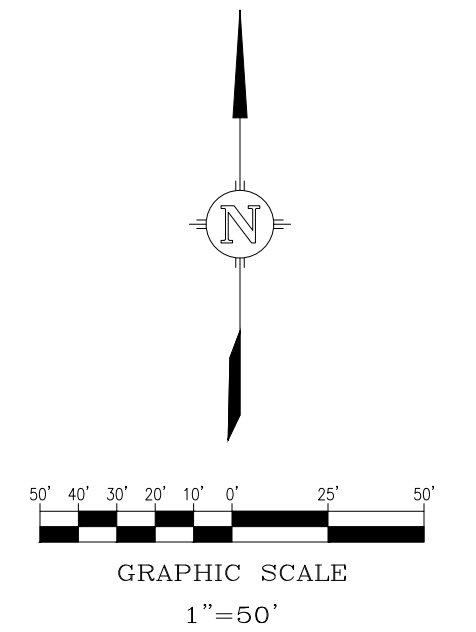


HORIZONTE RESIDENCIAL PHASE II

A PORTION OF TRACT 5A, BLOCK 8, UPPER VALLEY SURVEYS
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 2.290 ACRES ±

SCHOOL DISTRICT
EL PASO INDEPENDENT SCHOOL DISTRICT
6531 BOEING DRIVE
EL PASO, TEXAS 79925

PROPOSED LAND USE
RESIDENTIAL LOTS = 5
LANDSCAPE = 1



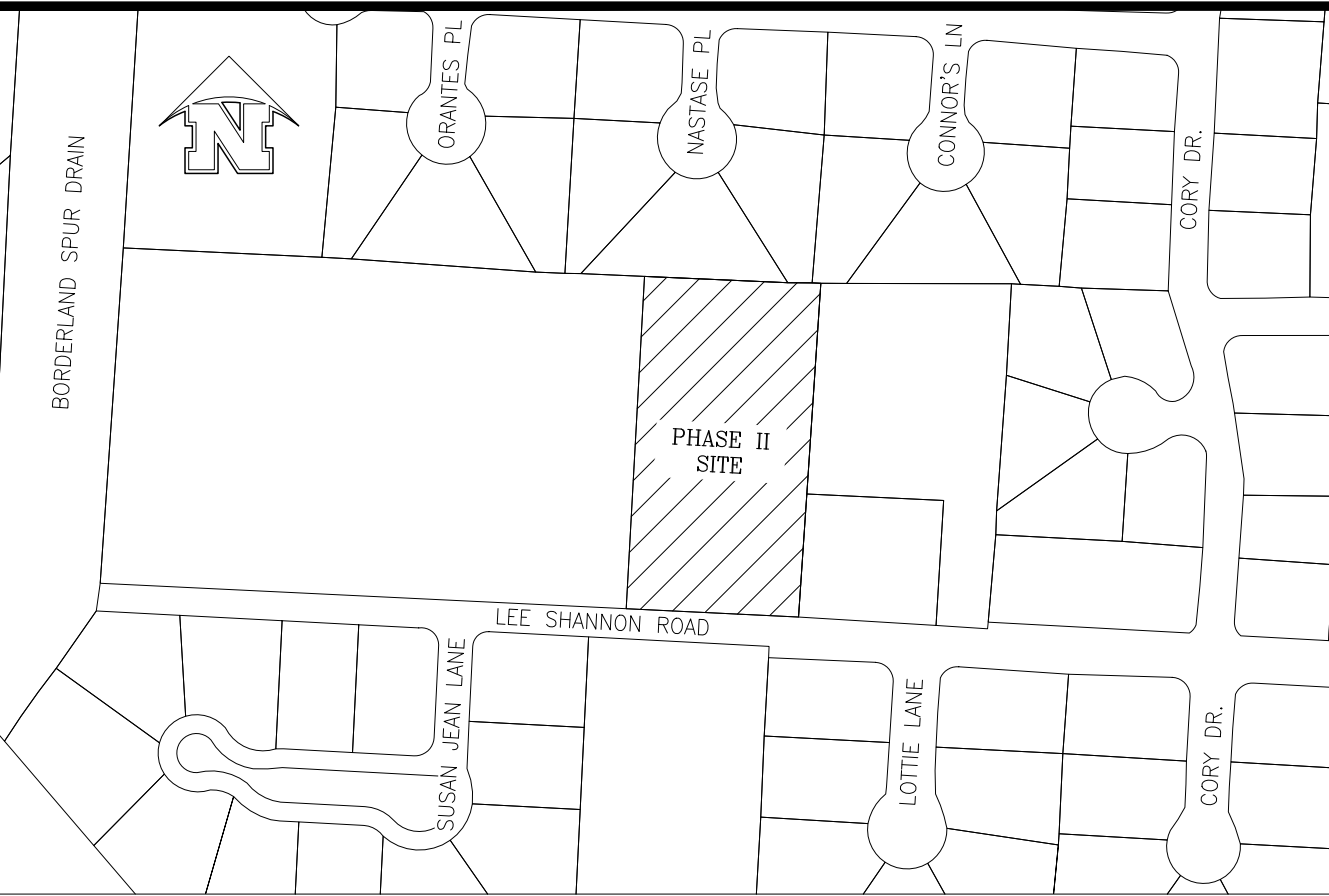
LEGEND

- PROPOSED STREET COUNTY MONUMENT
- STREET COUNTY MONUMENT BRASS DISK
- 5/8" IRON ROD W/ZWA YELLOW CAP SET
- 1/2" IRON ROD W/ZWA RED CAP SET
- △ CALCULATED POINT
- P.R.E.P.C.T. PLAT RECORDS EL PASO COUNTY, TEXAS
- O.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS EL PASO COUNTY, TEXAS
- 4020— EXISTING GROUND CONTOUR LINES
- ↑ DIRECTION OF FLOW
- ▲ HIGH POINT
- ▼ LOW POINT
- ⊕ B.M. BENCH MARK
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- Ⓢ BLOCK NUMBER

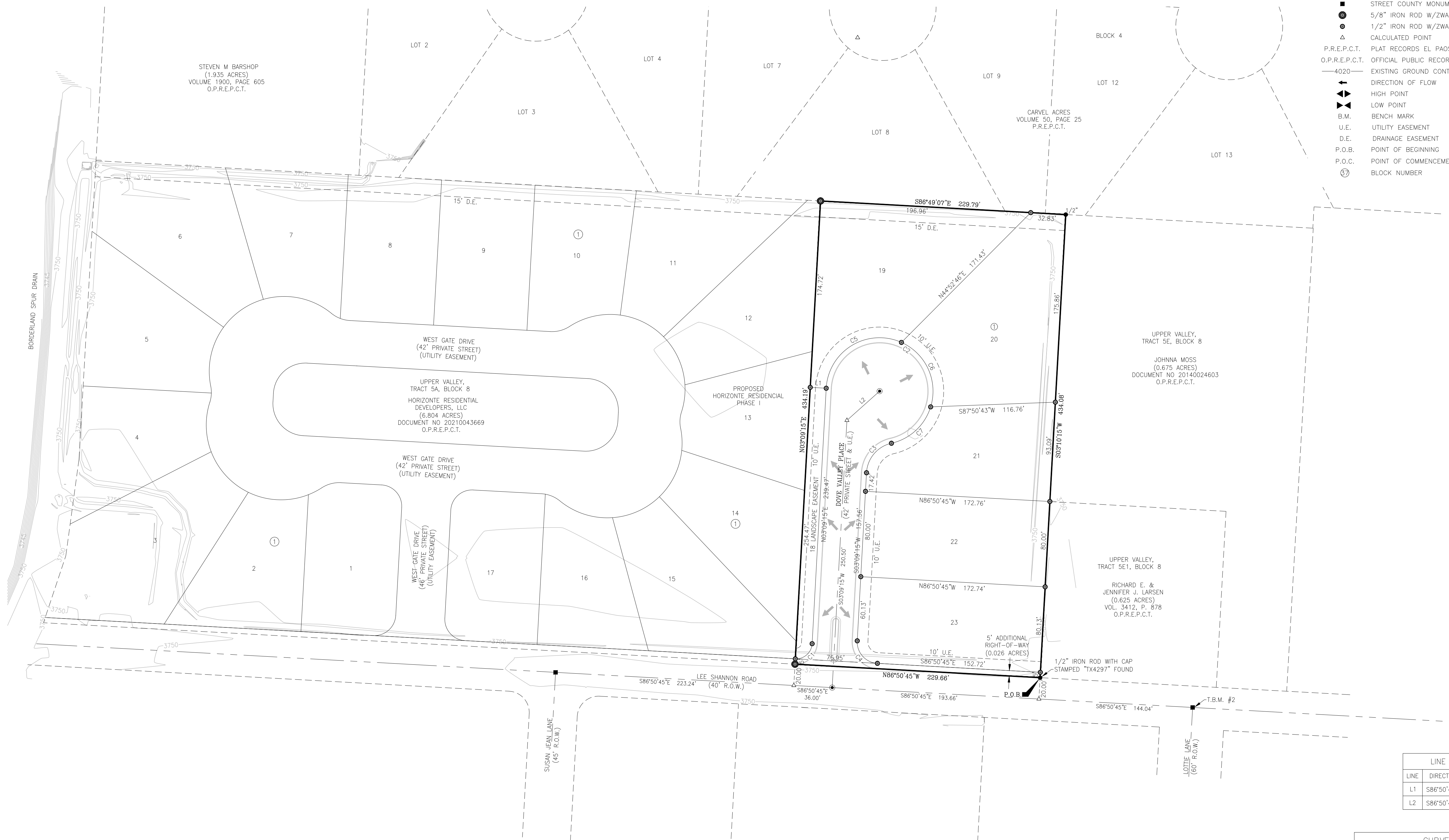
BLOCK	LOT	SQ. FEET	ACRES
1	18	3,756	0.086
1	19	18,939	0.435
1	20	18,027	0.414
1	21	13,042	0.299
1	22	13,820	0.317
1	23	13,755	0.316

DESCRIPTION	SQ. FT.	ACRES
RESIDENTIAL	77,585	1.781
LANDSCAPE	3,756	0.086
R.O.W. TAKE	1,148	0.026
R.O.W.	17,244	0.396
TOTAL	99,732	2.290

STREET NAME	LINEAR FEET
DOVE VALLEY PLACE	271.52



LOCATION MAP
NOT TO SCALE



STEVEN M BARSHOP
(1.935 ACRES)
VOLUME 1900, PAGE 605
O.P.R.E.P.C.T.

CARVEL ACRES
VOLUME 50, PAGE 25
P.R.E.P.C.T.

UPPER VALLEY,
TRACT 5E, BLOCK 8

JOHNA MOSS
(0.675 ACRES)
DOCUMENT NO. 20140024603
O.P.R.E.P.C.T.

UPPER VALLEY,
TRACT 5E1, BLOCK 8
RICHARD E. &
JENNIFER J. LARSEN
(0.625 ACRES)
VOL. 3412, P. 87B
O.P.R.E.P.C.T.

PRELIMINARY

BEARING BASIS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS, ESTABLISHED BY USING THE TX-DOT VRS-RTK NETWORK. ALL DISTANCE SHOWN ARE SURFACE DISTANCES, CONVERTED WITH A COMBINED SCALE FACTOR OF 1.00023100.

VERTICAL DATUM:
VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88).

BENCH MARKS:
TBM#2 BRASS DISK IN CONCRETE FOUND FOR CITY MONUMENT AT THE CENTERLINE INTERSECTION OF LEE SHANNON ROAD AND LOTTIE LANE.

GRID COORDINATES:
N=10,692,932.00
E=346,426.01
ELEVATION=3750.57

DATE OF PREPARATION: MAY 2022

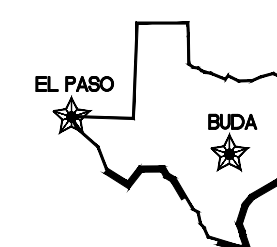


1000 Newman Street
El Paso, Texas 79902
tel. (915) 533-1102
fax (915) 533-1103

ESSCO International Inc. - Firm Registration Number: 6959

OWNER

HORIZONTE RESIDENCIAL DEVELOPERS, LLC
6006 N. MESA STE #903
EL PASO, TEXAS 79912
PHONE: (915)600-766



SURVEYOR

ZWA

Zamora, L.L.C.
Professional Land Surveyors
Job # 218-03
150 Zaragoza Road, Suite B-7
El Paso, TX 79906
Office (915) 955-9009

LINE	DIRECTION	DISTANCE
L1	S86°50'45"E	14.95'
L2	S86°50'45"E	29.00'

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	23.51'	89°47'57"	15.00'	N48°03'50"E	21.18'
C2	221.69'	254°02'17"	50.00'	S49°49'37"E	79.84'
C3	38.77'	74°02'17"	30.00'	S40°10'23"W	36.12'
C4	31.42'	90°00'00"	20.00'	S41°50'45"E	28.28'
C5	96.86'	110°59'35"	50.00'	S58°39'02"W	82.41'
C6	72.39'	82°57'10"	50.00'	N24°22'35"W	66.23'
C7	52.44'	60°05'32"	50.00'	N47°08'45"E	50.07'