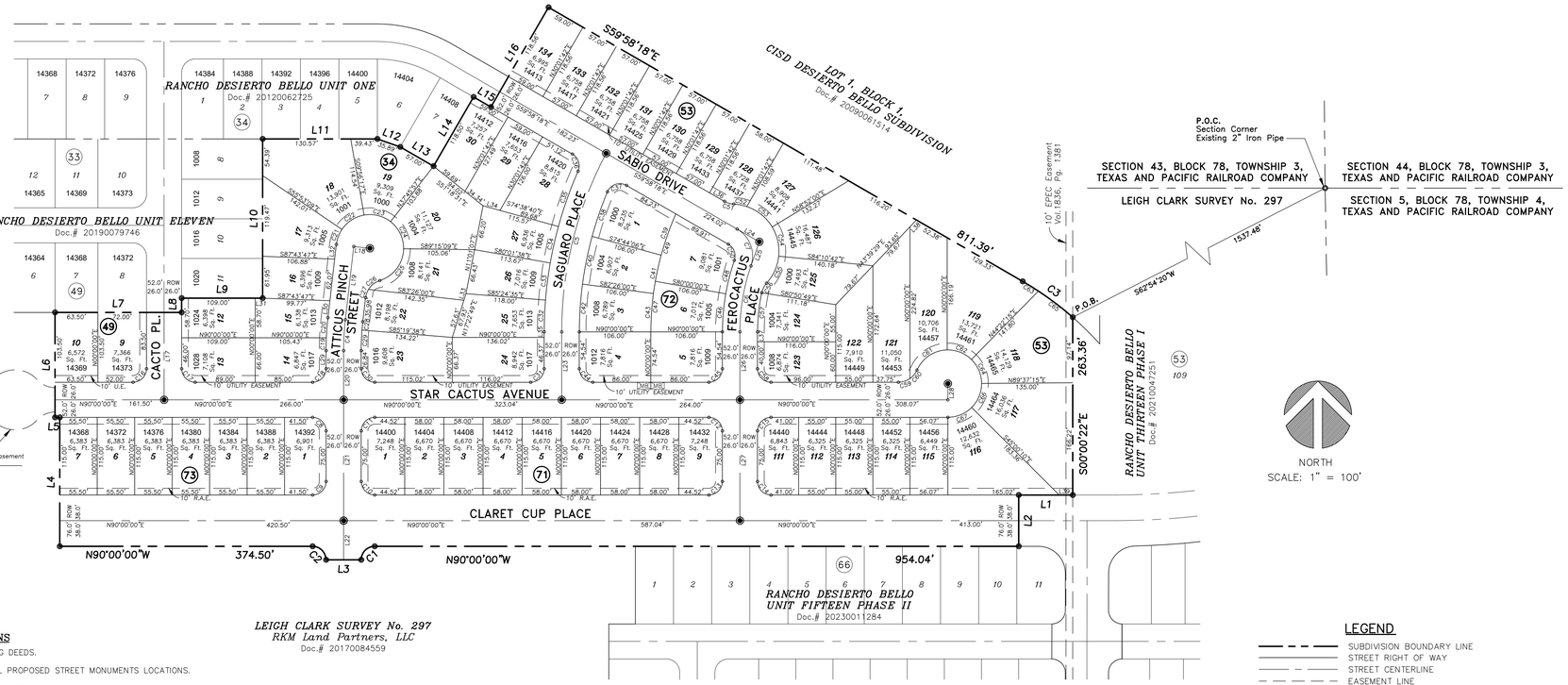
RANCHO DESIERTO BELLO UNIT FOURTEEN

A PORTION OF LEIGH CLARK SURVEY No. 297,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.
CONTAINING 18.708 ACRES ±



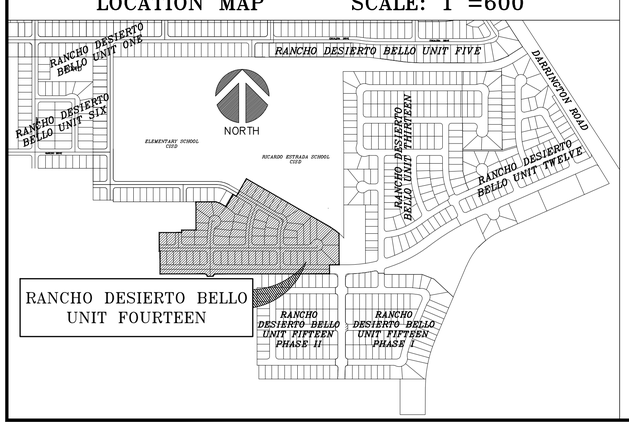
PLAT NOTES AND RESTRICTIONS

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 FOURTEEN 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 TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
10. ACCESS TO LOTS 1–7: BLOCK 73, LOTS 1–9, BLOCK 71, LOTS 111–117, BLOCK 53, ABUTTING CLARET CUP PLACE; LOT 1, BLOCK 73, LOT 1, BLOCK 74, ABUTTING ATTICUS PINCH STREET; LOT 9, BLOCK 71, LOT 111, BLOCK 53 ABUTTING FEROCACTUS PLACE; LOTS 13, 14, 23, 24, BLOCK 34, LOTS 4 AND 5, BLOCK 72, LOT 123, BLOCK 53 ABUTTING STAR CACTUS AVENUE; AND LOT 9, BLOCK 49 ABUTTING CACTO PLACE SHALL BE FROM OTHER DEDICATED STREETS ONLY.

LOCATION MAP SCALE: 1"=600'



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 62°54'20" West, a distance of 1537.48 feet to a point lying in the westerly boundary line of Rancho Desierto Bello Unit Thirteen, for a corner of this parcel and the POINT OF BEGINNING of this parcel description;
THENCE, South 00°00'22" East, with said westerly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 263.36 feet to a point, for a corner of this parcel;
THENCE, North 90°00'00" West, continuing with said westerly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 80.09 feet to a point, for a corner of this parcel;
THENCE, South 00°00'00" East, continuing with said westerly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 76.00 feet to a point, for a corner of this parcel;
THENCE, North 90°00'00" West, departing said westerly boundary line of Rancho Desierto Bello Unit Thirteen, a distance of 954.04 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, Northwesterly 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 374.50 feet to a point, for a corner of this parcel;
THENCE, North 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 7.00 feet to a point, for a corner of this parcel;
THENCE, North 00°00'00" East, a distance of 155.50 feet to a point lying in the southerly boundary line of 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 187.50 feet to a point, for a corner of this parcel;
THENCE, North 00°00'00" East, continuing with said southerly boundary line of Rancho Desierto Bello Unit Eleven, a distance of 21.20 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 120.00 feet to a point lying at the southeasterly corner of Rancho Desierto Bello Unit Eleven, for a corner of this parcel;
THENCE, North 00°00'00" East, with the easterly boundary line of Rancho Desierto Bello Unit Eleven, a distance of 235.80 feet to a point lying in the southerly boundary line of Rancho Desierto Bello Unit One, for a corner of this parcel;
THENCE, North 90°00'00" East, with the southerly boundary line of Rancho Desierto Bello Unit One, a distance of 170.00 feet to a point, for a corner of this parcel;
THENCE, South 70°37'29" East, continuing with the southerly boundary line of Rancho Desierto Bello Unit One, a distance of 35.89 feet to a point, for a corner of this parcel;
THENCE, South 59°58'18" East, continuing with the southerly boundary line of Rancho Desierto Bello Unit One, a distance of 57.00 feet to a point lying at the southeasterly corner of Rancho Desierto Bello Unit One, for a corner of this parcel;
THENCE, North 30°01'42" East, with the easterly boundary line of Rancho Desierto Bello Unit One, a distance of 118.50 feet to a point, for a corner of this parcel;
THENCE, South 59°58'18" East, continuing with said easterly boundary line of Rancho Desierto Bello Unit One, a distance of 29.64 feet to a point lying in the southerly boundary line of CISD Desierto Bello Subdivision, for a corner of this parcel;
THENCE, North 30°01'42" East, with the southerly boundary line of CISD Desierto Bello Subdivision, a distance of 170.56 feet to a point, for a corner of this parcel;
THENCE, South 59°58'18" East, continuing with said southerly boundary line of CISD Desierto Bello Subdivision, a distance of 811.39 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 of CISD Desierto Bello Subdivision, a distance of 91.30 feet to the POINT OF BEGINNING; Said curve having a radius of 467.33 feet, a central angle of 11°11'36", and a chord which bears South 54°22'30" East, a distance of 91.15 feet.
Said parcel contains 18.708 Acres (814,942 Square feet) more or less.

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	467.33'	91.30'	91.15'	S54°22'30"E	11°11'36"
C4	400.00'	45.84'	45.82'	S03°17'00"W	6°34'00"
C5	564.00'	275.42'	272.69'	S13°59'23"W	27°58'46"
C6	300.00'	99.51'	99.05'	S09°30'08"W	19°00'15"
C7	46.00'	63.41'	58.50'	N20°29'02"W	78°58'33"
C8	20.00'	31.42'	28.28'	N45°00'00"W	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'	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'	N45°00'00"E	90°00'00"
C14	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C15	20.00'	31.42'	28.28'	S45°00'00"W	90°00'00"
C16	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C17	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C18	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C19	426.00'	19.17'	19.17'	S01°17'20"W	2°34'40"
C20	426.00'	29.66'	29.65'	S04°34'20"W	3°59'20"
C21	50.00'	24.04'	23.81'	S20°20'26"W	27°32'50"
C22	50.00'	40.10'	39.03'	S37°05'17"W	45°56'53"
C23	50.00'	41.63'	40.44'	N76°05'10"W	47°42'14"
C24	50.00'	46.24'	44.61'	N25°44'36"W	52°58'54"
C25	50.00'	63.04'	58.95'	N36°52'05"E	72°14'28"
C26	30.00'	21.67'	21.20'	S52°17'58"W	41°22'41"
C27	30.00'	13.11'	13.01'	S19°05'19"W	25°02'37"
C28	374.00'	12.36'	12.36'	S05°37'11"W	1°53'38"
C29	374.00'	30.50'	30.49'	S02°20'11"W	4°40'22"
C30	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C31	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C32	590.00'	47.27'	47.26'	S02°17'43"W	4°35'25"
C33	590.00'	55.43'	55.41'	S07°16'54"W	5°22'57"
C34	590.00'	55.43'	55.41'	S12°39'51"W	5°22'57"
C35	590.00'	86.97'	86.89'	S19°34'43"W	8°26'46"
C36	20.00'	29.24'	26.71'	N18°05'06"W	83°46'24"
C37	20.00'	33.98'	30.04'	S71°21'33"W	97°70'18"
C38	538.00'	69.72'	69.67'	S18°58'39"W	7°25'30"
C39	432.00'	65.06'	65.00'	S19°34'46"W	8°37'45"
C40	538.00'	72.29'	72.23'	S11°24'57"W	7°41'54"
C41	432.00'	58.04'	58.00'	S11°24'57"W	7°41'54"
C42	538.00'	71.05'	71.00'	S03°47'00"W	7°34'00"
C43	432.00'	57.05'	57.01'	S03°47'00"W	7°34'00"
C44	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C45	20.00'	31.42'	28.28'	N45°00'00"E	90°00'00"
C46	326.00'	56.90'	56.83'	S05°00'00"W	10°00'00"
C47	432.00'	75.40'	75.30'	S05°00'00"W	10°00'00"
C48	326.00'	51.23'	51.18'	S14°30'08"W	9°00'15"
C49	432.00'	104.76'	104.50'	S16°56'49"W	13°53'38"
C50	20.00'	27.57'	25.44'	N20°29'02"W	78°58'33"
C51	30.00'	14.44'	14.30'	S73°45'50"E	27°35'02"
C52	70.00'	19.69'	19.63'	N79°29'44"W	16°07'13"
C53	70.00'	49.24'	48.23'	N51°17'04"W	40°18'08"
C54	70.00'	45.15'	44.37'	N12°39'21"W	36°57'18"
C55	70.00'	44.89'	44.12'	N24°11'30"E	36°44'25"
C56	30.00'	15.87'	15.69'	S27°24'23"W	30°18'38"
C57	274.00'	58.59'	58.48'	S06°07'32"W	12°15'04"
C58	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C59	30.00'	18.37'	18.09'	N79°27'14"E	35°05'33"
C60	30.00'	16.40'	16.20'	N39°14'34"E	31°19'46"
C61	50.00'	56.89'	53.87'	S56°10'25"W	65°11'27"
C62	50.00'	39.80'	38.75'	N68°25'49"W	45°36'07"
C63	467.33'	27.31'	27.31'	N58°17'51"W	3°20'55"
C64	50.00'	39.49'	38.47'	N23°00'15"W	45°15'00"
C65	467.33'	63.99'	63.94'	N52°42'03"W	7°50'41"
C66	50.00'	39.60'	38.57'	N22°18'33"E	45°22'36"
C67	50.00'	39.27'	38.27'	N67°29'55"E	45°00'10"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N90°00'00"W	80.09'
L2	S00°00'00"E	76.00'
L3	N90°00'00"W	52.00'
L4	N00°00'00"E	191.00'
L5	N90°00'00"W	7.00'
L6	N00°00'00"W	155.50'
L7	N90°00'00"E	187.50'
L8	N00°00'00"E	21.20'
L9	N90°00'00"E	120.00'
L10	N00°00'00"E	235.80'
L11	N90°00'00"E	170.00'
L12	S70°37'29"E	35.89'
L13	S59°58'18"E	57.00'
L14	N30°01'42"E	118.50'
L15	S59°58'18"E	29.64'
L16	N30°01'42"E	170.56'
L17	N00°00'00"E	129.38'
L18	S83°26'00"E	24.00'
L19	N06°34'00"E	109.31'
L20	N00°00'00"E	72.84'
L21	N00°00'00"E	179.00'
L22	N00°00'00"E	58.00'
L23	N00°00'00"E	100.54'
L24	S59°58'18"E	37.90'
L25	N19°00'15"E	37.90'
L26	N00°00'00"E	100.54'
L27	N00°00'00"E	179.00'
L28	N00°00'00"E	24.00'
L29	S00°00'00"E	26.84'
L30	S06°34'00"W	25.36'
L31	N90°00'00"E	11.00'
L32	S06°34'00"W	21.88'
L33	S17°22'49"W	10.30'
L34	N74°38'40"W	25.88'
L35	S00°00'00"E	8.17'
L36	N59°58'18"W	25.60'
L37	N00°00'00"E	14.54'
L38	N43°39'29"E	13.98'
L39	N90°00'00"W	20.00'

AREA TABLE		
DESCRIPTION	ACRES	SQ. FT.
RESIDENTIAL	12.484	543,795
RIGHT–OF–WAY	6.225	271,147
TOTAL	18.708	814,942

STREET TABLE	
NORTH – SOUTH	EAST – WEST
CACTO PLACE	CLARET CUP PLACE
ATTICUS PINCH STREET	STAR CACTUS AVENUE
DESERT CACTUS PLACE	SABIO DRIVE
FERRO CACTUS PLACE	

LEGEND

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

PROPOSED LAND USE

RESIDENTIAL

RESIDENTIAL LOTS = 68

SCHOOL DISTRICT

CLINT INDEPENDENT SCHOOL DISTRICT

D E D I C A T I O N

SDC DEVELOPMENT, LTD., 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 _____ 2024.

_____
Doug Little, Chief Financial Officer
SDC DEVELOPMENT, LTD.

A C K N O W L E D G E M E N T

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Doug Little, Chief Financial Officer, SDC DEVELOPMENT, LTD., 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 _____ 2024.

_____ _____
Notary Public in and for El Paso County, Texas My Commission Expires

T O W N O F H O R I Z O N C I T Y T O W N C O U N C I L

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 _____ 2024.

Accepted and adopted by the City Council of Town of Horizon City this _____ day of _____ 2024.

_____ _____
Elvia Schuller, City Clerk Andres Renteria, Mayor

Approved for filing this _____ day of _____ 2024.

_____
HUITT–ZOLLARS, INC. (Town Engineer)
by Isabel Vasquez, P.E.,
Vice President

F I L I N G

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____ 2024, 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

_____
ROBERTO S. ROMERO, P.E.
Licensed Professional Engineer
Texas License No. 114517

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.

_____
LARRY L. DREWES, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 4869

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
TBPE FIRM No. 13987
110 Mesa Park Drive, Suite 200
El Paso, Texas 79912
Office: (915) 852-9093
Fax: (915) 629-8506
6101 W. Courtyard Dr. Bldg. 1, Suite 100
Austin, Texas 78730
Office: (512) 338-4049
Fax: (512) 366-5374

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"

DATE OF PREPARATION: JUNE 7, 2022
DATE OF LAST REVISION: JULY 6, 2023