PLAT OF SURVEY

BEING A PORTION OF THAT 28.343 ACRE PARCEL
WITH IN SECTION 17, BLOCK 79, TOWNSHIP 3,
TEXAS PACIFIC RAILWAY COMPANY SURVEYS
AS DESCRIBED BY BOOK 3273, PAGE 1691
EL PASO COUNTY, TEXAS
Containing Approximately : 17.110± Acres

SCALE: 1" = 50'

JOE BATTLE BLVD.
(LOOP 375)
(**RECORD BEARINGS FROM RIGHT OF WAY MAP CONTROL No. 2552, SECT. 3)

FOUND TEXAS HIGHWAY DEPARTMENT BRASS DISK

EXISTING CURB

EDGE OF PAVEMENT

R=3483.77', L=735.66', D=12°05'57"
T=369.20, CB=N83°27'33"E, CH=734.30'
(*R=3483.77', L=735.84', D=12°06'07"
T=369.29, CB=N05°27'19"E, CH=734.47')

SECTION 17, BLOCK 79, TOWNSHIP 3
TEXAS PACIFIC RAILWAY COMPANY SURVEYS
BOOK 3273, PAGE 1691

768.38'
N89°59'43"E

FOUND 5/8" REBAR W/CAP "4297"

1100.72'

332.34'
20' WIDE ROAD EASEMENT
(BOOK 1244, PAGE 1062)

E 1/2 OF NE 1/4 OF
NW 1/4 OF NW 1/4
BOOK 3676, PAGE 0943

W 1/2 OF NW 1/4 OF
NE 1/4 OF NW 1/4
BOOK 3676, PAGE 0943

FOUND 5/8" REBAR W/CAP "4297"
@ S69°59'03"E 0.26' FROM CORNER

16.953 ACRE PORTION OF THAT
28.343 ACRE PORTION
OF SECTION 17, BLOCK 79, TOWNSHIP 3
TEXAS PACIFIC RAILWAY COMPANY SURVEYS
AS DESCRIBED BY *BOOK 3273, PAGE 1691

S00°33'20"E

20' WIDE ROAD EASEMENT
(BOOK 1244, PAGE 1062)

654.51'

W 1/2 OF SW 1/4 OF
NE 1/4 OF NW 1/4
BOOK 1529, PAGE 0815

R=3483.77', L=659.17', D=10°50'28"
T=330.58, CB=N06°05'17"E, CH=658.19'

SYMBOL LEGEND	
⊙	FOUND CONTROL POINT
⊕	FOUND CITY MONUMENT
○	SET 1/2" REBAR W/CAP 5152
⊠	CALCULATED POINT (NOT SET)
WV	WATER VALVE
EB	ELECTRIC PULL BOX
CATEL	TRAFFIC CONTROL BOX
⊢	TRAFFIC SIGN

S89°59'43"W

20' WIDE ROAD EASEMENT
(BOOK 1244, PAGE 1062)

(*1176.94')
1176.87'

POB
FOUND 5/8" REBAR W/CAP "4297"

E 1/2 OF W 1/2 OF
NW 1/4 & N 1/2
OF E 1/2 OF NW 1/4
& W 1/2 OF
THE NW 1/4 OF SW
1/4 OF NW 1/4
2367, PAGE 1129

E 1/2 OF NE 1/4 OF
SW 1/4 OF NW 1/4
BOOK 4531, PAGE 1966
BOOK 2832, PAGE 2052

FOUND 5/8" REBAR W/CAP "4297"
W 1/2 OF NW 1/4 OF
SE 1/4 OF NW 1/4
BOOK 4531, PAGE 1966
BOOK 2832, PAGE 2052

NOTES:

1. BEARING BASIS IS TRUE NORTH FOR A TRANSVERSE MERCATOR SURFACE PROJECTION AS DETERMINED BY GPS METHODS BASED AT THE CENTER OF THIS PROJECT.

2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 480212025OB, DATED SEPTEMBER 4, 1991 THIS PROPERTY IS IN FLOOD HAZARD ZONE X OUTSIDE THE 500 YEAR FLOOD-PLAIN.

3. SET 1/2" REBARS WITH CAP MARKED TX 5152 ON ALL CORNERS UNLESS OTHERWISE NOTED.

4. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

5. RECORD INFORMATION IS AS PER ADJOINING PLATS AND REFERENCED HERE IN BY "*" SYMBOL TO CORRESPOND TO THE RECORD CALLS. ALL PLATS ARE RECORDED PLATS WITH THE EL PASO COUNTY PLAT RECORDS.

6. REFERENCE TITLE RESOURCES GUARANTY COMPANY FOR TITLE INSURANCE GF NO. 193746, DATED JUNE 14, 2006.

7. TEXAS HIGHWAY DEPARTMENT RIGHT OF WAY WAS DETERMINED BY CENTERLINE BRASS DISKS AS THEY EXISTED PRIOR TO CURRENT LOOP 375 CONSTRUCTION PROJECT.

8. PROPERTY MAY BE SUBJECT TO THE FOLLOWING ITEMS FROM SCHEDULE B:

10.H) THE EFFECTS IF ANY OF THOSE CERTAIN NOTICES IN REGARDS TO THE EL PASO COUNTY WATER AUTHORITY RECORDED IN BOOK 2243, PAGE 834; BOOK 2386, PAGE 1070; AND IN BOOK 2482, PAGE 1314, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.

10.I) THE EFFECTS IF ANY OF THOSE CERTAIN ORDERS REGARDING THE PASEO DEL ESTE MUNICIPAL DISTRICT No. 1, AND No. 2, RECORDED IN BOOK 4570, PAGE 575 AND UNDER INSTRUMENT No. 20050107800 AND 20060050133, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.

CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP WAS MADE FROM AN ACTUAL ON THE GROUND SURVEY AND THAT THE MONUMENTATION SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION. A ALSO CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

RON R. CONDE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 5152

CONDE INC.
ENGINEERING/ PLANNING/ SURVEYING/ CADD
1790 LEE TREVINO DRIVE-SUITE 400-EL PASO, TEXAS 79936
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DRAWN BY: J.D.I. FIELD: J.D.I. DATE: 6/30/2006 JOB # NO. 606-92 CADD FILE: F:\jesus\projects\E\OA DANIELSON 311 TR1\LDD O A DANIELSON 311 TR1\dwg\O A DANIELSON 311 TR1.dwg