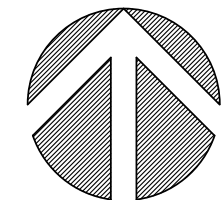


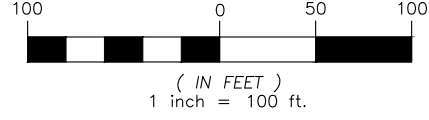
# RANCHO DESIERTO BELLO UNIT SEVENTEEN

A PORTION OF LEIGH CLARK SURVEY No. 297,  
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.  
CONTAINING 20.085 ACRES ±



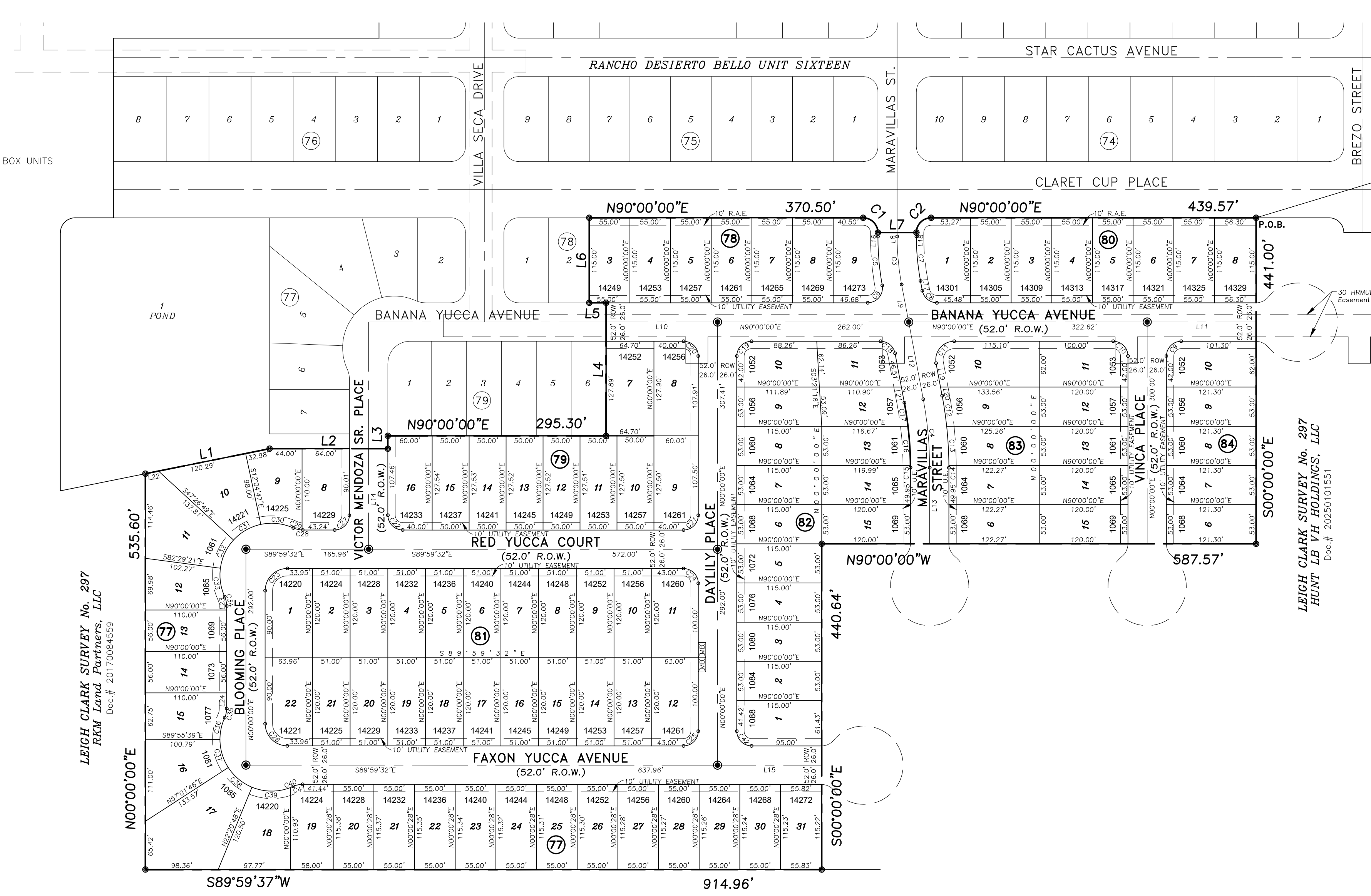
NORTH

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
- PROPOSED CITY MONUMENT
- RESTRICTIVE ACCESS EASEMENT
- UTILITY EASEMENT



P.O.C.  
Section Corner  
Existing 2" Iron Pipe  
SEC. 43, BLK. 78, TSP. 3,  
T.&P.R.R. CO. SURVEYS

LEIGH CLARK SURVEY  
No. 297  
SEC. 5, BLK. 78,  
TSP. 4,  
T.&P.R.R. CO.  
SURVEYS

**PROPOSED LAND USE**  
RESIDENTIAL

RESIDENTIAL LOTS = 101

**SCHOOL DISTRICT**  
CLINT INDEPENDENT SCHOOL  
DISTRICT

### DEDICATION

HUNT LB VH HOLDINGS, LLC, 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 overhead 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 plot are true and complete.

Witness my signature this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

Charles Duddy  
HUNT LB VH HOLDINGS, LLC

### ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Greg DiDonno, 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 \_\_\_\_\_ 2026.

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 \_\_\_\_\_ 2026.

Accepted and adopted by the City Council of Town of Horizon City this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

Elvia Schuller, City Clerk

Andres Renteria, Mayor

Approved for filing this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

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 \_\_\_\_\_ 2026, 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

### OWNER

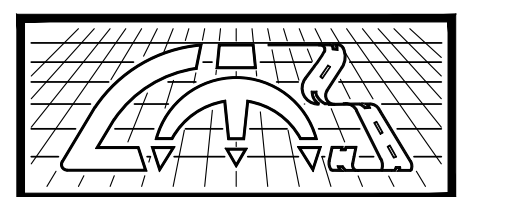
HUNT LB VH HOLDINGS, LLC  
OFFICE LOCATION: HGI NEW YORK NY  
OFFICE ADDRESS: 1330 AVENUE OF THE  
AMERICAS, 28TH FLOOR, NEW YORK, NY, 10019  
PHONE: (332)205-6633  
CONTACT: CHARLES DUDDY

### ENGINEER



Engineering Solutions  
TYPE FIRM No. 15987  
110 Mesa Park Drive, Suite 200 El Paso, Texas 79912  
Office (915) 852-6000 Fax (915) 629-8506

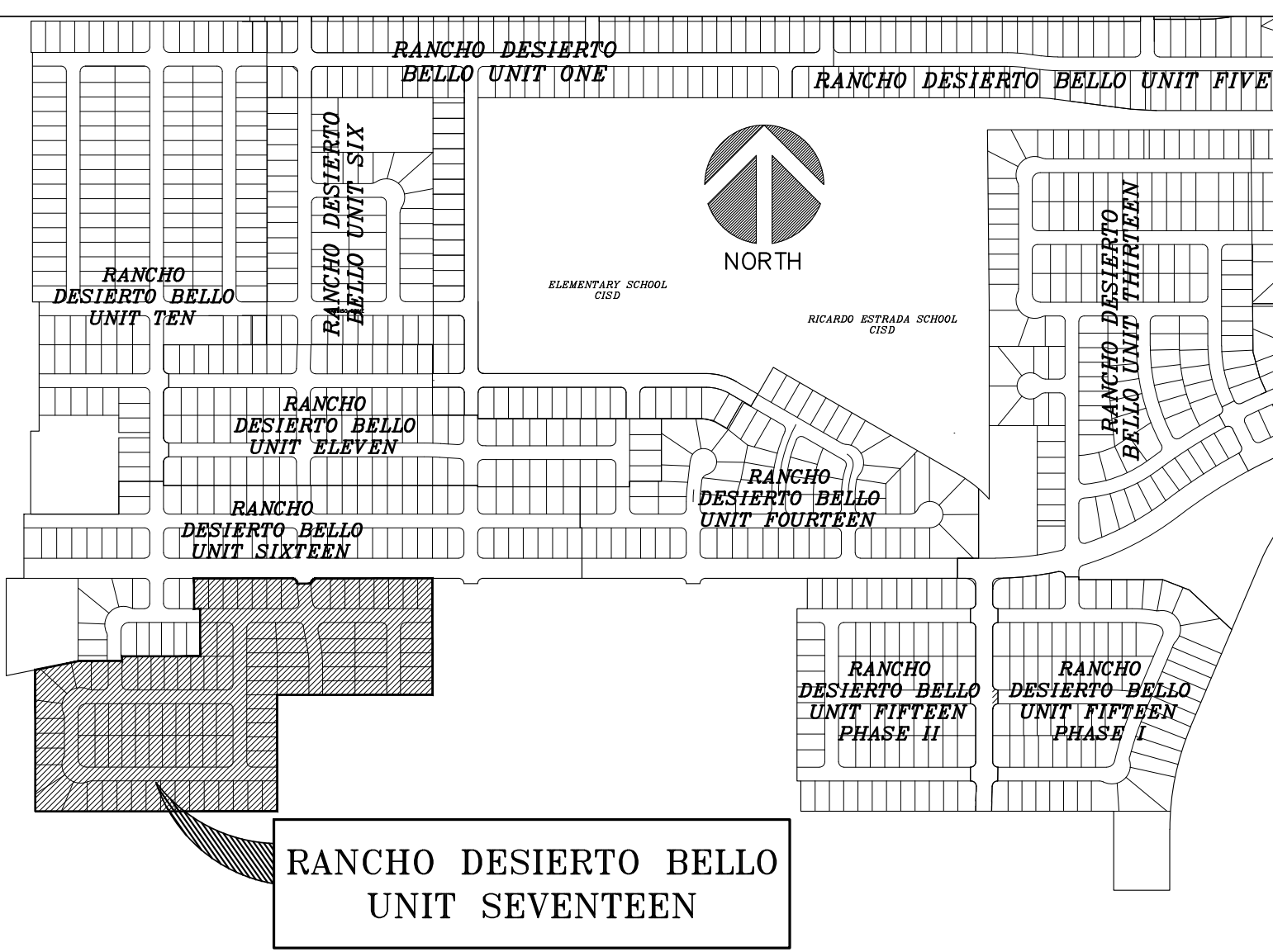
### SURVEYOR



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

### LOCATION MAP

SCALE: 1"=600'



RANCHO DESIERTO BELLO  
UNIT SEVENTEEN

EGAN, MICHAEL S.  
Doc.# 20170017647

# RANCHO DESIERTO BELLO UNIT SEVENTEEN

A PORTION OF LEIGH CLARK SURVEY No. 297,  
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.  
CONTAINING 20.085 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 73°09'34" West, a distance of 3588.45 feet to a point lying in the southerly boundary line of 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" West, departing said southerly boundary line, a distance of 441.00 feet to a point, for a corner of this parcel;  
THENCE, North 90°00'00" West, a distance of 587.57 feet to a point, for a corner of this parcel;  
THENCE, South 00°00'00" West, a distance of 440.64 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 914.96 feet to a point, for a corner of this parcel;  
THENCE, North 00°00'00" East, departing said northerly boundary line, a distance of 535.60 feet to a point lying in said southerly boundary line of Rancho Desierto Bello Unit Sixteen, for a corner of this parcel;  
THENCE, North 78°37'00" East, with said southerly boundary line a distance of 171.33 feet to a point, for a corner of this parcel;  
THENCE, North 90°00'00" East, continuing with said southerly boundary line, a distance of 180.00 feet to a point, for a corner of this parcel;  
THENCE, North 00°00'00" West, continuing with said southerly boundary line, a distance of 17.44 feet to a point, for a corner of this parcel;  
THENCE, North 90°00'00" East, continuing with said southerly boundary line, a distance of 295.30 feet to a point, for a corner of this parcel;  
THENCE, North 00°00'00" East, continuing with said southerly boundary line, a distance of 179.89 feet to a point, for a corner of this parcel;  
THENCE, North 90°00'00" West, continuing with said southerly boundary line, a distance of 22.80 feet to a point, for a corner of this parcel;  
THENCE, North 00°00'00" East, continuing with said southerly boundary line, a distance of 115.00 feet to a point, for a corner of this parcel;  
THENCE, North 90°00'00" East, continuing with said southerly boundary line, a distance of 370.50 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 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 439.57 feet to the POINT OF BEGINNING.  
Said parcel contains 20.085 Acres (874,892 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	350.00'	65.25'	65.15'	S05°20'26"E	10°40'52"
C4	500.00'	93.21'	93.08'	N05°20'26"W	10°40'52"
C5	376.00'	66.52'	66.43'	S05°04'06"E	10°08'11"
C6	20.00'	34.95'	30.67'	N39°55'54"E	100°08'11"
C7	324.00'	60.40'	60.31'	S05°20'26"E	10°40'52"
C8	20.00'	27.69'	25.53'	S50°20'26"E	79°19'08"
C9	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C10	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C11	25.00'	43.93'	38.49'	S39°39'34"W	100°40'52"
C12	526.00'	41.90'	41.89'	N08°23'56"W	4°33'52"
C13	526.00'	53.11'	53.08'	N03°13'28"W	5°47'05"
C14	526.00'	3.05'	3.05'	N00°09'58"W	0°19'55"
C15	474.00'	3.05'	3.05'	N00°11'03"W	0°22'06"
C16	474.00'	53.13'	53.10'	N03°34'47"W	6°25'21"
C17	474.00'	32.18'	32.18'	N08°44'10"W	3°53'25"
C18	20.00'	27.69'	25.53'	N50°20'26"W	79°19'08"
C19	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C20	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C21	20.00'	31.42'	28.28'	N45°00'14"E	90°00'28"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C22	20.00'	31.41'	28.28'	S44°59'46"E	89°59'32"
C23	30.00'	47.13'	42.43'	S45°00'14"W	90°00'28"
C24	20.00'	31.41'	28.28'	N44°59'46"W	89°59'32"
C25	20.00'	31.42'	28.29'	N45°00'14"E	90°00'28"
C26	30.00'	47.12'	42.42'	S44°59'46"E	89°59'32"
C27	20.00'	31.42'	28.29'	N45°00'14"E	90°00'28"
C28	30.00'	0.76'	0.76'	S89°15'55"E	1°27'14"
C29	30.00'	12.22'	12.13'	S76°52'21"E	23°19'55"
C30	70.00'	45.05'	44.28'	N83°38'35"W	36°52'23"
C31	70.00'	43.21'	42.53'	S60°14'12"W	35°22'03"
C32	70.00'	42.81'	42.15'	S25°01'55"W	35°02'32"
C33	70.00'	39.46'	38.94'	S08°38'15"E	32°17'47"
C34	30.00'	12.98'	12.88'	N12°23'34"W	24°47'08"
C35	30.00'	12.98'	12.88'	N12°23'41"E	24°47'23"
C36	70.00'	30.20'	29.96'	S12°25'52"W	24°43'02"
C37	70.00'	40.37'	39.81'	S16°26'56"E	33°02'34"
C38	70.00'	42.37'	41.73'	S50°18'43"E	34°40'59"
C39	70.00'	53.23'	51.96'	S89°26'20"E	43°34'15"
C40	70.00'	4.35'	4.35'	N66°59'49"E	3°33'27"
C41	30.00'	12.98'	12.88'	S77°36'47"W	24°47'23"
C42	20.00'	31.41'	28.28'	S44°59'46"E	89°59'32"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N78°37'00"E	171.33'
L2	N90°00'00"E	160.00'
L3	N00°00'00"W	17.44'
L4	N00°00'00"E	179.89'
L5	N90°00'00"W	22.80'
L6	N00°00'00"E	115.00'
L7	N90°00'00"E	52.00'
L8	S00°00'00"E	5.31'
L9	N10°40'52"W	51.72'
L10	N90°00'00"E	150.70'
L11	N90°00'00"E	147.30'
L12	S10°40'52"E	106.22'
L13	N00°00'00"E	102.95'
L14	N00°00'00"E	136.02'
L15	S89°59'32"E	141.00'
L16	S00°00'00"E	5.31'
L17	N10°40'52"W	13.58'
L18	S00°00'00"E	5.30'
L19	N10°40'52"W	32.94'
L20	N10°40'52"W	11.76'
L21	S10°40'52"E	21.57'
L22	N78°37'00"E	18.06'
L23	S00°00'00"E	5.54'
L24	S00°00'00"E	21.04'

LOT AREA TABLE		
BLOCK & LOT #	SQ. FT.	ACRES
Block 77, Lot 08	6,955	0.160
Block 77, Lot 09	6,804	0.156
Block 77, Lot 10	8,592	0.197
Block 77, Lot 11	9,792	0.225
Block 77, Lot 12	6,603	0.152
Block 77, Lot 13	6,160	0.141
Block 77, Lot 14	6,160	0.141
Block 77, Lot 15	6,691	0.154
Block 77, Lot 16	8,066	0.185
Block 77, Lot 17	12,768	0.293
Block 77, Lot 18	8,155	0.187
Block 77, Lot 19	6,667	0.153
Block 77, Lot 20	6,345	0.146
Block 77, Lot 21	6,345	0.146
Block 77, Lot 22	6,344	0.146
Block 77, Lot 23	6,343	0.146
Block 77, Lot 24	6,342	0.146
Block 77, Lot 25	6,342	0.146
Block 77, Lot 26	6,341	0.146
Block 77, Lot 27	6,340	0.146
Block 77, Lot 28	6,339	0.146
Block 77, Lot 29	6,339	0.146
Block 77, Lot 30	6,338	0.145
Block 77, Lot 31	6,432	0.148
Block 78, Lot 03	6,325	0.145
Block 78, Lot 04	6,325	0.145
Block 78, Lot 05	6,325	0.145
Block 78, Lot 06	6,325	0.145
Block 78, Lot 07	6,325	0.145
Block 78, Lot 08	6,325	0.145
Block 78, Lot 09	7,060	0.162
Block 78, Lot 10	8,275	0.190
Block 79, Lot 08	7,588	0.174
Block 79, Lot 09	7,564	0.174

LOT AREA TABLE		
BLOCK & LOT #	SQ. FT.	ACRES
Block 79, Lot 10	6,375	0.146
Block 79, Lot 11	6,375	0.146
Block 79, Lot 12	6,376	0.146
Block 79, Lot 13	6,376	0.146
Block 79, Lot 14	6,376	0.146
Block 79, Lot 15	6,377	0.146
Block 79, Lot 16	7,564	0.174
Block 80, Lot 01	7,924	0.182
Block 80, Lot 02	6,325	0.145
Block 80, Lot 03	6,325	0.145
Block 80, Lot 04	6,325	0.145
Block 80, Lot 05	6,325	0.145
Block 80, Lot 06	6,325	0.145
Block 80, Lot 07	6,325	0.145
Block 80, Lot 08	6,475	0.149
Block 81, Lot 01	7,482	0.172
Block 81, Lot 02	6,120	0.140
Block 81, Lot 03	6,120	0.140
Block 81, Lot 04	6,120	0.140
Block 81, Lot 05	6,120	0.140
Block 81, Lot 06	6,120	0.140
Block 81, Lot 07	6,120	0.140
Block 81, Lot 08	6,120	0.140
Block 81, Lot 09	6,120	0.140
Block 81, Lot 10	6,120	0.140
Block 81, Lot 11	7,474	0.172
Block 81, Lot 12	7,474	0.172
Block 81, Lot 13	6,120	0.140
Block 81, Lot 14	6,120	0.140
Block 81, Lot 15	6,120	0.140
Block 81, Lot 16	6,120	0.140
Block 81, Lot 17	6,120	0.140
Block 81, Lot 18	6,120	0.140
Block 81, Lot 19	6,120	0.140

LOT AREA TABLE		
BLOCK & LOT #	SQ. FT.	ACRES
Block 81, Lot 20	6,120	0.140
Block 81, Lot 21	6,120	0.140
Block 81, Lot 22	7,482	0.172
Block 82, Lot 01	6,978	0.160
Block 82, Lot 02	6,095	0.140
Block 82, Lot 03	6,095	0.140
Block 82, Lot 04	6,095	0.140
Block 82, Lot 05	6,095	0.140
Block 82, Lot 06	6,095	0.140
Block 82, Lot 07	6,095	0.140
Block 82, Lot 08	6,095	0.140
Block 82, Lot 09	6,013	0.138
Block 82, Lot 10	6,740	0.155
Block 82, Lot 11	6,572	0.151
Block 82, Lot 12	6,048	0.139
Block 82, Lot 13	6,298	0.145
Block 82, Lot 14	6,360	0.146
Block 82, Lot 15	6,360	0.146
Block 83, Lot 06	6,480	0.149
Block 83, Lot 07	6,480	0.149
Block 83, Lot 08	6,536	0.150
Block 83, Lot 09	6,837	0.157
Block 83, Lot 10	8,439	0.194
Block 83, Lot 11	7,354	0.169
Block 83, Lot 12	6,360	0.146
Block 83, Lot 13	6,360	0.146
Block 83, Lot 14	6,360	0.146
Block 83, Lot 15	6,360	0.146
Block 84, Lot 06	6,429	0.148
Block 84, Lot 07	6,429	0.148
Block 84, Lot 08	6,429	0.148
Block 84, Lot 09	6,429	0.148
Block 84, Lot 10	7,435	0.171

## 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 SEVENTEEN 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 3-9, BLOCK 78, LOTS 1-8, BLOCK 80, 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	15.405	671,024
RIGHT-OF-WAY	4.680	203,868

STREET TABLE			
NORTH - SOUTH	LENGTH	EAST - WEST	LENGTH
BLOOMING PLACE	292.00'	BANANA YUCCA AVENUE	878.27'
VICTOR MENDOZA SR. PLACE	136.02'	RED YUCCA COURT	637.96'
DAYLILY PLACE	599.41'	FAXON YUCCA AVENUE	778.96'
MARAVILLAS STREET	424.65'		
VINCA PLACE	300.00'		

## OWNER

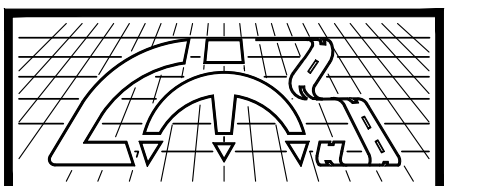
HUNT LB VH HOLDINGS, LLC  
OFFICE LOCATION: HCI NEW YORK NY  
OFFICE ADDRESS: 1330 AVENUE OF THE AMERICAS, 28TH FLOOR, NEW YORK, NY, 10019  
PHONE: (332)208-6633  
CONTACT: CHARLES DUDDY

## ENGINEER



Engineering Solutions  
T&E FIRM No. 13987  
110 Mesa Park Drive, Suite 200 6101 W. Country Dr. Bldg. 1, Suite 100  
El Paso, Texas 79912 Austin, Texas 78730  
Office: (915) 852-8093 Office: (512) 358-6248  
Fax: (915) 829-8556 Fax: (512) 368-0314

## SURVEYOR



Land-Mark Professional Surveying, Inc.  
1420 Bessener Drive, Suite 'A',  
El Paso, Texas 79935  
(915) 598-1300

email: Larry@land-marksurvey.com  
"Serving Texas, New Mexico and Arizona"

DATE OF PREPARATION: JUNE 25, 2024  
DATE OF LAST REVISION: APRIL 30, 2026