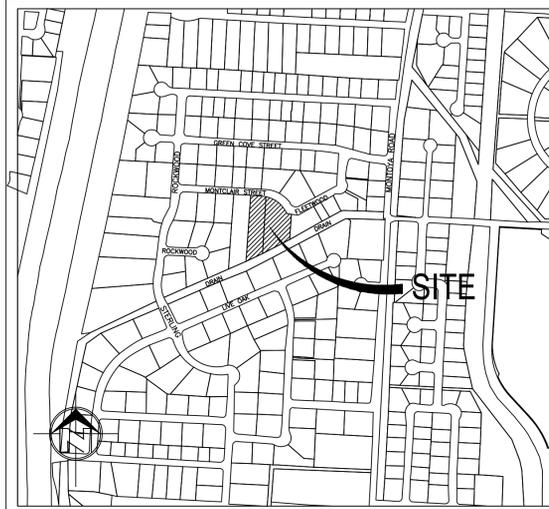


# ANZURES SUBDIVISION

TRACTS 15F AND TRACT 15H, BLOCK 5,  
UPPER VALLEY SURVEYS  
CITY OF EL PASO  
EL PASO COUNTY, TEXAS  
CONTAINING 2.583 ACRES



LOCATION MAP  
SC: 1" = 600'

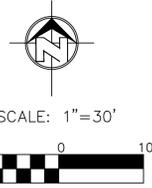
**OWNER**  
LUIS ARIEL ANZURES  
726 MONTCLAIR STREET  
EL PASO TX 79930  
PHONE: (915) 603-1473

**OWNER**  
OSCAR MACIAS  
730 MONTCLAIR STREET  
EL PASO TX 79930  
PHONE: (915) 727-2995

**SCHOOL DISTRICT**  
EL PASO 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

**ZONING**  
R=2



LINE	LENGTH	BEARING
L1	23.65	N 89°56'00" W
L2	30.52	S 58°02'00" W

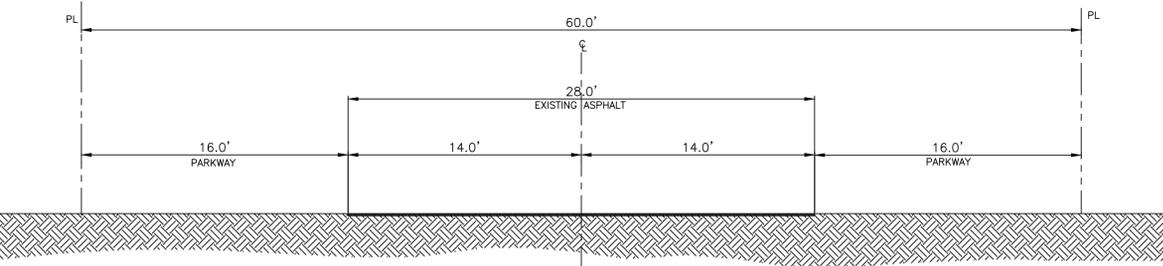
  

CURVE	DELTA	CHD BEARING	TANGENT	RADIUS	ARC LEN	CHD LEN
C1	58°40'00"	N 60°36'00" W	89.59	159.43	163.24	156.21

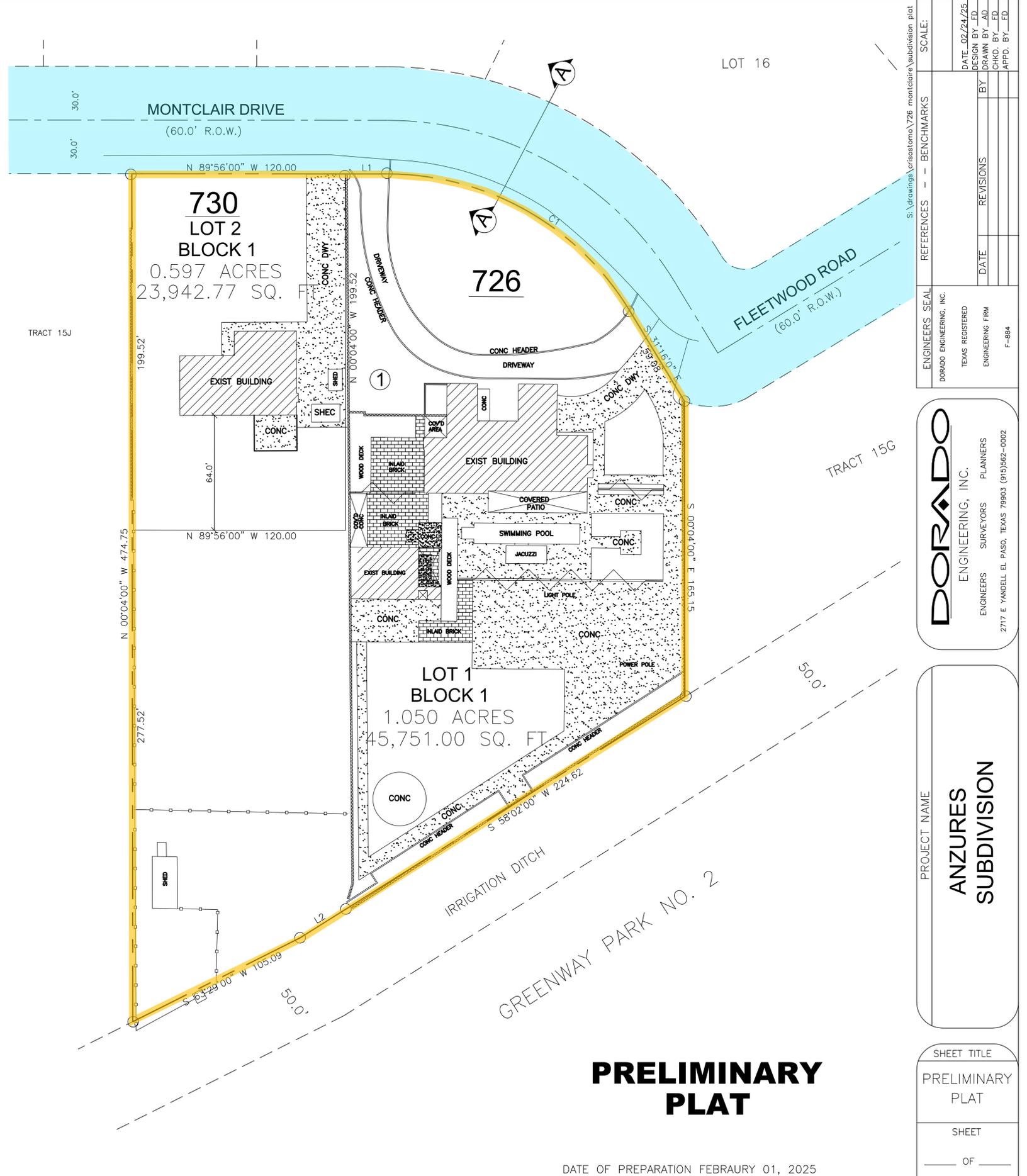
### NOTES

- 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. 480214-0021D, MAP REVISED ON JANUARY 03, 1997.
- 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

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



**A** EXISTING MONTCLAIR DRIVE  
LOCAL RESIDENTIAL STREET



**PRELIMINARY PLAT**

DATE OF PREPARATION FEBRAURY 01, 2025

SCALE: \_\_\_\_\_

REFERENCES: — BENCHMARKS

DATE	REVISIONS	BY

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  
**ANZURES SUBDIVISION**

SHEET TITLE  
PRELIMINARY PLAT  
SHEET \_\_\_\_\_ OF \_\_\_\_\_