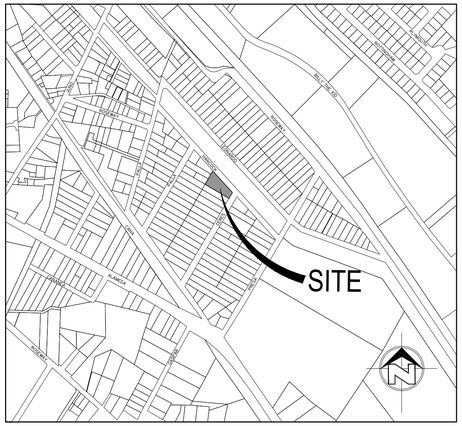
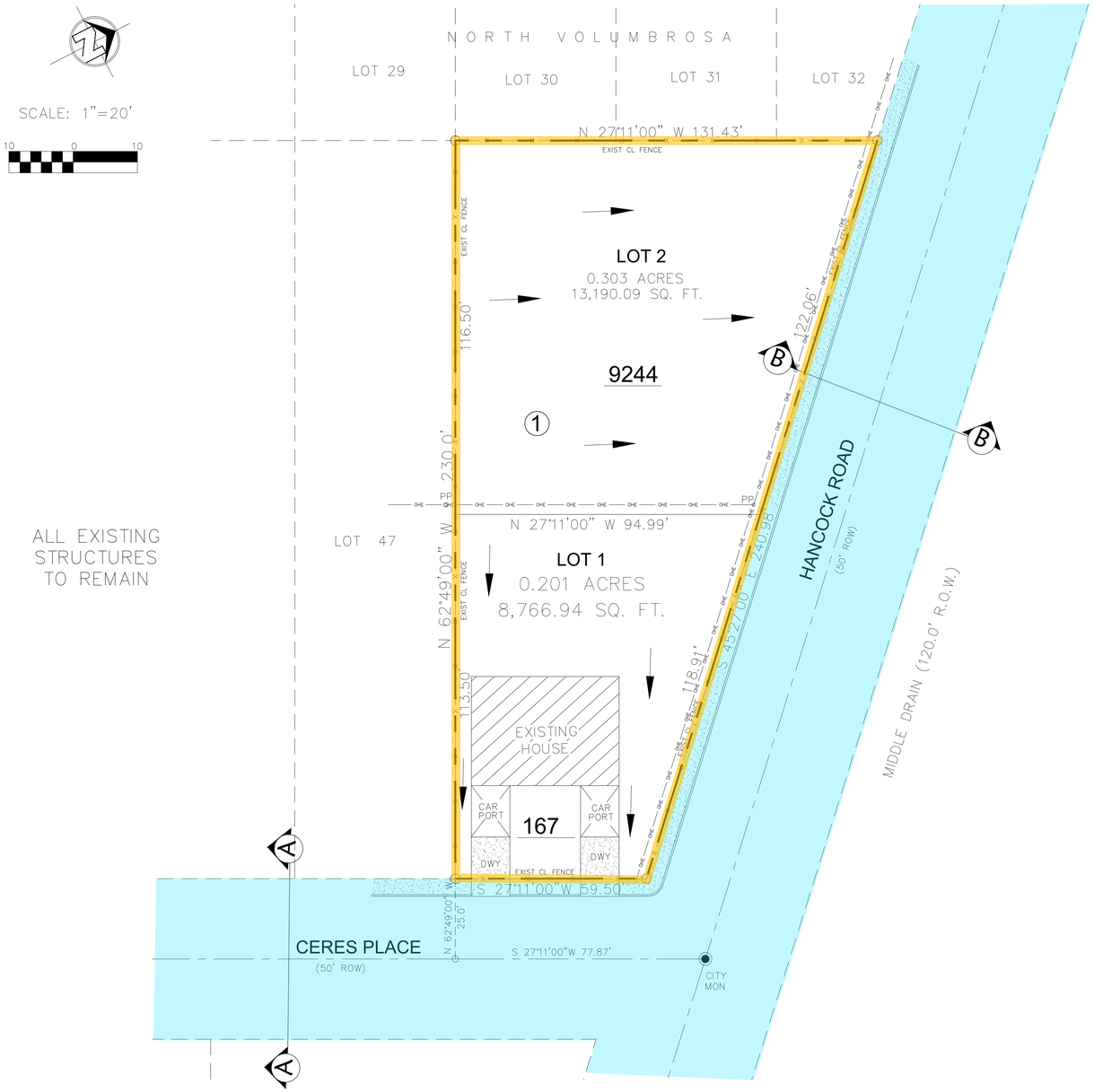
NORTH VALUMBROSA REPLAT A

BEING ALL OF LOTS 48 & 49
NORTH VOLUMBROSA
CITY OF EL PASO
EL PASO COUNTY, TEXAS
CONTAINING 0.504 ACRES



LOCATION MAP
SC: 1" = 600'

SCALE: 1"=20'



ALL EXISTING STRUCTURES TO REMAIN

LEGEND

POWER POLE ●PP
OVERHEAD ELECTRIC LINE —OHE—OHE—
CHAINLINK FENCE —x—x—
DRAINAGE FLOW →

PRELIMINARY PLAT

SCHOOL DISTRICT
YSELTA 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

OWNER
ALFREDO MEDINA
167 CERES PL APT B
EL PASO TX 79907
PHONE: (915) 203-8676

FLOOD ZONE
SITE IS LOCATED IN FLOOD ZONE "AE" DESIGNATED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480214 0048C DATED: FEBRUARY 16, 2006

THE REASON FOR SUBDIVISION PLAT IS TO REPLAT THE EXISTING LOTS INTO TWO (2) RESIDENTIAL LOTS.

NOTES

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

INSTRUMENT NO. _____, DATE _____

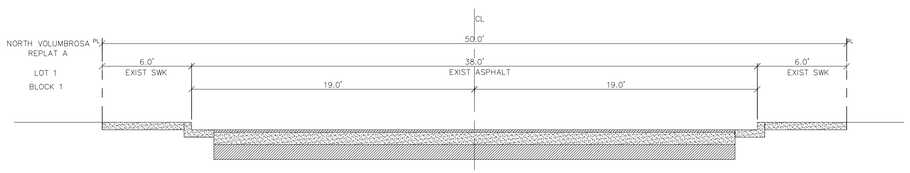
2. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

INSTRUMENT NO. _____, DATE _____

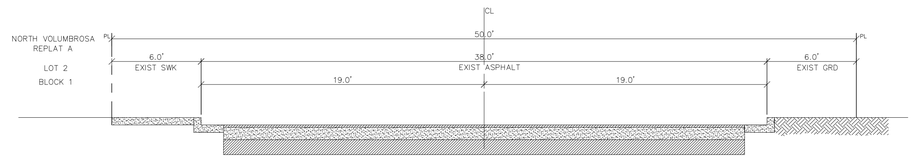
3. TIES SHOWN TO EXISTING CITY MONUMENTS ARE BASED ON RECORD INFORMATION ONLY.

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

5. THIS 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.



A EXISTING CERES PLACE
RESIDENTIAL LOCAL DRIVALBLE SUBURBAN



A EXISTING HANCOCK ROAD
RESIDENTIAL LOCAL DRIVALBLE SUBURBAN

DATE OF PREPARATION MARCH 12, 2025

S:\drawings\167 Ceres\Subdivision Plat.dwg

SCALE:

REFERENCES — BENCHMARKS

DATE	REVISIONS	BY

DATE 03/12/25
DESIGN BY FD
DRAWN BY AD
CHKD. BY FD
APPD. BY FD

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

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

PROJECT NAME

SHEET TITLE
PRELIMINARY PLAT

SHEET
____ OF ____