

RANCHO DESIERTO BELLO
UNIT TWENTY

A PORTION OF SECTION 43, BLOCK 78, TOWNSHIP 3,
TEXAS & PACIFIC RAILROAD COMPANY SURVEYS,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.
CONTAINING 23.557 ACRES ±

PROPOSED LAND USE
RESIDENTIAL

RESIDENTIAL LOTS = 89

SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL
DISTRICT

PRELIMINARY

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

ENGINEER

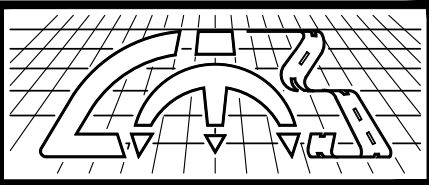


Engineering Solutions

T&E FIRM No. 13867
110 Mesa Park Drive, Suite 200 El Paso, Texas 79912
Office: (915) 852-8800 Fax: (915) 629-8506

1420 Bassemmer Drive, Suite "A", El Paso, Texas 79935
Office: (915) 366-4349 Fax: (915) 366-5374

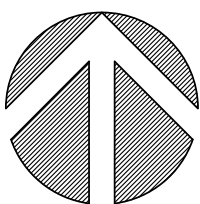
SURVEYOR



Land-Mark Professional
Surveying, Inc.
1420 Bassemmer Drive, Suite "A",
El Paso, Texas 79935
email: Larry@Land-marksurvey.com
"Serving Texas, New Mexico and Arizona"

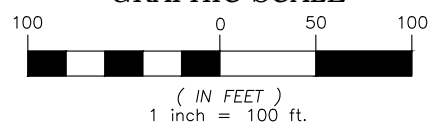
OWNER

VIVA LAND VENTURES, LP
11427 ROJAS DRIVE
EL PASO, TEXAS 79936
(915) 859-8900
CONTACT: GREG DIDONNA



NORTH

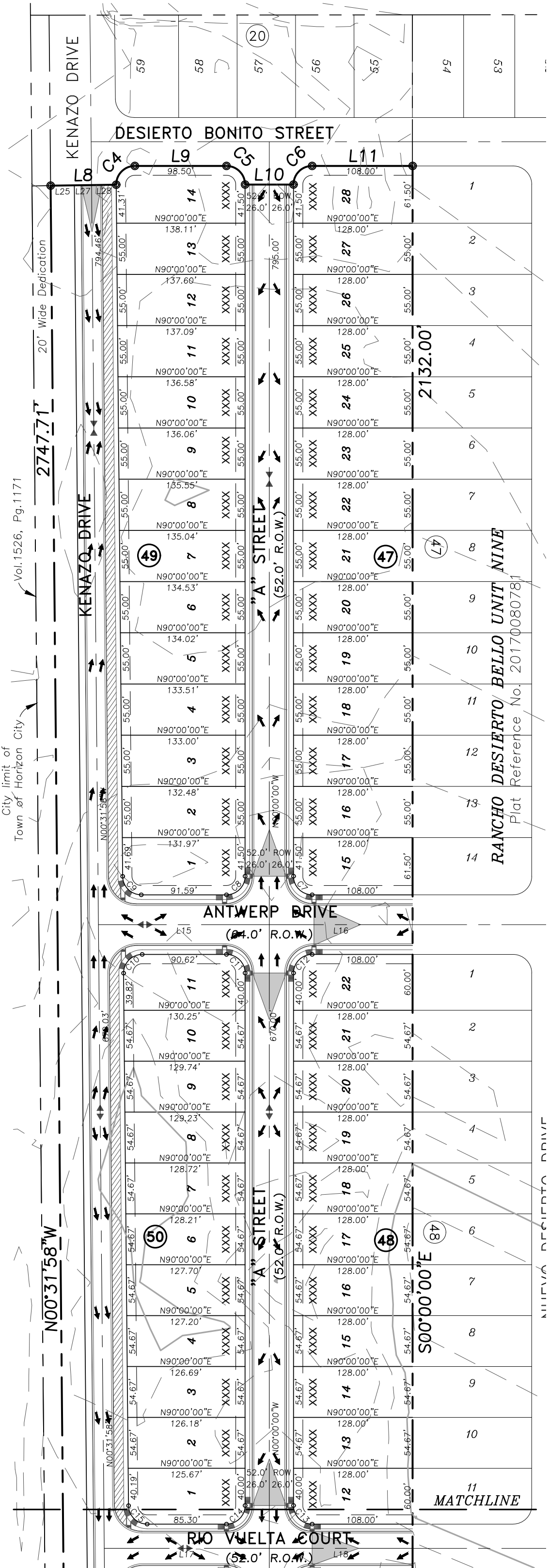
GRAPHIC SCALE



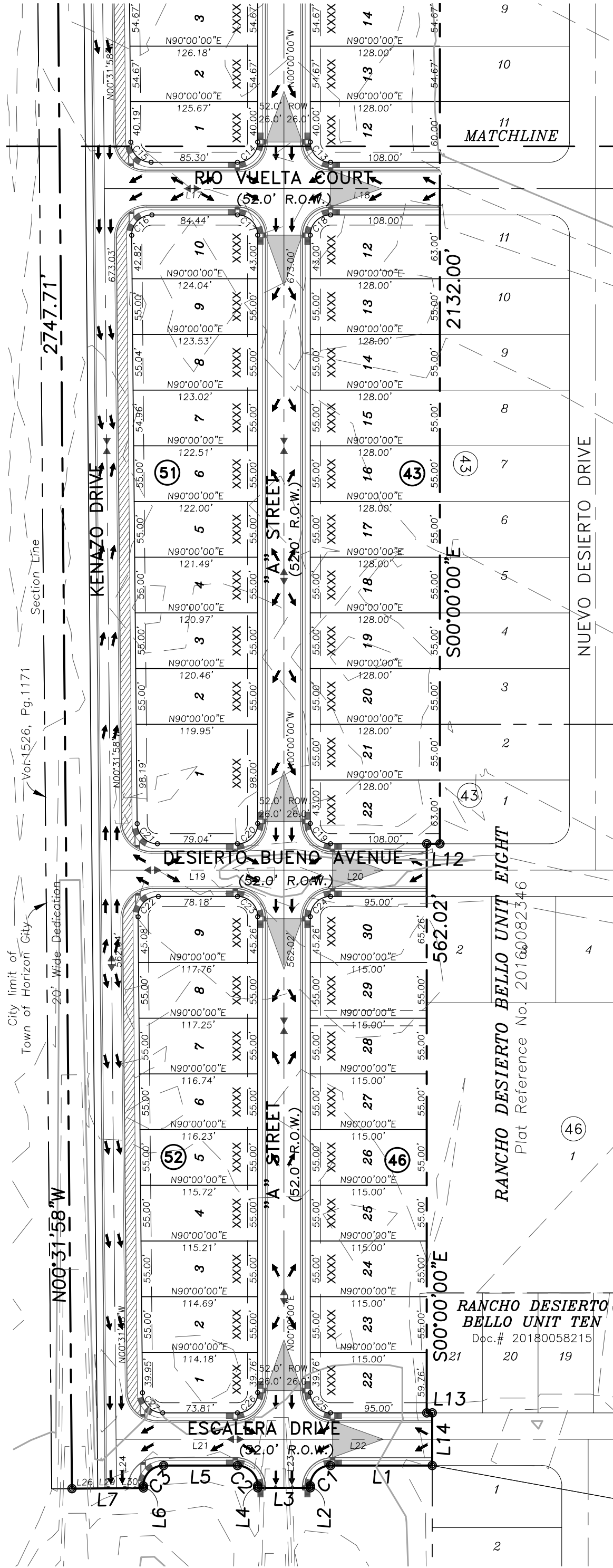
LEGEND

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

NORTH PORTION



SOUTH PORTION



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

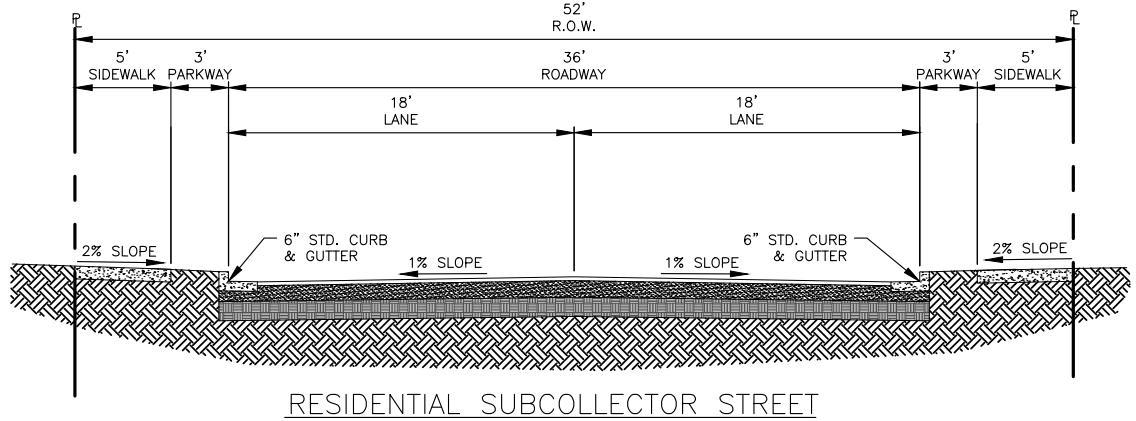
LEIGH CLARK SURVEY
No. 297
P.O.C.
Section Corner
Existing 2" Iron Pipe

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

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

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TEXAS & PACIFIC RAILROAD COMPANY SURVEYS,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.
CONTAINING 23.557 ACRES ±



METES & BOUNDS DESCRIPTION

A PORTION OF SECTION 43, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING, for reference, at an existing 2-inch iron pipe located at the common east corner of Section 43, Block 78, Township 3, Texas and Pacific Railroad Company Surveys and Leigh Clark Survey No. 287;

THENCE, North 79°42'08" West, a distance of 5028.68 feet to a point lying in the westerly boundary line of Ranch Desierto Bello Unit Ten, for a corner of this parcel and the POINT OF BEGINNING of this parcel description;

THENCE, North 90°00'00" West, departing said westerly boundary line, a distance of 100.45 feet to a point, for a corner of this parcel;

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

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

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

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

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

THENCE, North 90°00'00" West, a distance of 72.96 feet to a point, for a corner of this parcel;

THENCE, southwesterly with the arc of a curve to the left, a distance of 31.60 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00, a central angle of 90°31'58", and a chord which bears South 44°44'01" West, a distance of 28.42 feet;

THENCE, South 00°31'58" East, a distance of 1.95 feet to a point, for a corner of this parcel;

THENCE, South 89°28'02" West, a distance of 70.49 feet to a point, for a corner of this parcel;

THENCE, North 00°31'58" West, a distance of 2747.71 feet to a point at the southwesterly corner of Rancho Desierto Bello Unit Twelve "A", for a corner of this parcel;

THENCE, North 89°09'56" East, with the southerly boundary line of said Rancho Desierto Bello Unit Twelve "A", a distance of 70.49 feet to a point, for a corner of this parcel;

THENCE, northeasterly with the arc of a curve to the right and continuing with said southerly boundary line, a distance of 31.60 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 90°31'58", and a chord which bears North 44°44'01" East, a distance of 28.42 feet;

THENCE, North 90°00'00" East, continuing with said southerly boundary line, a distance of 98.50 feet to a point, for a corner of this parcel;

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

THENCE, North 00°00'00" East, continuing with said southerly boundary line, a distance of 52.00 feet to a point, for a corner of this parcel;

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

THENCE, North 90°00'00" East, continuing with said southerly boundary line, a distance of 108.00 feet to a point at the southwesterly corner of said Rancho Desierto Bello Unit Twelve "A" and lying in the westerly boundary line of Rancho Desierto Bello Unit Nine, for a corner of this parcel;

THENCE, South 00°00'00" East, with said westerly boundary line of Rancho Desierto Bello Unit Nine and with the westerly boundary line of Rancho Desierto Bello Unit Eight, a distance of 2132.00 feet to a point lying in said westerly boundary line of Rancho Desierto Bello Unit Eight, for a corner of this parcel;

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

THENCE, South 00°00'00" East, continuing with said westerly boundary line of Rancho Desierto Bello Unit Eight and with the westerly boundary line of Rancho Desierto Bello Unit Ten, a distance of 562.02 feet to a point lying in the westerly boundary line of said Rancho Desierto Bello Unit Ten, for a corner of this parcel;

THENCE, North 90°00'00" East, continuing with said westerly boundary line of Rancho Desierto Bello Unit Ten, a distance of 5.45 feet to a point, for a corner of this parcel;

THENCE, South 00°00'00" East, continuing with said westerly boundary of Rancho Desierto Bello Unit Ten, a distance of 52.00 feet to the POINT OF BEGINNING.

Said parcel contains 23.557 Acres (1,026,146 Square feet) more or less.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C2	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C3	20.00'	31.60'	28.42'	S44°44'01"W	90°31'58"
C4	20.00'	31.60'	28.42'	N44°44'01"E	90°31'58"
C5	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C6	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C7	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C8	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C9	20.00'	31.23'	28.15'	S45°15'59"E	89°28'02"
C10	20.00'	31.60'	28.42'	S44°44'01"W	90°31'58"
C11	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C12	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C13	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C14	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C15	20.00'	31.23'	28.15'	S45°15'59"E	89°28'02"
C16	20.00'	31.60'	28.42'	S44°44'01"W	90°31'58"
C17	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C18	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C19	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N90°00'00"W	100.45'
L2	S00°00'00"E	2.00'
L3	N90°00'00"W	52.00'
L4	N00°00'00"E	2.00'
L5	N90°00'00"W	72.96'
L6	S00°31'58"E	1.95'
L7	S89°28'02"W	70.49'
L8	N89°09'56"E	70.49'
L9	N90°00'00"E	98.50'
L10	N90°00'00"E	52.00'
L11	N90°00'00"E	108.00'
L12	N90°00'00"W	13.00'
L13	N90°00'00"E	5.45'
L14	S00°00'00"E	52.00'
L15	N90°00'00"E	183.60'
L16	N90°00'00"E	154.00'
L17	N90°00'00"E	177.37'
L18	N90°00'00"E	154.00'
L19	N90°00'00"E	171.11'
L20	N90°00'00"E	141.00'
L21	N90°00'00"E	165.89'
L22	N90°00'00"E	146.45'
L23	N00°00'00"E	48.00'
L24	N00°31'58"W	48.38'
L25	N89°09'56"E	25.49'
L26	S89°28'02"W	25.49'
L27	N89°09'56"E	18.50'

LOT AREA TABLE		
BLOCK & LOT #	SQ. FT.	ACRES
Block 43, Lot 12	7,978	0.183
Block 43, Lot 13	7,040	0.162
Block 43, Lot 14	7,040	0.162
Block 43, Lot 15	7,040	0.162
Block 43, Lot 16	7,040	0.162
Block 43, Lot 17	7,040	0.162
Block 43, Lot 18	7,040	0.162
Block 43, Lot 19	7,040	0.162
Block 43, Lot 20	7,040	0.162
Block 43, Lot 21	7,040	0.162
Block 43, Lot 22	7,978	0.183
Block 46, Lot 22	6,786	0.156
Block 46, Lot 23	6,325	0.145
Block 46, Lot 24	6,325	0.145
Block 46, Lot 25	6,325	0.145
Block 46, Lot 26	6,325	0.145
Block 46, Lot 27	6,325	0.145
Block 46, Lot 28	6,325	0.145
Block 46, Lot 29	6,325	0.145
Block 46, Lot 30	7,419	0.170
Block 47, Lot 15	7,786	0.179
Block 47, Lot 16	7,040	0.162
Block 47, Lot 17	7,040	0.162
Block 47, Lot 18	7,040	0.162
Block 47, Lot 19	7,040	0.162
Block 47, Lot 20	7,040	0.162
Block 47, Lot 21	7,040	0.162
Block 47, Lot 22	7,040	0.162

LOT AREA TABLE		
BLOCK & LOT #	SQ. FT.	ACRES
Block 47, Lot 25	7,040	0.162
Block 47, Lot 26	7,040	0.162
Block 47, Lot 27	7,040	0.162
Block 47, Lot 28	7,786	0.179
Block 48, Lot 12	7,594	0.174
Block 48, Lot 13	6,997	0.161
Block 48, Lot 14	6,997	0.161
Block 48, Lot 15	6,997	0.161
Block 48, Lot 16	6,997	0.161
Block 48, Lot 17	6,997	0.161
Block 48, Lot 18	6,997	0.161
Block 48, Lot 19	6,997	0.161
Block 48, Lot 20	6,997	0.161
Block 48, Lot 21	6,997	0.161
Block 48, Lot 22	7,594	0.174
Block 49, Lot 1	7,929	0.182
Block 49, Lot 2	7,273	0.167
Block 49, Lot 3	7,301	0.168
Block 49, Lot 4	7,329	0.168
Block 49, Lot 5	7,357	0.169
Block 49, Lot 6	7,385	0.170
Block 49, Lot 7	7,413	0.170
Block 49, Lot 8	7,441	0.171
Block 49, Lot 9	7,469	0.171
Block 49, Lot 10	7,498	0.172
Block 49, Lot 11	7,526	0.173
Block 49, Lot 12	7,554	0.173
Block 49, Lot 13	7,582	0.174

LOT AREA TABLE		
BLOCK & LOT #	SQ. FT.	ACRES
Block 50, Lot 2	6,884	0.158
Block 50, Lot 3	6,912	0.159
Block 50, Lot 4	6,940	0.159
Block 50, Lot 5	6,967	0.160
Block 50, Lot 6	6,995	0.161
Block 50, Lot 7	7,023	0.161
Block 50, Lot 8	7,051	0.162
Block 50, Lot 9	7,078	0.162
Block 50, Lot 10	7,106	0.163
Block 50, Lot 11	7,658	0.176
Block 51, Lot 1	13,920	0.320
Block 51, Lot 2	6,611	0.152
Block 51, Lot 3	6,640	0.152
Block 51, Lot 4	6,668	0.153
Block 51, Lot 5	6,696	0.154
Block 51, Lot 6	6,724	0.154
Block 51, Lot 7	6,752	0.155
Block 51, Lot 8	6,780	0.156
Block 51, Lot 9	6,808	0.156
Block 51, Lot 10	7,660	0.176
Block 52, Lot 1	6,637	0.152
Block 52, Lot 2	6,294	0.144
Block 52, Lot 3	6,322	0.145
Block 52, Lot 4	6,350	0.146
Block 52, Lot 5	6,378	0.146
Block 52, Lot 6	6,407	0.147
Block 52, Lot 7	6,435	0.148
Block 52, Lot 8	6,463	0.148

PLAT NOTES AND RESTRICTIONS

- BEARINGS ARE BASED ON UNDERLYING DEEDS.
- = THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENTS LOCATIONS.
- ☐ = THIS SYMBOL REPRESENTS U.S. POSTAL SERVICE COLLECTION BOX UNITS. POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- ACCORDING TO THE FEDERAL EMERGENCY MAPPING AGENCY, FLOOD INSURANCE RATE MAP, PANEL NO. 480212 0250B, DATED SEPTEMBER 4, 1991, THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X" WHICH BY DEFINITIONS IS NOT A SPECIAL FLOOD HAZARD ZONE.
- ALL UTILITY EASEMENTS ARE 10 FEET WIDE UNLESS OTHERWISE SPECIFIED.
- SET 5/8" REBAR WITH CAP STAMPED "LAND-MARK TX 4869 NM11402" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. _____ INSTRUMENT NO. _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. _____
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO RANCHO DESIERTO BELLO UNIT TWENTY BY THE HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION WITHIN ONE YEAR OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.

BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF
ESCALERA DRIVE AND VALLECITO PLACE.
ELEVATION 4016.99' (NAVD 88 DATUM)

AREA TABLE		
DESCRIPTION	ACRES	SQ. FT.
RESIDENTIAL	14.542	633,451
RIGHT-OF-WAY	9.015	392,695
TOTAL	23.557	1,026,146

STREET TABLE			
NORTH -> SOUTH	LENGTH	EAST -> WEST	LENGTH
KENAZO DRIVE	3747.95'	ANTIWERP DRIVE	337.60'
"A" STREET	2748.02'	RIO VUELTA COURT	331.37'
		DESIERTO BUENO AVENUE	312.11'
		ESCALERA DRIVE	312.34'

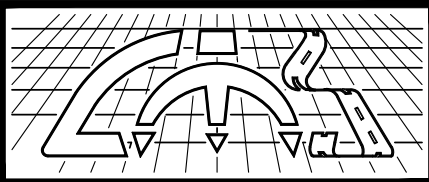
ENGINEER



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SURVEYOR



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