

PLAT NOTES AND RESTRICTIONS:

- 1.) According to the Federal Emergency Management Agency flood insurance rate map community Panel No.480214 0045C, Dated February 16, 2006 this property is in flood zone "X", zone "X" are areas determined to be outside 500-year flood plain.
- 2.) Set 5/8" rebar with cap at all exterior boundary corners unless otherwise noted.
- 3.) Vested subdivision subject to the City of El Paso Subdivision Ordinance in effect on March 30, 1982 .
- 4.) All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) with public rights-of-way shall be in compliance with the City's 1974 design standards for construction and be ADA/TAS compliant.
- 5.) Water and Sewer services to be provided by El Paso Water Services.
- 6.) Lot Owner shall be responsible for maintenance of the parkway, driveway and sidewalk abutting their property.
- 7.) All previous rights and objections of Owner reserved except as otherwise provided herein.
- 8.) Tax certificates for this subdivision are filed in the office of the County Clerk, Deed and Record Section, Instrument No. _____ Date _____.
- 9.) Benchmark is the existing city monument at the centerline intersection of Albert Saab Drive and Gran Vista Drive. Elevation= 3757.73' (City of El Paso Datum)

METES & BOUNDS DESCRIPTION:

COMMENCING, for reference, at an existing city monument located at the centerline intersection of Albert Saab Drive and Gran Vista Drive THENCE, North 74°03'00" West, with the centerline of said Gran Vista Drive, a distance of 32.00 feet to a point; THENCE, South 15°57'00" West, departing said centerline of Gran Vista Drive, a distance of 55.00 feet to a 5/8-inch rebar with cap stamped "LAND-MARK TX4869 NM11402" set in the southerly end of said Albert Saab Drive, for the POINT OF BEGINNING of this parcel description; THENCE, South 74°03'00" East, with said southerly end of said Albert Saab Drive, a distance of 64.00 feet to a 5/8-inch rebar with cap stamped "LAND-MARK TX4869 NM11402", set for a corner of this parcel; THENCE, South 15°57'00" West, a distance of 750.97 feet to a point, set for a corner of this parcel; THENCE, southwesterly with the arc of a curve to the right, a distance of 239.02 feet to a point, for a corner of this parcel; Said curve having a radius of 532.15 feet, a central angle of 25°44'05" and a chord which bears South 28°49'02" West, a distance of 237.01 feet; THENCE, North 48°18'55" West, a distance of 64.00 feet to a point, for a corner of this parcel; THENCE, northeasterly with the arc of a curve to the left, at 51.03 feet pass the southeast corner of above said Lot 1, Block 1, East Valley Commerce Park II and continuing for a total distance of 210.27 feet to a 5/8-inch rebar with cap stamped "LAND-MARK TX4869 NM11402" set for a corner of this parcel; Said curve having a radius of 468.15, a central angle of 25°44'05" and a chord which bears North 28°49'02" East, a distance of 208.51 feet; THENCE, North 15°57'00" East, continuing with the easterly boundary line of said Lot 1, Block 1, East Valley Commerce Park II, at 478.78 feet pass an "L" corner of said Lot 1, Block 1 and continuing for a total distance of 750.97 feet to the POINT OF BEGINNING. Said parcel contains 1.433 Acres (62,439 Square feet) more or less.

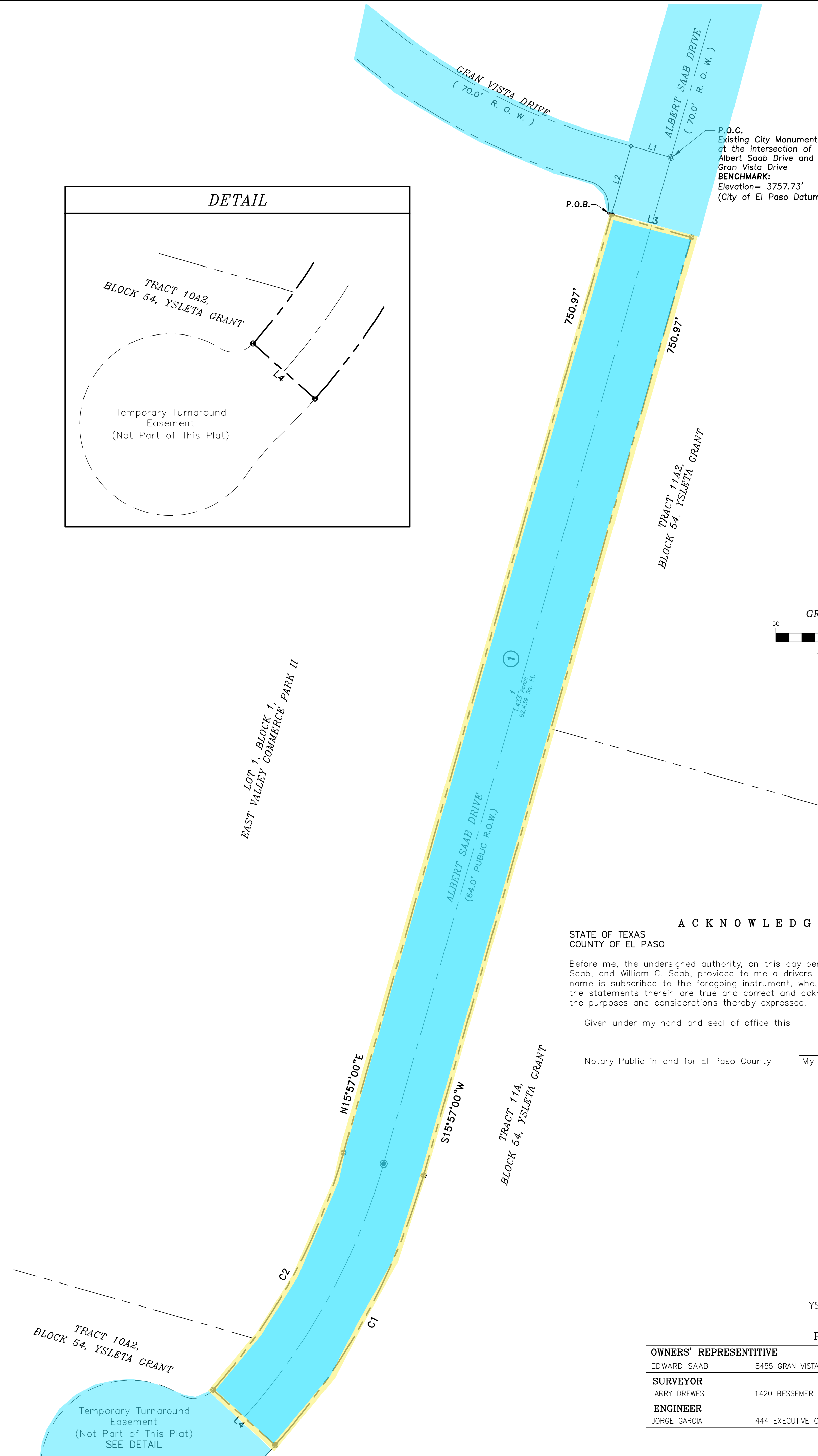
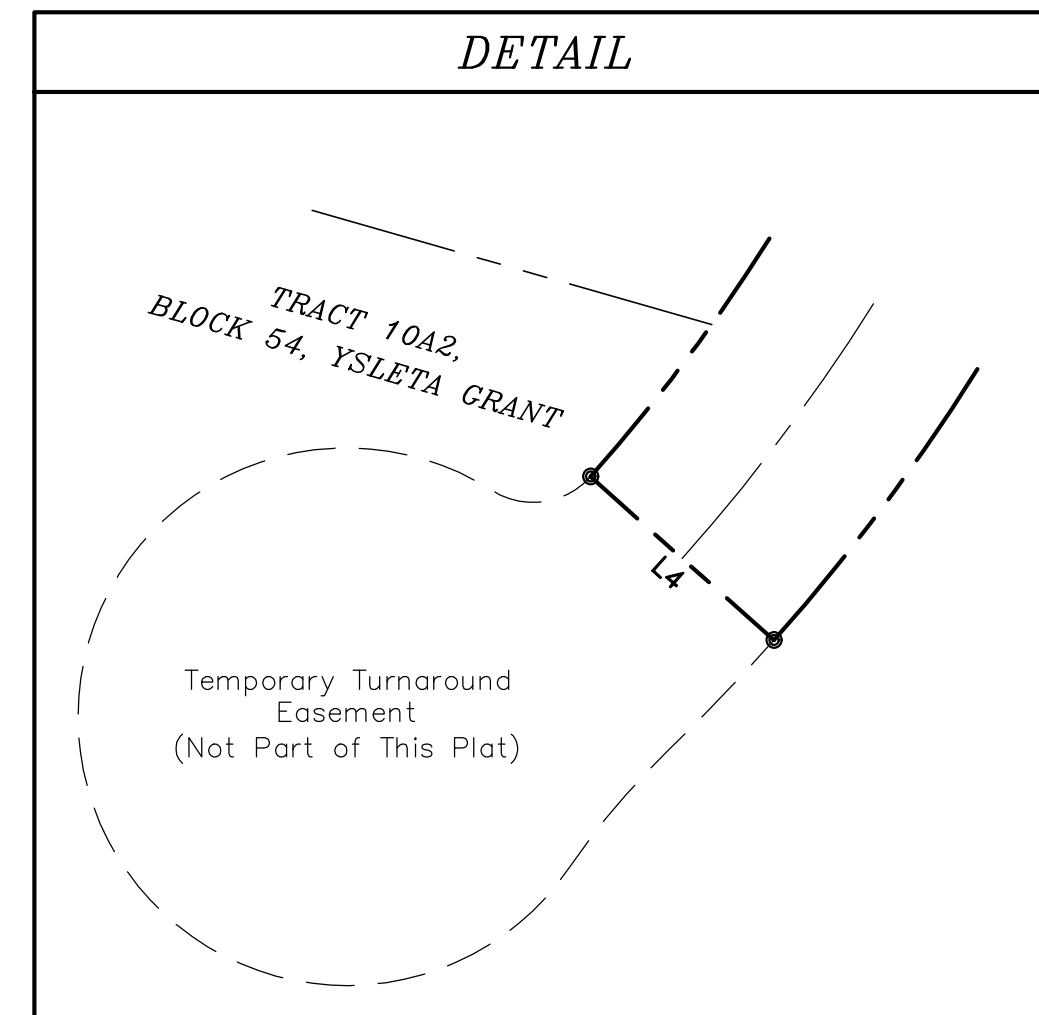
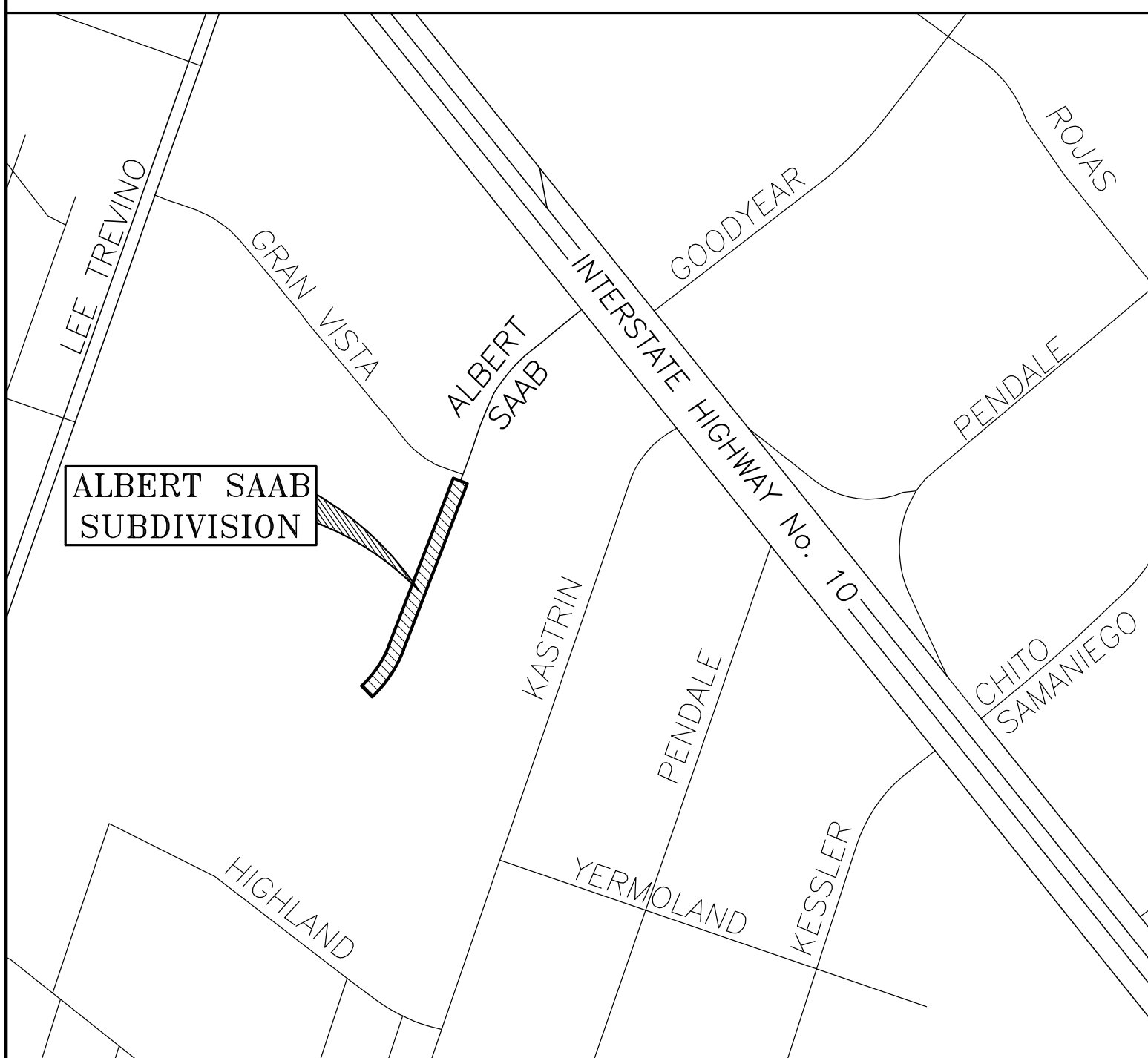
LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET CENTERLINE
- ① BLOCK NUMBER
- ① LOT NUMBER
- PROPOSED CITY MONUMENT

LINE	BEARING	LENGTH
L1	N74°03'00"W	32.00'
L2	S15°57'00"W	55.00'
L3	S74°03'00"E	64.00'
L4	N48°18'55"W	64.00'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	532.15'	239.02'	237.01'	S28°49'02"W	25°44'05"
C2	468.15'	210.27'	208.51'	N28°49'02"E	25°44'05"

VICINITY MAP SCALE: 1"=600'



ALBERT SAAB SUBDIVISION

A PORTION OF TRACTS 10A, 10A2, 10A6, 11A, AND 11A2, BLOCK 54, YSLETA GRANT, EL PASO COUNTY, TEXAS AND A PORTION OF LOT 1, BLOCK 1, EAST VALLEY COMMERCE PARK II, CITY OF EL PASO, EL PASO COUNTY, TEXAS 1.433 ACRES± (62,439 SQ. FT.±)

DEDICATION

STATE OF TEXAS
COUNTY OF EL PASO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

The undersigned Owners of this tract of land, does hereby present this plat and dedicate to the use of the public, the street right-of-way and utility easements, as hereon laid down and designated, including easement(s) for overhead of service wires, for pole type utilities, 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.

Soab Site Contractors, L.P. _____ Date _____
Edward A. Saab, Managing Member

East Valley Commerce Park, LTD _____ Date _____
Robert A. Saab, President

Edward A. Saab, individually and as co-trustee for Sylvia A. Zychowski, formerly Sylvia A. Saab, and Linda J. Kamas, formerly Linda J. Saab _____ Date _____

William C. Saab, individually, as co-trustee for Sylvia A. Zychowski, formerly Sylvia A. Saab, and Linda J. Kamas, formerly Linda J. Zychowski; as independent executors of the estate of Richard L. Saab, Deceased _____ Date _____

Robert A. Saab, individually, as co-trustee for Sylvia A. Zychowski, formerly Sylvia A. Saab, and Linda J. Kamas, formerly Linda J. Zychowski; and as independent executors of the estate of Albert A. Saab, Deceased and as attorney-in-fact for Andrew P. Saab and Nadia Saab. _____ Date _____

**CITY OF EL PASO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.009(c) and 212.0015(b)**

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas and Municipal Code as per meeting the requirements for and review of this plat, this ____ day of _____, 2025, A.D.

Chairperson Executive Secretary
Approved for filing this ____ day of _____, 2025, A.D.

Planning & Inspections Director

FILING

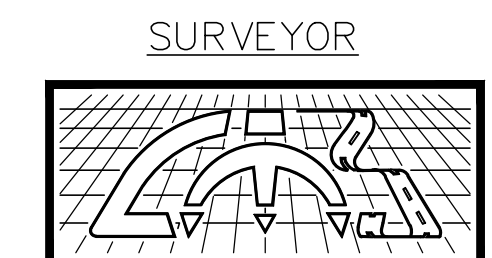
Filed and recorded in the office of the County Clerk of El Paso County, Texas, this ____ day of _____, 2025, in File No. _____ of Plat Records.

El Paso County Clerk

Deputy

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.

Larry L. Drewes, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 4869



Land-Mark Professional Surveying, Inc.
1420 Bessemer Drive, Suite 'A',
El Paso, Texas 79935
(915) 598-1300
email: Larry@land-marksurvey.com
"Serving Texas, New Mexico and Arizona"

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Edward A. Saab, Robert A. Saab, and William C. Saab, provided to me a drivers license to prove to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that they executed the same for the purposes and considerations thereby expressed.

Given under my hand and seal of office this ____ day of _____, 2025

Notary Public in and for El Paso County My Commission Expires _____

Subdivision improvement plans prepared by and under the supervision of:

Jorge Garcia, P.E.
Registered Professional Engineer
Registration No. 86437

SCHOOL DISTRICT:
YSLETA SCHOOL DISTRICT

PRINCIPAL CONTACTS

OWNERS' REPRESENTATIVE	ADDRESS	PHONE
EDWARD SAAB	8455 GRAN VISTA DRIVE, EL PASO, TEXAS 79907	PHONE: (915) 593-7254
LARRY DREWES	1420 BESSEMER DRIVE, SUITE "A", EL PASO, TEXAS 79936	PHONE: (915) 598-1300
JORGE GARCIA	444 EXECUTIVE CENTER, SUITE 134, EL PASO, TEXAS 79902	PHONE: (915) 351-8033