

METES AND BOUNDS
GALLEGOS PARK

A portion of Tract 2E, Block 17, Upper Valley, El Paso County, Texas.

Commencing at an existing ½" rebar lying on the Northerly boundary line of Tract 22C5 & 22C4, Block 17, Upper Valley, thence North 32°17'03" West, a distance of 1,615.32 feet to a point, said point also being the "TRUE POINT OF BEGINNING" of this metes and bounds description.

THENCE, South 61°43'00" West, a distance of 276.76 feet to a point for a curve;

THENCE, 286.86 feet along the arc of a curve to left, having a radius 347.07 feet, a central of 47°21'23" and a chord which bears North 34°39'50" West, a distance of 278.76 feet to a point for a curve;

THENCE, 102.29 feet along the arc of a curve to left, having a radius 233.74 feet, a central of 25°04'21" and a chord which bears North 82°12'11" West, a distance of 101.47 feet to a point for a curve;

THENCE, 250.70 feet along the arc of a curve to left, having a radius 380.74 feet, a central of 37°43'37" and a chord which bears South 68°08'53" West, a distance of 246.20 feet to a point lying on the westerly boundary line of Tract 2E, Block 17, Upper Valley;

THENCE, North 18°59'48" West, along said boundary line, a distance of 85.99 feet to a point lying on the southerly boundary line of Tract 2A, Block 17, Upper Valley;

THENCE, North 61°43'00" East, along said boundary line, a distance of 388.03 feet to a point;








THENCE, South 28°17'00" East, a distance of 118.65 feet to a point;

THENCE, North 61°43'00" East, a distance of 223.74 feet to a point;

THENCE, South 29°47'56" East, a distance of 330.70 feet to the "TRUE POINT OF BEGINNING" of this property description.

Said parcel of land containing 130,914.49 Sq. Ft. (3.0054 Acres) of land, more or less.

LEGEND

CENTER LINE	℄	GRILL	
POWER POLE	—●—	CANOPY	-----
SIGN	—○—	BUILDING OVERHANG	-----
TREE		GAS METER	(G)
CHAIN LINK FENCE	—□—	ELECTRIC METER	(E)
PIPE FENCE	— · · —	ELECTRIC BOX	[EB]
UTILITY GAS LINE	— G —	FLAG POLE	
UTILITY WATER LINE	— W —	IRRIGATION CONTROL BOX	ICV □
WATER VALVE	(Wv)	SEWER CLEAN OUT	SCO ○
FIRE HYDRANT		GUARD POST	GP ○
LIGHT POST	—○—	ELECTRIC POLE W/TRANSFORMER	
LIGHT POST		GUY WIRE	—>
BASKETBALL PEDESTAL		ROCK COLUMN	□
BOUNDARY LINE	— · · · —	TIE LINE	— — — —



SLI ENGINEERING, INC. Reg. No. F-1902
SURVEYING Reg. No. 100120-00
CERTIFICATION

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

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

DATE: _____

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the use of all parties listed in the certification and
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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 FEBRUARY 22, 2023.

PLAT OF SURVEY



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
8600 WESTWIND DRIVE
EL PASO, TEXAS
(915) 584-4457

SLI ENGINEERING, INC.

A PORTION OF TRACT 2E, 17 UPPER
VALLEY, EL PASO COUNT, TEXAS

JOB #:06-22-4838 DR. BY: AP

SCALE: 1"=90' F.B. #:MR, RE & AV

DATE: 02/22/23 DWG.:22-4828\WORKING