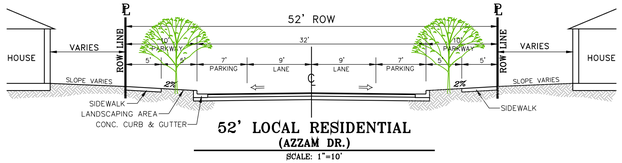
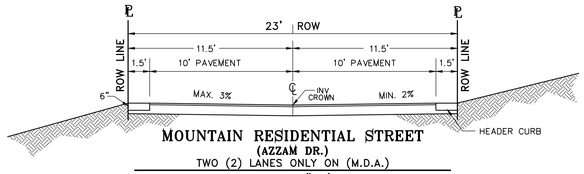
AZZAM ESTATES

BEING A PORTION OF TRACT 2X, AF MILLER SURVEY NO. 215 AND TRACT 1G, A.F. MILLER SURVEY NO. 216, CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING 14.489± ACRES

PRELIMINARY PLAT



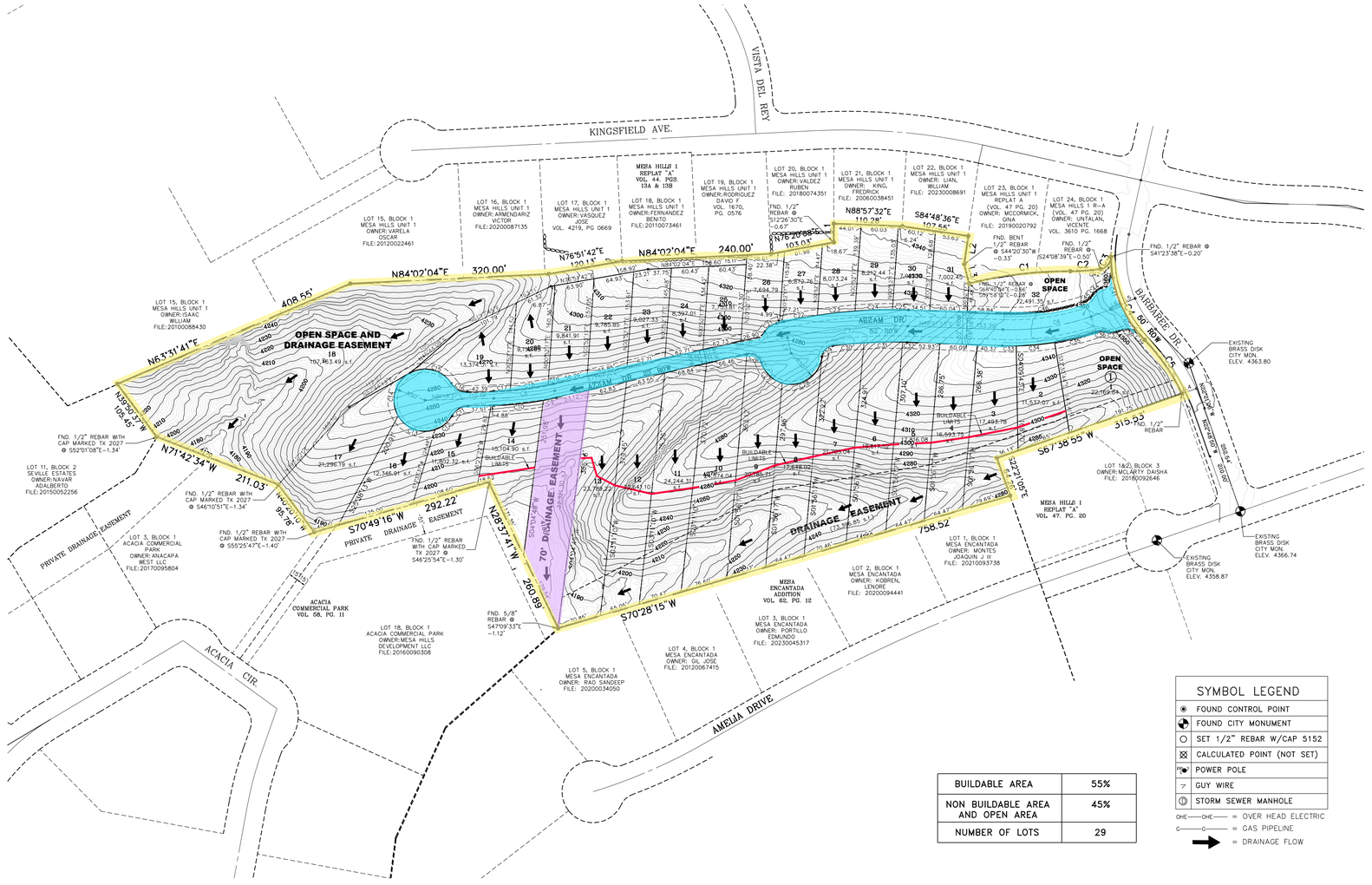
52' LOCAL RESIDENTIAL
(AZZAM DR.)
SCALE: 1"=10'



MOUNTAIN RESIDENTIAL STREET
(AZZAM DR.)
TWO (2) LANES ONLY ON (M.D.A.)
SCALE: 1"=5'

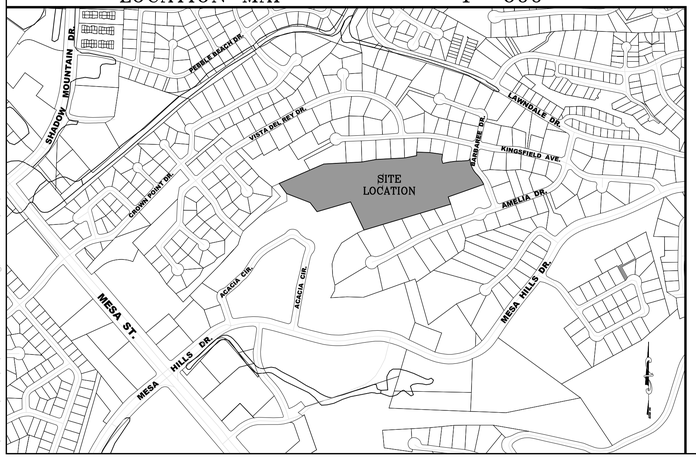
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	669.73'	164.40'	82.62'	163.99'	S79°58'43"W	14°03'53"
C2	327.55'	49.05'	24.57'	49.00'	N82°43'17"E	8°34'45"
C3	20.00'	28.49'	17.27'	26.14'	N37°41'43"E	81°36'43"
C4	191.76'	147.82'	77.80'	144.19'	S25°13'37"E	44°10'04"
C5	321.98'	105.94'	53.45'	105.46'	N37°52'24"W	18°51'07"
C6	400.00'	179.56'	91.32'	178.05'	N76°00'18"E	25°43'11"
C7	750.00'	195.16'	98.13'	194.61'	S81°24'37"W	14°54'32"
C8	500.00'	99.09'	49.71'	98.92'	N79°37'59"E	11°21'16"
C9	511.50'	21.28'	10.64'	21.27'	N75°08'51"E	2°22'59"
C10	511.50'	80.09'	40.13'	80.01'	N80°49'29"E	8°58'16"
C11	30.00'	30.76'	16.89'	29.43'	S55°56'04"W	58°45'06"
C12	50.00'	36.44'	19.07'	35.64'	N47°26'15"E	41°45'27"
C13	50.00'	68.44'	40.80'	63.22'	S72°28'08"E	78°25'46"
C14	50.00'	79.40'	50.87'	71.32'	S12°14'29"W	90°59'29"
C15	50.00'	75.33'	46.89'	68.41'	N79°06'02"W	86°19'29"
C16	30.00'	30.76'	16.89'	29.43'	S65°18'50"E	58°45'06"
C17	488.50'	26.83'	13.42'	26.83'	N83°44'12"E	3°08'50"
C18	488.50'	61.45'	30.77'	61.41'	N78°33'33"E	7°12'28"
C19	488.50'	8.52'	4.26'	8.52'	N74°27'20"E	0°59'58"
C20	20.00'	15.63'	8.24'	15.23'	N51°34'24"E	44°45'54"
C21	30.00'	23.44'	12.35'	22.85'	S51°34'24"W	44°45'54"
C22	776.00'	55.00'	27.51'	54.98'	S75°59'10"W	4°03'38"
C23	776.00'	61.04'	30.53'	61.02'	S80°16'11"W	4°30'24"
C24	776.00'	60.35'	30.19'	60.33'	S84°45'04"W	4°27'21"
C25	776.00'	25.54'	12.77'	25.54'	S87°55'19"W	1°53'09"
C26	20.00'	29.84'	18.49'	27.15'	N63°17'50"W	85°29'37"
C27	50.00'	48.83'	26.56'	46.92'	S48°31'49"E	55°57'35"
C28	50.00'	87.49'	59.86'	76.75'	N53°21'38"E	100°15'30"
C29	20.00'	26.57'	15.66'	24.66'	S41°17'11"W	76°06'36"
C30	724.00'	50.82'	25.42'	50.81'	S81°21'09"W	4°01'19"
C31	724.00'	62.36'	31.20'	62.34'	S85°49'52"W	4°56'07"
C32	724.00'	7.15'	3.58'	7.15'	S88°34'54"W	0°33'58"
C33	426.00'	22.50'	11.25'	22.50'	N87°21'05"E	3°01'36"
C34	426.00'	62.09'	31.10'	62.03'	N81°39'47"E	8°21'01"
C35	426.00'	68.35'	34.25'	68.28'	N72°53'29"E	9°11'35"
C36	30.00'	16.49'	8.46'	16.28'	S84°02'30"W	31°29'39"
C37	37.50'	22.87'	11.80'	22.52'	N82°19'06"E	34°56'28"
C38	30.00'	36.97'	21.24'	34.67'	N79°51'08"W	70°36'01"
C39	191.76'	9.23'	4.62'	9.23'	S45°55'53"E	2°45'32"
C40	191.76'	59.29'	29.88'	59.05'	S35°41'41"E	17°42'53"
C41	191.76'	59.28'	29.88'	59.04'	S17°58'54"E	17°42'42"
C42	191.76'	20.02'	10.02'	20.01'	S6°08'04"E	5°58'58"
C43	30.00'	36.97'	21.24'	34.67'	N26°10'28"E	70°36'01"
C44	37.50'	19.23'	9.83'	19.02'	S46°47'15"W	29°22'26"
C45	30.00'	19.35'	10.03'	19.02'	N50°34'50"E	36°57'36"
C46	374.00'	129.27'	65.29'	128.63'	N78°57'46"E	19°48'15"

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	N3°03'11"W
L2	45.99	S4°54'53"W
L3	31.72	S17°03'14"E
L5	24.83	S63°08'42"W
L6	16.86	S63°08'42"W
L7	26.00	N16°02'39"W



SCALE: 1"=100'

LOCATION MAP 1"=600'



SYMBOL LEGEND	
⊙	FOUND CONTROL POINT
⊕	FOUND CITY MONUMENT
○	SET 1/2" REBAR W/CAP 5152
⊠	CALCULATED POINT (NOT SET)
⚲	POWER POLE
⚲	GUY WIRE
Ⓢ	STORM SEWER MANHOLE
OHE—OHE—	= OVER HEAD ELECTRIC
G—G—	= GAS PIPELINE
➡	= DRAINAGE FLOW

BUILDABLE AREA	55%
NON BUILDABLE AREA AND OPEN AREA	45%
NUMBER OF LOTS	29

OWNER\ DEVELOPER
FUEL DEPOT LLC
5570 CONFETTI DR. # K
EL PASO, TEXAS 79912
PHONE # (915) 592-0283

CONDE INC.
6080 SURETY DR. SUITE 100
ENG.- YVONNE CONDE CURRY
SURVEYOR - RON R. CONDE
EL PASO, TEXAS 79905
PHONE # (915) 592-0283

SCHOOL DISTRICT

EL PASO INDEPENDENT SCHOOL DISTRICT
6531 BOEING DRIVE

DATE OF PREPARATION: JULY 25, 2025

CONDE INC.
ENGINEERING / PLANNING
GIS / SURVEYING / CADD
6080 SURETY DR. STE 100
EL PASO, TEXAS 79905
PHONE: (915) 592-0283
FAX (915) 592-0286 FIRM# 10078100
REGISTRATION No. F-2301

NOTES:

1. WATER AND SEWER SERVICES HAVE BEEN EXTENDED TO THIS SUBDIVISION (AZZAM ESTATES) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES.
2. THE 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.
3. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
   INSTRUMENT No._____ DATE_____
4. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
   INSTRUMENT No._____ DATE_____
5. SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480214 0027 D, DATED JANUARY 3, 1997 THIS PROPERTY IS IN FLOOD HAZARD ZONES C-"AREAS OF MINIMAL FLOODING".
7. 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.

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