

WAGNER

A PORTION OF TRACT 7, SECTION 25, BLOCK 79, TOWNSHIP 2, T&P R.R. CO. SURVEY, A PORTION OF TRACTS 1A, 1A1, 1A3, AND 1A4, SECTION 35, BLOCK 79, TOWNSHIP 2, T&P R.R. CO. SURVEY, AND A PORTION OF SECTION 36, BLOCK 79, TOWNSHIP 2, T&P R.R. CO. SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 93.30 ACRES ± (SHEET 1 OF 2)

LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CENTERLINE
- ① LOT AND BLOCK NUMBER
- PROPOSED INLET & STORM SEWER PIPE
- DRAINAGE FLOW
- ▲ HIGH POINT
- ▼ LOW POINT
- ▲ PROPOSED MONUMENT
- ▲ EXISTING MONUMENT
- 36.31 --- EXISTING MAJOR CONTOUR LINES
- EXISTING MINOR CONTOUR LINES
- EXISTING ASPHALT PAVEMENT

BENCHMARK:
 FOUND CITY MONUMENT AT THE CENTERLINE INTERSECTION OF AUGUSTA DRIVE & BERNARD DRIVE.
 N: 10,668,877.77 (GRID)
 E: 469,624.05 (GRID)
 ELEVATION: 4016.78 (NAVD88)

SCHOOL DISTRICT:
 SOCORRO INDEPENDENT SCHOOL DISTRICT
 12440 ROJAS DR, EL PASO, TX 79928

PRIVATE OPEN SPACE	= 1
COMMERCIAL	= 4
POND	= 2
TOTAL	= 7

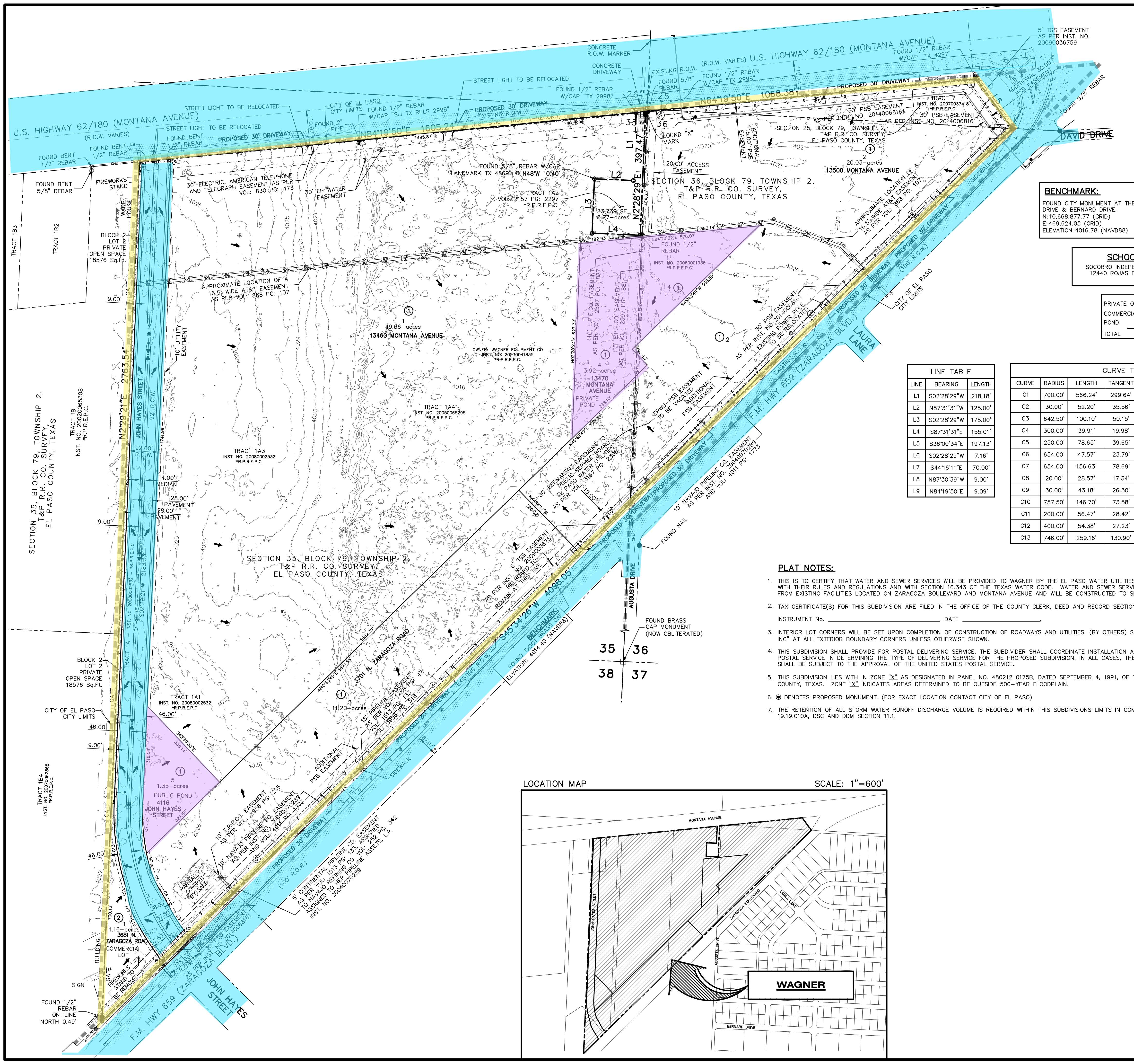
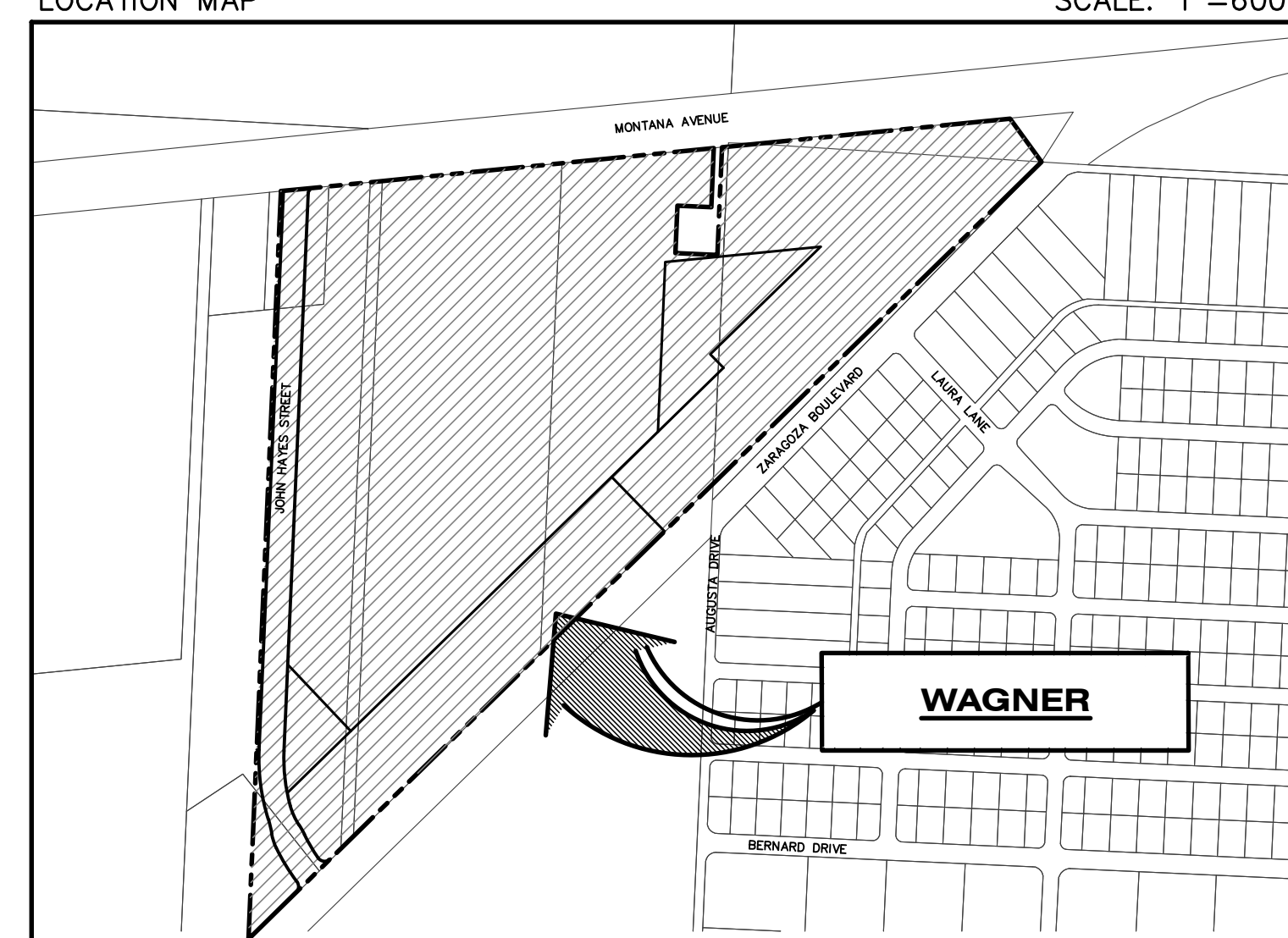
LINE	BEARING	LENGTH
L1	S02°28'29"W	218.18'
L2	N87°31'31"W	125.00'
L3	S02°28'29"W	175.00'
L4	S87°31'31"E	155.01'
L5	S36°00'34"E	197.13'
L6	S02°28'29"W	7.16'
L7	S44°16'11"E	70.00'
L8	N87°30'39"W	9.00'
L9	N84°19'50"E	9.00'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	700.00'	566.24'	299.64'	550.93'	S20°41'04"E	046°20'51"
C2	30.00'	52.20'	35.56'	45.86'	S84°34'40"E	099°41'48"
C3	642.50'	100.10'	50.15'	100.00'	S30°15'58"E	008°55'36"
C4	300.00'	39.91'	19.98'	39.88'	N29°36'50"W	007°37'19"
C5	250.00'	78.65'	39.65'	78.32'	S24°24'45"E	018°01'29"
C6	654.00'	47.57'	23.79'	47.55'	S13°18'59"E	004°10'02"
C7	654.00'	156.63'	78.69'	156.26'	S04°22'19"E	013°43'20"
C8	20.00'	28.57'	17.34'	26.20'	S43°24'35"W	081°50'29"
C9	30.00'	43.18'	26.30'	39.55'	N04°20'15"E	082°28'21"
C10	757.50'	146.70'	73.58'	146.47'	S31°21'03"E	011°05'45"
C11	200.00'	56.47'	28.42'	56.28'	S17°42'51"E	016°10'39"
C12	400.00'	54.38'	27.23'	54.34'	N13°31'13"W	007°47'23"
C13	746.00'	259.16'	130.90'	257.86'	S07°27'47"E	019°54'16"

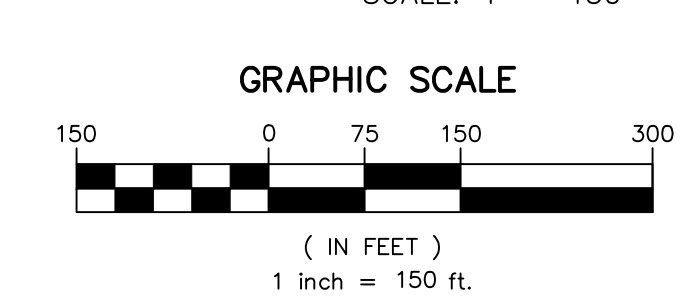
PLAT NOTES:

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO WAGNER BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD 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 LOCATED ON ZARAGOZA BOULEVARD AND MONTANA AVENUE AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____ DATE _____
- INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES. (BY OTHERS) SET 1/2" REBAR WITH CAP STAMPED "B&A INC" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE SHOWN.
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERING SERVICE. THE SUBDIVIDER SHALL COORDINATE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE IN DETERMINING THE TYPE OF DELIVERING 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.
- THIS SUBDIVISION LIES WITH IN ZONE "X" AS DESIGNATED IN PANEL NO. 480212 0175B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- ⊙ DENOTES PROPOSED MONUMENT. (FOR EXACT LOCATION CONTACT CITY OF EL PASO)
- THE RETENTION OF ALL STORM WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISIONS LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF MUNICIPALITY 19.19.010A, DSC AND DDM SECTION 11.1.

LOCATION MAP SCALE: 1"=600'



PRELIMINARY PLAT



OWNER
 WAGNER EQUIPMENT CO.
 18000 SMITH ROAD
 AURORA, COLORADO 80011
 VOICE (303) 739-3028
CONTACT: KEVIN POMEROY

ENGINEER

 813 N. Kansas St.
 Suite 300
 El Paso, TX 79902
 915.544.5232
 www.ceagroup.net
TEXAS REGISTERED ENGINEERING FIRM F-4564
CONTACT: JORGE L. AZCARATE, P.E.

SURVEYOR

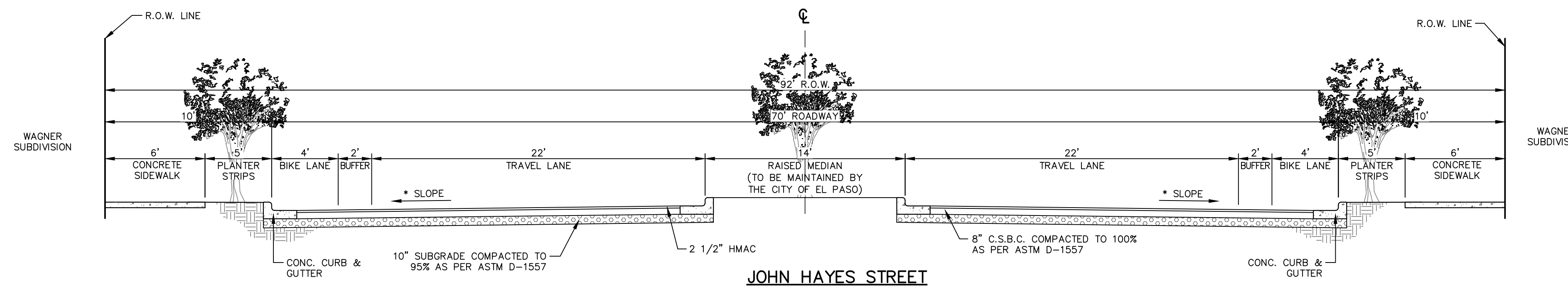
Barragan & Associates Inc.
 LAND PLANNING & LAND SURVEYING
 10950 Pellicano Dr. Bldg. F - El Paso TX 79935
 Phone (915) 591-5709 Fax (915) 591-5708
CONTACT: BENITO BARRAGAN, R.P.L.S.

DATE OF PREPARATION: JANUARY 2025

WAGNER

A PORTION OF TRACT 7, SECTION 25, BLOCK 79, TOWNSHIP 2, T&P R.R. CO. SURVEY, A PORTION OF TRACTS 1A, 1A1, 1A3, AND 1A4, SECTION 35, BLOCK 79, TOWNSHIP 2, T&P R.R. CO. SURVEY, AND A PORTION OF SECTION 36, BLOCK 79, TOWNSHIP 2, T&P R.R. CO. SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

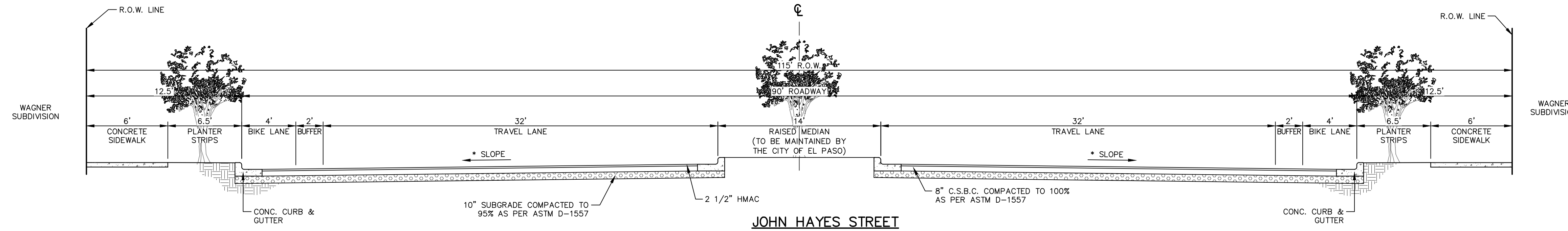
(SHEET 2 OF 2)



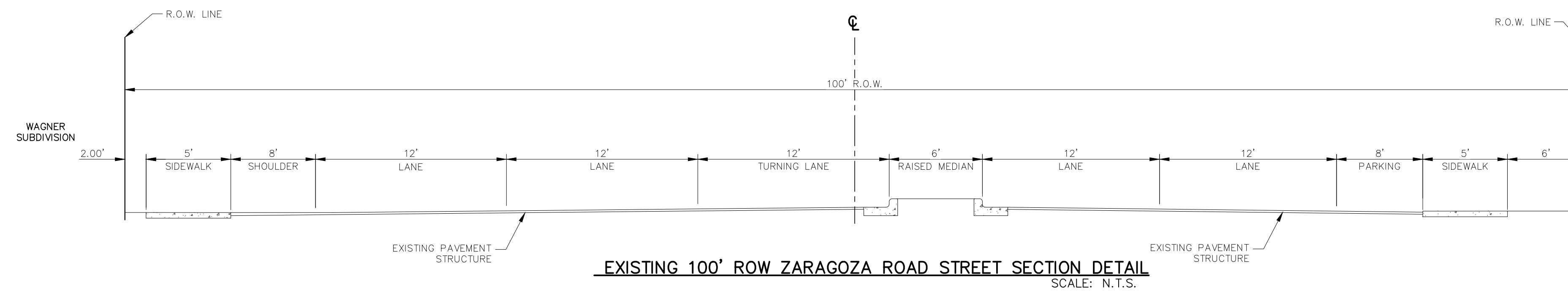
TYPICAL 92' ROW MINOR ARTERIAL STREET SECTION DETAIL
SCALE: N.T.S.

NOTES:

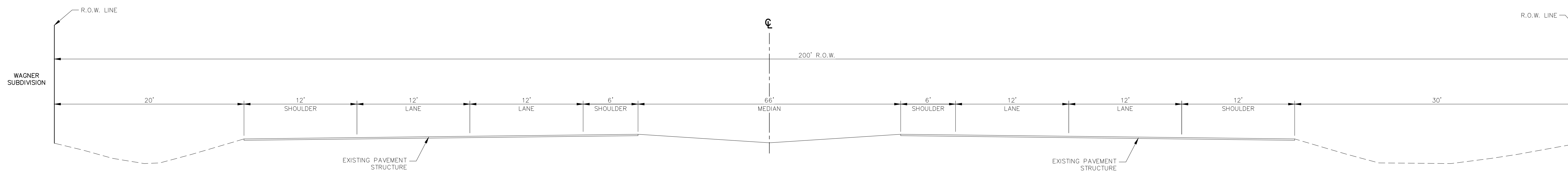
- (*) STREET TRANSVERSE SLOPE AS SHOWN IN PLANS
- SIDEWALK WIDTH IS REQUIRED TO COMPLY WITH ADA/TAS REGULATIONS.
- STREET IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT CITY OF EL PASO PAVING CONSTRUCTION DETAILS AND STANDARD SPECIFICATIONS. CBR @ EVERY 500' RESULTS TO BE SUBMITTED TO THE CITY OF EL PASO FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF PAVEMENT.



TYPICAL 115' ROW MINOR ARTERIAL STREET SECTION DETAIL
SCALE: N.T.S.



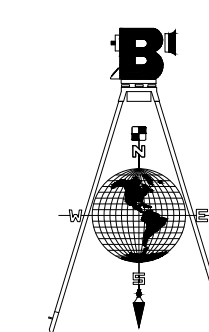
EXISTING 100' ROW ZARAGOZA ROAD STREET SECTION DETAIL
SCALE: N.T.S.



EXISTING 200' ROW MONTANA AVENUE STREET SECTION DETAIL
SCALE: N.T.S.

OWNER
WAGNER EQUIPMENT CO.
18000 SMITH ROAD
AURORA, COLORADO 80011
VOICE (303) 739-3028
CONTACT: KEVIN POMEROY

ENGINEER
cea group
813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net
TEXAS REGISTERED ENGINEERING FIRM F-4564
CONTACT: JORGE L. AZCARATE, P.E.



SURVEYOR
Barragan & Associates Inc.
LAND PLANNING & LAND SURVEYING
10950 Pellicano Dr. Bldg. F - El Paso TX 79935
Phone (915) 591-5709 Fax (915) 591-5706
CONTACT: BENITO BARRAGAN, R.P.L.S.

DATE OF PREPARATION: JANUARY 2025