

**HZI Project No. R312685.09  
0.383 ACRES OUT OF  
LOTS 1, 2, & 3, BLOCK 2  
KESSLER INDUSTRIAL DISTRICT U 1  
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 Lots 1, 2, & 3, Block 2, Kessler Industrial District Unit 1, recorded in Book 57, Page 11, Plat records of El Paso County, Texas, and being a portion of that certain 1.1166 acre parcel of land, as described in a Warranty Deed to the City of El Paso, Texas, of record in Book 1799, Page 1002, Deed Records of El Paso County, Texas, and being more particularly described by Metes and Bounds as follows:

**COMMENCING** at a brass disk in hand hole found for city monument at the centerline intersection of Yermoland Drive (70 foot wide right of way) and Kessler Dr. (70 foot wide right of way), from which another brass disk in hand hole found for city monument at the centerline intersection of said Kessler Drive and Castner Street (90 foot wide right of way) bears S 19°08'59" W, a distance of 1584.92 feet (record per said Kessler Industrial District Unit 1: S15°57'00"W, 1584.92 feet), said Point of Commencement having modified Texas Coordinate System (central zone, U.S. survey feet, NAD83) surface coordinates of N=10,644,532.83, E=437,251.94;

**THENCE**, N 70°51'01" W, with the centerline of said Yermoland Drive, a distance of 211.07 feet (record per said Kessler Industrial District Unit One: N 74°03'00" W);

**THENCE** S 19°08'59" W, leaving said centerline, a distance of 35.00 feet to a concrete nail in rock wall set for the **POINT OF BEGINNING**, being the most easterly corner of the herein described parcel, and being the most northerly corner of that certain 0.6629 acre parcel of land, as described in a deed to EB Silva Management LLC, of record in Document No. 2008-0025387, Deed Records of El Paso County, Texas, said Point of Beginning having modified Texas Coordinate System (central zone, U.S. survey feet, NAD83) surface coordinates of N=10,644,569.01, E=437,041.07;

**THENCE** S 19°08'59" W, with the easterly line of the herein described parcel, being also the westerly line of said 0.6629 acre parcel, at 164.00 feet passing the most westerly corner of said 0.6629 acre parcel, being also the most northerly corner of that certain 0.3808 acre parcel of land, as described in deed to Yermoland Enterprises, Inc., of record in Document No. 2021-0054994, Deed Records of El Paso County, Texas, for a total distance of 233.46 feet (record per said Book 1799, Page 1002: S 15°57'00" W, 233.46 feet) to a concrete nail set in rock wall for the most southerly corner of the herein described parcel, and being the most westerly corner of said 0.3808 acre parcel;

**THENCE** N 54°39'34" W, with the southerly line of the herein described parcel, a distance of 78.09 feet to a 5/8 inch rebar with plastic cap stamped "TX6794" set for the most westerly corner of the herein described parcel;

**THENCE** N 19°08'59" E, with the westerly line of the herein described parcel, being also the westerly line of Kessler Industrial District Unit One, being also the westerly line of said 1.1166 acre parcel, and being the easterly line of Pendale Industrial Unit B, recorded in Book 43, Page 23, Plat Records El Paso County, Texas, a distance of 211.68 feet (record per said Book 1799, Page 1002: N 15°57'00" E) to a 5/8 inch rebar found for the most northerly corner of the herein described parcel, and being the southerly right-of-way line of said Yermoland Drive;

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**THENCE** S 70°51'01" E, with the northerly line of the herein described parcel, being also the southerly right of way line of said Yermoland Drive, a distance of 75.00 feet (record per said Book 1799, Page 1002: S 74°03'00" E, 75.00 feet) to the **POINT OF BEGINNING**, containing 0.383 acres or 16,691 square feet of land.

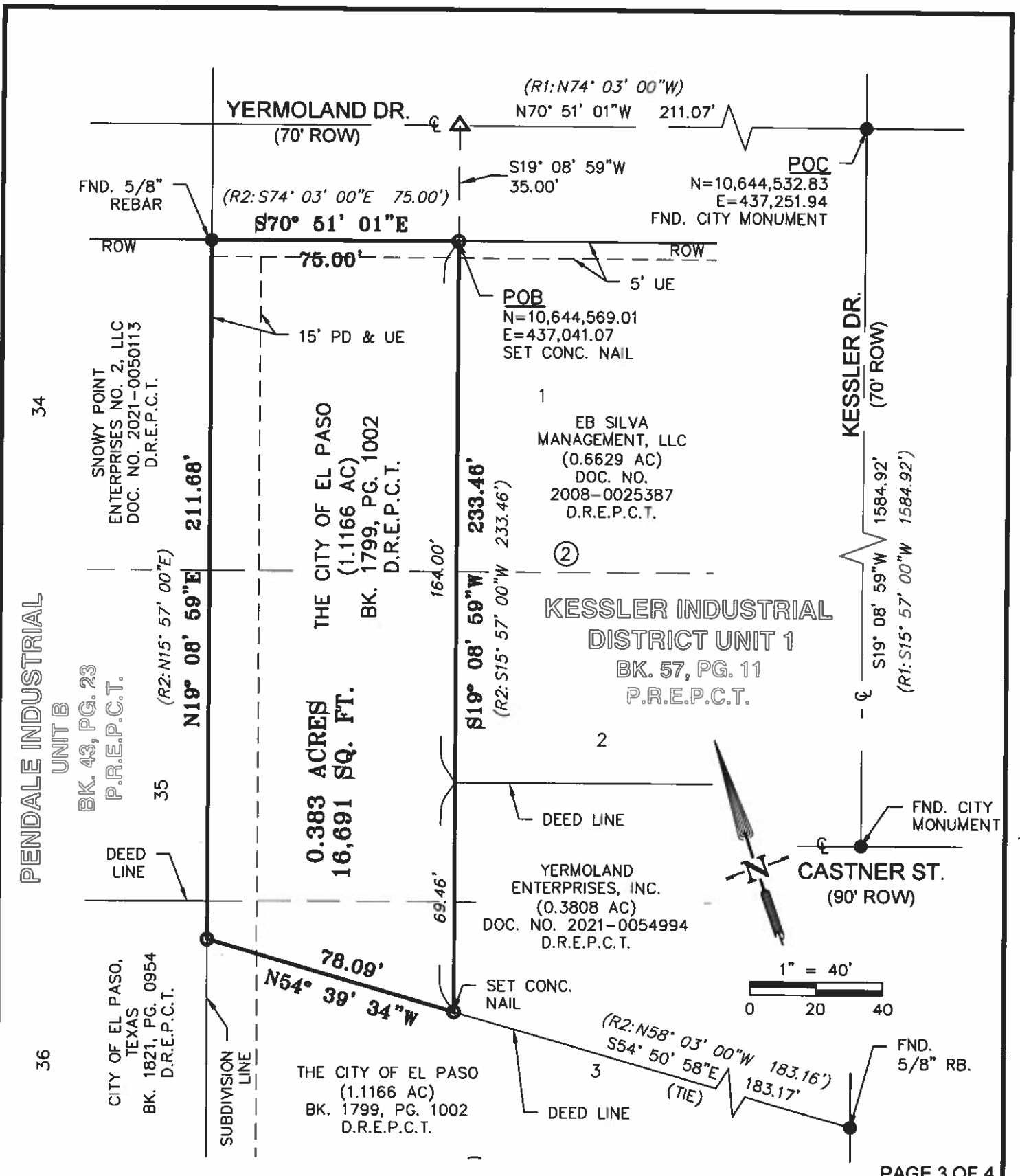
Note:

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 two 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  
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<b>HUITT-ZOLLARS INC.</b> 5822 Cromo Drive, Suite 210 El Paso, TX 79912 PH. 915-587-4339 Tx. Firm No. 10025603 www.huitt-zollars.com	<b>PROJECT:</b> EPW-KESSLER SURVEY	<b>PLAT OF SURVEY</b> 0.383 ACRES (16,691SF) A PORTION OF LOTS 1,2 & 3, BLOCK 2 KESSLER INDUSTRIAL DISTRICT UNIT 1 CITY OF EL PASO, EL PASO COUNTY, TEXAS
	<b>JOB #:</b> R312685.09	
	<b>DATE:</b> JULY, 2022	
	<b>SCALE:</b> 1"=40'	
	<b>DRAWN:</b> JK	
	<b>CHECKED:</b> CMW	
<b>PATH:</b> C:\proj\R312685.09 - 109 - Kessler Boundary Survey\CAD		

## LEGEND


	○ SET 5/8" REBAR WITH CAP STAMPED TX 6794 (UNLESS NOTED)	BK. VOL. PG.	BOOK BOOK PAGE
	● FND. SURVEY MARKER (AS NOTED)	ROW	RIGHT OF WAY
	△ CALCULATED CORNER	DOC.	DOCUMENT
D.R.E.P.C.T.	DEED RECORDS OF EL PASO COUNTY, TEXAS	FND.	FOUND
P.R.E.P.C.T.	PLAT RECORDS OF EL PASO COUNTY, TEXAS	PDE	PRIVATE DRAINAGE EASEMENT
POC	POINT OF COMMENCEMENT	PD & UE	PRIVATE DRAINAGE AND UTILITY EASEMENT
POB	POINT OF BEGINNING	(X)	BLOCK NUMBER
		---	UNDERLYING LOT LINE
		---	EASEMENT LINE

### SURVEY NOTES

1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE (4203).
2. DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES, USING A GROUND SCALE FACTOR OF 1.000231, SCALED AT N=0, E=0.
3. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ( ) ARE LISTED TO RECITE RECORD DIMENSIONS PER THE FOLLOWING DOCUMENTS:
  - R1: KESSLER INDUSTRIAL DISTRICT UNIT ONE, RECORDED IN VOL. 57, PAGE 11
  - R2: WARRANTY DEED TO THE CITY OF EL PASO, TEXAS, RECORDED IN BK. 1799, PG. 1002
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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### HUITT-ZOLLARS INC.

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PROJECT: EPW-KESSLER SURVEY

JOB #: R312685.09

DATE: JULY, 2022

SCALE: 1"=40'

DRAWN: JK

CHECKED: CMW

PATH: G:\proj\R312685.09 -- T09 -- Kessler Boundary  
 Survey\Survey\C593D

### PLAT OF SURVEY

0.383 ACRES (16,691SF)  
 A PORTION OF LOTS 1,2 & 3, BLOCK 2  
 KESSLER INDUSTRIAL DISTRICT UNIT 1  
 CITY OF EL PASO,  
 EL PASO COUNTY, TEXAS