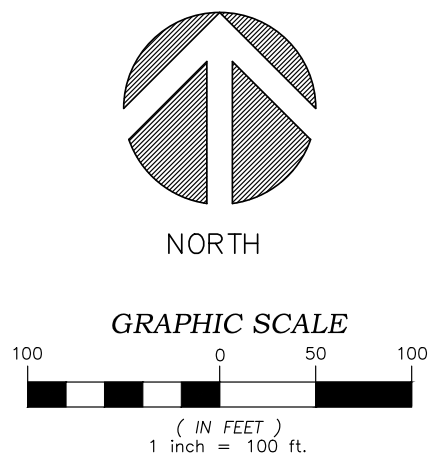
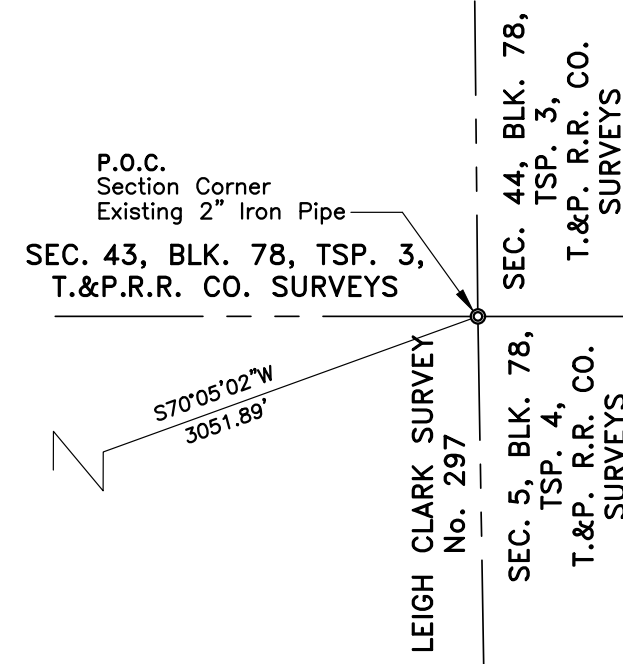
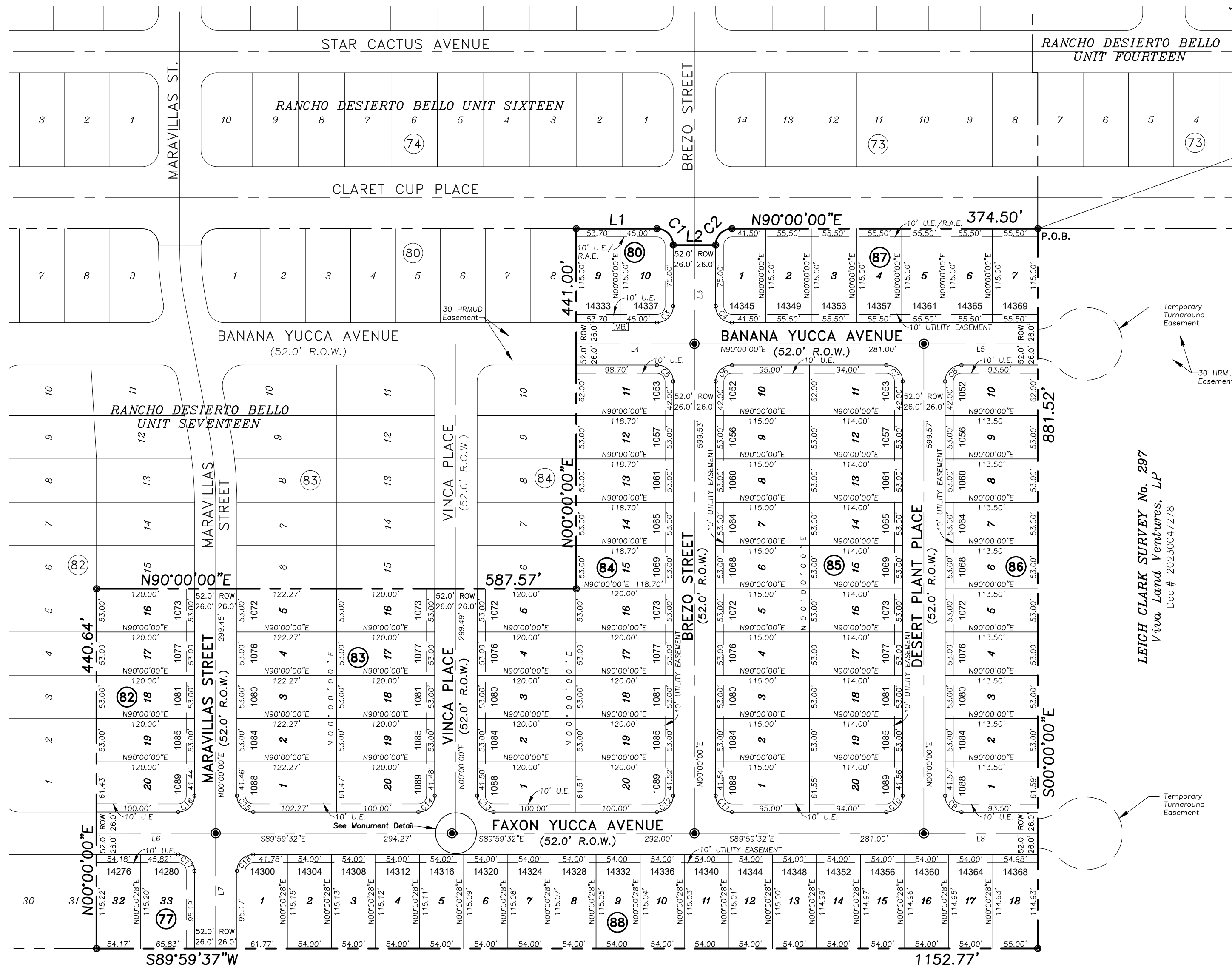




- LEGEND**
- SUBDIVISION BOUNDARY LINE
  - STREET RIGHT OF WAY
  - STREET CENTERLINE
  - EASEMENT LINE
  - U.S. POSTAL SERVICE COLLECTION BOX UNITS
  - BLOCK NUMBER
  - LOT NUMBER
  - ADDRESS
  - PROPOSED CITY MONUMENT
  - RESTRICTIVE ACCESS EASEMENT
  - UTILITY EASEMENT



**PROPOSED LAND USE**

**RESIDENTIAL**

RESIDENTIAL LOTS = 89

**SCHOOL DISTRICT**

**CLINT INDEPENDENT SCHOOL DISTRICT**

**DEDICATION**

VIVA LAND VENTURES, LP, the owner of this land, does hereby present this map and dedicate their respective portions of property to the use of the public, the streets, drives, ponding area, drainage right-of-way, and utility easements as hereon laid down and designated, including easements for overhang of service wires for pole type utilities and the right for installation of service poles alongside lot lines as may be required, easements for 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.

We certify that all utilities have been or will be installed in accordance to requirements by the local utility companies and the Town of Horizon City.

We attest that the matters asserted in this plat are true and complete.

Witness my signature this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Greg DiDonna, President  
VIVA LAND VENTURES, LP

**ACKNOWLEDGEMENT**

STATE OF TEXAS  
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Greg DiDonna, President, VIVA LAND VENTURES, LP, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed for the purpose and consideration herein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for El Paso County, 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 212 of the Local Government Code of Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Accepted and adopted by the City Council of Town of Horizon City this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Elvia Schuller, City Clerk

Andres Renteria, Mayor

Approved for filing this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

HUITT-ZOLLARS, INC. (Town Engineer)  
by Floyd Johnson, P.E.,  
Vice President

**FILING**

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, in Volume \_\_\_\_\_ of the Plat Records,  
Page \_\_\_\_\_, File No. \_\_\_\_\_.

County Clerk

by Deputy

Subdivision Improvement Plans  
prepared by and under the supervision  
of TRE & Associates, LLC

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.

ROBERTO S. ROMERO, P.E.  
Licensed Professional Engineer  
Texas License No. 114517

LARRY L. DREWES, R.P.L.S.  
Registered Professional Land Surveyor  
Texas License No. 4869

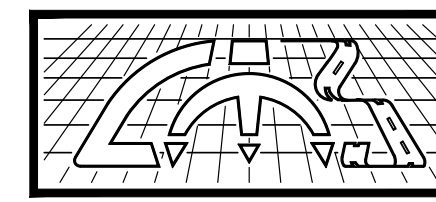
**ENGINEER**



Engineering Solutions

110 Mesa Park Drive, Suite 200  
Austin, Texas 78726  
Office (915) 852-6905  
Fax (915) 629-8506

**SURVEYOR**



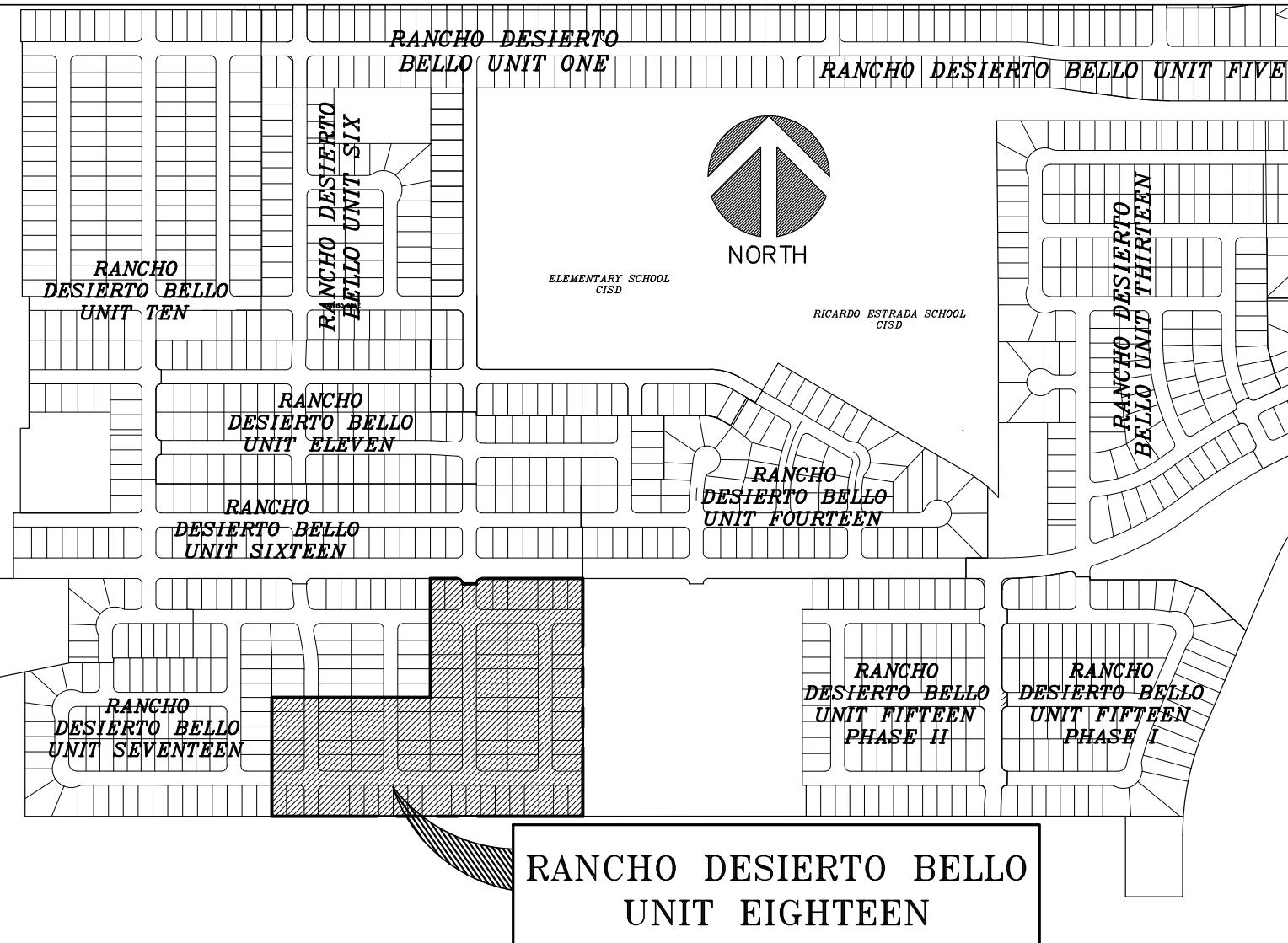
Land-Mark Professional  
Surveying, Inc.  
1420 Bessmer Drive, Suite "A"  
El Paso, Texas 79936  
(915) 598-1300  
Texas Licensed Surveying Firm  
Registration Number 10125900  
email: Larry@Land-marksurvey.com  
"Serving Texas, New Mexico  
and Arizona"

**OWNER**

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

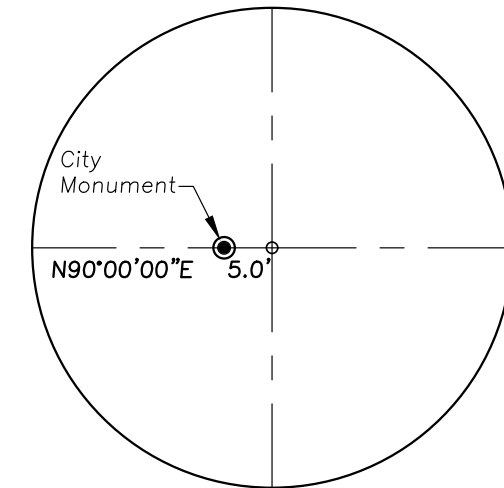
**LOCATION MAP**

SCALE: 1"=600'



**MONUMENT DETAIL**

FAXON YUCCA AVENUE & VINCA PLACE



EGAN, MICHAEL S.  
Doc.# 20170017647

RANCHO DESIERTO BELLO  
UNIT EIGHTEEN

A PORTION OF LEIGH CLARK SURVEY No. 297,  
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.  
CONTAINING 17.354 ACRES ±

**METES & BOUNDS DESCRIPTION**  
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, South 70°05'02" West, a distance of 3051.89 feet to a point lying at the common southerly boundary corner of Rancho Desierto Bello Unit Fourteen and Rancho Desierto Bello Unit Sixteen, for a corner of this parcel and the POINT OF BEGINNING of this parcel description;  
THENCE, South 00°00'00" East, departing said southerly boundary line, a distance of 881.52 feet to a point 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, with said northerly boundary line, a distance of 1152.77 feet to a point lying in the easterly boundary line of Rancho Desierto Bello Unit Seventeen, for a corner of this parcel;  
THENCE, North 00°00'00" East, departing said northerly boundary line and with said easterly boundary line of Rancho Desierto Bello Unit Seventeen, a distance of 440.64 feet to a point, for a corner of this parcel;  
THENCE, North 90°00'00" East, with said easterly boundary line a distance of 587.57 feet to a point, for a corner of this parcel;  
THENCE, North 00°00'00" East, continuing with said easterly boundary line, a distance of 441.00 feet to a point lying in said southerly boundary line of Rancho Desierto Bello Unit Sixteen, for a corner of this parcel;  
THENCE, North 90°00'00" East, with said southerly boundary line, a distance of 98.70 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 90°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 374.50 feet to the POINT OF BEGINNING.  
Said parcel contains 17.354 Acres (755,929 Square feet) more or less.

| CURVE TABLE |        |        |        |             |           |
|-------------|--------|--------|--------|-------------|-----------|
| CURVE       | RADIUS | LENGTH | CHORD  | BEARING     | DELTA     |
| C1          | 20.00' | 31.42' | 28.28' | S45°00'00"E | 90°00'00" |
| C2          | 20.00' | 31.42' | 28.28' | N45°00'00"E | 90°00'00" |
| C3          | 20.00' | 31.42' | 28.28' | N45°00'00"E | 90°00'00" |
| C4          | 20.00' | 31.42' | 28.28' | S45°00'00"E | 90°00'00" |
| C5          | 20.00' | 31.42' | 28.28' | N45°00'00"W | 90°00'00" |
| C6          | 20.00' | 31.42' | 28.28' | S45°00'00"W | 90°00'00" |
| C7          | 20.00' | 31.42' | 28.28' | N45°00'00"W | 90°00'00" |
| C8          | 20.00' | 31.42' | 28.28' | S45°00'00"W | 90°00'00" |
| C9          | 20.00' | 31.41' | 28.28' | S44°59'46"E | 89°59'32" |
| C10         | 20.00' | 31.42' | 28.29' | N45°00'14"E | 90°00'28" |
| C11         | 20.00' | 31.41' | 28.28' | S44°59'46"E | 89°59'32" |
| C12         | 20.00' | 31.42' | 28.29' | N45°00'14"E | 90°00'28" |
| C13         | 20.00' | 31.41' | 28.28' | S44°59'46"E | 89°59'32" |
| C14         | 20.00' | 31.42' | 28.29' | N45°00'14"E | 90°00'28" |
| C15         | 20.00' | 31.41' | 28.28' | S44°59'46"E | 89°59'32" |
| C16         | 20.00' | 31.42' | 28.29' | N45°00'14"E | 90°00'28" |
| C17         | 20.00' | 31.41' | 28.28' | N44°59'46"W | 89°59'32" |
| C18         | 20.00' | 31.42' | 28.29' | S45°00'14"W | 90°00'28" |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L1         | N90°00'00"E | 98.70'  |
| L2         | N90°00'00"E | 52.00'  |
| L3         | N00°00'00"E | 121.00' |
| L4         | N90°00'00"E | 144.70' |
| L5         | N90°00'00"E | 139.50' |
| L6         | S89°59'32"E | 146.00' |
| L7         | N00°00'00"E | 141.18' |
| L8         | S89°59'32"E | 139.50' |

| LOT AREA TABLE   |         |       |  |
|------------------|---------|-------|--|
| BLOCK & LOT #    | SQ. FT. | ACRES |  |
| Block 77, Lot 32 | 6,242   | 0.143 |  |
| Block 77, Lot 33 | 7,497   | 0.172 |  |
| Block 80, Lot 09 | 6,176   | 0.142 |  |
| Block 80, Lot 10 | 7,303   | 0.168 |  |
| Block 82, Lot 16 | 6,360   | 0.146 |  |
| Block 82, Lot 17 | 6,360   | 0.146 |  |
| Block 82, Lot 18 | 6,360   | 0.146 |  |
| Block 82, Lot 19 | 6,360   | 0.146 |  |
| Block 82, Lot 20 | 7,287   | 0.167 |  |
| Block 83, Lot 01 | 7,429   | 0.171 |  |
| Block 83, Lot 02 | 6,480   | 0.149 |  |
| Block 83, Lot 03 | 6,480   | 0.149 |  |
| Block 83, Lot 04 | 6,480   | 0.149 |  |
| Block 83, Lot 05 | 6,480   | 0.149 |  |
| Block 83, Lot 16 | 6,360   | 0.146 |  |
| Block 83, Lot 17 | 6,360   | 0.146 |  |
| Block 83, Lot 18 | 6,360   | 0.146 |  |
| Block 83, Lot 19 | 6,360   | 0.146 |  |
| Block 83, Lot 20 | 7,291   | 0.167 |  |
| Block 84, Lot 01 | 7,294   | 0.167 |  |
| Block 84, Lot 02 | 6,360   | 0.146 |  |
| Block 84, Lot 03 | 6,360   | 0.146 |  |
| Block 84, Lot 04 | 6,360   | 0.146 |  |
| Block 84, Lot 05 | 6,360   | 0.146 |  |
| Block 84, Lot 11 | 7,274   | 0.167 |  |
| Block 84, Lot 12 | 6,291   | 0.144 |  |
| Block 84, Lot 13 | 6,291   | 0.144 |  |
| Block 84, Lot 14 | 6,291   | 0.144 |  |
| Block 84, Lot 15 | 6,291   | 0.144 |  |
| Block 84, Lot 16 | 6,360   | 0.146 |  |

| LOT AREA TABLE   |         |       |  |
|------------------|---------|-------|--|
| BLOCK & LOT #    | SQ. FT. | ACRES |  |
| Block 84, Lot 17 | 6,360   | 0.146 |  |
| Block 84, Lot 18 | 6,360   | 0.146 |  |
| Block 84, Lot 19 | 6,360   | 0.146 |  |
| Block 84, Lot 20 | 7,296   | 0.167 |  |
| Block 85, Lot 01 | 6,991   | 0.160 |  |
| Block 85, Lot 02 | 6,095   | 0.140 |  |
| Block 85, Lot 03 | 6,095   | 0.140 |  |
| Block 85, Lot 04 | 6,095   | 0.140 |  |
| Block 85, Lot 05 | 6,095   | 0.140 |  |
| Block 85, Lot 06 | 6,095   | 0.140 |  |
| Block 85, Lot 07 | 6,095   | 0.140 |  |
| Block 85, Lot 08 | 6,095   | 0.140 |  |
| Block 85, Lot 09 | 6,095   | 0.140 |  |
| Block 85, Lot 10 | 7,044   | 0.162 |  |
| Block 85, Lot 11 | 6,982   | 0.160 |  |
| Block 85, Lot 12 | 6,042   | 0.139 |  |
| Block 85, Lot 13 | 6,042   | 0.139 |  |
| Block 85, Lot 14 | 6,042   | 0.139 |  |
| Block 85, Lot 15 | 6,042   | 0.139 |  |
| Block 85, Lot 16 | 6,042   | 0.139 |  |
| Block 85, Lot 17 | 6,042   | 0.139 |  |
| Block 85, Lot 18 | 6,042   | 0.139 |  |
| Block 85, Lot 19 | 6,042   | 0.139 |  |
| Block 85, Lot 20 | 6,931   | 0.159 |  |
| Block 86, Lot 01 | 6,903   | 0.158 |  |
| Block 86, Lot 02 | 6,016   | 0.138 |  |
| Block 86, Lot 03 | 6,016   | 0.138 |  |
| Block 86, Lot 04 | 6,016   | 0.138 |  |
| Block 86, Lot 05 | 6,016   | 0.138 |  |
| Block 86, Lot 06 | 6,016   | 0.138 |  |

| LOT AREA TABLE   |         |       |  |
|------------------|---------|-------|--|
| BLOCK & LOT #    | SQ. FT. | ACRES |  |
| Block 86, Lot 07 | 6,016   | 0.138 |  |
| Block 86, Lot 08 | 6,016   | 0.138 |  |
| Block 86, Lot 09 | 6,016   | 0.138 |  |
| Block 86, Lot 10 | 6,951   | 0.160 |  |
| Block 87, Lot 01 | 6,901   | 0.158 |  |
| Block 87, Lot 02 | 6,382   | 0.147 |  |
| Block 87, Lot 03 | 6,382   | 0.147 |  |
| Block 87, Lot 04 | 6,382   | 0.147 |  |
| Block 87, Lot 05 | 6,382   | 0.147 |  |
| Block 87, Lot 06 | 6,382   | 0.147 |  |
| Block 87, Lot 07 | 6,382   | 0.147 |  |
| Block 88, Lot 01 | 7,029   | 0.161 |  |
| Block 88, Lot 02 | 6,218   | 0.143 |  |
| Block 88, Lot 03 | 6,217   | 0.143 |  |
| Block 88, Lot 04 | 6,216   | 0.143 |  |
| Block 88, Lot 05 | 6,215   | 0.143 |  |
| Block 88, Lot 06 | 6,215   | 0.143 |  |
| Block 88, Lot 07 | 6,214   | 0.143 |  |
| Block 88, Lot 08 | 6,213   | 0.143 |  |
| Block 88, Lot 09 | 6,213   | 0.143 |  |
| Block 88, Lot 10 | 6,212   | 0.143 |  |
| Block 88, Lot 11 | 6,211   | 0.143 |  |
| Block 88, Lot 12 | 6,210   | 0.143 |  |
| Block 88, Lot 13 | 6,210   | 0.143 |  |
| Block 88, Lot 14 | 6,209   | 0.143 |  |
| Block 88, Lot 15 | 6,208   | 0.143 |  |
| Block 88, Lot 16 | 6,208   | 0.143 |  |
| Block 88, Lot 17 | 6,207   | 0.142 |  |
| Block 88, Lot 18 | 6,320   | 0.145 |  |

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 EIGHTEEN 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.
- ACCESS TO LOTS 9 AND 10, BLOCK 80, AND LOTS 1-7, BLOCK 87, ABUTTING CLARET CUP PLACE, SHALL BE FROM OTHER DEDICATED STREETS ONLY.

BENCHMARK

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

| AREA TABLE   |        |         |
|--------------|--------|---------|
| DESCRIPTION  | ACRES  | SQ. FT. |
| RESIDENTIAL  | 13.060 | 568,907 |
| RIGHT-OF-WAY | 4.293  | 187,022 |
| TOTAL        | 17.354 | 755,929 |

| STREET TABLE       |         |                     |          |
|--------------------|---------|---------------------|----------|
| NORTH - SOUTH      | LENGTH  | EAST - WEST         | LENGTH   |
| MARAVILLAS STREET  | 440.63' | BANANA YUCCA AVENUE | 565.20'  |
| VINCA PLACE        | 299.49' | FAXON YUCCA AVENUE  | 1152.77' |
| BREZO STREET       | 720.53' |                     |          |
| DESERT PLANT PLACE | 599.57' |                     |          |

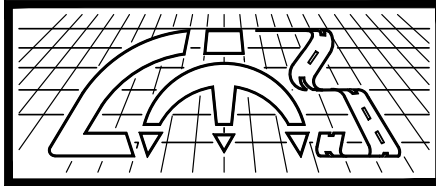
ENGINEER



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

6101 W. Courtney Dr. Bldg. 1, Suite 100  
Austin, Texas 78738  
Office: (512) 358-4049  
Fax: (512) 368-5374

SURVEYOR



1420 Bessemer Drive, Suite 'A',  
El Paso, Texas 79935  
(915) 598-1300  
email: Larry@land-marksurvey.com

"Serving Texas, New Mexico and Arizona"

DATE OF PREPARATION: FEBRUARY 18, 2025  
DATE OF LAST REVISION: JUNE 17, 2025