

ANZURES SUBDIVISION

TRACTS 15F AND TRACT 15H, BLOCK 5,
UPPER VALLEY SURVEYS
CITY OF EL PASO
EL PASO COUNTY, TEXAS
CONTAINING 2.583 ACRES

OWNER
LUIS ARIEL ANZURES
726 MONTCLAIR STREET
EL PASO TX 79930
PHONE: (915) 603-1473

OWNER
OSCAR MACIAS
730 MONTCLAIR STREET
EL PASO TX 79930
PHONE: (915) 727-2995

SCHOOL DISTRICT
EL PASO INDEPENDENT SCHOOL DISTRICT

SURVEYOR
DORADO ENGINEERING, INC.
FERMIN DORADO, TX R.P.L.S. NO. 3190
2717 E. YANDELL STREET
EL PASO, TEXAS 79903
PHONE: (915) 562-7743

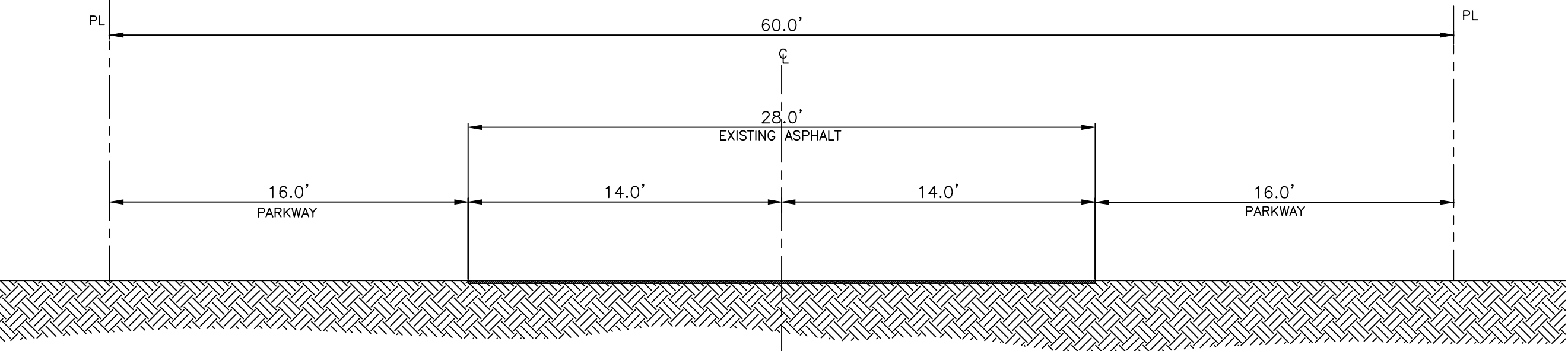
ZONING
R=2

LINE	LENGTH	BEARING
L1	23.65	N 89°56'00" W
L2	30.52	S 58°02'00" W

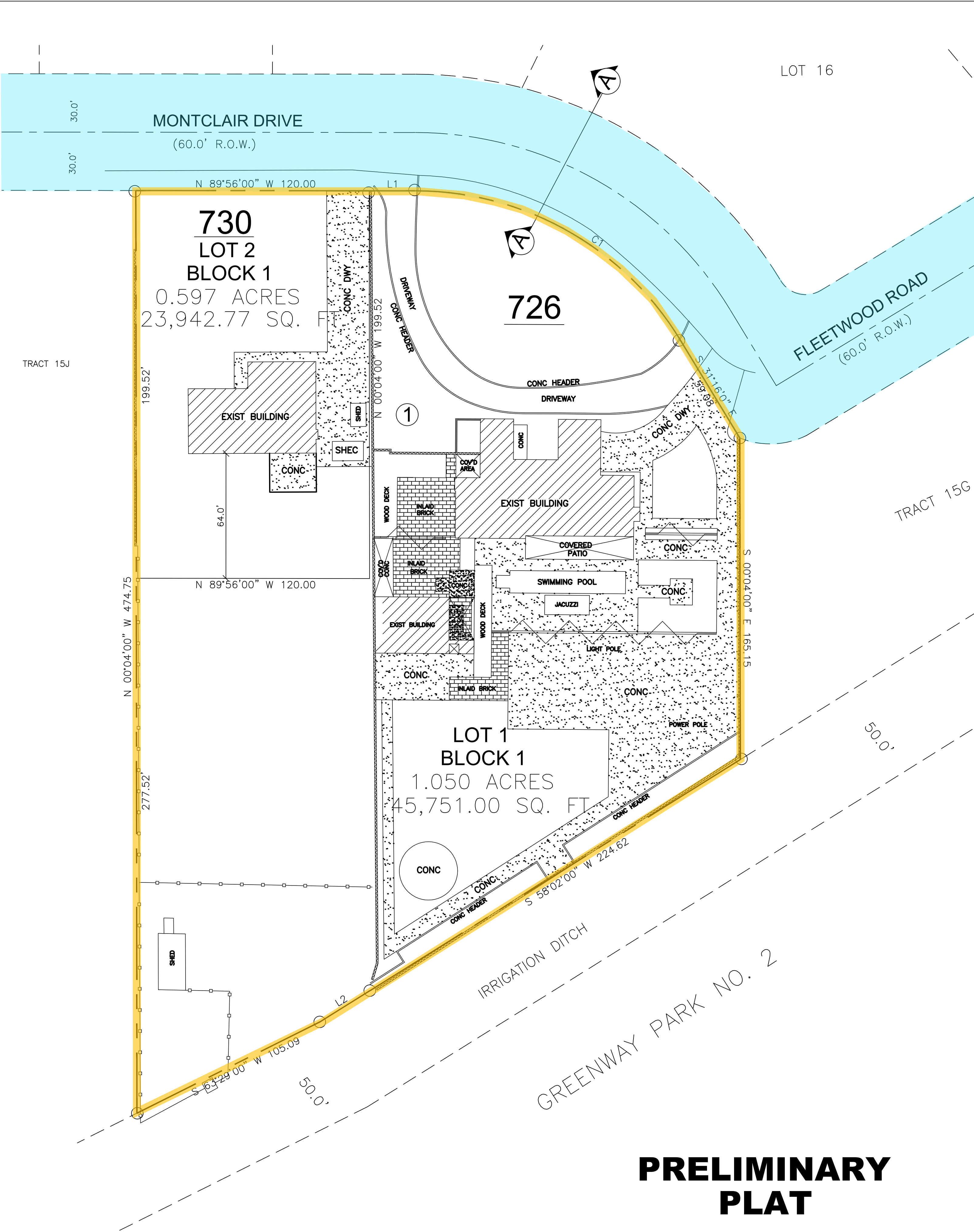
CURVE	DELTA	CHD BEARING	TANGENT	RADIUS	ARC LEN	CHD LEN
C1	58°40'00"	N 60°36'00" W	89.59	159.43	163.24	156.21

NOTES

- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK DEED AND RECORDS SECTION.
INSTRUMENT NO. _____, DATE _____
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. _____, DATE _____
- TIES SHOWN TO EXISTING CITY MONUMENTS ARE BASED ON RECORD INFORMATION ONLY.
- WATER SUPPLY AND SEWER SEWAGE DISPOSAL IS PROVIDED BY EL PASO WATER UTILITIES.
- THIS PROPERTY LIES IN ZONE "X" - AREAS OF MINIMAL FLOODING, AS PER FLOOD" PANEL NO. 480214-0021D, MAP REVISED ON JANUARY 03, 1997.
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE INSTALLATION AND CONSTRUCTION WITH 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 POSATAL SERVICE.
- ON-SITE PONDING OF ALL STORM-WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN EACH SUBDIVIDED LOT AND SHALL COMPLY WITH ALL PROVISIONS OF THE MUNICIPAL CODE SECTION 19.19.010A2, DSC PANEL 1-4C-J, AND DDM#11.1



A EXISTING MONTCLAIR DRIVE
LOCAL RESIDENTIAL STREET



PRELIMINARY PLAT

DATE OF PREPARATION FEBRAURY 01, 2025

ENGINEERS SEAL
DORADO ENGINEERING, INC.
TEXAS REGISTERED
ENGINEERING FIRM
F-884

REFERENCES — — BENCHMARKS
SCALE:
DATE 02/24/25
DESIGN BY FD
DRAWN BY AD
CHKD. BY FD
APPD. BY FD

DORADO
ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS
2717 E YANDELL EL PASO, TEXAS 79903 (915)562-0002

PROJECT NAME
ANZURES SUBDIVISION

SHEET TITLE
PRELIMINARY PLAT
SHEET
OF