

RANCHO DESIERTO BELLO
UNIT TWENTY ONE

A PORTION OF SECTION 43, BLOCK 78, TOWNSHIP 3,
TEXAS & PACIFIC RAILROAD COMPANY SURVEYS, AND
A PORTION OF LEIGH CLARK SURVEY No. 297,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.
CONTAINING 21.475 ACRES ±

PROPOSED LAND USE
RESIDENTIAL

RESIDENTIAL LOTS = 84

SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL
DISTRICT

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

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

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

PRELIMINARY

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

ENGINEER

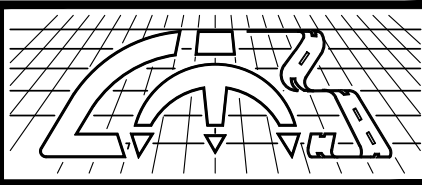


Engineering Solutions

T&E FIRM No. 13967
110 Mesa Park Drive, Suite 200 El Paso, Texas 79912
Office: (915) 852-8933 Fax: (915) 629-8506

6101 W. Courtyard Dr. Bldg. 1, Suite 100 Austin, Texas 78730
Office: (512) 355-4349 Fax: (512) 355-5374

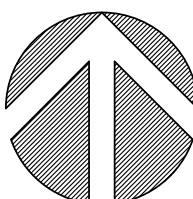
SURVEYOR



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

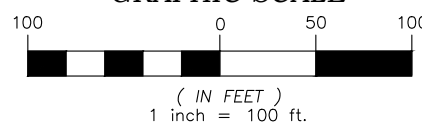
OWNER

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



NORTH

GRAPHIC SCALE

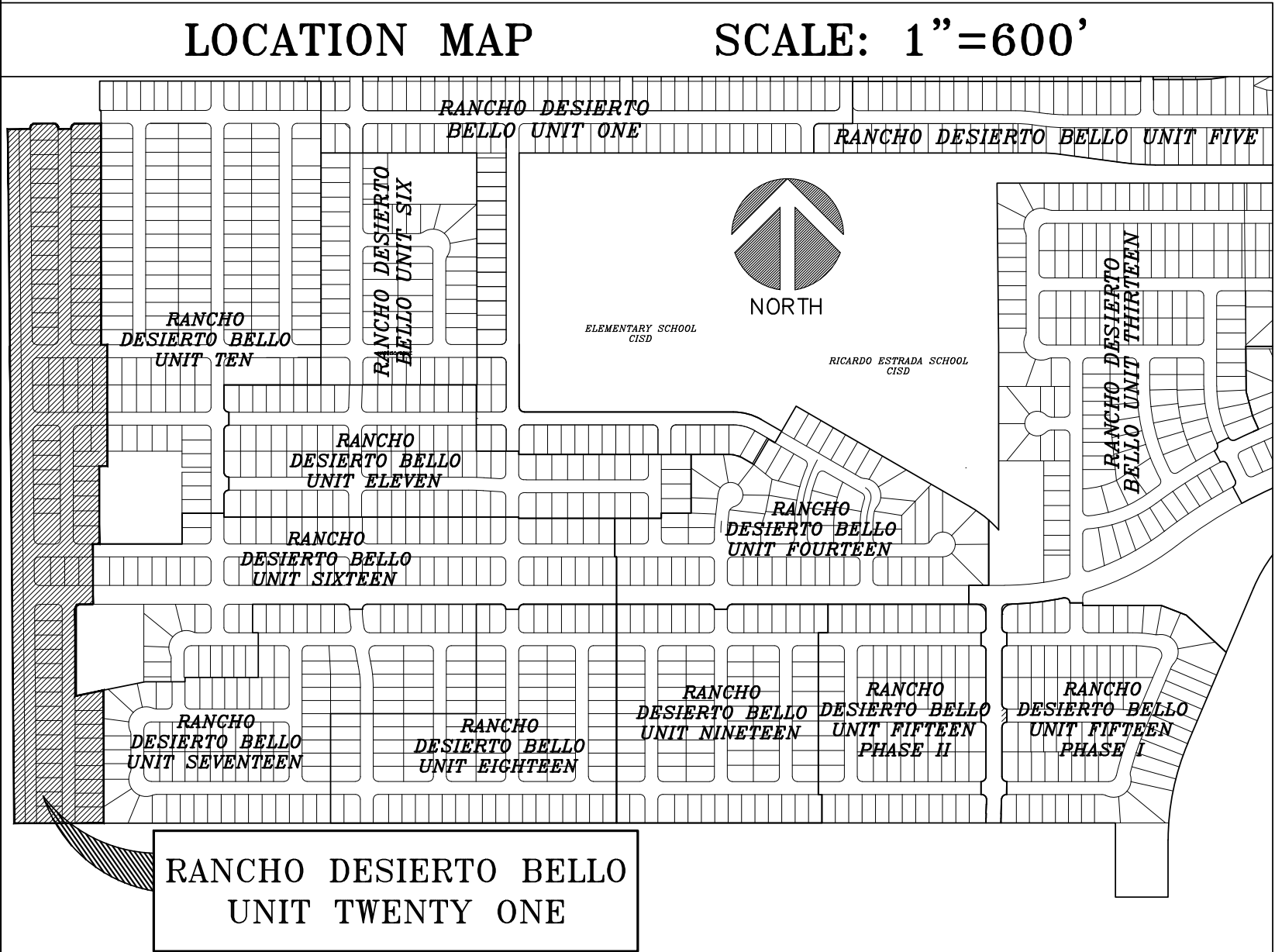


LEGEND

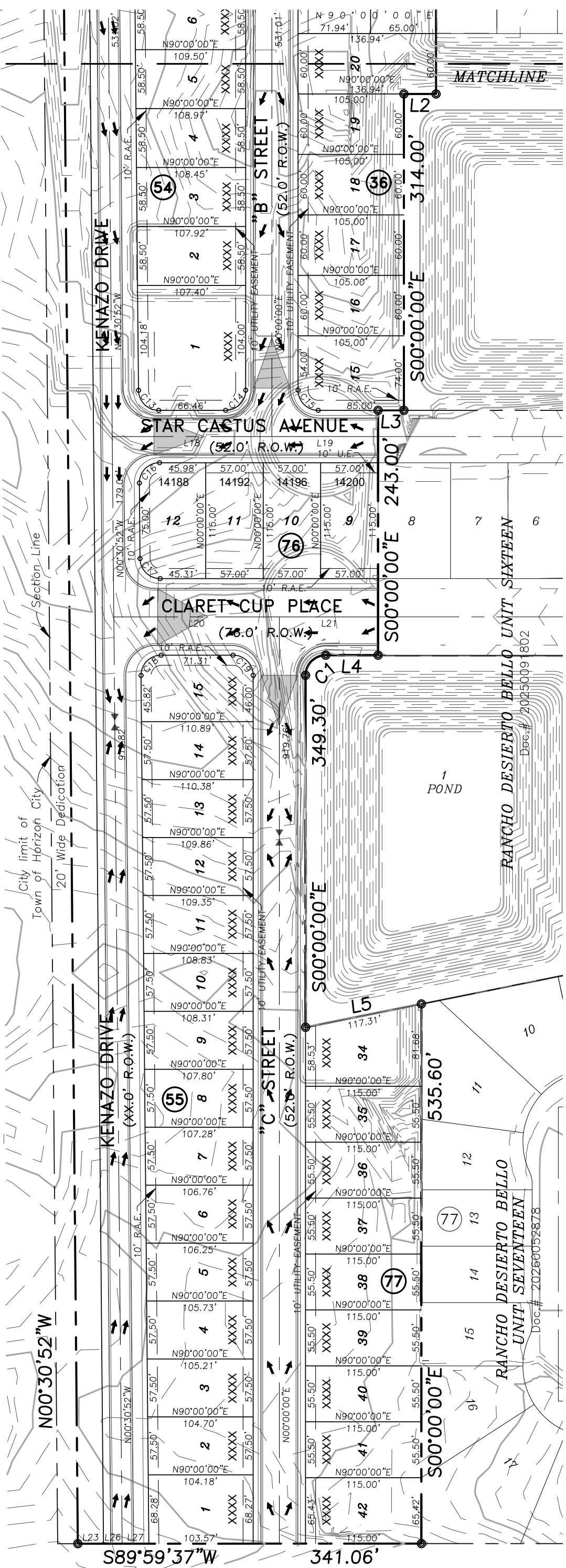
- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- STREET CENTERLINE
- EASEMENT LINE
- U.S. POSTAL SERVICE COLLECTION BOX UNITS
- BLOCK NUMBER
- LOT NUMBER
- ADDRESS
- EXISTING GROUND CONTOUR LINES
CONTOUR INTERVAL = 1.0 FOOT
- PROPOSED CITY MONUMENT
- R.A.E.
- U.E.
- DRAINAGE FLOW ARROW

LOCATION MAP

SCALE: 1"=600'

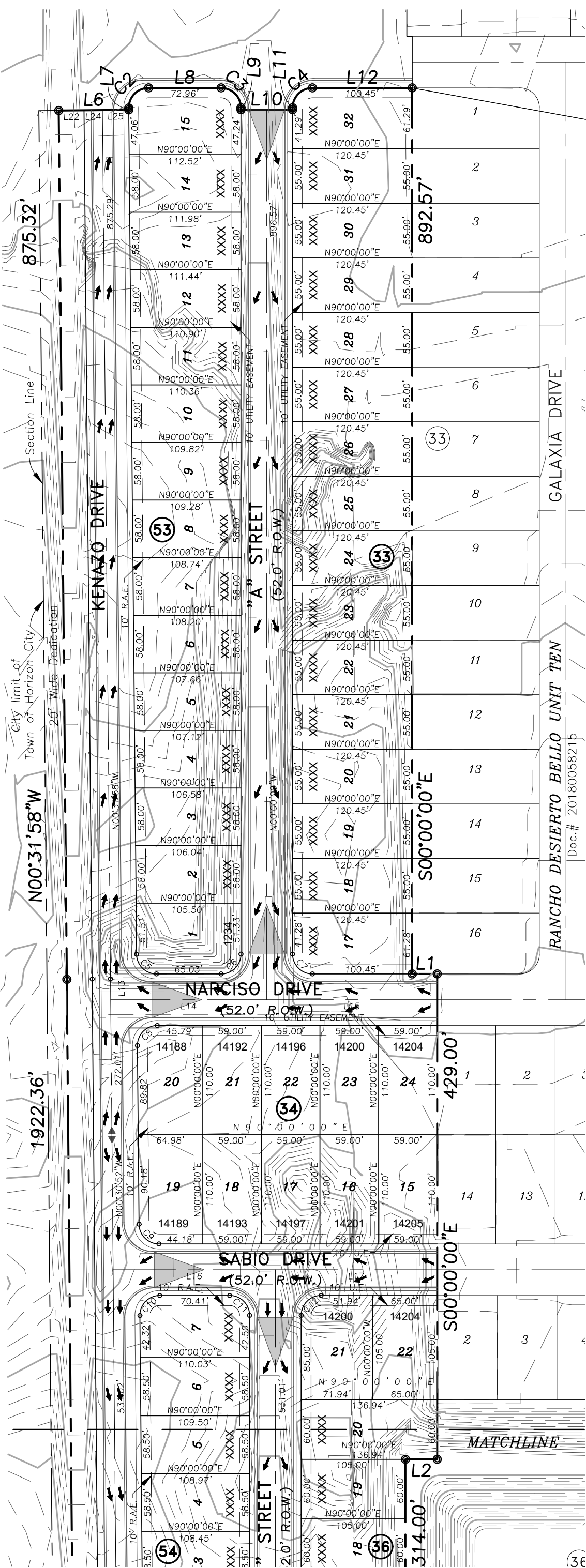


SOUTH PORTION



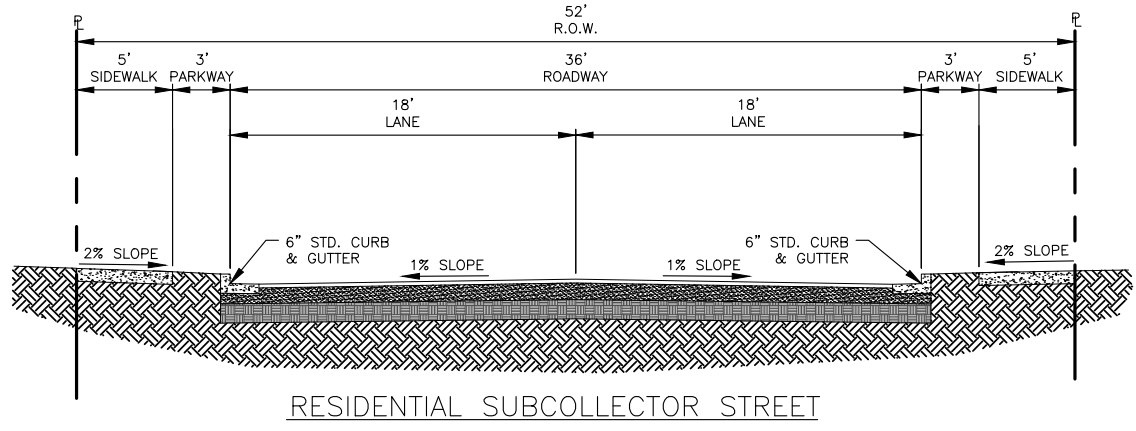
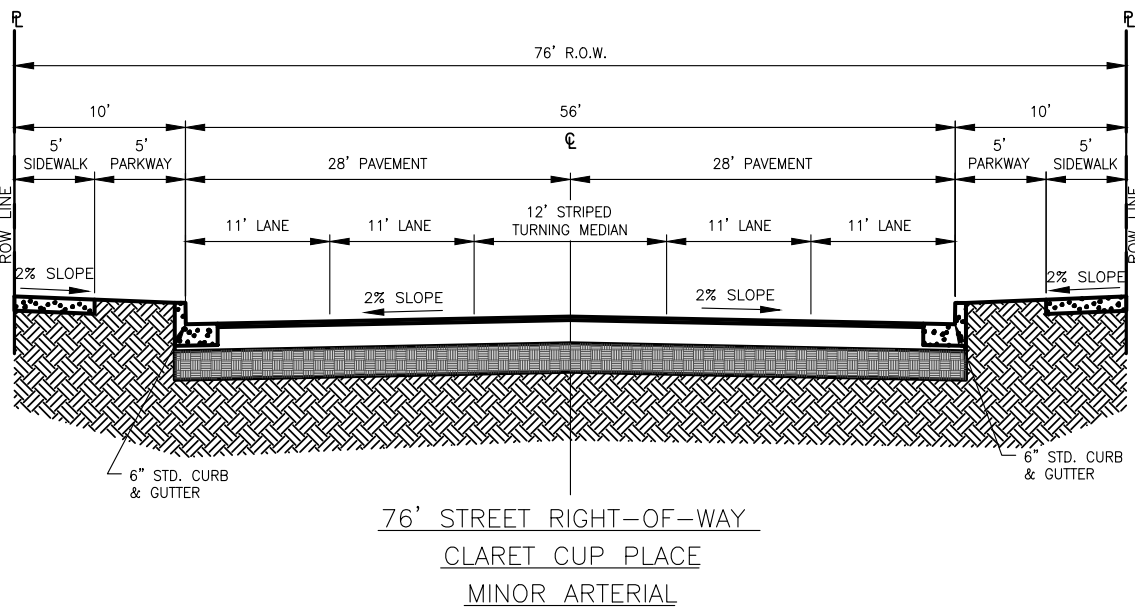
ECAN, MICHAEL S.
Doc. # 20170017647

NORTH PORTION



RANCHO DESIERTO BELLO
UNIT TWENTY ONE

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TEXAS & PACIFIC RAILROAD COMPANY SURVEYS, AND
A PORTION OF LEIGH CLARK SURVEY No. 297,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.
CONTAINING 21.475 ACRES ±



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'	31.60'	28.42'	N44°44'01"E	90°31'58"
C3	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C4	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C5	20.00'	31.23'	28.15'	S45°15'59"E	89°28'02"
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'	31.60'	28.41'	S44°44'34"W	90°30'52"
C9	20.00'	31.24'	28.16'	S45°15'26"E	89°29'08"
C10	20.00'	31.60'	28.41'	S44°44'34"W	90°30'52"
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'	31.24'	28.16'	S45°15'26"E	89°29'08"
C14	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C15	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C16	20.00'	31.60'	28.41'	S44°44'34"W	90°30'52"
C17	20.00'	31.24'	28.16'	S45°15'26"E	89°29'08"
C18	20.00'	31.60'	28.41'	S44°44'34"W	90°30'52"
C19	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N90°00'00"E	25.15'
L2	N90°00'00"W	31.94'
L3	S90°00'00"W	25.66'
L4	N90°00'00"W	51.96'
L5	N78°37'00"E	117.31'
L6	N89°28'02"E	70.49'
L7	N00°31'58"W	1.95'
L8	N90°00'00"E	72.96'
L9	S00°00'00"E	2.00'
L10	N90°00'00"E	52.00'
L11	N00°00'00"E	2.00'
L12	N90°00'00"E	100.45'
L13	N00°30'52"W	20.94'
L14	N90°00'00"E	157.11'
L15	N90°00'00"E	171.60'
L16	N90°00'00"E	163.32'
L17	N90°00'00"E	162.94'
L18	N90°00'00"E	158.55'
L19	N90°00'00"E	105.34'
L20	N90°00'00"E	164.33'
L21	N90°00'00"E	97.96'
L22	N89°28'02"E	25.49'
L23	S89°59'37"W	25.49'
L24	N89°28'02"E	18.50'
L25	N89°28'02"E	26.50'
L26	S89°59'37"W	18.50'
L27	S89°59'37"W	26.50'

LOT AREA TABLE			
BLOCK & LOT #	SQ. FT.	ACRES	
Block 33, Lot 17	7,295	0.167	
Block 33, Lot 18	6,625	0.152	
Block 33, Lot 19	6,625	0.152	
Block 33, Lot 20	6,625	0.152	
Block 33, Lot 21	6,625	0.152	
Block 33, Lot 22	6,625	0.152	
Block 33, Lot 23	6,625	0.152	
Block 33, Lot 24	6,625	0.152	
Block 33, Lot 25	6,625	0.152	
Block 33, Lot 26	6,625	0.152	
Block 33, Lot 27	6,625	0.152	
Block 33, Lot 28	6,625	0.152	
Block 33, Lot 29	6,625	0.152	
Block 33, Lot 30	6,625	0.152	
Block 33, Lot 31	6,625	0.152	
Block 33, Lot 32	7,296	0.168	
Block 34, Lot 15	6,490	0.149	
Block 34, Lot 16	6,490	0.149	
Block 34, Lot 17	6,490	0.149	
Block 34, Lot 18	6,490	0.149	
Block 34, Lot 19	7,010	0.161	
Block 34, Lot 20	7,115	0.163	
Block 34, Lot 21	6,490	0.149	
Block 34, Lot 22	6,490	0.149	
Block 34, Lot 23	6,490	0.149	
Block 34, Lot 24	6,490	0.149	
Block 36, Lot 15	7,684	0.176	
Block 36, Lot 16	6,300	0.145	

LOT AREA TABLE			
BLOCK & LOT #	SQ. FT.	ACRES	
Block 36, Lot 17	6,300	0.145	
Block 36, Lot 18	6,300	0.145	
Block 36, Lot 19	6,300	0.145	
Block 36, Lot 20	8,217	0.189	
Block 36, Lot 21	7,468	0.171	
Block 36, Lot 22	6,825	0.157	
Block 53, Lot 1	7,332	0.168	
Block 53, Lot 2	6,135	0.141	
Block 53, Lot 3	6,166	0.142	
Block 53, Lot 4	6,197	0.142	
Block 53, Lot 5	6,229	0.143	
Block 53, Lot 6	6,260	0.144	
Block 53, Lot 7	6,291	0.144	
Block 53, Lot 8	6,323	0.145	
Block 53, Lot 9	6,354	0.146	
Block 53, Lot 10	6,385	0.147	
Block 53, Lot 11	6,416	0.147	
Block 53, Lot 12	6,448	0.148	
Block 53, Lot 13	6,479	0.149	
Block 53, Lot 14	6,510	0.149	
Block 53, Lot 15	7,413	0.170	
Block 54, Lot 1	13,078	0.300	
Block 54, Lot 2	6,298	0.145	
Block 54, Lot 3	6,329	0.145	
Block 54, Lot 4	6,360	0.146	
Block 54, Lot 5	6,390	0.147	
Block 54, Lot 6	6,421	0.147	
Block 54, Lot 7	6,721	0.154	

LOT AREA TABLE			
BLOCK & LOT #	SQ. FT.	ACRES	
Block 55, Lot 1	7,092	0.163	
Block 55, Lot 2	6,005	0.138	
Block 55, Lot 3	6,035	0.139	
Block 55, Lot 4	6,065	0.139	
Block 55, Lot 5	6,094	0.140	
Block 55, Lot 6	6,124	0.141	
Block 55, Lot 7	6,154	0.141	
Block 55, Lot 8	6,183	0.142	
Block 55, Lot 9	6,213	0.143	
Block 55, Lot 10	6,243	0.143	
Block 55, Lot 11	6,272	0.144	
Block 55, Lot 12	6,302	0.145	
Block 55, Lot 13	6,332	0.145	
Block 55, Lot 14	6,362	0.146	
Block 55, Lot 15	7,165	0.164	
Block 76, Lot 9	6,555	0.150	
Block 76, Lot 10	6,555	0.150	
Block 76, Lot 11	6,555	0.150	
Block 76, Lot 12	7,377	0.169	
Block 77, Lot 34	8,062	0.185	
Block 77, Lot 35	6,382	0.147	
Block 77, Lot 36	6,382	0.147	
Block 77, Lot 37	6,382	0.147	
Block 77, Lot 38	6,382	0.147	
Block 77, Lot 39	6,382	0.147	
Block 77, Lot 40	6,382	0.147	
Block 77, Lot 41	6,382	0.147	
Block 77, Lot 42	7,524	0.173	

METES & BOUNDS DESCRIPTION

A PORTION OF SECTION 43, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, AND A PORTION OF LEIGH CLARK SURVEY No. 297, 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. 297; THENCE, North 79°42'08" West, a distance of 5028.68 feet to a point lying in the westerly boundary line of Rancho Desierto Bello Unit Ten, for a corner of this parcel and the POINT OF BEGINNING of this parcel description;

THENCE, South 00°00'00" East, with said westerly boundary line, a distance of 892.57 feet to a point, for a corner of this parcel;

THENCE, North 90°00'00" East, continuing with said westerly boundary line, a distance of 25.15 feet to a point, for a corner of this parcel;

THENCE, South 00°00'00" East, continuing with said westerly boundary line, a distance of 429.00 feet to a point, for a corner of this parcel;

THENCE, North 90°00'00" West, continuing with said westerly boundary line, a distance of 31.94 feet to a point, for a corner of this parcel;

THENCE, South 00°00'00" East, continuing with said westerly boundary line, a distance of 314.00 feet to a point at the southwesterly corner of said Rancho Desierto Bello Unit Ten and at the northwesterly corner of Rancho Desierto Bello Unit Sixteen, for a corner of this parcel;

THENCE, South 90°00'00" West, with the westerly boundary line of said Rancho Desierto Bello Unit Sixteen, a distance of 25.66 feet to a point, for a corner of this parcel;

THENCE, South 00°00'00" East, continuing with said westerly boundary line, a distance of 243.00 feet to a point, for a corner of this parcel;

THENCE, North 90°00'00" West, continuing with said westerly boundary line, a distance of 51.96 feet to a point, for a corner of this parcel;

THENCE, southwesterly with the arc of a curve to the right and continuing with said westerly 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" West, a distance of 28.28 feet;

THENCE, South 00°00'00" East, continuing with said westerly boundary line, a distance of 349.30 feet to a point at the southwesterly corner of Rancho Desierto Bello Unit Sixteen, for a corner of this parcel;

THENCE, North 78°37'00" East, with the southerly boundary line of said Rancho Desierto Bello Unit Sixteen a distance of 117.31 feet to a point lying at the northwesterly corner of Rancho Desierto Bello Unit Seventeen, for a corner of this parcel;

THENCE, South 00°00'00" East, departing said southerly boundary line of Rancho Desierto Bello Unit Sixteen and with the westerly boundary line of said Rancho Desierto Bello Unit Seventeen, a distance of 535.60 to a point at the southwesterly corner of said Rancho Desierto Bello Unit Seventeen and lying in the northerly boundary line of a parcel of land recorded in Document No. 20170017647, Official Records of El Paso County, Texas; for a corner of this parcel;

THENCE, South 89°59'37" West, departing said westerly boundary line of Rancho Desierto Bello Unit Seventeen and with said northerly boundary line, a distance of 341.06 feet to a point, for a corner of this parcel;

THENCE, North 00°30'52" West, departing said northerly boundary line, a distance of 1922.36 feet to a point, for a corner of this parcel;

THENCE, North 00°31'58" West, a distance of 875.32 feet to a point, for a corner of this parcel;

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

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

THENCE, northeasterly with the arc of a curve to the right, 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;

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

THENCE, southeasterly with the arc of a curve to the right, 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, 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, northeasterly with the arc of a curve to the right, a distance of 31.42 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00, 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, a distance of 100.45 feet to the POINT OF BEGINNING;

Said parcel contains 21.475 Acres (935,463 Square Feet) more or less.

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 ONE BY THE HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE 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	12.839	559,261
RIGHT-OF-WAY	8.636	376,202
TOTAL	21.475	935,463

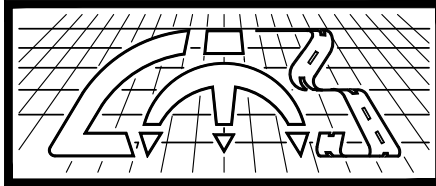
STREET TABLE			
NORTH -- SOUTH	LENGTH	EAST -- WEST	LENGTH
KENAZO DRIVE	2798.08'	NARCISO DRIVE	328.71'
"A" STREET	896.57'	SABIO DRIVE	326.26'
"B" STREET	531.01'	STAR CACTUS AVENUE	263.90'
"C" STREET	919.76'	CLARET CUP PLACE	262.29'

ENGINEER



110 Mesa Park Drive, Suite 200
El Paso, Texas 79912
Office: (915) 852-8003
Fax: (915) 629-8506

SURVEYOR



1420 Bessmer Drive, Suite 'A',
El Paso, Texas 79935
(915) 598-1300

email: Larry@land-marksurvey.com

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OWNER

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(915)859-8900
CONTACT: GREG DIDONNA