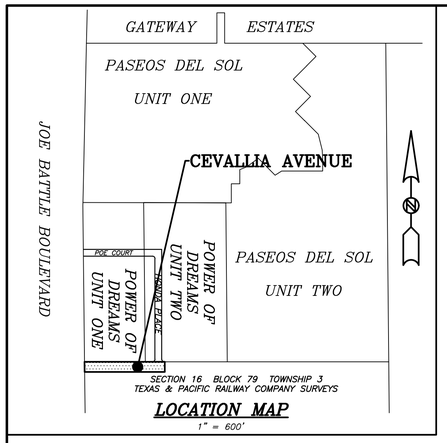
CEVALLIA AVENUE

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.)

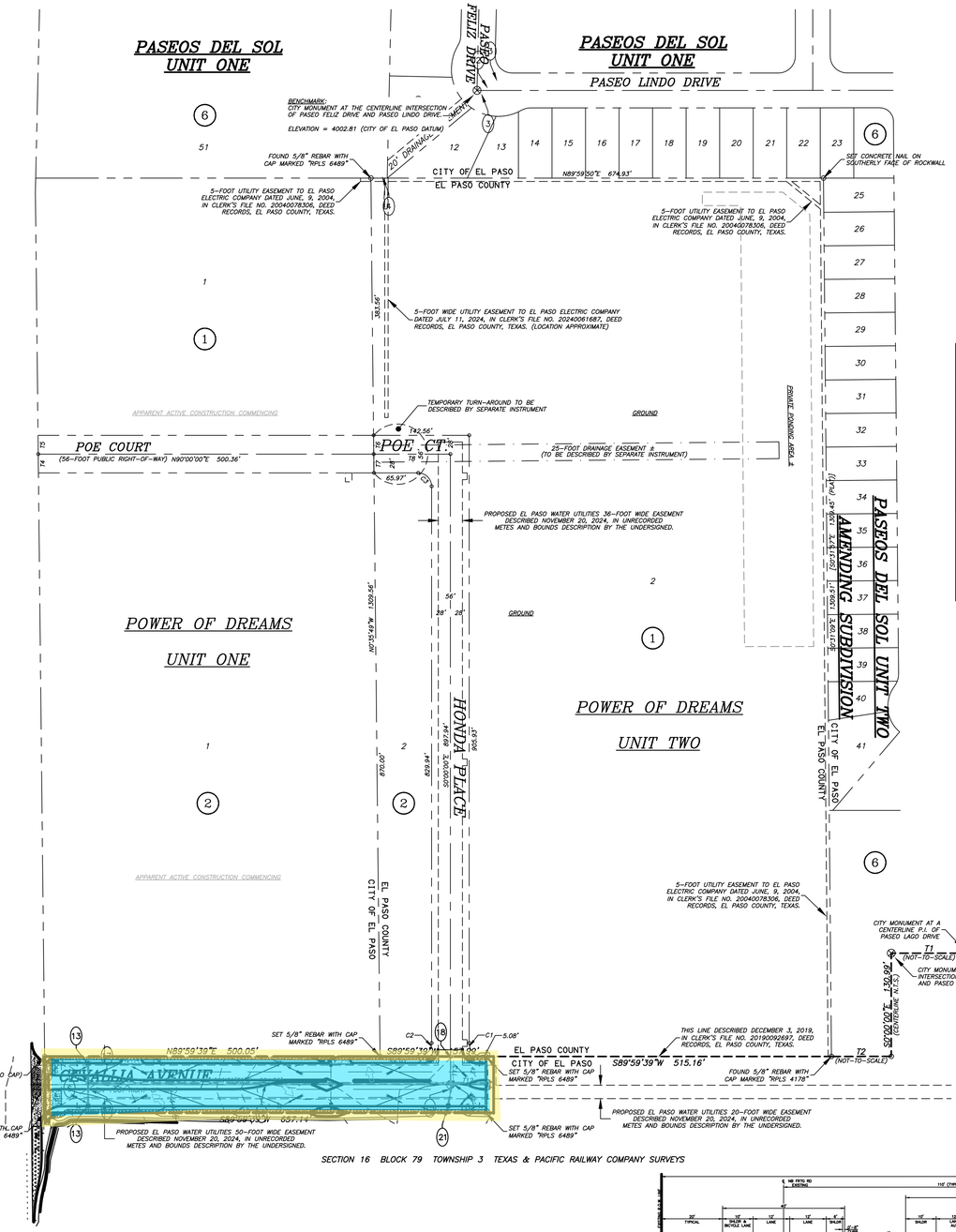


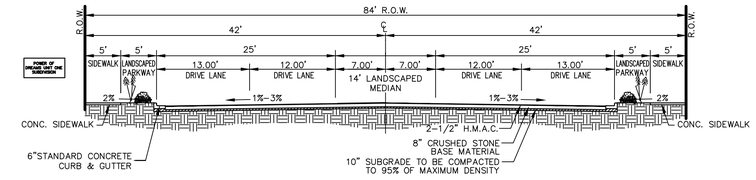
LOCATION MAP

1" = 600'

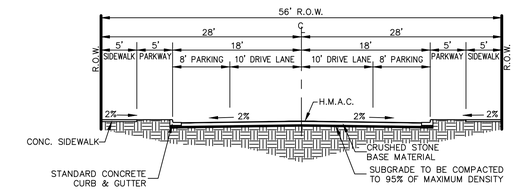
SCALE: 1" = 100'

0 50 100 200





MINOR ARTERIAL STREET
CEVALLIA AVENUE



MULTI-FAMILY & COMMERCIAL/INDUSTRIAL
LOCAL STREET 2 (MODIFIED)
PROPOSED POE COURT AND HONDA PLACE

PROPERTY OWNER:

COUNTY OF EL PASO

PLAT PREPARED BY:
MARK U. BALANSAY
TEXAS RPLS #6489

PRELIMINARY

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:

1. 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.

2. 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.

3. 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.

4. JOE BATTLE BOULEVARD (RIGHT-OF-WAY VARIES) IS DESCRIBED JANUARY 26, 1973, IN BOOK 433, PAGE 1417, DEED RECORDS, EL PASO COUNTY, TEXAS.

5. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL 480214-46C, DATED FEBRUARY 16, 2006, AND 480212-250B, DATED SEPTEMBER 4, 1991, THIS PROPERTY LIES IN FLOOD HAZARD ZONE "X".

6. 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.

7. 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.

8. 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.

9. POWER OF DREAMS UNIT ONE IS RECORDED IN CLERK'S FILE NO. 20240059085, PLAT RECORDS, EL PASO COUNTY, TEXAS.

10. THE EL PASO COUNTY AND CITY OF EL PASO JURISDICTION LINE SHOWN HEREON IS FROM THE EL PASO PDNMAPA INTERACTIVE MAP, EP MUNICIPALITIES LAYER.

11. SUBJECT PROPERTY IS LOCATED WITHIN THE SOCORRO INDEPENDENT SCHOOL DISTRICT.

12. 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 _____.

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'

NOTE: THE UNDERGROUND UTILITIES NOTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITY COMPANY AS-BUILT DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATIONS INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

DRAINAGE KEY NOTES

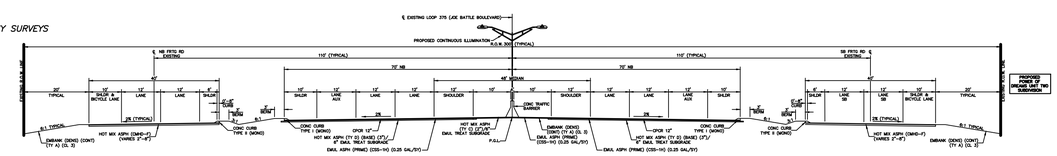
1. EXISTING 24" STORM PIPE
2. EXISTING 36" STORM PIPE
3. EXISTING MANHOLE
4. EXISTING INLET
5. PROPOSED CONCRETE HEADWALL
6. PROPOSED 60" MANHOLE
7. PROPOSED 72" MANHOLE
8. PROPOSED 6'x6' JUNCTION BOX
9. PROPOSED 8'x8' JUNCTION BOX
10. PROPOSED 9'x9' JUNCTION BOX
11. PROPOSED 10'x10' JUNCTION BOX
12. PROPOSED 5'x18' JUNCTION BOX
13. PROPOSED TYPE I DRAINAGE INLET
14. PROPOSED BEEHIVE INLET
15. PROPOSED TYPE H DRAINAGE INLET
16. PROPOSED TYPE H (MODIFIED) DRAINAGE INLET
17. PROPOSED 24" STORM PIPE
18. PROPOSED 36" STORM PIPE
19. PROPOSED 42" STORM PIPE
20. PROPOSED 48" STORM PIPE
21. PROPOSED 60" STORM PIPE
22. PROPOSED 72" STORM PIPE
23. PROPOSED 84" STORM PIPE
24. PROPOSED 12"x36" CONCRETE BOX CULVERT

EXISTING DRAINAGE FLOW
PROPOSED DRAINAGE FLOW
PROPOSED HIGH POINT
PROPOSED LOW POINT

EXISTING CITY MONUMENT
PROPOSED CITY MONUMENT

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'



EXISTING LOOP 375 CROSS SECTION

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

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