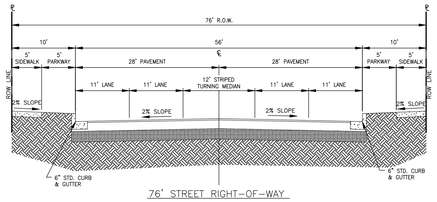
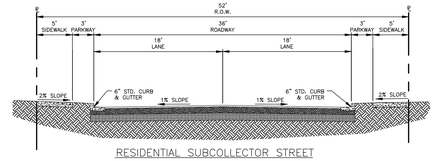
RANCHO DESIERTO BELLO UNIT 16

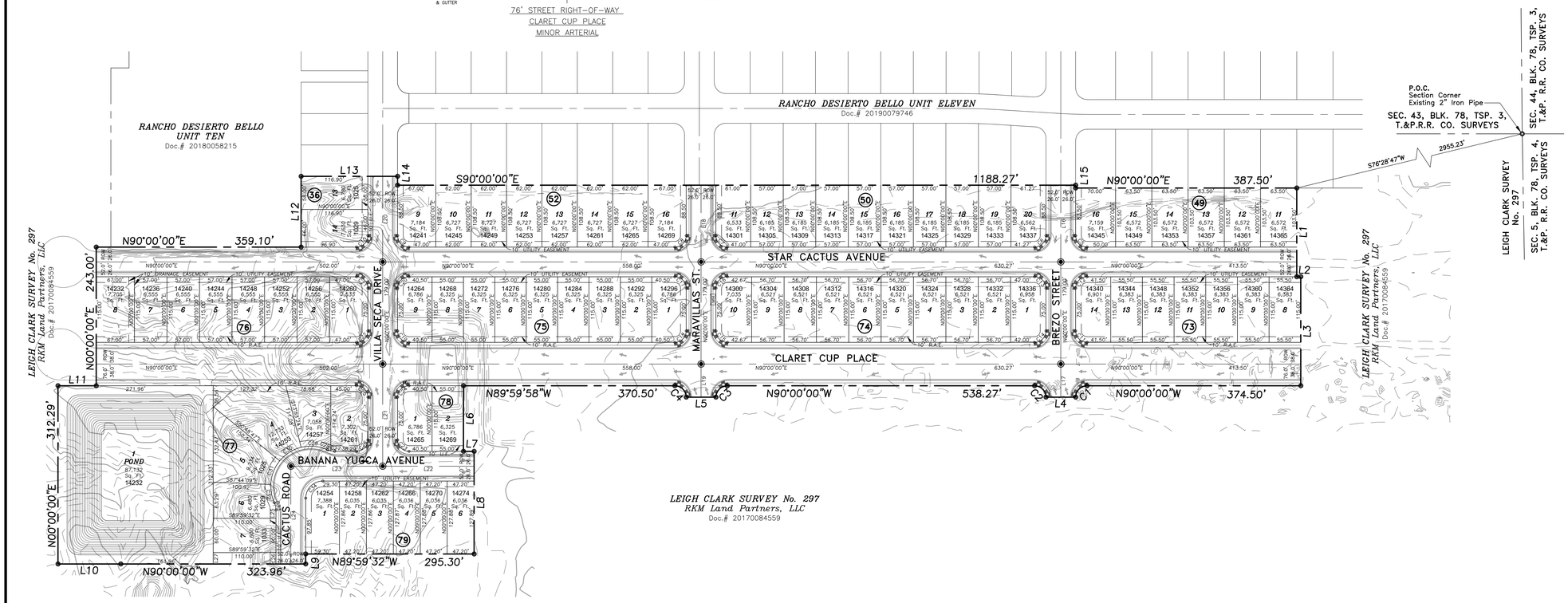
A PORTION OF LEIGH CLARK SURVEY No. 297,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.
CONTAINING 21.244 ACRES ±



76' STREET RIGHT-OF-WAY
CLARET CUP PLACE
MINOR ARTERIAL



RESIDENTIAL SUBCOLLECTOR STREET



PROPOSED LAND USE

RESIDENTIAL

RESIDENTIAL LOTS = 74

SCHOOL DISTRICT

CLINT INDEPENDENT SCHOOL DISTRICT

METES & BOUNDS DESCRIPTION

COMMENCING, for reference, at an existing 2-inch iron pipe located at the common east corner of Sections 43, Block 78, Township 3, Texas and Pacific Railroad Company Surveys and Leigh Clark Survey No. 297; THENCE, South 76°28'47" West, a distance of 2955.23 feet to a point lying in the southerly boundary line of Rancho Desierto Bello Unit Eleven, for a corner of this parcel and the POINT OF BEGINNING of this parcel description;
THENCE, South 00°00'00" East, departing said boundary line of Rancho Desierto Bello Unit Eleven, a distance of 155.50 feet to a point, for a corner of this parcel;
THENCE, North 90°00'00" East, a distance of 7.00 feet to a point, for a corner of this parcel;
THENCE, South 00°00'00" East, a distance of 191.00 feet to a point, for a corner of this parcel;
THENCE, North 90°00'00" West, a distance of 374.50 feet to a point, for a corner of this parcel;
THENCE, Southwesterly with the arc of a curve to the left, a distance of 31.42 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, North 90°00'00" West, a distance of 52.00 feet to a point, for a corner of this parcel;
THENCE, Northwesterly with the arc of a curve to the left, a distance of 31.42 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" West, a distance of 28.28 feet;
THENCE, North 90°00'00" West, a distance of 538.27 feet to a point, for a corner of this parcel;
THENCE, Southwesterly with the arc of a curve to the left, a distance of 31.42 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, North 89°59'46" West, a distance of 52.00 feet to a point, for a corner of this parcel;
THENCE, Northwesterly with the arc of a curve to the left, a distance of 31.42 to a point, for a corner of this parcel; said curve having a radius of 20.00 feet, a central angle of 89°59'25", and a chord which bears North 45°00'18" West, a distance of 28.28 feet;
THENCE, North 89°59'58" West, a distance of 370.50 feet to a point, for a corner of this parcel;
THENCE, South 00°00'00" East, a distance of 115.00 feet to a point, for a corner of this parcel;
THENCE, North 90°00'00" East, a distance of 18.80 feet to a point, for a corner of this parcel;
THENCE, South 00°00'00" East, a distance of 179.89 feet to a point, for a corner of this parcel;
THENCE, North 89°59'32" West, a distance of 295.30 feet to a point, for a corner of this parcel;
THENCE, South 00°00'28" West, a distance of 17.48 feet to a point, for a corner of this parcel;
THENCE, North 90°00'00" West, a distance of 323.96 feet to a point, for a corner of this parcel;
THENCE, North 89°58'51" West, a distance of 110.00 feet to a point, for a corner of this parcel;
THENCE, North 00°00'00" East, a distance of 312.29 feet to a point, for a corner of this parcel;
THENCE, North 90°00'00" East, a distance of 66.96 feet to a point, for a corner of this parcel;
THENCE, North 00°00'00" East, a distance of 243.00 feet to a point, for a corner of this parcel;
THENCE, North 90°00'00" East, with the southerly boundary line of Rancho Desierto Bello Unit Ten, a distance of 359.10 feet to a point, for a corner of this parcel;
THENCE, North 00°00'00" West, continuing with said boundary line of Rancho Desierto Bello Unit Ten, a distance of 124.00 feet to a point, for a corner of this parcel;
THENCE, North 90°00'00" East, continuing with said boundary line of Rancho Desierto Bello Unit Ten, a distance of 168.90 feet to a point in the westerly boundary line of Rancho Desierto Bello Unit Eleven, for a corner of this parcel;
THENCE, South 00°00'00" East, with said boundary line of Rancho Desierto Bello Unit Eleven, a distance of 15.50 feet to a point at the southwesterly corner of said Rancho Desierto Bello Unit Eleven, for a corner of this parcel;
THENCE, North 90°00'00" East, with said southerly boundary line of Rancho Desierto Bello Unit Eleven, a distance of 1188.27 feet to a point, for a corner of this parcel;
THENCE, South 00°00'00" East, continuing with said southerly boundary line of Rancho Desierto Bello Unit Eleven, a distance of 5.00 feet to a point, for a corner of this parcel;
THENCE, North 90°00'00" East, continuing with said southerly boundary line of Rancho Desierto Bello Unit Eleven, a distance of 387.50 feet to the POINT OF BEGINNING.
Said parcel contains 21.244 Acres (925,401 Square feet) more or less.

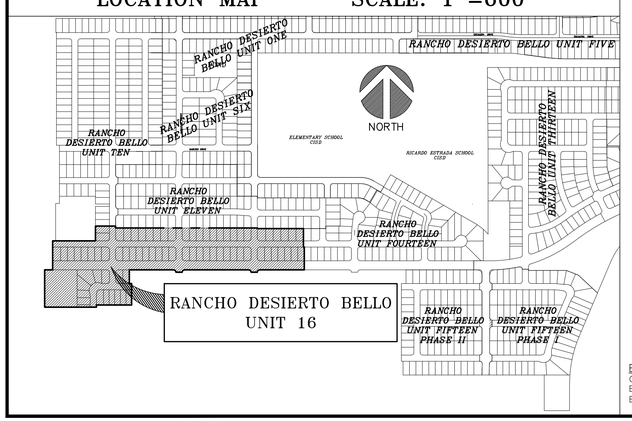
LEGEND

	SUBDIVISION BOUNDARY LINE
	STREET RIGHT OF WAY
	STREET CENTERLINE
	EASEMENT LINE
W	WATER LINE
WW	WASTEWATER LINE
OE	OVERHEAD ELECTRIC LINE
USPS	U.S. POSTAL SERVICE COLLECTION BOX UNITS
53	BLOCK NUMBER
12	LOT NUMBER
14572	ADDRESS
	EXISTING GROUND CONTOUR LINES CONTOUR INTERVAL = 1.0 FOOT
	PROPOSED CITY MONUMENT
R.A.E.	RESTRICTIVE ACCESS EASEMENT

AREA TABLE		
DESCRIPTION	ACRES	SQ. FT.
RESIDENTIAL	11.388	496,082
RIGHT-OF-WAY	7.856	342,188
POND	2.000	87,138
TOTAL	21.244	925,401

STREET TABLE	
NORTH - SOUTH	EAST - WEST
VILLA SECA DRIVE	CLARET CUP PLACE
MARAVILLAS STREET	STAR CACTUS AVENUE
BREZO STREET	

LOCATION MAP SCALE: 1"=600'



PLAT NOTES AND RESTRICTIONS

1. BEARINGS ARE BASED ON UNDERLYING DEEDS.
2. ◉ = THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENTS LOCATIONS.
3. USPS = 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.
4. 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.
5. ALL UTILITY EASEMENTS ARE 10 FEET WIDE UNLESS OTHERWISE SPECIFIED.
6. SET 5/8" REBAR WITH CAP STAMPED "LAND-MARK TX 4869 NM11402" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
7. TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

   INSTRUMENT NO._____ INSTRUMENT NO._____
8. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

   INSTRUMENT NO._____
9. THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO RANCHO DESIERTO BELLO UNIT 16 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.
10. ACCESS TO LOTS 8-14, BLOCK 73, LOTS 1-10, BLOCK 74, LOTS 1-9, BLOCK 75, LOTS 1-8, BLOCK 76, LOTS 1 & 2, BLOCK 78, LOTS 2-4, BLOCK 77, ABUTTING CLARET CUP PLACE, SHALL BE FROM OTHER DEDICATED STREETS ONLY.

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

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'	31.42'	28.28'	N45°00'00"W	90°00'00"
C3	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C4	20.00'	31.41'	28.28'	N45°00'18"W	89°59'25"
C5	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
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'	31.42'	28.28'	N45°00'00"E	90°00'00"
C9	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C10	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C11	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C12	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C13	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
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'	31.42'	28.28'	S45°00'00"W	90°00'00"
C17	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C18	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C19	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C20	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C21	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C22	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C23	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C24	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C25	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C26	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C27	30.00'	6.77'	6.76'	S83°31'59"E	12°56'02"
C28	30.00'	6.21'	6.20'	S71°08'21"E	11°51'14"
C29	70.00'	47.25'	46.36'	N84°33'04"W	38°40'40"
C30	70.00'	45.11'	44.33'	S57°38'54"W	36°55'22"
C31	70.00'	45.11'	44.33'	S20°43'32"W	36°55'22"
C32	70.00'	33.05'	32.74'	S11°15'42"E	27°03'06"
C33	30.00'	12.98'	12.88'	N12°23'38"W	24°47'15"
C34	30.00'	47.12'	42.43'	S45°00'00"W	90°00'00"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S00°00'00"E	155.50'
L2	N90°00'00"E	7.00'
L3	S00°00'00"E	191.00'
L4	N90°00'00"W	52.00'
L5	N89°59'46"W	52.00'
L6	S00°00'00"E	115.00'
L7	N90°00'00"E	18.80'
L8	S00°00'00"E	179.89'
L9	S00°00'28"W	17.48'
L10	N89°58'51"W	110.00'
L11	N90°00'00"E	66.96'
L12	N00°00'00"W	124.00'
L13	N90°00'00"E	168.90'
L14	S00°00'00"E	15.50'
L15	S00°00'00"E	5.00'
L16	N00°00'00"E	134.50'
L17	N00°00'00"E	58.00'
L18	N00°00'00"E	134.50'
L19	N00°00'00"E	58.00'
L20	N00°00'00"E	150.00'
L21	N00°00'00"E	179.00'
L22	N90°00'00"E	160.30'
L23	N90°00'00"E	161.00'
L24	N00°00'00"E	171.33'
L25	S00°00'00"E	14.63'
L26	S00°00'00"E	19.99'
L27	N00°00'00"E	20.00'

PRELIMINARY

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

_____

OWNER
SDC DEVELOPMENT, LTD.
7910 GATEWAY BLVD. E, SUITE 102
EL PASO TEXAS 79915
VOICE: (915) 591-6319
CONTACT: JOHN DURAN

ENGINEER
TRE & ASSOCIATES
Engineering Solutions
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110 Mesa Park Drive, Suite 200
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Austin, Texas 78730
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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"

DATE OF PREPARATION: AUGUST 22, 2023
DATE OF LAST REVISION: AUGUST 23, 2023