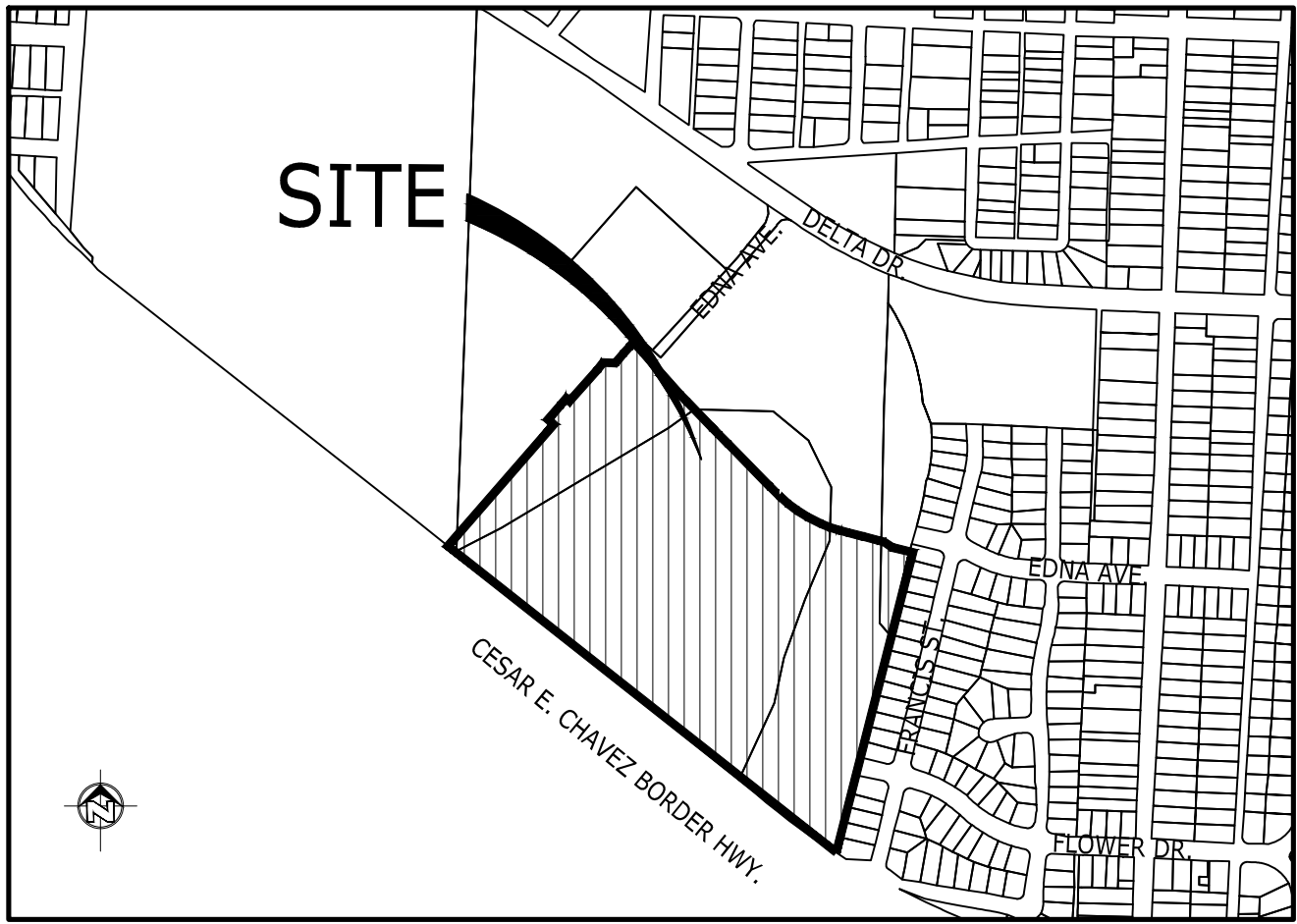




VICINITY MAP
SCALE: 1"=600'

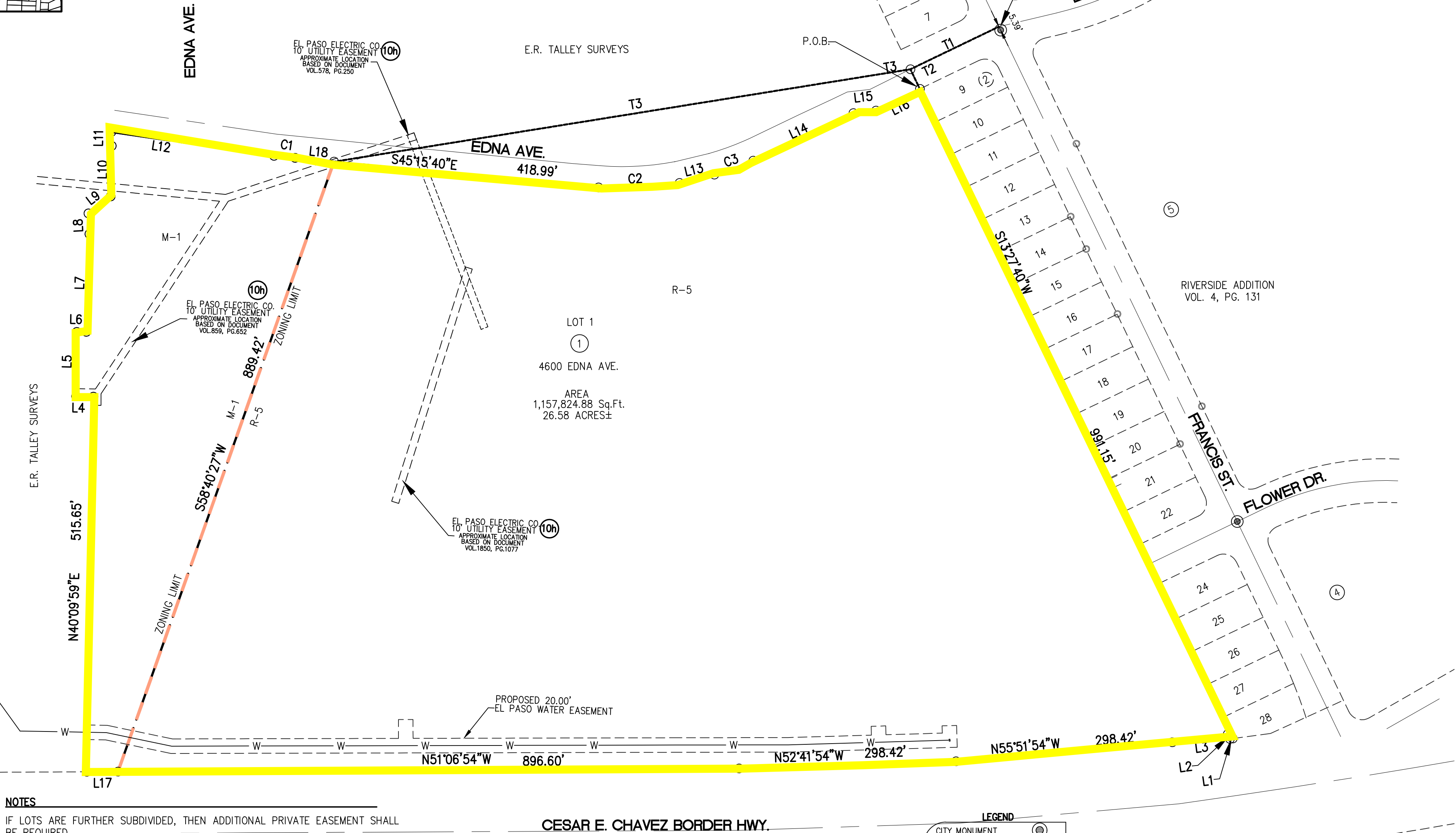
METES AND BOUNDS

The parcel of land herein described is a portion of Tracts 2 and 3, F. NEVE SURVEY NO. 8, and a portion of E.R. TALLEY SURVEYS NO. 6 AND 7, on a portion of Tract 1-A, U.S. GOVERNMENT PARCEL NO. 1 addition to the City of El Paso, El Paso County, Texas and is more particularly described by metes and bounds as follows;

Commencing at an existing city monument lying 5.39 feet to the south from the centerline intersection of Francis Street and Edna Avenue; Thence, North 76°32'21" West, along centerline of Edna Avenue, a distance of 135.00 feet to a point; Thence, South 13°27'40" West, leaving said centerline, a distance of 30.00 feet to a point lying on the northwestern corner of Lot 9, Block 2, RIVERSIDE ADDITION, being the "TRUE POINT OF BEGINNING" of this description.

THENCE, South 13°27'40" West, along boundary line of said Lot, a distance of 991.15 feet to a point for a boundary corner lying on the northerly right-of-way line of Cesar E. Chavez Border Highway;
THENCE, North 58°27'40" West, along said right-of-way line, a distance of 3.87 feet to a point for a boundary corner;
THENCE, North 13°30'57" East, a distance of 7.03 feet to point for a boundary corner;
THENCE, North 59°01'54" West, a distance of 77.09 feet to point for a boundary corner;
THENCE, North 55°51'54" West, a distance of 298.42 feet to point for a boundary corner;
THENCE, North 52°41'54" West, a distance of 298.42 feet to point for a boundary corner;
THENCE, North 51°06'54" West, a distance of 896.60 feet to point for a boundary corner;
THENCE, North 40°09'59" East, leaving right-of-way line of Cesar E. Chavez Border Highway, a distance of 515.65 feet to point for a boundary corner;
THENCE, North 49°30'41" West, a distance of 23.84 feet to point for a boundary corner;
THENCE, North 39°51'24" East, a distance of 88.52 feet to point for a boundary corner;
THENCE, South 50°54'36" East, a distance of 13.11 feet to point for a boundary corner;
THENCE, North 40°59'27" East, a distance of 134.63 feet to point for a boundary corner;
THENCE, North 36°18'28" East, a distance of 28.33 feet to point for a boundary corner;
THENCE, South 88°04'47" East, a distance of 38.87 feet to point for a boundary corner;
THENCE, North 40°03'21" East, a distance of 69.38 feet to point for a boundary corner;
THENCE, North 38°18'30" East, a distance of 19.29 feet to point for a boundary corner;
THENCE, South 42°26'06" East, a distance of 225.82 feet to point for a boundary corner lying on the southerly right-of-way line of Edna Avenue;
THENCE, 29.20 feet, with a curve to the right, having a radius of 9150.88 feet, a central angle of 00°10'58" and a chord which bears South 45°05'45" East, a distance of 29.20 feet to a point for a boundary corner;
THENCE, South 45°15'40" East, a distance of 418.99 feet to point for a boundary corner;
THENCE, 112.08 feet, with a curve to the left, having a radius of 416.28 feet, a central angle of 15°25'33" and a chord which bears South 53°58'44" East, a distance of 111.74 feet to a point for a boundary corner;
THENCE, South 64°16'43" East, a distance of 49.10 feet to point for a boundary corner;
THENCE, 56.94 feet, with a curve to the left, having a radius of 382.07 feet, a central angle of 08°32'18" and a chord which bears South 70°36'58" East, a distance of 56.89 feet to a point for a boundary corner;
THENCE, South 76°11'20" East, a distance of 152.39 feet to point for a boundary corner;
THENCE, South 57°15'22" East, a distance of 31.38 feet to point for a boundary corner;
THENCE, South 77°11'16" East, a distance of 67.24 feet back to the "TRUE POINT OF BEGINNING" of this description.

Said parcel of land containing 1,157,824.88 Square Feet (26.58 acres) of land, more or less.



NOTES

- IF LOTS ARE FURTHER SUBDIVIDED, THEN ADDITIONAL PRIVATE EASEMENT SHALL BE REQUIRED.
- TAX CERTIFICATE FOR THIS DEVELOPMENT ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____, DATE _____.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480214 0040 B, DATED OCTOBER 15, 1982, THIS PROPERTY LIES IN FLOOD ZONE C. ZONE "C" ARE AREAS OF MINIMAL FLOODING.
- THIS SUBDIVISION LIES WITHIN EL PASO INDEPENDENT SCHOOL DISTRICT.
- WATER AND SEWER SERVICES ARE EXTENDED TO THIS SUBDIVISION FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES FROM ADJUTING STREETS.
- THIS 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.
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER 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 IS SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- THE RETENTION OF ALL STORM-WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUNI-CODE 19.19.010A, DSC AND DDM SECTION 11.1.
- PROPERTY HAS DIRECT ACCESS TO EDNA AVENUE (PUBLIC RIGHT-OF-WAY).
- RESTROOM BUILDING WILL BE DEMOLISHED.

LINE TABLE		
LINE	DIRECTION	DISTANCE
T1	N76°32'21"W	135.00'
T2	S13°27'40"W	30.00'
T3	N58°56'08"W	802.67'
L1	N58°27'40"W	3.87'
L2	N13°30'57"E	7.03'
L3	N59°01'54"W	77.09'
L4	N49°30'41"W	23.84'
L5	N39°51'24"E	88.52'
L6	S50°54'36"E	13.11'
L7	N40°59'27"E	134.63'
L8	N36°18'28"E	28.33'
L9	S88°04'47"E	38.87'
L10	N40°03'21"E	69.38'
L11	N38°18'30"E	19.29'
L12	S42°26'06"E	225.82'
L13	S64°16'43"E	49.10'
L14	S76°11'20"E	152.39'
L15	S57°15'22"E	31.38'
L16	S77°11'16"E	67.24'
L17	N51°06'54"W	42.81'
L18	S45°15'40"E	53.69'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	9150.88'	29.20'	29.20'	S45°05'45"E
C2	416.28'	112.08'	111.74'	S53°58'44"E
C3	382.07'	56.94'	56.89'	S70°36'58"E

LEGEND

CITY MONUMENT	⊙
BOUNDARY SYMBOL	○
BOUNDARY LINE	—

MODESTO GOMEZ PARK SUBDIVISION

A PORTION OF TRACTS 2 AND 3, F. NEVE SURVEY NO. 8, AND A PORTION OF E.R. TALLEY SURVEYS NO. 6 AND 7, AND A PORTION OF TRACT 1-A, U.S. GOVERNMENT PARCEL No. 1
EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 26.58 ACRES ±

OWNER'S DEDICATION

CITY OF EL PASO
WE, CITY OF EL PASO, OWNER OF THIS LAND, HEREBY PRESENT THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC, THE PARK, UTILITY EASEMENTS, AS HEREON LAD DOWN AND DESIGNATED, INCLUDING EASEMENT FOR OVERHANG OF SERVICE WIRES, FOR POLE TYPE UTILITIES AND BURIED SERVICE WIRES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES, AND THE RIGHT TO INGRESS AND EGRESS FOR SERVICE AND CONSTRUCTION AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS

DIONNE MACK
CITY MANAGER
CITY OF EL PASO

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO
BEFORE ME, THE THE UNDERSIGNED AUTHORITY, PUBLIC, ON THIS DAY PERSONALLY APPEARED **DIONNE MACK**, BUSINESS MANAGER OF **THE CITY OF EL PASO**; KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID COMPANY FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES:

MAJOR SUBDIVISION APPROVAL

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS DAY OF _____, 2025 A.D.

EXECUTIVE SECRETARY CHAIRPERSON

APPROVED FOR FILING THIS DAY OF _____, 2025, A.D.

PLANNING AND INSPECTIONS DIRECTOR

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS DAY OF _____, 2025, A.D., IN FILE NO. _____ OF THE PLAT RECORD.

COUNTY CLERK BY DEPUTY

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS.

GUILLERMO LICON, RPLS 2998



FINAL PLAT SLI ENGINEERING, INC.

CIVIL ENGINEERS — LAND SURVEYORS
LAND PLANNERS — CONSTRUCTION MANAGEMENT
6600 WESTWIND DR. — EL PASO, TEXAS — 79912 — (915) 584-4457
PREPARATION DATE: 05/22/2025