rezoning Application Fee	One acre or less	\$1000 + applicable technology fee
Sec. 101.6 B	Rezoning Application Fee	More than one acre, up to 10 acres	\$1200 + applicable technology fee
Sec. 101.6 B	Rezoning Application Fee	10 acres up to 30 acres	\$1400 + applicable technology fee
Sec. 101.6 B	Rezoning Application Fee	30 acres up to 50 acres	\$1600 + applicable technology fee
Sec. 101.6 B	Rezoning Application Fee	50 acres up to 75 acres	\$1800 + applicable technology fee
Sec. 101.6 B	Rezoning Application Fee	75 + acres	\$2000 + applicable technology fee
	Rezoning Application Fee Multi Family	Engineering Review Fee	\$800 + applicable technology fee
	Rezoning Application Fee Multi Family	Engineering Review Fee (Additional Review)	Invoiced per engineering cost
Ch.			
	Specific Use Permit Fee - Public Hearing	Flat Fee	\$1200 + applicable technology fee
	Specific Use Permit Fee - Admin.	Flat Fee	\$600 + applicable technology fee
	Specific Use Permit Fee - Multi Family	Engineering Review Fee	\$800 + applicable technology fee
	Condition Release	Flat Fee	\$1200 + applicable technology fee

	Detail Site Plan C/R/I	Flat Fee	\$500 + applicable technology fee
	Detail Site Plan Apt. / Eng. Review (\$)	Flat Fee	\$1000 + applicable technology fee
	Zoning Verification Letter	Contiguous Parcels	\$140 flat fee + applicable technology fee
	Research Request	Hourly	\$50/hr + applicable technology fee

Ch.			
---Ch. 6	General Commercial Districts		
Sec. 607	Commercial Site Development Procedure		
Sec. 602.7.7	Site Development Application Processing Fees	1 to 1 acre	\$150.00
Sec. 602.7.7	Site Development Application Processing Fees	1.1 to 3 acres	\$200.00
Sec. 602.7.7	Site Development Application Processing Fees	3.1 to 5 acres	\$250.00
Sec. 602.7.7	Site Development Application Processing Fees	5.1 to 10 acres	\$300.00
Sec. 602.7.7	Site Development Application Processing Fees	10.1 or more acres	\$500.00
---Ch. 7	Industrial Districts		
Sec. 702.10	Industrial Site Development Procedures		
Sec. 702.10.2.1	Industrial Site Development Application Processing Fees	0 to 1 acre	\$150.00
Sec. 702.10.2.1	Industrial Site Development Application Processing Fees	1.1 to 3 acres	\$200.00
Sec. 702.10.2.1	Industrial Site Development Application Processing Fees	3.1 to 5 acres	\$250.00
Sec. 702.10.2.1	Industrial Site Development Application Processing Fees	5.1 to 10 acres	\$300.00
Sec. 702.10.2.1	Industrial Site Development Application Processing Fees	10.1 or more acres	\$500.00
---Ch. 9	Special Regulations		
Sec. 901.2 A	Home Occupation License	Application Fee	\$100
Sec. 901.2 E	Home Occupation License	Annual renewal fee, timely filed	\$100
Sec. 901.2 E	Home Occupation License	Annual renewal fee, not timely filed	\$50.00
Sec. 902	Sexually Oriented Business Ordinance	Chapter 10, Exhibit A	
		Ordinance No. 0074, as amended	

Sec. 902 B	Sexually Oriented Businesses	License Fee, first year	\$300.00
Sec. 902 B	Sexually Oriented Businesses	License Fee, second and each subsequent year	\$150.00
Sec. 902 C	Sexually Oriented Businesses	Penalty for late renewal	20% of renewal fee
---Ch. 10	Sign Regulations	Chapter 10, Exhibit A	
		Ordinance No. 0091, as amended	
Sec. 1008 [source:Appendix A/ Ord. 0091]	Sign Permit	Value/type: Temporary	Sign up to 40 sqft max (30 days) \$50
Sec. 1008	Sign Permit	Value/type: Up to \$200	\$30.00
Sec. 1008	Sign Permit	Value/type: \$201-\$1,000	Sign 40 sqft or less base fee of \$140. New fee format
Sec. 1008	Sign Permit	Value/type: \$1001-10,000	Sign 40 sqft or more base fee of \$210. New fee format
Sec. 1008	Sign Permit	Value/type: Over \$10,000	\$103.00 + \$15.00/\$1001
Miscellaneous			
Cellular communications tower	Source: Appendix 1, Ord. #0102	Fees	See, applicable building permit fees
Notary fees	Source: motion of the City Council, August 8, 2016	Established Texas Gov't Code fee guidelines for the fees for non-cit related not services.	
---Ch. 1	Building Permit/Technical Code Permit Fees		
Sec. 103.1 F 1 b	Building Permit Requirements and Fees for Minor Construction	Yard, garage, porch, patio and estate sales permit – if permit is requested after the start of the sale	\$75
Sec. 103.1 H	Reinspection fee	Fee for reinspection before further work is allowed	\$65
Sec. 103.2	Extension of Building Permit	Extension fee	\$50
103.3	Additional Building Permit fee	When work has commenced prior to obtaining the permit	Regular permit fee plus additional amount equal to the regular permit fee

0-499 SQFT			
sec. 104.1	Building Permit Fees	Building	\$159.37 plus \$47.81 per every 100 sq. ft., or portion thereof, above 100 s . ft.
sec. 104.1	Building Permit Fees	Electrical	\$120.00 plus \$36 per every 100 sq. ft., or portion thereof, above 100 s . ft.

sec. 104.1	Building Permit Fees	Mechanical	\$120.00 plus \$36 per every 100 sq. ft., or portion thereof, above 100 s . ft.
sec. 104.1	Building Permit Fees	Plumbing	\$120.00 plus \$36 per every 100 sq. ft., or portion thereof, above 100 s . ft.
500-999 SQFT			
sec. 104.1	Building Permit Fees	Building	\$317.97 plus \$95.39 per every 100 sq. ft., or portion thereof, above 500 s . ft.
sec. 104.1	Building Permit Fees	Electrical	\$132.30 plus \$39.69 per every 100 sq. ft., or portion thereof, above 500 s . ft.
sec. 104.1	Building Permit Fees	Mechanical	\$126.25 plus \$37.88 per every 100 sq. ft., or portion thereof, above 500 s . ft.
sec. 104.1	Building Permit Fees	Plumbing	\$132.30 plus \$39.69 per every 100 sq. ft., or portion thereof, above 500 s . ft.
1000-1999 SQFT			
sec. 104.1	Building Permit Fees	Building	\$759.72 plus \$227.92 per every 100 sq. ft., or portion thereof, above 1,000 s . ft.
sec. 104.1	Building Permit Fees	Electrical	\$177.25 plus \$53.18 per every 100 sq. ft., or portion thereof, above 1,000 s . ft.

sec. 104.1	Building Permit Fees	Mechanical	\$142.60 plus \$42.78 per every 100 sq. ft., or portion thereof, above 1,000 s . ft.
sec. 104.1	Building Permit Fees	Plumbing	\$177.25 plus \$53.18 per every 100 sq. ft., or portion thereof, above 1,000 s . ft.
2000-2999 SQFT			
sec. 104.1	Building Permit Fees	Building	\$992.22 plus \$297.67 per every 100 sq. ft., or portion thereof, above 2,000 s . ft.
sec. 104.1	Building Permit Fees	Electrical	\$280.25 plus \$84.08 per every 100 sq. ft., or portion thereof, above 2,000 s . ft.

sec. 104.1	Building Permit Fees	Mechanical	\$233.50 plus \$70.05 per every 100 sq. ft., or portion thereof, above 2,000 s . ft.
sec. 104.1	Building Permit Fees	Plumbing	\$280.25 plus \$84.08 per every 100 sq. ft., or portion thereof, above 2,000 s . ft.
3000-3999 SQFT			
sec. 104.1	Building Permit Fees	Building	\$1,564.72 plus \$469.42 per every 100 sq. ft., or portion thereof, above 3,000 s . ft.
sec. 104.1	Building Permit Fees	Electrical	\$381.65 plus \$114.50 per every 100 sq. ft., or portion thereof, above 3,000 s . ft.
sec. 104.1	Building Permit Fees	Mechanical	\$252.61 plus \$75.78 per every 100 sq. ft., or portion thereof, above 3,000 s . ft.
sec. 104.1	Building Permit Fees	Plumbing	\$381.65 plus \$114.50 per every 100 sq. ft., or portion thereof, above 3,000 s . ft.
4000 SQFT			
sec. 104.1	Building Permit Fees	Building	\$2,921.39

sec. 104.1	Building Permit Fees	Electrical	\$666.97
sec. 104.1	Building Permit Fees	Mechanical	\$472.82
sec. 104.1	Building Permit Fees	Plumbing	\$666.97
Sec. 104	Fees (Regular permit fees)		
Sec. 104.1	Building Permit Fees, Valuation determination	Permit valuation for new commercial buildings and structures construction work shall be based on the International Code Council rates for building type and occupancy adopted by Resolution and in effect on the date of the permit application.	

Sec. 104.1	Building Permit Fees, Valuation determination	Permit valuation for new commercial shell only buildings and structures construction work shall be based on eighty percent of the value obtained from the International Code Council rates for building type and occupancy in effect on the date of the permit application.	
Sec. 104.1	Building Permit Fees Valuation determination	Permit valuation for tenant improvements to commercial shell only buildings and structures construction work shall be based on twenty percent of the value obtained from the International Code Council rates for building type and occupancy in effect on the date of permit application.	
		Building Permits - Commercial	
		Building Permits - Commercial	
Sec. 104.1	Building Permit Fees	Valuation:\$0.00 to \$20,000	183.27
Sec. 104.1	Building Permit Fees	Valuation:\$20,001 to \$25,000	219.93
Sec. 104.1	Building Permit Fees	Valuation:\$25,001 to \$30,000	256.58

Sec. 104.1	Building Permit Fees	Valuation:\$30,001 to \$35,000	293.25
Sec. 104.1	Building Permit Fees	Valuation:\$35,001 to \$40,000	329.9
Sec. 104.1	Building Permit Fees	Valuation:\$40,001 to \$45,000	366.56
Sec. 104.1	Building Permit Fees	Valuation:\$45,001 to \$50,000	403.21
Sec. 104.1	Building Permit Fees	Valuation:\$50,001 to \$55,000	439.87
Sec. 104.1	Building Permit Fees	Valuation:\$55,001 to \$60,000	476.52
Sec. 104.1	Building Permit Fees	Valuation:\$60,001 to \$65,000	513.18
Sec. 104.1	Building Permit Fees	Valuation:\$65,001 to \$70,000	549.83
Sec. 104.1	Building Permit Fees	Valuation:\$70,001 to \$75,000	586.5
Sec. 104.1	Building Permit Fees	Valuation:\$75,001 to \$80,000	623.15
Sec. 104.1	Building Permit Fees	Valuation:\$80,001 to \$85,000	659.81
Sec. 104.1	Building Permit Fees	Valuation:\$85,001 to \$90,000	696.46
Sec. 104.1	Building Permit Fees	Valuation:\$90,001 to \$95,000	733.12
Sec. 104.1	Building Permit Fees	Valuation:\$95,001 to \$100,000	769.77
Sec. 104.1	Building Permit Fees	Valuation:\$100,001 to \$105,000	796.95
Sec. 104.1	Building Permit Fees	Valuation:\$105,001 to \$110,000	822.82
Sec. 104.1	Building Permit Fees	Valuation:\$110,001 to \$115,000	848.7
Sec. 104.1	Building Permit Fees	Valuation:\$115,001 to \$120,000	874.57
Sec. 104.1	Building Permit Fees	Valuation:\$120,001 to \$125,000	900.45

Sec. 104.1	Building Permit Fees Valuations in excess of \$125,000	Valuation:\$125,001 to \$500,000	Fee formula 900.45+6.50 for every \$1000 or function thereof
Sec. 104.1	Building Permit Fees Valuations in excess of \$125,000	Valuation:\$500,001 to \$1,000,000	Fee formula 3778.5+6.50 for every \$1000 or function thereof
Sec. 104.1	Building Permit Fees Valuations in excess of \$125,000	Valuation: Over \$1,000,000	Fee formula 10,693+6.50 for every \$1000 or function thereof
Sec. 103.1 F 2	Concrete Work	Concrete Work Permit	See, building permit fees above
Sec. 104.1	Plan review	Permits that require plan review: Residential project—additional fee	Additional 15% of the building permit cost
Sec. 104.1	Plan review	Permits that require plan review: Commercial project—additional fee	Additional 35% of the building permit cost

Sec. 104.1 (103.1 E 3)	Plumbing Fees (for all new plumbing work requiring a building permit)	Permit Valuation: \$0.00 to \$30,000	\$140.00 (minimum fee)
Sec. 104.1 (103.1 E 3)	Plumbing Fees (for all new plumbing work requiring a building permit)	Permit Valuation: \$30,001 to \$40,000	148.68
Sec. 104.1 (103.1 E 3)	Plumbing Fees (for all new plumbing work requiring a building permit)	Permit Valuation: \$40,001 to \$50,000	156.11
Sec. 104.1 (103.1 E 3)	Plumbing Fees (for all new plumbing work requiring a building permit)	Permit Valuation: \$50,001 to \$60,000	163.91
Sec. 104.1 (103.1 E 3)	Plumbing Fees (for all new plumbing work requiring a building permit)	Permit Valuation: \$60,001 to \$70,000	172.1
Sec. 104.1 (103.1 E 3)	Plumbing Fees (for all new plumbing work requiring a building permit)	Permit Valuation: \$70,001 to \$80,000	180.7
Sec. 104.1 (103.1 E 3)	Plumbing Fees (for all new plumbing work requiring a building permit)	Permit Valuation: \$80,001 to \$90,000	189.73
Sec. 104.1 (103.1 E 3)	Plumbing Fees (for all new plumbing work requiring a building permit)	Permit Valuation: \$90,001 to \$100,000	209.16

Sec. 104.1 (103.1 E 3)	Plumbing Fees (for all new plumbing work requiring a building permit)	Permit Valuation: \$100,001 to \$110,000	219.62
Sec. 104.1 (103.1 E 3)	Plumbing Fees (for all new plumbing work requiring a building permit)	Permit Valuation: \$110,001 to \$120,000	230.59
Sec. 104.1 (103.1 E 3)	Plumbing Fees (for all new plumbing work requiring a building permit)	Permit Valuation: Over \$120,000	Formula $\$230.59 + \1.10 for each \$1000 or portion thereof valuation over \$120,000
Sec. 104.1 (103.1 E 1)	Electrical Fees (for all new electrical work requiring a building permit)	Permit Valuation: \$0.00 to \$30,000	\$140
Sec. 104.1 (103.1 E 1)	Electrical Fees (for all new electrical work requiring a building permit)	Permit Valuation: \$30,001 to \$40,000	148.68
Sec. 104.1 (103.1 E 1)	Electrical Fees (for all new electrical work requiring a building permit)	Permit Valuation: \$40,001 to \$50,000	156.11
Sec. 104.1 (103.1 E 1)	Electrical Fees (for all new electrical work requiring a building permit)	Permit Valuation: \$50,001 to \$60,000	163.91

Sec. 104.1 (103.1 E 1)	Electrical Fees (for all new electrical work requiring a building permit)	Permit Valuation: \$60,001 to \$70,000	172.1
Sec. 104.1 (103.1 E 1)	Electrical Fees (for all new electrical work requiring a building permit)	Permit Valuation: \$70,001 to \$80,000	180.7
Sec. 104.1 (103.1 E 1)	Electrical Fees (for all new electrical work requiring a building permit)	Permit Valuation: \$80,001 to \$90,000	189.73
Sec. 104.1 (103.1 E 1)	Electrical Fees (for all new electrical work requiring a building permit)	Permit Valuation: \$90,001 to \$100,000	209.16
Sec. 104.1 (103.1 E 1)	Electrical Fees (for all new electrical work requiring a building permit)	Permit Valuation: \$100,001 to \$110,000	219.62
Sec. 104.1 (103.1 E 1)	Electrical Fees (for all new electrical work requiring a building permit)	Permit Valuation: \$110,001 to \$120,000	230.59
Sec. 104.1 (103.1 E 1)	Electrical Fees (for all new electrical work requiring a building permit)	Permit Valuation: Over \$120,000	Formula: \$230.59 + \$1.10 for each \$1,000, or portion thereof, valuation over \$120,000.

Sec. 104.1 (103.1 E 2)	Mechanical Fees (for all new work requiring a building permit)	Permit Valuation: \$0.00 to \$30,000	\$140 (minimum fee)
Sec. 104.1 (103.1 E 2)	Mechanical Fees (for all new work requiring a building permit)	Permit Valuation: \$30,001 to \$40,000	145.14
Sec. 104.1 (103.1 E 2)	Mechanical Fees (for all new work requiring a building permit)	Permit Valuation: \$40,001 to \$50,000	148.76
Sec. 104.1 (103.1 E 2)	Mechanical Fees (for all new work requiring a building permit)	Permit Valuation: \$50,001 to \$60,000	152.47
Sec. 104.1 (103.1 E 2)	Mechanical Fees (for all new work requiring a building permit)	Permit Valuation: \$60,001 to \$70,000	156.29
Sec. 104.1 (103.1 E 2)	Mechanical Fees (for all new work requiring a building permit)	Permit Valuation: \$70,001 to \$80,000	160.19
Sec. 104.1 (103.1 E 2)	Mechanical Fees (for all new work requiring a building permit)	Permit Valuation: \$80,001 to \$90,000	164.19
Sec. 104.1 (103.1 E 2)	Mechanical Fees (for all new work requiring a building permit)	Permit Valuation: \$90,001 to \$100,000	168.29
Sec. 104.1 (103.1 E 2)	Mechanical Fees (for all new work requiring a building permit)	Permit Valuation: \$100,001 to \$110,000	172.49
Sec. 104.1 (103.1 E 2)	Mechanical Fees (for all new work requiring a building permit)	Permit Valuation: \$110,001 to \$120,000	176.18

Sec. 104.1 (103.1 E 2)	Mechanical Fees (for all new work requiring a building permit)	Permit Valuation: Over \$120,000	Formula: \$176.79 + \$1.10 for each \$1,000, or portion thereof, valuation over \$120,000.
Sec. 104.1 D	Permits issues outside the legal boundaries of City	Same fee schedule as for permits inside the legal boundaries.	Same fee schedule as for permits inside the legal boundaries.
Additional Fees	The following fees are established which shall supersede any other fee listed herein		
Additional Fee	Permit fee	One inspection	\$70
Additional Fee	Permit fee	Two inspections (storage sheds, retaining walls & AC conversions)	\$140
Additional Fee	Expedited Residential Plan Review Fee	(Plans will be reviewed same day if submitted before noon)	\$200 Done in 48 Hours 1st Review
Additional Fee	Residential Swimming Pool	Permit Fee	\$140
Additional Fee	Commercial Swimming Pool	Permit Fee	\$300
Additional Fee	Late hours or Overtime Inspection	At a time other than during normal city business day or any time when employee is paid overtime. Fee must be prepaid and no cancellations or refunds after inspection is paid and scheduled.	\$200 for 2 Hours
Additional Fee	Residential plan review revision	Fee	\$150 after been issued (each discipline)
Additional Fee	Commercial plan review revision	Fee	\$250 after been issued (each discipline)
Additional Fee	Technology Fee surcharge added to all permits	Added Fee	5% of permit fee
Additional Fee	Reinspection Fee	Fee	\$65
Additional Fee	Reroof Permit	Permit Fee	\$140
Additional Fee	AC Conversions Inspections	Two inspections required-Mechanical and Electrical	\$140
Additional Fee	Residential plan review revisions before issued	Fee charged after 2nd revision submitted	\$150 before permit has been issued
Additional Fee	Commercial plan review revisions before issued	Fee charged after 2nd revision submitted	\$250 before permit has been issued

Additional Fee	100% of living garage & patio for gross sqft	Formula for residential permit fee	100% Gross Sqft for Residential
	Address Assignment		\$18
	Address Confirmation Letter		\$18

DRAFT



TOWN OF HORIZON CITY MEMORANDUM

Date: October 08, 2024
To: Honorable Mayor and Members of City Council
From: Art Rubio, Planner
SUBJECT: **2nd Reading of Ordinance No. _____**, An Ordinance Adopting a Zoning Change Within the Municipal Limits of the Town of Horizon City, Texas; Rezoning 11 Parcels.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ORDINANCE NO. _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I. REZONING

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

II. ZONING MAP

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

III. FINDINGS OF FACT

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

IV. REPEALER

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

V. SEVERABILITY

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

VI. PROPER NOTICE AND MEETING

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

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

Town of Horizon City

By: _____
Andres Renteria, Mayor

ATTEST:

By: _____
Elvia Schuller, TRMC, City Clerk

APPROVED AS TO FORM:

Sylvia Borunda Firth, City Attorney

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

EXHIBIT "A"

**STATE OF TEXAS
COUNTY OF EL PASO**

**"PARCEL 1"
ZONING**

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

DESCRIPTION

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

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

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

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

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

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

EXHIBIT "A"

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

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

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

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

EXHIBIT "A"

BEARING BASIS

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

SURVEYORS NOTE

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

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


KNOW ALL MEN BY THESE PRESENTS:

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

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

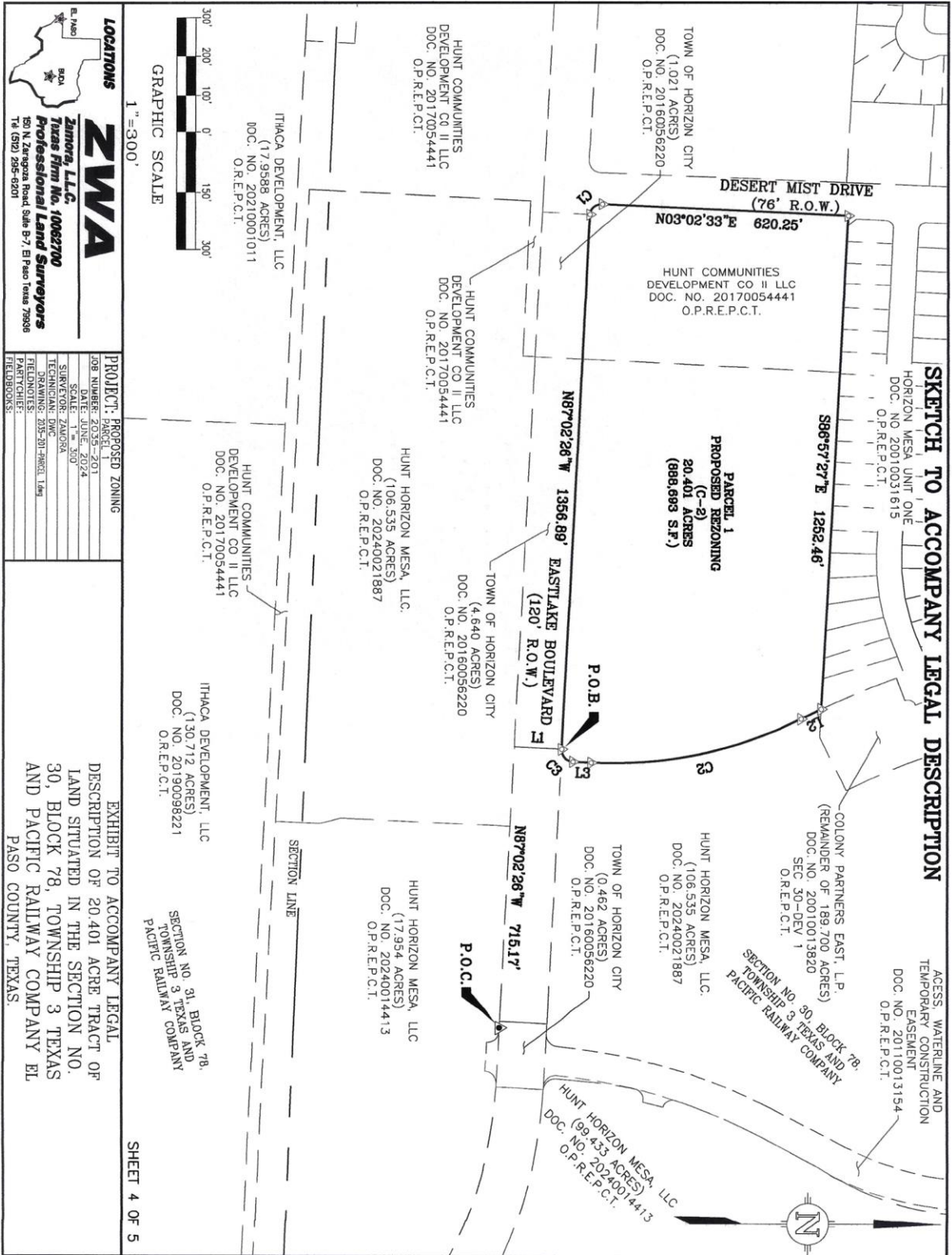
Zamora, L.L.C.
1510 N. Zaragoza Road
El Paso, Texas 79936

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



REFERENCES
ZWA DRAWING NO. 2035-190

EXHIBIT "A"



LOCATIONS

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

PROJECT: PROPOSED ZONING

JOB NUMBER: 2021	DATE: JUNE 2024
SCALE: 1" = 300'	
SURVEYOR: ZAMORA	TECHNICIAN: DMC
FILINGS: 2025-01-FEBRU 10th	
PARTICULARS:	
FILINGS:	

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

SHEET 4 OF 5

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

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

BEARING BASIS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT TX04A (NGS PID NO. AB6217), HAVING VALUES 31°43'10.98688"(N), 106°14'29.61456"(W), COMBINED SCALE FACTOR 0.999777223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

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

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

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

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



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

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

LOCATIONS

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

PROJECT: PROPOSED ZONING

JOB NUMBER:	Z035
DATE:	JUNE 2024
SCALE:	1" = 300'
SURVEYOR:	ZAMORA
TECHNICIAN:	DNC
FIELD NOTES:	33-20-DRGEL 1.dwg
PARTY CHIEF:	
FIELD BOOKS:	

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

EXHIBIT "A"

**STATE OF TEXAS
COUNTY OF EL PASO**

**"PARCEL 2"
ZONING**

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

DESCRIPTION

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

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

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

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

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

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

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

EXHIBIT "A"

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

EXHIBIT "A"

BEARING BASIS

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

SURVEYORS NOTE

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

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

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

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

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

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



REFERENCES
ZWA DRAWING NO. 2035-190

EXHIBIT "A"

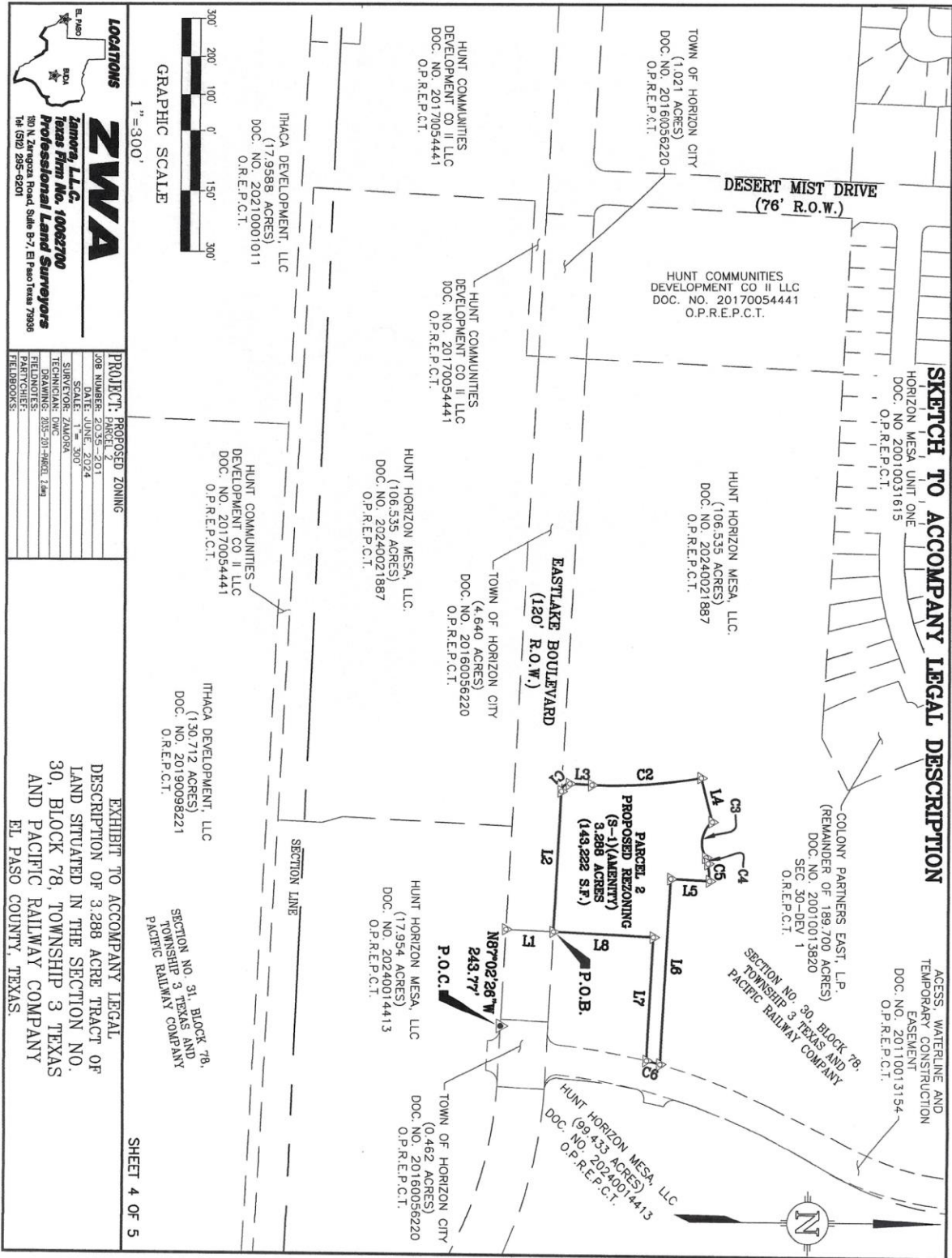


EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

BEARING BASIS:
 THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT TX04A (NGS PID NO. AB6217), HAVING VALUES 31°43'10.986888"(N), 106°14'29.61456"(W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

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

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

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

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



LINE TABLE

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

CURVE TABLE

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

LEGEND

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

LOCATIONS

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

PROJECT: PROPOSED ZONING

JOB NUMBER: 2035-201
 SCALE: 1"=40'
 SURVEYOR: ZAMORA
 TECHNICIAN: DMC
 DRAWING: 203-201-DRAWL ZAM
 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 AND EL PASO COUNTY, TEXAS.

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF EL PASO

"PARCEL 3"
ZONING

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

DESCRIPTION

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

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

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

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

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

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

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

EXHIBIT "A"

BEARING BASIS

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

SURVEYORS NOTE

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

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

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

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

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

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



REFERENCES
ZWA DRAWING NO. 2035-190

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

BEARING BASIS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT TX044 (NGS PID NO. AB8217), HAVING VALUES 31°43'10.98688"(N), 106°14'29.61456"(W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

NOTE:

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

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

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

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



ZWA
Zamora, LLC, 10082700
Texas Firm No. 10082700
Professional Land Surveyors
100 N. Zephyrus Road, Suite B-7, El Paso, Texas 79968
Tel: (915) 352-4201

LOCATIONS

PROJECT: PROPOSED ZONING
JOB NUMBER: 10082700
DATE: 01/11/2014
SCALE: 1" = 200'
SURVEYOR: ZAMORA
TECHNICAL: G.M.
DATE: 01/11/2014
PROJECT: 10082700
CLIENT: ZAMORA, LLC
ADDRESS: 100 N. ZEPHYRUS ROAD, SUITE B-7, EL PASO, TEXAS 79968

- LEGEND**
- 1/2" IRON ROD FOUND
 - 5/8" IRON ROD W/"ZWA" CAP FOUND
 - ▲ NAIL FOUND
 - ▲ CALCULATED POINT
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - D.P.R.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	N76°24'11"W	211.08'
L3	S72°59'29"E	210.33'

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

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF EL PASO

"PARCEL 4"
ZONING

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

DESCRIPTION

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

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

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

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

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

ZWA- JOB NO.
2035-201-PARCEL 4

Page 1 of 4

0.636 ACRES
PROPOSED REZONING

EXHIBIT "A"

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

BEARING BASIS

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

SURVEYORS NOTE

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

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

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

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

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

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



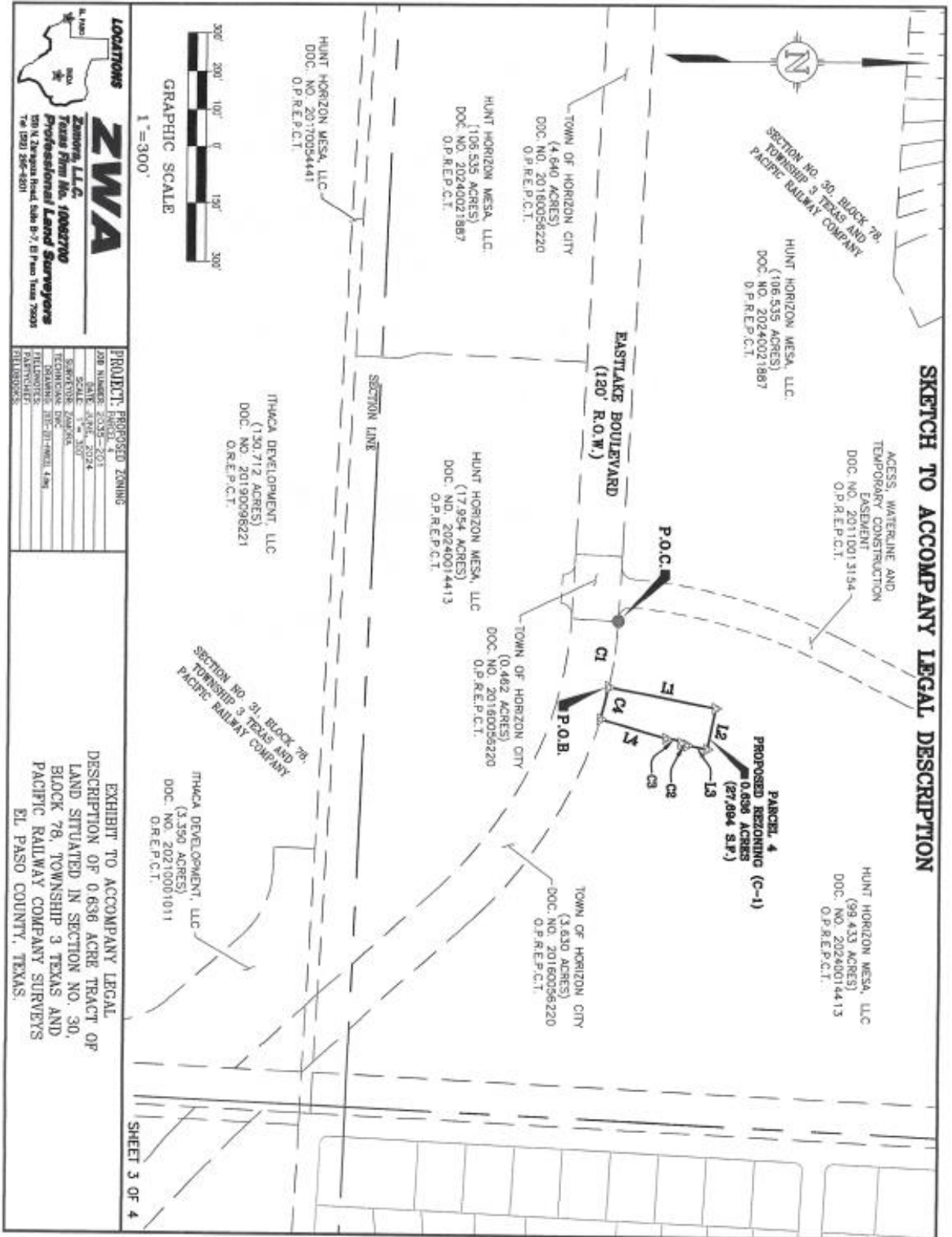
REFERENCES
ZWA DRAWING NO. 2035-190

ZWA- JOB NO.
2035-201-PARCEL 4

Page 2 of 4

0.636 ACRES
PROPOSED REZONING

EXHIBIT "A"



LOCATIONS

ZWA
Zawansky, LLC
Texas Firm No. 10002700
Professional Land Surveyors
550 N. Zaragoza Road, Suite B-7, El Paso, Texas 79905
Tel: (921) 296-4501

PROJECT: PROPOSED ZONING

JOB NUMBER:	2023-2024
DATE:	02/24/2024
SCALE:	1" = 300'
SURVEYOR:	ZAWANSKY, LLC
TECHNICIAN:	DAVID A. ZAWANSKY
DEPARTMENT:	EL PASO COUNTY
PROJECT:	PROPOSED ZONING
DATE:	02/24/2024

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

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

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

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

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

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

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



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

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

LOCATION

ZWA
Zamora, L.L.C.
Professional Land Surveyors
501 N. 2nd Street, Suite 8-7, El Paso, Texas 79901
PH (915) 835-9389

PROJECT: PROPOSED ZONING

ZONING: 2004-2011-201

DATE: 01/08/2024

SCALE: 1" = 500'

SURVEYOR: ZAMORA

TECHNICAL: GNC

TRAILING: 2023-2024 LWS

PARTICULARS:

REVISIONS:

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

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF EL PASO

"PARCEL 5"
ZONING

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

DESCRIPTION

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

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

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

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

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

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

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

EXHIBIT "A"

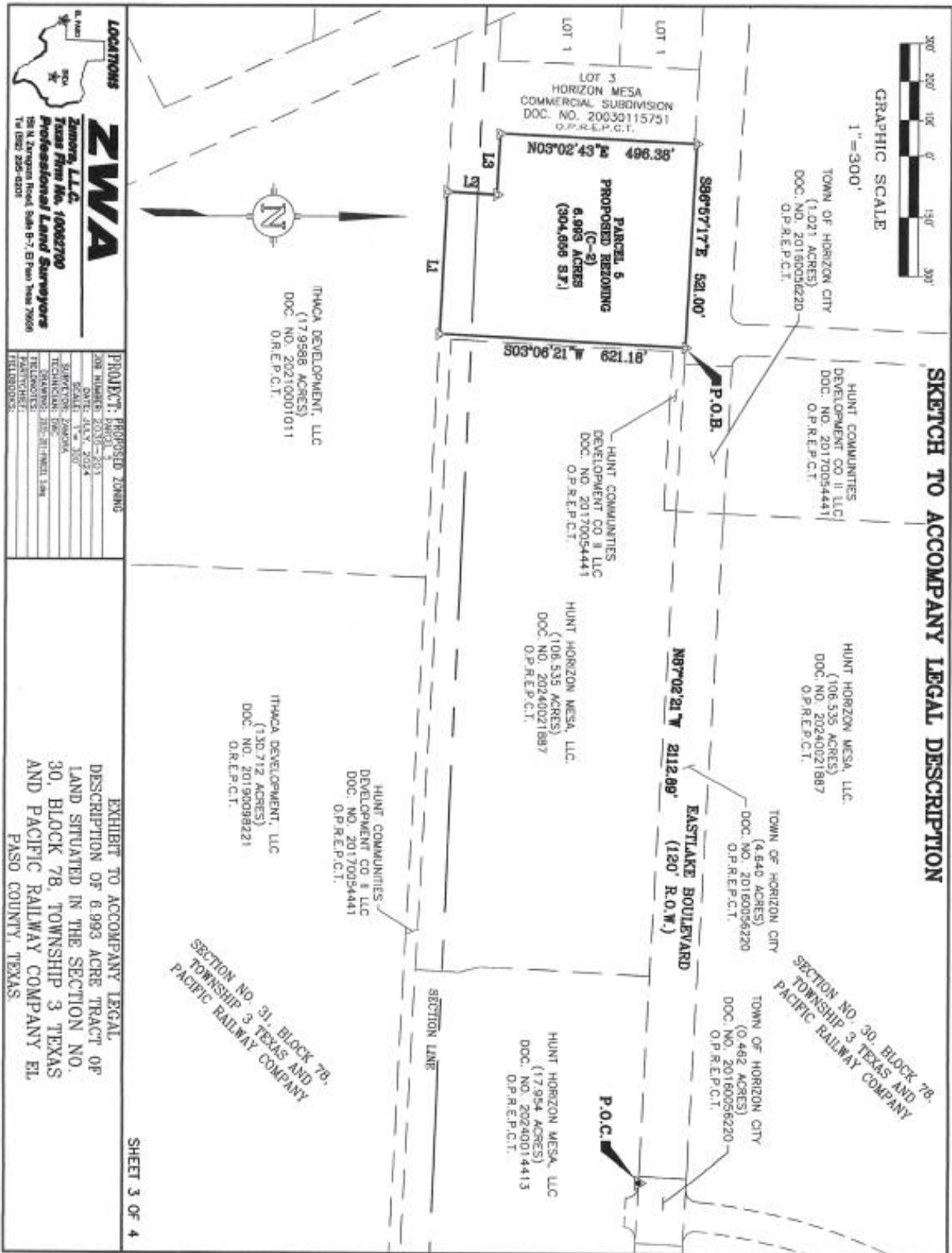


EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

BEARING BASIS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT TX04A (NGS PID NO. AB6217), HAVING VALUES 31°43'10.986888"(N), 106°14'29.61456"(W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

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

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

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

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



LOCATIONS

ZWA
Zamora, L.L.C.
Texas Firm No. 10062700
Professional Land Surveyors
501 N. Zangora Road, Suite 8-7, El Paso, Texas 79901
Tel: (927) 225-9201

PROJECT: PROPOSED ZONING

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

LEGEND

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

LINE TABLE

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

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

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF EL PASO

"PARCEL 7"
ZONING

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

DESCRIPTION

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

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

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

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

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

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

EXHIBIT "A"

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

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

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

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

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

EXHIBIT "A"

BEARING BASIS

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

SURVEYORS NOTE

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

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

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

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

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

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



REFERENCES
ZWA DRAWING NO. 2035-190

ZWA- JOB NO.
2035-201-PARCEL 7

Page 3 of 5

27.061 ACRES
PROPOSED REZONING

EXHIBIT "A"

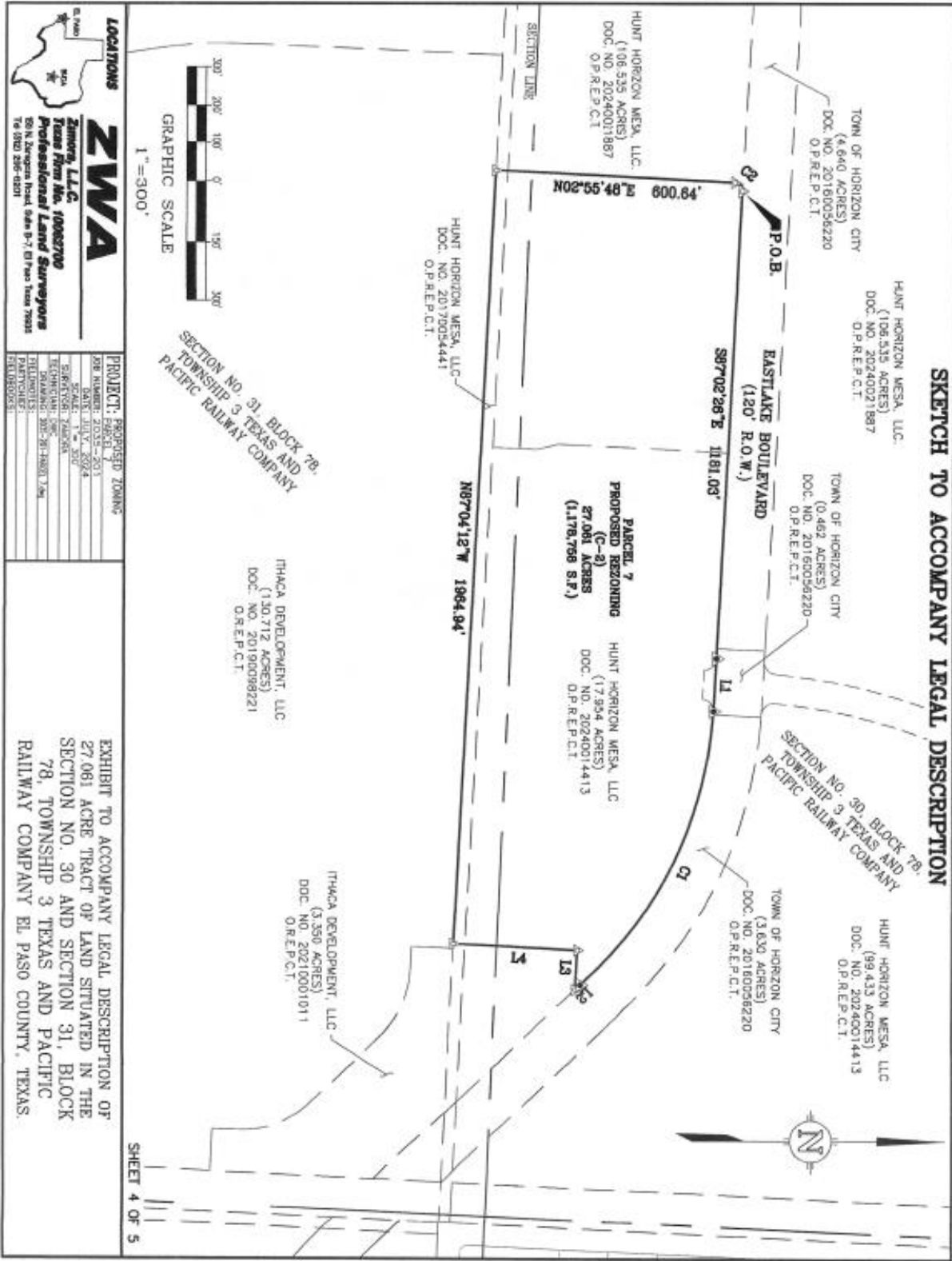


EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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

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

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

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

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

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

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



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

LOCATIONS

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

PROJECT INFORMATION

JOB NUMBER	7000-201
DATE	04-29-2024
SCALE	1" = 300'
SURVEYOR	ZAMORA
TECHNICAL DRC	
DRAWING NO.	205-20-0000-74M
FILE NUMBER	
PROJECT NO.	

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

EXHIBIT "A"

**STATE OF TEXAS
COUNTY OF EL PASO**

**"PARCEL 8"
ZONING**

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

DESCRIPTION

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

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

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

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

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

EXHIBIT "A"

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

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

EXHIBIT "A"

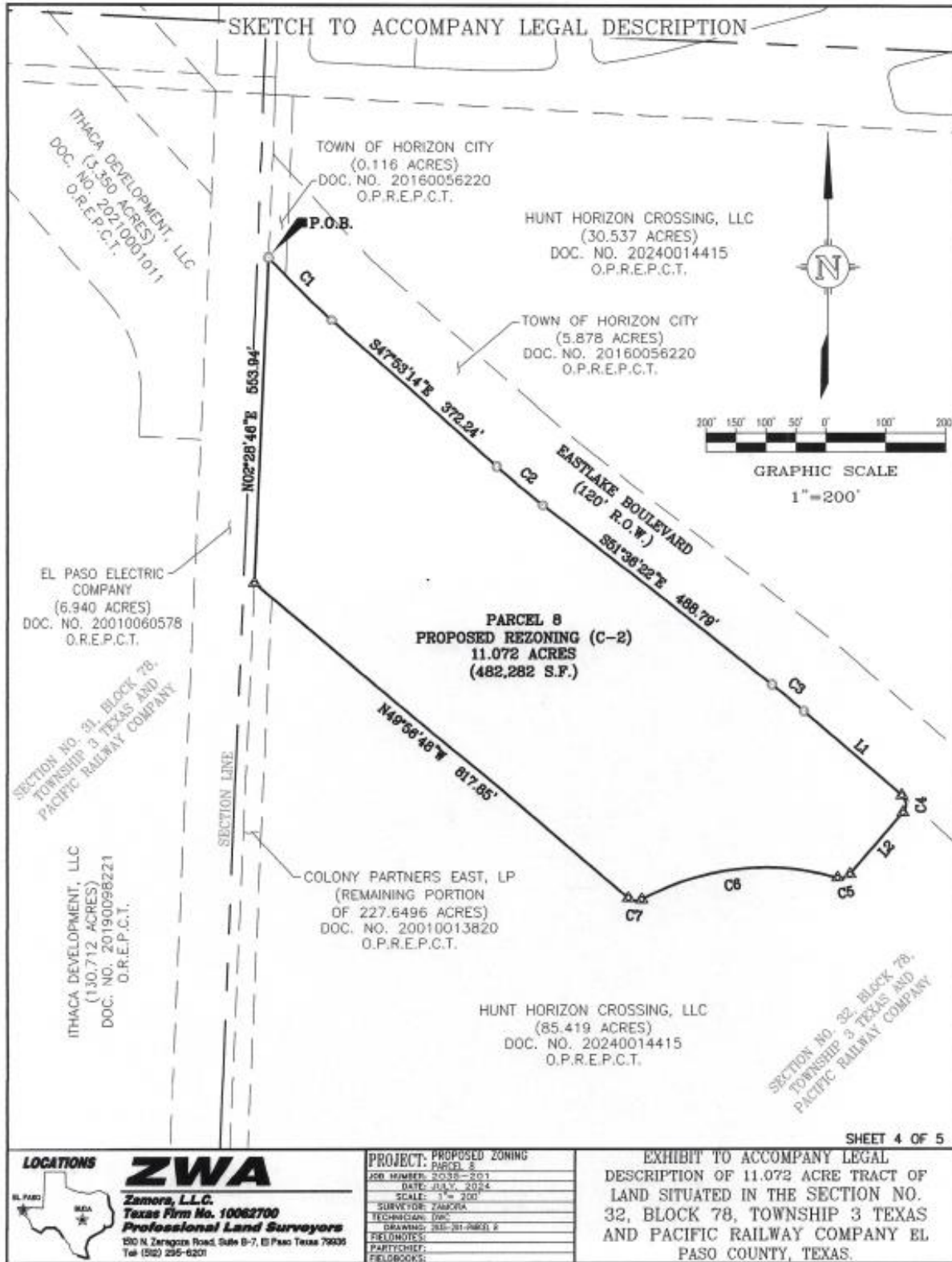


EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

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

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

BEARING BASIS:

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

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

NOTE:

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

META DATA:

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

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

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



SHEET 5 OF 5

LOCATIONS

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

PROJECT:	PROPOSED ZONING
JOB NUMBER:	PARCEL 2
DATE:	2023-2024
SCALE:	1" = 200'
SURVEYOR:	ZAMORA
TECHNICIAN:	DWC
DRAWING:	2023-2024-PARCEL 2
PLANNING:	
PARTY/REP:	
FIELDBOOKS:	

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

EXHIBIT "A"

**STATE OF TEXAS
COUNTY OF EL PASO**

**"PARCEL 9"
ZONING**

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

DESCRIPTION

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

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

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

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

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

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

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

EXHIBIT "A"

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

EXHIBIT "A"

BEARING BASIS

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

SURVEYORS NOTE

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

THE STATE OF TEXAS §
§
COUNTY OF EL PASO §

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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



REFERENCES
ZWA DRAWING NO. 2035-190

ZWA- JOB NO.
2035-201-PARCEL 9

Page 3 of 4

3.857 ACRES
PROPOSED REZONING

EXHIBIT "A"

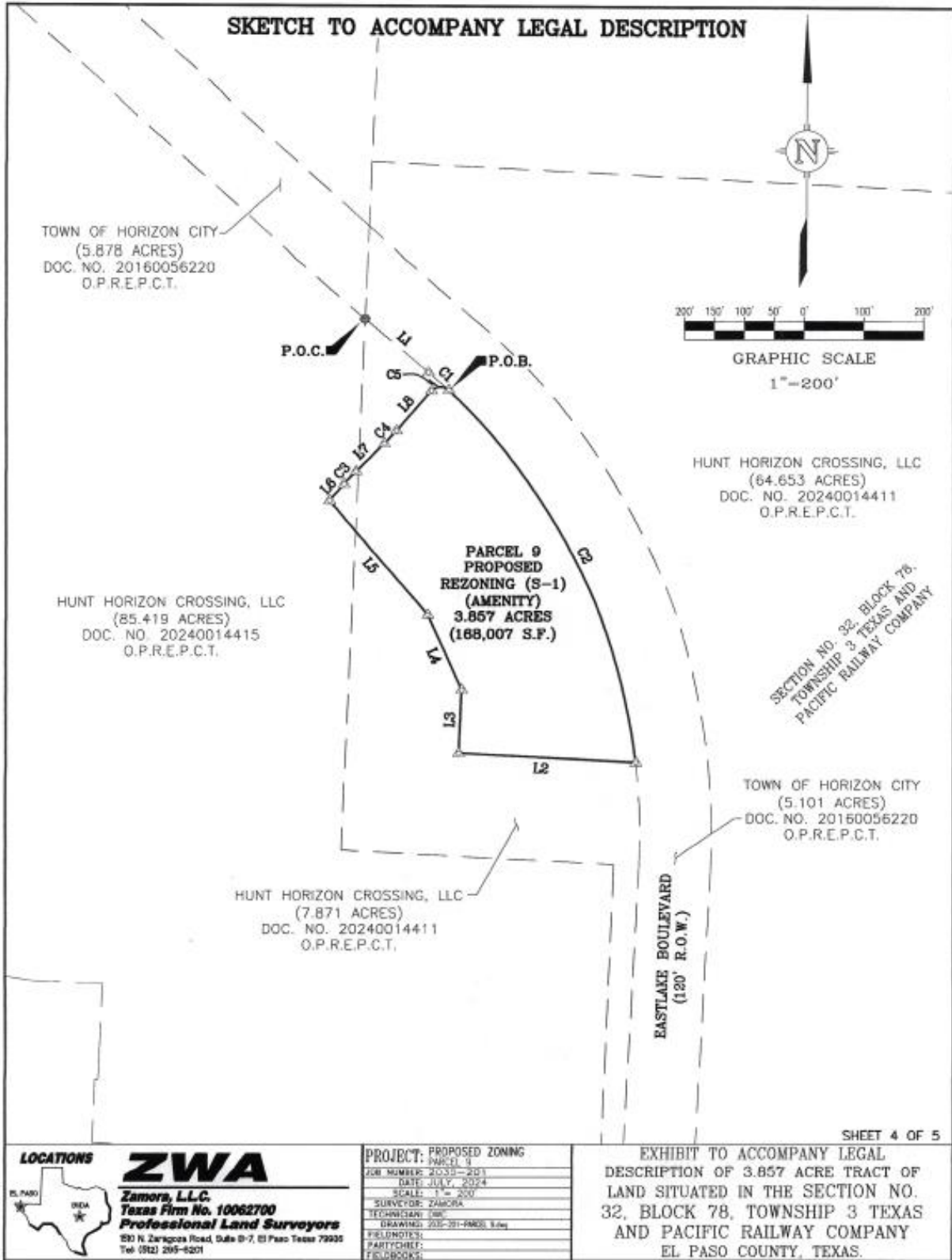


EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

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

CURVE TABLE

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

BEARING BASIS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT TX04A (NGS PID NO. A86217), HAVING VALUES 31°43'10.98688"(N), 106°14'29.61456"(W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

LINE TABLE

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

NOTE:

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

META DATA:

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

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

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



SHEET 5 OF 5

LOCATIONS

ZWA
 Zamora, L.L.C.
 Texas Firm No. 10062700
 Professional Land Surveyors
 180 N. Zaragoza Road, Suite D-7, El Paso Texas 79939
 Tel: (915) 359-6201

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

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

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF EL PASO

"PARCEL 11"
ZONING

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

DESCRIPTION

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

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

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

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

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

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

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

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

ZWA- JOB NO.
2035-201-PARCEL 11

Page 1 of 4

7.830 ACRES
PROPOSED REZONING

EXHIBIT "A"

BEARING BASIS

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

SURVEYORS NOTE

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

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

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

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

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

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



REFERENCES
ZWA DRAWING NO. 2035-190

ZWA- JOB NO.
2035-201-PARCEL 11

Page 2 of 4

7.830 ACRES
PROPOSED REZONING

EXHIBIT "A"

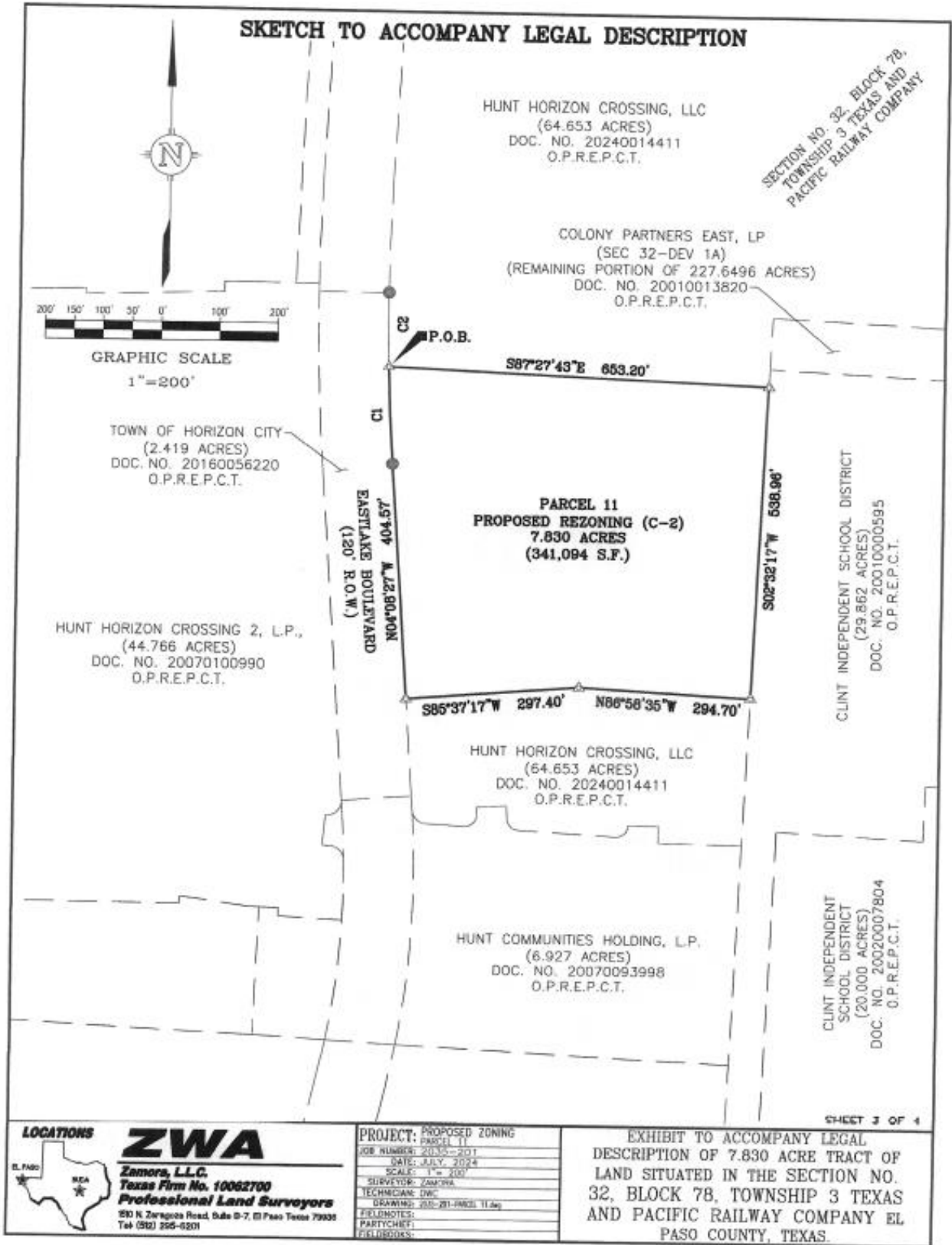


EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

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

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	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. A86217), HAVING VALUES 31°43'10.98688"(N), 106°14'29.61456"(W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

NOTE:

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

META DATA:

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

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

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



SHEET 4 OF 4

LOCATIONS

ZWA
Zamora, L.L.C.
Texas Firm No. 10062700
Professional Land Surveyors
100 N Zaragoza Road, Suite 9-7, El Paso Texas 79936
Tel (912) 295-6201

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

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

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF EL PASO

"PARCEL 12"
ZONING

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

DESCRIPTION

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

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

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

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

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

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

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

EXHIBIT "A"

BEARING BASIS

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

SURVEYORS NOTE

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

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

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

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

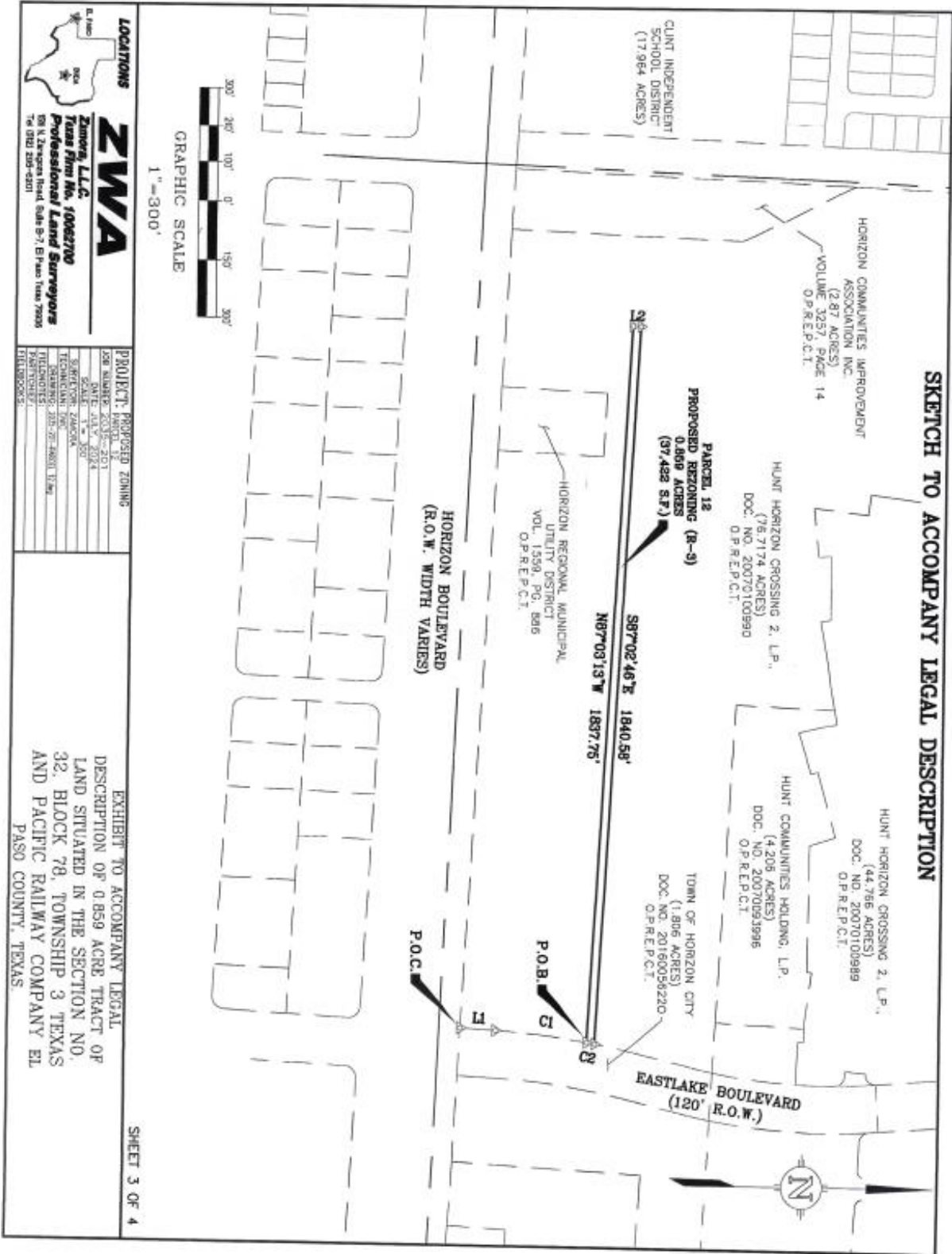
Zamora, L.L.C.
1510 N. Zaragoza Road
El Paso, Texas 79936


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



REFERENCES
ZWA DRAWING NO. 2035-190

EXHIBIT "A"



LOCATIONS

ZWA
 Texas Firm No. 10062700
 Professional Land Surveyors
 608 K. Zepeda Road, Suite B-7, El Paso, Texas 79903
 Tel: (915) 238-4301

PROJECT: PROPOSED ZONING

JOB NUMBER:	2013-2021
DATE:	JULY 2021
DRAWN BY:	ZWA
DESIGNED BY:	ZWA
CHECKED BY:	ZWA
APPROVED BY:	ZWA
DATE:	JULY 2021
PROJECT:	PROPOSED ZONING
SECTION:	32
TOWNSHIP:	78
RANGE:	78
COUNTY:	PASO
STATE:	TEXAS

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 ET AL PASO COUNTY, TEXAS

SHEET 3 OF 4

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

BEARING BASIS:
 THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT TX04A (NGS PID NO. AB6217), HAVING VALUES 31°43'10.98688"(N), 108°14'29.61456"(W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

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

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

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

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



LOCATIONS

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

PROJECT: REGISTERED ZONING

JOB NUMBER: 2023-201
DATE: JULY 2024
SCALE: 1" = 200'
TITLE: G. RENE ZAMORA
TECHNICAL: G. RENE ZAMORA
DRAWING: 2023-201-CIVIL-11-01
REVISIONS:
DATE:
BY:
CHECKED:
DATE:

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

LINE TABLE

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

CURVE TABLE

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

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

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF EL PASO

"PARCEL 13"
ZONING

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

DESCRIPTION

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

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

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

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

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

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

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

EXHIBIT "A"

BEARING BASIS

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

SURVEYORS NOTE


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

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

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

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

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


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



REFERENCES

ZWA DRAWING NO. 2035-190

EXHIBIT "A"

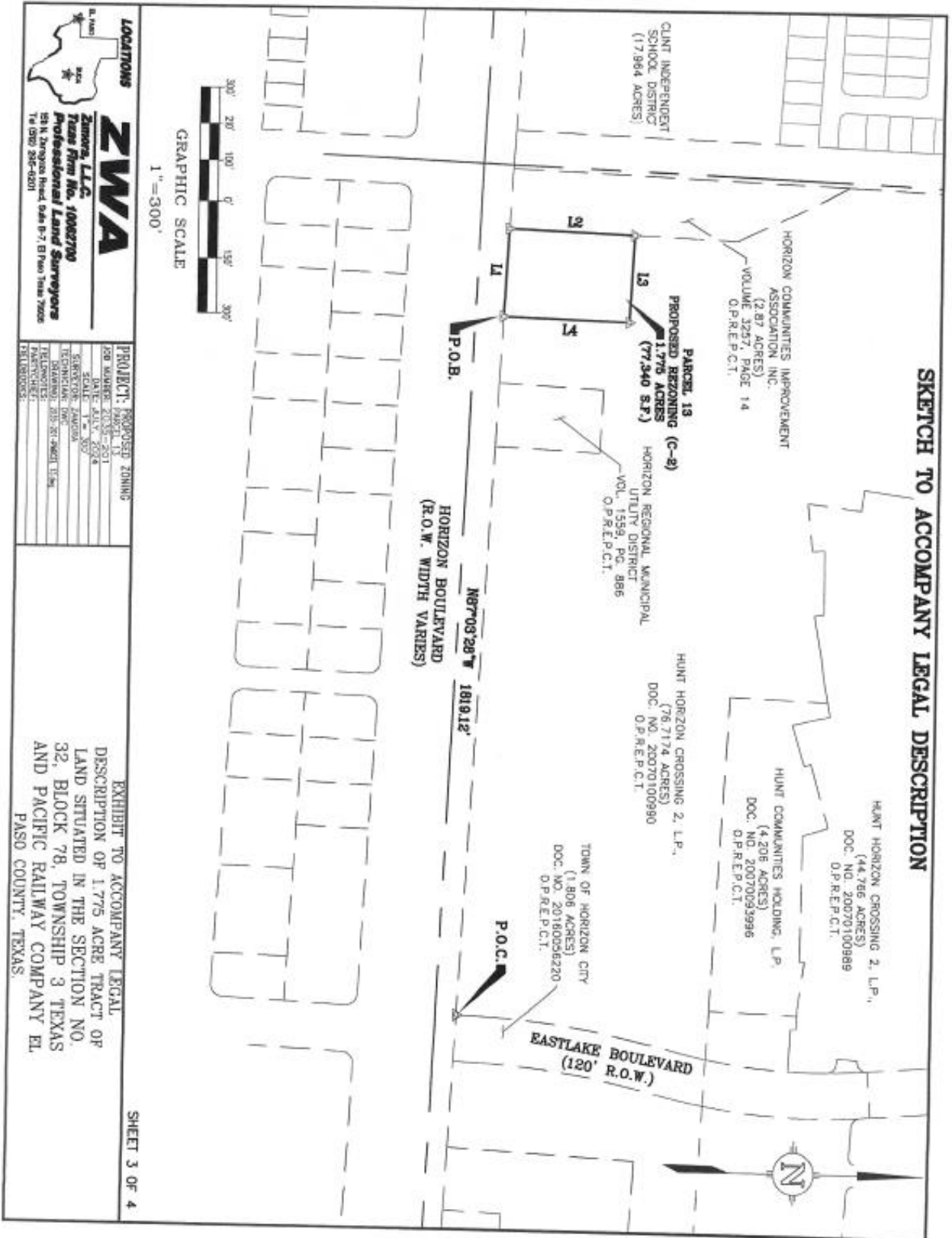


EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

BEARING BASIS:
 THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT TX044 (NGS PID NO. A86217), HAVING VALUES 31°43'10.98688"(N), 106°14'29.61456"(W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

NOTE:
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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. 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
 501 N. Ziegler Road, Suite B-7, El Paso, Texas 79901
 Tel: (910) 256-2201

PROJECT: PROPOSED ZONING

JOB NUMBER: 2023-203
SCALE: 1"=40'
SURVEYOR: ZAMORA
TECHNICIAN: SMC
DATE: 05-27-2024
REVISIONS:
REVISION:
DATE:
BY:
REVISION:
DATE:
BY:

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

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

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



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

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

Address/Location: Properties along Eastlake Boulevard; from Desert Mist Drive to Horizon Boulevard.
Nearest Park: Horizon Mesa Park
Nearest School: Horizon High School

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

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

Application Description:

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

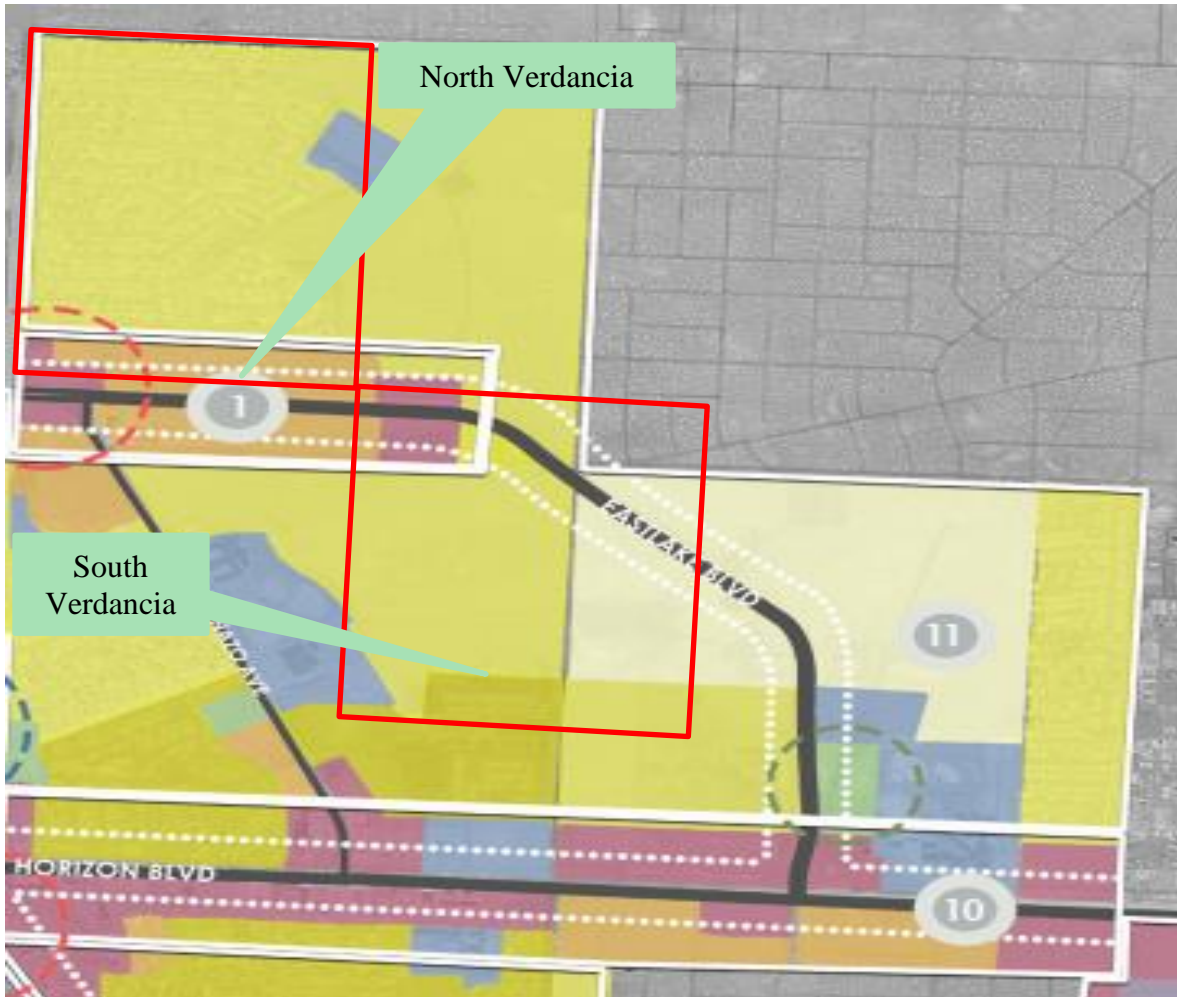
Notice:

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

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

Vision 2020 – Future Land Use Map Designation:

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



Staff Recommendation:

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

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

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

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

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

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

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

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

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

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

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

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

Planning Division Comments:

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

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

Town Engineer Comments:

No comments

School District Comments:

No comments

El Paso County 9-1-1 District:

No comments

El Paso Central Appraisal District:

No comments

Clint Independent School District

No comments

Options available to the Planning and Zoning Commission:

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

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

Attachments:

1 – Current Zoning Designation

2 – Aerial

3 – Proposed Rezoning Map

4 - Future Land Use Map (Comp Plan)

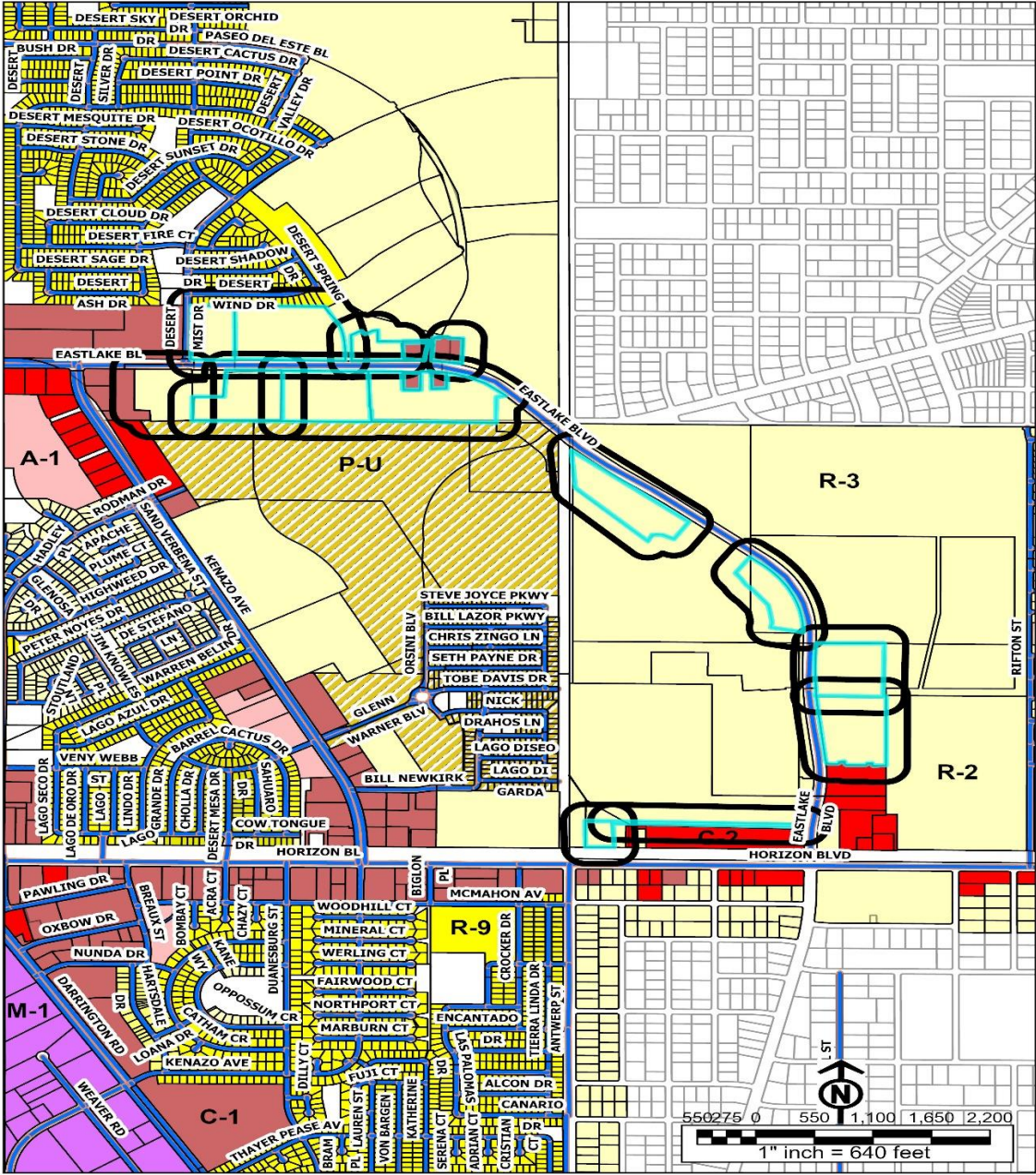
5 – Survey Maps

6 – Conceptual Proposed Zoning and Development Maps

7 – Application

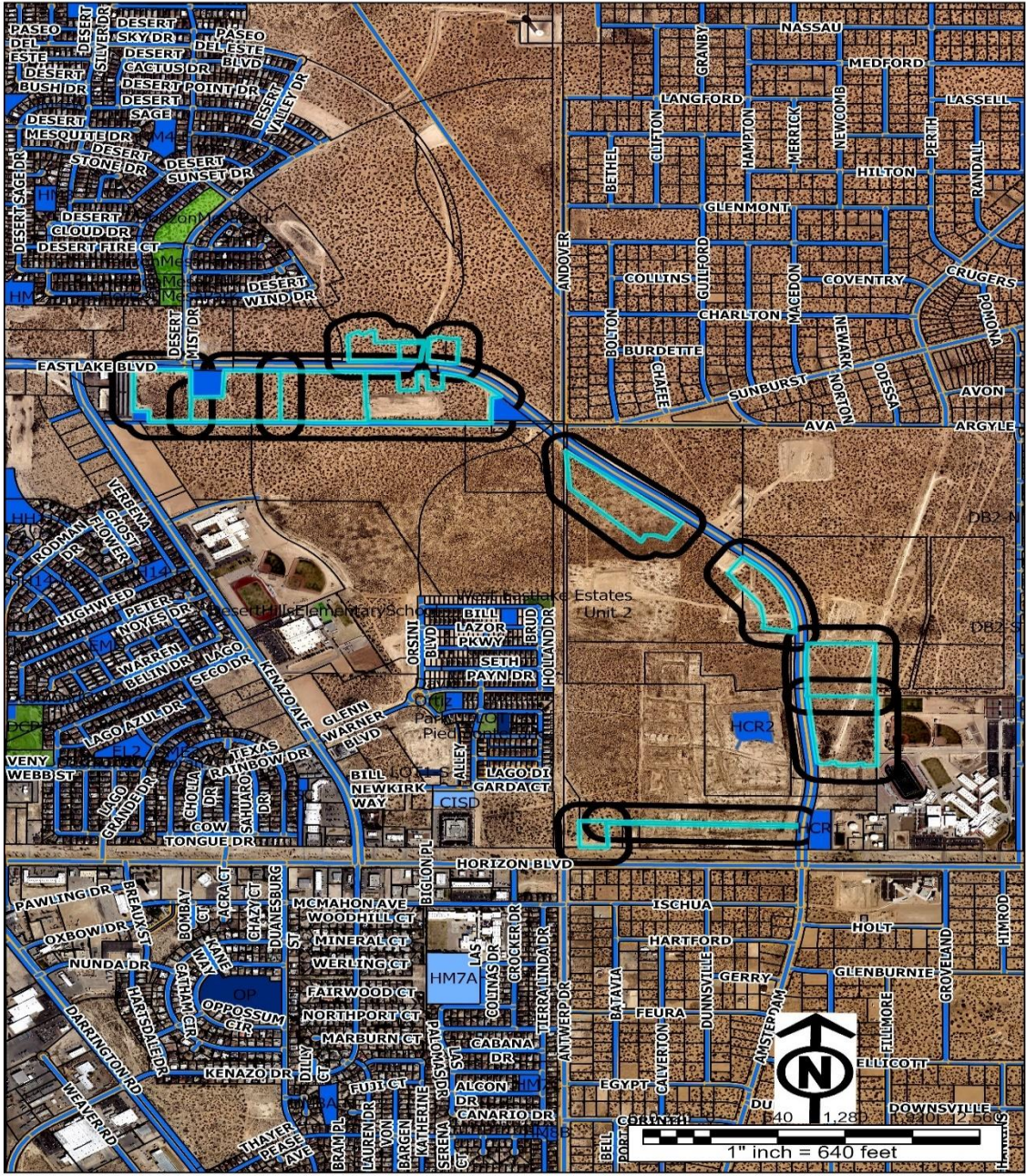
Attachment 1: Current Zoning Designation

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

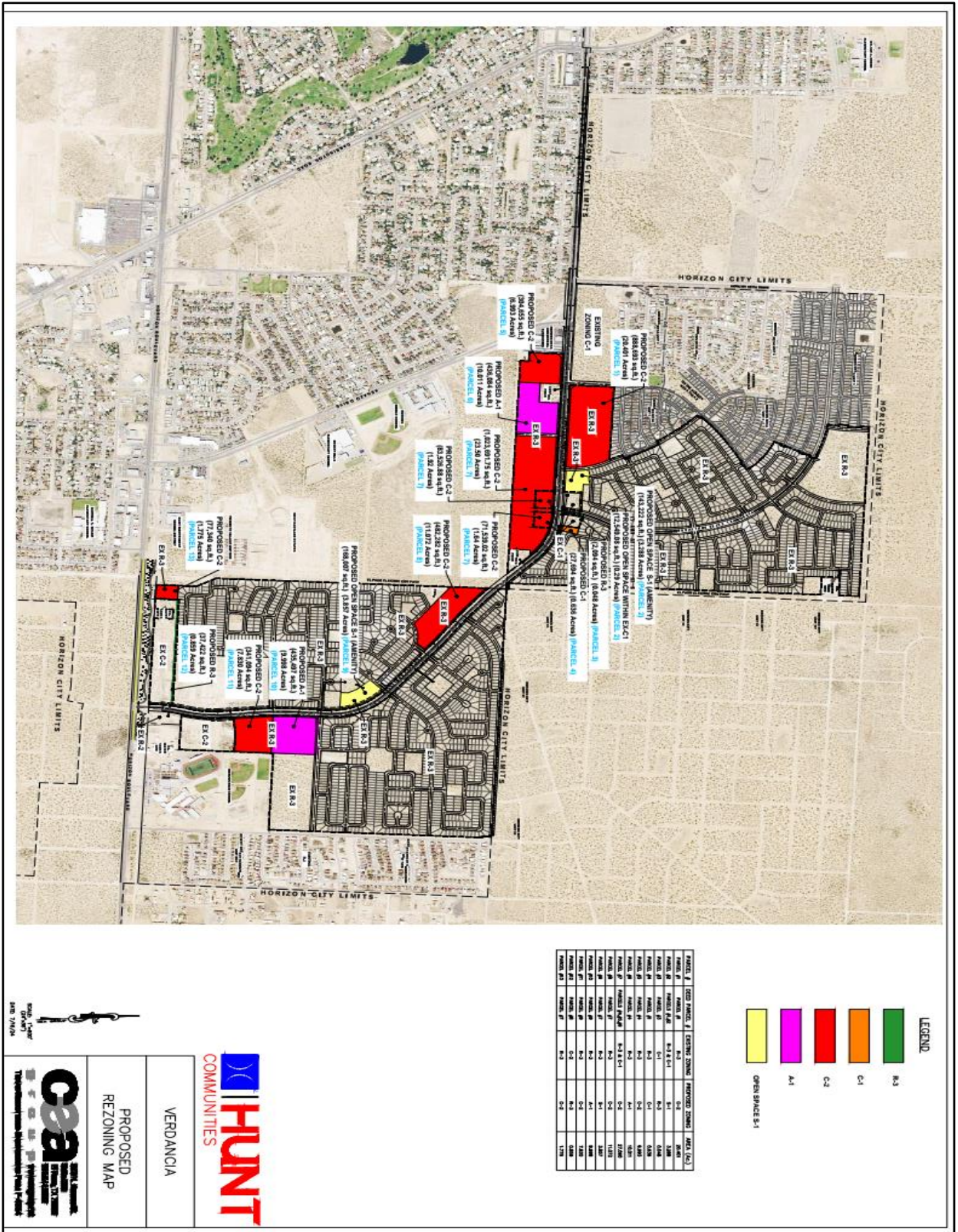


Attachment 2: Aerial

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



Attachment 3: Proposed Rezoning



LEGEND

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

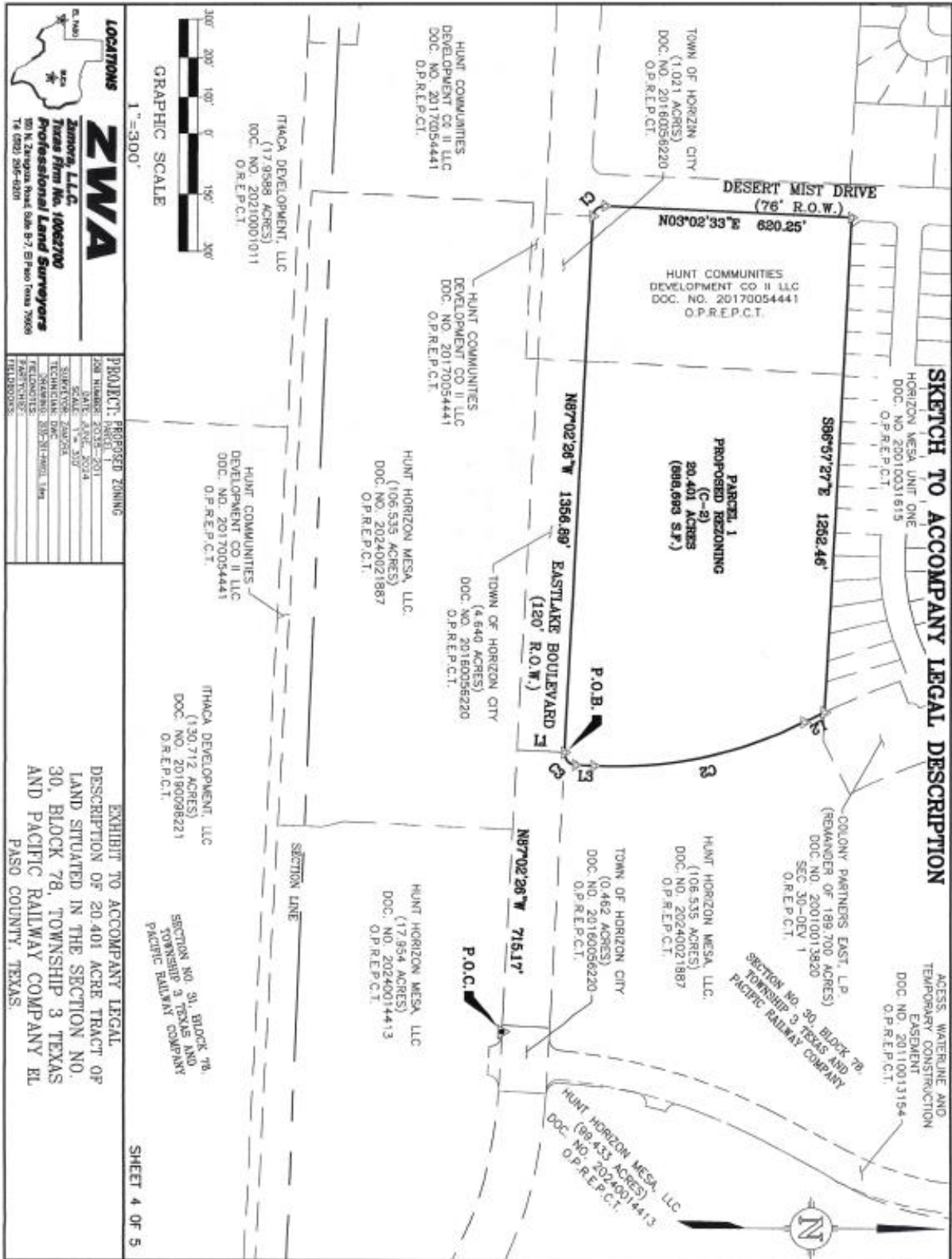
PARCEL #	EXISTING ZONING	PROPOSED ZONING	AREA (A.C.)
PARCEL #1	R-3	C-1	1,200
PARCEL #2	R-3	C-1	1,500
PARCEL #3	R-3	C-1	1,800
PARCEL #4	R-3	C-1	2,100
PARCEL #5	R-3	C-1	2,400
PARCEL #6	R-3	C-1	2,700
PARCEL #7	R-3	C-1	3,000
PARCEL #8	R-3	C-1	3,300
PARCEL #9	R-3	C-1	3,600
PARCEL #10	R-3	C-1	3,900
PARCEL #11	R-3	C-1	4,200
PARCEL #12	R-3	C-1	4,500
PARCEL #13	R-3	C-1	4,800
PARCEL #14	R-3	C-1	5,100
PARCEL #15	R-3	C-1	5,400
PARCEL #16	R-3	C-1	5,700
PARCEL #17	R-3	C-1	6,000
PARCEL #18	R-3	C-1	6,300
PARCEL #19	R-3	C-1	6,600
PARCEL #20	R-3	C-1	6,900
PARCEL #21	R-3	C-1	7,200
PARCEL #22	R-3	C-1	7,500
PARCEL #23	R-3	C-1	7,800
PARCEL #24	R-3	C-1	8,100
PARCEL #25	R-3	C-1	8,400
PARCEL #26	R-3	C-1	8,700
PARCEL #27	R-3	C-1	9,000
PARCEL #28	R-3	C-1	9,300
PARCEL #29	R-3	C-1	9,600
PARCEL #30	R-3	C-1	9,900
PARCEL #31	R-3	C-1	10,200
PARCEL #32	R-3	C-1	10,500
PARCEL #33	R-3	C-1	10,800
PARCEL #34	R-3	C-1	11,100
PARCEL #35	R-3	C-1	11,400
PARCEL #36	R-3	C-1	11,700
PARCEL #37	R-3	C-1	12,000
PARCEL #38	R-3	C-1	12,300
PARCEL #39	R-3	C-1	12,600
PARCEL #40	R-3	C-1	12,900
PARCEL #41	R-3	C-1	13,200
PARCEL #42	R-3	C-1	13,500
PARCEL #43	R-3	C-1	13,800
PARCEL #44	R-3	C-1	14,100
PARCEL #45	R-3	C-1	14,400
PARCEL #46	R-3	C-1	14,700
PARCEL #47	R-3	C-1	15,000
PARCEL #48	R-3	C-1	15,300
PARCEL #49	R-3	C-1	15,600
PARCEL #50	R-3	C-1	15,900
PARCEL #51	R-3	C-1	16,200
PARCEL #52	R-3	C-1	16,500
PARCEL #53	R-3	C-1	16,800
PARCEL #54	R-3	C-1	17,100
PARCEL #55	R-3	C-1	17,400
PARCEL #56	R-3	C-1	17,700
PARCEL #57	R-3	C-1	18,000
PARCEL #58	R-3	C-1	18,300
PARCEL #59	R-3	C-1	18,600
PARCEL #60	R-3	C-1	18,900
PARCEL #61	R-3	C-1	19,200
PARCEL #62	R-3	C-1	19,500
PARCEL #63	R-3	C-1	19,800
PARCEL #64	R-3	C-1	20,100
PARCEL #65	R-3	C-1	20,400
PARCEL #66	R-3	C-1	20,700
PARCEL #67	R-3	C-1	21,000
PARCEL #68	R-3	C-1	21,300
PARCEL #69	R-3	C-1	21,600
PARCEL #70	R-3	C-1	21,900
PARCEL #71	R-3	C-1	22,200
PARCEL #72	R-3	C-1	22,500
PARCEL #73	R-3	C-1	22,800
PARCEL #74	R-3	C-1	23,100
PARCEL #75	R-3	C-1	23,400
PARCEL #76	R-3	C-1	23,700
PARCEL #77	R-3	C-1	24,000
PARCEL #78	R-3	C-1	24,300
PARCEL #79	R-3	C-1	24,600
PARCEL #80	R-3	C-1	24,900
PARCEL #81	R-3	C-1	25,200
PARCEL #82	R-3	C-1	25,500
PARCEL #83	R-3	C-1	25,800
PARCEL #84	R-3	C-1	26,100
PARCEL #85	R-3	C-1	26,400
PARCEL #86	R-3	C-1	26,700
PARCEL #87	R-3	C-1	27,000
PARCEL #88	R-3	C-1	27,300
PARCEL #89	R-3	C-1	27,600
PARCEL #90	R-3	C-1	27,900
PARCEL #91	R-3	C-1	28,200
PARCEL #92	R-3	C-1	28,500
PARCEL #93	R-3	C-1	28,800
PARCEL #94	R-3	C-1	29,100
PARCEL #95	R-3	C-1	29,400
PARCEL #96	R-3	C-1	29,700
PARCEL #97	R-3	C-1	30,000
PARCEL #98	R-3	C-1	30,300
PARCEL #99	R-3	C-1	30,600
PARCEL #100	R-3	C-1	30,900

Attachment 4: Future Land Use Map

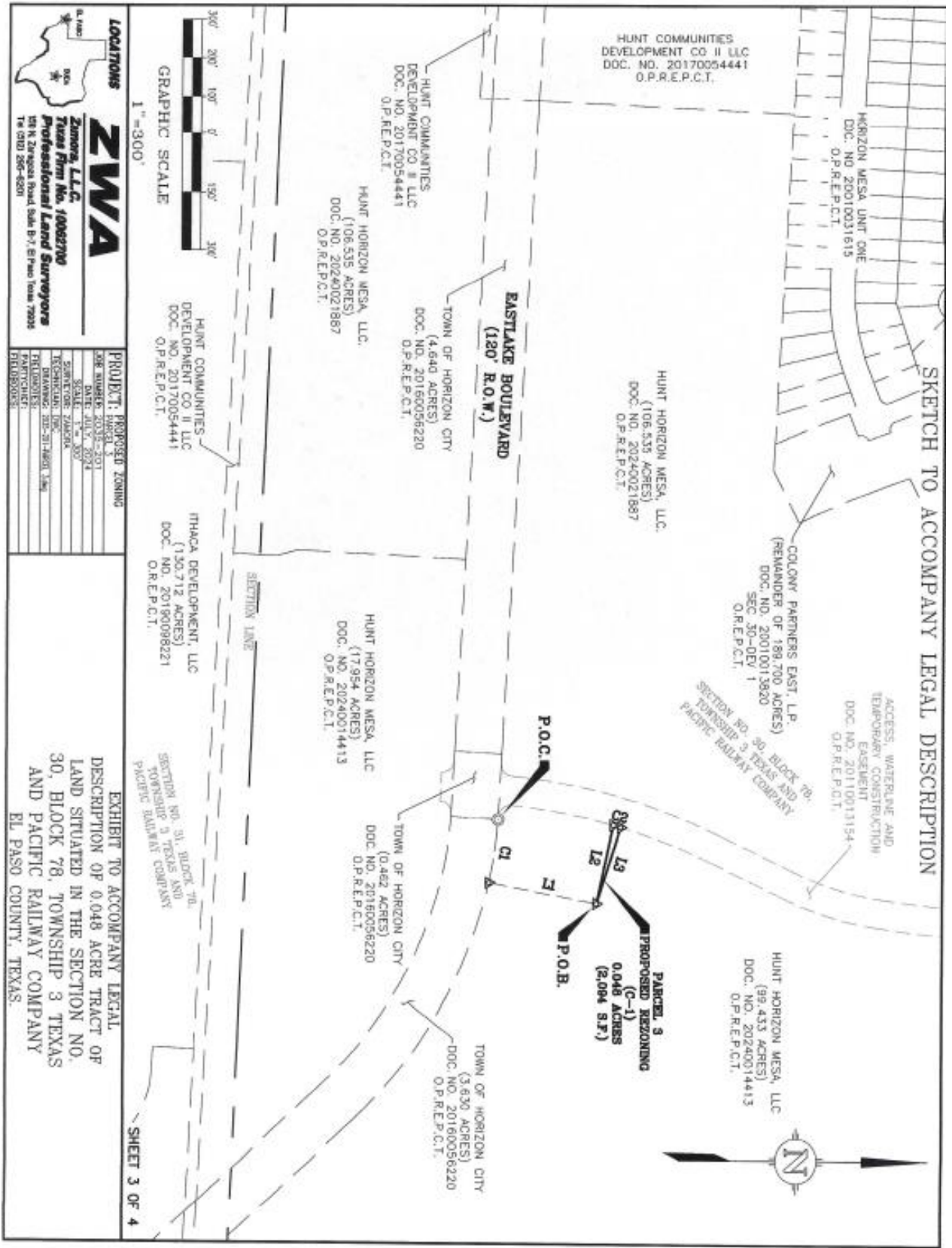


Attachment 5: Survey Maps

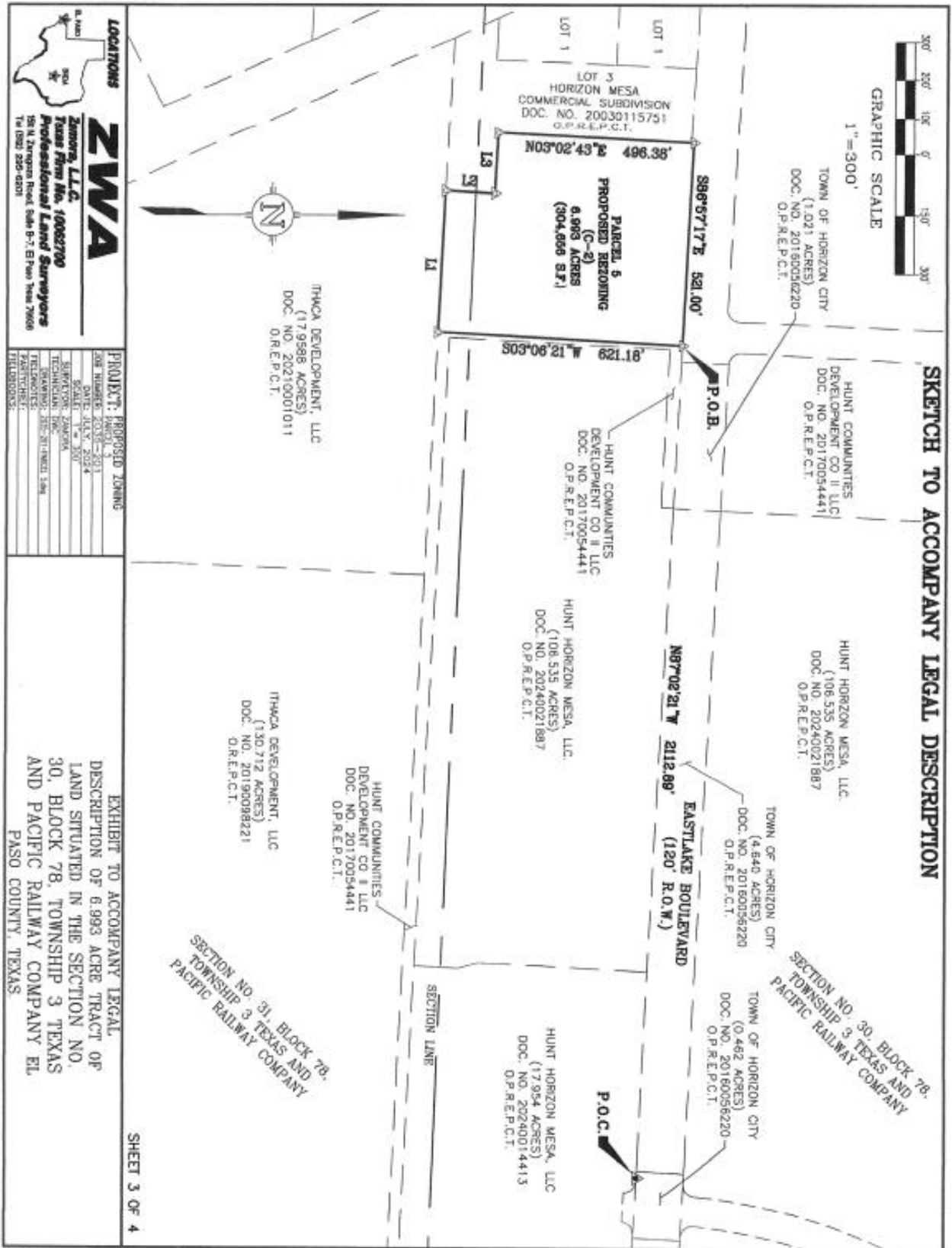
Parcel 1 Survey Map



Parcel 3 Survey Map



Parcel 5 Survey Map



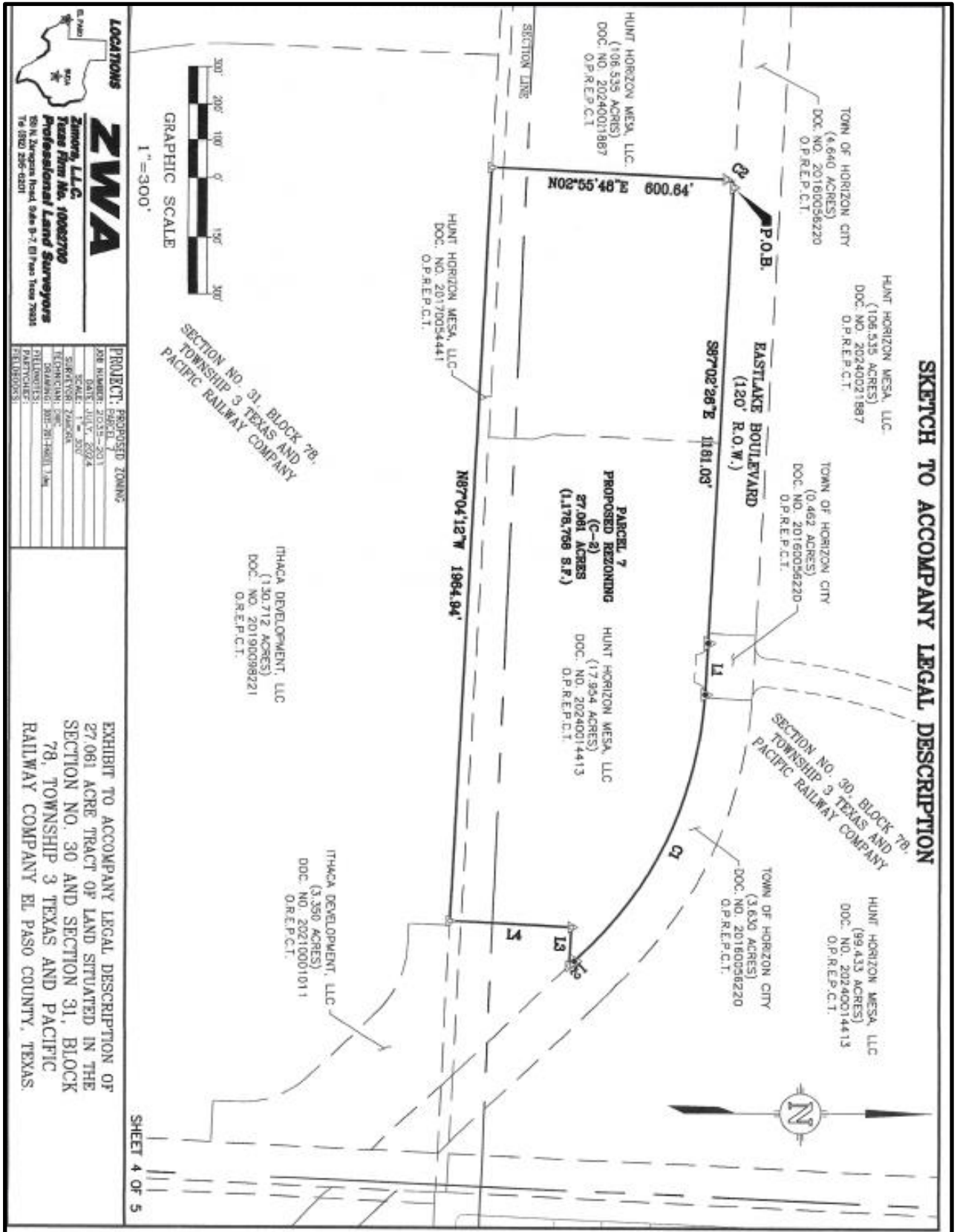
ZWA
 Zamora, L.L.C.
 Texas Firm No. 10062700
 Professional Land Surveyors
 182 N. Zimmern Road, Suite B-7, El Paso, Texas 79968
 TX 0991 258-6201

PROJECT: PROPOSED ZONING
 ZONING DISTRICT: 3033-2031
 DATE: JULY 2024
 SURVEYOR: ZAMORA
 TECH: ZAMORA
 DRAWING: SEC. 31/BLK 78
 TELEPHONE:
 FAX/EMAIL:

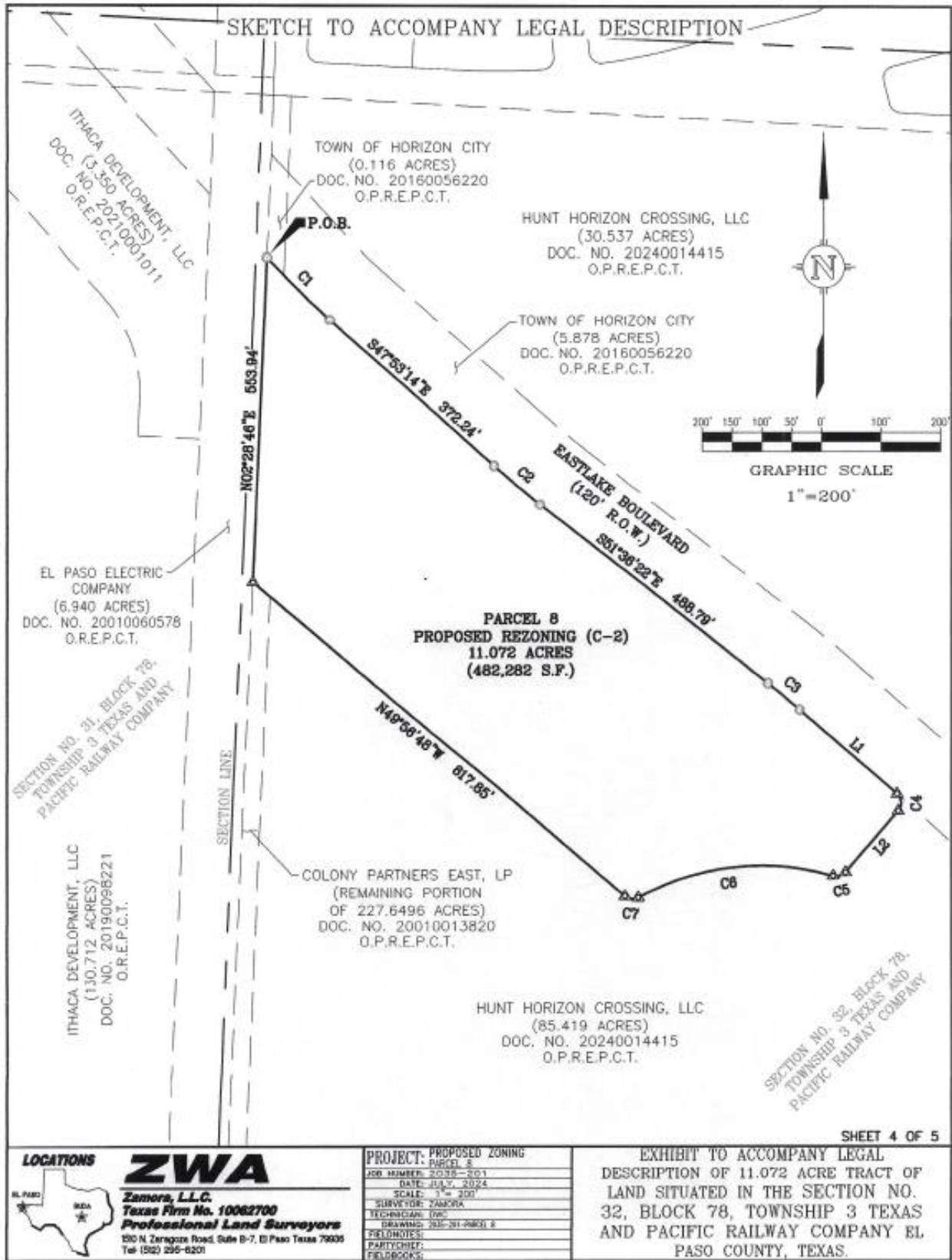
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS

SHEET 3 OF 4

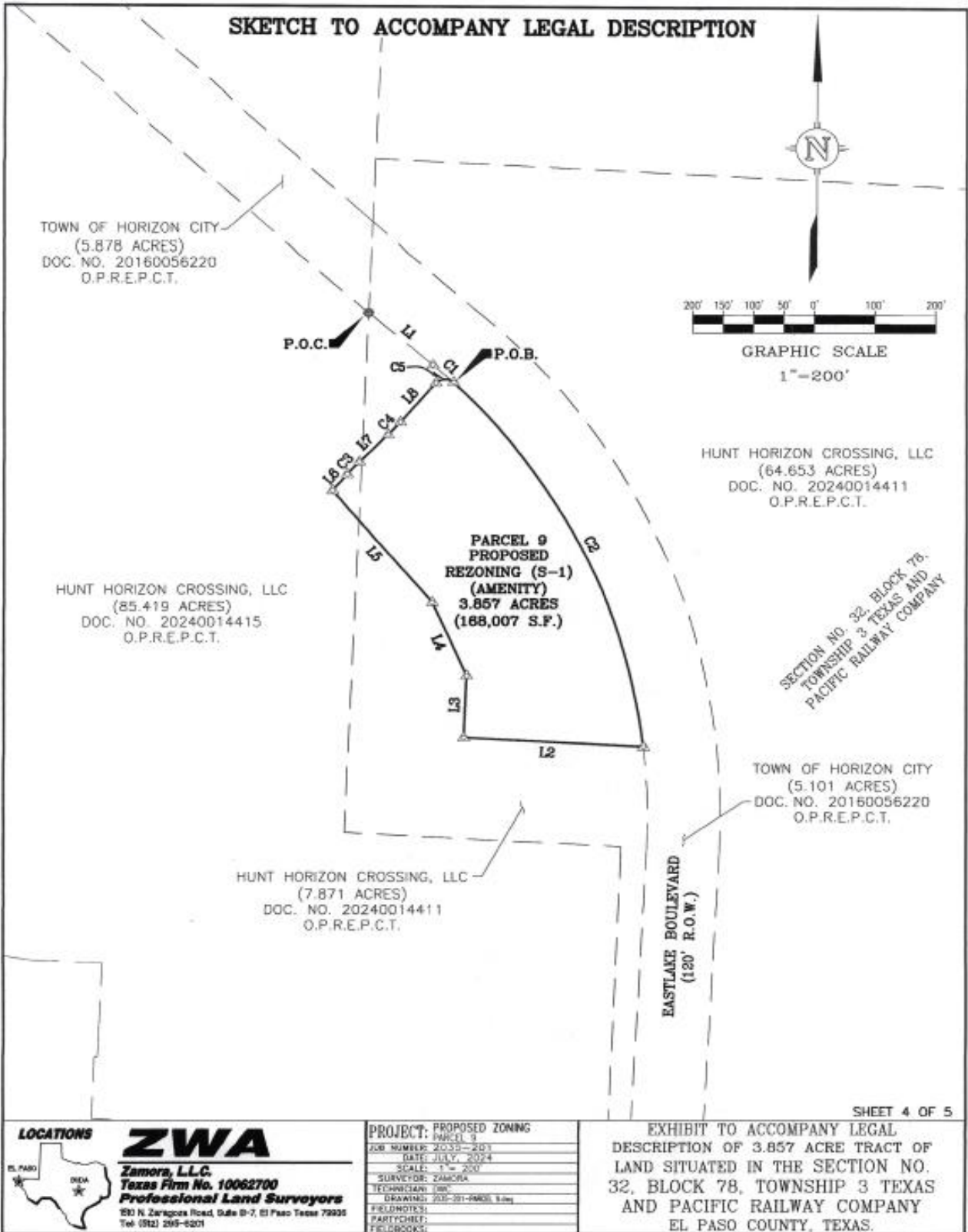
Parcel 7 Survey Map



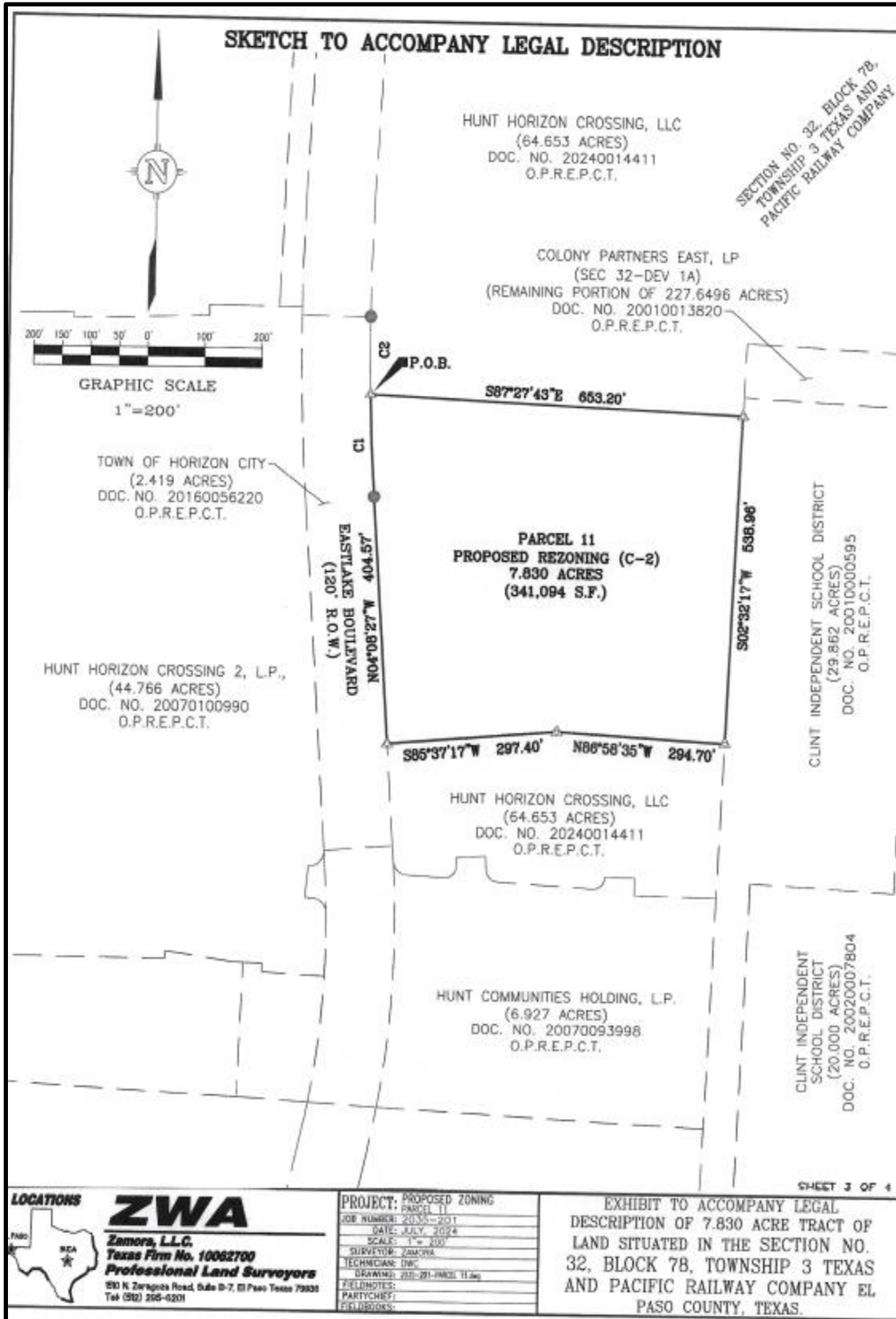
Parcel 8 Survey Map



Parcel 9 Survey Map



Parcel 11 Survey Map



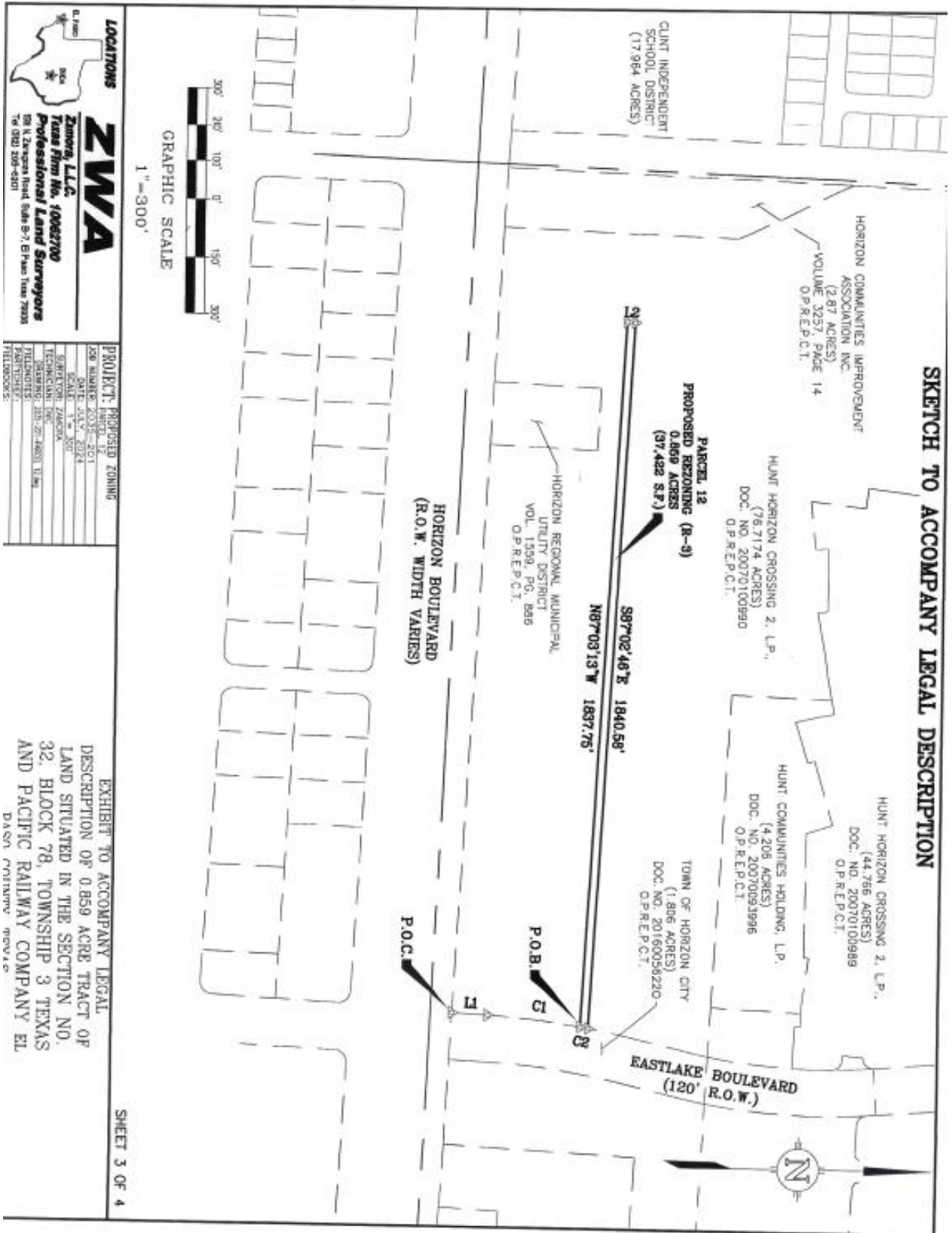
LOCATIONS

ZWA
Zamora, L.L.C.
Texas Firm No. 10062700
Professional Land Surveyors
590 N. Zaragoza Road, Suite D-7, El Paso, Texas 79930
Tel (912) 358-6201

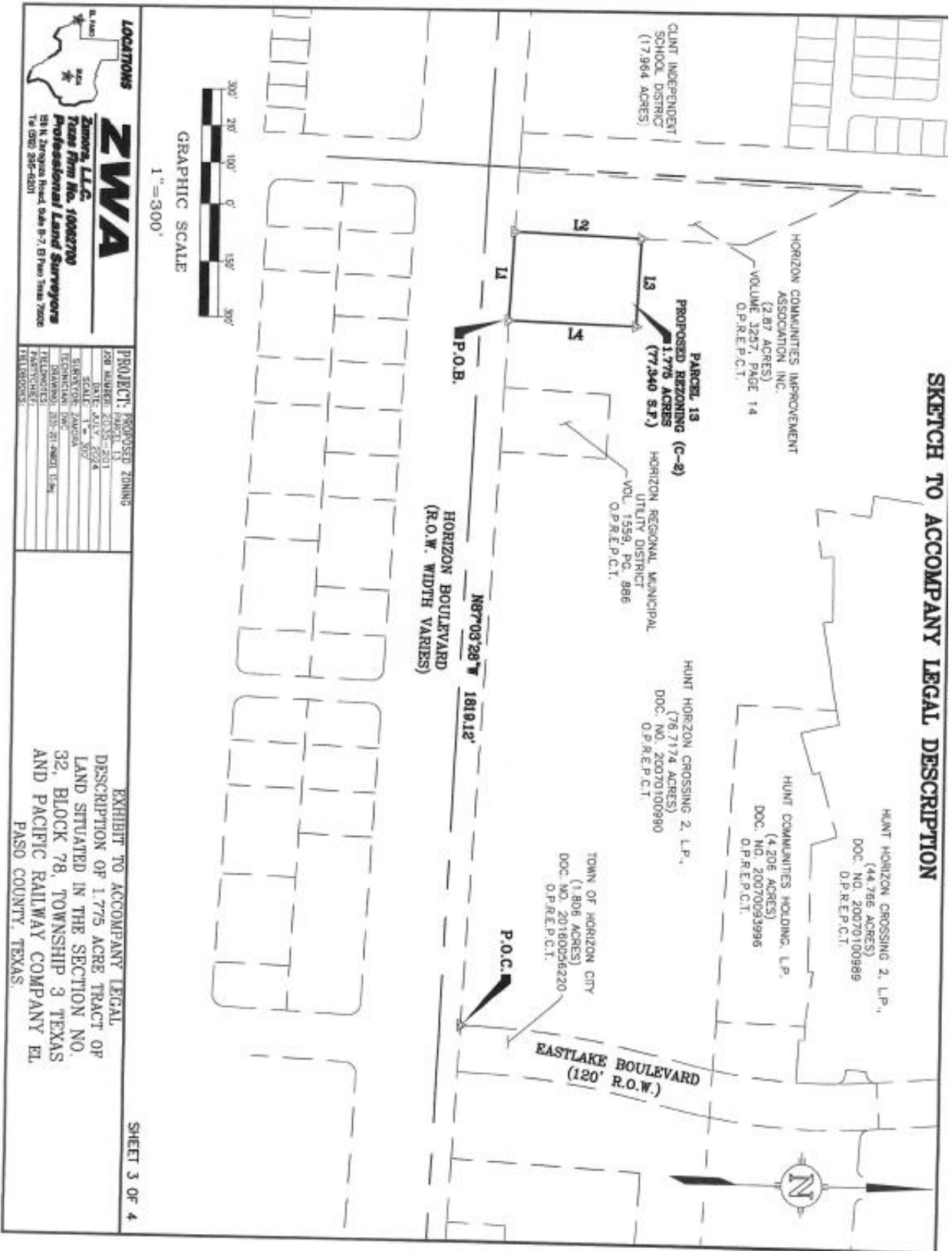
PROJECT:	PROPOSED ZONING
JOB NUMBER:	PARCEL 11
DATE:	JULY 2024
SCALE:	1" = 200'
SURVEYOR:	ZAMORA
TECHNICIAN:	DNV
DRAWING:	2024-01-FINAL 11.dwg
FIELD NOTES:	
PARTY CHECK:	
FIELD BOOKS:	

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

Parcel 12 Survey Map

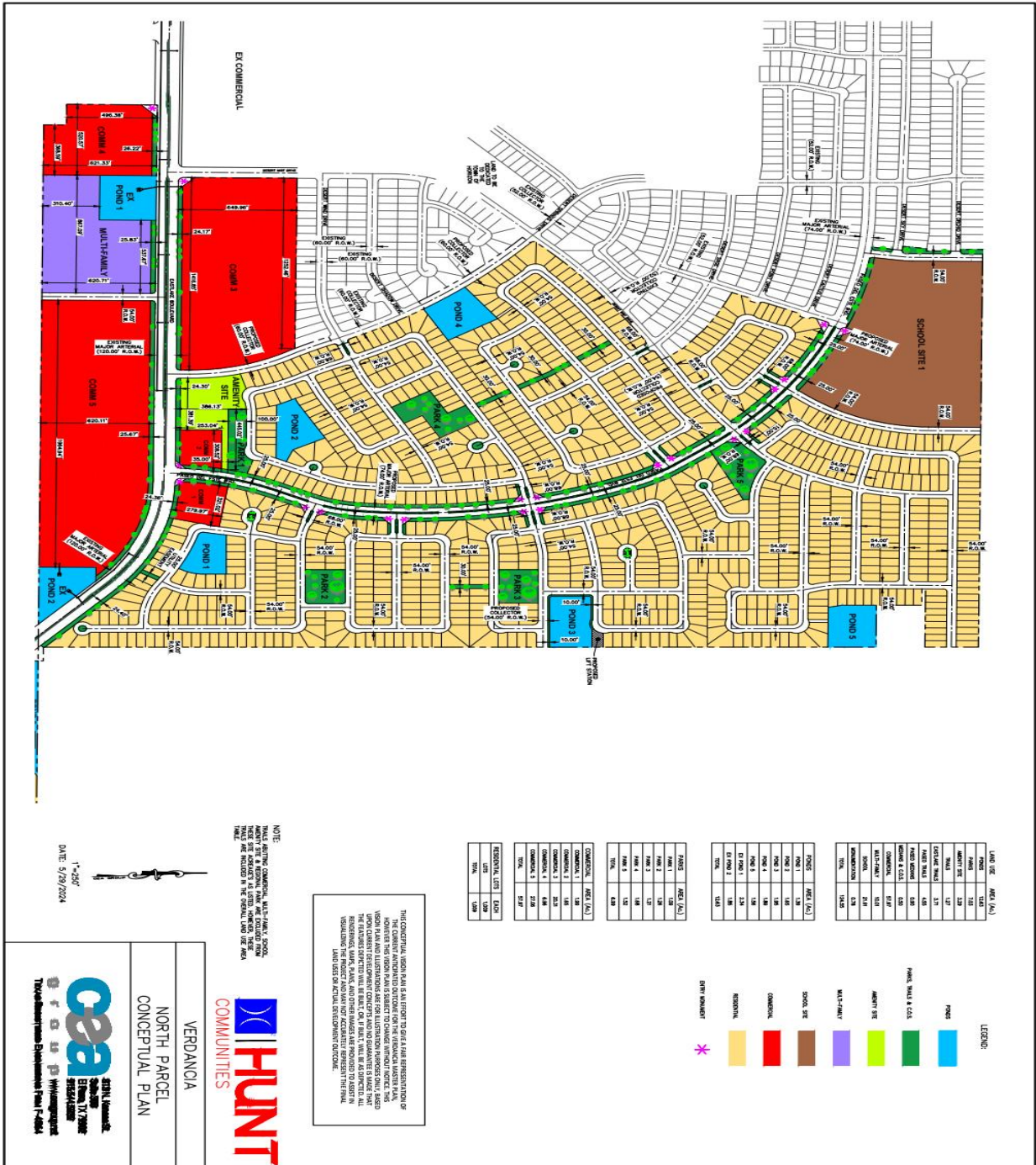


Parcel 13 Survey Map



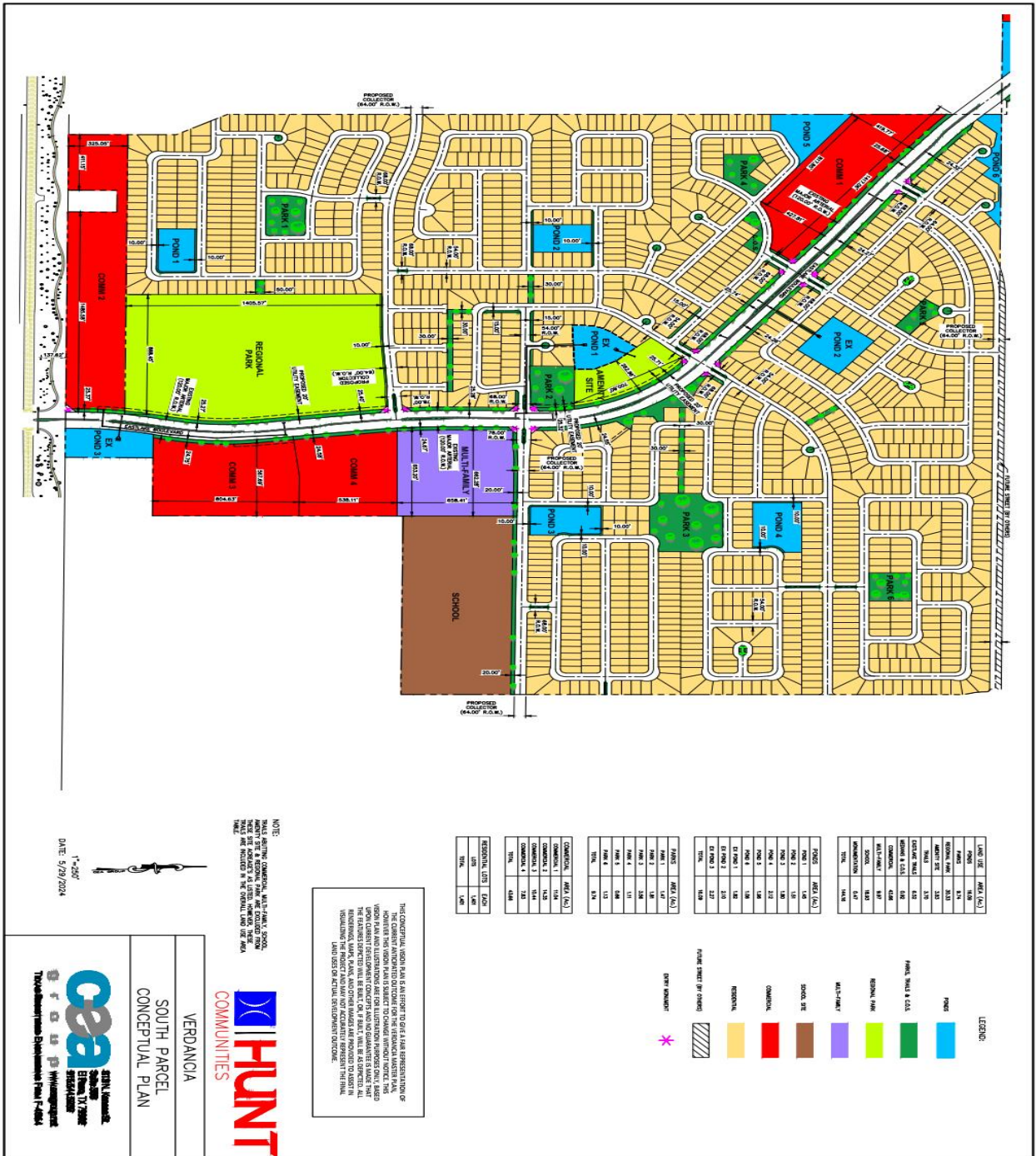
Attachment 6: Proposed Zoning and Development Maps

North Verdancia



Attachment 6: Proposed Zoning and Development Maps

South Verdancia



Attachment 7: Application



Town of Horizon City, TX

Town of Horizon City Hall

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

PERMIT

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

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

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

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

STATE OF TEXAS
COUNTY OF EL PASO

“PARCEL 1”
ZONING

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

DESCRIPTION

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

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

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

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

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

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

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

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

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

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

BEARING BASIS

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

SURVEYORS NOTE

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

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

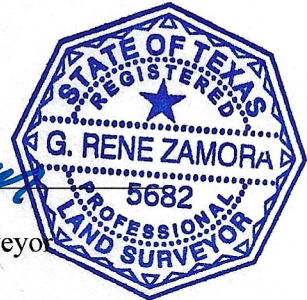
KNOW ALL MEN BY THESE PRESENTS:

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

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

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

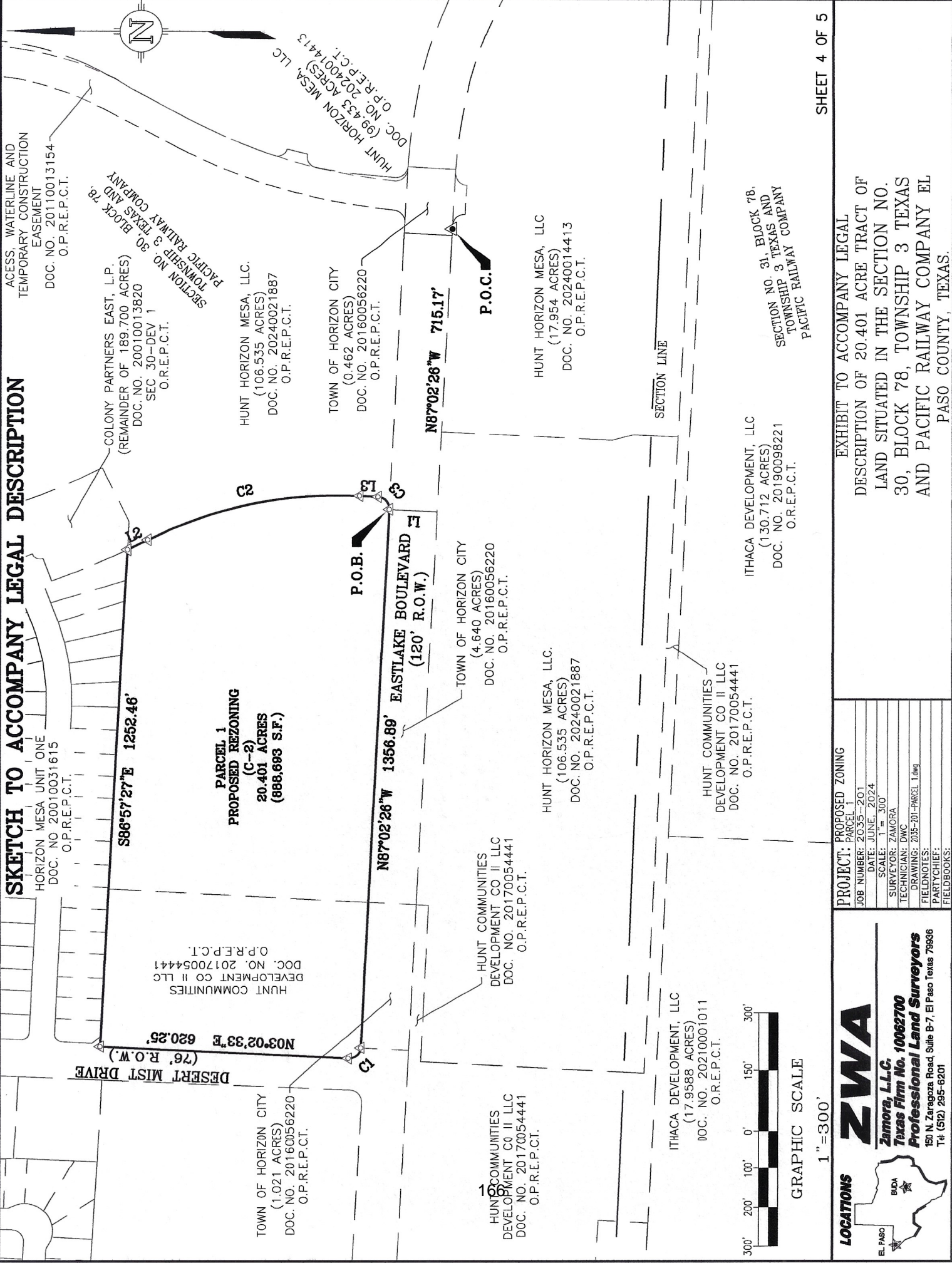
G. Rene Zamora
G. Rene Zamora
Registered Professional Land Surveyor
No. 5682 – State of Texas



REFERENCES

ZWA DRAWING NO. 2035-190

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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.

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.

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

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

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

HORIZON MESA UNIT ONE
 DOC. NO. 20010031615
 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
 (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
 (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.

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.

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.

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

HUNT COMMUNITIES DEVELOPMENT CO II 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.

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.

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'

SECTION LINE
 N87°02'26"W 715.17'

GRAPHIC SCALE
 1" = 300'

300' 200' 100' 0' 150' 300'

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.

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.

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

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

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.

167

META DATA:

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

I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS SURVEY IS 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



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

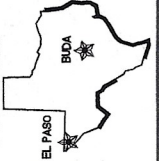
CURVE TABLE

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'

LOCATIONS



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

PROJECT: PROPOSED ZONING

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

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.

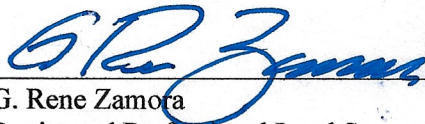
THE STATE OF TEXAS §
 §
COUNTY OF EL PASO §

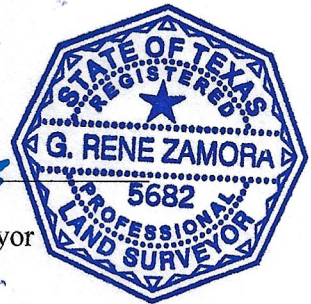
KNOW ALL MEN BY THESE PRESENTS:

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

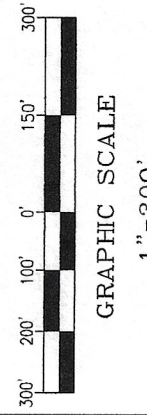
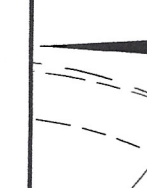
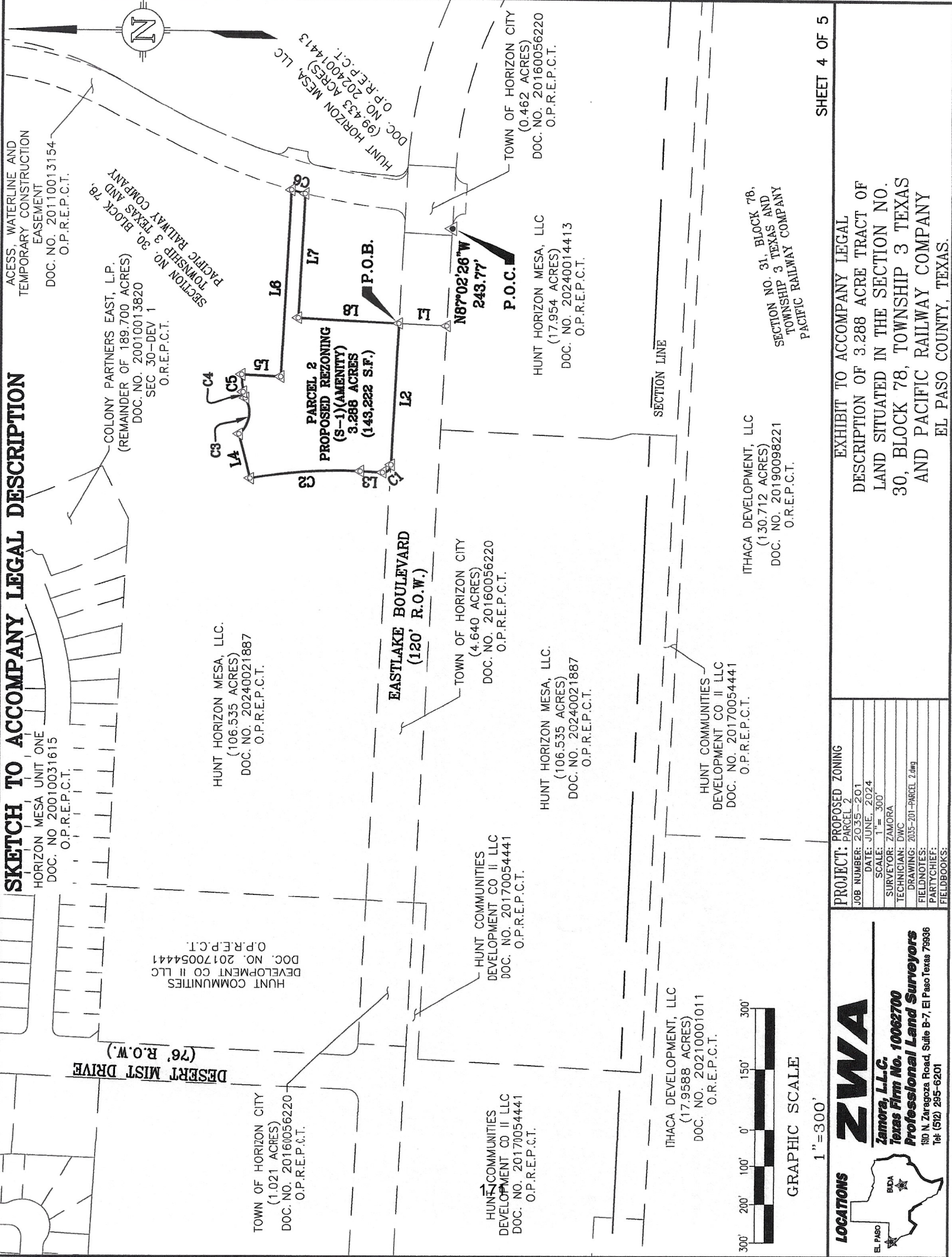

G. Rene Zamora
Registered Professional Land Surveyor
No. 5682 – State of Texas



REFERENCES

ZWA DRAWING NO. 2035-190

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



<p>LOCATIONS</p> <p>EL PASO</p>	<p>ZWA</p> <p>Zamora, L.L.C. Texas Firm No. 10062700 Professional Land Surveyors</p> <p>180 N. Zaragoza Road, Suite B-7, El Paso Texas 79936 Tel: (512) 295-6201</p>	<p>PROJECT: PROPOSED ZONING PARCEL 2</p>
		<p>JOB NUMBER: 2035-201</p> <p>DATE: JUNE, 2024</p> <p>SCALE: 1" = 300'</p> <p>SURVEYOR: ZAMORA</p> <p>TECHNICIAN: DMC</p> <p>DRAWING: 2035-201-PARCEL 2.dwg</p> <p>FIELD NOTES:</p> <p>PARTY CHIEF:</p> <p>FIELD BOOKS:</p>
<p>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.</p>		<p>ACCESS, WATERLINE AND TEMPORARY CONSTRUCTION EASEMENT DOC. NO. 20110013154 O.P.R.E.P.C.T.</p> <p>COLONY PARTNERS EAST, L.P. (REMAINDER OF 189.700 ACRES) DOC. NO. 20010013820 SEC. 30-DEV 1 O.R.E.P.C.T.</p> <p>SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY O.P.R.E.P.C.T.</p> <p>HUNT HORIZON MESA, LLC (106.535 ACRES) DOC. NO. 20240021887 O.P.R.E.P.C.T.</p> <p>HUNT HORIZON MESA, LLC (17.958 ACRES) DOC. NO. 20210001011 O.R.E.P.C.T.</p> <p>HUNT COMMUNITIES DEVELOPMENT CO II LLC (1.021 ACRES) DOC. NO. 20160056220 O.P.R.E.P.C.T.</p> <p>HUNT COMMUNITIES DEVELOPMENT CO II LLC (17.958 ACRES) DOC. NO. 20170054441 O.P.R.E.P.C.T.</p> <p>HUNT COMMUNITIES DEVELOPMENT CO II LLC (106.535 ACRES) DOC. NO. 20240021887 O.P.R.E.P.C.T.</p> <p>HUNT HORIZON MESA, LLC (17.954 ACRES) DOC. NO. 20240014413 O.P.R.E.P.C.T.</p> <p>HUNT HORIZON MESA, LLC (0.462 ACRES) DOC. NO. 20160056220 O.P.R.E.P.C.T.</p> <p>TOWN OF HORIZON CITY (4.640 ACRES) DOC. NO. 20160056220 O.P.R.E.P.C.T.</p> <p>TOWN OF HORIZON CITY (1.021 ACRES) DOC. NO. 20160056220 O.P.R.E.P.C.T.</p> <p>TOWN OF HORIZON CITY (0.462 ACRES) DOC. NO. 20160056220 O.P.R.E.P.C.T.</p> <p>HUNT HORIZON MESA, LLC (99.433 ACRES) DOC. NO. 20240014413 O.P.R.E.P.C.T.</p> <p>ACCESS, WATERLINE AND TEMPORARY CONSTRUCTION EASEMENT DOC. NO. 20110013154 O.P.R.E.P.C.T.</p> <p>SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY O.P.R.E.P.C.T.</p> <p>PARCEL 2 PROPOSED REZONING (S-1)(AMENITY) 3.288 ACRES (149,222 S.F.)</p> <p>P.O.C.</p> <p>N87°02'26"W 243.77'</p> <p>SECTION LINE</p> <p>DESERT MIST DRIVE (76' R.O.W.)</p> <p>EASTLAKE BOULEVARD (120' R.O.W.)</p> <p>SECTION NO. 31, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY O.R.E.P.C.T.</p> <p>ITHACA DEVELOPMENT, LLC (130.712 ACRES) DOC. NO. 20190098221 O.R.E.P.C.T.</p>

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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

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

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

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



G. Rene Zamora
 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'

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.

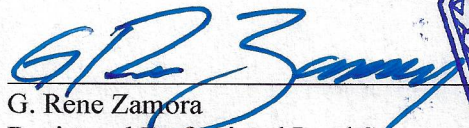
THE STATE OF TEXAS §
 §
COUNTY OF EL PASO §

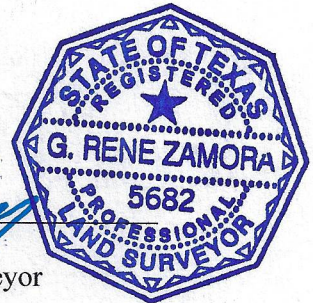
KNOW ALL MEN BY THESE PRESENTS:

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

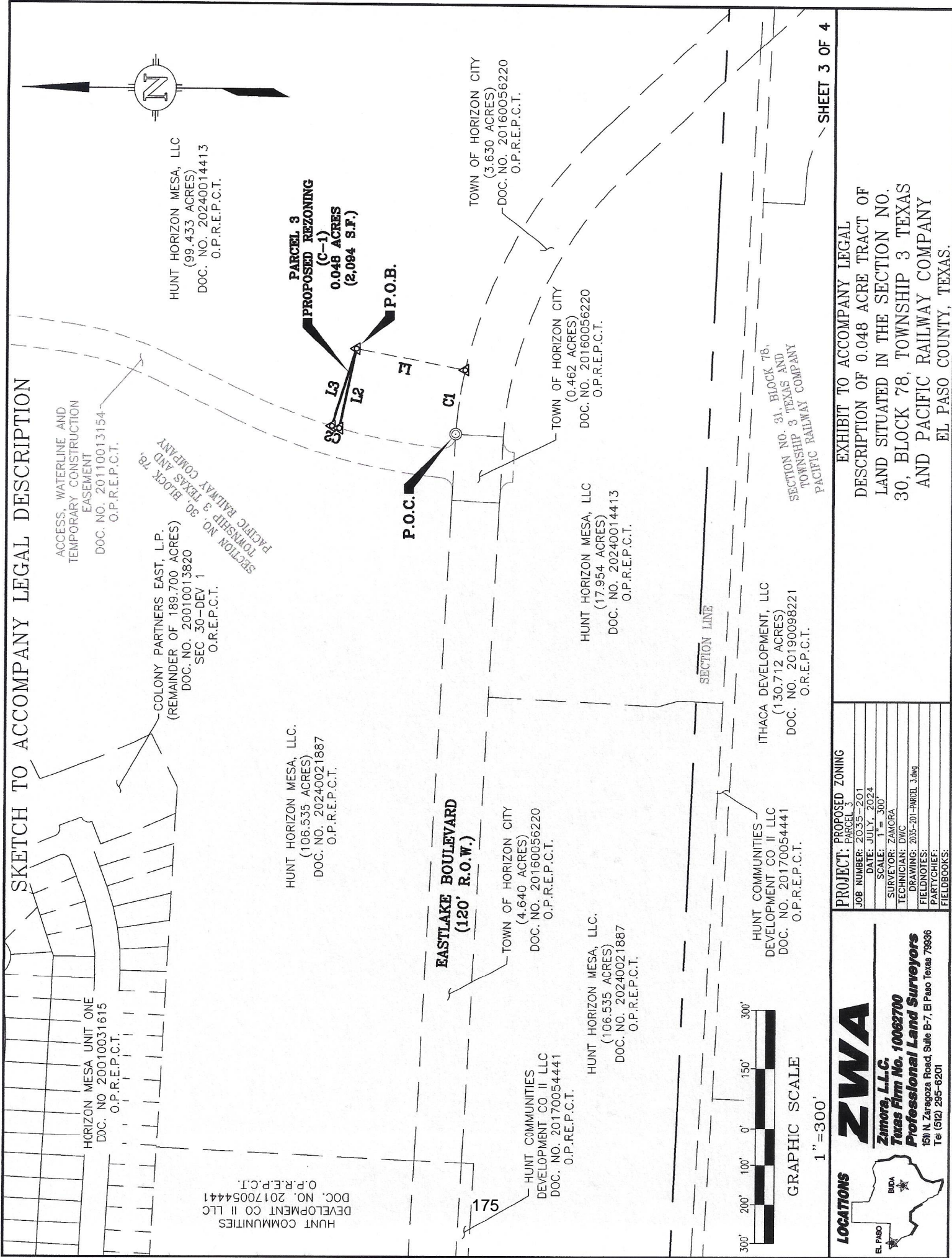
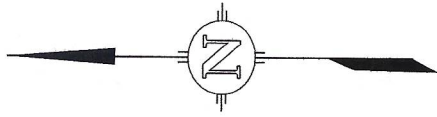


EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 0.048 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30, BLOCK 78, TOWNSHIP 3 TEXAS AND AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.

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:

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.

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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 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'

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

PROJECT: PROPOSED ZONING
 JOB NUMBER: PARCEL 3
 DATE: JULY, 2024
 SCALE: 1" = 300'
 SURVEYOR: ZAMORA
 TECHNICIAN: DWC
 DRAWING: 2035-201-PARCEL 3.dwg
 FIELDNOTES:
 PARTYCHIEF:
 FIELDBOOKS:

EL PASO

ZWA

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

DESCRIPTION

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

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

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

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

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

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

BEARING BASIS

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

SURVEYORS NOTE

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

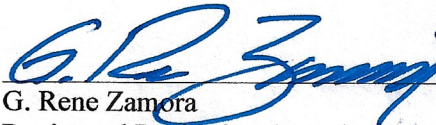
THE STATE OF TEXAS §
 §
COUNTY OF EL PASO §

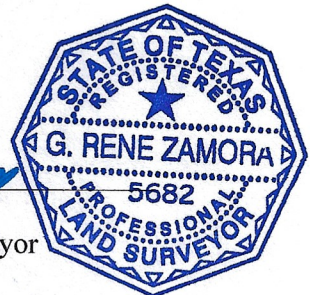
KNOW ALL MEN BY THESE PRESENTS:

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

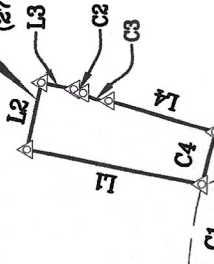
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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

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
(3.630 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.

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 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.

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

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



GRAPHIC SCALE

1" = 300'

SHEET 3 OF 4

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

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

LOCATIONS

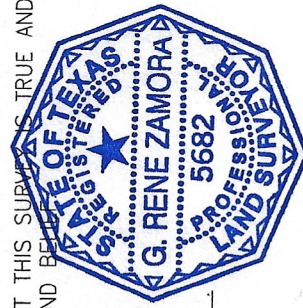
ZWA
Zamora, L.L.C.
Texas Firm No. 10062700
Professional Land Surveyors
1511 N. Zaragoza Road, Suite B-7, El Paso Texas 79936
Tel: (512) 295-6201

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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

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

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



G. Rene Zamora
 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 §

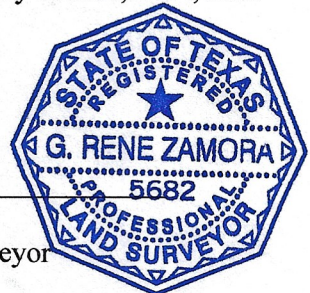
KNOW ALL MEN BY THESE PRESENTS:

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

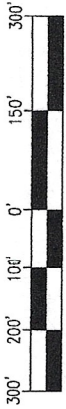

G. Rene Zamora
Registered Professional Land Surveyor
No. 5682 – State of Texas



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.)

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

N03°02'43"E 496.38'

S03°06'21"W 621.18'

PARCEL 5
PROPOSED REZONING
(C-2)
6.993 ACRES
(304,656 S.F.)

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

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

P.O.C.

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

L1

L2

L3

381

SECTION LINE

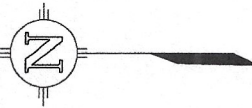
HUNT COMMUNITIES
DEVELOPMENT CO II LLC
DOC. NO. 20170054441
O.P.R.E.P.C.T.

ITHACA DEVELOPMENT, LLC
(17,958 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.

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

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



LOCATIONS



ZWA
Zamora, L.L.C.
Texas Firm No. 10062700
Professional Land Surveyors
150 N. Zaragoza Road, Suite B-7, El Paso, Texas 79636
Tel: (512) 295-6201

PROJECT: PROPOSED ZONING

JOB NUMBER:	2035-201
DATE:	JULY, 2024
SCALE:	1" = 300'
SURVEYOR:	ZAMORA
TECHNICIAN:	DWC
DRAWING:	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.

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.

184

META DATA:

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

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


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



LEGEND

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

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



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

PROJECT: PROPOSED ZONING
JOB NUMBER: PARCEL 5
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.

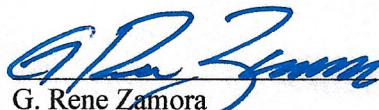
THE STATE OF TEXAS §
 §
COUNTY OF EL PASO §

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.

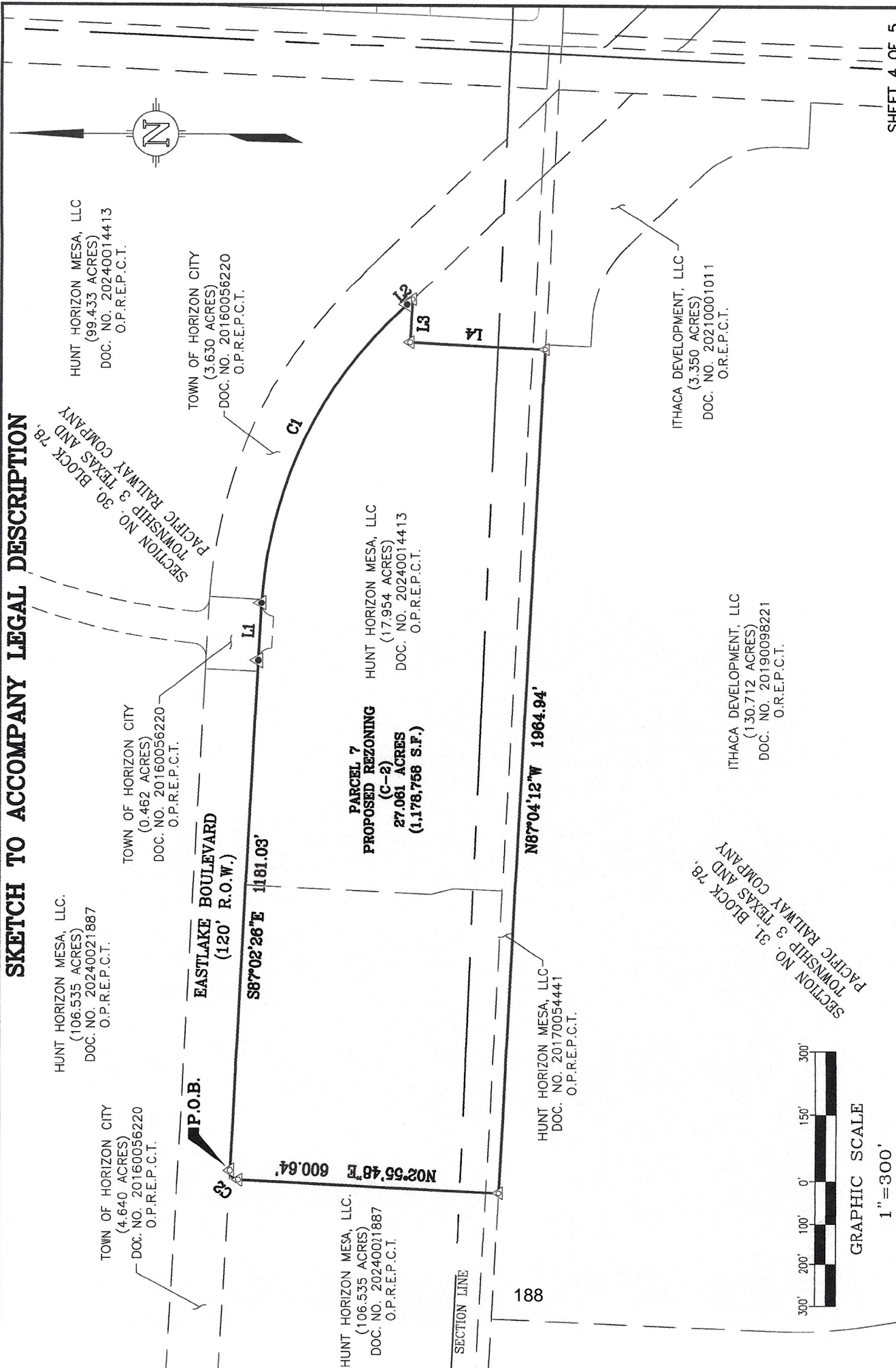
Zamora, L.L.C.
1510 N. Zaragoza Road
El Paso, Texas 79936


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



REFERENCES
ZWA DRAWING NO. 2035-190

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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.

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

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

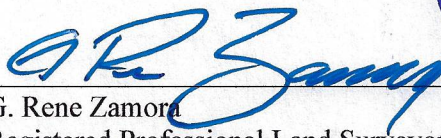
**THE STATE OF TEXAS §
 §
COUNTY OF EL PASO §**

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.

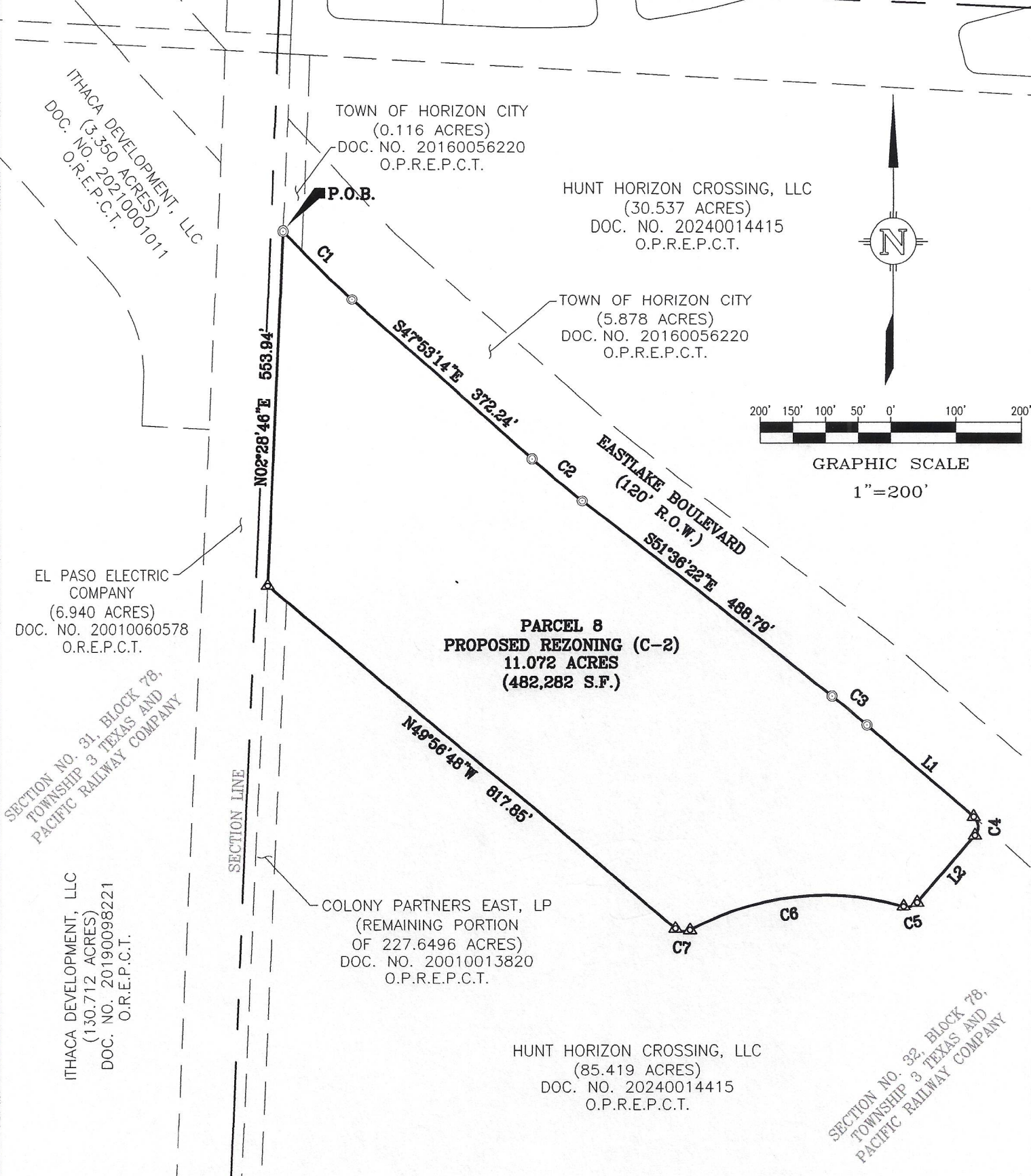
Zamora, L.L.C.
1510 N. Zaragoza Road
El Paso, Texas 79936


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



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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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 193
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>LOCATIONS</p>	<p style="font-size: 2em; font-weight: bold; text-align: center;">ZWA</p> <p>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</p>	<p>PROJECT: PROPOSED ZONING PARCEL 8 JOB NUMBER: 2035-201 DATE: JULY, 2024 SCALE: 1" = 200' SURVEYOR: ZAMORA TECHNICIAN: DWC 194 DRAWING: 2035-201-PARCEL 8 FIELDNOTES: PARTYCHIEF: FIELDBOOKS:</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.

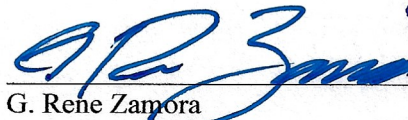
**THE STATE OF TEXAS §
 §
COUNTY OF EL PASO §**

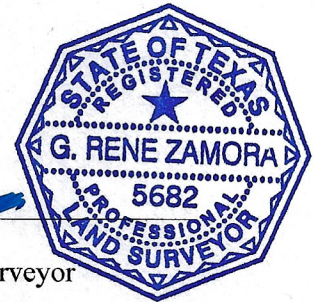
KNOW ALL MEN BY THESE PRESENTS:

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

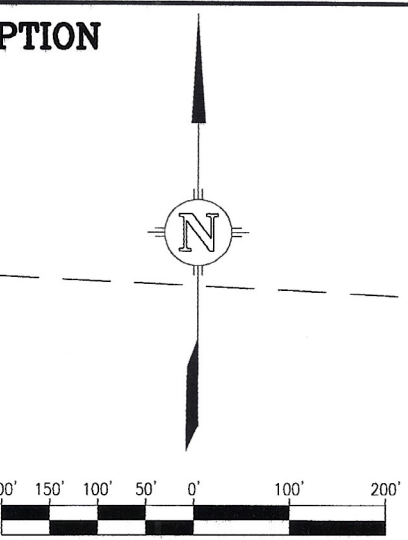
ZWA DRAWING NO. 2035-190

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.



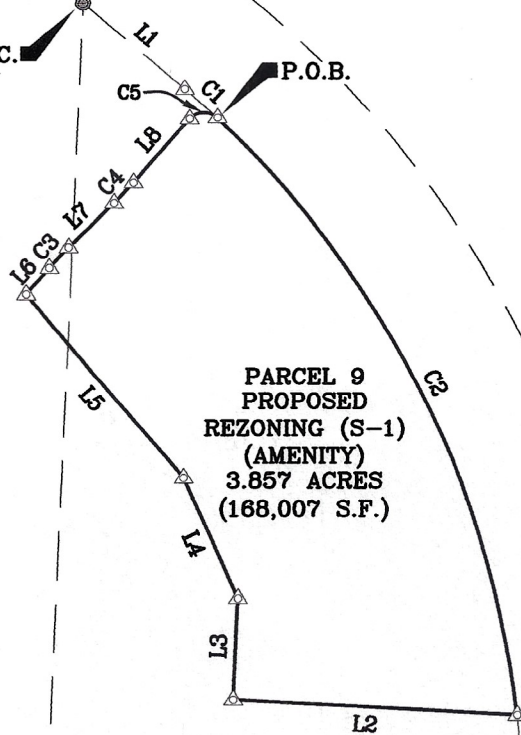
GRAPHIC SCALE
1"=200'

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

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

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

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



PARCEL 9
PROPOSED
REZONING (S-1)
(AMENITY)
3.857 ACRES
(168,007 S.F.)

LOCATIONS



ZWA

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

PROJECT: PROPOSED ZONING

JOB NUMBER:	2035-201
DATE:	JULY, 2024
SCALE:	1" = 200' 198
SURVEYOR:	ZAMORA
TECHNICIAN:	DWC
DRAWING:	2035-201-PARCEL 9.dwg
FIELDNOTES:	
PARTYCHIEF:	
FIELDBOOKS:	

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

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

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

BEARING BASIS:

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

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

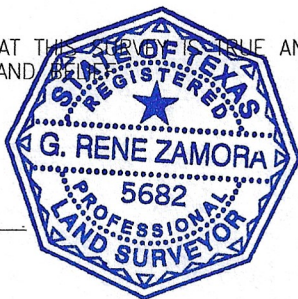
NOTE:

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

META DATA:

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

I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THE 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'
SURVEYOR: ZAMORA
TECHNICIAN: DWC
DRAWING: 2035-201-PARCEL 9.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

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

DESCRIPTION

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

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

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

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

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

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

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

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

BEARING BASIS

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

SURVEYORS NOTE

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

THE STATE OF TEXAS §
 §
COUNTY OF EL PASO §

KNOW ALL MEN BY THESE PRESENTS:

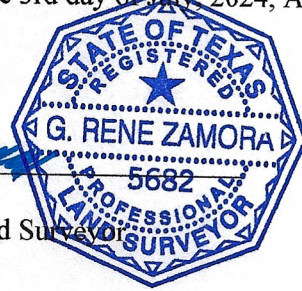
That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April, 2024 under my direction and supervision.

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

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

G. Rene Zamora

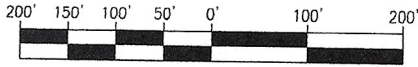
G. Rene Zamora
Registered Professional Land Surveyor
No. 5682 – State of Texas



REFERENCES

ZWA DRAWING NO. 2035-190

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE
1"=200'

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

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

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

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

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

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

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

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

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

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

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

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

SHEET 3 OF 4

LOCATIONS



ZWA

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

PROJECT: PROPOSED ZONING
PARCEL 11
JOB NUMBER: 2035-201
DATE: JULY, 2022
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.

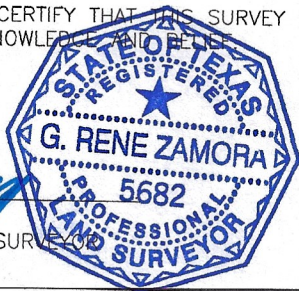
NOTE:

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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. 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' 203
 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.

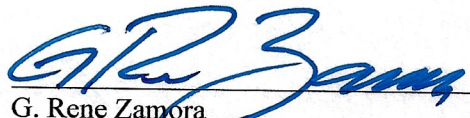
THE STATE OF TEXAS §
 §
COUNTY OF EL PASO §

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

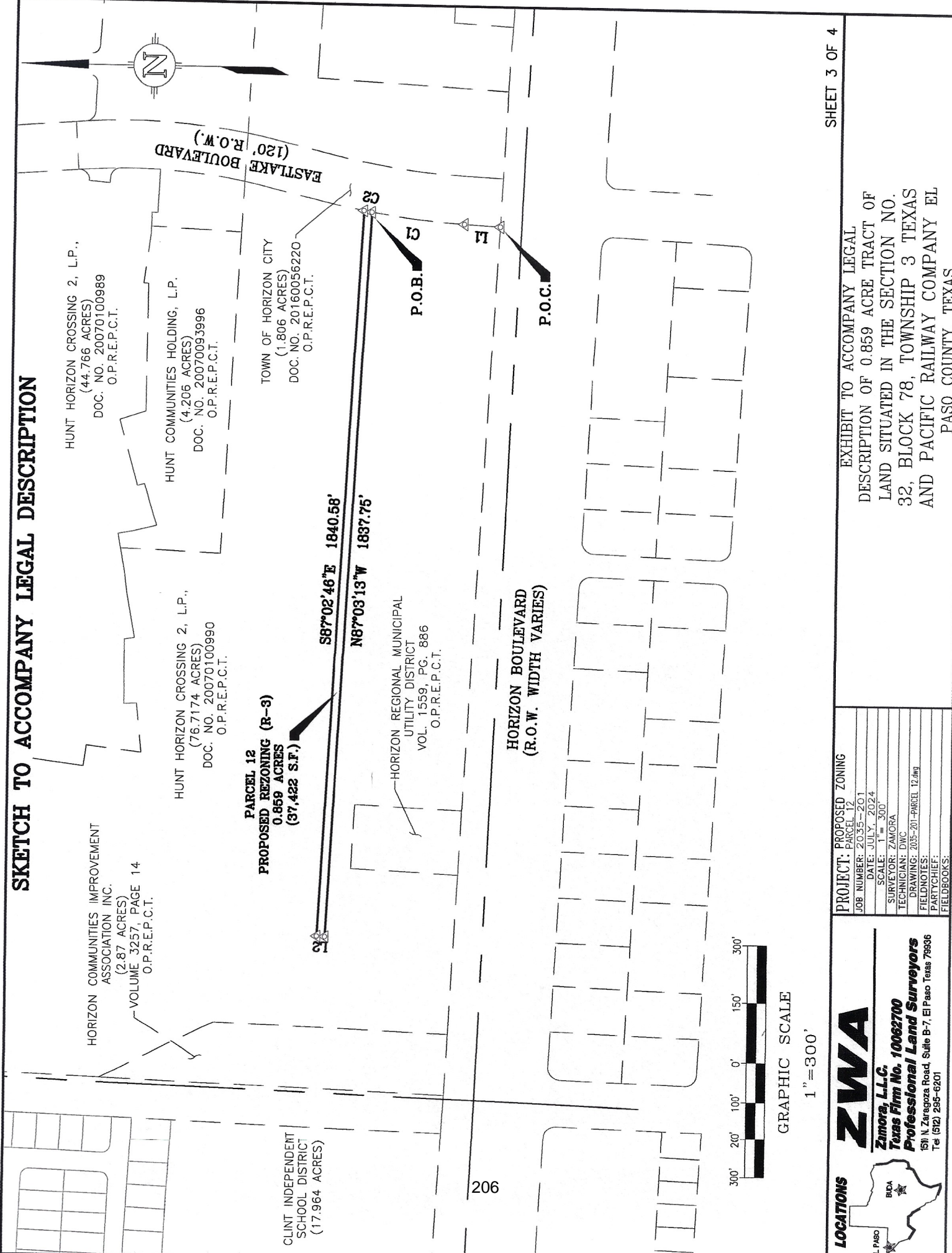

G. Rene Zamora
Registered Professional Land Surveyor
No. 5682 – State of Texas



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., (76.7174 ACRES) DOC. NO. 20070100990 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., (44.766 ACRES) DOC. NO. 20070100989 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.

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

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

P.O.B.

P.O.C.



GRAPHIC SCALE

1" = 300'

PROJECT: PROPOSED ZONING	
JOB NUMBER: 2035-201	PARCEL 12
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.

LOCATIONS

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

BEARING BASIS:

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

NOTE:

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

207

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

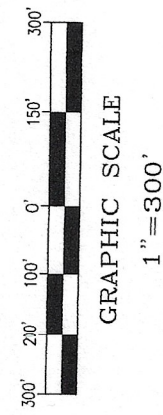
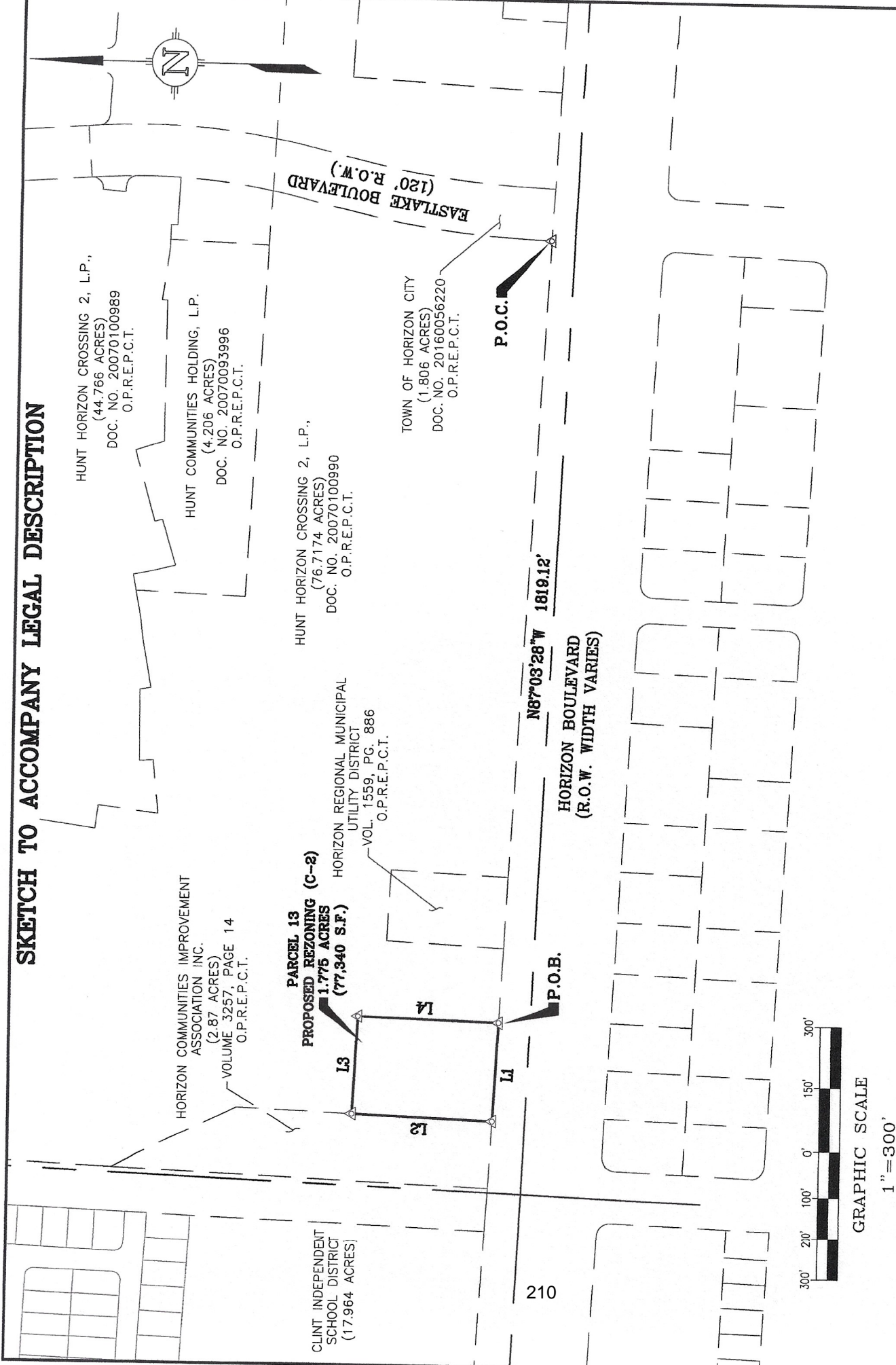
G. Rene Zamora
G. Rene Zamora
Registered Professional Land Surveyor
No. 5682 – State of Texas



REFERENCES

ZWA DRAWING NO. 2035-190

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LOCATIONS 	ZWA Zimora, L.L.C. Texas Firm No. 10062700 Professional Land Surveyors 150 N. Zaragoza Road, Suite B-7, El Paso Texas 79936 Te (512) 295-6201	PROJECT: PROPOSED ZONING JOB NUMBER: PARCEL 13 DATE: 2035-201 SCALE: 1" = 300' SURVEYOR: ZAMORA TECHNICIAN: DWC DRAWING: 2035-201-PARCEL 13.dwg FIELDNOTES: PARTYCHIEF: FIELDBOOKS:	EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF 1.775 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 32, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY EL PASO COUNTY, TEXAS.
		SHEET 3 OF 4	

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

BEARING BASIS:

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

NOTE:

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

211

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

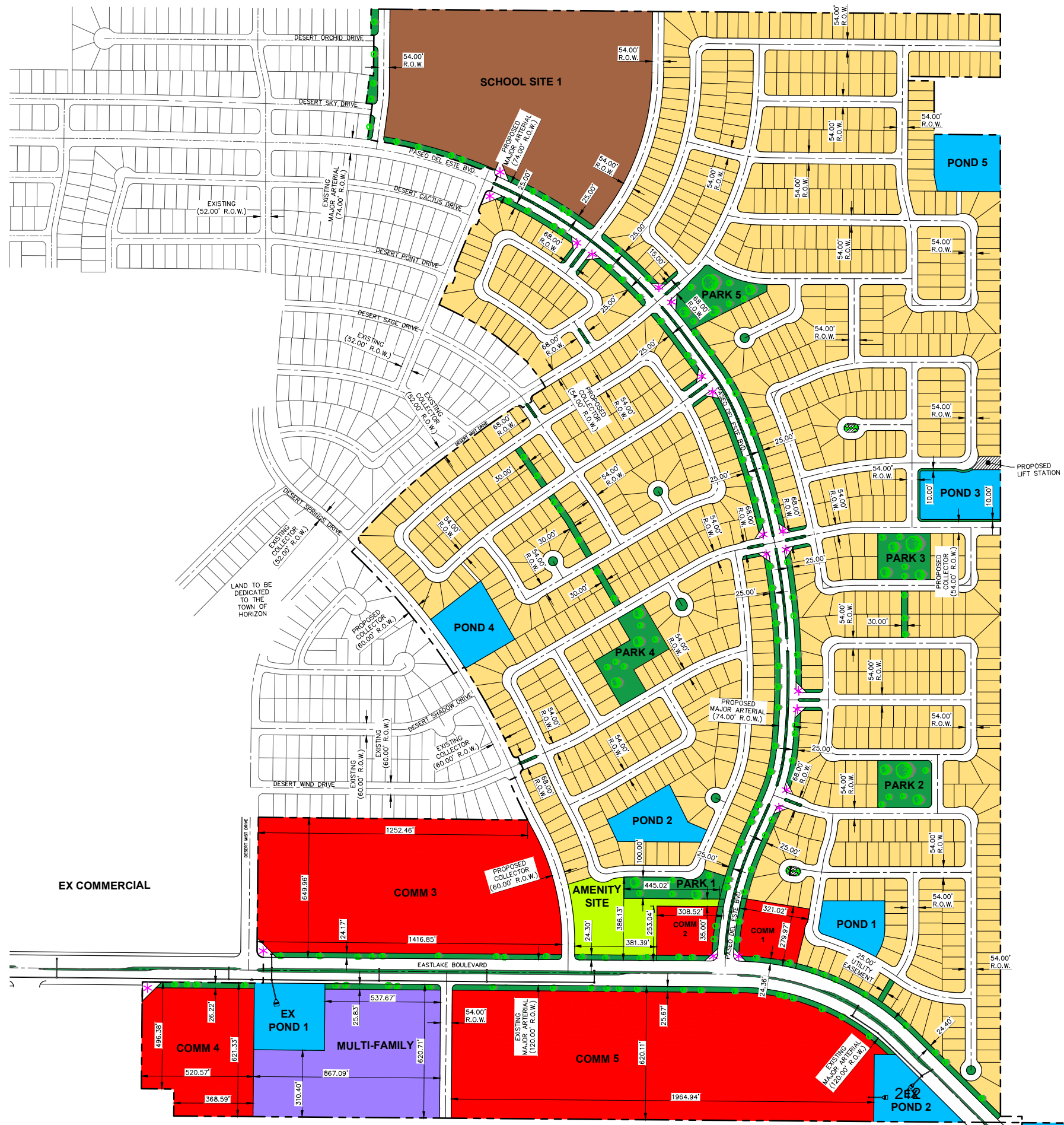
LEGEND

- 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'

PROJECT: PARCEL 13
JOB NUMBER: 2035-201
DATE: JULY, 2024
SCALE: 1" = 300'
SURVEYOR: ZAMORA
TECHNICIAN: DMC
DRAWING: 2035-201-PARCEL 13.dwg
FIELD NOTES:
PARTY CHIEF:
FIELD BOOKS:

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



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

LEGEND:

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

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

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

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

RESIDENTIAL LOTS	EACH
LOTS	1,009
TOTAL	1,009

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

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



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

VERDANCIA
NORTH PARCEL
CONCEPTUAL PLAN

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



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

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

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

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

RESIDENTIAL LOTS	EACH
LOTS	1,401
TOTAL	1,401

LEGEND:

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

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

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



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

VERDANCIA
SOUTH PARCEL
CONCEPTUAL PLAN

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



**TOWN OF HORIZON CITY
MEMORANDUM**

Date: October 08, 2024
To: Honorable Mayor and Members of City Council
From: Art Rubio, Planner
SUBJECT: **2nd Reading of Ordinance No. _____**, An Ordinance Adopting a Zoning Change Within the Municipal Limits of the Town of Horizon City, Texas; Rezoning Parcels 6 From R-3 (Single-Family Dwelling) to A-1 (Apartments) Zoning District; Containing Approximately 10.011 Acres; and legally described as 10.011 Acre Tract of Land Situated In The Section No 30 and 31, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas.; Located South of Eastlake Blvd and East of Desert Mist Dr.; and Authorizing the Notation of the Change on the Official Zoning Map of the Town; Providing for the Following: Findings of Fact; Repealer; Severability; and Proper Notice and Hearing.

On August 19, 2024, the P&Z voted unanimously to approve the rezoning request from R-3 (Single-Family Dwelling) to A-1 (Apartments) Zoning District.

The applicant's request is to rezone the property to A-1 (Apartments) Zoning District to allow for multi-family use, the proposed use will provide a variety of housing to the area. Staff recommendation to the Planning and Zoning Commission is approval, based on compatibility with surrounding properties to the west and southwest of the subject property and in compliance with Shaping Our Horizon: 2030 Comprehensive and Strategic Plan, Future Land Use Map Designation.

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

AN ORDINANCE ADOPTING A ZONING CHANGE WITHIN THE MUNICIPAL LIMITS OF THE TOWN OF HORIZON CITY, TEXAS; REZONING PARCELS 6 FROM R-3 (SINGLE-FAMILY DWELLING) TO A-1 (APARTMENTS) ZONING DISTRICT; CONTAINING APPROXIMATELY 10.011 ACRES; AND LEGALLY DESCRIBED AS 10.011 ACRE TRACT OF LAND SITUATED IN THE SECTION NO. 30 AND 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.; LOCATED SOUTH OF EASTLAKE BLVD AND EAST OF DESERT MIST DR.; AND AUTHORIZING THE NOTATION OF THE CHANGE ON THE OFFICIAL ZONING MAP OF THE TOWN; PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; REPEALER; SEVERABILITY; AND PROPER NOTICE AND HEARING.

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

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

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

WHEREAS, the Planning and Zoning Commission has recommended that the zoning on the parcel of property be rezoned to A-1 (Apartments) Zoning District; and

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

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

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

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

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

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

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

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

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

I. REZONING

The zoning be changed from R-3 (Single-Family Dwelling) to A-1 (Apartments) Zoning District within the meaning of the Zoning Ordinance contained in Chapter 14 on the Horizon City Municipal Code, for approximately 10.011-acres, more or less, and legally described by Metes & Bounds and Survey Maps, Exhibit "A" attached hereto and by reference included herein:

II. ZONING MAP

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

III. FINDINGS OF FACT

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

IV. REPEALER

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

V. SEVERABILITY

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

VI. PROPER NOTICE AND MEETING

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

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

Town of Horizon City

By: _____
Andres Renteria, Mayor

ATTEST:

By: _____
Elvia Schuller, TRMC, City Clerk

APPROVED AS TO FORM:

Sylvia Borunda Firth, City Attorney

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

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF EL PASO

"PARCEL 6"
ZONING

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

DESCRIPTION

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

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

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

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

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

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

EXHIBIT "A"

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

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

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

BEARING BASIS

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

SURVEYORS NOTE


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

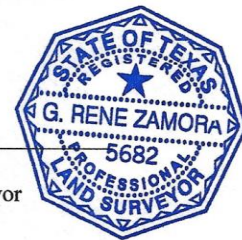
THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF EL PASO §

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

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

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


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



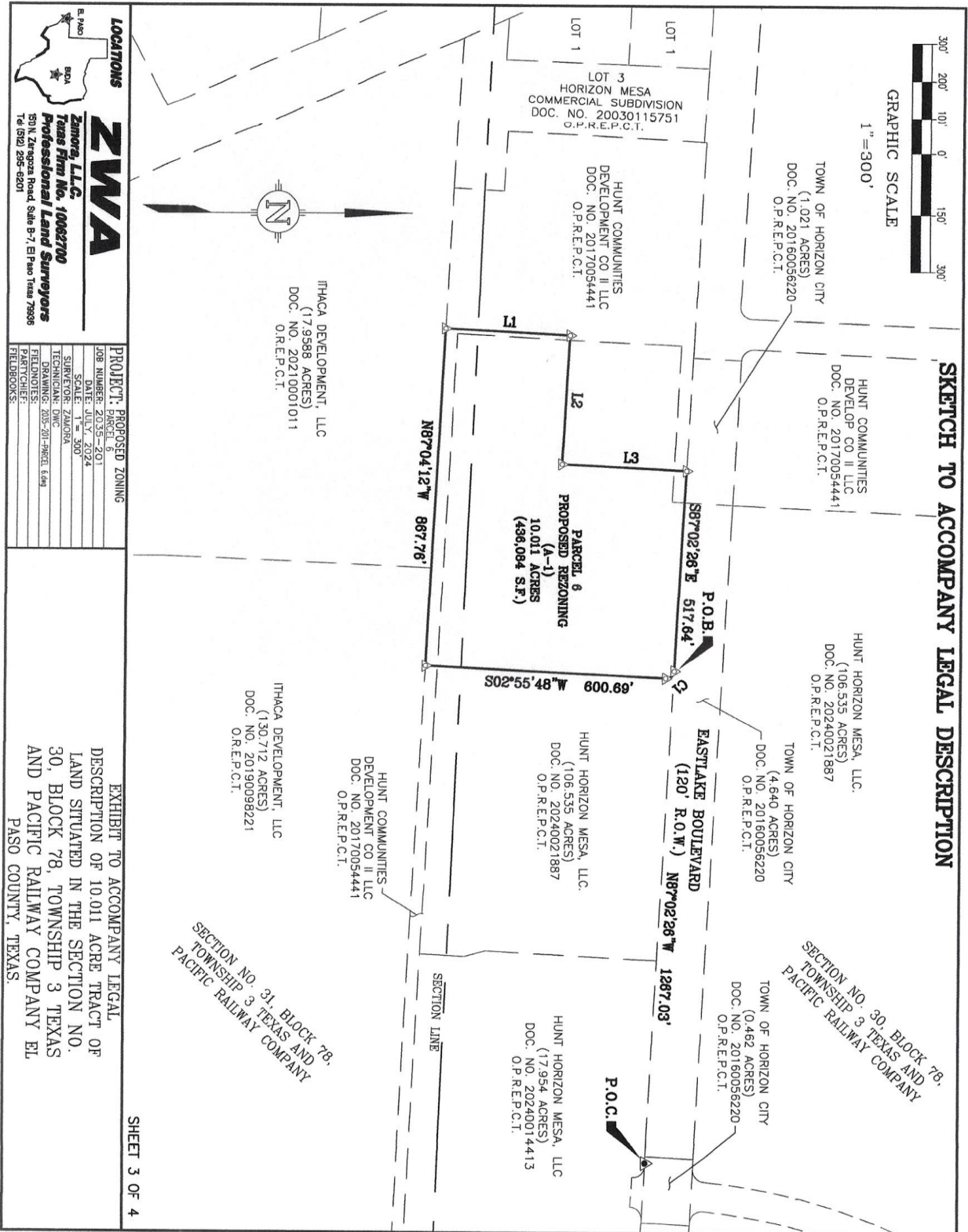
REFERENCES
ZWA DRAWING NO. 2035-190

ZWA- JOB NO.
2035-201-PARCEL 6

Page 2 of 4

10.011 ACRES
PROPOSED REZONING

EXHIBIT "A"





TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: ZRZ24-0014 **Revised**

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

Address/Location: South of Eastlake Blvd and East of Desert Mist
Property ID No.: 216874
Legal Description: 10.011 Acre Tract of Land Situated In The Section No 30 and 31, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas.

Property Owner(s): Hunt Horizon Mesa, LLC & Hunt Communities Development Co. II, LLC
Applicant/Rep.: CEA Group
Nearest Park: Horizon Mesa Park
Nearest School: Horizon High School (CISD)

SURROUNDING PROPERTIES:		
	Zoning	Land Use
N	R-9 (Single-Family Dwelling)/R4 (Single-Family Dwelling)	Single-Family Dwellings
E	R-3 (Single-Family Dwelling)/C-1 (General Commercial)	vacant
S	P-UD (Planned Unit Development)	Vacant
W	C-1 (General Commercial)/C-2 (Heavy Commercial)	Commercial Development
LAND USE AND ZONING:		
	Existing	Proposed
Land Use	Vacant	Multi-Family Dwellings
Zoning	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. Staff has not received any communication in support or opposition on this zoning request.

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

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

Staff Recommendation:

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

Planning Division Comments:

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

Town Engineer Comments:

No comments

School District Comments:

No comments

El Paso County 9-1-1 District:

No comments

El Paso Central Appraisal District:

No comments

Clint Independent School District

No comments

Options available to the Planning and Zoning Commission:

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

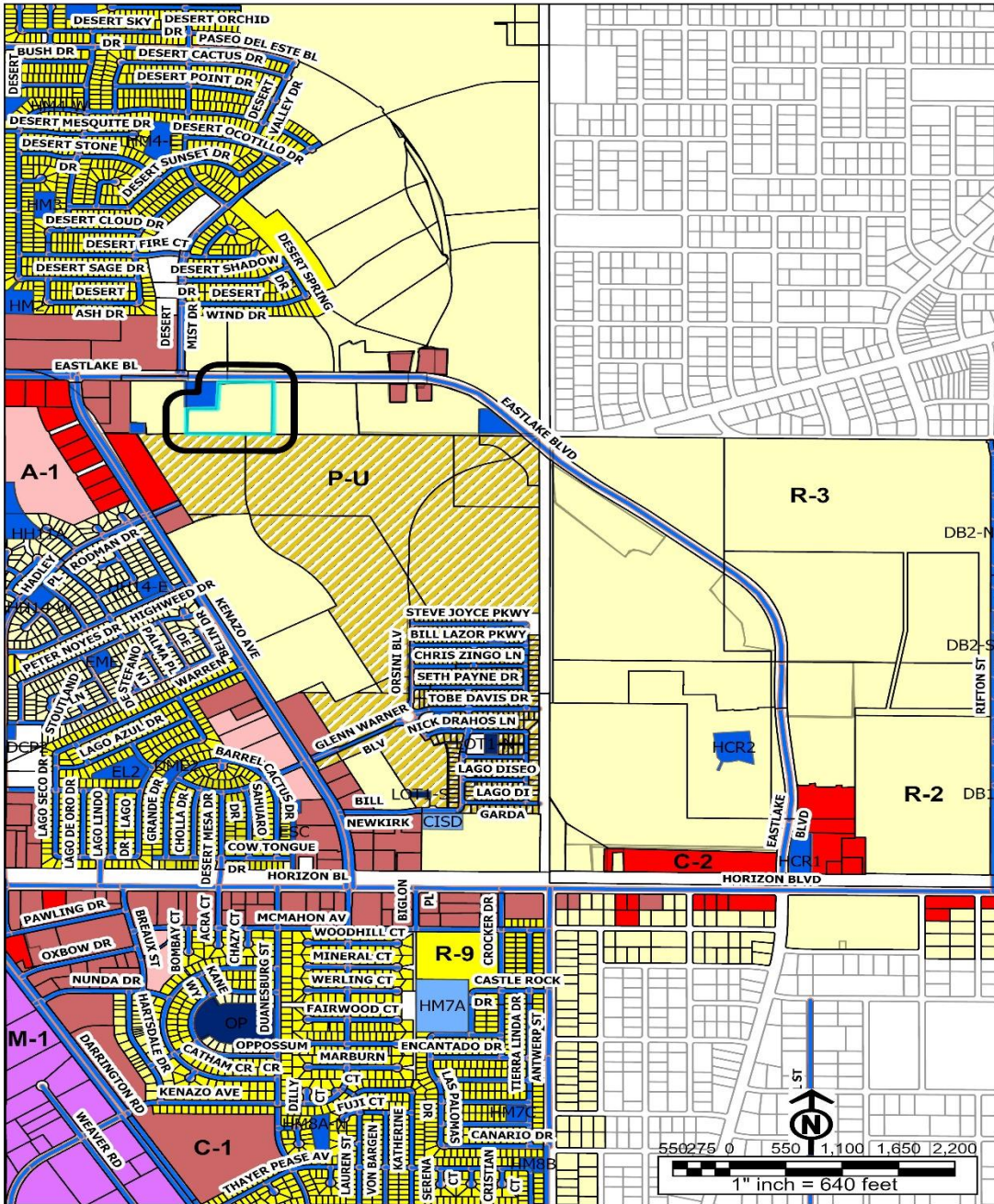
1. Recommend approval of the request for a rezoning to A-1 Zoning District as stated.
2. Recommend approval of the request for rezoning as stated, including any modifications to bring the rezoning into conformance with the Zoning Ordinance and the Vision 2030: Comprehensive and Strategic Plan.
3. Recommend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

Attachments:

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

Attachment 1: Zoning Designation

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

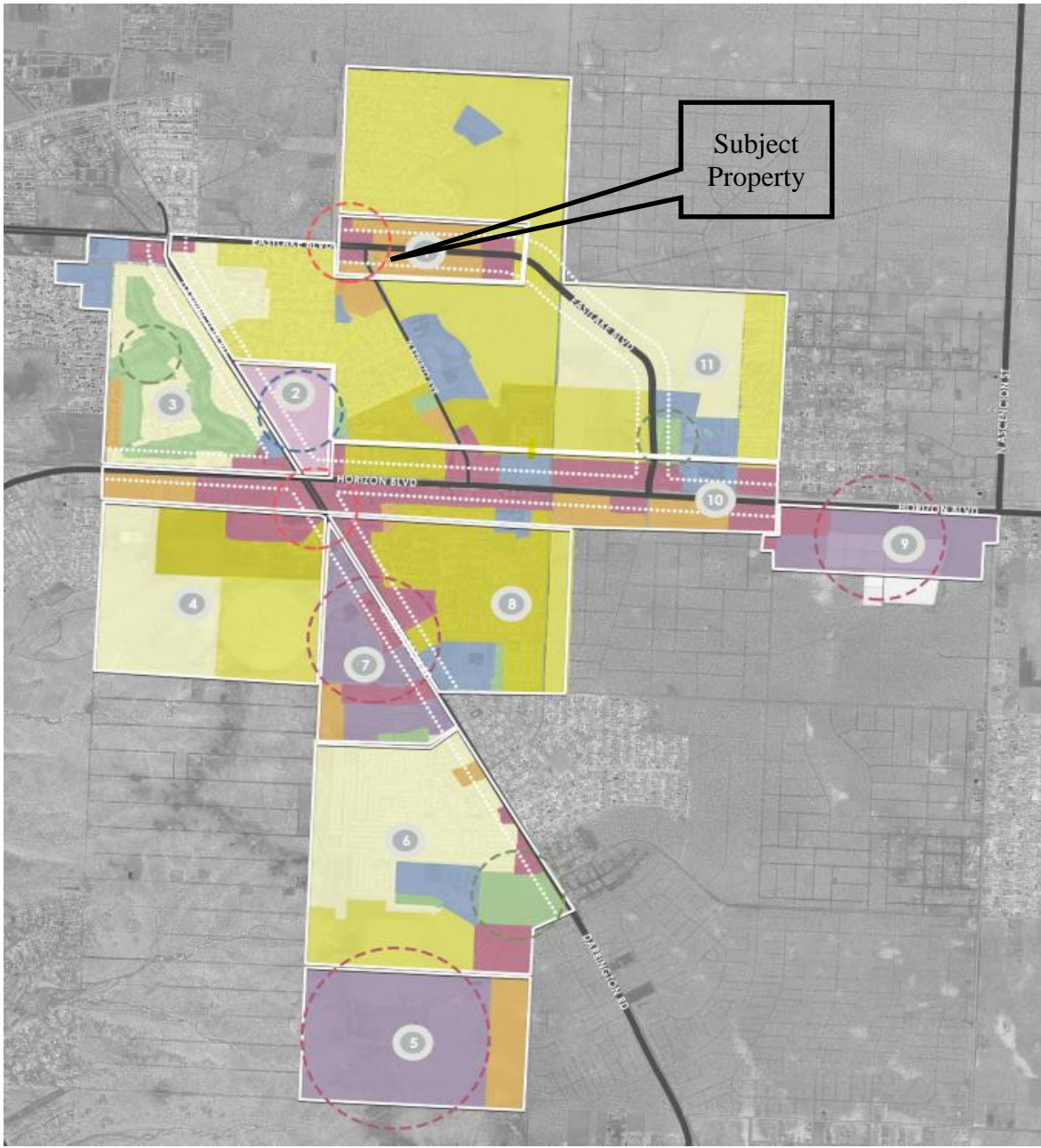


Attachment 2: Aerial

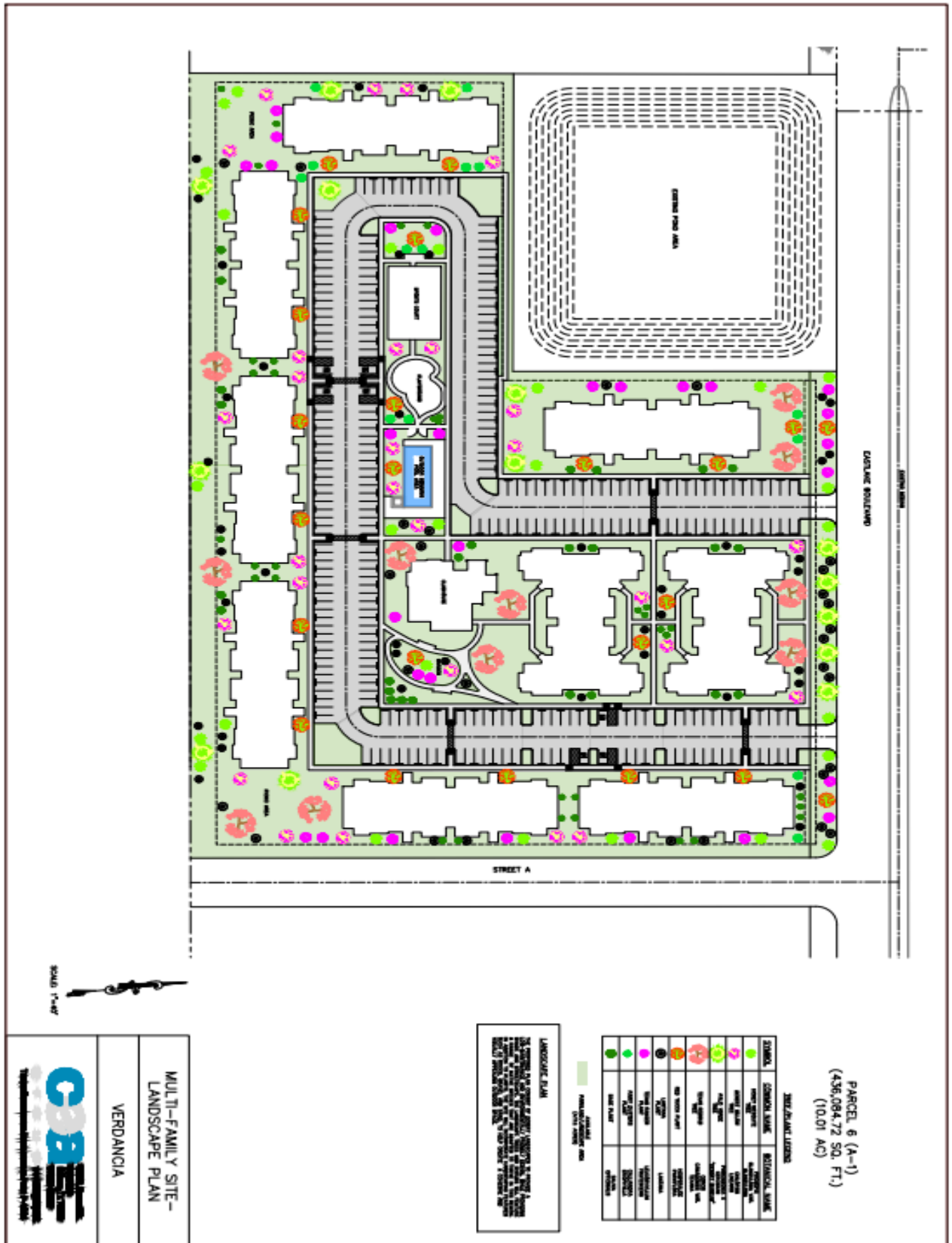
**Planning & Zoning Commission
Rezoning Parcel 6 From R-3 to A-1
Case No. ZRZ24-0014**



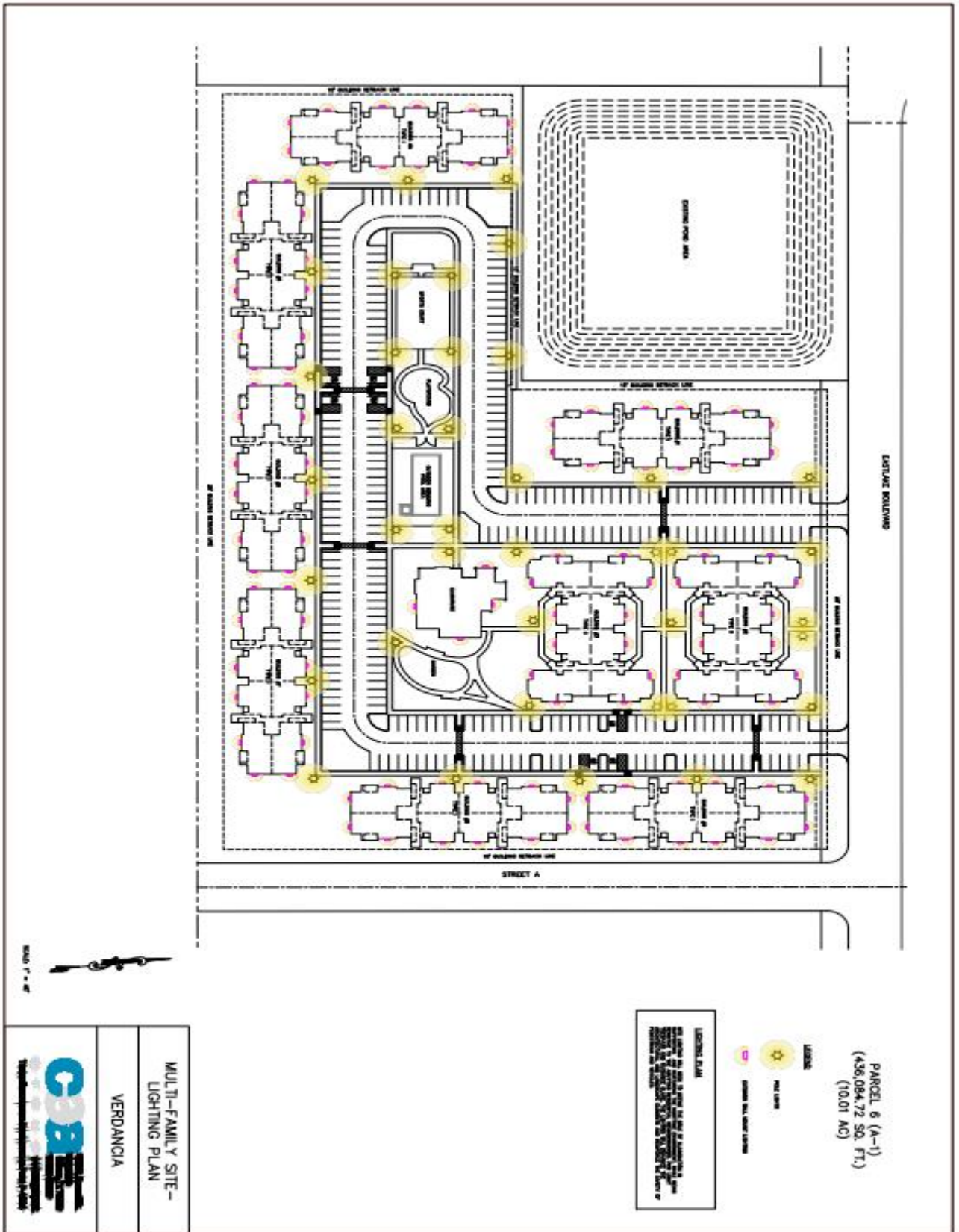
Attachment 3: Future Land Use Map



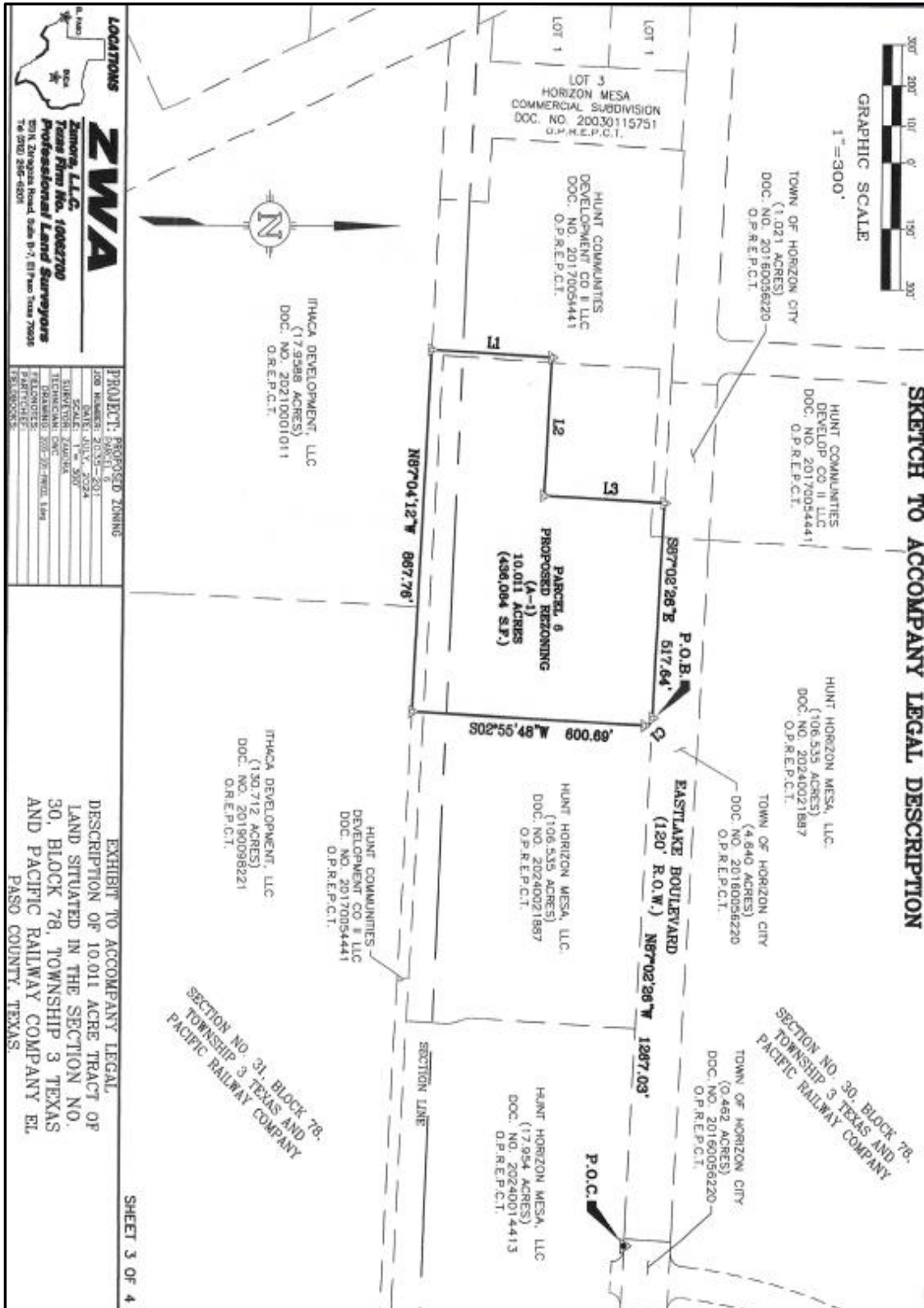
Attachment 4: Detailed Site Plan-Landscaping



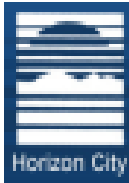
Attachment 4: Detailed Site Plan-Lighting



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

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

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
-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
Number of Acres	10
Comments due date	08/19/2024
Planning and Zoning Commission review date	08/19/2024
City Council date	10/08/2024

STATE OF TEXAS
COUNTY OF EL PASO

"PARCEL 6"
ZONING

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

DESCRIPTION

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

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

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

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

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

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

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

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

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

BEARING BASIS

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

SURVEYORS NOTE

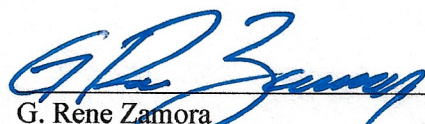
THE CONSTRUCTION/LOCATION OF SURVEY BOUNDARIES AND CORNERS, WAS BASED UPON THE PRESCRIBED, ACCEPTED METHOD OF USING THE ORIGINAL OR PERPETUATED CORNER MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION NO. 42, BLOCK 78, TOWNSHIP 3, (2-IN IRON PIPE FOUND) AND THE NORTHWEST CORNER OF SECTION NO. 18, BLOCK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

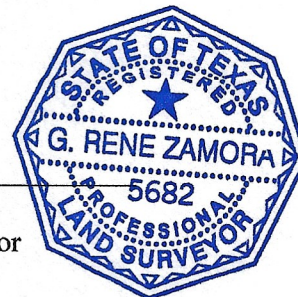
THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF EL PASO §

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

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

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


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



REFERENCES
ZWA DRAWING NO. 2035-190

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE

1" = 300'

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

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

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

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

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

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

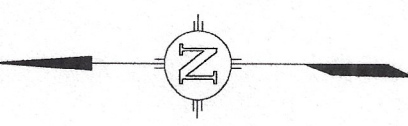
P.O.B.
S87°02'26"E 517.64'

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

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

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

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



ITHACA DEVELOPMENT, LLC
(17.9588 ACRES)
DOC. NO. 20210001011
O.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
(130.712 ACRES)
DOC. NO. 20190098221
O.P.R.E.P.C.T.

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

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

SECTION LINE

S87°02'26"E 1287.03'

S02°55'48"W 600.89'

N87°04'12"W 867.76'

PROJECT: PROPOSED ZONING
JOB NUMBER: PARCEL 6
DATE: JULY, 2024
SCALE: 1" = 300'
SURVEYOR: ZAMORA
TECHNICIAN: DMC
DRAWING: 2025-201-PARCEL 6.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

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

LOCATIONS

ZWA
Zamora, L.L.C.
Texas Firm No. 10062700
Professional Land Surveyors
150 N. Zaragoza Road, Suite B-7, El Paso, Texas 79906
Tel: (512) 295-6201

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

BEARING BASIS:

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

NOTE:

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

35

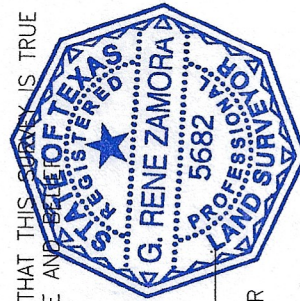
META DATA:

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

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

G. Rene Zamora

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



LEGEND

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

CURVE TABLE

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

LINE TABLE

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

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

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

LOCATIONS

EL PASO

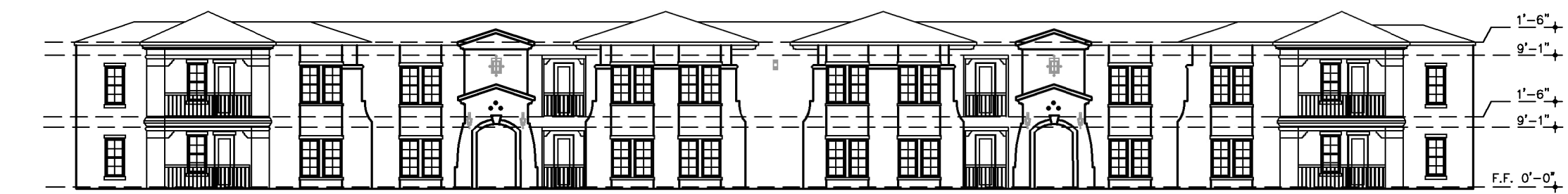
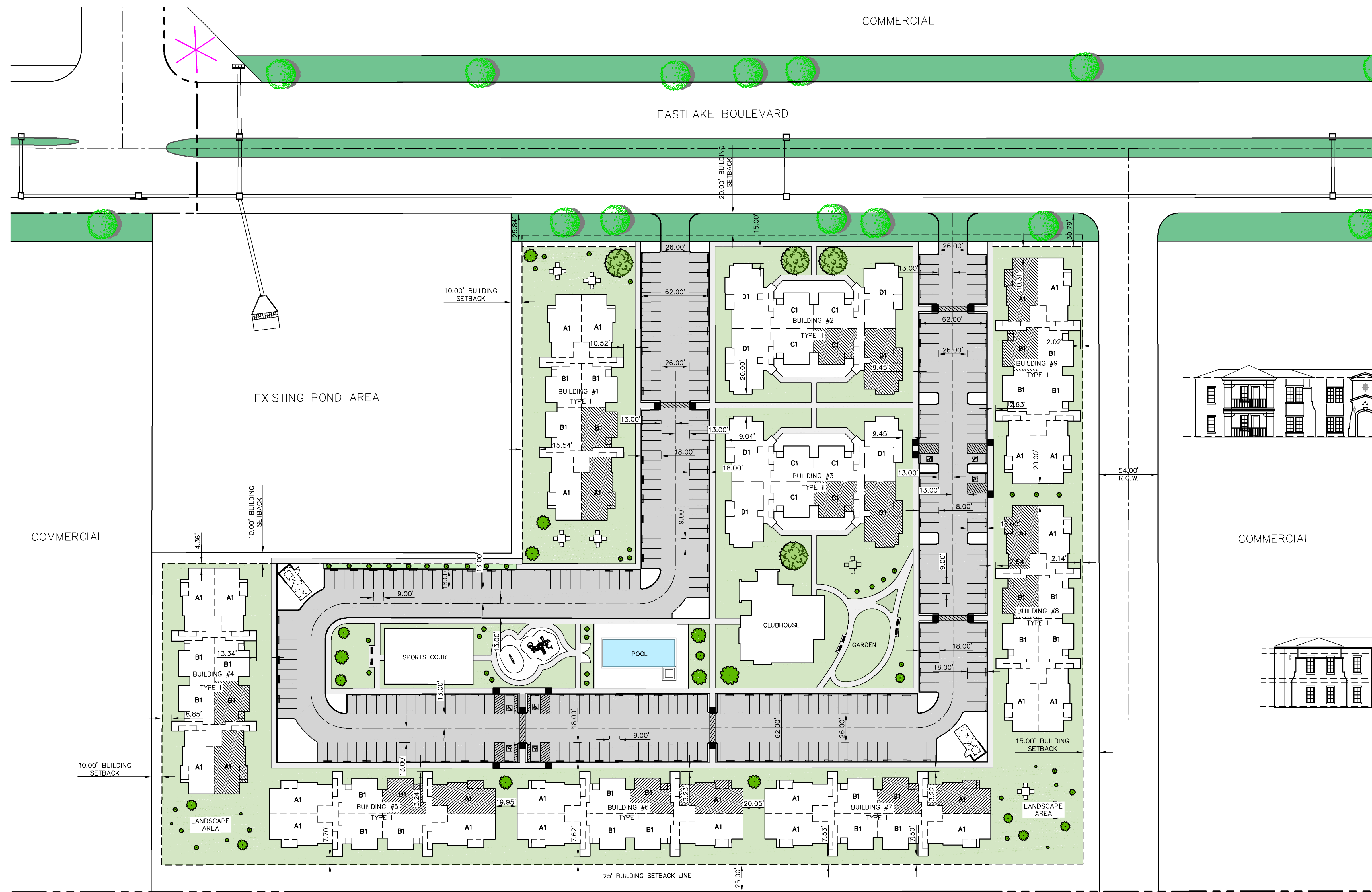
ZWA

Zamora, L.L.C.
Texas Firm No. 10062700
Professional Land Surveyors

150 N. Zaragoza Road, Suite B-7, El Paso Texas 79936
Tel: (512) 295-6201

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

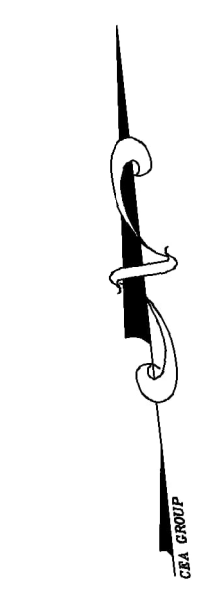


1 BUILDING TYPE I-FRONT ELEVATION
 SCALE: 1"=20'

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



**TOWN OF HORIZON CITY
MEMORANDUM**

Date: October 08, 2024
To: Honorable Mayor and Members of City Council
From: Art Rubio, Chief Planner
SUBJECT: **2nd Reading of Ordinance No. _____**, An Ordinance Adopting a Zoning Change Within the Municipal Limits of the Town of Horizon City, Texas; Rezoning Parcels 10 From R-3 (Single-Family Dwelling) to A-1 (Apartments) Zoning District; Containing Approximately 9.998 Acres; and legally described as 9.998 Acre Tract of Land Situated In The Section No 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas.; Located East of Eastlake Blvd and North of Horizon Blvd; and Authorizing the Notation of the Change on the Official Zoning Map of the Town; Providing for the Following: Findings of Fact; Repealer; Severability; and Proper Notice and Hearing.

On August 19, 2024, the P&Z voted unanimously to approve the rezoning request from R-3 (Single-Family Dwelling) to A-1 (Apartments) Zoning District.

The applicant's request is to rezone the property to A-1 (Apartments) Zoning District to allow for multi-family use, the proposed use will provide a variety of housing types to the area. The subject property is located adjacent to a major arterial. Staff recommendation to the Planning and Zoning Commission is approval, based on compatibility with surrounding properties to the southwest of the subject property and in compliance with Shaping Our Horizon: 2030 Comprehensive and Strategic Plan, Future Land Use Map Designation.

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

AN ORDINANCE ADOPTING A ZONING CHANGE WITHIN THE MUNICIPAL LIMITS OF THE TOWN OF HORIZON CITY, TEXAS; REZONING PARCELS 10 FROM R-3 (SINGLE-FAMILY DWELLING) TO A-1 (APARTMENTS) ZONING DISTRICT; CONTAINING APPROXIMATELY 9.998 ACRES; AND LEGALLY DESCRIBED AS 9.998 ACRE TRACT OF LAND SITUATED IN THE SECTION NO 32, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.; LOCATED EAST OF EASTLAKE BLVD AND NORTHEAST OF HORIZON BLVD; AND AUTHORIZING THE NOTATION OF THE CHANGE ON THE OFFICIAL ZONING MAP OF THE TOWN; PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; REPEALER; SEVERABILITY; AND PROPER NOTICE AND HEARING.

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

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

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

WHEREAS, the Planning and Zoning Commission has recommended that the zoning on the parcel of property be rezoned to A-1 (Apartments) Zoning District; and

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

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

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

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

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

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

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

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

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

I. REZONING

The zoning be changed from R-3 (Single-Family Dwelling) to A-1 (Apartments) Zoning District within the meaning of the Zoning Ordinance contained in Chapter 14 on the Horizon City Municipal Code, for approximately 9.998-acres, more or less, and legally described by Metes & Bounds and Survey Maps, Exhibit "A" attached hereto and by reference included herein:

II. ZONING MAP

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

III. FINDINGS OF FACT

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

IV. REPEALER

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

V. SEVERABILITY

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

VI. PROPER NOTICE AND MEETING

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

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

Town of Horizon City

By: _____
Andres Renteria, Mayor

ATTEST:

By: _____
Elvia Schuller, TRMC, City Clerk

APPROVED AS TO FORM:

Sylvia Borunda Firth, City Attorney

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

EXHIBIT "A"

**STATE OF TEXAS
COUNTY OF EL PASO**

**"PARCEL 10"
ZONING**

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

DESCRIPTION

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

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

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

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

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

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

ZWA- JOB NO.
2035-201-PARCEL 10

Page 1 of 5

9.998 ACRES
PROPOSED REZONING

EXHIBIT "A"

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

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

EXHIBIT "A"

BEARING BASIS

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

SURVEYORS NOTE

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

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

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

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

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

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



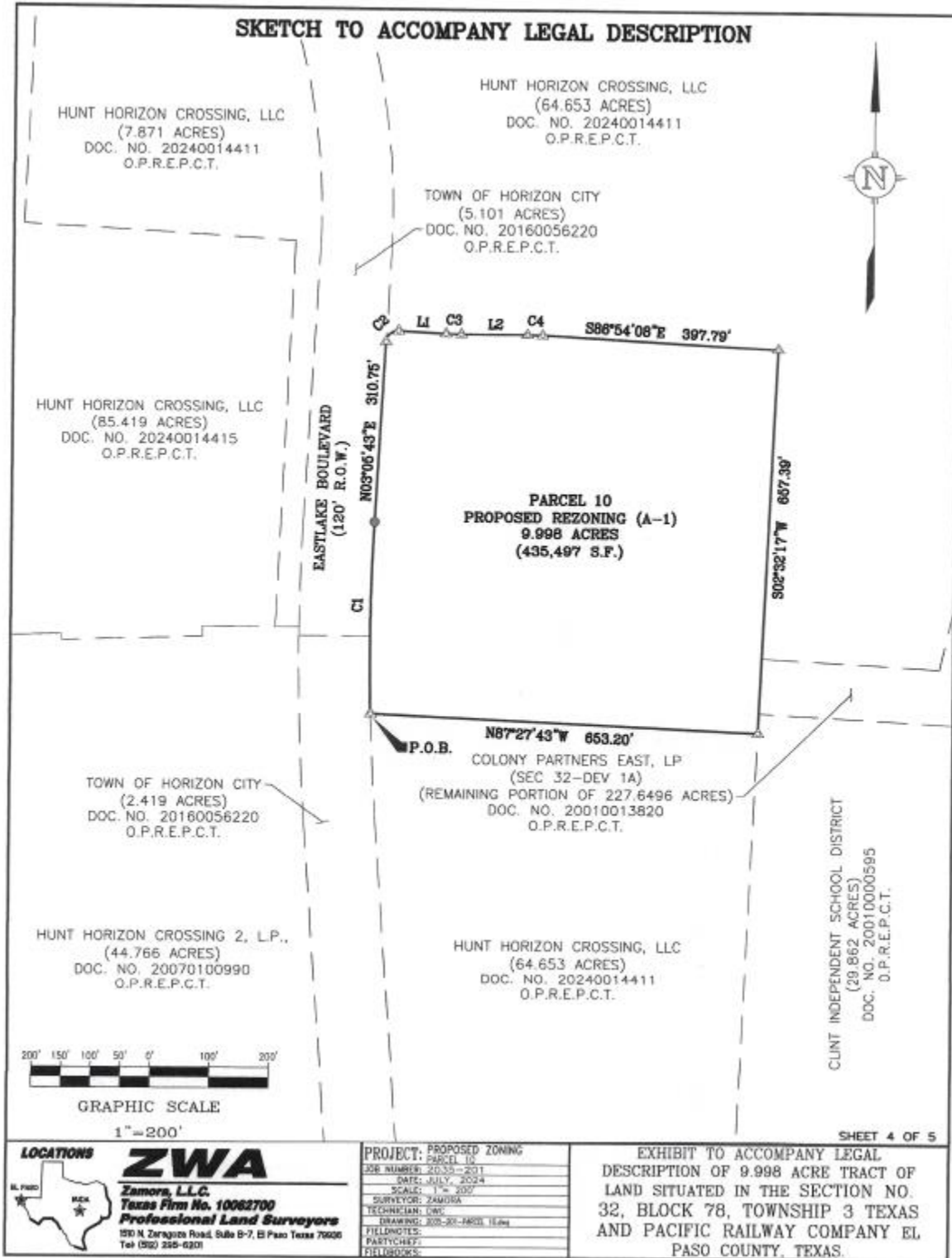
REFERENCES
ZWA DRAWING NO. 2035-190

ZWA- JOB NO.
2035-201-PARCEL 10

Page 3 of 5

9.998 ACRES
PROPOSED REZONING

EXHIBIT "A"





TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: ZRZ24-0018 **Revised**

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

Address/Location: East of Eastlake Blvd and North of Horizon Blvd
Property ID No.: 27019
Legal Description: 9.998 Acre Tract of Land Situated In The Section No. 32, Block 78, Township 3, Texas and Pacific Railway Company, Town of Horizon City, El Paso County, Texas.

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

SURROUNDING PROPERTIES:		
	Zoning	Land Use
N	R-3 (Single-Family Dwelling)	Vacant
E	R-3 (Single-Family Dwelling)/C-1 (General Commercial)	vacant
S	R-3 (Single-Family Dwelling)/C-2 (Commercial)	Vacant
W	R-3 (Single-Family Dwelling)/C-1 (General Commercial)	Commercial Development

LAND USE AND ZONING:		
	Existing	Proposed
Land Use	Vacant	Multi-Family Dwellings
Zoning	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. Staff has not received any communication in support or opposition to this rezoning request.

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

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

Staff Recommendation:

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

Planning Division Comments:

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

Town Engineer Comments:

No comments

School District Comments:

No comments

El Paso County 9-1-1 District:

No comments

El Paso Central Appraisal District:

No comments

Clint Independent School District

No comments

Options available to the Planning and Zoning Commission:

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

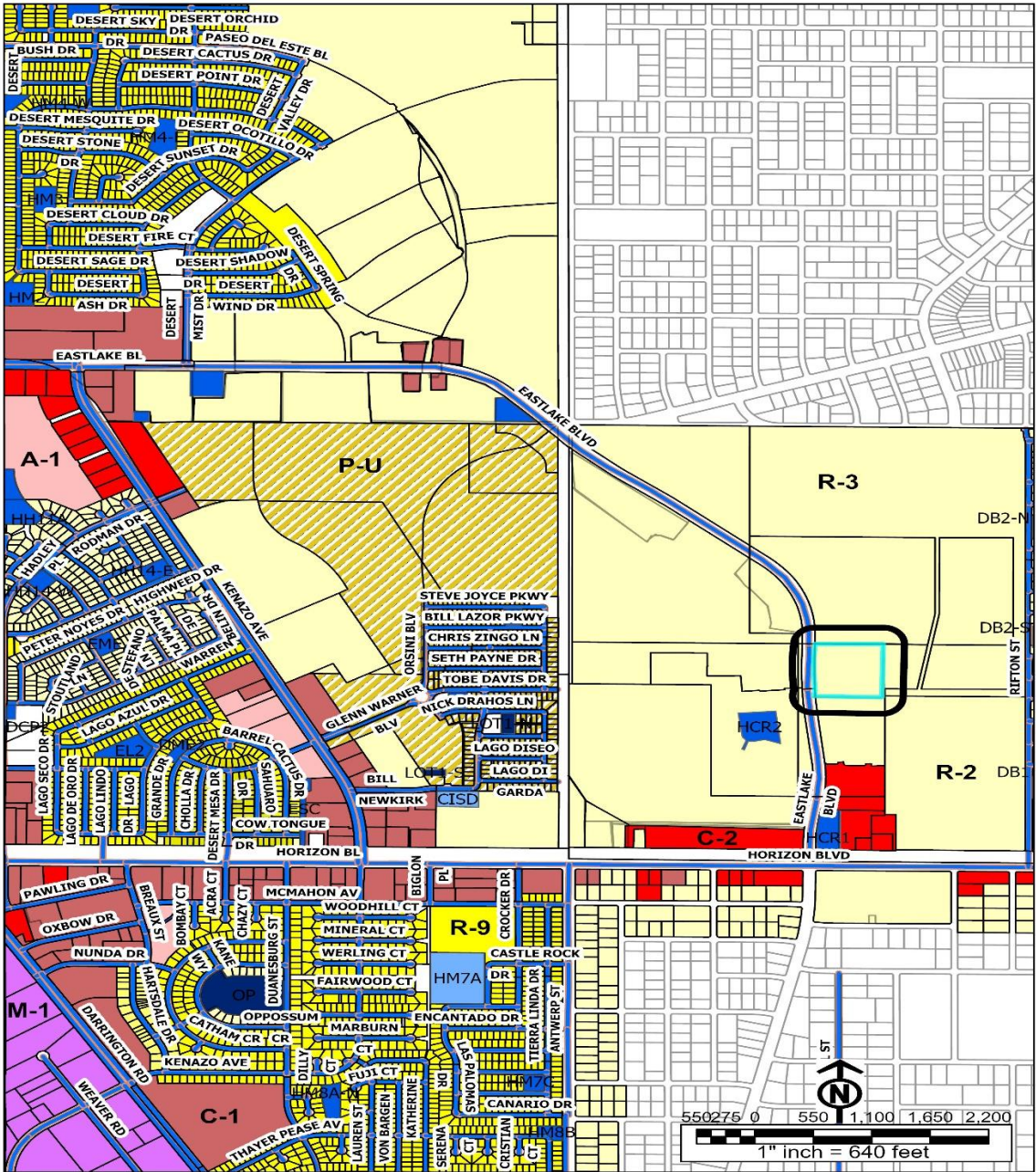
1. Recommend approval of the request for a rezoning to A-1 Zoning District as stated.
2. Recommend approval of the request for rezoning as stated, including any modifications to bring the rezoning into conformance with the Zoning Ordinance and the Vision 2030: Comprehensive and Strategic Plan.
3. Recommend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

Attachments:

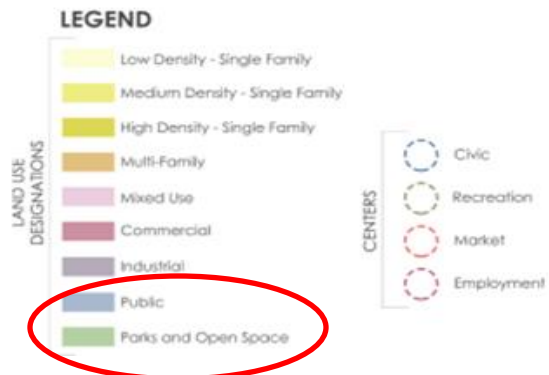
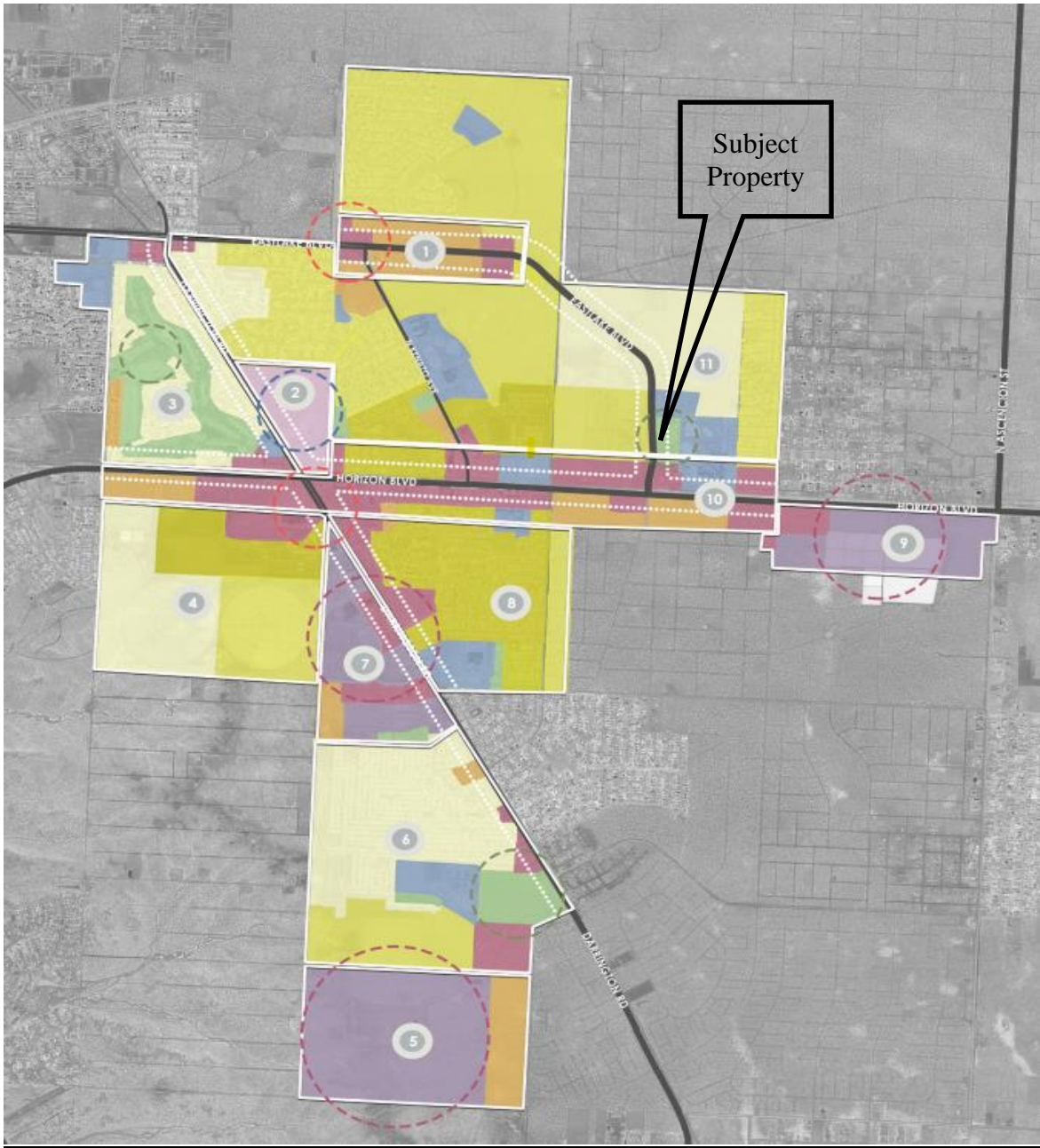
- 1 - Zoning Designation Map**
- 2 - Aerial Map**
- 3 - Future Land Use Map (Comp Plan)**
- 4 - Detailed Site Plan**
- 5 - Survey Map**
- 6 - Application**

Attachment 1: Zoning Designation

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



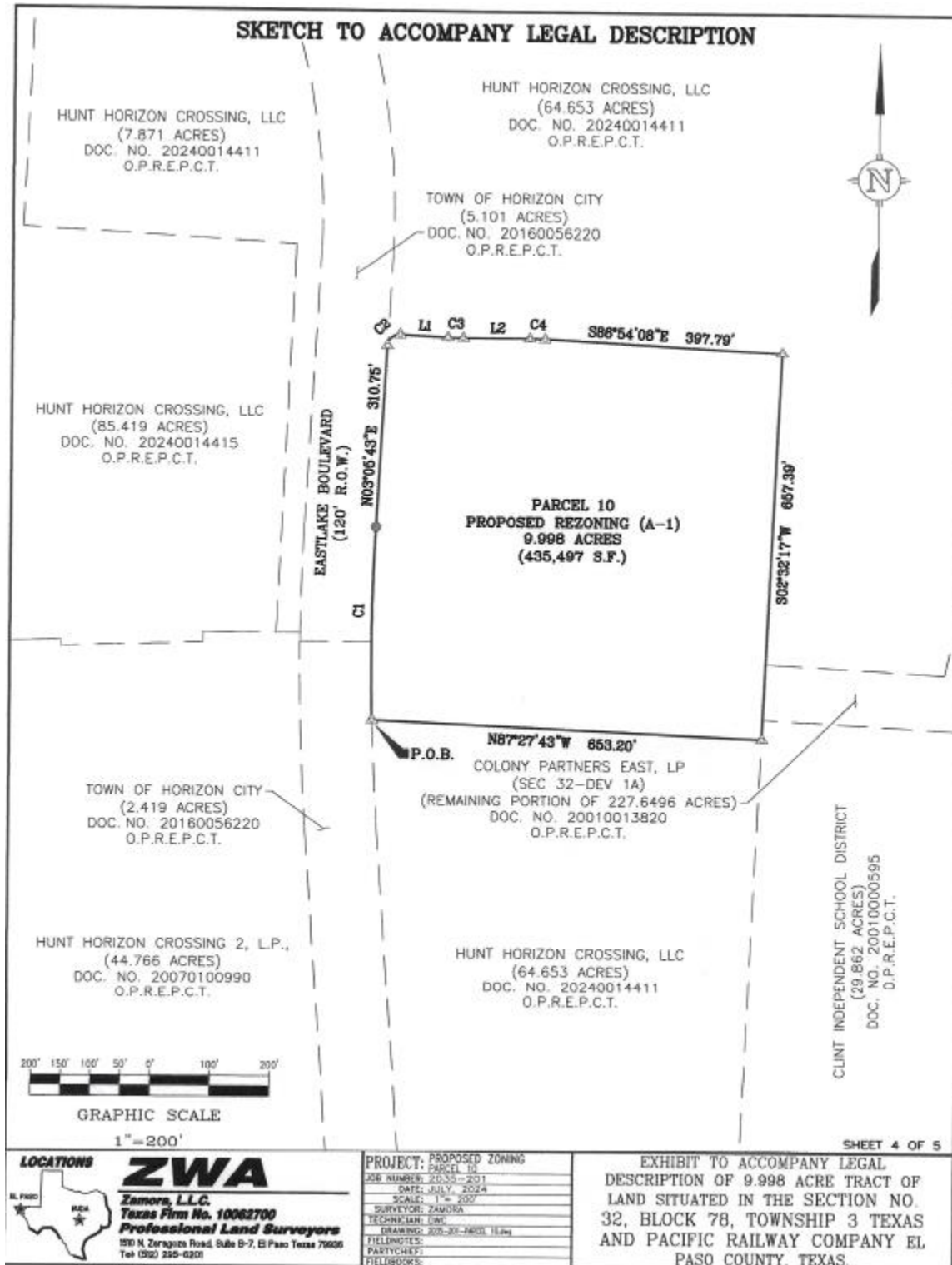
Attachment 3: Future Land Use Map



Attachment 4: Detailed Site Plan



Attachment 5: Parcel 10 Survey Map



Attachment 6: Online Application



Town of Horizon City, TX

Town of Horizon City Hall

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

PERMIT

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

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

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

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



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:

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

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

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



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

VERDANCIA
SOUTH PARCEL
CONCEPTUAL PLAN

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

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:

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

BEARING BASIS

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

SURVEYORS NOTE

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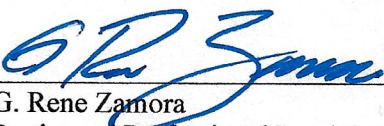
THE STATE OF TEXAS §
 §
COUNTY OF EL PASO §

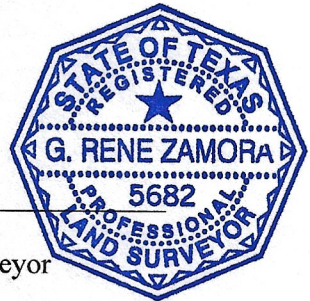
KNOW ALL MEN BY THESE PRESENTS:

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

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

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

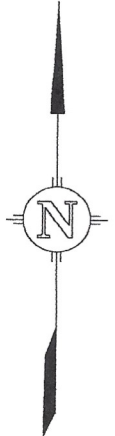

G. Rene Zamora
Registered Professional Land Surveyor
No. 5682 – State of Texas



REFERENCES

ZWA DRAWING NO. 2035-190

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



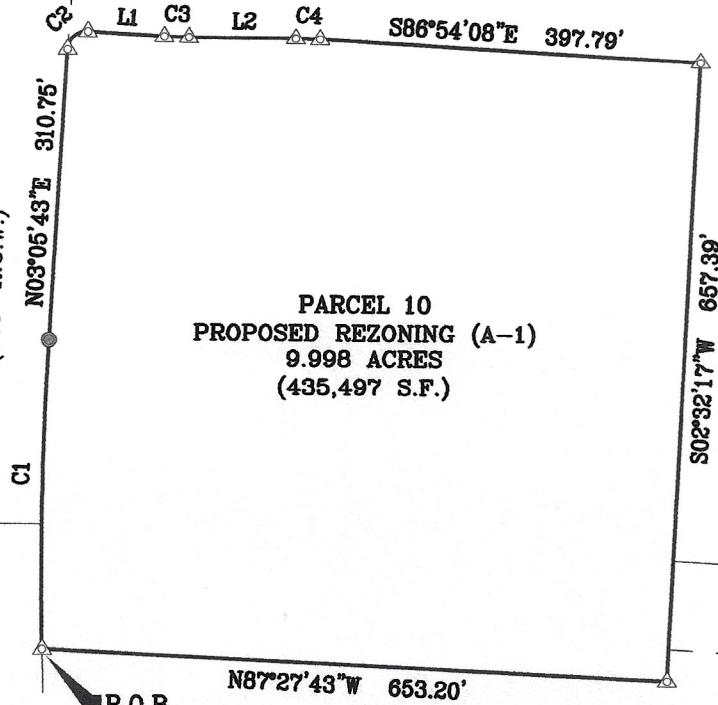
HUNT HORIZON CROSSING, LLC
(7.871 ACRES)
DOC. NO. 20240014411
O.P.R.E.P.C.T.

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

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

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

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



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

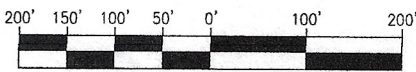
TOWN OF HORIZON CITY
(2.419 ACRES)
DOC. NO. 20160056220
O.P.R.E.P.C.T.

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

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

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

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



GRAPHIC SCALE

1"=200'

LOCATIONS



ZWA

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

PROJECT:	PROPOSED ZONING
JOB NUMBER:	PARCEL 10
DATE:	2035-201
SCALE:	JULY, 2024
SURVEYOR:	1"= 200' 260
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.



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

Case No.: **SDP24-0002 REVISED**
Verdancia Unit 1

Application Type: **Preliminary Plat**

P&Z Hearing Date: September 16, 2024

Staff Contact: Art Rubio
915-852-1046 Ext. 407; arubio@horizoncity.org

Address/Location: North of Eastlake Blvd. and East of Desert Spring Dr.

Nearest Park: Horizon Mesa Park

Nearest School: Desert Hills Elementary, Horizon Middle School and Horizon High School

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

Application Description:

The proposed Verdancia Unit 1 Preliminary Plat Subdivision includes 389 single-family lots for residential development. The smallest lot measuring approximately 5,502 sq. ft. and the largest lot measuring approximately 12,733 sq. ft. in size and one 87, 132 sq. ft. storm water drainage pond , 1.791-acres, pond 2, 1.891-acres, park 1, 1.649-acres and park 2, 1.094-acres. The applicant proposes 52' ROW Residential collectors, 54' Residential Sub-Collectors Streets, 68' ft. Residential Collectors @ enhanced entrances, 60' ft. Residential collectors, to serve all the lots in the subdivision.

The applicant is also requesting the following modifications:

1. Modification from a 52-ft wide residential sub-collector street right-of-way to a 54-ft wide street right-of-way at all local residential sub-collector streets. The 54-ft street will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks and a 34-ft wide pavement structure with curb & gutter. This right-of-way will coincide

with typical parkway widths and maintains a 34-ft wide street pavement width, as recommended by ESD#1.

2. Modification to use a 60-ft wide street right-of-way residential collector, which consist of two 5-ft parkways, two 5-ft wide concrete sidewalks, two 40-ft wide pavement structures with curb & gutter. This right-of-way will be consistent with the adjacent existing residential collector street of Desert Springs Dr. to the west.
3. Modification to use a 68-ft wide residential collector at enhanced neighborhood entrances. The 68-foot street will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks, two 18-ft wide pavement structures and a 12-ft raised landscape median with curbs & gutter. Landscaped areas will be maintained by the HOA.
4. Modification from an existing 74-ft wide collector arterial street right-of-way to a 69-ft wide collector arterial street right-of-way, along Paseo Del Este Blvd. The proposed 69-ft collector arterial street will consist of two 5-ft landscape parkways, two 22-ft wide pavement structures and a 15-ft raised landscape median, with curbs & gutter. The sidewalk will consist of an 8-ft wide concrete structure and will be located adjacent to this right-of-way, and meandering within the abutting Common Open Space 27.5-ft wide landscaped buffer. This will provide a visually appealing and safe walking trail along this corridor. Landscaped areas will be maintained by the HOA.
5. Modification from a 50-foot radius cul-de-sac street to a 50-ft and a 53 % -foot radius cul-de-sac with interior parking/landscape islands. The proposed cul-de-sac and parking/landscape islands will enhance the neighborhood character, reduce the impervious surface, and aid to eliminate typical cul-de-sac "stack" parking, while maintaining adequate room for emergency vehicle turning movement. Landscape areas will be maintained by the HOA.

Cumulative Parkland Dedication:

Verdancia Unit 1 requires 2 1/2 -acres of parkland dedication and \$5,600 in park fees. The applicant is proposing to satisfy the requirement through the dedication of 2.74-acres of parkland. The proposed dedication consists of 2 parks, a 1.65-acre on the north part of the subdivision and a 1.09-acre to the south of the subdivision, leaving 0.244-acre credit.

Staff Recommendation:

Staff recommends approval of Verdancia Unit 1 Preliminary Subdivision Plat on a Preliminary basis and approval of the requested ROW street modifications and ROW stub out vacation.

Planning Comments:

Include the following notes on the Preliminary Subdivision Plat:

- ~~1. Sidewalks & Open Space Improvements not dedicated to the Town of Horizon City shall be maintained by the Homeowner Association in place and should the HOA fail, the current property owner (Hunt Communities LLC) shall be responsible for all maintenance.~~
- ~~2. The Mayor of the Town of Horizon City hereby authorizes the release of the vacation of the portion of right of way identified as stub outs on this subdivision plat.~~
- ~~3. Portion of existing right of way existing identified as stub out on this plat, to be vacated by this subdivision plat.~~

4. ~~Portion of existing right-of-way existing identified as stub out on this plat, to be vacated by this subdivision plat.~~
5. ~~Subdivider shall coordinate and ensure all utility modifications needed will be coordinated with respective utility companies.~~

Public Works Director Comments:

VERDANCIA SUBDIVISION U- 1 (Preliminary Plat)

Review #1 8/29/2024

1. Correct note #9 to Town of Horizon City.
2. Verify notes 24,25,26 with Planning Department.
3. Add a note stating sidewalk to be constructed by developer in areas abutting pond, park and drainage easements.
4. Proposed street cross sections, pending legal department approval.
5. East and west side address numbers shall be 3 DIGITS (see section 107.090 ORDINANCE 00107).
6. Provide Drainage calculations. (See ordinance 4.2.2.6 section d Developed storm water shall be addressed in the drainage study).

TO INCLUDE DURING FINAL PLAT SUBMITTAL.

NOTE: Show existing addresses for RDB U-10/11.

NOTE: Address review/approval by the El Paso County 9-1-1 District is required (on final plat)

NOTE: Provide Closure with metes and bounds description (on final plat)

Town Engineer Comments:

Verdancia Subdivision Unit One

Summary of Recommended Conditions for Preliminary Plat Approval:

The Town Engineer recommends the following:

1. ~~Address all corrections and/or redlines on all sheets.~~
2. ~~Provide metes and bounds for platted area. Make sure that the bearings in the curve tables and metes/bounds match.~~
3. ~~Use a darker line type for subdivision boundary.~~
4. ~~Provide a closure report for the subdivision and individual lots to ensure closure.~~
5. ~~Provide a proposed location of the U.S. Postal Service Delivery Collection Box Units. Include in the legend a symbol and description of the collection box units.~~
6. ~~When submitting improvement plans, provide a Traffic Impact Analysis to determine if signals at major intersections are required.~~
7. ~~Prepare to submit a geotechnical report showing slope and soil stability analysis.~~
8. ~~Provide an AutoTURN analysis for a fire truck with the longest wheel base and length of truck based at the Horizon Fire Department, ESD No.1. Analyze the turning movements at all cul-de-sacs with landscape areas and at intersections where street provide raised medians.~~
9. ~~Coordinate with the Town of Horizon City with regard to any additional comments they may have.~~
10. ~~Verify area in the legal description.~~
11. ~~Verify roadway names are consistent on the plat in all locations.~~
12. ~~Show size and location of existing utilities tying into the new subdivision~~

Clint ISD Comments:

Clint ISD wants to make sure pedestrian traffic is taken into consideration with the developments in this area. We will inevitably see more students crossing Eastlake to get to campuses along Kenazo.

El Paso County 9-1-1 District:

No comments

El Paso Electric:

~~Please add a 12' wide easement along Eastlake Blvd and Paseo Del Est Blvd for potential future installation of electrical lines.~~

Texas Gas:

Texas Gas Service does not have any comments/objections.

El Paso Central Appraisal District:

~~On Block 1, I don't see lot 12, it jumps from 11 to 13, can you please double check lot me know if there is an error.~~

Additional Requirements:

§4.2.4 Expiration of Preliminary Plat Approval. Failure of the subdivider to submit a final plat for review and approval within six (6) months of the date of approval of the preliminary plat by the City Council will nullify the approval of the preliminary subdivision plat and obligate the subdivider to reapply for preliminary plat approval, should the subdivider wish to pursue the subdivision. No vested rights will survive if the preliminary plat approval is nullified by a failure of the subdivider to submit a final plat map within the timeframe specified in this section, nor shall the subdivider be entitled to a refund of any application fees or review fees that may have been paid.

Within twelve (12) months of the approval of the final plats by the Town Council, a recording plat application will need to be submitted for City Council approval.

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

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

Attachments:

1 – Aerial

2 – Zoning Designation Map

3 – Location Map

4 – Preliminary Plat

5 – Existing Right-of-Way Cross Sections

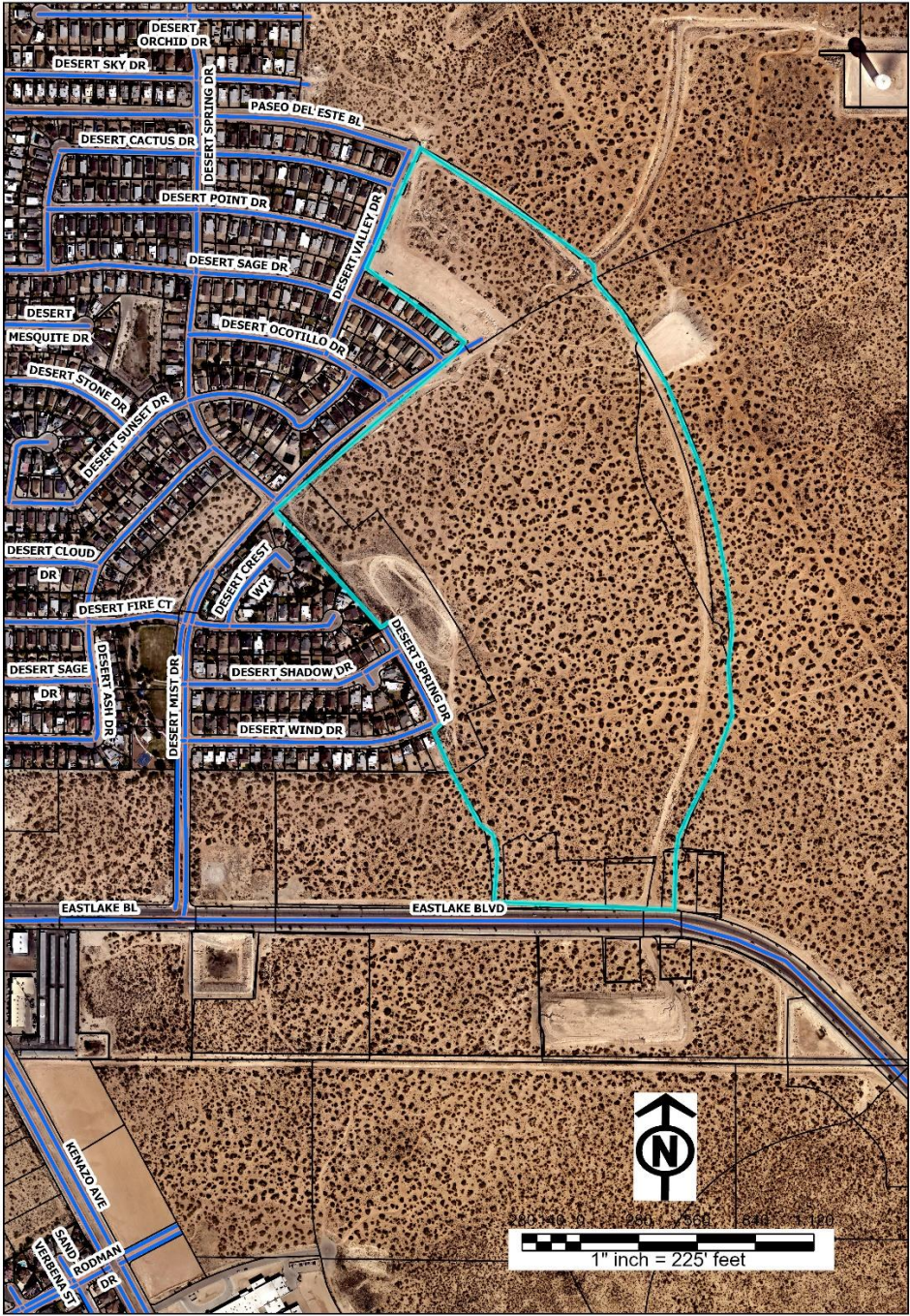
6 – Modification Request For Proposed Right-of-Way Cross Sections & Cul-De-Sac Design

7 – Proposed Right-of-Way Cross Sections & Cul-De-Sac Design

8 – Vacation Request

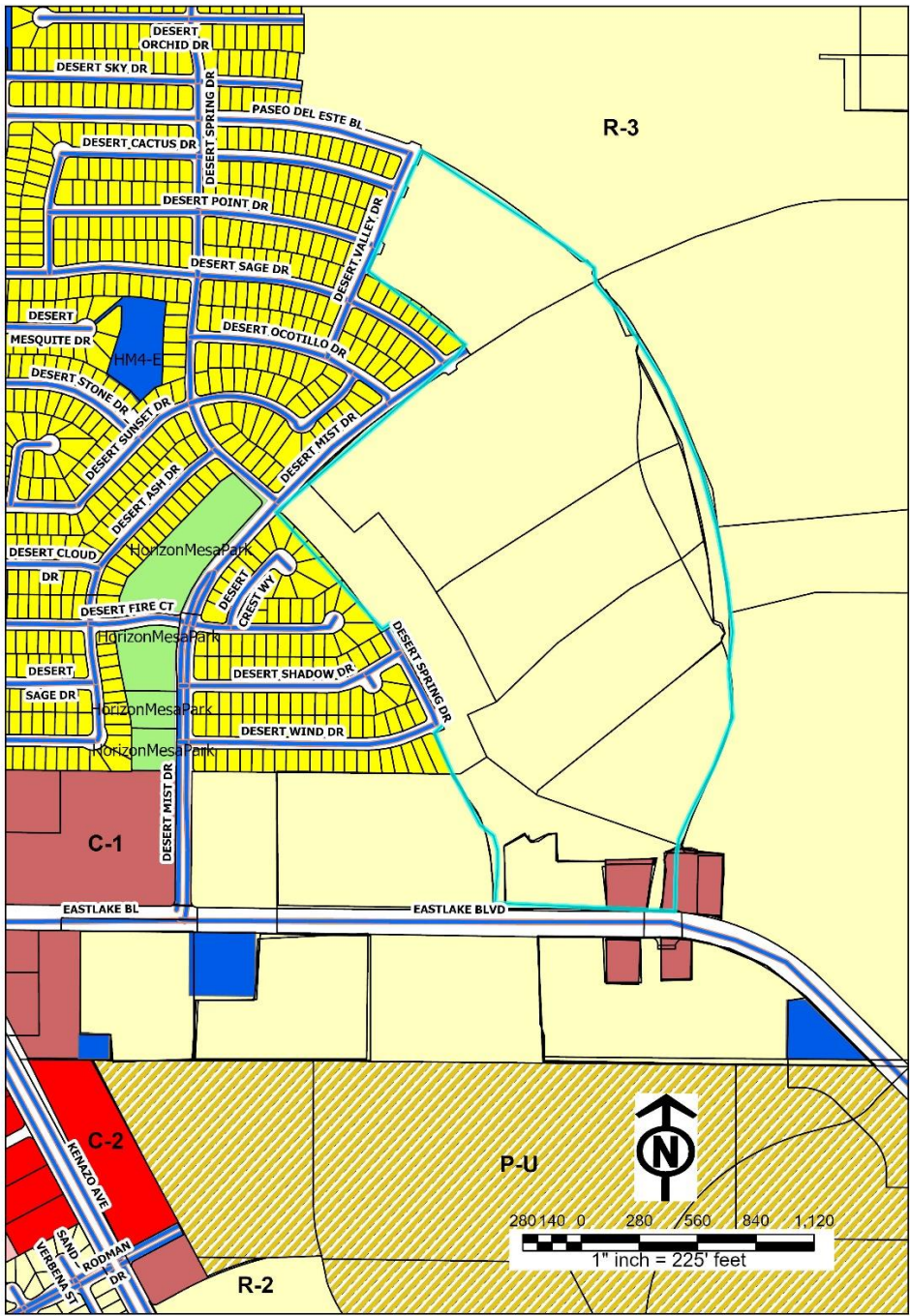
9 – Preliminary Plat Application

**Planning & Zoning Commission
Preliminary Subdivision Plat &
Modification and Vacation Request
Case No. SDP24-0002**

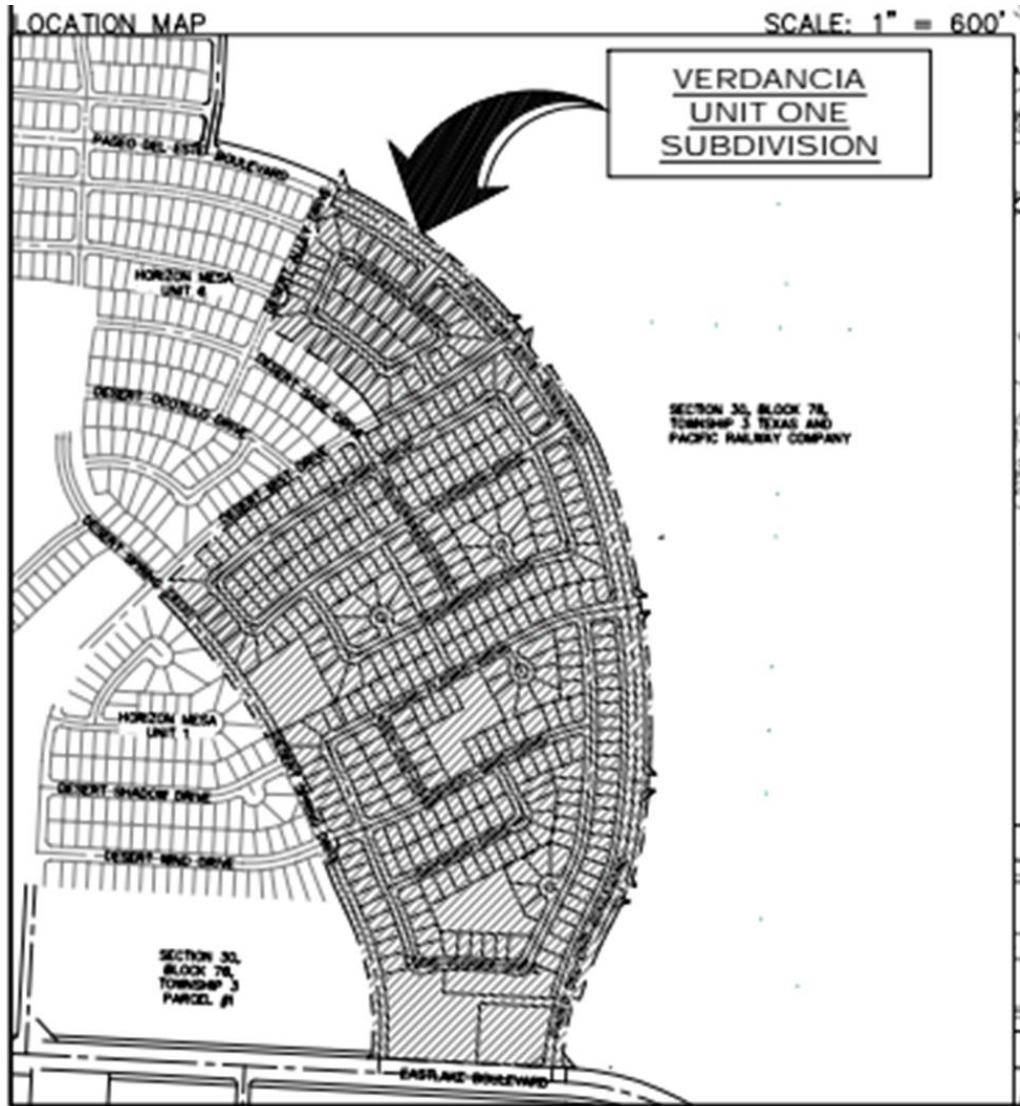


Attachment 2: Zoning Designation Map

**Planning & Zoning Commission
Preliminary Subdivision Plat &
Modification and Vacation Request
Case No. SDP24-0002**



Attachment 3: Location Map



Attachment 4: Preliminary Plat North



VERDANCIA UNIT ONE SUBDIVISION

BEING ALL OF TRACT 1, 2F, 3D AND 3H, AND A PORTION OF TRACT 2, 3 AND 3B, SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY AND VACATING PORTIONS OF TOWN OF HORIZON CITY RIGHT-OF-WAY, EL PASO COUNTY TEXAS, CONTAINING 103.08 ACRES ±
SHEET 2 OF 5

SCHOOL DISTRICT
CLARK ANTONIO HIGH SCHOOL DISTRICT
EL PASO, TEXAS 79968

RESIDENTIAL - 1/4 AC	1
RESIDENTIAL - 1/2 AC	2
RESIDENTIAL - 3/4 AC	3
RESIDENTIAL - 1 AC	4
RESIDENTIAL - 1.5 AC	5
RESIDENTIAL - 2 AC	6
RESIDENTIAL - 3 AC	7
RESIDENTIAL - 4 AC	8
RESIDENTIAL - 5 AC	9
RESIDENTIAL - 6 AC	10
RESIDENTIAL - 7 AC	11
RESIDENTIAL - 8 AC	12
RESIDENTIAL - 9 AC	13
RESIDENTIAL - 10 AC	14
RESIDENTIAL - 12 AC	15
RESIDENTIAL - 15 AC	16
RESIDENTIAL - 20 AC	17
RESIDENTIAL - 25 AC	18
RESIDENTIAL - 30 AC	19
RESIDENTIAL - 40 AC	20
RESIDENTIAL - 50 AC	21
RESIDENTIAL - 60 AC	22
RESIDENTIAL - 75 AC	23
RESIDENTIAL - 100 AC	24

BEARING BASE:
THE BEARING SHOWN HEREON HAS BEEN BASED ON THE TEXAS STATE PLAT MAP OF THE VERDANCIA UNIT ONE SUBDIVISION, SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY AND VACATING PORTIONS OF TOWN OF HORIZON CITY RIGHT-OF-WAY, EL PASO COUNTY TEXAS, CONTAINING 103.08 ACRES ±, SHEET 1 OF 5, DATED AUGUST 2004.

VERTICAL DATUM:
VERTICAL DATUM USED FOR THE ABOVE ADJUSTED ELEVATIONS FROM TOWNSHIP AND RANGE CORNERS IS THE MEAN SEA LEVEL DATUM OF 1988. ALL ELEVATIONS ARE IN FEET.

LEGEND

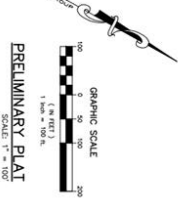
- SUBDIVISION BOUNDARY LINE
- STREET RIGHT-OF-WAY
- TYPE OF CURVE
- SIDEWALK
- SIDEWALK LINE
- SIDEWALK CENTERLINE
- SIDEWALK WIDTH
- SIDEWALK SLOPE
- SIDEWALK CURVATURE
- SIDEWALK ELEVATION
- SIDEWALK MATERIAL
- SIDEWALK FINISH
- SIDEWALK DRAINAGE
- SIDEWALK LIGHTING
- SIDEWALK FURNITURE
- SIDEWALK SIGNAGE
- SIDEWALK UTILITIES
- SIDEWALK OBSTRUCTIONS
- SIDEWALK RESTRICTIONS
- SIDEWALK NOTES

ENGINEER
CEA
COURTNEY E. ANDERSON, P.E.
1100 WEST 10TH STREET, SUITE 100
EL PASO, TEXAS 79902
CONTACT: JOSE GARCIA, P.E.

SUBDIVISOR
ZWA
ZACHRY GROUP, L.P.
1100 WEST 10TH STREET, SUITE 100
EL PASO, TEXAS 79902
CONTACT: G. BENJAMIN ZACHRY, P.E.

PRELIMINARY
TO BE COMPLETED BY THE CITY
RECORDING OFFICE OF EL PASO COUNTY
RECORDS AND CLERK
1100 WEST 10TH STREET, SUITE 100
EL PASO, TEXAS 79902
CONTACT: JOSE GARCIA, P.E.

OWNER/DEVELOPER
HUNT
HUNT CONSTRUCTION
1100 WEST 10TH STREET, SUITE 100
EL PASO, TEXAS 79902
CONTACT: JOSE GARCIA, P.E.



DATE OF PREPARATION: AUGUST 2004

**Attachment 6: REVISED Modification Request For Proposed Right-of-Way Cross Sections
& Cul-De-Sac Design**



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

September 30, 2024

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

Attention: Mr. Art Rubio,
Chief Planner

Reference: Verdancia Unit One Subdivision – Modification Request Letter - **REVISED**

Dear Mr. Rubio:

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

1. Modification from a 52-ft wide residential sub-collector street right-of-way to a 54-ft wide street right-of-way at all local residential sub-collector streets. The 54-ft street will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks and a 34-ft wide pavement structure with curb & gutter.
2. Modification to use a 60-ft wide street right-of-way residential collector, which consist of two 5-ft parkways, two 5-ft wide concrete sidewalks, a 40-ft wide pavement structure with curb & gutter. This right-of-way will be consistent with the adjacent existing residential collector street of Desert Springs Dr. to the west.
3. Modification to use a 68-ft wide residential collector at enhanced neighborhood entrances. The 68-foot street will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks, two 18-ft wide pavement structures and a 12-ft raised landscape median with curbs & gutter. Landscape areas will be maintained by the HOA.
4. Modification from an existing 74-ft wide collector arterial street right-of-way to a 69-ft wide collector arterial street right-of-way, along Paseo Del Este Blvd. The proposed 69-ft collector arterial street will consist of two 5-ft landscape parkways, two 22-ft wide pavement structures and a 15-ft raised landscape median, with curbs & gutter. The sidewalk will consist of an 8-ft wide concrete structure and will be located adjacent to this right-of-way, and meandering within the abutting Common Open Space 27.5-ft wide landscaped buffer. This will provide a visually appealing and safe walking trail along this corridor. Landscape areas will be maintained by the HOA.
5. Modification from a 50-foot radius cul-de-sac street to a 50-ft and a 53 ½ -foot radius cul-de-sac with interior parking/landscape islands. The proposed cul-de-sac and parking/landscape islands will enhance the neighborhood character, reduce the impervious surface, and aid to eliminate typical cul-de-sac "stack" parking, while maintaining adequate room for emergency vehicle turning movement. Landscape areas will be maintained by the HOA.

PUBLIC INFRASTRUCTURE. PRIVATE DEVELOPMENT.

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



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

Sincerely,
CEA Group

A handwritten signature in blue ink, appearing to read 'Jorge Grajeda', written over a horizontal line.

Jorge Grajeda, P.E.
Project Manager

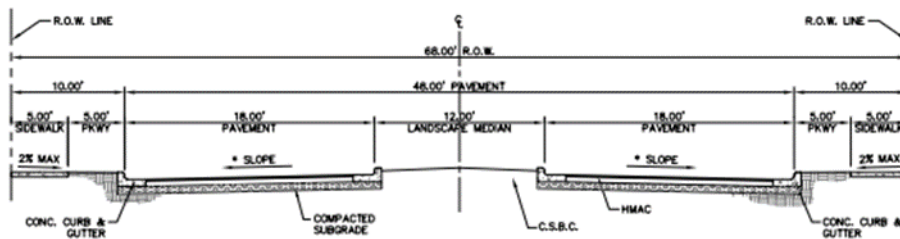
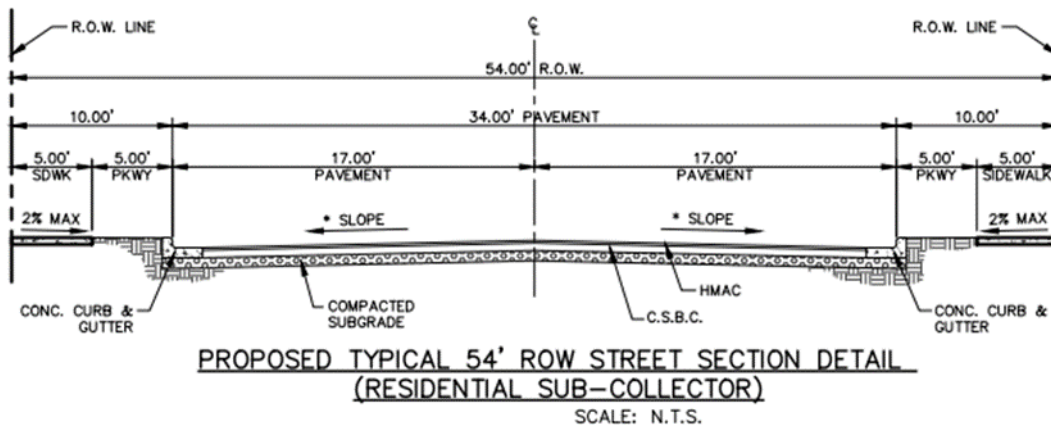
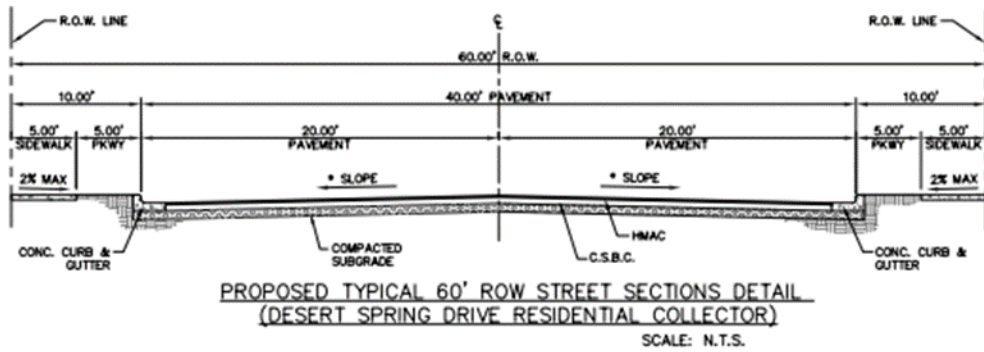
I-2090-028-verdanciaunitonesubd._the modificationrequest.ar.21august.2024
JG/jg

Attachment: Preliminary Plat & Exhibits

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

PUBLIC INFRASTRUCTURE.PRIVATE DEVELOPMENT.

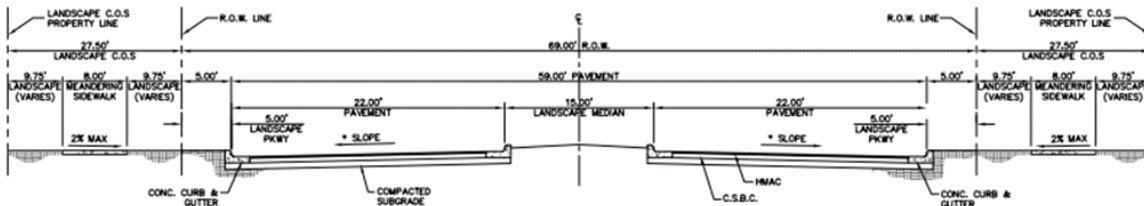
Attachment 7: Proposed Right-of-Way Cross Sections & Cul-De-Sac Design



NOTE:

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

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

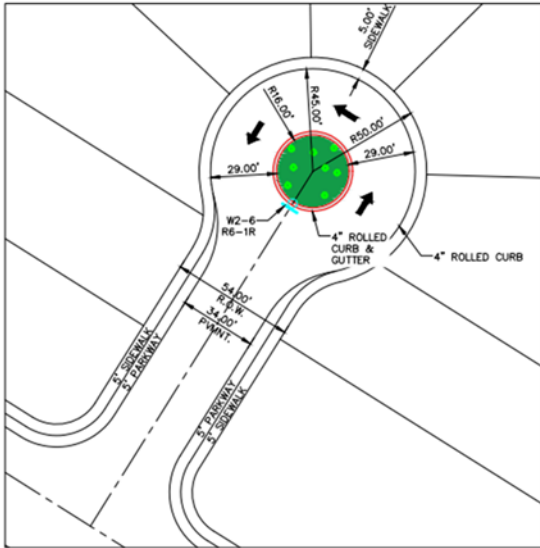


NOTE:

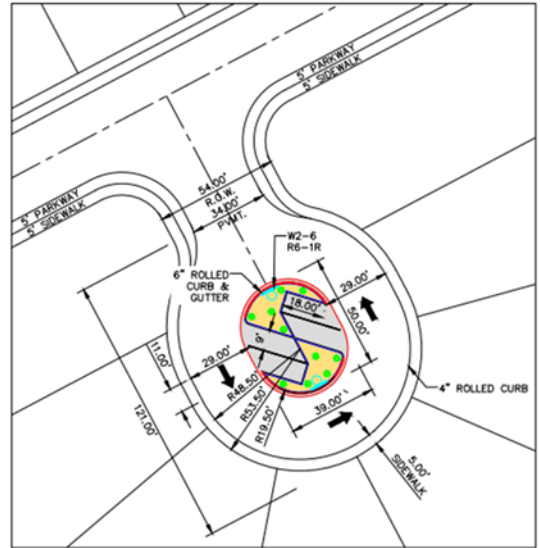
1. COMMON OPEN SPACE (C.O.S.) LANDSCAPE, SIDEWALK & LANDSCAPE MEDIAN WILL BE MAINTAINED BY THE HOA.

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

Attachment 7: Proposed Right-of-Way Cross Sections & Cul-De-Sac Design Cont.



CUL-DE-SAC WITH LANDSCAPE ISLAND



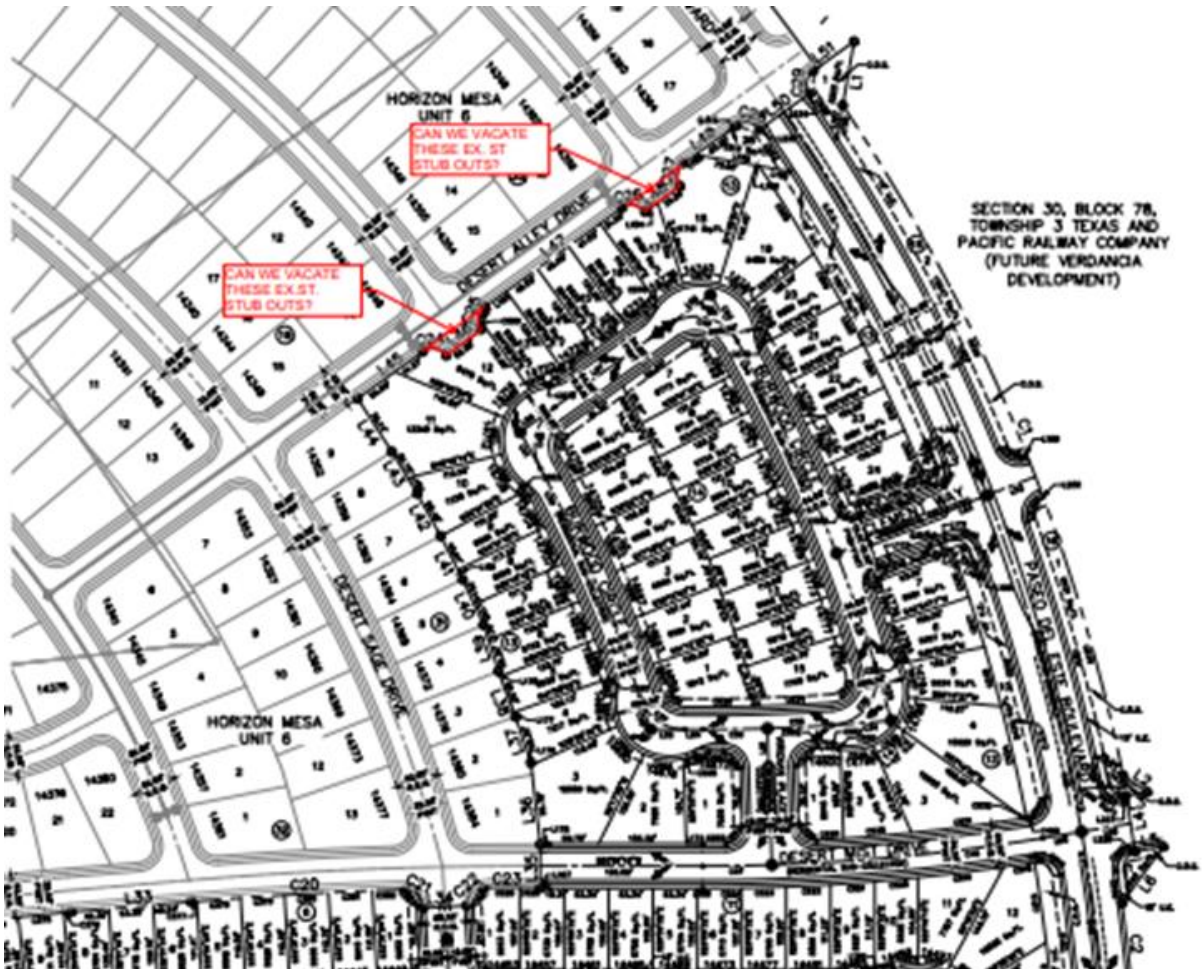
CUL-DE-SAC WITH LANDSCAPE PARKING

LEGEND:

-  LANDSCAPE
-  CONCRETE/ASPHALT PARKING PAD
-  STREET SIGN
-  FIRE LANE STRIPING
-  TRAFFIC FLOW



Attachment 8: Vacation Request



Attachment 9: Preliminary Plat 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

SDP24-0002	SUBDIVISION (PRELIMINARY)
SITE ADDRESS: 0 UNKNOWN HORIZON CITY	ISSUED:
PRIMARY PARCEL: X57800033001030	EXPIRES:
PROJECT NAME:	

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

OWNER: RODMAN GROWTH 30 LTD
 4401 N MESA ST
 EL PASO, TX 79902-1150

Detail Name	Detail Value
Number of Acres	103
Please select the Land Use here:	Residential
Please provide the Specific Use here - e.g. Residential: single-family/duplex. Commercial: retail/office. Industrial: manufacturing/assembly. Institutional: church/hospital. Civic: library/park/government	Residential Subdivision Development
Number of Units:	389
Acreage:	103.2
If single-family or duplex development is proposed: enter the average floor area of houses	1,800 sq.ft.
Are special improvements proposed in connection with the development?	No
Is a modification of any portion of the subdivision ordinance proposed?	Yes
If answer is "Yes", please explain the nature of the modification or enter N/A	Modification for proposed street sections. See attached Modification Request Letter
What type of landscaping is proposed?	Medians
If answered "Other", please describe the landscaping type proposed or enter N/A	N/A
Remarks and/or explanation of special circumstances	N/A
Will plat be recorded prior to subdivision improvements being completed & approved?	N/A
If answered "Yes" to plat recorded before completion of subdivision improvements, have Required Guarantee OR Improvement Cost Estimates & Construction Agreement been submitted?	Not Applicable
Will any Restrictions and Covenants be recorded with plat?	No



Town of Horizon City, TX
Town of Horizon City Hall

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

If the project will have improvements dedicated to the City, have the plans been approved?	N
If the project has improvements dedicated to the City, please enter the date the submitted improvement plans were received, or enter N/A if not applicable (attach Transmittal Proof of Plans Submitted)	N/A
Applicant is responsible for all expenses incurred by the City in connection with the Final plat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately.	I acknowledge
Planning and Zoning Commission review date	9/16/2024
City Council date	10/8/2024

VERDANCIA UNIT ONE SUBDIVISION

BEING ALL OF TRACT 1, 2F, 3D AND 3H, AND A PORTION OF TRACT 2, 3 AND 3B, SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, EL PASO COUNTY TEXAS. CONTAINING 103.02 ACRES ±

SHEET 1 OF 5

LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CENTERLINE
- 10' UTILITY EASEMENT (10' U.E.)
- 5' IRRIGATION EASEMENT
- ① LOT AND BLOCK NUMBER
- PROPOSED INLET & STORM SEWER PIPE
- DRAINAGE FLOW
- ▲ HIGH POINT
- ▼ LOW POINT
- △ PROPOSED MONUMENT
- EXISTING MONUMENT
- 5/8" IRON ROD W/ZWA CAP SET
- 1/2" IRON ROD W/ZWA CAP SET
- 36.31' EXISTING MAJOR CONTOUR LINES
- EXISTING MINOR CONTOUR LINES
- ▨ LANDSCAPE AREA

BEARING BASIS:

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

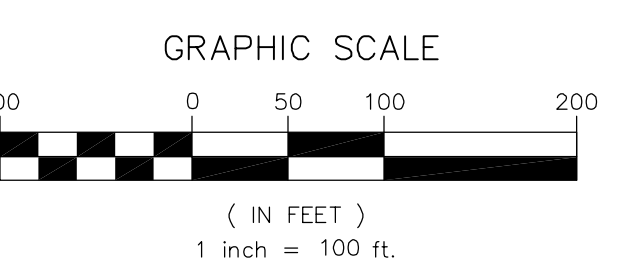
VERTICAL DATUM:

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

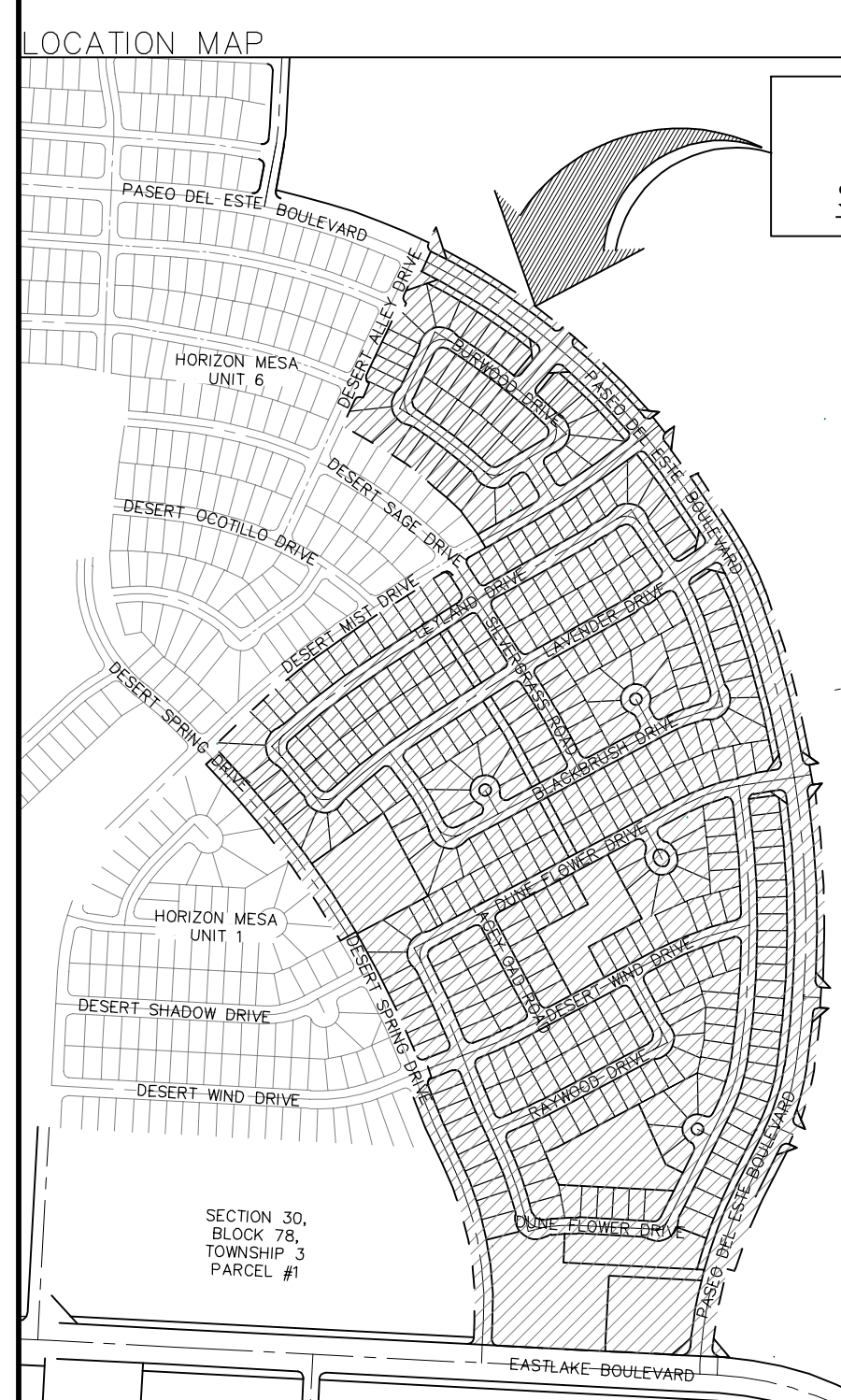
SCHOOL DISTRICT

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

RESIDENTIAL	=	389
COMMERCIAL	=	1
POND	=	2
PUBLIC PARK	=	2
AMENITY SITE	=	1
TOTAL	=	395



PRELIMINARY PLAT
SCALE: 1" = 100'



VERDANCIA UNIT ONE SUBDIVISION
SCALE: 1" = 600'

SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY

SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY

SECTION 30, BLOCK 78, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY (FUTURE VERDANCIA DEVELOPMENT)

PLAT NOTES AND RESTRICTIONS

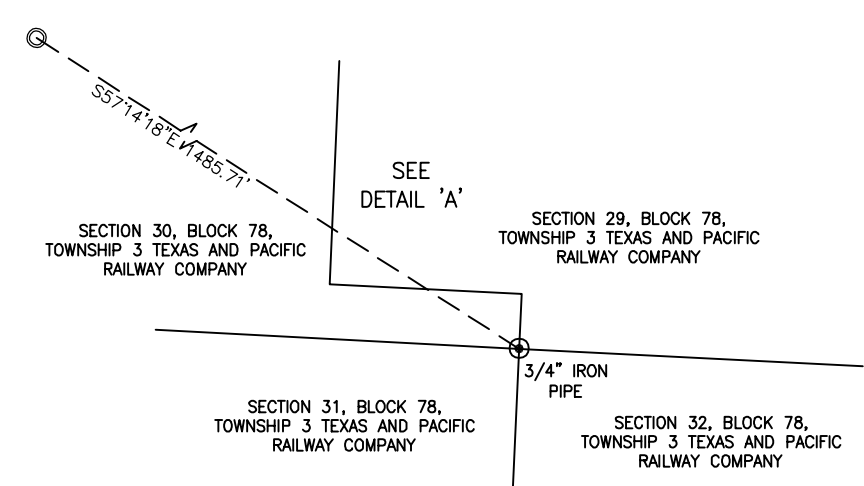
1. ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).
2. THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENT LOCATIONS.
3. THIS SUBDIVISION IS LOCATED WITHIN A FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500 YEAR AREAS SUBJECT TO INUNDATION BY THE 1%-ANNUAL-CHANCE FLOOD EVENT GENERALLY USING APPROXIMATE METHODOLOGIES, FLOOD PLAIN - PANEL No. 480212 0250R, DATED SEPTEMBER 4, 1991.
4. TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION. DOCUMENT NO. _____ DATE _____.
5. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION. DOCUMENT NO. _____ DATE _____.
6. THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO VERDANCIA UNIT ONE BY THE HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE FROM EXISTING FACILITIES LOCATED ON PASO DEL ESTE BOULEVARD AND DESERT SPRINGS DRIVE AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION, WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE HRMUD DISTRICT WATER AND SANITARY SEWER SYSTEM, PURSUANT TO RULES AND REGULATIONS OF THE DISTRICT, AND HRMUD, AND OTHER APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
8. LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS.
9. HUNT COMMUNITIES, GP, LLC, SHALL OBTAIN A PERMIT FROM THE COUNTY PUBLIC WORKS DEPARTMENT PRIOR TO CUTTING ANY EXISTING DRIVEWAYS, OR ANY OTHER PURPOSE.
10. HUNT COMMUNITIES, GP, LLC, HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY PROPERTY.
11. HUNT COMMUNITIES, GP, LLC, THE SUBDIVIDER OF VERDANCIA UNIT ONE HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES, UNLESS OTHERWISE APPROVED IN WRITING.
12. ROADS WILL NOT BE MAINTAINED BY THE TOWN OF HORIZON CITY UNTIL PAVED BY HUNT COMMUNITIES, GP, LLC, AND LEGALLY APPROVED AND ACCEPTED.
13. IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN HUNT COMMUNITIES, GP, LLC, AND A PURCHASER OF LAND IN THIS SUBDIVISION WILL CONTAIN A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
14. POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
15. ALL PUBLIC STORMWATER INFRASTRUCTURE, DRAINAGE EASEMENT AND PUBLIC PONDING AREA TO BE MAINTAINED AND OPERATED BY THE TOWN OF HORIZON CITY.
16. LOT 12, BLOCK 1, SHALL BE FOR COMMERCIAL USE ONLY.
17. LOT 11, BLOCK 1, SHALL BE FOR AN AMENITY SITE USE ONLY.
18. LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING SIDEWALKS, PARKWAYS AND DRIVEWAYS ABUTTING THEIR PROPERTY, INCLUDING DOUBLE FRONTAGE LOTS.
19. LOT OWNER FOR LOT 11, BLOCK 1 AND LOT 12, BLOCK 1 SHALL OBTAIN APPROVAL FROM THE TOWN OF HORIZON CITY PRIOR TO COMMERCIAL OR AMENITY SITE LOT DEVELOPMENT. GRADING & DRAINAGE PLANS PREPARED BY A TEXAS LICENSED ENGINEER IS REQUIRED FOR EACH INDIVIDUAL LOT TO BE SUBMITTED FOR REVIEW & APPROVAL BY THE TOWN OF HORIZON CITY.
20. PUBLIC PARKS ARE TO BE MAINTAIN BY THE TOWN OF HORIZON CITY.
21. LANDSCAPE EASEMENTS AT EYEBROWS AND CUL-DE-SACS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).....
22. LANDSCAPE EASEMENTS WITHIN LOT 11, BLOCK 1 AND LOT 12, BLOCK 1 ARE TO BE MAINTAINED BY THE LOT OWNER.
23. LANDSCAPE COMMON OPEN SPACE (C.O.S.) (BLOCK 1: LOT 40, LOT 41, LOT 42, LOT 43, BLOCK 6: LOT 93, LOT 94, LOT 95, LOT 96, BLOCK 11: LOT 17, LOT 18, LOT 19, BLOCK 12: LOT 7, LOT 8, LOT 9, BLOCK 13: LOT 25, LOT 26, LOT 27, LOT 28, BLOCK 15: LOT 1, LOT 2, BLOCK 16: LOT 1, LOT 2, BLOCK 17: LOT 1, LOT 2, LOT 3, BLOCK 18: LOT 1, LOT 2, LOT 3, BLOCK 19: LOT 1, LOT 2, LOT 3, BLOCK 20: LOT 1, LOT 2 AND LOT 3) ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).....
24. BUILDINGS SHALL BE SET BACK AS FOLLOWS FOR RESIDENTIAL LOTS: FROM MINIMUM FRONT YARD: 20 FEET FROM MINIMUM SIDE YARD ABUTTING A STREET: 10 FEET FROM MINIMUM SIDE YARD: 20 FEET FROM MINIMUM REAR YARD: 20 FEET THESE SETBACK DISTANCES SHALL NOT CONFLICT WITH SEPARATION OR SETBACK DISTANCES REQUIRED BY RULES GOVERNING PUBLIC UTILITIES, ON-SITE SEWAGE FACILITIES, OR DRINKING WATER SUPPLIES.
25. BUILDINGS SHALL BE SET BACK AS FOLLOWS FOR COMMERCIAL LOT: FROM MINIMUM FRONT YARD: 10 FEET FROM MINIMUM SIDE YARD: 10 FEET FROM MINIMUM REAR YARD: 10 FEET THESE SETBACK DISTANCES SHALL NOT CONFLICT WITH SEPARATION OR SETBACK DISTANCES REQUIRED BY RULES GOVERNING PUBLIC UTILITIES, ON-SITE SEWAGE FACILITIES, OR DRINKING WATER SUPPLIES.
26. AMENITY SITE (S-1): 26.1. REFER TO THE TOWN OF HORIZON CITY CODE OF ORDINANCES CHAPTER 14 OPEN SPACE REGULATIONS.
27. NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH RESIDENTIAL LOT.
28. THE BUILDER WILL CONSTRUCT A 5' WIDE CONCRETE SIDEWALK AS PART OF THE CONSTRUCTION OF VERDANCIA UNIT ONE. THESE SIDEWALKS ARE LOCATED ALONG THE FRONT, REAR, AND SIDES OF EACH LOT WHERE THE LOT ABUTS A PUBLIC DEDICATED ROAD, UNLESS OTHERWISE NOTED ON THE SUBDIVISION IMPROVEMENTS PLANS.
29. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED OR LEASED TO, AND MAINTAINED BY THE HRMUD IN ACCORDANCE WITH ITS RULES AND REGULATIONS.
30. THE BUILDER SHALL CONSTRUCT CONCRETE DRIVEWAYS BETWEEN THE STREET CURB AND THE PROPERTY LINE AS PART OF THE CONSTRUCTION OF BUILDING IMPROVEMENTS.
31. ALL UTILITY EASEMENTS ARE 10' WIDE UNLESS OTHERWISE SPECIFIED ON DRAWINGS.
32. VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING PASO DEL ESTE BOULEVARD, DESERT MIST DRIVE, DESERT ALLEY DRIVE AND DESERT SPRING DRIVE SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. INSTRUMENT NO. _____ DATE _____.
33. LOT 12, BLOCK 2 AND LOT 98, BLOCK 6 ARE DESIGNATED AS PUBLIC PONDING AREAS AND RETENTION PONDS. NO DWELLING/OCCUPANCY SHALL BE PERMITTED ON THESE LOTS. THESE LOTS SHALL BE DEDICATED TO AND MAINTAINED BY THE TOWN OF HORIZON CITY.

ENGINEER
cea group
813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net
TEXAS REGISTERED ENGINEERING FIRM F-4564
CONTACT: JORGE GRAJEDA, P.E.

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

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

HUNT COMMUNITIES
OWNER/DEVELOPER
HUNT COMMUNITIES, GP, LLC
601 NORTH MESA
EL PASO, TEXAS 79902
VOICE: (915) 298-0418
CEL: (915) 504-4764
CONTACT: JOSE LARES, P.E.

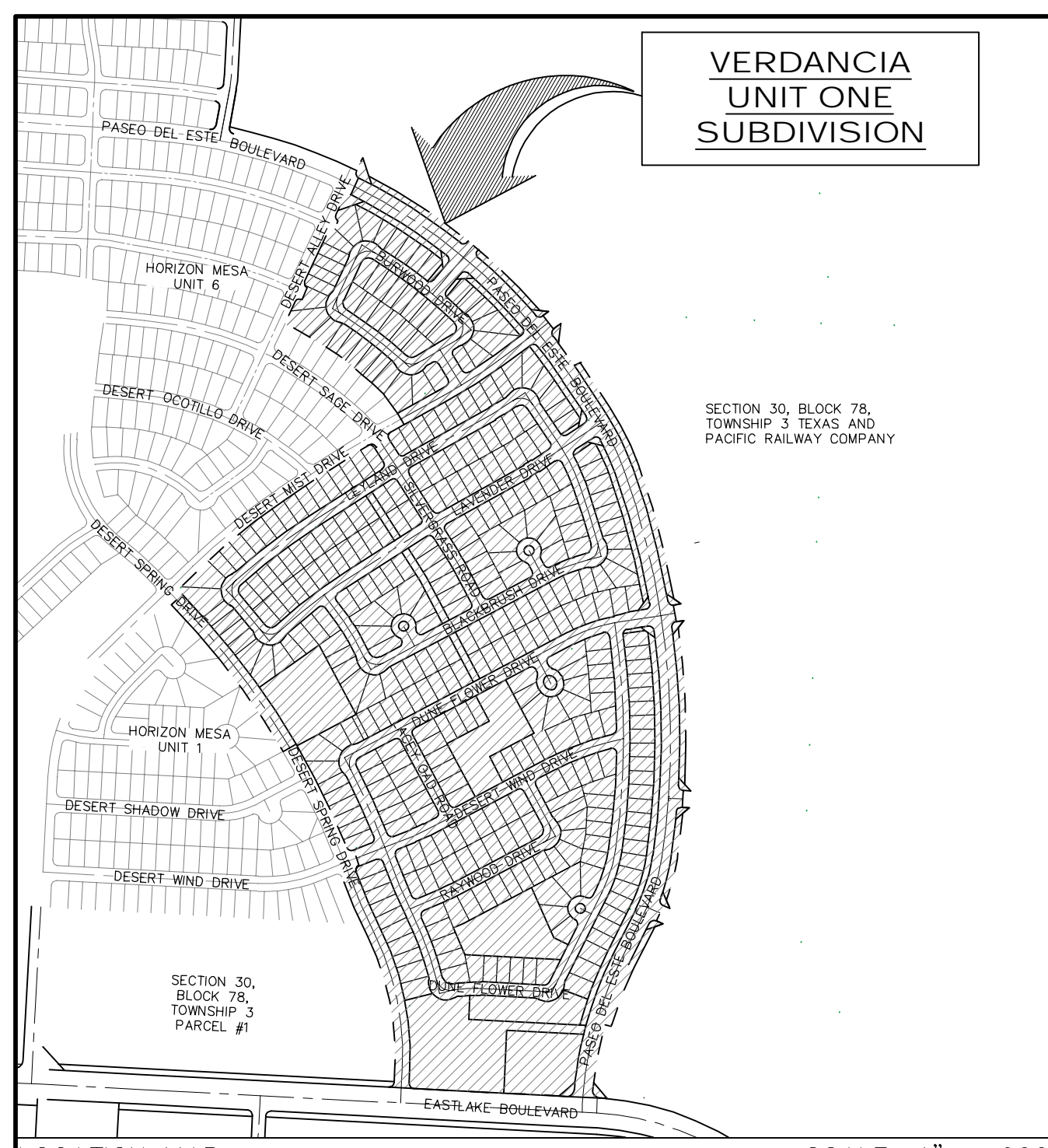


DATE OF PREPARATION: AUGUST 2024

VERDANCIA UNIT ONE SUBDIVISION

BEING ALL OF TRACT 1, 2F, 3D AND 3H, AND A PORTION OF TRACT 2, 3 AND 3B, SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, EL PASO COUNTY TEXAS. CONTAINING 103.02 ACRES ±

SHEET 2 OF 5



LOCATION MAP SCALE: 1" = 600'



MATCHLINE - SEE SHEET 1 OF 5

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

RESIDENTIAL	=	389
COMMERCIAL	=	1
POND	=	2
PUBLIC PARK	=	2
AMENITY SITE	=	1
TOTAL	=	395

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

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

LEGEND

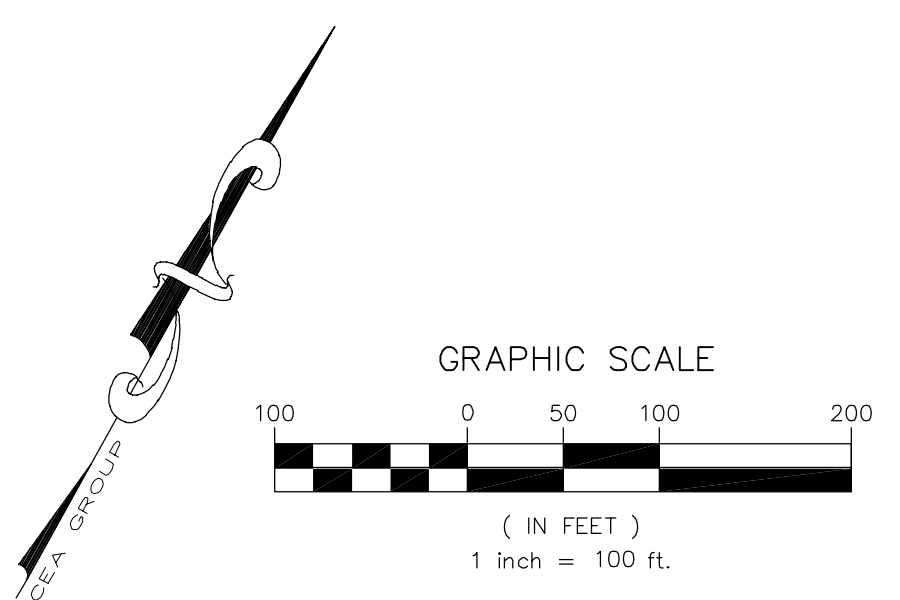
- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CENTERLINE
- 10' UTILITY EASEMENT (10' U.E.)
- 5' IRRIGATION EASEMENT
- ① ② LOT AND BLOCK NUMBER
- PROPOSED INLET & STORM SEWER PIPE
- ↑ DRAINAGE FLOW
- ▲ HIGH POINT
- ▼ LOW POINT
- PROPOSED MONUMENT
- △ EXISTING MONUMENT
- 5/8" IRON ROD W/WA CAP SET
- 1/2" IRON ROD W/WA CAP SET
- 36.31' EXISTING MAJOR CONTOUR LINES
- EXISTING MINOR CONTOUR LINES
- ▨ LANDSCAPE AREA

ENGINEER
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TEXAS REGISTERED ENGINEERING FIRM F-4564
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PRELIMINARY
TO BE CONSIDERED BY THE CITY PLAN COMMISSION
RECOMMENDATIONS CONCERNING THIS PLAT MUST BE FILED BY:

HUNT COMMUNITIES
OWNER/DEVELOPER
HUNT COMMUNITIES, GP, LLC
601 NORTH MESA
EL PASO, TEXAS 79902
VOICE (915) 298-0418
CEL (915) 504-4764
CONTACT: JOSE LARES, P.E.



PRELIMINARY PLAT
SCALE: 1" = 100'

DATE OF PREPARATION: AUGUST 2024

VERDANCIA UNIT ONE SUBDIVISION

BEING ALL OF TRACT 1, 2F, 3D AND 3H, AND A
PORTION OF TRACT 2, 3 AND 3B, SECTION 30,
BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC
RAILWAY COMPANY SURVEY, EL PASO COUNTY TEXAS.
CONTAINING 103.02 ACRES ±

SHEET 3 OF 5

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	2278.13'	878.67'	444.86'	873.23'	N51°52'20"W	022°05'56"
C2	2250.63'	107.08'	53.55'	107.07'	N35°38'40"W	002°43'33"
C3	1062.00'	260.96'	131.14'	260.30'	N26°40'34"W	014°04'44"
C4	3277.00'	556.42'	278.88'	555.76'	N14°46'21"W	009°43'43"
C5	3277.00'	630.55'	316.25'	629.57'	N02°20'48"W	011°01'29"
C6	3277.00'	186.51'	93.28'	186.48'	N06°50'45"E	003°15'39"
C7	812.00'	169.71'	85.16'	169.40'	N12°27'49"E	011°58'29"
C8	1391.00'	254.70'	127.71'	254.34'	S12°24'47"W	010°29'28"
C9	1160.00'	21.56'	10.78'	21.56'	N85°40'16"W	001°03'54"
C10	344.88'	7.59'	3.79'	7.59'	N86°21'45"W	001°15'38"
C11	20.00'	31.42'	20.00'	20.28'	N47°57'34"E	090°00'00"
C12	1070.00'	546.83'	279.52'	540.90'	N11°40'52"W	029°16'52"
C13	2340.41'	260.10'	130.18'	259.96'	S23°08'17"E	006°22'03"
C14	20.00'	32.10'	20.69'	28.76'	S24°24'32"W	091°56'46"
C15	20.00'	31.47'	20.05'	28.32'	S66°36'04"E	090°08'39"
C16	3140.06'	467.24'	234.05'	466.81'	N26°07'07"W	008°31'32"
C17	3080.06'	741.97'	372.79'	740.18'	N37°17'58"W	013°48'08"
C18	20.00'	31.48'	20.07'	28.33'	S00°33'26"W	090°11'16"
C19	2473.41'	455.32'	228.30'	454.67'	S50°44'10"W	010°32'50"
C20	4817.25'	258.95'	129.50'	258.91'	S57°33'03"W	003°04'48"
C21	20.00'	30.85'	19.44'	27.88'	N76°42'59"W	088°23'09"
C22	20.00'	32.38'	20.98'	28.96'	S13°51'07"W	092°45'03"
C23	6299.36'	68.90'	34.45'	68.90'	S60°32'27"W	000°37'36"
C24	20.00'	31.96'	20.55'	28.87'	S70°48'38"W	091°33'16"
C25	20.00'	30.90'	19.49'	27.92'	S19°13'46"E	088°31'32"
C26	20.00'	31.85'	20.44'	28.99'	S70°39'30"W	091°15'01"
C27	20.00'	31.00'	19.59'	27.59'	S19°22'09"W	088°48'19"
C28	20.00'	31.84'	20.43'	28.98'	S70°38'37"W	091°13'13"
C29	20.00'	31.00'	19.59'	27.99'	S19°22'29"W	088°48'54"
C30	2216.13'	522.56'	262.50'	521.35'	N57°00'34"W	013°30'37"
C31	2022.13'	140.56'	70.31'	140.54'	N48°15'46"W	003°58'58"
C32	57.00'	102.76'	72.03'	89.40'	N05°22'25"E	103°17'25"
C33	2022.13'	70.66'	35.33'	70.66'	N45°16'13"W	002°00'08"
C34	2336.00'	70.52'	35.26'	70.52'	N56°09'14"E	001°43'47"
C35	2336.00'	78.56'	39.29'	78.56'	N57°58'56"E	001°55'37"
C36	2336.00'	77.81'	38.91'	77.81'	N59°54'00"E	001°54'31"
C37	57.00'	71.03'	40.96'	66.52'	S83°26'46"E	071°23'58"
C38	1741.17'	400.00'	20.40'	40.80'	N47°04'31"W	001°20'33"
C39	1741.17'	30.00'	150.37'	299.63'	N52°40'57"W	009°52'19"
C40	57.00'	82.23'	50.12'	75.28'	S16°17'33"E	082°39'06"
C41	1741.17'	50.04'	25.02'	50.03'	N58°26'30"W	001°38'47"
C42	57.00'	96.22'	64.11'	85.20'	S73°23'38"W	096°43'15"
C43	2022.13'	64.00'	32.00'	64.00'	N59°09'09"W	001°48'49"
C44	2022.13'	282.04'	141.25'	281.82'	N44°15'00"W	007°59'29"
C45	2216.13'	420.43'	210.85'	419.80'	N44°49'10"W	010°52'11"
C46	2500.00'	327.06'	163.76'	326.83'	N55°11'52"E	007°29'45"
C47	2500.00'	83.27'	41.64'	83.27'	N59°54'00"E	001°54'31"
C48	2216.13'	219.26'	109.72'	219.17'	N36°33'00"W	005°40'08"
C49	1000.00'	32.52'	16.26'	32.52'	N32°47'03"W	001°51'48"
C50	811.00'	166.76'	83.67'	166.47'	N25°31'39"W	011°46'53"
C51	3026.00'	239.37'	119.75'	239.31'	N17°22'14"W	004°31'56"
C52	57.00'	88.37'	55.84'	79.78'	N29°18'27"E	088°49'25"
C53	3026.00'	55.86'	27.93'	55.85'	N14°34'32"W	001°03'27"
C54	500.00'	101.11'	50.73'	100.93'	S67°55'35"W	011°35'09"
C55	57.00'	89.54'	57.00'	80.61'	S19°22'00"E	090°00'00"
C56	500.00'	74.49'	37.31'	74.42'	N32°08'05"W	008°32'10"
C57	2131.00'	227.03'	113.62'	226.92'	S50°49'39"W	006°06'14"
C58	57.00'	93.09'	60.67'	83.99'	S85°26'13"E	093°34'31"
C59	2131.00'	61.31'	30.66'	61.31'	S46°57'05"W	001°38'54"
C60	3328.67'	61.60'	30.80'	61.59'	N38°07'09"W	001°03'37"
C61	3328.67'	152.51'	76.27'	152.50'	N39°57'42"W	002°37'31"
C62	57.00'	88.74'	56.21'	80.05'	S03°19'31"W	089°11'59"
C63	3328.67'	55.54'	27.77'	55.54'	N41°45'09"W	000°57'21"
C64	2400.00'	56.69'	28.34'	56.69'	S47°14'55"W	001°21'12"
C65	2400.00'	400.09'	200.51'	399.62'	S52°42'03"W	009°33'05"
C66	500.00'	47.49'	23.76'	47.47'	S58°07'12"W	005°26'30"
C67	500.00'	39.76'	19.89'	39.75'	N58°33'46"E	004°33'24"
C68	57.00'	89.54'	57.00'	80.61'	N78°42'56"W	090°00'00"
C69	500.00'	39.76'	19.89'	39.75'	N58°33'46"E	004°33'24"
C70	500.00'	29.36'	14.68'	29.36'	S59°09'32"W	003°21'52"
C71	2131.00'	133.79'	66.91'	133.76'	S55°40'41"W	003°35'49"
C72	500.00'	40.64'	20.33'	40.63'	N30°11'42"W	004°39'25"
C73	1000.00'	213.20'	107.01'	212.80'	N45°44'41"W	012°12'56"
C74	3215.00'	603.39'	302.58'	602.50'	N15°13'37"W	010°45'12"
C75	600.00'	13.10'	6.55'	13.10'	S80°29'27"W	001°15'05"
C76	3026.00'	467.43'	234.18'	466.97'	N04°27'20"W	008°51'02"
C77	3026.00'	445.51'	223.16'	445.10'	N04°11'15"E	008°26'08"
C78	580.00'	184.78'	93.18'	184.00'	N17°31'55"E	018°15'12"
C79	57.00'	65.95'	37.22'	62.33'	S59°48'21"E	066°17'40"
C80	500.00'	113.70'	57.10'	113.46'	S86°26'18"W	013°01'46"
C81	57.00'	85.90'	53.48'	78.00'	S56°54'09"E	086°20'54"
C82	500.00'	54.65'	27.35'	54.62'	S76°47'32"W	006°15'45"
C83	1272.00'	56.41'	28.21'	56.40'	N12°27'29"W	002°32'27"
C84	1272.00'	278.44'	139.78'	277.88'	N19°59'57"W	012°32'31"
C85	2000.00'	25.18'	12.59'	25.18'	S25°54'34"E	000°43'17"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C86	2000.00'	201.29'	100.73'	201.20'	S22°39'56"E	005°45'59"
C87	3282.06'	67.09'	33.54'	67.09'	N20°22'05"W	001°10'16"
C88	3282.06'	338.26'	169.28'	338.11'	N23°54'22"W	005°54'18"
C89	57.00'	88.53'	56.01'	79.90'	S17°38'15"W	088°59'31"
C90	3282.06'	56.00'	28.00'	56.00'	N27°20'51"W	000°58'39"
C91	600.00'	185.69'	93.59'	184.95'	S70°59'57"W	017°43'54"
C92	1000.00'	304.08'	153.22'	302.91'	S70°50'41"W	017°25'21"
C93	57.00'	89.54'	57.00'	80.61'	N17°08'00"E	090°00'00"
C94	500.00'	44.13'	22.08'	44.12'	N64°39'43"E	005°03'26"
C95	500.00'	56.89'	29.48'	58.86'	N65°30'28"E	006°44'55"
C96	3215.00'	736.08'	369.66'	734.47'	N02°19'28"W	013°07'05"
C97	3215.00'	238.02'	119.07'	237.97'	N06°21'19"E	004°14'31"
C98	750.00'	21.72'	10.657'	21.02'	N16°33'49"E	016°10'28"
C99	750.00'	26.28'	13.14'	26.28'	N25°39'17"E	006°20'29"
C100	1453.00'	573.32'	290.44'	569.61'	S15°21'18"W	022°36'27"
C101	1100.00'	562.16'	287.36'	556.06'	N11°40'52"W	029°16'52"
C102	2130.41'	257.64'	128.95'	257.51'	S23°07'37"E	006°23'21"
C103	3110.06'	749.17'	376.41'	747.36'	N37°17'59"W	013°48'06"
C104	20.00'	31.81'	20.40'	28.56'	N65°33'23"W	091°07'23"
C105	3255.06'	12.06'	6.03'	12.06'	N19°53'19"W	000°12'44"
C106	2027.00'	20.37'	10.18'	20.37'	S20°04'13"E	000°34'33"
C107	2027.00'	52.04'	26.02'	52.04'	S21°05'37"E	001°28'16"
C108	2027.00'	52.04'	26.02'	52.04'	S22°33'53"E	001°28'16"
C109	2027.00'	52.04'	26.02'	52.04'	S24°02'09"E	001°28'16"
C110	2027.00'	53.03'	26.52'	53.03'	S25°31'56"E	001°29'56"
C111	1245.00'	63.57'	31.79'	63.57'	N24°48'27"W	002°55'32"
C112	1245.00'	64.69'	32.35'	64.68'	N21°51'22"W	002°58'37"
C113	1245.00'	51.97'	25.99'	51.97'	N19°10'18"W	002°23'30"
C114	1245.00'	71.69'	35.86'	71.68'	N16°19'34"W	003°17'58"
C115	1418.50'	234.04'	117.29'	233.78'	S11°21'12"W	017°30'37"
C116	40.00'	15.73'	7.97'	15.63'	N03°24'37"W	022°31'56"
C117	2999.00'	48.68'	24.34'	48.68'	N07°27'02"W	000°55'48"
C118	70.00'	57.39'	30.42'	55.79'	S15°37'48"E	046°58'19"
C119	70.00'	100.39'	61.03'	92.00'	S80°27'00"E	082°10'04"
C120	40.00'	16.59'	8.41'	16.47'	S70°35'41"W	023°45'27"
C121	473.00'	44.27'	22.15'	44.25'	S85°09'18"W	000°21'46"
C122	473.00'	42.24'	21.13'	42.23'	N89°36'20"W	005°07'00"
C123	40.00'	18.14'	9.23'	17.98'	N74°03'20"W	025°58'58"
C124	70.00'	120.27'	81.15'	106.01'	N19°34'10"W	098°26'21"
C125	70.00'	24.22'	12.23'	24.09'	N10°35'10"E	019°49'14"
C126	40.00'	18.14'	9.23'	17.98'	S13°40'02"W	025°58'58"
C127	600.00'	25.36'	12.68'	25.36'	N25°27'33"W	002°23'37"
C128	607.00'	53.59'	26.81'	53.58'	N21°44'09"E	005°03'32"
C129	607.00'	53.59'	26.81'	53.58'	N16°40'37"E	005°03'32"
C130	607.00'	53.59'	26.81'	53.58'	N11°37'06"E	005°03'32"
C131	607.00'	7.24'	3.62'	7.24'	N08°44'49"E	000°41'01"
C132	3053.00'	47.57'	23.78'	47.57'	N07°57'32"E	000°53'34"
C133	3053.00'	55.00'	27.50'	55.00'	N06°59'47"E	001°01'56"
C134	3053.00'	55.00'	27.50'	55.00'	N05°57'52"E	001°01'56"
C135	3053.00'	55.00'	27.50'	55.00'	N04°55'56"E	001°01'56"
C136	3053.00'	55.00'	27.50'	55.00'	N03°54'00"E	001°01'56"
C137	3053.00'	55.00'	27.50'	55.00'	N02°52'04"E	001°01'56"
C138	3053.00'	55.00'	27.50'	55.00'	N01°50'08"E	001°01'56"
C139	3053.00'	55.00'	27.50'	55.00'	N00°48'13"E	001°01'56"
C140	3053.00'	55.00'	27.50'	55.00'	N00°31'43"W	001°01'56"
C141	3053.00'	55.00'	27.50'	55.00'	N01°15'39"W	001°01'56"
C142	3053.00'	55.00'	27.50'	55.00'	N02°17'35"W	001°01'56"
C143	3053.00'	55.00'	27.50'	55.00'	N03°19'31"W	001°01'56"
C144	3053.00'	55.00'	27.50'	55.00'	N04°21'28"W	001°01'56"
C145	3053.00'	55.00'	27.50'	55.00'	N05°23'22"W	001°01'56"
C146	3053.00'	55.00'	27.50'	55.00'	N06°25'18"W	001°01'56"
C147	3053.00'	50.03'	25.02'	50.03'	N07°24'26"W	

VERDANCIA UNIT ONE SUBDIVISION

BEING ALL OF TRACT 1, 2F, 3D AND 3H, AND A PORTION OF TRACT 2, 3 AND 3B, SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, EL PASO COUNTY TEXAS. CONTAINING 103.02 ACRES ±

SHEET 4 OF 5

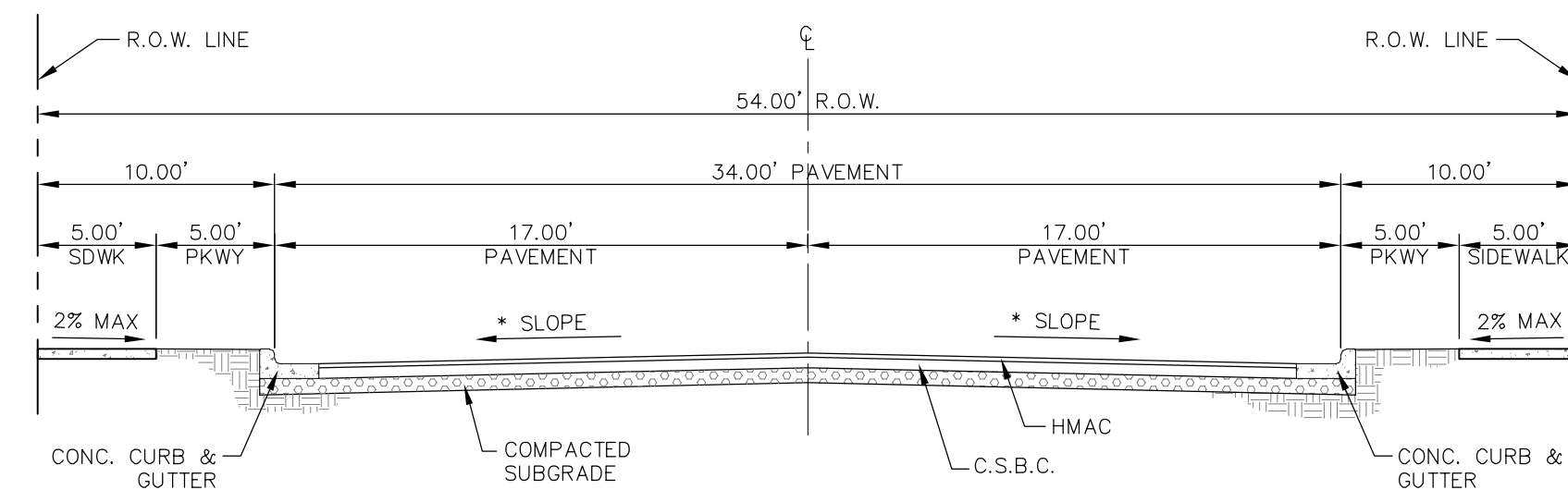
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C341	40.00'	14.60'	7.38'	14.52'	S25°54'38"E	020°54'43"
C342	3053.00'	56.81'	28.41'	56.81'	N19°59'15"W	001°03'58"
C343	3053.00'	58.88'	29.44'	58.88'	N17°04'23"W	001°06'18"
C344	3053.00'	58.88'	29.44'	58.88'	N18°10'41"W	001°06'18"
C345	3053.00'	48.28'	24.14'	48.28'	N19°11'01"W	000°54'22"
C346	838.00'	10.42'	5.21'	10.42'	N19°59'34"W	000°42'44"
C347	838.00'	57.88'	28.95'	57.87'	N22°19'40"W	003°57'27"
C348	838.00'	52.98'	26.50'	52.97'	N26°07'03"W	003°37'20"
C349	20.00'	3.03'	1.52'	3.03'	S23°35'00"E	008°41'26"
C350	938.00'	60.47'	30.25'	60.46'	N26°09'12"W	003°41'38"
C351	938.00'	64.79'	32.41'	64.78'	N22°19'40"W	003°57'27"
C352	938.00'	11.66'	5.83'	11.66'	N19°59'34"W	000°42'44"
C353	3153.00'	49.87'	24.93'	49.86'	N19°11'01"W	000°54'22"
C354	3153.00'	60.81'	30.40'	60.81'	N18°10'41"W	001°06'18"
C355	3153.00'	60.81'	30.40'	60.81'	N17°04'23"W	001°06'18"
C356	3153.00'	60.80'	30.40'	60.80'	N19°58'06"W	001°06'18"
C357	3153.00'	75.96'	37.98'	75.96'	N14°43'32"W	001°22'50"
C358	3153.00'	105.27'	52.64'	105.26'	N13°04'44"W	001°54'46"
C359	3153.00'	41.19'	20.60'	41.19'	N11°44'53"W	000°44'55"
C360	3140.07'	62.28'	31.14'	62.28'	N35°54'19"W	001°08'11"
C361	3140.07'	99.58'	49.79'	99.58'	N37°22'55"W	001°49'01"
C362	3140.07'	50.00'	25.00'	50.00'	N38°44'48"W	000°54'45"
C363	3139.96'	50.02'	25.01'	50.01'	N39°39'33"W	000°54'46"
C364	3140.07'	50.04'	25.02'	50.04'	N40°34'19"W	000°54'47"
C365	3140.07'	50.08'	25.04'	50.08'	N41°29'07"W	000°54'50"
C366	3140.07'	123.77'	61.89'	123.76'	N43°04'17"W	002°15'30"
C367	20.00'	2.90'	1.35'	2.90'	S00°22'07"W	089°48'38"
C368	2473.41'	58.36'	29.18'	58.36'	S46°08'19"W	001°21'07"
C369	2473.41'	59.70'	29.85'	59.70'	S47°30'21"W	001°22'59"
C370	2473.41'	54.65'	27.33'	54.65'	S48°49'49"W	001°15'57"
C371	2473.41'	54.65'	27.33'	54.65'	S50°05'47"W	001°15'58"
C372	2473.41'	54.66'	27.33'	54.66'	S51°21'45"W	001°15'58"
C373	2473.41'	54.66'	27.33'	54.66'	S52°37'43"W	001°15'59"
C374	2473.41'	54.67'	27.33'	54.67'	S53°53'42"W	001°15'59"
C375	2473.41'	54.67'	27.34'	54.67'	S55°09'41"W	001°15'59"
C376	2473.41'	9.29'	4.65'	9.29'	S55°54'08"W	000°12'55"
C377	4817.25'	7.26'	3.63'	7.26'	S56°03'14"W	000°05'11"
C378	4817.25'	52.78'	26.39'	52.78'	S56°24'40"W	000°37'40"
C379	4817.25'	52.78'	26.39'	52.78'	S57°02'20"W	000°37'40"
C380	4817.25'	52.77'	26.39'	52.77'	S57°39'59"W	000°37'40"
C381	4817.25'	52.78'	26.39'	52.78'	S58°17'39"W	000°37'40"
C382	4817.25'	32.54'	16.27'	32.54'	S58°48'06"W	000°21'31"
C383	20.00'	30.89'	14.48'	27.91'	N76°45'51"W	088°28'53"
C384	3139.91'	7.67'	3.83'	7.67'	N30°18'42"W	000°08'24"
C385	3140.07'	270.63'	135.40'	270.55'	N32°52'05"W	004°56'17"
C386	3139.91'	70.75'	35.38'	70.75'	N29°35'47"W	001°17'28"
C387	3139.91'	106.15'	53.08'	106.15'	N27°58'56"W	001°56'13"
C388	3139.91'	48.95'	24.48'	48.95'	N26°34'02"W	000°53'36"
C389	3139.91'	48.95'	24.48'	48.95'	N25°40'26"W	000°53'36"
C390	3139.91'	48.95'	24.48'	48.95'	N24°46'50"W	000°53'36"
C391	3139.91'	48.95'	24.48'	48.95'	N23°53'14"W	000°53'36"
C392	3139.91'	48.95'	24.48'	48.95'	N22°59'38"W	000°53'36"
C393	3139.91'	34.05'	17.02'	34.05'	N22°14'12"W	000°37'17"
C394	20.00'	31.11'	19.70'	28.07'	S66°33'24"E	089°07'21"
C395	20.00'	31.69'	20.28'	28.48'	N23°29'14"E	090°47'23"
C396	3255.06'	36.39'	18.19'	36.39'	N22°13'40"W	000°38'26"
C397	3255.06'	50.76'	25.38'	50.76'	N22°59'42"W	000°53'37"
C398	3255.06'	50.76'	25.38'	50.76'	N23°53'18"W	000°53'37"
C399	3255.06'	50.76'	25.38'	50.76'	N24°46'55"W	000°53'37"
C400	3255.06'	50.76'	25.38'	50.76'	N25°40'32"W	000°53'37"
C401	3255.06'	23.10'	11.55'	23.10'	N26°19'32"W	000°24'24"
C402	40.00'	14.93'	7.55'	14.84'	N37°13'21"W	021°23'14"
C403	70.00'	13.55'	6.80'	13.55'	S42°22'08"E	011°05'41"
C404	70.00'	45.64'	23.66'	44.83'	S18°08'38"E	037°21'18"
C405	70.00'	42.96'	22.18'	42.29'	S18°06'50"W	035°09'39"
C406	70.00'	46.04'	23.89'	45.21'	S54°32'06"W	037°40'53"
C407	936.34'	12.81'	6.41'	12.81'	S86°51'58"E	000°47'03"
C408	40.00'	14.75'	7.46'	14.67'	N72°42'02"E	021°08'04"
C409	40.00'	14.75'	7.46'	14.67'	N72°42'02"E	021°08'04"
C410	627.00'	24.59'	12.30'	24.59'	S63°15'25"W	002°14'50"
C411	627.00'	53.19'	26.61'	53.18'	S66°48'40"W	004°51'39"
C412	627.00'	58.25'	29.15'	58.23'	S71°54'11"W	005°19'23"
C413	627.00'	60.32'	30.18'	60.29'	S77°19'14"W	005°30'42"
C414	626.99'	0.24'	0.12'	0.24'	S80°05'14"W	000°01'19"
C415	200.00'	22.50'	11.26'	22.49'	N76°52'31"E	006°26'47"
C416	200.00'	11.06'	5.53'	11.06'	S75°14'13"W	003°10'11"
C417	200.00'	14.99'	7.50'	14.99'	S78°58'09"W	004°17'41"
C418	20.00'	31.76'	20.34'	28.52'	N35°37'37"E	090°58'44"
C419	3180.50'	32.48'	16.24'	32.48'	N10°09'18"W	000°35'07"
C420	3180.50'	510.94'	255.59'	509.54'	N15°02'32"W	009°11'21"
C421	965.50'	116.31'	58.22'	116.23'	N23°05'16"W	006°54'07"
C422	965.50'	32.47'	16.24'	32.47'	N27°30'08"W	001°55'37"
C423	20.00'	33.25'	21.92'	29.55'	N76°05'27"W	095°15'00"
C424	20.00'	26.36'	15.49'	24.49'	S18°31'23"W	075°31'21"
C425	20.00'	31.42'	20.00'	28.28'	N77°31'24"W	090°00'00"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C426	473.00'	38.44'	19.23'	38.43'	N30°11'42"W	004°39'25"
C427	20.00'	20.00'	31.42'	20.00'	N17°08'02"E	090°00'00"
C428	20.00'	45.19'	42.37'	36.17'	S53°08'10"E	129°27'40"
C429	50.00'	23.87'	12.17'	23.64'	N02°04'54"W	027°21'07"
C430	50.00'	38.05'	20.00'	37.29'	N37°33'34"W	043°36'15"
C431	50.00'	35.00'	18.25'	34.29'	N79°25'05"W	040°06'45"
C432	50.00'	35.00'	18.25'	34.29'	S60°28'10"W	040°06'45"
C433	50.00'	35.00'	18.25'	34.29'	S20°21'25"W	040°06'45"
C434	50.00'	39.28'	20.72'	38.28'	S22°12'19"E	045°00'41"
C435	50.00'	19.74'	10.00'	19.61'	S56°01'09"E	022°37'00"
C436	20.00'	45.19'	42.37'	36.17'	N02°35'49"W	129°27'40"
C437	30.00'	47.12'	30.00'	42.43'	S72°52'00"E	090°00'00"
C438	527.00'	39.68'	19.85'	39.67'	N30°01'25"W	004°18'51"
C439	527.00'	38.83'	19.42'	38.82'	N34°17'30"W	004°13'18"
C440	20.00'	31.97'	20.56'	28.67'	S09°23'16"W	091°34'51"
C441	2104.00'	41.59'	20.80'	41.59'	S55°44'40"W	001°07'58"
C442	2104.00'	42.80'	21.40'	42.80'	S56°53'37"W	001°09'56"
C443	20.00'	32.59'	21.21'	29.10'	S14°09'32"W	093°21'52"
C444	527.00'	42.83'	21.43'	42.82'	N30°11'42"W	004°39'25"
C445	20.00'	31.42'	20.00'	28.28'	S72°52'00"E	090°00'00"
C446	20.00'	31.42'	20.00'	28.28'	N17°08'02"E	090°00'00"
C447	20.00'	16.69'	8.87'	16.21'	N51°46'40"W	047°49'21"
C448	50.00'	18.32'	9.26'	18.22'	S65°11'30"E	020°59'42"
C449	50.00'	44.98'	24.14'	43.48'	S28°55'28"W	031°32'39"
C450	50.00'	37.98'	19.96'	37.07'	S18°36'40"W	043°31'21"
C451	50.00'	37.98'	19.96'	37.07'	S62°08'01"W	043°31'21"
C452	50.00'	37.98'	19.96'	37.07'	N74°20'39"W	043°31'21"
C453	50.00'	44.98'	24.14'	43.48'	N26°48'39"W	051°32'39"
C454	50.00'	18.32'	9.26'	18.22'	N09°27'31"E	020°59'41"
C455	20.00'	16.69'	8.87'	16.21'	S03°57'19"E	047°49'21"
C456	20.00'	31.31'	19.89'	28.21'	S72°42'44"E	089°41'28"
C457	527.00'	80.51'	40.33'	80.43'	S66°49'07"W	008°45'10"
C458	527.00'	23.22'	11.61'	23.21'	S72°27'26"W	002°31'27"
C459	30.00'	46.51'	29.39'	41.99'	N29°18'27"E	088°49'25"
C460	2999.00'	36.63'	18.31'	36.63'	N15°27'16"W	000°41'59"
C461	2999.00'	68.53'	34.26'	68.52'	N16°27'32"W	001°18'33"
C462	2999.00'	68.53'	34.26'	68.52'	N17°46'09"W	001°18'33"
C463	2999.00'	63.55'	31.78'	63.55'	N19°01'47"W	001°12'51"
C464	784.00'	18.23'	9.11'	18.23'	N20°18'10"W	001°19'55"
C465	784.00'	92.68'	46.39'	92.67'	N24°21'19"W	006°46'23"
C466	20.00'	33.50'	22.20'	29.72'	N75°43'43"W	095°58'26"
C467	527.00'	18.94'	9.47'	18.94'	N57°18'50"E	002°03'32"
C468	527.00'	22.97'	11.49'	22.97'	S59°35'31"E	002°29'52"
C469	20.00'	31.42'	20.00'	28.28'	N12°28'36"E	090°00'00"
C470	2158.00'	38.53'	19.26'	38.53'	S56°57'54"W	001°01'23"
C471	2158.00'	49.87'	24.93'	49.87'	S55°47'30"W	001°19'26"
C472	2158.00'	49.87'	24.93'	49.87'	S54°28'03"W	001°19'26"
C473	2158.00'	49.87'	24.93'	49.87'	S53°08'37"W	001°19'26"
C474	2158.00'	49.87'	24.93'	49.87'	S51°49'11"W	001°19'26"
C475	2158.00'	49.87'	24.93'	49.87'	S50°29'44"W	001°19'26"
C476	2158.00'	49.87'	24.93'	49.87'	S49°10'18"W	001°19'26"
C477	2158.00'	27.65'	13.83'	27.65'	S48°08'33"W	000°44'03"
C478	30.00'	49.00'	31.93'	43.73'	S85°26'13"E	093°34'31"
C479	3355.67'	78.08'	39.04'	78.08'	N39°18'57"W	001°20'00"
C480	3355.67'	75.67'	37.84'	75.67'	N40°37'42"W	001°17'31"
C481	30.00'	46.70'	29.58'	42.13'	S03°19'31"W	089°11'59"
C482	2373.00'	25.34'	12.67'	25.34'	S48°13'52"W	000°36'42"
C483	2373.00'	53.70'	26.85'	53.70'	S49°11'07"W	001°17'48"
C484	2373.00'	54.84'	27.42'	54.83'	S50°29'44"W	001°19'26"
C485	2373.00'	54.84'	27.42'	54.83'	S51°49'11"W	001°19'26"
C486	2					

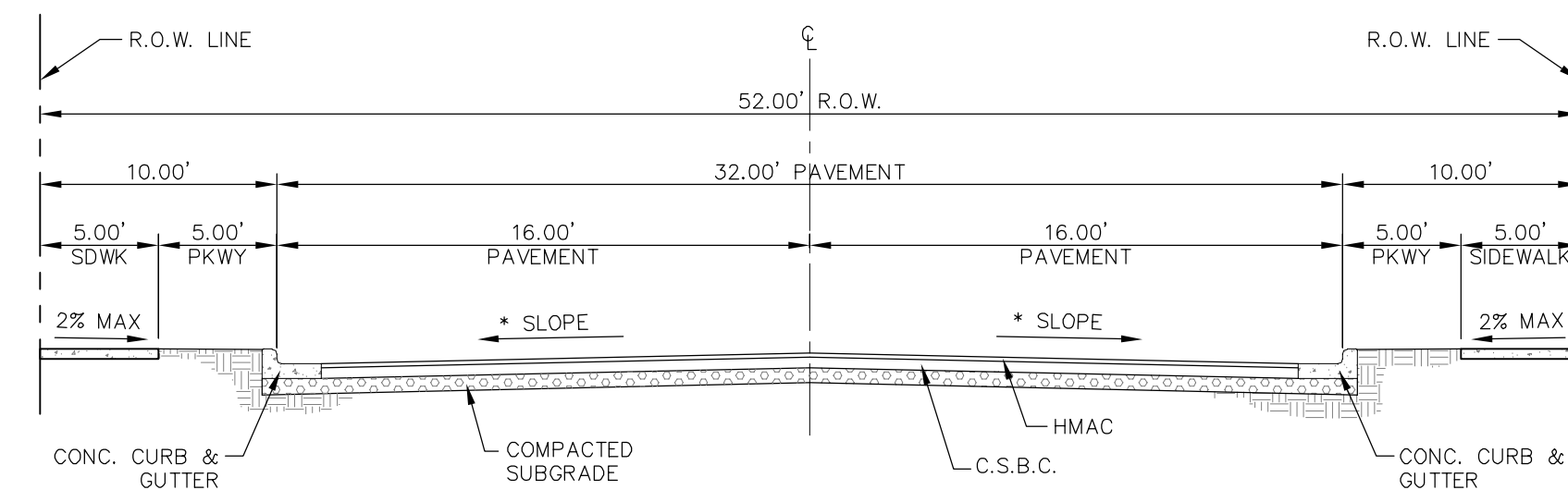
VERDANCIA UNIT ONE SUBDIVISION

BEING ALL OF TRACT 1, 2F, 3D AND 3H, AND A
PORTION OF TRACT 2, 3 AND 3B, SECTION 30,
BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC
RAILWAY COMPANY SURVEY, EL PASO COUNTY TEXAS.
CONTAINING 103.02 ACRES ±

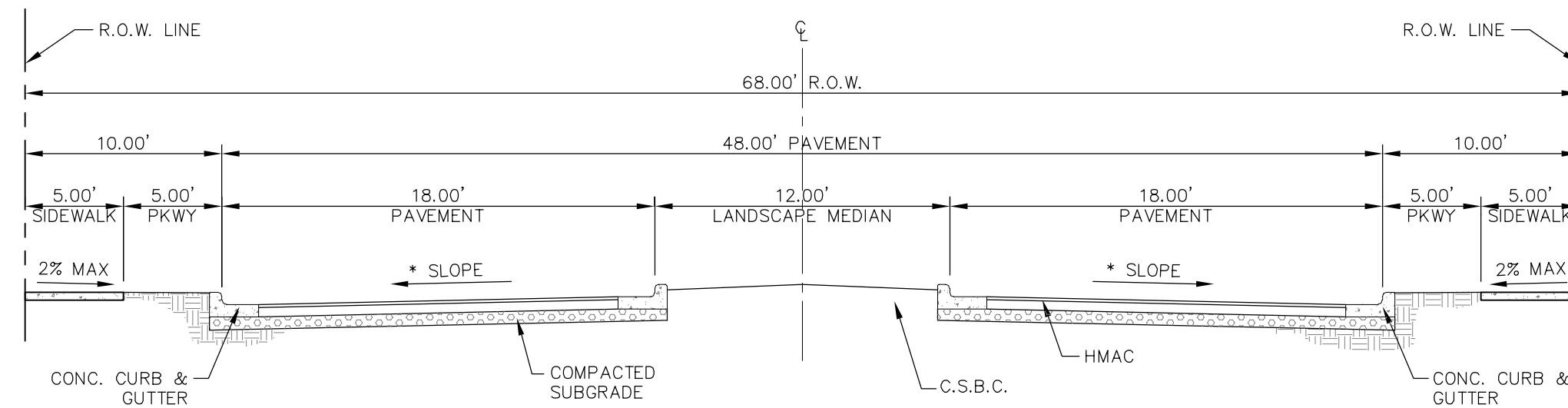
SHEET 5 OF 5



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



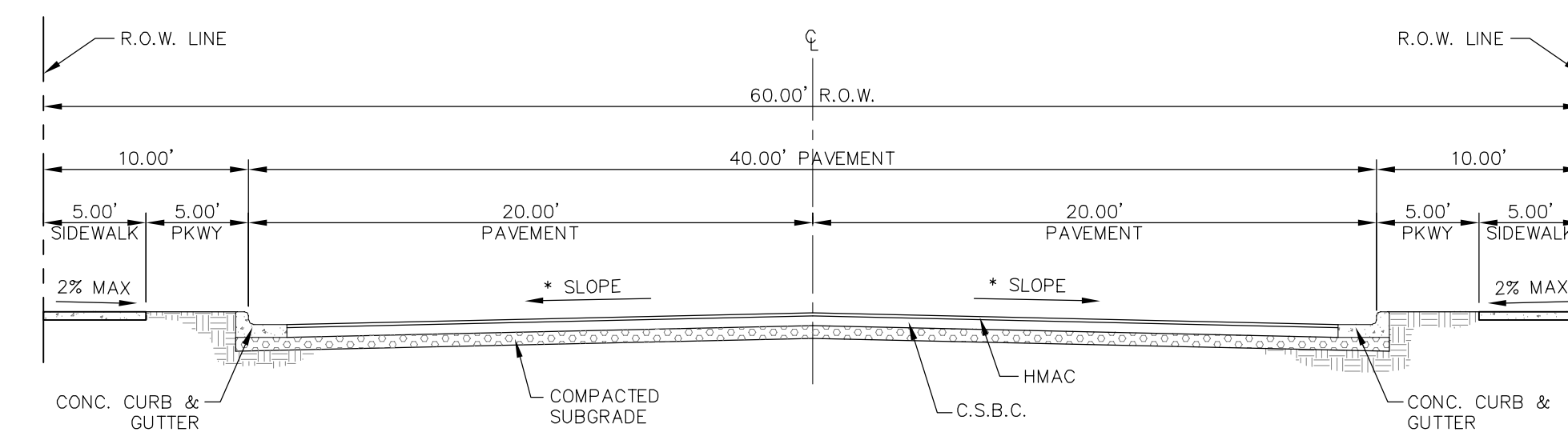
EXISTING TYPICAL 52' ROW STREET SECTION DETAIL
(RESIDENTIAL SUB-COLLECTOR)
SCALE: N.T.S.



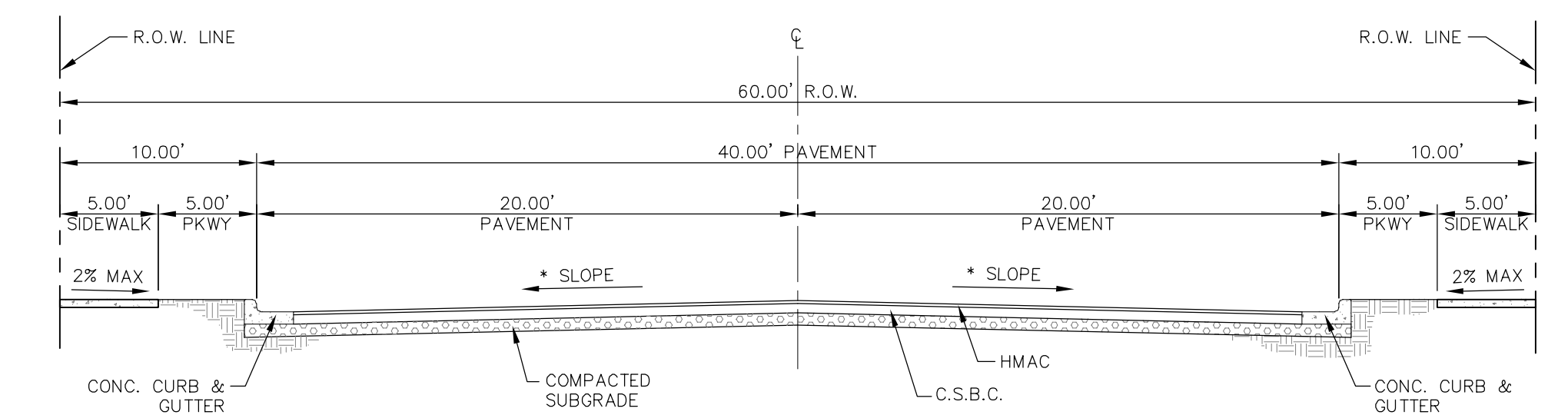
NOTE:

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

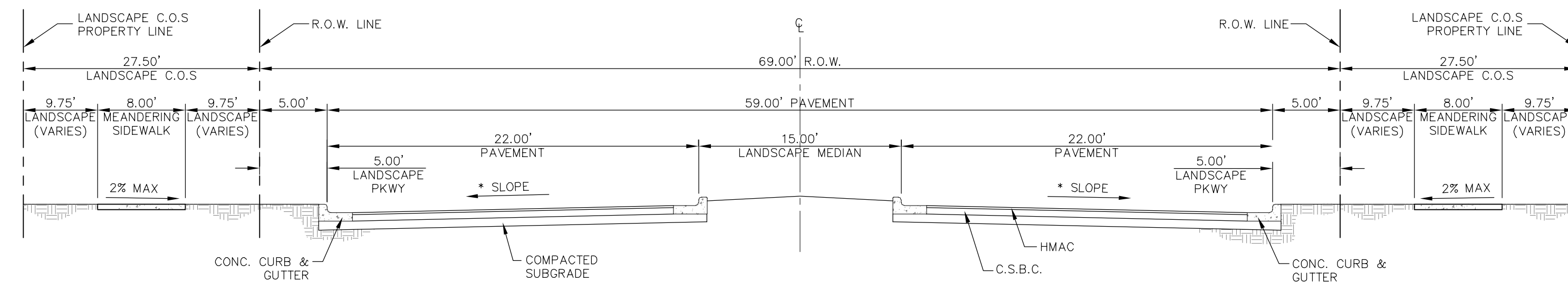
PROPOSED TYPICAL 68' ROW STREET SECTIONS DETAIL @ ENHANCED ENTRANCES
(RESIDENTIAL COLLECTOR)
SCALE: N.T.S.



PROPOSED TYPICAL 60' ROW STREET SECTIONS DETAIL
(DESERT SPRING DRIVE RESIDENTIAL COLLECTOR)
SCALE: N.T.S.



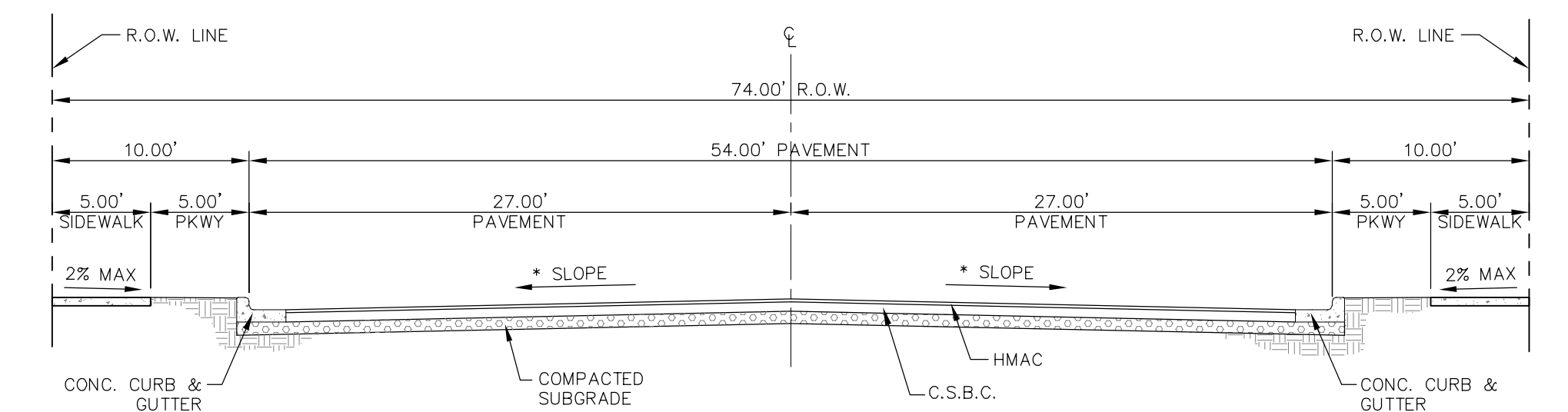
EXISTING TYPICAL 60' ROW STREET SECTIONS DETAIL
(DESERT SPRING DRIVE RESIDENTIAL COLLECTOR)
SCALE: N.T.S.



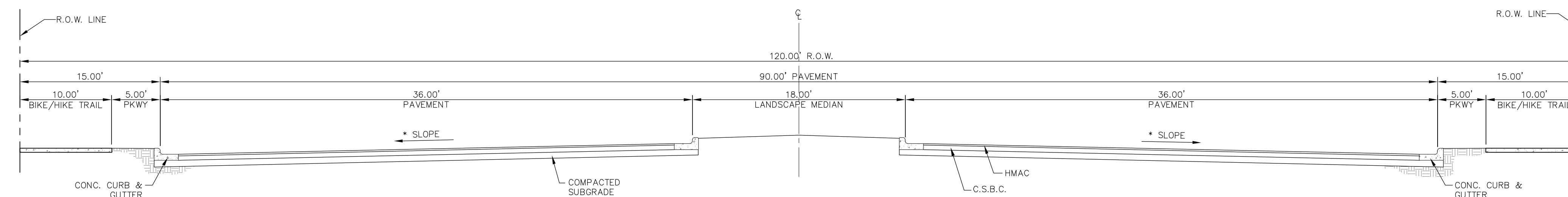
NOTE:

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

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



EXISTING TYPICAL 74' ROW STREET SECTIONS DETAIL
(PASEO DEL ESTE BOULEVARD COLLECTOR ARTERIAL)
SCALE: N.T.S.



EXISTING 120' ROW STREET WITH HIKE/BIKE TRAIL SECTIONS DETAIL @ EASTLAKE BOULEVARD
SCALE: N.T.S.



September 30, 2024

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

Attention: Mr. Art Rubio,
Chief Planner

Reference: Verdancia Unit One Subdivision – Modification Request Letter - **REVISED**

Dear Mr. Rubio:

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

1. Modification from a 52-ft wide residential sub-collector street right-of-way to a 54-ft wide street right-of-way at all local residential sub-collector streets. The 54-ft street will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks and a 34-ft wide pavement structure with curb & gutter.
2. Modification to use a 60-ft wide street right-of-way residential collector, which consist of two 5-ft parkways, two 5-ft wide concrete sidewalks, a 40-ft wide pavement structure with curb & gutter. This right-of-way will be consistent with the adjacent existing residential collector street of Desert Springs Dr. to the west.
3. Modification to use a 68-ft wide residential collector at enhanced neighborhood entrances. The 68-foot street will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks, two 18-ft wide pavement structures and a 12-ft raised landscape median with curbs & gutter. Landscape areas will be maintained by the HOA.
4. Modification from an existing 74-ft wide collector arterial street right-of-way to a 69-ft wide collector arterial street right-of-way, along Paseo Del Este Blvd. The proposed 69-ft collector arterial street will consist of two 5-ft landscape parkways, two 22-ft wide pavement structures and a 15-ft raised landscape median, with curbs & gutter. The sidewalk will consist of an 8-ft wide concrete structure and will be located adjacent to this right-of-way, and meandering within the abutting Common Open Space 27.5-ft wide landscaped buffer. This will provide a visually appealing and safe walking trail along this corridor. Landscape areas will be maintained by the HOA.
5. Modification from a 50-foot radius cul-de-sac street to a 50-ft and a 53 ½ -foot radius cul-de-sac with interior parking/landscape islands. The proposed cul-de-sac and parking/landscape islands will enhance the neighborhood character, reduce the impervious surface, and aid to eliminate typical cul-de-sac “stack” parking, while maintaining adequate room for emergency vehicle turning movement. Landscape areas will be maintained by the HOA.



Mr. Art Rubio, Chief Planner
Verdancia Unit One - Modification Request-Revised
September 30, 2024

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

Sincerely,
CEA Group

A handwritten signature in blue ink, appearing to read 'Jorge Grajeda', written over a faint, larger version of the signature.

Jorge Grajeda, P.E.
Project Manager

I-2090-028-verdanciaunitonesubd._thc modificationrequest.ar.30sept.2024
JG/jg

Attachment: Preliminary Plat & Exhibits

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

RESOLUTION

TOWN OF HORIZON CITY

That the Mayor be authorized to sign the revised Interlocal Agreement with the City of El Paso for Animal Welfare Services in FY 2025 on behalf of the Town of Horizon City and that payment in the amount of \$55,318.00 as specified therein is also authorized.

Passed and approved the ____ day of _____ 2024

TOWN OF HORIZON CITY

By: _____
Andres Rentería, Mayor

ATTEST:

By: _____
Elvia Schuller, TRMCP

APPROVED AS TO FORM:

By: _____
Sylvia Borunda Firth
Assistant City Attorney

INTERLOCAL AGREEMENT FOR ANIMAL WELFARE SERVICES

This Agreement is entered into between the COUNTY OF EL PASO, TEXAS ("County of El Paso") and Horizon City, Texas ("Horizon City") by and through their duly authorized officials, pursuant to the Interlocal Cooperation Act.

RECITALS

WHEREAS, the County of El Paso and Horizon City are authorized to enter into this Agreement pursuant to the Interlocal Cooperation Act, Chapter 791, Texas Government Code; and

WHEREAS, the El Paso County Animal Welfare Department employs animal welfare officers; and

WHEREAS, this Agreement for interlocal cooperation for the County of El Paso to provide certain animal welfare services to Horizon City is necessary for the mutual advancement of the health and general welfare of the citizens of all jurisdictions concerned; and

WHEREAS, Horizon City desires to have the County of El Paso's designated local rabies control authority serve as Horizon City's designated authority, as necessary pursuant to state law; and

FOR THESE REASONS, and in consideration of the mutual promises contained in this Agreement, the County of El Paso and Horizon City mutually agree as follows:

I. SCOPE OF SERVICES

The County of El Paso shall perform the following animal welfare services by and through the El Paso County Animal Welfare Department under the terms and conditions hereinafter stated, and Horizon City hereby accepts and agrees to the following terms and conditions:

- A. The County of El Paso agrees to provide animal welfare services as determined to be appropriate by the El Paso County Animal Welfare Department staff and as required by law, including, but not limited to, investigating citizen complaints, conducting periodic patrols to proactively enforce appropriate City, County, and/or State animal-related rules and laws and engaging in the impoundment of stray animals, investigation of animal bite reports, quarantine of animals involved in bites, investigation of allegations of animal cruelty, and the euthanasia of

animals as necessary. The El Paso County Animal Welfare Department will not respond to complaints regarding barking dogs or noisy dogs.

- B. Any animals impounded by the El Paso County Animal Welfare Department shall be delivered to the Shelter designated by Horizon City. Horizon City is responsible for any and all Shelter costs and fees, including, but not limited to, shelter impoundment fees, daily kenneling fees, vaccination fees, and spay/neuter fees.
- C. Any stray cat trapped by the El Paso County Animal Welfare Department shall be placed in a trap•neuter-return program and shall be returned by the El Paso County Animal Welfare Department to the location where it was trapped. Trap-neuter-return is the process of humanely trapping, sterilizing, vaccinating for rabies, ear tipping, and returning a cat to the location where it was trapped. Horizon City shall be responsible for any fees or costs related to the sterilization, vaccination, or ear tipping of the cat.
- D. Any time the El Paso County Animal Welfare Units are temporarily unavailable, the municipal police department or marshal shall respond to animal welfare calls, including but not limited to dangerous animal calls, to assess the situation and, when necessary, take immediate action.
- E. The County of El Paso agrees to provide periodic free and/or low-cost spay/neuter events for low-income residents of Horizon City. The date, time, location, and frequency of these events shall be determined by the El Paso County Animal Welfare Department.
- F. Nothing within the terms of this Agreement shall require the County of El Paso to purchase additional equipment or hire additional personnel in order to comply with the terms of this Agreement.
- G. The County of El Paso agrees that it will keep accurate records of all services provided to Horizon City pursuant to this Agreement as part of its routine data collection processes and shall report such activities to Horizon City on a monthly basis via email.

II. LOCATION OF PERFORMANCE

The place where the services are to be performed is in Horizon City, Texas.

III. DESIGNATION OF LOCAL RABIES CONTROL AUTHORITY

The Parties agree that the individual or entity designated by the County of El Paso to serve as the local rabies control authority will serve as the local rabies control authority for Horizon City's designated authority, as necessary pursuant to Section 826.017, Texas Health and Safety Code.

IV. COUNTY ANIMAL REGULATIONS

The Parties acknowledge that the October 24, 2016 El Paso County Animal Regulations Order of the El Paso County Commissioners' Court, and any lawfully adopted successor orders and animal regulations, shall apply within the jurisdictional areas of Horizon City.

- A. The El Paso County Animal Welfare Department Office will enforce the October 24, 2016 El Paso County Animal Regulations Order of the El Paso County Commissioners' Court, and any lawfully adopted successor orders and animal regulations, within the jurisdictional areas of Horizon City.
- B. If Horizon City adopts animal regulations that supersede the County of El Paso animal regulations, the El Paso County Animal Welfare Department will enforce those municipal animal regulations to the extent that they are consistent with the County of El Paso animal regulations.
 1. To the extent allowed by law, Horizon City agrees to pass all ordinances and resolutions necessary to give the El Paso County Animal Welfare Department the authority to issue citations for violations of any municipal animal regulations.
 2. Horizon City will be responsible for making arrangements with the El Paso County Animal Welfare Department to provide a copy of any municipal animal regulations and municipal citation books. Horizon City shall provide the County a copy of any new or updated municipal ordinances relevant to this Agreement thirty calendar days prior to the effective date of the same. Additionally, Horizon City shall provide the County a copy of all current and relevant statutes for the County's enforcement on or before October 1st each year that this Agreement is in effect. The County will only enforce the ordinances or Orders adopted and provided by Horizon City according to this section.

3. The County of El Paso agrees that any citations issued for the violation of a municipal animal regulation will be filed with Horizon City Municipal Court. It is agreed that the appropriate personnel from the El Paso County Animal Welfare Department will be administratively directed to be present at such times as court sessions are set and cases involving said citations are on the court's docket, without the necessity for the issuance of a subpoena. Horizon City Municipal Court will provide reasonable notice of any case settings to the El Paso County Animal Welfare Department.

V. TIMES OF PERFORMANCE

The County of El Paso shall commence the provision of its services on the 1st day of January 2025 and shall terminate on the 31st day of December 2025, regardless of the date of execution of this Agreement, and which shall serve as the term of this Agreement. The County shall have the option to renew this agreement for five one-year terms upon the same terms and conditions contained in this agreement by providing written notice to Horizon City.

VI. COMPENSATION

- A. Horizon City agrees to pay FIFTY-FIVE THOUSAND THREE HUNDRED AND EIGHTEEN DOLLARS (\$55,318) for services rendered in accordance with this Agreement for year one. Payments shall be made in three equal, consecutive monthly installments, each in the amount of EIGHTEEN THOUSAND FOUR HUNDRED AND THIRTY NINE AND 34/100 DOLLARS (\$18,439.34) with the first payment due and payable on the 2nd day of January 2025 or within 15 days after the date that Horizon City signs this Agreement, whichever is later.
- B. Horizon City agrees to pay FIFTY-FIVE THOUSAND THREE HUNDRED AND EIGHTEEN DOLLARS (\$55,318) for services rendered in accordance with this Agreement for year two. Payments shall be made in three equal, consecutive monthly installments, each in the amount of EIGHTEEN THOUSAND FOUR HUNDRED AND THIRTY NINE AND 34/100 DOLLARS (\$18,439.34) with the first payment due and payable on the 2nd day of January 2026 or within 15 days after the date that Horizon City signs this Agreement, whichever is later.
- C. Horizon City agrees to pay FIFTY-FIVE THOUSAND THREE HUNDRED AND EIGHTEEN DOLLARS (\$55,318) for services rendered in accordance with this Agreement for year three. Payments shall be made in three equal, consecutive monthly installments, each in the amount of EIGHTEEN THOUSAND FOUR HUNDRED AND THIRTY NINE AND 34/100 DOLLARS (\$18,439.34) with the first payment due and payable on the 2nd day of January 2027 or within 15 days after the date that Horizon City signs this Agreement, whichever is later.

Payments submitted under this Agreement shall be made payable to the County of El Paso, Attn: El Paso County Auditor, 320 S. Campbell, 1st Floor, El Paso, Texas 79901.

VII. TERMINATION

This Agreement may be terminated by either Party, without cause, by written notice received via certified mail at least forty-five (45) calendar days in advance of the effective date of termination.

VIII. MISCELLANEOUS

- A. Notice. Unless otherwise provided herein, all notices or other communication required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if delivered personally in hand or sent by certified mail, return receipt requested, postage prepaid and addressed to the appropriate party at the following address or to any other person at any other address as may be designated in writing by the Parties. Notices are effective upon receipt. Parties may change their notice information in the same manner.

COUNTY: El Paso County Animal Welfare Department
9521 Socorro Rd. Suite B3
El Paso, Texas 79927

cc: Lorena Rodriguez
County Contract Administrator
500 E. San Antonio,
Room 302
El Paso, Texas 79901

HORIZON
CITY: Andres Renteria
Mayor, Horizon City
14999 Darrington
Horizon City, TX 79928

- B. Governing Law. This Agreement and the rights and obligations of the Parties hereto shall be governed by, and construed according to, the laws of the State of Texas, except as specifically noted. Venue shall lie in El Paso County, Texas.
- C. Entire Agreement: Amendment. This Agreement constitutes the entire agreement of the Parties and is intended as a complete and exclusive statement of the promises, representations, negotiations, discussions, and agreements that have been made in connection with the subject matter. No modifications or amendments to this Agreement shall be binding upon the Parties unless the same is in writing and signed by the respective Parties hereto. All prior negotiations, agreements, and understandings with respect to the subject matter of this Agreement are superseded hereby.
- D. Waiver of Breach. The waiver by either party of a breach or violation of any provision of this Agreement shall not operate as, or be construed to be, a waiver of any subsequent breach of the same or other provision hereof.
- E. Severability. In the event any provision of this Agreement is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of the Agreement, which shall remain in full force and effect and enforceable in accordance with its terms.
- F. Force Majeure. Neither party shall be held responsible for any delay or failure in performance to the extent that such delay or failure is caused by fire, flood, explosion, war, strike, embargo, government regulation, civil or military authority, acts of God, acts or omissions of carriers, or other similar causes beyond their control.
- G. Severability. A future finding of invalidity of any provision of this Agreement does not affect the validity of any remaining provisions of this Agreement.
- H. Sovereign Immunity Acknowledged and Retained. The Parties acknowledge and agree that no provision of this Agreement is in any way intended to constitute a waiver by the County of any immunities from suit or liability that the County may have by operation of law. The County retains all governmental immunities.
- I. No Personal Liability. This Agreement does not create any personal liability on the part of any employee, officer, or agent of any public body that may be a Party to this Agreement.
- J. Compliance with Laws. The parties will comply with all applicable laws, administrative orders, and any rules or regulations relating to the obligations under this Agreement.
- K. Counterparts. This Agreement may be executed in multiple counterparts which, when taken together, shall be considered as one original.

IN WITNESS WHEREOF, the Parties have executed this Agreement in their official capacities, with legal authority to do so.

COUNTY OF EL PASO

Ricardo A. Samaniego Date
County Judge

Crystal Reyes Date
Interim Director of Animal
Welfare Department

HORIZON CITY

Andres Renteria Date
Mayor

RESOLUTION

TOWN OF HORIZON CITY

That the Mayor be authorized to sign the revised Interlocal Agreement with the City of El Paso for Public Health Services in FY 2025 and the HIPAA Business Associate Agreement on behalf of the Town of Horizon City and that payment in the amount of \$221,749.00 as specified therein is also authorized.

Passed and approved the ___ day of _____ 2024

TOWN OF HORIZON CITY

By: _____
Andres Rentería, Mayor

ATTEST:

By: _____
Elvia Schuller, TRMCP

APPROVED AS TO FORM:

By: _____
Sylvia Borunda Firth
Assistant City Attorney

STATE OF TEXAS)
)
COUNTY OF EL PASO)

INTERLOCAL AGREEMENT

THIS AGREEMENT is entered into on the last listed approved date below between the CITY OF EL PASO, TEXAS (“City of El Paso”, “Party”) and the Town of Horizon City, TEXAS (“Town of Horizon City”, “Party”) and collectively known as (“Parties”), by and through its duly authorized officials, pursuant to the Interlocal Cooperation Act.

RECITALS

WHEREAS, the City of El Paso and Town of Horizon City are authorized to enter into this Agreement pursuant to the Interlocal Cooperation Act, Chapter 791, Texas Government Code; and

WHEREAS, the City of El Paso has a Department of Public Health; and

WHEREAS, this Agreement for interlocal cooperation for the City of El Paso to provide certain public health services to Town of Horizon City is necessary for the mutual advancement of the health and general welfare of the citizens of all jurisdictions concerned; and

WHEREAS, Town of Horizon City desires to have the City of El Paso’s appointed health authority serve as Town of Horizon City ’s health authority; and

WHEREAS, Town of Horizon City will make available and/or transfer to the City of El Paso certain information, in conjunction with goods or services that are being provided by the City of El Paso to Town of Horizon City, which is confidential and must be afforded special treatment and protection; and

WHEREAS, the City of El Paso will also have access to and/or receive from Town of Horizon City certain information that can be used or disclosed only in accordance with this Agreement, the Texas Medical Records Privacy Act and the HHS Privacy Regulations; and

WHEREAS, the City of El Paso will include Town of Horizon City in public health research projects, to examine health conditions in Town of Horizon City, when funded by the State of Texas or the federal government and when research protocols are indicated for areas beyond the urban borders of the City of El Paso.

FOR THESE REASONS, and in consideration of the mutual promises contained in this Agreement, Town of Horizon City and the City of El Paso mutually agree as follows:

1. **SCOPE OF SERVICES.**

1.1 The City of El Paso shall perform the following public health related services by and through its Department of Public Health under the terms and conditions hereinafter stated, and Town of Horizon City hereby accepts and agrees to the following terms and conditions:

1.1.1 The City of El Paso will issue permits and provide inspection services of food establishments at a frequency and in accordance with recommended protocols as established by the Texas Department of State Health Services (DSHS). The City of El Paso will provide enforcement of applicable State laws and regulations as appropriate to help reduce the risk of foodborne illnesses in said establishments. Appropriate and customary fees will be charged to the establishments, as permitted by law.

1.1.1.1 The City of El Paso will provide food handler and food manager training in accordance with the Texas Food Establishment Rules found at 25 TAC 228.

1.1.2 The City of El Paso will provide public health related complaint investigation/enforcement services as determined to be appropriate by City of El Paso staff for those conditions that violate the Texas Health and Safety Code and applicable Town of Horizon City ordinances.

1.1.3 The City of El Paso will provide communicable disease investigation services for the purpose of tracking communicable diseases and helping to reduce transmission in accordance with appropriate epidemiological intervention. Services will be provided in a manner and at a frequency that is consistent with standard public health practices.

1.1.4 The City of El Paso will provide immunization services to residents of Town of Horizon City to include but not be limited to adult, adolescent and childhood immunizations as recommended by the Texas DSHS. Appropriate and customary fees will be charged to those receiving these services.

- 1.1.5 The City of El Paso will provide tuberculosis and sexually transmitted disease control services to residents of Town of Horizon City. Services may include testing, treatment and investigation of contacts, as appropriate. Appropriate and customary fees will be charged to those receiving these services.
- 1.1.6 The City of El Paso will provide Women, Infants and Children (WIC) Nutrition services to residents of Town of Horizon City in accordance with Texas DSHS requirements. Services may include medical health assessment, nutrition, breast-feeding promotion, social service referral, and food benefit issuances, as appropriate.
- 1.1.7 The City of El Paso will provide pediatric dental services to residents living in Town of Horizon City in accordance with Texas Title V requirements and in accordance with Texas Medicaid waiver guidelines. Services may be provided in the Department of Public Health's licensed dental facility in the City of El Paso or by use of the City of El Paso's Mobile Dental clinic beyond the City limits.
- 1.1.8 The City of El Paso will provide informational programs including but not limited to injury prevention, asthma, diabetes, abstinence, maturation/puberty, and tobacco use prevention. These services are generally provided to Town of Horizon City's residents at local school facilities through the City of El Paso's Health Education Program.
- 1.2 The City of El Paso shall perform the following environmental services by and through its Department of Environmental Services under the terms and conditions hereinafter stated, and Town of Horizon City hereby accepts and agrees to the following terms and conditions:
 - 1.2.1 The City of El Paso **will not** provide Vector services to Town of Horizon City for vector control services such as mosquito control services, including but not limited to, collecting and identifying mosquito species, larviciding, adulticiding, providing enforcement of violations that create mosquito harborage as appropriate, tracking of vector-borne disease, and educating the public regarding disease prevention strategies.

- 1.2.2 The City of El Paso will include the jurisdictional areas of Town of Horizon City within its programs and services for the purpose of the enhancement of the air quality, to include but not be limited to, routine ambient air monitoring, analysis of gasoline samples to ensure compliance with oxygen content, and investigation and enforcement of air-related nuisances and other requirements as set forth by the Texas Commission on Environmental Quality and/or the United States Environmental Protection Agency as appropriate.
- 1.3 The City of El Paso agrees that in accordance with the provisions of any and all grants from federal and state agencies that are awarded on a county-wide basis, the City of El Paso will provide services in the jurisdictional areas of the Town of Horizon City as required under these grant provisions. Provided, however, nothing in this Agreement shall obligate the City of El Paso to perform services if the grant funds relating to a particular grant are not currently being paid to the City of El Paso, and, in any such instances, the Director of the City of El Paso's Department of Public Health shall give written notice to Town of Horizon City that the City of El Paso is not providing the particular services for the reason that it has not received funding under the applicable grant. The City of El Paso will provide written notice to Town of Horizon City of grant funding which becomes discontinued or terminated, and any election by the City of El Paso not to seek the renewal of grants existing at the effective date of this Agreement.
- 1.4 To the extent allowed by law, Town of Horizon City agrees to pass all ordinances and resolutions necessary to give the City of El Paso and City of El Paso personnel jurisdiction to provide public health and environmental service functions in Town of Horizon City pursuant to the terms of this Agreement, including its extraterritorial jurisdiction, if any, where the providing of public health and other services is authorized by law, and including the power to issue citations and notices of violations for violations of any ordinances pertaining to the protection of the public health and that pertain to services the City of El Paso agrees to render in accordance with the terms of this Agreement.

- 1.5 The City of El Paso agrees that it will file citations, complaints and violations occurring within the territorial limits of Town of Horizon City through Town of Horizon City Municipal Court. It is agreed that the appropriate personnel from the City of El Paso will be administratively directed to be present at such times as court sessions are set and cases involving the City of El Paso are on the court's docket, without the necessity for the issuance of a subpoena. Town of Horizon City Municipal Court will provide reasonable notice of any case settings to the City of El Paso.
- 1.6 The City of El Paso will provide necessary training for employees utilized in providing services under this Agreement, as may be required by law or determined to be appropriate by the City of El Paso, and shall require all such personnel to maintain all required licenses and certifications in accordance with State and Federal laws.
- 1.7 Nothing within the terms of this Agreement shall require the City of El Paso to purchase additional equipment or hire additional personnel in order to comply with the terms of this Agreement.
- 1.8 The City of El Paso agrees that it will keep accurate records of all services provided to Town of Horizon City pursuant to this Agreement as part of its routine data collection processes and shall report such activities in its standardized records format to Town of Horizon City officials, as requested. However, the City of El Paso will not be required to furnish copies of any reports that are maintained on the City of El Paso's website and available to Town of Horizon City from the website.
- 1.9 On or before July 31, 2024, the City of El Paso shall provide to Town of Horizon City an initial projection based on the City Manager's filed proposed budget of Town of Horizon City's potential costs for a new Interlocal Agreement that, if agreed upon, would be effective September 1, 2024. The provision of this initial projection of potential costs will be used solely for the purposes of facilitating the budgeting process for the Town of Horizon City for its FY2025 budget.
- 1.10 It is understood and agreed to between the Parties that any portion of this Agreement providing for the delivery of public health services for which Town of

Horizon City does not grant legal authority shall be null and void and of no force and effect, and the City of El Paso shall not be obligated to provide those services.

2. **LOCATION OF PERFORMANCE.** The place where most services are to be performed is in Town of Horizon City, Texas, and any extraterritorial jurisdiction thereof where the City of El Paso may lawfully provide public health and environmental services as delegated and authorized under this Interlocal Agreement (jurisdictional areas of Town of Horizon City). Certain health services involving medical testing, treatment and laboratory analysis shall be performed at City Department of Public Health locations within the City of El Paso.

3. **APPOINTMENT OF HEALTH AUTHORITY.** The Parties agree that the individual appointed to serve as health authority for the City of El Paso will serve as the health authority for Town of Horizon City, in accordance with Section 121.028(c), Texas Health and Safety Code.

4. **TIMES OF PERFORMANCE.** The City of El Paso shall commence the provision of its services on the 1st day of September 2024, and shall terminate on the 31st day of August 2025, regardless of the date of execution of this Agreement.

4.1 In the event of a public health emergency, such as, but not limited to, a disaster declaration of Town of Horizon City, requiring, as a result of the emergency, specific health services from the City of El Paso after August 31, 2024, and prior to the signing of a subsequent Interlocal for health services between the Parties to this Agreement, the required services shall be provided by the City of El Paso to Town of Horizon City at the rate described in the present Agreement, and Town of Horizon City shall pay for said services at said rate within thirty (30) days of receipt of an invoice from the City of El Paso for said services.

5. **COMPENSATION.**

5.1 Town of Horizon City agrees to pay the amount not to exceed TWO HUNDRED TWENTY-ONE THOUSAND SEVEN HUNDRED FORTY-NINE DOLLARS AND NO/100 (\$221,749.00) for services rendered in accordance with this Agreement, excluding the services described in Section 4.1. Payments shall be made in equal quarterly installments, each in the amount of FIFTY-FIVE THOUSAND FOUR HUNDRED THIRTY-SEVEN DOLLARS AND 25/100 (\$55,437.25) with the first payment becoming due and payable on the 1st day of September 2024 or within 10 days after the date that Town of Horizon City signs

this Agreement, whichever is later. The quarterly installment described in this Section 5.1 does not include the services described in Section 4.1. The Cost Model attached hereto as Appendix A and Appendix B identifies the total cost of services offered by the City of El Paso to Town of Horizon City pursuant to this Agreement.

5.2 The Parties acknowledge that by not paying for vector services the City of El Paso will not be performing work to deal with an unexpected occurrence such as an outbreak, epidemic (i.e. Zika, cholera), or intervention of emerging or new diseases or public health threats (chemical or biological) in the jurisdictional areas of Town of Horizon City. Town of Horizon City shall provide vector services on their own accord at Town of Horizon City's expense. Town of Horizon City shall provide a contact person designated and disclosed to the Director of the Department of Public Health all required information in regards to public health threats, as applicable.

6. **PAYMENTS PURSUANT TO THIS AGREEMENT.** Payments submitted under this Agreement shall be made payable to the City of El Paso, Attn: Comptroller, PO Box 1890, El Paso, TX 79950-1890. In addition to the compensation provided for herein, the City of El Paso shall receive all proceeds received from inspection and permit fees collected in the Town of Horizon City. Such fees, when set or revised by Town of Horizon City and to the extent allowed by law, shall be set in the same amounts as the fees for the identical services or charges as made by the City of El Paso. All fees that Town of Horizon City collects for this purpose shall be paid to the City of El Paso on a quarterly basis, within thirty (30) days of the conclusion of the quarter. Town of Horizon City shall also provide the City of El Paso with a report indicating the amount of fees collected and the time period associated with such collection. In event that Town of Horizon City accrues an arrearage on payment, the City of El Paso Comptroller or any collection agency retained by the City to collect delinquent accounts may add a collection fee of 21% to the account receivable if owing to the City for more than sixty (60) days, pursuant to the El Paso City Code, Ordinance 14700.

7. **LAW GOVERNING CONTRACT.** The governing law for this Agreement shall be the laws of the State of Texas. The venue shall be in El Paso County, Texas.

7.1 *Authority of the City of El Paso.* Town of Horizon City expressly agrees that the City of El Paso shall have authority to enforce all laws and ordinances applicable to those public health and environmental services covered in this Agreement, within the incorporated city limits

and extraterritorial jurisdiction of Town of Horizon City, Texas. Town of Horizon City further agrees that, in the absence of any conflicting city ordinance, the City of El Paso shall have authority to enforce the laws of the State of Texas and the County of El Paso applicable to those public health and environmental services covered in this Agreement, within the incorporated city limits and extraterritorial jurisdiction of Town of Horizon City, Texas. Town of Horizon City shall provide certified copies of all Town of Horizon City, Texas Ordinances affecting public health and environmental regulation upon execution of this Agreement and as requested by the City of El Paso, and to provide copies of all such newly-adopted or amended ordinance within 10 days after adoption or amendment. Copies of such ordinances shall be sent to the Director of the City of El Paso Department of Public Health and to the Director of the City of El Paso Department of Environmental Services, as applicable.

7.2 *Privileges and Immunities.* All privileges and immunities from liability, exemptions from laws, ordinances and rules, pension, relief, disability, worker's compensation, and other benefits which apply to the activities of officers, agents, or employees of the City of El Paso when performing a function shall apply to such officers, agents, or employees to the same extent while engaged in the performance of any of their functions and duties under the terms and provisions of this Agreement. Each Party reserves, and does not waive, its rights of sovereign immunity and rights under the Texas Tort Claims Act.

7.3 *Governmental Function.* The Parties expressly agree that, in all things relating to this Agreement, the City of El Paso is performing a governmental function, as defined by the Texas Tort Claims Act. The Parties further expressly agree that every act or omission of the City of El Paso, which, in any way, pertains to or arises out of this Agreement falls within the definition of governmental function.

7.4 *Exclusion of Incidental and Consequential Damages.* Independent of, severable from, and to be enforced independently of any other enforceable or unenforceable provision of this Agreement, NEITHER PARTY WILL BE LIABLE TO THE OTHER PARTY (NOR TO ANY PERSON CLAIMING RIGHTS DERIVED FROM THE PARTY'S RIGHTS) FOR INCIDENTAL, CONSEQUENTIAL, SPECIAL, PUNITIVE, OR EXEMPLARY DAMAGES OF ANY KIND including lost profits, loss of business, or other economic damage, and further including

TOWN OF HORIZON CITY: Town of Horizon City
Attn: Mayor Andres Renteria
14999 Darrington Road
Horizon, Texas 79928

All payments by Town of Horizon City under this Agreement are payable only out of current Town of Horizon City revenues. In the event that funds relating to this Agreement do not become available, such as by Town of Horizon City City Council not appropriating the funds, Town of Horizon City shall have no future obligation to pay or perform any future services related herein to the City of El Paso for Town of Horizon City's fiscal year during which time such funding is not available or appropriated; however, all services that have been provided by the City of El Paso shall be paid in accordance with Sections 5 and 6 of this Agreement. Should Town of Horizon City experience a funding unavailability related to the services described in this Agreement, Town of Horizon City shall immediately provide written notification to the City of El Paso of such case and either Party may choose to terminate the Agreement subject to this Section 9. In the event that Town of Horizon City notifies the City of El Paso that Town of Horizon City is experiencing a funding unavailability related to this Agreement, the City of El Paso shall immediately cease providing the services described in this Agreement to Town of Horizon City except as required by related grant funding requirements to which the City of El Paso must adhere.

10. **INDEPENDENT CONTRACTORS.** The City of El Paso and Town of Horizon City are independent legal entities. Except to the extent required by section 437.009 of the Health and Safety Code, nothing in this Agreement shall be construed to create the relationship of employer and employee, or principal and agent, or any relationship other than that of independent parties contracting with each other solely for the purpose of carrying out the terms of this Agreement. Neither the City of El Paso nor Town of Horizon City nor any of their respective agents or employees shall control or have any right to control the activities of the other party in carrying out the terms of this Agreement.

13. **SEVERABILITY.** Every provision of this Agreement is intended to be severable. If any term or provision hereof is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of this Agreement.

14. **HEADINGS.** The headings of sections and subsections of this Agreement are for reference only and will not affect in any way the meaning or interpretation of this Agreement.

15. **ENTIRE AGREEMENT; AMENDMENTS.** This Agreement constitutes the entire understanding of the Parties hereto with respect to the subject matter hereof and no amendment, modification or alteration of the terms shall be binding unless the same is in writing, dated subsequent to the date hereof and duly executed by the Parties hereto. The Parties reserve the right to amend this Agreement in the event either Party should experience an unforeseen, significant impact to their respective budget allocated for the services addressed in this Agreement.

(Signature pages follow)

STATE OF TEXAS)
)
COUNTY OF EL PASO)

INTERLOCAL AGREEMENT

Signature page for the City of El Paso, Interlocal Agreement between the City of El Paso and Town of Horizon City.

APPROVED this _____ day of _____ 2024.

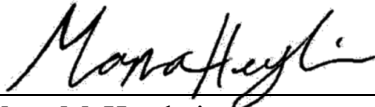
CITY OF EL PASO:

Oscar Leeser
Mayor

ATTEST:

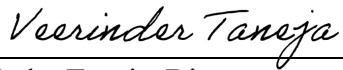
Laura D. Prine
City Clerk

APPROVED AS TO FORM:




Mona M. Heydarian
Assistant City Attorney

APPROVED AS TO CONTENT:



Veerinder Taneja, Director
Department of Public Health

APPROVED AS TO FORM:



Joyce Garcia
Assistant City Attorney

APPROVED AS TO CONTENT:



Forrest Clancy for Nicholas Ybarra
Nicholas Ybarra, Director
Environmental Services Department

(Signatures continue on the following page)

STATE OF TEXAS)
)
COUNTY OF EL PASO)

INTERLOCAL AGREEMENT

Signature page for Town of Horizon City, Interlocal Agreement between the City of El Paso and Town of Horizon City.

APPROVED this ____ day of _____, 20__.

Town of Horizon City

Mayor
Printed Name: _____

ATTEST:

APPROVED AS TO FORM:

Printed Name: _____
City Clerk, Town of Horizon City

Printed Name: _____
Attorney, Town of Horizon City

City of El Paso, Texas
 FY25 Interlocal Agreements Cost Model

Appendix A & B

PROGRAM	Municipality									Total Operational Cost
	El Paso	Anthony	Clint	Horizon	Socorro	Vinton	County	San Elizario		
Administration	\$ 6,483,237	\$ 35,061	\$ 8,815	\$ 214,788	\$ 327,650	\$ 25,634	\$ 1,075,928	\$ 96,616	\$ 8,267,731	
Administration (GF)	\$ 2,938,873	\$ 15,893	\$ 3,996	\$ 97,364	\$ 148,525	\$ 11,620	\$ 487,722	\$ 43,796	\$ 3,747,790	
Administration Support Services (GF)	\$ 3,544,364	\$ 19,168	\$ 4,819	\$ 117,424	\$ 179,125	\$ 14,014	\$ 588,206	\$ 52,820	\$ 4,519,941	
Percent of Total Cost	78.42%	0.42%	0.11%	2.60%	3.96%	0.31%	13.01%	1.17%	100.00%	
Population	678,815	3,671	923	22,489	34,306	2,684	112,653	10,116	865,657	
ESD Grand Total	\$ 1,117,531	\$ 6,042	\$ 266	\$ 6,961	\$ 62,938	\$ 4,418	\$ 182,822	\$ 16,730	\$ 1,397,708	
Vector Control	\$ 921,962	\$ 4,985	\$ -	\$ -	\$ 51,924	\$ 3,645	\$ 150,828	\$ 13,802	\$ 1,147,146	
Air Quality (per capita)	\$ 195,569	\$ 1,057	\$ 266	\$ 6,961	\$ 11,014	\$ 773	\$ 31,994	\$ 2,928	\$ 250,562	
GRAND TOTAL	\$ 7,600,768	\$ 41,103	\$ 9,081	\$ 221,749	\$ 390,588	\$ 30,052	\$ 1,258,750	\$ 113,346	\$ 9,665,439	
PREVIOUS FEE	\$ 6,923,679.89	\$ 38,754.70	\$ 9,114.25	\$ 203,941.64	\$ 365,338.13	\$ 27,501.46	\$ 1,178,947.07	\$ 103,028.56	\$ 8,850,305.69	
Variance 2024	677,088.38	2,348.35	(32.84)	17,807.67	25,250.16	2,550.93	79,803.03	10,317.50	815,133.17	
% Change	9.78%	6.06%	-0.36%	8.73%	6.91%	9.28%	6.77%	10.01%	9.21%	

APPENDIX C

STATE OF TEXAS)
)
COUNTY OF EL PASO)

HIPAA BUSINESS ASSOCIATE AGREEMENT

THIS AGREEMENT is entered into on _____, 2024, by and between the CITY OF EL PASO, TEXAS (“CITY”), as the Covered Entity, and Town of Horizon City (“BUSINESS ASSOCIATE”) by and through their duly authorized officials, in order to comply with 45 C.F.R. §164.502(e) and §164.504(e), governing protected health information (“PHI”) and business associates under the Health Insurance Portability and Accountability Act of 1996 (P.L. 104-191), 42 U.S.C. Section 1320d, et. seq., and regulations promulgated thereunder, as amended from time to time (statute and regulations hereafter collectively referred to as “HIPAA”). Covered Entity and Business Associate may be referred to herein individually as a “Party” or collectively as the “Parties”.

RECITALS

WHEREAS, CITY has engaged BUSINESS ASSOCIATE to perform services or provide goods, or both;

WHEREAS, CITY possesses individually identifiable health information that is defined in and protected under HIPAA, and is permitted to use or disclose such information only in accordance with HIPAA;

WHEREAS, BUSINESS ASSOCIATE may receive such information from CITY, or create and receive such information on behalf of CITY, in order to perform certain of the services or provide certain of the goods, or both; and

WHEREAS, CITY wishes to ensure that BUSINESS ASSOCIATE will appropriately safeguard individually identifiable health information;

NOW THEREFORE, CITY and BUSINESS ASSOCIATE agree as follows:

A. HIPAA Terms

1. **Definitions.** The following terms shall have the meaning ascribed to them in this Section. Other capitalized terms shall have the meaning ascribed to them in the context in which they first appear, or as provided in (1)(h) to this Section.
 - a. **Agreement** shall refer to this document.
 - b. **Business Associate** means Town of Horizon City.

c. **HHS Privacy Regulations** shall mean the Code of Federal Regulations (“C.F.R.”) at Title 45, Sections 160 and 164, in effect, or as amended.

d. **Individual** shall mean the person who is the subject of the Information, and has the same meaning as the term “individual” is defined in 45 C.F.R. 160.103.

e. **Information** shall mean any “health information” provided and/or made available by the CITY to BUSINESS ASSOCIATE, and has the same meaning as the term “health information” as defined by 45 C.F.R. 160.103.

f. **Parties** shall mean the CITY and BUSINESS ASSOCIATE.

g. **Secretary** shall mean the Secretary of the Department of Health and Human Services (“HHS”) and any other officer or employee of HHS to whom the authority involved has been delegated.

h. **Catch-all definition:** The following terms used in this Agreement shall have the same meaning as those terms in the HIPAA Privacy, Security, Breach Notification and Enforcement Rules at 45 C.F.R. Part 160 and 164, in effect, or as amended: breach, data aggregation, designated record set, disclosure, health care operations, protected health information, required by law, subcontractor, and use.

2. **Limits on Use and Disclosure Established by Terms of Agreement.** BUSINESS ASSOCIATE hereby agrees that it shall be prohibited from using or disclosing the Information provided or made available by the CITY for any other purpose other than as expressly permitted or required by this Agreement (ref. 45 C.F.R. 164.504(e)(2)(i).)

3. **Stated Purposes for which BUSINESS ASSOCIATE May Use or Disclose Information.** The Parties hereby agree that BUSINESS ASSOCIATE shall be permitted to use and/or disclose Information provided or made available from CITY for the following stated purposes: To provide public health, research, and related support services (service) to the community of the CITY for the mutual benefit and general welfare of BUSINESS ASSOCIATE and the CITY (ref. 45 C.F.R. 164.504(e)(2)(i); 65 Fed. Reg. 82505.)

4. **Use of Information for Management, Administrative and Legal Responsibilities.** BUSINESS ASSOCIATE is permitted to use Information if necessary for the proper management and administration of BUSINESS ASSOCIATE or to carry out legal responsibilities of BUSINESS ASSOCIATE. (ref. 45 C.F.R. 164.504(e)(4)(i)(A-B)).

5. **Disclosure of Information for Management, Administration and Legal Responsibilities.** BUSINESS ASSOCIATE is permitted to disclose Information received from CITY for the proper management and administration of BUSINESS ASSOCIATE or to carry out legal responsibilities of BUSINESS ASSOCIATE, provided:
 - a. The disclosure is required by law; or
 - b. The BUSINESS ASSOCIATE obtains reasonable assurances from the person to whom the information is disclosed that it will be held confidentially and used or further disclosed only as required by law or for the purposes for which it was disclosed to the person, the person will use appropriate safeguards to prevent use or disclosure of the information, and the person immediately notifies the BUSINESS ASSOCIATE of any instance of which it is aware in which the confidentiality of the information has been breached. (ref. 45 C.F.R. 164.504(e)(4)(ii)).
6. **Data Aggregation Services.** BUSINESS ASSOCIATE is also permitted to use or disclose Information to provide data aggregation services, as that term is defined by 45 C.F.R. 164.501, relating to the health care operations of CITY. (ref. 45 C.F.R. 164.504(e)(2)(i)(B)).
7. **BUSINESS ASSOCIATE OBLIGATIONS:**
 - a. **Limits on Use and Further Disclosure Established by Agreement and Law.** BUSINESS ASSOCIATE hereby agrees that the Information provided or made available by the CITY shall not be further used or disclosed other than as permitted or required by the Agreement or as required by federal law. (ref. 45 C.F.R. 164.504(e)(2)(ii)(A)).
 - b. **Appropriate Safeguards.** BUSINESS ASSOCIATE will establish and maintain appropriate safeguards to prevent any use or disclosure of the Information, other than as provided for by this Agreement. (ref. 45 C.F.R. 164.504(e)(2)(ii)(B)).
 - c. **Reports of Improper Use or Disclosure.** BUSINESS ASSOCIATE hereby agrees that it shall report to CITY **within two (2) days of discovery** any use or disclosure of Information not provided for or allowed by this Agreement. (ref. 45 C.F.R. 164.504(e)(2)(ii)(C)).
 - d. **Subcontractors and Agents.** BUSINESS ASSOCIATE hereby agrees that any time Information is provided or made available to any subcontractors or agents, BUSINESS ASSOCIATE must enter into a subcontract with the subcontractor or agent that contains the

same terms, conditions and restrictions on the use and disclosure of Information as contained in this Agreement. (ref. 45 C.F.R. 164.504(e)(2)(ii)(D)).

(i) **45 C.F.R. 164.502(e)(1)(ii) and 164.308(b)(2).** In accordance with 45 C.F.R. 164.502(e)(1)(ii) and 164.308(b)(2), if applicable, BUSINESS ASSOCIATE agrees to ensure that any subcontractors that create, receive, maintain, or transmit protected health information on behalf of BUSINESS ASSOCIATE agree in writing to the same restrictions and conditions that apply through this Agreement to BUSINESS ASSOCIATE with respect to such Information.

e. **Right of Access to Information.** BUSINESS ASSOCIATE hereby agrees to make available and provide a right of access to Information by an Individual. This right of access shall conform with and meet all of the requirements of Section 181.102 of the Texas Health and Safety Code, requiring that not later than the 15th business day after the date of the receipt of a written request from a person for the person's electronic health record, BUSINESS ASSOCIATE shall provide the requested record to the person in electronic form unless the person agrees to accept the record in another form, and with any further requirements of 45 C.F.R. 164.524, including substitution of the words "COVERED ENTITY" with BUSINESS ASSOCIATE where appropriate. (ref. 45 C.F.R. 164.504(e)(2)(ii)(E)).

f. **Correction of Health Information by Individuals.** BUSINESS ASSOCIATE shall, upon receipt of notice from the CITY, amend or correct protected health information (PHI) in its possession or under its control.

g. **Amendment and Incorporation of Amendments.** BUSINESS ASSOCIATE agrees to make Information available for amendment and to incorporate any amendments to Information in accordance with 45 C.F.R. 164.504(e)(2)(ii)(F)).

h. **Provide Accounting.** BUSINESS ASSOCIATE agrees to make Information available as required to provide an accounting of disclosures in accordance with 45 C.F.R. 164.528, including substitution of the words "COVERED ENTITY" with BUSINESS ASSOCIATE where appropriate. (ref. 45 C.F.R. 164.504(e)(2)(ii)(G)).

i. **Access to Books and Records.** BUSINESS ASSOCIATE hereby agrees to make its internal practices, books, and records relating to

the use or disclosure of Information received from, or created or received by BUSINESS ASSOCIATE on behalf of the CITY, available to the Secretary or the Secretary's designee for purposes of determining compliance with the HHS Privacy Regulations. (ref. 45 C.F.R. 164.504(e)(2)(ii)(H)).

- j. Return or Destruction of Information.** At the termination of this Agreement, BUSINESS ASSOCIATE hereby agrees to adhere to Section B.3. of this Agreement. (ref. 45 C.F.R. 164.504(e)(2)(ii)(I)).
- k. Mitigation Procedures.** BUSINESS ASSOCIATE agrees to have procedures in place for mitigating, to the maximum extent practicable, any deleterious effect from the use or disclosure of Information in a manner contrary to this Agreement or the HHS Privacy Regulations. (ref. 45 C.F.R. 164.530(f)).
- l. Sanction Procedures.** BUSINESS ASSOCIATE agrees and understands that it must develop and implement a system of sanctions for any employee, subcontractor or agent who violates this Agreement of the HHS Privacy Regulations. (ref. 45 C.F.R. 164.530(e)(1)).
- m. Subpart E of 45 C.F.R. Part 164.** To the extent BUSINESS ASSOCIATE is to carry out one or more of CITY'S obligations under Subpart E of 45 C.F.R. Part 164, BUSINESS ASSOCIATE shall comply with the requirements of Subpart E that apply to CITY in the performance of such obligation(s).
- n. Prohibition against the Sale of Protected Health Information.** The BUSINESS ASSOCIATE shall comply with the requirements of Texas Health and Safety Code Sec. 181.153, and any amendments of that section.
- o. Notice and Authorization Required for Electronic Disclosure of PHI.** The BUSINESS ASSOCIATE shall comply with the requirements of Texas Health and Safety Code Sec. 181.154, and any amendments of that section, regarding the requirement of providing notice to an Individual for whom the BUSINESS ASSOCIATE creates or receives protected health information if the Individual's PHI is subject to electronic disclosure.
- p. State Law on Medical Records Privacy.** The BUSINESS ASSOCIATE shall abide by the requirements set forth in Texas Health and Safety Code Section 181.001 et. seq., and any amendments of that chapter.

8. **Property Rights.** The Information shall be and remain the property of the CITY. BUSINESS ASSOCIATE agrees that it acquires no title or rights to the Information, including any de-identified Information, as a result of this Agreement.
9. **Modifications.** The CITY and BUSINESS ASSOCIATE agree to modify this Business Associate Agreement, in order to comply with Administrative Simplification requirements of HIPAA, as set forth in Title 45, Parts 160 and 164, (Subparts A and E the “Privacy Rule” and Subparts A and C the “Security Rule”) of the Code of Federal Regulations.
10. **Automatic Amendment.** Upon the effective date of any amendment to the regulations promulgated by HHS with respect to PHI, this Business Associate Agreement shall automatically amend such that the obligations imposed on BUSINESS ASSOCIATE as a Business Associate remain in compliance with such regulations.

B. Term and Termination

1. **Term.** The Term of this Agreement shall be effective as of September 1, 20(YEAR), and shall terminate on August 31, 20(YEAR), or on the date covered entity terminates for cause as authorized in paragraph (B.2.) of this Section, whichever is sooner.
2. **Termination for Cause.** Upon the CITY’s knowledge of a material breach by BUSINESS ASSOCIATE, the CITY shall:
 - a. Provide an opportunity for BUSINESS ASSOCIATE to cure the breach or end the violation, and terminate if BUSINESS ASSOCIATE does not cure the breach or end the violation within the time specified by the CITY.
 - b. Immediately terminate the Business Associate Agreement if BUSINESS ASSOCIATE has breached a material term of this Business Associate Agreement and cure is not possible.
 - c. Notify the Secretary of HHS if termination is not possible.
3. **Obligations of Business Associate Upon Termination.** Upon termination of this Agreement for any reason, BUSINESS ASSOCIATE, with respect to protected health information received from CITY, or created, maintained, or received by BUSINESS ASSOCIATE on behalf of CITY, shall:
 - a. Retain only that protected health information which is necessary for BUSINESS ASSOCIATE to continue its proper management and administration or to carry out its legal responsibilities;

- b. Return to CITY, or, if agreed to by CITY, destroy, the remaining protected health information that the BUSINESS ASSOCIATE still maintains in any form and BUSINESS ASSOCIATE shall certify to the CITY that the Information has been destroyed;
- c. Continue to use appropriate safeguards and comply with Subpart C of 45 CFR Part 164 with respect to electronic protected health information to prevent use or disclosure of the protected health information, other than as provided for in this Section, for as long as BUSINESS ASSOCIATE retains the protected health information;
- d. Not use or disclose the protected health information retained by BUSINESS ASSOCIATE other than for the purposes for which such protected health information was retained and subject to the same conditions set out at Section 1.e and 1.f above, which applied prior to termination; and
- e. Return to CITY or, if agreed to by CITY, destroy, the protected health information retained by BUSINESS ASSOCIATE when it is no longer needed by BUSINESS ASSOCIATE for its proper management and administration or to carry out its legal responsibilities.
- f. Survival. The obligations of BUSINESS ASSOCIATE under this Section shall survive the termination of this Agreement.

C. Remedies. If CITY determines that BUSINESS ASSOCIATE has breached or violated a material term of this Agreement, CITY may, at its option, pursue any and all of the following remedies:

- 1. Exercise any of its rights of access and inspection under Section A.7.e. of this Agreement;
- 2. Take any other reasonable steps that CITY, in its sole discretion, shall deem necessary to cure such breach or end such violation; and/or
- 3. Terminate this Agreement immediately.
- 4. Injunction. CITY and BUSINESS ASSOCIATE agree that any violation of the provisions of this Agreement may cause irreparable harm to CITY. Accordingly, in addition to any other remedies available to CITY at law, in equity, or under this Agreement, in the event of any violation by BUSINESS ASSOCIATE of any of the provisions of this Agreement, or any explicit threat thereof, CITY shall be entitled to an injunction or other decree of

specific performance with respect to such violation or explicit threat thereof, without any bond or other security being required and without the necessity of demonstrating actual damages. The parties' respective rights and obligations under this Section C.4. shall survive termination of the Agreement.

5. Indemnification. BUSINESS ASSOCIATE shall indemnify, hold harmless and defend CITY from and against any and all claims, losses, liabilities, costs and other expenses resulting from, or relating to, the acts or omissions of BUSINESS ASSOCIATE in connection with the representations, duties and obligations of BUSINESS ASSOCIATE under this Agreement. The parties' respective rights and obligations under this Section 5 shall survive termination of the Agreement.

D. Miscellaneous

1. **Regulatory References.** A reference in this Agreement to a HIPAA section means the section as in effect or as amended.
2. **Amendment.** CITY and BUSINESS ASSOCIATE agree that amendment of this Agreement may be required to ensure that CITY and BUSINESS ASSOCIATE comply with changes in state and federal laws and regulations relating to the privacy, security, and confidentiality of protected health information. CITY may terminate this Agreement upon 60 days written notice in the event that BUSINESS ASSOCIATE does not promptly enter into an amendment that CITY, in its sole discretion, deems sufficient to ensure that CITY will be able to comply with such laws and regulations. This Agreement may not otherwise be amended except by written agreement between the parties and signed by duly authorized representatives of both parties.
3. **Interpretation.** Any ambiguity in this Agreement shall be interpreted to permit compliance with HIPAA.
4. **Notices.** Any notice or demand required under this Agreement will be in writing; will be personally served or sent by certified mail, return receipt requested, postage prepaid, or by a recognized overnight carrier which provides proof of receipt; and will be sent to the addresses below. Either party may change the address to which notices are sent by sending written notice of such change of address to the other party.

CITY: City of El Paso
Attn: City Manager
P. O. Box 1890
El Paso, Texas 79950-1890

COPY TO: City of El Paso
Department of Public Health
Attention: Director
200 N. Kansas Street
El Paso, TX 79901

BUSINESS ASSOCIATE: Town of Horizon City
Attn: Mayor Andres Renteria
14999 Darrington Road
Horizon, Texas 79928

5. **Non-Waiver.** No failure by any Party to insist upon strict compliance with any term or provision of this Agreement, to exercise any option, to enforce any right, or to seek any remedy upon any default of any other Party shall affect, or constitute a waiver of, any Party's right to insist upon such strict compliance, exercise that option, enforce that right, or seek that remedy with respect to that default or any prior, contemporaneous, or subsequent default. No custom or practice of the Parties at variance with any provision of this Agreement shall affect or constitute a waiver of, any Party's right to demand strict compliance with all provisions of this Agreement.
6. **Headings.** The headings of sections and subsections of this Agreement are for reference only and will not affect in any way the meaning or interpretation of this Agreement.
7. **Governing Law, Jurisdiction.** This Agreement will be governed by and construed in accordance with the laws of the State of Texas, with venue in El Paso County, Texas.
8. **Compliance with Laws.** BUSINESS ASSOCIATE agrees that its obligations pursuant to this Agreement shall be performed in compliance with all applicable federal, state, and/or local rules and regulations. In the event that applicable federal, state or local laws and regulations or applicable accrediting body standards are modified, BUSINESS ASSOCIATE reserves the right to notify CITY in writing of any modifications to the Agreement in order to remain in compliance with such law, rule or regulation.
9. **Severability.** In the event that one or more provision(s) of this Agreement is deemed invalid, unlawful and/or unenforceable, then only that provision will be omitted, and will not affect the validity or enforceability of any other provision; the remaining provisions will be deemed to continue in full force and effect.

10. **No Third Party Beneficiaries.** Nothing express or implied in this Agreement is intended or shall be deemed to confer upon any person other than CITY and BUSINESS ASSOCIATE, and their respective successors and assigns, any rights, obligations, remedies or liabilities.

11. **Entire Agreement; Counterparts.** This Agreement constitutes the entire Agreement between CITY and BUSINESS ASSOCIATE regarding the services to be provided hereunder. Any agreements, promises, negotiations, or representations not expressly set forth in this Agreement are of no force or effect. This Agreement may be executed in any number of counterparts, each of which will be deemed to be the original, but all of which shall constitute one and the same document.