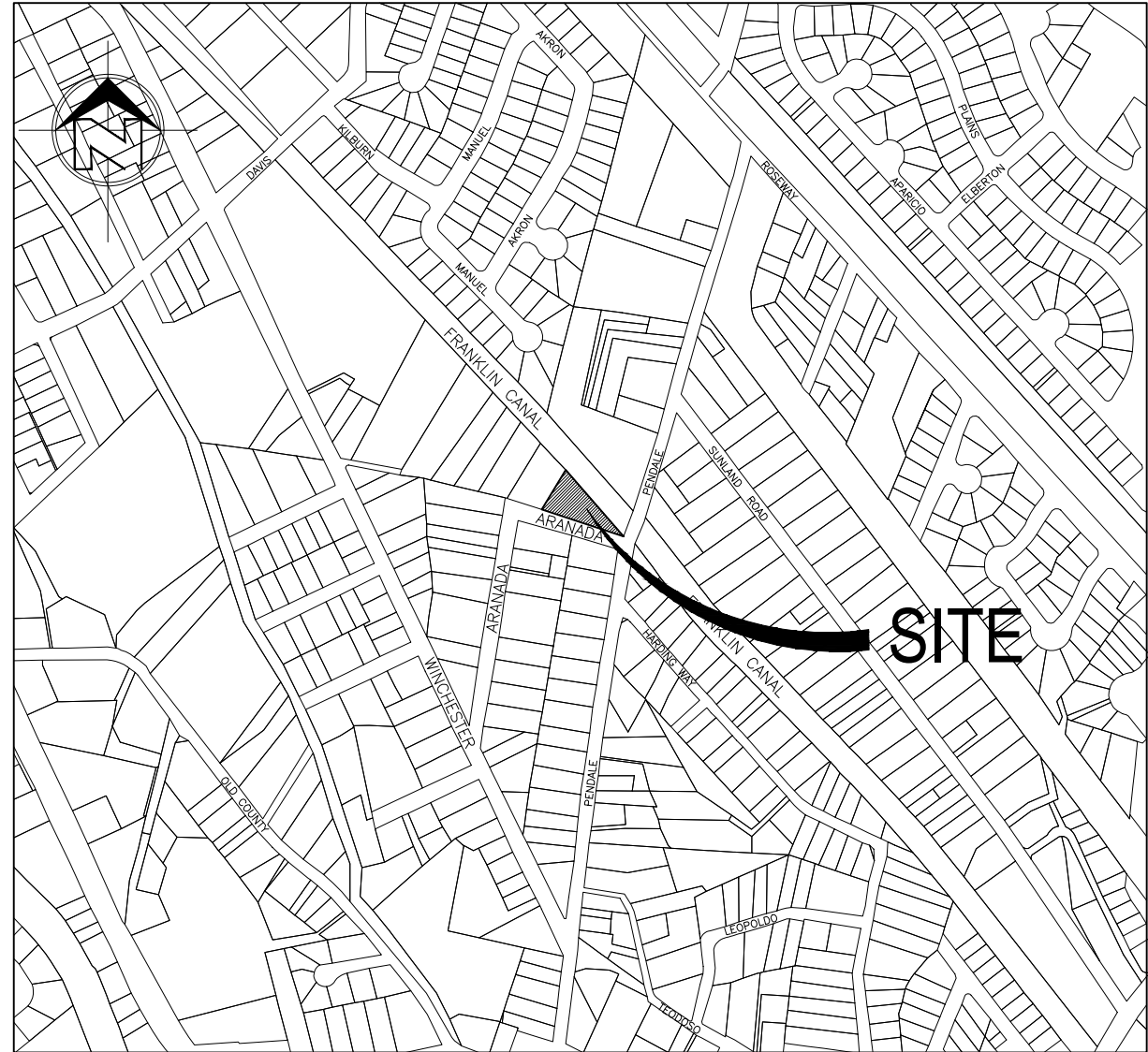




LOCATION MAP
SC: 1" = 600'

OWNER

IRMA SEGURA
13258 ZAMBIA COURT
EL PASO TX 79928
PHONE: (915) 694-9355

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

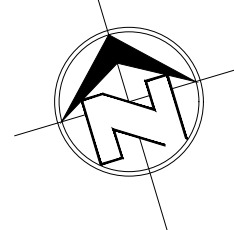
NOTES

- 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. 480214-0048C, MAP REVISED ON FEBRUARY 05, 1986.
- 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

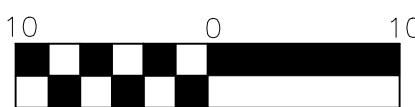
SEGURA FAMILY

BEING ALL OF TRACT 23-E, BLOCK 36,
YSLETA GRANT SURVEY
CITY OF EL PASO
EL PASO COUNTY, TEXAS
CONTAINING 0.488 ACRES

ALL EXISTING
STRUCTURES
TO REMAIN

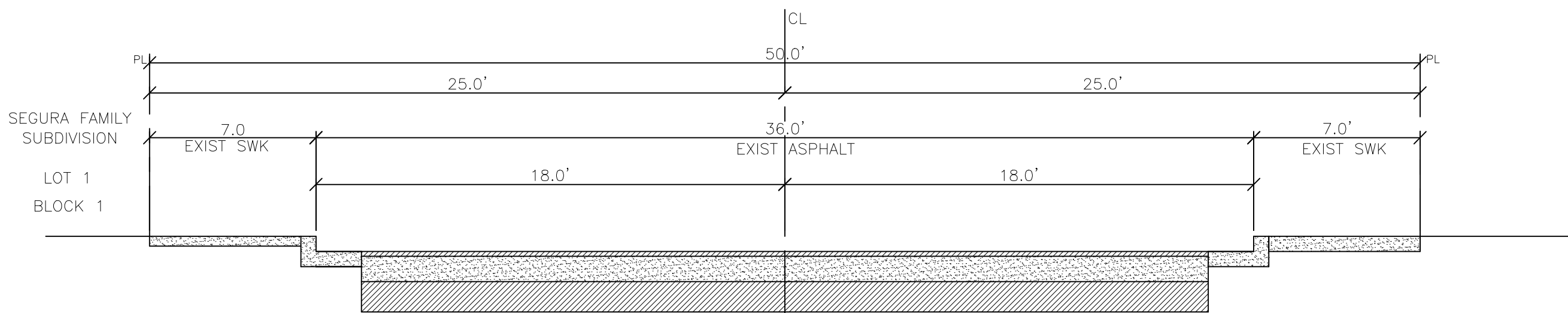


SCALE: 1"=20'



LINE	LENGTH	BEARING
L1	6.60	S 06°16'00" W
L2	25.00	N 15°20'00" E

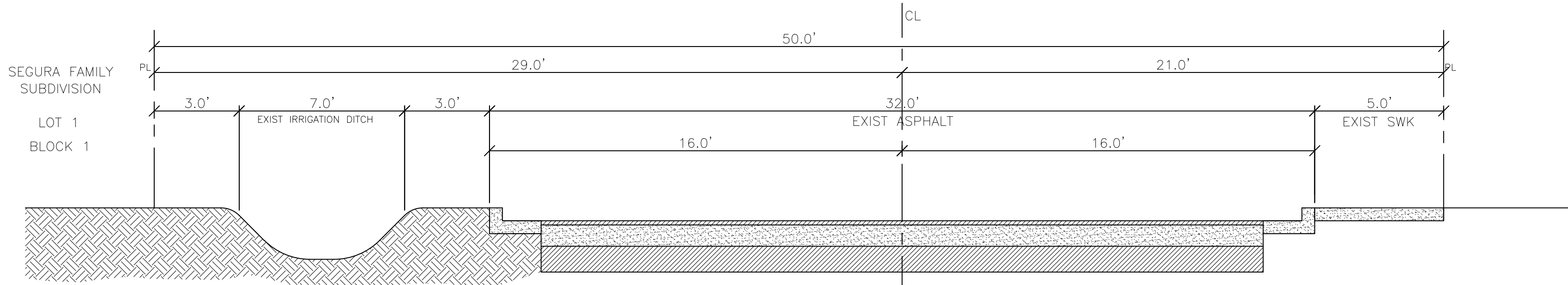
PRELIMINARY PLAT



B

EXISTING PENDALE ROAD

RESIDENTIAL LOCAL DRIVABLE SUBURBAN



A

EXISTING ARANDA STREET

RESIDENTIAL LOCAL DRIVABLE SUBURBAN

SCHOOL DISTRICT

YSELTA INDEPENDENT SCHOOL DISTRICT

THE REASON FOR SUBDIVISION PLAT IS TO
PLAT THE EXISTING TRACTS INTO THREE (3)
RESIDENTIAL LOTS.

DATE OF PREPARATION FEBRUARY 11, 2025

ENGINEERS SEAL	REFERENCES	SCALE:
DORADO ENGINEERING, INC.	— BENCHMARKS	
TEXAS REGISTERED	DATE	DATE_07/25/24
ENGINEERING FIRM	REVISIONS	DESIGN BY FD
F-884	BY	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

SEGURA FAMILY

SHEET TITLE

PRELIMINARY
PLAT

SHEET

OF