

SADOVA LOGISTICS SUBDIVISION

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 3, BLOCK 79, TEXAS AND PACIFIC RAILWAY SURVEYS COUNTY OF EL PASO, TEXAS CONTAINING 9.988 ACRES

STATE OF TEXAS
EL PASO COUNTY

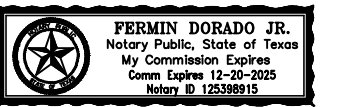
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, SUSMAR LLC., AS OWNER OF THE 9.988 ACRE TRACT OF LAND ENCOMPASSES WITH THE PROPOSED SADOVA LOGISTICS SUBDIVISION, HEREBY SUBDIVIDE THE LAND DEPICTED ON THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC THE USE OF THE APPURTENANT EASEMENT, UTILITY EASEMENTS, INCLUDING EXISTING EASEMENTS FOR UNDERGROUND UTILITIES AND THE RIGHT TO INGRESS AND EGRESS FOR SERVICE AND CONSTRUCTION SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE NO. 232.032 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.



SUSMAR LLC.
ERNESTO MARTINEZ, MANAGER

STATE OF TEXAS
EL PASO COUNTY

BEFORE ME, THE UNDERSIGN NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED THE OWNERS WHO PROMED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DUTY SWORN, DECLARED THAT THE STATEMENT THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGE THAT HE EXECUTED THE SAME FOR THE PROPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2026.

NOTARY PUBLIC

EL PASO COUNTY, TEXAS CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE NO. 232.028(a)

WE THE UNDERSIGN CERTIFY THAT THIS PLAT OF SADOVA LOGISTICS SUBDIVISION WAS REVIEWED AND APPROVED BY THE EL PASO COUNTY COMMISSIONERS COURT ON THIS _____ DAY OF _____ 2026

EL PASO COUNTY JUDGE _____ DATE _____

CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 212.009 (C) AND 212.0115 (B).

MINOR SUBDIVISION APPROVAL STATEMENT

THIS SUBDIVISION IS HEREBY APPROVED IN ACCORDANCE WITH CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND TITLE 19 OF EL PASO MUNICIPAL CODE AS MEETING ALL REQUIREMENTS FOR A REVIEW OF A MINOR PLAT.

GOVERNMENT CODE OF TEXAS _____ DAY OF _____ 2026

EXECUTIVE SECRETARY _____ SUBDIVISION COORDINATOR _____

APPROVED FOR FILING THIS _____ DAY OF _____ 2026.

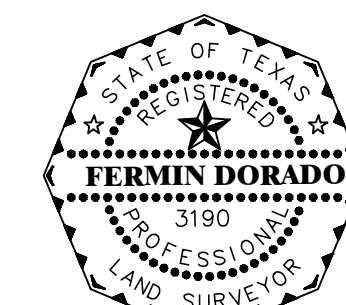
PLANNING AND INSPECTIONS DIRECTOR _____

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS THIS _____ DAY OF _____ 2026, A.D., IN FILE NO. _____

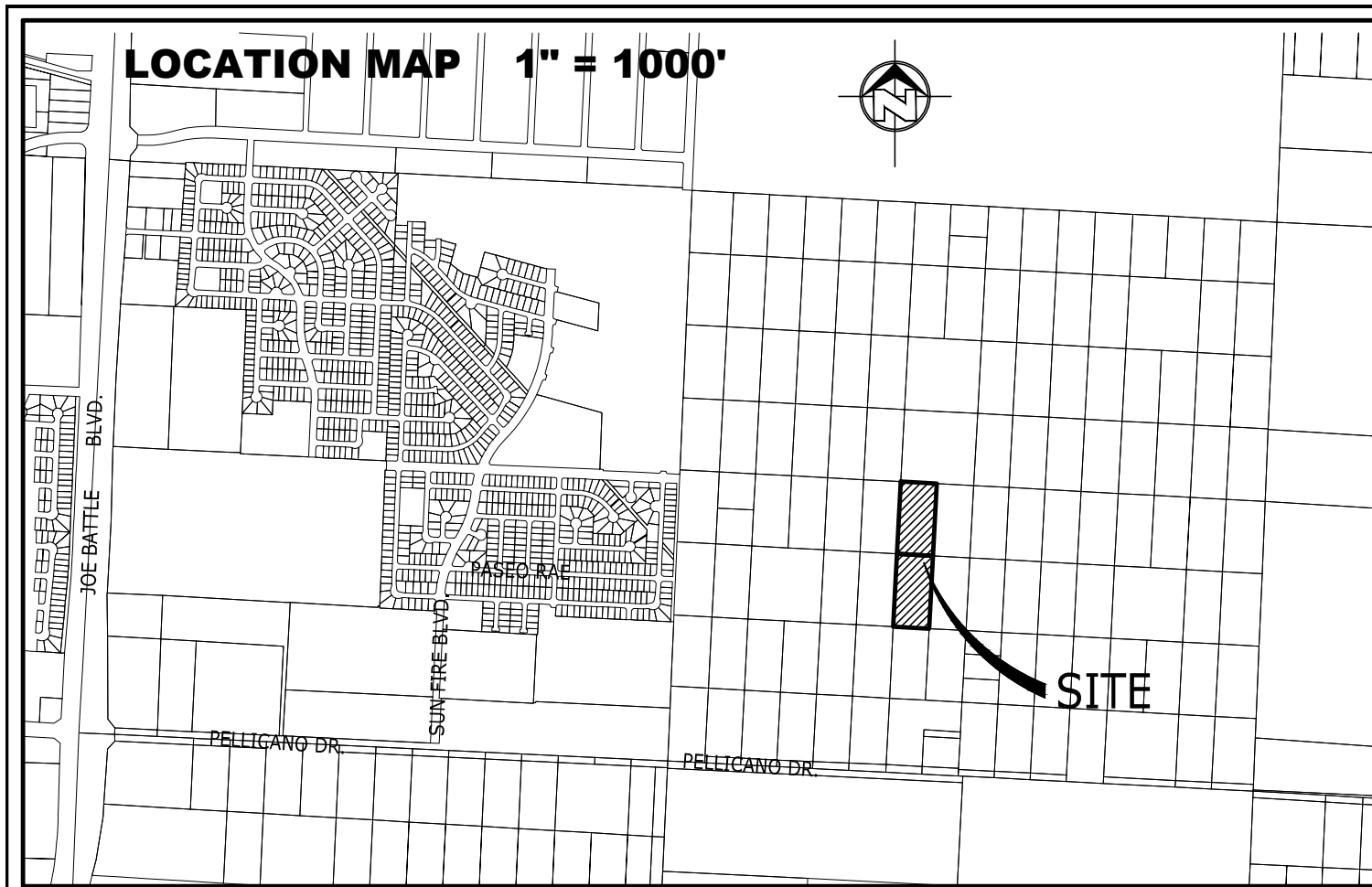
COUNTY CLERK _____ BY DEPUTY _____

I, FERMIN DORADO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF SADOVA LOGISTICS SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON MAY 2025.



FERMIN DORADO, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 3190

SHEET NO 1
OF 3 SHEETS



LOCATION MAP AND ETJ STAUS (SCALE 1" = 1000' APPROX.);

SADOVA LOGISTICS SUBDIVISION IS LOCATED IN THE EAST PART OF EL PASO COUNTY. IT IS EAST OF JOE BATTLE BLVD (LOOP 375) AND NORTH OF PELLICANO DRIVE. SADOVA LOGISTICS SUBDIVISION LIES APPROXIMATELY 0.35 MILES EAST OF THE CITY OF EL PASO CITY LIMITS AND FALLS WITHIN THE CITY OF EL PASO FIVE MILE EXTRATERRITORIAL JURISDICTION (ETJ), UNDER LOCAL GOVERNMENT CODE 212.001.

METES AND BOUNDS DESCRIPTION

METES AND BOUND DESCRIPTION OF SADOVA LOGISTICS SUBDIVISION LOCATED IN THE COUNTY OF EL PASO, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 15, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY SURVEYS AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 15, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAYS SURVEYS, LOCATED IN THE COUNTY OF EL PASO, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH REBAR LOCATED AT THE NORTHWEST CORNER, SAID CORNER BEING THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY SURVEYS (T&PRS) THAT BEARS SOUTH 71°31'24" WEST A DISTANCE OF ONE THOUSAND ONE HUNDRED EIGHTY FOUR AND FIFTY ONE HUNDREDTHS (1184.51) FEET TO A FOUND CITY MONUMENT LOCATED AT A CENTER LINE INTERSECTION OF COSTANZO PLACE AND GIUSEPPE PLACE; THENCE NORTH 89°17'35" EAST ALONG THE NORTHERLY PROPERTY LINE OF THE PROPERTY BEING DESCRIBED AT THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 15, BLOCK 79, TOWNSHIP 3, (T&PRS) A DISTANCE OF THREE HUNDRED THIRTY TWO AND NINETEEN HUNDREDTHS (332.19) FEET TO THE NORTHEAST CORNER OF THE PROPERTY BEING DESCRIBED;

THENCE SOUTH 00°05'42" WEST ALONG THE EASTERLY LINE OF THE PROPERTY BEING DESCRIBED BEING THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, OUT OF SECTION 15, BLOCK 79, TOWNSHIP 3, (T&PRS) A DISTANCE OF ONE THOUSAND THREE HUNDRED NINE AND SEVENTY THREE HUNDREDTHS (1309.73) FEET TO THE SOUTHEAST CORNER OF THE PROPERTY BEING DESCRIBED;

THENCE SOUTH 89°17'26" WEST ALONG THE SOUTHERLY LINE OF THE PROPERTY BEING DESCRIBED A DISTANCE OF THREE HUNDRED THIRTY TWO AND NINETEEN HUNDREDTHS (332.19) FEET TO THE SOUTHEASTERLY CORNER OF THE PROPERTY BEING DESCRIBED;

THENCE NORTH 00°05'42" EAST ALONG THE WESTERLY LINE OF THE PROPERTY BEING DESCRIBED BEING THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, OUT OF SECTION 15, BLOCK 79, TOWNSHIP 3, (T&PRS), A DISTANCE OF ONE THOUSAND THREE HUNDRED NINE AND SEVENTY THREE HUNDREDTHS (1309.73) FEET TO THE NORTHWEST CORNER OF THE PROPERTY BEING DESCRIBED, SAID CORNER BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION.

SAID PROPERTY CONTAINS 435,059.85 SQUARE FEET OR 9.9876 ACRES OF LAND MORE OR LESS.

SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT

LOT TABLE

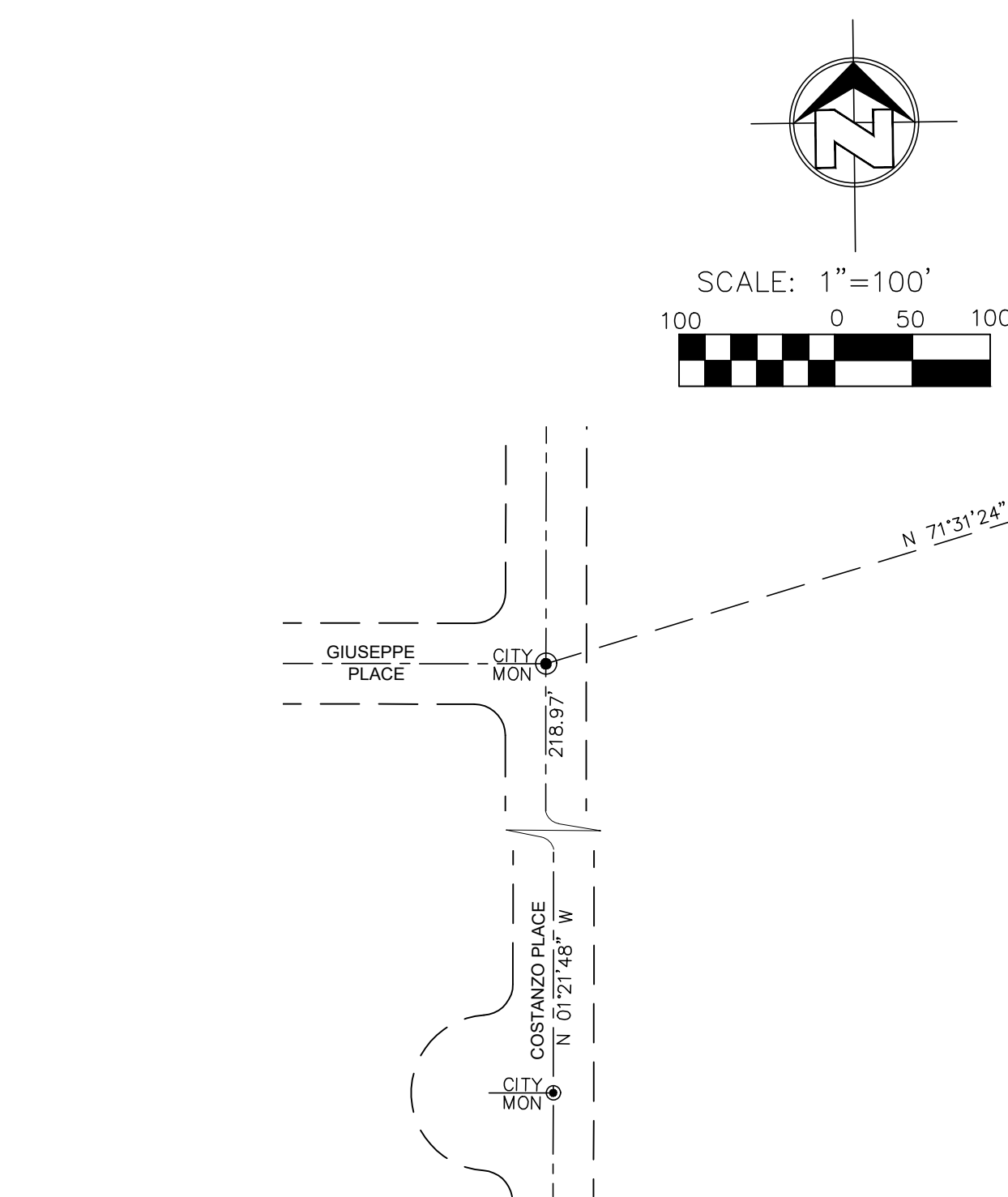
LOT	AREA	USES
1	217,525.42 Sq.Ft. 4.994 ACRES	INDUSTRIAL/ NON-RESIDENTIAL
2	217,527.83 Sq.Ft. 4.994 ACRES	INDUSTRIAL/ NON-RESIDENTIAL

PROPOSED NON-RESIDENTIAL LOTS

2

EASTSIDE SERVICE	METER	WATER	WASTEWATER
AREA METER SIZE	CAPACITY RATIO		
LESS THAN 1 INCH	1.00	\$697	\$920
1 INCH	1.67	\$1,163	\$1,537
1 1/2 INCH	3.33	\$2,321	\$3,065
2 INCH	5.33	\$3,714	\$4,905
3 INCH	10.00	\$6,968	\$9,203
4 INCH	16.67	\$11,615	\$15,341
6 INCH	33.33	\$23,223	\$30,672
8 INCH	52.33	\$37,158	\$49,077
10 INCH	76.67	\$40,064	\$52,916
12 INCH	143.33	\$74,899	\$98,924

SADOVA LOGISTICS SUBDIVISION				
FINAL PLAT				
DATE PREPARED	DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY
10/08/25	DE	DORADO ENGINEERING, INC.	F.D.	F.D.
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY



PLAT NOTES AND RESTRICTIONS:

PLAT NOTES AND RESTRICTIONS:

- AT THE TIME OF BUILDING CONSTRUCTION THE DEVELOPER SHALL CONSTRUCT A 5 FT. CONC. SIDEWALK AS PART OF THE LOT IMPROVEMENTS. THE SIDEWALK IS TO BE LOCATED ALONG THE PROPERTY LINE ABUTTING PELLICANO DRIVE.
- 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 OF THE UNITED STATES POSTAL SERVICE.
- ALL EXISTING AND PROPOSED PATHS OF TRAVEL, ACCESSIBLE SIDEWALKS, WHEEL CHAIR ACCESS CURB RAMPS AND DRIVEWAYS WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE IN COMPLIANCE WITH THE CURRENT ADA/FAS RULES AND REGULATIONS AND THE CURRENT COUNTY OF EL PASO DESIGN STANDARDS FOR CONSTRUCTION.
- GRADING AND DRAINAGE PLAN, PREPARED BY A LICENSED PROFESSIONAL ENGINEER, IS REQUIRED TO BE SUBMITTED FOR REVIEW AND APPROVAL BY THE EL PASO COUNTY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO COMMENCING ANY DEVELOPMENT.
- LOT OWNER IS RESPONSIBLE FOR CONSTRUCTING SIDEWALKS AND DRIVEWAYS.
- LOT OWNER IS RESPONSIBLE FOR MAINTAINING DRIVEWAYS, SIDEWALKS, LANDSCAPING, AND PARKWAYS ABUTTING THEIR PROPERTY.
- REFER TO ENGINEERING REPORT FOR DRAINAGE SCHEME.
- THIS PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAPS, PANEL NO 480212 02508, SEPTEMBER 04, 1991, CITY OF EL PASO, EL PASO COUNTY, TEXAS. ZONE X INDICATES AREA OF MINIMAL FLOOD HAZARD.
- LOT 1 AND LOT 2 TO BE USED FOR NON-RESIDENTIAL USE, SANITARY SEWER SERVICE AND WATER SERVICE WILL BE PROVIDED BY PRIVATE ON-SITE FACILITIES.
- ADDITIONAL R.O.W. MAY BE REQUIRED FOR DECELERATION LANE BASED ON WHAT TYPE OF DEVELOPMENT WILL BE PROPOSED. DETERMINATION WILL BE DONE AT TIME OF SITE SUBMITTAL.
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT No _____ DATE: _____
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF EL PASO'S EXTRATERRITORIAL JURISDICTION (ETJ) UNDER TEXAS LOCAL GOVERNMENT CODE CHAPTER 212
- THE VERTICAL DATUM IS BASED ON NGVD 88,
- THE SETBACKS ARE AS FOLLOWS:
15 FEET FROM THE FRONT PROPERTY LINES
15 FEET FROM THE REAR PROPERTY LINES
5 FEET FROM THE SIDE PROPERTY LINES
- THIS PROPERTY IS SUBJECT TO IMPACT FEES. IMPACT FEES SHALL BE CALCULATED BASED ON THE TABLE BELOW: CHAPTER 395 OF THE TEXAS LOCAL GOVERNMENT CODE AUTHORIZES THE CITY OF EL PASO TO ADOPT AND IMPOSE WATER AND WASTEWATER IMPACT FEES. THIS PLAT NOTE FULFILLS AN OBLIGATION MANDATED BY CHAPTER 395 AND SETS THE ASSESSMENT OF THE IMPACT FEES IN ACCORDANCE WITH THE IMPACT FEE SCHEDULE ADOPTED BY CITY COUNCIL AS SET FORTH BELOW. THE COLLECTION OF THE IMPACT FEE FOR THIS SUBDIVISION SHALL BE PRIOR TO THE TIME A BUILDING PERMIT IS ISSUED IF DEVELOPMENT IS WITHIN THE CITY LIMITS OR AT THE TIME OF THE METER CONNECTION IF DEVELOPMENT IS OUTSIDE THE CITY LIMITS.
- THE OWNER/DEVELOPER/BUILDER HAS OBTAINED A PERMIT FROM THE COUNTY PLANNING DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROADS FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS AND ANY OTHER PURPOSE.
- LOT CORNERS WILL BE SET UPON COMPLETION OF SUBDIVISION PLAT.
- DRAINAGE PONDS FOR LOTS 1 AND 2 ARE PRIVATE PONDS AND ARE TO BE MAINTAINED BY THE OWNER. IF LOT 1 AND LOT 2 ARE FURTHER SUBDIVIDED, A REVISED A GRADING AND DRAINAGE WILL BE REQUIRED.

BENCH MARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF GIUSEPPE PLACE AND COSTANZO PLACE
ELEV: 3995.49 (N.A.V.D. 88 DATUM)



NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: SUSMAR, LLC.	12500 PELLICANO DRIVE SUITE C	EL PASO, TX 79928	(915) 544 1210
ENGINEER: MR. FERMIN DORADO	2717 E. YANDELL	EL PASO, TX. 79903	(915) 562-0002
SURVEYOR: MR. FERMIN DORADO	2717 E. YANDELL	EL PASO, TX. 79903	(915) 562-0002

DATE OF PREPARATION 12-08-2025