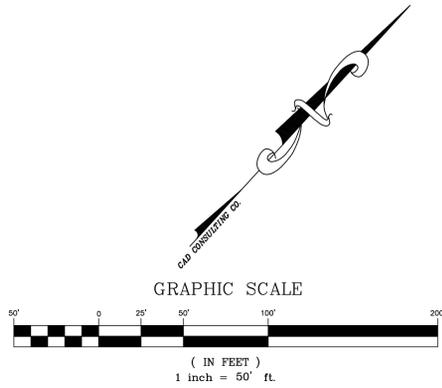


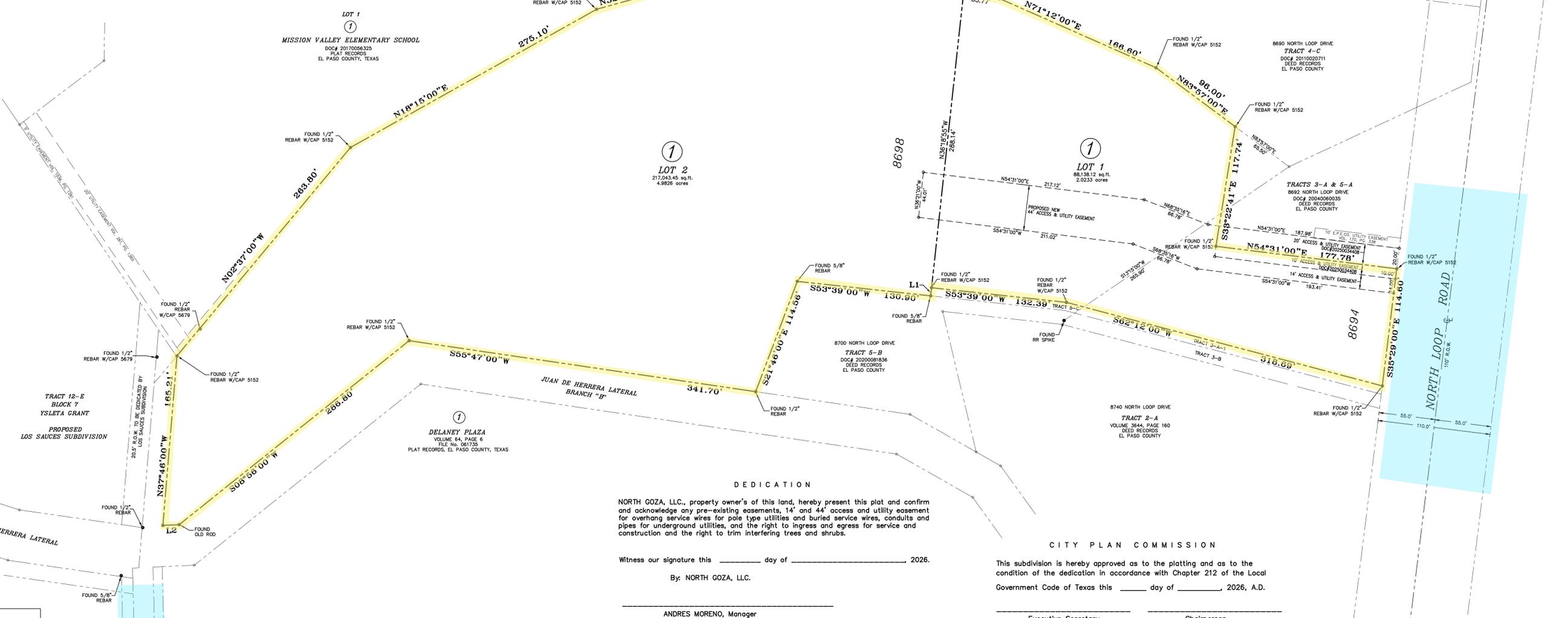
# NORTH GOZA SUBDIVISION

TRACTS 3-A-3, 5-A-1, BLOCK 7, YSLETA GRANT  
CITY OF EL PASO, EL PASO COUNTY, TX.  
CONTAINING:  
305,181.58 SQ. FT. OR 7.0060 ACRES ±



GRAPHIC SCALE

( IN FEET )  
1 inch = 50' ft.



TRACT 12-E  
BLOCK 7  
YSLETA GRANT  
PROPOSED  
LOS SAUCES SUBDIVISION

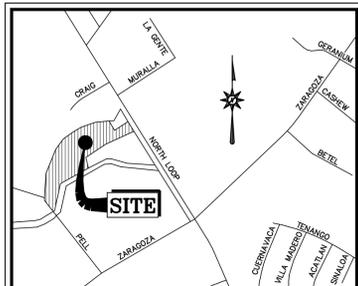
JUAN DE HERRERA LATERAL

PELL ROAD

LINE	LENGTH	BEARING
L1	8.00	S36°21'00"E
L2	15.93	S44°50'00"W

### LOCATION MAP

SCALE: 1" = 600'



- PLAT NOTES:
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
  - TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
  - THIS SUBDIVISION IS WITHIN FLOOD ZONE "X-SHADED"-"AREAS OF 0.2% ANNUAL CHANCE OF FLOOD", PANEL #480214-0049-C, DATED FEBRUARY 16, 2006.
  - THE RETENTION OF ALL STORM-WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUNI-CODE 19.19.010A, DSC, AND DDM SECTION 11.11.
  - WATER SUPPLY AND SEWER SEWAGE DISPOSAL WILL BE PROVIDED BY EL PASO WATER UTILITIES.
  - THIS PROPERTY LIES WITHIN THE YSLETA INDEPENDENT SCHOOL DISTRICT.
  - 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 SUBDIVISION. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
  - SIDEWALKS TO BE INSTALLED AT THE TIME OF BUILDING PERMIT SUBMITAL AND DONE BY DEVELOPER.
  - GRADING AND DRAINAGE PLANS TO BE REQUIRED AT THE TIME OF SUBMITTAL OF BUILDING PERMITS.

### DEDICATION

NORTH GOZA, LLC., property owner's of this land, hereby present this plat and confirm and acknowledge any pre-existing easements, 14' and 44' access and utility easement for overhang 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.

Witness our signature this \_\_\_\_\_ day of \_\_\_\_\_, 2026.  
By: NORTH GOZA, LLC.

ANDRES MORENO, Manager

ATTEST: NOT REQUIRED

### ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF EL PASO  
Before me, the undersigned authority, on this day personally appeared Andres Moreno, manager of NORTH GOZA, LLC., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations herein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public in and for El Paso County My Commission Expires \_\_\_\_\_

### CITY PLAN COMMISSION

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this \_\_\_\_\_ day of \_\_\_\_\_, 2026, A.D.

Executive Secretary Chairperson

Approved for filing this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Planning and Inspections Director

### FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2026 A.D.  
in the Plat Record, Clerks File No. \_\_\_\_\_

County Clerk By Deputy

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.

Carlos M. Jimenez, R.P.L.S.  
Registered Professional Land Surveyor  
Texas License No. 3950

CAD CONSULTING COMPANY  
1790 LEE TREVINO DRIVE SUITE 309  
EL PASO, TEXAS 79936  
TEL(915) 633-6422 FAX(915) 633-6424

OWNER/DEVELOPER:  
NORTH GOZA, LLC.  
4521 SHADY WILLOW DR.  
EL PASO, TEXAS 79922  
PHONE: (915) 202-3893

SURVEYOR:  
CAD CONSULTING CO.  
CARLOS M. JIMENEZ  
1790 N. LEE TREVINO  
EL PASO, TEXAS 79936  
PHONE: (915) 633-6422