

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

AGENDA DATE: August 2, 2022
PUBLIC HEARING DATE: N/A

CONTACT PERSON(S) NAME AND PHONE NUMBER: Sam Rodriguez, P.E., CM, Director of Aviation
915-212-7301

DISTRICT(S) AFFECTED: 3

STRATEGIC GOAL: No. 7: Enhance and Sustain El Paso's Infrastructure Network

SUBGOAL:

SUBJECT:

That the City Manager be authorized to sign an Underground Electrical and Transformer Pad Easement for six (6) easements, hereinafter referred to as ("easement"), to accommodate an electrical transmission line to provide electrical power to property in the vicinity of the El Paso International Airport, said easement more particularly described as: A portion of Lot 1, Block 11, Butterfield Trail Industrial Park Unit Two, City of El Paso, El Paso County, Texas.

BACKGROUND / DISCUSSION:

The easement is needed to provide electric service to the Airport tenant located at 25 Butterfield Trail Boulevard.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? YES NO

PRIMARY DEPARTMENT: Aviation
SECONDARY DEPARTMENT:

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the City Manager be authorized to sign an Underground Electrical and Transformer Pad Easement for six (6) easements, hereinafter referred to as ("easement"), to accommodate an electrical transmission line to provide electrical power to property in the vicinity of the El Paso International Airport, said easement more particularly described as:

A portion of Lot 1, Block 11, Butterfield Trail Industrial Park Unit Two, City of El Paso, El Paso County, Texas.

ADOPTED THIS _____ DAY OF _____, 2022.

THE CITY OF EL PASO

Oscar Leeser
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

Samuel Rodriguez, P.E.
Director of Aviation

THE STATE OF TEXAS §
 §
COUNTY OF EL PASO §

**UNDERGROUND ELECTRICAL AND
TRANSFORMER PAD EASEMENT**

For and in consideration of the sum of One Dollar and No/100 (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the City of El Paso (Grantor) grants unto El Paso Electric Company (Grantee), its successors and assigns, the right and privilege to enter and erect, relocate, construct, operate, remove, inspect, access, and maintain an underground electric system consisting of transformers (conventional or pad mount), ducts, conduits, fixtures, manholes, handholes, vaults, and any other usual appurtenances pertaining thereto, and underground crossings with all necessary cables, lines, conduit, wires pertaining thereto, with the right of access, ingress, and egress, thereto for the installation, construction, operation, inspection, repair, maintenance, replacement, renewal or removal thereof, for the distribution of electricity, for any and all purposes for which same is or may hereafter be used, over or under, upon, and along the areas identified in Exhibit "A" and Exhibit "B" attached hereto and incorporated herein for all purposes, said six (6) areas being in the following described premises in El Paso, El Paso County, Texas, to wit:

**A portion of Lot 1, Block 11, Butterfield Trail Industrial Park Unit Two,
City of El Paso, El Paso County, Texas.**

These six (6) easements herein referred to as ("easement") are more fully illustrated in Exhibit "A" and Exhibit "B".

With the right to trim any trees and flora around said electrical facilities so as to keep the electrical facilities cleared and to do anything proper and necessary to operate and maintain same.

This easement shall be for the term of Grantee's franchise and any extension and renewal thereof by the Grantor. In accepting this easement, Grantee agrees that Grantor shall have the power at any time to require Grantee to remove and abate, at Grantee's expense, any installation or structure that is dangerous to life or property and that Grantor shall have the power at any time to require Grantee to change the route and position of its poles, lines, conduits or other construction at Grantee's expense when the El Paso City Council (the "City Council") shall find, by resolution, that such change is necessary in the closing, opening or relocation of streets or alleys, or water or sewer lines, the changing of grade of streets or alleys, the construction and maintenance of public improvements, the construction of private buildings, the construction or use of driveways or under other conditions which the City Council shall find necessary. Provided, however, that Grantee shall be entitled to be paid for its costs and expense of any relocation, raising or lowering of its wires or cables required by Grantor if such expenses or costs are reimbursable or payable to Grantee or Grantor by the State of Texas, the United States, or any agency or subdivision of either whether directly or indirectly. Grantor shall use its best reasonable efforts to consult and confer with Grantee before requiring any such relocation or raising or lowering of its lines or cables, with a view to accomplishing the result reasonably and economically.

In accepting this grant, Grantee agrees that it will replace or repair, as reasonable, landscaping and paving if disturbed by Grantee's construction, maintenance or repairs of or to its facilities in and upon such

easement. Grantee shall promptly restore to as good condition as before working thereon, and to the reasonable satisfaction of the Grantor all streets excavated by it. Grantee may, from time to time and as may be required by prudent utility practices in connection with the construction, maintenance, or repair of its facilities, restrict access to or interfere with the use of Grantor's structures(s) or tangible personal property located on or in the vicinity of the easement. In such event, Grantee shall endeavor to provide Grantor reasonable written notice of any such restriction or interference and shall use commercially reasonable efforts to coordinate its activities with Grantor so as to minimize the duration and extent of such restriction or interference. The preceding sentence notwithstanding, certain events or circumstances may occur or arise that require Grantee to take immediate action to address imminent public safety concerns, the integrity of Grantee's facilities or system, or the reliability of service provided by Grantee. Under such or similar exigencies, Grantee shall provide Grantor notice of any restrictions or interference as soon as reasonably practicable, and shall use commercially reasonable efforts to minimize the duration and extent of such restriction or interference. Grantee agrees to call for utility spotting by a third party prior to any excavation by Grantee in the easement.

Grantor reserves the right to full use and enjoyment of said property except for the purposes herein granted. Grantor agrees not to erect permanent structures or obstruct access in, over, or under Grantee's facilities.

Grantor will not be held responsible for any damage to Grantee's underground facilities from excessive erosion due to flood run-off.

Should Grantee abandon the easement, then the easement hereinabove described shall revert to Grantor or its successors and assigns. Such abandonment shall be conclusively presumed following non-use by the Grantee for one year and with use not being resumed within sixty (60) days following receipt of notice of abandonment from Grantor to Grantee, and on such abandonment, Grantee will then execute any and all necessary documents to evidence such abandonment.

Grantee shall maintain the surface over the length and width of the easement to the satisfaction, as reasonable, of Grantor and in accordance with all applicable laws, ordinances, regulations, and City Code provisions.

WITNESS THE FOLLOWING SIGNATURES AND SEAL on the dates entered below.

GRANTOR:
THE CITY OF EL PASO

Tomás González,
City Manager

APPROVED AS TO FORM:

Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

Samuel Rodríguez, P.E.
Director of Aviation

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF EL PASO §

This instrument was acknowledged before me on the _____ day of _____, 2022 by Tomás González as City Manager of the City of El Paso.

Notary Public in and for
the State of Texas

The above instrument, together with all conditions thereto is hereby accepted on the date entered below.

GRANTEE:
EL PASO ELECTRIC COMPANY

By: _____
Printed Name: Aurea D. Garcia
Title: Supervisor - Land Management

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF EL PASO §

This instrument was acknowledged before me on the _____ day of _____, 2022_ by Aurea D. Garcia as Supervisor - Land Management of El Paso Electric Company, on behalf of the El Paso Electric Company, a Texas corporation.

Notary Public in and for
the State of Texas

EPIA Addendum to EPEC Easement - FAA

Pursuant to Federal Aviation Administration Order 1400.11, effective August 27, 2013, and because the described premises comprising the easement are located at the El Paso International Airport which is subject to regulation by, among others, the U.S. Federal Aviation Administration, the parties specifically agree to the following:

1. A. The Grantee for itself, its successors in interest and assigns, as a part of the consideration hereof, does hereby covenant and agree, as a covenant running with the land, that (1) in the event facilities are constructed, maintained, or otherwise operated on the property described in this easement for a purpose for which a Federal Aviation Administration activity, facility, or program is extended or for another purpose involving the provision of similar services or benefits, Grantee will maintain and operate such facilities and services in compliance with all requirements imposed by the Acts and Regulations set out in Federal Aviation Administration Order 1400.11, Appendix 4, as same may be amended from time to time (the "Acts and Regulations") such that no person on the grounds of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities.

B. With respect to the easement, in the event of breach of any of the above nondiscrimination covenants, Grantor will have the right to terminate the easement and to enter or re-enter and repossess said land and the facilities thereon (excepting Grantee's electrical facilities, which shall be removed by Grantee as soon as reasonably practical upon notice by Grantor), and hold the same as if said easement had never been made or issued. [See FAA Order 1400.11, Appendix C of Appendix 4]

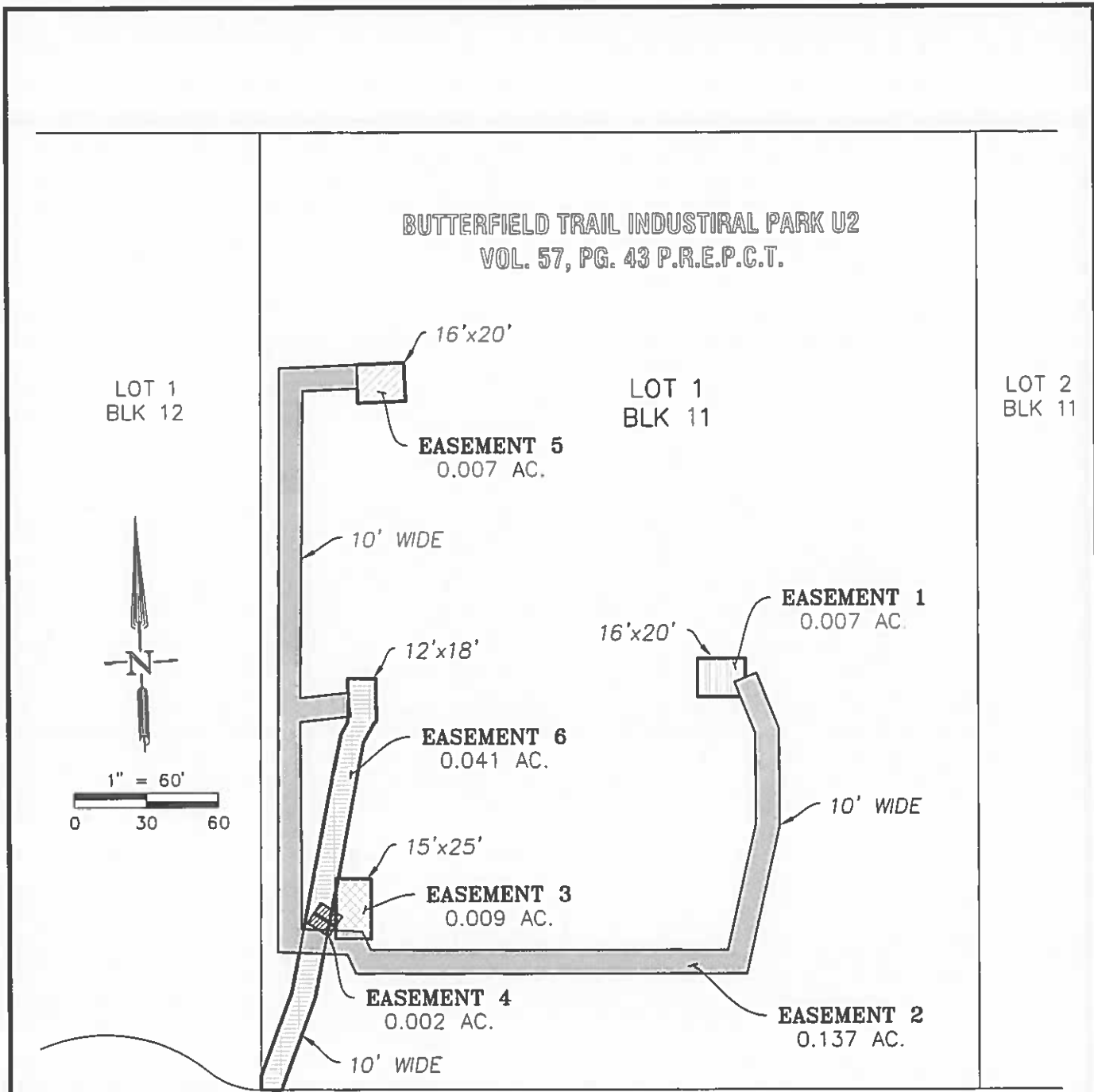
2. A. The Grantee for itself, its successors in interest and assigns, as a part of the consideration hereof, does hereby covenant and agree, as a covenant running with the land, that (1) no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under such land, and the furnishing of services thereon, no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that the Grantee will use the premises in compliance with all other requirements imposed by or pursuant to the Acts and Regulations.

B. With respect to the easement, in the event of breach of any of the above nondiscrimination covenants, Grantor will have the right to terminate the easement and to enter or re-enter and repossess said land and the facilities thereon (excepting Grantee's electrical facilities, which shall be removed by Grantee as soon as reasonably practical upon notice by Grantor), and hold the same as if said easement had never been made or issued. [See FAA Order 1400.11, Appendix D of Appendix 4]

3. A. During the term of this easement, Grantee for itself, its successors in interest, and assigns, as a part of the consideration hereof, agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin);
- 49 CFR part 21 (Non-discrimination In Federally-Assisted Programs of The Department of Transportation—Effectuation of Title VI of The Civil Rights Act of 1964);
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 USC § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms —programs or activitiesl to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act of 1990, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 – 12189) as implemented by Department of Transportation regulations at 49 CFR parts 37 and 38;
- The Federal Aviation Administration’s Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). Grantee shall take reasonable steps to ensure that LEP persons have meaningful access to its programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits discrimination because of sex in education programs or activities (20 U.S.C. 1681 et seq).

B. In the event of breach of any of the covenants in this section 3, Grantor shall have the rights and remedies set forth in sections 1 and 2 above, in addition to all other rights and remedies available to it under applicable law. [FAA Order 1400.11, Appendix E of Appendix 4]



BUTTERFIELD TRAIL BLVD.

DT053032

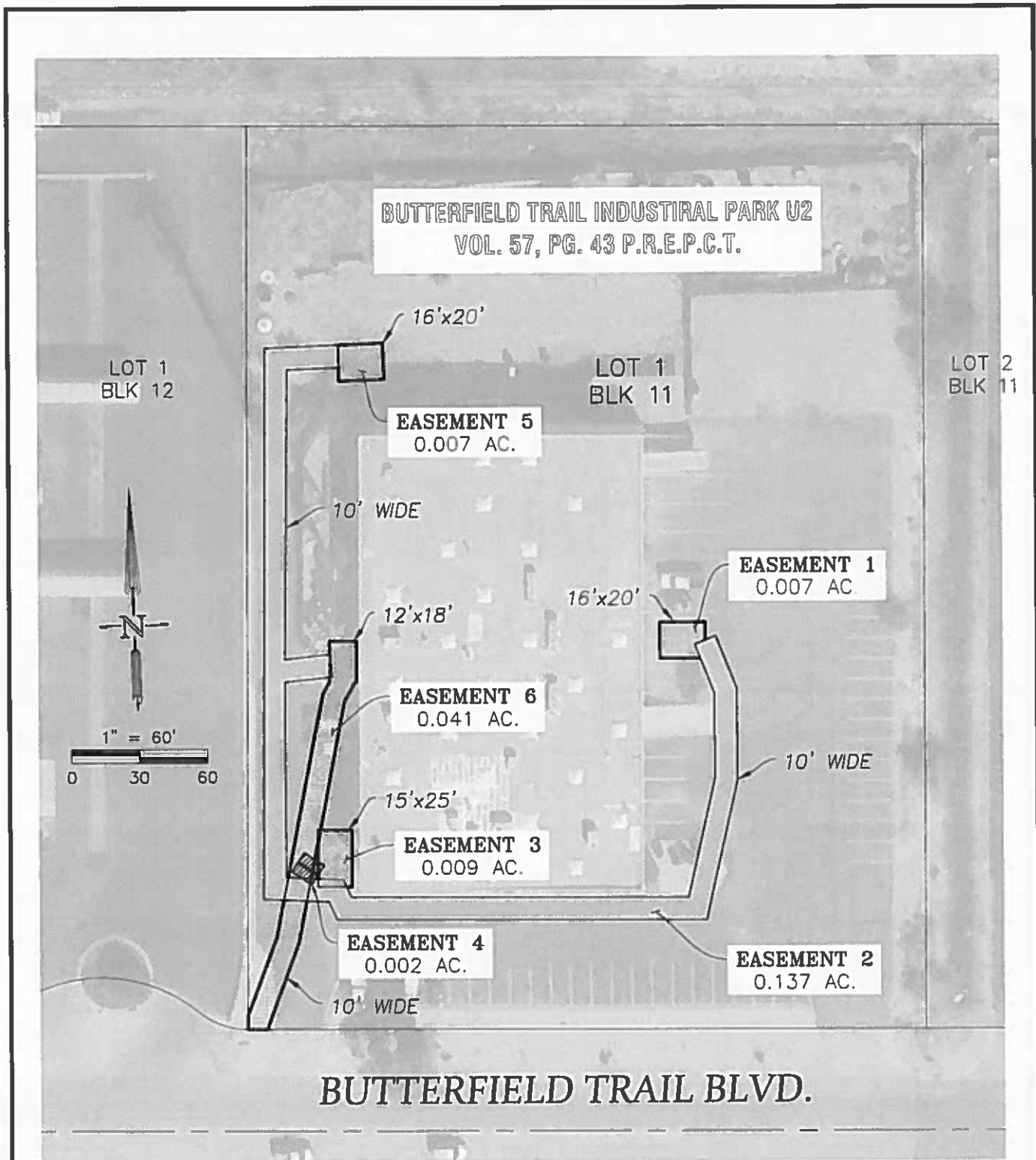
PAGE 1 OF 1

HUITT-ZOLLARS INC.

5822 Cromo Drive, Suite 210
 El Paso, TX 79912
 PH. 915-587-4339
 Tx. Firm No. 10025603
 www.huilt-zollars.com

PROJECT: 25 BUTTERFIELD TRAIL
JOB #: R315453.01
DATE: JUNE 06, 2022
SCALE: 1"=60'
DRAWN: JZ
CHECKED: CMW
PATH: C:\proj\R315453.01-EPEC-DT053032 25 Butterfield Trail Survey\CAD 3D 2022

**EASEMENT INDEX
 OF 25 BUTTERFIELD TRAIL BLVD.
 WITHIN LOT 1, BLOCK 11
 BUTTERFIELD TRAIL INDUSTRIAL PARK
 UNIT TWO, CITY OF EL PASO,
 EL PASO COUNTY, TEXAS**



DT053032

PAGE 1 OF 1

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EASEMENT INDEX
 OF 25 BUTTERFIELD TRAIL BLVD.
 WITHIN LOT 1, BLOCK 11
 BUTTERFIELD TRAIL INDUSTRIAL PARK
 UNIT TWO, CITY OF EL PASO,
 EL PASO COUNTY, TEXAS

HZI PROJECT No. R315453.01
0.007 ACRE ELECTRIC EASEMENT
OUT OF LOT 1, BLOCK 11
BUTTERFIELD TRAIL
INDUSTRIAL PARK UNIT TWO
CITY OF EL PASO
EL PASO COUNTY, TEXAS

That certain parcel of land, being a portion of Lot 1, Block 11, Butterfield Trail Industrial Park Unit Two, as recorded in Volume 57, Page 43, Plat records of El Paso County, Texas, within the City of El Paso, El Paso County, Texas, and being more particularly described by Metes and Bounds as follows (record dimensions shown in parenthesis () are recited herein to reference Subdivision Plat of said Butterfield Trail Industrial Park Unit Two):

COMMENCING at a brass disk in hand hole found for city monument at the centerline intersection of Butterfield Trail Boulevard and Butterfield Circle, both being a 90 foot wide right-of-way per said Butterfield Trail Industrial Park Unit Two, said Point of Commencement having modified Texas Coordinate System (central zone, U.S. survey feet, NAD83) ground coordinates of N=10,676,995.07, E=415,198.61;

THENCE N 02°05'52" E, leaving said centerline, a distance of 45.00 feet to the northerly right-of-way line of said Butterfield Trail Boulevard;

THENCE N 87°54'08" W, continuing with said northerly right-of-way line, a distance of 72.47 feet (record: N 87°54'08" W) to a 5/8 inch rebar with cap, not legible found for the southeast corner of Lot 1, Block 11, of said Butterfield Trail Industrial Park Unit Two;

THENCE N 02°05'52" E, with the east line of said Lot 1, a distance of 179.85 feet (record: N 02°05'52" E), from which a found 1 inch aluminum cap stamped 5152 at the northeast corner of said Lot 1 bears N 02°05'52" E, a distance of 219.36 feet (record: N 02°05'52" E);

THENCE N 87°54'08" W leaving said easterly lot line, across said Lot 1, a distance of 97.50 feet to the **POINT OF BEGINNING**, being the northeast corner of the herein described parcel, and having modified Texas Coordinate System (central zone, U.S. survey feet, NAD83) ground coordinates of N=10,677,225.99, E=415,036.98;

THENCE continuing over and across said Lot 1, with the east, south, west and north lines of the herein described parcel, the following four (4) courses and distances:

1. S 01°58'11" W, a distance of 16.00 feet to the southeast corner of the herein described parcel,
2. N 88°01'49" W, a distance of 20.00 feet to the southwest corner of the herein described parcel,
3. N 01°58'11" E, a distance of 16.00 feet to the northwest corner of the herein described parcel, and
4. S 88°01'49" E, a distance of 20.00 feet to the **POINT OF BEGINNING**, containing 0.007 acres or 320 square feet of land.

HZI PROJECT No. R315453.01
0.007 ACRE ELECTRIC EASEMENT
OUT OF LOT 1, BLOCK 11
BUTTERFIELD TRAIL
INDUSTRIAL PARK UNIT TWO
CITY OF EL PASO
EL PASO COUNTY, TEXAS

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 hereto, and made a part of this description for all purposes, and must be recorded with this description.

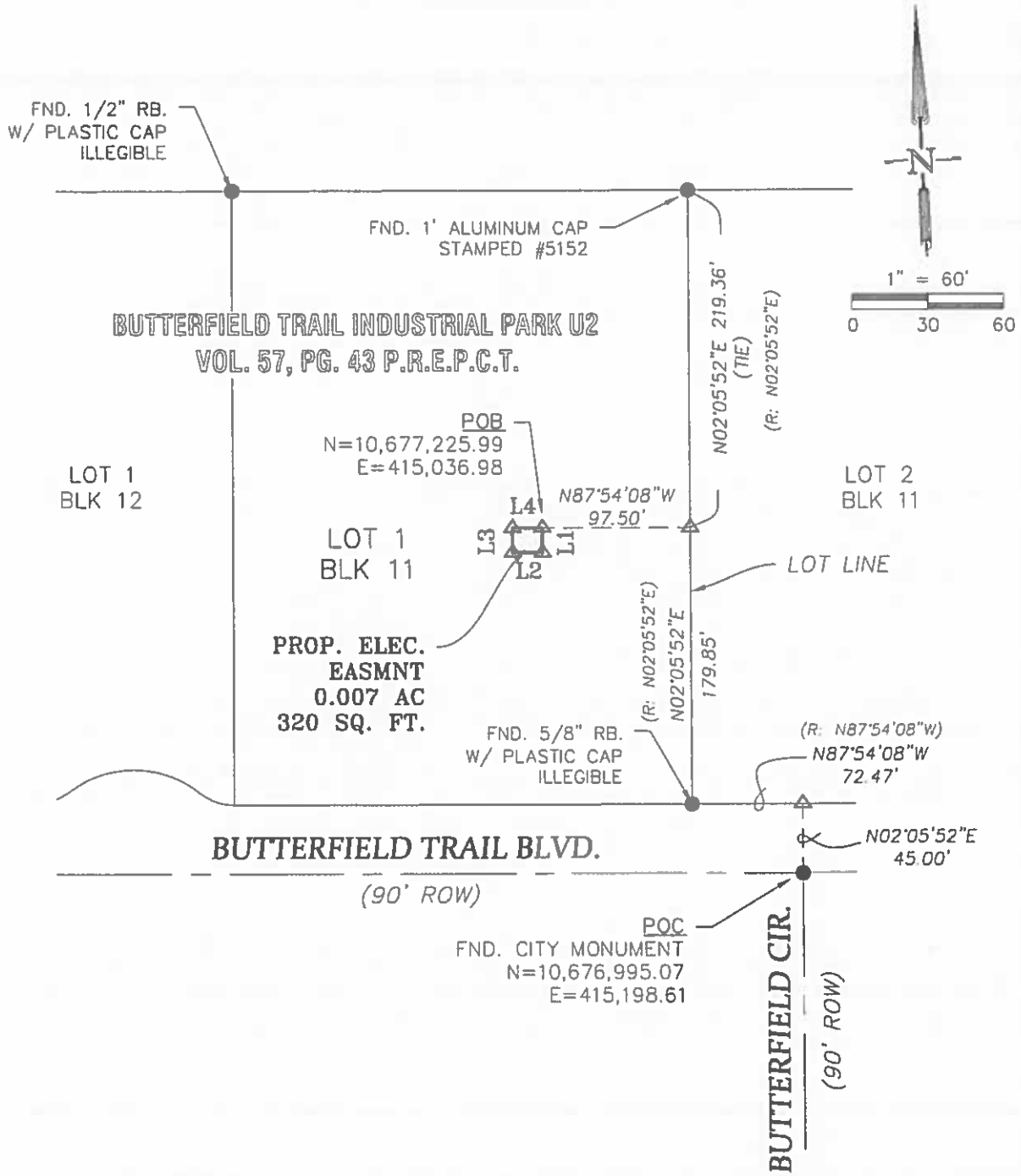


Christian M. Wegmann, Texas RPLS# 6794
Huitt-Zollars, Inc.
5822 Cromo Drive, Suite 210
El Paso, Texas 79912
Firm Registration No. 10025603
Phone 915-587-4339



REV. 7-7-22

Easement 1



DT053032

PAGE 3 OF 4

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Tx. Firm No. 10025603
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PROJECT: 25 BUTTERFIELD TRAIL
JOB #: R315453.01
DATE: MAY, 2022
SCALE: 1"=100'
DRAWN: JZ
CHECKED: CMW
PATH: G:\proj\R315453.01-EPEC-DT053032 25 Butterfield Trp\Survey\CMW_30_2022

0.007 ACRES (320 SQ. FT.)
A PORTION OF LOT 1, BLOCK 11
BUTTERFIELD TRAIL INDUSTRIAL PARK
UNIT TWO
CITY OF EL PASO,
EL PASO COUNTY, TEXAS

Easement 1

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: BUTTERFIELD TRAIL INDUSTRIAL PARK UNIT TWO RECORDED IN VOL. 57, PG. 43, P.R.E.P.C.T.
4. THIS PLAT OF SURVEY SHALL ACCOMPANY THE ATTACHED METES AND BOUNDS DESCRIPTION FOR RECORDING PURPOSES.

LINE TABLE		
LINE No.	DIRECTION	LENGTH
L1	S01° 58' 11"W	16.00'
L2	N88° 01' 49"W	20.00'
L3	N01° 58' 11"E	16.00'
L4	S88° 01' 49"E	20.00'

LEGEND

- FND. SURVEY MARKER (AS NOTED)
- △ CALCULATED CORNER
- D.R.E.P.C.T. DEED RECORDS OF EL PASO COUNTY, TEXAS
- P.R.E.P.C.T. PLAT RECORDS OF EL PASO COUNTY, TEXAS
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- BK. BOOK
- PG. PAGE
- ROW RIGHT OF WAY
- DOC. DOCUMENT
- FND. FOUND

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



REV. 7-7-22

DT053032

PAGE 4 OF 4

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PROJECT: 25 BUTTERFIELD TRAIL
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 DATE: MAY, 2022
 SCALE: N/A
 DRAWN: JZ
 CHECKED: CMW
 PATH: C:\proj\R315453.01-EPEC-DT053032 25 Butterfield Trail\Survey\CMA_30_2022

0.007 ACRES (320 SQ. FT.)
 A PORTION OF LOT 1, BLOCK 11
 BUTTERFIELD TRAIL INDUSTRIAL PARK
 UNIT TWO
 CITY OF EL PASO,
 EL PASO COUNTY, TEXAS

HZI PROJECT No. R315453.01
0.137 ACRE ELECTRIC EASEMENT
OUT OF LOT 1, BLOCK 11
BUTTERFIELD TRAIL
INDUSTRIAL PARK UNIT TWO
CITY OF EL PASO
EL PASO COUNTY, TEXAS

That certain 0.137 acre parcel of land, being 10 feet in width, 5 feet on each side of the herein described centerlines, situated within Lot 1, Block 11, Butterfield Trail Industrial Park Unit Two, recorded in Volume 57, Page 43, Plat records of El Paso County, Texas, within the City of El Paso, El Paso County, Texas, said centerlines being more particularly described as follows (record dimensions shown in parenthesis () are recited herein to reference Subdivision Plat of said Butterfield Trail Industrial Park Unit Two):

COMMENCING at a brass disk in hand hole found for city monument at the centerline intersection of Butterfield Trail Boulevard and Butterfield Circle, both being a 90 foot wide right-of-way per said Butterfield Trail Industrial Park Unit Two, said Point of Commencement having modified Texas Coordinate System (central zone, U.S. survey feet, NAD83) ground coordinates of N=10,676,995.07, E=415,198.61;

THENCE N 02°05'52" E, leaving said centerline, a distance of 45.00 feet to the northerly right-of-way line of said Butterfield Trail Boulevard;

THENCE N 87°54'08" W, continuing with said northerly right-of-way line, a distance of 72.47 feet (record: N 87°54'08" W) to a 5/8 inch rebar with cap, not legible found for the southeast corner of Lot 1, Block 11, of said Butterfield Trail Industrial Park Unit Two;

THENCE N 02°05'52" E, with the east line of said Lot 1, a distance of 171.85 feet (record: N 02°05'52" E), from which a found 1 inch aluminum cap stamped 5152 at the northeast corner of said Lot 1 bears N 02°05'52" E, a distance of 227.36 feet (record: N 02°05'52" E);

THENCE N 87°54'08" W, leaving said easterly line, across said Lot 1, a distance of 97.49 feet to the **POINT OF BEGINNING**, having modified Texas Coordinate System (central zone, U.S. survey feet, NAD83) ground coordinates of N=10,677,217.99, E=415,036.71;

THENCE continuing over and across said Lot 1, with the centerlines of the herein described parcel, the following nine (9) courses and distances:

1. S 19°48'05" E, a distance of 24.21 feet,
2. S 01°53'57" W, a distance of 38.79 feet,
3. S 14°45'26" W, a distance of 58.75 feet,
4. N 87°52'02" W, a distance of 156.79,
5. N 23°14'42" W, a distance of 8.65 feet,
6. N 85°26'28" W, a distance of 26.94 feet,
7. N 01°55'38" E, a distance of 95.60 feet to a point, hereby being designated as "Point "A" for further use in this description,
8. N 02°42'58" E, a distance of 138.29 feet, and

HZI PROJECT No. R315453.01
0.137 ACRE ELECTRIC EASEMENT
OUT OF LOT 1, BLOCK 11
BUTTERFIELD TRAIL
INDUSTRIAL PARK UNIT TWO
CITY OF EL PASO
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- 9. N 89°35'36" E, a distance of 27.52 feet to the **POINT OF TERMINATION**, from which a 1 inch Aluminum Cap Stamped "5152" found for the northeast corner of said Lot 1 bears N 70°42'35" E, a distance of 279.12 feet, said Point of Termination having modified Texas Coordinate System (central zone, U.S. survey feet, NAD83) ground coordinates of N=10,677,349.42, E=414,879.01;


TOGETHER WITH:

BEGINNING at formerly described "**Point A**", having modified Texas Coordinate System (central zone, U.S. survey feet, NAD83) ground coordinates of N=10,677,211.09, E=414,844.93;

THENCE N 85°42'51" E a distance of 25.40 feet to the **POINT OF TERMINATION**, from which a 1 inch Aluminum Cap Stamped "5152" found for the northeast corner of said Lot 1 bears N 49°58'13" E, a distance of 355.48 feet, said Point of Termination having modified Texas Coordinate System (central zone, U.S. survey feet, NAD83) ground coordinates of N=10,677,212.99, E=414,870.26;

Notes:

- 1. 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.
- 2. All bearings (except parenthetical record bearings) shown on this survey are state plane grid bearings, derived from GPS observations.
- 3. A plat of survey on two letter size sheets is attached hereto, and made a part of this description for all purposes, and must be recorded with this description.
- 4. Subject parcel is 10 foot wide based on the described centerlines. Sidelines of this centerline description shall be extended or shortened to end perpendicular to the Point of Beginning and Points of Termination
- 5. Total area of subject parcel: 0.137 acres or 5,959 square feet


 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



Rev 7-7-22

Easement 2

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: BUTTERFIELD TRAIL INDUSTRIAL PARK UNIT TWO RECORDED IN VOL. 57, PG. 43, P.R.E.P.C.T.
4. THIS PLAT OF SURVEY SHALL ACCOMPANY THE ATTACHED METES AND BOUNDS DESCRIPTION FOR RECORDING PURPOSES.

LEGEND


- FND. SURVEY MARKER (AS NOTED)
- △ CALCULATED CORNER
- D.R.E.P.C.T. DEED RECORDS OF EL PASO COUNTY, TEXAS
- P.R.E.P.C.T. PLAT RECORDS OF EL PASO COUNTY, TEXAS
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- POT POINT OF TERMINATION
- BK. BOOK
- PG. PAGE
- ROW RIGHT OF WAY
- DOC. DOCUMENT
- FND. FOUND

LINE TABLE

LINE No.	DIRECTION	LENGTH
L5	S19° 48' 05"E	24.21'
L6	S01° 53' 57"W	38.79'
L7	S14° 45' 26"W	58.75'
L8	N87° 52' 02"W	156.79'
L9	N23° 14' 42"W	8.65'
L10	N85° 26' 28"W	26.94'
L11	N01° 55' 38"E	95.60'
L12	N85° 42' 51"E	25.40'
L13	N02° 42' 58"E	138.29'
L14	N89° 35' 36"E	27.52'

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



REV 7-17-22

DT053032

PAGE 4 OF 4

HUITT - ZOLLARS INC.
 5822 Cromo Drive, Suite 210
 El Paso, TX 79912
 PH. 915-587-4339
 Tx. Firm No. 10025603
 www.huitt-zollars.com

PROJECT: 25 BUTTERFIELD TRAIL
 JOB #: R315453.01
 DATE: MAY, 2022
 SCALE: N/A
 DRAWN: JZ
 CHECKED: CMW
 PATH: C:\proj\R315453.01-EPEC-DT053032 25 Butterfield Trail Survey\CML 3D 2022

0.137 ACRES (5,959 SQ. FT.)
 A PORTION OF LOT 1, BLOCK 11
 BUTTERFIELD TRAIL INDUSTRIAL PARK
 UNIT TWO
 CITY OF EL PASO,
 EL PASO COUNTY, TEXAS

HZI PROJECT No. R315453.01
0.009 ACRE ELECTRIC EASEMENT
OUT OF LOT 1, BLOCK 11
BUTTERFIELD TRAIL
INDUSTRIAL PARK UNIT TWO
CITY OF EL PASO
EL PASO COUNTY, TEXAS

That certain parcel of land, being a portion of Lot 1, Block 11, Butterfield Trail Industrial Park Unit Two, as recorded in Volume 57, Page 43, Plat records of El Paso County, Texas, within the City of El Paso, El Paso County, Texas, and being more particularly described by Metes and Bounds as follows (record dimensions shown in parenthesis () are recited herein to reference Subdivision Plat of said Butterfield Trail Industrial Park Unit Two):

COMMENCING at a brass disk in hand hole found for city monument at the centerline intersection of Butterfield Trail Boulevard and Butterfield Circle, both being a 90 foot wide right-of-way per said Butterfield Trail Industrial Park Unit Two, said Point of Commencement having modified Texas Coordinate System (central zone, U.S. survey feet, NAD83) ground coordinates of N=10,676,995.07, E=415,198.61;

THENCE N 02°05'52" E, leaving said centerline, a distance of 45.00 feet to the northerly right-of-way line of said Butterfield Trail Boulevard;

THENCE N 87°54'08" W, continuing with said northerly right-of-way line, a distance of 72.47 feet (record: N 87°54'08" W) to a 5/8 inch rebar with cap, not legible found for the southeast corner of Lot 1, Block 11, of said Butterfield Trail Industrial Park Unit Two;

THENCE N 02°05'52" E, with the east line of said Lot 1, a distance of 63.05 feet (record: N 02°05'52" E), from which a found 1 inch aluminum cap stamped "5152" at the northeast corner of said Lot 1 bears N 02°05'52" E, a distance of 336.16 feet (record: N 02°05'52" E);

THENCE N 87°54'08" W leaving said easterly lot line, across said Lot 1, a distance of 254.56 feet to the **POINT OF BEGINNING**, being the southeast corner of the herein described parcel, and having modified Texas Coordinate System (central zone, U.S. survey feet, NAD83) ground coordinates of N=10,677,115.02, E=414,875.76;

THENCE continuing over and across said Lot 1, with the south, west, north and east lines of the herein described parcel, the following four (4) courses and distances:

1. N 87°52'49" W, a distance of 15.00 feet to the southwest corner of the herein described parcel,
2. N 02°07'11" E, a distance of 25.00 feet to the northwest corner of the herein described parcel,
3. S 87°52'49" E, a distance of 15.00 feet to the northeast corner of the herein described parcel, and
4. S 02°07'11" W, a distance of 25.00 feet to the **POINT OF BEGINNING**, containing 0.009 acres or 375 square feet of land.

Easement 3

EXHIBIT "A"

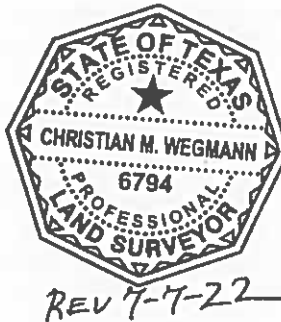
DT053032

HZI PROJECT No. R315453.01
0.009 ACRE ELECTRIC EASEMENT
OUT OF LOT 1, BLOCK 11
BUTTERFIELD TRAIL
INDUSTRIAL PARK UNIT TWO
CITY OF EL PASO
EL PASO COUNTY, TEXAS

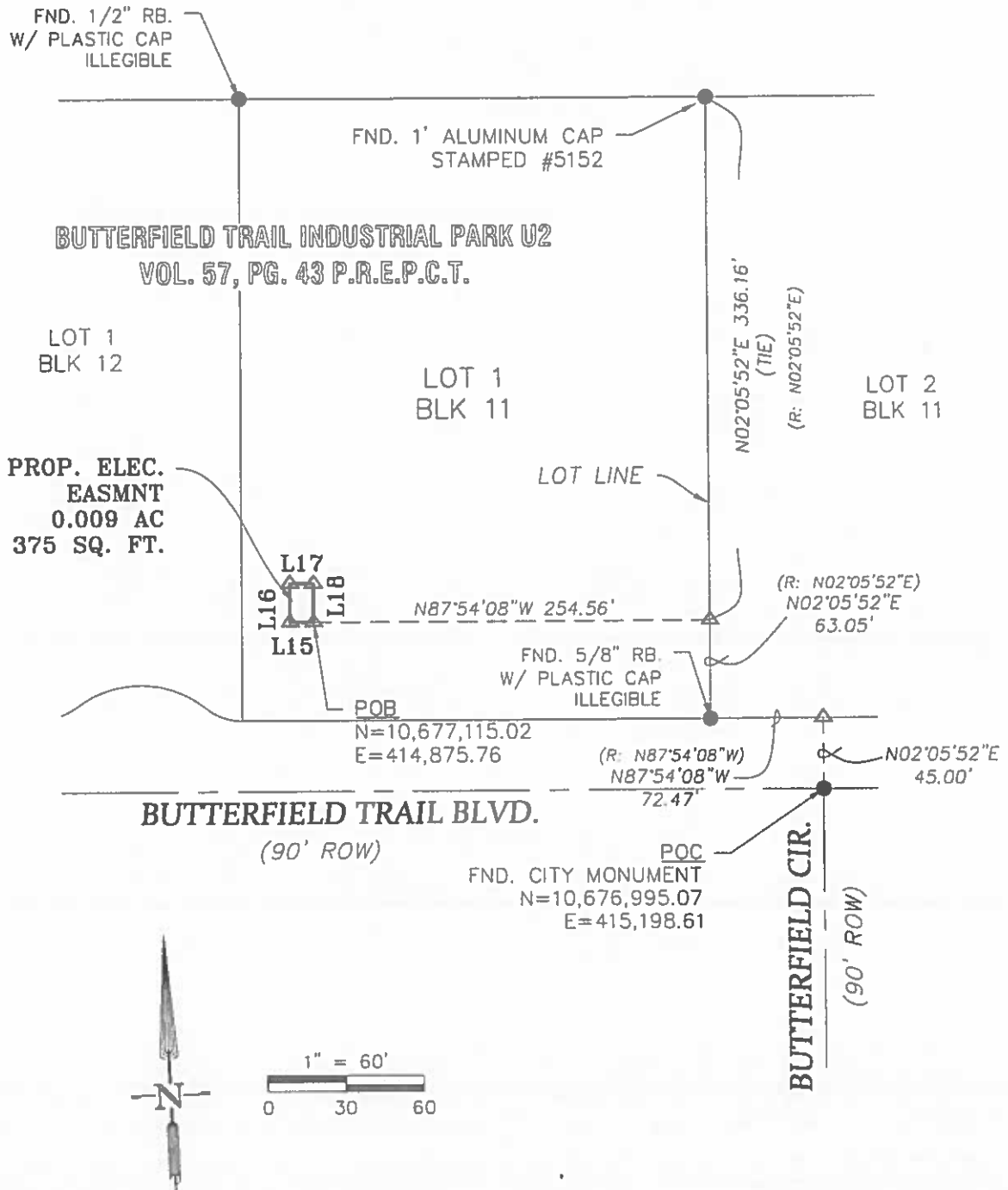
Note:

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 hereto, 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



Easement 3



DT053032

PAGE 3 OF 4

HUITT - ZOLLARS INC.

5822 Cromo Drive, Suite 210
 El Paso, TX 79912
 PH. 915-587-4339
 Tx. Firm No. 10025603
 www.huitt-zollars.com

PROJECT: 25 BUTTERFIELD TRAIL
JOB #: R315453.01
DATE: MAY, 2022
SCALE: 1"=100'
DRAWN: JZ
CHECKED: CMW
PATH: C:\proj\R315453.01-EPEC-01053032 25 Butterfield Trail\Survey\CMW_30_2022

0.009 ACRES (375 SQ. FT.)
 A PORTION OF LOT 1, BLOCK 11
 BUTTERFIELD TRAIL INDUSTRIAL PARK
 UNIT TWO
 CITY OF EL PASO,
 EL PASO COUNTY, TEXAS

Easement 3

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: BUTTERFIELD TRAIL INDUSTRIAL PARK UNIT TWO RECORDED IN VOL. 57, PG. 43, P.R.E.P.C.T.
4. THIS PLAT OF SURVEY SHALL ACCOMPANY THE ATTACHED METES AND BOUNDS DESCRIPTION FOR RECORDING PURPOSES.

LEGEND

- FND. SURVEY MARKER (AS NOTED)
- △ CALCULATED CORNER
- D.R.E.P.C.T. DEED RECORDS OF EL PASO COUNTY, TEXAS
- P.R.E.P.C.T. PLAT RECORDS OF EL PASO COUNTY, TEXAS
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- BK. BOOK
- PG. PAGE
- ROW RIGHT OF WAY
- DOC. DOCUMENT
- FND. FOUND

LINE TABLE		
LINE No.	DIRECTION	LENGTH
L15	N87° 52' 49"W	15.00'
L16	N02° 07' 11"E	25.00'
L17	S87° 52' 49"E	15.00'
L18	S02° 07' 11"W	25.00'

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



REV FT-22

DT053032

PAGE 4 OF 4

HUITT - ZOLLARS INC.

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

PROJECT: 25 BUTTERFIELD TRAIL
 JOB #: R315453 01
 DATE: MAY, 2022
 SCALE: N/A
 DRAWN: JZ
 CHECKED: CMW
 PATH: G:\proj\R315453 01-EPEC-DT053032 25 Butterfield Trail Survey\CMA 30 2022

0.009 ACRES (375 SQ. FT.)
 A PORTION OF LOT 1, BLOCK 11
 BUTTERFIELD TRAIL INDUSTRIAL PARK
 UNIT TWO
 CITY OF EL PASO,
 EL PASO COUNTY, TEXAS

HZI PROJECT No. R315453.01
0.002 ACRE ELECTRIC EASEMENT
OUT OF LOT 1, BLOCK 11
BUTTERFIELD TRAIL
INDUSTRIAL PARK UNIT TWO
CITY OF EL PASO
EL PASO COUNTY, TEXAS

That certain 0.002 acre parcel of land, being 10 feet in width, 5 feet on each side of the herein described centerline, situated within Lot 1, Block 11, Butterfield Trail Industrial Park Unit Two, recorded in Volume 57, Page 43, Plat records of El Paso County, Texas, within the City of El Paso, El Paso County, Texas, said centerline being more particularly described as follows (record dimensions shown in parenthesis () are recited herein to reference Subdivision Plat of said Butterfield Trail Industrial Park Unit Two):

COMMENCING at a brass disk in hand hole found for city monument at the centerline intersection of Butterfield Trail Boulevard and Butterfield Circle, both being a 90 foot wide right-of-way per said Butterfield Trail Industrial Park Unit Two, said Point of Commencement having modified Texas Coordinate System (central zone, U.S. survey feet, NAD83) ground coordinates of N=10,676,995.07, E=415,198.61;

THENCE N 02°05'52" E, leaving said centerline, a distance of 45.00 feet to the northerly right-of-way line of said Butterfield Trail Boulevard;

THENCE N 87°54'08" W, continuing with said northerly right-of-way line, a distance of 72.47 feet (record: N 87°54'08" W) to a 5/8 inch rebar with cap, not legible found for the southeast corner of Lot 1, Block 11, of said Butterfield Trail Industrial Park Unit Two;

THENCE N 02°05'52" E, with the east line of said Lot 1, a distance of 68.20 feet (record: N 02°05'52" E), from which a found 1 inch aluminum cap stamped 5152 at the northeast corner of said Lot 1 bears N 02°05'52" E, a distance of 331.01 feet (record: N 02°05'52" E);

THENCE N 87°54'08" W, leaving said easterly line, across said Lot 1, a distance of 269.67 feet to the **POINT OF BEGINNING**, having modified Texas Coordinate System (central zone, U.S. survey feet, NAD83) ground coordinates of N=10,677,120.71, E=414,860.85;

THENCE N 54°31'00" W, a distance of 10.32 feet to the **POINT OF TERMINATION**, from which a 1 inch aluminum cap stamped "5152" found for the northeast corner of said Lot 1 bears N 42°38'25" E, a distance of 428.12 feet, said Point of Termination having modified Texas Coordinate System (central zone, U.S. survey feet, NAD83) ground coordinates of N=10,677,126.70, E=414,852.45;

Exhibit B (Page 14 of 24)

Easement 4

EXHIBIT "A"

DT053032

HZI PROJECT No. R315453.01
0.002 ACRE ELECTRIC EASEMENT
OUT OF LOT 1, BLOCK 11
BUTTERFIELD TRAIL
INDUSTRIAL PARK UNIT TWO
CITY OF EL PASO
EL PASO COUNTY, TEXAS

Notes:

1. 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.
2. All bearings (except parenthetical record bearings) shown on this survey are state plane grid bearings, derived from GPS observations.
3. A plat of survey on two letter size sheets is attached hereto, and made a part of this description for all purposes, and must be recorded with this description.
4. Subject parcel is 10 foot wide based on the described centerline. Sidelines of this centerline description shall be extended or shortened to end perpendicular to the Point of Beginning and Point of Termination.
5. Total area of subject parcel: 0.002 acres or 103 square feet

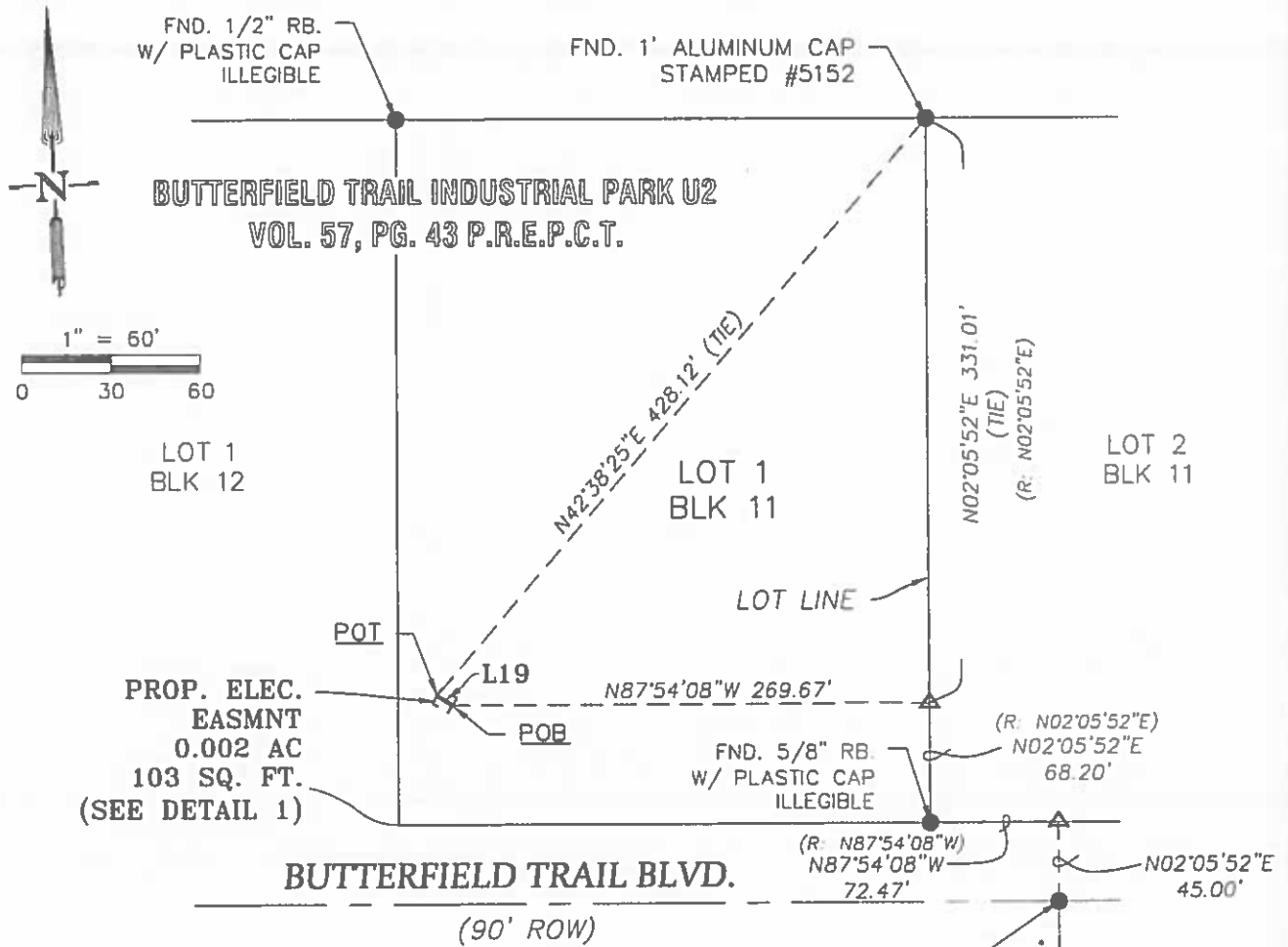


Christian M. Wegmann, Texas RPLS# 6794
Huitt-Zollars, Inc.
5822 Cromo Drive, Suite 210
El Paso, Texas 79912
Firm Registration No. 10025603
Phone 915-587-4339

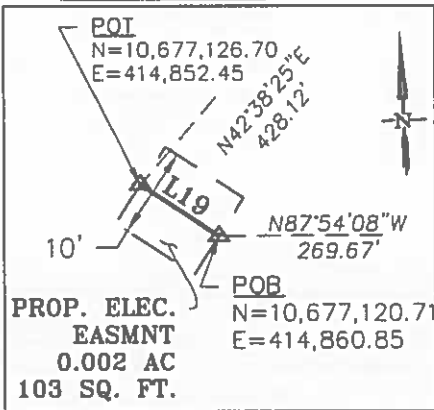


Rev 7-1-22

Easement 4



DETAIL 1 (1"=20')



POC
 FND. CITY MONUMENT
 N=10,676,995.07
 E=415,198.61

DT053032

PAGE 3 OF 4

HUITT-ZOLLARS INC.

5822 Cromo Drive, Suite 210
 El Paso, TX 79912
 PH. 915-587-4339
 Tx. Firm No. 10025603
 www.huitt-zollars.com

PROJECT: 25 BUTTERFIELD TRAIL
 JOB #: R315453.01
 DATE: MAY, 2022
 SCALE: 1"=100'
 DRAWN: JZ
 CHECKED: CMW
 PATH: G:\proj\W315453 01-EPEC-01053032 25 Butterfield Trail Survey\CDM 30 2022

0.002 ACRES (103 SQ. FT.)
 A PORTION OF LOT 1, BLOCK 11
 BUTTERFIELD TRAIL INDUSTRIAL PARK
 UNIT TWO
 CITY OF EL PASO,
 EL PASO COUNTY, TEXAS

**Exhibit B (Page 16 of 24)
Easement 4**

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: BUTTERFIELD TRAIL INDUSTRIAL PARK UNIT TWO RECORDED IN VOL. 57, PG. 43, P.R.E.P.C.T.
4. THIS PLAT OF SURVEY SHALL ACCOMPANY THE ATTACHED METES AND BOUNDS DESCRIPTION FOR RECORDING PURPOSES.


LEGEND

- FND. SURVEY MARKER (AS NOTED)
- △ CALCULATED CORNER
- D.R.E.P.C.T. DEED RECORDS OF EL PASO COUNTY, TEXAS
- P.R.E.P.C.T. PLAT RECORDS OF EL PASO COUNTY, TEXAS
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- POT POINT OF TERMINATION
- BK. BOOK
- PG. PAGE
- ROW RIGHT OF WAY
- DOC. DOCUMENT
- FND. FOUND

LINE TABLE		
LINE No.	DIRECTION	LENGTH
L19	N54° 31' 00"W	10.32'

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



Rev 7-7-22

DT053032

PAGE 4 OF 4

HUITT - ZOLLARS INC. 5822 Cromo Drive, Suite 210 El Paso, TX 79912 PH. 915-587-4339 Tx. Firm No. 10025603 www.huilt-zollars.com	PROJECT: 25 BUTTERFIELD TRAIL	0.002 ACRES (103 SQ. FT.) A PORTION OF LOT 1, BLOCK 11 BUTTERFIELD TRAIL INDUSTRIAL PARK UNIT TWO CITY OF EL PASO, EL PASO COUNTY, TEXAS
	JOB #: R315453.01	
	DATE: MAY, 2022	
	SCALE: N/A	
	DRAWN: JZ	
CHECKED: CMW		
PATH: C:\proj\R315453.01-EPEC-DT053032 25 Butterfield Trail Survey\GVA_30_2022		

HZI PROJECT No. R315453.01
0.007 ACRE ELECTRIC EASEMENT
OUT OF LOT 1, BLOCK 11
BUTTERFIELD TRAIL
INDUSTRIAL PARK UNIT TWO
CITY OF EL PASO
EL PASO COUNTY, TEXAS

Easement 5

EXHIBIT "A"
DT053032

That certain parcel of land, being a portion of Lot 1, Block 11, Butterfield Trail Industrial Park Unit Two, as recorded in Volume 57, Page 43, Plat records of El Paso County, Texas, within the City of El Paso, El Paso County, Texas, and being more particularly described by Metes and Bounds as follows (record dimensions shown in parenthesis () are recited herein to reference Subdivision Plat of said Butterfield Trail Industrial Park Unit Two):

COMMENCING at a brass disk in hand hole found for city monument at the centerline intersection of Butterfield Trail Boulevard and Butterfield Circle, both being a 90 foot wide right-of-way per said Butterfield Trail Industrial Park Unit Two, said Point of Commencement having modified Texas Coordinate System (central zone, U.S. survey feet, NAD83) ground coordinates of N=10,676,995.07, E=415,198.61;

THENCE N 02°05'52" E, leaving said centerline, a distance of 45.00 feet to the northerly right-of-way line of said Butterfield Trail Boulevard;

THENCE N 87°54'08" W, continuing with said northerly right-of-way line, a distance of 72.47 feet (record: N 87°54'08" W) to a 5/8 inch rebar with cap, not legible found for the southeast corner of Lot 1, Block 11, of said Butterfield Trail Industrial Park Unit Two;

THENCE N 02°05'52" E, with the east line of said Lot 1, a distance of 303.29 feet (record: N 02°05'52" E), from which a 1 inch aluminum cap stamped "5152" found at the northeast corner of said Lot 1 bears N 02°05'52" E, a distance of 95.92 feet (record: N 02°05'52" E);

THENCE N 87°54'08" W leaving said easterly lot line, across said Lot 1, a distance of 240.13 feet to the **POINT OF BEGINNING**, being the northeast corner of the herein described parcel, and having modified Texas Coordinate System (central zone, U.S. survey feet, NAD83) ground coordinates of N=10,677,354.57, E=414,898.97;

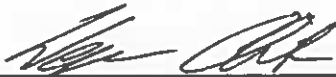
THENCE continuing over and across said Lot 1, the following four (4) courses and distances:

1. S 00°24'24" E, a distance of 16.00 feet to the southeast corner of the herein described parcel,
2. S 89°35'36" W, a distance of 20.00 feet to the southwest corner of the herein described parcel,
3. N 00°24'24" W, a distance of 16.00 feet to the northwest corner of the herein described parcel, and
4. N 89°35'36" E, a distance of 20.00 feet to the **POINT OF BEGINNING**, containing 0.007 acres or 320 square feet of land.

HZI PROJECT No. R315453.01
0.007 ACRE ELECTRIC EASEMENT
OUT OF LOT 1, BLOCK 11
BUTTERFIELD TRAIL
INDUSTRIAL PARK UNIT TWO
CITY OF EL PASO
EL PASO COUNTY, TEXAS

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 hereto, and made a part of this description for all purposes, and must be recorded with this description.

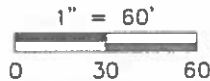
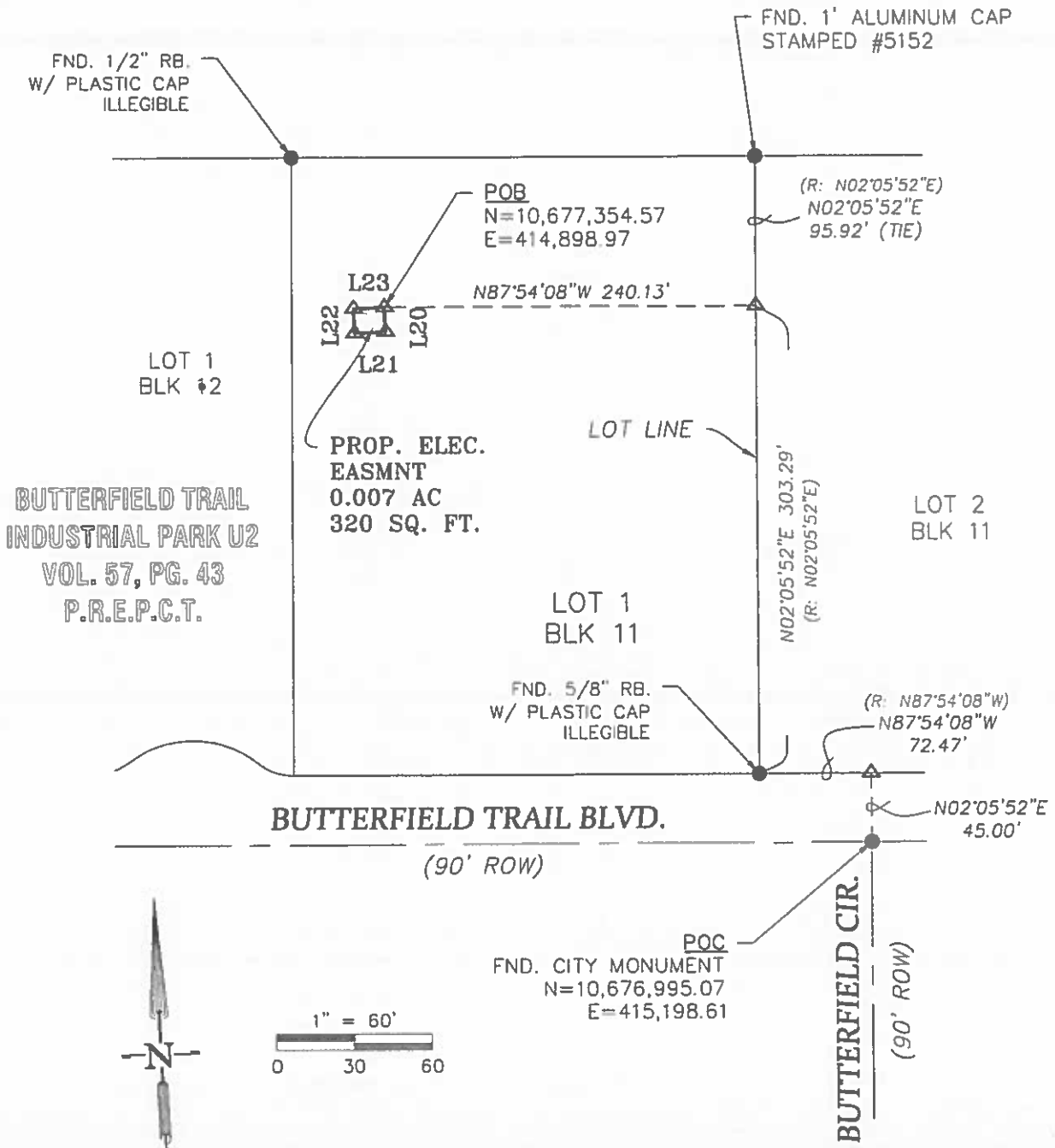


Christian M. Wegmann, Texas RPLS# 6794
Huitt-Zollars, Inc.
5822 Cromo Drive, Suite 210
El Paso, Texas 79912
Firm Registration No. 10025603
Phone 915-587-4339



REV 7-7-22

Easement 5



DT053032

PAGE 3 OF 4

HUITT-ZOLLARS INC.

5822 Cromo Drive, Suite 210
 El Paso, TX 79912
 PH. 915-587-4339
 Tx. Firm No. 10025603
 www.huitt-zollars.com

PROJECT: 25 BUTTERFIELD TRAIL

JOB #: R315453.01
DATE: MAY, 2022
SCALE: 1"=100'
DRAWN: JZ
CHECKED: CMW
PATH: G:\proj\R315453.01-EPEC-01053032 25 Butterfield Trail Survey\CAD 3D 2022

0.007 ACRES (320 SQ. FT.)
 A PORTION OF LOT 1, BLOCK 11
 BUTTERFIELD TRAIL INDUSTRIAL PARK
 UNIT TWO
 CITY OF EL PASO,
 EL PASO COUNTY, TEXAS

Exhibit B (Page 20 of 24)

Easement 5

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: BUTTERFIELD TRAIL INDUSTRIAL PARK UNIT TWO RECORDED IN VOL. 57, PG. 43, P.R.E.P.C.T.
4. THIS PLAT OF SURVEY SHALL ACCOMPANY THE ATTACHED METES AND BOUNDS DESCRIPTION FOR RECORDING PURPOSES.


LINE TABLE		
LINE No.	DIRECTION	LENGTH
L20	S00° 24' 24"E	16.00'
L21	S89° 35' 36"W	20.00'
L22	N00° 24' 24"W	16.00'
L23	N89° 35' 36"E	20.00'

LEGEND

- FND. SURVEY MARKER (AS NOTED)
- △ CALCULATED CORNER
- D.R.E.P.C.T. DEED RECORDS OF EL PASO COUNTY, TEXAS
- P.R.E.P.C.T. PLAT RECORDS OF EL PASO COUNTY, TEXAS
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- BK. BOOK
- PG. PAGE
- ROW RIGHT OF WAY
- DOC. DOCUMENT
- FND. FOUND

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



Rev 7-22

DT053032

PAGE 4 OF 4

HUITT - ZOLLARS INC. 5822 Cromo Drive, Suite 210 El Paso, TX 79912 PH. 915-587-4339 Tx. Firm No. 10025603 www.huilt-zollars.com	PROJECT: 25 BUTTERFIELD TRAIL	0.007 ACRES (320 SQ. FT.) A PORTION OF LOT 1, BLOCK 11 BUTTERFIELD TRAIL INDUSTRIAL PARK UNIT TWO CITY OF EL PASO, EL PASO COUNTY, TEXAS
	JOB #: R315453.01	
	DATE: MAY, 2022	
	SCALE: N/A	
	DRAWN: JZ	
CHECKED: CMW	PATH: G:\proj\R315453\01-EPEC-DT053032 25 Butterfield Trail Survey\CVR 30 2022	

Easement 6

EXHIBIT "A"

DT053032

**HZI PROJECT No. R315453.01
0.041 ACRE ELECTRIC EASEMENT
OUT OF LOT 1, BLOCK 11
BUTTERFIELD TRAIL
INDUSTRIAL PARK UNIT TWO
CITY OF EL PASO
EL PASO COUNTY, TEXAS**

That certain 0.041 acre parcel of land, being 10 feet in width, situated within Lot 1, Block 11, Butterfield Trail Industrial Park Unit Two, recorded in Volume 57, Page 43, plat records of El Paso County, Texas, within the City of El Paso, El Paso County, Texas, and being more particularly described by Metes and Bounds as follows (record dimensions shown in parenthesis () are recited herein to reference Subdivision Plat of said Butterfield Trail Industrial Park Unit Two):

COMMENCING at a brass disk in hand hole found for city monument at the centerline intersection of Butterfield Trail Boulevard and Butterfield Circle, both being a 90 foot wide right-of-way per said Butterfield Trail Industrial Park Unit Two, said Point of Commencement having modified Texas Coordinate System (central zone, U.S. survey feet, NAD83) ground coordinates of N=10,676,995.07, E=415,198.61;

THENCE N 02°05'52" E, leaving said centerline, a distance of 45.00 feet to the northerly right-of-way line of said Butterfield Trail Boulevard;

THENCE N 87°54'08" W, with said northerly right-of-way line, a distance of 72.47 feet (record: N 87°54'08" W) to a 5/8 inch rebar with illegible plastic cap found for the southeast corner of said Lot 1, from which a 1 inch aluminum cap stamped "5152" found for the northeast corner of said Lot 1, bears N 02°05'52" E, a distance of 399.21 feet (record: N 02°05'52" E, 399.21 feet);

THENCE N 87°54'08" W, continuing with said northerly right-of-way line, being also the south line of said Lot 1, a distance of 292.20 feet (record: N 87°54'08" W) to the **POINT OF BEGINNING**, being the southeast corner of the herein described parcel, having modified Texas Coordinate System (central zone, U.S. survey feet, NAD83) ground coordinates of N=10,677,053.38, E=414,835.83;

THENCE N 87°54'08" W, continuing with said common line, a distance of 8.53 feet to the southwest corner of the herein described parcel, being also the southwest corner of said Lot 1;

THENCE N 02°12'07" E, leaving said common line, with the west line of said Lot 1, a distance of 5.81 feet to the northerly southwest corner of the herein described parcel, from which a 1/2 inch rebar with illegible plastic cap found for the northwest corner of said Lot 1, bears N 02°12'07" E, a distance of 393.40 feet (record: N 02°12'07" E);

THENCE leaving said west line, over and across said Lot 1, with the west, north and east lines of the herein described parcel, the following ten (10) courses and distances:

1. N 22°22'14" E, a distance of 37.41 feet,
2. N 12°55'11" E, a distance of 109.28 feet,
3. N 31°28'06" E, a distance of 6.14 feet,
4. N 02°13'18" E, a distance of 18.00 feet,
5. S 87°46'42" E, a distance of 12.00 feet,

Exhibit B (Page 22 of 24)

Easement 6

EXHIBIT "A"

DT053032

HZI PROJECT No. R315453.01
0.041 ACRE ELECTRIC EASEMENT
OUT OF LOT 1, BLOCK 11
BUTTERFIELD TRAIL
INDUSTRIAL PARK UNIT TWO
CITY OF EL PASO
EL PASO COUNTY, TEXAS

6. S 02°13'18" W, a distance of 18.00 feet,
7. N 87°46'42" W, a distance of 0.54 feet,
8. S 31°28'06" W, a distance of 10.11 feet,
9. S 12°55'11" W, a distance of 108.48 feet, and
10. S 22°22'14" W, a distance of 40.73 feet to the **POINT OF BEGINNING**, containing 0.041 acres or 1801 square feet of land.

Notes:

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 hereto, 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



Exhibit B (Page 23 of 24)

Easement 6

FND. 1/2" RB.
W/ PLASTIC CAP
ILLEGIBLE

FND. 1' ALUMINUM CAP
STAMPED #5152

BUTTERFIELD TRAIL
INDUSTRIAL PARK U2
VOL. 57, PG. 43
P.R.E.P.C.T.

LOT 1
BLK 12

LOT 1
BLK 11

LOT 2
BLK 11

PROP. ELEC.
EASMNT
0.041 AC
1801 SQ. FT.

FND. 5/8" RB.
W/ PLASTIC CAP
ILLEGIBLE

(R: N02°12'07"E 393.40')

(R: N02°05'52"E 399.21')
N02°05'52"E 399.21'

L29 L30 L31
L28 L32 L33

L27 L34
10'

L26 L35
L25 L24

(R: N87°54'08"W)
N87°54'08"W
72.47'

N87°54'08"W 292.20'
(R: N87°54'08"W)

N02°05'52"E
45.00'

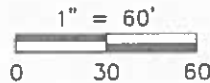
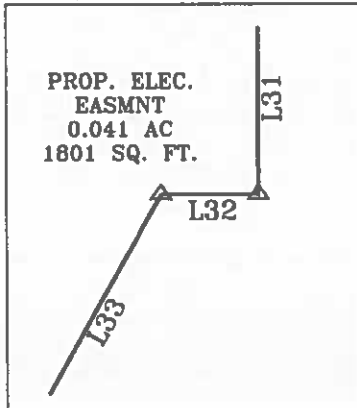
POB
N=10,677,053.38
E=414,835.83

BUTTERFIELD TRAIL BLVD.
(90' ROW)

POC
FND. CITY MONUMENT
N=10,676,995.07
E=415,198.61

BUTTERFIELD CIR.
(90' ROW)

DETAIL 1 (1"=1')



DT053032

PAGE 3 OF 4

HUITT - ZOLLARS INC.

5822 Cromo Drive, Suite 210
El Paso, TX 79912
PH. 915-587-4339
Tx. Firm No. 10025603
www.huilt-zollars.com

PROJECT: 25 BUTTERFIELD TRAIL

JOB #: R315453.01

DATE: JUNE, 2022

SCALE: 1"=100'

DRAWN: JZ

CHECKED: CMW

PATH: G:\proj\H315453.01-EPEC-DT053032 25 Butterfield Trail Survey\CAD 30 2022

0.041 ACRES (1801 SQ. FT.)
A PORTION OF LOT 1, BLOCK 11
BUTTERFIELD TRAIL INDUSTRIAL PARK
UNIT TWO
CITY OF EL PASO,
EL PASO COUNTY, TEXAS

Easement 6

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: BUTTERFIELD TRAIL INDUSTRIAL PARK UNIT TWO RECORDED IN VOL. 57, PG. 43, P.R.E.P.C.T.
4. THIS PLAT OF SURVEY SHALL ACCOMPANY THE ATTACHED METES AND BOUNDS DESCRIPTION FOR RECORDING PURPOSES.

LINE TABLE		
LINE No.	DIRECTION	LENGTH
L24	N87° 54' 08"W	8.53'
L25	N02° 12' 07"E	5.81'
L26	N22° 22' 14"E	37.41'
L27	N12° 55' 11"E	109.28'
L28	N31° 28' 06"E	6.14'
L29	N02° 13' 18"E	18.00'
L30	S87° 46' 42"E	12.00'
L31	S02° 13' 18"W	18.00'
L32	N87° 46' 42"W	0.54'
L33	S31° 28' 06"W	10.11'
L34	S12° 55' 11"W	108.48'
L35	S22° 22' 14"W	40.73'

LEGEND

- FND. SURVEY MARKER (AS NOTED)
- △ CALCULATED CORNER
- D.R.E.P.C.T. DEED RECORDS OF EL PASO COUNTY, TEXAS
- P.R.E.P.C.T. PLAT RECORDS OF EL PASO COUNTY, TEXAS
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- BK. BOOK
- PG. PAGE
- ROW RIGHT OF WAY
- DOC. DOCUMENT
- FND. FOUND

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



REV 7-7-22

DT053032

PAGE 4 OF 4

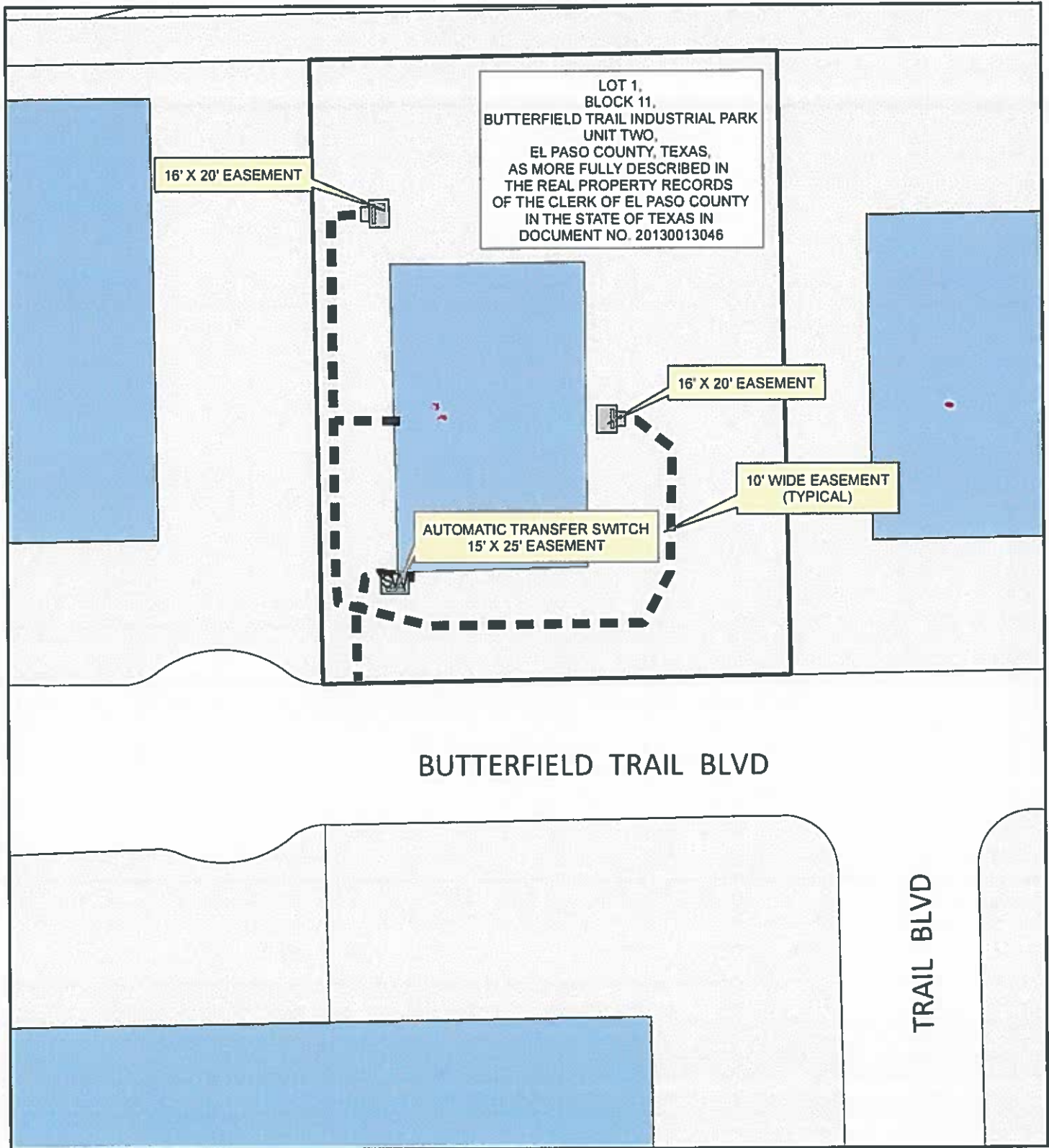
HUITT-ZOLLARS INC.

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 El Paso, TX 79912
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 Tx. Firm No. 10025603
 www.huitt-zollars.com

PROJECT: 25 BUTTERFIELD TRAIL
 JOB #: R315453.01
 DATE: JUNE, 2022
 SCALE: N/A
 DRAWN: JZ
 CHECKED: CMW
 PATH: G:\proj\1315453.01-EPEC-DT053032 25 Butterfield Trail Survey\CWL 30 2022

0.041 ACRES (1801 SQ. FT.)
 A PORTION OF LOT 1, BLOCK 11
 BUTTERFIELD TRAIL INDUSTRIAL PARK
 UNIT TWO
 CITY OF EL PASO,
 EL PASO COUNTY, TEXAS

EXHIBIT "B"



LOT 1,
BLOCK 11,
BUTTERFIELD TRAIL INDUSTRIAL PARK
UNIT TWO,
EL PASO COUNTY, TEXAS,
AS MORE FULLY DESCRIBED IN
THE REAL PROPERTY RECORDS
OF THE CLERK OF EL PASO COUNTY
IN THE STATE OF TEXAS IN
DOCUMENT NO. 20130013046

16' X 20' EASEMENT

16' X 20' EASEMENT

10' WIDE EASEMENT
(TYPICAL)

AUTOMATIC TRANSFER SWITCH
15' X 25' EASEMENT

BUTTERFIELD TRAIL BLVD

TRAIL BLVD



NOT TO SCALE

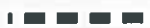
ANCHOR EASEMENT



SWITCH GEAR



UNDERGROUND EASEMENT



PADMOUNT TRANSFORMER



EL PASO ELECTRIC

WORK ORDER(S):DT053032

25 Butterfield Trail
El Paso, Texas 79906

DATE: 6/6/2022