

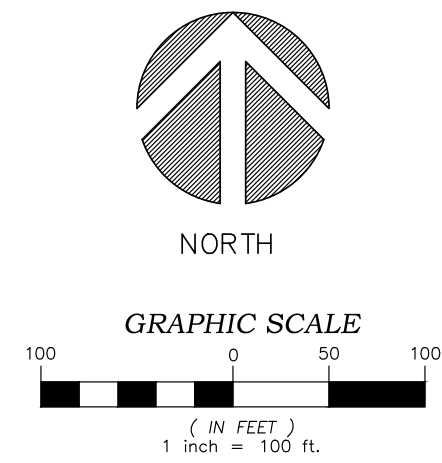
RANCHO DESIERTO BELLO
UNIT NINETEEN

A PORTION OF LEIGH CLARK SURVEY No. 297,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.
CONTAINING 16.576 ACRES ±

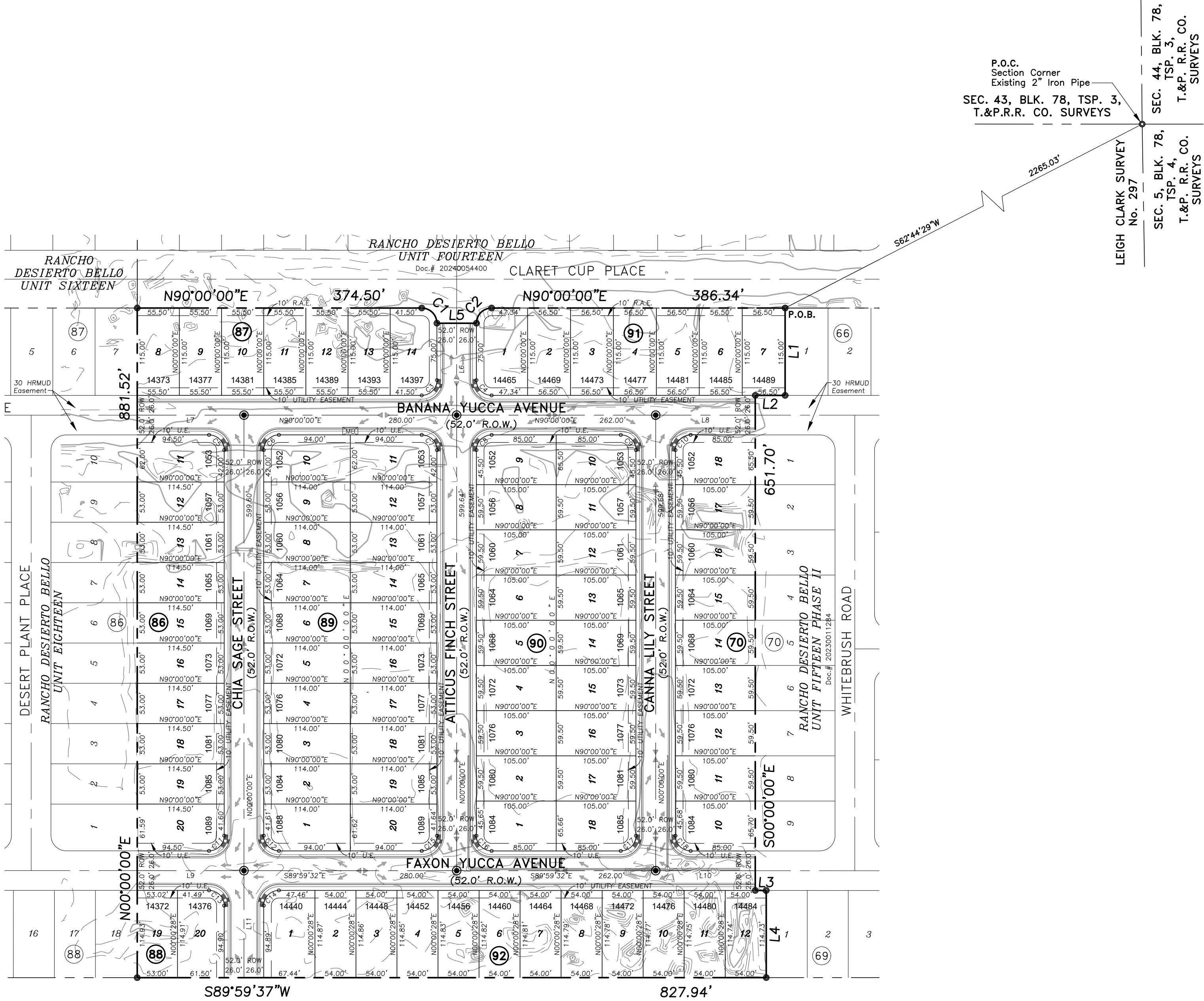
PROPOSED LAND USE
RESIDENTIAL

RESIDENTIAL LOTS = 85

SCHOOL DISTRICT
CLINT INDEPENDENT SCHOOL
DISTRICT



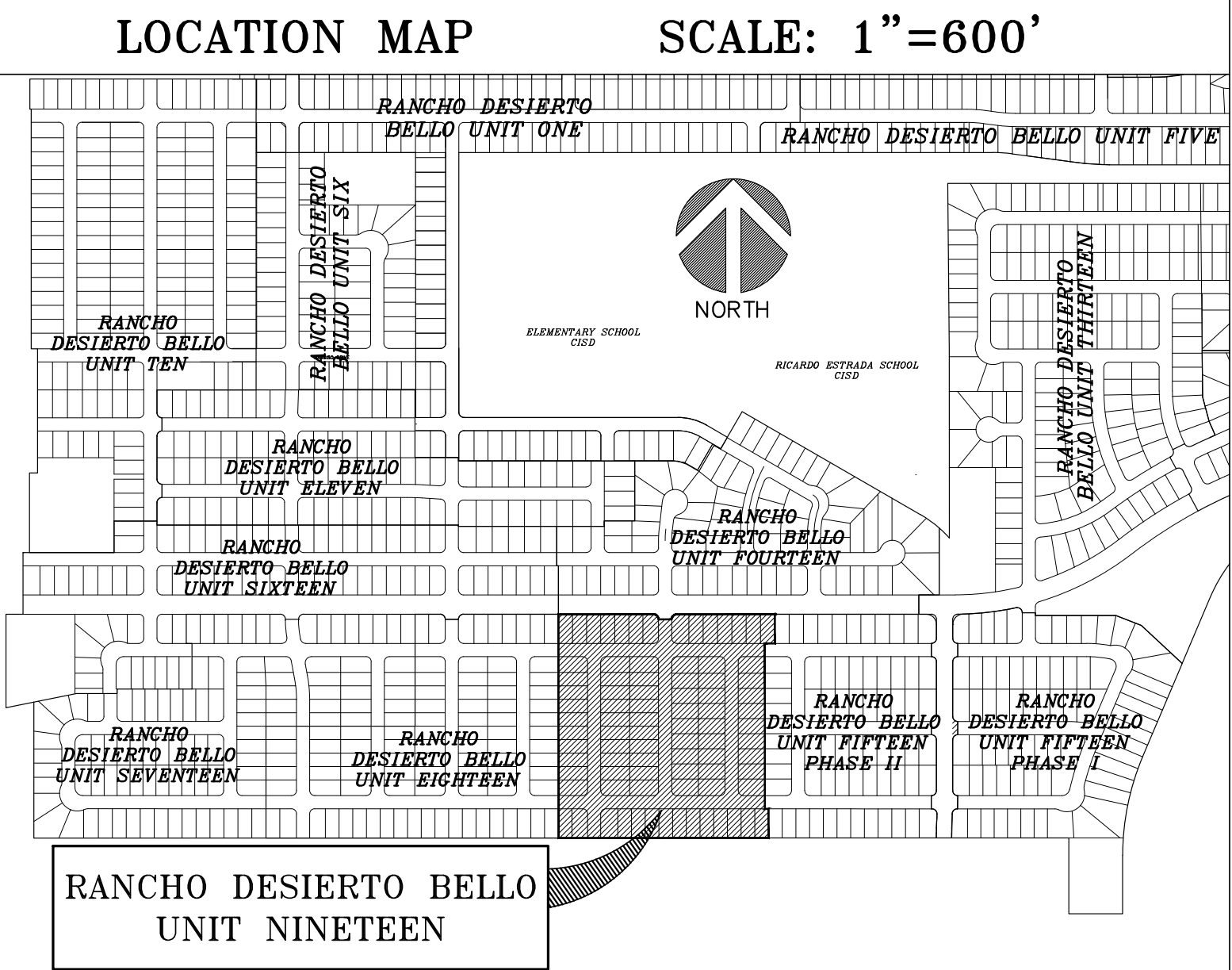
- LEGEND
- SUBDIVISION BOUNDARY LINE
 - STREET RIGHT OF WAY
 - STREET CENTERLINE
 - EASEMENT LINE
 - U.S. POSTAL SERVICE COLLECTION BOX UNITS
 - BLOCK NUMBER
 - LOT NUMBER
 - ADDRESS
 - EXISTING GROUND CONTOUR LINES
CONTOUR INTERVAL = 1.0 FOOT
 - PROPOSED CITY MONUMENT
 - R.A.E. RESTRICTIVE ACCESS EASEMENT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



EGAN, MICHAEL S.
Doc.# 20170017647

PRELIMINARY

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

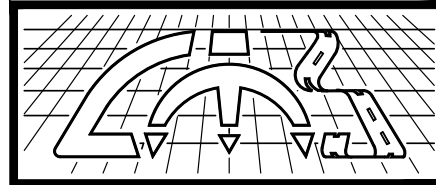


OWNER
VIVA LAND VENTURES, LP
11427 ROJAS DRIVE
EL PASO, TEXAS 79936
(915)859-8900
CONTACT: GREG DIDONNA

ENGINEER
TRE & ASSOCIATES
Engineering Solutions

TRE FIRM No. 13867
110 Mesa Park Drive, Suite 200 El Paso, Texas 79912
Office: (915) 852-9803 Fax: (915) 629-8506

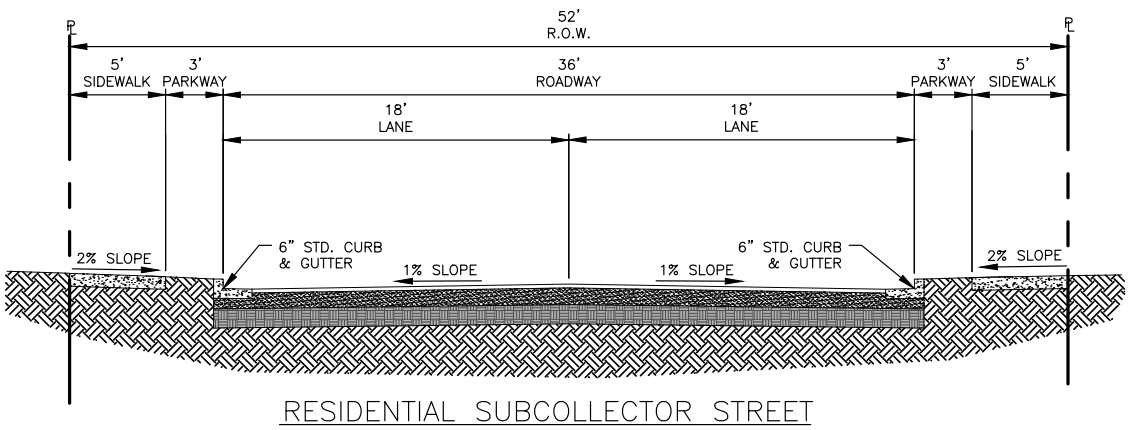
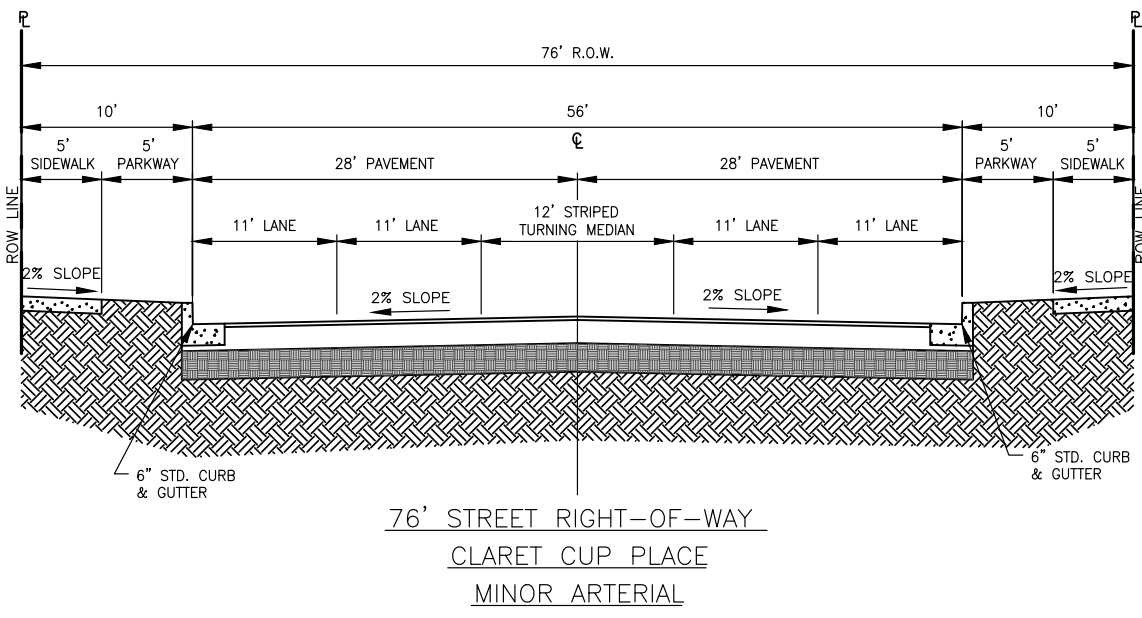
SURVEYOR



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 NINETEEN

A PORTION OF LEIGH CLARK SURVEY No. 297,
TOWN OF HORIZON CITY, EL PASO COUNTY, TEXAS.
CONTAINING 16.576 ACRES ±



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°00'00"E	115.00'
L2	N90°00'00"W	39.34'
L3	S89°59'32"E	14.46'
L4	S00°00'28"W	114.73'
L5	N90°00'00"E	52.00'
L6	N00°00'00"E	121.00'
L7	N90°00'00"E	140.50'
L8	N90°00'00"E	131.00'
L9	S89°59'32"E	140.50'
L10	S89°59'32"E	131.00'
L11	N00°00'00"E	140.41'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00'	31.42'	28.28'	S45°00'00"E	90°00'00"
C2	20.00'	31.42'	28.28'	N45°00'00"E	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'	28.28'	S45°00'00"W	90°00'00"
C7	20.00'	31.42'	28.28'	N45°00'00"W	90°00'00"
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'	31.42'	28.28'	S45°00'00"W	90°00'00"
C11	20.00'	31.42'	28.29'	N45°00'14"E	90°00'28"
C12	20.00'	31.41'	28.28'	S44°59'46"E	89°59'32"
C13	20.00'	31.41'	28.28'	N44°59'46"W	89°59'32"
C14	20.00'	31.42'	28.29'	S45°00'14"W	90°00'28"
C15	20.00'	31.42'	28.29'	N45°00'14"E	90°00'28"
C16	20.00'	31.41'	28.28'	S44°59'46"E	89°59'32"
C17	20.00'	31.42'	28.29'	N45°00'14"E	90°00'28"
C18	20.00'	31.41'	28.28'	S44°59'46"E	89°59'32"

LOT AREA TABLE			
BLOCK & LOT #	SQ. FT.	ACRES	
Block 66, Lot 12	7,573	0.174	
Block 66, Lot 13	6,498	0.149	
Block 66, Lot 14	6,498	0.149	
Block 66, Lot 15	6,498	0.149	
Block 66, Lot 16	6,498	0.149	
Block 66, Lot 17	6,498	0.149	
Block 66, Lot 18	6,498	0.149	
Block 69, Lot 13	7,663	0.176	
Block 69, Lot 14	6,203	0.142	
Block 69, Lot 15	6,202	0.142	
Block 69, Lot 16	6,201	0.142	
Block 69, Lot 17	6,201	0.142	
Block 69, Lot 18	6,200	0.142	
Block 69, Lot 19	6,199	0.142	
Block 69, Lot 20	6,198	0.142	
Block 69, Lot 21	6,198	0.142	
Block 69, Lot 22	6,197	0.142	
Block 69, Lot 23	6,196	0.142	
Block 69, Lot 24	6,196	0.142	
Block 70, Lot 10	6,812	0.156	
Block 70, Lot 11	6,248	0.143	
Block 70, Lot 12	6,248	0.143	
Block 70, Lot 13	6,248	0.143	
Block 70, Lot 14	6,248	0.143	
Block 70, Lot 15	6,248	0.143	
Block 70, Lot 16	6,248	0.143	
Block 70, Lot 17	6,248	0.143	
Block 70, Lot 18	6,792	0.156	
Block 86, Lot 11	7,013	0.161	

LOT AREA TABLE			
BLOCK & LOT #	SQ. FT.	ACRES	
Block 86, Lot 12	6,068	0.139	
Block 86, Lot 13	6,068	0.139	
Block 86, Lot 14	6,068	0.139	
Block 86, Lot 15	6,068	0.139	
Block 86, Lot 16	6,068	0.139	
Block 86, Lot 17	6,068	0.139	
Block 86, Lot 18	6,068	0.139	
Block 86, Lot 19	6,068	0.139	
Block 86, Lot 20	6,967	0.160	
Block 87, Lot 08	6,382	0.147	
Block 87, Lot 09	6,382	0.147	
Block 87, Lot 10	6,382	0.147	
Block 87, Lot 11	6,382	0.147	
Block 87, Lot 12	6,382	0.147	
Block 87, Lot 13	6,382	0.147	
Block 87, Lot 14	6,901	0.158	
Block 88, Lot 19	6,092	0.140	
Block 88, Lot 20	6,980	0.160	
Block 89, Lot 01	6,938	0.159	
Block 89, Lot 02	6,042	0.139	
Block 89, Lot 03	6,042	0.139	
Block 89, Lot 04	6,042	0.139	
Block 89, Lot 05	6,042	0.139	
Block 89, Lot 06	6,042	0.139	
Block 89, Lot 07	6,042	0.139	
Block 89, Lot 08	6,042	0.139	
Block 89, Lot 09	6,042	0.139	
Block 89, Lot 10	6,982	0.160	
Block 89, Lot 11	6,982	0.160	

LOT AREA TABLE			
BLOCK & LOT #	SQ. FT.	ACRES	
Block 89, Lot 12	6,042	0.139	
Block 89, Lot 13	6,042	0.139	
Block 89, Lot 14	6,042	0.139	
Block 89, Lot 15	6,042	0.139	
Block 89, Lot 16	6,042	0.139	
Block 89, Lot 17	6,042	0.139	
Block 89, Lot 18	6,042	0.139	
Block 89, Lot 19	6,042	0.139	
Block 89, Lot 20	6,940	0.159	
Block 90, Lot 01	6,808	0.156	
Block 90, Lot 02	6,248	0.143	
Block 90, Lot 03	6,248	0.143	
Block 90, Lot 04	6,248	0.143	
Block 90, Lot 05	6,248	0.143	
Block 90, Lot 06	6,248	0.143	
Block 90, Lot 07	6,248	0.143	
Block 90, Lot 08	6,248	0.143	
Block 90, Lot 09	6,792	0.156	
Block 90, Lot 10	6,792	0.156	
Block 90, Lot 11	6,248	0.143	
Block 90, Lot 12	6,248	0.143	
Block 90, Lot 13	6,248	0.143	
Block 90, Lot 14	6,248	0.143	
Block 90, Lot 15	6,248	0.143	
Block 90, Lot 16	6,248	0.143	
Block 90, Lot 17	6,248	0.143	
Block 90, Lot 18	6,809	0.156	

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°44'29" West, a distance of 2265.03 feet to a point lying at the northwesterly boundary corner of Rancho Desierto Bello Unit Fifteen Phase II and in the southerly right-of-way line of Claret Cup Place, for a corner of this parcel and the POINT OF BEGINNING of this parcel description;

THENCE, South 00°00'00" East, departing said southerly right-of-way line of Claret Cup Place and with the westerly boundary line of said Rancho Desierto Bello Unit Fifteen Phase II, a distance of 115.00 feet to a point, for a corner of this parcel;

THENCE, North 90°00'00" West, continuing with said boundary line of Rancho Desierto Bello Unit Fifteen Phase II, a distance of 39.34 feet to a point, for a corner of this parcel;

THENCE, South 00°00'00" East, continuing with said boundary line of Rancho Desierto Bello Unit Fifteen Phase II, a distance of 651.70 feet to a point, for a corner of this parcel;

THENCE, South 89°59'32" East, continuing with said boundary line of Rancho Desierto Bello Unit Fifteen Phase II, a distance of 14.46 feet to a point, for a corner of this parcel;

THENCE, South 00°00'28" West, continuing with said boundary line of Rancho Desierto Bello Unit Fifteen Phase II, a distance of 114.73 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 827.94 feet to a point lying at the southeast boundary corner of Rancho Desierto Bello Unit Eighteen, for a corner of this parcel;

THENCE, North 00°00'00" East, with the easterly boundary line of said Rancho Desierto Bello Unit Eighteen, a distance of 881.52 feet to a point lying in said southerly right-of-way line of Claret Cup Place, for a corner of this parcel;

THENCE, North 90°00'00" East, with said southerly right-of-way line of Claret Cup Place, a distance of 374.50 feet to a point, for a corner of this parcel;

THENCE, southeasterly with the arc of a curve to the right and continuing with the said southerly right-of-way line of Claret Cup Place, 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 00°00'00" East, a distance of 52.00 feet to a point lying in said southerly right-of-way line of Claret Cup Place, for a corner of this parcel;

THENCE, northeasterly with the arc of a curve to the right and continuing with said southerly right-of-way line of Claret Cup Place, 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 right-of-way line of Claret Cup Place, a distance of 386.34 feet to the POINT OF BEGINNING.

Said parcel contains 16.576 Acres (722,047 Square feet) more or less.

PLAT NOTES AND RESTRICTIONS

- BEARINGS ARE BASED ON UNDERLYING DEEDS.
- = THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENTS LOCATIONS.
- DBX = 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 NINETEEN 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 EXTENSIONS 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 87 AND LOTS 12-18, BLOCK 66, 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)

AREA TABLE		
DESCRIPTION	ACRES	SQ. FT.
RESIDENTIAL	12.390	539,723
RIGHT-OF-WAY	4.186	182,324
TOTAL	16.576	722,047

STREET TABLE			
NORTH - SOUTH	LENGTH	EAST - WEST	LENGTH
CHIA SAGE STREET	740.02'	BANANA YUCCA AVENUE	813.50'
ATTICUS FINCH STREET	720.64'	FAXON YUCCA AVENUE	813.50'
CANNA LILY STREET	599.68'		

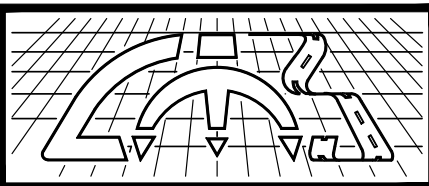
ENGINEER



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El Paso, Texas 79912
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Austin, Texas 78738
Office: (512) 358-4049
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SURVEYOR



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"Serving Texas, New Mexico and Arizona"

DATE OF PREPARATION: MARCH 21, 2025
DATE OF LAST REVISION: MARCH 25, 2025