

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S47°25'59"E	94.56'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	25.00'	38.27'	35.36'	S02°25'59"E	90°00'00"

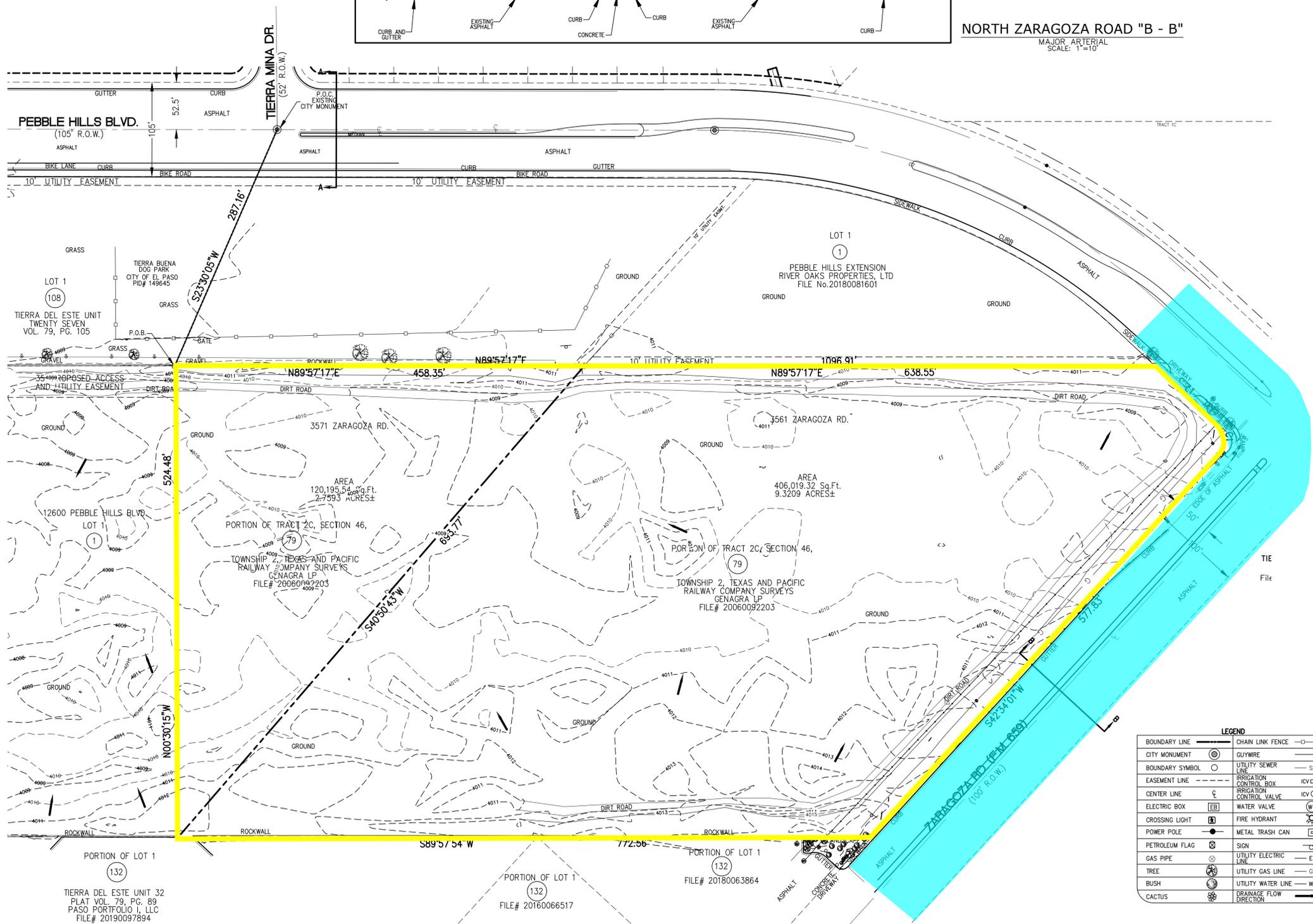
PEBBLE HILLS MEDICAL 2

A PORTION OF TRACT 2C, SECTION 46, BLOCK 79,
TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY
SURVEYS, AN ADDITION TO THE CITY OF EL PASO,
EL PASO COUNTY, TEXAS.
CONTAINING: 12.0802 ACRES ±

NOTES

- NUMBER OF LOTS IN THIS SUBDIVISION = 2
- OWNER:
LUIS HERNANDO URREA
6211 EDMERE BLVD. Ste. 3
EL PASO, TEXAS 79925
(915) 545-3960
- SURVEYOR:
SLI ENGINEERING, INC.
6600 WESTWIND DRIVE
EL PASO, TEXAS 79912
(915) 584-4457
- IF LOTS ARE FURTHER SUBDIVIDED, THEN ADDITIONAL PRIVATE EASEMENT SHALL BE REQUIRED.
- TAX CERTIFICATE FOR THIS DEVELOPMENT ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____ DATE _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____ DATE _____
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480212 0175 B, DATED OCTOBER 15, 1982, THIS PROPERTY LIES IN FLOOD ZONE C. ZONE "X" ARE AREAS OF MINIMAL FLOODING.
- THIS SUBDIVISION LIES WITHIN SOCORRO INDEPENDENT SCHOOL DISTRICT.
- WATER AND SEWER SERVICES ARE EXTENDED TO THIS SUBDIVISION FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES FROM ADJACENT STREETS.
- THIS INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE IN DETERMINING THE TYPE OF DELIVERY SERVICE FOR THE PROPOSED SUBDIVISIONS. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- THE RETENTION OF THE DIFFERENCE BETWEEN HISTORIC AND DEVELOPED STORM WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUNICIPAL CODE 19.19.010A, DSC AND DDM SECTION 11.1).
- PROPERTY HAS DIRECT ACCESS TO PEBBLE HILLS BOULEVARD (PUBLIC RIGHT-OF-WAY).

PREPARED BY
SLI ENGINEERING, INC.
6600 WESTWIND DRIVE
EL PASO, TEXAS 79912
(915) 584-4457



LEGEND

BOUNDARY LINE	CHAIN LINK FENCE
CITY MONUMENT	GLYMWIRE
BOUNDARY SYMBOL	UTILITY SEWER LINE
EASEMENT LINE	IRRIGATION CONTROL BOX
CENTER LINE	IRRIGATION CONTROL VALVE
ELECTRIC BOX	WATER VALVE
CROSSING LIGHT	FIRE HYDRANT
POWER POLE	METAL TRASH CAN
PETROLEUM FLAG	SIGN
GAS PIPE	UTILITY ELECTRIC LINE
TREE	UTILITY GAS LINE
BUSH	UTILITY WATER LINE
CACTUS	DRAINAGE FLOW DIRECTION

SLI
PRELIMINARY PLAT

SLI ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - CONSTRUCTION MANAGEMENT
6600 WESTWIND DR. - EL PASO, TEXAS - 79912 - (915) 584-4457
PREPARATION DATE: 10/29/2025