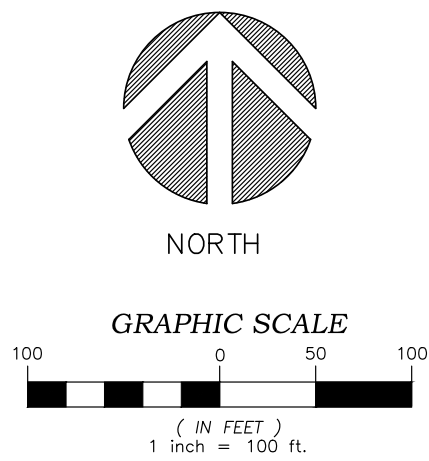
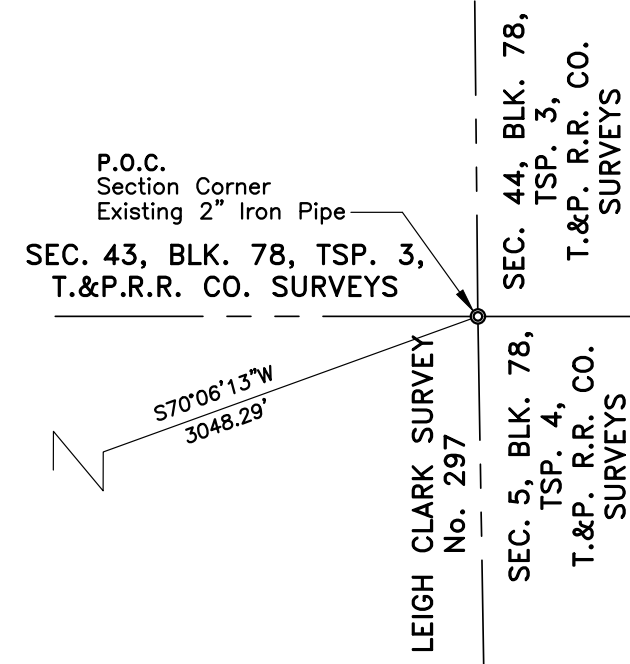
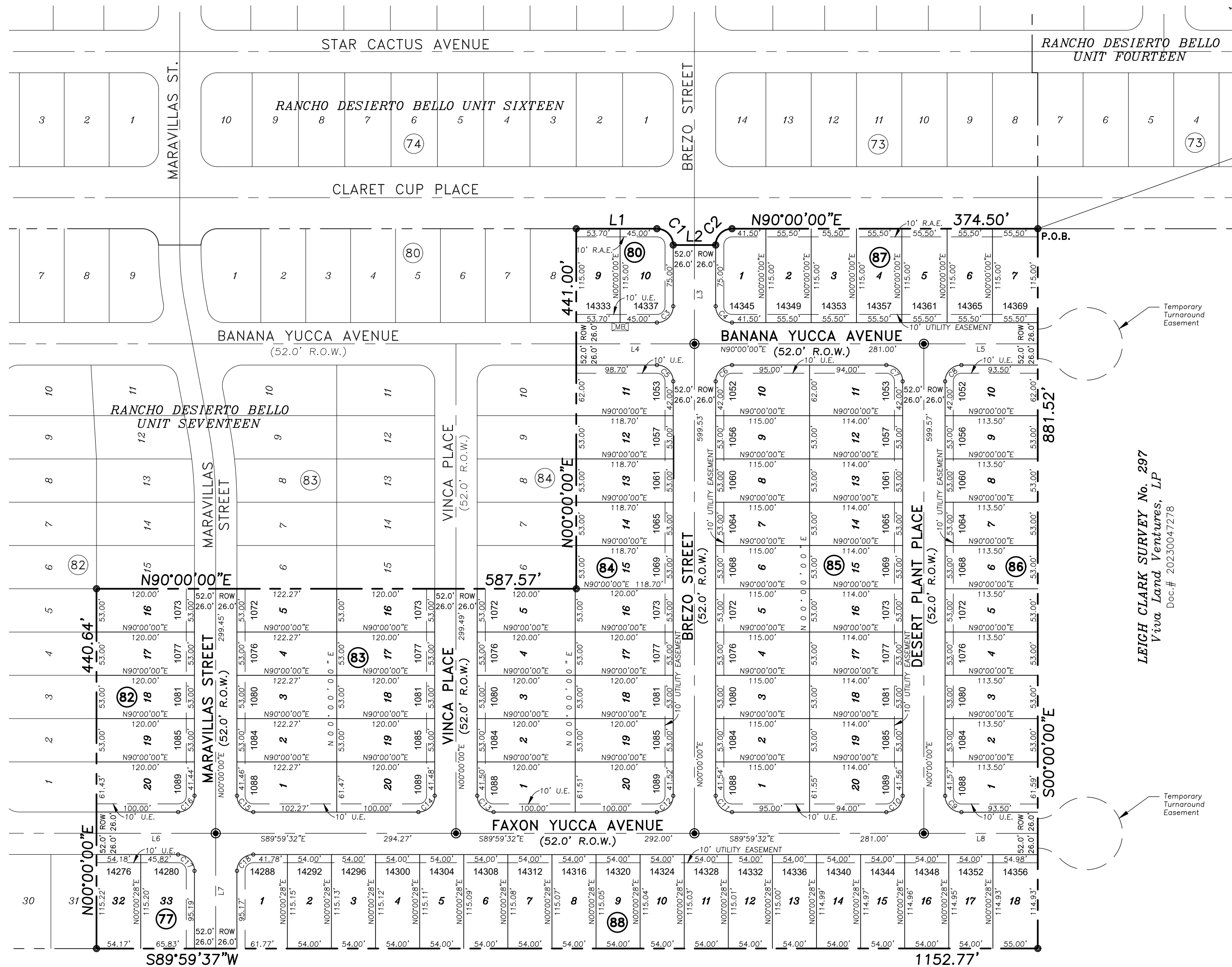




- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - STREET RIGHT OF WAY
 - STREET CENTERLINE
 - EASEMENT LINE
 - U.S. POSTAL SERVICE COLLECTION BOX UNITS
 - BLOCK NUMBER
 - LOT NUMBER
 - ADDRESS
 - PROPOSED CITY MONUMENT
 - RESTRICTIVE ACCESS EASEMENT
 - UTILITY EASEMENT



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 Isabel Vasquez, 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

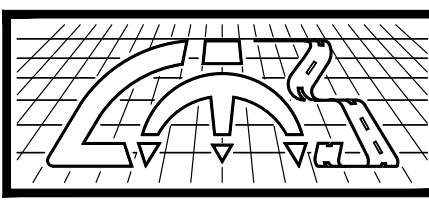
ENGINEER



Engineering Solutions

110 Mesa Park Drive, Suite 200
El Paso, Texas 79912
Office (915) 852-8905
Fax (915) 629-8506

SURVEYOR



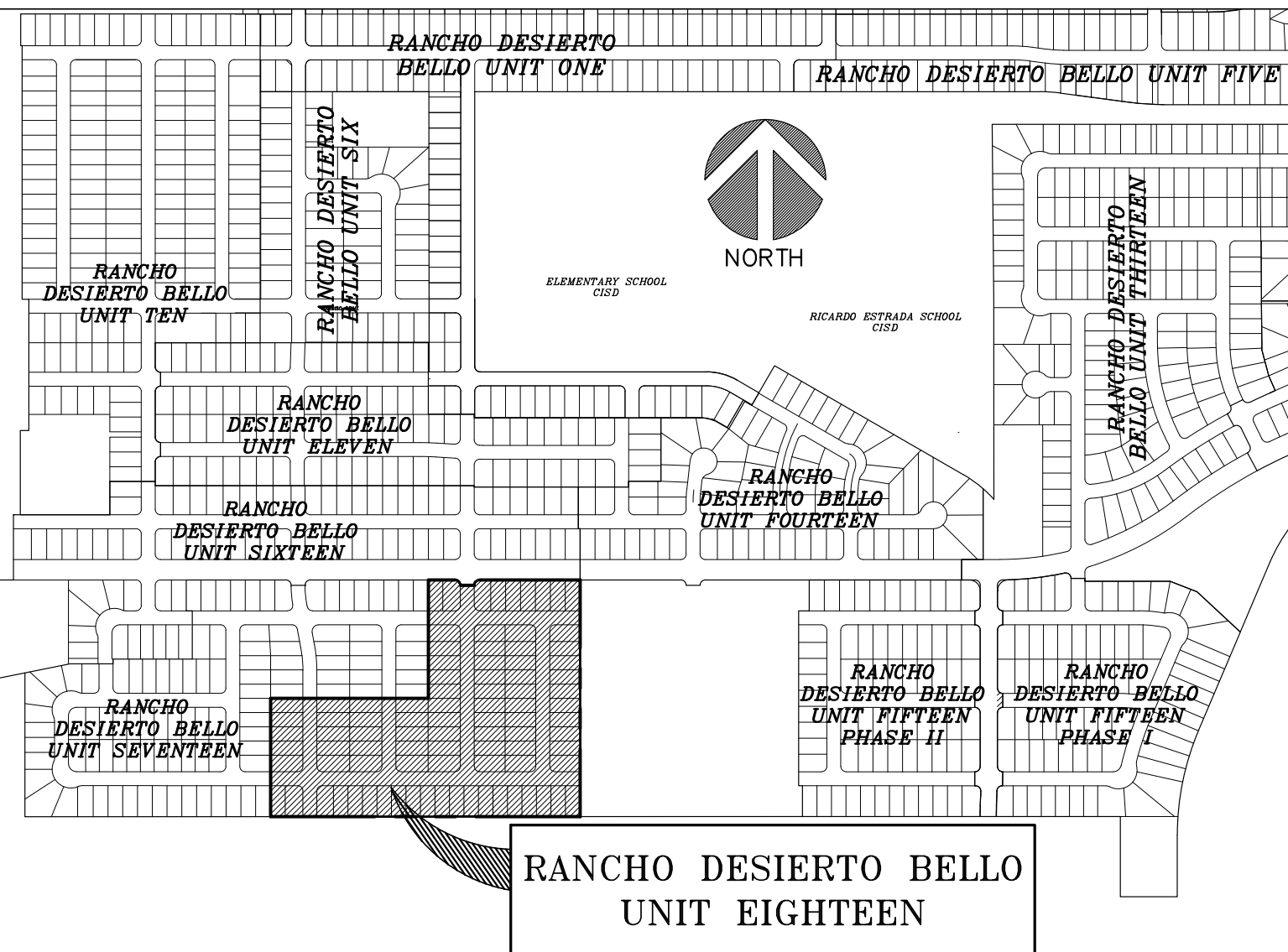
Land-Mark Professional
Surveying, Inc.
1420. Bessemer Drive, Suite "A"
El Paso, Texas 79935
(915) 598-1300
Texas Licensed Surveying Firm
Registration Number 101259000
email: Larry@Land-marksurvey.com
"Serving Texas, New Mexico
and Arizona"

OWNER

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

LOCATION MAP

SCALE: 1"=600'



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°06'13" West, a distance of 3048.29 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

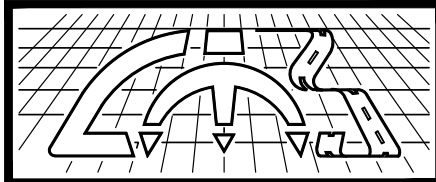
STREET TABLE			
NORTH - SOUTH	LENGTH	EAST - WEST	LENGTH
MARAVILLAS STREET	440.63'	BANANA YUCCA AVENUE	565.20'
VINCA PLACE	299.49'	FAXON YUCCA AVENUE	1152.77'
BREZO STREET	720.53'		
DESERT PLANT PLACE	599.57'		

ENGINEER



Engineering Solutions
TRE FIRM No. 13987
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



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