

DESERT SAGE DRIVE

Δ=5°20'56" R=1456.13
N45°47'16"W
(BEARING BASIS)

CURVE	RADIUS	BEARING	CHORD	DELTA	ARC
C1	4859.28'	N58°39'32"E	51.41'	00°36'22"	51.41'
C2	4869.28'	S58°37'48"W	51.40'	00°36'17"	51.40'

LINE	BEARING	DISTANCE
L1	N45°14'11"W	10.31'
L2	S45°14'11"E	10.29'



CERTIFICATION

I hereby certify that the foregoing Boundary and Improvement Survey was made by me or under my supervision and that there are no encroachments except as shown. Only platted easements are shown.

Manuel Calderon

Manuel Calderon
Registered Professional Land Surveyor No. 2564
Texas Surveying Firm Reg. No. 100200-00
Texas Registered Engineering Firm No. F-3788

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File No: 20090020468 Job No. 0224-27

14476 DESERT SAGE DRIVE,
A PORTION OF LOT 13, BLOCK 32,
HORIZON MESA UNIT SIX, CITY OF HORIZON,
EL PASO COUNTY, TEXAS, AND BEING MORE
PARTICULARLY DESCRIBED BY
METES AND BOUNDS ATTACHED HERETO.

Field JM Office RM-C6 Date 02/13/24 Scale 1"=20'

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February 13, 2024

14476 Desert Sage Drive METES & BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Lot 13, Block 32, Horizon Mesa Unit Six, City of Horizon, El Paso County, Texas, as filed and recorded in File No. 20090020468, Deed Records of El Paso County, Texas; and being more particularly described by metes and bounds as follows;

Beginning at a found iron pin marking the Southeast corner of Lot 13 and the Northeast corner of Lot 1 on the West R.O.W. line of Desert Mist Drive, all in Block 32, Horizon Mesa Unit Six, City of Horizon, El Paso County, Texas;


Thence North $45^{\circ}14'11''$ West along the common Lot line between Lots 1 and 13 a distance of 10.31 feet to a set nail;

Thence 51.41 feet along arc of a curve to the right, whose interior angle is $00^{\circ}36'22''$, whose radius is 4859.28 feet and whose chord bears North $58^{\circ}39'32''$ East a distance of 51.41 feet to a set nail;

Thence South $45^{\circ}14'11''$ East a distance of 10.29 feet to a set nail;

Thence 51.40 feet along arc of a curve to the left and along the West R.O.W. line of Desert Mist Drive, whose interior angle is $00^{\circ}36'17''$, whose radius is 4869.28 feet and whose chord bears South $58^{\circ}37'48''$ West a distance of 51.40 feet to the "Point of Beginning" and containing in all 514.00 square feet or 0.011 acres of land more or less. A plat of survey dated February 13, 2024 is a part of this description and is attached hereto.




Manuel Calderon
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