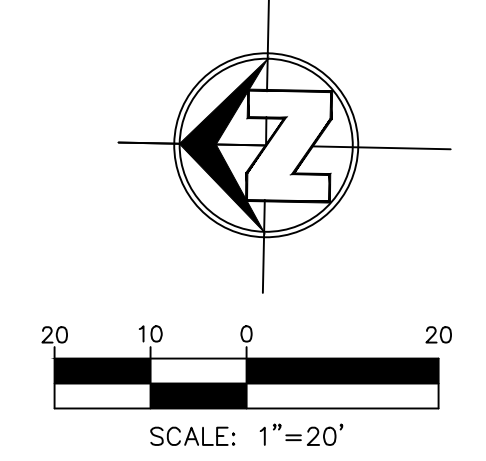


SITE
PID: F63499900203800



LEGEND

TIE LINE	SIGN	○
BOUNDARY LINE	IRON PIN FOUND	⊙
BUILDING	CITY MONUMENT	⊙
OVERHANG	BUSH	⊙
WOODEN FENCE	ELECTRICITY BOX	EB
CHAINLINK FENCE	WATER BOX	WB
HANDICAP	WATER BOX (HOT BOX)	WBH
WATER METER	POWER POLE	●
WATER VALVE	GUY WIRE	→
ELECTRIC METER	GAS METER	G
SEWER CLEAN OUT	GUARD POST	GP
IRRIGATION	IRRIGATION CONTROL BOX	ICV

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON FRANKLIN VILLAGE AMENDING PLAT, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

VERTICAL AND HORIZONTAL DATUM:

VERTICAL AND HORIZONTAL DATUM IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (NAVDB8).

BENCHMARK:

FOUND CITY MONUMENT LOCATED ON THE CENTERLINE INTERSECTION OF CROSS STREET AND NAVY LANE, ALSO BEING THE POINT OF COMMENCEMENT COORDINATES: NORTHING: 10705138.5900', EASTING: 416523.6920', ELEVATION: 3927.497'

STATEMENT OF POSSIBLE ENCROACHMENTS

(B) PL OBSERVED BOUNDARY LINE (PL) POSSIBLE ENCROACHMENT

FLOOD INSURANCE INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 480214 0020 C, DATED OCTOBER 15, 1982, THIS PROPERTY LIES IN FLOOD ZONE "C".

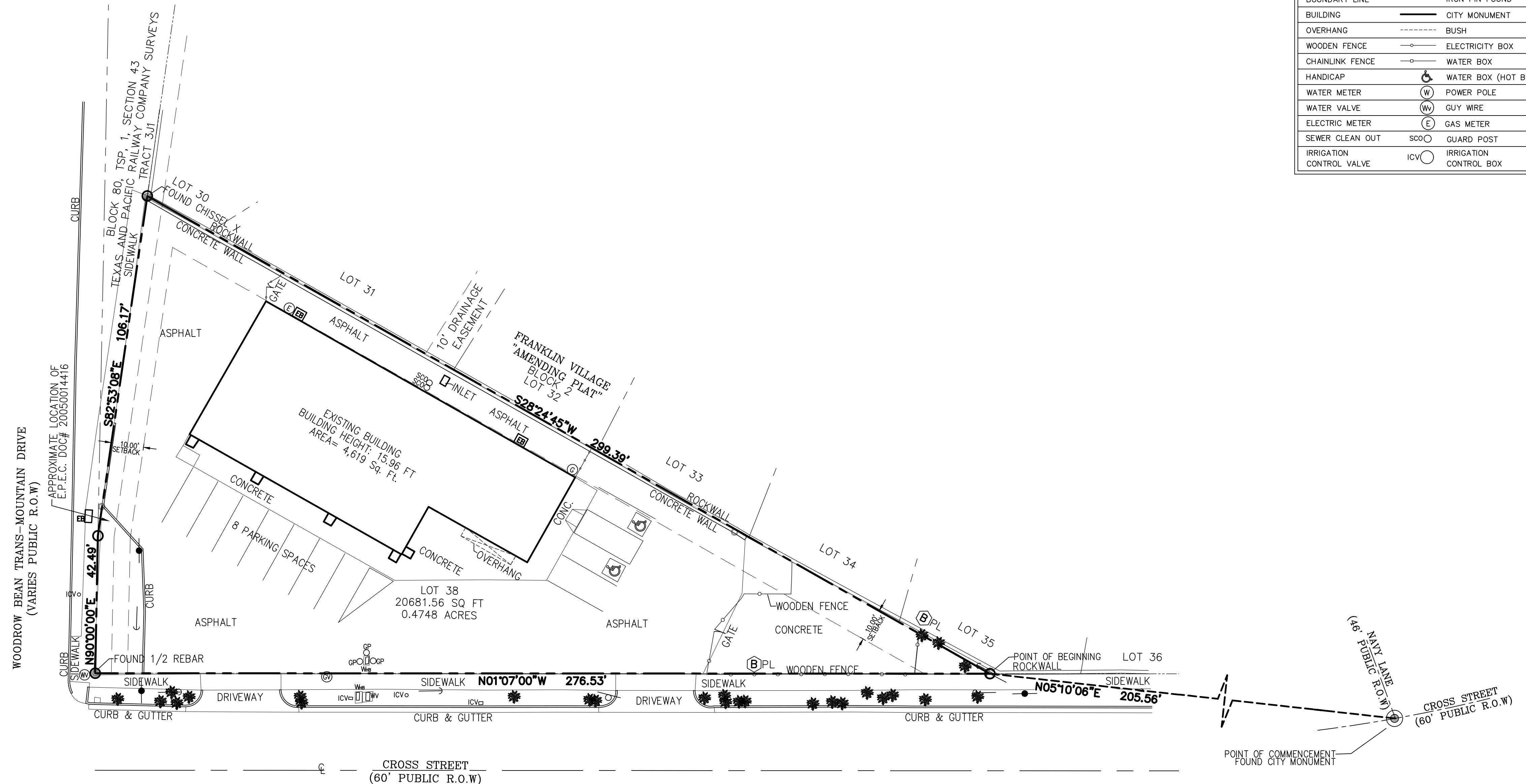
ZONE "C", AREAS OF MINIMAL FLOOD HAZARD

ZONE "C": AREAS OF MINIMAL FLOODING. DUE TO INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS THIS SURVEYOR DOES NOT CERTIFY TO THE ACCURACY OF LOCATIONS BASED ON SUCH MAPS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE

ALL INFORMATION SHOWN HEREON WITH RESPECT TO UNDERGROUND CONDITIONS, WAS DETERMINED BY DATA COLLECTED THROUGH SURVEY CREW OBSERVATION AND OTHER INFORMATION TAKEN FROM EXISTING PLANS AND MAPS OF RECORD. NO UNDERGROUND UTILITIES EXISTING OR ABANDONED WERE EXPOSED OR LOCATED.

UNLESS SPECIFICALLY ACCEPTED BY SLI ENGINEERING, INC. IN WRITING, SLI ENGINEERING, INC. MAKES NO CLAIM, EXPRESSED OR IMPLIED, AS TO THE UNDERGROUND SITE CONDITIONS.



USEFUL NUMBERS (BEFORE YOU DIG)

TxDOT:	915-790-4200
STORM WATER UTILITIES:	915-594-5687
EL PASO WATER UTILITIES:	1154 HAWKINS, 79961-0511
SEWER SERVICE:	915-594-5330
WATER SERVICE:	915-594-5330
CITY OF EL PASO:	300 N. CAMPBELL, 79901
	915-212-0000
E.P.E. COMPANY:	915-543-5711

PARKING SPACE INFORMATION

TYPE OF SPACE	NO. WITHIN FEE OWNED LAND	REQUIRED	BLDG SQ FT 4619/475 =9.72
PARKSIDE PARKING SPACE TABLE	REGULAR 8	10	
	HANDICAP 2	0	
	TOTAL 10	10	TOTAL=10.00

DESCRIPTION:
(USE 3.00) EDUCATIONAL, INSTITUTIONAL & SOCIAL
(USE 3.10) COMMUNITY CENTER

PARKING FORMULA:
MINIMUM MAXIMUM
175 SF GFA 330 SF GFA

*PARKING TABLE REPORT IS PROVIDED (ABOVE) FOR REFERENCE FROM EL PASO TEXAS "LAWNS"

NOTES CORRESPONDING TO ZONING

PROPERTY IS CURRENTLY ZONED IN DISTRICT C-4 LOT & DWELLING SIZE:

- MINIMUM DISTRICT AREA.....NO MINIMUM
- PERMITTED USE.....ALL USES
- *EXCEPT AS OTHERWISE SPECIFIED IN THIS TITLE
- MINIMUM LOT AREA (SQ. FT.).....N/A
- MINIMUM AVERAGE LOT WIDTH (IN FT.).....N/A
- OTHER STANDARDS(CHAPTER. 20.10).....SEE CHAPTER 20.10

MINIMUM BUILDING SET BACKS REQUIRED FOR:

- FRONT YARD.....0'
- REAR YARD.....10'
- CUMULATIVE FRONT & REAR YARD.....N/A
- *SIDE YARD.....10'
- *10' WHEN ABUTTING A RESIDENTIAL OR APARTMENT DISTRICT
- SIDE STREET.....10'
- MAXIMUM HEIGHT.....60'

*MAY EXCEED 60' WHEN AN ADDITIONAL SETBACK OF ONE FOOT IS PROVIDED FROM ALL ADJACENT YARD LINES FOR EACH FOOT OF HEIGHT IN EXCESS OF 60.

*OTHER STANDARDS.....(SEE CHAPTER 20.10)

*REFERENCED FROM APPENDIX B-TABLE OF DENSITY AND DIMENSIONAL STANDARDS FROM MUNICODE, EL PASO, CODES OF ORDINANCE

NOTES

- SET 1/2" IRON WITH SLI PLASTIC CAP STAMPED 10298 ON ALL PROPERTY CORNERS, UNLESS OTHERWISE INDICATED.
- DEED REFERENCE IN INST./N/A
- BASIS OF BEARING: FRANKLIN VILLAGE AMENDING PLAT.
- THERE WERE NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE WERE NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- PARCELS DESCRIBED IN THE LEGAL DESCRIPTIONS ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- THE PROPERTY HAS DIRECT ACCESS TO CROSS STREET (A DEDICATED 60' PUBLIC R.O.W)
- THERE ARE NO VISIBLE EVIDENCE OF ANY CEMETERY, BURIAL GROUNDS OR INDIVIDUAL GRAVE SITE.
- PROPERTY MEETS THE CITY CODE FOR PARKING REQUIREMENTS
- PID NUMBERS FOR SUBJECT PROPERTY: PID: F63499900203800

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This map and survey are being provided solely for the use of all parties listed in the certification and their assigns and no license has been created, expressed or implied, to copy the surveys and/or map(s) except as necessary in conjunction with the original transaction. This transaction shall be effective within six (6) months from the date hereon NOVEMBER 13, 2023.

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING IMPROVEMENT AND BOUNDARY SURVEY WAS PERFORMED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Guillermo Licon
GUILLERMO LICON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 2998

BY	
DATE	
REVISIONS	
FILE	
PROJECT NAME	9892 CROSS STREET
SCALE	AS INDICATED
JOB NO.	08-23-5050
FIELD BY:	MR. AF & RE
FIELD BOOK:	BOOK/GPS
DRAWN BY:	AP
CHECKED BY:	F.E.
DATE:	NOVEMBER 13, 2023
PROPERTY DESCRIPTION	LOT 38, BLOCK 2, FRANKLIN VILLAGE "AMENDING PLAT", AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF ON FILE IN VOLUME 80, PAGE 36, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS.
CIVIL ENGINEERS LAND PLANNERS 6666 EL PASO, TEXAS (915) 544-4457	SLI ENGINEERING, INC.
SLI ENGINEERING, INC. Reg. No. F-1902 Reg. No. 100120-00	IMPROVEMENT & BOUNDARY SURVEY
	SHEET TITLE
	DATE: 11-13-2023
	1 OF 1