

# EL BRONCO D ALLENDE ESTATES

TRACTS 7-C AND 8-D, BLOCK 34, YSLETA GRANT  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING:  
100,748.72 SQ. FT. OR 2.3128 ACRES ±

### DEDICATION

LIZALAN LLC., property owner's of this land, hereby present this plat and dedicate to the use of the public, easements and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

Witness our signature this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

By: LIZALAN LLC.,

MARTIN ARMENDARIZ, Owner

ATTEST: NOT REQUIRED

### ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Martin Armendariz, owner of LIZALAN LLC., known to me to be the person's whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations herein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for El Paso County My Commission Expires \_\_\_\_\_

### CITY PLAN COMMISSION

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this \_\_\_\_\_ day of \_\_\_\_\_, 2025, A.D.

Secretary Chairperson

Approved for filing this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Development Services Director

### FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, A.D. in Volume \_\_\_\_\_, of the Plat Record, Page \_\_\_\_\_, File No. \_\_\_\_\_

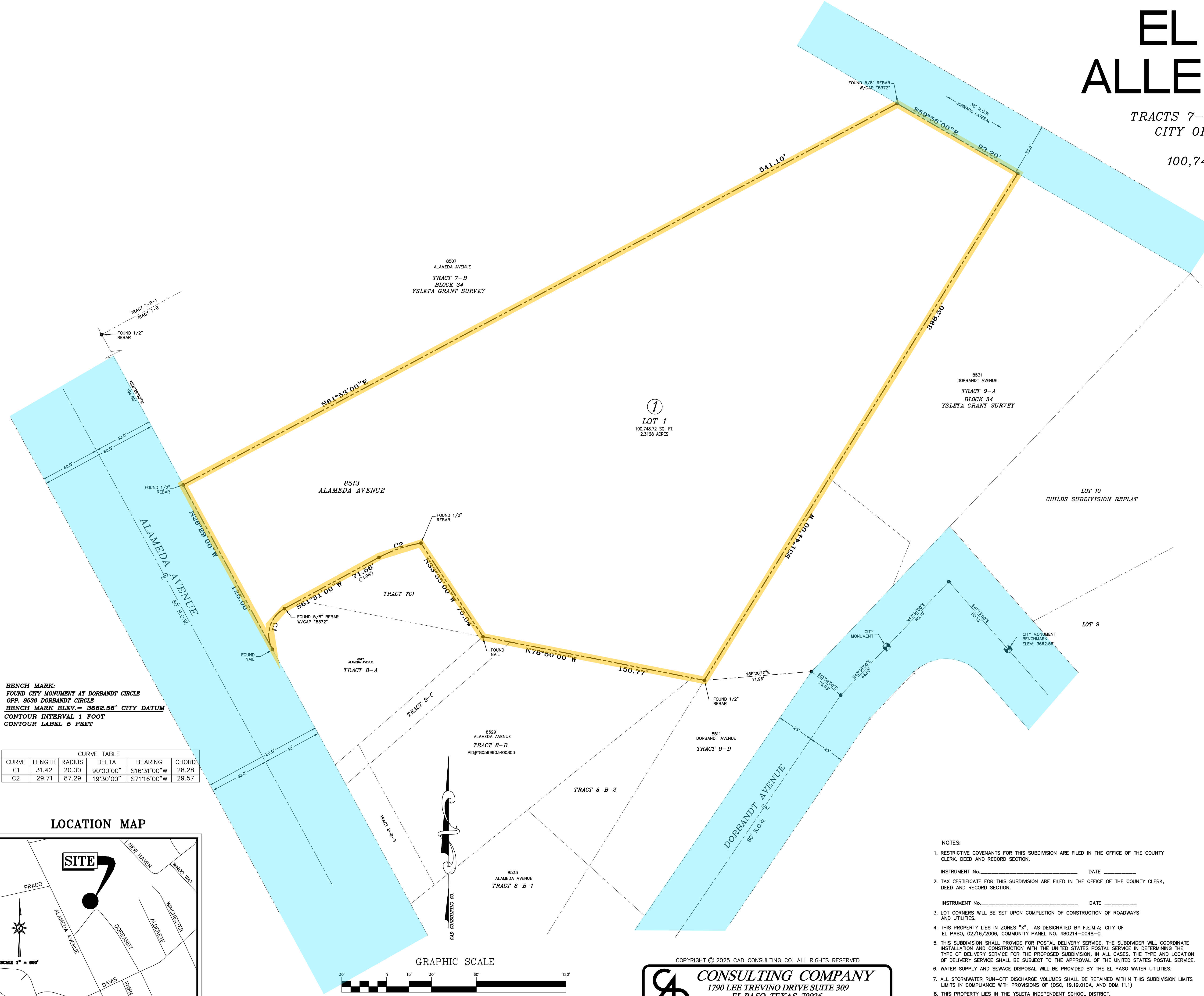
County Clerk By Deputy

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.

Carlos M. Jimenez, R.P.L.S.  
Registered Professional Land Surveyor  
Texas License No. 3950  
Firm No. 10099300

OWNER/DEVELOPER:  
LIZALAN LLC  
MARTIN ARMENDARIZ  
8450 ALAMEDA AVENUE  
EL PASO, TEXAS 79907  
PHONE: (915) 633-6422

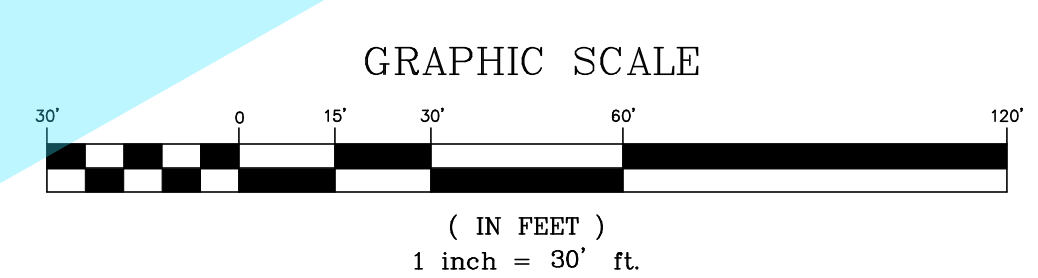
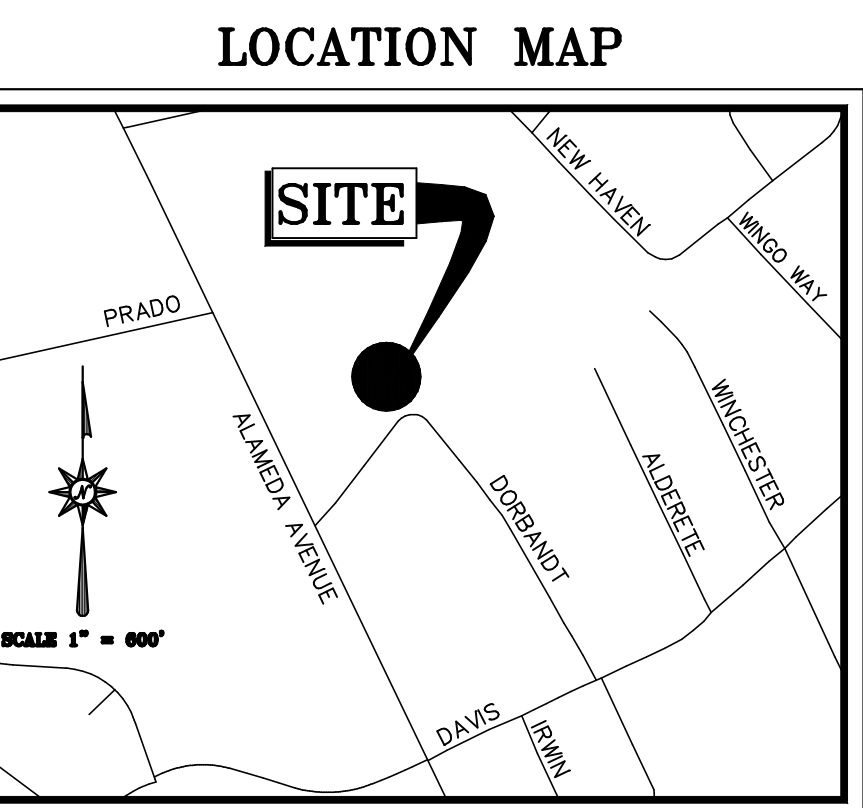
SURVEYOR:  
CAD CONSULTING CO.  
CARLOS M. JIMENEZ  
1790 N. LEE TREVINO  
EL PASO, TEXAS 79936  
PHONE: (915) 633-6422



①  
LOT 1  
100,748.72 SQ. FT.  
2.3128 ACRES

BENCH MARK:  
FOUND CITY MONUMENT AT DORBANDT CIRCLE  
OPP. 8536 DORBANDT CIRCLE  
BENCH MARK ELEV. = 3662.66' CITY DATUM  
CONTOUR INTERVAL 1 FOOT  
CONTOUR LABEL 5 FEET

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	31.42	20.00	90°00'00"	S16°31'00"W	28.28
C2	29.71	87.29	19°30'00"	S71°16'00"W	29.57



CAD CONSULTING COMPANY  
1790 LEE TREVINO DRIVE SUITE 309  
EL PASO, TEXAS 79936  
TEL(915) 633-6422 FAX(915) 633-6424

- NOTES:
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
  - TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
  - LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
  - THIS PROPERTY LIES IN ZONES "X", AS DESIGNATED BY F.E.M.A.; CITY OF EL PASO, 02/16/2006, COMMUNITY PANEL NO. 480214-0048-C.
  - THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE, THE SUBDIVIDER WILL COORDINATE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE IN DETERMINING THE TYPE OF DELIVERY SERVICE FOR THE PROPOSED SUBDIVISION, IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
  - WATER SUPPLY AND SEWAGE DISPOSAL WILL BE PROVIDED BY THE EL PASO WATER UTILITIES.
  - ALL STORMWATER RUN-OFF DISCHARGE VOLUMES SHALL BE RETAINED WITHIN THIS SUBDIVISION LIMITS IN COMPLIANCE WITH PROVISIONS OF (DSC, 19.19.010A, AND DDM 11.1)
  - THIS PROPERTY LIES IN THE YSLETA INDEPENDENT SCHOOL DISTRICT.