

BAIN OFFICE SUBDIVISION

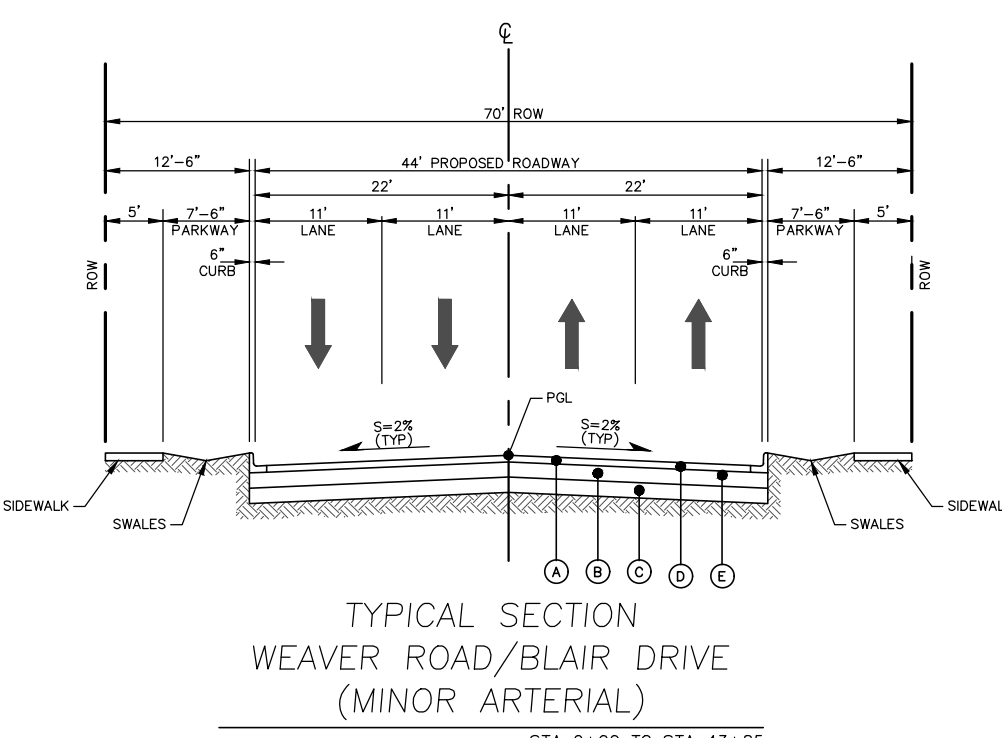
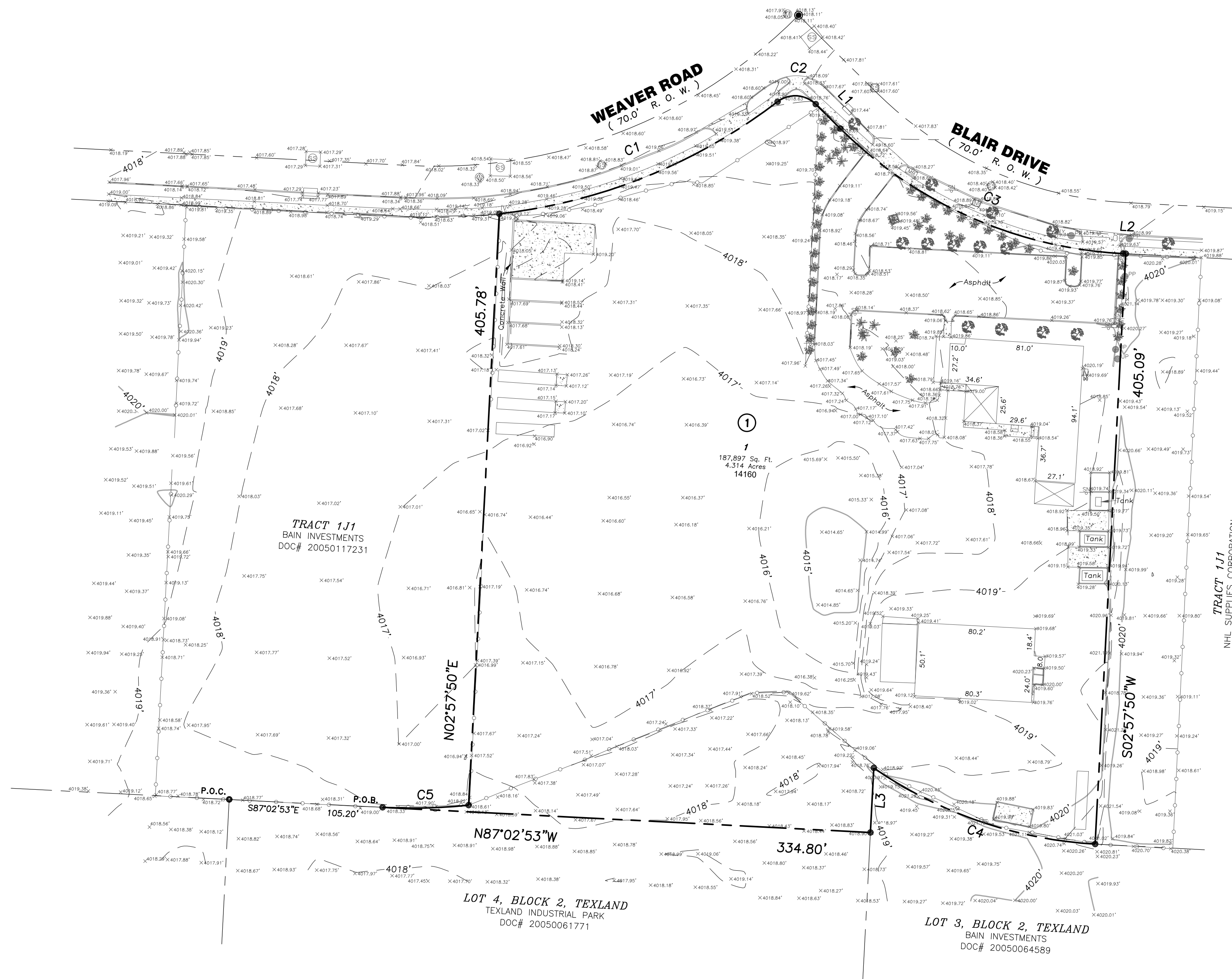
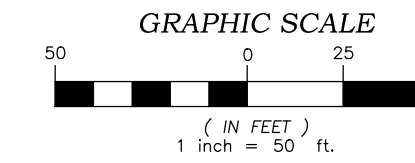
TRACTS 10 & 10A, SECTION 43, AND TRACTS 13A & 13A1, SECTION 42, BLOCK 78, TOWNSHIP 3, T.&P. R.R. Co. SURVEYS, AND A PORTION OF LOT 4, BLOCK 2, TEXLAND, EL PASO COUNTY, TEXAS.
4.314 ACRES ±

PROPOSED LAND USE
COMMERCIAL
COMMERCIAL LOTS = 1

SCHOOL DISTRICT
CLINT
INDEPENDENT
SCHOOL DISTRICT

LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET CENTERLINE
- EASEMENT LINE
- ① BLOCK NUMBER
- 1 LOT NUMBER
- 14160 ADDRESS
- PP POWER POLE
- UP UTILITY POLE
- M MANHOLE
- S SEWER MANHOLE
- I IRRIGATION VALVE
- SIGN
- MAILBOX
- TREE
- BUSH
- EXISTING CITY MONUMENT
- CONCRETE AREA



METES & BOUNDS DESCRIPTION

COMMENCING, for reference, at the northwest corner of said Lot 4, Block 2, Texland; THENCE, South 87°02'53" East, with the northerly boundary line of said Lot 4, a distance of 105.20 feet to the POINT OF BEGINNING of this parcel description;

THENCE, Northeasterly with the arc of a curve to the left and continuing with said northerly boundary line, a distance of 59.08 feet to a point, for a corner of this parcel; Said curve having a radius of 384.00 feet, a central angle of 08°48'56"; and a chord which bears North 88°32'39" East, a distance of 59.02 feet;

THENCE, North 02°57'50" East, a distance of 405.78 feet to a point lying in the southerly right-of-way line of Weaver Road (70 feet wide), for a corner of this parcel;

THENCE, Northeasterly with the arc of a curve to the left and with said southerly right-of-way line, a distance of 208.05 feet to a point, for a corner of this parcel; Said curve having a radius of 384.00 feet, a central angle of 31°02'32"; and a chord which bears North 68°04'02" East, a distance of 205.51 feet;

THENCE, Southeasterly with the arc of a curve to the right and continuing with said southerly right-of-way line, a distance of 28.69 feet to a point, for a corner of this parcel; Said curve having a radius of 20.00 feet, a central angle of 82°10'51"; and a chord which bears South 86°09'29" East, a distance of 26.29 feet;

THENCE, South 45°16'45" East, southerly right-of-way line of Blair Drive (70 feet wide) distance of 23.79 feet to a point, for a corner of this parcel;

THENCE, Southeasterly with the arc of a curve to the left and with said southerly right-of-way line, a distance of 216.58 feet to a point, for a corner of this parcel; Said curve having a radius of 297.17 feet, a central angle of 41°45'26"; and a chord which bears South 86°09'29" East, a distance of 211.82 feet;

THENCE, South 87°02'10" East, continuing with said southerly right-of-way line, a distance of 1.80 feet to a point lying in the, for a corner of this parcel;

THENCE, South 02°57'50" West, a distance of 405.09 feet to a point lying in the northerly boundary line of Lot 3, Block 2, Texland, for a corner of this parcel;

THENCE, Northeasterly with the arc of a curve to the right and with said northerly boundary line, a distance of 162.46 feet to a point lying in the westerly boundary line of said Lot 3, for a corner of this parcel; Said curve having a radius of 297.16 feet, a central angle of 31°19'28"; and a chord which bears North 71°10'17" West, a distance of 160.45 feet;

THENCE, North 87°02'53" West, a distance of 334.80 feet to the POINT OF BEGINNING.

Said parcel contains 4.314 Acres (187,897 Square feet) more or less.

LINE	BEARING	LENGTH
L1	S45°16'45"E	23.79'
L2	S87°02'10"E	1.80'
L3	S02°57'07"W	44.32'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	384.00'	208.05'	205.51'	N88°04'02"E	31°02'32"
C2	20.00'	28.69'	26.29'	N86°21'59"W	82°10'51"
C3	297.17'	216.58'	211.82'	S86°09'29"E	41°45'26"
C4	297.16'	162.46'	160.45'	S71°01'07"E	31°19'28"
C5	384.00'	59.08'	59.02'	N88°32'39"E	8°48'56"

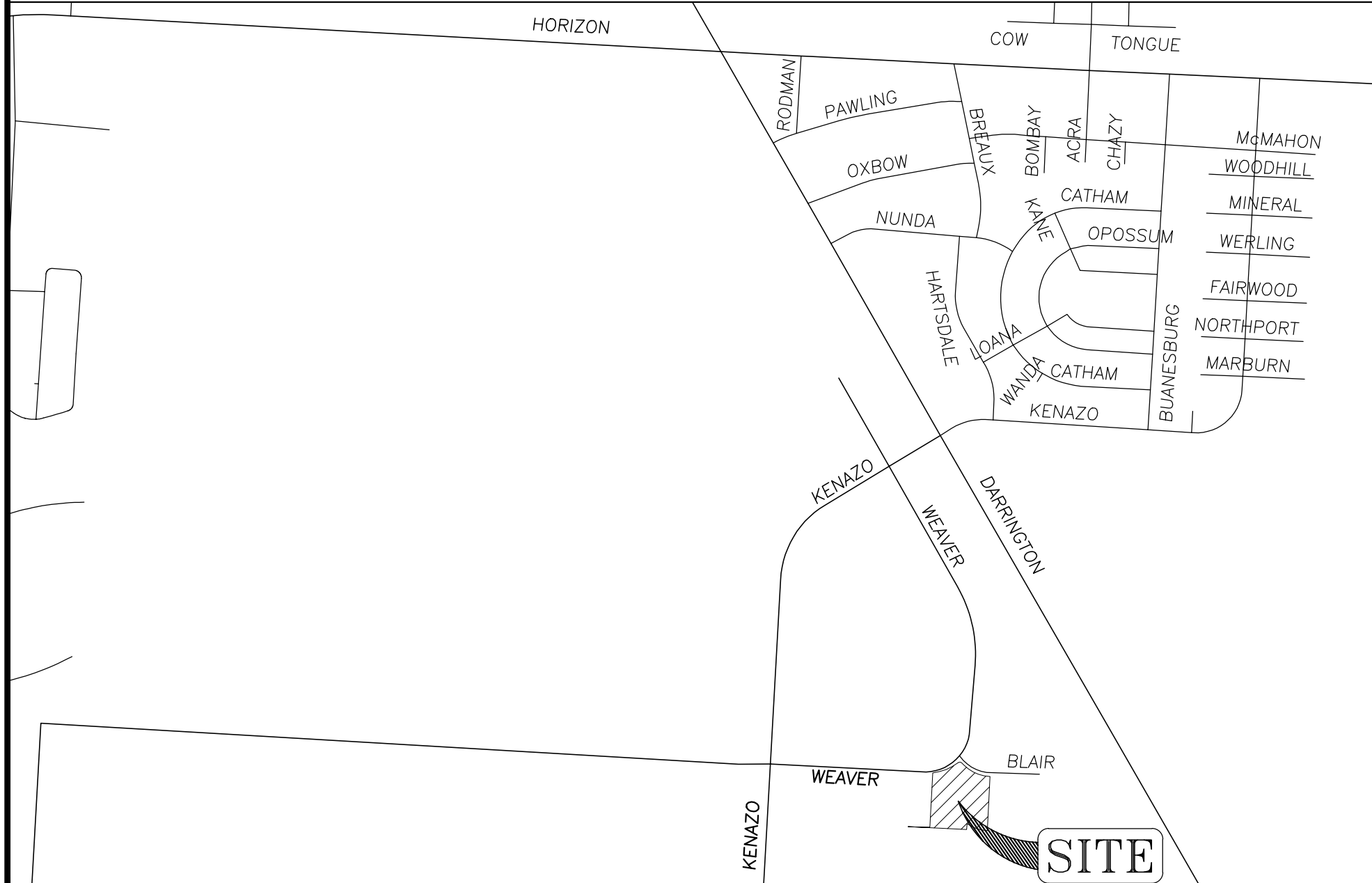
OWNER
BAIN INVESTMENTS
14160 BLAIR DRIVE
HORIZON CITY, TEXAS 79928
VOICE: (915) 852-8620
CONTACT: SCOTT BAIN

ENGINEER
SANDRA HERNANDEZ
10710 GATEWAY NORTH,
SUITE B-5, BOX# 255,
EL PASO, TEXAS 79924
PHONE: (915) 238-4699

SURVEYOR



LOCATION MAP SCALE: 1"=1000'



BENCHMARK

CITY MONUMENT AT THE CENTERLINE INTERSECTION OF KENAZO AVENUE & WEAVER ROAD, ELEVATION 4020.01' (NAVD 88 DATUM)

PLAT NOTES AND RESTRICTIONS

- BEARINGS ARE BASED ON UNDERLYING DEEDS.
- = THIS SYMBOL REPRESENTS ALL EXISTING STREET MONUMENTS LOCATIONS.
- ☐ = THIS SYMBOL REPRESENTS U.S. POSTAL SERVICE COLLECTION BOX UNITS. POSTAL SERVICE WITHIN THE SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- ACCORDING TO THE FEDERAL EMERGENCY MAPPING AGENCY, FLOOD INSURANCE RATE MAP, PANEL NO. 480212 0250B, DATED SEPTEMBER 4, 1991, THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X" WHICH BY DEFINITION IS NOT A SPECIAL FLOOD HAZARD ZONE.
- ALL UTILITY EASEMENTS ARE 10 FEET WIDE UNLESS OTHERWISE SPECIFIED.
- SET 5/8" REBAR WITH CAP STAMPED "LAND-MARK TX4869 NM11402" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. _____ INSTRUMENT NO. _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. _____
- BAIN OFFICE SUBDIVISION BY THE HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
- PIPING SYSTEM DESIGNED TO DRAIN IN TO CITY POND
- GRADING PLAN/PERMIT IS REQUIRED AT THE TIME OF THE BUILDING PERMIT.
- ELEVATIONS ARE NAVD88 DATUM.