



PLAT NOTES AND RESTRICTIONS:

- HORIZONTAL DATUM: BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TX-CENTRAL ZONE 4203, NAD83 (2011). DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET BASED ON RECORD INSTRUMENTS.
- 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) / BUILDER(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.

HORIZONTAL BENCHMARK			
ID	NORTHING	EASTING	DESCRIPTION
BRASS CAP	10634586.61'	444195.78'	FOUND CORPS OF ENGINEERS U.S. ARMY BRASS CAP IN CONCRETE. STAMPED PBM-5, YEAR 1990
HORIZONTAL CONTROL DATUM: BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83 (2011). DISTANCES SHOWN HEREON ARE BASED ON RECORD INSTRUMENTS.			

Name: _____ Address: _____ City & Zip: _____ Phone: _____ Fax: _____

OWNER: Ivey Partners LTD P.O. BOX 47 Tornillo, TX 79853-0047 (915) 765-9140 N/A

ENGINEER: Marvin H. Gomez, P.E. 11385 James Watt Dr., Suite B-13 El Paso, TX 79936 (915) 351-6701 (915) 243-6010

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

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

DEDICATION

Ivey Partners LTD, property owner of this land hereby present this plat and dedicates to the use of public, utility easements as hereon laid down and designated, including easements 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.

Witness our signature this _____ day of _____ 20_____.

James L. Ivey (Authorized Representative) _____ Date _____

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared, Ivey Partners LTD, Property Owner of Ivey Interstate Industrial Center #1, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for purposes and considerations herein expressed.

Given under my hand and seal of office this _____ day of _____ 20_____.

Notary Public in the County of El Paso, Texas _____ My Commission Expires _____

CITY PLAN COMMISSION

This Subdivision is hereby approved in accordance with Chapter 212 of the Texas Local Government Code and Title 19 of the El Paso Municipal Code as meeting all requirements for approval of the plat.

Government Code of Texas this _____ day of _____ 20_____.

Executive Secretary _____ Chairperson _____

Approved for filing this _____ day of _____, 20_____.

Planning and Inspections Director _____

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas,

this _____ day of _____ 20_____, A.D. in the plat record, Clerks File No. _____.

County Clerk _____ By 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 Surveyors, Professional and Technical Standards.

JOSE LUIS RODARTE, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 3513



Prepared by and under the supervision of:
Marvin H. Gomez
Registered Professional Engineer

MARVIN H. GOMEZ, P.E
Texas P.E. No. 86920