

LOCATION MAP

SC: 1" = 600'

OWNER

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

OWNER

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

NOTES

1. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK DEED AND RECORDS SECTION.

INSTRUMENT NO. _____, DATE _____

2. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

INSTRUMENT NO. _____, DATE _____

3. TIES SHOWN TO EXISTING CITY MONUMENTS ARE BASED ON RECORD INFORMATION ONLY.

4. WATER SUPPLY AND SEWER SEWAGE DISPOSAL IS PROVIDED BY EL PASO WATER UTILITIES.

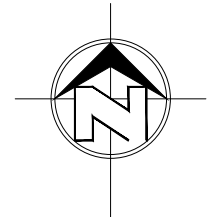
5. THIS PROPERTY LIES IN ZONE "X" - AREAS OF MINIMAL FLOODING. AS PER FLOOD" PANEL NO. 480214-0021D, MAP REVISED ON JANUARY 03, 1997.

6. 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.

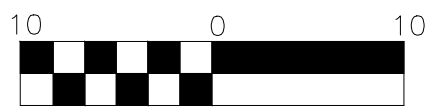
7. ON-SITE PONDING OF ALL STORM-WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN EACH SUBDIVIDED LOT AND SHALL COMPLY WITH ALL PROVISIONS OF THE MUNICIPAL CODE SECTION 19.19.010A2, DSC PANEL 1-4C-J, AND DDM#11.1

LINE	LENGTH	BEARING
L1	23.73	N 89°56'00" E

CURVE	DELTA	CHD BEARING	TANGENT	RADIUS	ARC LEN	CHD LEN
C1	58°48'01"	S 60°40'00" E	89.83	159.43	163.62	156.53



SCALE: 1"=30'



TRACT 15J
BLOCK 5
UPPER VALLEY SURVEYS

730

LOT 2
BLOCK 1

0.597 ACRES
23,942.77 SQ. FT.

726

LOT 1
BLOCK 1

2.073 ACRES
90,298.67 SQ. FT.

LOT 16

MONTCLAIR DRIVE

(60.0' R.O.W.)

N 89°56'00" W 120.00

L1

THE STATE OF TEXAS

FLEETWOOD ROAD

(60.0' R.O.W.)

S 31°16'20" E
59.08

TRACT 15G
BLOCK 5
UPPER VALLEY SURVEYS

S 00°04'00" E 165.15

50.0'

10' E.P.E.C. EASEMENT BK: 0850 PG: 0209
S 58°02'00" W 255.15

MONTOYA MAIN LATERAL

GREENWAY PARK NO. 2

S 65°29'00" W 105.09
50.0'

ANZURES

TRACTS 15F AND TRACT 15H, BLOCK 5,
UPPER VALLEY SURVEYS
CITY OF EL PASO, EL PASO COUNTY TEXAS
CONTAINING 2.622 ACRES

THE STATE OF TEXAS
COUNTY OF EL PASO

WE LUIS ARIEL ANZURES, OSCAR MACIAS AND ERNESTO AVILA, OWNER OF THIS LAND, HEREBY PRESENT THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC, UTILITY EASEMENTS, AS HEREON LAID DOWN AND DESIGNATED, INCLUDING EASEMENT FOR OVERHANG OF SERVICE WIRES, FOR POLE TYPE UTILITIES AND BURIED SERVICE WIRES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES, AND THE RIGHT TO INGRESS AND EGRESS FOR SERVICE AND CONSTRUCTION AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS

LUIS AREIL ANZURES

DATE

OSCAR MACIAS

DATE

ERNESTO AVILA

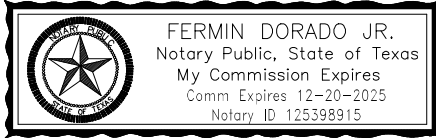
DATE

ACKNOWLEDGMENT

STATE OF TEXAS }
COUNTY OF EL PASO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025, BY _____

NOTARY PUBLIC, STATE OF TEXAS



MY COMMISSION EXPIRES

CITY PLAN COMMISSION APPROVAL STATEMENT

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS

_____ DAY OF _____, 2025 A.D.

EXECUTIVE SECRETARY

CHAIRPERSON

PLANNING AND INSPECTIONS' DIRECTOR

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO

COUNTY, TEXAS THIS _____ DAY OF _____, 2025, A.D.,

IN FILE NO. _____

COUNTY CLERK

BY DEPUTY

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE STATE OF TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

FERMIN DORADO, TX R.P.L.S. NO 3190

DATE OF PREPARATION FEBRAURY 01, 2025

DORADO ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS

2717 E. YANDELL ST., EL PASO, TEXAS 79903 (915) 562-0002