



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
REGULAR PLANNING AND ZONING MEETING
THE TOWN OF HORIZON CITY, TEXAS
Monday, July 20, 2026, 6:00 PM**

Notice is hereby given that a Regular Planning and Zoning Meeting of the Town of Horizon City, Texas will be held on **Monday, July 20, 2026 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**

4. PUBLIC HEARINGS

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

A. DISCUSSION AND RECOMMENDATION:

5

Planner

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

B. DISCUSSION AND RECOMMENDATION:

16

Planner

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

C. DISCUSSION AND RECOMMENDATION:

31

Planner

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

D. EXECUTIVE SESSION

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

1).

Deliberation regarding Project Hornet, being considered for location within the municipal boundaries of the Town of Horizon City. 551.071 (Consultation with Attorney) and 551.087 (Economic Development).

2).

Deliberation regarding Project Claw, being considered for location within the municipal boundaries of the Town of Horizon City. 551.071 (Consultation with Attorney) and 551.087 (Economic Development).

5. OTHER BUSINESS

A. DISCUSSION AND ACTION:

44

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

6. ANNOUNCEMENTS

A. The next regular scheduled meeting: **Monday, August 17, 2026 at 6pm.**

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this Monday July 13, 2026.

By: _____

Elvia Schuller, City Clerk

I, the undersigned authority, hereby certify that the above notice of the Regular Planning and Zoning Meeting of the Town of Horizon City, Texas is a correct copy of this notice, and that I posted this notice at least three (3) business

days preceding the scheduled meeting at the City Hall Bulletin Boards of the Town of Horizon City, Texas on this Monday July 13, 2026. 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.: SDV26-0001
Application Type: Easement Vacation
P&Z Hearing Date: July 20, 2026
Staff Contact: David Ruiz, Planner
915-852-1046 ext.404; druiz@horizoncity.org
Address/Location: 14207 Desierto Bonito
Property ID No.: R22000002005900
Legal Description: A portion of a 10' Utility Easement of Lot 59, Block 20, Rancho Desierto Bello Unit 12A, Town of Horizon City, El Paso County, Texas.
Existing Use: R-9
Owner: Juan Ramos
Applicant/Rep.: Juan Ramos
Nearest Park: RDB Park
Nearest School: Ricardo Estrada Middle School

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

Application Description:

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

Notice:

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

Staff Recommendation:

Staff recommends approval with the following conditions:

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

HRMUD

No objections

El Paso Electric

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

Texas Gas Service

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

El Paso Natural Gas – Kinder Morgan

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

Spectrum

No comments

AT&T

No comments

Attachments:

Attachment 1 – Aerial Map

Attachment 2 – Zoning Map

Attachment 3 – Survey and M&B

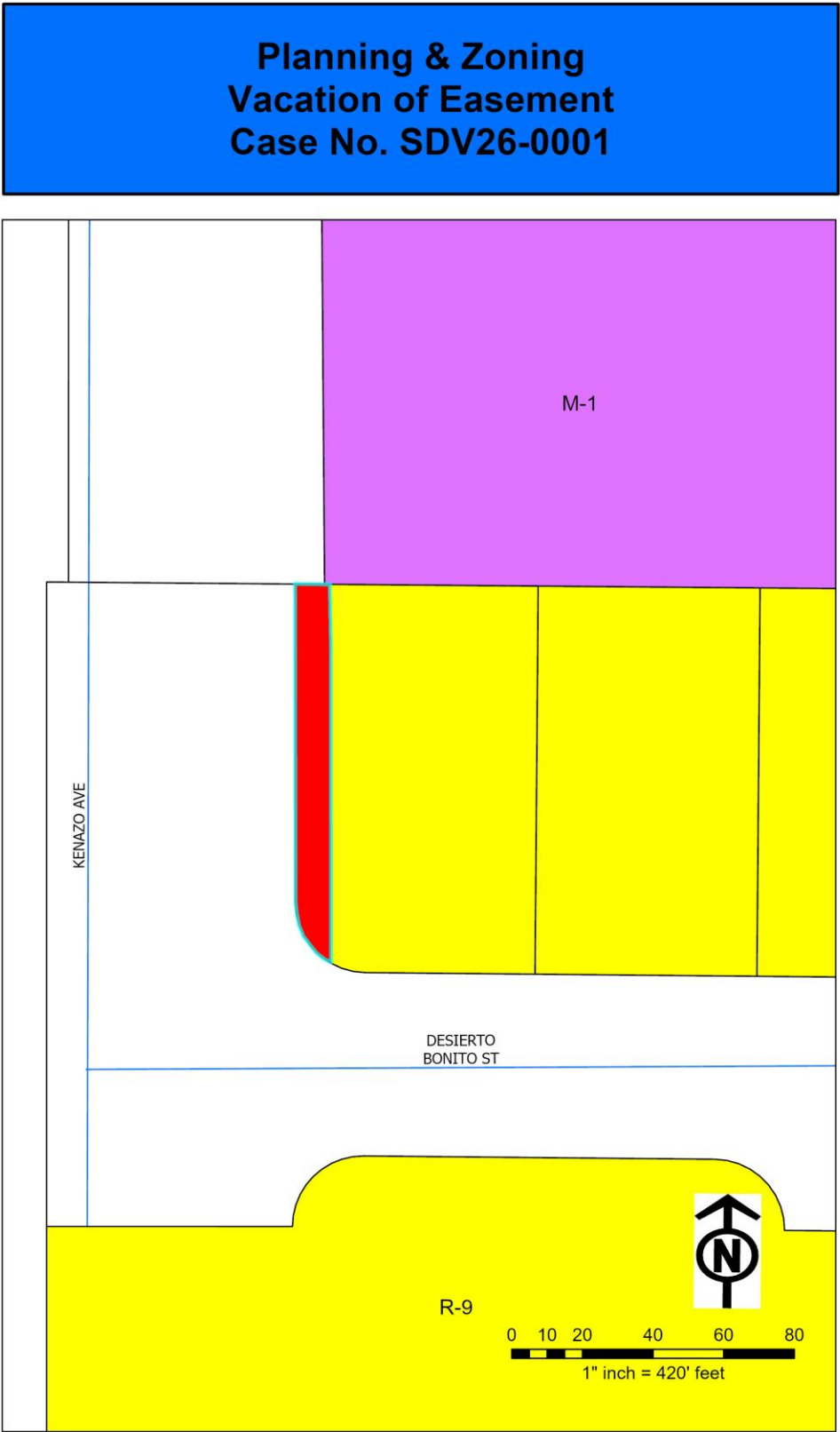
Attachment 4 – Application

Attachment 1: Aerial Map

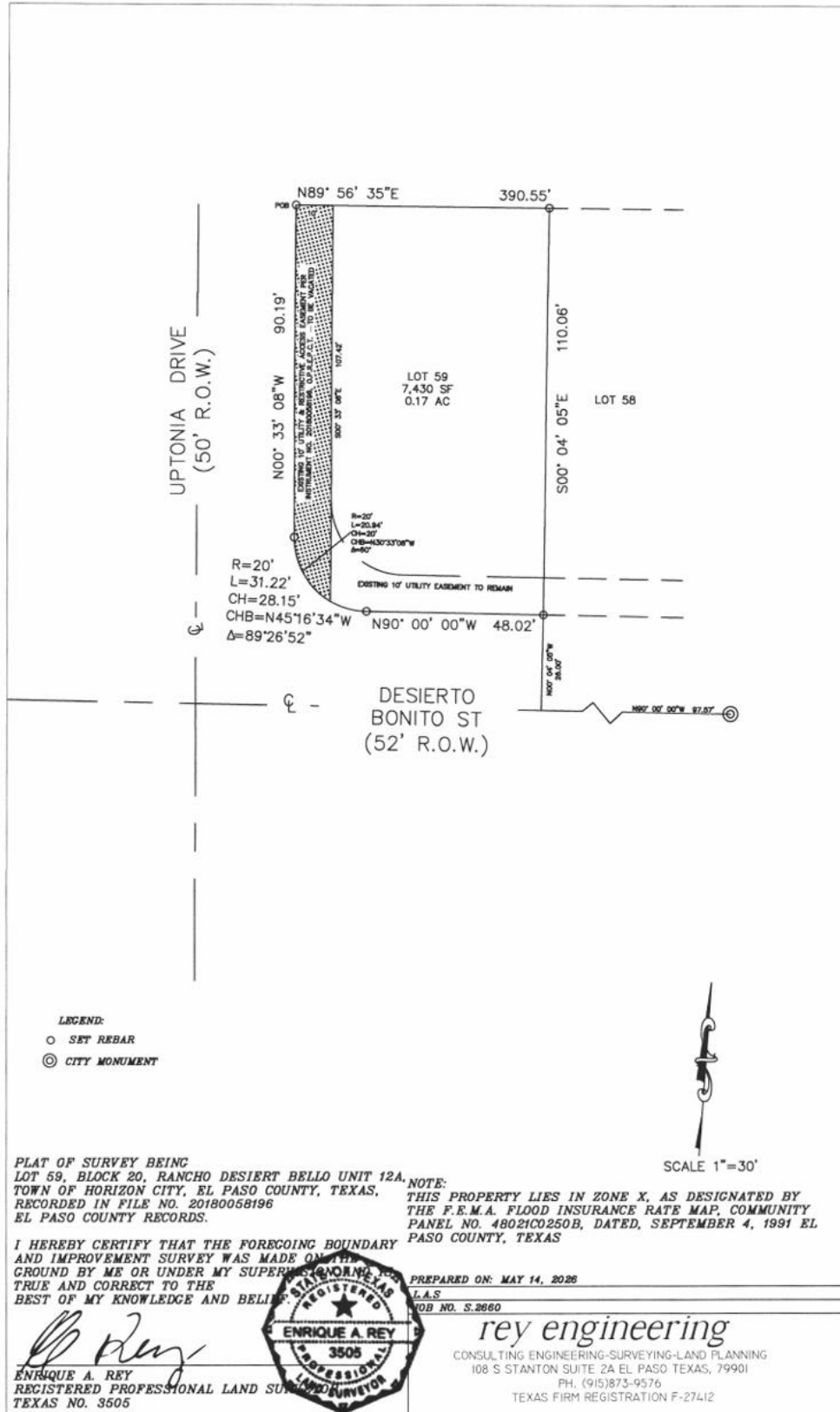
**Planning & Zoning
Vacation of Easement
Case No. SDV26-0001**



Attachment 2: Zoning Map



Attachment 3: Survey & M&B



Attachment 3: Survey & M&B

Rey Engineering

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

EXHIBIT A METES AND BOUNDS

10' Utility Easement and Restrictive Access Easement

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

Job No. S.2660

Date: May 15, 2026

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

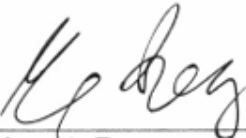
BEGINNING at a point at the northwesterly corner of said Lot 59, Block 20, said point also being the intersection of the northerly line and the westerly line of said Lot 59, said point being the **POINT OF BEGINNING** of the herein described tract;

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

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

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

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


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



Attachment 4: Application



Case No. _____

VACATION OF PUBLIC EASEMENTS & RIGHTS-OF-WAY APPLICATION

Date: 04/25/2026

1. APPLICANT'S NAME Juan P. Ramos
ADDRESS 14207 Desierto Bonito ZIP CODE 79928 TELEPHONE 915 208 5033
2. PROPERTY OWNER Juan P. Ramos
ADDRESS 14207 Desierto Bonito ZIP CODE 79928 TELEPHONE _____
3. Request is hereby made to vacate the following: (check one) Street: ☐ Alley: ☐ Easement: ☒ Other: ☐
Street Name / Location: Desierto Bonito
Subdivision Name: _____
4. Reason for vacation request: Structure / Parking
5. Surface Improvements located in subject property to be vacated:
None ☐ Paving ☐ Curb & Gutter ☐ Power Lines/Poles ☐ Fences/Walls ☐ Structures ☒ Other ☐
6. Underground Improvements located in the existing rights-of-way:
None ☒ Telephone ☐ Electric ☐ Gas ☐ Water ☐ Sewer ☐ Storm Drain ☐ Other ☐
7. Future use of the vacated right-of-way:
Yards ☐ Parking ☒ Expand Building Area ☐ Replat with abutting Land ☐ Other ☐
8. Related applications which are pending (give name or file number): Zoning ☐ _____ Board of Adjustment ☐ _____
Subdivision ☐ _____ Building Permits ☒ _____ Other ☐ _____
9. Signatures: All owners of properties which abut the property to be vacated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature Juan P. Ramos

Legal Description _____

Telephone _____

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

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

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

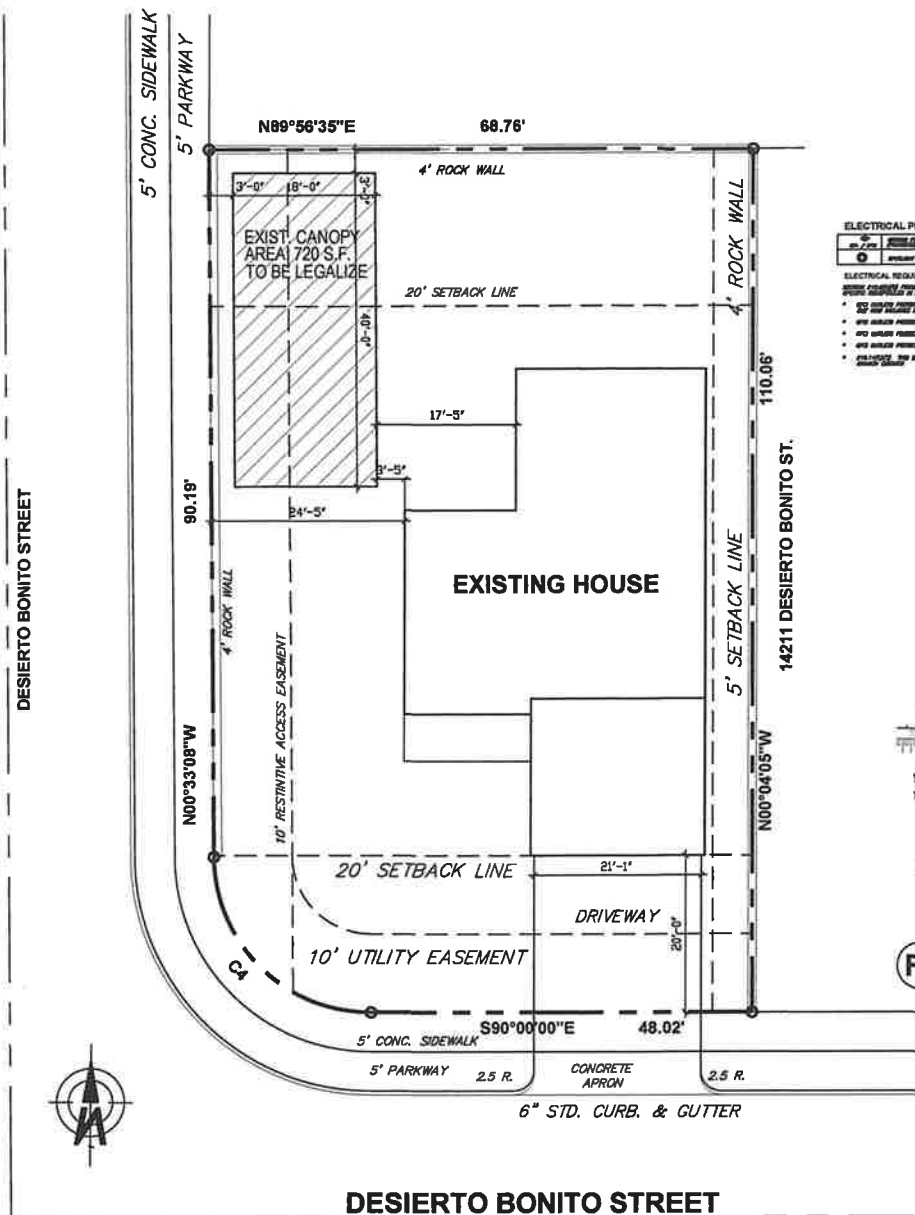
OWNER / APPLICANT SIGNATURE: Juan P. Ramos REPRESENTATIVE: _____

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

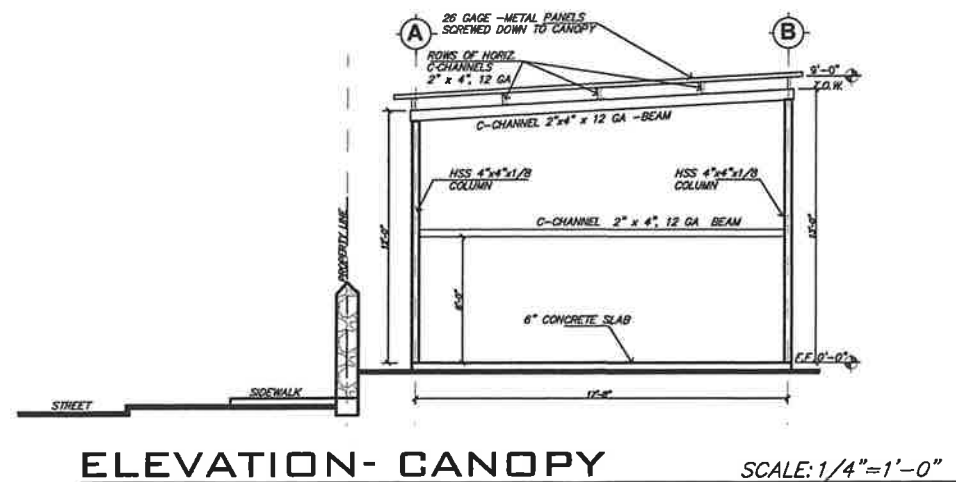
Note: Applicant is responsible for all expenses incurred by the City in connection with this request, including but not limited to attorney's fees, engineering fees, appraisals, and publication. Charges will be invoiced separately. Applicant's initials _____

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

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



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



ELECTRICAL PLAN LEGEND

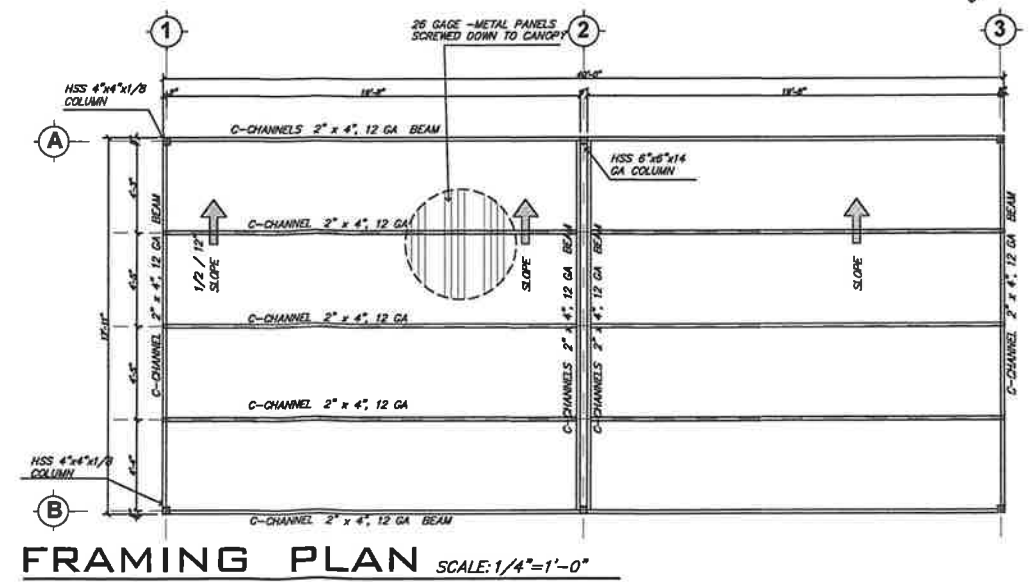
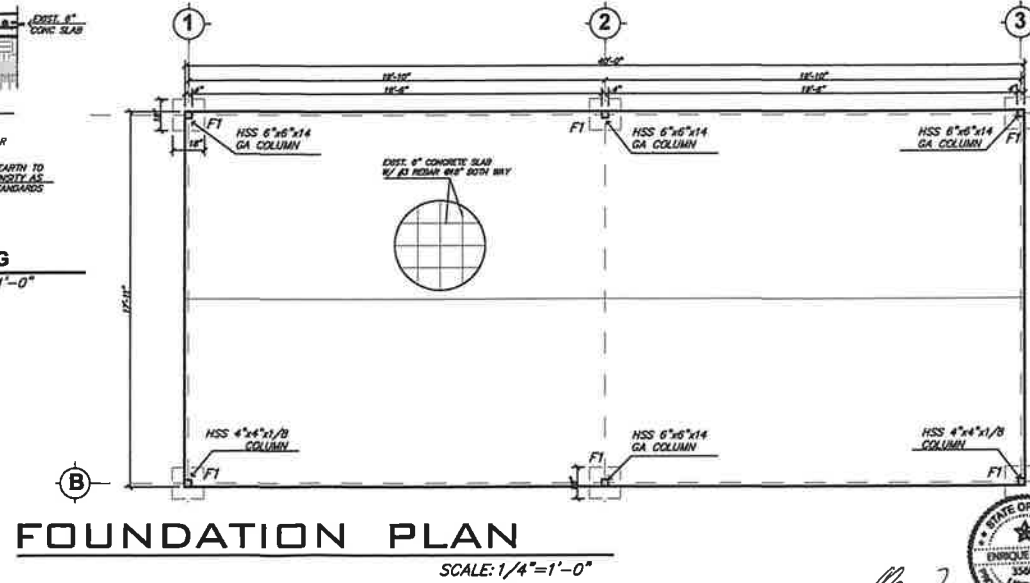
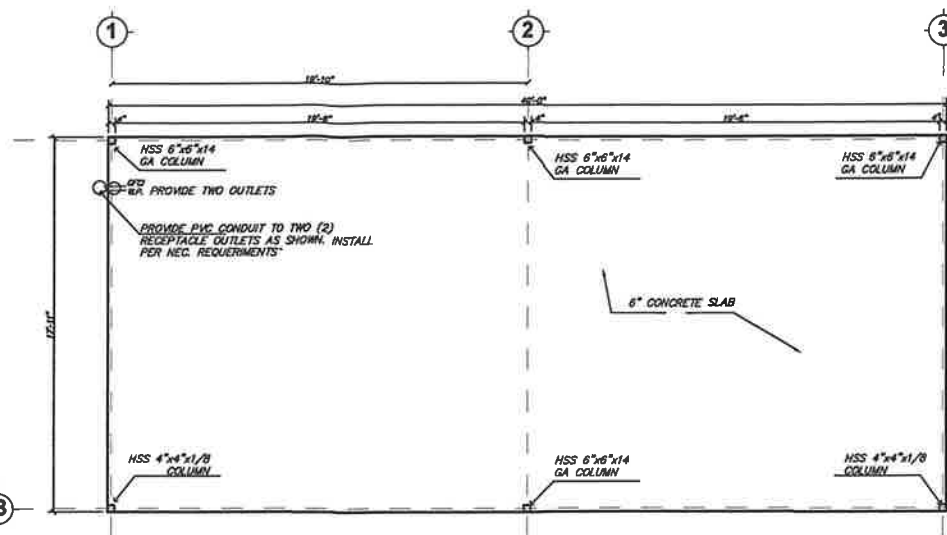
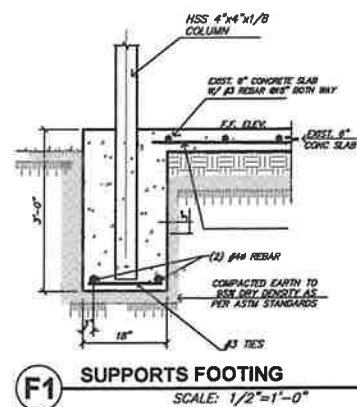
SYMBOLS

NOTES

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 TEXAS ELECTRICAL CODE (TEC).

2. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 TEXAS ELECTRICAL CODE (TEC).

3. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 TEXAS ELECTRICAL CODE (TEC).



- STRUCTURAL GENERAL NOTES:**
- ALL CONCRETE SHALL CONFORM TO ASTM C84 AND SHALL REACH A MINIMUM STRENGTH OF 3000 P.S.I. AT 28 DAY TEST. CONCRETE SHALL NOT BE PLACED IN EXCESS OF 4' SLUMP WITHOUT PRIOR APPROVAL OF THE ENGINEER.
 - REINFORCING STEEL TO BE ASTM A615 GRADE 60.
 - NO BOIL CAPACITY ANALYSIS PRODUCED. THE ALLOWABLE BEARING CAPACITY USED FOR THE DESIGN OF FOUNDATION ELEMENTS WAS 1500 PSF FOR CONTINUOUS FOOTINGS. THE OWNER IS RESPONSIBLE FOR RETAINING THE SERVICE OF A GEOTECHNICAL ENGINEER TO PROVIDE RECOMMENDATIONS FOR STRUCTURAL FILL AND SUB-GRADE PREPARATION TO ACHIEVE THE ASSUMED BEARING CAPACITY.
 - ALL CONCRETE WORK TO BE DONE IN ACCORDANCE WITH ACI & CITY OF EL PASO REQUIREMENTS.
 - PRIOR TO CONCRETE PLACEMENT, ALL FORMS SHALL BE WELL BRACED AND STRAIGHT.
 - ALL STEEL SHALL BE FREE OF GREASE, SCALE AND DIRT.
 - ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615. ALL #3 BARS SHALL BE 40 GRADE STEEL, ALL #4 OR LARGER BARS SHALL BE GRADE 60.
 - ALL BARS SHALL BE TIED AT EVERY INTERSECTION. ALL STEEL SHALL BE SUPPORTED TO PROHIBIT LATERAL OR VERTICAL MOVEMENT.
 - CONTRACTOR SHALL USE CHAIRS TO SUPPORT REINFORCING STEEL AT CENTER OF SLAB THICKNESS.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DROP AREAS AND BLOCK OUT LOCATIONS WITH ARCHITECTURAL PLANS.
 - VERIFY SLAB RECESSES AND LOCATION OF FLOOR DRAINS. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR SLEEVES AND PENETRATIONS THROUGH SLAB AND ROOF.
 - ALL PLUMBING, DUCT WORK, CONDUITS, ETC., SHALL BE COMPLETE AND PROPERLY TIED PRIOR TO PRE-POUR INSPECTION.
 - THIS DESIGN IS FOR A PARTICULAR LOCATION ONLY. RE-USE IN A DIFFERENT LOCATION IS PROHIBITED AND THE DESIGN IS VOID.
 - CONCRETE POUR SHALL NOT BE STARTED UNLESS THE SITE TEMPERATURE IS ABOVE 40 DEGREES FAHRENHEIT AND RISING FOR THE NEXT 12 HOURS.
 - CONTRACTOR SHALL PROVIDE CORNER BARS AS SHOWN IN "TYPICAL CORNER BAR DETAILS" IN ALL PERIMETER BEAMS.
 - PROVIDE POSITIVE DRAINAGE AWAY FROM THE SLAB PERIMETER. REFER TO CIVIL DRAWINGS FOR SURROUNDING SLABS AND PAVEMENT SLOPES.
 - SAW-CUTTING OF CONTROL JOINTS (AS REQUIRED) SHALL START AS SOON AS THE CONCRETE HAS HARDENED SUFFICIENTLY TO PREVENT AGGREGATES FROM BEING DISLOOGEED BY THE SAW AND SHALL BE COMPLETED BEFORE DRYING SHRINKAGE STRESSES BECOME LARGE ENOUGH TO PRODUCE CRACKING.
 - ALL DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS, UNLESS OTHERWISE NOTED MUST FOLLOW THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED STRUCTURES" (ACI 315).
 - THE CONTRACTOR SHALL COMPARE THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS AS TO LAYOUT, DIMENSIONS, AND ELEVATIONS. ALL DISCREPANCIES, IF ANY, SHALL BE REPORTED TO THE ARCHITECT FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.

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

PROJECT DATA

APPLICABLE CODES
INTERNATIONAL RESIDENTIAL CODE 2021

LAND AREA
SITE: 7,430.00 SQ FT

LEGAL ADDRESS
14207 DESIERTO BONITO STREET
EL PASO, COUNTY TEXAS

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

SCOPE OF PROJECT
EXIST. CANOPY AREA: 720 S.F.
TO BE LEGALIZED

REVISIONS	BY

**METAL CANOPY
DETAIL PLAN**

OWNER:
GARCIA JORGE A

ADDRESS:
5140 JOE CASTILLO
EL PASO, TEXAS

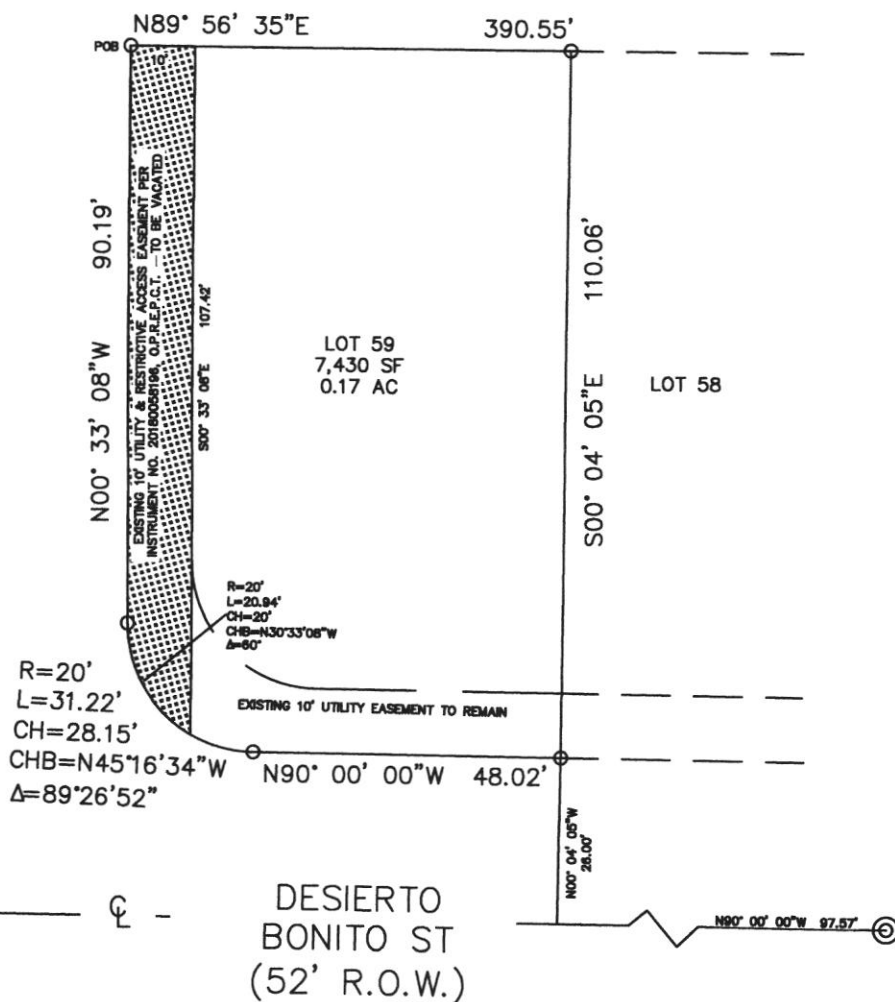
REY ENGINEERING
Consulting Engineering & Surveying
TEXAS FIRM REGISTRATION F-3368
9434 VISCONT DRIVE SUITE 148, EL PASO, TX 79925
TEL. OFFICE (915) 633-8070 MOBILE (915) 309-1889

DRAWN
NURYS ZARATE

DATE
2/20/2020

SHEET
S-1
1 OF 1 SHEETS

UPTONIA DRIVE
(50' R.O.W.)



LEGEND:

○ SET REBAR

⊙ CITY MONUMENT



SCALE 1"=30'

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

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

NOTE:

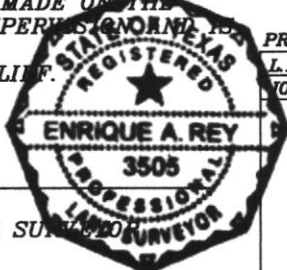
THIS PROPERTY LIES IN ZONE X, AS DESIGNATED BY
THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY
PANEL NO. 48021C0250B, DATED, SEPTEMBER 4, 1991 EL
PASO COUNTY, TEXAS

PREPARED ON: MAY 14, 2026

L.A.S.

JOB NO. S.2660

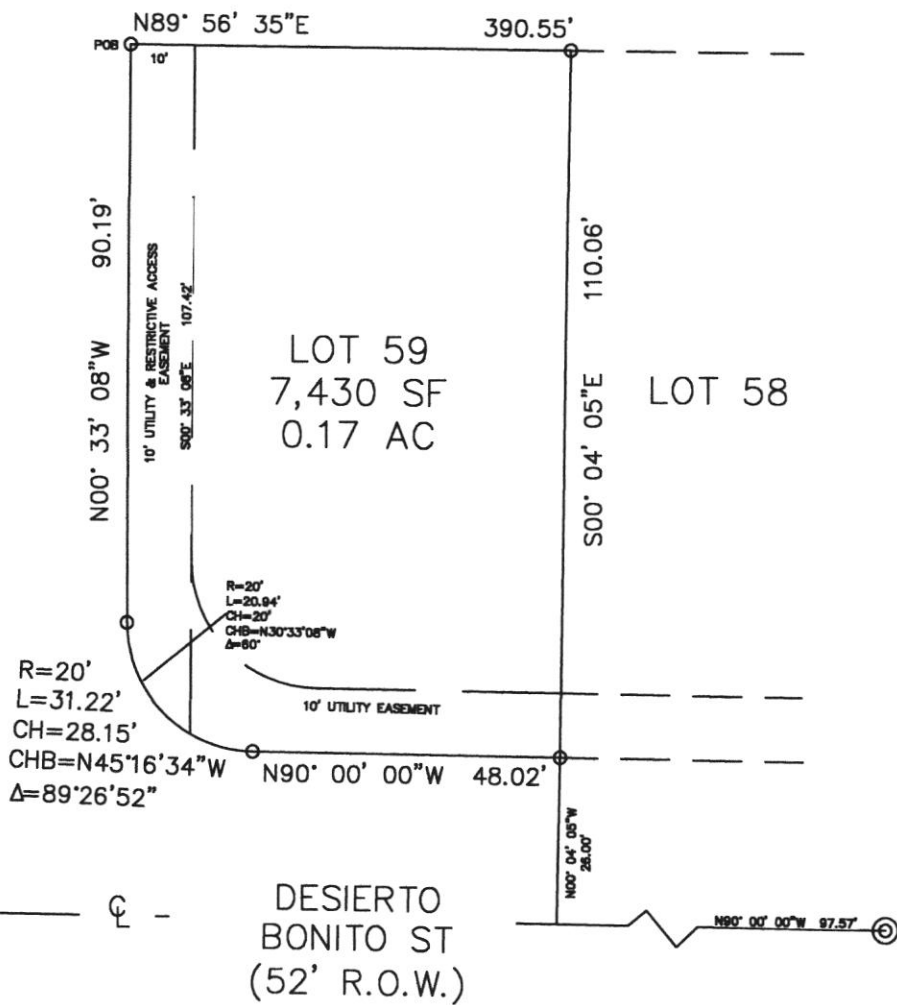
ENRIQUE A. REY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 3505



rey engineering

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

UPTONIA DRIVE
(50' R.O.W.)



LEGEND:

- SET REBAR
- ⊙ CITY MONUMENT



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

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

NOTE:

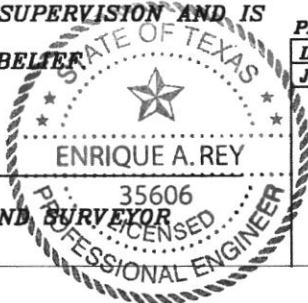
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PREPARED ON: MAY 14, 2026

L.A.S

JOB NO. S.2660

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



rey engineering

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



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SDF26-0001 Verdancia Unit 3 Final

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

Address/Location: East of Eastlake Blvd & North of Horizon Blvd.
Property ID Nos.:
Legal Description: Being A Portion Of Section 30, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 45.399 Acres ±

Property Owner: Hunt Horizon Crossing, LLC
Applicant/Rep.: CEA Group, Jorge Grajeda
Nearest Park: Horizon Mesa Park
Nearest School: Horizon High School and Horizon Middle School

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

Application Description:

Final Subdivision:

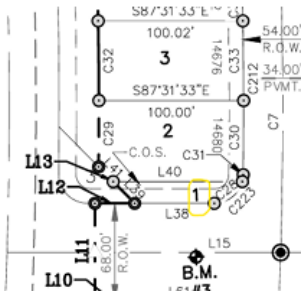
The proposed final plat residential subdivision includes 206 lots for single-family residential development, 1 commercial lot, 1 pond areas, 1 Public Parks, the smallest lot measuring approximately 5,500 sq. ft. and the largest lot measuring approximately 14,016 sq. ft. Internal 54 ft. residential sub-collector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

Cumulative Parkland Dedication:

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

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

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



-

- [illegible]

No comments

El Paso Electric Company:

We have no comments for Verdancia Unit 3.

Texas Gas Service:

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

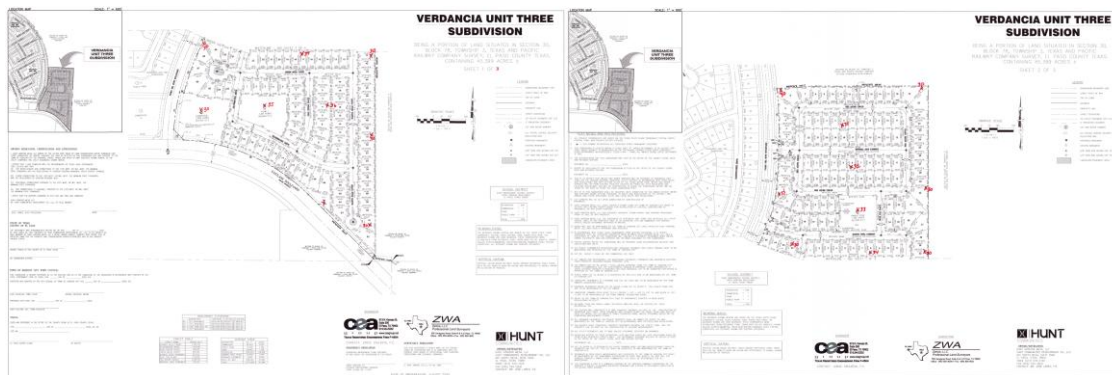
El Paso Natural Gas / Kinder Morgan:

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

Clint ISD:

Clint ISD takes no exception to the information presented.

El Paso Central Appraisal District (EPCAD):



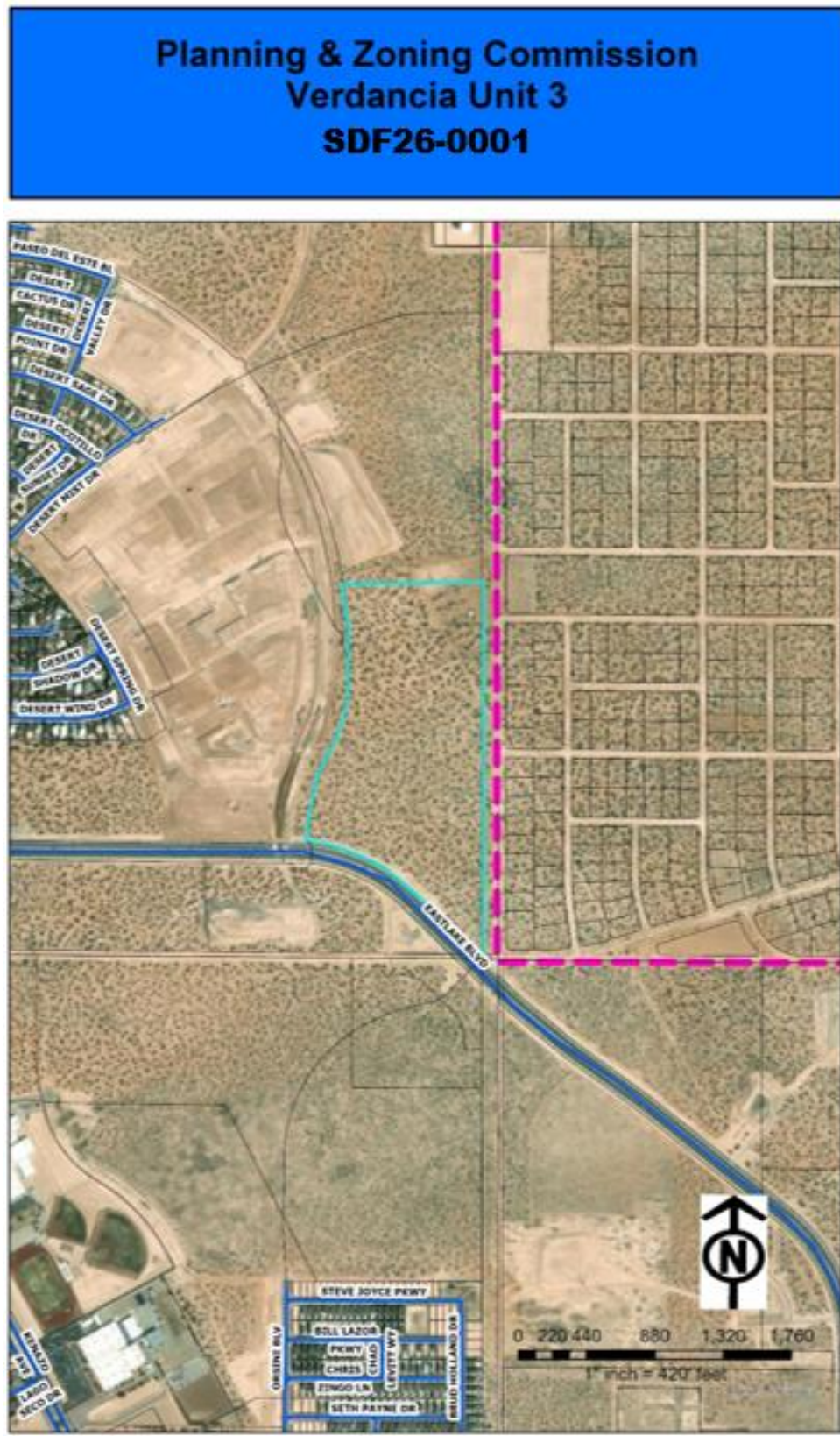
HRMUD:

No comments

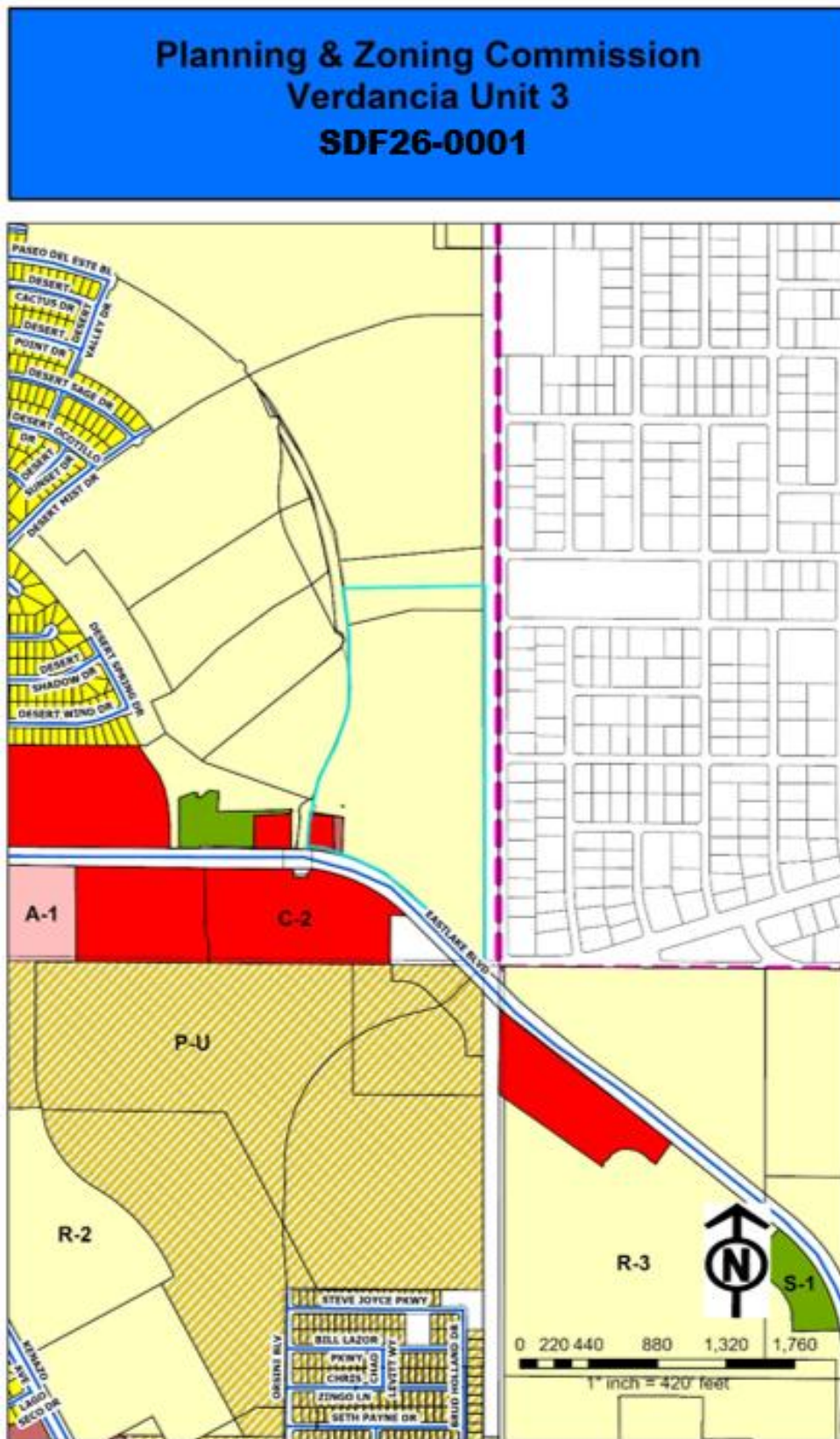
Attachments:

- 1 – Aerial
- 2 – Zoning Designation Map
- 3 – Location Map
- 4 – Preliminary Plat
- 5 – Existing and Proposed Right-of-Way Cross Section and Cul-De-Sacs
- 6 – Modification Request
- 7 – Application

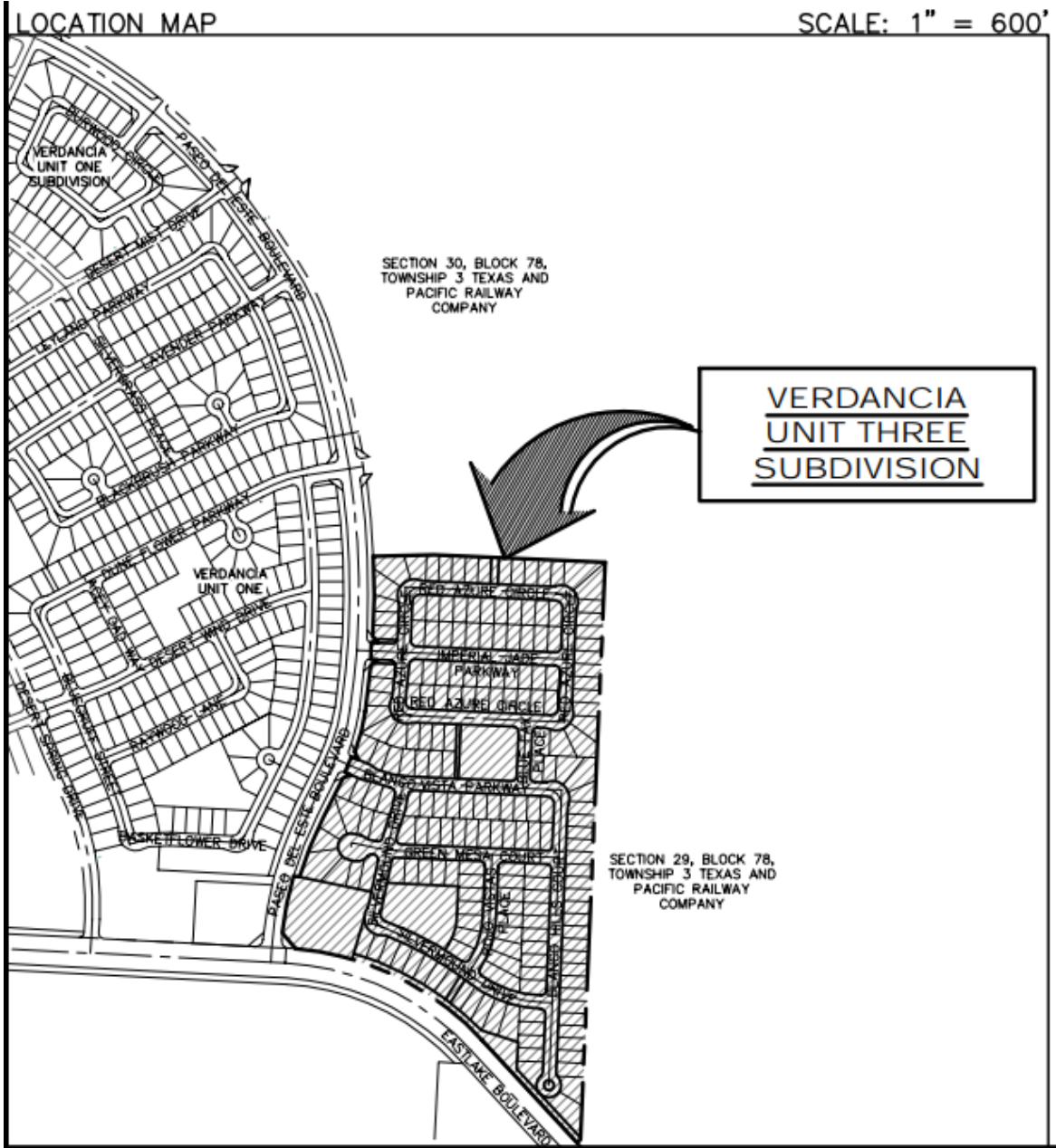
Attachment 1: Aerial Map



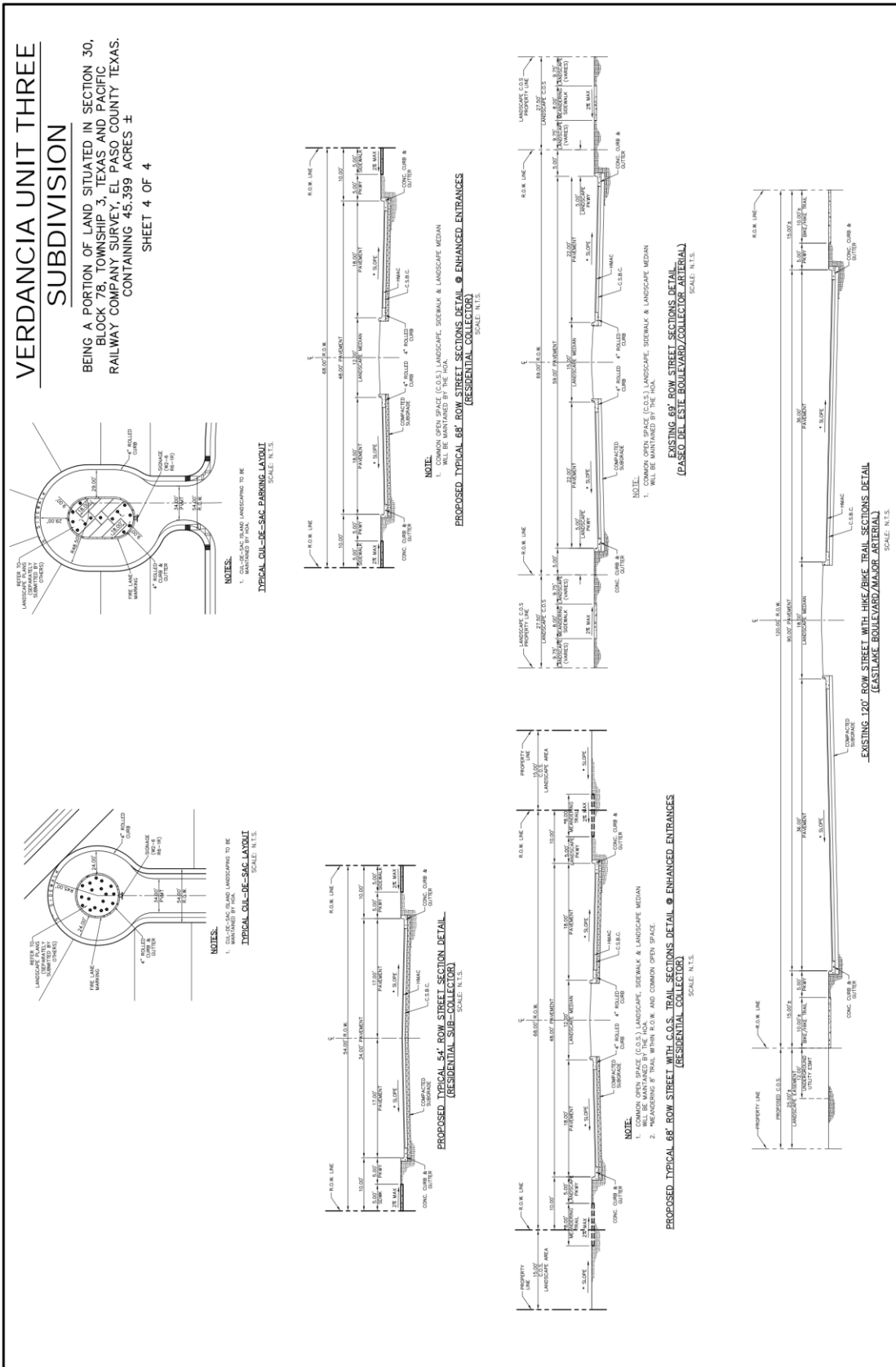
Attachment 2: Zoning Designation Map



Attachment 3: Location Map



July 20, 2026



Attachment 6: Modification Request



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

October 15, 2025

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

Attention: Mr. Art Rubio,
Chief Planner

Reference: Verdancia Unit Three Subdivision – Modification Request Letter

Dear Mr. Rubio:

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

1. Modification to use a 68-ft residential collector at enhanced neighborhood entrances. The 68-foot street right-of-way will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks, two 18-ft wide pavement structures and a 12-ft raised landscape median with curbs & gutter. Landscape areas will be maintained by the HOA.
2. Modification to use a 68-ft street right-of-way with meandering trails at all local residential sub-collector streets at enhanced neighborhood entrances abutting common open space lots. The 68-ft street right-of-way will consist of two 5-ft parkways, 36-ft wide pavement structure with curb & gutter, a 12-ft raised landscape median and two 8-ft wide meandering trails. The 8-ft trails will meander within the street right-of-way parkway area and the adjacent 15-ft common open space landscape lot. This will provide a visually appealing and safe walking trail along this corridor. Landscape areas will be maintained by the HOA.
3. Modification to use 53.50-foot radius Cul-de-Sac streets with interior landscape/parking islands and outside travel lane roadway width of 24-feet. The proposed cul-de-sac and landscape/parking islands will enhance the neighborhood character, reduce the impervious surface, aid to eliminate typical cul-de-sac "stack" parking and maintain adequate room for emergency vehicle turning movement. Landscape areas will be maintained by the HOA.

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

Sincerely,
CEA Group

A blue ink signature of Jorge Grajeda, P.E., written over a light blue circular stamp.

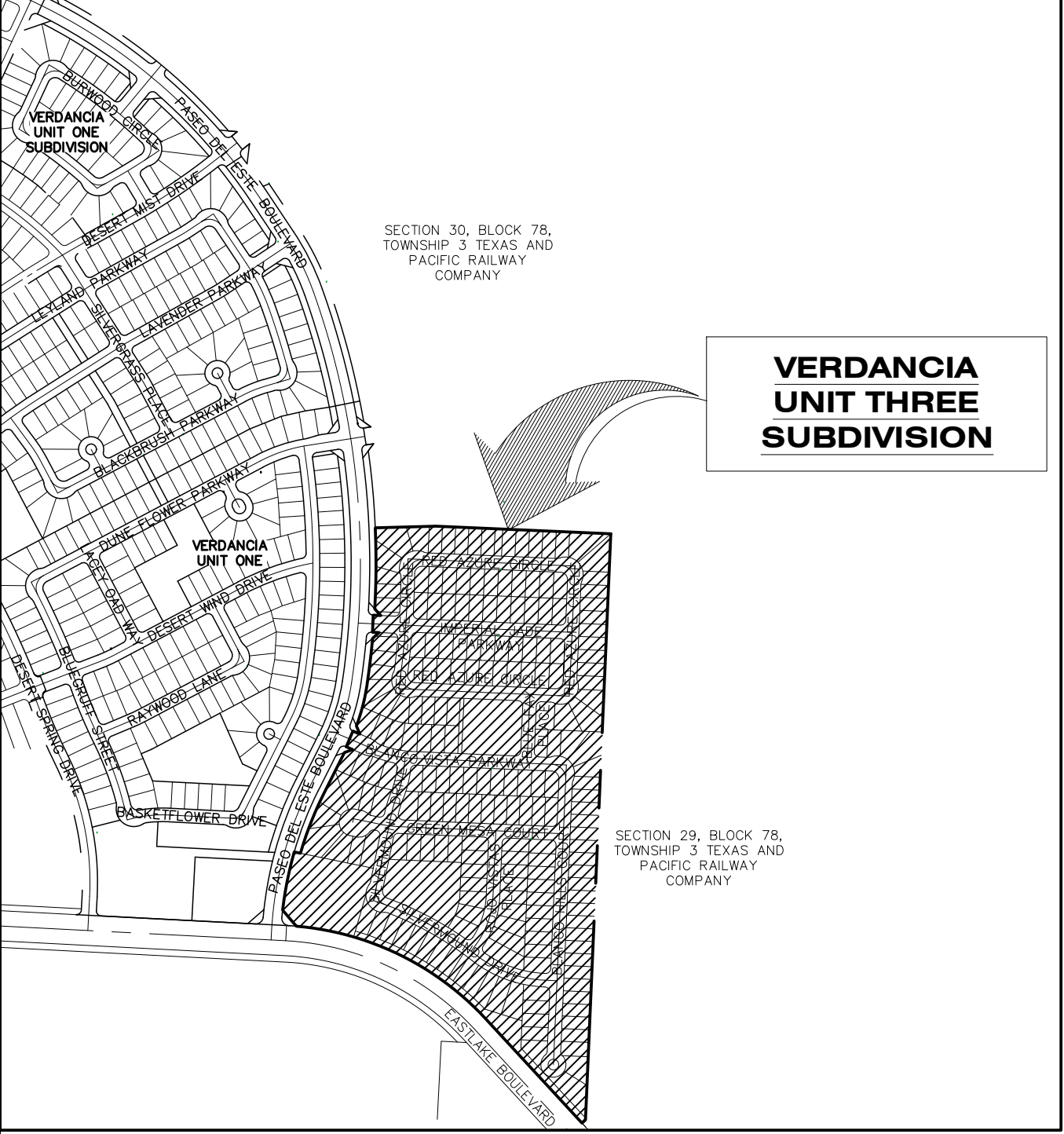
Jorge Grajeda, P.E.
Project Manager

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

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

PUBLIC INFRASTRUCTURE. PRIVATE DEVELOPMENT.

Attachment 7: Application



OWNERS DEDICATION, CERTIFICATION AND ATTESTATION

I, HUNT HORIZON MESA, LLC OWNER OF THE 45.399 ACRE TRACT OF LAND ENCOMPASSED WITHIN VERDANCIA UNIT THREE SUBDIVISION, DO HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE TOWN OF HORIZON CITY THE DRAINAGE, PARKS, PONDS AND RIGHT-OF-WAY FACILITIES SHOWN HEREIN, TO THE UTILITY COMPANIES THE UTILITY EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND THE REGULATIONS OF HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT (HRMUD)
- (B) SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND THE REGULATIONS OF HORIZON REGIONAL MUD.
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

HUNT HORIZON MESA, LLC
BY: HUNT COMMUNITIES DEVELOPMENT CO., LLC, ITS SOLE MEMBER

JOSE LARES, VICE-PRESIDENT DATE

STATE OF TEXAS
COUNTY OF EL PASO

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2026 BY JOSE LARES AS, VICE PRESIDENT OF HUNT COMMUNITIES DEVELOPMENT CO., LLC, IN ITS CAPACITY AS SOLE MEMBER OF HUNT HORIZON MESA, LLC A TEXAS LIMITED LIABILITY COMPANY WHO STATED THAT HE EXECUTED SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC IN THE COUNTY OF EL PASO, TEXAS

MY COMMISSION EXPIRES

TOWN OF HORIZON CITY TOWN COUNCIL:

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER OF THE LOCAL GOVERNMENT CODE OF TEXAS, THIS ____ DAY OF _____, 2026, A.D.

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

ELVIA SCHULLER, TOWN CLERK ANDRES RENTERIA, MAYOR

APPROVED FOR FILING THIS ____ DAY OF _____, 2026.

HUITT-ZOLLARS, INC., TOWN ENGINEER

FILING

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

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

FILE NO. _____

EL PASO COUNTY CLERK BY DEPUTY



BENCHMARK ELEVATIONS			
DESCRIPTION	NORTHING	EASTING	ELEVATION
NO. 1 CITY MONUMENT	106.35794.02	476327.71	4036.93
NO. 2 CITY MONUMENT	106.34150.08	475620.38	4040.25
NO. 3 5/8" IRON ROD SET	106.33308.30	477760.38	4045.30
NO. 4 CITY MONUMENT	106.32055.92	477283.28	4042.87

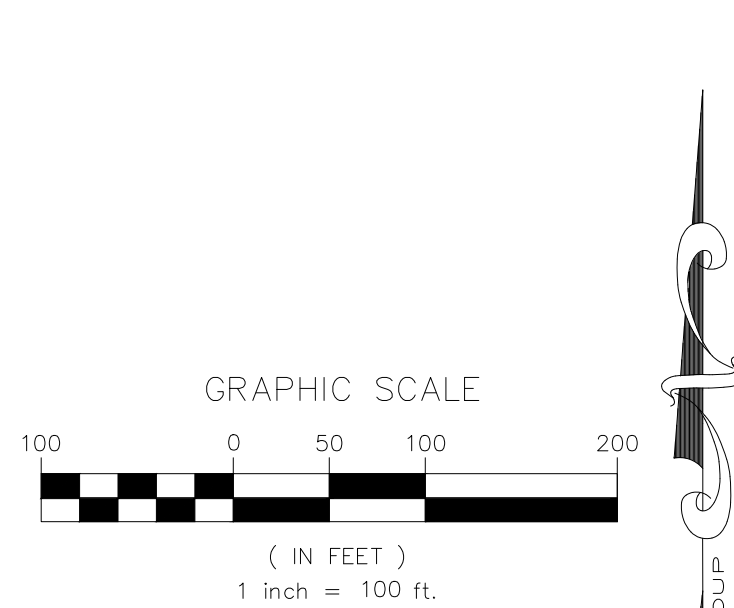
STREET TABLE	
STREET NAME	LINEAR FEET
BLANCO HILLS COURT	1,193.55
SILVERMOUND DRIVE	1,405.85
ROJO VISTAS PLACE	506.81
GREEN MESA COURT	854.08
BLANCO VISTA PARKWAY	877.63
BLUE FAX PLACE	274.00
RED AZURE CIRCLE	2,381.55
IMPERIAL JADE PARKWAY	791.00

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

VERDANCIA UNIT THREE SUBDIVISION

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

SHEET 1 OF 4



CEA GROUP

LEGEND

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

SCHOOL DISTRICT

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

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

BEARING BASIS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT TX04A (NGS PID NO. AB6217), HAVING VALUES: 314°31'0.96688(N), 1061°42'29.61456(W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

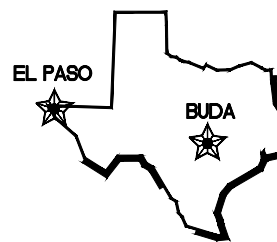
VERTICAL DATUM:

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

ENGINEER

cea group
TEXAS REGISTERED ENGINEERING FIRM F-4564

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



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: JORGE GRAJEDA, P.E.

ENGINEER'S DEDICATION

SUBDIVISION IMPROVEMENT PLANS PREPARED BY AND UNDER THE SUPERVISION OF CEA GROUP.

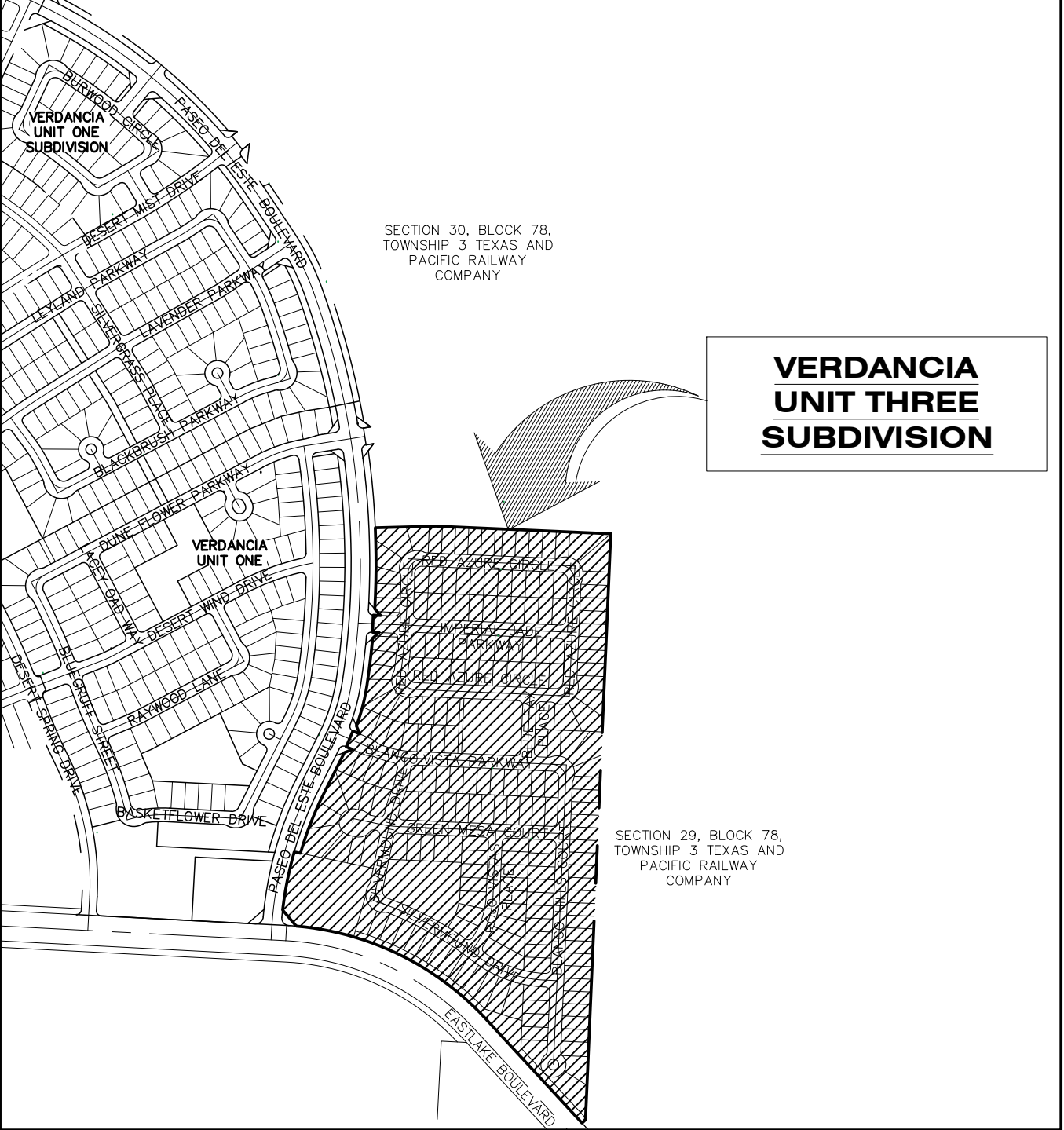
SURVEYOR'S DEDICATION

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS.

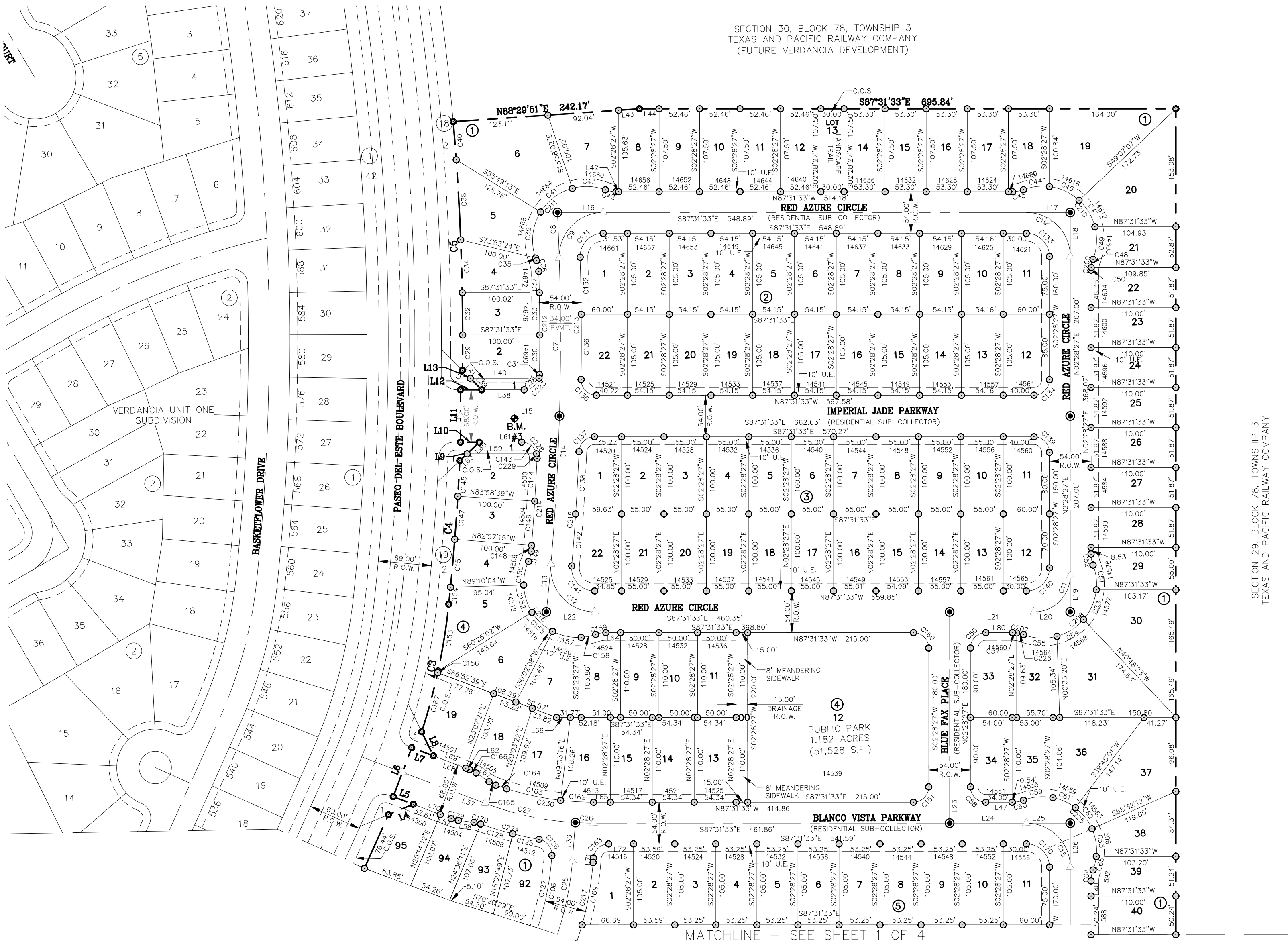
JORGE GRAJEDA, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 117401

G. RENE ZAMORA, R.P.L.S. TX. NO. 5682

DATE OF PREPARATION: AUGUST 2025



- 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: _____.
 - NOTICE OF APPLICABILITY FOR THIS SUBDIVISION IS 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 THREE BY THE HORIZON REGIONAL MUNICIPAL DISTRICT IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE FROM EXISTING FACILITIES LOCATED ON PASEO DEL ESTE BOULEVARD AND EASTLAKE BOULEVARD, AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION, WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
 - 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 HORIZON MESA, LLC, SHALL OBTAIN A PERMIT FROM THE TOWN OF HORIZON CITY PRIOR TO CUTTING ANY EXISTING COUNTY ROADS FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
 - HUNT HORIZON MESA, LLC, HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY PROPERTY.
 - HUNT HORIZON MESA, LLC, THE SUBDIVIDER OF VERDANCIA UNIT THREE HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES OF THE RESIDENTIAL LOTS AND COMMERCIAL LOTS FRONTING STREETS, UNLESS OTHERWISE APPROVED IN WRITING.
 - ROADS WILL NOT BE MAINTAINED BY THE TOWN OF HORIZON CITY UNTIL PAVED BY HUNT HORIZON MESA, 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 HORIZON MESA, LLC, AND A PURCHASER OF LAND IN THIS SUBDIVISION WILL CONTAIN A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
 - POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
 - ALL PUBLIC STORMWATER INFRASTRUCTURE, DRAINAGE EASEMENT AND PUBLIC PONDING AREA TO BE MAINTAINED AND OPERATED BY THE TOWN OF HORIZON CITY.
 - LOT 82, BLOCK 1, SHALL BE FOR COMMERCIAL USE ONLY.
 - LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING SIDEWALKS, PARKWAYS AND DRIVEWAYS ABUTTING THEIR PROPERTY, INCLUDING DOUBLE FRONTAGE LOTS.
 - LOT OWNER FOR LOT 82, BLOCK 1 SHALL OBTAIN APPROVAL FROM THE TOWN OF HORIZON CITY PRIOR TO COMMERCIAL SITE LOT DEVELOPMENT, GRADING & DRAINAGE PLANS PREPARED BY A TEXAS LICENSED ENGINEER IS REQUIRED FOR EACH INDIVIDUAL LOT TO BE SUBMITTED FOR REVIEW & APPROVAL BY THE TOWN OF HORIZON CITY.
 - PUBLIC PARK LOT 12, BLOCK 4, IS DEDICATED BY THIS PLAT AND 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).
 - DRAINAGE EASEMENTS WITHIN LOT 20, BLOCK 4 AND LOT 12, BLOCK 4 (THE PUBLIC PARK LOT) ARE TO BE MAINTAINED BY THE LOT OWNER.
 - LANDSCAPE COMMON OPEN SPACE (C.O.S.) (BLOCK 1: LOT 1, LOT 13, LOT 73, AND BLOCK 4: LOT 1) ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
 - 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 THREE. THESE SIDEWALKS ARE LOCATED ALONG THE FRONT, REAR, AND SIDES OF EACH LOT WHERE THE LOT ABUTS A PUBLIC DEDICATED ROAD, UNLESS OTHERWISE NOTED ON THE SUBDIVISION IMPROVEMENTS PLANS.
 - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED OR LEASED TO, AND MAINTAINED BY THE TOWN OF HORIZON CITY IN ACCORDANCE WITH ITS RULES AND REGULATIONS.
 - 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 PASEO DEL ESTE BOULEVARD SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT NO. _____, DATE: _____.
 - LOT 13, BLOCK 6, IS DESIGNATED AS PUBLIC PONDING AREA. NO DWELLING/OCCUPANCY SHALL BE PERMITTED ON THIS LOT. THIS LOT SHALL BE DEDICATED TO AND MAINTAINED BY THE TOWN OF HORIZON CITY.
 - 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.
 - THIS SUBDIVISION IS PART OF A COMMUNITY GOVERNED BY THE VERDANCIA COMMUNITY ASSOCIATION, INC. THE PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND A NOTICE OF APPLICABILITY (NOA) FILED IN THE OFFICIAL PUBLIC RECORDS.



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

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

BEARING BASIS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT TX04A (NGS PID NO. AB6217), HAVING VALUES 31°43'10.96688°(N), 106°14'29.61458°(W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

VERTICAL DATUM:

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

ENGINEER

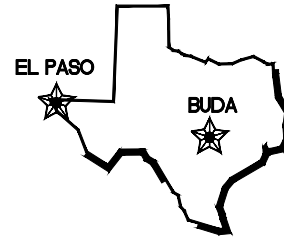
cea 813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net
TEXAS REGISTERED ENGINEERING FIRM F-4564

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



HUNT
COMMUNITIES

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

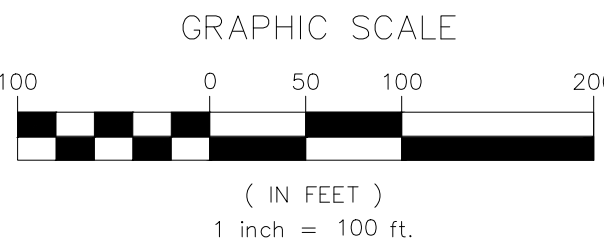
VERDANCIA UNIT THREE SUBDIVISION

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

SHEET 2 OF 3

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
- U.S. POSTAL SERVICE DELIVERY COLLECTION BOX
- PROPOSED MONUMENT
- EXISTING MONUMENT
- 5/8" IRON ROD W/ZWA CAP SET
- 1/2" IRON ROD W/ZWA CAP SET
- LANDSCAPE/EASEMENT AREA



VERDANCIA UNIT THREE

SUBDIVISION

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

SHEET 3 OF 4

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

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C81	502.00'	33.71'	16.86'	33.70'	S53°55'36"E	003°50'50"
C82	1185.00'	48.95'	24.48'	48.94'	N51°12'56"W	002°22'00"
C83	1295.00'	34.49'	17.25'	34.49'	N53°33'02"W	001°31'34"
C84	1185.00'	34.14'	17.07'	34.14'	N53°13'27"W	001°39'03"
C85	1295.00'	49.05'	24.53'	49.05'	N55°23'56"W	002°10'13"
C86	1185.00'	50.96'	25.48'	50.95'	N55°16'54"W	002°27'50"
C87	1295.00'	52.48'	26.25'	52.48'	N57°38'42"W	002°19'20"
C88	1185.00'	47.69'	23.85'	47.68'	N57°39'59"W	002°18'20"
C89	1295.00'	53.28'	26.65'	53.28'	N59°59'05"W	002°21'27"
C90	1185.00'	48.49'	24.25'	48.48'	N59°59'29"W	002°20'40"
C91	1295.00'	56.48'	28.25'	56.48'	S62°24'47"E	002°29'57"
C92	1185.00'	51.69'	25.85'	51.68'	N62°24'47"W	002°29'57"
C93	1295.00'	56.48'	28.25'	56.48'	S64°54'44"E	002°29'57"
C94	1185.00'	51.69'	25.85'	51.68'	N64°54'44"W	002°29'57"
C95	1295.00'	56.48'	28.25'	56.48'	S67°24'40"E	002°29'57"
C96	1185.00'	51.69'	25.85'	51.68'	N67°24'40"W	002°29'57"
C97	70.00'	29.97'	15.22'	29.74'	S80°23'15"E	024°31'55"
C98	40.00'	16.55'	8.39'	16.43'	S80°48'10"E	023°42'05"
C99	1295.00'	6.59'	3.29'	6.59'	S68°48'23"E	000°17'30"
C100	1185.00'	52.75'	26.38'	52.74'	N69°56'09"W	002°33'01"
C101	70.00'	83.23'	47.32'	78.41'	S34°03'39"E	068°07'17"
C102	1185.00'	50.62'	25.32'	50.62'	N72°26'06"W	002°26'52"
C103	40.00'	16.01'	8.12'	15.91'	S23°08'27"W	022°56'22"
C104	70.00'	42.28'	21.81'	41.64'	S17°18'19"W	034°36'38"
C105	1160.00'	232.35'	116.56'	231.96'	N79°24'02"W	011°28'35"
C106	373.00'	104.67'	52.68'	104.33'	S141°7'52"W	016°04'41"
C107	53.50'	20.11'	10.18'	19.99'	N48°15'00"E	021°32'21"
C108	20.00'	22.41'	12.54'	21.25'	N69°34'33"E	064°11'27"
C109	20.00'	31.42'	20.00'	28.28'	S33°19'44"E	090°00'00"
C110	53.50'	39.83'	20.89'	38.91'	N80°20'43"E	042°39'07"
C111	53.50'	28.27'	14.47'	27.94'	S63°11'34"E	030°16'18"
C112	53.50'	37.18'	19.38'	36.44'	S28°08'50"E	039°49'11"
C113	1391.00'	102.39'	51.22'	102.37'	N18°16'35"E	004°13'03"
C114	53.50'	37.18'	19.38'	36.44'	S11°40'22"W	039°49'11"
C115	1391.00'	115.08'	57.57'	115.05'	N22°45'19"E	004°44'25"
C116	53.50'	37.18'	19.38'	36.44'	S51°29'33"W	039°49'11"
C117	1391.00'	37.22'	18.61'	37.22'	N25°53'31"E	001°31'59"
C118	53.50'	28.26'	14.47'	27.94'	S86°32'13"W	030°16'08"
C119	20.00'	8.10'	4.11'	8.05'	N57°27'02"W	023°12'45"
C120	53.50'	30.33'	15.59'	29.93'	S62°05'12"E	032°29'04"
C121	373.00'	8.83'	4.42'	8.83'	S21°39'31"W	001°21'24"
C122	427.00'	81.18'	40.71'	81.06'	S16°53'26"W	010°53'34"
C123	20.00'	31.50'	20.08'	28.34'	S56°33'27"W	090°13'38"
C124	20.00'	3.24'	1.62'	3.23'	N73°41'34"W	009°16'19"
C125	427.00'	34.81'	17.41'	34.80'	S75°39'12"E	004°40'14"
C126	20.00'	29.41'	18.09'	26.83'	S35°51'54"E	084°14'51"
C127	373.00'	95.84'	48.18'	95.57'	S13°37'10"W	014°43'17"
C128	427.00'	43.57'	21.80'	43.55'	S70°23'42"E	005°50'47"
C129	40.00'	9.43'	4.74'	9.41'	S73°38'04"E	013°30'50"
C130	40.00'	9.02'	4.53'	9.00'	S73°55'53"E	012°55'11"
C131	30.00'	48.06'	30.95'	43.08'	S46°34'41"W	091°47'32"
C132	3431.00'	74.08'	37.04'	74.08'	N01°18'02"E	001°14'13"
C133	30.00'	47.12'	30.00'	42.43'	N42°31'33"W	090°00'00"
C134	20.00'	31.42'	20.00'	28.28'	N47°28'27"E	090°00'00"
C135	20.00'	31.72'	20.30'	28.50'	S42°05'46"E	090°51'34"
C136	3431.00'	84.70'	42.35'	84.70'	N02°37'34"E	001°24'52"
C137	20.00'	30.57'	19.17'	27.68'	S48°41'04"W	087°34'45"
C138	3431.00'	80.96'	40.48'	80.96'	N05°34'15"E	001°21'07"
C139	20.00'	31.42'	20.00'	28.28'	N42°31'33"W	090°00'00"
C140	30.00'	47.12'	30.00'	42.43'	N47°28'27"E	090°00'00"
C141	30.00'	49.69'	32.68'	44.20'	S40°04'29"E	094°54'08"
C142	3431.00'	67.63'	33.82'	67.63'	N06°48'42"E	001°07'46"
C143	20.00'	26.36'	15.49'	24.49'	N49°45'53"W	075°31'21"
C144	3377.00'	55.42'	27.71'	55.42'	S05°33'09"W	000°56'25"
C145	3277.00'	46.17'	23.08'	46.17'	N05°37'08"E	000°48'26"
C146	3377.00'	57.81'	28.91'	57.81'	S06°30'47"W	000°58'51"
C147	3277.00'	56.02'	28.01'	56.02'	N06°30'44"E	000°58'46"
C148	3377.00'	7.34'	3.67'	7.34'	S07°03'56"W	000°07'28"
C149	40.00'	13.73'	6.93'	13.66'	N16°57'35"E	019°39'49"
C150	70.00'	31.72'	16.13'	31.44'	S13°48'43"W	025°57'34"
C151	3277.00'	62.31'	31.16'	62.31'	N07°32'49"E	001°05'22"
C152	70.00'	37.14'	19.32'	37.70'	S14°22'01"E	030°23'54"
C153	812.00'	87.87'	43.98'	86.83'	N11°34'35"E	006°21'01"
C154	3277.00'	22.00'	11.00'	22.00'	N08°17'02"E	000°23'05"
C155	70.00'	37.14'	19.02'	36.70'	N40°55'04"E	030°23'54"
C156	812.00'	2.29'	1.15'	2.29'	S44°45'55"E	000°09'42"
C157	70.00'	38.13'	19.55'	37.66'	S75°34'10"E	031°12'36"
C158	70.00'	19.32'	9.72'	19.26'	N80°55'04"E	015°45'57"
C159	40.00'	13.59'	6.86'	13.52'	S82°44'31"W	092°17'51"
C160	20.00'	31.42'	20.00'	28.28'	N42°31'33"W	090°00'00"

VERDANCIA UNIT THREE

SUBDIVISION

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

SHEET 4 OF 4

LEGAL DESCRIPTION

DESCRIPTION OF A 45.399 ACRE TRACT OF LAND SITUATED IN SECTION 30, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, BEING A PORTION OF THAT CERTAIN 106.535 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO HUNT HORIZON MESA, LLC, OF RECORD IN DOCUMENT NO. 20240021887 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, AND BEING ALSO A PORTION OF THAT CERTAIN 99.433 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO HUNT HORIZON MESA, LLC, OF RECORD IN DOCUMENT NO. 20240014413 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, SAID 45.399 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 3/4–inch iron pipe found for the southeast corner of Section No. 30, being also the southwest corner of Section No. 29, being also the northeast corner of Section No. 31, and being the northwest corner of Section No. 32, all in Block 78, Township 3, Texas and Pacific Railway Company Surveys;

THENCE N 79°34'22" W, over and across said Survey No. 30, for a distance of 114.36 feet to a 5/8" iron rod with cap stamped "ZWA" set on the north line of Eastlake Boulevard, a 120 foot right of way, having Texas State Plane Grid Coordinate, (Central Zone, NAD 83, U.S. Feet, Combined Scale Factor 0.99977223) values of N= 10,628,885.27, E= 478,523.78, for the southeast corner and the POINT OF BEGINNING;

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

- 1) N 42°43'33" W for a distance of 564.57 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the left, and
- 2) along said curve to the left, an arc distance of 858.68 feet, said curve having a radius of 1160.00 feet, a central angle of 42°24'47" and a chord bearing of N 63°55'56" W for a chord distance of 839.21 feet to a 5/8" iron rod with cap stamped "ZWA" set for the southwest corner hereof,

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

- 1) N 40°17'56" W for a distance of 87.42 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the right,
 - 2) along said curve to the right, an arc distance of 234.04 feet, said curve having a radius of 1418.50 feet, a central angle of 9°27'12" and a chord bearing of N 11°21'12" E for a chord distance of 233.78 feet to a 5/8" iron rod with cap stamped "ZWA" set at the end of said curve,
 - 3) S 78°19'44" E for a distance of 27.58 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the right,
 - 4) along said curve to the right, an arc distance of 254.70 feet, said curve having a radius of 1391.00 feet, a central angle of 10°29'28" and a chord bearing of N 21°24'47" E for a chord distance of 254.34 feet to a 5/8" iron rod with cap stamped "ZWA" set at the end of said curve,
 - 5) N 26°39'31" E for a distance of 183.42 feet to a 5/8" iron rod with cap stamped "ZWA" set,
 - 6) N 69°53'26" E for a distance of 34.61 feet to a 5/8" iron rod with cap stamped "ZWA" set,
 - 7) N 66°52'39" W for a distance of 27.68 feet to a 5/8" iron rod with cap stamped "ZWA" set,
 - 8) N 23°07'21" E for a distance of 68.00 feet to a 5/8" iron rod with cap stamped "ZWA" set,
 - 9) S 66°52'39" E for a distance of 30.00 feet to a 5/8" iron rod with cap stamped "ZWA" set,
 - 10) N 23°25'08" W for a distance of 34.67 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the left,
 - 11) along said curve to the left, an arc distance of 169.71 feet, said curve having a radius of 812.00 feet, a central angle of 11°58'29" and a chord bearing of N 14°27'49" E for a chord distance of 169.40 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a compound curve to the left,
 - 12) along said compound curve to the left, an arc distance of 186.51 feet, said curve having a radius of 3277.00 feet, a central angle of 3°15'39" and a chord bearing of N 06°50'45" E for a chord distance of 186.48 feet to a 5/8" iron rod with cap stamped "ZWA" set at the end of said compound curve,
 - 13) N 48°53'34" E for a distance of 34.76 feet to a 5/8" iron rod with cap stamped "ZWA" set,
 - 14) N 87°31'33" W for a distance of 24.24 feet to a 5/8" iron rod with cap stamped "ZWA" set,
 - 15) N 02°28'27" W for a distance of 68.00 feet to a 5/8" iron rod with cap stamped "ZWA" set,
 - 16) S 87°31'33" E for a distance of 27.50 feet to a 5/8" iron rod with cap stamped "ZWA" set,
 - 17) N 42°12'47" W for a distance of 35.45 feet to a 5/8" iron rod with cap stamped "ZWA" set at the beginning of a curve to the left, and
 - 18) along said curve to the left, an arc distance of 322.85 feet, said curve having a radius of 3277.00 feet, a central angle of 5°38'41" and a chord bearing of N 00°20'36" E for a chord distance of 322.72 feet to a 5/8" iron rod with cap stamped "ZWA" set for the northwest corner hereof;
- THENCE with the north line hereof, over and across said 106.535–acre tract and said 99.433–acre tract, the following two (2) courses and distances:
- 1) N 88°29'51" E for a distance of 242.17 feet to a 5/8" iron rod with cap stamped "ZWA" set, and
 - 2) S 87°31'33" E for a distance of 695.84 feet to a 5/8" iron rod with cap stamped "ZWA" set on the common line of said Section No. 30, and said Section No. 29, for the northeast corner hereof;
- THENCE with the common line of said Section No. 30, and said Section No. 29, the following two (2) courses and distances:
- 1) S 02°28'27" W for a distance of 2334.36 feet to a 5/8" iron rod with cap stamped "ZWA" set, and
 - 2) S 47°16'35" W for a distance of 18.86 feet to the POINT OF BEGINNING and containing 45.399 acres of land.

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

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

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

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

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

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

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

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



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SDP26-0001 Verdancia Unit 5 Preliminary

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

Address/Location: West of Eastlake Blvd & North of Horizon Blvd.
Property ID Nos.:
Legal Description: Being A Portion Of Section 32, Block 78, Township 3, Texas And Pacific Railway Company Surveys, El Paso County, Texas. Containing 42.27-Acres ±

Property Owner: Hunt Horizon Crossing, LLC
Applicant/Rep.: CEA Group, Jorge Grajeda
Nearest Park: Horizon Mesa Park
Nearest School: Horizon High School and Horizon Middle School

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

Application Description:

Preliminary Subdivision:

The proposed preliminary plat residential subdivision includes 203 lots for single-family residential development, 1 pond area, the smallest lot measuring approximately 5,500 sq. ft. and the largest lot measuring approximately 12,894 sq. ft. Internal 54 ft. residential sub-collector streets, a 68' feet residential sub-collector street, a 64' residential collector.

Cumulative Parkland Dedication:

Verdancia Unit 5 is required to provide 4.49 acres of parkland dedication. Since the development carried a parkland credit of 8.203 acres, the required dedication was satisfied through the available credit, leaving a remaining cumulative parkland credit of 3.713 acres. In addition, \$3,594.00 in park fees is due in accordance with Horizon City's cumulative parkland dedication and fee requirements.

Staff Recommendation:

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

Planning Division Comments:

Town Engineer Comments:

El Paso 9-1-1 District Comments:

No comments

TxDOT Comments:

No comments

El Paso Electric Company:

Please add a 12' wide easement along Velvet Ash St to access the new lots. Please provide the construction plans for Velvet Ash to cross our transmission line.

Texas Gas Service:

Texas Gas Services does not have any comments at this time. We do have existing mains in close proximity to this preliminary plat application, Verdancia Unit Five Subdivision, and are looking forward to working with the developer when they are ready.

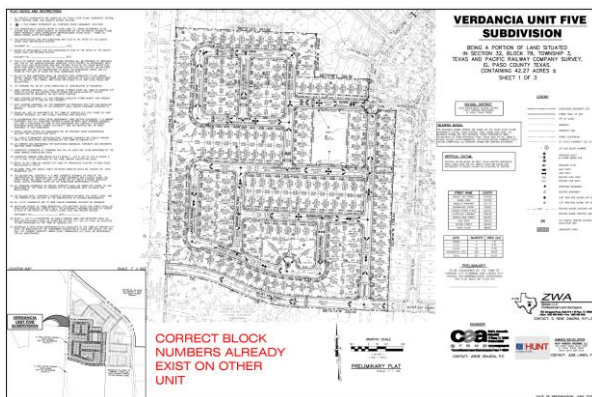
El Paso Natural Gas / Kinder Morgan:

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

Clint ISD:

Clint ISD takes no exception to the information presented.

El Paso Central Appraisal District (EPCAD):



HRMUD:

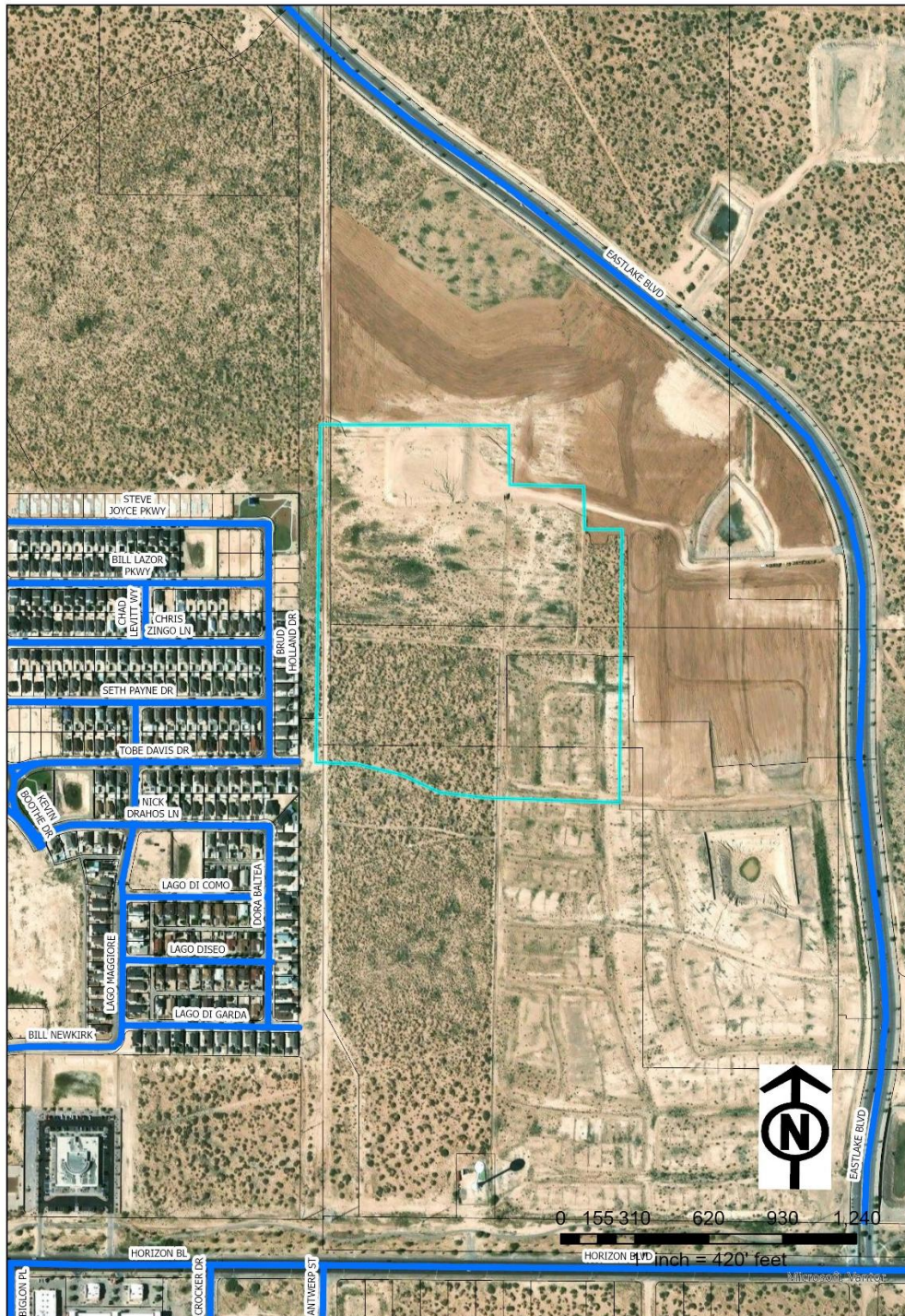
No comments

Attachments:

- 1 – Aerial**
- 2 – Zoning Designation Map**
- 3 – Location Map**
- 4 – Preliminary Plat**
- 5 – Existing and Proposed Right-of-Way Cross Section and Cul-De-Sacs**
- 6 – Modification Request**
- 7 – Application**

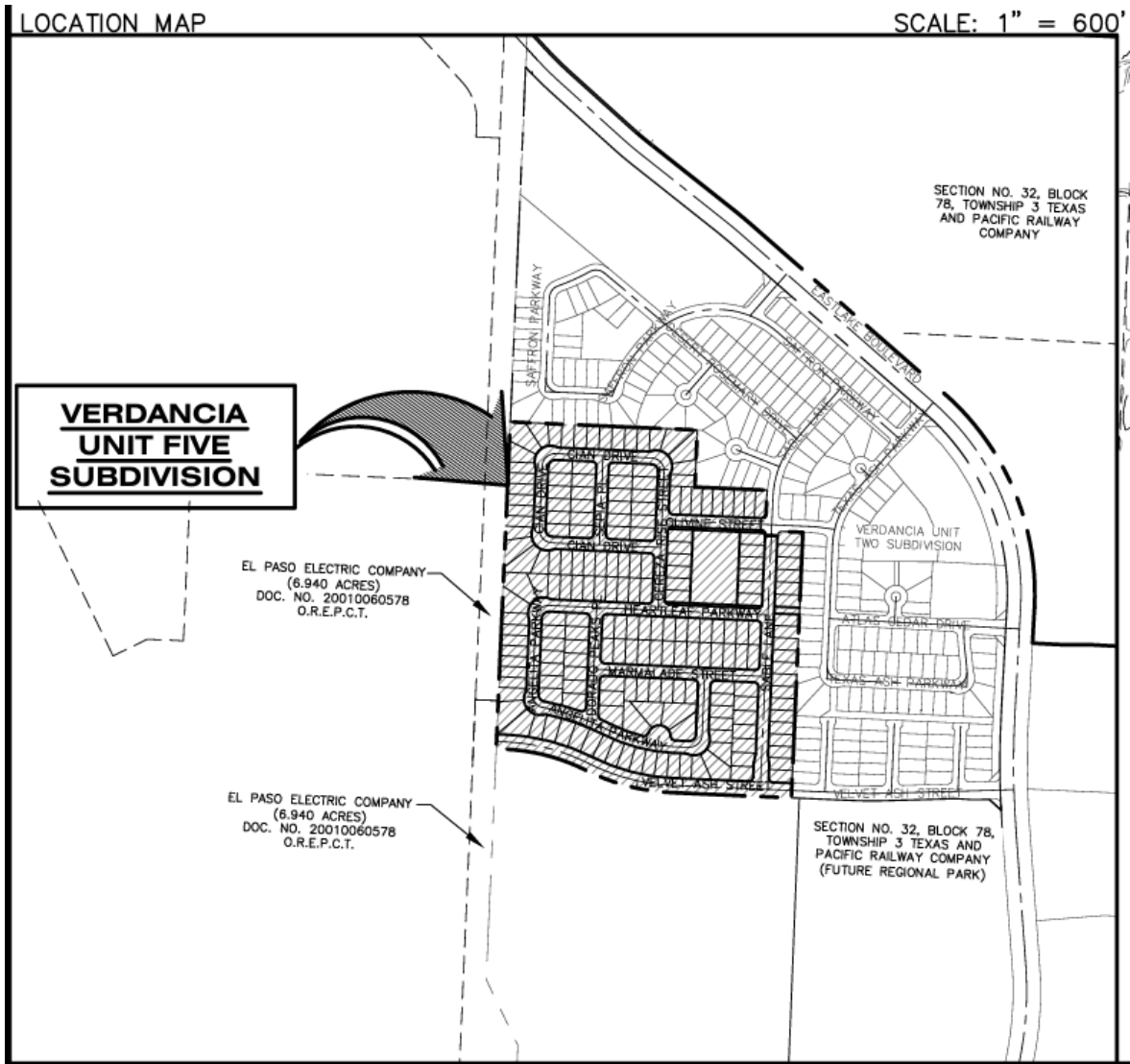
Attachment 1: Aerial Map

**Planning & Zoning Commission
Verdancia Unit 5
Case No. SDP26-0001**



**Planning & Zoning Commission
Verdancia Unit 5
Case No. SDP26-0001**

Attachment 3: Location Map



**VERDANCIA UNIT FIVE
SUBDIVISION**

BEING A PORTION OF LAND SITUATED
IN SECTION 32, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY COMPANY SURVEY,
EL PASO COUNTY TEXAS.
CONTAINING 42.27 ACRES ±
SHEET 1 OF 3

SHEET 1 OF 1

LEGEND

[illegible]

READING BASIS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM. BEARS CENTER, 2344, NAD83 (83) ADJUSTED COORDINATES SHOWN ARE BEARINGS. THEIR COORDINATES WERE ESTABLISHED AS FROM REFERENCE POINT TEXAS (NAD 83 NO. 486237). BEARING VALUES 274.070 (88.887°), 274.071 (88.888°), 274.072 (88.889°), 274.073 (88.890°), 274.074 (88.891°), 274.075 (88.892°), 274.076 (88.893°), 274.077 (88.894°), 274.078 (88.895°), 274.079 (88.896°), 274.080 (88.897°), 274.081 (88.898°), 274.082 (88.899°), 274.083 (88.900°), 274.084 (88.901°), 274.085 (88.902°), 274.086 (88.903°), 274.087 (88.904°), 274.088 (88.905°), 274.089 (88.906°), 274.090 (88.907°), 274.091 (88.908°), 274.092 (88.909°), 274.093 (88.910°), 274.094 (88.911°), 274.095 (88.912°), 274.096 (88.913°), 274.097 (88.914°), 274.098 (88.915°), 274.099 (88.916°), 274.100 (88.917°), 274.101 (88.918°), 274.102 (88.919°), 274.103 (88.920°), 274.104 (88.921°), 274.105 (88.922°), 274.106 (88.923°), 274.107 (88.924°), 274.108 (88.925°), 274.109 (88.926°), 274.110 (88.927°), 274.111 (88.928°), 274.112 (88.929°), 274.113 (88.930°), 274.114 (88.931°), 274.115 (88.932°), 274.116 (88.933°), 274.117 (88.934°), 274.118 (88.935°), 274.119 (88.936°), 274.120 (88.937°), 274.121 (88.938°), 274.122 (88.939°), 274.123 (88.940°), 274.124 (88.941°), 274.125 (88.942°), 274.126 (88.943°), 274.127 (88.944°), 274.128 (88.945°), 274.129 (88.946°), 274.130 (88.947°), 274.131 (88.948°), 274.132 (88.949°), 274.133 (88.950°), 274.134 (88.951°), 274.135 (88.952°), 274.136 (88.953°), 274.137 (88.954°), 274.138 (88.955°), 274.139 (88.956°), 274.140 (88.957°), 274.141 (88.958°), 274.142 (88.959°), 274.143 (88.960°), 274.144 (88.961°), 274.145 (88.962°), 274.146 (88.963°), 274.147 (88.964°), 274.148 (88.965°), 274.149 (88.966°), 274.150 (88.967°), 274.151 (88.968°), 274.152 (88.969°), 274.153 (88.970°), 274.154 (88.971°), 274.155 (88.972°), 274.156 (88.973°), 274.157 (88.974°), 274.158 (88.975°), 274.159 (88.976°), 274.160 (88.977°), 274.161 (88.978°), 274.162 (88.979°), 274.163 (88.980°), 274.164 (88.981°), 274.165 (88.982°), 274.166 (88.983°), 274.167 (88.984°), 274.168 (88.985°), 274.169 (88.986°), 274.170 (88.987°), 274.171 (88.988°), 274.172 (88.989°), 274.173 (88.990°), 274.174 (88.991°), 274.175 (88.992°), 274.176 (88.993°), 274.177 (88.994°), 274.178 (88.995°), 274.179 (88.996°), 274.180 (88.997°), 274.181 (88.998°), 274.182 (88.999°), 274.183 (89.000°), 274.184 (89.001°), 274.185 (89.002°), 274.186 (89.003°), 274.187 (89.004°), 274.188 (89.005°), 274.189 (89.006°), 274.190 (89.007°), 274.191 (89.008°), 274.192 (89.009°), 274.193 (89.010°), 274.194 (89.011°), 274.195 (89.012°), 274.196 (89.013°), 274.197 (89.014°), 274.198 (89.015°), 274.199 (89.016°), 274.200 (89.017°), 274.201 (89.018°), 274.202 (89.019°), 274.203 (89.020°), 274.204 (89.021°), 274.205 (89.022°), 274.206 (89.023°), 274.207 (89.024°), 274.208 (89.025°), 274.209 (89.026°), 274.210 (89.027°), 274.211 (89.028°), 274.212 (89.029°), 274.213 (89.030°), 274.214 (89.031°), 274.215 (89.032°), 274.216 (89.033°), 274.217 (89.034°), 274.218 (89.035°), 274.219 (89.036°), 274.220 (89.037°), 274.221 (89.038°), 274.222 (89.039°), 274.223 (89.040°), 274.224 (89.041°), 274.225 (89.042°), 274.226 (89.043°), 274.227 (89.044°), 274.228 (89.045°), 274.229 (89.046°), 274.230 (89.047°), 274.231 (89.048°), 274.232 (89.049°), 274.233 (89.050°), 274.234 (89.051°), 274.235 (89.052°), 274.236 (89.053°), 274.237 (89.054°), 274.238 (89.055°), 274.239 (89.056°), 274.240 (89.057°), 274.241 (89.058°), 274.242 (89.059°), 274.243 (89.060°), 274.244 (89.061°), 274.245 (89.062°), 274.246 (89.063°), 274.247 (89.064°), 274.248 (89.065°), 274.249 (89.066°), 274.250 (89.067°), 274.251 (89.068°), 274.252 (89.069°), 274.253 (89.070°), 274.254 (89.071°), 274.255 (89.072°), 274.256 (89.073°), 274.257 (89.074°), 274.258 (89.075°), 274.259 (89.076°), 274.260 (89.077°), 274.261 (89.078°), 274.262 (89.079°), 274.263 (89.080°), 274.264 (89.081°), 274.265 (89.082°), 274.266 (89.083°), 274.267 (89.084°), 274.268 (89.085°), 274.269 (89.086°), 274.270 (89.087°), 274.271 (89.088°), 274.272 (89.089°), 274.273 (89.090°), 274.274 (89.091°), 274.275 (89.092°), 274.276 (89.093°), 274.277 (89.094°), 274.278 (89.095°), 274.279 (89.096°), 274.280 (89.097°), 274.281 (89.098°), 274.282 (89.099°), 274.283 (89.100°), 274.284 (89.101°), 274.285 (89.102°), 274.286 (89.103°), 274.287 (89.104°), 274.288 (89.105°), 274.289 (89.106°), 274.290 (89.107°), 274.291 (89.108°), 274.292 (89.109°), 274.293 (89.110°), 274.294 (89.111°), 274.295 (89.112°), 274.296 (89.113°), 274.297 (89.114°), 274.298 (89.115°), 274.299 (89.116°), 274.300 (89.117°), 274.301 (89.118°), 274.302 (89.119°), 274.303 (89.120°), 274.304 (89.121°), 274.30

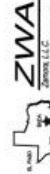
VERTICAL DATUM:

VERTICAL DUTY BASED ON BEST AVAILABLE REFERENCE POINT (7044 7025 AND 60, 400077) NEW AS DUTY AND REFERENCE TO 400077, NEW AS ELEVATION OF 400077.

STREET NAME	LENGTH
CLAY AD. STREET	1515.95
CABLE LANE	1057.64
AVENUE IN PARKWAY	1371.71
WINDMILL AVENUE	2148.53
DONCO PEAKS PLACE	1005.84
CLAY LANE	1008.89
CLAYTON DR. STREET	850.83
CLAY DRIVE	1284.20
CLAYNE STREET	451.63
CLAY PLACE	388.92

PROTOMINABY

TO BE CONSIDERED BY THE BOARD OF
HORIZON CITY PLANNING AND ZONING CITY
COUNCIL RECOMMENDATIONS CONCERNING
THIS PLAT MUST BE FILED BY:



Professional Land Surveyors
800 Zaragoza Road, Suite B • El Paso, TX 79906
Office: (915) 835-9000 • Fax: (915) 835-9002
CONTACT: G. RENE ZAMORA, P.L.S.



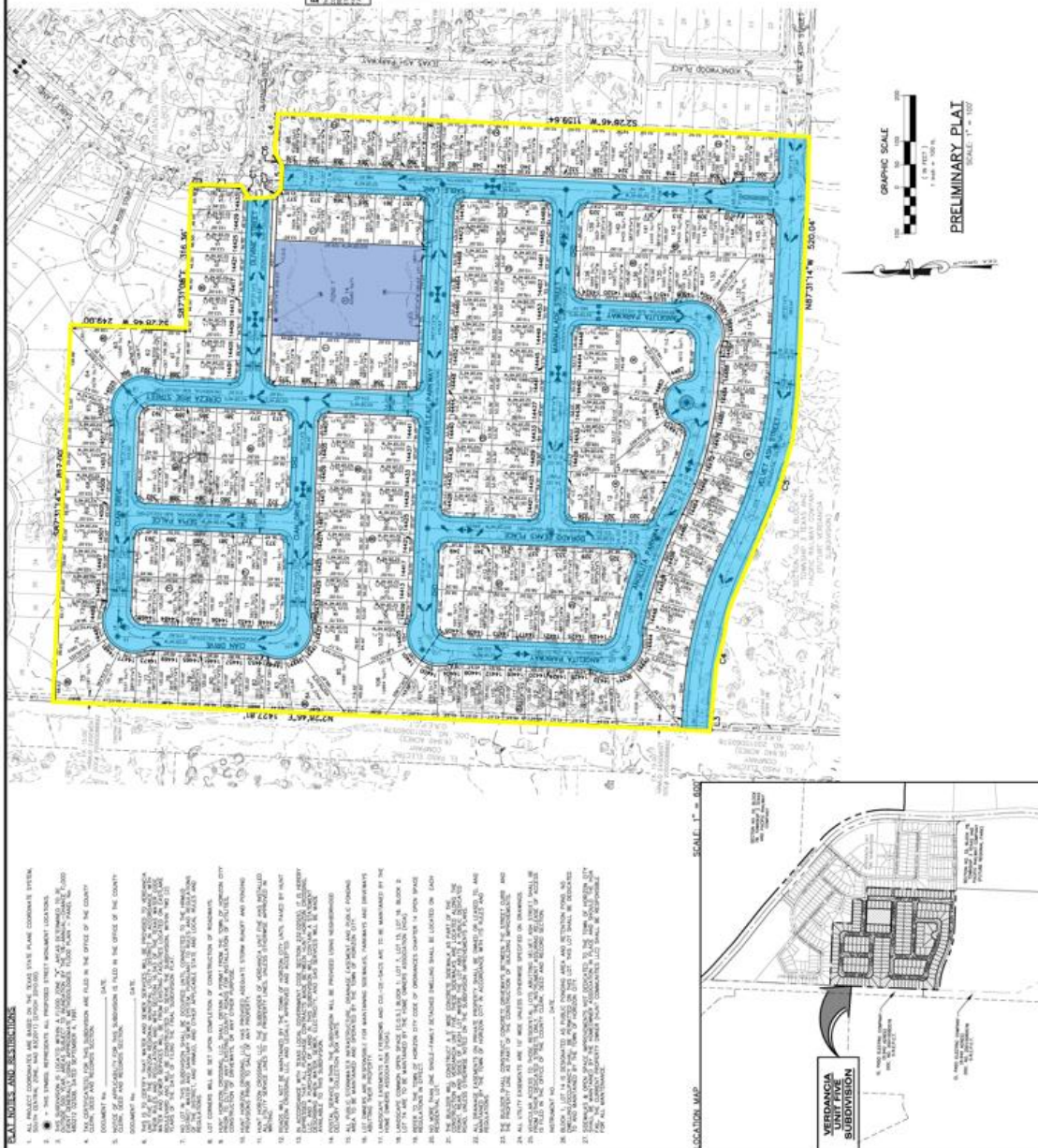
OWNER/DEVELOPER
HARVEY MORRISON CROSSING, LLC
601 NORTH WILSON BLVD. #200
EL PASO, TEXAS 79902
PHONE (940) 266-0418

CONTACT: JOSE LARSEN



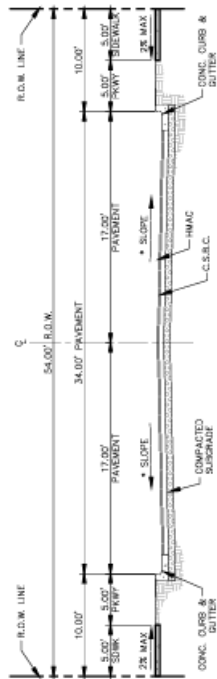
CONTACT: JORGE GRAJEDA, P.E.

DATE OF PREPARATION: JUNE 2026

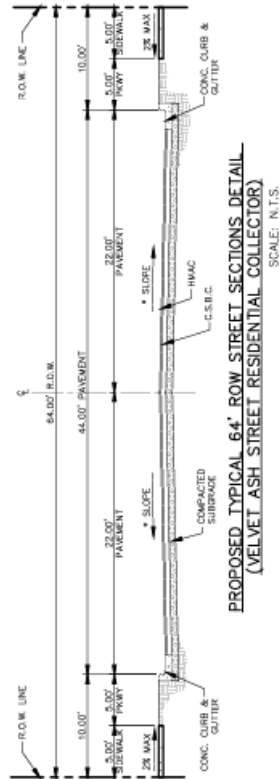


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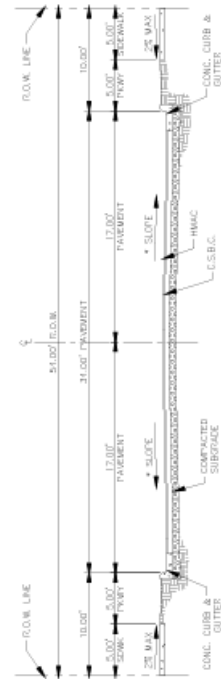
PROPOSED TYPICAL 54' ROW STREET SECTION DETAIL
(RESIDENTIAL SUB-COLLECTOR)
SCALE: N.T.S.



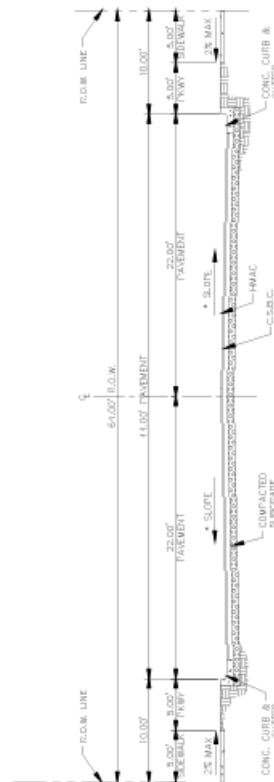
PROPOSED TYPICAL 64' ROW STREET SECTIONS DETAIL
(VELVET ASH STREET RESIDENTIAL COLLECTOR)
SCALE: N.T.S.



EXISTING 54' ROW STREET SECTION DETAIL
(OLIVINE STREET & SABLE LANE/RESIDENTIAL SUB-COLLECTOR)
SCALE: N.T.S.



EXISTING 64" ROW STREET SECTIONS DETAIL
(VELVET ASH STREET/RESIDENTIAL COLLECTOR)
SCALE: N.T.S.



Attachment 6: Modification Request



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

July 16, 2026

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

Attention: Mr. Art Rubio,
Chief Planner

Reference: Verdancia Unit Five Subdivision – Modification Request Letter-REVISED

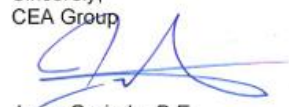
Dear Mr. Rubio:

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

1. Modification to use a 68-ft residential collector at enhanced neighborhood entrance. The 68-foot street right-of-way will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks, two 20-ft wide pavement structures and an 8-ft raised landscape median with curbs & gutter. Landscape areas will be maintained by the HOA.
2. Modification to use 50-foot radius eyebrow street with interior landscape islands and outside travel lane roadway width of 29-feet. The proposed eyebrow and landscape island will enhance the neighborhood character, reduce the impervious surface, and maintain adequate room for emergency vehicle turning movement. Landscape areas will be maintained by the HOA.
3. 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.

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

Sincerely,
CEA Group



Jorge Grajeda, P.E.
Project Manager

I-2090-036-verdancia unit five - thc modification request_revised
JG/jg

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

PUBLIC INFRASTRUCTURE. PRIVATE DEVELOPMENT.

Attachment 7: Application

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 GENERALIZED 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 _____.
- NOTICE OF APPLICABILITY FOR THIS SUBDIVISION IS 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 FIVE 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 EASTLAKE BOULEVARD 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 HORIZON CROSSING, LLC, SHALL OBTAIN A PERMIT FROM THE TOWN OF HORIZON CITY PRIOR TO CUTTING ANY EXISTING COUNTY ROADS FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
- HUNT HORIZON CROSSING, LLC, HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY PROPERTY.
- HUNT HORIZON CROSSING, LLC, THE SUBDIVIDER OF VERDANCIA UNIT FIVE 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 HORIZON CROSSING, 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 HORIZON CROSSING, 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.
- POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- ALL PUBLIC STORMWATER INFRASTRUCTURE, DRAINAGE EASEMENT AND PUBLIC PONDING AREA TO BE MAINTAINED AND OPERATED BY THE TOWN OF HORIZON CITY.
- LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING SIDEWALKS, PARKWAYS AND DRIVEWAYS ABUTTING THEIR PROPERTY.
- LANDSCAPE EASEMENTS AT EYEBROWS AND CUL-DE-SACS ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
- LANDSCAPE COMMON OPEN SPACE (C.O.S.) BLOCK 1: LOT 7, LOT 15, LOT 16. BLOCK 2: LOT 74 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 FIVE. 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 TOWN OF HORIZON CITY 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 VELVET ASH STREET 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 _____.
- BLOCK 1, LOT 14 IS DESIGNATED AS PUBLIC PONDING AREA AND RETENTION POND. NO DWELLING OCCUPANCY SHALL BE PERMITTED ON THIS LOT. THIS LOT 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.

VERDANCIA UNIT FIVE SUBDIVISION

BEING A PORTION OF LAND SITUATED
IN SECTION 32, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY COMPANY SURVEY,
EL PASO COUNTY TEXAS.
CONTAINING 42.27 ACRES ±
SHEET 1 OF 3

LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CENTERLINE
- 10' UTILITY EASEMENT (10' U.E.)
- LOT AND BLOCK NUMBER
- PROPOSED INLET & STORM SEWER PIPE
- DRAINAGE FLOW
- HIGH POINT
- LOW POINT
- EXISTING HIGH POINT
- EXISTING 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
- U.S. POSTAL SERVICE DELIVERY COLLECTION BOX
- 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 AS FROM REFERENCE POINT TX04A (NGS PID NO. AB6217), HAVING VALUES 314°31'0.9868"(E) 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.

STREET NAME	LENGTH
VELVET ASH STREET	1318.95'
SABLE LANE	1107.64'
ANGELITA PARKWAY	1511.75'
MARMALADE STREET	748.63'
DORADO PEAKS PLACE	500.54'
HEARTLEAF PARKWAY	1006.89'
CEREZA RISE STREET	650.63'
CIAN DRIVE	1394.20'
OLIVINE STREET	432.63'
SEPIA PLACE	388.90'

LOTS	QUANTITY	AREA (ac)
PONDS	1	1.51
C.O.S.	4	0.25
R.O.W.	10	11.55
RESIDENTIAL LOTS	203	28.96
TOTAL	217	42.27

PRELIMINARY

TO BE CONSIDERED BY THE TOWN OF HORIZON CITY PLANNING AND ZONING CITY COUNCIL RECOMMENDATIONS CONCERNING THIS PLAT MUST BE FILED BY:



ZWA

Zamora, L.L.C.
Professional Land Surveyors

1510 Zaragoza Road, Suite B-8 • El Paso, TX 79906
Office: (915) 955-9009 • Fax: (915) 855-9002
CONTACT: G. RENE ZAMORA, R.P.L.S.

ENGINEER

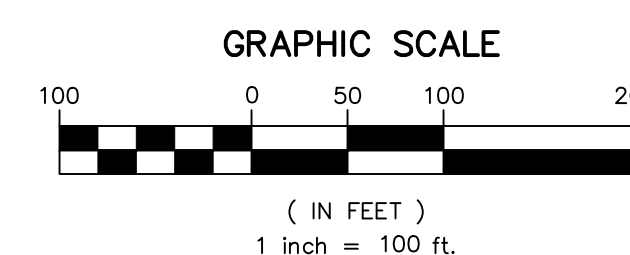
cea group
813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232
www.ceaingroup.net
TEXAS REGISTERED ENGINEERING FIRM F-4564

CONTACT: JORGE GRAJEDA, P.E.



OWNER/DEVELOPER
HUNT HORIZON CROSSING, LLC
601 NORTH MESA SUITE 1900
EL PASO, TEXAS 79902
VOICE (915) 298-0418

CONTACT: JOSE LARES, P.E.



PRELIMINARY PLAT
SCALE: 1" = 100'

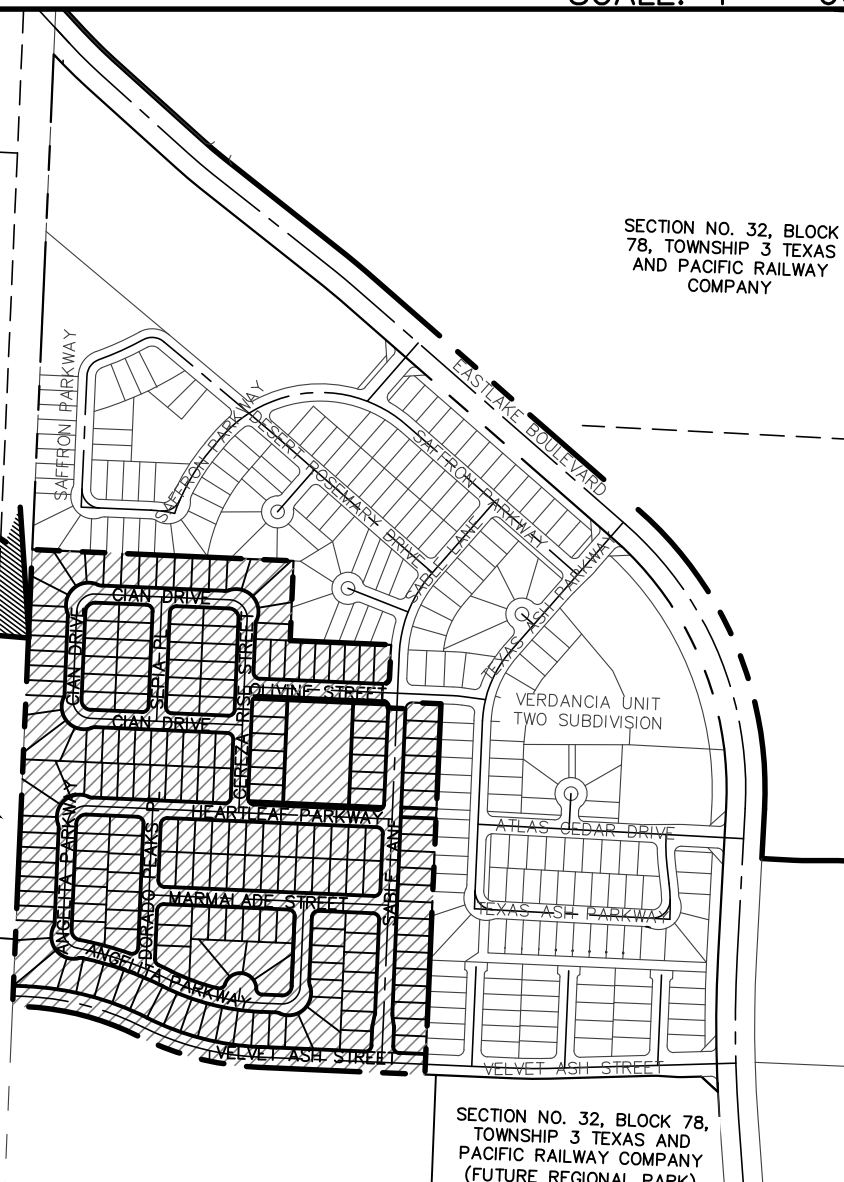
LOCATION MAP

SCALE: 1" = 600'

VERDANCIA UNIT FIVE SUBDIVISION

EL PASO ELECTRIC COMPANY
(6.940 ACRES)
DOC. NO. 2001060578
O.R.E.P.C.T.

EL PASO ELECTRIC COMPANY
(6.940 ACRES)
DOC. NO. 2001060578
O.R.E.P.C.T.



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

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VERDANCIA UNIT FIVE
SUBDIVISION

BEING A PORTION OF LAND SITUATED
IN SECTION 32, BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILWAY COMPANY SURVEY,
EL PASO COUNTY TEXAS.
CONTAINING 42.27 ACRES ±
SHEET 2 OF 3

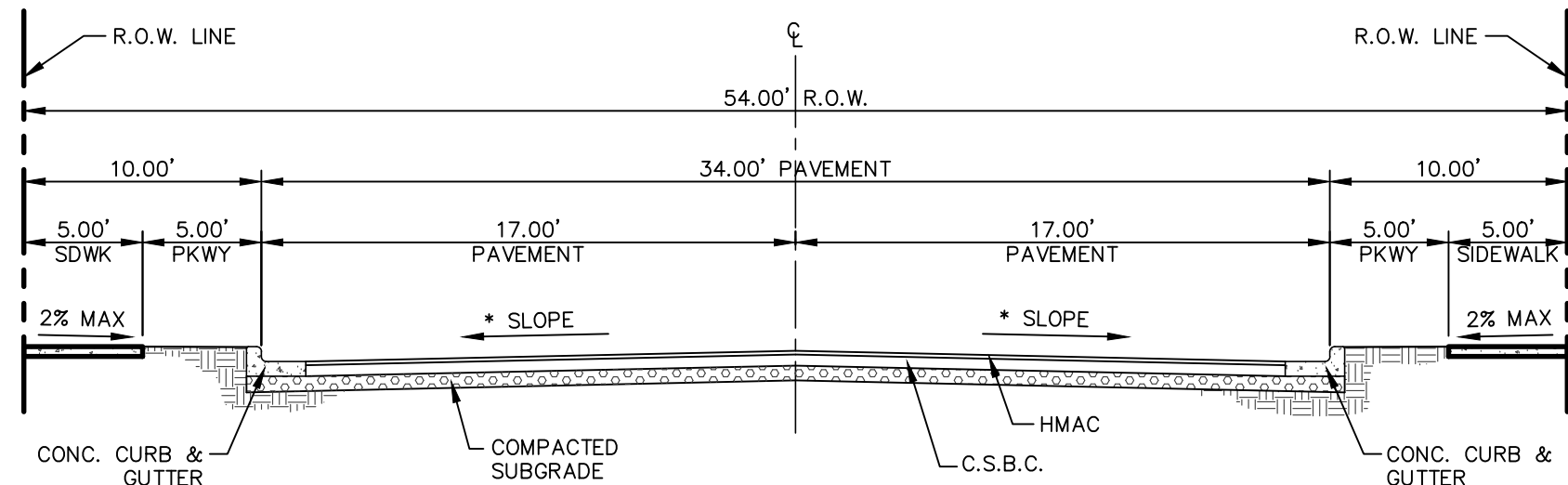
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.42'	20.00'	28.28'	N47°28'46"E	090°00'00"
C2	427.00'	25.12'	12.56'	25.11'	S04°09'53"W	003°22'13"
C4	868.00'	366.21'	185.87'	363.50'	N75°26'02"W	024°10'23"
C5	932.00'	393.21'	199.57'	390.30'	S75°26'02"E	024°10'23"
C6	20.00'	31.42'	20.00'	28.28'	S47°28'46"W	090°00'00"
C7	20.00'	31.42'	20.00'	28.28'	N42°31'14"W	090°00'00"
C8	57.00'	89.54'	57.00'	80.61'	N42°31'14"W	090°00'00"
C9	56.00'	87.96'	56.00'	79.20'	S47°28'46"W	090°00'00"
C10	57.00'	89.54'	57.00'	80.61'	S42°31'14"E	090°00'00"
C11	57.00'	89.54'	57.00'	80.61'	S47°28'46"W	090°00'00"
C12	56.00'	79.80'	48.37'	73.21'	S38°20'31"E	081°38'35"
C13	1069.00'	223.50'	112.16'	223.10'	N73°10'26"W	011°58'45"
C14	1069.00'	71.59'	35.81'	71.57'	N65°15'57"W	003°50'13"
C15	731.00'	236.34'	119.21'	235.32'	S72°36'35"E	018°31'29"
C16	731.00'	72.06'	36.06'	72.04'	S84°41'46"E	005°38'54"
C17	57.00'	89.54'	57.00'	80.61'	N47°28'46"E	090°00'00"
C18	900.00'	155.73'	78.06'	155.54'	S82°33'48"E	009°54'51"
C19	900.00'	223.98'	112.57'	223.40'	S70°28'37"E	014°15'32"
C20	900.00'	379.71'	192.72'	376.90'	N75°26'02"W	024°10'23"
C21	20.00'	20.94'	11.55'	20.00'	S57°31'14"E	060°00'00"
C22	20.00'	10.47'	5.36'	10.35'	S12°31'14"E	030°00'00"
C23	20.00'	10.47'	5.36'	10.35'	S17°28'46"W	030°00'00"
C24	20.00'	20.94'	11.55'	20.00'	S62°28'46"W	060°00'00"
C25	20.00'	20.94'	11.55'	20.00'	N57°31'14"W	060°00'00"
C26	20.00'	10.47'	5.36'	10.35'	N12°31'14"W	030°00'00"
C27	20.00'	10.47'	5.36'	10.35'	N17°28'46"E	030°00'00"
C28	20.00'	20.94'	11.55'	20.00'	N62°28'46"E	060°00'00"
C29	20.00'	31.42'	20.00'	28.28'	N47°28'46"E	090°00'00"
C30	40.00'	6.93'	3.47'	6.92'	S02°29'01"E	009°55'34"
C31	40.00'	6.93'	3.47'	6.92'	N02°29'01"W	009°55'34"
C32	20.00'	31.42'	20.00'	28.28'	S42°31'14"E	090°00'00"
C33	20.00'	31.42'	20.00'	28.28'	S42°31'14"E	090°00'00"
C34	20.00'	31.42'	20.00'	28.28'	S47°28'46"W	090°00'00"
C35	20.00'	31.42'	20.00'	28.28'	N42°31'14"W	090°00'00"
C36	20.00'	31.42'	20.00'	28.28'	N47°28'46"E	090°00'00"
C37	20.00'	31.42'	20.00'	28.28'	S47°28'46"W	090°00'00"
C38	20.00'	31.42'	20.00'	28.28'	N42°31'14"W	090°00'00"
C39	30.00'	47.12'	30.00'	42.43'	N47°28'46"E	090°00'00"
C40	20.00'	29.63'	18.29'	26.99'	S45°05'02"E	084°52'24"
C41	50.00'	27.43'	14.07'	27.08'	N18°21'38"W	031°25'37"
C42	50.00'	41.71'	22.16'	40.51'	N57°58'22"W	047°47'49"
C43	50.00'	41.71'	22.16'	40.51'	S74°13'48"W	047°47'51"
C44	50.00'	27.43'	14.07'	27.08'	S34°37'05"W	031°25'37"
C45	20.00'	29.67'	18.32'	27.02'	N61°24'04"E	084°59'37"
C46	704.00'	92.50'	46.32'	92.44'	S72°20'16"E	007°31'43"
C47	704.00'	64.22'	32.13'	64.19'	S65°57'38"E	005°13'34"
C48	1096.00'	41.10'	20.55'	41.09'	N64°25'18"W	002°08'54"
C49	20.00'	23.73'	13.48'	22.36'	S31°30'29"E	067°58'31"
C50	20.00'	37.32'	26.98'	32.13'	N55°55'54"E	106°54'16"
C51	1096.00'	81.91'	40.97'	81.89'	N72°45'25"W	004°16'55"
C52	1096.00'	80.76'	40.40'	80.74'	N77°00'31"W	004°13'18"
C53	30.00'	42.73'	25.89'	39.20'	S38°19'12"E	081°35'57"
C54	30.00'	47.12'	30.00'	42.43'	S47°28'46"W	090°00'00"
C55	20.00'	31.42'	20.00'	28.28'	N42°31'14"W	090°00'00"
C56	20.00'	31.42'	20.00'	28.28'	N47°28'46"E	090°00'00"
C57	20.00'	31.42'	20.00'	28.28'	S42°31'14"E	090°00'00"
C58	20.00'	31.42'	20.00'	28.28'	S47°28'46"W	090°00'00"
C59	30.00'	47.12'	30.00'	42.43'	N42°31'14"W	090°00'00"
C60	20.00'	31.42'	20.00'	28.28'	N47°28'46"E	090°00'00"
C61	30.00'	47.12'	30.00'	42.43'	S42°31'14"E	090°00'00"
C62	30.00'	47.12'	30.00'	42.43'	S47°28'46"W	090°00'00"
C63	20.00'	31.42'	20.00'	28.28'	N42°31'14"W	090°00'00"
C64	427.00'	25.12'	12.56'	25.11'	S04°09'53"W	003°22'13"
C65	20.00'	31.42'	20.00'	28.28'	S47°28'46"W	090°00'00"
C66	20.00'	31.42'	20.00'	28.28'	S42°31'14"E	090°00'00"
C67	40.00'	7.00'	3.51'	6.99'	S07°29'34"W	010°01'36"
C68	40.00'	7.57'	3.79'	7.55'	S17°55'31"W	010°50'16"
C69	70.00'	40.19'	20.67'	39.64'	N06°53'45"E	032°53'47"
C70	70.00'	40.19'	20.67'	39.64'	N26°00'01"W	032°53'47"
C71	70.00'	41.04'	21.13'	40.45'	N59°14'35"W	033°35'21"
C72	70.00'	39.52'	20.30'	39.00'	S87°47'19"W	032°20'50"
C73	40.00'	8.62'	4.32'	8.60'	N77°47'08"E	012°20'28"
C74	40.00'	5.95'	2.98'	5.94'	N88°13'04"E	008°31'24"
C75	40.00'	14.57'	7.36'	14.49'	S77°05'18"E	020°51'52"
C76	70.00'	33.46'	17.06'	33.14'	N80°20'58"W	027°23'14"
C77	70.00'	35.38'	18.07'	35.00'	S71°28'46"W	028°57'18"
C78	70.00'	36.50'	18.67'	36.09'	S42°03'52"W	029°52'29"
C79	70.00'	38.33'	19.66'	37.85'	S11°26'23"W	031°22'28"
C80	70.00'	17.27'	8.68'	17.23'	S11°18'58"E	014°08'15"
C81	40.00'	14.57'	7.36'	14.49'	N07°57'10"W	020°51'52"
C82	40.00'	10.88'	5.47'	10.85'	N10°16'22"E	015°35'11"
C83	40.00'	3.68'	1.84'	3.68'	N20°42'18"E	005°16'41"
C84	70.00'	38.37'	19.68'	37.89'	S07°38'29"W	031°24'19"
C85	70.00'	35.38'	18.07'	35.00'	S22°32'19"E	028°57'18"
C86	70.00'	35.38'	18.07'	35.00'	S51°29'37"E	028°57'18"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C87	70.00'	37.98'	19.47'	37.52'	S81°30'55"E	031°05'18"
C88	70.00'	13.84'	6.94'	13.81'	N77°16'40"E	011°19'31"
C89	40.00'	14.57'	7.36'	14.49'	S82°02'50"W	020°51'52"
C90	20.00'	31.42'	20.00'	28.28'	N42°31'14"W	090°00'00"
C91	20.00'	31.42'	20.00'	28.28'	N47°28'46"E	090°00'00"
C92	40.00'	14.57'	7.36'	14.49'	S77°05'18"E	020°51'52"
C93	70.00'	13.21'	6.63'	13.20'	N72°03'51"W	010°48'59"
C94	70.00'	43.35'	22.40'	42.66'	S84°47'05"W	035°29'09"
C95	70.00'	40.61'	20.89'	40.04'	S50°25'24"W	033°14'13"
C96	70.00'	41.27'	21.26'	40.68'	S16°54'48"W	033°47'00"
C97	70.00'	22.49'	11.34'	22.39'	S09°10'54"E	018°24'23"
C98	40.00'	14.57'	7.36'	14.49'	N07°57'10"W	020°51'52"
C99	40.00'	16.02'	8.12'	15.92'	N13°57'24"E	022°51'14"
C100	70.00'	35.87'	18.34'	35.47'	S10°45'20"W	029°21'22"
C101	70.00'	41.93'	21.62'	41.31'	S21°05'00"E	034°19'18"
C102	70.00'	41.93'	21.62'	41.31'	S55°24'18"E	034°19'18"
C103	70.00'	35.63'	18.21'	35.24'	S87°08'49"E	029°09'44"
C104	40.00'	16.69'	8.47'	16.57'	N89°46'31"W	023°54'21"
C105	1042.00'	65.81'	32.92'	65.80'	N76°00'46"W	003°37'07"
C106	1042.00'	65.81'	32.92'	65.80'	N72°23'39"W	003°37'07"
C107	1042.00'	65.81'	32.92'	65.80'	N68°46'32"W	003°37'07"
C108	1042.00'	65.81'	32.92'	65.80'	N65°09'24"W	003°37'07"
C109	758.00'	49.46'	24.74'	49.45'	S65°13'00"E	003°44'19"
C110	758.00'	49.46'	24.74'	49.45'	S68°57'19"E	003°44'19"
C111	758.00'	49.46'	24.74'	49.45'	S72°41'39"E	003°44'19"
C112	758.00'	49.46'	24.74'	49.45'	S76°25'58"E	003°44'19"
C113	758.00'	49.46'	24.74'	49.45'	S80°10'17"E	003°44'19"
C114	758.00'	49.46'	24.74'	49.45'	S83°54'36"E	003°44'19"
C115	758.00'	23.03'	11.52'	23.03'	S86°39'00"E	001°44'28"
C116	40.00'	14.57'	7.36'	14.49'	N77°05'18"W	020°51'52"
C117	70.00'	21.36'	10.76'	21.27'	S75°23'47"E	017°28'51"
C118	70.00'	36.29'	18.57'	35.89'	N81°00'34"E	029°42'27"
C119	70.00'	35.38'	18.07'	35.00'	N51°40'41"E	028°57'18"
C120	70.00'	33.35'	17.00'	33.04'	N23°33'03"E	027°17'58"
C121	70.00'	34.56'	17.64'	34.21'	N04°14'31"W	028°17'10"
C122	40.00'	14.57'	7.36'	14.49'	S07°57'10"E	020°51'52"
C123	20.00'	31.42'	20.00'	28.28'	S47°28'46"W	090°00'00"
C124	20.00'	31.42'	20.00'	28.28'	N42°31'14"W	090°00'00"
C125	40.00'	6.93'	3.47'	6.92'	N07°26'34"E	009°55'34"
C126	40.00'	6.93'	3.47'	6.92'	S07°26'34"W	009°55'34"
C127	20.00'	31.42'	20.00'	28.28'	N47°28'46"E	090°00'00"
C128	868.00'	26.38'	13.19'	26.37'	S86°39'00"E	001°44'28"
C129	868.00'	56.64'	28.33'	56.63'	S83°54'36"E	003°44'19"
C130	868.00'	56.64'	28.33'	56.63'	S80°10'17"E	003°44'19"
C131	868.00'	56.64'	28.33'	56.63'	S76°25'58"E	003°44'19"
C132	868.00'	56.64'	28.33'	56.63'	S72°41'39"E	003°44'19"
C133	868.00'	56.64'	28.33'	56.63'	S68°57'19"E	003°44'19"
C134	868.00'	56.64'	28.33'	56.63'	S65°13'00"E	003°44'19"
C135	932.00'	58.86'	29.44'	58.85'	N65°09'24"W	003°37'07"
C136	932.00'	58.86'	29.44'	58.85'	N68°46'32"W	003°37'07"
C137	932.00'	58.86'	29.44'	58.85'	N72°23'39"W	003°37'07"
C138	932.00'	58.86'	29.44'	58.85'	N76°00'46"W	003°37'07"
C139	932.00'	60.49'	30.26'	60.48'	N79°40'54"W	003°43'07"
C140	932.00'	97.27'	48.68'	97.22'	N84°31'51"W	005°58'46"
C143	1069.00'	48.23'	24.12'	48.23'	N80°27'22"W	002°35'06"

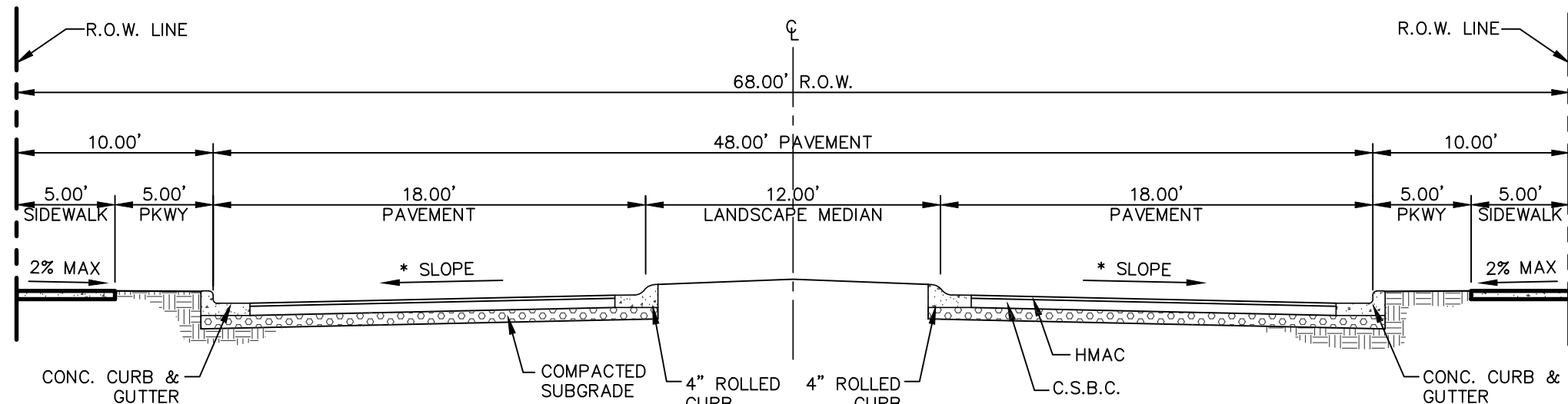
LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°28'46"W	54.00'
L2	S02°28'46"W	77.89'
L3	N87°31'14"W	39.49'
L4	S87°31'14"E	90.00'
L5	S87°31'14"E	54.00'
L6	N02°28'46"E	57.00'
L7	N87°31'14"W	57.00'
L8	N87°31'14"W	56.00'
L9	S02°28'46"W	56.00'
L10	S02°28'46"W	57.00'
L11	S87°31'14"E	57.00'
L12	N87°31'14"W	57.00'
L13	S02°28'46"W	57.00'
L14	S02°28'46"W	49.47'
L15	S08°07'41"W	37.38'
L16	S87°31'14"E	62.04'
L17	S87°31'14"E	57.00'
L18	N02°28'46"E	57.00'
L19	S02°28'46"W	32.47'
L20	S87°31'14"E	39.49'
L21	S07°26'48"E	85.45'
L22	S07°26'48"E	25.12'

VERDANCIA UNIT FIVE SUBDIVISION

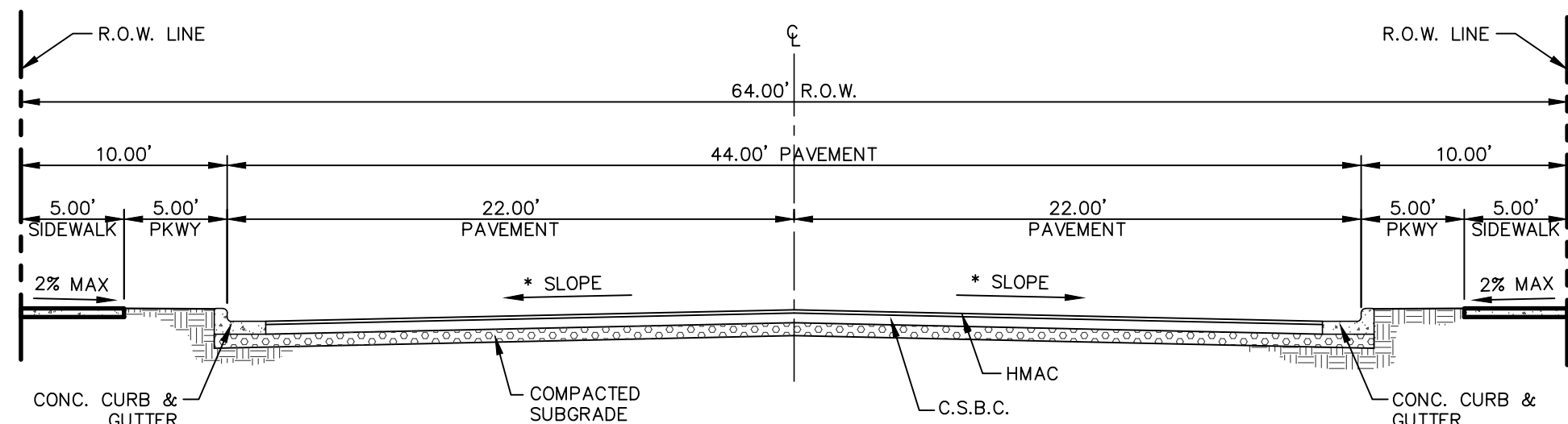
BEING A PORTION OF LAND SITUATED
 IN SECTION 32, BLOCK 78, TOWNSHIP 3,
 TEXAS AND PACIFIC RAILWAY COMPANY SURVEY,
 EL PASO COUNTY TEXAS.
 CONTAINING 42.27 ACRES ±
 SHEET 3 OF 3



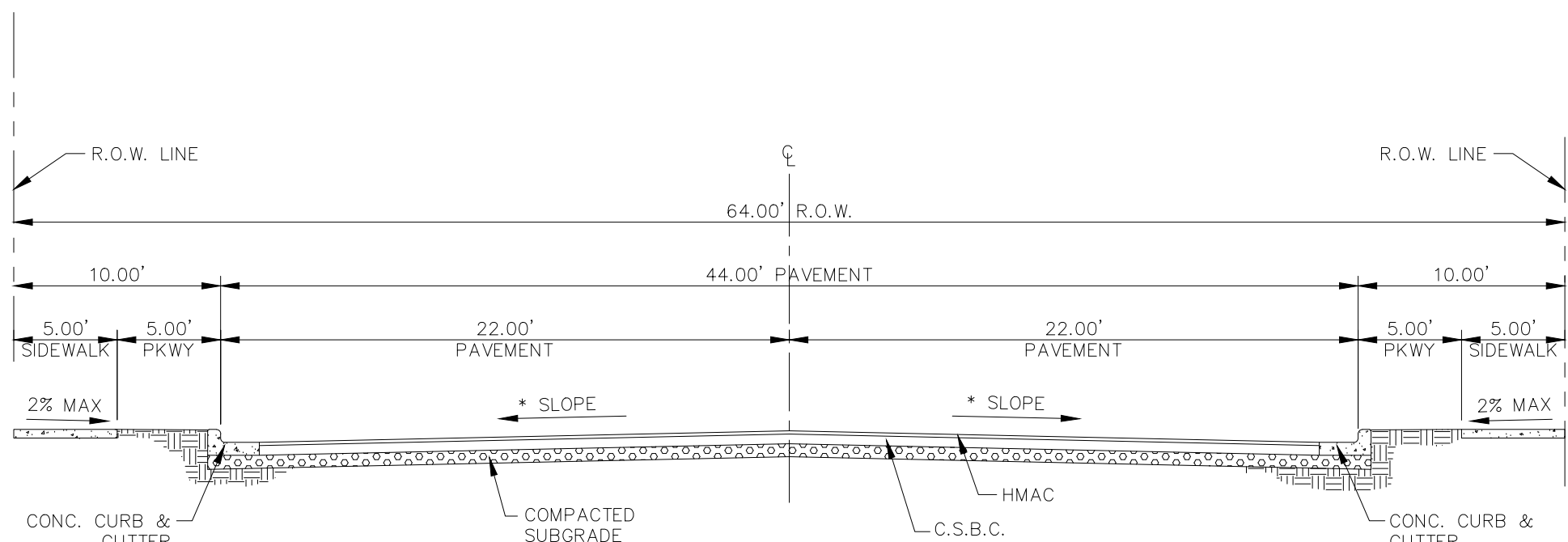
PROPOSED TYPICAL 54' ROW STREET SECTION DETAIL
 (RESIDENTIAL SUB-COLLECTOR)
 SCALE: N.T.S.



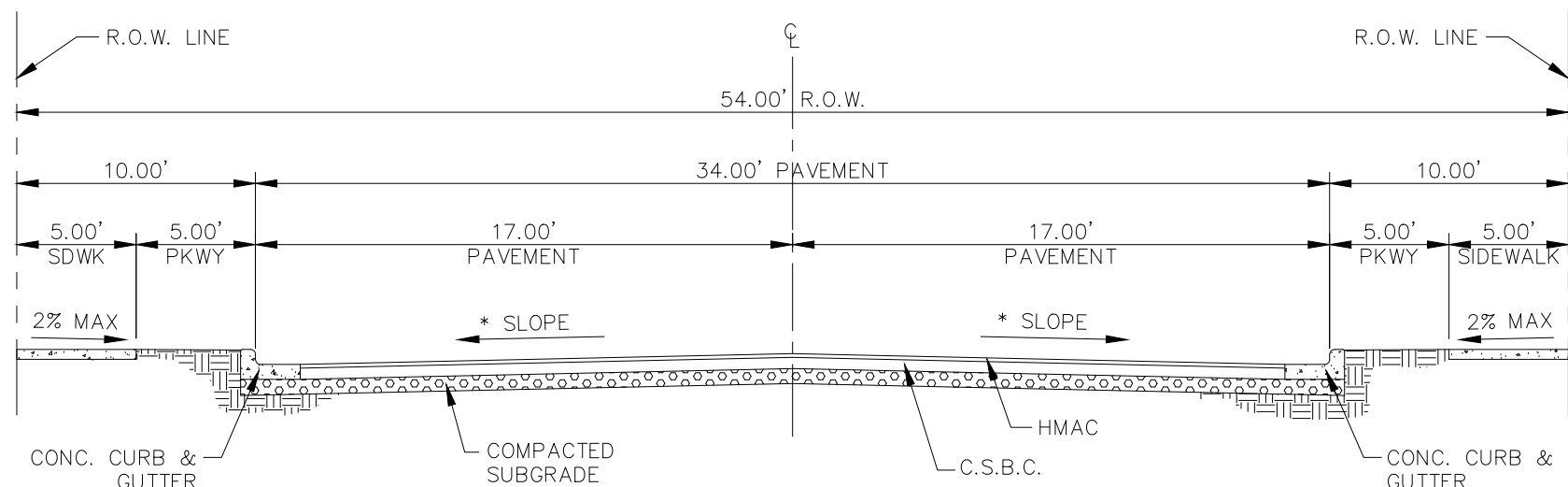
PROPOSED TYPICAL 68' ROW STREET SECTION DETAIL @ ENHANCED ENTRANCE
 (SABLE LANE RESIDENTIAL SUB-COLLECTOR)
 SCALE: N.T.S.



PROPOSED TYPICAL 64' ROW STREET SECTIONS DETAIL
 (VELVET ASH STREET RESIDENTIAL COLLECTOR)
 SCALE: N.T.S.



EXISTING 64' ROW STREET SECTIONS DETAIL
 (VELVET ASH STREET/RESIDENTIAL COLLECTOR)
 SCALE: N.T.S.



EXISTING 54' ROW STREET SECTION DETAIL
 (OLIVINE STREET & SABLE LANE/RESIDENTIAL SUB-COLLECTOR)
 SCALE: N.T.S.



**MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, MARCH 16, 2026 AT 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 6:02 pm.

**2. COMMISSION MEMBERS ATTENDANCE: JOLLEY, MELENDEZ, PADILLA, BERRY, CORRAL, BORREGO, PARKER.
COMMISSIONERS EXCUSED AND UNEXCUSED: RODRIGUEZ**

ACTION: Motion made by **PADILLA**, 2nd by **BERRY** to excuse absent commissioners **RODRIGUEZ**.

AYES: JOLLEY, MELENDEZ, PADILLA, BERRY, CORRAL, BORREGO, PARKER.

ABSTAIN: None

MOTION CARRIED

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

No one signed up to speak

4. PUBLIC HEARINGS

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

4A. PUBLIC HEARING:

Planner

On the submitted **Final Replat** application for **Horizon Manor Unit Three Replat "A" (Case No. SDR26-0001)**, and authorize the Mayor to sign the recording plat. Legally described as a portion of Lot 19, Block 9, Horizon Manor Unit Three, Horizon City, El Paso County, Texas. Containing 2.2603 acres ±. Applicant/Representative: SLI Engineering.

Two persons signed up to speak.

4B. DISCUSSION AND RECOMMENDATION:

Planner

On the submitted **Final Replat** application for **Horizon Manor Unit Three Replat "A" (Case No. SDR26-0001)**, and authorize the Mayor to sign the recording plat. Legally described as a portion of Lot 19, Block 9, Horizon Manor Unit Three, Horizon City, El Paso County, Texas. Containing 2.2603 acres ±. Applicant/Representative: SLI Engineering.



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ACTION: Motion made by **PADILLA**, 2nd by **JOLLEY** to recommend approval of Horizon Manor Unit Three Replat "A" Final Replat basis.

AYES: **JOLLEY, MELENDEZ, PADILLA, BERRY, CORRAL, BORREGO, PARKER.**

ABSTAIN: None

MOTION CARRIED

4C. INFORMATIONAL:

Planning Director

An Ordinance Amending the Municipal Code of the Town of Horizon City, Texas, Chapter 14 (Zoning), Exhibit A (Zoning Ordinance), to revise and amend the Following: Chapter 10 (Sign Regulations), Section 1016 (Exemptions) to add an exemption for civic use signs on City Right-of-Way; Proper Notice; and Effective Date; the Penalty Being as Provided in Section 810 of the Zoning Ordinance (No. 0102) of the Town of Horizon City, Texas, Creating a Misdemeanor Punishable by a Fine not to Exceed \$2,000.

Art Rubio, Planning Director, gave a presentation on the approved Amendment.

5. OTHER BUSINESS

5A. DISCUSSION AND ACTION:

On the Planning and Zoning meeting minutes for the meeting held on Monday, November 17, 2025.

ACTION: Motion made by **PADILLA**, 2nd by **JOLLEY** to approve the November 17, 2025, regular meeting minutes.

AYES: **JOLLEY, MELENDEZ, PADILLA, BERRY, CORRAL, BORREGO, PARKER.**

ABSTAIN: None

MOTION CARRIED

5B. INFORMATIONAL:

On an update on the Capital Improvement Program.

Jesse Sanchez, Capital Improvement Program Manager, gave a presentation on the status of Horizon City's Capital Improvement Program projects.

6. ANNOUNCEMENTS

6A. The next regular scheduled meeting: **Monday, April 20, 2026, at 6pm.**

EXECUTIVE SESSION

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

ADJOURNMENT: The meeting adjourned at 7:13pm.

ACTION: ADJOURNMENT

AYES: **JOLLEY, MELENDEZ, PADILLA, BERRY, CORRAL, BORREGO, PARKER.**

MOTION CARRIED



**MINUTES – REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
HELD ON MONDAY, MARCH 16, 2026 AT 6:00 PM
15001 DARRINGTON RD., HORIZON CITY, TEXAS 79928**

Samantha Corral – Chair

(Date)

ATTEST:

David Ruiz - Planner

DISTRIBUTION OF MINUTES:

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