

RANCHO DESIERTO BELLO UNIT SIXTEEN

A PORTION OF LEIGH CLARK SURVEY No. 297,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.
CONTAINING 21.481 ACRES ±

PROPOSED LAND USE RESIDENTIAL

RESIDENTIAL LOTS = 74
POND LOTS = 1

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 out 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 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

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

ENGINEER
TRE
& ASSOCIATES
Engineering Solutions
TYPE FIRM NO. 13987

110 Mesa Park Drive, Suite 200
El Paso, Texas 79912
Office (915) 852-6005
Fax (915) 629-8506

6101 W. Courtyard Dr. Bldg. 1, Suite 100
Austin, Texas 78735
Office (512) 355-4049
Fax (512) 366-5274

SURVEYOR

**Land-Mark Professional
Surveying, Inc.**
1420 Beesmer Drive, Suite "A"
El Paso, Texas 79936
(915) 598-1300
Texas Licensed Surveying Firm
Registration Number 101259000
email: Larry@Land-marksurvey.com
"Serving Texas, New Mexico
and Arizona"

DATE OF PREPARATION: JANUARY 31, 2025
DATE OF LAST REVISION: MAY 12, 2025

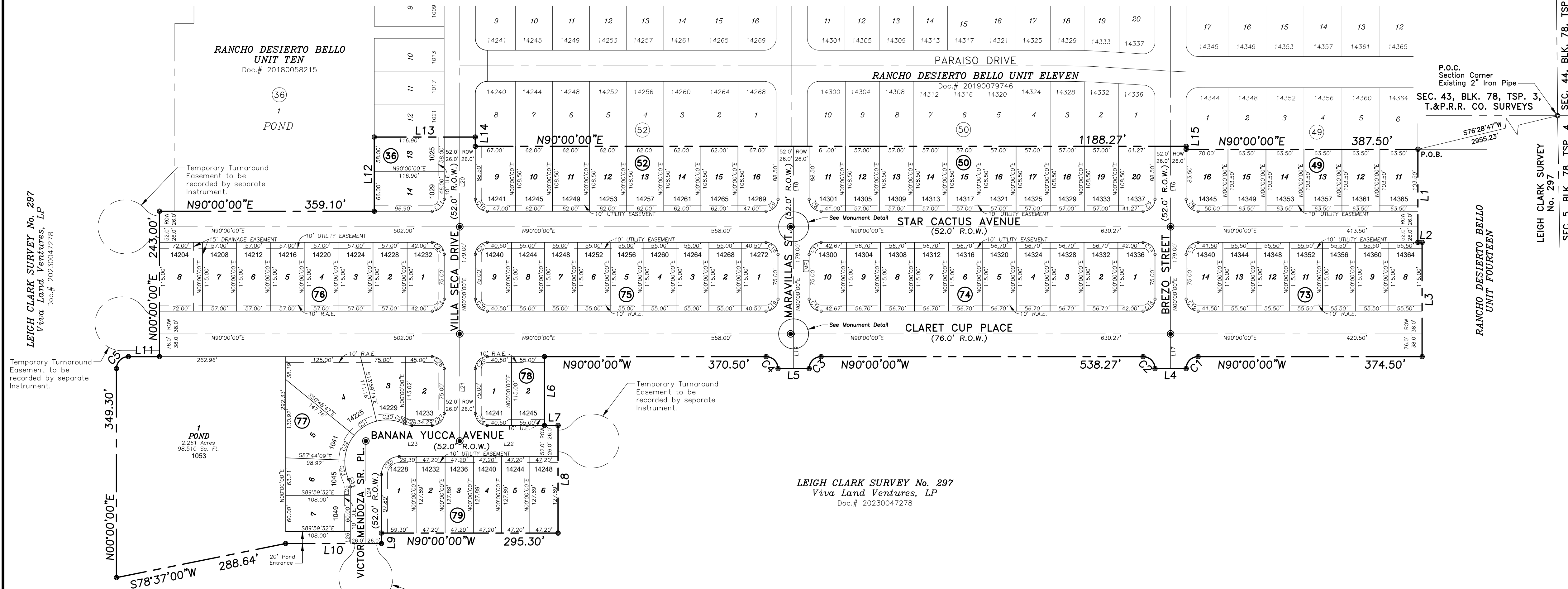
LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- STREET CENTERLINE
- EASEMENT LINE
- U.S. POSTAL SERVICE COLLECTION BOX UNITS
- 73 BLOCK NUMBER
- 12 LOT NUMBER
- 14572 ADDRESS
- PROPOSED CITY MONUMENT
- RESTRICTIVE ACCESS EASEMENT
- R.A.E.
- U.E. UTILITY EASEMENT



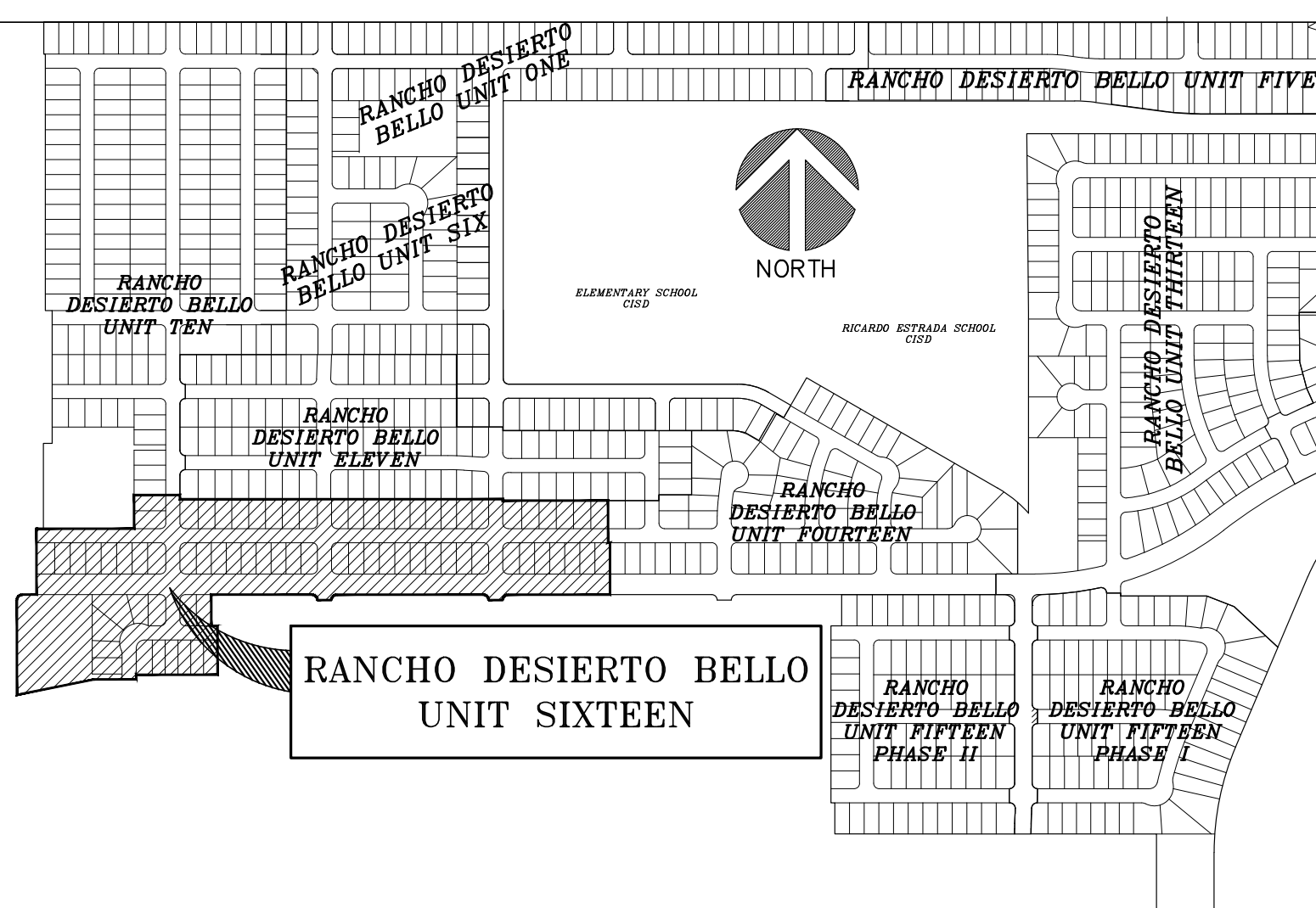
GRAPHIC SCALE

1 inch = 100 ft.



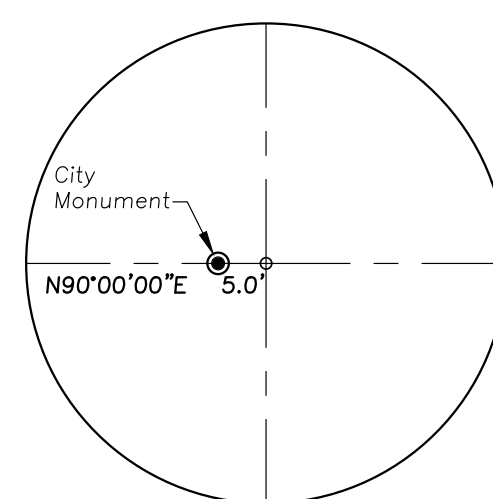
LOCATION MAP

SCALE: 1"=600'



MONUMENT DETAIL

MARAVILLAS STREET & STAR CACTUS AVENUE
MARAVILLAS STREET & CLARET CUP PLACE



BENCHMARK
CITY MONUMENT AT THE CENTERLINE INTERSECTION OF
MARAVILLAS STREET AND PARAISO DRIVE.
ELEVATION 4011.29' (NAVD 88 DATUM)

RANCHO DESIERTO BELLO
UNIT SIXTEEN

A PORTION OF LEIGH CLARK SURVEY No. 297,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.
CONTAINING 21.481 ACRES ±

METES & BOUNDS DESCRIPTION
COMMENCING, for reference, at an existing 2-inch iron pipe located at the common east corner of Section 43, Block 76, Township 3, Texas and Pacific Railroad Company Surveys and Leigh Clark Survey No. 297; THENCE, South 76°26'42" 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 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" 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, Northwestery with the arc of a curve to the left, 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" 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 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" 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, Northwestery with the arc of a curve to the left, 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" West, a distance of 28.28 feet;
THENCE, North 90°00'00" 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 22.80 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 90°00'00" West, a distance of 295.30 feet to a point, for a corner of this parcel;
THENCE, South 00°00'00" East, a distance of 17.44 feet to a point, for a corner of this parcel;
THENCE, North 90°00'00" West, a distance of 160.00 feet to a point, for a corner of this parcel;
THENCE, South 76°37'00" West, a distance of 288.64 feet to a point, for a corner of this parcel;
THENCE, North 00°00'00" East, a distance of 349.30 feet to a point, for a corner of this parcel;
THENCE, Northeasterly with the arc of a curve to the right, 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, a distance of 51.96 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 168.80 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 21.481 Acres (935,730 Square feet) more or less.

PLAT NOTES AND RESTRICTIONS

- BEARINGS ARE BASED ON UNDERLYING DEED. DOC.# 20230047278.
- = 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 SIXTEEN 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 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 STRITS ONLY.

Table with 3 columns: DESCRIPTION, ACRES, SQ. FT.
Rows: RESIDENTIAL (11.364, 495,035), RIGHT-OF-WAY (7.856, 342,185), POND (2.261, 98,510), TOTAL (21.481, 935,729)

Table with 4 columns: NORTH - SOUTH, LENGTH, EAST - WEST, LENGTH
Rows: VILLA SECA DRIVE (508.00', CLARET CUP PLACE 2110.77'), MARAVILLAS STREET (371.50', STAR CACTUS AVENUE 2103.77'), BREZO STREET (371.50', BANANA YUCCA AVENUE 321.30'), VICTOR MENDOZA SR. PLACE (171.33')

Table with 3 columns: LINE, BEARING, LENGTH
Rows: 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 (N90°00'00"W, 52.00'), L6 (S00°00'00"E, 115.00'), L7 (N90°00'00"E, 22.80'), L8 (S00°00'00"E, 179.89'), L9 (S00°00'00"E, 17.44'), L10 (N90°00'00"W, 160.00'), L11 (N90°00'00"E, 51.96'), 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, 164.30'), L23 (N90°00'00"E, 157.00'), L24 (N00°00'00"E, 171.33'), L25 (S00°00'00"E, 14.62'), L26 (S00°00'00"E, 20.00')

Table with 6 columns: CURVE, RADIUS, LENGTH, CHORD, BEARING, DELTA
Rows: 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', 31.42', 28.28', N45°00'00"W, 90°00'00"), C5 (20.00', 31.42', 28.28', S45°00'00"W, 90°00'00"), C6 (20.00', 31.42', 28.28', S45°00'00"E, 90°00'00"), C7 (20.00', 31.42', 28.28', N45°00'00"E, 90°00'00"), C8 (20.00', 31.42', 28.28', S45°00'00"E, 90°00'00"), C9 (20.00', 31.42', 28.28', N45°00'00"E, 90°00'00"), C10 (20.00', 31.42', 28.28', S45°00'00"E, 90°00'00"), C11 (20.00', 31.42', 28.28', N45°00'00"E, 90°00'00"), C12 (20.00', 31.42', 28.28', S45°00'00"E, 90°00'00"), C13 (20.00', 31.42', 28.28', S45°00'00"W, 90°00'00"), C14 (20.00', 31.42', 28.28', N45°00'00"W, 90°00'00"), C15 (20.00', 31.42', 28.28', N45°00'00"E, 90°00'00"), C16 (20.00', 31.42', 28.28', S45°00'00"E, 90°00'00"), C17 (20.00', 31.42', 28.28', S45°00'00"W, 90°00'00"), C18 (20.00', 31.42', 28.28', N45°00'00"W, 90°00'00"), C19 (20.00', 31.42', 28.28', N45°00'00"E, 90°00'00"), C20 (20.00', 31.42', 28.28', S45°00'00"E, 90°00'00"), C21 (20.00', 31.42', 28.28', S45°00'00"W, 90°00'00"), C22 (20.00', 31.42', 28.28', N45°00'00"W, 90°00'00"), C23 (20.00', 31.42', 28.28', N45°00'00"E, 90°00'00"), C24 (20.00', 31.42', 28.28', S45°00'00"E, 90°00'00"), C25 (20.00', 31.42', 28.28', S45°00'00"W, 90°00'00"), C26 (20.00', 31.42', 28.28', N45°00'00"W, 90°00'00"), C27 (20.00', 31.42', 28.28', N45°00'00"E, 90°00'00"), C28 (30.00', 10.95', 10.89', S79°32'22"E, 20°55'16"), C29 (30.00', 2.02', 2.02', S67°08'44"E, 3°52'00"), C30 (70.00', 47.37', 46.47', N84°35'59"W, 38°46'29"), C31 (70.00', 44.99', 44.22', S57°36'00"W, 36°49'33"), C32 (70.00', 45.11', 44.33', S20°43'32"W, 36°55'22"), C33 (70.00', 33.05', 32.74', S11°15'42"E, 27°03'06"), C34 (30.00', 12.98', 12.88', N12°23'38"W, 24°47'15"), C35 (30.00', 47.12', 42.43', S45°00'00"W, 90°00'00")

Table with 3 columns: BLOCK & LOT #, SQ. FT., ACRES
Rows: Block 36, Lot 13 (6,780, 0.156), Block 36, Lot 14 (7,630, 0.175), Block 49, Lot 11 (6,572, 0.151), Block 49, Lot 12 (6,572, 0.151), Block 49, Lot 13 (6,572, 0.151), Block 49, Lot 14 (6,572, 0.151), Block 49, Lot 15 (6,572, 0.151), Block 49, Lot 16 (7,159, 0.164), Block 50, Lot 11 (6,533, 0.150), Block 50, Lot 12 (6,184, 0.142), Block 50, Lot 13 (6,184, 0.142), Block 50, Lot 14 (6,184, 0.142), Block 50, Lot 15 (6,185, 0.142), Block 50, Lot 16 (6,185, 0.142), Block 50, Lot 17 (6,185, 0.142), Block 50, Lot 18 (6,185, 0.142), Block 50, Lot 19 (6,184, 0.142), Block 50, Lot 20 (6,562, 0.151), Block 52, Lot 09 (7,184, 0.165), Block 52, Lot 10 (6,727, 0.154), Block 52, Lot 11 (6,727, 0.154), Block 52, Lot 12 (6,727, 0.154), Block 52, Lot 13 (6,727, 0.154), Block 52, Lot 14 (6,727, 0.154), Block 52, Lot 15 (6,727, 0.154), Block 52, Lot 16 (7,184, 0.165), Block 73, Lot 08 (6,383, 0.147), Block 73, Lot 09 (6,383, 0.147), Block 73, Lot 10 (6,383, 0.147), Block 73, Lot 11 (6,383, 0.147), Block 73, Lot 12 (6,383, 0.147), Block 73, Lot 13 (6,383, 0.147), Block 73, Lot 14 (6,901, 0.158), Block 74, Lot 01 (6,958, 0.160), Block 74, Lot 02 (6,521, 0.150), Block 74, Lot 03 (6,521, 0.150), Block 74, Lot 04 (6,521, 0.150), Block 74, Lot 05 (6,521, 0.150)

Table with 3 columns: BLOCK & LOT #, SQ. FT., ACRES
Rows: Block 74, Lot 06 (6,521, 0.150), Block 74, Lot 07 (6,521, 0.150), Block 74, Lot 08 (6,521, 0.150), Block 74, Lot 09 (6,521, 0.150), Block 74, Lot 10 (7,035, 0.162), Block 75, Lot 01 (6,786, 0.156), Block 75, Lot 02 (6,325, 0.145), Block 75, Lot 03 (6,325, 0.145), Block 75, Lot 04 (6,325, 0.145), Block 75, Lot 05 (6,325, 0.145), Block 75, Lot 06 (6,325, 0.145), Block 75, Lot 07 (6,325, 0.145), Block 75, Lot 08 (6,325, 0.145), Block 75, Lot 09 (6,786, 0.156), Block 76, Lot 01 (6,958, 0.160), Block 76, Lot 02 (6,555, 0.150), Block 76, Lot 03 (6,555, 0.150), Block 76, Lot 04 (6,555, 0.150), Block 76, Lot 05 (6,555, 0.150), Block 76, Lot 06 (6,555, 0.150), Block 76, Lot 07 (6,555, 0.150), Block 76, Lot 08 (8,280, 0.190), Block 77, Lot 01 (Pond) (98,510, 2.261), Block 77, Lot 02 (7,296, 0.168), Block 77, Lot 03 (6,627, 0.152), Block 77, Lot 04 (12,635, 0.290), Block 77, Lot 05 (9,470, 0.217), Block 77, Lot 06 (6,354, 0.146), Block 77, Lot 07 (6,479, 0.149), Block 78, Lot 01 (6,786, 0.156), Block 78, Lot 02 (6,325, 0.145), Block 79, Lot 01 (7,389, 0.170), Block 79, Lot 02 (6,035, 0.139), Block 79, Lot 03 (6,035, 0.139), Block 79, Lot 04 (6,036, 0.139), Block 79, Lot 05 (6,036, 0.139), Block 79, Lot 06 (6,036, 0.139)

OWNER

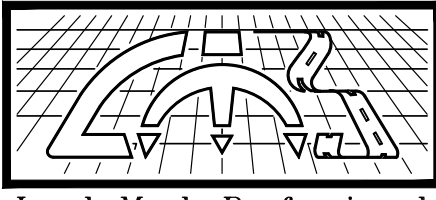
VIVA LAND VENTURES, LP.
11427 ROJAS DRIVE
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ENGINEER



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SURVEYOR



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