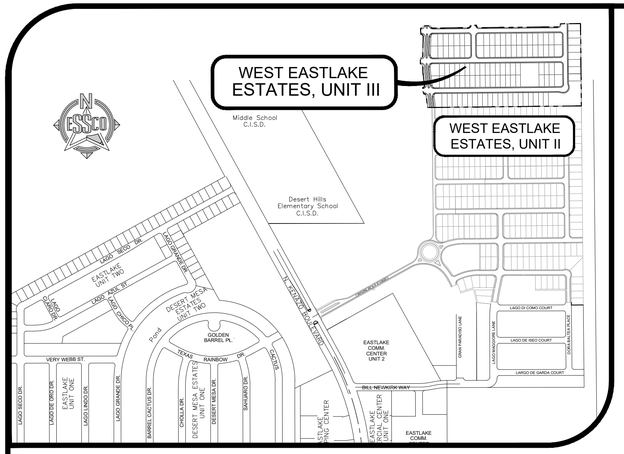
WEST EASTLAKE ESTATES UNIT THREE

-PRELIMINARY PLAT-

A 20.336 ACRE SUBDIVISION LOCATED IN THE TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS, BEING A PORTION OF SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS

DATE OF SURVEY: OCTOBER 21, 2026



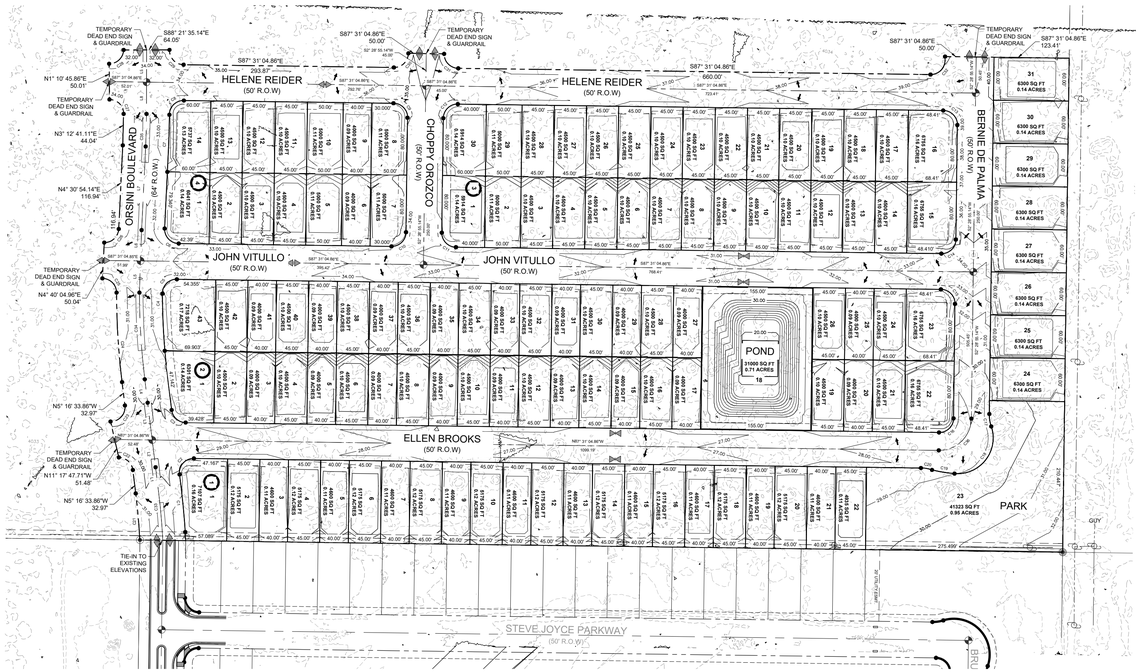
LOCATION MAP SCALE: 1"=600'

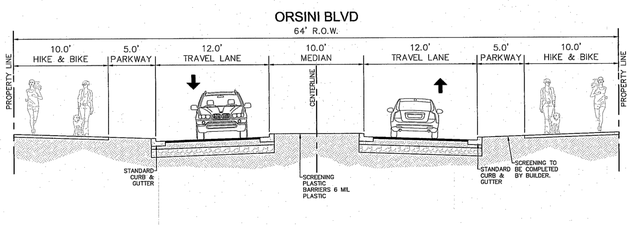
DEDICATION

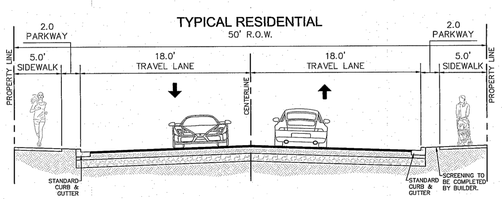
STATE OF TEXAS
COUNTY OF EL PASO

ITHACA DEVELOPMENT, LLC., OWNER OF THIS LAND, DOES HEREBY PRESENT THIS MAP AND DEDICATE TO THE USE OF THE PUBLIC, DRAINAGE EASEMENTS, ALLEYS, PARK/PONDS, MEDIANS, AND UTILITY EASEMENTS AS HEREON LAID DOWN AND DESIGNATED, INCLUDING EASEMENT FOR OVERHANG OF SERVICE WIRES FOR POLE UTILITIES AND BURIED SERVICE WIRES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES AND THE RIGHT TO INGRESS AND EGRESS FOR SERVICE AND CONSTRUCTION AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS.

NICOLAS A. BOMBACK
SOLE MANAGING MEMBER
ITHACA DEVELOPMENT, LLC







PLAT NOTES AND RESTRICTIONS:

1. ALL LOT CORNERS WILL BE MARKED WITH ½ INCH DIAMETER REBARS WITH YELLOW PLASTIC CAPS AND SET UPON COMPLETION OF CONSTRUCTION IMPROVEMENT.
2. THE CONTRACTOR SHALL, UPON REVIEW OF THE PLANS, AND PRIOR TO SUBMITTING THE BID NOTIFY THE ENGINEER AND OWNER OF ANY SPECIFIC NON-PAY ITEM TO BID.
3. ACCORDING TO THE FEDERAL EMERGENCY MAPPING AGENCY, FLOOD INSURANCE RATE MAP, PANEL No. 480212 0250 B, DATED SEPTEMBER 4, 1991, THIS PROPERTY APPEARS TO LIE WITHIN ZONE X, WHICH BY DEFINITION IS NOT A SPECIAL FLOOD HAZARD AREA.
4. THIS PROPERTY LIES WITHIN CLINT INDEPENDENT SCHOOL DISTRICT.
5. LOCATION OF PROPOSED CITY MONUMENTS.
6. THE DEVELOPER WILL PROVIDE WATER AND SANITARY SEWER CONNECTIONS TO ALL THE LOTS AND WILL MEET ALL STATE STANDARDS AND REQUIREMENTS.
7. PROPOSED LOCATION OF NDCBU, "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS".
8. BOUNDARY CONSTRUCTION BASED ON THE FOLLOWING RECORD DOCUMENTS:
   PLAT OF SURVEY BY GEM SURVEYING, DATED FEBRUARY 13, 2015
   WARRANTY DEED, DATED FEBRUARY 1, 2016, RECEPTION NO. 20160007283
9. NO DIRECT ACCESS THROUGH ORSINI BOULEVARD IS PERMITTED.
10. PROJECT BENCHMARK IS A 3" CITY OF HORIZON MONUMENT IN A HAND HOLE, LOCATED NEAR THE CENTERLINE OF BILL NEWKIRK WAY, LOCATED APPROXIMATELY 500 FEET EAST OF KENAZO BOULEVARD. BENCHMARK ELEVATION IS 4015.16, NAVD 1988.

THIS PLAT REPRESENTS A SURVEY ON THE GROUND PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLIES WITH THE PROFESSIONAL LAND SURVEYING PRACTICE ACT.

ANTHONY GUTIERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENCE NO.5098

GRAPHIC SCALE
100' 0 50' 100' 200'
1 inch = 100 ft.

UNIT III-AREA TABLE		
DESCRIPTION	ACRES	SQ.FT.
RESIDENTIAL	12.8367	559167.0000
RIGHT-OF-WAY	5.8398	254381.3400
PONDING AREA	0.7117	31000
PARK	0.9486	41323
TOTAL	20.337	885871.340

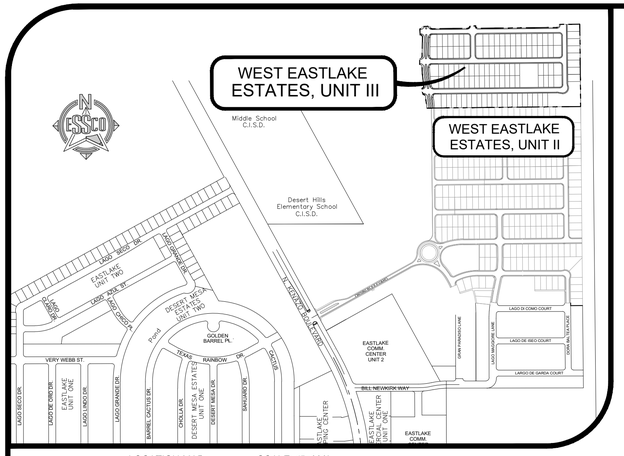
ROADWAY NAME TABLE		
NAME	WIDTH	TYPE
ORSINI BOULEVARD	64'	RESIDENTIAL COLLECTOR STREET
HELENE REIDER	50'	MINOR LOCAL
CHOPPY OROZCO	50'	MINOR LOCAL
RON VITULLO	50'	MINOR LOCAL
BERNIE DE PALMA	50'	MINOR LOCAL

LOT COUNT TABLE	
TYPE	TOTAL
SINGLE FAMILY UNIT	116
PARKS	1
PONDING	1

LINE TABLE		
LINE #	LENGTH	BEARING
L1	32.97	N5°16'33.86"W
L2	38.33	N5°16'33.86"W
L3	52.50	N5°16'33.86"W
L4	32.97	N5°16'33.86"W
L5	44.28	N3°42'52.46"E
L6	43.17	N3°42'51.60"E
L7	116.94	N4°30'54.14"E
L8	44.44	N1°45'39.93"E
L9	45.03	N1°45'39.93"E

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	NICK BOMBACH - SOLE MANAGER ITHACA DEVELOPMENT, LLC	303 N. OREGON STREET #1220	EL PASO, TEXAS 79901	(915) 584-5050
ENGINEER:	ESSCO INTERNATIONAL, INC.	1000 NEWMAN	EL PASO, TEXAS 79902	(915) 533-1102
SURVEYOR:	ANTHONY GUTIERREZ	PO BOX 183, OREGON, NM	EL PASO, TEXAS 88052	575-635-0176



LOCATION MAP SCALE: 1"=600'

WEST EASTLAKE ESTATES UNIT THREE

-PRELIMINARY PLAT-

A 20.336 ACRE SUBDIVISION LOCATED IN THE TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS, BEING A PORTION OF SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEY, TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS

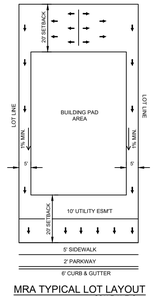
DATE OF SURVEY: OCTOBER 21, 2026

SINGLE FAMILY RESIDENTIAL LOTS		
SYMBOL	NAME OF LOT	NUMBER OF LOTS
◯	40' LOTS	30
⬡	45' LOTS	61
□	50' LOTS	6
△	60'+ LOTS	19
◯	POND	1
☆	PARK	1
TOTAL RESIDENTIAL LOTS		118

ACREAGE & PERCENTAGE FOR UNIT III		
LAND USE TYPE	ACRES	PERCENTAGE
MIXED RESIDENTIAL AREA (MRA)	12.83(UNIT III)	100.00%
TOTAL ACREAGE	12.83	100

WEST EASTLAKE ESTATES UNIT THREE CONTAINS:

- 116 RESIDENTIAL LOTS CONTAINING ± 12.83 ACRES
- ONE LOT PROPOSED AS A PARK AREA CONTAINING: 0.95 ACRES
- ONE LOT PROPOSED POND AREA CONTAINING: 0.71 ACRES
- ± 5.839 ACRES PROPOSED FOR PAVEMENT, PARKWAY & MEDIANS.



MRA TYPICAL LOT LAYOUT
SCALE: N. T. S.

PARK & POND				
LOT TYPE	LOT NUMBER	AREA SQ. FT.	ACRES	LAND USE TYPE
☆	23	41323.00	0.95	MRA
◯	18	31000.00	0.71	MRA

BLOCK 1				
LOT TYPE	LOT NUMBER	AREA SQ. FT.	ACRES	LAND USE TYPE
△	1	7107.00	0.16	MRA
⬡	2	5175.00	0.12	MRA
◯	3	4600.00	0.11	MRA
⬡	4	5175.00	0.12	MRA
◯	5	4600.00	0.11	MRA
⬡	6	5175.00	0.12	MRA
◯	7	4600.00	0.11	MRA
⬡	8	5175.00	0.12	MRA
◯	9	4600.00	0.11	MRA
⬡	10	5175.00	0.12	MRA
◯	11	4600.00	0.11	MRA
⬡	12	5175.00	0.12	MRA
◯	13	4600.00	0.11	MRA
⬡	14	5175.00	0.12	MRA
◯	15	4600.00	0.11	MRA
⬡	16	5175.00	0.12	MRA
◯	17	4600.00	0.11	MRA
⬡	18	5175.00	0.12	MRA
◯	19	4600.00	0.11	MRA
⬡	20	5175.00	0.12	MRA
◯	21	4600.00	0.11	MRA
⬡	22	4935.00	0.11	MRA
△	24	6300.00	0.14	MRA
△	25	6300.00	0.14	MRA
△	26	6300.00	0.14	MRA
△	27	6300.00	0.14	MRA
△	28	6300.00	0.14	MRA
△	29	6300.00	0.14	MRA
△	30	6300.00	0.14	MRA
△	31	6300.00	0.14	MRA

BLOCK 2				
LOT TYPE	LOT NUMBER	AREA SQ. FT.	ACRES	LAND USE TYPE
△	1	6301.00	0.14	MRA
⬡	2	4500.00	0.10	MRA
◯	3	4000.00	0.09	MRA
⬡	4	4500.00	0.10	MRA
◯	5	4000.00	0.09	MRA
⬡	6	4500.00	0.10	MRA
◯	7	4000.00	0.09	MRA
⬡	8	4500.00	0.10	MRA
◯	9	4000.00	0.09	MRA
⬡	10	4500.00	0.10	MRA
◯	11	4000.00	0.09	MRA
⬡	12	4500.00	0.10	MRA
◯	13	4000.00	0.09	MRA
⬡	14	4500.00	0.10	MRA
◯	15	4000.00	0.09	MRA
⬡	16	4500.00	0.10	MRA
◯	17	4000.00	0.09	MRA
⬡	19	4500.00	0.10	MRA
◯	20	4000.00	0.09	MRA
⬡	21	4500.00	0.10	MRA
△	22	6755.00	0.16	MRA
△	23	6755.00	0.16	MRA
⬡	24	4500.00	0.10	MRA
◯	25	4000.00	0.09	MRA
⬡	26	4500.00	0.10	MRA
◯	27	4000.00	0.09	MRA
⬡	28	4500.00	0.10	MRA
◯	29	4000.00	0.09	MRA
⬡	30	4500.00	0.10	MRA
◯	31	4000.00	0.09	MRA
⬡	32	4500.00	0.10	MRA
◯	33	4000.00	0.09	MRA
⬡	34	4500.00	0.10	MRA
◯	35	4000.00	0.09	MRA
⬡	36	4500.00	0.10	MRA
◯	37	4000.00	0.09	MRA
⬡	38	4500.00	0.10	MRA
◯	39	4000.00	0.09	MRA
⬡	40	4500.00	0.10	MRA
◯	41	4000.00	0.09	MRA
⬡	42	4500.00	0.10	MRA
△	43	7218.00	0.17	MRA

BLOCK 3				
LOT TYPE	LOT NUMBER	AREA SQ. FT.	ACRES	LAND USE TYPE
△	1	5914.00	0.14	MRA
□	2	5000.00	0.11	MRA
⬡	3	4500.00	0.10	MRA
⬡	4	4500.00	0.10	MRA
⬡	5	4500.00	0.10	MRA
⬡	6	4500.00	0.10	MRA
⬡	7	4500.00	0.10	MRA
⬡	8	4500.00	0.10	MRA
⬡	9	4500.00	0.10	MRA
⬡	10	4500.00	0.10	MRA
⬡	11	4500.00	0.10	MRA
⬡	12	4500.00	0.10	MRA
⬡	13	4500.00	0.10	MRA
⬡	14	4500.00	0.10	MRA
△	15	6755.00	0.16	MRA
△	16	6755.00	0.16	MRA
⬡	17	4500.00	0.10	MRA
⬡	18	4500.00	0.10	MRA
⬡	19	4500.00	0.10	MRA
⬡	20	4500.00	0.10	MRA
⬡	21	4500.00	0.10	MRA
⬡	22	4500.00	0.10	MRA
⬡	23	4500.00	0.10	MRA
⬡	24	4500.00	0.10	MRA
⬡	25	4500.00	0.10	MRA
⬡	26	4500.00	0.10	MRA
⬡	27	4500.00	0.10	MRA
⬡	28	4500.00	0.10	MRA
□	29	5000.00	0.11	MRA
△	30	5914.00	0.14	MRA

BLOCK 4				
LOT TYPE	LOT NUMBER	AREA SQ. FT.	ACRES	LAND USE TYPE
△	1	6041.00	0.14	MRA
⬡	2	4500.00	0.10	MRA
⬡	3	4500.00	0.10	MRA
⬡	4	4500.00	0.10	MRA
□	5	5000.00	0.11	MRA
◯	6	4000.00	0.09	MRA
□	7	5000.00	0.11	MRA
□	8	5000.00	0.11	MRA
◯	9	4000.00	0.09	MRA
□	10	5000.00	0.11	MRA
⬡	11	4500.00	0.10	MRA
⬡	12	4500.00	0.10	MRA
⬡	13	4500.00	0.10	MRA
△	14	5737.00	0.13	MRA

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST	TANGENT
C1	74.05	1032.00	4°06'41"	S3°13'13"E	74.04	37.04
C2	34.12	20.00	97°45'29"	N43°36'11"E	30.13	22.91
C3	28.71	20.00	82°14'31"	S46°23'49"E	26.31	17.46
C4	110.09	918.02	6°52'15"	N2°01'06"W	110.02	55.11
C5	31.85	20.00	91°14'33"	S46°51'39"W	28.59	20.44
C6	32.13	20.00	92°01'59"	S41°30'05"E	28.78	20.72
C7	45.95	1047.49	2°30'47"	S3°14'23"W	45.94	22.98
C8	31.59	20.00	90°29'56"	S47°13'57"W	28.41	20.17
C9	31.42	20.00	90°00'00"	N42°31'05"W	28.28	20.00
C10	31.42	20.00	90°00'00"	N47°28'55"E	28.28	20.00
C11	31.42	20.00	90°00'00"	S42°31'05"E	28.28	20.00
C12	31.42	20.00	90°00'00"	S47°28'55"W	28.28	20.00
C13	31.42	20.00	90°00'00"	N42°31'05"W	28.28	20.00
C14	31.42	20.00	90°00'00"	N47°28'55"E	28.28	20.00
C15	31.42	20.00	90°00'00"	N42°31'05"W	28.28	20.00
C16	31.42	20.00	90°00'00"	N47°28'55"E	28.28	20.00
C17	17.65	50.00	20°13'32"	S7°01'53"E	17.56	8.92
C18	99.00	50.00	113°26'41"	S39°34'41"W	83.60	76.18
C19	31.89	191.91	9°31'18"	N78°56'20"W	31.86	15.98
C20	15.88	50.00	18°11'42"	N78°25'14"W	15.81	8.01
C21	65.38	968.00	3°52'12"	N3°20'28"W	65.37	32.70
C22	28.71	20.00	82°14'31"	S46°23'49"E	26.31	17.46
C23	34.12	20.00	97°45'29"	N43°36'11"E	30.13	22.91
C24	125.33	1032.00	6°57'30"	N1°47'49"W	125.26	62.74
C25	31.14	20.00	89°12'01"	N42°55'04"W	28.09	19.72
C26	30.71	20.00	87°58'01"	N48°29'55"E	27.78	19.30
C27	31.41	19.56	92°01'59"	N42°48'18"W	28.14	20.26
C28	30.97	20.00	88°43'20"	N48°07'15"E	27.97	19.56
C29	31.91	20.00	91°25'05"	S41°48'33"E	28.63	20.50
C30	31.42	20.00	90°00'00"	N47°28'55"E	28.28	20.00
C31	31.42	20.00	90°00'00"	S42°31'05"E	28.28	20.00
C32	31.42	20.00	90°00'00"	N47°28'55"E	28.28	20.00
C33	69.72	1000.00	3°59'40"	N3°16'44"W	69.70	34.87
C34	121.45	1000.00	6°57'30"	N1°47'49"W	121.37	60.80
C35	45.55	1000.00	2°36'35"	N3°12'37"E	45.55	22.78
C36	70.69	45.00	90°00'00"	S47°28'55"W	63.64	45.00