

PLAT NOTES AND RESTRICTIONS:

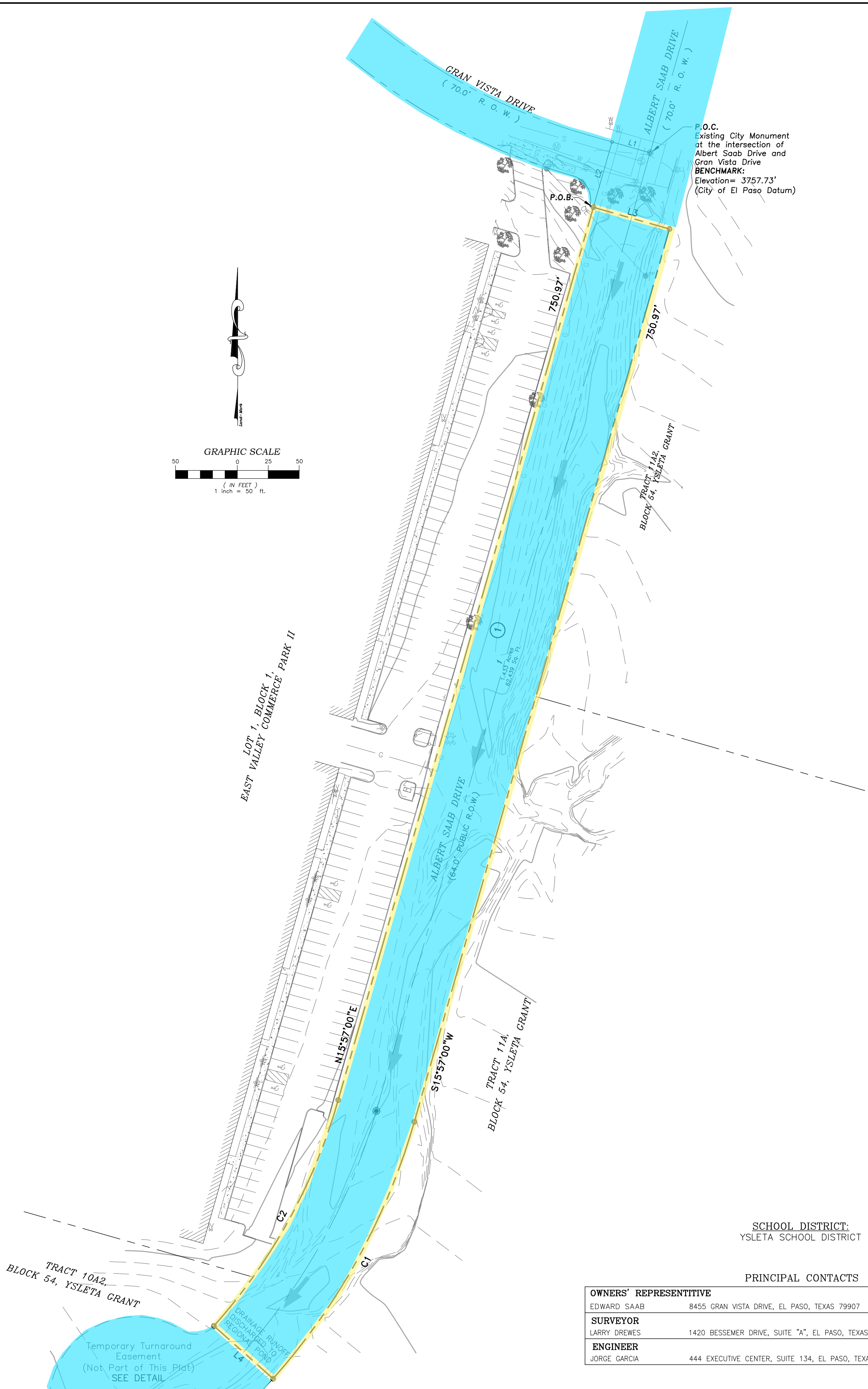
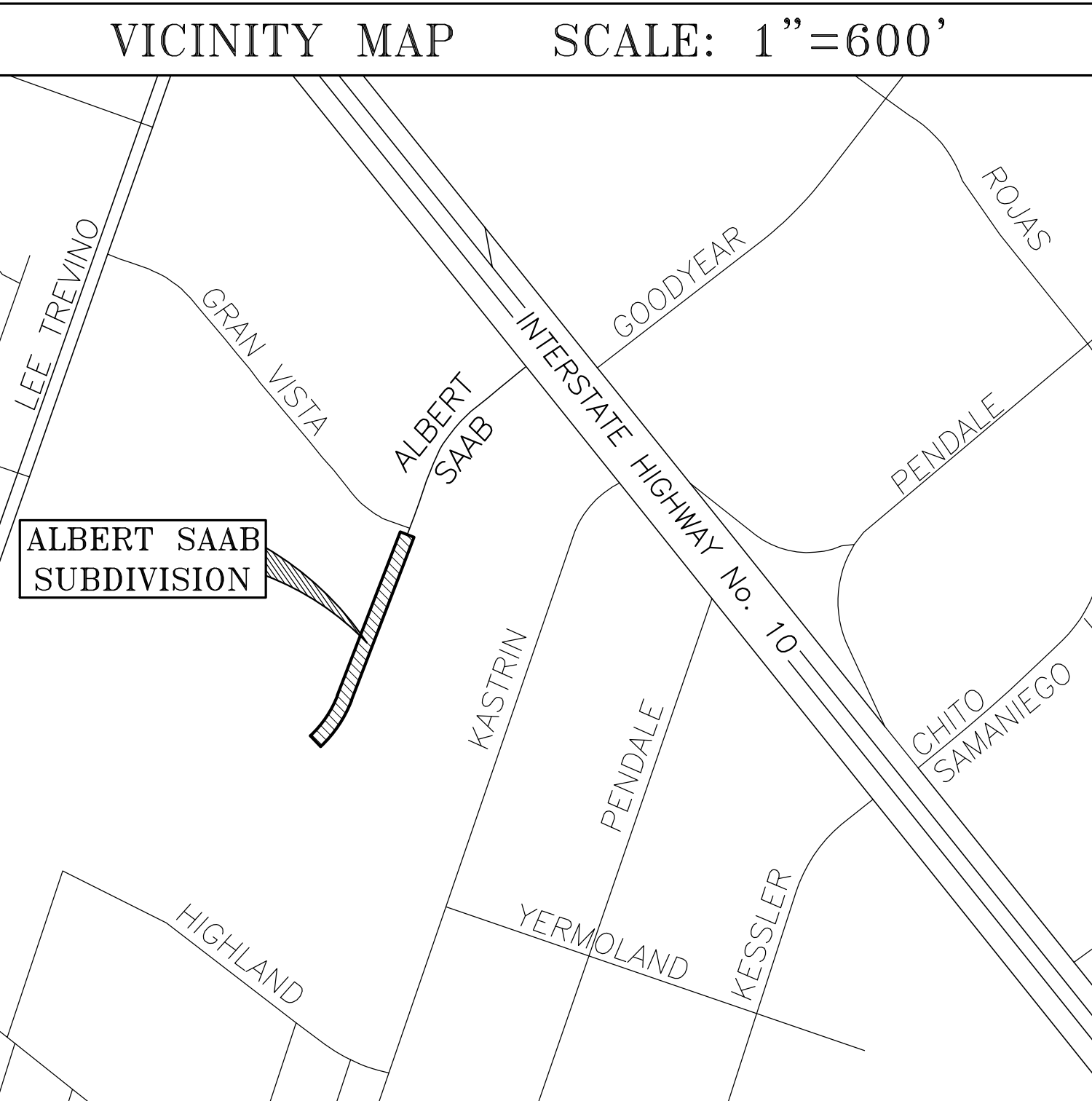
- 1.) According to the Federal Emergency Management Agency flood insurance rate map community Panel No.480214 0045C, Dated February 16, 2006 this property is in flood zone "X", zone "X" are areas determined to be outside 500-year flood plain.
- 2.) Set 5/8" rebar with cap at all exterior boundary corners 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.

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"

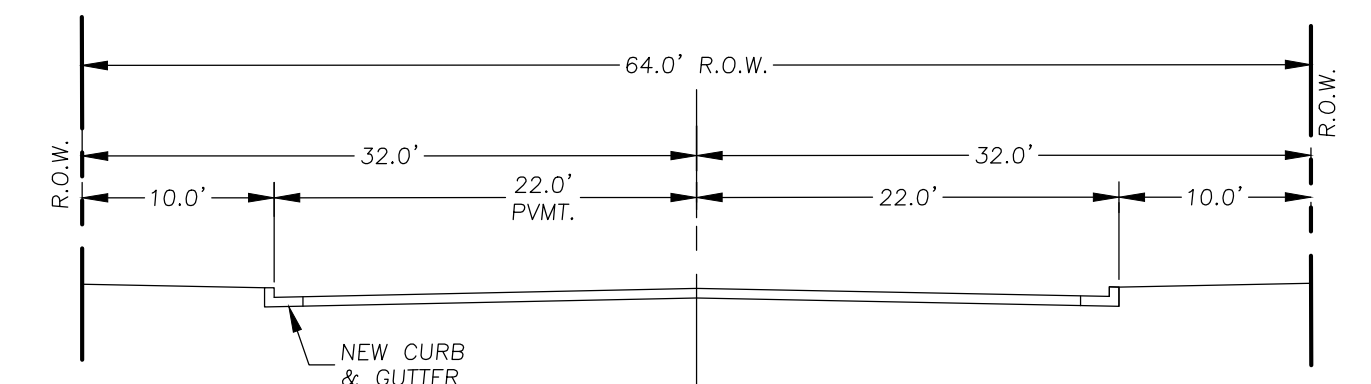
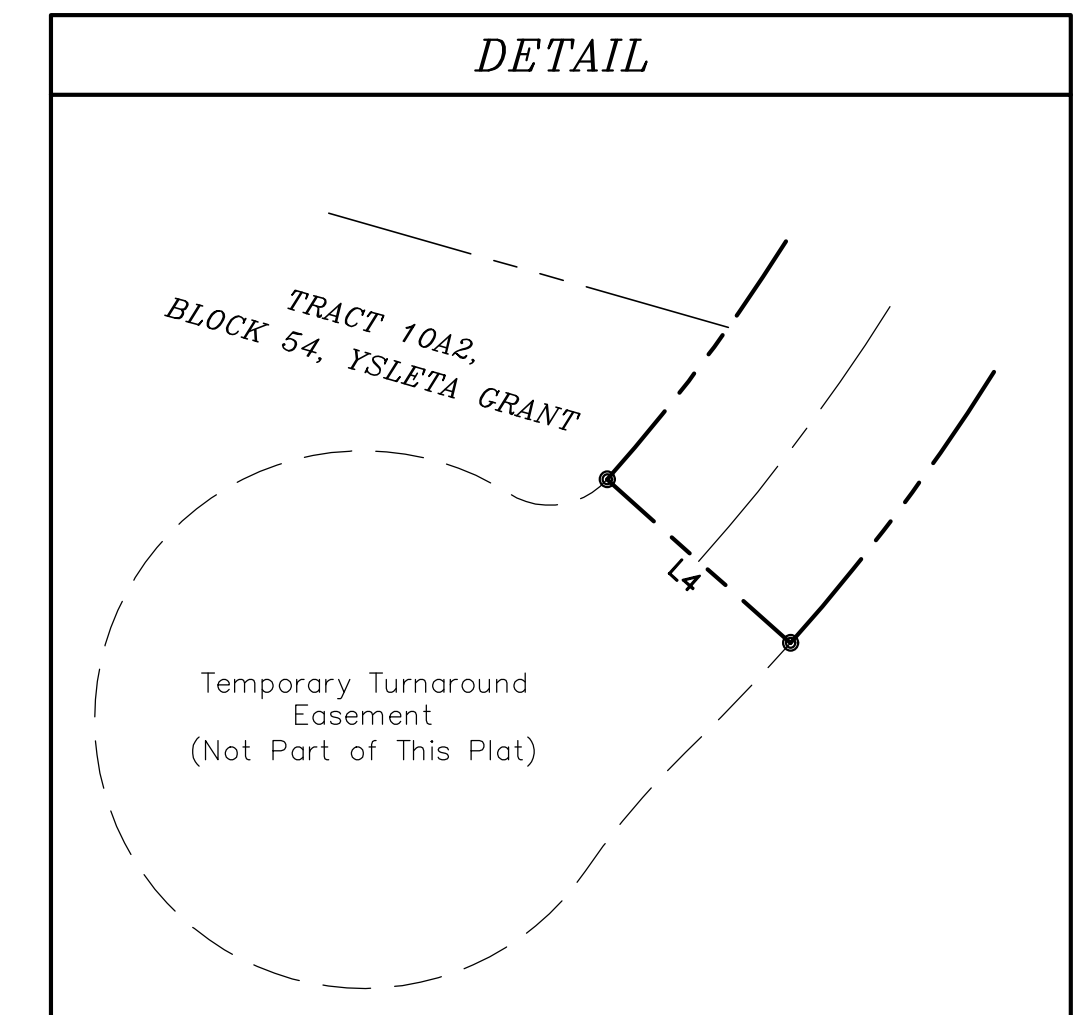


ALBERT SAAB SUBDIVISION

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.±)

LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET CENTERLINE
- ① BLOCK NUMBER
- 1 LOT NUMBER
- PROPOSED CITY MONUMENT
- ~ EXISTING GROUND CONTOUR LINES
- CONTOUR INTERVAL = 1.0 FOOT
- ➔ DRAINAGE FLOW ARROW



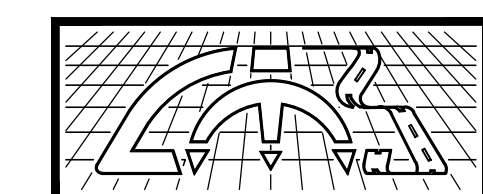
ALBERT SAAB DR.

SCALE 1" = 10'

COLLECTOR STREET (CITY OF EL PASO 1974 SUBDIVISION REGULATIONS)

PRELIMINARY

SURVEYOR



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"

SCHOOL DISTRICT:
YSLETA SCHOOL DISTRICT

PRINCIPAL CONTACTS

OWNERS' REPRESENTATIVE		
EDWARD SAAB	8455 GRAN VISTA DRIVE, EL PASO, TEXAS 79907	PHONE: (915) 593-7254
SURVEYOR		
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ENGINEER		
JORGE GARCIA	444 EXECUTIVE CENTER, SUITE 134, EL PASO, TEXAS 79902	PHONE: (915) 351-8033