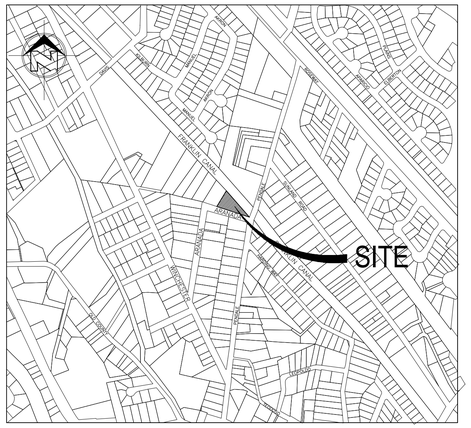
SEGURA FAMILY

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

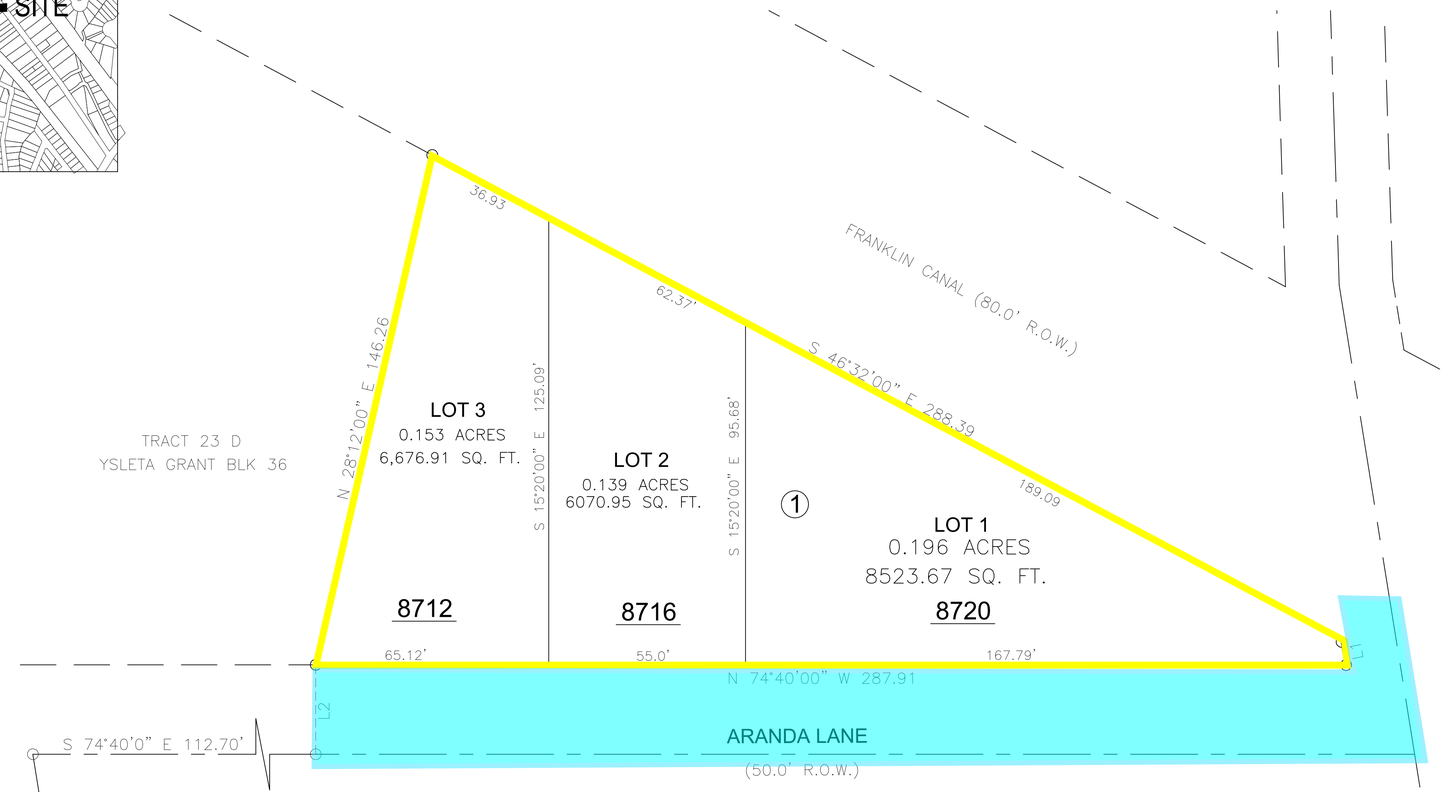


LOCATION MAP
SC: 1" = 600'

SCALE: 1"=20'

10 0 10

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



TRACT 23 D
YSLETA GRANT BLK 36

SCHOOL DISTRICT

YSELTA INDEPENDENT SCHOOL DISTRICT

OWNER

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

FLOOD ZONE

SITE IS LOCATED IN FLOOD ZONE "X" DESIGNATED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480214 0048C DATED: FEBRUARY 05, 1986

THE REASON FOR SUBDIVISION PLAT IS TO PLAT THE EXISTING TRACTS INTO THREE (3) 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 PROPERTY LIES IN ZONE "X" – AREAS OF MINIMAL FLOODING. AS PER FLOOD" PANEL NO. 480214-0048C, MAP REVISED ON FEBRUARY 05, 1986.

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

THE STATE OF TEXAS
COUNTY OF EL PASO

I, IRMA SEGURA, 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

_____
IRMA SEGURA 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

FERMIN DORADO JR.
Notary Public, State of Texas
My Commission Expires
Comm Expires 10-04-2025
Notary ID 12598813

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

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

DATE OF PREPARATION FEBRUARY 11, 2025

E:\Drawings\8720 ARANDA\SUB PLAT.dwg