TOPOGRAPHIC AND IMPROVEMENT SURVEY

7000 ALABAMA STREET

A PORTION OF SECTION 13 AND 14, BLOCK 81, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

CONTAINING: 1,217,163.15 SQ.FT. OR 27.9422 ACRES ±

GRAPHIC SCALE

80' 0 40' 80' 40' 320'

(IN FEET)
1 inch = 80' ft.

LINE TABLE		
LINE	LENGTH	BEARING
L1	135.00	S88°42'04"W
L2	79.69	S69°54'19"E
L3	110.19	S34°47'14"E
L4	100.00	S88°53'18"W
L5	232.90	S40°52'29"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	698.05	1925.00	20°46'36"	S30°29'11"W	694.23
C2	786.55	2075.00	21°43'07"	N30°00'55"E	781.85
C3	97.89	637.55	8°47'49"	S84°25'05"W	97.79
C4	97.89	637.55	8°47'49"	N84°25'06"E	97.79

TITLE COMMITMENT INFORMATION

* THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM STEWART TITLE GUARANTY COMPANY, FILE#:1511851 EFFECTIVE DATE 11/14/2021, ISSUED DATE 12/08/2021.

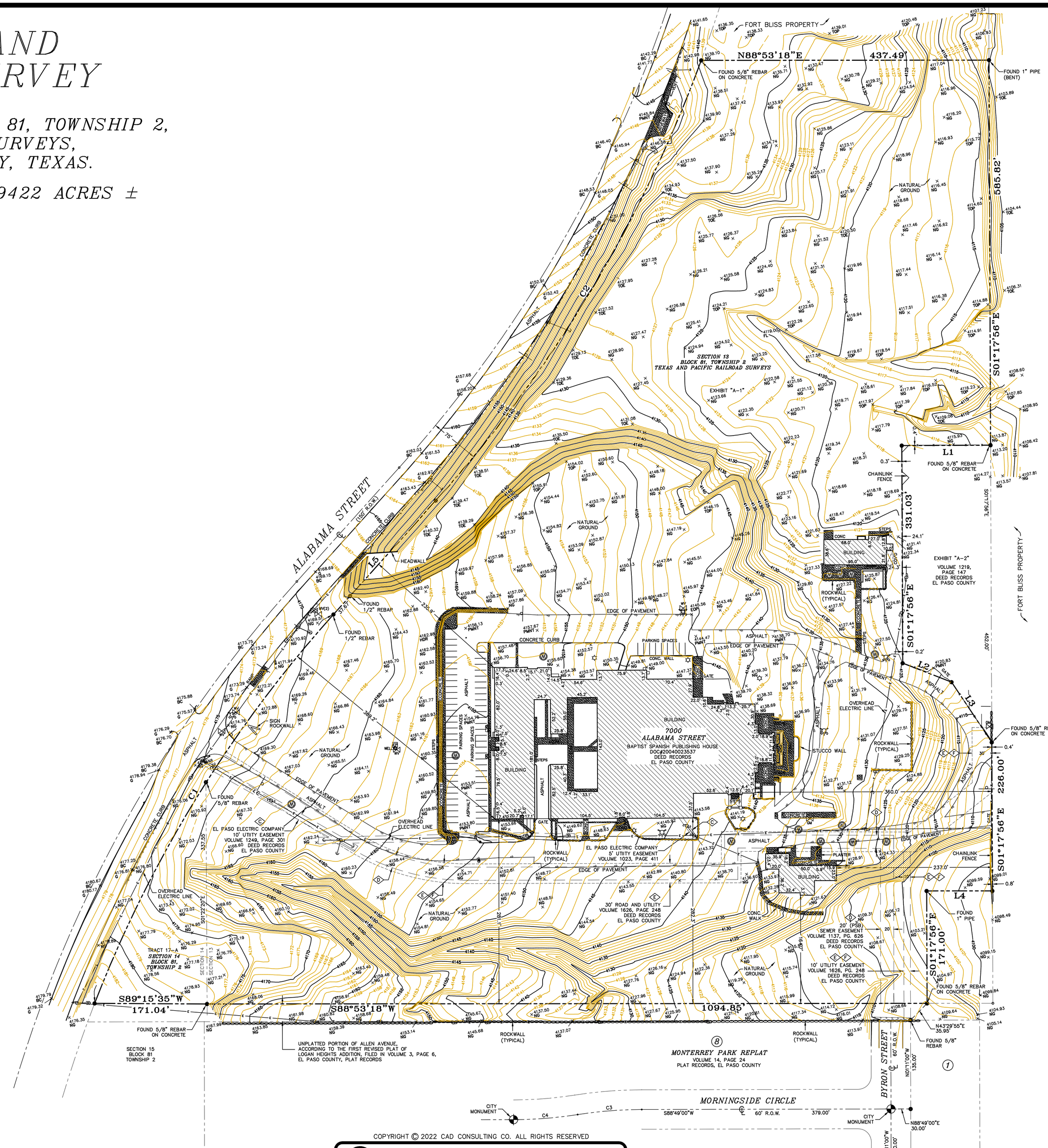
NOTES CORRESPONDING TO SCHEDULE B ITEMS

(C) 10C) EASEMENT TO EL PASO ELECTRIC COMPANY, RECORDED IN VOLUME 1023, PAGE 1411 AND VOLUME 1249, PAGE 301, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS; WITH MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY'S INTEREST GRANTED, SOLD, AND QUITCLAIMED TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 1231, PAGE 646, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS. (AS SHOWN)

(D) 10D) EASEMENT TO THE CITY OF EL PASO, FOR THE USE AND BENEFIT OF ITS PUBLIC SERVICE BOARD (EL PASO WATER UTILITIES), RECORDED IN VOLUME 1137, PAGE 626, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS. (AS SHOWN)

(E) 10E) EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS, LIMITED TO ONE STREET OF A MAXIMUM OF 30 FOOT WIDTH TO A DEDICATED AND PAVED STREET OF THE CITY OF EL PASO, AS SET OUT IN DEED FILED ON 11/13/1981, RECORDED IN VOLUME 1219, PAGE 147, LAST CORRECTED IN VOLUME 1626, PAGE 248, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS. (AS SHOWN)

(F) 10F) UTILITY EASEMENT TO J. WILSON ROSS AND JIMMIE RUTH ROSS, TO CONNECT TO WATER, SEWER, AND NATURAL GAS LINES ON A REMUNERATED BASIS, AS SET OUT IN DEED FILED ON 11/13/1981, RECORDED IN VOLUME 1219, PAGE 147, LAST CORRECTED IN VOLUME 1626, PAGE 248, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS. (AS SHOWN)



LEGEND

	= GAS METER
	= FIRE HYDRANT
	= SIGN
	= WATER VALVE
	= POWER POLE
	= ELECTRIC PANEL
	= LIGHT POLE
	= WATER METER
	= MANHOLE
	= GUARD POST
	= GUY WIRE
	= METAL BARRICADE
	= OVERHEAD ELECTRIC
	= ROCKWALL
	= CHAINLINK FENCE
	= STUCCO WALL
	= CONCRETE

BENCH MARK:
FOUND CITY MONUMENT AT CENTERLINE INTERSECTION OF EVANS PLACE & MOUNTAIN WALK DRIVE
BENCH MARK ELEV.= 4167.44' CITY DATUM
CONTOUR INTERVAL 1 FOOT
CONTOUR LABEL 5 FEET

NOTE(S):
1) ACCORDING TO THE FLOOD INSURANCE RATE MAP HEREON DESCRIBED TRACT LIES IN ZONE C COMMUNITY PANEL NO. 480214-0029-B, DATED 10/15/1982.

COPYRIGHT © 2022 CAD CONSULTING CO. ALL RIGHTS RESERVED

CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 309
EL PASO, TEXAS 79936
TEL(915) 633-6422 FAX(915) 633-6424

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR CARLOS M. JIMENEZ 3950

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CARLOS M. JIMENEZ R.P.L.S. No. 3950
FIRM# 10099300

JOB # 22-1019 DATED: 04/29/2022 ML