



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, September 16, 2024, 6:00 PM**

Notice is hereby given that a Regular Planning and Zoning Meeting of the Town of Horizon City, Texas will be held on **Monday, September 16, 2024 at 6:00 PM** at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following will be discussed and considered:

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

2. COMMISSION MEMBERS ATTENDANCE:

COMMISSIONERS EXCUSED AND UNEXCUSED:

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

4. PUBLIC HEARINGS

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

A. DISCUSSION AND RECOMMENDATION:

Chief Planner

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

B. DISCUSSION AND RECOMMENDATION:

Chief Planner

4

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.

5. OTHER BUSINESS

A. DISCUSSION AND ACTION:

28

On the Planning and Zoning meeting minutes for the meeting held on August 19, 2024.

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, October 21, 2024 at 6pm.**

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this September 13, 2024

By: _____
Elvia Schuller, City Clerk

I, the undersigned authority, hereby certify that the above notice of the Regular Planning and Zoning Meeting of the Town of Horizon City, Texas is a correct copy of this notice, and that I posted this notice at least seventy-two (72) hours preceding the scheduled meeting at the City Hall Bulletin Boards of the Town of Horizon City, Texas on this September 13, 2024 by 5:00 p.m.

Agenda Removed: _____ Time _____ By _____

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

SPEAKER REQUEST FORM

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

Date of Meeting: _____

Your Name: _____

Residence Address: _____

City: _____ Contact Number: _____

IF SPEAKING FOR AN ORGANIZATION:

Name of Organization: _____

Speaker's Official Capacity: _____

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

☐ For (If applicable) ☐ Against (if applicable)

OPEN FORUM:

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

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

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

Thank you for your cooperation.

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



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: **SDP24-0002**
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 let 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

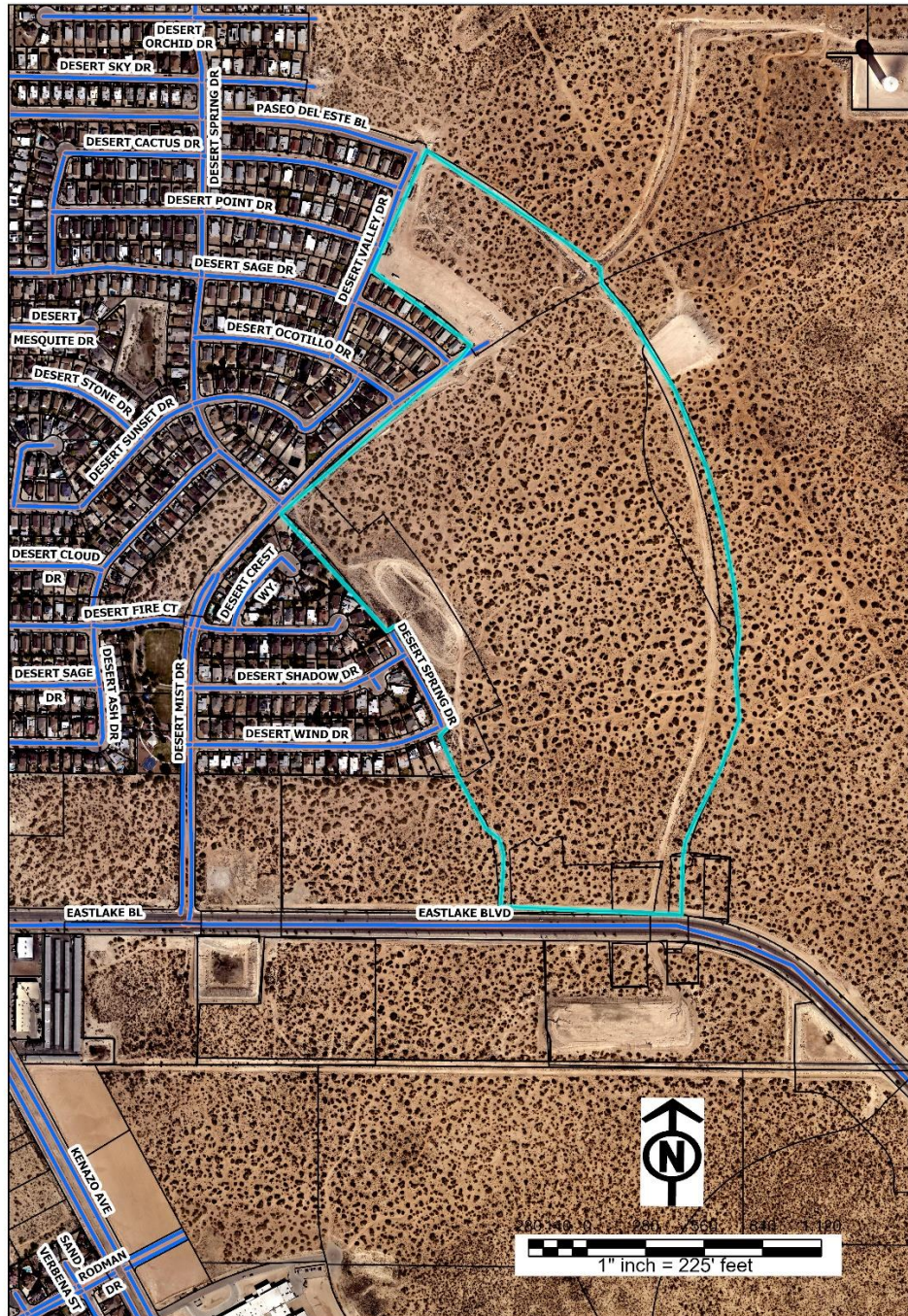
6 – Modification Request For Proposed Right-of-Way Cross Sections & Cul-De-Sac Design

7 – Proposed Right-of-Way Cross Sections & Cul-De-Sac Design

8 – Vacation Request

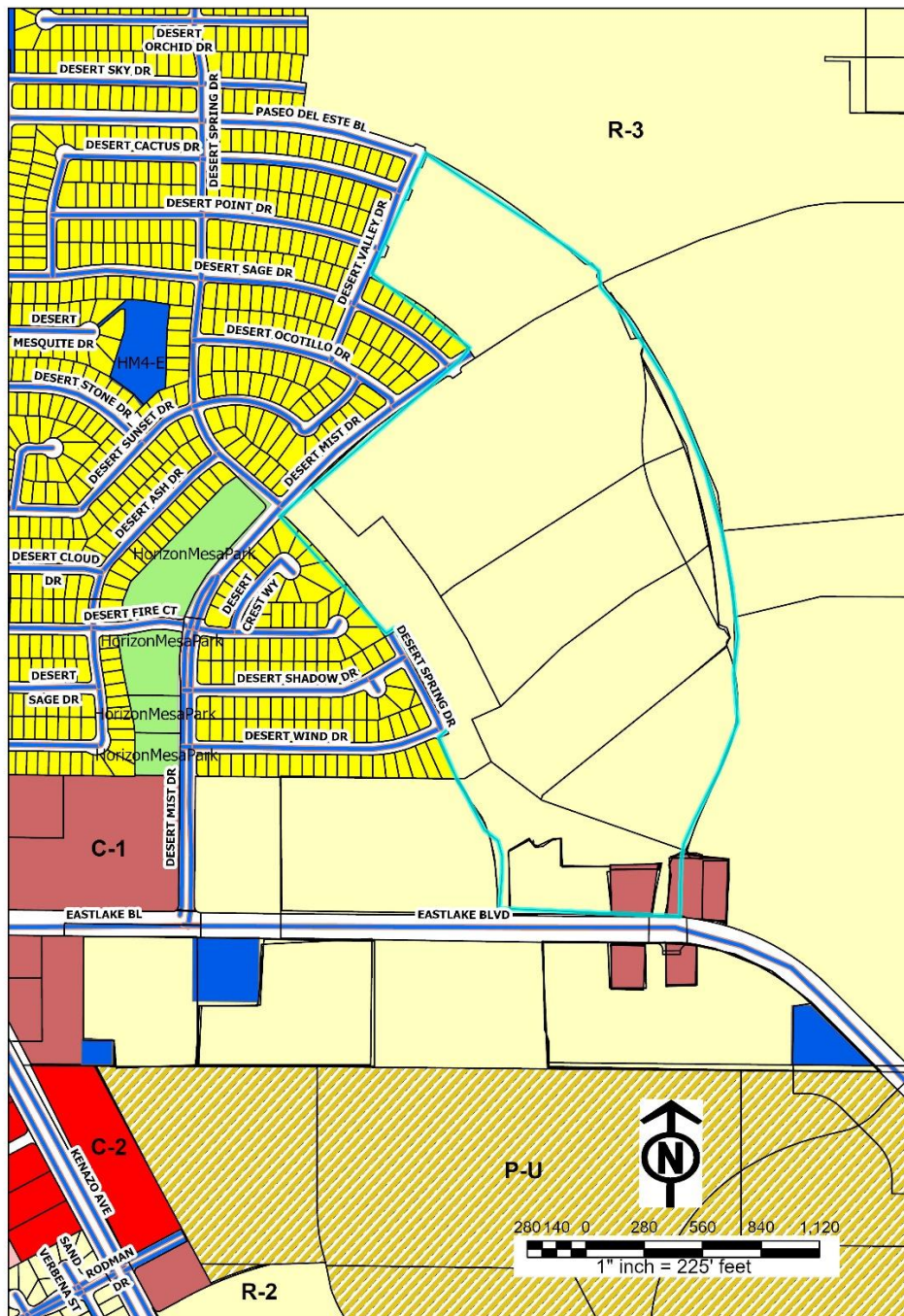
9 – Preliminary Plat Application

**Planning & Zoning Commission
Preliminary Subdivision Plat &
Modification and Vacation Request
Case No. SDP24-0002**

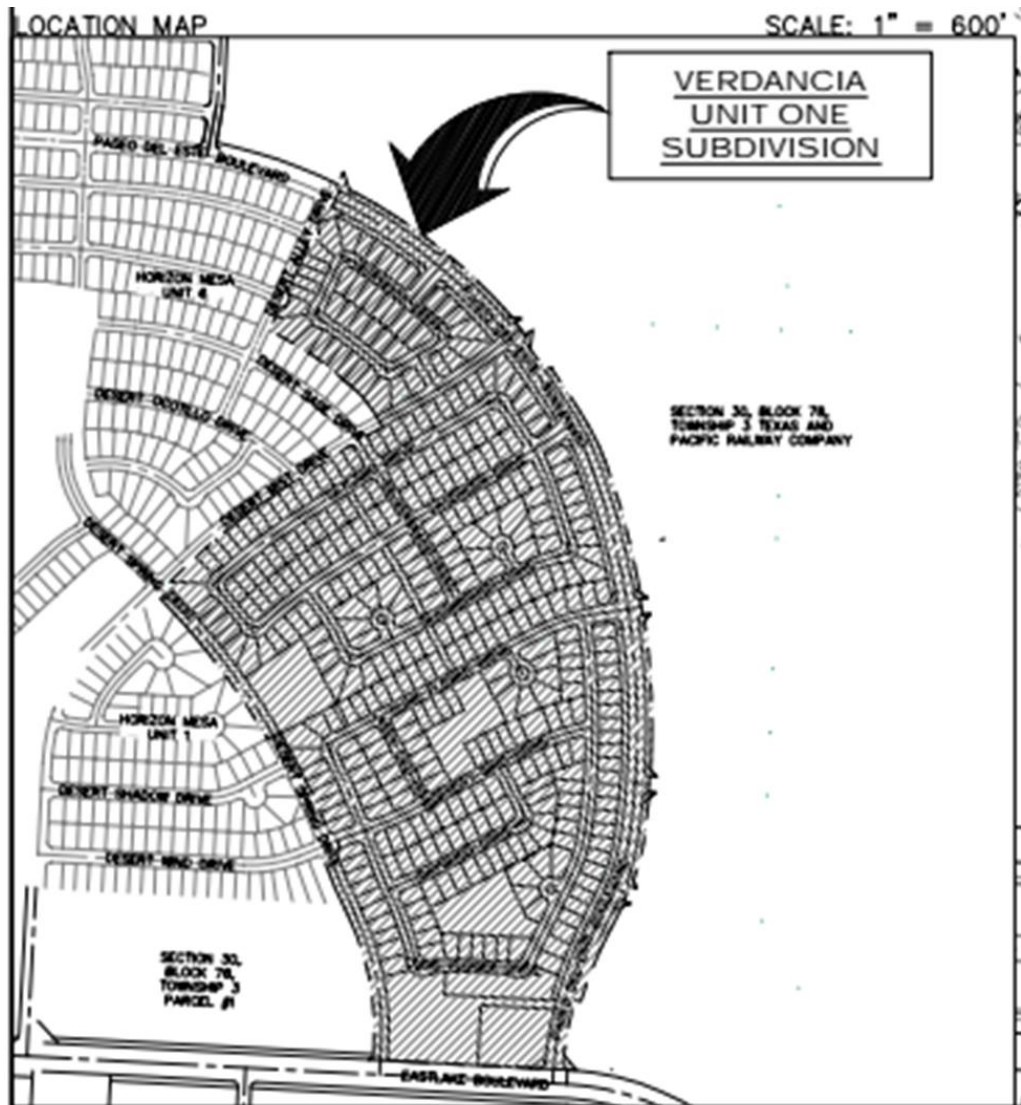


Attachment 2: Zoning Designation Map

**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 COUNTY SCHOOL DISTRICT
EL PASO, TEXAS 79968

RESIDENTIAL	= 200
INDUSTRIAL	= 2
PAVED PARK	= 2
PAVED DRIVE	= 2
TOTAL	= 206

LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- STREETWAY
- PROPERTY LINE
- STREET CROWNLINE
- OF VARIOUS KINDS (FOR ALL)
- LOT AND BLOCK NUMBER

LEGEND

- STREET RIGHT OF WAY
- TOP OF CURB
- STREETWAY
- PROPERTY LINE
- STREET CROWNLINE
- OF VARIOUS KINDS (FOR ALL)
- LOT AND BLOCK NUMBER

LEGEND

- STREET RIGHT OF WAY
- TOP OF CURB
- STREETWAY
- PROPERTY LINE
- STREET CROWNLINE
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LEGEND

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- PROPERTY LINE
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LEGEND

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LEGEND

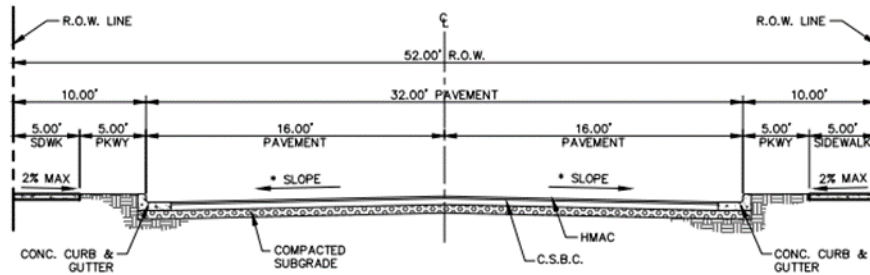
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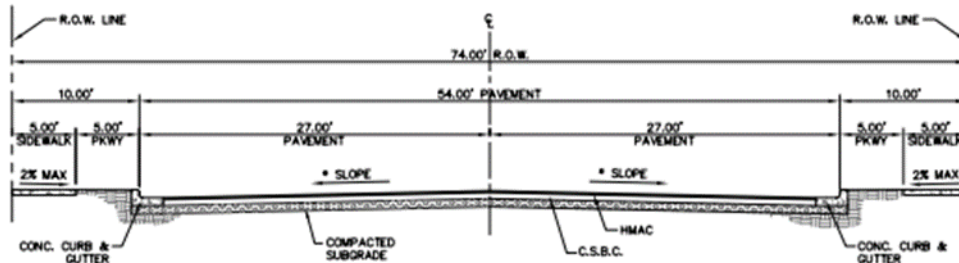
DATE OF PREPARATION: AUGUST 2024

Attachment 5: Existing Right-of-Way Cross Sections



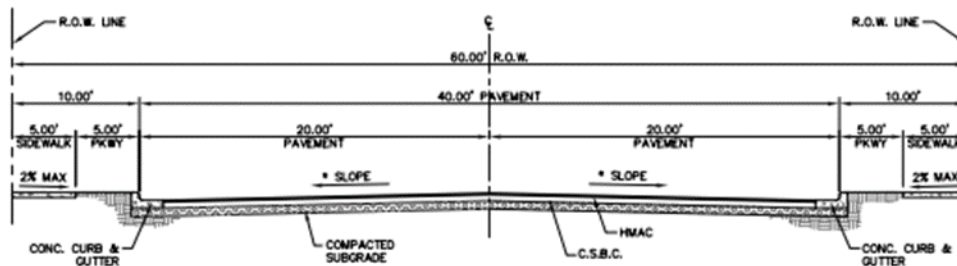
**EXISTING TYPICAL 52' ROW STREET SECTION DETAIL
(RESIDENTIAL SUB-COLLECTOR)**

SCALE: N.T.S.



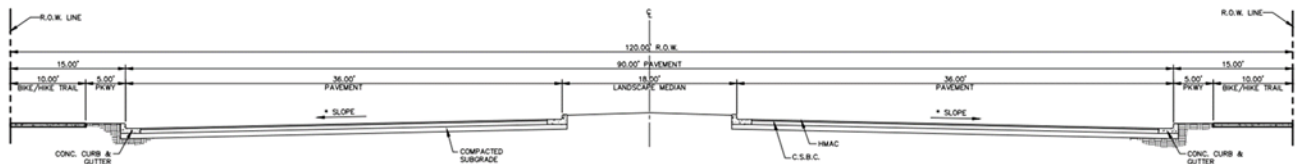
**EXISTING TYPICAL 74' ROW STREET SECTIONS DETAIL
(PASEO DEL ESTE BOULEVARD COLLECTOR ARTERIAL)**

SCALE: N.T.S.



**EXISTING TYPICAL 60' ROW STREET SECTIONS DETAIL
(DESERT SPRING DRIVE RESIDENTIAL COLLECTOR)**

SCALE: N.T.S.



**EXISTING 120' ROW STREET WITH HIKE/BIKE TRAIL SECTIONS DETAIL
(EASTLAKE BOULEVARD/MAJOR ARTERIAL)**

SCALE: N.T.S.

**Attachment 6: 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

August 21, 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

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. 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. 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. Variance 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

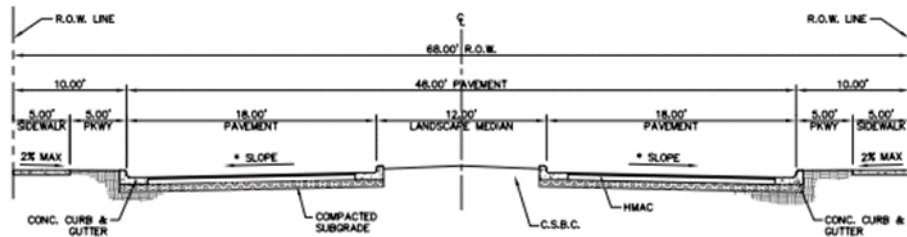
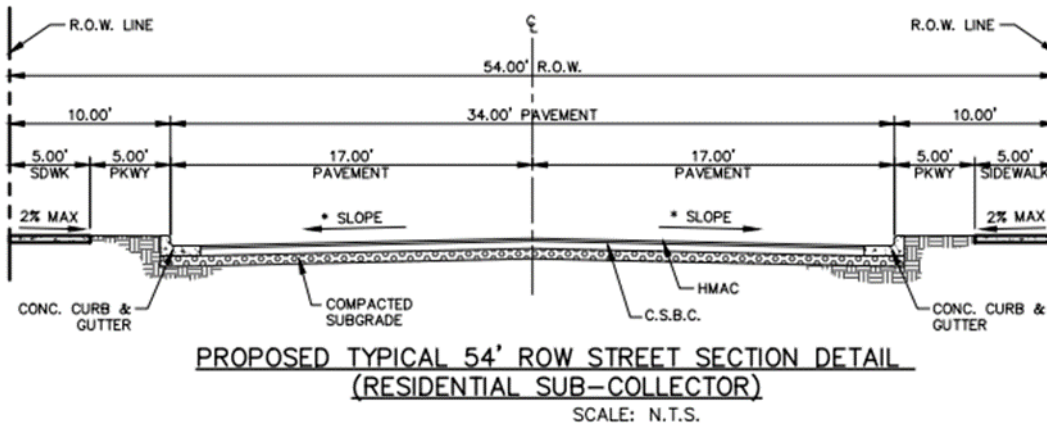
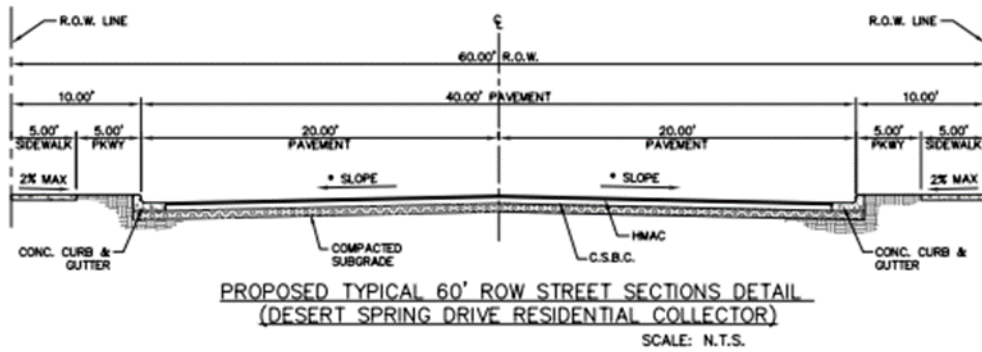
I-2090-028-verdanciaunitonesubd._the modificationrequest.ar.21august.2024
JG/jg

Attachment: Preliminary Plat & Exhibits

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

PUBLIC INFRASTRUCTURE.PRIVATE DEVELOPMENT.

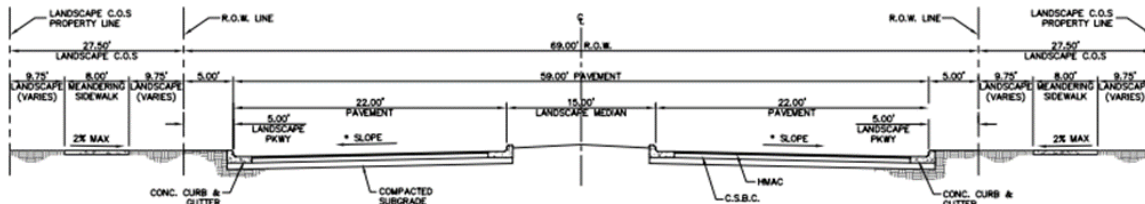
Attachment 7: Proposed Right-of-Way Cross Sections & Cul-De-Sac Design



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.

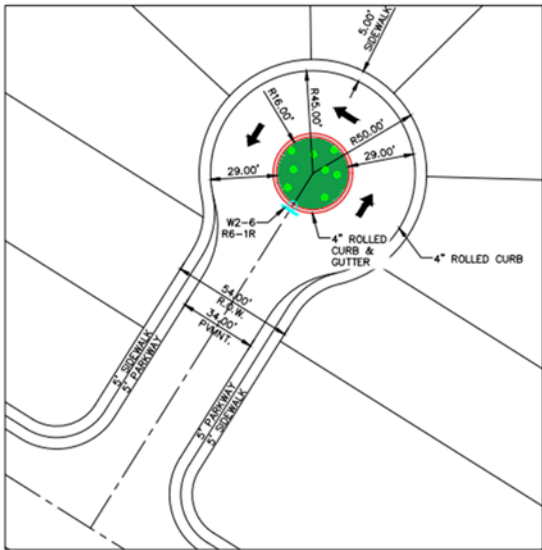


NOTE:

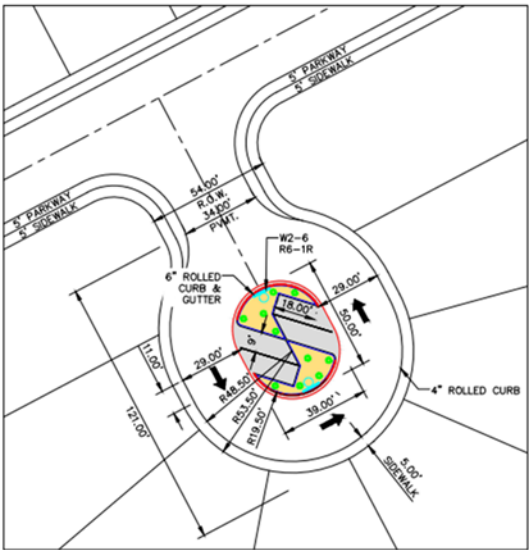
1. COMMON OPEN SPACE (C.O.S.) LANDSCAPE, SIDEWALK & LANDSCAPE MEDIAN WILL BE MAINTAINED BY THE HOA.

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



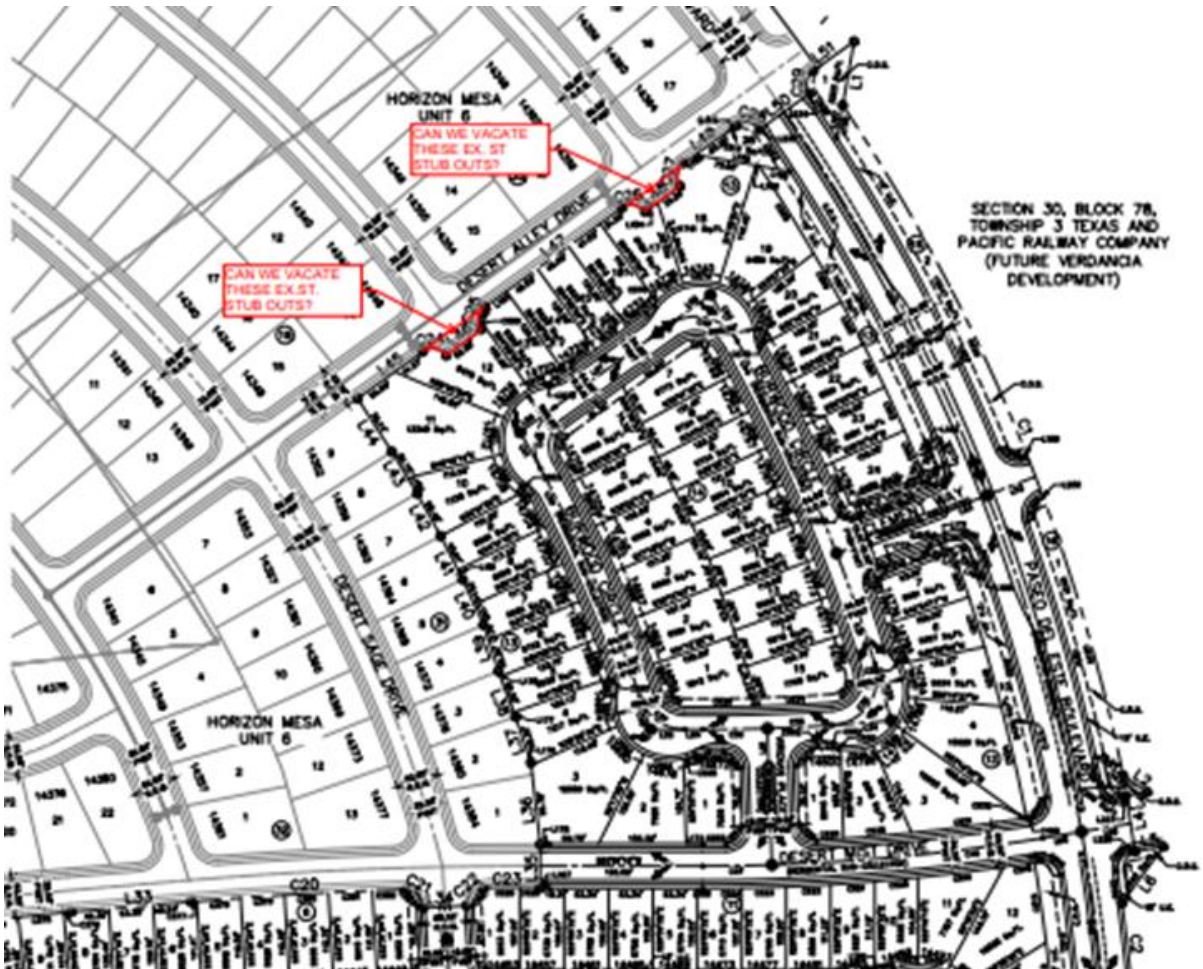
CUL-DE-SAC WITH LANDSCAPE PARKING

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.horizongcity.org/>

PERMIT

SDP24-0002**SUBDIVISION (PRELIMINARY)**

SITE ADDRESS: 0 UNKNOWN HORIZON CITY
PRIMARY PARCEL: X57800033001030
PROJECT NAME:

ISSUED:**EXPIRES:**

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 AND VACATING PORTIONS OF TOWN OF HORIZON
CITY RIGHT-OF-WAY, EL PASO COUNTY TEXAS.
CONTAINING 103.08 ACRES ±
SHEET 1 OF 5

PLAT NOTES AND RESTRICTIONS

- ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).
- THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENT LOCATIONS.
- THIS SUBDIVISION IS LOCATED WITHIN A FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE 500 YEAR, AREAS SUBJECT TO INUNDATION BY THE 1%-ANNUAL-CHANCE FLOOD EVENT GENERALLY USING APPROXIMATE METHODOLOGIES: FLOOD PLAIN - PANEL NO. 480212 0250B, DATED SEPTEMBER 4, 1991.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
DOCUMENT NO. _____ DATE _____.
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
DOCUMENT NO. _____ DATE _____.
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO VERDANCIA UNIT 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.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE HRMUD DISTRICT WATER AND SANITARY SEWER SYSTEM, PURSUANT TO RULES AND REGULATIONS OF THE DISTRICT, AND HRMUD, AND OTHER APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS.
- HUNT COMMUNITIES, GP, LLC, SHALL OBTAIN A PERMIT FROM THE COUNTY PUBLIC WORKS DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROADS FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
- HUNT COMMUNITIES, GP, LLC, HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY PROPERTY.
- 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.
- ROADS WILL NOT BE MAINTAINED BY THE TOWN OF HORIZON CITY UNTIL PAVED BY HUNT COMMUNITIES, GP, LLC, AND LEGALLY APPROVED AND ACCEPTED.
- IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN HUNT COMMUNITIES, GP, LLC, AND A PURCHASER OF LAND IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
- POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD COLLECTION AND DELIVERY.
- ALL PUBLIC STORMWATER INFRASTRUCTURE, DRAINAGE EASEMENT AND PUBLIC PONDING ARE TO BE MAINTAINED AND OPERATED BY THE TOWN OF HORIZON CITY.
- LOT 12, BLOCK 1, SHALL BE FOR COMMERCIAL USE ONLY.
- LOT 11, BLOCK 1, SHALL BE FOR AN AMENITY SITE USE ONLY.
- LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING SIDEWALKS, PARKWAYS AND DRIVEWAYS ABUTTING THEIR PROPERTY, INCLUDING DOUBLE FRONTAGE LOTS.
- LOT OWNER FOR LOT 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.
- PUBLIC PARKS ARE TO BE MAINTAINED BY THE TOWN OF HORIZON CITY.
- LANDSCAPE EASEMENTS AT EYEBROWS AND CUL-DE-SACS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).....
- LANDSCAPE EASEMENTS WITHIN LOT 11, BLOCK 1 AND LOT 12, BLOCK 1 ARE TO BE MAINTAINED BY THE LOT OWNER.
- 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 AND LOT 3) ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).....
- REFER TO THE TOWN OF HORIZON CITY CODE OF ORDINANCES CHAPTER 14 OPEN SPACE REGULATIONS IN EFFECT.
- NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH RESIDENTIAL LOT.
- THE BUILDER WILL CONSTRUCT A 5' WIDE CONCRETE SIDEWALK AS PART OF THE CONSTRUCTION OF VERDANCIA UNIT 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.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED OR LEASED TO, AND MAINTAINED BY THE HRMUD IN ACCORDANCE WITH ITS RULES AND REGULATIONS.
- THE BUILDER SHALL CONSTRUCT CONCRETE DRIVEWAYS BETWEEN THE STREET CURB AND THE PROPERTY LINE AS PART OF THE CONSTRUCTION OF BUILDING IMPROVEMENTS.
- ALL UTILITY EASEMENTS ARE 10' WIDE UNLESS OTHERWISE SPECIFIED ON DRAWINGS.
- VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING 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 _____.
- 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.
- 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.
- THE MAYOR OF THE TOWN OF HORIZON CITY HEREBY AUTHORIZES THE RELEASE OF THE PORTION OF RIGHT OF WAY IDENTIFIED AS STUB OUTS ON THIS SUBDIVISION.
- DESERT CACTUS DRIVE PORTION OF RIGHT-OF-WAY, EXISTING AS STUB OUT, TO BE VACATED BY THIS SUBDIVISION PLAT (EXISTING STREET R.O.W. STUB OUT #1). SUBDIVIDER SHALL COORDINATE AND ENSURE ALL UTILITY MODIFICATIONS NEEDED WILL BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES.
- DESERT POINT DRIVE PORTION OF RIGHT-OF-WAY, EXISTING AS STUB OUT, TO BE VACATED BY THIS SUBDIVISION PLAT (EXISTING STREET R.O.W. STUB OUT #2). SUBDIVIDER SHALL COORDINATE AND ENSURE ALL UTILITY MODIFICATIONS NEEDED WILL BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES.

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

PRELIMINARY

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

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

LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CENTERLINE
- 10' UTILITY EASEMENT (10' U.E.)
- 5' IRRIGATION EASEMENT
- LOT AND BLOCK NUMBER

- 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
- EXISTING MAJOR CONTOUR LINES
- EXISTING MINOR CONTOUR LINES
- LANDSCAPE AREA
- U.S. POSTAL SERVICE DELIVERY COLLECTION BOX

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:

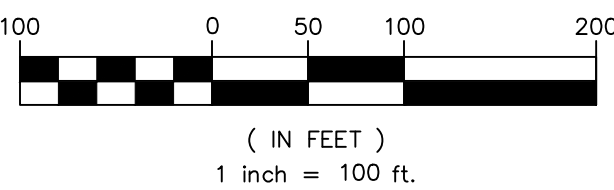
VERTICAL DATUM BASED ON WEST TEXAS AIRPORT REFERENCE POINT TX04A (NGS PID NO. AB6217) NAVD 88 DATUM AND REFERENCED TO NAD83, HAVING AN ELEVATION OF 4005.60.

SCHOOL DISTRICT

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

RESIDENTIAL	=	389
COMMERCIAL	=	1
POND	=	2
PUBLIC PARK	=	2
AMENITY SITE	=	1
TOTAL	=	395

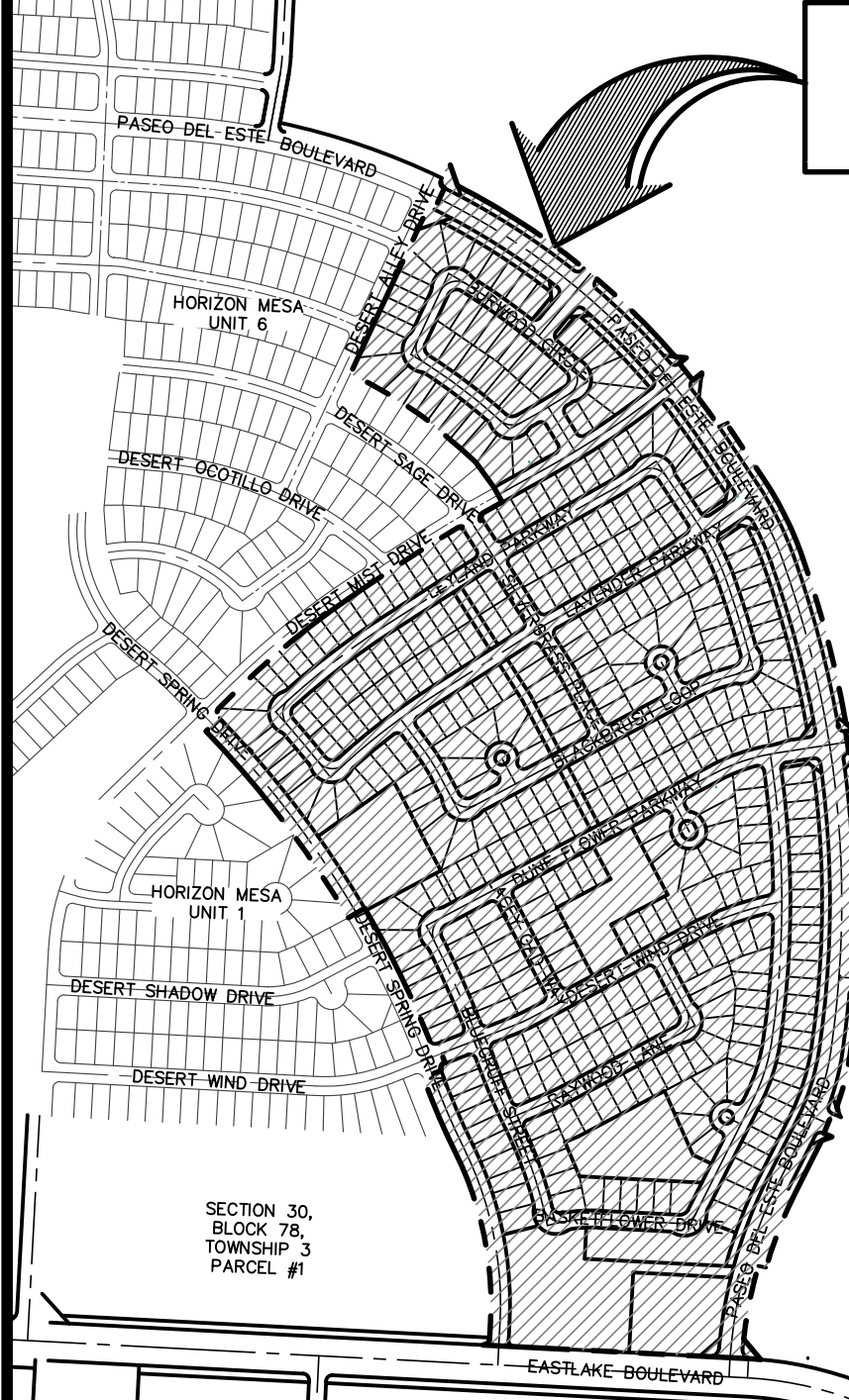
GRAPHIC SCALE



PRELIMINARY PLAT

SCALE: 1" = 100'

LOCATION MAP



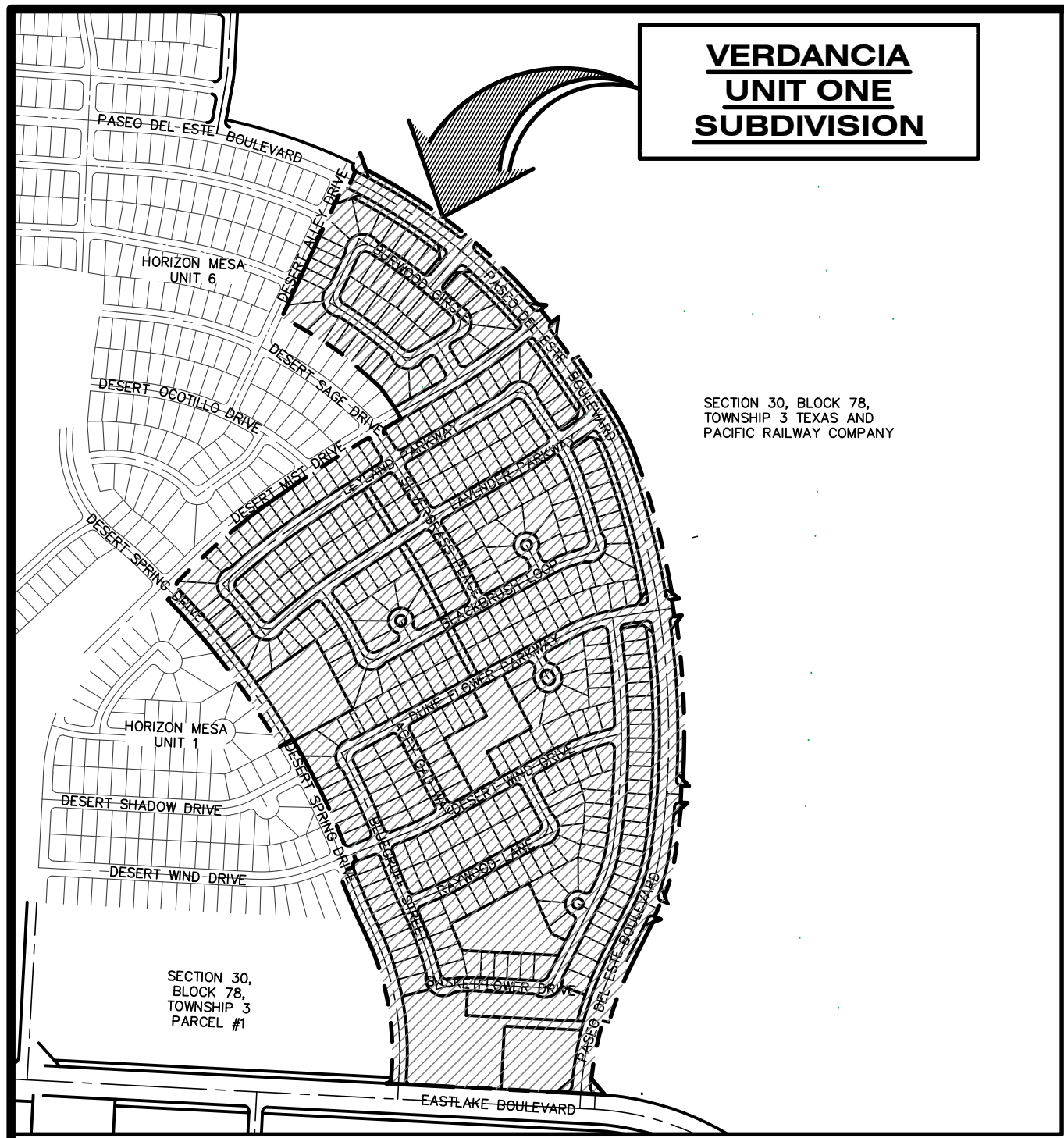
SCALE: 1" = 600'

VERDANCIA UNIT ONE SUBDIVISION

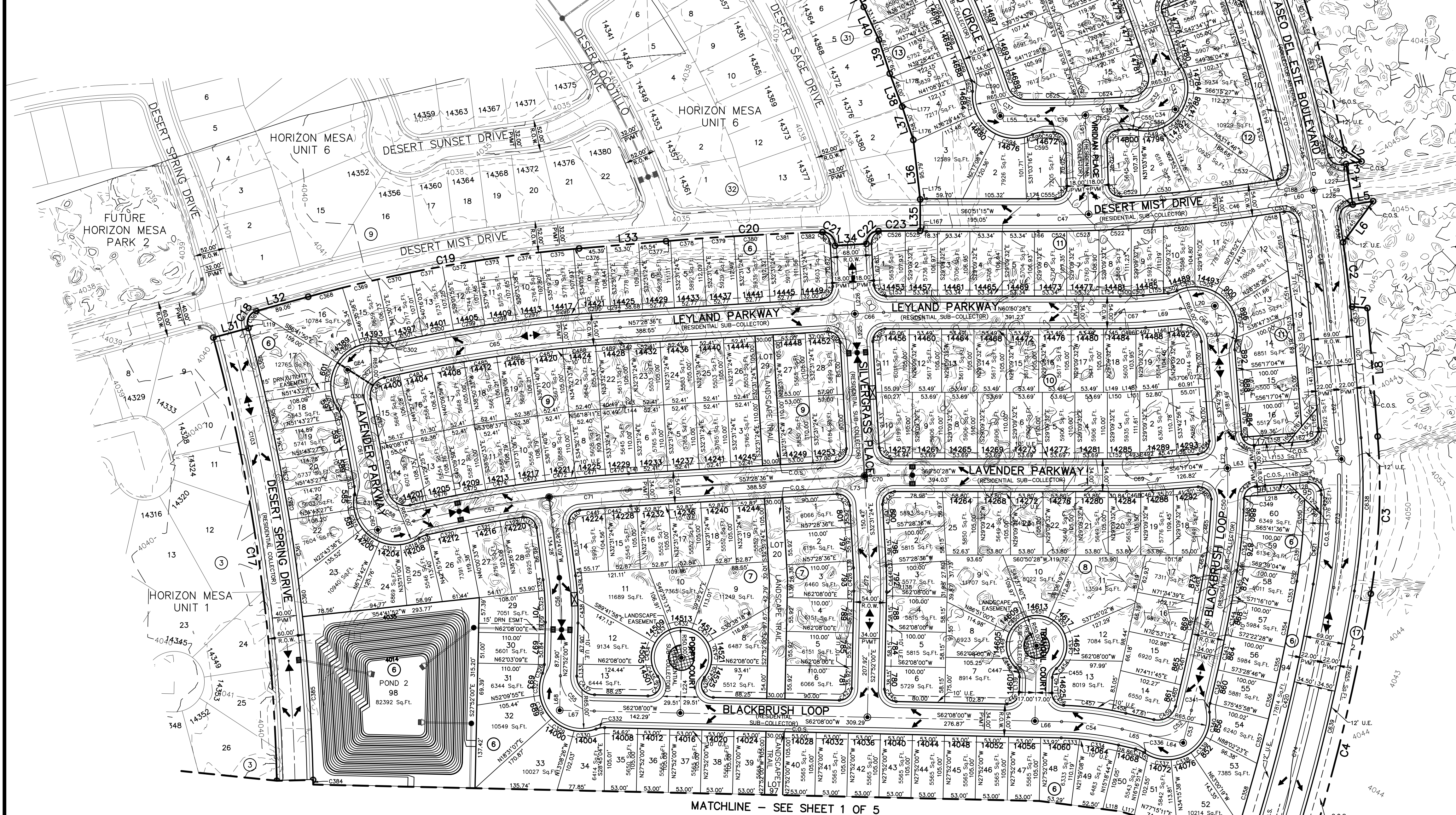
SECTION 30, BLOCK 78,
TOWNSHIP 3, TEXAS AND
PACIFIC RAILWAY COMPANY

SECTION 30,
BLOCK 78,
TOWNSHIP 3
PARCEL #1

SECTION 30, BLOCK 78,
TOWNSHIP 3 TEXAS AND
PACIFIC RAILWAY COMPANY
(FUTURE VERDANCIA
DEVELOPMENT)



LOCATION MAP SCALE: 1" = 600'



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
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°43'10.9888"(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
- 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
- 3631- EXISTING MAJOR CONTOUR LINES
- EXISTING MINOR CONTOUR LINES
- LANDSCAPE AREA
- U.S. POSTAL SERVICE DELIVERY COLLECTION BOX

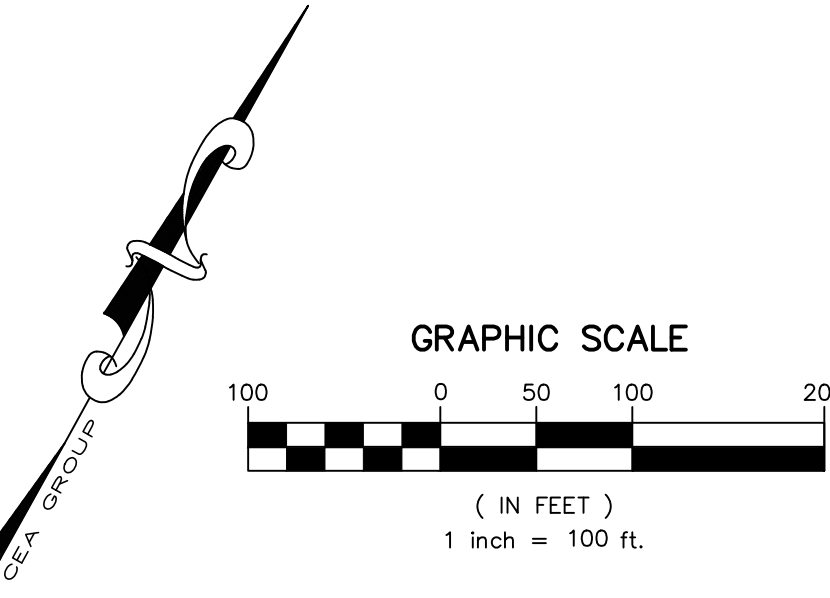
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PRELIMINARY
TO BE CONSIDERED BY THE CITY PLAN COMMISSION
RECOMMENDATIONS CONCERNING THIS PLAT MUST BE FILED BY:



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'

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 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'	N14°27'49"E	011°58'29"
C8	1391.00'	254.70'	127.71'	254.34'	S21°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'	28.28'	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"W	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"
C28	20.00'	31.84'	20.03'	28.58'	S70°38'37"W	091°31'13"
C29	20.00'	31.00'	19.59'	27.99'	S19°22'29"E	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'	40.80'	20.40'	40.80'	N47°04'31"W	001°20'33"
C39	1741.17'	300.00'	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'	N54°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'	S72°52'00"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'	83.09'	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'	400.00'	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'	N25°44'41"W	012°12'56"
C74	3215.00'	603.39'	302.58'	602.50'	N14°15'37"W	010°45'12"
C75	600.00'	13.10'	6.55'	13.10'	N80°29'27"W	011°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'	N59°48'21"E	066°17'40"
C80	500.00'	113.70'	57.10'	113.46'	S66°28'18"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"
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"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
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'	N6°43'43"E	005°03'26"
C95	500.00'	58.89'	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'	211.72'	106.57'	211.02'	N16°33'49"E	016°10'28"
C99	750.00'	26.28'	13.14'	26.28'	N25°39'17"E	002°00'29"
C100	1453.00'	573.32'	290.44'	569.61'	S15°21'18"W	002°36'27"
C101	1100.00'	562.16'	287.36'	556.06'	N11°40'52"W	029°16'52"
C102	2310.41'	257.64'	128.95'	257.51'	S23°07'13"E	006°23'21"
C103	1110.06'	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°54'33"
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°31'15"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	009°27'12"
C116	40.00'	15.73'	7.97'	15.63'	N03°24'37"W	002°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'	S801°20'05"	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	005°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'	102.27'	81.15'	106.01'	N69°42'58"E	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	607.00'	25.36'	12.68'	25.36'	N25°27'43"E	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°13'43"W	001°01'56"
C141	3053.00'	55.00'	27.50'	55.00'	N01°56'39"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°21'26"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	000°56'20"
C148	20.00'	4.70'	2.36'	4.69'	S01°08'29"E	013°28'14"
C149	20.00'	26.36'	15.49'	24.49'	S43°21'19"W	075°31'21"
C150	20.00'	31.76'	20.34'	28.52'	N53°23'39"W	090°58'44"
C151	3180.50'	32.48'	16.24'	32.48'	N07°36'43"W	005°04'06"
C152	3153.00'	47.67'	23.84'	47.67'	N07°22'15"W	000°51'59"
C153	3153.00'	56.80'	28.40'	56.80'	N05°23'18"W	001°01'56"
C154	3153.00'	56.80'	28.40'	56.80'	N06°25'22"W	001°01'56"
C155	3153.00'	56.80'	28.40'	56.80'	N04°21'26"W	001°01'56"
C156	3153.00'	56.80'	28.40'	56.80'	N03°19'31"W	001°01'56"
C157	3153.00'	56.80'	28.40'	56.80'	N02°17'35"W	001°01'56"
C158	3153.00'	56.80'	28.40'	56.80'	N01°56'39"W	001°01'56"
C159	3153.00'	56.80'	28.40'	56.80'	N00°13'43"W	001°01'56"
C160	3153.00'	56.80'	28.40'	56.80'	N00°48'13"E	001°01'56"
C161	3180.50'	876.83'	441.21'	874.05'	N00°34'42"E	015°47'45"
C162	3153.00'	56.80'	28.40'	56.80'	N01°50'08"E	001°01'56"
C163	3153.00'	56.80'	28.40'	56.80'	N02°52'04"E	001°01'56"
C164	3153.00'	56.80'	28.40'	56.80'	N03°54'00"E	001°01'56"
C165	3153.00'	56.80'	28.40'	56.80'	N04°55'56"E	001°01'56"
C166	3153.00'	56.80'	28.40'	56.80'	N05°57'52"E	001°01'56"
C167	3153.00'	56.80'	28.40'	56.80'	N06°59'47"E	001°01'56"
C168	3153.00'	53.04'	26.52'	53.04'	N07°59'40"E	000°57'50"
C169	688.00'	4.52'	2.26'	4.52'	N08°39'53"E	000°22'36"
C170	688.00'	62.43'	31.24'	62.41'	N11°27'10"E	005°17'58"
C171	688.00'	62.44'	31.24'	62.42'	N16°39'09"E	005°12'01"
C172	715.00'	227.06'	114.49'	226.11'	N17°34'01"E	018°10'56"
C173	688.00'	62.44'	31.24'	62.42'	N21°51'09"E	001°01'59"
C174	688.00'	26.74'	13.37'	26.73'	N25°33'57"E	002°13'36"

VERDANCIA UNIT ONE

SUBDIVISION

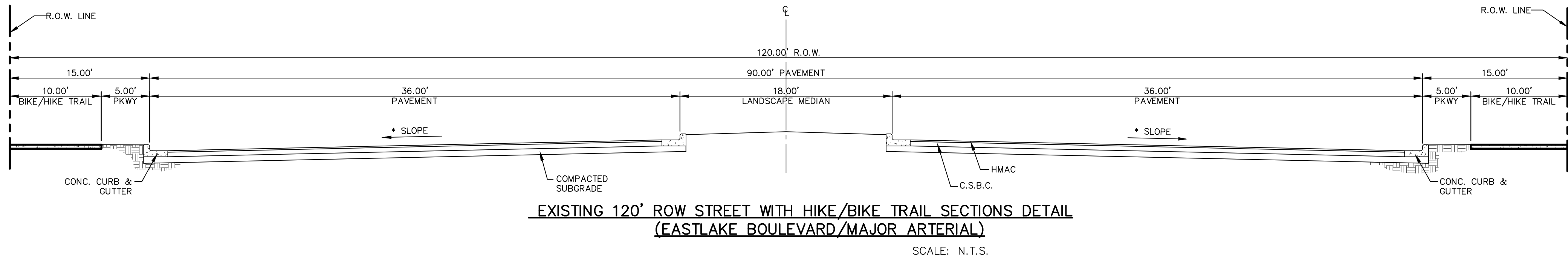
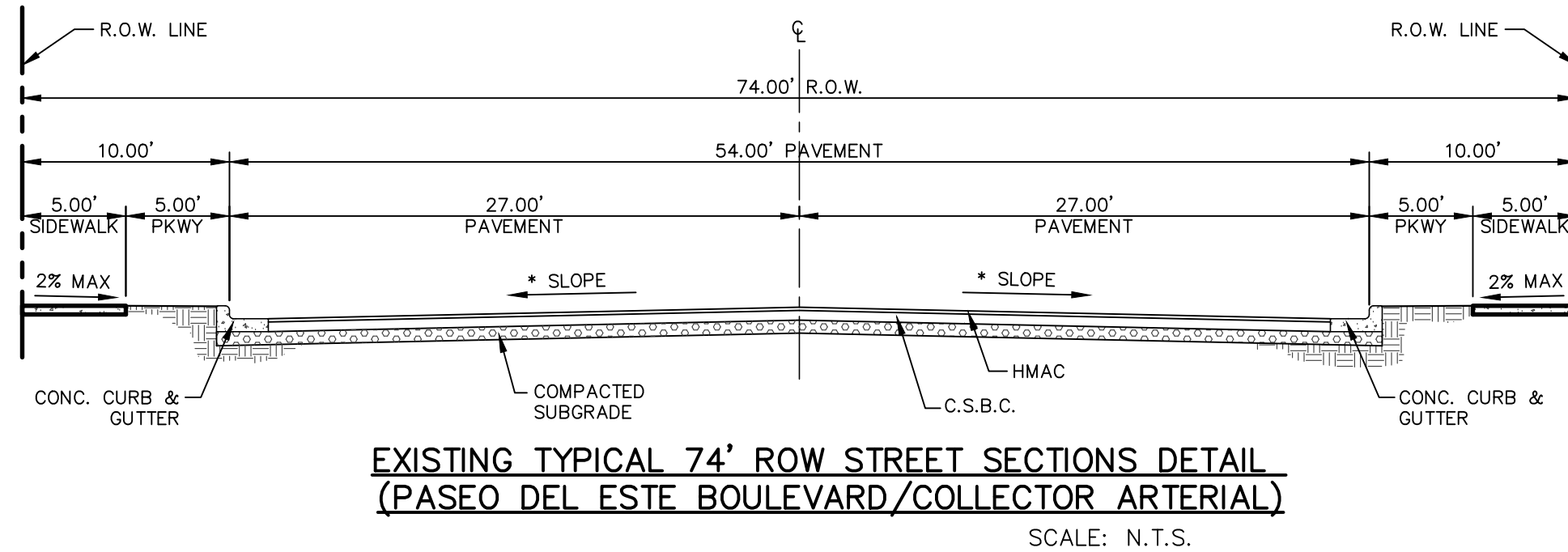
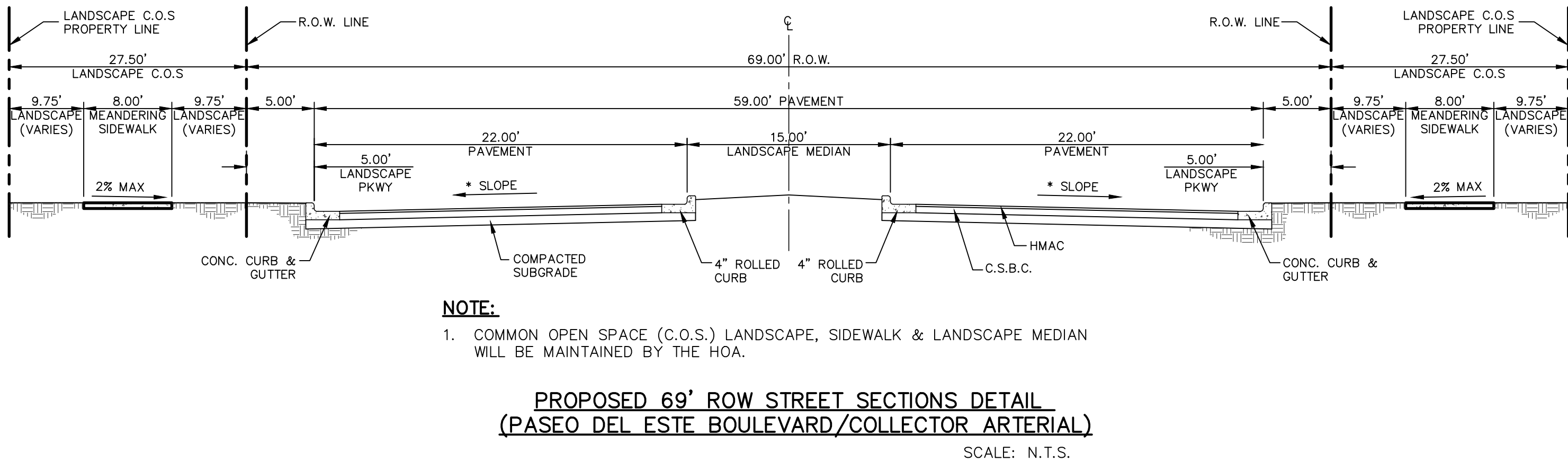
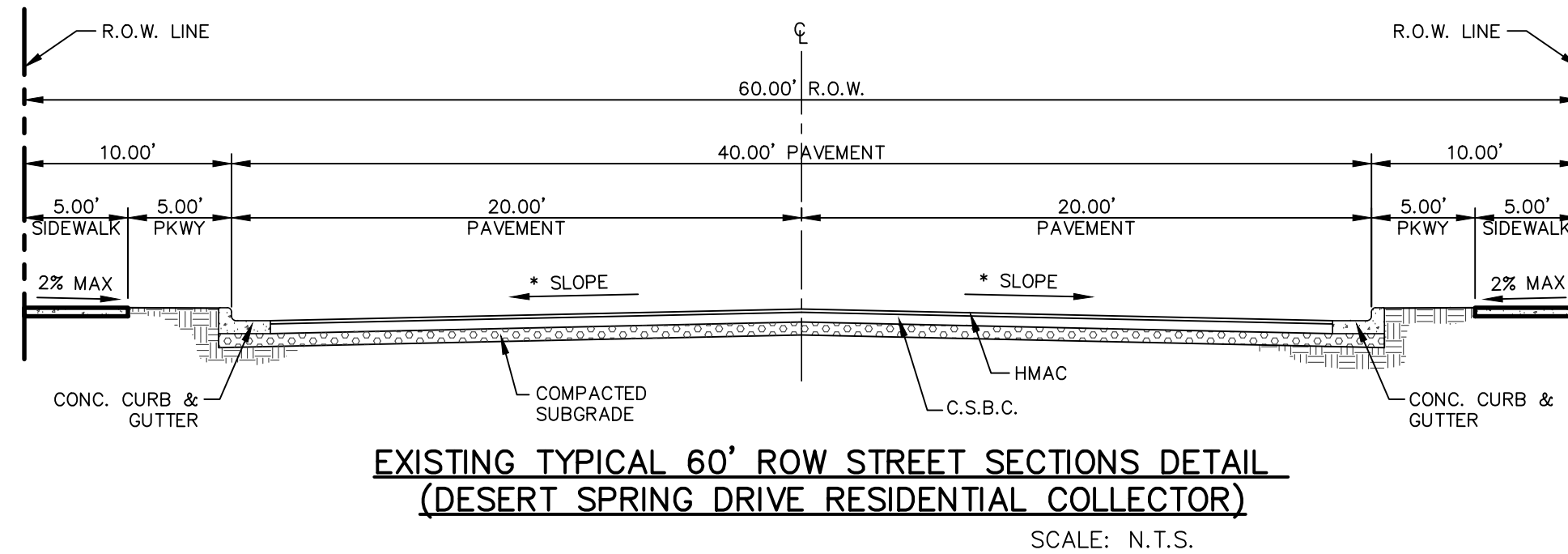
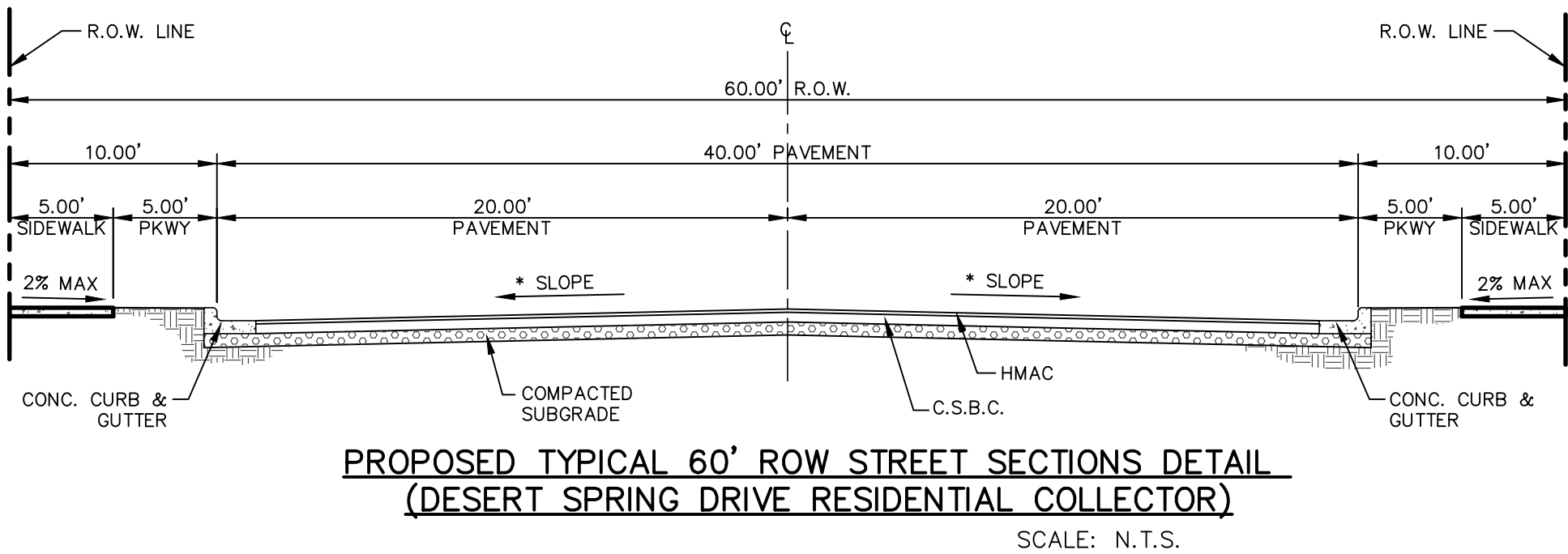
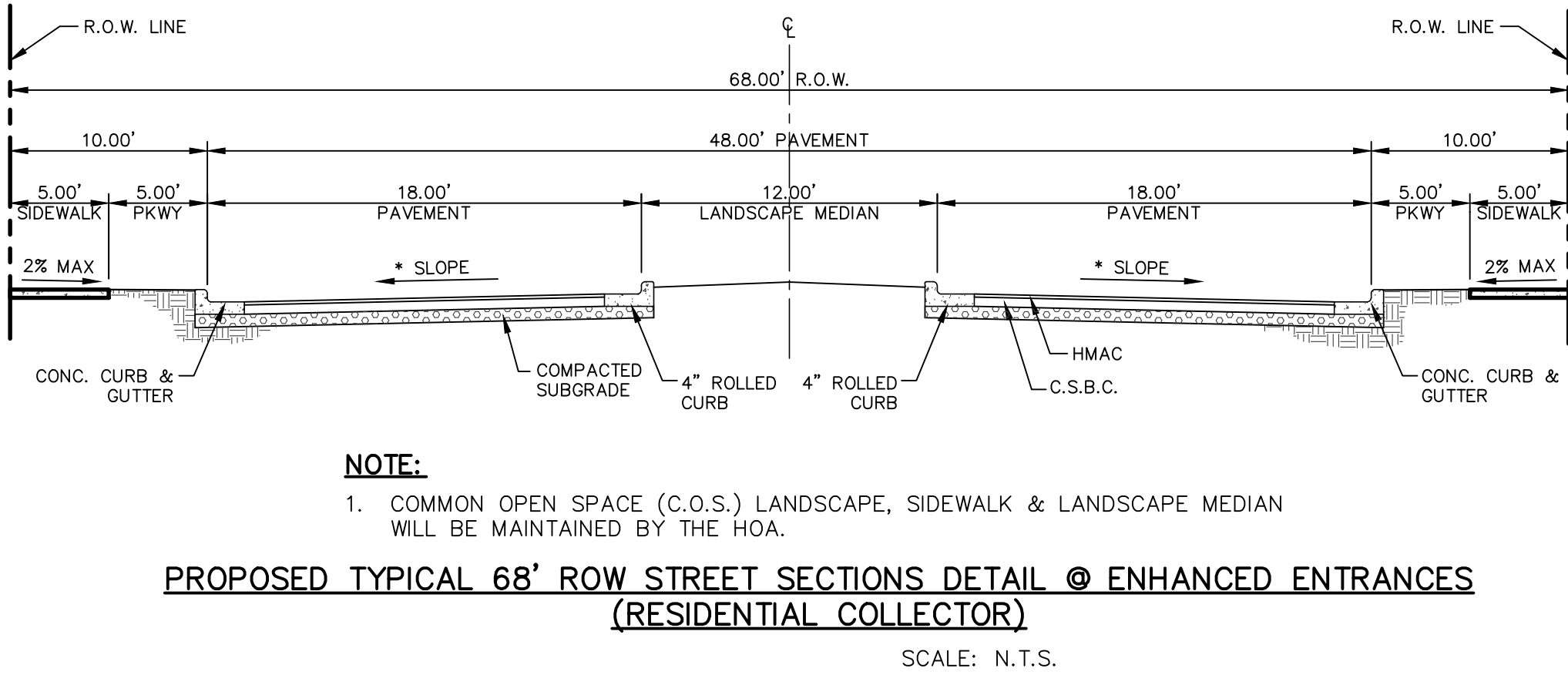
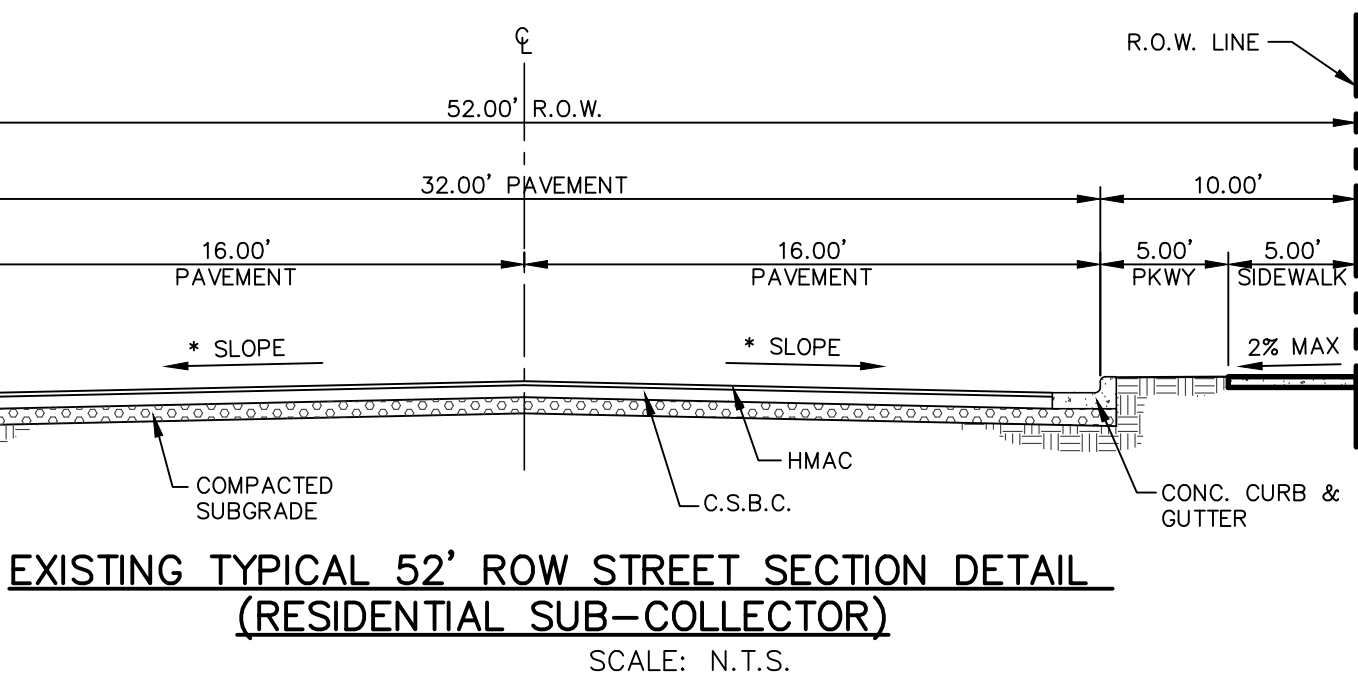
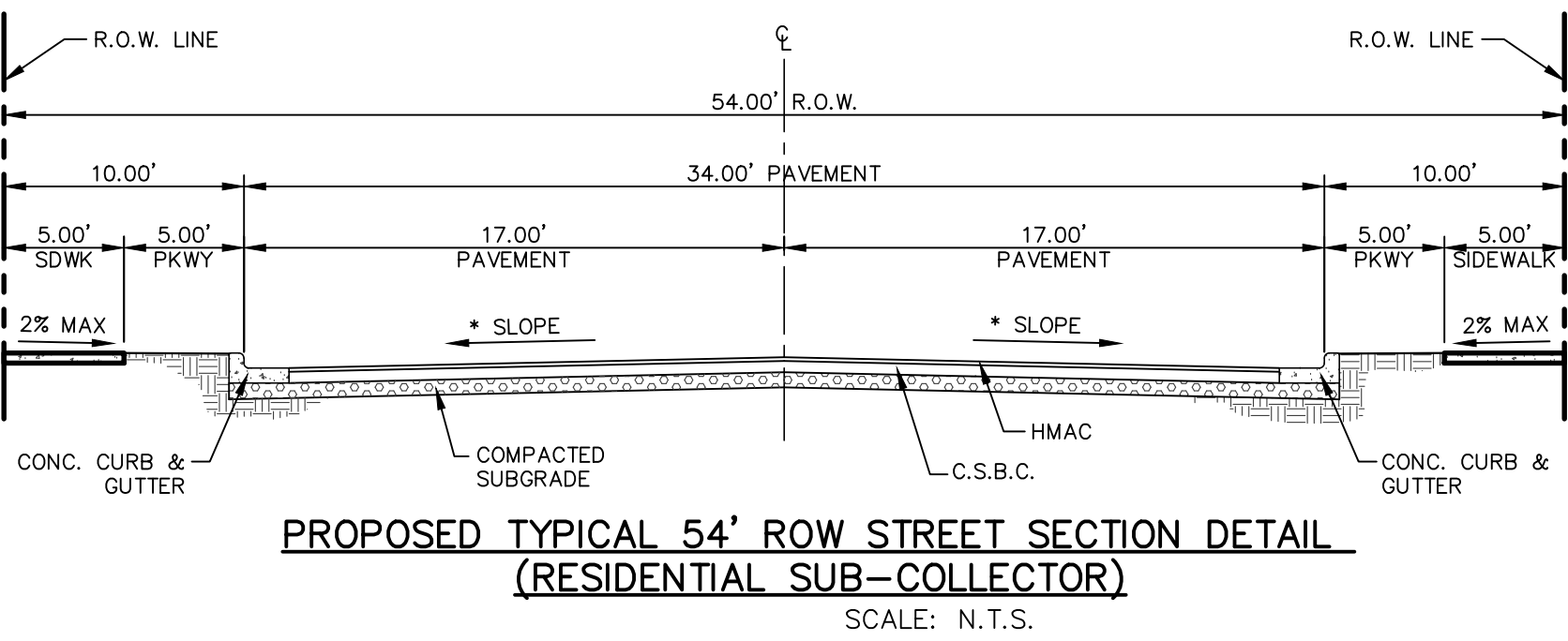
BEING ALL OF TRACT 1, 2F, 3D AND 3H, AND A PORTION
OF TRACT 2, 3 AND 3B, SECTION 30, BLOCK 78,
TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY
SURVEY AND VACATING PORTIONS OF TOWN OF HORIZON
CITY RIGHT-OF-WAY, EL PASO COUNTY TEXAS.
CONTAINING 103.08 ACRES ±
SHEET 4 OF 5

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
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	208.00'	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'	N15°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'	N3°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'	31.35'	19.93'	28.24'	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°23'13"
C383	20.00'	30.89'	19.48'	27.91'	N76°45'51"W	088°28'53"
C384	3140.02'	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	3140.02'	70.75'	35.38'	70.75'	N29°35'47"W	001°17'27"
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	001°23'14"
C403	70.00'	13.55'	6.80'	13.53'	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'	57.15'	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'	510.09'	255.59'	509.54'	N15°02'32"W	009°11'21"
C421	965.50'	116.31'	58.22'	123°05'16"W	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"
C426	473.00'	38.44'	19.23'	38.43'	N30°11'42"W	004°39'25"
C427	20.00'	31.42'	20.00'	28.28'	N17°08'00"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"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C430	50.00'	38.05'	20.00'	37.14'	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°08'00"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°55'20"E	051°32'39"
C450	50.00'	37.98'	19.96'	37.07'	N18°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°46'05"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'	92.62'	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'	22.98'	N59°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	2373.00'	54.84'	27.42'	54.83'	S53°08'37"W	001°19'26"
C487	2373.00'	54.84'	27.42'	54.83'	S54°28'03"W	001°19'26"
C488	2373.00'	54.84'	27.42'	54.83'	S55°47'30"W	001°19'26"
C489	2373.00'	42.37'	21.18'	42.37'	S56°57'54"W	001°01'23"
C490	20.00'	31.42'	20.00'	28.28'	N77°31'24"W	090°00'00"
C491	20.00'	31.42'	20.00'	28.28'	N11°17'04"E	090°00'00"
C492	473.00'	16.19'	8.10'	16.19'	N57°15'54"E	001°57'41"
C493	473.00'	21.42'	10.71'	21.42'	N59°32'12"E	002°33'17"
C494	20.00'	30.24'	18.86'	27.44'	S75°50'28"E	086°38'08"
C495	20.00'	32.59'	21.21'	29.10'	S14°09'32"W	093°21'52"
C496	527.00'	25.57'	12.79'	25.56'	N59°27'02"E	002°46'46"
C497	527.00'	16.35'	8.17'	16.35'	N57°10'22"E	004°46'38"
C498	30.00'	47.12'	30.00'	42.43'	N42°48'56"W	090°00'00"
C499	20.00'	30.24'	18.86'	27.44'	S75°50'28"E	086°38'08"
C500	473.00'	17.90'	8.95'	17.90'	N59°45'24"E	002°01'37"
C501	473.00'	19.72'	9.86'	19.71'	N58°58'42"E	002°33'17"
C502	40.00'	14.57'	7.36'	14.49'	N45°51'08"E	020°51'52"
C503	70.00'	30.92'	15.72'	30.67'	S48°04'31"E	025°18'39"
C504	70.00'	35.38'	18.07'	35.00'	S70°12'29"W	028°57'18"
C505	70.00'	35.38'	18.07'	35.00'	N75°50'13"W	028°57'18"
C506	70.00'	53.10'	27.90'	51.84'	N39°37'39"W	043°27'50"
C507	70.00'	6.16'	3.08'	6.16'	N15°22'24"E	005°02'40"
C508	40.00'	14.57'	7.36'	14.49'	S23°17'00"E	020°51'52"
C509	20.00'	5.05'	2.54'	5.04'	S40°57'16"E	01°428'39"
C510	20.00'	26.36'	15.49'	24.49'	S85°57'16"E	075°31'21"
C511	20.00'	31.42'	20.00'	28.28'	N11°17'04"E	090°00'00"
C512	2181.63'	169.22'	84.65'	169.18'	N35°56'00"W	004°26'39"
C513	2154.13'	16.37'	8.18'	16.35'	N33°56'00"W	00°26'07"
C514	2154.13'	73.33'	36.67'	73.33'	N35°07'35"W	001°57'02"

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 5 OF 5



August 21, 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

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. 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. 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. Variance 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.



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", with a long horizontal line extending to the right.

Jorge Grajeda, P.E.
Project Manager

I-2090-028-verdanciaunitonesubd._thc modificationrequest.ar.21august.2024
JG/jg

Attachment: Preliminary Plat & Exhibits

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



**MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, AUGUST 19, 2024 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928**

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

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

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

ACTION: Motion made by **CORRAL** , 2nd by **BERRY** to excuse absent Planning & Zoning Commission members.
AYES: **DURAN, BERRY, GARDEA, CORRAL, MELENDEZ, AVILA**
ABSTAIN:
MOTION CARRIED

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

No one signed up to speak.

4. PUBLIC HEARINGS

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

4A. DISCUSSION AND RECOMMENDATION:

Chief Planner

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

ACTION: Motion made by **GARDEA** , 2nd by **CORRAL** to postpone Replat request to September 16, 2024 Planning and Zoning Meeting.

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



**MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, AUGUST 19, 2024 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928**

4B. DISCUSSION AND RECOMMENDATION:

Chief Planner

On a **Rezoning** application request (**Case No. ZRZ24-0002**) to approve a change in zone for 11 parcels of land. Application submitted by Applicant/Representative CEA Group.

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

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

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

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

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

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

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

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

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



**MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, AUGUST 19, 2024 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928**

Paso County, Texas.

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

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

ACTION: Motion to made by **GARDEA** , 2nd by **CORRAL** to approve zone changes on Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13, Case Nos. ZRZ24-0002, ZRZ24-0014 and ZRZ24-0018 combined.

AYES: DURAN, BERRY, GARDEA, CORRAL, MELENDEZ, AVILA.

ABSTAIN

MOTION CARRIED

4C. DISCUSSION AND RECOMMENDATION:

Chief Planner

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

Item 4C Action made on item 4B.

4D. DISCUSSION AND ACTION:

Chief Planner

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

Item 4D Action made on item 4B.

4E. DISCUSSION AND ACTION:

Chief Planner

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



MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, AUGUST 19, 2024 @ 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928

ACTION: Motion made for approval by **CORRAL**, 2nd by **GARDEA** to allow applicant to withdraw Case No. SDP24-0001 Rancho Desierto Bello Unit 17.

AYES: DURAN, BERRY, GARDEA, CORRAL, MELENDEZ, AVILA.

ABSTAIN

MOTION CARRIED

5. OTHER BUSINESS

5A. DISCUSSION AND ACTION:

There were no minutes to approve for July 15, 2024, as the regular P&Z meeting was cancelled.

6. ANNOUNCEMENTS

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

EXECUTIVE SESSION

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

ADJOURNMENT: The meeting adjourned at 6:46 pm.

ACTION: ADJOURNMENT

AYES: DURAN, BERRY, GARDEA, CORRAL, MELENDEZ, AVILA.

MOTION CARRIED

Roberto Avila – Chair

(Date)

ATTEST:

Arturo Rubio, AICP, CNU-A
Chief Planner

DISTRIBUTION OF MINUTES:

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