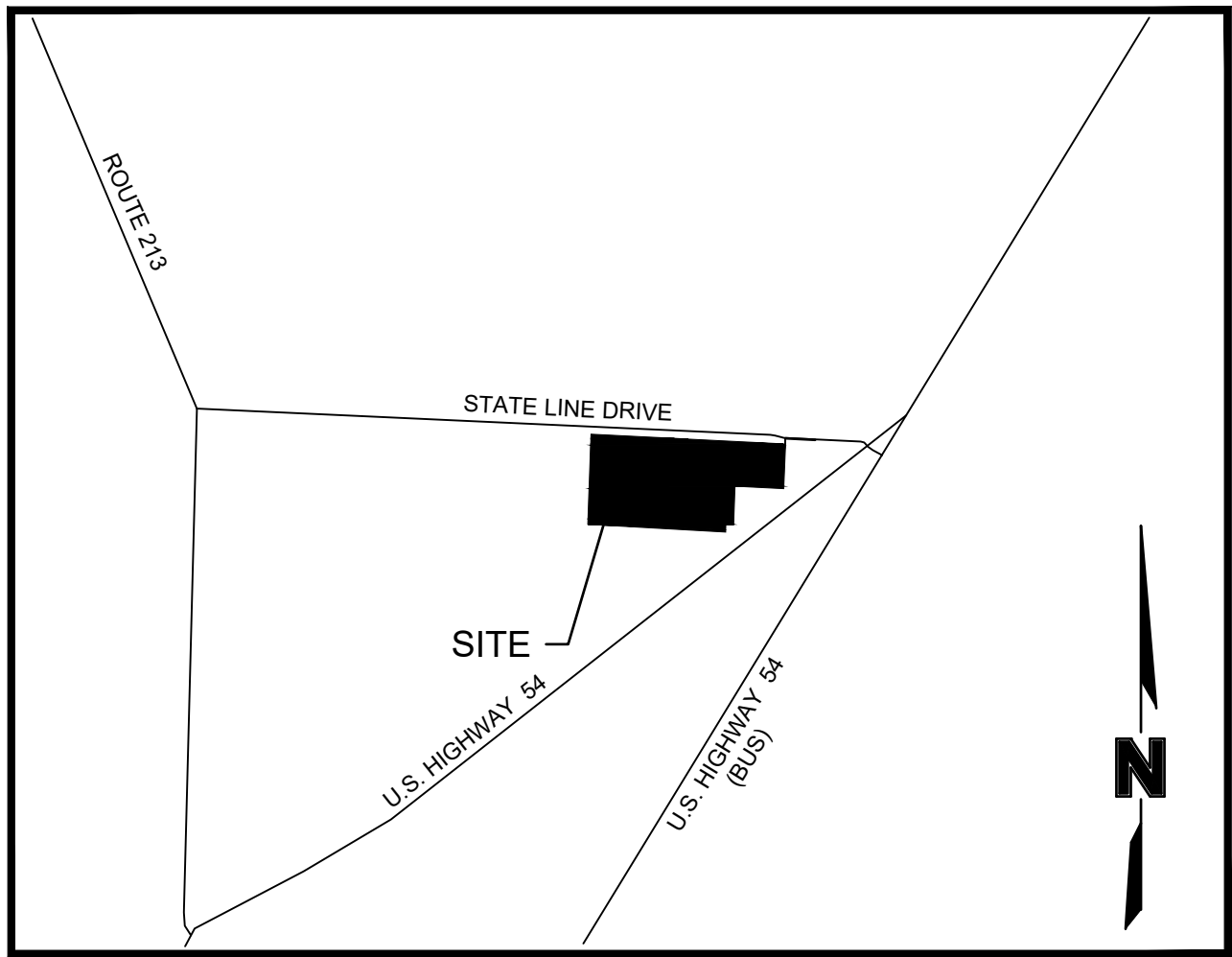
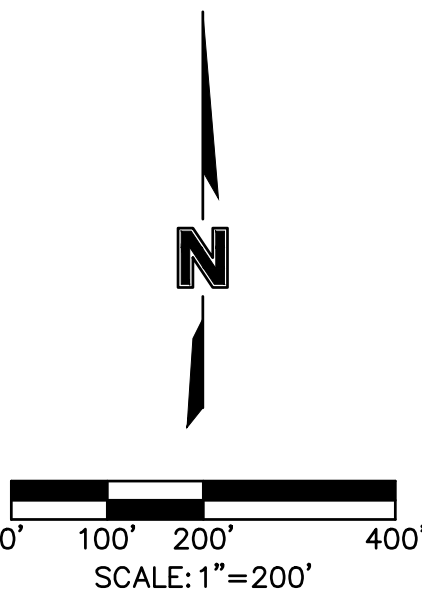


FINAL PLAT



LOCATION MAP
SCALE: 1"=10,000'



SECTION 5
BLOCK 80 TSP 1

CITY OF EL PASO
REMAINDER OF SECT. 5, BLK 80, TSP. 1
T&P RR CO. SURVEY, A-2384
VOL. 1186, PG 178
D.R.E.P.C.T.

T&P RR. CO. SURVEY
ABSTRACT NO. 2384

called section line

N02°06'25"E 4894.97'

PIPE IN CONCRETE FOUND-
NE. CORNER SECTION 5
NW CORNER OF SECTION 4

CALLED SECTION LINE
TEXAS/NEW MEXICO STATE LINE

N02°05'37"E 300.05'

5/8" IRON
ROD FOUND

NEW MEXICO
TEXAS

STATE LINE DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

36.3628 ACRES
EL PASO ELECTRIC CO.
SEC 4
VOL. 1226, PG 0532
D.R.E.P.C.T.

S81°08'05"E 5219.39'

LOT 1, BLOCK 1,
SEAFOX ADDITION
(45,256,585 SQ. FT. OR 1,038.948 ACRES)

WORLDWIDE, LLC
PORTION OF
SECTION 4
BLOCK 80, TOWNSHIP 1
T&P RR. CO. SURVEY, A-9862
INSTRUMENT NO. 20230094009
D.R.,EP.C.,T.

T&P RR. CO. SURVEY
ABSTRACT NO. 9862

SECTION 4
BLOCK 80 TSP 1

SHEET 1 OF 6
SEE SHEET 2 OF 6

FINAL PLAT
LOT 1, BLOCK 1
(45,256,585 SQ. FT. OR 1,038.948 ACRES)
SEAFOX ADDITION

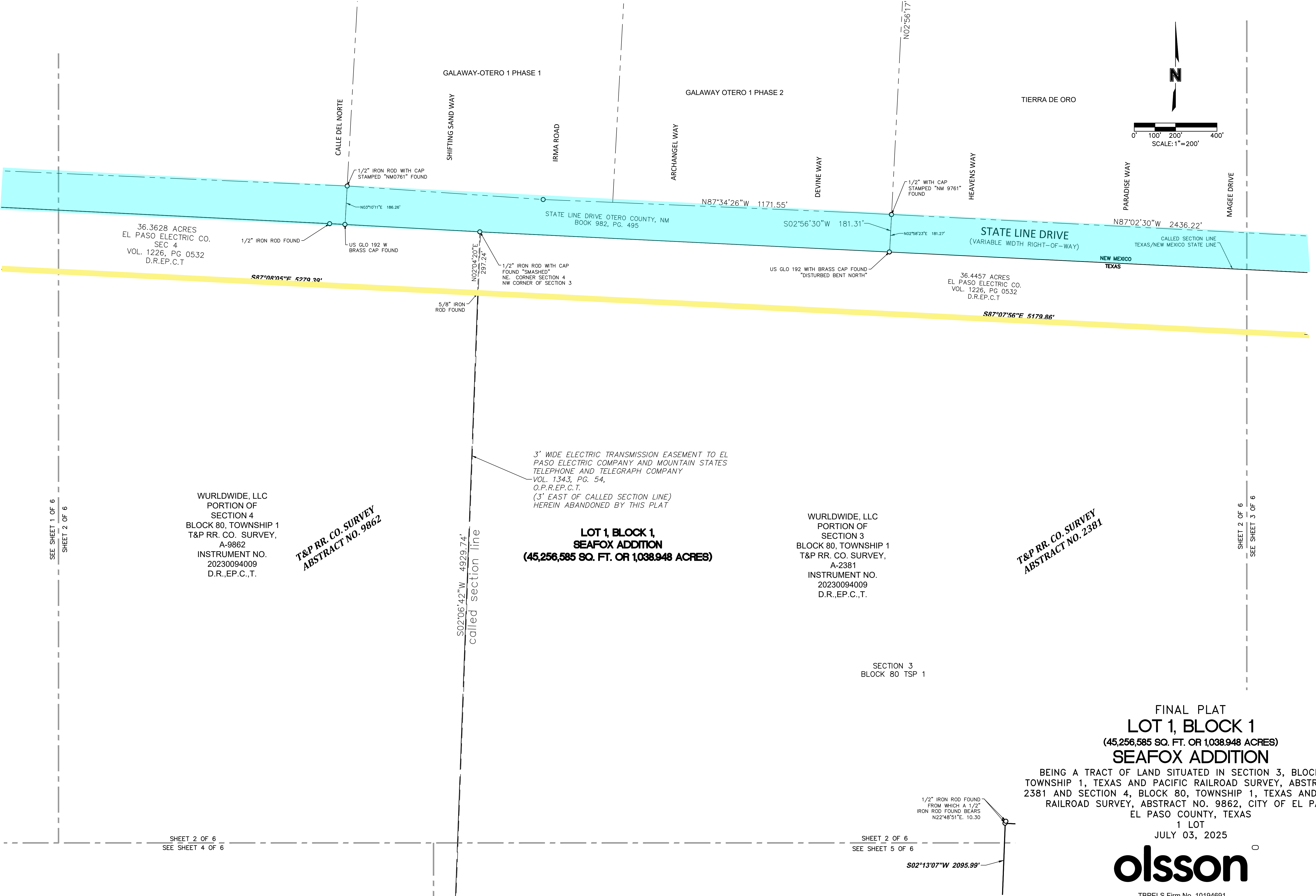
BEING A TRACT OF LAND SITUATED IN SECTION 3, BLOCK 80,
TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD SURVEY, ABSTRACT NO.
2381 AND SECTION 4, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC
RAILROAD SURVEY, ABSTRACT NO. 9862, CITY OF EL PASO,
EL PASO COUNTY, TEXAS
1 LOT
JULY 03, 2025

olsson

TBPELS Firm No. 10194691
TEL 817.268.9775 www.olsson.com

SHEET 1 OF 6
SEE SHEET 4 OF 6

FINAL PLAT



FINAL PLAT
LOT 1, BLOCK 1
(45,256,585 SQ. FT. OR 1,038,948 ACRES)
SEAFOX ADDITION

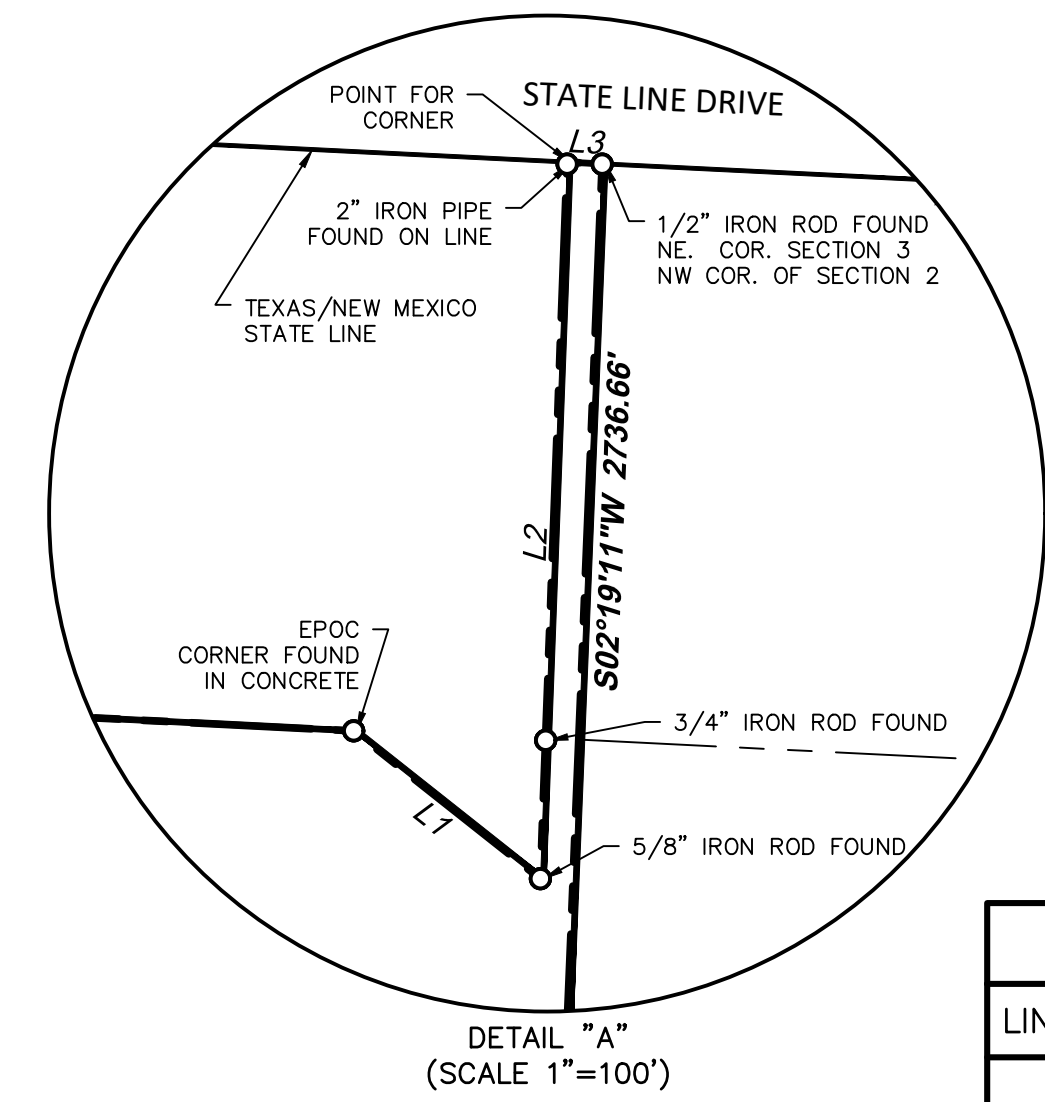
BEING A TRACT OF LAND SITUATED IN SECTION 3, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD SURVEY, ABSTRACT NO. 2381 AND SECTION 4, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD SURVEY, ABSTRACT NO. 9862, CITY OF EL PASO, EL PASO COUNTY, TEXAS

1 LOT
JULY 03, 2025

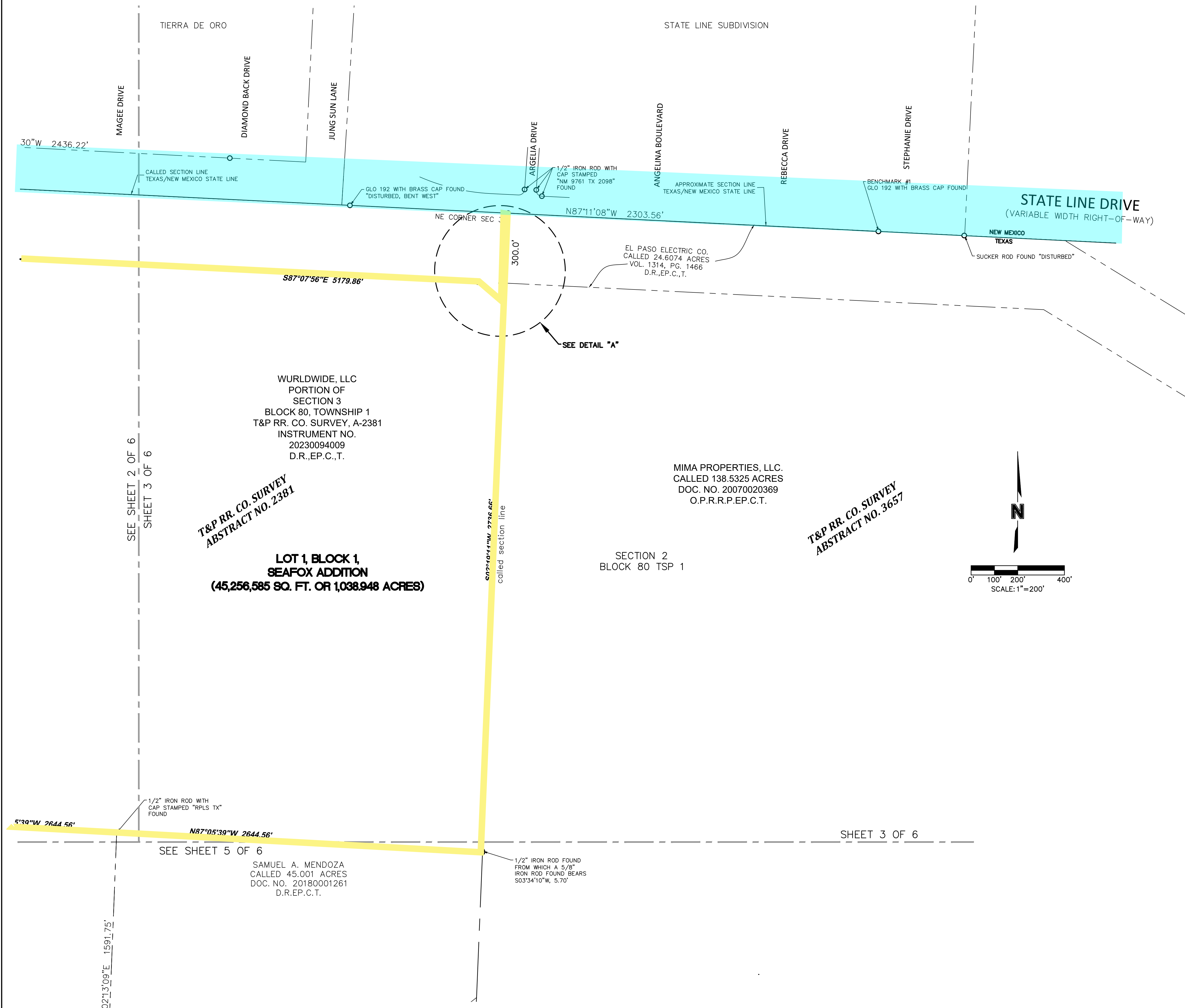
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FINAL PLAT



LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L1	S51°37'43"E	124.06
L2	N02°08'29"E	373.43
L3	S87°10'50"E	18.23

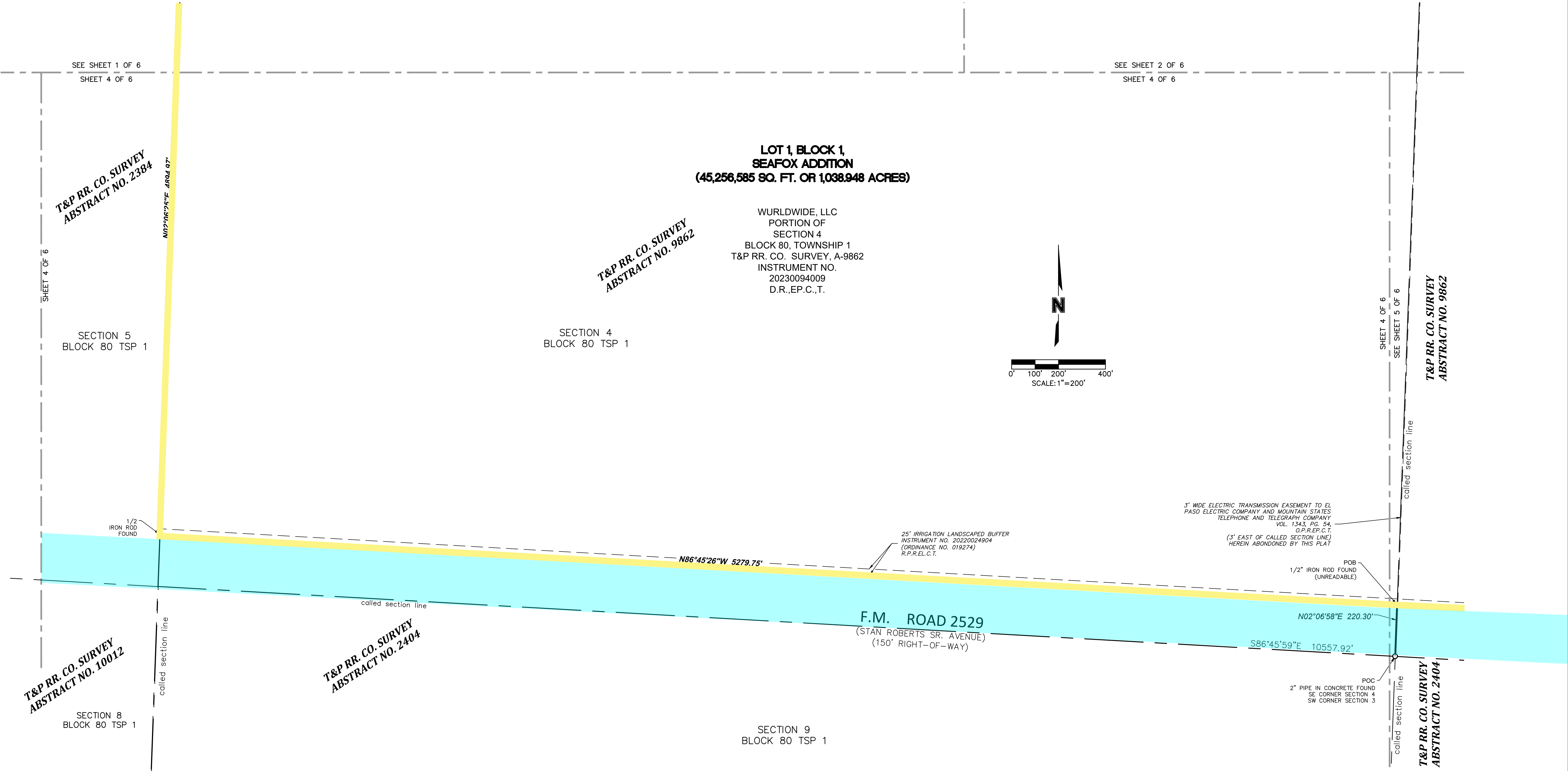


FINAL PLAT
LOT 1, BLOCK 1
 (45,256,585 SQ. FT. OR 1,038.948 ACRES)
SEAFOX ADDITION
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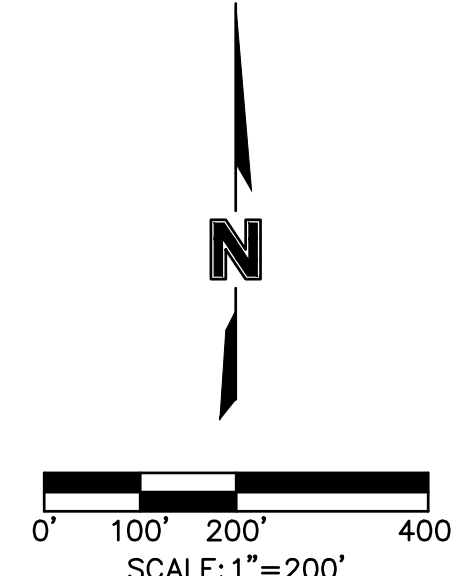
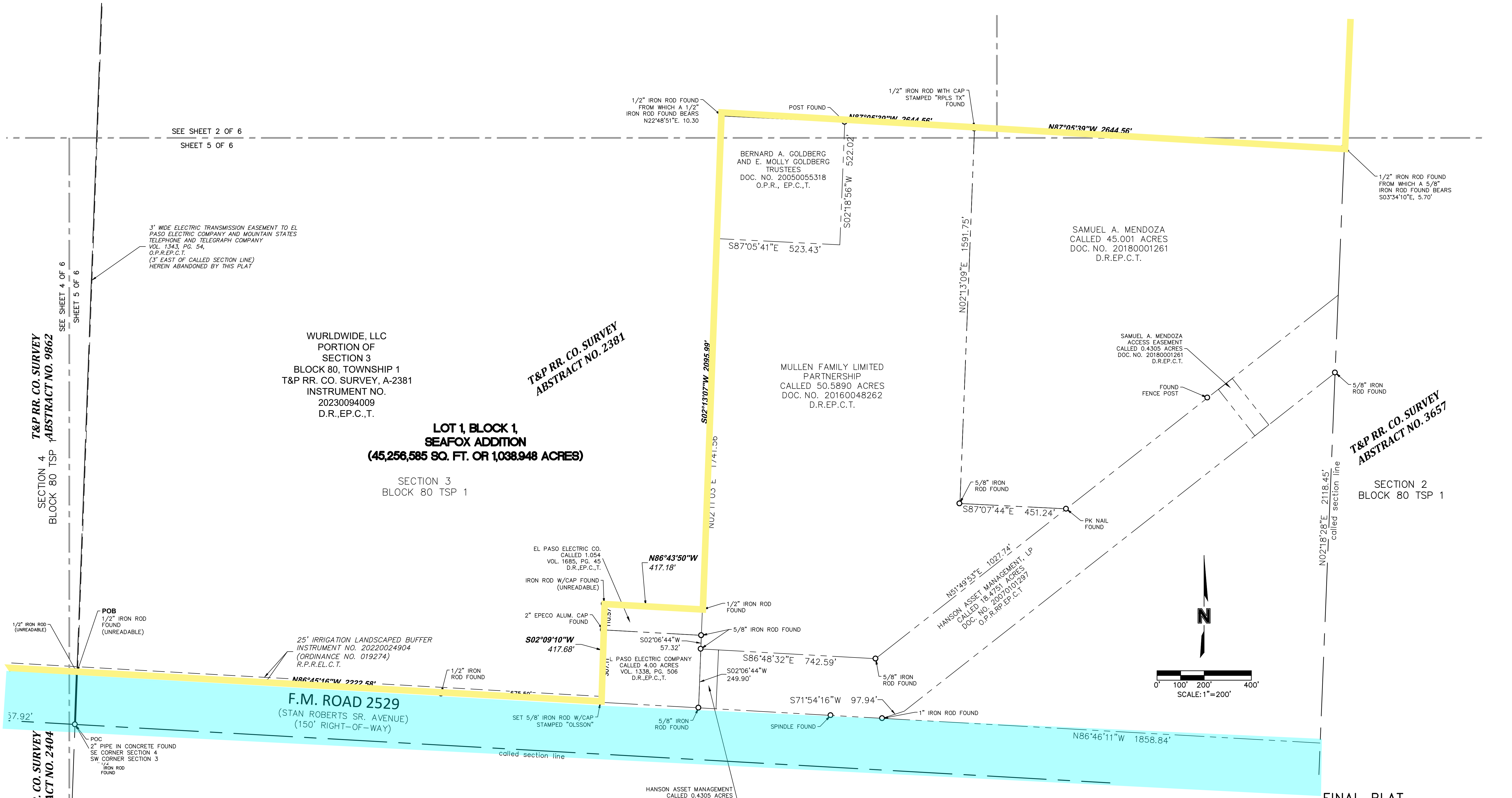


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LOT 1, BLOCK 1
(45,256,585 SQ. FT. OR 1,038.948 ACRES)
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1 LOT
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FINAL PLAT



BEING A TRACT OF LAND SITUATED IN SECTION 3, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD SURVEY, ABSTRACT NO. 2381 AND SECTION 4, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD SURVEY, ABSTRACT NO. 9862, CITY OF EL PASO, EL PASO COUNTY, TEXAS

1 LOT
JULY 03, 2025

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FINAL PLAT

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF EL PASO §.

SEAFOX ADDITION

WHEREAS, Worldwide, LLC, Texas is the owner of tracts of land situated in Section 3, Block 80, Township 1, Texas and Pacific Railroad Survey, Abstract No. 2381 and Section 4, Block 80, Township 1, Texas and Pacific Railroad Survey, Abstract No. 9862, City of El Paso, El Paso County, Texas further being portions of tracts of land described in the deed recorded in Instrument No. 20230094009, Deed Records, El Paso County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 2 inch pipe found in concrete marking the common CORNER SECTION 3, 4, 9, and 10, Block 80, Township 1, Thence, North 02 degrees 06 minutes 58 seconds East, along the common line of said Sections 3 and 4, a distance of 220.30 feet to a 1/2 inch capped iron rod found (unreadable) for corner on the North right-of-way line of Stan Roberts Sr. Avenue (Farm to Market Road 2529) (150 foot right-of-way), said corner being THE POINT OF BEGINNING;

Thence North 86 degrees 45 minutes 26 seconds West, along the South line of the herein described tract and said North right-of-way line of Stan Roberts Sr. Avenue (Farm to Market Road 2529), a distance of 5,279.75 feet to a 1/2 inch iron rod found for the Southwest corner of the herein described tract, called to be on the West line of said Section 4 and the East line of Section 5, Block 80, Township 1;

Thence North 02 degrees 06 minutes 25 seconds East, along the West line of the herein described tract and the common line of said Section 4 and Section 5, a distance of 4,894.97 feet to a 5/8 inch iron rod found for the Northwest corner of the herein described tract and the Southwest corner of a called 36.3628 acre tract within said Section 4 described in a deed to El Paso Electric Co., recorded in Volume 1226, Page 0532, Deed Records, El Paso, Texas;

Thence South 87 degrees 08 minutes 05 seconds East, along the North line of the herein described tract and the South line of said 36.3628 acre tract a distance of 5,279.39 feet to a 5/8 inch iron rod found on the called common line of said Sections 3 and 4 and being the Southeast corner of said 36.3628 acre tract in said Section 4 and the Southwest corner of a 36.4457 acre tract within said Section 3 to said El Paso Electric Co. recorded in said Volume 1226, Page 0532;

Thence along the North line of the herein described tract and a South line of said 36.4457 acre tract the following (3) three courses and distances;

South 87 degrees 07 minutes 56 seconds East, a distance of 5,179.86 feet to a El Paso Electric marker in concrete found for corner;

South 51 degrees 37 minutes 43 seconds East, a distance of 124.06 feet to a 5/8 inch iron rod found for an ell corner of the herein described tract and Southeast corner of said El Paso Electric Co. tract;

North 02 degrees 08 minutes 29 seconds East, passing through at a distance of 72.13 feet a 3/4 inch iron pipe found for reference, passing through a 2 inch iron pipe found at a distance of 372.37 feet, a total distance of 373.43 feet to a point for corner on the called Texas and New Mexico State Line and the South right-of-way line of State Line Drive for the most Northerly Northwest corner of the herein described tract, and the Northeast corner of said 36.4457 acre tract;

Thence South 87 degrees 10 minutes 50 seconds East, along a North line of the herein described tract and in the called Texas and New Mexico State Line, along the South right-of-way line of said State Line Drive, a distance of 18.23 feet to a 1/2 inch iron rod found for the Northeast corner of the herein described tract and being the Northwest corner of a tract of land described in a deed to El Paso Electric Company, recorded in Volume 1314, Page 1466, said Deed Records;

Thence South 02 degrees 19 minutes 11 seconds West, along the common line of called Section 2 and said Section 3, a distance of 2,736.66 feet to a 1/2 inch iron rod found for the most Easterly Southeast corner of the herein described tract and the Northeast corner of a tract of land described in a deed to Samuel A. Mendoza, recorded in Document Number 20180001261, Official Public Records, El Paso County Texas from which a 5/8 inch iron rod found bears South 03 degrees 34 minutes 10 seconds East, a distance of 5.70 feet;

Thence North 87 degrees 05 minutes 39 seconds West, along a South line of the herein described tract and the North line of said Mendoza Tract, a tract of land to the Mullen Family Limited Partnership, recorded in Document Number 20160048262, said Official Public Records, and Bernard A. Goldberg and E. Molly Goldberg Trustees, recorded in 20050055318, said Official Public Records, a distance of 2,644.56 feet to a 1/2 inch iron rod found for an ell corner of the herein described tract and the Northwest corner of said Goldberg Tract, from which a 1/2 inch iron rod found for reference bears North 22 degrees 48 minutes 51 seconds East, a distance of 10.30 feet;

Thence South 02 degrees 13 minutes 07 seconds West, along an East line of the herein described tract and the West line of the said Goldberg Tract and said Mullen Tract, a distance of 2,095.99 feet to a 1/2 inch iron rod found for the North most Southeast corner of the herein described tract and the Northeast corner of a called 1.054 acre tract described in a deed to El Paso Electric Co., recorded in Volume 1043, Page 100 of said Deed Records;

Thence North 86 degrees 43 minutes 50 seconds West, along a South line of the herein described tract, and the North Line of said El Paso Electric Co. tract, a distance of 417.18 feet to an iron rod with cap (unreadable) found for an ell corner of the herein described tract and the Northwest corner of said El Paso Electric Tract;

Thence South 02 degrees 09 minutes 10 seconds West, along an East line of the herein described tract, passing at a distance of 110.57 feet to a 2 inch Especo Aluminum cap found for the Northwest corner of a tract of land described in a deed to the El Paso Electric Co., recorded in Volume 1338, Page 506, said Deed Records, continuing along said course for a total distance of 417.68 feet to a 5/8 inch iron rod with cap stamped "Olsson" set in the North right-of-way line of said Stan Roberts Sr. Avenue for a South most Southeast corner of the herein described tract;

Thence North 86 degrees 45 minutes 16 seconds West, along the South line of the herein described tract and the North Right-of-way Line of said Stan Roberts Sr. Avenue, passing through at a distance of 675.59 feet, a 1/2 inch iron rod found, continuing along said course for a total distance of 2,222.58 feet to the POINT OF BEGINNING, containing 45,256,585 Square Feet or 1,038.948 Acres of Land.

PLAT NOTES:

1. THERE ARE NO WATER/SEWER MAINS IN THE VICINITY OF THE SUBJECT PROPERTY AT THIS TIME. WATERAND SEWER CAN BE MADE AVAILABLE IN THE MANNER DESCRIBED BELOW.

WATER:
CURRENTLY A 24-INCH WATER TRANSMISSION MAIN ALONG STAN ROBERTS SR. AVENUE IS UNDER CONSTRUCTION. ESTIMATED TIME OF COMPLETION IS FALL OF 2025. NO DIRECT SERVICE CONNECTIONS ARE ALLOWED TO THIS MAIN AS PER THE EL PASO WATER - PUBLIC SERVICE BOARD RULES & REGULATIONS. A SMALL DIAMETER MAIN WILL ALSO BE INSTALLED ALONG WITH THE ABOVE DESCRIBED 24-INCH WATER TRANSMISSION MAIN. THIS SMALL DIAMETER WATER MAIN WILL BE AVAILABLE FOR SERVICE ONCE FINAL COMPLETION HAS ISSUED.

SANITARY SEWER:
CURRENTLY A 21-INCH SANITARY SEWER INTERCEPTOR ALONG STAN ROBERTS SR. AVENUE IS UNDER CONSTRUCTION. ESTIMATED TIME OF COMPLETION IS FALL OF 2025. NO DIRECT SERVICE CONNECTIONS ARE ALLOWED TO THIS MAIN AS PER THE EL PASO WATER - PUBLIC SERVICE BOARD RULES & REGULATIONS. A SMALL DIAMETER MAIN WILL ALSO BE INSTALLED ALONG WITH THE ABOVE DESCRIBED 21-INCH SANITARY SEWER INTERCEPTOR MAIN. THE SMALL DIAMETER MAIN WILL BE AVAILABLE FOR SERVICE ONCE FINAL COMPLETION HAS ISSUED.

2. UNITED STATES POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.

3. THE SUBJECT PROPERTY IS LOCATED WITHIN THE EL PASO INDEPENDENT SCHOOL DISTRICT (E.P.I.S.D.).

4. BEARINGS SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM, CENTRAL ZONE 4203, BASED UPON GPS MEASUREMENTS. DISTANCES AND AREAS HEREON ARE SURFACE VALUES. A COMBINED SCALE FACTOR OF 0.9989448 WAS USED FOR THIS PROJECT. VERTICAL DATUM IS BASED ON NAVD 88 (GEOID 18). COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID VALUES.

5. THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF EL PASO NORTHEAST IMPACT FEE SERVICE AREA. IMPACT FEES WILL BE ASSESSED AND COLLECTED AT THE TIME THE EL PASO WATER RECEIVES AN APPLICATION FOR WATER AND SANITARY SEWER SERVICES.

6. THERE ARE NO WATER/SEWER MAINS IN THE VICINITY OF THE SUBJECT PROPERTY AT THIS TIME.

7. THERE ARE NO BUILDINGS LOCATED ON THE SUBJECT PROPERTY.

8. NO ARROYOS HAVE BEEN DETERMINED WITHIN OR ADJACENT TO THE SITE.

9. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, MAP NUMBERS 480214000058. PANEL NOT PRINTED-NO SPECIAL FLOOD HAZARD AREAS, EFFECTIVE DATE: OCTOBER 15, 1982 (AS SHOWN ON MAP 480214IND0A DATED FEBRUARY 16, 2006), AND ACCORDING TO MAP 4802140004C EFFECTIVE DATE: JUNE 15, 1988, THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE C, AREAS OF MINIMAL FLOOD FLOODING (NO SHADING). THIS STATEMENT DOES NOT REFLECT ANY TYPE OF FLOOD STUDY BY THIS FIRM.

10. 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).

11. TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN ORDINANCE NO. 019274, RECORDED MARCH 16, 2022 IN/AS DOCUMENT NO. 20220024904, OFFICIAL PUBLIC RECORDS, EL PASO, TEXAS. (AFFECTS ALL TRACTS).

12. TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN ORDINANCE NO. 019577, RECORDED JANUARY 16, 2025 IN/AS DOCUMENT NO. 20250002610, OFFICIAL PUBLIC RECORDS, EL PASO, TEXAS. (AFFECTS ALL TRACTS).

13. RESTRICTIVE COVENANTS RECORDED IN DOCUMENT NUMBER 20220024904, ORDINANCE NUMBER 019274.

14. THIS PROPERTY IS ZONED C-4.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Wurldwide, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **LOT 1, BLOCK 1, SEAFOX ADDITION**, an addition to the City of El Paso, El Paso County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility). Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of El Paso, Texas.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of El Paso.

WITNESS, my hand _____, this the _____ day of _____

BY: _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day appeared _____ known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

Notary Public, State of Texas

I, Timothy G. Martin, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of El Paso Ordinance no. 19455, and Texas Local Government Code, Sec. 212. (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed FINAL PLAT.

Date this _____ day of _____, 2025

"PRELIMINARY". This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Timothy G. Martin
Texas Registered Professional Land Surveyor No. 5236

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Timothy G. Martin to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025

Notary Public in and for El Paso County, Texas

FINAL PLAT
LOT 1, BLOCK 1
(45,256,585 SQ. FT. OR 1,038.948 ACRES)
SEAFOX ADDITION
BEING A TRACT OF LAND SITUATED IN SECTION 3, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD SURVEY, ABSTRACT NO. 2381 AND SECTION 4, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILROAD SURVEY, ABSTRACT NO. 9862, CITY OF EL PASO, EL PASO COUNTY, TEXAS
1 LOT
JULY 03, 2025

olsson

TBPELS Firm No. 10194691
TEL 817.268.9775 www.olsson.com

OWNER: Worldwide LLC dba Statue LLC
c/o Laura Hoffman
Winstead PC
500 Winstead Building
2728 N. Harwood Street
Dallas, Texas 75201
Ph: 214-745-5400

SURVEYOR: Olsson Inc.
300 Throckmorton St., Ste. 400
Ft. Worth, TX 76102
PH.# 817-268-9775