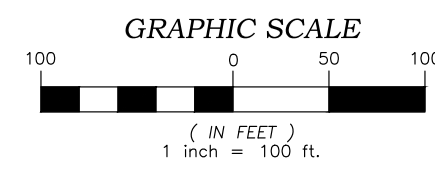


RANCHO DESIERTO BELLO UNIT SEVENTEEN

A PORTION OF LEIGH CLARK SURVEY No. 297,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.
CONTAINING 19.647 ACRES ±



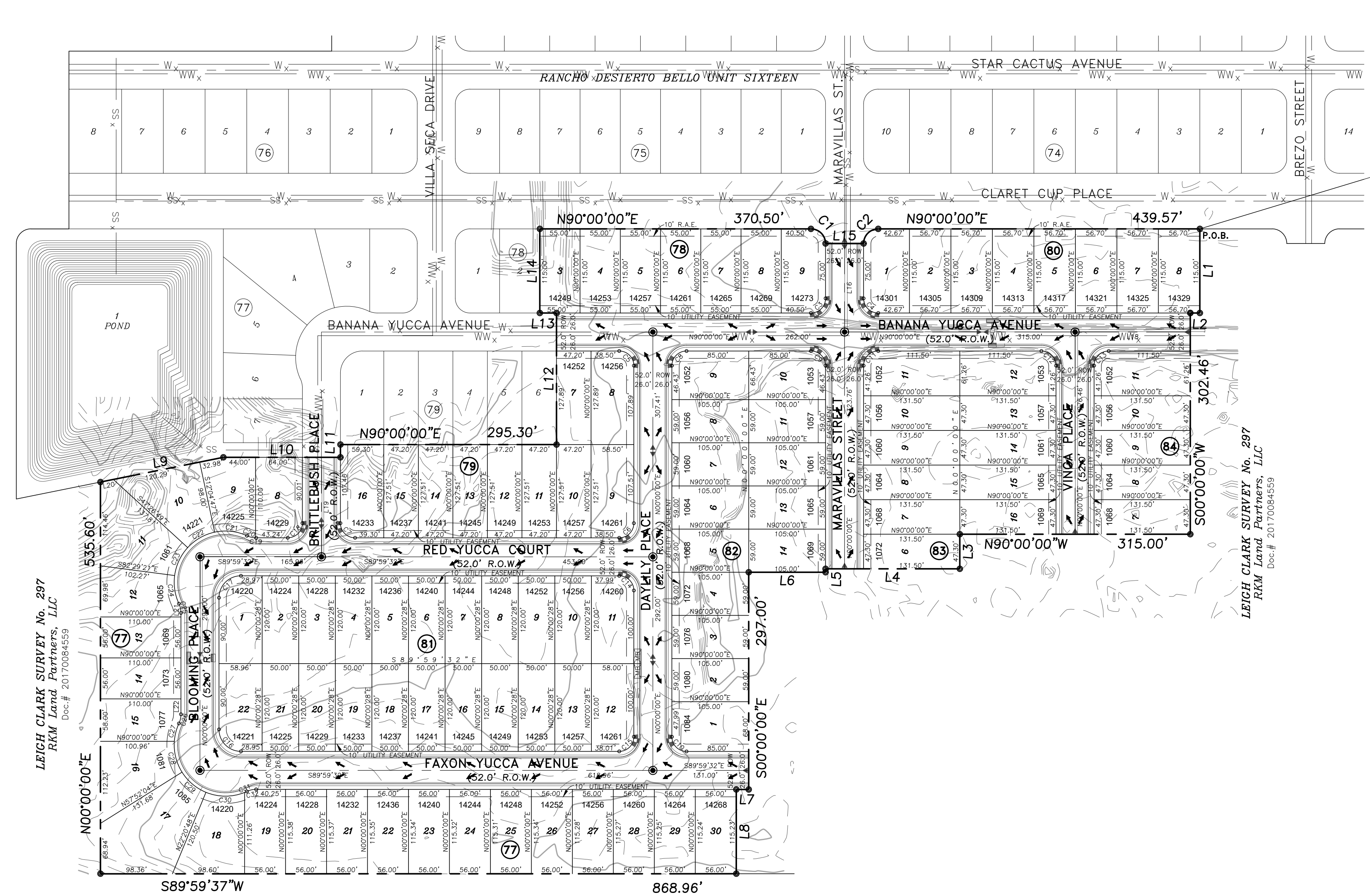
LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- STREET CENTERLINE
- EASEMENT LINE
- U.S. POSTAL SERVICE COLLECTION BOX UNITS
- 78 BLOCK NUMBER
- 12 LOT NUMBER
- 14301 ADDRESS
- EXISTING GROUND CONTOUR LINES
CONTOUR INTERVAL = 1.0 FOOT
- PROPOSED CITY MONUMENT
- R.A.E. RESTRICTIVE ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- ↑ DRAINAGE FLOW ARROW

PROPOSED LAND USE
RESIDENTIAL

RESIDENTIAL LOTS = 100

SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL DISTRICT



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

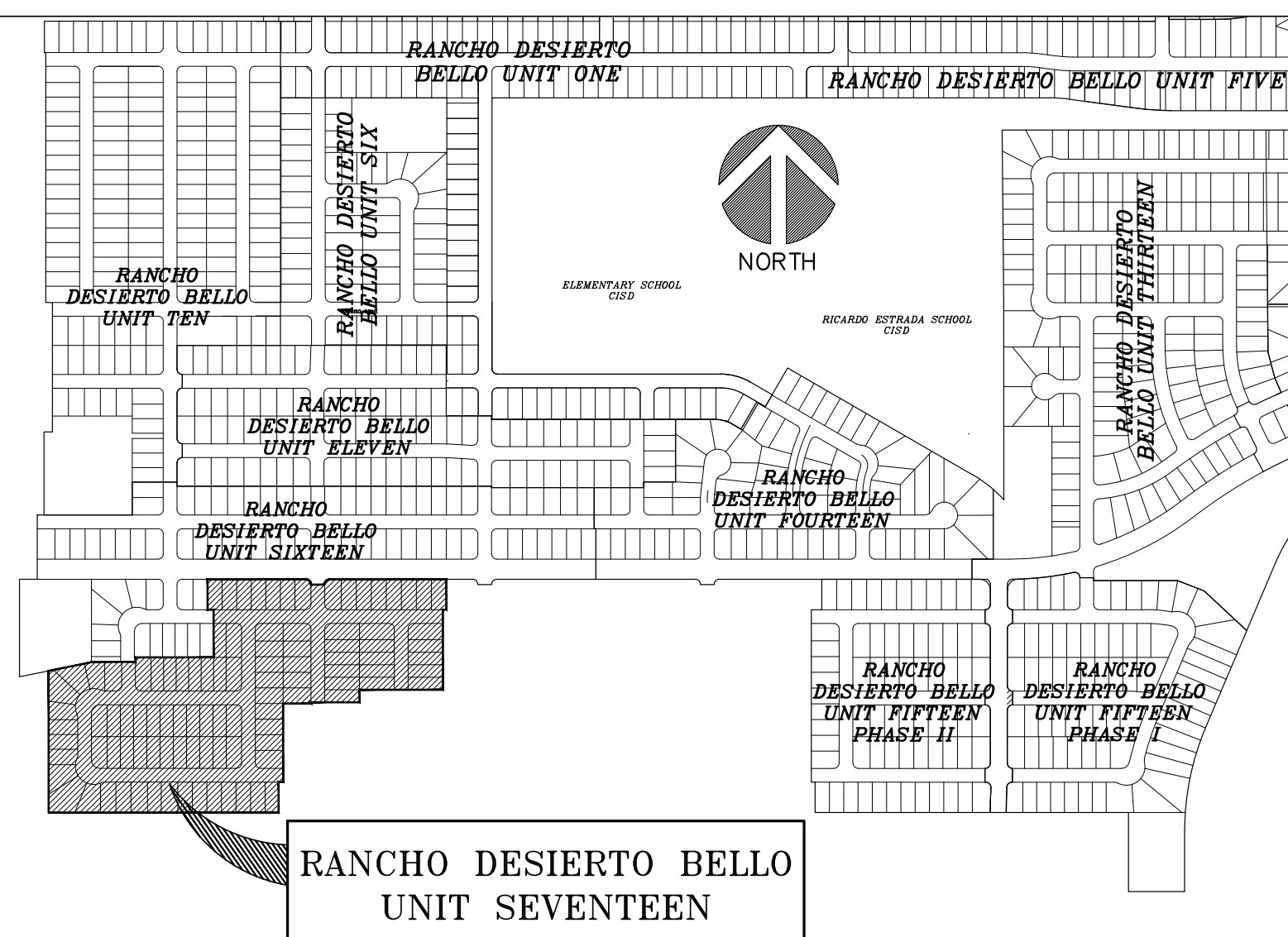
LEIGH CLARK SURVEY
No. 297
SEC. 5, BLK. 78, TSP. 4,
T.&P. R.R. CO.
SURVEYS

LEIGH CLARK SURVEY No. 297
RKM Doc# 20170084559

LEIGH CLARK SURVEY No. 297
RKM Doc# 20170084559

LOCATION MAP

SCALE: 1"=600'



RANCHO DESIERTO BELLO
UNIT SEVENTEEN

EGAN, MICHAEL S.
Doc.# 20170017647

PRELIMINARY

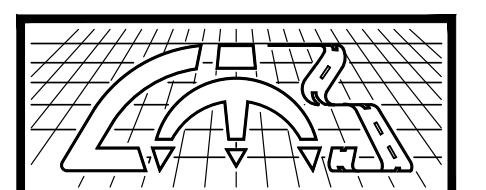
TO BE CONSIDERED BY THE
CITY PLAN COMMISSION
RECOMMENDATIONS CONCERNING
THIS PLAT MUST BE FILED BY:

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



TRE FIRM No. 13987
110 Mesa Park Drive, Suite 200 El Paso, Texas 79912
Office: (915) 859-8900 Fax: (915) 629-8506

SURVEYOR



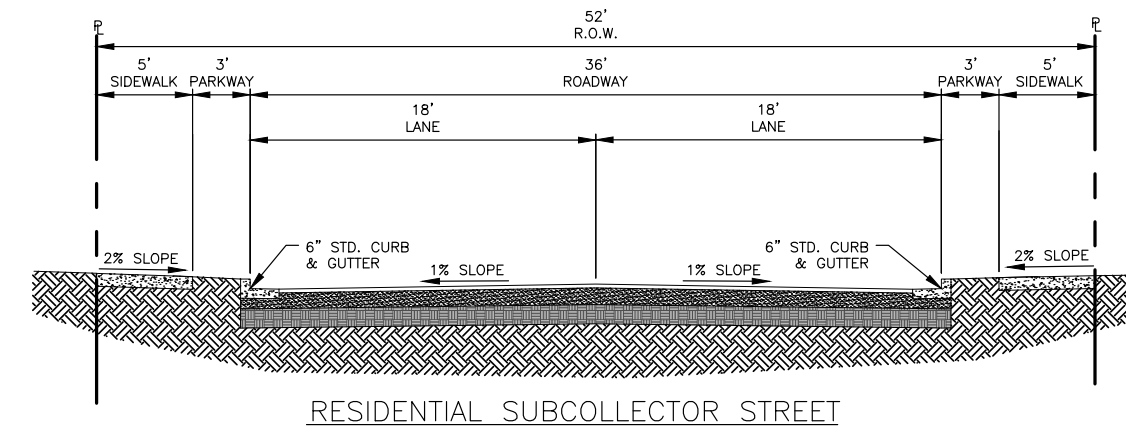
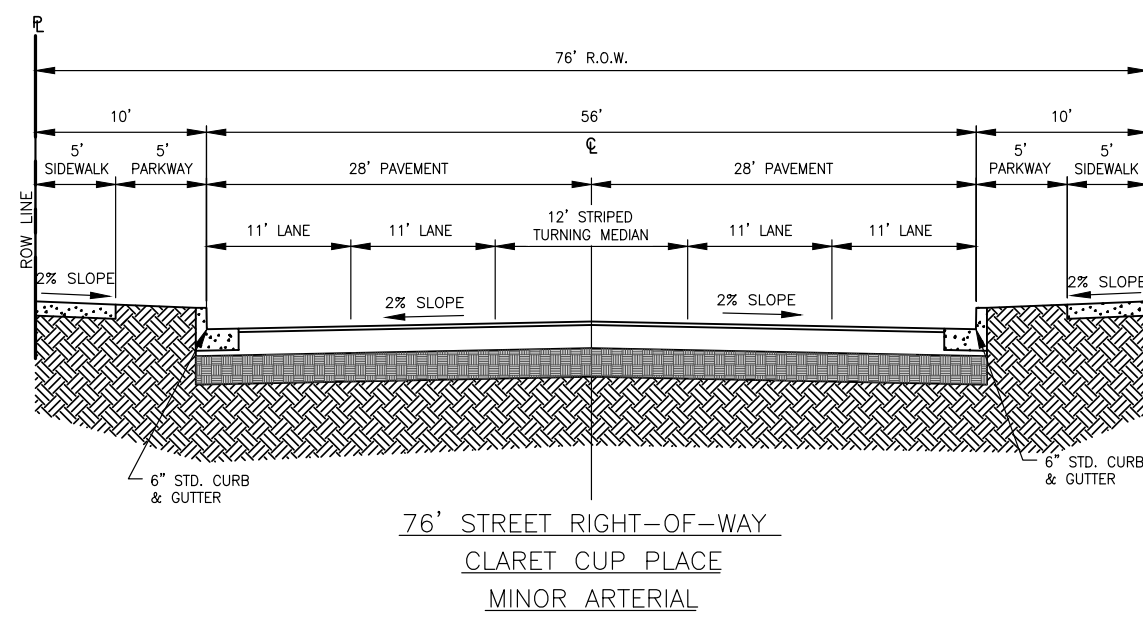
Land-Mark Professional Surveying, Inc.
1420 Bessemer Drive, Suite 'A', El Paso, Texas 79935
(915) 598-1300
email: Larry@land-marksurvey.com
"Serving Texas, New Mexico and Arizona"

RANCHO DESIERTO BELLO UNIT SEVENTEEN

A PORTION OF LEIGH CLARK SURVEY No. 297,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.
CONTAINING 19.647 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°10'43" West, a distance of 3584.92 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" East, departing said southerly boundary line, a distance of 115.00 feet to a point, for a corner of this parcel;
THENCE, North 90°00'00" West, a distance of 13.07 feet to a point, for a corner of this parcel;
THENCE, South 00°00'00" East, a distance of 302.46 feet to a point, for a corner of this parcel;
THENCE, North 90°00'00" West, a distance of 315.00 feet to a point, for a corner of this parcel;
THENCE, South 00°00'00" East, a distance of 47.30 feet to a point, for a corner of this parcel;
THENCE, North 90°00'00" West, a distance of 183.50 feet to a point, for a corner of this parcel;
THENCE, South 00°00'00" East, a distance of 4.66 feet to a point, for a corner of this parcel;
THENCE, North 90°00'00" West, a distance of 105.00 feet to a point, for a corner of this parcel;
THENCE, South 00°00'00" East, a distance of 297.00 feet to a point, for a corner of this parcel;
THENCE, North 89°59'32" West, a distance of 17.00 feet to a point, for a corner of this parcel;
THENCE, South 00°00'00" East, a distance of 115.23 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 868.96 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 160.00 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 19.647 Acres (855,825 Square feet) more or less.



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C2	20.00'	31.42'	28.28'	S45°00'00"W	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'	28.29'	N45°00'14"E	90°00'28"
C7	20.00'	31.41'	28.28'	S44°59'46"E	89°59'32"
C8	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C9	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C10	20.00'	31.41'	28.28'	S44°59'46"E	89°59'32"
C11	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C12	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
C13	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C14	20.00'	31.41'	28.28'	N44°59'46"W	89°59'32"
C15	20.00'	31.42'	28.29'	N45°00'14"E	90°00'28"
C16	30.00'	47.12'	42.42'	S44°59'46"E	89°59'32"

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C17	30.00'	47.13'	42.43'	S45°00'14"W	90°00'28"
C18	20.00'	31.42'	28.29'	N45°00'14"E	90°00'28"
C19	30.00'	0.76'	0.76'	S89°15'55"E	1°27'14"
C20	30.00'	12.22'	12.13'	S76°52'21"E	23°19'55"
C21	70.00'	45.05'	44.28'	N83°38'35"W	36°52'23"
C22	70.00'	43.21'	42.53'	S60°14'12"W	35°22'03"
C23	70.00'	42.81'	42.15'	S25°01'55"W	35°02'32"
C24	70.00'	39.46'	38.94'	S08°38'15"E	32°17'47"
C25	30.00'	12.98'	12.88'	N12°23'34"W	24°47'08"
C26	30.00'	12.98'	12.88'	N12°23'41"E	24°47'23"
C27	70.00'	25.32'	25.18'	S14°25'42"W	20°43'20"
C28	70.00'	44.23'	43.49'	S14°01'57"E	36°11'58"
C29	70.00'	43.40'	42.71'	S49°53'34"E	35°31'16"
C30	70.00'	54.13'	52.79'	S89°48'17"E	44°18'09"
C31	70.00'	3.45'	3.45'	N66°37'52"E	2°49'33"
C32	30.00'	12.98'	12.88'	S77°36'47"W	24°47'23"

LINE	BEARING	LENGTH
L1	S00°00'00"E	115.00'
L2	N90°00'00"W	13.07'
L3	S00°00'00"E	47.30'
L4	N90°00'00"W	183.50'
L5	S00°00'00"E	4.66'
L6	N90°00'00"W	105.00'
L7	N89°59'32"W	17.00'
L8	S00°00'00"E	115.23'
L9	N78°37'00"E	171.33'
L10	N90°00'00"E	160.00'
L11	N00°00'00"E	17.44'
L12	N00°00'00"E	179.89'
L13	N90°00'00"W	22.80'
L14	N00°00'00"E	115.00'
L15	N90°00'00"E	52.00'
L16	N00°00'00"E	121.00'
L17	N90°00'00"E	131.70'
L18	N90°00'00"E	157.50'
L19	N00°00'00"E	136.02'
L20	N78°37'00"E	16.06'
L21	S00°00'00"E	5.54'
L22	S00°00'00"E	21.04'

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	6,206	0.142
Block 77, Lot 16	8,287	0.190
Block 77, Lot 17	13,032	0.299
Block 77, Lot 18	8,248	0.189
Block 77, Lot 19	6,439	0.148
Block 77, Lot 20	6,461	0.148
Block 77, Lot 21	6,460	0.148
Block 77, Lot 22	6,459	0.148
Block 77, Lot 23	6,459	0.148
Block 77, Lot 24	6,458	0.148
Block 77, Lot 25	6,458	0.148
Block 77, Lot 26	6,457	0.148
Block 77, Lot 27	6,455	0.148
Block 77, Lot 28	6,455	0.148
Block 77, Lot 29	6,454	0.148
Block 77, Lot 30	6,453	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	6,786	0.156
Block 79, Lot 07	6,036	0.139
Block 79, Lot 08	7,396	0.170
Block 79, Lot 09	7,373	0.169
Block 79, Lot 10	6,018	0.138

BLOCK & LOT #	SQ. FT.	ACRES
Block 79, Lot 11	6,018	0.138
Block 79, Lot 12	6,018	0.138
Block 79, Lot 13	6,018	0.138
Block 79, Lot 14	6,018	0.138
Block 79, Lot 16	7,474	0.172
Block 80, Lot 01	7,035	0.162
Block 80, Lot 02	6,521	0.150
Block 80, Lot 03	6,521	0.150
Block 80, Lot 04	6,521	0.150
Block 80, Lot 05	6,521	0.150
Block 80, Lot 06	6,521	0.150
Block 80, Lot 07	6,521	0.150
Block 80, Lot 08	6,521	0.150
Block 81, Lot 01	6,883	0.158
Block 81, Lot 02	6,000	0.138
Block 81, Lot 03	6,000	0.138
Block 81, Lot 04	6,000	0.138
Block 81, Lot 05	6,000	0.138
Block 81, Lot 06	6,000	0.138
Block 81, Lot 07	6,000	0.138
Block 81, Lot 08	6,000	0.138
Block 81, Lot 09	6,000	0.138
Block 81, Lot 10	6,000	0.138
Block 81, Lot 11	6,873	0.158
Block 81, Lot 12	6,875	0.158
Block 81, Lot 13	6,000	0.138
Block 81, Lot 14	6,000	0.138
Block 81, Lot 15	6,000	0.138
Block 81, Lot 16	6,000	0.138
Block 81, Lot 17	6,000	0.138
Block 81, Lot 18	6,000	0.138
Block 81, Lot 19	6,000	0.138
Block 81, Lot 20	6,000	0.138

BLOCK & LOT #	SQ. FT.	ACRES
Block 81, Lot 21	6,000	0.138
Block 81, Lot 22	6,881	0.158
Block 82, Lot 01	7,053	0.162
Block 82, Lot 02	6,195	0.142
Block 82, Lot 03	6,195	0.142
Block 82, Lot 04	6,195	0.142
Block 82, Lot 05	6,195	0.142
Block 82, Lot 06	6,195	0.142
Block 82, Lot 07	6,195	0.142
Block 82, Lot 08	6,195	0.142
Block 82, Lot 09	6,889	0.158
Block 82, Lot 10	6,889	0.158
Block 82, Lot 11	6,195	0.142
Block 82, Lot 12	6,195	0.142
Block 82, Lot 13	6,195	0.142
Block 82, Lot 14	6,195	0.142
Block 83, Lot 06	6,220	0.143
Block 83, Lot 07	6,220	0.143
Block 83, Lot 08	6,220	0.143
Block 83, Lot 09	6,220	0.143
Block 83, Lot 10	6,220	0.143
Block 83, Lot 11	7,970	0.183
Block 83, Lot 12	7,970	0.183
Block 83, Lot 13	6,220	0.143
Block 83, Lot 14	6,220	0.143
Block 83, Lot 15	6,220	0.143
Block 83, Lot 16	6,220	0.143
Block 84, Lot 07	6,220	0.143
Block 84, Lot 08	6,220	0.143
Block 84, Lot 09	6,220	0.143
Block 84, Lot 10	6,220	0.143
Block 84, Lot 11	7,970	0.183

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 THIS 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)

DESCRIPTION	ACRES	SQ. FT.
RESIDENTIAL	15.045	655,359
RIGHT-OF-WAY	4.602	200,467

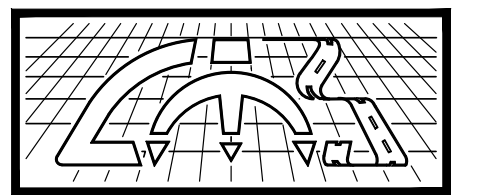
STREET TABLE		
NORTH - SOUTH	LENGTH	EAST - WEST
BLOOMING PLACE	292.00'	BANANA YUCCA AVENUE 866.20'
BRITTELBUSH PLACE	136.02'	RED YUCCA COURT 618.96'
DAYLILY PLACE	599.41'	FAXON YUCCA AVENUE 749.96'
MARAVILLAS STREET	444.76'	
VINCA PLACE	276.46'	

ENGINEER



110 Mesa Park Drive, Suite 200 El Paso, Texas 79912
Office: (915) 852-9003 Fax: (915) 629-8006

SURVEYOR



1420 Bessmer Drive, Suite 'A', El Paso, Texas 79935
Office: (915) 852-9003 Fax: (915) 629-8006

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

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

DATE OF PREPARATION: JUNE 25, 2024
DATE OF LAST REVISION: SEPTEMBER 26, 2024