

**HZI PROJECT No. R312685.11  
0.548 ACRES OUT OF  
LOT 3, BLOCK 3  
VALLEY CREST COMMERCIAL PARK  
CITY OF EL PASO  
EL PASO COUNTY, TEXAS**

That certain parcel of land, situated within Block 54, Ysleta Grant, City of El Paso, El Paso County, Texas, being a portion of Lot 3, Block 3, Valley Crest Commercial Park, recorded in Book 58, Page 9, Plat records of El Paso County, Texas, and being a portion of that certain 2.336 acre parcel of land, described as Parcel No. 8, in Warranty Deed to the City of El Paso, Texas, of record in Volume 1887, Page 0553, Deed Records of El Paso County, Texas, and being more particularly described by Metes and Bounds as follows (record dimensions shown in parenthesis ( ) are recited herein to reference said Subdivision Plat of Valley Crest Commercial Park [R1] and said Warranty Deed recorded in Volume 1887, Page 0533 [R2]):

**COMMENCING** at a brass disk in hand hole found for city monument at the centerline intersection of Yermoland Street (70 foot wide right of way) and Valley Crest Drive (70 foot wide right of way), from which a brass disk in hand hole found for city monument at a curve tangent along Yermoland Street bears N 43°25'01" W, a distance of 300.10 feet (R1: N 46°30'05" W), said Point of Commencement having modified Texas Coordinate System (Central Zone, U.S. Survey Feet, NAD83) surface coordinates of N=10,642,843.60, E=439,255.24;

**THENCE** following along a curve to the left, with the centerline of said Valley Crest Drive, said curve having a radius of 809.49 feet, a delta angle of 15°21'39", an arc length of 217.02 feet, with a chord bearing of S 21°03'17" W (R1: S 17°58'14" W), for a chord distance of 216.37 feet to the end of said curve;

**THENCE** S 13°22'28" W, continuing with said centerline, a distance of 288.45 feet to a point, from which a brass disk in hand hole found for city monument at a curve tangent along said Valley Crest Drive bears S 13°22'28" W, a distance of 761.09 feet (R1: S 10°17'24" W);

**THENCE** N 76°37'32" W, leaving said centerline, a distance of 35.00 feet to a chiseled "X" found for the most southerly corner of said Parcel No. 8;

**THENCE** N 43°17'15" W, with the southerly line of said Parcel No. 8, a distance of 217.53 feet (R2: N 46°22'19" W, 217.72 feet) to a 5/8 inch rebar with plastic cap stamped "TX1798" found for an angle point in the southerly line of said Parcel No. 8 and being the **POINT OF BEGINNING** of the herein described parcel, having modified Texas Coordinate System (Central Zone, U.S. survey feet, NAD83) surface coordinates of N=10,642,527.49, E=438,927.58;

**THENCE** N 76°37'32" W, continuing with the southerly line of said Parcel No. 8, being also the southerly line of said Lot 3, and being the southerly line of the herein described parcel, a distance of 277.79 feet (R2: N 79°42'36" W, 277.63 feet) to a 5/8 inch rebar with plastic cap stamped "TX1798" found for the southwest corner of said Parcel No. 8, being also the southwest corner of the herein described parcel;

**THENCE** N 19°02'04" E, leaving said southerly line, with the westerly line of said Parcel No. 8, being also the westerly line of said Lot 3, and being the westerly line of the herein described parcel, a distance of 172.65 feet (R2: N 15°57'00" E) to a 5/8 inch rebar with plastic cap stamped "TX6794" set for the most northerly corner of the herein described parcel;

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THENCE S 43°14'46" E, leaving said common line, with the northeasterly line of the herein described parcel, a distance of 312.28 feet to the **POINT OF BEGINNING**, containing 0.548 acres or 23,863 square feet of land.

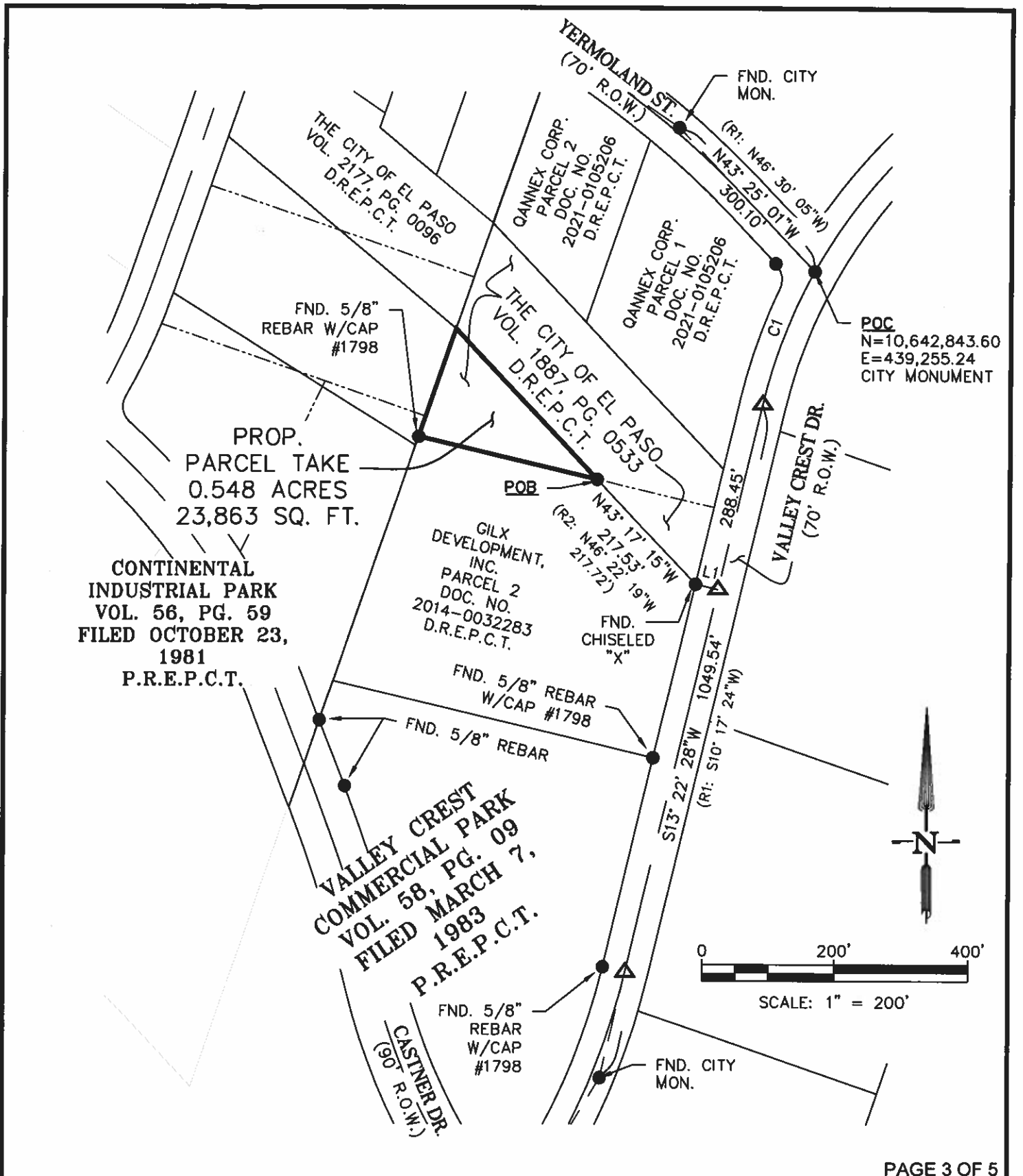
Note:

Distances and coordinates shown on this survey are surface values (US Survey Feet) based on a scaling of the Texas Coordinate System, Central Zone, NAD 83, by a ground scale factor of 1.00023100, at N=0, E=0. All bearings (except parenthetical record bearings) shown on this survey are state plane grid bearings, derived from GPS observations. A plat of survey on three (3) letter size sheets is attached to and made a part of this description for all purposes, and must be recorded with this description.



Christian M. Wegmann, Texas RPLS# 6794  
Huitt-Zollars, Inc.  
5822 Cromo Drive, Suite 210  
El Paso, Texas 79912  
Firm Registration No. 10025603  
Phone 915-587-4339



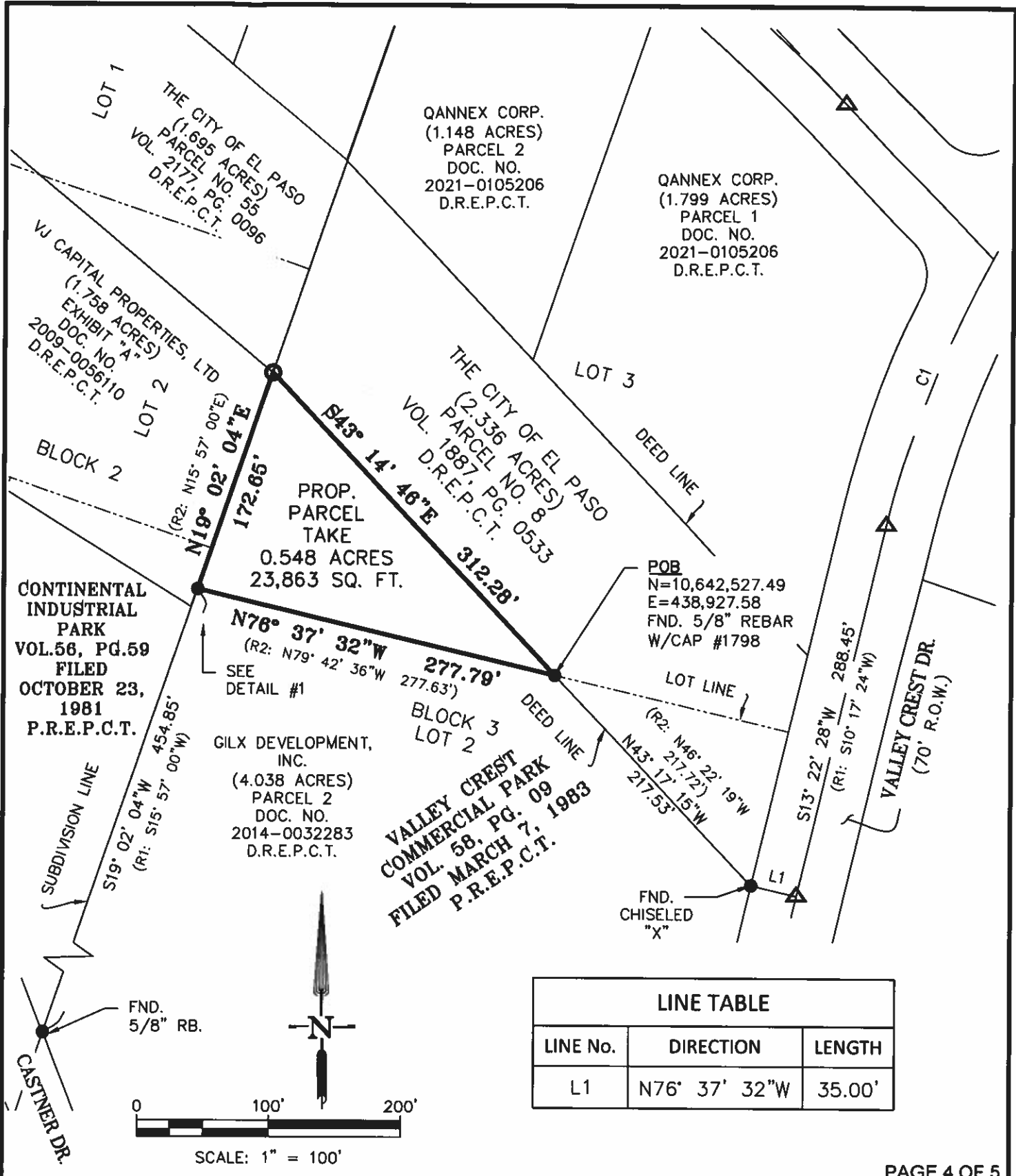


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JOB #: R312685.11
DATE: SEPTEMBER, 2022
SCALE: 1"=200'
DRAWN: JZ
CHECKED: CMW
PATH: G:\proj\R312685.11\Survey\Civil3D\R312685.11 Bluff Channel & Valley Crest-

0.548 ACRES  
A PORTION OF LOT 3, BLOCK 3  
VALLEY CREST COMMERCIAL PARK,  
CITY OF EL PASO,  
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LINE TABLE		
LINE No.	DIRECTION	LENGTH
L1	N76° 37' 32"W	35.00'

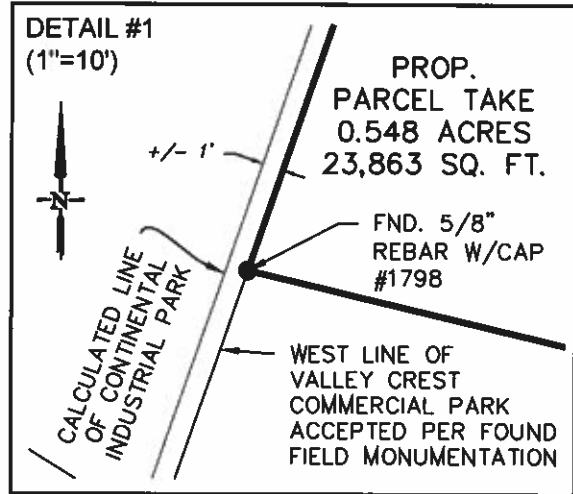
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JOB #: R312685.11  
 DATE: SEPTEMBER, 2022  
 SCALE: 1"=100'  
 DRAWN: JZ  
 CHECKED: CMW  
 PATH: C:\proj\R312685.11\Survey\Civil3D\R312685.11 Bluff Channel & Volley Crest-

**0.548 ACRES**  
**A PORTION OF LOT 3, BLOCK 3**  
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**LEGEND**

- SET 5/8" REBAR WITH CAP  
STAMPED TX 6794 (UNLESS NOTED)
- FND. SURVEY MARKER (AS NOTED)
- △ CALCULATED CORNER
- P.R.E.P.C.T. PLAT RECORDS OF EL PASO  
COUNTY, TEXAS
- D.R.E.P.C.T. DEED RECORDS OF EL PASO  
COUNTY, TEXAS
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- VOL. VOLUME
- PG. PAGE
- ROW RIGHT-OF-WAY



CURVE TABLE					
CURVE No.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	809.49'	015°21'39"	217.02'	S21° 03' 17"W	216.37'

(R1: S17°58'14"W)

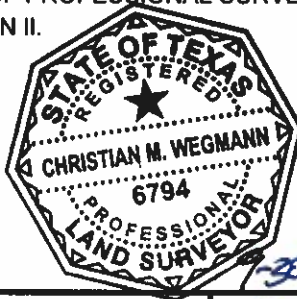
**SURVEY NOTES:**

1. THE HORIZONTAL DATUM IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE (4203), DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES, USING A GROUND SCALE FACTOR OF 1.000231, SCALED AT N=0, E=0.
2. UNIT OF MEASURE: U.S. SURVEY FOOT.
3. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ( ) ARE LISTED TO RECITE RECORD DIMENSIONS. THE FOLLOWING RECORD DOCUMENTS WERE USED TO RETRACE THE EXISTING BOUNDARY LINES DURING THE PROCESS OF THE SURVEY:
  - R1: SUBDIVISION PLAT OF VALLEY CREST COMMERCIAL PARK, RECORDED IN BOOK 58, PAGE 9, PLAT RECORDS OF EL PASO COUNTY, TEXAS.
  - R2: WARRANTY DEED TO THE CITY OF EL PASO, RECORDED IN BOOK 1887, PAGE 0533, DEED RECORDS OF EL PASO COUNTY, TEXAS.
4. THIS PLAT OF SURVEY SHALL ACCOMPANY THE ATTACHED METES AND BOUNDS DESCRIPTION FOR RECORDING PURPOSES.

**SURVEYOR'S CERTIFICATION**

I, CHRISTIAN M. WEGMANN, A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME AND UNDER MY SUPERVISION, AND THAT IT SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II.

  
 CHRISTIAN M. WEGMANN  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 6794



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