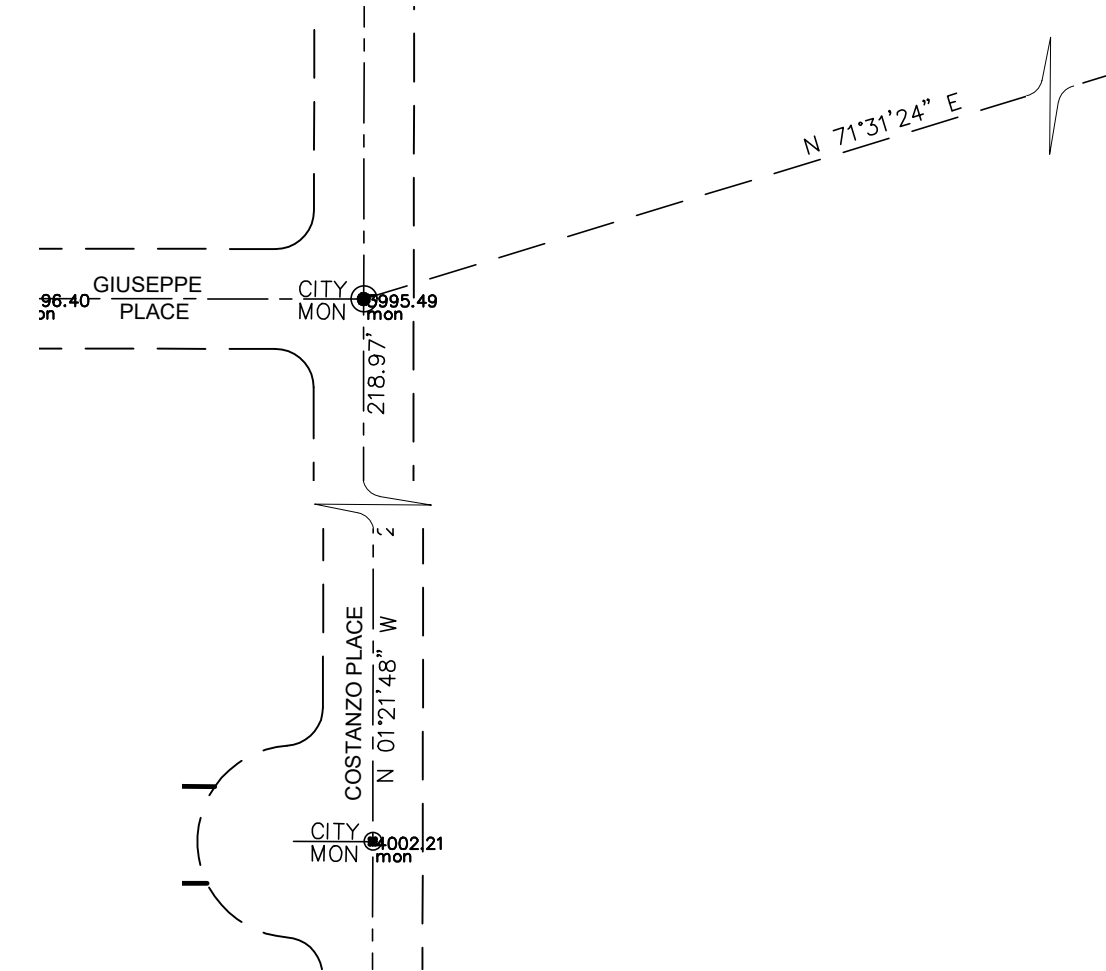
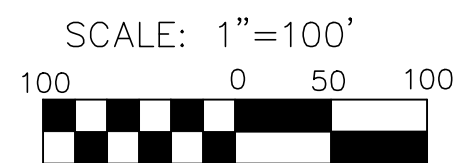


BENCH MARK

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



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

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.

PLAT NOTES AND RESTRICTIONS:

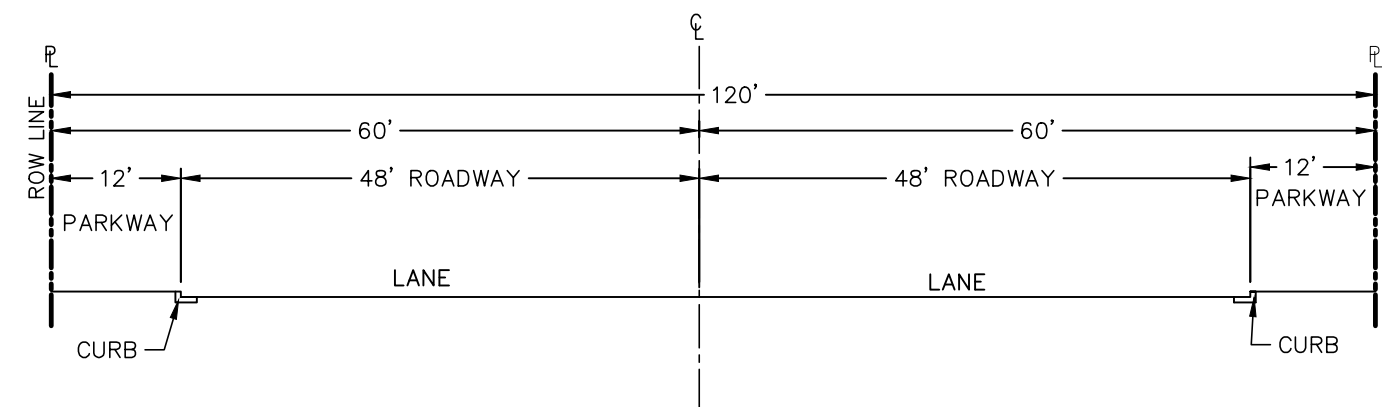
- AT THE TIME OF BUILDING CONSTRUCTION THE DEVELOPER SHALL CONSTRUCT A 5 FT. CONC. SIDEWALK AS PART OF THE LOT IMPROVEMENTS. THE SIDEWALK IS TO BE LOCATED ALONG THE PROPERTY LINE.
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE INSTALLATION AND CONSTRUCTION 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/TAS 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 0250B, 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 RESTRICTED FOR NON-RESIDENTIAL USE. SANITARY SEWER LINE AND WATER LINE WILL BE EXTENDED AND ACCEPTED BY EL PASO WATER UTILITIES. WATER AND SEWER SERVICE WILL BE PROVIDED BY EL PASO WATER.
- 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 NVD 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 REVISD A GRADING AND DRAINAGE WILL BE REQUIRED.

OWNER:
SUSMAR, LLC.
12500 PELLICANO DRIVE SUITE C
EL PASO, TX. 79928
(915) 526-6303

SURVEYOR:
DORADO ENGINEERING, INC.
2717 E. YANDELL STREET
EL PASO, TEXAS 79903
(915) 562-0002

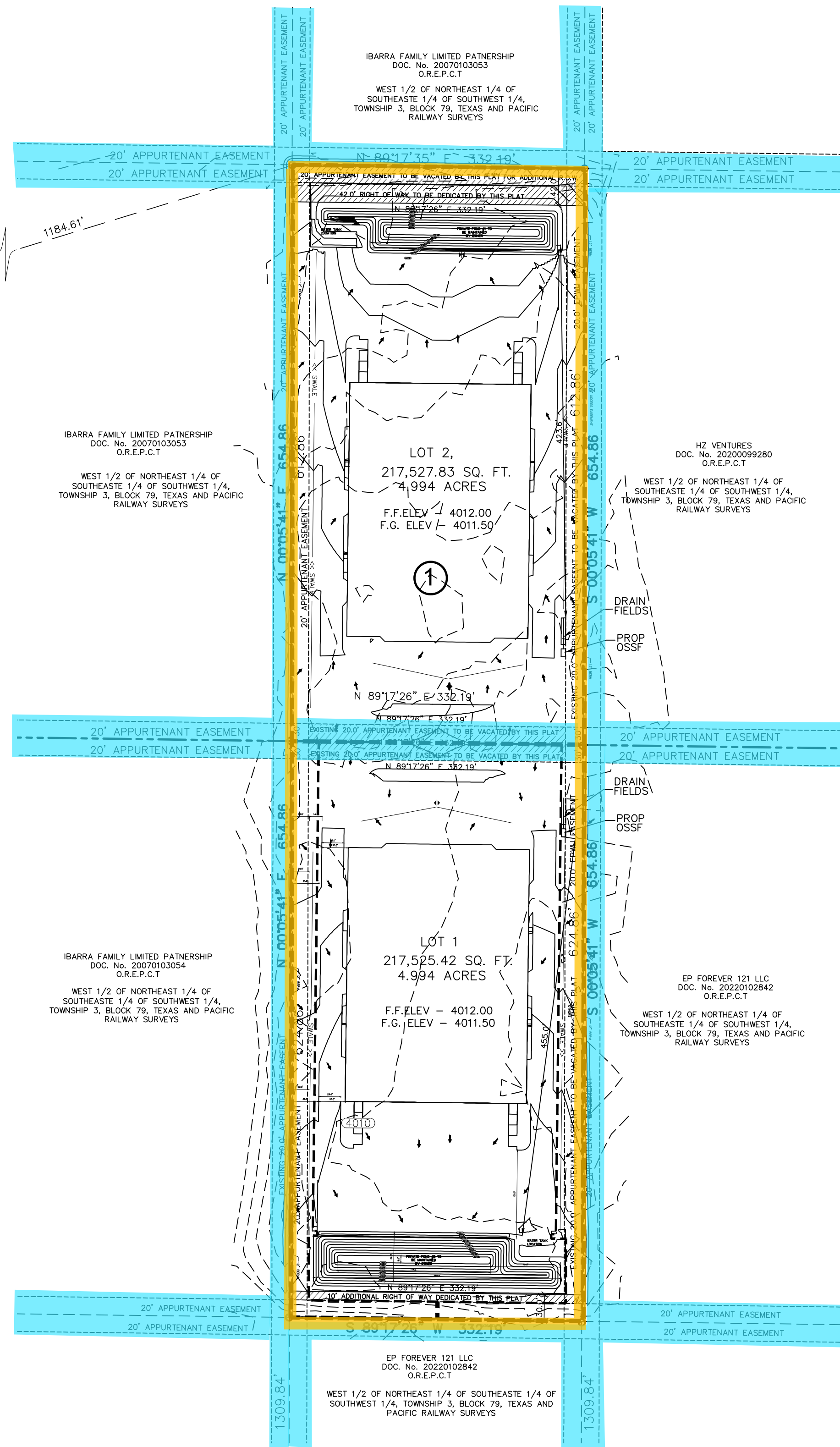
PREPARED BY
DORADO ENGINEERING, INC.
2717 E. YANDELL STREET
EL PASO, TEXAS 79903
(915) 562-0002

EASTSIDE SERVICE	METER	WATER	WASTEWATER
AREA METER	CAPACITY		
SIZE	RATIO		
LESS THAN 1 INCH	1.00	\$697	\$928
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	\$48,064	\$62,916
12 INCH	143.33	\$74,899	\$98,924



EXISTING PELLICANO DR. "A-A"

MAJOR SCALE: N.T.S.



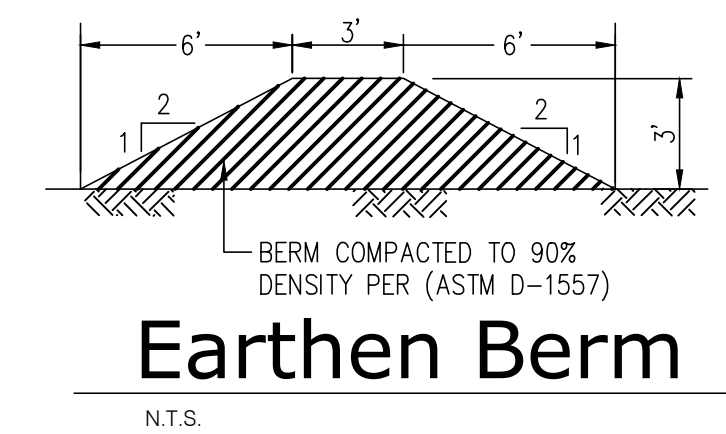
12801 PELLICANO

NOTES

- NUMBER OF LOTS IN THIS SUBDIVISION = 2
- THIS SUBDIVISION LIES WITHIN SOCORRO SCHOOL DISTRICT.
- LOT 1 AND LOT 2 HAS ACCESS TO PELLICANO DRIVE VIA A 20' ROAD EASEMENT ALONG THE WEST AND SOUTH PROPERTY LINE.

UTILITY NOTES

- THE WATER QUALITY AND CONNECTIONS TO THIS LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THIS LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- ELECTRICAL CONNECTIONS PROVIDED TO THIS LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THIS LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.



Earthen Berm

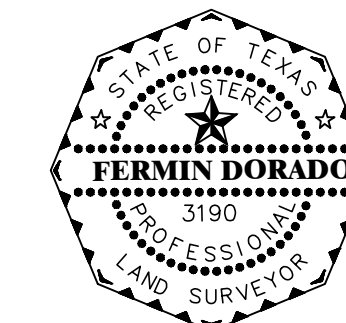
N.T.S.

SADOVA LOGISTICS SUBDIVISION PRELIMINARY 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

DORADO ENGINEERING, INC.
ENGINEERS SURVEYORS PLANNERS
2717 E. YANDELL EL PASO, TEXAS 79903 (915)562-0002

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: SUSMAR, LLC.	12500 PELLICANO DRIVE SUITE C	EL PASO, TX 79928	(915) 526-6303
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



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