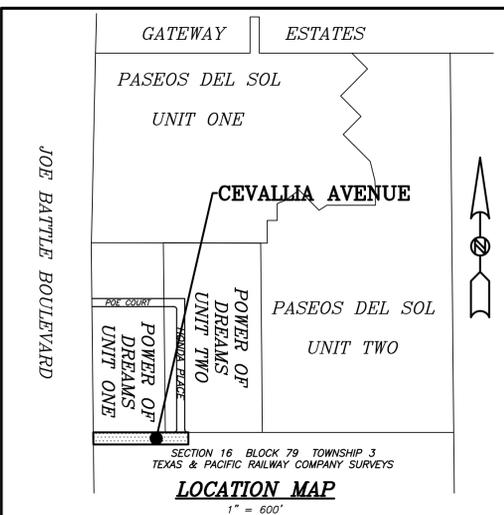


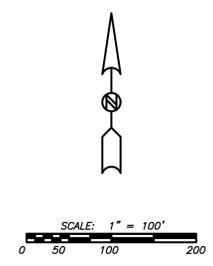
# CEVALLIA AVENUE

BEING A PORTION OF THE SOUTH PART OF SECTION 16,  
BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY  
COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING 1.268 ± ACRES (55,237 SQ. FT.)



**LOCATION MAP**  
1" = 600'

RIGHTS-OF-WAY			
STREET NAME	AREA (S.F.)	AREA (AC.)	JURISDICTION
CEVALLIA AVENUE	55,237	1.268	EL PASO CITY
HONDA PLACE	53,240	1.222	PRIVATE
POE COURT	3,701	0.085	PRIVATE



- NOTES:**
- SET 5/8" REBAR WITH CAP MARKED "RPLS 6489" OR FOUND 5/8" REBAR WITH CAP MARKED "RPLS 4178" AT ALL EXTERIOR BOUNDARY CORNERS, UNLESS OTHERWISE INDICATED.
  - BASIS OF BEARINGS IS THE MONUMENTED CENTERLINE OF PASEO LINDO DRIVE FROM THE PLAT OF PASEOS DEL SOL UNIT ONE RECORDED IN BOOK 78, PAGE 27, PLAT RECORDS, EL PASO COUNTY, TEXAS.
  - PASEO LAGO DRIVE AND PASEO GRANDE STREET ARE FROM THE PLAT OF PASEOS DEL SOL UNIT TWO AMENDING SUBDIVISION, RECORDED IN BOOK 80, PAGE 6, PLAT RECORDS, EL PASO COUNTY, TEXAS.
  - JOE BATTLE BOULEVARD (RIGHT-OF-WAY VARIES) IS DESCRIBED JANUARY 26, 1973, IN BOOK 433, PAGE 1417, DEED RECORDS, EL PASO COUNTY, TEXAS.
  - ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL 480214-46C, DATED FEBRUARY 18, 2006, AND 480212-250B, DATED SEPTEMBER 4, 1991, THIS PROPERTY LIES IN FLOOD HAZARD ZONE "X".
  - 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 FOR THE UNITED STATES POSTAL SERVICE.
  - WATER AND SEWER SERVICES WILL BE PROVIDED TO POWER OF DREAMS FROM EXISTING FACILITIES ON ADJACENT RIGHTS-OF-WAY BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE.
  - THE RETENTION OF ALL STORMWATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISIONS LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF MUNICODE 19.19.010A, DSC, AND DDM SECTION 11.
  - POWER OF DREAMS UNIT ONE IS RECORDED IN CLERK'S FILE NO. 20240059085, PLAT RECORDS, EL PASO COUNTY, TEXAS.
  - THE EL PASO COUNTY AND CITY OF EL PASO JURISDICTION LINE SHOWN HEREON IS FROM THE EL PASO PDNMAPA INTERACTIVE MAP, EP MUNICIPALITIES LAYER.
  - SUBJECT PROPERTY IS LOCATED WITHIN THE SOCORRO INDEPENDENT SCHOOL DISTRICT.
  - THIS SURVEY WAS MADE WITHOUT BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO EASEMENTS OR OTHER RESTRICTIONS OF RECORD.

DECLARATION OF USE RESTRICTIONS AND DEVELOPMENT CONDITIONS FOR THIS SUBDIVISION ARE RECORDED IN THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED AND RECORDS SECTION.

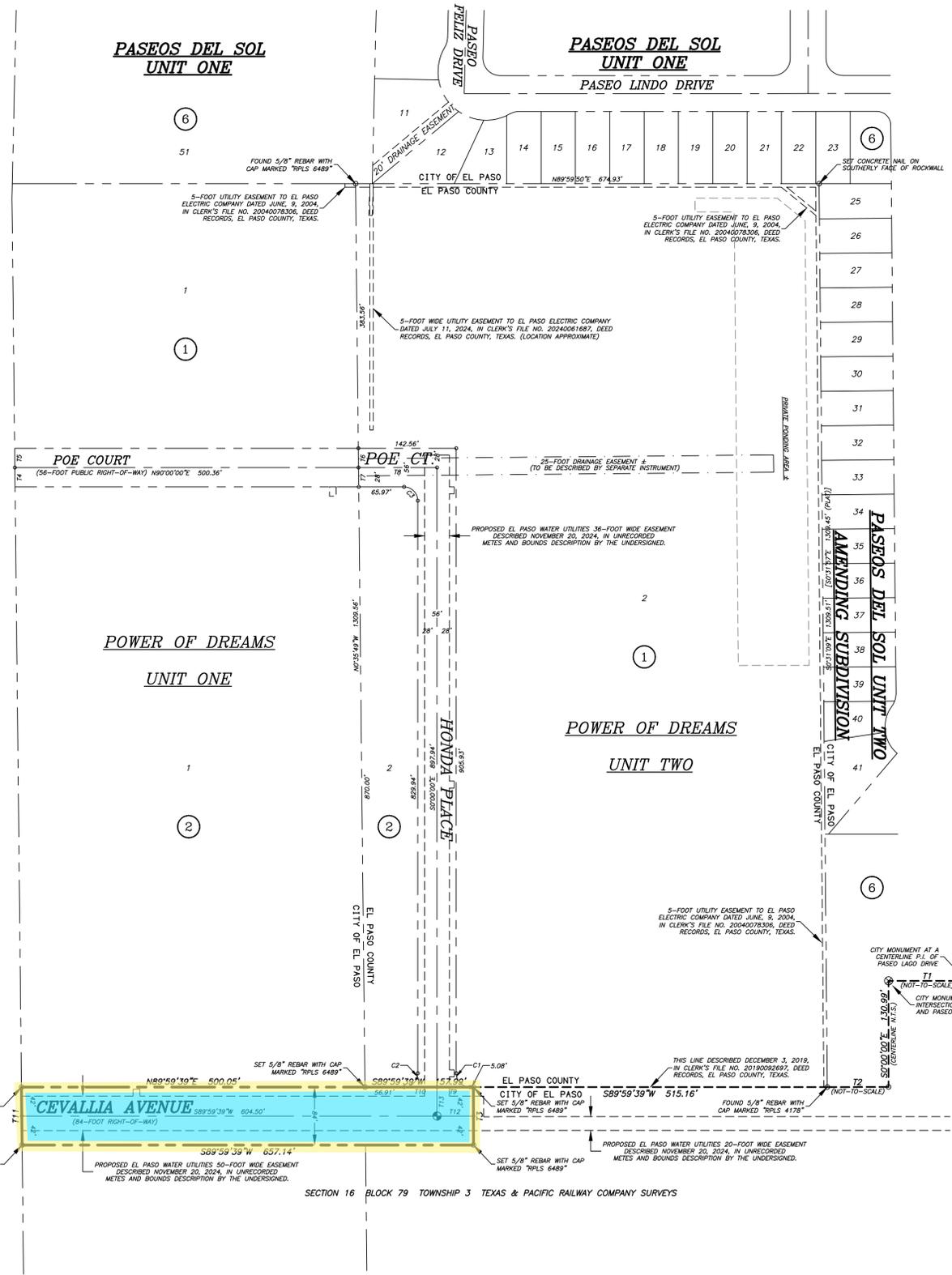
INSTRUMENT NO. \_\_\_\_\_, DATED \_\_\_\_\_

TAX CERTIFICATES FOR THIS SUBDIVISION ARE RECORDED IN THE OFFICE OF THE CLERK OF EL PASO COUNTY, TEXAS, DEED AND RECORDS SECTION.

INSTRUMENT NO. \_\_\_\_\_, DATED \_\_\_\_\_

CURVE TABLE				
CURVE #	DELTA	RADIUS	ARC CHORD BEARING	CHORD
C1	90°00'21"	20.00'	31.42' S45°00'11"E	28.29'
C2	89°59'39"	20.00'	31.41' N44°59'49"E	28.28'
C3	90°00'00"	20.00'	31.42' N45°00'00"W	28.28'

REVISED: OCTOBER 30, 2025  
 REVISED: OCTOBER 1, 2025  
 REVISED: MAY 5, 2025  
 REVISED: APRIL 17, 2025  
 REVISED: FEBRUARY 19, 2025  
 DATE OF PREPARATION: MARCH 22, 2022



LINE TABLE		
LINE #	BEARING	DISTANCE
T1	S89°59'49"W	419.06'
T2	S89°59'39"W	651.22'
T3	S0°00'21"E	84.00'
T4	S0°37'00"E	28.00'
T5	S0°37'00"E	28.00'
T6	S0°35'49"E	28.00'
T7	S0°35'49"E	28.00'
T8	N90°00'00"E	114.27'
T9	S89°59'39"W	48.00'
T10	S89°59'39"W	48.00'
T11	N0°37'00"W	84.00'
T12	S89°59'39"W	53.08'
T13	S0°00'00"E	42.00'

⊗ EXISTING CITY MONUMENT  
 ⊙ PROPOSED CITY MONUMENT

**DEDICATION**

We, County of El Paso, owners of the 1.268-acres of land encompassed within Cevalia Avenue, do hereby present this plat and dedicate to the City of El Paso, for the use of the Public, the street as hereon laid down and designated, including easements for service wires, conduits and pipes for underground utilities, the right to ingress and egress for service and construction, and the right to trim interfering trees and shrubs.

El Paso County Judge on behalf of the El Paso Commissioners Court for the County of El Paso

**ACKNOWLEDGMENT**

STATE OF TEXAS  
 COUNTY OF EL PASO  
 This instrument was acknowledged before me on \_\_\_\_\_ by Richard Poe II, Manager, 375 Properties LLC

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public, State of Texas My Commission Expires \_\_\_\_\_

**CITY PLAN COMMISSION**

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 \_\_\_\_\_, 20\_\_\_\_.

Chairperson Executive Secretary

Approved for filing this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Planning & Inspections Director

**FILING**

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in File No. \_\_\_\_\_, Plat Records.

County Clerk By Deputy

Subdivision improvement plans prepared by and under the supervision of CSA Design Group, Inc.

Adrian I. Holguin-Ontiveros, P.E.  
 Registered Professional Engineer  
 Texas License No. 124089  
 Texas Registered Engineering Firm F-9997

I hereby certify that this plat represents an on-the-ground survey made under my supervision in compliance with current Texas Board of Professional Land Surveying Professional and Technical Standards.

Robert Seipel Associates, Inc.  
 Professional Land Surveyors

Mark U. Balansay, President  
 Registered Professional Land Surveyor  
 Texas License No. 6489  
 Texas Reg. Surveying Firm No. 10060500

**ROBERT SEIPEL ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS**  
 220 BAGWELL COURT EL PASO TX 79932 PHONE (915) 877-1928 FAX (915) 877-2095