



DENOTES A 1/2" REBAR SET

MONUMENT AS NOTED

GRAPHIC SCALE 200 100 0 100 200 1 INCH = 200 FEET			
PROJECT BOUNDARY — — — — — — — — — — — — — — — — — — —			
EASEMENT LINE — — — — — — — — — — — — — — — — — — —			
BLOCK NUMBER 1			

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

ACKNOWLEDGEMENT

STATE OF TEXAS COUNTY OF EL PASO

James L. Ivey (Authorized Representative)

Notary Public in the County of El Paso, Texas

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

CITY PLAN COMMISSION

My Commission Expires

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

this	day of	20, A.D.	in the plat record, Clerks File No
County Clerk	ζ	By Deputy	
/			
	SEAL REMOVED UNTIL READY		SEAL REMOVED UNTIL READY

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

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

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

PLAT NOTES AND RESTRICTIONS:

- 1. 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.
- 2. 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.
- 3. TAX CERTIFICATES FOR THIS SUBDIVISION ARE FILED IN EL PASO COUNTY CLERK'S OFFICE, INSTRUMENT NO._____, DATE _____.
- 4. 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.
- 5. STANDARD SURVEY NOTE: THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT.
- 6. 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.
- 7. 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.
- 8. 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.
- 9. THIS SUBDIVISION IS SUBJECT TO RESTRICTIVE COVENANTS UNDER A SEPARATE DOCUMENT.

		HORIZONAL	BENCHMARK
D	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: Phone: City & Zip: Fax: (915) 765-9140 Ivey Partners LTD P.O. BOX 47 Tornillo, TX 79853-0047 OWNER: Marvin H. Gomez, P.E. (915) 351-670111385 James Watt Dr., Suite B-13 El Paso, TX 79936 **ENGINEER:** (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

S71°58'32"E

SET 1/2" REBAR -

FND 1/2" REBAR -N: 10630400.07' E: 444942.14' TRACT 3-B-5, BLOCK 56

- YSLETA GRANT

OWNER: BEN IVEY LTD

P.O.C. - FOUND CORPS OF ENGINEERS U.S. ARMY BRASS CAP IN CONCRETE

TEXAS STATE PLANE COORDINATE SYSTEM - CENTRAL ZONE 4203 (NAD 83)

STAMPED PBM-5, YEAR 199

N51°46'57"E

POTION OF LOT 1 BLOCK 1 I-10 COMMERCIAL PLAT

OWNER: N.M. EDIFICIOS LLC

PORTION OF LOT 1 BLOCK 1

I-10 COMMERCIAL PLAT OWNER: MVT ESCOBAR LLC

SET 1/2" REBAR -

YSLETA GRANT

REGIONAL POND

SET 1/2" REBAR -

TRACT 3-B-4, BLOCK 56

OWNER: THE CITY OF EL PASO

SET 1/2" REBAR -

TRACTS 1, 2-A AND 3-A,

BLOCK 56, YSLETA GRANT

AND TRACTS 3 AND 4 BLOCK 1, YSLETA GRANT

> OWNER: CITY OF EL PASO REGIONAL POND

> > TRACT 3-B-6, BLOCK 56

OWNER: IVEY INVESTMENTS LTD

YSLETA GRANT -

FOUND BRASS CAP BEARS

BOUNDARY CORNER-

N: 10633812.21' E: 444809.39'

S38°24'25"W 0.55' FROM CALCULATED

Northing: 10634586.61' Easting: 444195.78'

50' PRIVATE DRAINAGE EASEMENT

VOL 68, PG 6 E.P.C.P.R.

SET 1/2 REBAR

IVEY INTERSTATE

INDUSTRIAL CENTER #1

1,678,689 SQ.FT 38.5374 ACRES

PROPOSED ADDRESS: 9490 GATEWAY BOULEVARD EAST

SET 1/2" REBAR

- EXISTING TXDOT R.O.W.

-EXISTING TXDOT R.O.W

FND TXDOT BRASS CAP

N: 10632635.08

- SET 1/2" REBAR

- SET 1/2" REBAR

FND TXDOT BRASS CAP

PORTION OF LOT 1

BLOCK 1

A & M ADDITION

- N: 10631444.95'

E: 445857.20'

PORTION OF LOT 1

BLOCK 2

A & M ADDITION

E: 445885.34'

S21°54'20"E