

**HZI Project No. R312685.09
 0.075 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 Warranty Deed to the City of El Paso, Texas, recorded 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 256.07 feet (record per said Kessler Industrial District Unit 1: N74°03'00"W);

THENCE, S 19°08'59" W, leaving said centerline, a distance of 35.00 feet to the **POINT OF BEGINNING**, being the most easterly corner of the herein described parcel, being also the southerly line of said Yermoland Drive, being also the northerly line of said 1.1166 acre parcel, and having modified Texas Coordinate System (central zone, U.S. survey feet, NAD83) surface coordinates of N=10,644,583.77, E=436,998.57;

THENCE leaving said common line, over and across said 1.1166 acre parcel, the following three (3) courses and distances:

- 1) S 19°08'59" W, with the easterly line of the herein described parcel, parallel with and 30 feet distant from the westerly line of said Kessler Industrial District Unit 1, a distance of 220.40 feet to a point for the most southerly corner of the herein described parcel,
- 2) N 54°39'34" W, with the southerly line of the herein described parcel, a distance of 15.62 feet to the most westerly corner of the herein described parcel, and
- 3) N 19°08'59" E, with the westerly line of the herein described parcel, being also the easterly line of an existing 15 foot public drainage and utility easement, as dedicated per said Kessler Industrial District Unit 1, a distance of 216.04 feet to the most northerly corner of the herein described parcel;

THENCE S 70°51'01" E, with the northerly line of the herein described parcel, being also the southerly line of said Yermoland Drive, a distance of 15.00 feet (record per said Book 1799, Page 1002: S 74°03'00" E) to the **POINT OF BEGINNING**, containing 0.075 acres or 3,273 square feet of land.

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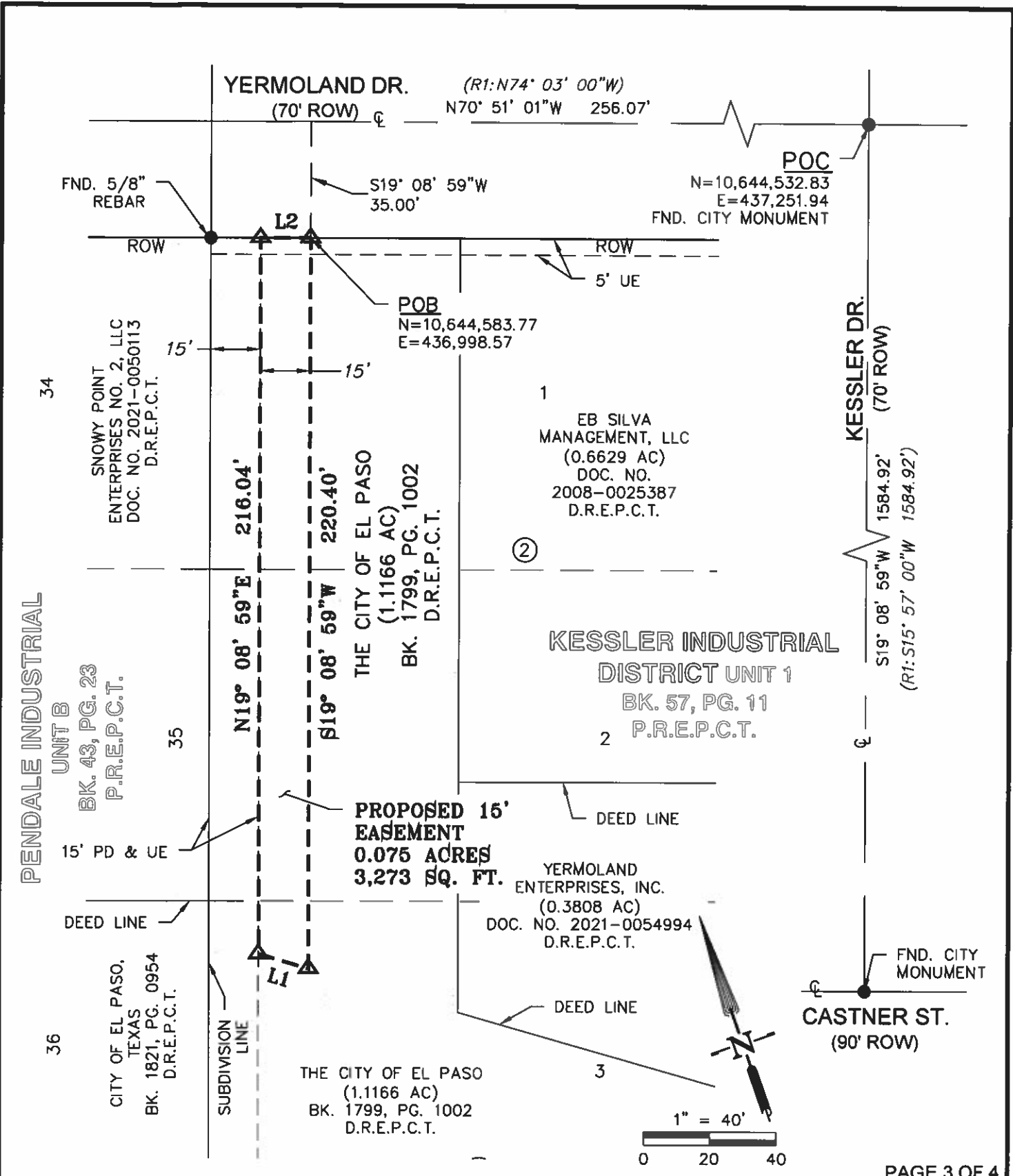
Note:

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
Firm Registration No. 10025603
Phone 915-587-4339





PENDALE INDUSTRIAL UNIT B
 BK. 43, PG. 23
 P.R.E.P.C.T.

34

SNOWY POINT
 ENTERPRISES NO. 2, LLC
 DOC. NO. 2021-0050113
 D.R.E.P.C.T.

35

BK. 43, PG. 23
 P.R.E.P.C.T.

36

CITY OF EL PASO,
 TEXAS
 BK. 1821, PG. 0954
 D.R.E.P.C.T.

SUBDIVISION LINE

N19° 08' 59"E
216.04'

S19° 08' 59"W
220.40'

THE CITY OF EL PASO
 (1.1166 AC)
 BK. 1799, PG. 1002
 D.R.E.P.C.T.

PROPOSED 15' EASEMENT
0.075 ACRES
3,273 SQ. FT.

THE CITY OF EL PASO
 (1.1166 AC)
 BK. 1799, PG. 1002
 D.R.E.P.C.T.

1
 EB SILVA
 MANAGEMENT, LLC
 (0.6629 AC)
 DOC. NO.
 2008-0025387
 D.R.E.P.C.T.

2
KESSLER INDUSTRIAL DISTRICT UNIT 1
 BK. 57, PG. 11
 P.R.E.P.C.T.

YERMOLAND
 ENTERPRISES, INC.
 (0.3808 AC)
 DOC. NO. 2021-0054994
 D.R.E.P.C.T.

DEED LINE

3

YERMOLAND DR.
 (70' ROW)

(R1:N74° 03' 00"W)
 N70° 51' 01"W 256.07'

S19° 08' 59"W
 35.00'

POC

N=10,644,532.83
 E=437,251.94
 FND. CITY MONUMENT

ROW

5' UE

POB

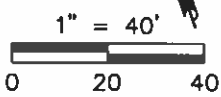
N=10,644,583.77
 E=436,998.57

KESSLER DR.
 (70' ROW)

S19° 08' 59"W 1584.92'
 (R1:S15° 57' 00"W 1584.92')

FND. CITY MONUMENT

CASTNER ST.
 (90' ROW)



HULT~ZOLLARS INC.

5822 Cromo Drive, Suite 210
 El Paso, TX 79912
 PH. 915-587-4339
 Tx. Firm No. 10025803
 www.hult-zollars.com

PROJECT: EPW KESSLER SURVEY
JOB #: R312685.09
DATE: JULY, 2022
SCALE: 1"=40'
DRAWN: JK
CHECKED: CMW
PATH: G:\pro\R312685.09 - 109 - Kessler Boundary Survey\Survey\C523D

PROPOSED 15' WIDE EASEMENT
0.075 ACRES (3,273 SF)
A PORTION OF LOTS 1, 2 & 3, BLOCK 2
KESSLER INDUSTRIAL DISTRICT UNIT 1
CITY OF EL PASO,
EL PASO COUNTY, TEXAS

LINE TABLE		
LINE No.	DIRECTION	LENGTH
L1	N54° 39' 34"W	15.62'
L2	S70° 51' 01"E	15.00'

(R2): S74° 03' 00"E

LEGEND

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

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 UNDER MY SUPERVISION, AND THAT IT IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND.



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



PAGE 4 OF 4

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JOB #: R312685.09

DATE: JULY, 2022

SCALE: 1"=40'

DRAWN: JK

CHECKED: CMW

PATH: G:\proj\R312685.09 - 109 - Kessler Boundary
Survey\Survey\C2830

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