

PRELIMINARY REPLAT

IVEY INTERSTATE INDUSTRIAL CENTER #1

A PORTION OF TRACT 1-B-1, AND A PORTION OF TRACT 1-B-2,
O.A. DANIELSON SURVEY 314 ABST 10030,
A PORTION OF TRACT 3-B, BLOCK 56, YSLETA GRANT,
AND A PORTION OF LOT 1, BLOCK 2, IVEY'S INTERSTATE SUBDIVISION NO. 2
CITY OF EL PASO, EL PASO COUNTY, TEXAS
ACRES: 38.5374 ± CONTAINING: 1,678,693 SQ. FT

PROPOSED LAND USE
1 LOT / NON-RESIDENTIAL = 1

SCHOOL DISTRICT
YSLETA INDEPENDENT
SCHOOL DISTRICT

PLAT NOTES AND RESTRICTIONS:

- HORIZONTAL AND VERTICAL DATUM: BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83 (2011) EPOCH 2010.00). ALL COORDINATES SHOWN ARE SURFACE. SURFACE COORDINATES MAY BE CONVERTED TO GRID STATE PLANE (TX-CENTRAL 4203) BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.000231. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND ARE BASED ON RECORD INSTRUMENTS. ALL VERTICAL ELEVATIONS ARE NAVD88.
- THIS PROPERTY LIES IN ZONE "X", AS DESIGNATED BY F.E.M.A.; EL PASO COUNTY, COMMUNITY PANEL NO. 4802140049 C, DATED FEBRUARY 16, 2006. ZONE "X" IS DETERMINED TO BE AREA OF MINIMAL FLOOD HAZARD.
- TAX CERTIFICATES FOR THIS SUBDIVISION ARE FILED IN EL PASO COUNTY CLERK'S OFFICE, INSTRUMENT NO. _____, DATE _____.
- WATER AND SEWER SERVICES WILL BE PROVIDED BY EL PASO WATER UTILITIES IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16 OF THE TEXAS WATER CODE.
- STANDARD SURVEY NOTE: THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT.
- THE PROPERTY OWNER(S) ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS AND CONFIRMING THE SIZE AND USE OF ALL RECORDED EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
- 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 SUBDIVISION. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- PROPERTY OWNER(S) / DEVELOPER(S) SHALL COMPLY WITH THE CURRENT ZONING ORDINANCE AND SPECIAL CONDITIONS SET FORTH BY THE CITY OF EL PASO PLANNING & INSPECTIONS DEPARTMENT.
- THIS SUBDIVISION IS SUBJECT TO RESTRICTIVE COVENANTS UNDER A SEPARATE DOCUMENT.
- CIVIL ENGINEER TO COORDINATED ALL DRIVEWAY ACCESS POINTS THROUGH TXDOT PERMITTING PROCESS.

LEGEND

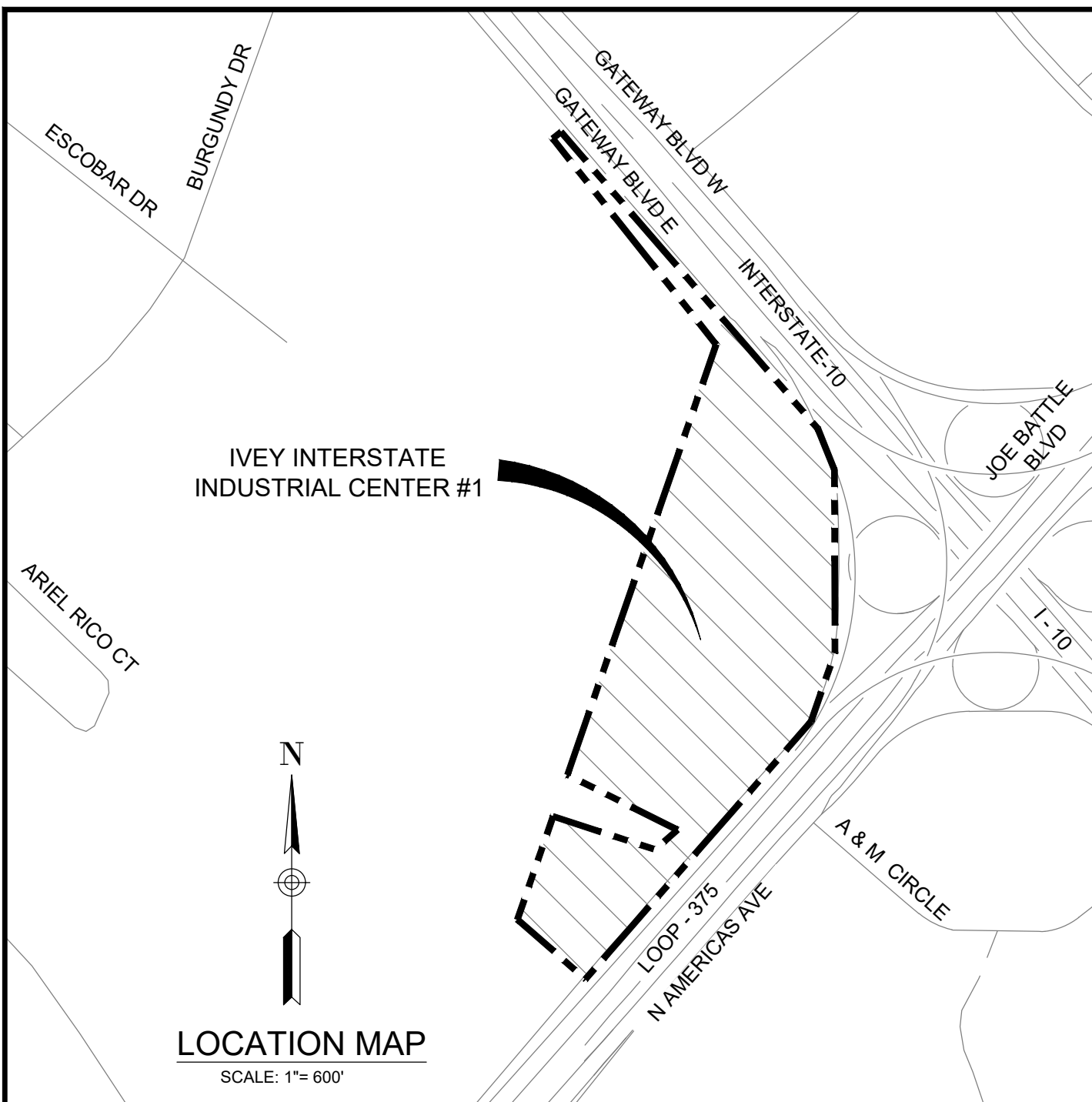
CONCRETE PILLAR	■	WATER MANHOLE	⊙
COMMUNICATION MANHOLE	⊙	WHITE STRIPE LINE	—
FIBER OPTIC PILLAR	⊙	SIGN	⊙
LIGHT POLE	⊙	SET PROPERTY CORNER AS NOTED	●
GUY WIRE ANCHOR	⊙	BENCHMARK	⊙
POWER POLE	⊙	POINT OF COMMENCEMENT	P.O.C.
TXDOT MANHOLE	⊙	POINT OF BEGINNING	P.O.B.
EXISTING DRAINAGE FLOW ARROW	⇨	TRAFFIC FLOW	⇨
PROJECT BOUNDARY	---		
EASEMENT LINE	---		
OVERHEAD ELECTRIC LINE	—O—		
WATER LINE	—W—		
COMMUNICATION LINE	—COM—		
CHAIN LINK FENCE	—O—O—O—		

HORIZONTAL / VERTICAL BENCHMARK

ID	NORTHING	EASTING	ELEV.	DESCRIPTION
BRASS CAP	10637043.20'	444298.40'	3750.26'	FOUND CORPS OF ENGINEERS U.S. ARMY BRASS CAP IN CONCRETE. STAMPED PBM-5, YEAR 1990

HORIZONTAL AND VERTICAL CONTROL DATUM:

BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 NAD83 (2011) (EPOCH 2010.00). ALL COORDINATES SHOWN ARE SURFACE. SURFACE COORDINATES MAY BE CONVERTED TO GRID STATE PLANE (TX-CENTRAL 4203) BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.000231. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND ARE BASED ON RECORD INSTRUMENTS. ALL VERTICAL ELEVATIONS ARE NAVD88.



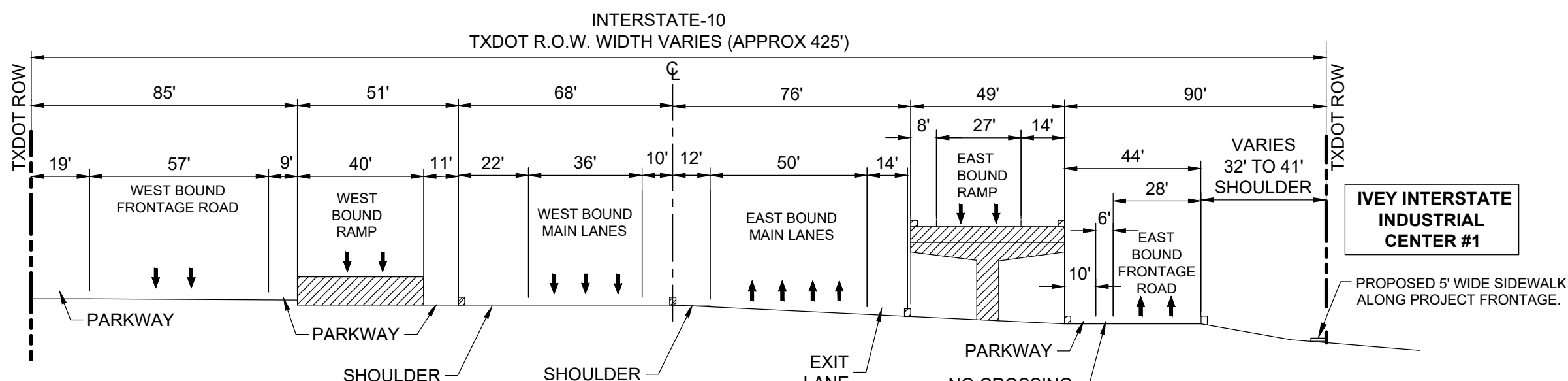
LEGAL DESCRIPTION

BEING A PORTION OF TRACT 1-B-1 AND A PORTION OF TRACT 1-B-2,
O.A. DANIELSON SURVEY 314 ABSTRACT 10030;
A PORTION OF TRACT 3-B, BLOCK 56, YSLETA GRANT SURVEY;
AND A PORTION OF LOT 1, BLOCK 2, IVEY'S INTERSTATE SUBDIVISION NO. 2,
CITY OF EL PASO, EL PASO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBE BY METES AND BOUNDS,
CONTAINING 38.5374± ACRES

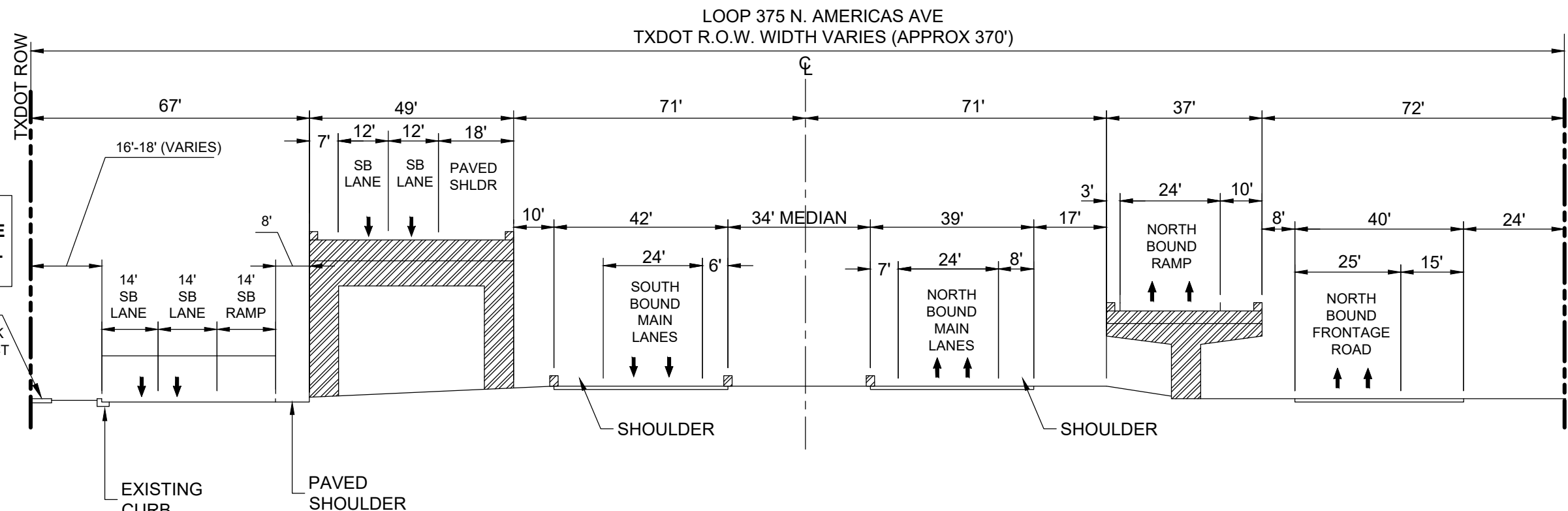
METES AND BOUNDS

A PORTION OF LAND CONTAINING 38.5374 ACRES (1,678,692 SQUARE FEET), MORE OR LESS, CONTAINING A PORTION OF TRACT 1-B-1 AND A PORTION OF 1-B-2, O.A. DANIELSON SURVEY 314 ABSTRACT 10030; A PORTION OF TRACT 3-B, BLOCK 56, YSLETA GRANT SURVEY; AND A PORTION OF LOT 1, BLOCK 2, IVEY'S INTERSTATE SUBDIVISION NO. 2, OWNED BY IVEY PARTNERS, LTD AS DESCRIBED IN DOC #00082071853 (VOLUME 2413 PAGE 0019), LOCATED IN THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT A FOUND U.S. ARMY CORPS OF ENGINEERS BRASS CAP SET IN CONCRETE STAMPED (P.B.M. #5 YEAR 1990) AS DESCRIBED IN DOC #20020033782; THENCE TRAVELING SOUTH 40° 53' 04" EAST FOR A RECORD DISTANCE OF 989.10 FEET (988.42' FIELD) TO A SET 1/2" REBAR BEING THE NORTHWESTERN CORNER OF THIS SUBDIVISION, AND BEING THE POINT OF BEGINNING OF THIS DESCRIPTION,

- THENCE, TRAVELING SOUTH 40° 53' 04" EAST FOR A DISTANCE OF 1592.76 FEET TO A FOUND TXDOT ROW BRASS CAP;
- THENCE, TRAVELING SOUTH 21° 54' 20" EAST, FOR A DISTANCE OF 180.80 FEET TO A SET 1/2" REBAR;
- THENCE, TRAVELING SOUTH 0° 11' 43" EAST, FOR A DISTANCE OF 740.49 FEET TO A SET 1/2" REBAR;
- THENCE, TRAVELING SOUTH 19° 11' 00" WEST, FOR A DISTANCE OF 298.68 FEET TO A FOUND TXDOT ROW BRASS CAP;
- THENCE, TRAVELING SOUTH 41° 12' 27" WEST, FOR A DISTANCE OF 1389.09 FEET TO A FOUND 1/2" REBAR LOCATED AT THE SOUTHEASTERN CORNER OF THIS PROPERTY;
- THENCE, TRAVELING NORTH 48° 43' 22" WEST, FOR A DISTANCE OF 367.45 FEET TO A SET 1/2" REBAR LOCATED AT THE SOUTHWESTERN CORNER OF THIS PROPERTY;
- THENCE, TRAVELING NORTH 19° 03' 26" EAST, FOR A DISTANCE OF 442.90 FEET TO A SET 1/2" REBAR;
- THENCE, TRAVELING SOUTH 71° 58' 32" EAST, FOR A DISTANCE OF 436.30 FEET TO A SET 1/2" REBAR;
- THENCE, TRAVELING NORTH 48° 25' 18" EAST, FOR A DISTANCE OF 120.44 FEET TO A SET 1/2" REBAR;
- THENCE, TRAVELING NORTH 63° 20' 25" WEST, FOR A DISTANCE OF 499.66 FEET TO A SET 1/2" REBAR;
- THENCE, TRAVELING NORTH 19° 03' 26" EAST, FOR A DISTANCE OF 1847.54 FEET, TO THE SET 1/2" REBAR;
- THENCE, TRAVELING NORTH 38° 24' 25" WEST, FOR A DISTANCE OF 1067.48 FEET TO A SET 1/2" REBAR;
- THENCE, TRAVELING NORTH 51° 46' 57" EAST, FOR A DISTANCE OF 43.01 FEET, TO THE SET 1/2" REBAR BEING THE NORTHWESTERN PROPERTY CORNER, AND BEING THE TRUE POINT OF BEGINNING,
- CONTAINING 38.5374 ACRES (1,678,693 SQUARE FEET) OF LAND.



INTERSTATE-10 (R.O.W. VARIES) SECTION A - A
INTERSTATE/HIGHWAY R.O.W 1"=40'



N. AMERICAS AVENUE LOOP-375 (R.O.W. VARIES) SECTION B - B
FREEWAY/EXPRESSWAY R.O.W SECTION 1"=30'



11385 JAMES WATT DR., SUITE B-13 EL PASO, TX 79936
(915) 351-6701 - FAX: (915) 243-6010
TBPE F#15313 TBPLS F#10194278
PROJECT # 24-026
PLOT DATE 02/18/2025

Name: _____ Address: _____ City & Zip: _____ Phone: _____ Fax: _____
OWNER: Ivey Partners LTD P.O. BOX 47 Tornillo, TX 79853-0047 (915) 765-9140 N/A
SURVEYOR: Jose L. Rodarte P.E., R.P.L.S. 11385 James Watt Dr., Suite B-13 El Paso, TX 79936 (915) 351-6701 (915) 243-6010
DEVELOPER: Logistics Land Investments, LLC 1776 Peachtree St. NW, Suite 100 Atlanta, GA 30309