

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



**DEPARTMENT:** Planning and Inspections

**AGENDA DATE:** 3/4/25

**PUBLIC HEARING DATE:** 3/18/25

**CONTACT PERSON NAME:** Philip F. Etiwe

**PHONE NUMBER:** (915) 212-1553

**DISTRICT(S) AFFECTED:** 8

**STRATEGIC GOAL:**

#3 Promote the Visual Image of El Paso

**SUBGOAL:**

3.2 Set one standard for infrastructure across the city

**SUBJECT:**

An Ordinance Vacating a portion of Ninth Avenue and Alley Right-of-Way, Block 47, all within Campbell Addition, City of El Paso, El Paso County, Texas.

Subject Property: East of Mesa St. and North of Cesar Chavez Memorial Highway

Applicant: United States of America (General Services Administration), El Paso Infrastructure Collaborative, LLC, Jose and Carmen Silva Family Limited Partnership, City of El Paso. SURW24-00003

**BACKGROUND / DISCUSSION:**

The applicants are requesting to vacate a portion of Ninth Avenue and adjacent alley. This vacation will replace the long-standing agreement with General Services Administration (United States of America) for use of City right-of-way along Ninth Avenue and adjacent alley next to the Stanton Street Bridge. City Plan Commission recommended 8-0 to approve the proposed vacation on April 18, 2024. As of February 18, 2025 the Planning Division has received one email in support of the vacation request, and no opposition. See attached staff report for additional information.

**COMMUNITY AND STAKEHOLDER OUTREACH:**

Notices of the proposed right-of-way vacation were sent on April 2, 2024 to all property owners within 200 feet of the subject property. Legal notice was placed in the El Paso Times on March 29, 2024 informing of the scheduled April 18, 2024 City Plan Commission hearing.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

Please see attached campaign contribution form.

NAME	AMOUNT (\$)

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**DEPARTMENT HEAD:** \_\_\_\_\_ *Philip Fiore*

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

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE VACATING A PORTION OF NINTH AVENUE AND ALLEY RIGHT-OF-WAY, BLOCK 47, ALL WITHIN CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.**

**WHEREAS**, the abutting property owners have requested vacation of the City right-of-way located on a parcel of land being a portion of Ninth Avenue and Alley Right-of-Way, Block 47, all within Campbell Addition, City of El Paso, El Paso County, Texas; and,

**WHEREAS**, after public hearing the City Plan Commission recommended that a portion of Ninth Avenue and Alley Right-of-Way, Block 47, all within Campbell Addition, City of El Paso, El Paso County, Texas, should be vacated and the City Council finds that said portion of right-of-way is not needed for public use and should be vacated as recommended;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

That a determination has been made that it is in the best interest of the public that the City Right-of-Way located on the property described as a portion of Ninth Avenue and Alley Right-of-Way, Block 47, all within Campbell Addition, City of El Paso, El Paso County, Texas, and which is more fully described in the attached metes and bounds description, identified as Exhibit “A” and in the attached survey identified as Exhibit “B” and made a part hereof by reference is hereby vacated subject to the following condition:

- The vacated right-of-way shall be subject to a grant of public utility easements from the abutting property owners to the utility companies that have installations within the vacated right-of-way.

In addition, the City Manager is authorized to sign instruments quitclaiming all of the City’s right, title and interest in and to such vacated property to the City of El Paso, Jose and Carmen Silva Family Limited Partnership, United States of America, and El Paso Infrastructure Collaborative, LLC as their respective interests may appear.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**THE CITY OF EL PASO**

\_\_\_\_\_  
Renard U. Johnson  
Mayor

**ATTEST**

\_\_\_\_\_  
Laura D. Prine, City Clerk

*(Additional signatures next page)*

**APPROVED AS TO FORM:**

*Russel T. Abeln*

Russell T. Abeln  
Senior Assistant City Attorney

**APPROVED AS TO CONTENT:**

*Philip F. Etiwe*

Philip F. Etiwe, Director  
Planning & Inspections Department

(Quitclaim Deed on following page)

EXHIBIT A



---

FIELD NOTES FOR A 0.536 OF ONE ACRE TRACT OF LAND

BEING A 0.536 OF ONE ACRE TRACT OF LAND LOCATED IN THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND BEING A PORTION OF NINTH AVENUE AND ALL OF A 20' WIDE ALLEY IN BLOCK 47, AS SHOWN ON THE PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.536 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Note: all bearings are based on the Texas State Plane Coordinate System, Central Zone 4203 (North American Datum of 1983, 2011 Adjustment). ( ) denotes record information.

BEGINNING at a found 5/8" iron rod capped "RODS" for the southwest corner of the herein described tract, said point being at the northwest corner of Lot 21, Block 33, Campbell's Addition, Amending Subdivision, recorded in Volume 76, Page 81, Plat Records of El Paso, Texas, said point being at the intersection of the east right-of-way line of Mesa street (70' right-of-way) with the south right-of-way line of Ninth Avenue (70' right-of-way);

THENCE N 11°47'40" W, with the east line of Mesa Street, over and across Ninth Avenue, for a distance of 70.00' (N 11°44'49" W, 70.0') to a set 5/8" iron rod capped "MDS" for a northwesterly exterior corner of the herein described tract, said point being at the southwest corner of Lot 20, Block 47, Campbell's Addition, said point being at the intersection of the east right-of-way line of Mesa Street with the north right-of-way line of Ninth Avenue;

THENCE N 78°12'20" E, departing the east right-of-way line of Mesa Street, with the north right-of-way line of Ninth Avenue and the south line of Lot 20, Block 47, Campbell's Addition, for a distance of 120.00' (N 78°15'11" E, 120.00') to a "PK" nail with shiner set for an interior corner of the herein described tract, said point being at the southeast corner of Lot 20, Block 47, Campbell's Addition, said point being at the intersection of the north right-of-way line of Ninth Avenue with the west line of said 20' wide alley;

THENCE N 11°47'40" W, departing the north right-of-way line of Ninth Avenue, with the west line of said 20' wide alley and the east line of Lots 20, 19, 18, 17, 16, 15, 14, 13, 12, and 11, Block 47, Campbell's Addition, for a distance of 260.00' (N 11°44'49" W, 260.00') to a "PK" nail with shiner set for the northwest corner of the herein described tract, said point being at the northeast corner of Lot 11, Block 47, Campbell's Addition, said point being at the intersection of the west line of said 20' wide alley with the south right-of-way line of Eighth Avenue;

THENCE N 78°12'20" E, with the south right-of-way line of Eighth Avenue, for a distance of 20.00' (20.0') to a "PK" nail with shiner set for the northeast corner of the herein described tract, said point being at the northwest corner of Lot 10, Block 47, Campbell's Addition, said point being at the intersection of the east line of said 20' wide alley, with the south right-of-way line of Eighth Avenue;

THENCE S 11°47'40" E, departing the south right-of-way line of Eighth Avenue, with the east line of said 20' wide alley and the west line of Lots 10, 9, 8, 7, 6, 5, 4, 3, 2 and 1, Block 47, Campbell's Addition, for a distance of 260.00' (S 11°44'49" E, 260.00') to a "PK" nail with shiner set for an interior corner of the herein described tract, said point being at the southwest corner of Lot 1, Block 47, Campbell's Addition, said point being at the intersection of the east line of said 20' alley, with the north right-of-way line of Ninth Avenue;

THENCE N 78°12'20" E, with the north right-of-way line of Ninth Avenue and the south line of said Lot 1, Block 47, Campbell's Addition, for a distance of 118.61' (N 78°15'11" E, 118.61') to a calculated point for a northeasterly exterior corner of the herein described tract;

THENCE departing the north right-of-way line of Ninth Avenue and the south line of said Lot 1, Block 47, Campbell's Addition, over and across Ninth Avenue, the following courses and distances:

- S 11°29'05" E, for a distance of 30.37' (S 11°26'14" E, 30.37') to a found 1/2" iron rod capped "TX#5152" for angle;
- S 29°34'29" E, for a distance of 5.09' (S 29°32'48" E, 5.09') to a "PK" nail with shiner set for angle;
- S 11°47'40" E, for a distance of 34.78' (S 11°44'49" E, 34.78') to a found 1/2" iron rod capped "M BAKER JR#2118" for the southeast corner of the herein described tract, said point being in the south right-of-way line of Ninth Avenue, said point being the northeast corner of a called 0.034 of one acre tract recorded in Document No. 98051293, Official Public Records of El Paso County, Texas;

THENCE S 78°12'20" W, with the south right-of-way line of Ninth Avenue, the north line of the called 0.034 of one acre tract, and the north line of Lot 21, Block 33, Campbell's Addition, passing at 25.00' the northwest corner of the called 0.034 of one acre tract, continuing for a total distance of 260.00' (S 78°15'11" W, 260.00') to the POINT OF BEGINNING, CONTAINING 0.536 of one acre of land, more or less.

Note: This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc. in September of 2020. A survey plat of equal date was made in conjunction with this description.



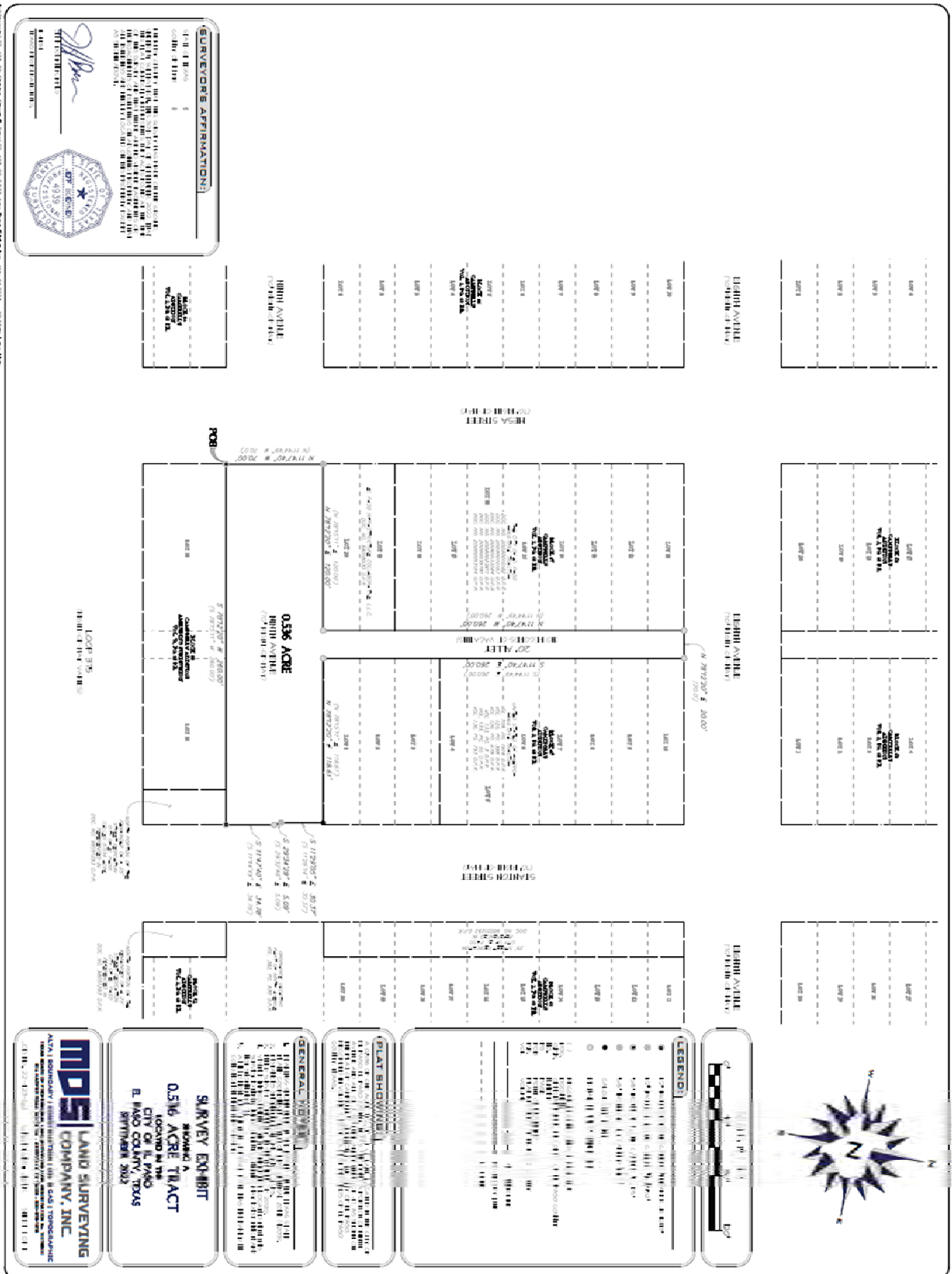
Jeff Boerner, RPLS #4939

Date: 09-30-2022

Job # 22-423-00



EXHIBIT B



DATE: 09/09/2022 TIME: 10:45:12 AM FILE: 20220909\_104512\_001

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

THE STATE OF TEXAS }  
  }  
COUNTY OF EL PASO }

**QUITCLAIM DEED**

That in consideration of the receipt by the **CITY OF EL PASO** of TEN DOLLARS (\$10.00) and other valuable consideration, the sufficiency of which is acknowledged, **THE CITY OF EL PASO**, has released and quitclaimed and by these presents does release and quitclaim unto the City of El Paso (the "Grantee"), all its rights, title interest, claim and demand in and to the property which was vacated, closed and abandoned by Ordinance No. \_\_\_\_\_, passed and approved by the City Council of the City of El Paso and described as **A PORTION OF ALLEY RIGHT-OF-WAY, BLOCK 47, ALL WITHIN CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS**, which is more fully described in the attached metes and bounds description, identified as Exhibit "A" and in the attached survey identified as Exhibit "B" and made a part hereof by reference.

**WITNESS the following signatures and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2025.**

**CITY OF EL PASO**

\_\_\_\_\_  
Dionne Mack, City Manager

**ATTEST:**

\_\_\_\_\_  
Laura D. Prine, City Clerk

**APPROVED AS TO FORM:**

*Russel T. Abeln*  
\_\_\_\_\_  
Russell T. Abeln  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

*Philip F. Etiwe*  
\_\_\_\_\_  
Philip F. Etiwe, Director  
Planning and Inspections Department

*(Acknowledgement on following page)*



**ACKNOWLEDGMENT**

**THE STATE OF TEXAS    )**  
  )  
**COUNTY OF EL PASO    )**

This instrument is acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2025,  
by Dionne Mack, as City Manager for the CITY OF EL PASO.

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's Printed or Typed Name:

My Commission Expires:

\_\_\_\_\_

**AFTER FILING RETURN TO:**

City of El Paso  
300 N. Campbell Street  
El Paso, TX 79901

EXHIBIT A

---

**FIELD NOTES FOR A 0.048 OF ONE ACRE (2080.0 SQUARE FEET) TRACT OF LAND**

**BEING** A 0.048 OF ONE ACRE (2080.0 SQUARE FEET) TRACT OF LAND LOCATED IN EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING A 20' WIDE ALLEY SHOWN ON BLOCK 47, CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.048 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Note: all bearings based on the Texas State Plane Coordinate System, Central Zone 4203 (North American Datum of 1983, 2011 Adjustment), ( ) denotes record information.

**BEGINNING** at a "PK" nail with shiner found for northwest corner at the northeast corner of Lot 11, Block 47, Campbell's Addition, said point being at the intersection of the south right-of-way line of Eighth Avenue (aka Olivas V Aoy Avenue), (70' right-of-way), with the west line of said 20' wide alley;

**THENCE N 78°12'20" E**, with the south right-of-way line of Eighth Avenue, **for a distance of 10.00'** (10.0') to a calculated point for northeast corner;

**THENCE S 11°47'40" E**, departing the south right-of-way line of Eighth Avenue, with the centerline of said 20' wide alley, **for a distance of 208.00'** (208.0') to a calculated point for southeast corner;

**THENCE S 78°12'20" W**, departing the centerline of said 20' wide alley, over and across a portion of said 20' wide alley, **for a distance of 10.00'** (10.0') to a "PK" nail with shiner stamped "TX#6223" for southwest corner in the west line of said 20' wide alley, said point being the northeast corner of Lot 19, Block 47, Campbell's Addition, the southeast corner of Lot 18, Block 47, Campbell's Addition;

**THENCE N 11°47'40" W**, with the west line of said 20' wide alley, the east line of Lots 18 through 11, Block 47, Campbell's Addition, **for a distance of 208.00'** (208.0') to the **POINT OF BEGINNING, CONTAINING 0.048** of one acre (2080.0 Square Feet) of land, more or less.

**Note:** This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc. in September, 2022. A survey plat of equal date was made in conjunction with this description.

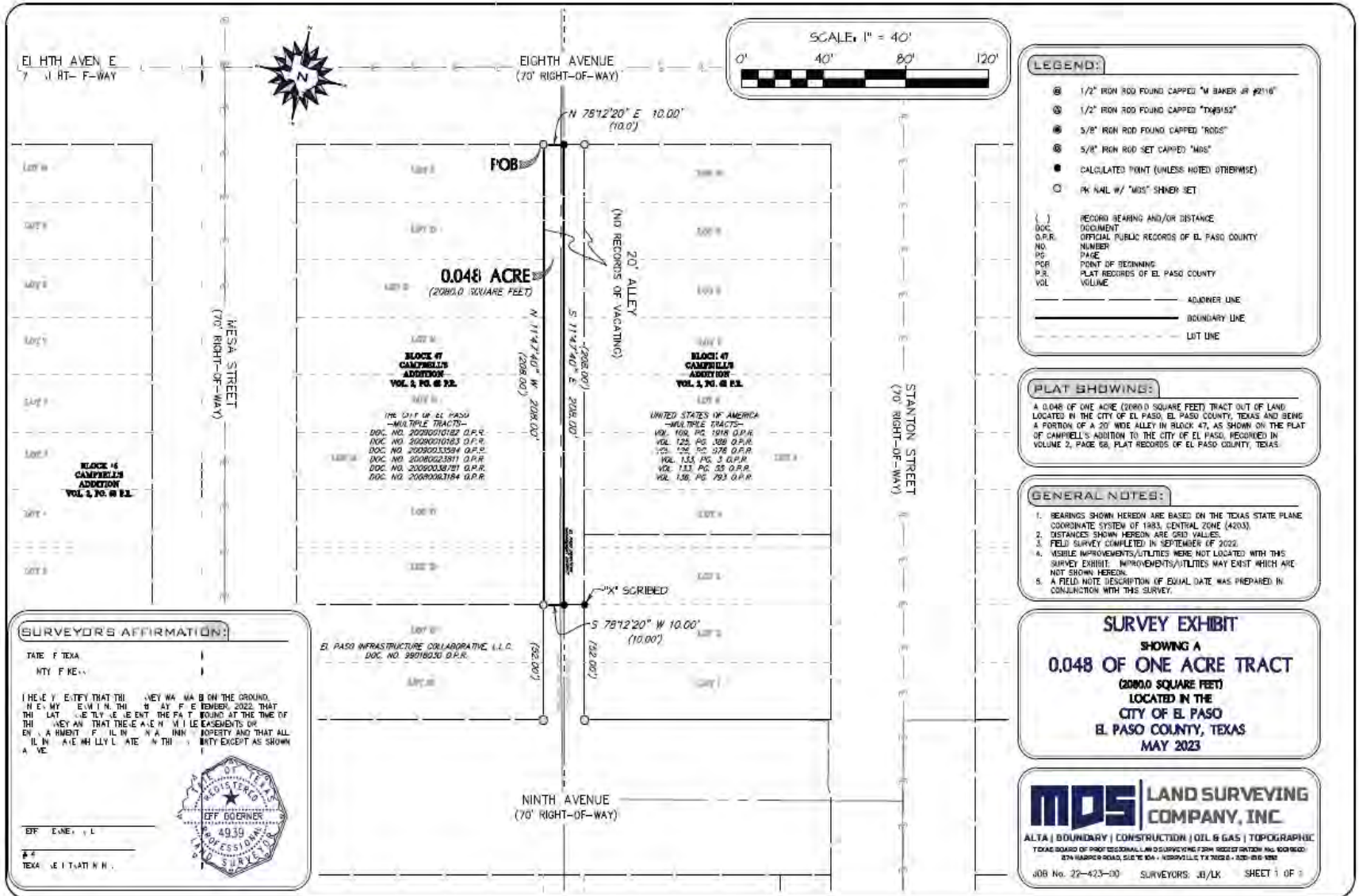


Jeff Boerner, RPLS #4939  
Date: 05-24-2023  
Job # 22-423-00 Exhibit 2



CITY ROW PARCEL - A

EXHIBIT B



SURVEYOR'S AFFIRMATION:

STATE OF TEXAS  
 COUNTY OF EL PASO

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY RECORDS ON THE GROUND, AND THAT THE SAME ARE IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS, AND THAT THE SAME ARE IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS, AND THAT THE SAME ARE IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS.



JEFF GOERNER  
 REGISTERED PROFESSIONAL SURVEYOR  
 NO. 4939  
 STATE OF TEXAS

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

THE STATE OF TEXAS }  
  }  
COUNTY OF EL PASO }

**QUITCLAIM DEED**

That in consideration of the receipt by the CITY OF EL PASO of TEN DOLLARS (\$10.00) and other valuable consideration, the sufficiency of which is acknowledged, THE CITY OF EL PASO, has released and quitclaimed and by these presents does release and quitclaim unto the City of El Paso (the "Grantee"), all its rights, title interest, claim and demand in and to the property which was vacated, closed and abandoned by Ordinance No. \_\_\_\_\_, passed and approved by the City Council of the City of El Paso and described as A PORTION OF NINTH AVENUE, BLOCK 47, ALL WITHIN CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, which is more fully described in the attached metes and bounds description, identified as Exhibit "A" and in the attached survey identified as Exhibit "B" and made a part hereof by reference.

WITNESS the following signatures and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

CITY OF EL PASO

\_\_\_\_\_  
Dionne Mack, City Manager

ATTEST:

\_\_\_\_\_  
Laura D. Prine, City Clerk

APPROVED AS TO FORM:

*Russel T. Abeln*

\_\_\_\_\_  
Russell T. Abeln  
Assistant City Attorney

APPROVED AS TO CONTENT:

*Philip F. Etiwe*

\_\_\_\_\_  
Philip F. Etiwe, Director  
Planning and Inspections Department

*(Acknowledgement on following page)*

**ACKNOWLEDGMENT**

**THE STATE OF TEXAS    )  
  )  
COUNTY OF EL PASO    )**

This instrument is acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2025,  
by Dionne Mack, as City Manager for the CITY OF EL PASO.

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's Printed or Typed Name:

My Commission Expires:  
\_\_\_\_\_

**AFTER FILING RETURN TO:**

City of El Paso  
300 N. Campbell Street  
El Paso, TX 79901

EXHIBIT A

---

**FIELD NOTES FOR A 0.020 OF ONE ACRE (875.0 SQUARE FEET) TRACT OF LAND**

**BEING** A 0.020 OF ONE ACRE (875.0 SQUARE FEET) TRACT OF LAND LOCATED IN EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING A PORTION OF NINTH AVENUE, AS SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.020 OF ONE ACRE (875.0 SQUARE FEET) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Note: all bearings based on the Texas State Plane Coordinate System, Central Zone 4203 (North American Datum of 1983, 2011 Adjustment), ( ) denotes record information.

**BEGINNING** at a 1/2" iron rod capped "M BAKER JR #2118" found at the intersection of the south right-of-way line of Ninth Avenue (70' right-of-way) and the west right-of-way line of Stanton Street (70' right-of-way), said point being the northeast corner of a called 0.034 of one acre tract recorded in Document No. 98051293, Official Public Records of El Paso County, Texas;

**THENCE S 78°12'20" W**, departing the west right-of-way line of Stanton Street, with the south right-of-way line of Ninth Avenue, and the north line of the called 0.034 of one acre tract, **for a distance of 25.00'** (S 78°15'11" W, 25.00') to a "PK" nail with "MDS" shiner found for southwest corner at the northwest corner of the called 0.034 of one acre tract, and the northeast corner of Lot 21, Block 33, Campbell's Addition, Amending Plat;

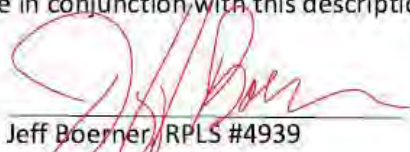
**THENCE N 11°47'40" W**, departing the south right-of-way line of Ninth Avenue, **for a distance of 35.00'** (N 11°44'49" W, 35.00') to a calculated point in the centerline of Ninth Avenue;

**THENCE N 78°12'20" E**, with the centerline of Ninth Avenue, **for a distance of 24.93'** (N 78°15'11" E) to a calculated point for corner;

**THENCE S 29°34'29" E**, **for a distance of 0.23'** (S 29°32'48" E) to a calculated point for angle in the west right-of-way line of Stanton Street;

**THENCE S 11°47'40" E**, with the west right-of-way line of Stanton Street, **for a distance of 34.78'** (S 11°44'49" E) to the **POINT OF BEGINNING, CONTAINING 0.020** of one acre (875.0 Square Feet) of land, more or less.

**Note:** This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc. in December, 2019, and September, 2022. A survey plat of equal date was made in conjunction with this description.

  
Jeff Boerner, RPLS #4939  
Date: 06-26-2023  
Job # 22-423-00 Exhibit 1c



CITY ROW PARCEL - B

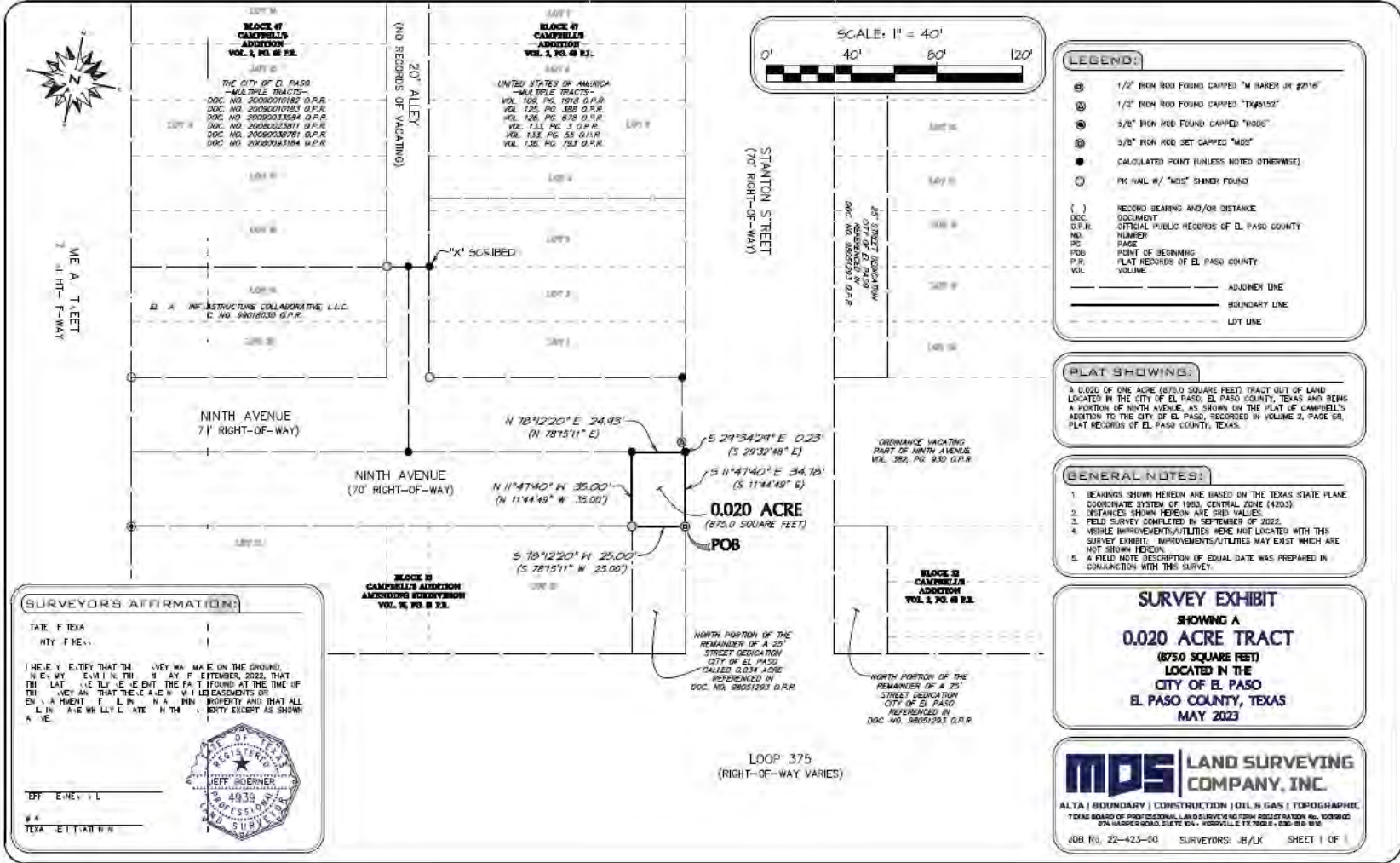


EXHIBIT B

**SURVEY EXHIBIT**  
 SHOWING A  
**0.020 ACRE TRACT**  
 (875.0 SQUARE FEET)  
 LOCATED IN THE  
 CITY OF EL PASO  
 EL PASO COUNTY, TEXAS  
 MAY 2023

**MDS LAND SURVEYING COMPANY, INC.**

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC

TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS REGISTRATION NO. 10380

874 HARPER ROAD, SUITE 104 • WOODVILLE, TX 76798 • 830-930-9100

JOB NO. 22-423-00 SURVEYORS: JB/LK SHEET 1 OF 1

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER’S LICENSE NUMBER.**

THE STATE OF TEXAS }  
  }  
COUNTY OF EL PASO }

**QUITCLAIM DEED**

That in consideration of the receipt by the **CITY OF EL PASO** of TEN DOLLARS (\$10.00) and other valuable consideration, the sufficiency of which is acknowledged, **THE CITY OF EL PASO**, has released and quitclaimed and by these presents does release and quitclaim unto El Paso Infrastructure Collaborative, LLC (the “Grantee”), all its rights, title interest, claim and demand in and to the property which was vacated, closed and abandoned by Ordinance No. \_\_\_\_\_, passed and approved by the City Council of the City of El Paso and described as **A PORTION OF NINTH AVENUE AND ALLEY RIGHT-OF-WAY, BLOCK 47, ALL WITHIN CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS**, which is more fully described in the attached metes and bounds description, identified as Exhibit “A” and in the attached survey identified as Exhibit “B” and made a part hereof by reference.

**WITNESS** the following signatures and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**CITY OF EL PASO**

**ATTEST:**

\_\_\_\_\_  
Dionne Mack, City Manager

\_\_\_\_\_  
Laura D. Prine, City Clerk

**APPROVED AS TO FORM:**

*Russel T. Abeln*

\_\_\_\_\_  
Russell T. Abeln  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

*Philip F. Etiwe*

\_\_\_\_\_  
Philip F. Etiwe, Director  
Planning and Inspections Department

*(Acknowledgement on following page)*



**ACKNOWLEDGMENT**

**THE STATE OF TEXAS    )**  
  )  
**COUNTY OF EL PASO     )**

This instrument is acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2025,  
by Dionne Mack, as City Manager for the CITY OF EL PASO.

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's Printed or Typed Name:

My Commission Expires:  
\_\_\_\_\_

**AFTER FILING RETURN TO:**  
El Paso Infrastructure  
Collaborative, LLC  
303 N. Oregon Street, Suite 610  
El Paso, TX 79901

EXHIBIT A

Prepared for: The City of El Paso  
May 30, 2012  
(Parcel 1)

METES AND BOUNDS DESCRIPTION

Description of a portion of Ninth Avenue out of Block 47, Campbell Addition as recorded in Book 2, Page 68, Plat Records, City of El Paso, El Paso County, Texas and being more particularly described by Metes and Bounds as follows:

Commencing for reference at an existing City of El Paso monument lying 10 feet north and 10 feet east of the centerline intersection of Stanton Street and Olivas V Aoy from which a found city of El Paso monument lying 10 feet north and 10 feet east of the centerline intersection of Stanton Street and Sixth Avenue bears, North 11°44'49" West a distance of 655.05 feet; Thence along the monument line of Olivas V Aoy, South 78°15'11" West a distance of 305.00 feet and South 11°44'49" East a distance of 310.00 feet to a set chiseled x on the intersection of the easterly right of way line of Mesa Street with the northerly right of way line of Ninth Avenue for the "**TRUE POINT OF BEGINNING**"

Thence along said right of way line, North 78°15'11" East a distance of 120.00 feet to a set v chiseled on concrete curb on the westerly line of a 20 foot alley in Block 47, Campbell Addition;

Thence along said line, North 11°44'49" West a distance of 52.00 feet to a point;


Thence leaving said line, North 78°15'11" East a distance of 10.00 feet to a point on the centerline of a 20 foot alley out of Block 47, Campbell Addition;

Thence along said line, South 11°44'49" East a distance of 87.00 feet to a point on the centerline of Ninth Avenue;

Thence along said line, South 78°15'11" West a distance of 130.00 feet to a set chiseled v on the easterly right of way line of Mesa Street;

Thence along said right of way line North 11°44'49' West a distance of 35.00 feet to the **TRUE POINT OF BEGINNING**" and containing 5,070 Sq. Ft. 0.1164 acres of land more or less.

Note: A Survey drawing of even date accompanies this description.

  
Ron R. Conde  
R.P.L.S. No. 5152



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CONDE INC  
ENGINEERING / LAND SURVEYING / PLANNING  
6080 SURETY DRIVE / SUITE 100 / EL PASO, TEXAS 79905  
(915) 592-0283 FAX (915) 592-0286

# EXHIBIT B

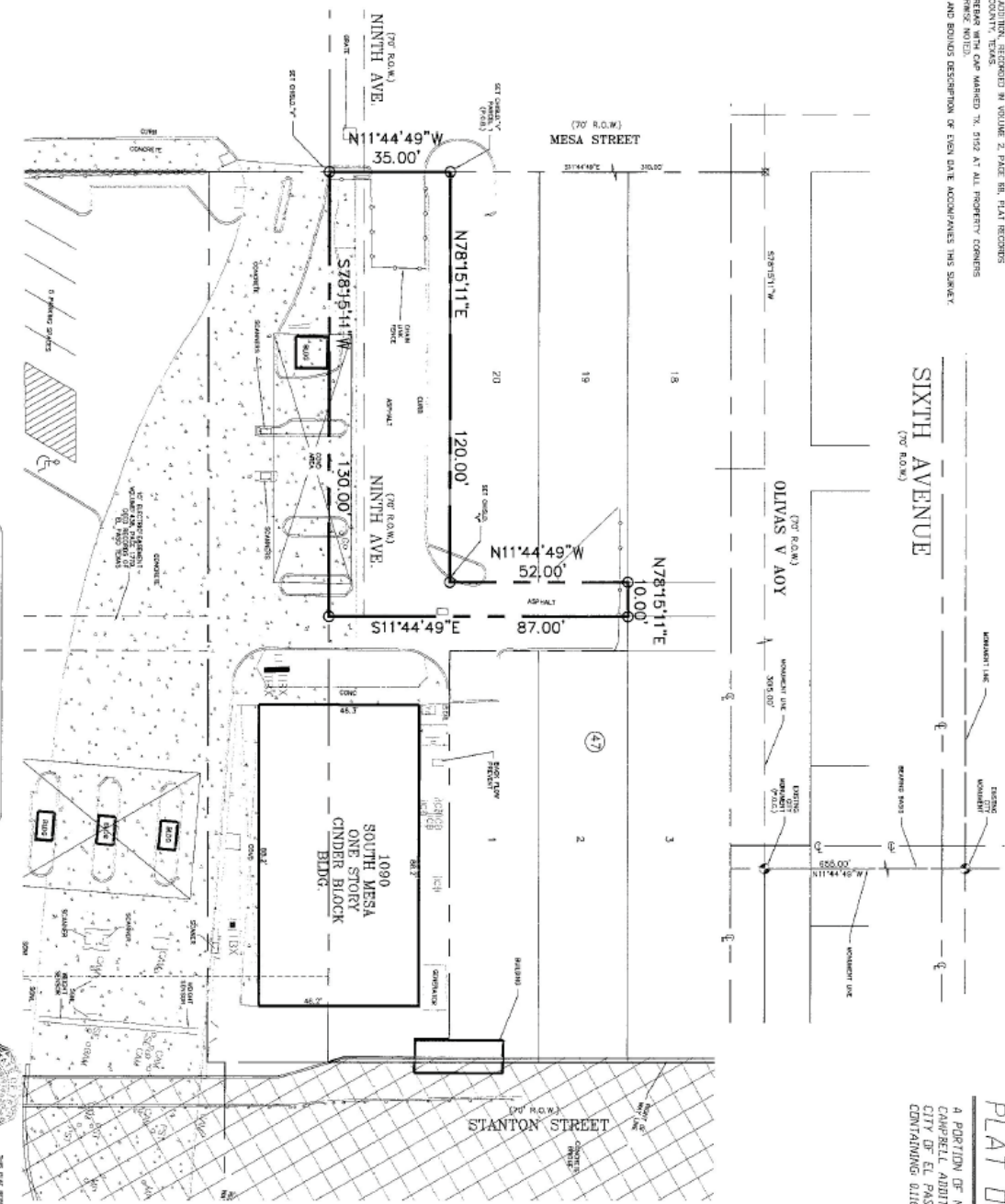
- NOTES:
1. CAMPBELL ADDITION, RECORDED IN VOLUME 2, PAGE 88, PLAT RECORDS OF EL PASO COUNTY, TEXAS.
  2. SET 1/2" BEARS WITH CAP MARKED TX 5192 AT ALL PROPERTY CORNERS UNLESS THIS SURVEY SHOWS OTHERWISE.
  3. A METES AND BOUNDS DESCRIPTION OF EIGH DATE ACCOMPANIES THIS SURVEY.

## SIXTH AVENUE (70' R.O.W.)

OLIVAS V AOV  
(70' R.O.W.)

MESA STREET  
(70' R.O.W.)

STANTON STREET  
(70' R.O.W.)



**PLAT OF SURVEY**  
 A PORTION OF NINTH AVE. CUT OF BLOCK 47,  
 CAMPBELL ADDITION  
 CITY OF EL PASO, EL PASO COUNTY, TEXAS  
 CONTAINING 0.164 ACRES

**SYMBOL LEGEND**

★	FOUND CONTROL POINT
⊕	FOUND CITY MONUMENT
○	SET 1/2" BEAR W/CAP 5192
⊗	CALCULATED POINT (NOT SET)
⊙	SANITARY SEWER
⊚	WATER VALVE
⊛	WATER METER
⊜	ELECTRIC PULL BOX
⊝	ELECTRIC METER
⊞	POWER POLE
⊟	QUI WIRE
⊠	LIGHT POST
⊡	SIGNAL CONTROL BOX
⊢	TRAYING SIGN
⊣	TELEPHONE BOX
⊤	GAS METER
⊥	FIRE HYDRANT
⊦	GUARD POST
⊧	CAMERA
⊨	DATE POST
⊩	METAL POST
⊪	SENSOR
⊫	FLAG POLE
⊬	REGULATION CONTROL BOX
⊭	CLEAN OUT VALVE
⊮	MAN HOLE SEWER

SCALE: 1"=20'  
 COMPANY: 2011 CONINE INC.  
 ALL RIGHTS RESERVED



CERTIFICATION:  
 I, RON R. CONINE, A LICENSED PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND PREPARED THIS PLAT OF SURVEY IN ACCORDANCE WITH THE STATUTES OF THE STATE OF TEXAS AND THE RULES OF THE BOARD OF SURVEYING AND MAPPING, EL PASO COUNTY, TEXAS.

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

THE STATE OF TEXAS }  
  }  
  }  
COUNTY OF EL PASO  }   QUITCLAIM DEED

That in consideration of the receipt by the **CITY OF EL PASO** of TEN DOLLARS (\$10.00) and other valuable consideration, the sufficiency of which is acknowledged, **THE CITY OF EL PASO**, has released and quitclaimed and by these presents does release and quitclaim unto Jose and Carmen Silva Family Limited Partnership (the “Grantee”), all its rights, title interest, claim and demand in and to the property which was vacated, closed and abandoned by Ordinance No. \_\_\_\_\_, passed and approved by the City Council of the City of El Paso and described as **A PORTION OF NINTH AVENUE, BLOCK 47, ALL WITHIN CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS**, which is more fully described in the attached metes and bounds description, identified as Exhibit “A” and in the attached survey identified as Exhibit “B” and made a part hereof by reference.

**WITNESS the following signatures and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2025.**

**CITY OF EL PASO**

\_\_\_\_\_  
Dionne Mack, City Manager

**ATTEST:**

\_\_\_\_\_  
Laura D. Prine, City Clerk

**APPROVED AS TO FORM:**

*Russel T. Abeln*  
\_\_\_\_\_  
Russell T. Abeln  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

*Philip F. Etiwe*  
\_\_\_\_\_  
Philip F. Etiwe, Director  
Planning and Inspections Department

*(Acknowledgement on following page)*

**ACKNOWLEDGMENT**

**THE STATE OF TEXAS    )**  
**)**  
**COUNTY OF EL PASO    )**

This instrument is acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2025,  
by Dionne Mack, as City Manager for the CITY OF EL PASO.

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's Printed or Typed Name:

My Commission Expires:  
\_\_\_\_\_

**AFTER FILING RETURN TO:**  
Jose and Carmen Silva  
Family Limited Partnership  
6485 Calle Placido Drive  
El Paso, TX 79912

EXHIBIT A

Prepared for: The City of El Paso  
May 15, 2012  
(Parcel 3)

METES AND BOUNDS DESCRIPTION

Description of a portion of Ninth Avenue out of Block 47, Campbell Addition as recorded in Book 15, Page 31, Plat Records, City of El Paso, El Paso County, Texas and being more particularly described by Metes and Bounds as follows:

Commencing for reference at an existing City of El Paso monument lying 10 feet north and east of the centerline intersection of Stanton Street and Olivas V Aoy from which a found city of El Paso monument lying 10 feet north and 10 feet east of the centerline intersection of Stanton Street and Sixth Avenue bears, North  $11^{\circ}44'49''$  West a distance of 655.05 feet; Thence along the monument line of Olivas V Aoy, South  $75^{\circ}04'18''$  West a distance of 305.00 feet and South  $14^{\circ}55'42''$  East a distance of 345.00 feet to a set chiseled x on the intersection of the easterly right of way line of Mesa Street with the centerline of Ninth Avenue for the **"TRUE POINT OF BEGINNING"**

Thence along the centerline of Ninth Avenue, North  $78^{\circ}15'11''$  East a distance of 235.00 feet to a point;

Thence leaving said line, South  $11^{\circ}44'49''$  East a distance of 35.00 feet to a point on the southerly right of way line of Ninth Avenue;

Thence along said right of way line, South  $78^{\circ}15'11''$  West a distance of 235.00 feet to a set chiseled x on the intersection of the easterly right of way line of Mesa Street with the southerly right of way line of Ninth Avenue;

Thence along the easterly right of way line of Mesa Street, North  $11^{\circ}44'49''$  West a distance of 35.00 feet to the **"TRUE POINT OF BEGINNING"** and containing 8225 Sq. Ft. 0.1888 acres of land more or less.

Note: A drawing of even date accompanies this description.



Ron R. Conde  
R.P.L.S. No. 5152



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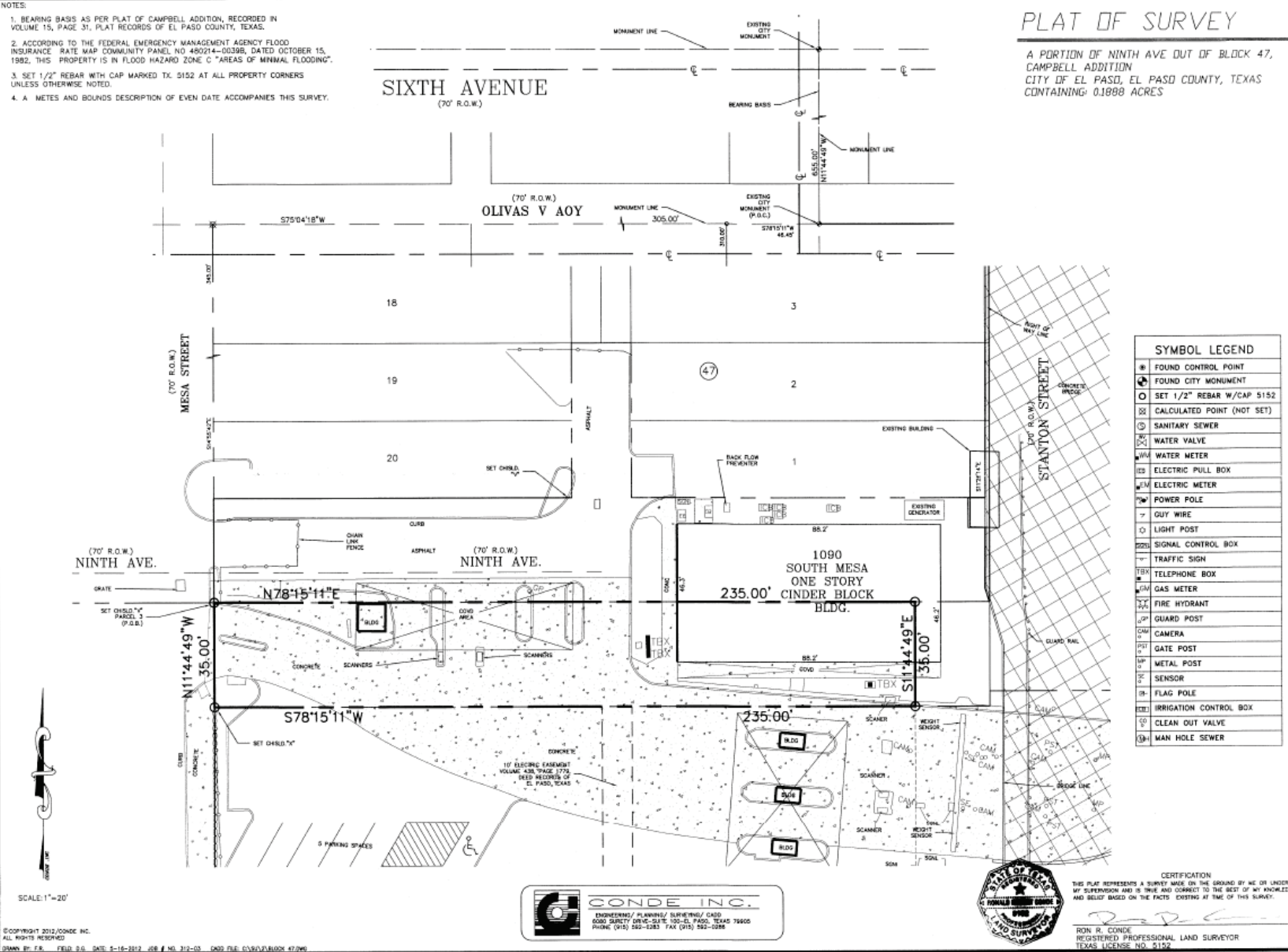
CONDE INC  
ENGINEERING / LAND SURVEYING / PLANNING  
6080 SURETY DRIVE / SUITE 100 / EL PASO, TEXAS 79905  
(915) 592-0283 FAX (915) 592-0286

EXHIBIT B

- NOTES:
1. BEARING BASIS AS PER PLAT OF CAMPBELL ADDITION, RECORDED IN VOLUME 15, PAGE 31, PLAT RECORDS OF EL PASO COUNTY, TEXAS.
  2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 48024-0038B, DATED OCTOBER 15, 1982, THIS PROPERTY IS IN FLOOD HAZARD ZONE C "AREAS OF MINIMAL FLOODING".
  3. SET 1/2" REBAR WITH CAP MARKED TX. 5152 AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
  4. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY.

PLAT OF SURVEY

A PORTION OF NINTH AVE OUT OF BLOCK 47, CAMPBELL ADDITION CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING: 0.1898 ACRES



SYMBOL LEGEND	
★	FOUND CONTROL POINT
⬤	FOUND CITY MONUMENT
○	SET 1/2" REBAR W/CAP 5152
⊠	CALCULATED POINT (NOT SET)
⊙	SANITARY SEWER
⊕	WATER VALVE
⊖	WATER METER
⊞	ELECTRIC PULL BOX
⊟	ELECTRIC METER
⊠	POWER POLE
⊡	GUY WIRE
⊢	LIGHT POST
⊣	SIGNAL CONTROL BOX
⊤	TRAFFIC SIGN
⊥	TELEPHONE BOX
⊦	GAS METER
⊧	FIRE HYDRANT
⊨	GUARD POST
⊩	CAMERA
⊪	GATE POST
⊫	METAL POST
⊬	SENSOR
⊭	FLAG POLE
⊮	IRRIGATION CONTROL BOX
⊯	CLEAN OUT VALVE
⊰	MAN HOLE SEWER

SCALE: 1"=20'

© COPYRIGHT 2012/CONDE INC. ALL RIGHTS RESERVED  
 DRAWN BY: F.A. FIELD: S.G. DATE: 5-16-2012 JOB # NO. 212-01 CAD FILE: 030121.BLOCK 47.DWG

**CONDE INC.**  
 ENGINEERS / PLANNERS / SURVEYORS / CAD  
 8000 SURETY DRIVE - SUITE 100-EL PASO, TEXAS 79905  
 PHONE: (915) 262-1283 FAX: (915) 262-0288



CERTIFICATION  
 THIS PLAT REPRESENTS A SURVEY MADE BY THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF BASED ON THE FACTS EXISTING AT TIME OF THIS SURVEY.

*Ron R. Conde*  
 RON R. CONDE  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS LICENSE NO. 9192

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER’S LICENSE NUMBER.**

THE STATE OF TEXAS }  
  }  
COUNTY OF EL PASO }

**QUITCLAIM DEED**

That in consideration of the receipt by the **CITY OF EL PASO** of TEN DOLLARS (\$10.00) and other valuable consideration, the sufficiency of which is acknowledged, **THE CITY OF EL PASO**, has released and quitclaimed and by these presents does release and quitclaim unto United States of America (the “Grantee”), all its rights, title interest, claim and demand in and to the property which was vacated, closed and abandoned by Ordinance No. \_\_\_\_\_, passed and approved by the City Council of the City of El Paso and described as **A PORTION OF ALLEY RIGHT-OF-WAY, BLOCK 47, ALL WITHIN CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS**, which is more fully described in the attached metes and bounds description, identified as Exhibit “A” and in the attached survey identified as Exhibit “B” and made a part hereof by reference.

**WITNESS the following signatures and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2025.**

**CITY OF EL PASO**

\_\_\_\_\_  
Dionne Mack, City Manager

**ATTEST:**

\_\_\_\_\_  
Laura D. Prine, City Clerk

**APPROVED AS TO FORM:**

*Russel T. Abeln*

\_\_\_\_\_  
Russell T. Abeln  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

*Philip F. Etive*  
\_\_\_\_\_  
Philip F. Etive, Director  
Planning and Inspections Department

*(Acknowledgement on following page)*





EXHIBIT A



FIELD NOTES FOR A 0.048 OF ONE ACRE (2080.0 SQUARE FEET) TRACT OF LAND

BEING A 0.048 OF ONE ACRE (2080.0 SQUARE FEET) TRACT OF LAND LOCATED IN EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING A 20' WIDE ALLEY SHOWN ON BLOCK 47, CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.048 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Note: all bearings based on the Texas State Plane Coordinate System, Central Zone 4203 (North American Datum of 1983, 2011 Adjustment), ( ) denotes record information.

**BEGINNING** at a "PK" nail with shiner found for northeast corner at the northwest corner of Lot 10, Block 47, Campbell's Addition, said point being at the intersection of the south right-of-way line of Eighth Avenue (aka Olivas V Aoy Avenue), (70' right-of-way), with the east line of said 20' wide alley;

**THENCE S 11°47'40" E**, departing the south right-of-way line of Eighth Avenue, with the east line of said 20' wide alley, the west line of Lots 10 through 3, Block 47, Campbell's Addition, **for a distance of 208.00'** (208.0') to a found "X" scribed in concrete for southeast corner at the southwest corner of Lot 3, Block 47, Campbell's Addition, the northwest corner of lot 2, Block 47, Campbell's Addition;

**THENCE S 78°12'20" W**, departing the east line of said 20' wide alley, over and across a portion said 20' wide alley, **for a distance of 10.00'** (10.0') to a calculated point for southwest corner in the centerline of said 20' wide alley;

**THENCE N 11°47'40" W**, with the centerline of said 20' wide alley, **for a distance of 208.00'** (208.0') to a calculated point for northwest corner at the intersection of the centerline of said 20' wide alley, with the south right-of-way line of Eighth Avenue;

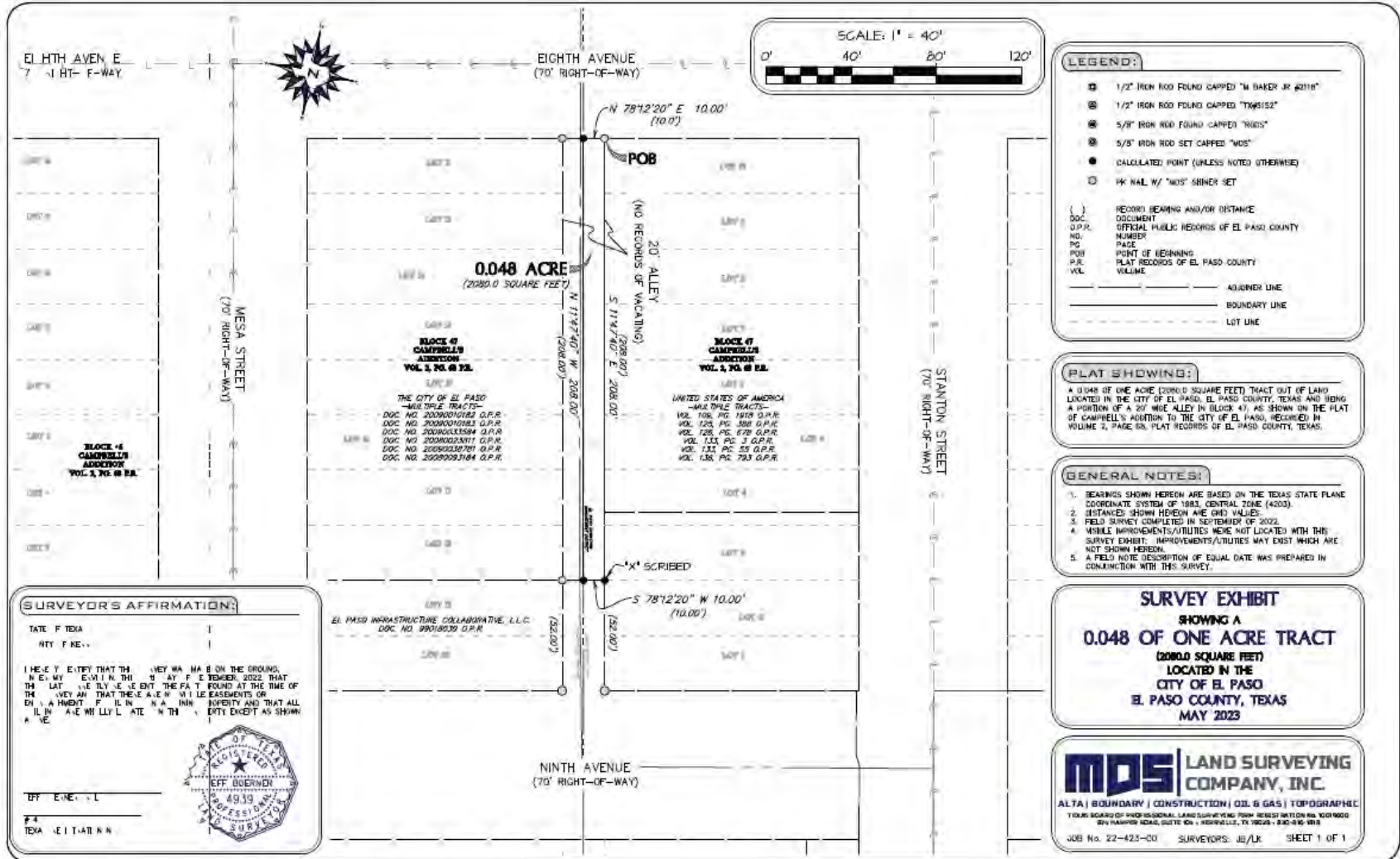
**THENCE N 78°12'20" E**, with the south right-of-way line of Eighth Avenue, **for a distance of 10.00'** (10.0') to the **POINT OF BEGINNING, CONTAINING 0.048 of one acre (2080.0 Square Feet)** of land, more or less.

**Note:** This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc. in September, 2023. A survey plat of equal date was made in conjunction with this description.

Jeff Boerner, RPLS #4939  
Date: 05/24/2023  
Job # 22-423-00 Exhibit 3



EXHIBIT B



**SURVEYOR'S AFFIRMATION:**

STATE OF TEXAS  
COUNTY OF EL PASO

I, ERIK J. L. [Signature], being duly sworn, depose and say that I am a duly Licensed Professional Surveyor in the State of Texas, and that I am the author of the above and foregoing plat, and that the same is a true and correct copy of the original plat as shown to me by the client.

BY ERIK J. L. [Signature]  
#4  
TEXAS REGISTERED PROFESSIONAL SURVEYOR

- LEGEND:**
- ⊕ 1/2" IRON ROD FOUND CAPPED "M BAKER JR 2018"
  - ⊕ 1/2" IRON ROD FOUND CAPPED "TMS152"
  - ⊕ 5/8" IRON ROD FOUND CAPPED "TMS"
  - ⊕ 5/8" IRON ROD SET CAPPED "TMS"
  - CALCULATED POINT (UNLESS NOTED OTHERWISE)
  - ⊖ IRON NAIL W/ "TMS" SHIMMER SET
- ( ) RECORD BEARING AND/OR DISTANCE  
DOC. DOCUMENT  
D.P.R. OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY  
NO. NUMBER  
PG. PAGE  
POB. POINT OF BEGINNING  
P.R. PLAT RECORDS OF EL PASO COUNTY  
VOL. VOLUME
- ADJACENT LINE  
— BOUNDARY LINE  
- - - LOT LINE

**PLAT SHOWING:**

A 0.048 OF ONE ACRE (2080.0 SQUARE FEET) TRACT OUT OF LAND LOCATED IN THE CITY OF EL PASO, EL PASO COUNTY, TEXAS AND BEING A PORTION OF A 20' WIDE ALLEY IN BLOCK 4, AS SHOWN ON THE PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS.

- GENERAL NOTES:**
1. BEARINGS SHOWN HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4003).
  2. DISTANCES SHOWN HEREIN ARE GROUND VALUES.
  3. FIELD SURVEY COMPLETED IN SEPTEMBER OF 2022.
  4. VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY EXHIBIT. IMPROVEMENTS/UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREIN.
  5. A FIELD NOTE DESCRIPTION OF EQUAL DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY.

**SURVEY EXHIBIT**  
SHOWING A  
**0.048 OF ONE ACRE TRACT**  
(2080.0 SQUARE FEET)  
LOCATED IN THE  
CITY OF EL PASO,  
EL PASO COUNTY, TEXAS  
MAY 2023

**MDS LAND SURVEYING COMPANY, INC.**

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING REGISTRATION NO. 1029600  
2014 PARKWAY ROAD, SUITE 500 • HOUSTON, TX 77058 • 281-436-9100

JOB No. 22-425-00 SURVEYORS: JG/LK SHEET 1 OF 1



**ACKNOWLEDGMENT**

**THE STATE OF TEXAS    )**

**)**

**COUNTY OF EL PASO    )**

This instrument is acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_,  
2025, by Dionne Mack, as City Manager for the CITY OF EL PASO.

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's Printed or Typed Name:

My Commission Expires:

\_\_\_\_\_

**AFTER FILING RETURN TO:**

United States of America  
819 Taylor Street Room 11B  
Fort Worth, TX 76102-6118

EXHIBIT A



---

**FIELD NOTES FOR A 0.115 OF ONE ACRE (5,021.5 SQUARE FEET) TRACT OF LAND**

**BEING** A 0.115 OF ONE ACRE (5,021.5 SQUARE FEET) TRACT OF LAND LOCATED IN EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING A PORTION OF NINTH AVENUE, AND A PORTION OF A 20' WIDE ALLEY IN BLOCK 47, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.115 OF ONE ACRE (5,021.5 SQUARE FEET) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Note: all bearings based on the Texas State Plane Coordinate System, Central Zone 4203 (North American Datum of 1983, 2011 Adjustment), ( ) denotes record information.

**BEGINNING** at a found "X" scribed in concrete in the east line of a 20' wide alley shown on plat of Campbell's Addition at the northwest corner of Lot 2, Block 47, Campbell's Addition;

**THENCE S 11°47'40" E**, with the east line of said 20' wide alley, and the west line of Lots 2 and 1, Block 47, **for a distance of 52.00'** (S 11°44'49" E, 52.0') to a "PK" nail with "MDS" shiner found for interior corner at the southwest corner of Lot 1, Block 47, Campbell's Addition, said point being in the north right-of-way line of Ninth Avenue (70' right-of-way);

**THENCE N 78°12'20" E**, with the north right-of-way line of Ninth Avenue, and a portion of the south line of Lot 1, Block 47, Campbell's Addition, **for a distance of 118.61'** (N 78°15'11" E, 118.61') to a calculated point for corner;

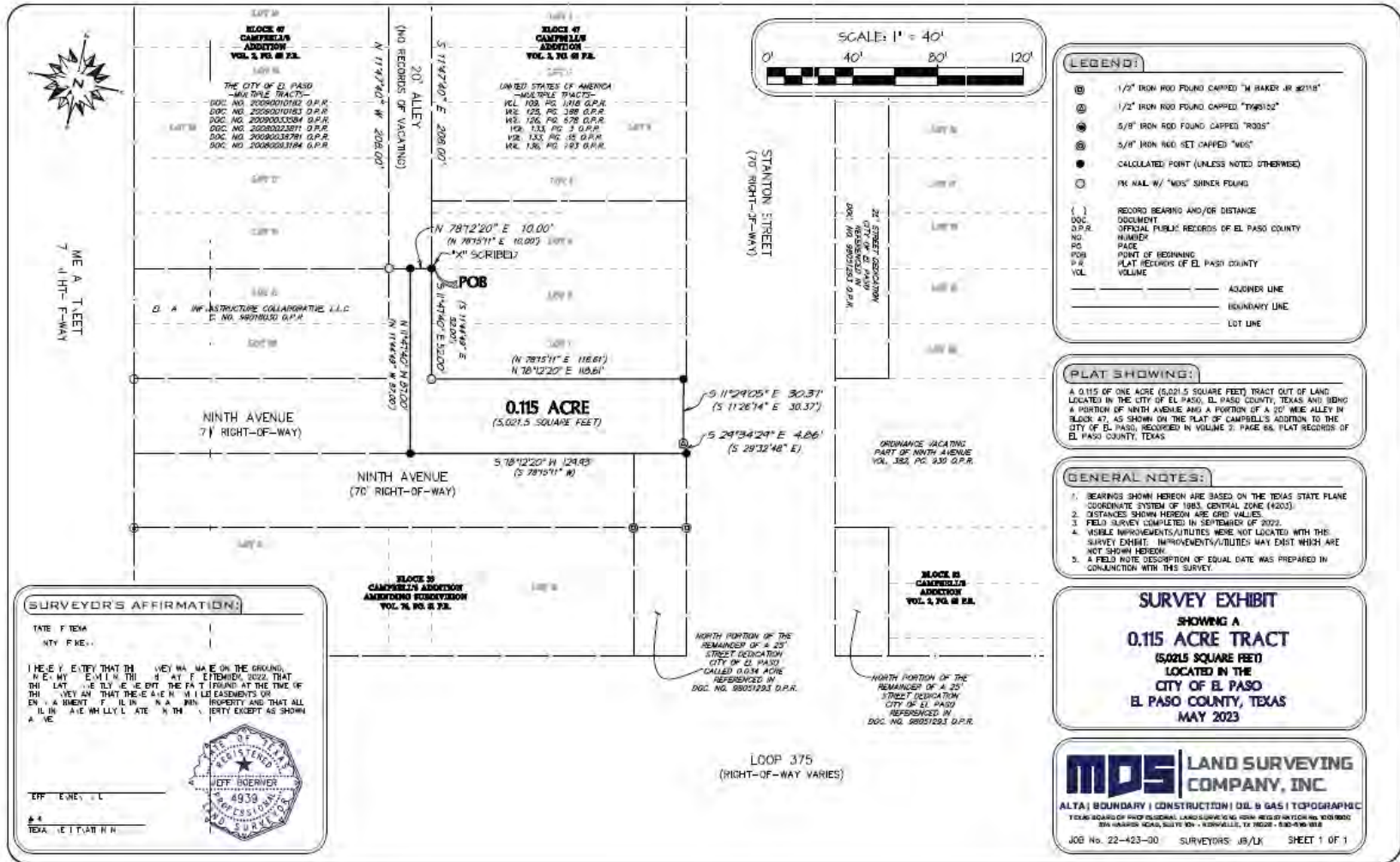
**THENCE** departing the north right-of-way line of Ninth Avenue, and the south line of Lot 1, Block 47, Campbell's Addition, the following courses and distances:

- **S 11°29'05" E, 30.37'** (S 11°26'14" E, 30.37') to a ½" iron rod with "TX#5152" cap for angle;
- **S 29°34'29" E 4.86'** (S 29°32'48" E) to a calculated point for corner at the intersection of the centerline of Ninth Avenue;

**THENCE S 78°12'20" W**, with the centerline of Ninth Avenue, **for a distance of 129.93'** (S 78°15'11" W) to a calculated point for corner at the intersection of the centerline of said 20' wide alley, with the centerline of Ninth Avenue;

**THENCE N 11°47'40" W**, with the centerline of said 20' wide alley, **for a distance of 87.00'** (N 11°44'49" W, 87.00') to a calculated point for corner;

EXHIBIT B



**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NON-EXCLUSIVE COMMUNICATIONS UTILITY EASEMENT**

STATE OF TEXAS            )  
  )  
COUNTY OF EL PASO        )

For one dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the El Paso Infrastructure Collaborative, LLC ("EPIC"), the United States of America, acting by and thru the Administrator of the General Services Administration ("GSA"), under and pursuant to the authority contained in the provisions of Subtitle I, Title 40, U.S. Code (40 U.S.C. 101, et seq.) and rules orders and regulations issued pursuant thereto, and 76 Stat. 1129, 40 U.S.C. 1314, and 41 CFR 102-75.939; et seq. ("USA"), Jose & Carmen Silva Family Limited Partnership ("Silva"), and the City of El Paso, a Texas home rule municipality ("City"), ("Grantors") grant unto Southwestern Bell Telephone Company, d/b/a AT&T Texas, whose address is 117 W. Columbia St., Weatherford, TX 76086, its successors and assigns, and AT&T Enterprises, L.L.C. a Delaware Limited Liability Company, whose address is 3450 Riverwood Pkwy., SE, Room 162-RW, Atlanta, GA 30339, its successors and assigns, hereinafter called Grantee, the perpetual right, privilege, authority and easement to construct, operate, maintain, add, and/or remove such overhead and underground systems of communications, data, video and information system facilities, and related items as the Grantee may from time to time deem necessary to provide communications, data, video and/or information services, with the right of access, ingress, and egress thereto over and under driveways and paved areas, for the installation, construction, operation, inspection, repair, maintenance, replacement, renewal or removal thereof, over the following described and depicted parcels in the county named above, as their respective interests may appear, to wit:

- 1. **Easement "A":** The parcel of land further described in Attachment "I": AT&T Overhead and Underground Utility Easements (Easements A through F) ("Attachment I") attached hereto and made a part hereof for all purposes, and labeled "AT&T Utility Easement "A" (USA)" in said Attachment I, being portions of the ALLEY, LOTS 1-10, and NINTH AVENUE in BLOCK 47, CAMPBELL ADDITION, El Paso County, Texas.
- 2. **Easement "B":** The parcel of land further described in Attachment I and labeled "AT&T Utility Easement "B" (SILVA)" in said Attachment I, being a portion of NINTH AVENUE in BLOCK 47, CAMPBELL ADDITION, El Paso County, Texas.
- 3. **Easement "C":** The parcel of land further described in Attachment I and labeled "AT&T Utility Easement "C" (CITY)" in said Attachment I, being a portion of the ALLEY in BLOCK 47, CAMPBELL ADDITION, El Paso County, Texas.



4. **Easement "D":** The parcel of land further described in Attachment I and labeled "AT&T Utility Easement "D" (SILVA)" in said Attachment I, being a portion of NINTH AVENUE in BLOCK 47, CAMPBELL ADDITION, El Paso County, Texas.
5. **Easement "E":** The parcel of land further described in Attachment I and labeled "AT&T Utility Easement "E" (EPIC)" in said Attachment I, being portions of the ALLEY, LOT 20, and NINTH AVENUE in BLOCK 47, CAMPBELL ADDITION, El Paso County, Texas.
6. **Easement "F":** The parcel of land further described in Attachment I and labeled "AT&T Utility Easement "F" (USA)" in said Attachment I, being portions of the ALLEY, LOT 1, and NINTH AVENUE in BLOCK 47, CAMPBELL ADDITION, El Paso County, Texas.
7. **Easement "G":** The parcel of land further described in Attachment "IP": AT&T Underground Transcontinental Utility Easements (Easements G through I) ("Attachment II") attached hereto and made a part hereof for all purposes, and labeled "AT&T Utility Easement "G" (CITY)" in said Attachment II, being a portion of the NINTH AVENUE in BLOCK 47, CAMPBELL ADDITION, El Paso County, Texas.
8. **Easement "H":** The parcel of land further described in Attachment II and labeled "AT&T Utility Easement "H" (USA)" in said Attachment II, being portions of the ALLEY, LOTS 1-4, and NINTH AVENUE in BLOCK 47, CAMPBELL ADDITION, El Paso County, Texas.
9. **Easement "I":** The parcel of land further described in Attachment II and labeled "AT&T Utility Easement "I" (CITY)" in said Attachment II, being a portion of the ALLEY in BLOCK 47, CAMPBELL ADDITION, El Paso County, Texas.

Attachments I and II are attached hereto and made a part hereof (the "Easement Parcels"). The non-exclusive communications easement granted above by each Grantor (the "Easement") is limited to the portion of the Easement Parcels owned by each such Grantor. So long as United States of America, acting by and through any federal governmental agency occupies and secures the area surrounding the Easement Parcels (the "Easement Property") for the operation of an international port of entry, or any facility related thereto ("collectively the "Facility"), including a detention, storage or office facility, Grantee shall obtain permission to enter the Easement Property. Grantee should provide 4-hour telephonic notice prior to accessing the Easement Property for routine purposes: Notification shall be provided to the U.S. General Services Administration (GSA) and shall include the full names of Grantee's employees and/or contractors accessing the area. In the event of an emergency, Grantee shall provide notification to the following: Federal Protective Service Megacenter and GSA (El Paso Field Office) of its intent to enter the Facility.

This Easement is granted subject to validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently and hereafter recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than grantors, and other instruments, other than conveyances of the surface fee estate, that affect the Easement Parcels,

validly existing rights of adjoining owners in any walls and fences situated on a common boundary, and discrepancies, conflicts, or shortages in area or boundary lines; and any encroachments or overlapping of improvements including, but not limited to, easements now existing or hereafter granted to El Paso Electric Company that affect the Easement Parcel. This Easement may be executed in any number of counterparts with the same effect as if all signatory parties had signed the same document. All counterparts will be construed together and will constitute one and the same instrument.

This instrument, together with all conditions thereto, is hereby accepted by Grantee on the date of its signature below.

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

**[SIGNATURE PAGES FOLLOW]**

UNITED STATES OF AMERICA,  
acting by and through the  
Administrator of General Services  
Administration  
and authorized representatives

Signature: Melvin Freeman  
Printed  
Name: Melvin Freeman  
Title: Director

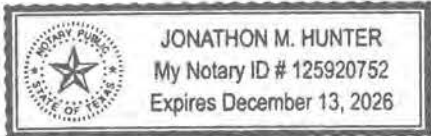
GRANTOR

THE STATE OF TEXAS            )(

COUNTY OF TARRANT         )(

BEFORE ME, a Notary Public in and for the State of Texas, on this day personally appeared MELVIN E. FREEMAN, known to me to be the person whose name is subscribed to the foregoing Communications Utility Easement, and known to me to be the Director, Office of Real Property Disposition, Public Building Service, General Services Administration, Fort Worth, Texas, and acknowledged to me that the same was the act and deed of the United States of America and of the Administrator of General Services and that he executed the same as the voluntary act of the United States of America and of the Administrator of General Services for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE at Fort Worth, Texas, this 26 day of September, 2024.



[Signature]  
Notary Public State of Texas

Notary's Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

EL PASO INFRASTRUCTURE COLLABORATIVE,  
LLC

Signature:  
Printed Name:  
Title:

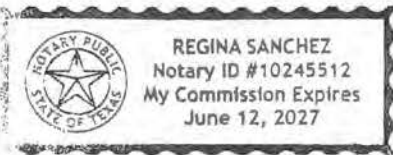
Ricardo Mora  
Ricardo Mora  
Manager

GRANTOR

STATE OF TEXAS        )  
                                  )  
COUNTY OF EL PASO    )

This document was acknowledged before me on the 20 day of November, 2024  
by Ricardo Mora, Manager of EL PASO INFRASTRUCTURE COLLABORATIVE,  
LLC ("EPIC"), on behalf of EPIC.

Seal:



[Signature]  
Notary Public, State of Texas

CITY OF EL PASO, TEXAS

Signature: Ellen Smyth for  
Printed Name: Dionne Mack  
Title: City Manager

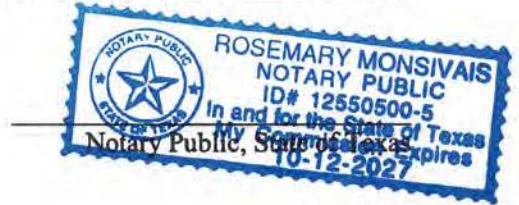
GRANTOR

STATE OF TEXAS )

COUNTY OF EL PASO )

This document was acknowledged before me on the 11 day of January, 2025,  
by Rosemary Monsivais of CITY OF EL PASO, on behalf of the City  
of El Paso.

Seal:



Approved as to Form:

Roberta Brito  
Roberta Brito  
Assistant City Attorney


Approved as to Content:

Roberto Tinajero  
Roberto Tinajero, Director  
International Bridges Department

City Signature page to Non-Exclusive Communications Utility Easement Agreement


**JOSE & CARMEN SILVA FAMILY LIMITED PARTNERSHIP**

By its General Partner, Jose & Carmen Silva Family General Partner, LLC

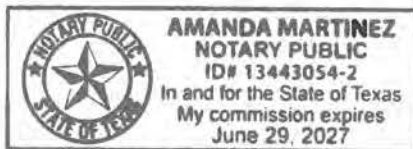
Signature:   
Printed Name: MARTIN SILVA  
Title: Manager

**GRANTOR**

STATE OF TEXAS       )  
                                  )  
COUNTY OF EL PASO   )

This document was acknowledged before me on the 3 day of October, 2024, by  of THE JOSE AND CARMEN SILVA FAMILY LIMITED PARTNERSHIP, on behalf of said limited partnership.

Seal:



  
Notary Public, State of Texas

*SILVA Signature page to Non-Exclusive Communications Utility Easement Agreement*

SOUTHWESTERN BELL TELEPHONE  
COMPANY, D/B/A AT&T TEXAS, A DELAWARE  
CORPORATION

Joanie Baker  
Name: Joanie Baker  
Title: Area Manager OSP Planning & Engr Design  
For: V.P. - Construction & Engineering

GRANTEE

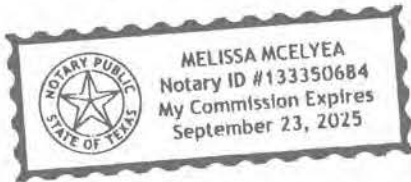
STATE OF TEXAS )  
                                  ) DALLAS  
COUNTY OF ~~EL PASO~~ )

This document was acknowledged before me on the 16th day of October, 2024,  
by Joanie Baker, Area Manager of SOUTHWESTERN BELL TELEPHONE  
COMPANY, D/B/A AT&T TEXAS, A DELAWARE CORPORATION, on behalf of the Grantee.

Seal:

Melissa McElyea

Notary Public, State of Texas



AT&T ENTERPRISES, LLC  
A DELAWARE LIMITED LIABILITY COMPANY

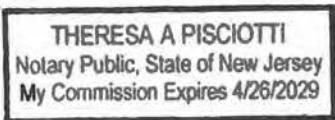
Christopher J. Och  
Name: Christopher J. Och  
Title: Principal

GRANTEE

New Jersey  
STATE OF ~~TEXAS~~ )  
                                  ) Somerset  
COUNTY OF ~~EL PASO~~ )

This document was acknowledged before me on the 30th day of September, 2024,  
by Christopher J. Och, Principal of AT&T ENTERPRISES, LLC, A DELAWARE  
LIMITED LIABILITY COMPANY, on behalf of the Grantee.

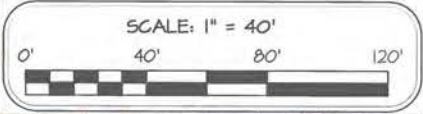
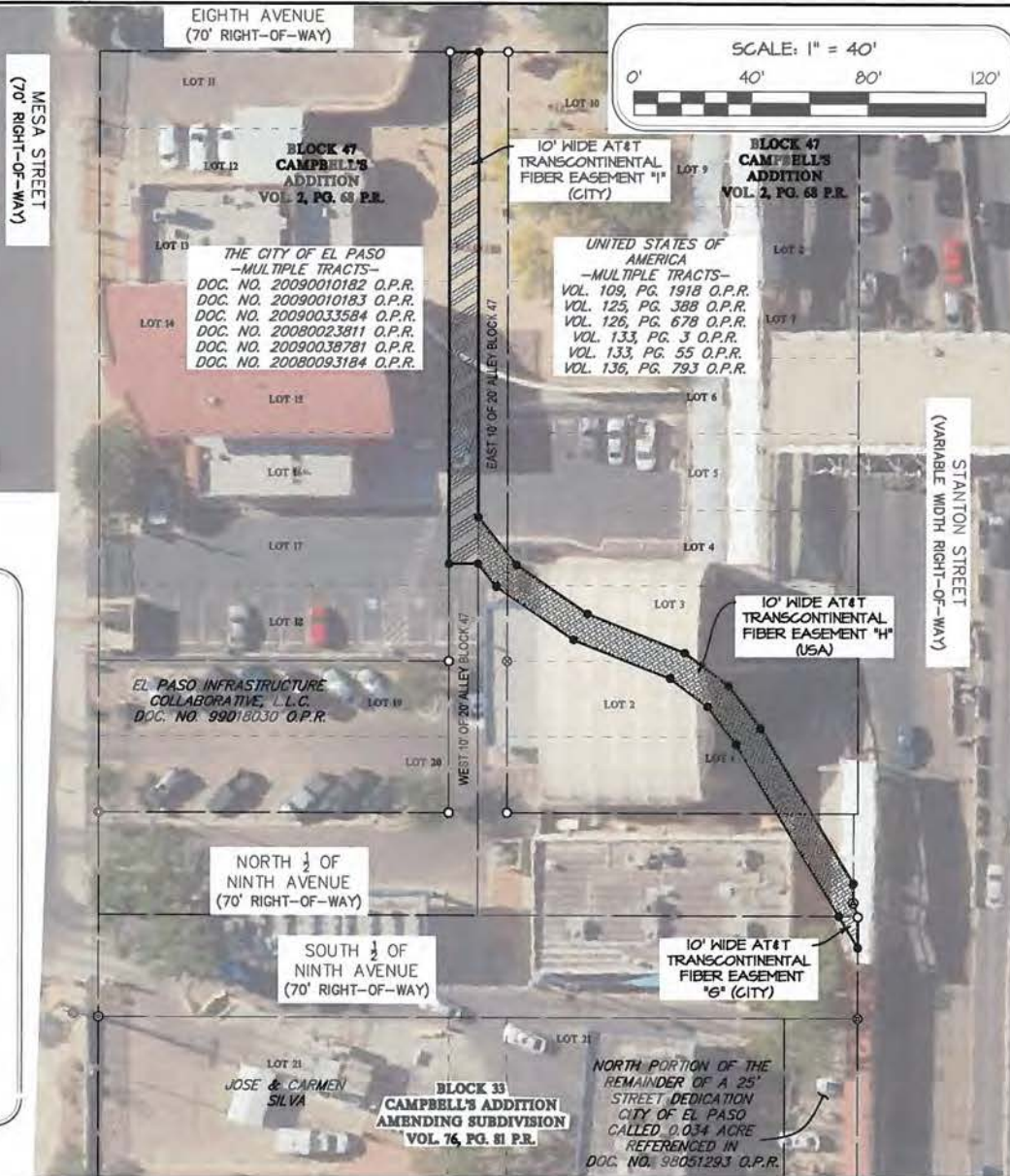
Seal:



Theresa A. Pisciotti  
Notary Public, State of Texas

*AT&T Signature page to Non-Exclusive Communications Utility Easement Agreement*

ATTACHMENT "II": AT&T UNDERGROUND TRANSCONTINENTAL UTILITY EASEMENTS (EASEMENTS G THROUGH I)



**LEGEND:**

- ⊙ 1/2" IRON ROD FOUND CAPPED "M BAKER JR #2118"
- ⊙ 1/2" IRON ROD FOUND CAPPED "TX#5152"
- ⊙ 5/8" IRON ROD FOUND CAPPED "RODS"
- CALCULATED POINT (UNLESS NOTED OTHERWISE)
- PK NAIL W/ "MDS" SHINER FOUND
- ⊙ SCRIBED "X" FOUND
- ( ) RECORD BEARING AND/OR DISTANCE
- DOC. NO. DOCUMENT
- O.P.R. OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY
- NO. NUMBER
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- P.R. PLAT RECORDS OF EL PASO COUNTY
- VOL VOLUME

USA EASEMENT  
 CITY OF EL PASO EASEMENT  
 ADJOINER LINE  
 BOUNDARY LINE  
 EASEMENT LINE  
 LOT LINE

**PLAT SHOWING:**

A 0.0008 OF ONE ACRE (35 SQUARE FOOT) 10' WIDE EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE SOUTH 1/2 OF NINTH AVENUE, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, TEXAS, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS. (AT&T TRANSCONTINENTAL EASEMENT "G") (CITY)

AND

A 0.042 OF ONE ACRE (1848 SQUARE FOOT) 10' WIDE EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE EAST 10' OF A 20' ALLEY, A PORTION OF LOTS 1-4, BLOCK 47, AND A PORTION OF THE NORTH 1/2 OF NINTH AVENUE, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, TEXAS, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS. (AT&T TRANSCONTINENTAL EASEMENT "H") (USA)

AND

A 0.040 OF ONE ACRE (1746 SQUARE FOOT) 10' WIDE EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE WEST 10' OF A 20' ALLEY, BLOCK 47, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, TEXAS, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS. (AT&T TRANSCONTINENTAL EASEMENT "I") (CITY)

**COVER SHEET**

FOR A  
 A 0.0008 OF ONE ACRE TRACT  
 35 SQUARE FEET  
 10' WIDE EASEMENT "G"  
 (AT&T TRANSCONTINENTAL  
 EASEMENT) (CITY)

AND A  
 A 0.042 OF ONE ACRE TRACT  
 1848 SQUARE FEET  
 10' WIDE EASEMENT "H"  
 (AT&T TRANSCONTINENTAL  
 EASEMENT) (USA)

AND A  
 A 0.040 OF ONE ACRE TRACT  
 1746 SQUARE FEET  
 10' WIDE EASEMENT "I"  
 (AT&T TRANSCONTINENTAL  
 EASEMENT) (CITY)

OUT OF THE  
 J. MANNING SURVEY, ABSTRACT NO. 56,  
 CITY OF EL PASO  
 EL PASO COUNTY, TEXAS  
 SEPTEMBER 2024

**MDS LAND SURVEYING COMPANY, INC.**

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING'S FS194 REGISTRATION NO. 100799000  
 874 HARPER ROAD, SUITE 104 • KOSSEVILLE, TX 79028 • 830-916-1818

JOB No. 24-025-00 SURVEYORS: JB/LK SHEET 1 OF 1



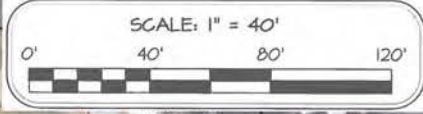
AT&T UTILITY EASEMENT "G" (CITY)



LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 11°47'40" W	24.24'
L2	N 42°47'17" W	12.55'
L3	N 10°12'20" E	6.40'
L4	S 24°34'24" E	0.23'
L5	S 11°47'40" E	10.55'

EIGHTH AVENUE  
(70' RIGHT-OF-WAY)



**LEGEND:**

- ⊙ 1/2" IRON ROD FOUND CAPPED "M BAKER JR #2118"
- ⊙ 1/2" IRON ROD FOUND CAPPED "TX#5152"
- ⊙ 5/8" IRON ROD FOUND CAPPED "RODS"
- ⊙ CALCULATED POINT (UNLESS NOTED OTHERWISE)
- ⊙ PK NAIL W/ "MDS" SHINER FOUND
- ⊙ SCRIBED "X" FOUND

( ) RECORD BEARING AND/OR DISTANCE  
 DOC. DOCUMENT  
 O.P.R. OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY  
 NO. NUMBER  
 PG. PAGE  
 POB POINT OF BEGINNING  
 POC POINT OF COMMENCING  
 P.R. PLAT RECORDS OF EL PASO COUNTY  
 VOL. VOLUME

USA EASEMENT    
 CITY OF EL PASO EASEMENT  
 ADJOINER LINE  
 BOUNDARY LINE  
 EASEMENT LINE  
 LOT LINE

**PLAT SHOWING:**

A 0.0008 OF ONE ACRE (35 SQUARE FOOT) 10' WIDE EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE SOUTH 1/2 OF NINTH AVENUE, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS. (AT&T TRANSCONTINENTAL EASEMENT) (CITY)

**EXHIBIT**

OF

**A 0.0008 OF ONE ACRE TRACT  
35 SQUARE FEET  
10' WIDE EASEMENT  
(AT&T TRANSCONTINENTAL EASEMENT)**

OUT OF THE

**J. MANNING SURVEY, ABSTRACT NO. 56,  
CITY OF EL PASO  
EL PASO COUNTY, TEXAS  
SEPTEMBER 2024**

**MDS LAND SURVEYING  
COMPANY, INC.**

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING'S FIRM REGISTRATION NO. 10079600  
 874 HARPER ROAD, SUITE 304 • HOUSTON, TX 77036 • 832-856-1818

JOB No. 24-025-00 SURVEYORS: JB/IK SHEET 1 OF 1

**GENERAL NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
- DISTANCES SHOWN HEREON ARE GRID VALUES.
- FIELD SURVEY COMPLETED IN MAY OF 2023.
- VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY EXHIBIT; IMPROVEMENTS/UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
- A FIELD NOTE DESCRIPTION OF EQUAL DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY.

**SURVEYOR'S AFFIRMATION:**

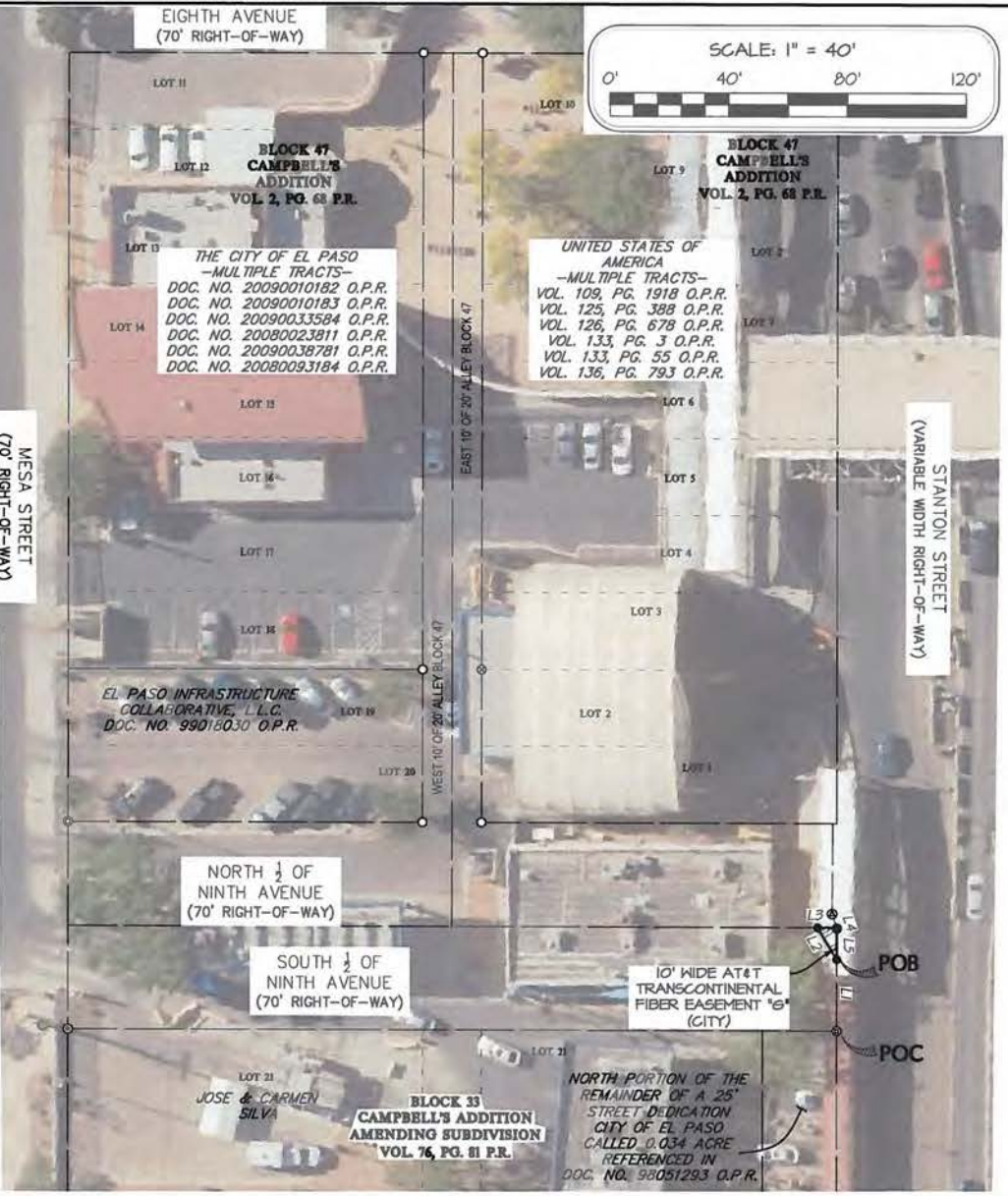
STATE OF TEXAS     ⊙  
 COUNTY OF KERR     ⊙

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 12th DAY OF SEPTEMBER, 2024, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

JEFF BOERNER, RPLS

4939

TEXAS REGISTRATION NO.



## **FIELD NOTES FOR A 0.0008 OF ONE ACRE (35 SQUARE FOOT)**

**BEING** A 0.0008 OF ONE ACRE, 35 SQUARE FOOT, EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE SOUTH ½ OF NINTH AVENUE IN BLOCK 47, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.0008 OF ONE ACRE, 35 SQUARE FOOT, EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

*Note: all bearings based on the Texas State Plane Coordinate System, Central Zone 4203 (North American Datum of 1983, 2011 Adjustment).*

**COMMENCING** at a ½" iron rod capped "M Baker Jr #2118" found at the intersection of the west right-of-way line of Stanton Street (70' right-of-way at this point), with the south right-of-way line of Ninth Avenue (70' right-of-way), said point being the northeast corner of a called 0.034 of one acre recorded in Document No. 98051293, Official Public Records of El Paso County, Texas;

**THENCE N 11°47'40" W**, with the west right-of-way line of Stanton Street, **for a distance of 24.24'** to a calculated point for south corner and **POINT OF BEGINNING**;

**THENCE N 42°47'17" W**, departing the west right-of-way line of Stanton Street, over and across Ninth Avenue, **for a distance of 12.55'** to a calculated point for northwest corner in the centerline of Ninth Avenue;

**THENCE N 78°12'20" E**, along the centerline of Ninth Avenue, **for a distance of 6.40'** to a calculated point for northeast corner in the west right-of-way line of Stanton Street (variable width right-of-way at this point);

**THENCE** with the west right-of-way line of Stanton Street, the following courses and distances:

**S 29°34'29" E**, **for a distance of 0.23'** to a calculated point for angle;

**S 11°47'40" E**, **for a distance of 10.55'** to the **POINT OF BEGINNING**, **CONTAINING** 0.0008 of one acre (35 Square Feet) of land, more or less, in El Paso County, Texas.

**Note:** This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc. in December, 2019, September, 2022, and May 2023. A survey plat of equal date was made in conjunction with this description.



9/12/2024

Jeff Boerner

Date

Registered Professional Land Surveyor

Texas Registration No. 4939

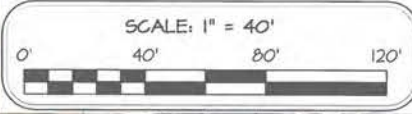
MDS Land Surveying Company, Inc.

TBPELS Firm Registration No. 10019600



Job No. 24-025-00 City AT&T Easement G

AT&T UTILITY EASEMENT "H" (USA)



LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 78°12'20" E	10.00'
L2	S 11°47'40" E	159.60'
L3	S 50°24'44" E	21.04'
L4	S 67°22'42" E	24.53'
L5	S 74°54'21" E	35.88'
L6	S 64°47'56" E	18.80'
L7	S 48°37'34" E	18.08'
L8	S 42°47'11" E	61.80'
L9	S 11°24'05" E	6.56'
L10	S 24°34'24" E	4.86'
L11	S 78°12'20" W	6.40'
L12	N 42°47'11" W	68.33'
L13	N 48°37'34" W	16.15'
L14	N 64°47'56" W	16.05'
L15	N 74°54'21" W	35.65'
L16	N 67°22'42" W	32.13'
L17	N 50°24'44" W	10.01'
L18	N 11°47'40" W	16.02'

**GENERAL NOTES:**

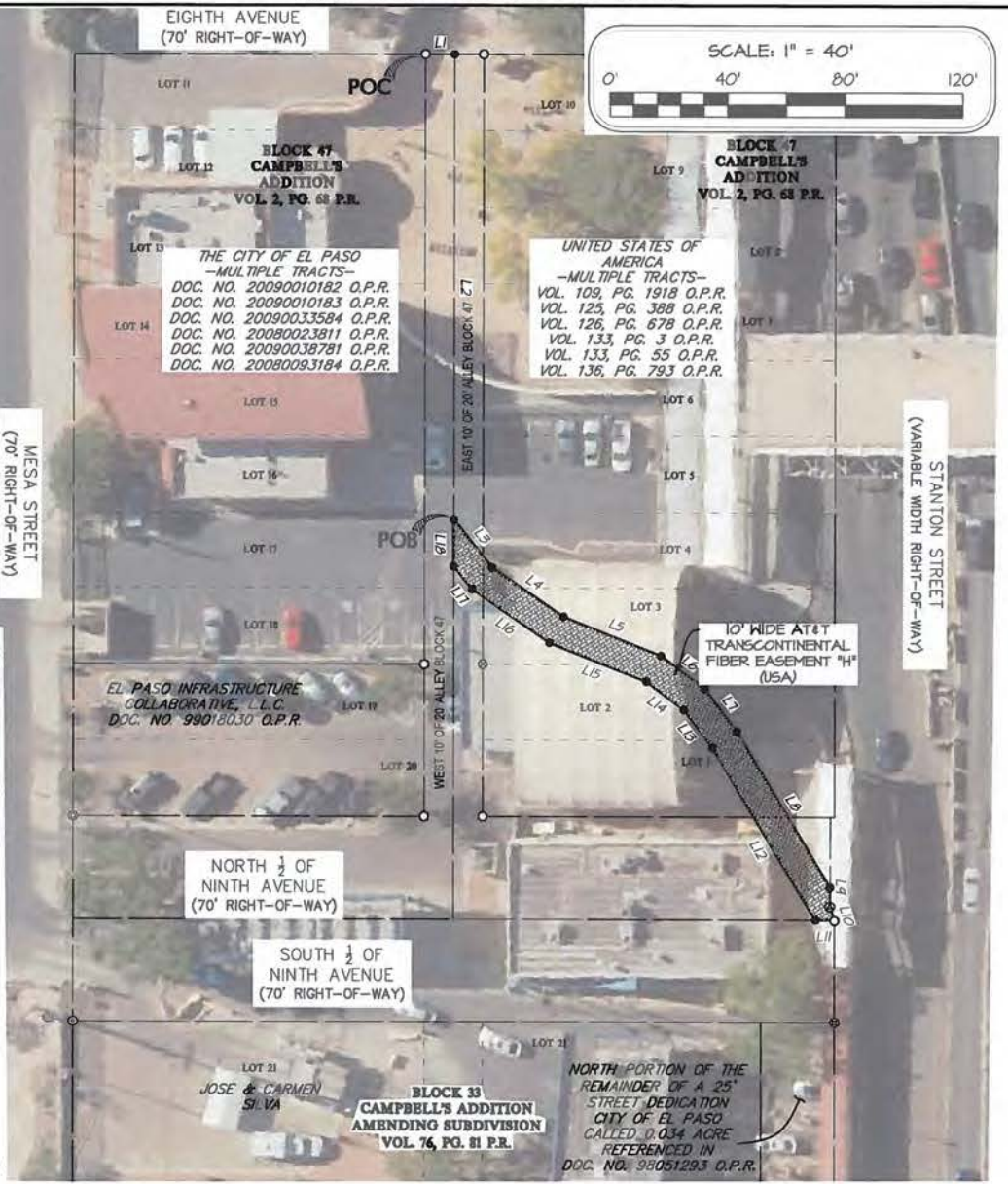
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
- DISTANCES SHOWN HEREON ARE GRID VALUES.
- FIELD SURVEY COMPLETED IN MAY OF 2023.
- VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY EXHIBIT; IMPROVEMENTS/UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
- A FIELD NOTE DESCRIPTION OF EQUAL DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY.

**SURVEYOR'S AFFIRMATION:**

STATE OF TEXAS §  
 COUNTY OF HERR §

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 12th DAY OF SEPTEMBER, 2024, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

JEFF BOERNER, RPLS  
 § 4939  
 TEXAS REGISTRATION NO.



**LEGEND:**

- 1/2" IRON ROD FOUND CAPPED "M BAKER JR #2118"
- 1/2" IRON ROD FOUND CAPPED "TX48152"
- 5/8" IRON ROD FOUND CAPPED "RODS"
- CALCULATED POINT (UNLESS NOTED OTHERWISE)
- PK NAIL W/ "MDS" SHINER FOUND
- SCRIBED "X" FOUND
- ( ) RECORD BEARING AND/OR DISTANCE
- DOC. DOCUMENT
- O.P.R. OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY
- NO. NUMBER
- PG. PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- P.R. PLAT RECORDS OF EL PASO COUNTY
- VOL. VOLUME

USA EASEMENT  
 CITY OF EL PASO EASEMENT  
 ADJOINER LINE  
 BOUNDARY LINE  
 EASEMENT LINE  
 LOT LINE

**PLAT SHOWING:**

A 0.042 OF ONE ACRE (1848 SQUARE FOOT) 10' WIDE EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE EAST 10' OF A 20' ALLEY, A PORTION OF LOTS 1-4, BLOCK 47, AND A PORTION OF THE NORTH 1/2 OF NINTH AVENUE, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS. (AT&T TRANSCONTINENTAL FIBER EASEMENT) (USA)

**EXHIBIT**

OF

**A 0.042 OF ONE ACRE TRACT**

**1848 SQUARE FEET**

**10' WIDE EASEMENT**

**(AT&T TRANSCONTINENTAL EASEMENT)**

OUT OF THE

**J. MANNING SURVEY, ABSTRACT NO. 56,**

**CITY OF EL PASO**

**EL PASO COUNTY, TEXAS**

**SEPTEMBER 2024**

**MDS LAND SURVEYING COMPANY, INC.**

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION NO. 10079800  
 874 HAMPER ROAD, SUITE 104 • HERNDON, VA 70628 • 830-410-1818

JOB No. 24-025-00 SURVEYORS: JB/LK SHEET 1 OF 1

## **FIELD NOTES FOR A 0.042 OF ONE ACRE (1848 SQUARE FOOT)**

**BEING** 0.042 OF ONE ACRE (1848 SQUARE FOOT) 10' WIDE EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE EAST 10' OF A 20' ALLEY, A PORTION OF LOTS 1-4, BLOCK 47, AND A PORTION OF THE NORTH 1/2 OF NINTH AVENUE, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.042 OF ONE ACRE, 1848 SQUARE FOOT, EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Note: all bearings based on the Texas State Plane Coordinate System, Central Zone 4203 (North American Datum of 1983, 2011 Adjustment).

**COMMENCING** at a "PK" nail with "MDS" shiner found at the intersection of the west line of the 20' Alley, with the south right-of-way line of Eighth Avenue (70' right-of-way), said point being the northeast corner of Lot 11, Block 47, Campbell's Addition;

**THENCE N 78°12'20" E**, with the south right-of-way line of Eighth Street, a distance of 10.00' to a calculated point in the centerline of said 20' Alley;

**THENCE S 11°47'40" E**, departing the south right-of-way line of Eighth Street, with the centerline of said 20' Alley, a distance of 158.60' to a calculated point for the **POINT OF BEGINNING**;

**THENCE** departing the centerline of said 20' Alley, over and across the east 10' of said Alley, and a portion of Lots 4, 3, 2, and 1, Block 47, and a portion of the north 1/2 of Ninth Avenue, the following courses and distances:

- **S 50°24'49" E**, a distance of 21.04' to a calculated point for angle;
- **S 67°22'42" E**, a distance of 29.53' to a calculated point for angle;
- **S 79°59'21" E**, a distance of 35.88' to a calculated point for angle;
- **S 64°47'56" E**, a distance of 18.80' to a calculated point for angle;
- **S 48°37'34" E**, a distance of 18.08' to a calculated point for angle;
- **S 42°47'17" E**, a distance of 61.80' to a calculated point for angle in the west right-of-way line of Stanton Street (variable width right-of-way);

**THENCE** with the west right-of-way line of Stanton Street, the following courses and distances:

- **S 11°29'05" E**, a distance of 6.56' to a 1/2" iron rod capped "Tx#5152" found for angle;
- **S 29°34'29" E**, a distance of 4.86' to a "PK" nail with "MDS" shiner found for corner at the intersection of the west right-of-way line of Stanton Street, with the centerline of Ninth Avenue (70' right-of-way);

**THENCE S 78°12'20" W**, departing the west right-of-way line of Stanton Street, with the centerline of Ninth Avenue, a distance of 6.40' to a calculated point for corner;

**THENCE** departing the centerline of Ninth Avenue, over and across the north 1/2 of Ninth Avenue, and a portion of Lots 1, 2, 3, and 4, Block 47, and a portion of the east 10' of the said 20' Alley, the following courses and distances:

- **N 42°47'17" W**, a distance of 68.33' to a calculated point for angle;

- **N 48°37'34" W, a distance of 16.15'** to a calculated point for angle;
- **N 64°47'56" W, a distance of 16.05'** to a calculated point for angle;
- **N 79°59'21" W, a distance of 35.65'** to a calculated point for angle;
- **N 67°22'42" W, a distance of 32.13'** to a calculated point for angle;;
- **N 50°24'49" W, a distance of 10.01'** to a calculated point for corner in the centerline of the 20' Alley;

**THENCE N 11°47'40" W, with the centerline of the 20' Alley, a distance of 16.02'** to the **POINT OF BEGINNING, CONTAINING 0.042** of one acre (1848 Square Feet) of land, more or less, in El Paso County, Texas.

**Note:** This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc. in December, 2019, September, 2022, and May 2023. A survey plat of equal date was made in conjunction with this description.



9/12/2024

Jeff Boerner

Date

Registered Professional Land Surveyor

Texas Registration No. 4939

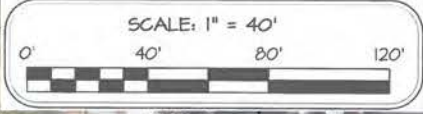
MDS Land Surveying Company, Inc.

TBPELS Firm Registration No. 10019600



Job No. 24-025-00 USA AT&T Easement H

AT&T UTILITY EASEMENT "I" (CITY)



**LINE TABLE:**

LINE	BEARING	DISTANCE
L1	N 18°12'20" E	10.00'
L2	S 11°47'40" E	174.62'
L3	S 18°12'20" W	10.00'
L4	N 11°47'40" W	174.62'

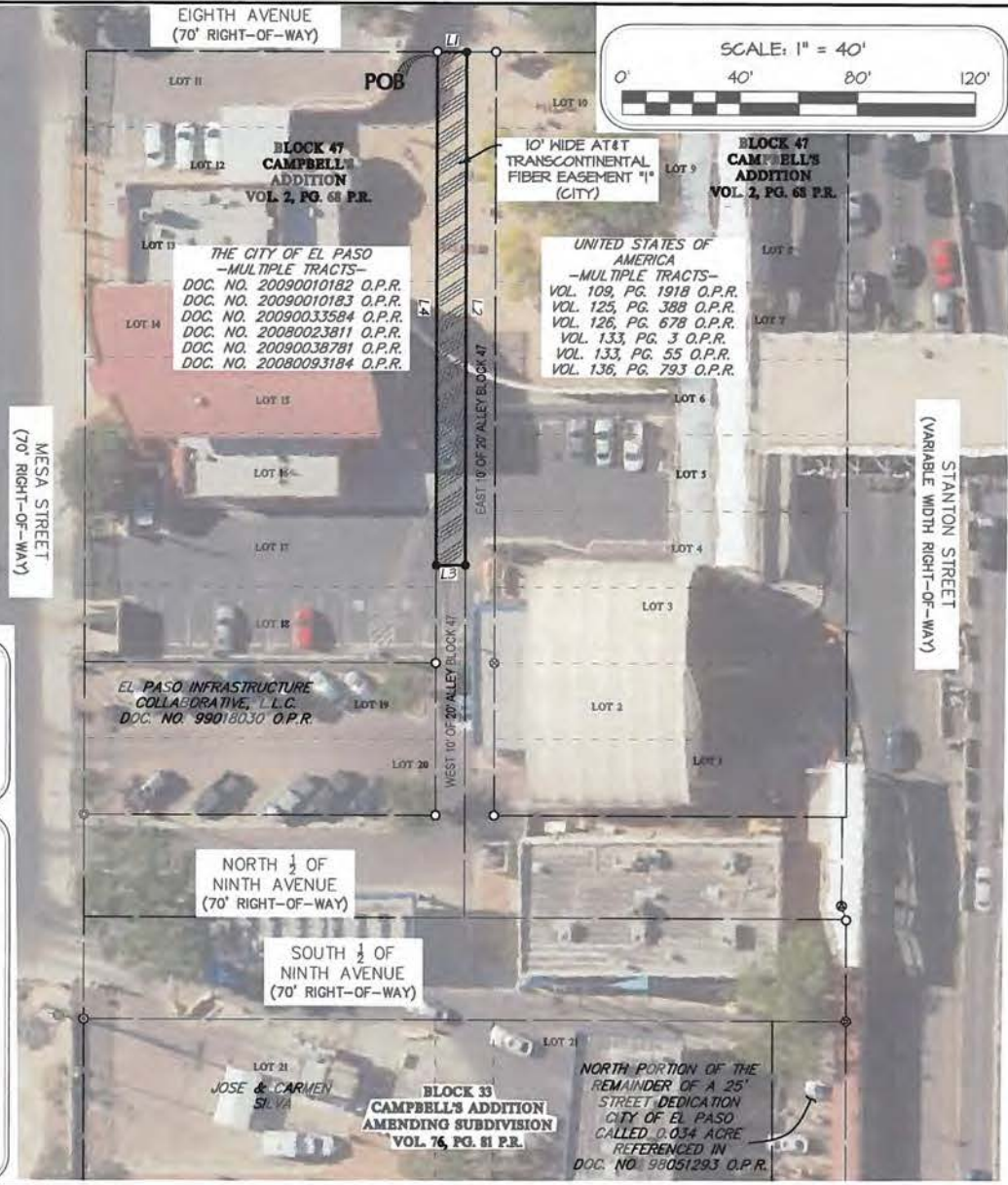
- GENERAL NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
  - DISTANCES SHOWN HEREON ARE GRID VALUES.
  - FIELD SURVEY COMPLETED IN MAY OF 2023.
  - VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY EXHIBIT; IMPROVEMENTS/UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
  - A FIELD NOTE DESCRIPTION OF EQUAL DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY.

**SURVEYOR'S AFFIRMATION:**

STATE OF TEXAS    §  
 COUNTY OF KERR    §

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 12th DAY OF SEPTEMBER, 2024, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

*Jeff Boerner*  
 JEFF BOERNER, RPLS  
 # 4939  
 TEXAS REGISTRATION NO.



**LEGEND:**

- 1/2" IRON ROD FOUND CAPPED "M BAKER JR #2118"
- 1/2" IRON ROD FOUND CAPPED "TX#8152"
- 5/8" IRON ROD FOUND CAPPED "RODS"
- CALCULATED POINT (UNLESS NOTED OTHERWISE)
- PK NAIL W/ "MDS" SHINER FOUND
- SCRIBED "X" FOUND
- ( ) RECORD BEARING AND/OR DISTANCE
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- NO. NUMBER
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- P.R. PLAT RECORDS OF EL PASO COUNTY
- VOL VOLUME

USA EASEMENT   
 CITY OF EL PASO EASEMENT

ADJOINER LINE  
 BOUNDARY LINE  
 EASEMENT LINE  
 LOT LINE

**PLAT SHOWING:**

A 0.040 OF ONE ACRE (1746 SQUARE FOOT) 10' WIDE EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE WEST 10' OF A 20' ALLEY, BLOCK 47, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS. (AT&T TRANSCONTINENTAL FIBER EASEMENT) (CITY)

**EXHIBIT**  
 OF  
**A 0.040 OF ONE ACRE TRACT**  
**1746 SQUARE FEET**  
**10' WIDE EASEMENT**  
**(AT&T TRANSCONTINENTAL EASEMENT)**  
 OUT OF THE  
**J. MANNING SURVEY, ABSTRACT NO. 56,**  
**CITY OF EL PASO**  
**EL PASO COUNTY, TEXAS**  
**SEPTEMBER 2024**

**MDS LAND SURVEYING COMPANY, INC.**

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION NO. 10078800  
 874 HARRIS ROAD, SUITE 104 • FORTSMITH, TX 75028 • 800-916-6918

JOB No. 24-025-00    SURVEYORS: JB/LK    SHEET 1 OF 1

## FIELD NOTES FOR A 0.040 OF ONE ACRE (1746 SQUARE FOOT)

**BEING** A 0.040 OF ONE ACRE (1746 SQUARE FOOT) 10' WIDE EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE WEST 10' OF A 20' ALLEY, BLOCK 47, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.040 OF ONE ACRE, 1746 SQUARE FOOT, EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

*Note: all bearings based on the Texas State Plane Coordinate System, Central Zone 4203 (North American Datum of 1983, 2011 Adjustment).*

**BEGINNING** at a "PK" nail with "MDS" shiner found at the intersection of the west line of the 20' Alley, with the south right-of-way line of Eighth Avenue (70' right-of-way), said point being the northeast corner of Lot 11, Block 47, Campbell's Addition;

**THENCE N 78°12'20" E**, with the south right-of-way line of Eighth Street, a distance of 10.00' to a calculated point for northeast corner in the centerline of said 20' Alley;

**THENCE S 11°47'40" E**, departing the south right-of-way line of Eighth Street, with the centerline of said 20' Alley, a distance of 174.62' to a calculated point for southeast corner;

**THENCE S 78°12'20" W**, departing the centerline of the 20' Alley, over and across the west 10' of said 20' Alley, a distance of 10.00' to a calculated point for southwest corner in the west line of the 20' Alley, and the east line of Lot 17, Block 47;

**THENCE N 11°47'40" W**, with the west line of the said 20' Alley, and the east line of Lots 17, 16, 15, 14, 13, 12, and 11, Block 47, a distance of 174.62' to the **POINT OF BEGINNING**, CONTAINING 0.040 of one acre (1746 Square Feet) of land, more or less, in El Paso County, Texas.

**Note:** This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc. in December, 2019, September, 2022, and May 2023. A survey plat of equal date was made in conjunction with this description.



9/12/2024

Jeff Boerner Date  
Registered Professional Land Surveyor  
Texas Registration No. 4939  
MDS Land Surveying Company, Inc.  
TBPELS Firm Registration No. 10019600



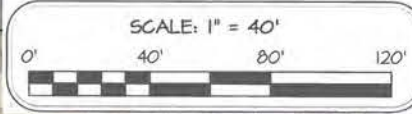
Job No. 24-025-00 City AT&T Easement I

ATTACHMENT "I": AT&T OVERHEAD AND UNDERGROUND UTILITY EASEMENTS (EASEMENTS A THROUGH F)



MESA STREET  
(70' RIGHT-OF-WAY)

EIGHTH AVENUE  
(70' RIGHT-OF-WAY)



**LEGEND:**

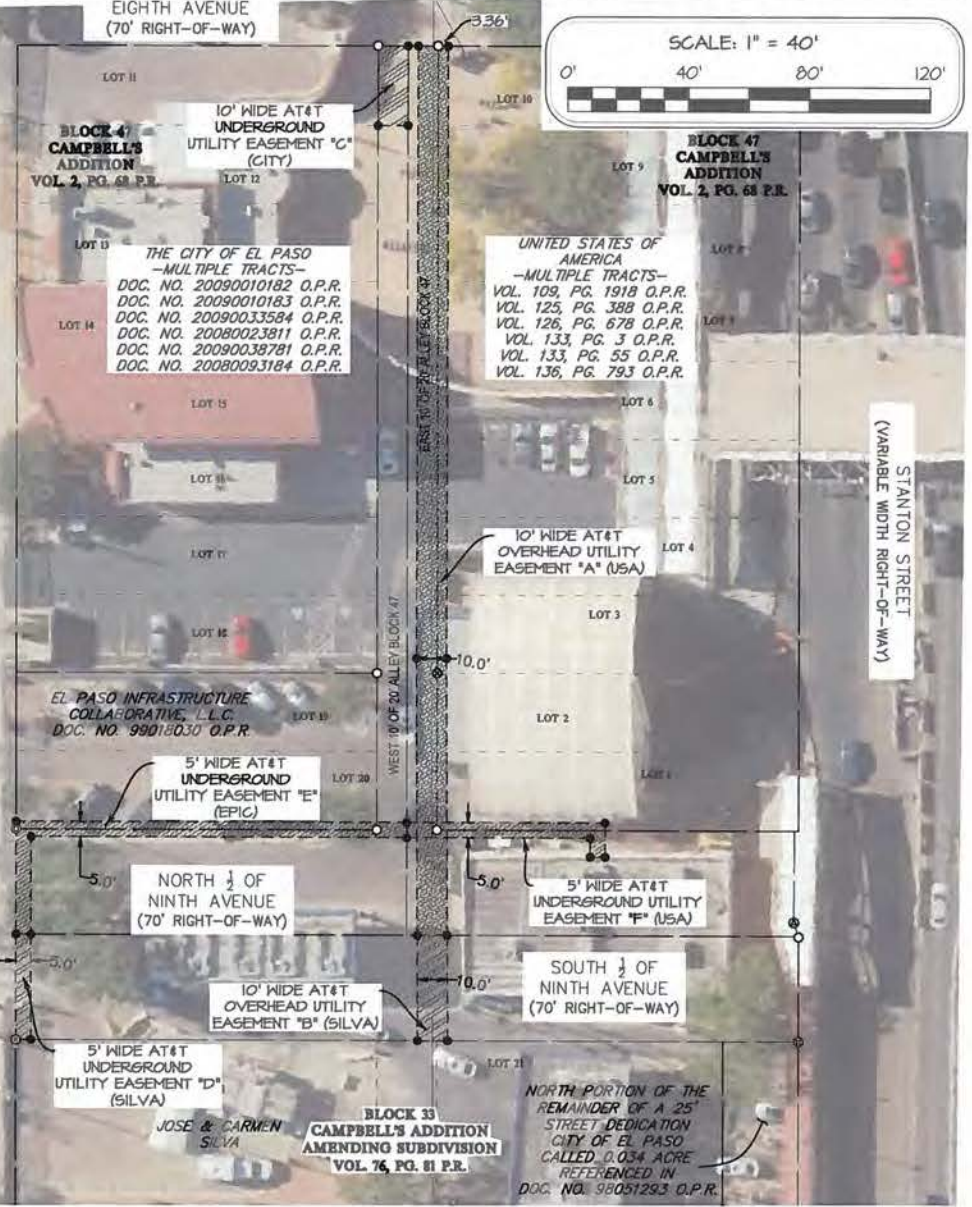
- 1/2" IRON ROD FOUND CAPPED "M BAKER JR #2118"
- 1/2" IRON ROD FOUND CAPPED "TX45152"
- 5/8" IRON ROD FOUND CAPPED "ROOS"
- CALCULATED POINT (UNLESS NOTED OTHERWISE)
- PK NAIL W/ "MDS" SHINER FOUND
- SCRIBED "X" FOUND

( ) RECORD BEARING AND/OR DISTANCE  
 DOC. DOCUMENT  
 O.P.R. OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY  
 NO. NUMBER  
 PG. PAGE  
 POB POINT OF BEGINNING  
 POC POINT OF COMMENCING  
 P.R. PLAT RECORDS OF EL PASO COUNTY  
 VOL. VOLUME

EPIC EASEMENT     SILVA EASEMENT  
 USA EASEMENT     CITY OF EL PASO EASEMENT  
 ADJOINER LINE  
 BOUNDARY LINE  
 EASEMENT LINE  
 LOT LINE

**COVER SHEET**

- FOR A
- A 0.068 OF ONE ACRE EASEMENT  
2950 SQUARE FEET  
10' OVERHEAD UTILITY EASEMENT "A"  
(UNITED STATES OF AMERICA)
  - AND A
  - A 0.008 OF ONE ACRE EASEMENT  
350 SQUARE FEET  
10' OVERHEAD UTILITY EASEMENT "B"  
(JOSE AND CARMEN SILVA)
  - AND A
  - A 0.006 OF ONE ACRE EASEMENT  
260 SQUARE FEET  
10' UNDERGROUND UTILITY EASEMENT "C"  
(CITY OF EL PASO)
  - AND A
  - A 0.004 OF ONE ACRE EASEMENT  
175 SQUARE FEET  
5' UNDERGROUND UTILITY EASEMENT "D"  
(JOSE AND CARMEN SILVA)
  - AND A
  - A 0.019 OF ONE ACRE EASEMENT  
813 SQUARE FEET  
5' UNDERGROUND UTILITY EASEMENT "E"  
(EL PASO INFRASTRUCTURE COLLABORATIVE)
  - AND A
  - A 0.008 OF ONE ACRE EASEMENT  
361 SQUARE FEET  
5' UNDERGROUND UTILITY EASEMENT "F"  
(UNITED STATES OF AMERICA)
- OUT OF THE  
 J. MANNING SURVEY, ABSTRACT NO. 56,  
 CITY OF EL PASO  
 EL PASO COUNTY, TEXAS  
 SEPTEMBER 2024



**PLAT SHOWING:**

A 0.068 OF ONE ACRE (2950 SQUARE FOOT) 10' WIDE OVERHEAD UTILITY EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE EAST 10' OF A 20' ALLEY, A PORTION OF THE NORTH 1/2 OF NINTH AVENUE, AND A PORTION OF LOTS 1-10, BLOCK 47, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS. (USA EASEMENT "A")

AND

A 0.008 OF ONE ACRE (350 SQUARE FOOT) 10 WIDE OVERHEAD UTILITY EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE SOUTH 1/2 OF NINTH AVENUE, BLOCK 47, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS. (SILVA EASEMENT "B")

AND

A 0.006 OF ONE ACRE (260 SQUARE FOOT) 10' WIDE UNDERGROUND UTILITY EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE WEST 10' OF A 20' ALLEY, BLOCK 47, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS. (CITY EASEMENT "C")

AND

A 0.004 OF ONE ACRE (175 SQUARE FOOT) 5' WIDE UNDERGROUND UTILITY EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE SOUTH 1/2 OF NINTH AVENUE, BLOCK 47, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS. (SILVA EASEMENT "D")

AND

A 0.019 OF ONE ACRE (813 SQUARE FOOT) 5' WIDE UNDERGROUND UTILITY EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE WEST 10' OF A 20' ALLEY, A PORTION OF LOT 20, BLOCK 47, AND A PORTION OF THE NORTH 1/2 OF NINTH STREET, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS. (EPIC EASEMENT "E")

AND

A 0.008 OF ONE ACRE (361 SQUARE FOOT) 5' WIDE UNDERGROUND UTILITY EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE EAST 10' OF A 20' ALLEY, A PORTION OF THE NORTH 1/2 OF NINTH AVENUE, AND A PORTION OF LOT 1 BLOCK 47, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS. (USA EASEMENT "F")

**MDS LAND SURVEYING COMPANY, INC.**

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC  
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS FIRM REGISTRATION NO. 10078980  
 874 HARPER ROAD, SUITE 104 - KENNEDYVILLE, TX 79029 - 830-816-1818

JOB No. 24-025-00 SURVEYORS: JB/LK SHEET 1 OF 1



AT&T UTILITY EASEMENT "A" (USA)



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 70°12'20" E	13.57'
L2	N 70°12'20" E	10.00'
L3	S 70°12'20" W	10.00'

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
2. DISTANCES SHOWN HEREON ARE GRID VALUES.
3. FIELD SURVEY COMPLETED IN MAY OF 2023.
4. VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY EXHIBIT; IMPROVEMENTS/UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
5. A FIELD NOTE DESCRIPTION OF EQUAL DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY.

SURVEYOR'S AFFIRMATION:

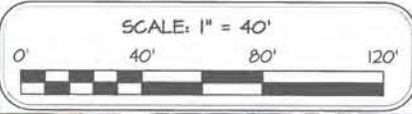
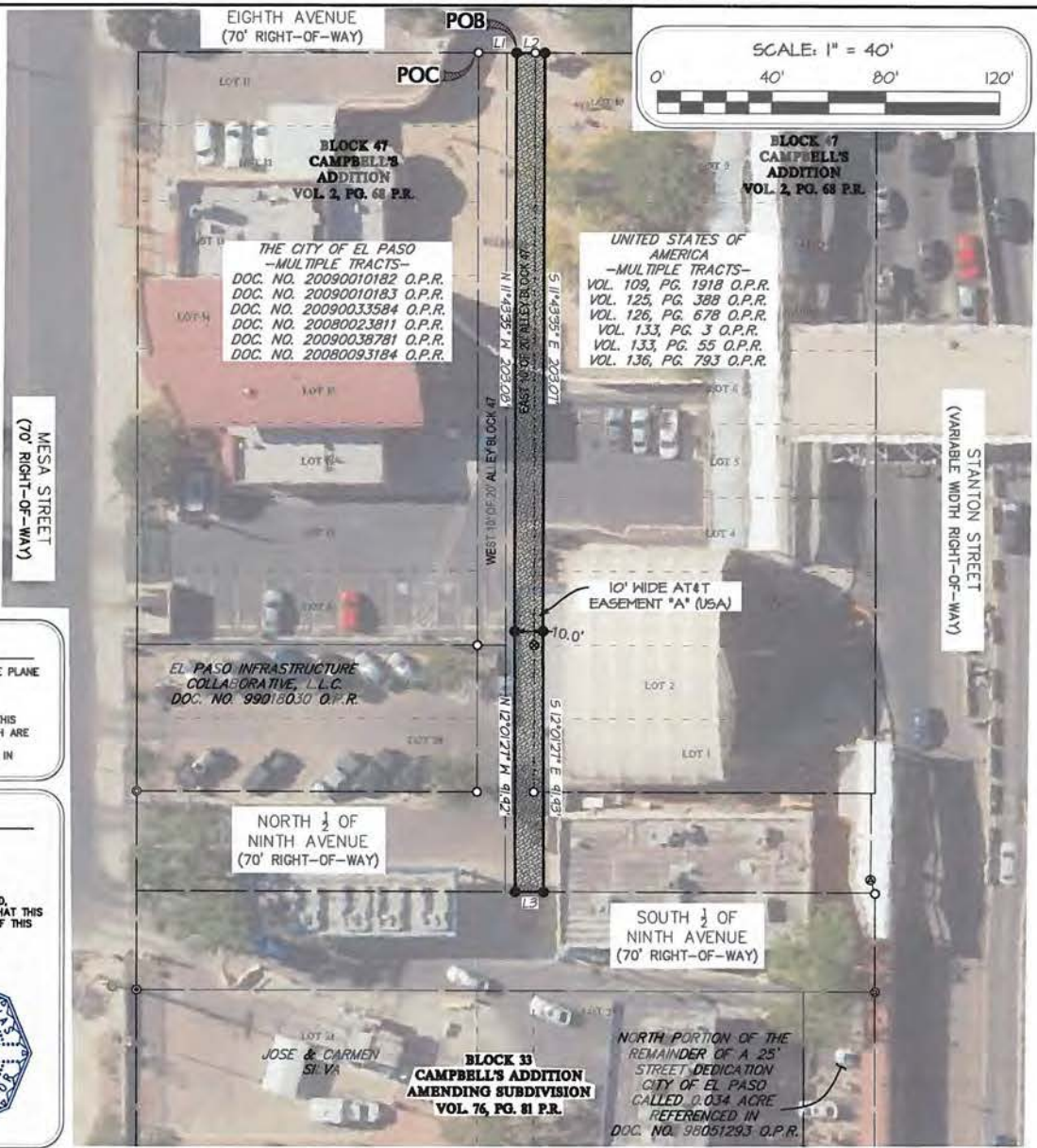
STATE OF TEXAS §  
 COUNTY OF KERR §

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 12th DAY OF SEPTEMBER, 2024, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

*Jeff Boerner*  
 JEFF BOERNER, RPLS



# 4939  
 TEXAS REGISTRATION NO.



**LEGEND:**

- 1/2" IRON ROD FOUND CAPPED "M BAKER JR #2116"
- 1/2" IRON ROD FOUND CAPPED "TX#5152"
- 5/8" IRON ROD FOUND CAPPED "ROOS"
- CALCULATED POINT (UNLESS NOTED OTHERWISE)
- PK NAIL W/ "MDS" SHINER FOUND
- SCRIBED "X" FOUND
- 1/2" IRON ROD FOUND
- ( ) RECORD BEARING AND/OR DISTANCE
- DOC. DOCUMENT
- O.P.R. OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY
- NO. NUMBER
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- P.R. PLAT RECORDS OF EL PASO COUNTY
- VOL. VOLUME

USA EASEMENT

ADJOINER LINE

BOUNDARY LINE

EASEMENT LINE

LOT LINE

**PLAT SHOWING:**

A 0.068 OF ONE ACRE (2950 SQUARE FOOT) 10' WIDE EASEMENT LOCATED IN THE J MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON THE EAST 10' OF A 20' ALLEY, AND A PORTION OF LOTS 1-10, BLOCK 47, AND A PORTION OF THE NORTH 1/2 OF NINTH AVENUE, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 89, PLAT RECORDS OF EL PASO COUNTY, TEXAS. (EASEMENT "A" USA)

**EXHIBIT**

OF

**A 0.068 OF ONE ACRE TRACT**

**2950 SQUARE FEET**

**10' WIDE AT&T EASEMENT "A"**

**(USA)**

OUT OF THE

**J. MANNING SURVEY, ABSTRACT NO. 56,**

**CITY OF EL PASO**

**EL PASO COUNTY, TEXAS**

**SEPTEMBER 2024**

**MDS LAND SURVEYING COMPANY, INC.**

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION NO. 10079800  
 874 HARPER ROAD, SUITE 104 • KERRVILLE, TX 78603 • 830-816-1818

JOB No. 24-025-00 SURVEYORS: JB/LK SHEET 1 OF 1

**FIELD NOTES FOR A 0.068 OF ONE ACRE (2950 SQUARE FOOT)  
10' EASEMENT**

**BEING** A 0.068 OF ONE ACRE, 2950 SQUARE FOOT, 10' EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE EAST 10' OF A 20' WIDE ALLEY IN BLOCK 47, AND A PORTION OF LOTS 1-10, BLOCK 47, AND A PORTION OF THE NORTH 1/2 OF NINTH AVENUE, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.068 OF ONE ACRE, 2950 SQUARE FOOT, 10' EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Note: all bearings based on the Texas State Plane Coordinate System, Central Zone 4203 (North American Datum of 1983, 2011 Adjustment).

**COMMENCING** at a "PK" nail with "MDS" shiner found in the south right-of-way line of Eighth Avenue (70' right-of-way), at the northwest corner the 20' Alley, and the northeast corner of Lot 11, Block 47;

**THENCE N 78°12'20" E**, with the south right-of-way line of Eighth Avenue, **for a distance of 13.37'** to a calculated point for northwest corner and the **POINT OF BEGINNING**;

**THENCE N 78°12'20" E**, with the south right-of-way line of Eighth Avenue, at a distance of 6.63' pass a "PK" nail with "MDS" shiner found at the northeast corner of the 20' Alley, and the northwest corner of Lot 10, Block 47, **continuing for a total distance of 10.00'** to a calculated point for northeast corner;

**THENCE** departing the south right-of-way line of Eighth Avenue, and the north line of Lot 10, Block 47, over and across Lots 10 through 1, Block 47, and a portion of the north 1/2 of Ninth Street, the following courses and distances:

- **S 11°43'35" E**, a distance of **203.07'** to a calculated point for angle;
- **S 12°01'27" E**, a distance of **91.93'** to a calculated point for southeast corner in the centerline of Ninth Avenue;

**THENCE S 78°12'20" W**, with the centerline of Ninth Avenue, a distance of **10.00'** to a calculated point for southwest corner;

**THENCE** departing the centerline of Ninth Avenue, the following courses and distances:

- **N 12°01'27" W**, a distance of **91.92'** to a 1/2" iron rod found capped "TX#5152" for angle;
- **N 11°43'35" W**, a distance of **203.08'** to the **POINT OF BEGINNING**, **CONTAINING** 0.068 of one acre (2950 Square Feet), more or less, in El Paso County, Texas.

Note: This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc. in December, 2019, September, 2022, and May 2023. A survey plat of equal date was made in conjunction with this description.

  
9/12/2024  
Date  
Jeff Boerner  
Registered Professional Land Surveyor  
Texas Registration No. 4939  
MDS Land Surveying Company, Inc.  
TBPELS Firm Registration No. 10019600

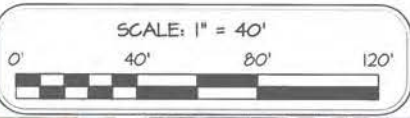


Job No. 24-025-00 AT&T Easement "A" USA

AT&T UTILITY EASEMENT "B" (SILVA)



EIGHTH AVENUE  
(70' RIGHT-OF-WAY)



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 78°12'20" E	133.64'
L2	N 78°12'20" E	10.00'
L3	S 78°12'20" W	10.00'

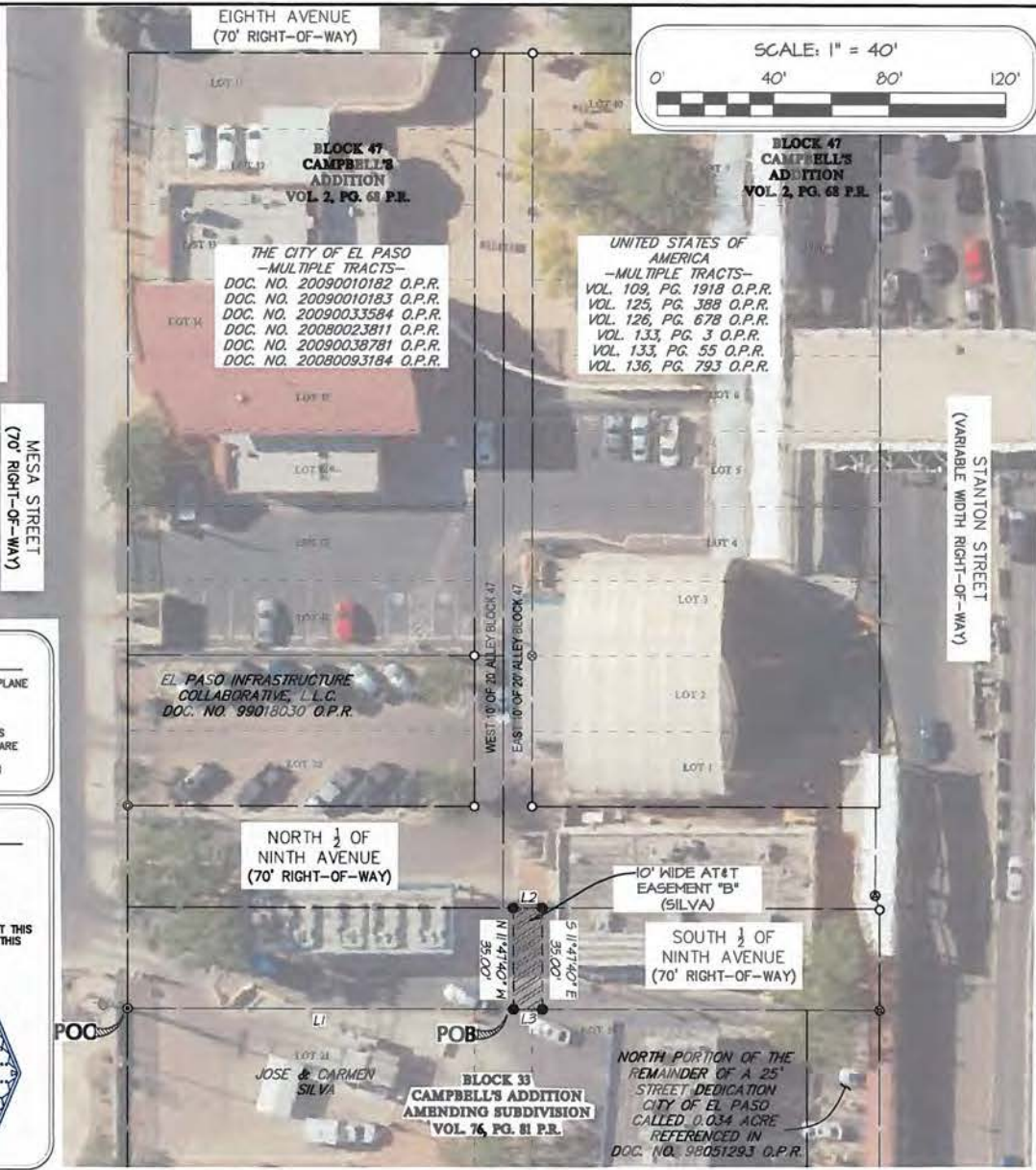
- GENERAL NOTES:**
1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
  2. DISTANCES SHOWN HEREON ARE GRID VALUES.
  3. FIELD SURVEY COMPLETED IN MAY OF 2023.
  4. VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY EXHIBIT; IMPROVEMENTS/UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
  5. A FIELD NOTE DESCRIPTION OF EQUAL DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY.

**SURVEYOR'S AFFIRMATION:**

STATE OF TEXAS §  
COUNTY OF KERR §

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 12th DAY OF SEPTEMBER, 2024, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

*Jeff Boerner*  
JEFF BOERNER, RPLS  
# 4939  
TEXAS REGISTRATION NO.



**LEGEND:**

- ⊙ 1/2" IRON ROD FOUND CAPPED "M BAKER JR #2118"
- ⊙ 1/2" IRON ROD FOUND CAPPED "TX#5152"
- ⊙ 5/8" IRON ROD FOUND CAPPED "RODS"
- CALCULATED POINT (UNLESS NOTED OTHERWISE)
- PK NAIL W/ "MDS" SHINER FOUND
- ⊙ SCRIBED "X" FOUND
- ( ) RECORD BEARING AND/OR DISTANCE
- DOC. DOCUMENT
- O.P.R. OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY
- NO. NUMBER
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- P.R. PLAT RECORDS OF EL PASO COUNTY
- VOL VOLUME

SILVA EASEMENT

----- ADJOINER LINE  
———— BOUNDARY LINE  
- - - - EASEMENT LINE  
- - - - LOT LINE

**PLAT SHOWING:**

A 0.008 OF ONE ACRE (350 SQUARE FOOT) 10' WIDE EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE SOUTH 1/2 OF NINTH AVENUE (70' RIGHT-OF-WAY), BLOCK 47, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS. (EASEMENT "B" SILVA)

**EXHIBIT**  
OF  
**A 0.008 OF ONE ACRE TRACT  
350 SQUARE FEET  
10' AT&T EASEMENT "B"  
(JOSE AND CARMEN SILVA)**  
OUT OF THE  
**J. MANNING SURVEY, ABSTRACT NO. 56,  
CITY OF EL PASO  
EL PASO COUNTY, TEXAS  
SEPTEMBER 2024**

**MDS | LAND SURVEYING  
COMPANY, INC.**

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION NO. 10079800  
871 HADGON ROAD, SUITE 104 - KERRVILLE, TX 78928 - 830-418-1818

JOB No. 24-025-00 SURVEYORS: JB/LK SHEET 1 OF 1

**FIELD NOTES FOR A 0.008 OF ONE ACRE (350 SQUARE FOOT)  
10' EASEMENT**

**BEING** A 0.008 OF ONE ACRE, 350 SQUARE FOOT, 10' EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE SOUTH 1/2 OF NINTH AVENUE IN BLOCK 47, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.008 OF ONE ACRE, 350 SQUARE FOOT, 10' EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Note: all bearings based on the Texas State Plane Coordinate System, Central Zone 4203 (North American Datum of 1983, 2011 Adjustment).

**COMMENCING** at a 5/8" iron rod capped "RODS" found at the intersection of the east right-of-way line of Mesa Street (70' right-of-way), with the south right-of-way line of Ninth Avenue (70' right-of-way), said point being the northwest corner of Lot 21, Block 33, Campbell's Addition, Amending Subdivision, recorded in Volume 76, Page 81, Plat Records of El Paso County, Texas;

**THENCE N 78°12'20" E**, along the south right-of-way line of Ninth Avenue, and the north line of Lot 21, Block 33, for a distance of 133.64' to a calculated point for southwest corner and the **POINT OF BEGINNING**;

**THENCE N 11°47'40" W**, departing the south right-of-way line of Ninth Avenue, and the north line of Lot 21, Block 33, over and across Ninth Avenue, for a distance of 35.00' to a calculated point for northwest corner in the centerline of Ninth Avenue;

**THENCE N 78°12'20" E**, along the centerline of Ninth Avenue, for a distance of 10.00' to a calculated point for northeast corner;

**THENCE S 11°47'40" E**, departing the centerline of Ninth Avenue, over and across Ninth Avenue, for a distance of 35.00' to a calculated point for southeast corner in the south right-of-way line of Ninth Avenue, and the north line of the Lot 21, Block 33;

**THENCE S 78°12'20" W**, along the north line of Lot 21, Block 33, and the south right-of-way line of Ninth Avenue, for a distance of 10.00' to the **POINT OF BEGINNING**, CONTAINING 0.008 of one acre (350 Square Feet) of land, more or less, in El Paso County, Texas.

Note: This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc. in December, 2019, September, 2022, and May 2023. A survey plat of equal date was made in conjunction with this description.



9/12/2024

Jeff Boerner Date  
Registered Professional Land Surveyor  
Texas Registration No. 4939  
MDS Land Surveying Company, Inc.  
TBPELS Firm Registration No. 10019600



Job No. 24-025-00 AT&T Easement "B" Silva

AT&T UTILITY EASEMENT "C" (CITY)



EIGHTH AVENUE  
(70' RIGHT-OF-WAY)

SCALE: 1" = 40'



LEGEND:

- ⊙ 1/2" IRON ROD FOUND CAPPED "M BAKER JR #2118"
- ⊙ 1/2" IRON ROD FOUND CAPPED "TX#5152"
- ⊙ 5/8" IRON ROD FOUND CAPPED "ROOS"
- CALCULATED POINT (UNLESS NOTED OTHERWISE)
- PK NAIL W/ "MOS" SHINER FOUND
- ⊙ SCRIBED "X" FOUND
- ( ) RECORD BEARING AND/OR DISTANCE
- DOC. DOCUMENT
- O.P.R. OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY
- NO. NUMBER
- PG. PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- P.R. PLAT RECORDS OF EL PASO COUNTY
- VOL. VOLUME

CITY EASEMENT

- ADJOINER LINE
- BOUNDARY LINE
- - - EASEMENT LINE
- - - LOT LINE

PLAT SHOWING:

A 0.006 OF ONE ACRE (260 SQUARE FOOT) 10' WIDE EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE WEST 10' OF A 25' ALLEY SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS. (EASEMENT "C" CITY)

EXHIBIT

OF  
A 0.006 OF ONE ACRE TRACT  
260 SQUARE FEET  
10' AT&T EASEMENT "C"  
(CITY OF EL PASO)

OUT OF THE  
J. MANNING SURVEY, ABSTRACT NO. 56,  
CITY OF EL PASO  
EL PASO COUNTY, TEXAS  
SEPTEMBER 2024

**MDS** LAND SURVEYING  
COMPANY, INC.

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION NO. 10018600  
874 HARPER ROAD, SUITE 104 • KERRVILLE, TX 78028 • 830-619-1818

JOB No. 24-025-00 SURVEYORS: JB/LK SHEET 1 OF 1

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 78°12'20" E	10.00'
L2	S 78°12'20" W	10.00'

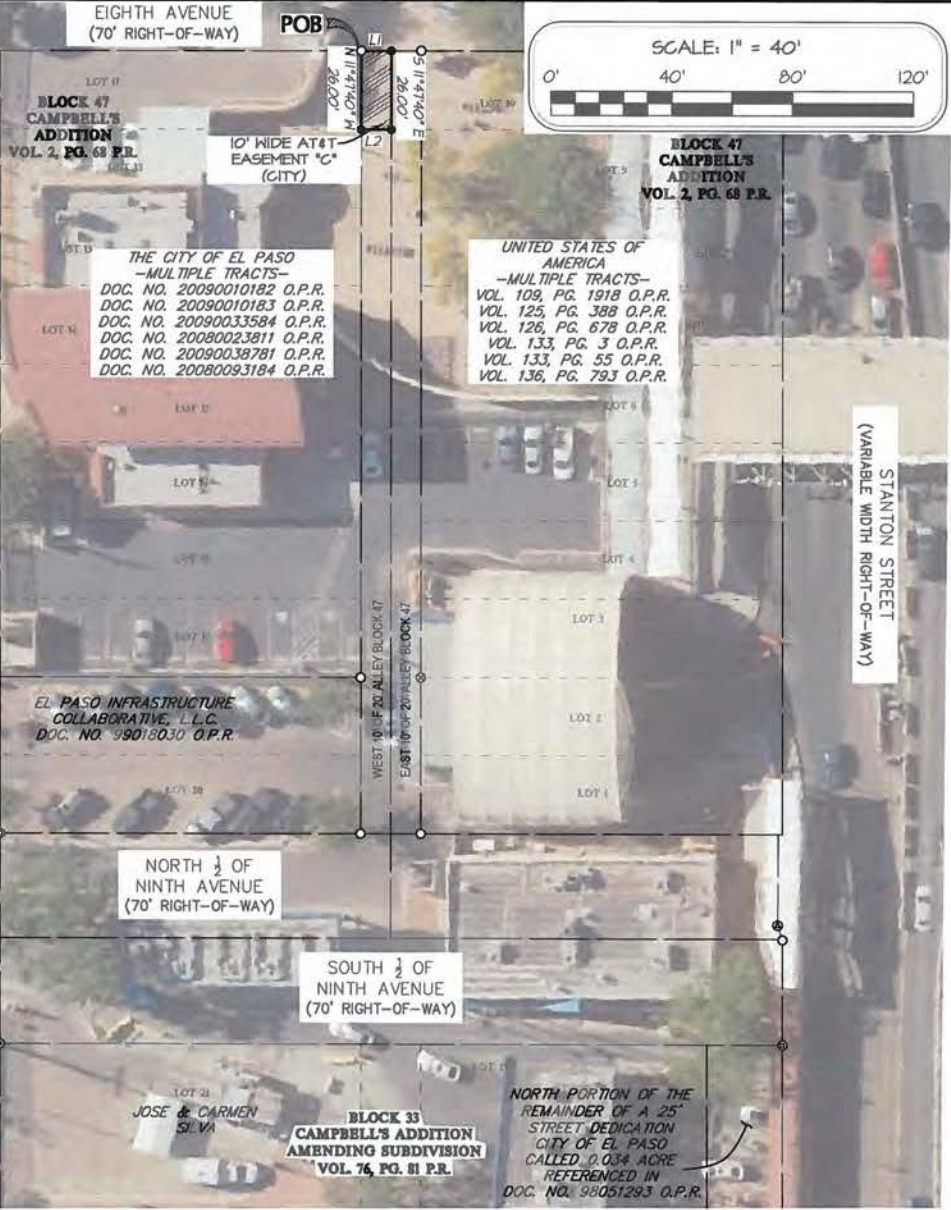
GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
2. DISTANCES SHOWN HEREON ARE GRID VALUES.
3. FIELD SURVEY COMPLETED IN MAY OF 2023.
4. VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY EXHIBIT; IMPROVEMENTS/UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
5. A FIELD NOTE DESCRIPTION OF EQUAL DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY.

SURVEYOR'S AFFIRMATION:

STATE OF TEXAS §  
COUNTY OF KERR §

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 12th DAY OF SEPTEMBER, 2024, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.



THE CITY OF EL PASO  
-MULTIPLE TRACTS-  
DOC. NO. 20090010182 O.P.R.  
DOC. NO. 20090010183 O.P.R.  
DOC. NO. 20090033584 O.P.R.  
DOC. NO. 20080023811 O.P.R.  
DOC. NO. 20080038781 O.P.R.  
DOC. NO. 20080093184 O.P.R.

UNITED STATES OF AMERICA  
-MULTIPLE TRACTS-  
VOL. 109, PG. 1918 O.P.R.  
VOL. 125, PG. 388 O.P.R.  
VOL. 126, PG. 678 O.P.R.  
VOL. 133, PG. 3 O.P.R.  
VOL. 133, PG. 55 O.P.R.  
VOL. 136, PG. 793 O.P.R.

EL PASO INFRASTRUCTURE  
COLLABORATIVE, L.L.C.  
DOC. NO. 99018030 O.P.R.

NORTH 1/2 OF  
NINTH AVENUE  
(70' RIGHT-OF-WAY)

SOUTH 1/2 OF  
NINTH AVENUE  
(70' RIGHT-OF-WAY)

JOSE & CARMEN  
SILVA

BLOCK 33  
CAMPBELL'S ADDITION  
AMENDING SUBDIVISION  
VOL. 76, PG. 81 P.R.

NORTH PORTION OF A 25'  
STREET DEDICATION  
CITY OF EL PASO  
CALLED 0.004 ACRE  
REFERENCED IN  
DOC. NO. 98051293 O.P.R.

MESA STREET  
(70' RIGHT-OF-WAY)

STANTON STREET  
(VARIABLE WIDTH RIGHT-OF-WAY)

**FIELD NOTES FOR A 0.006 OF ONE ACRE (260 SQUARE FOOT)  
10' EASEMENT**

**BEING** A 0.006 OF ONE ACRE, 260 SQUARE FOOT, 10' EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE WEST 10' OF A 20' WIDE ALLEY IN BLOCK 47, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.006 OF ONE ACRE, 260 SQUARE FOOT, 10' EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

*Note: all bearings based on the Texas State Plane Coordinate System, Central Zone 4203 (North American Datum of 1983, 2011 Adjustment).*

**BEGINNING** at a "PK" nail with "MDS" shiner found at the intersection of the west line the 20' Alley Block 47, with the south right-of-way line of Eighth Avenue (70' Right-of-Way), said point also being the northeast corner of Lot 11, Block 47, Campbell's Addition, recorded in Volume 2, Page 68, Plat Records of El Paso County, Texas;

**THENCE N 78°12'20" E**, along the north line of said 20' Alley, and the south right-of-way of Eighth Avenue, **for a distance of 10.00'** to a calculated point for northeast corner at the intersection of the centerline of the 20' Alley, with the south right-of-way line of Eighth Avenue;

**THENCE S 11°47'40" E**, departing the south right-of-way line of Eighth Avenue, with the centerline of the 20' Alley, **for a distance of 26.00'** to a calculated point for southeast corner;

**THENCE S 78°12'20" W**, over and across the 20' Alley, **for a distance of 10.00'** to a calculated point for southwest corner in the west line of the 20' Alley, in the east line of Lot 11, Block 47, Campbell's Addition;

**THENCE N 11°47'40" W**, along the west line of the 20' Alley, and the east line of Lot 11, Block 47, Campbell's Addition, **for a distance of 26.00'** to the **POINT OF BEGINNING, CONTAINING 0.006** of one acre (260 Square Feet) of land, more or less, in El Paso County, Texas.

**Note:** This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc. in December, 2019, September, 2022, and May 2023. A survey plat of equal date was made in conjunction with this description.



9/12/2024

Jeff Boerner Date  
Registered Professional Land Surveyor  
Texas Registration No. 4939  
MDS Land Surveying Company, Inc.  
TBPELS Firm Registration No. 10019600



Job No. 24-025-00 AT&T Easement "C" CITY

AT&T UTILITY EASEMENT "D" (SILVA)



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 78°12'20" E	5.00'
L2	S 78°12'20" W	5.00'

GENERAL NOTES:

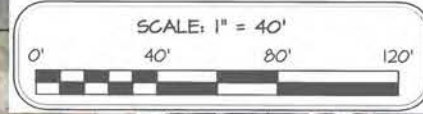
1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
2. DISTANCES SHOWN HEREON ARE GRID VALUES.
3. FIELD SURVEY COMPLETED IN MAY OF 2023.
4. VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY EXHIBIT; IMPROVEMENTS/UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
5. A FIELD NOTE DESCRIPTION OF EQUAL DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY.

SURVEYOR'S AFFIRMATION:

STATE OF TEXAS     §  
 COUNTY OF KERR     §

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 12th DAY OF SEPTEMBER, 2024, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

*Jeff Boerner*  
 JEFF BOERNER, RPLS  
 # 4939  
 TEXAS REGISTRATION NO.



**LEGEND:**

- 1/2" IRON ROD FOUND CAPPED "M BAKER JR #2118"
- 1/2" IRON ROD FOUND CAPPED "TX#5152"
- 5/8" IRON ROD FOUND CAPPED "RODS"
- CALCULATED POINT (UNLESS NOTED OTHERWISE)
- PK NAIL W/ "MDS" SHINER FOUND
- SCRIBED "X" FOUND
- ( ) RECORD BEARING AND/OR DISTANCE
- DOC. DOCUMENT
- O.P.R. OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY
- NO. NUMBER
- PG. PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- P.R. PLAT RECORDS OF EL PASO COUNTY
- VOL. VOLUME

▨ SILVA EASEMENT

— ADJOINER LINE

— BOUNDARY LINE

- - - EASEMENT LINE

- - - LOT LINE

**PLAT SHOWING:**

A 0.004 OF ONE ACRE (175 SQUARE FOOT) 5' WIDE EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE SOUTH 1/4 OF NINTH AVENUE (70' RIGHT-OF-WAY), BLOCK 47, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS. (EASEMENT "D" SILVA)

**EXHIBIT**

OF

**A 0.004 OF ONE ACRE TRACT**

**175 SQUARE FEET**

**5' AT&T EASEMENT "D"**

**(JOSE AND CARMEN SILVA)**

OUT OF THE

**J. MANNING SURVEY, ABSTRACT NO. 56,**

**CITY OF EL PASO**

**EL PASO COUNTY, TEXAS**

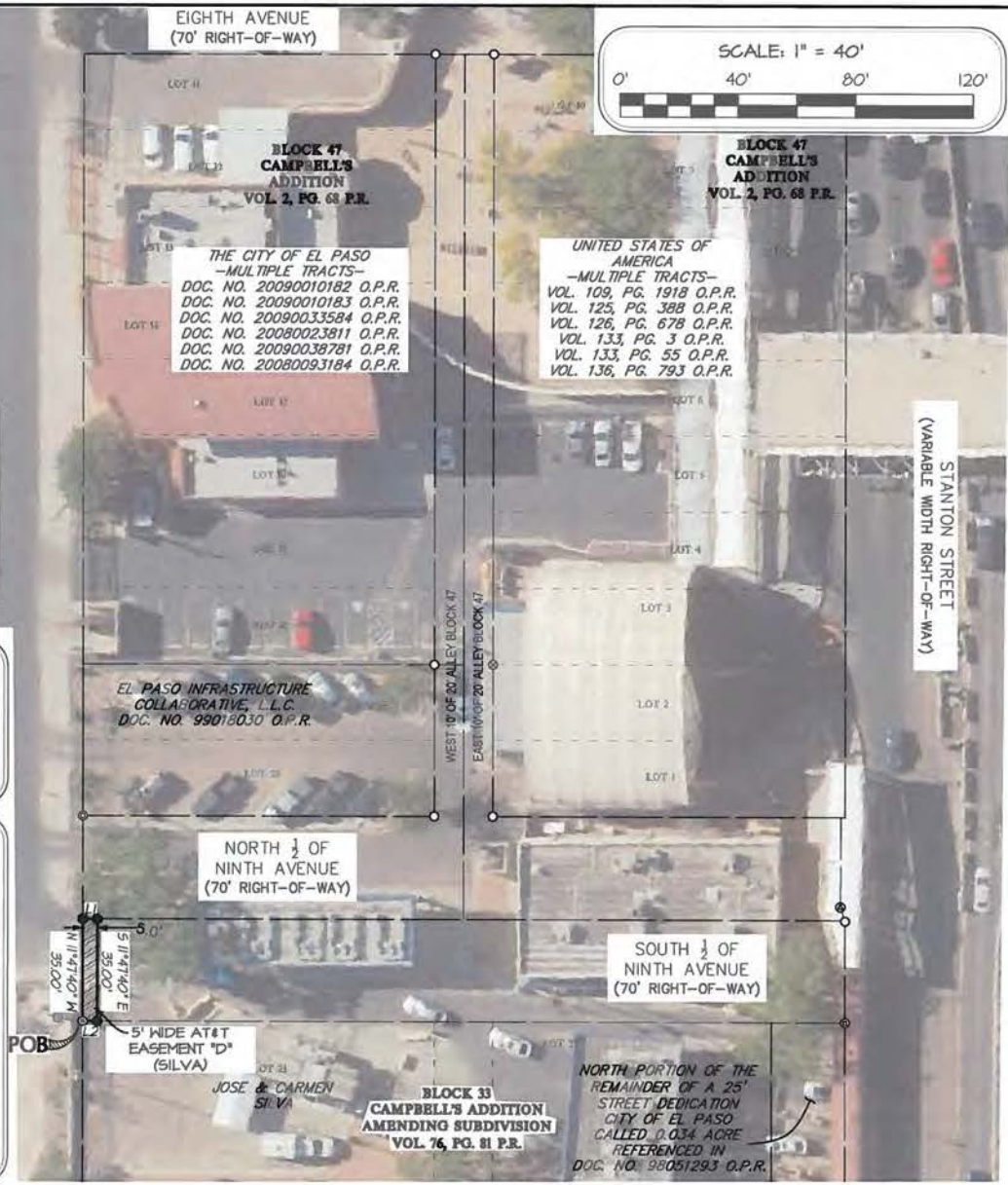
**SEPTEMBER 2024**

**MDS LAND SURVEYING COMPANY, INC.**

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION NO. 10075600  
 874 HARPER ROAD, SUITE 104 • KERRVILLE, TX 78028 • 830-895-1888

JOB No. 24-025-00 SURVEYORS: JB/LJK SHEET 1 OF 1



## **FIELD NOTES FOR A 0.004 OF ONE ACRE (175 SQUARE FOOT) 5' EASEMENT**

**BEING** A 0.004 OF ONE ACRE, 175 SQUARE FOOT, 5' EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE SOUTH 1/2 OF NINTH AVENUE IN BLOCK 47, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.004 OF ONE ACRE, 175 SQUARE FOOT, 5' EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

*Note: all bearings based on the Texas State Plane Coordinate System, Central Zone 4203 (North American Datum of 1983, 2011 Adjustment).*

**BEGINNING** at a 5/8" iron rod capped "RODS" found at the intersection of the east right-of-way line of Mesa Street (70' right-of-way), with the south right-of-way line of Ninth Avenue (70' right-of-way), said point being the northwest corner of Lot 21, Block 33, Campbell's Addition, Amending Subdivision, recorded in Volume 76, Page 81, Plat Records of El Paso County, Texas;

**THENCE N 11°47'40" W**, with the east right-of-way line of Mesa Street, **for a distance of 35.00'** to a calculated point for northwest corner at the intersection of the east right-of-way line of Mesa Street, with the centerline of Ninth Avenue;

**THENCE N 78°12'20" E**, along the centerline of Ninth Avenue, **for a distance of 5.00'** to a calculated point for northeast corner;

**THENCE S 11°47'40" E**, departing the centerline of Ninth Avenue, over and across Ninth Avenue, **for a distance of 35.00'** to a calculated point for southeast corner in the south right-of-way line of Ninth Avenue, and the north line of the Lot 21, Block 33;

**THENCE S 78°12'20" W**, along the north line of Lot 21, Block 33, and the south right-of-way line of Ninth Avenue, **for a distance of 5.00'** to the **POINT OF BEGINNING, CONTAINING 0.004** of one acre (175 Square Feet) of land, more or less, in El Paso County, Texas.

**Note:** This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc. in December, 2019, September, 2022, and May 2023. A survey plat of equal date was made in conjunction with this description.



9/12/2024

Jeff Boerner Date  
Registered Professional Land Surveyor  
Texas Registration No. 4939  
MDS Land Surveying Company, Inc.  
TBPELS Firm Registration No. 10019600



Job No. 24-025-00 AT&T Easement "D" Silva

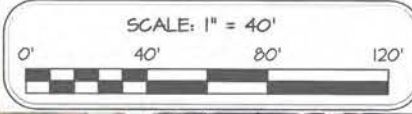


AT&T UTILITY EASEMENT "E" (EPIC)



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 11°47'40" W	35.00'
L2	S 11°47'40" E	5.00'
L3	S 78°12'20" W	5.00'



**LEGEND:**

- ⊙ 1/2" IRON ROD FOUND CAPPED "M BAKER JR #2118"
- ⊙ 1/2" IRON ROD FOUND CAPPED "TX#5152"
- ⊙ 5/8" IRON ROD FOUND CAPPED "RODS"
- CALCULATED POINT (UNLESS NOTED OTHERWISE)
- PK NAIL W/ "MDS" SHINER FOUND
- ⊙ SCRIBED "X" FOUND
- ⊙ 1/2" IRON ROD FOUND
- ( ) RECORD BEARING AND/OR DISTANCE
- DOC. DOCUMENT
- O.P.R. OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY
- NO. NUMBER
- PG PAGE
- POB POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.R. PLAT RECORDS OF EL PASO COUNTY
- VOL. VOLUME

▨ EPIC EASEMENT

----- ADJOINER LINE

----- BOUNDARY LINE

----- EASEMENT LINE

----- LOT LINE

**PLAT SHOWING:**

A 0.019 OF ONE ACRE (813 SQUARE FOOT) 5' EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE WEST 10' OF A 20' ALLEY, AND A PORTION OF THE NORTH 1/2 OF NINTH AVENUE, AND A PORTION OF LOT 20, BLOCK 47, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 88, PLAT RECORDS OF EL PASO COUNTY, TEXAS. (EASEMENT "E" EPIC)

**EXHIBIT**

OF

**A 0.019 OF ONE ACRE TRACT**

**813 SQUARE FEET**

**5' AT&T EASEMENT "E"**

**(EL PASO INFRASTRUCTURE COOPERATIVE)**

OUT OF THE

**J. MANNING SURVEY, ABSTRACT NO. 56,**

**CITY OF EL PASO**

**EL PASO COUNTY, TEXAS**

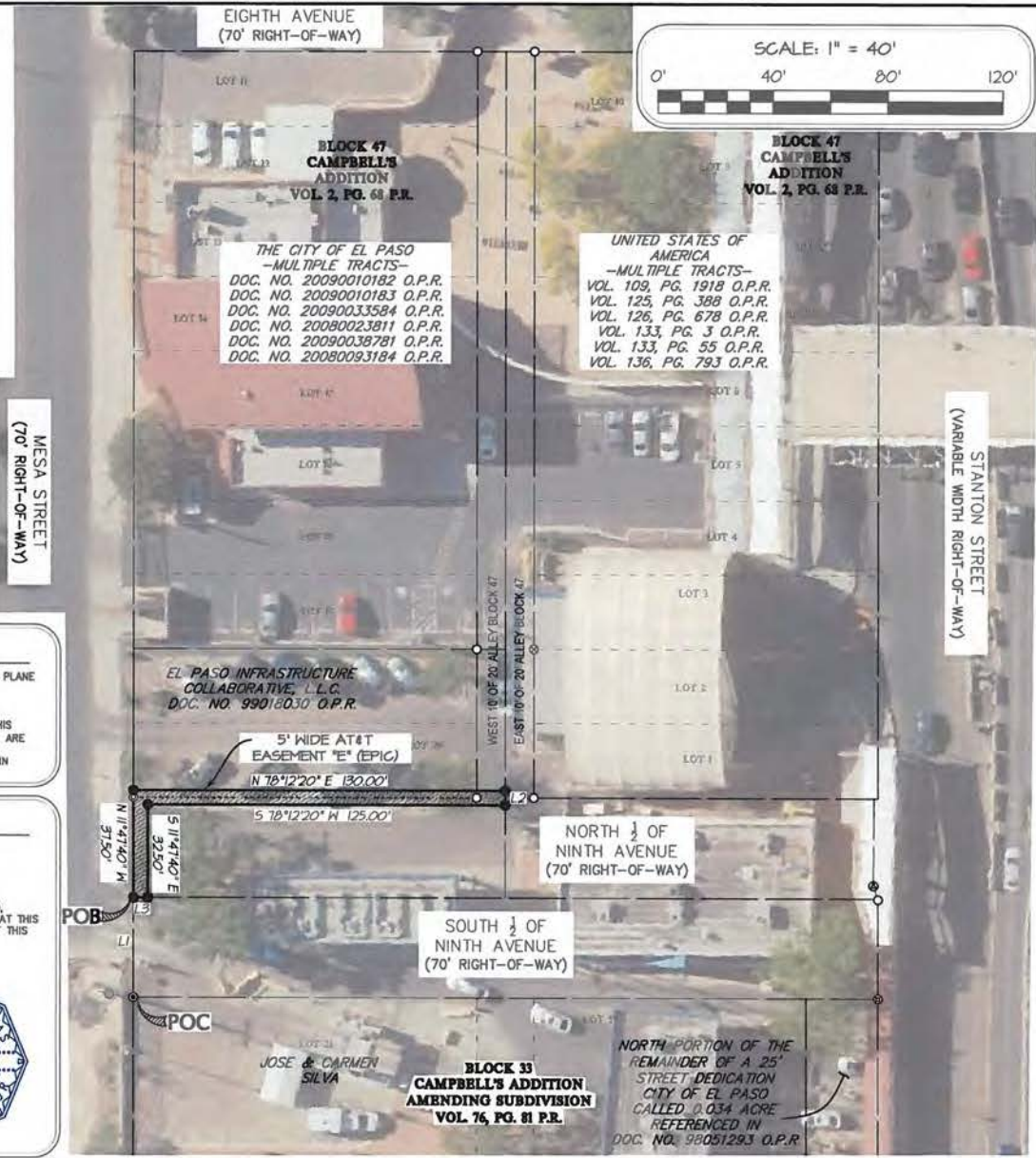
**SEPTEMBER 2024**

**MDS LAND SURVEYING COMPANY, INC.**

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC

TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS FROM REGISTRATION NO. 10078800  
874 HANCOCK ROAD, SUITE 104 • KERRVILLE, TX 78028 • 830-819-1818

JOB No. 24-025-00 SURVEYORS: JB/JK SHEET 1 OF 1



- GENERAL NOTES:**
1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
  2. DISTANCES SHOWN HEREON ARE GRID VALUES.
  3. FIELD SURVEY COMPLETED IN MAY OF 2023.
  4. VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY EXHIBIT; IMPROVEMENTS/UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
  5. A FIELD NOTE DESCRIPTION OF EQUAL DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY.

**SURVEYOR'S AFFIRMATION:**

STATE OF TEXAS     

COUNTY OF KERR     

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 12th DAY OF SEPTEMBER, 2024, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

*Jeff Boerner*

JEFF BOERNER, RPLS

# 4939

TEXAS REGISTRATION NO.

## FIELD NOTES FOR A 0.019 OF ONE ACRE (813 SQUARE FOOT) 5' EASEMENT

**BEING** A 0.019 OF ONE ACRE, 813 SQUARE FOOT, 5' EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE WEST 10' OF A 20' WIDE ALLEY IN BLOCK 47, A PORTION OF THE NORTH 1/2 OF NINTH AVENUE, AND A PORTION OF LOT 20, BLOCK 47, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.019 OF ONE ACRE, 813 SQUARE FOOT, 5' EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Note: all bearings based on the Texas State Plane Coordinate System, Central Zone 4203 (North American Datum of 1983, 2011 Adjustment).

**COMMENCING** at a 5/8" iron rod capped "RODS" found at the intersection of the east right-of-way line of Mesa Street (70' right-of-way), with the south right-of-way line of Ninth Avenue (70' right-of-way);

**THENCE N 11°47'40" W**, with the east right-of-way line of Mesa Street, for a distance of 35.00' to a calculated point for southwest corner and the **POINT OF BEGINNING**;

**THENCE N 11°47'40" W**, with the east right-of-way line of Mesa Street, at a distance of 35.00' pass a 1/2" iron rod found at the southwest corner of Lot 20, Block 47, continuing for a total distance of 37.50' to a calculated point for northwest corner;

**THENCE N 78°12'20" E**, departing the east right-of-way line of Mesa Street, over and across Lot 20, Block 47, at 120.00' pass the east line of Lot 20, Block 47, and the west line of the 20' Alley, continuing for a total distance of 130.00' to a calculated point for northeast corner in the centerline of the 20' Alley;

**THENCE S 11°47'40" E**, with the centerline of the 20' Alley, for a distance of 5.00' to a calculated point for the northerly southeast corner in the north 1/2 of Ninth Avenue;

**THENCE S 78°12'20" W**, over and across a portion of the north 1/2 of Ninth Avenue, for a distance of 125.00' to a calculated point for interior corner;

**THENCE S 11°47'40" E**, continuing over and across a portion of the north 1/2 of Ninth Avenue, for a distance of 32.50' to a calculated point for the southerly southeast corner in the centerline of the north 1/2 of Ninth Avenue;

**THENCE S 78°12'20" W**, with the centerline of Ninth Avenue, for a distance of 5.00' to the **POINT OF BEGINNING, CONTAINING** 0.019 of one acre (813 Square Feet), more or less, in El Paso County, Texas.

Note: This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc. in December, 2019, September, 2022, and May 2023. A survey plat of equal date was made in conjunction with this description.

  
9/12/2024  
Date  
Jeff Boerner  
Registered Professional Land Surveyor  
Texas Registration No. 4939  
MDS Land Surveying Company, Inc.  
TBPELS Firm Registration No. 10019600



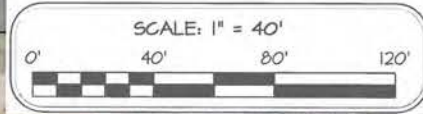
Job No. 24-025-00 AT&T Easement "E" EPIC

AT&T UTILITY EASEMENT "F" (USA)



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 11°47'40" W	32.50'
L2	N 11°47'40" W	5.00'
L3	N 18°12'20" E	65.84'
L4	S 11°47'40" E	11.32'
L5	S 18°14'44" W	5.00'
L6	N 11°47'40" W	6.32'
L7	S 18°12'20" W	60.84'



LEGEND:

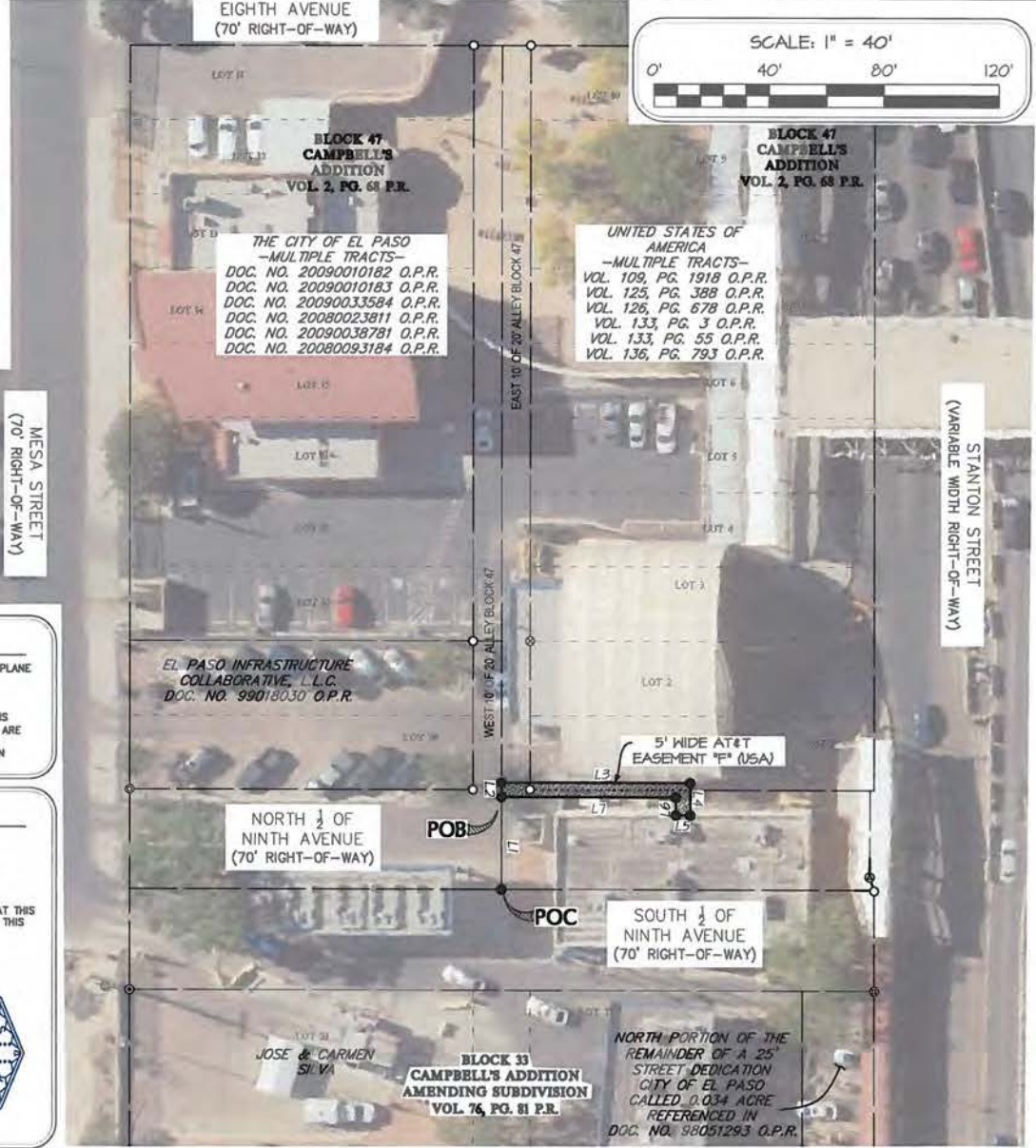
- ⊙ 1/2" IRON ROD FOUND CAPPED "M BAKER JR #2118"
- ⊙ 1/2" IRON ROD FOUND CAPPED "TXJ5152"
- ⊙ 5/8" IRON ROD FOUND CAPPED "RODS"
- CALCULATED POINT (UNLESS NOTED OTHERWISE)
- PK NAIL W/ "MDS" SHINER FOUND
- ⊙ SCRIBED "X" FOUND
- ⊙ 1/2" IRON ROD FOUND
- ( ) RECORD BEARING AND/OR DISTANCE
- DOC. DOCUMENT
- O.P.R. OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY
- NO. NUMBER
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- P.R. PLAT RECORDS OF EL PASO COUNTY
- VOL. VOLUME
- ▨ USA EASEMENT
- ADJOINER LINE
- BOUNDARY LINE
- EASEMENT LINE
- LOT LINE

PLAT SHOWING:

A 0.008 OF ONE ACRE (361 SQUARE FOOT) 5' WIDE EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE EAST 10' OF A 20' ALLEY, AND A PORTION OF LOT 1, BLOCK 47, AND A PORTION OF THE NORTH 1/2 OF NINTH AVENUE, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS. (EASEMENT "F" USA)

**EXHIBIT**  
 OF  
**A 0.008 OF ONE ACRE TRACT**  
**361 SQUARE FEET**  
**5' WIDE AT&T EASEMENT "F"**  
**(USA)**  
 OUT OF THE  
**J. MANNING SURVEY, ABSTRACT NO. 56,**  
**CITY OF EL PASO**  
**EL PASO COUNTY, TEXAS**  
**SEPTEMBER 2024**

**MDS LAND SURVEYING COMPANY, INC.**  
 ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC  
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION NO. 10070500  
 874 HARPER ROAD, SUITE 104 • HOUSTONVILLE, TX 76028 • 830-818-1818  
 JOB No. 24-025-00 SURVEYORS: JB/LK SHEET 1 OF 1



GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
- DISTANCES SHOWN HEREON ARE GRID VALUES.
- FIELD SURVEY COMPLETED IN MAY OF 2023.
- VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY EXHIBIT; IMPROVEMENTS/UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
- A FIELD NOTE DESCRIPTION OF EQUAL DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY.

SURVEYOR'S AFFIRMATION:

STATE OF TEXAS  
 COUNTY OF KERR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 12th DAY OF SEPTEMBER, 2024, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

JEFF BOERNER, RPLS  
 # 4939  
 TEXAS REGISTRATION NO.

EIGHTH AVENUE  
 (70' RIGHT-OF-WAY)

BLOCK 47  
 CAMPBELL'S  
 ADDITION  
 VOL. 2, PG. 68 P.R.

THE CITY OF EL PASO  
 -MULTIPLE TRACTS-  
 DOC. NO. 20090010182 O.P.R.  
 DOC. NO. 20090010183 O.P.R.  
 DOC. NO. 20090033584 O.P.R.  
 DOC. NO. 20080023811 O.P.R.  
 DOC. NO. 20090038781 O.P.R.  
 DOC. NO. 20080093184 O.P.R.

UNITED STATES OF  
 AMERICA  
 -MULTIPLE TRACTS-  
 VOL. 109, PG. 1918 O.P.R.  
 VOL. 125, PG. 388 O.P.R.  
 VOL. 126, PG. 678 O.P.R.  
 VOL. 133, PG. 3 O.P.R.  
 VOL. 133, PG. 55 O.P.R.  
 VOL. 136, PG. 793 O.P.R.

EL PASO INFRASTRUCTURE  
 COLLABORATIVE, L.L.C.  
 DOC. NO. 99018030 O.P.R.

NORTH 1/2 OF  
 NINTH AVENUE  
 (70' RIGHT-OF-WAY)

5' WIDE AT&T  
 EASEMENT "F" (USA)

SOUTH 1/2 OF  
 NINTH AVENUE  
 (70' RIGHT-OF-WAY)

JOSE & CARMEN  
 SILVA

BLOCK 33  
 CAMPBELL'S ADDITION  
 AMENDING SUBDIVISION  
 VOL. 76, PG. 81 P.R.

NORTH PORTION OF THE  
 REMAINDER OF A 25'  
 STREET DEDICATION  
 CITY OF EL PASO  
 CALLED 0.034 ACRE  
 REFERENCED IN  
 DOC. NO. 98051293 O.P.R.

**FIELD NOTES FOR A 0.008 OF ONE ACRE (361 SQUARE FOOT)  
5' EASEMENT**

**BEING** A 0.008 OF ONE ACRE, 361 SQUARE FOOT, 5'EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE EAST 10' OF A 20' WIDE ALLEY IN BLOCK 47, AND A PORTION OF LOT 1, BLOCK 47, AND A PORTION OF THE NORTH 1/2 OF NINTH AVENUE, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.008 OF ONE ACRE, 361 SQUARE FOOT, 5' EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

*Note: all bearings based on the Texas State Plane Coordinate System, Central Zone 4203 (North American Datum of 1983, 2011 Adjustment).*

**COMMENCING** at the intersection of the centerline of Ninth Avenue (70' right-of-way), with the centerline of the 20' Alley;

**THENCE N 11°47'40" W**, departing the centerline of Ninth Avenue, with the centerline of the 20' Alley, a distance of 32.50' to a calculated point for the **POINT OF BEGINNING**;

**THENCE N 11°47'40" W**, with the centerline of the 20' Alley, a distance of 5.00' to a calculated point for northwest corner;

**THENCE N 78°12'20" E**, departing the centerline of the 20' Alley, at a distance of 10.00' pass the east line of the 20' Alley, and the west line of Lot 1, Block 47, a total distance of 65.89' to a calculated point for northeast corner;

**THENCE S 11°47'40" E**, at a distance of 5.00' pass the south line of Lot 1, Block 47, the north right-of-way line of Ninth Avenue, continuing a total distance of 11.32' to a calculated point for southeast corner;

**THENCE S 78°14'44" W**, a distance of 5.00' to a calculated point for corner;

**THENCE N 11°47'40" W**, a distance of 6.32' to a calculated point for corner;

**THENCE S 78°12'20" W**, a distance of 60.89' to the **POINT OF BEGINNING**, CONTAINING 0.008 of one acre (361 Square Feet), more or less, in El Paso County, Texas.

**Note:** This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc. in December, 2019, September, 2022, and May 2023. A survey plat of equal date was made in conjunction with this description.

  
9/12/2024  
Jeff Boerner Date  
Registered Professional Land Surveyor  
Texas Registration No. 4939  
MDS Land Surveying Company, Inc.  
TBPELS Firm Registration No. 10019600



Job No. 24-025-00 AT&T Easement "F" USA

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NON-EXCLUSIVE WATER UTILITY EASEMENT AGREEMENT**

**Date:** September 26 2024.

**Grantors:** EL PASO INFRASTRUCTURE COLLABORATIVE, LLC ("EPIC")

THE UNITED STATES OF AMERICA acting by and thru the Administrator of the General Services Administration, under and pursuant to the authority contained in the provisions of Subtitle I, Title 40, U.S. Code (40 U.S.C. 101, et seq.) and rules, orders and regulations issued pursuant thereto, and 76 Stat. 1129, 40 U.S.C. 1314 and 41 CFR 102-75.939; et. seq. ("USA")

JOSE & CARMEN SILVA FAMILY LIMITED PARTNERSHIP ("Silva")

CITY OF EL PASO, a Texas home rule municipality ("City")

**Grantors' Mailing Addresses:**

El Paso Infrastructure Collaborative,  
LLC  
303 N Oregon Street, Suite 610  
El Paso, TX 79901

Jose & Carmen Silva Family Limited  
Partnership  
c/o Martin Silva  
1000 S. Stanton St.  
El Paso, TX 79901

UNITED STATES OF AMERICA,  
819 Taylor, Room 11A21,  
Ft. Worth, TX 76102

City of El Paso  
300 North Campbell  
El Paso, Texas 79901

**Grantee:** EL PASO WATER UTILITIES – PUBLIC SERVICE BOARD, a component unit of the CITY OF EL PASO, a Texas municipal corporation ("EPW")

**Grantee's Mailing Address:**

P.O. Box 511  
El Paso, TX 79961-0511

**Permanent Utility Easement Property:**

1. **Easement "A"**- The parcel of land further described in Attachment "A": EPW Utility Easements ("Attachment A") attached hereto and made a part hereof for all purposes, and labeled *EPW UTILITY EASEMENT "A" (EPIC)* in said Attachment A, being portions of Ninth Ave. and a 20' alley out of Block 47, Campbell Addition, City of El Paso, El Paso County, Texas.

2. **Easement "B"**- The 10' x 295' parcel of land, further described in Attachment A, and labeled *EPW UTILITY EASEMENT "B" (USA)* in said Attachment A, being portions of Ninth Ave. and a 20' alley out of Block 47, Campbell Addition, City of El Paso, El Paso County, Texas.
3. **Easement "C"**- The 20' x 35' parcel of land, further described in Attachment A, and labeled *EPW UTILITY EASEMENT "C" (SILVA)* in said Attachment A, being a portion of Ninth Ave. out of Block 47, Campbell Addition, City of El Paso, El Paso County, Texas.
4. **Easement "D"** - The 10' X 208' parcel of land, further described in Attachment A, and labeled *EPW UTILITY EASEMENT "D" (CITY)* in said Attachment A, being a portion of a 20' alley out of Block 47, Campbell Addition, City of El Paso, El Paso County, Texas.

**Permanent Utility Easement Purpose:**

To construct, install and thereafter perpetually use, operate, maintain, inspect, repair, reconstruct and replace, one or more sewer lines and one or more water lines (collectively the "Utility Lines") under, across and through the Permanent Utility Easement Property, at Grantee's sole expense.

**Consideration:**

The sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantors.

**Exceptions to Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently and hereafter recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary, and discrepancies, conflicts, or shortages in area or boundary lines; and any encroachments or overlapping of improvements. The United States of America is exempted from any warranties including warranties of title stated herein in violation of the Antideficiency Act 31 U.S.C. § 1341 prohibitions from unappropriated unfunded obligation or expenditure of funds.

**Grant of Easement:**

For the Consideration and subject to the Reservations from Conveyance and Exceptions to Warranty, each Grantor grants, sells, and conveys to Grantee, and Grantee's successors and assigns, a NON EXCLUSIVE easement over, on, and under the Permanent Utility Easement Property described next to its name below for the Permanent Utility Easement Purpose, together with all and singular the rights and appurtenances thereto in any way belonging (collectively the "Easements"), to have and to hold the Easements to Grantee and Grantee's successors and assigns forever.

Grantor	Permanent Utility Easements
EPIC	Easement "A"
USA	Easement "B"
SILVA	Easement "C"
City	Easement "D"

Each Grantor binds itself and its respective successors and assigns to warrant and forever defend the title to the Easement which it grants under this agreement in Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the Easement or any part thereof by through or under Grantor, but not otherwise, except as to the Reservations of Rights and Exceptions to Warranty. The preceding warranty and covenant are made by each Grantor only with respect to the Easement granted by the Grantor and not with respect to the easements granted by the other Grantors. The grant of easements shall, subject to the Access Restriction listed under paragraph 1 below, carry with it the right of ingress and egress, to and from the Easements at all reasonable times with the right to use driveways on the Grantors' property that lead to the Easement Property for ingress and egress to the Easements.

Such rights of ingress and egress shall be for the sole purposes of construction, installing, operating, inspecting, repairing, and maintaining the Utility Lines; and the removal or replacement of same either in whole or in part. Except as expressly granted herein, there is no express or implied right of access over property owned by others and Grantors provide no warranty or rights of access to and from the Easements other than over land that the respective Grantor currently owns.

**Terms and Conditions:** The following terms and conditions apply to the Easements granted by this agreement:

1. **Access Restriction.** So long as U.S. Customs and Border Protection or any other governmental agency (collectively the "Government") occupies the area surrounding the Permanent Utility Easement Property and the Temporary Construction Easement Property (collectively the "Easement Property") for the operation of an international port of entry, or any facility related thereto ("collectively the "Facility"), including a detention, storage or office facility, Grantee shall provide 24-hour telephonic notice prior to accessing the easement area for routine purposes. Notice shall be given to the U.S. General Services Administration (GSA) and shall include the full names of grantee's employees and/or contractors accessing the area. In case of an emergency, Grantee shall provide notification to the following: Federal Protective Service Megacenter and GSA (El Paso Field Office: 915-208-2413) of its intent to enter the Facility.

2. **Duration of Easement.** The duration of the Permanent Utility Easements is perpetual unless terminated pursuant to paragraph 6 below.

3. **Reservation of Rights.** Each Grantor reserves for itself and its successors and assigns the right to continue to use, enjoy, improve, and alter the Easement Property owned by it for all purposes, including use as a driveway and parking area, that do not unreasonably interfere with or interrupt the use or enjoyment of the Easement by Grantee for the Easement Purpose. Each Grantor reserves for itself and its, successors, and assigns the right to use all or part of the Easement Property it owns in conjunction with Grantee and the right to convey to others the right to use all or part of the Easement in conjunction with Grantee. Specifically, and without limitation of the foregoing, each Grantor and its respective successors and assigns may use the Easement Property it owns for paving, provided that any concrete paving installed after the date hereof shall be constructed in segments not larger than 20' x 20' with expansion joints around the perimeter. Any light poles with bases shall not be placed over the Utility Lines. Grantors shall coordinate with Grantee on the location of any signage within the Easement Property to ensure that such signage will not interfere with Grantee's operation of its Utility Lines.

**4. Construction, Major Maintenance, Repair and Replacement.** Grantee shall give Grantor and, if the facility is occupied by the Government, the U.S. General Services Administration, at least ten (10) days prior written notice of its intent to commence Non-routine work on the Utility Lines and shall deliver with such notice a copy of the plans and specifications related thereto. "Non-routine work" means work related to the Utility Lines that involves repair or replacement of the Utility Lines or other work on the lines that will likely interrupt or interfere with the Grantors', or their respective tenants' successors' or assigns', use of the Easement Property. Grantee agrees to perform the work at the Facility in a manner that will cause the least amount of disruption to the operation of the Facility. Provided, however, that in the event emergency repairs to the Grantee's installations are required to be performed to prevent the imminent loss of life or property, the Grantee shall not be required to provide ten (10) days prior notice of intent to work on the Utility Lines but shall use its best efforts to provide notice to the GSA of its intent to enter the Facility as soon as reasonably possible. Upon completion of the work on the Utility Lines, Grantee shall promptly restore any disturbed landscaping, parking area, paving, curbs, utilities, signs, fencing, walls, and other improvements, equipment, and fixtures affected by Work to its original condition.

**5. Property Damage.** To the extent allowed by law, Grantee, its successors and assigns, shall be responsible for and pay for the loss of or damage to Grantor's real property, improvements, and personal property on the Grantor's real property to the extent caused by Grantee, its successors, assigns, agents, officers, employees, contractors (including a contractor's subcontractors), invitees, or guests (each a "Grantee Party") within thirty (30) days after written demand for payment.

**6. Termination.** A Permanent Utility Easement granted herein shall terminate on the occurrence of the following event: the Grantee, or its successor in interest or assigns, abandons the use of the Permanent Utility Easement for the Permanent Utility Easement Purpose any period longer than two (2) consecutive years after the installation of Utility Lines in the Easement Property. Grantee will not have abandoned the Permanent Utility Easement without Grantor, and their respective successors and assigns, giving Grantee, or its Successor in interest or assigns, at least sixty (60) days notice, and opportunity to respond, that the Grantor, its respective successors and assigns, believes the Permanent Utility Easement may be abandoned. Upon termination of the Easement as provided herein, the Grantor of such easement shall have the right to execute and record a *Notice of Termination of Easement* in the Official Public Records of El Paso County, Texas which shall operate to terminate the Easement.

**7. Attorney's Fees.** If either party retains an attorney to enforce this agreement, the party prevailing in litigation is entitled to recover reasonable attorney's fees and court and other costs.

**8. Binding Effect.** This agreement binds and inures to the benefit of the parties and their respective, successors, and permitted assigns.

**9. Choice of Law.** This agreement will be construed under the laws of the State of Texas, without regard to choice-of-law rules of any jurisdiction. Venue is in the applicable federal or state court located in the county in which the Easement Property is located.

**10. Notices.** Any notice required or permitted under this Agreement must be in writing. All notices required by this Agreement shall be delivered to the intended recipient at the address shown in this Agreement by (i) United States Postal Service (USPS), postage prepaid, certified mail, return receipt requested; or (ii) a nationally-recognized overnight courier delivery service, and will be effective upon the earlier of the date when actually received or four days after deposit with the courier or USPS, as applicable. Any address for notice may be changed by written notice delivered as provided herein.



11. *Counterparts.* This agreement may be executed in any number of counterparts with the same effect as if all signatory parties had signed the same document. All counterparts will be construed together and will constitute one and the same instrument.

12. *Integration.* This agreement contains the complete agreement of the parties concerning the Easements and cannot be varied except by written agreement of the parties. The parties agree that there are no oral agreements, representations, or warranties that are not expressly set forth in this agreement.

[SIGNATURE PAGES FOLLOW]

UNITED STATES OF AMERICA,  
acting by and through the  
Administrator of General Services  
Administration  
and authorized representatives

Signature: Melvin Freeman  
Printed Name: Melvin Freeman  
Title: Director

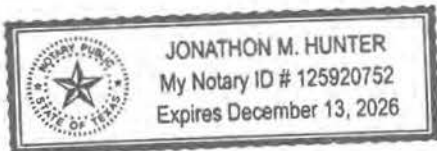
GRANTOR

THE STATE OF TEXAS )

COUNTY OF TARRANT )

BEFORE ME, a Notary Public in and for the State of Texas, on this day personally appeared MELVIN E. FREEMAN, known to me to be the person whose name is subscribed to the foregoing Non-Exclusive Water Utility Easement Agreement, and known to me to be the Director, Office of Real Property Disposition, Public Building Service, General Services Administration, Fort Worth, Texas, and acknowledged to me that the same was the act and deed of the United States of America and of the Administrator of General Services and that he executed the same as the voluntary act of the United States of America and of the Administrator of General Services for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE at Fort Worth, Texas, this 26 day of September, 2024.



[Signature]  
Notary Public State of Texas

Notary's Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

EL PASO INFRASTRUCTURE COLLABORATIVE,  
LLC

Signature:  
Printed Name:  
Title:

Ricardo Mora  
Ricardo Mora  
Manager

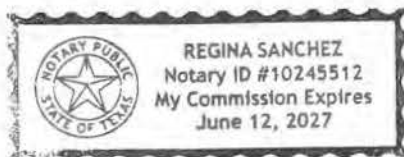
GRANTOR

STATE OF TEXAS )

COUNTY OF EL PASO )

This document was acknowledged before me on the 20 day of November, 2024  
by Ricardo Mora, Manager of EL PASO INFRASTRUCTURE  
COLLABORATIVE, LLC ("EPIC"), on behalf of EPIC.

Seal:



[Signature]  
Notary Public, State of Texas

CITY OF EL PASO, TEXAS

Signature: Ellen Smyth for  
Printed Name: Dionne Mack  
Title: City Manager

GRANTOR

STATE OF TEXAS )

COUNTY OF EL PASO )

This document was acknowledged before me on the 4 day of January, 2025,  
by Rosemary Monsivais of CITY OF EL PASO, on behalf of the City  
of El Paso.

Seal:



Approved as to Form:


Roberta Brito  
Roberta Brito  
Assistant City Attorney

Approved as to Content:

Roberto Tinajero  
Roberto Tinajero, Director  
International Bridges Department

**JOSE & CARMEN SILVA FAMILY LIMITED PARTNERSHIP**


By its General Partner, Jose & Carmen Silva Family General Partner, LLC

Signature:   
Printed Name: MARTIN SILVA  
Title: Manager

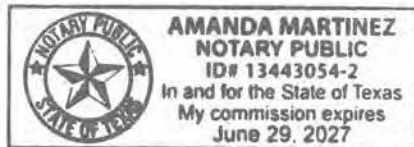
GRANTOR


STATE OF TEXAS )

COUNTY OF EL PASO )

This document was acknowledged before me on the 3 day of October, 2024, by  of THE JOSE AND CARMEN SILVA FAMILY LIMITED PARTNERSHIP, on behalf of said limited partnership.

Seal:



  
Notary Public, State of Texas

**EL PASO WATER UTILITIES – PUBLIC SERVICE BOARD**, a component unit of the CITY OF EL PASO, a Texas home rule municipality

By: Ana I Sanchez  
Name: Ana I Sanchez  
Title: VP of Financials Mgmt. Svcs.

**GRANTEE**

STATE OF TEXAS )

COUNTY OF EL PASO )

This document was acknowledged before me on the 24<sup>th</sup> day of September, 2024, by ANA I. Sanchez, VP of EL PASO WATER UTILITIES -PUBLIC SERVICE BOARD, on behalf of the Grantee.

Seal:



Lucy Calderon  
Notary Public, State of Texas

**Approved as to Form:**

Melinda K. Becker  
Melinda K. Becker  
Assistant General Counsel

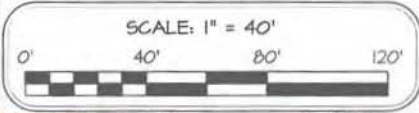
**Approved as to Content:**

Alma De Anda  
Alma De Anda  
Utility Land and Water Rights Manager

ATTACHMENT "A": EPW UTILITY EASEMENTS



EIGHTH AVENUE  
(70' RIGHT-OF-WAY)



**LEGEND:**

- 1/2" IRON ROD FOUND CAPPED "M BAKER JR #2118"
- 1/2" IRON ROD FOUND CAPPED "TX#152"
- 5/8" IRON ROD FOUND CAPPED "RODS"
- CALCULATED POINT (UNLESS NOTED OTHERWISE)
- PK NAIL W/ "MDS" SHINER FOUND
- SCRIBED "X" FOUND

( ) RECORD BEARING AND/OR DISTANCE  
 DOC. DOCUMENT  
 O.P.R. OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY  
 NO. NUMBER  
 PG. PAGE  
 POB POINT OF BEGINNING  
 POC POINT OF COMMENCING  
 P.R. PLAT RECORDS OF EL PASO COUNTY  
 VOL. VOLUME

EPIC EASEMENT      SILVA EASEMENT  
 USA EASEMENT      CITY OF EL PASO EASEMENT  
 ADJOINER LINE  
 BOUNDARY LINE  
 EASEMENT LINE  
 LOT LINE

**PLAT SHOWING:**

A 0.075 OF ONE ACRE (3270 SQUARE FOOT) EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE WEST 10' OF A 20' ALLEY AND A PORTION OF THE NORTH 1/2 OF NINTH AVENUE, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS. (EPIC EASEMENT)

AND

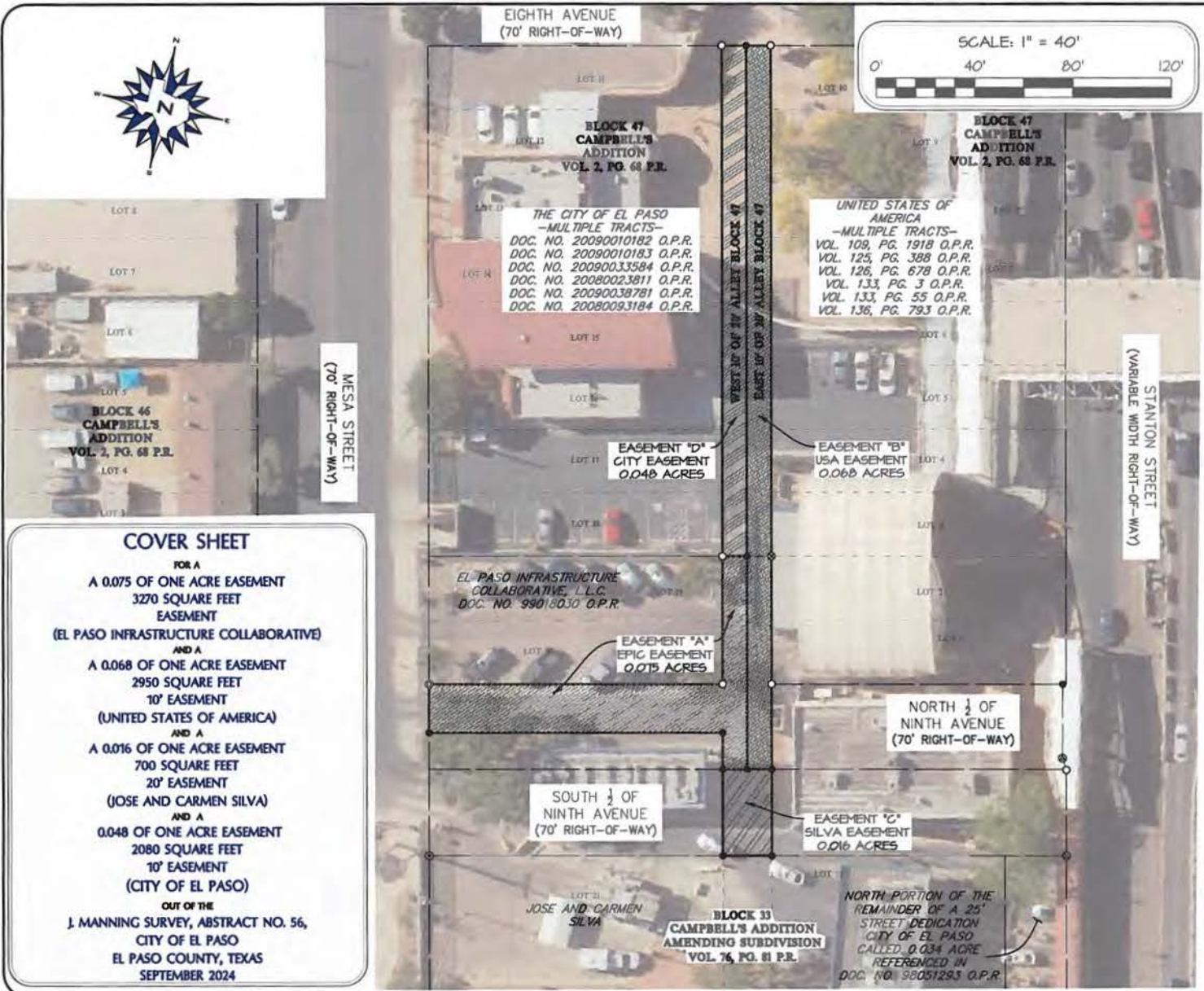
A 0.068 OF ONE ACRE (2950 SQUARE FOOT) 10' EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON THE EAST 10' OF A 20' ALLEY, AND A PORTION OF THE NORTH 1/2 OF NINTH AVENUE, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS. (USA EASEMENT)

AND

A 0.016 OF ONE ACRE (700 SQUARE FOOT) 20' WIDE EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE SOUTH 1/4 OF NINTH AVENUE (70' RIGHT-OF-WAY). (SILVA EASEMENT)

AND

A 0.048 OF ONE ACRE (2080 SQUARE FOOT) 10' EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE WEST 10' OF A 20' ALLEY SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS. (CITY EASEMENT)



**COVER SHEET**

FOR A

A 0.075 OF ONE ACRE EASEMENT  
3270 SQUARE FEET  
EASEMENT  
(EL PASO INFRASTRUCTURE COLLABORATIVE)

AND A

A 0.068 OF ONE ACRE EASEMENT  
2950 SQUARE FEET  
10' EASEMENT  
(UNITED STATES OF AMERICA)

AND A

A 0.016 OF ONE ACRE EASEMENT  
700 SQUARE FEET  
20' EASEMENT  
(JOSE AND CARMEN SILVA)

AND A

0.048 OF ONE ACRE EASEMENT  
2080 SQUARE FEET  
10' EASEMENT  
(CITY OF EL PASO)

OUT OF THE  
J. MANNING SURVEY, ABSTRACT NO. 56,  
CITY OF EL PASO  
EL PASO COUNTY, TEXAS  
SEPTEMBER 2024

**MDS LAND SURVEYING COMPANY, INC.**

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC

TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS FROM REGISTRATION NO. 10019600  
874 HASKINS ROAD, SUITE 104 - KENNESAW, TX 79628 - 830-418-1818

JOB No. 24-025-00 SURVEYORS: JB/LK SHEET 1 OF 1

EPW UTILITY EASEMENT "A" (EPIC)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 11°47'40" W	50.00'
L2	N 11°47'40" W	20.00'
L3	N 78°12'20" E	10.00'
L4	S 78°12'20" W	10.00'
L5	N 11°47'40" W	15.00'

SCALE: 1" = 40'



LEGEND:

- 1/2" IRON ROD FOUND CAPPED "M BAKER JR #2118"
- 1/2" IRON ROD FOUND CAPPED "TK65152"
- 5/8" IRON ROD FOUND CAPPED "ROOS"
- CALCULATED POINT (UNLESS NOTED OTHERWISE)
- PK NAIL W/ "MDS" SHINER FOUND
- SCRIBED "X" FOUND
- 1/2" IRON ROD FOUND
- ( ) RECORD BEARING AND/OR DISTANCE
- DOC. DOCUMENT
- O.P.R. OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY
- NO. NUMBER
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- POT POINT OF TERMINUS
- P.R. PLAT RECORDS OF EL PASO COUNTY
- VOL. VOLUME
- EPIC EASEMENT
- ADJONER LINE
- BOUNDARY LINE
- LOT LINE

PLAT SHOWING:

A 0.075 OF ONE ACRE (3270 SQUARE FOOT) 10' EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE WEST 10' OF A 20' ALLEY AND A PORTION OF THE NORTH 1/2 OF NINTH AVENUE, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS.

**EXHIBIT**  
OF  
**A 0.075 OF ONE ACRE EASEMENT**  
**3270 SQUARE FEET**  
**EASEMENT**  
(EL PASO INFRASTRUCTURE COLLABORATIVE LLC)  
OUT OF THE  
**J. MANNING SURVEY, ABSTRACT NO. 56,**  
**CITY OF EL PASO**  
**EL PASO COUNTY, TEXAS**  
**SEPTEMBER 2024**

**MDS LAND SURVEYING COMPANY, INC.**  
ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS FROM REGISTRATION NO. 10019000  
874 HARRISON ROAD, SUITE 104 • KERRVILLE, TX 78028 • 830-616-1828  
JOB No. 24-025-W1 SURVEYORS: JB/LK SHEET 1 OF 1

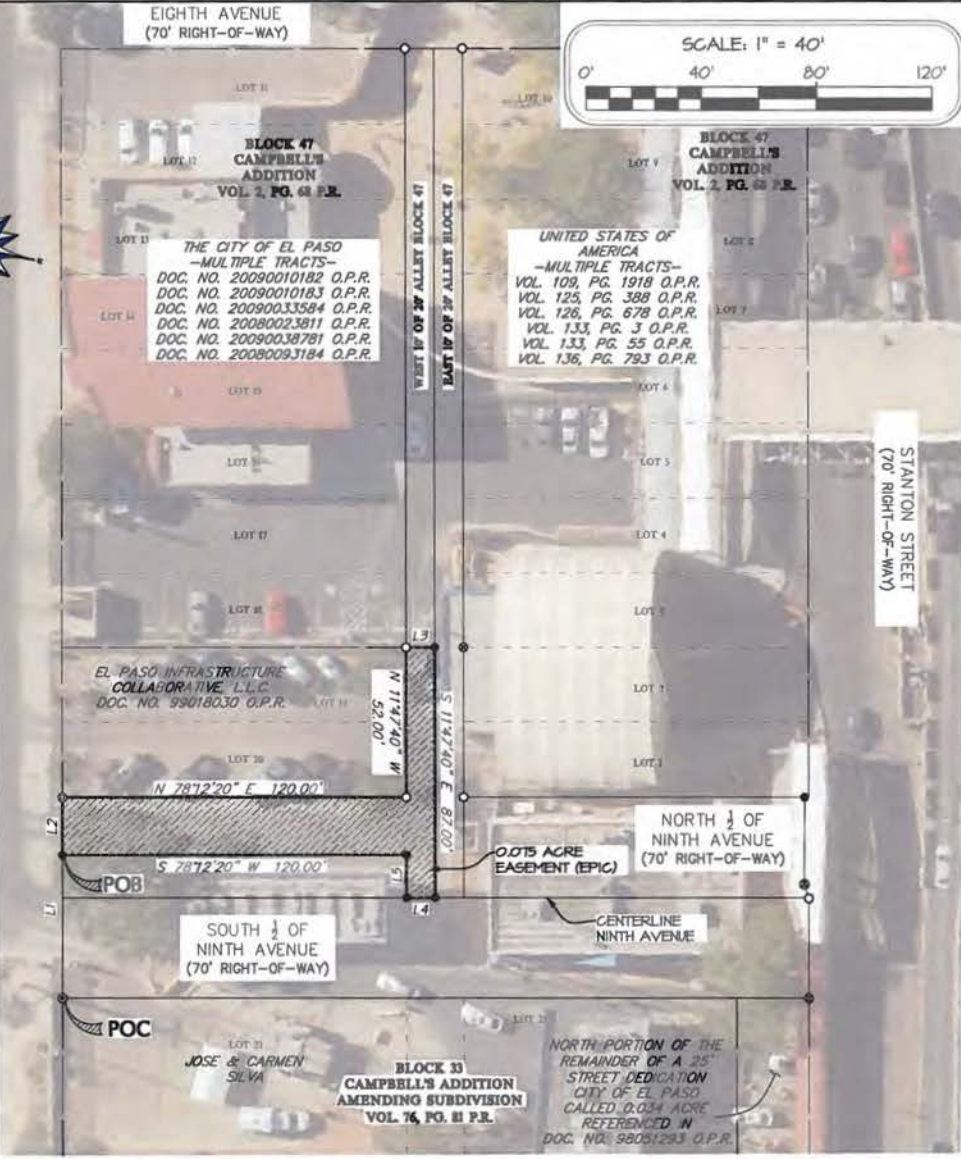
- GENERAL NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
  - DISTANCES SHOWN HEREON ARE GRID VALUES.
  - FIELD SURVEY COMPLETED IN MAY OF 2024.
  - VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY EXHIBIT; IMPROVEMENTS/UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
  - A FIELD NOTE DESCRIPTION OF EQUAL DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY.

**SURVEYOR'S AFFIRMATION:**

STATE OF TEXAS    §  
COUNTY OF KERR    §

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 12TH DAY OF SEPTEMBER, 2024, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

Signature: *Jeff Boerner*  
JEFF BOERNER, RPLS  
# 4939  
TEXAS REGISTRATION NO.





## **FIELD NOTES FOR A 0.075 OF ONE ACRE (3270 SQUARE FOOT) EASEMENT**

**BEING** A 0.075 OF ONE ACRE, 3270 SQUARE FOOT, EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE WEST 10' OF A 20' WIDE ALLEY, AND A PORTION OF THE NORTH 1/2 OF NINTH AVENUE IN BLOCK 47, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.075 OF ONE ACRE, 3270 SQUARE FOOT EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Note: all bearings based on the Texas State Plane Coordinate System, Central Zone 4203 (North American Datum of 1983, 2011 Adjustment).

**COMMENCING** at a 5/8" iron rod capped "RODS" found at the intersection of the east right-of-way line of Mesa Street (70' right-of-way), with the south right-of-way line of Ninth Avenue (70' right-of-way);

**THENCE N 11°47'40" W**, with the east right-of-way line of Mesa Street, for a distance of 50.00' to a calculated point for the **POINT OF BEGINNING**;

**THENCE N 11°47'40" W**, with the east right-of-way line of Mesa Street, for a distance of 20.00' to a 1/2" iron rod found for corner at the southwest corner of Lot 20, Block 47;

**THENCE N 78°12'20" E**, departing the east right-of-way line of Mesa Street, with the south line of Lot 20, Block 47, and the north right-of-way line of Ninth Avenue, for a distance of 120.00' to a "PK" nail with "MDS" shiner found at the southeast corner of Lot 20, Block 47 for interior corner;

**THENCE N 11°47'40" W**, with the west line of Lots 20, and 19, Block 47, and the west line of the 20' Alley, for a distance of 52.00' to a "PK" nail with "MDS" shiner found at the northeast corner of Lot 19, Block 47, and the southeast corner of Lot 18, Block 47;

**THENCE N 78°12'20" E**, departing the west line of said 20' Alley, over and across a portion of the 20' Alley, for a distance of 10.00' to a calculated point for northeast corner, said point being in the centerline of the 20' Alley;

**THENCE S 11°47'40" E**, with the centerline of the 20' alley, for a distance of 87.00' to a calculated point for the southeast corner at the intersection of the centerline of the 20' Alley, with the centerline of Ninth Avenue;

**THENCE S 78°12'20" W**, with the centerline of Ninth Avenue, for a distance of 10.00' to a calculated point for corner;

**THENCE N 11°47'40" W**, continuing over and across a portion of Ninth Avenue, for a distance of 15.00' to a calculated point for interior corner;

**THENCE S 78°12'20" W, over and across a portion of Ninth Avenue, for a distance of 120.00' to the POINT OF BEGINNING, CONTAINING 0.075 of one acre (3270 Square Feet), more or less, in El Paso County, Texas.**

**Note:** This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc. in December, 2019, September, 2022, and May 2023. A survey plat of equal date was made in conjunction with this description.



9/12/2024

Jeff Boerner

Date

Registered Professional Land Surveyor

Texas Registration No. 4939

MDS Land Surveying Company, Inc.

TBPELS Firm Registration No. 10019600



Job No. 24-025-00 EPIC Easement

EPW UTILITY EASEMENT "B" (USA)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 78°12'20" W	10.00'
L2	N 78°12'20" E	10.00'
L3	S 78°12'20" W	10.00'

SCALE: 1" = 40'



LEGEND:

- 1/2" IRON ROD FOUND CAPPED "M BAKER JR #2118"
- 1/2" IRON ROD FOUND CAPPED "TXF5152"
- 5/8" IRON ROD FOUND CAPPED "RODS"
- CALCULATED POINT (UNLESS NOTED OTHERWISE)
- PK NAIL W/ "MDS" SHINER FOUND
- SCRIBED "X" FOUND
- ( ) RECORD BEARING AND/OR DISTANCE
- DOC DOCUMENT
- O.P.R. OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY
- NO. NUMBER
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- P.R. PLAT RECORDS OF EL PASO COUNTY
- VOL VOLUME
- USA EASEMENT
- ADJOINER LINE
- BOUNDARY LINE
- LOT LINE

PLAT SHOWING:

A 0.068 OF ONE ACRE (2950 SQUARE FOOT) 10' EASEMENT LOCATED IN THE J MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON THE EAST 10' OF A 20' WIDE ALLEY IN BLOCK 47, AND A PORTION OF THE NORTH 1/2 OF NINTH AVENUE (70' RIGHT-OF-WAY), SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS.

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
2. DISTANCES SHOWN HEREON ARE GRID VALUES.
3. FIELD SURVEY COMPLETED IN MAY OF 2023.
4. VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY EXHIBIT. IMPROVEMENTS/UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
5. A FIELD NOTE DESCRIPTION OF EQUAL DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY.

EXHIBIT  
OF  
**0.068 OF ONE ACRE EASEMENT**  
OUT OF THE  
J MANNING SURVEY, ABSTRACT NO. 56,  
CITY OF EL PASO  
EL PASO COUNTY, TEXAS  
SEPTEMBER 2024

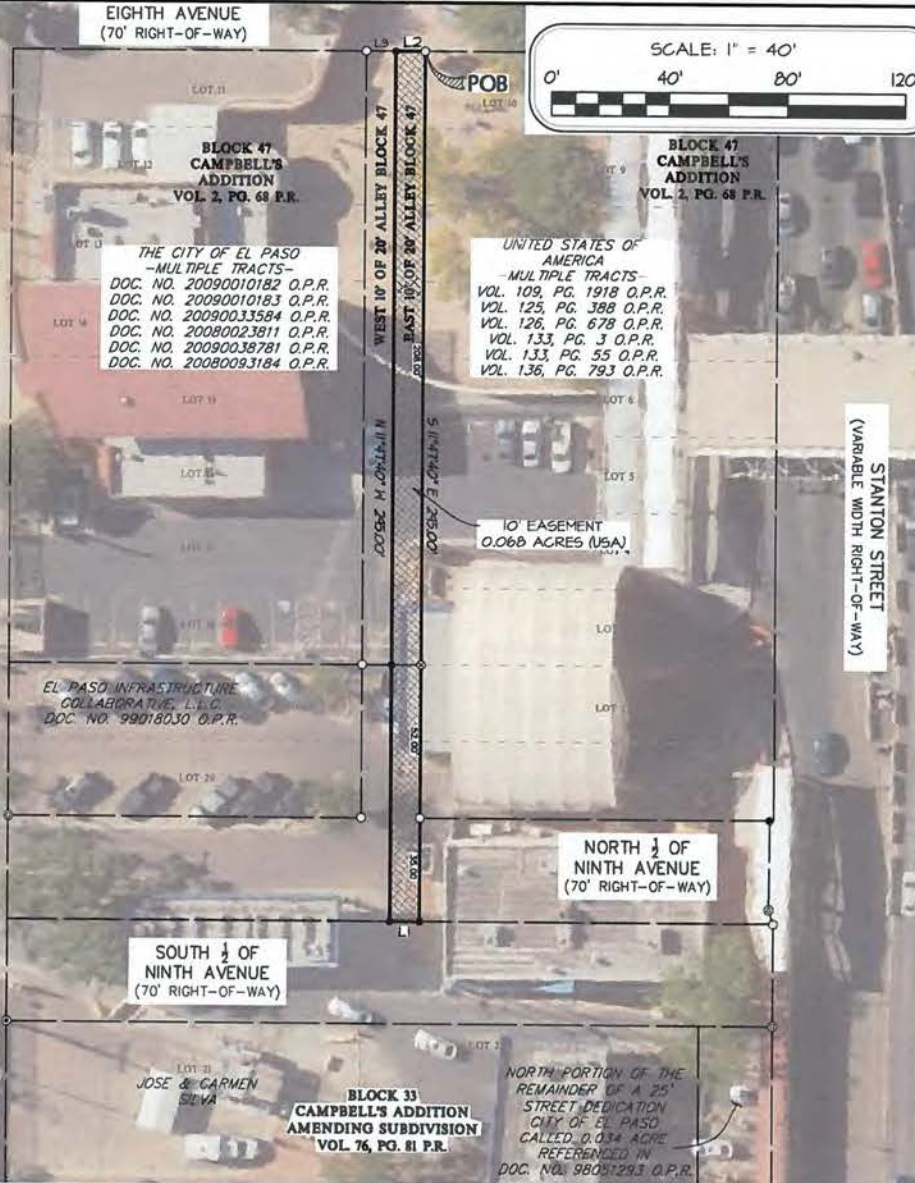
**MDS** LAND SURVEYING  
COMPANY, INC.  
ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS FROM REGISTRATION No. 10788000  
874 HARPER ROAD, SUITE 104 • KERRVILLE, TX 78701 • 830-895-1000

JOB No. 24-025-00 SURVEYORS: JB/LX SHEET 1 OF 1

SURVEYOR'S AFFIRMATION:

STATE OF TEXAS    ■  
COUNTY OF KERR   ■

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 12th DAY OF SEPTEMBER, 2024, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.



EIGHTH AVENUE  
(70' RIGHT-OF-WAY)

BLOCK 47  
CAMPBELL'S  
ADDITION  
VOL. 2, PG. 68 P.R.

THE CITY OF EL PASO  
-MULTIPLE TRACTS-  
DOC. NO. 20090010182 O.P.R.  
DOC. NO. 20090010183 O.P.R.  
DOC. NO. 20090033584 O.P.R.  
DOC. NO. 20080023811 O.P.R.  
DOC. NO. 20090038781 O.P.R.  
DOC. NO. 20080093184 O.P.R.

UNITED STATES OF  
AMERICA  
-MULTIPLE TRACTS-  
VOL. 109, PG. 1918 O.P.R.  
VOL. 125, PG. 388 O.P.R.  
VOL. 126, PG. 678 O.P.R.  
VOL. 133, PG. 3 O.P.R.  
VOL. 133, PG. 55 O.P.R.  
VOL. 136, PG. 793 O.P.R.

10' EASEMENT  
0.068 ACRES (USA)

NORTH 1/2 OF  
NINTH AVENUE  
(70' RIGHT-OF-WAY)

SOUTH 1/2 OF  
NINTH AVENUE  
(70' RIGHT-OF-WAY)

LOT 11  
JOSE & CARMEN  
SIEVA

BLOCK 33  
CAMPBELL'S ADDITION  
AMENDING SUBDIVISION  
VOL. 76, PG. 81 P.R.

NORTH PORTION OF THE  
REMAINDER OF A 25'  
STREET DEDICATION  
CITY OF EL PASO  
CALLED 0.034 ACRE  
REFERRED IN  
DOC. NO. 98051293 O.P.R.

MESA STREET  
(70' RIGHT-OF-WAY)

STANTON STREET  
(VARIABLE WIDTH RIGHT-OF-WAY)

**FIELD NOTES FOR A 0.068 OF ONE ACRE (2950 SQUARE FOOT)  
10' EASEMENT**

**BEING** A 0.068 OF ONE ACRE, 2950 SQUARE FOOT, 10' EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON THE EAST 10' OF A 20' WIDE ALLEY IN BLOCK 47, AND A PORTION OF THE NORTH 1/2 OF NINTH AVENUE, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.068 OF ONE ACRE, 2950 SQUARE FOOT, 10' EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

*Note: all bearings based on the Texas State Plane Coordinate System, Central Zone 4203 (North American Datum of 1983, 2011 Adjustment).*

**BEGINNING** at a "PK" nail with "MDS" shiner found at the intersection of the east line the 20' Alley Block 47, with the south right-of-way line of Eighth Avenue (70' Right-of-Way), said point also being the northwest corner of Lot 10, Block 47, Campbell's Addition;


**THENCE S 11°47'40" E**, departing the south right-of-way line of Eighth Avenue, with the east line of the 20' Alley, and the west lines of Lots 10-3, Block 47, at a distance of 208.00' pass an "x" scribed in concrete found at the southwest corner of Lot 3, Block 47, and the northwest corner of Lot 2, Block 47, continuing with the east line of the 20' Alley, and the west lines of Lots 2 and 1, Block 47, at a distance of 260.00' pass a "PK" nail with "MDS" shiner found, at the southwest corner of Lot 1, Block 47, and at the intersection of the east line of the 20' Alley, with the north line of Ninth Avenue (70' Right-of-Way), continuing over and across a portion of Ninth Avenue, **for a total distance of 295.00'** to a calculated point for southeast corner in the centerline of Ninth Avenue;

**THENCE S 78°12'20" W**, with the centerline of Ninth Avenue, **for a distance of 10.00'** to a calculated point for southwest corner;

**THENCE N 11°47'40" W**, departing the centerline of Ninth Avenue, **for a distance of 295.00'** to a calculated point for northwest corner at the intersection of the centerline of the 20' Alley, with the south right-of-way of Eighth Avenue;

**THENCE N 78°12'20" E**, along the north line of said 20' Alley, and the south right-of-way of Eighth Avenue, **for a distance of 10.00'** to the **POINT OF BEGINNING, CONTAINING 0.068 of one acre (2950 Square Feet) of land, more or less, in El Paso County, Texas.**

*Note: This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc. in December, 2019, September, 2022, and May 2023. A survey plat of equal date was made in conjunction with this description.*

  
9/12/2024  
Date  
Jeff Boerner  
Registered Professional Land Surveyor  
Texas Registration No. 4939  
MDS Land Surveying Company, Inc.  
TBPELS Firm Registration No. 10019600

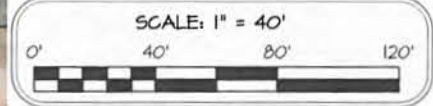


Job No. 24-025-00 USA 10' Easement

EPW UTILITY EASEMENT "C" (SILVA)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 78°12'20" E	120.00'
L2	N 11°47'40" W	35.00'
L3	N 78°12'20" E	20.00'
L4	S 11°47'40" E	35.00'
L5	S 78°12'20" W	20.00'
L6	N 78°12'20" E	120.00'



**LEGEND:**

- 1/2" IRON ROD FOUND CAPPED "M BAKER JR #2118"
- 1/2" IRON ROD FOUND CAPPED "TK#5152"
- 5/8" IRON ROD FOUND CAPPED "RODS"
- CALCULATED POINT (UNLESS NOTED OTHERWISE)
- PK NAIL W/ "MDS" SHINER FOUND
- SCRIBED "X" FOUND

( ) RECORD BEARING AND/OR DISTANCE  
 DOC. DOCUMENT  
 O.P.R. OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY  
 NO. NUMBER  
 PG. PAGE  
 POB POINT OF BEGINNING  
 POC POINT OF COMMENCING  
 P.R. PLAT RECORDS OF EL PASO COUNTY  
 VOL. VOLUME

▨ SILVA EASEMENT  
 — ADJOINER LINE  
 — BOUNDARY LINE  
 — LOT LINE

**PLAT SHOWING:**

A 0.016 OF ONE ACRE (700 SQUARE FOOT) 20' WIDE EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE SOUTH 1/2 OF NINTH AVENUE (70' RIGHT-OF-WAY).

- GENERAL NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
  - DISTANCES SHOWN HEREON ARE GRID VALUES.
  - FIELD SURVEY COMPLETED IN MAY OF 2023.
  - VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY EXHIBIT; IMPROVEMENTS/UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
  - A FIELD NOTE DESCRIPTION OF EQUAL DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY.

**EXHIBIT**  
 OF  
**0.016 OF ONE ACRE EASEMENT**  
 OUT OF THE  
**J. MANNING SURVEY, ABSTRACT NO. 56,**  
**CITY OF EL PASO**  
**EL PASO COUNTY, TEXAS**  
**SEPTEMBER 2024**

**MDS LAND SURVEYING COMPANY, INC.**

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION NO. 10079600  
 874 HARPER ROAD, SUITE 104 - KERRVILLE, TX 78028 • 817-859-1818

JOB No. 24-025-00 SURVEYORS: JB/LK SHEET 1 OF 1

EIGHTH AVENUE  
(70' RIGHT-OF-WAY)



MESA STREET  
(70' RIGHT-OF-WAY)

WEST 10' OF 20' ALLEY BLOCK 47  
 EAST 10' OF 20' ALLEY BLOCK 47

STANTON STREET  
(VARIABLE WIDTH RIGHT-OF-WAY)

**BLOCK 47 CAMPBELL'S ADDITION**  
 VOL. 2, PG. 68 P.R.

**BLOCK 47 CAMPBELL'S ADDITION**  
 VOL. 2, PG. 68 P.R.

THE CITY OF EL PASO  
 -MULTIPLE TRACTS-  
 DOC. NO. 20090010182 O.P.R.  
 DOC. NO. 20090010183 O.P.R.  
 DOC. NO. 20090033584 O.P.R.  
 DOC. NO. 20090023811 O.P.R.  
 DOC. NO. 20090038781 O.P.R.  
 DOC. NO. 20080093184 O.P.R.

UNITED STATES OF AMERICA  
 -MULTIPLE TRACTS-  
 VOL. 109, PG. 1918 O.P.R.  
 VOL. 125, PG. 388 O.P.R.  
 VOL. 126, PG. 678 O.P.R.  
 VOL. 133, PG. 3 O.P.R.  
 VOL. 133, PG. 55 O.P.R.  
 VOL. 136, PG. 793 O.P.R.

EL PASO INFRASTRUCTURE COLLABORATIVE, L.L.C.  
 DOC. NO. 99018030 O.P.R.

20' EASEMENT  
 0.016 ACRES  
 (SILVA)

NORTH 1/2 OF NINTH AVENUE  
 (70' RIGHT-OF-WAY)

SOUTH 1/2 OF NINTH AVENUE  
 (70' RIGHT-OF-WAY)

**BLOCK 33 CAMPBELL'S ADDITION**  
 AMENDING SUBDIVISION  
 VOL. 76, PG. 81 P.R.

NORTH PORTION OF THE REMAINDER OF A 25' STREET DEDICATION CITY OF EL PASO CALLED 0.034 ACRE REFERENCED IN DOC. NO. 99051293 O.P.R.

**SURVEYOR'S AFFIRMATION:**

STATE OF TEXAS     |  
 COUNTY OF KERR    |

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 12th DAY OF SEPTEMBER, 2024, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

JEFF BOESNER, RPLS  
 # 4939  
 TEXAS REGISTRATION NO.

**FIELD NOTES FOR A 0.016 OF ONE ACRE (700 SQUARE FOOT)  
20' EASEMENT**

**BEING** A 0.016 OF ONE ACRE, 700 SQUARE FOOT, 20' EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF NINTH AVENUE IN BLOCK 47, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.016 OF ONE ACRE, 700 SQUARE FOOT, 20' EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

*Note: all bearings based on the Texas State Plane Coordinate System, Central Zone 4203 (North American Datum of 1983, 2011 Adjustment).*

**COMMENCING** at a 5/8" iron rod capped "RODS" found at the intersection of the east right-of-way line of Mesa Street (70' right-of-way), with the south right-of-way line of Ninth Avenue (70' right-of-way), said point being the northwest corner of Lot 21, Block 33, Campbell's Addition, Amending Subdivision, recorded in Volume 76, Page 81, Plat Records of El Paso County, Texas;

**THENCE N 78°12'20" E**, departing the east right-of-way line of Mesa Street, with the south right-of-way line of Ninth Avenue, and the north line of Lot 21, Block 33, for a distance of 120.00' to a calculated point for southwest corner and the **POINT OF BEGINNING**;

**THENCE N 11°47'40" W**, departing the south right-of-way line of Ninth Avenue, and the north line of Lot 21, Block 33, over and across Ninth Avenue, for a distance of 35.00' to a calculated point for northwest corner in the centerline of Ninth Avenue;

**THENCE N 78°12'20" E**, along the centerline of Ninth Avenue, for a distance of 20.00' to a calculated point for northeast corner;

**THENCE S 11°47'40" E**, departing the centerline of Ninth Avenue, over and across Ninth Avenue, for a distance of 35.00' to a calculated point for southeast corner in the south right-of-way line of Ninth Avenue, and the north line of the Lot 21, Block 33;

**THENCE S 78°12'20" W**, along the north line of Lot 21, Block 33, and the south right-of-way line of Ninth Avenue, for a distance of 20.00' to the **POINT OF BEGINNING**, CONTAINING 0.016 of one acre (700 Square Feet) of land, more or less, in El Paso County, Texas.

*Note: This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc. in December, 2019, September, 2022, and May 2023. A survey plat of equal date was made in conjunction with this description.*



9/12/2024

Jeff Boerner

Date

Registered Professional Land Surveyor

Texas Registration No. 4939

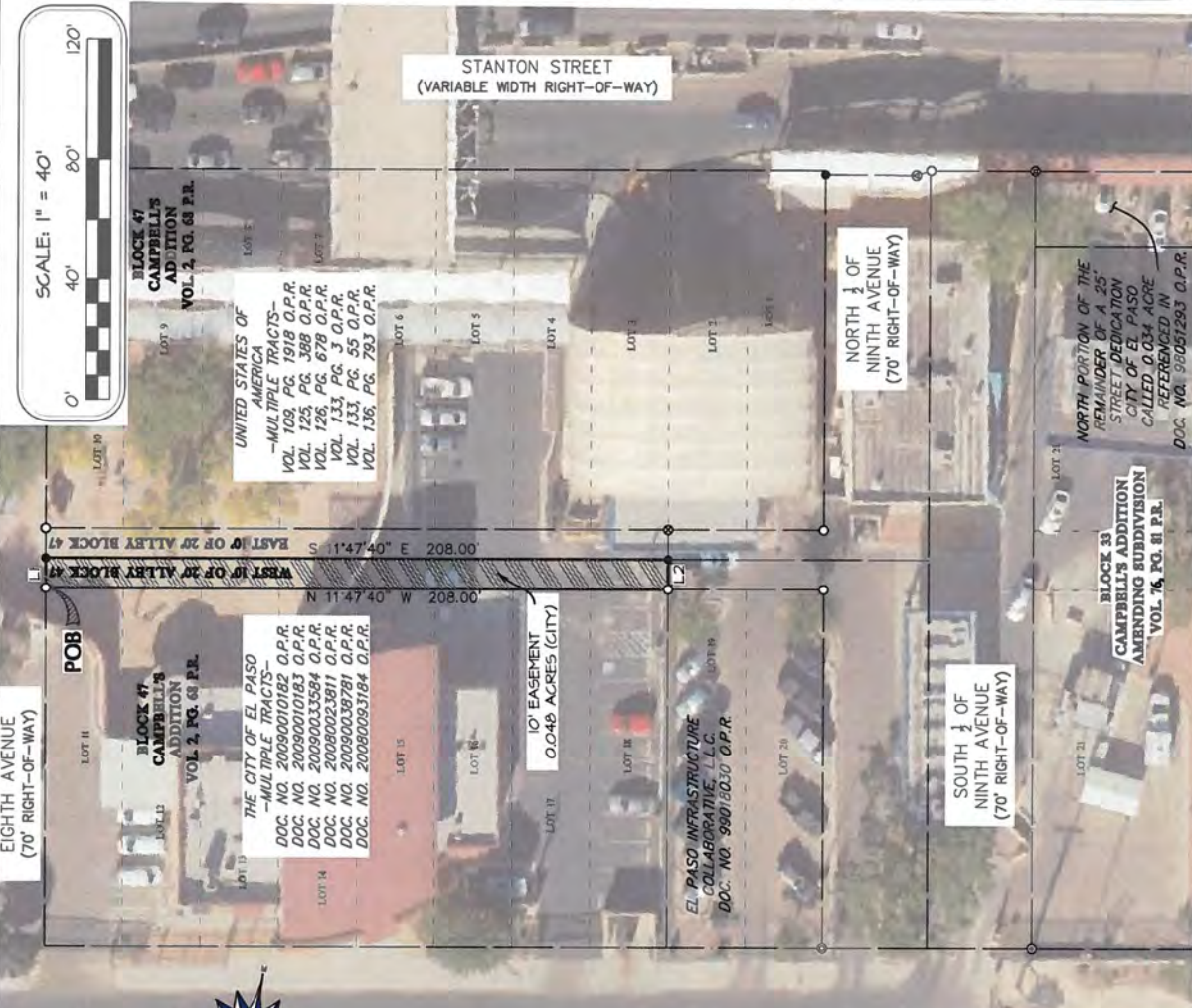
MDS Land Surveying Company, Inc.

TBPELS Firm Registration No. 10019600



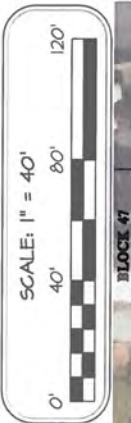
Job No. 24-025-00 Silva Easement

EPW UTILITY EASEMENT "D" (CITY)



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 78°12'20" E	10.00'
L2	S 78°12'20" W	10.00'



- LEGEND:**
- 1/2" IRON ROD FOUND CAPPED "M BAKER JR #2118"
  - 1/2" IRON ROD FOUND CAPPED "TM#152"
  - 5/8" IRON ROD FOUND CAPPED "MDS"
  - CALCULATED POINT (UNLESS NOTED OTHERWISE)
  - PK NAIL W/ "MDS" SHINER FOUND
  - SCRIBED "X" FOUND
  - RECORD BEARING AND/OR DISTANCE
  - DOCUMENT
  - OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY
  - PLAT
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCING
  - P.R. PLAT RECORDS OF EL PASO COUNTY
  - VOL. VOLUME
  - ADJACENT PROPERTY
  - ADJACENT LINE
  - BOUNDARY LINE
  - LOT LINE

**PLAT SHOWING:**

A 0.048 OF ONE ACRE (2080 SQUARE FOOT) 10' EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE WEST 10' OF A 20' WIDE ALLEY IN BLOCK 47, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 63, PLAT RECORDS OF EL PASO COUNTY, TEXAS.

- GENERAL NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, WITH THE CENTROID LINE OF THE DISTRICTS SHOWN HEREON AS THE MERIDIAN.
  - FIELD SURVEY COMPLETED IN MAY OF 2024.
  - VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY EXHIBIT. IMPROVEMENTS/UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THIS SURVEY.
  - A FIELD NOTE DESCRIPTION OF EQUAL DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY.

**EXHIBIT**  
**OF**  
**0.048 OF ONE ACRE EASEMENT**  
**OUT OF THE**  
**J. MANNING SURVEY, ABSTRACT NO. 56,**  
**CITY OF EL PASO**  
**EL PASO COUNTY, TEXAS**  
**SEPTEMBER 2024**

**MDS LAND SURVEYING COMPANY, INC.**  
 ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC  
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING REGISTRATION NO. W08800  
 874 HADSPER ROAD, SUITE 204 • KERRVILLE, TX 78028 • 830-891-8818  
 JOB No. 24-025-00 SURVEYORS: JB/LK SHEET 1 OF 1

**SURVEYOR'S AFFIRMATION:**

STATE OF TEXAS  
 COUNTY OF KERR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 12th DAY OF SEPTEMBER, 2024, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

*Jeff Bogner*  
 JEFF BOGNER  
 1939  
 LICENSED SURVEYOR  
 TEXAS REGISTRATION NO.

**FIELD NOTES FOR A 0.048 OF ONE ACRE (2080 SQUARE FOOT)  
10' EASEMENT**

**BEING** A 0.048 OF ONE ACRE, 2080 SQUARE FOOT, 10' EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE WEST 10' OF A 20' WIDE ALLEY IN BLOCK 47, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.048 OF ONE ACRE, 2080 SQUARE FOOT, 10' EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Note: all bearings based on the Texas State Plane Coordinate System, Central Zone 4203 (North American Datum of 1983, 2011 Adjustment).

**BEGINNING** at a "PK" nail with "MDS" shiner found at the intersection of the west line the 20' Alley Block 47, with the south right-of-way line of Eighth Avenue (70' Right-of-Way), said point also being the northeast corner of Lot 11, Block 47, Campbell's Addition, recorded in Volume 2, Page 68, Plat Records of El Paso County, Texas;

**THENCE N 78°12'20" E**, along the north line of said 20' Alley, and the south right-of-way of Eighth Avenue, for a distance of 10.00' to a calculated point for northeast corner at the intersection of the centerline of the 20' Alley, with the south right-of-way line of Eighth Avenue;

**THENCE S 11°47'40" E**, departing the south right-of-way line of Eighth Avenue, with the centerline of the 20' Alley, for a distance of 208.00' to a calculated point for southeast corner;

**THENCE S 78°12'20" W**, over and across the 20' Alley, for a distance of 10.00' to a "PK" nail with "MDS" shiner found in the west line of the 20' Alley, at the southeast corner of Lot 18, Block 47, Campbell's Addition, the northeast corner of Lot 19, Block 47, Campbell's Addition;

**THENCE N 11°47'40" W**, along the west line of the 20' Alley, and the east line of Lots 18, 17, 16, 15, 14, 13, 12, and 11, Block 47, Campbell's Addition, for a distance of 208.00' to the **POINT OF BEGINNING**, CONTAINING 0.048 of one acre (2080 Square Feet) of land, more or less, in El Paso County, Texas.

Note: This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc. in December, 2019, September, 2022, and May 2023. A survey plat of equal date was made in conjunction with this description.



9/12/2024

Jeff Boerner

Date

Registered Professional Land Surveyor

Texas Registration No. 4939

MDS Land Surveying Company, Inc.

TBPELS Firm Registration No. 10019600



Job No. 24-025-00 City 10' Easement



**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NON-EXCLUSIVE GAS UTILITY EASEMENT AGREEMENT**

**Date:** October 31, 2024.

**Grantors:** EL PASO INFRASTRUCTURE COLLABORATIVE, LLC, a Texas limited liability company ("EPIC")

THE UNITED STATES OF AMERICA acting by and thru the Administrator of the General Services Administration, under and pursuant to the authority contained in the provisions of Subtitle I, Title 40, U.S. Code (40 U.S.C. 101, et seq.) and rules, orders and regulations issued pursuant thereto, and 76 Stat. 1129, 40 U.S.C. 1314 and 41 CFR 102-75.939; et. seq. ("USA")

CITY OF EL PASO, a Texas home rule municipality ("City")

**Grantors' Mailing Addresses:**

El Paso Infrastructure Collaborative, LLC  
303 N Oregon Street, Suite 610  
El Paso, TX 79901

City of El Paso  
300 North Campbell  
El Paso, Texas 79901

UNITED STATES OF AMERICA  
819 Taylor, Room 11A21  
Ft. Worth, TX 76102

**Grantee:** Texas Gas Service, a Division of ONE Gas, Inc. ("TGS")

**Grantee's Mailing Address:**

Texas Gas Service  
9228 Tuscany Way  
Austin, Texas 78754

**Permanent Utility Easement Property ("Easement Property"):**

1. **Easement "A"**- The 10' x 10' parcel of land, further described in Attachment "A": TGS Utility Easements ("Attachment A") attached hereto and made a part hereof for all purposes, and labeled *EASEMENT "A" EPIC 10' GAS LINE EASEMENT 0.002 ACRE* in said Attachment A, being a portion of a 20' alley out of Block 47, Campbell Addition, City of El Paso, El Paso County, Texas.

2. **Easement "B"**- The 10' x 218' parcel of land, further described in Attachment A, and labeled *EASEMENT "B" USA 10' GAS LINE EASEMENT 0.050 ACRE* in said Attachment A, being a portion of a 20' alley out of Block 47, Campbell Addition, City of El Paso, El Paso County, Texas.
3. **Easement "C"**- The 10' X 208' parcel of land, further described in Attachment A, and labeled *EASEMENT "C" CITY 10' GAS LINE EASEMENT 0.048 ACRE* in said Attachment A, being a portion of a 20' alley out of Block 47, Campbell Addition, City of El Paso, El Paso County, Texas.

**Permanent Utility Easement Purpose:**

The Easement Property shall be used for the purpose of surveying, placing, establishing, laying, constructing, installing, realigning, modifying, operating, repairing, maintaining, inspecting, patrolling (by surface and air), protecting, rebuilding, replacing, relocating, adding, substituting, improving, accessing, abandoning in place and removing one or more gas lines (collectively, the "Utility Lines") on, in, across, along, over, through and under the Easement Property, together with the right to install certain pipeline-related appurtenances, including, and expressly limited to, vent pipes, valves, markers, pumps, meters, regulators, rectifiers, cathodic corrosion control devices and alternating current mitigation equipment and facilities (generally including cathodic protection test leads, gradient control matting, grounding systems, rectifiers, electric meters, junction boxes, power supplies, anodes, decouplers, wires, ribbons, poles, and below ground beds), electric facilities, communication facilities and any other related appurtenances and equipment that may be necessary or desirable in connection with said Utility Lines, both above and below ground (together the "Facilities") for the purpose of transporting and/or distributing natural gas. Grantee shall also have the right (i) to fence and enclose the area where the above ground appurtenances are located, (ii) to enclose any of the appurtenances in separate enclosures, (iii) to grade, place and maintain pavement, gravel, or caliche within the fenced area to inhibit the growth of grasses and weeds, and (iv) to install markers and other above ground appurtenances as required by applicable laws or regulations. Grantee's right to grant a third party access to the Easement Property shall be limited to purposes related to the surveying, placement, construction, installation, operation, safety, repair, maintenance, inspection, patrol, protection, rebuilding, replacement, relocation, abandonment or removal of the Facilities. Grantee, for itself and its successors and assigns, shall not use the Easement Property for purposes other than hereinabove granted without the express written consent of respective Grantors, or their respective successors and assigns.

**Grant of Easement:**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and subject to the Exceptions to Warranty, each Grantor grants, sells, and conveys to Grantee, and Grantee's successors and assigns, a NON EXCLUSIVE permanent easement and right-of-way on, in, across, along, over, through and under the Easement Property described next to its name below for the Permanent Utility Easement Purpose (collectively, the "Easement").

Grantor	Permanent Utility Easements
EPIC	Easement "A"
USA	Easement "B"
City	Easement "C"

This grant of Easement shall, subject to Paragraph 1 (Access Restriction) below, carry with it the right of ingress and egress, to and from the Easement Property at all reasonable times with the right to use driveways on the Grantors' property that lead to the Easement Property for ingress and egress to the

Easement. Such rights of ingress and egress shall be solely for the Permanent Utility Easement Purpose described above. Except as expressly granted herein, there is no express or implied right of access over property owned by others and Grantors provide no warranty or rights of access to and from the Easement Property other than over land that the respective Grantors currently own.

**Consideration:**

The sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged by the respective Grantors.

Subject to Paragraph 6 (Restoration) and 7 (Gates and Fences), the consideration for the Easement includes full and final payment for any and all damages occurring to the land, pasturage, vegetation (grass, crops, trees, shrubs, etc.), timber, gates, fences, irrigation systems, buildings or other improvements of respective Grantors on the Easement Property resulting from Grantee's exercise of the rights herein granted, including any monetary damages arising from the construction and installation of the Facilities and any income loss from existing leases based on verifiable loss or lease payments.

**Warranty of Title:**

Except as hereinafter provided, each Grantor and Grantors' respective successors and assigns are and shall be bound to warrant and forever defend the rights which it grants under this Agreement to Grantee and Grantee's successors and assigns, against every person lawfully claiming or to claim all or any part of the interest in the Easement Property, except as to the Exceptions to Warranty. The preceding warranty and covenant are made by each Grantor only with respect to the Easement granted by the Grantor and not with respect to the easements granted by the other Grantors. The United States of America, as Grantor, is specifically exempt from making or agreeing to any warranties to Grantee, its successors and assigns, including warranties of title stated herein deemed to be in violation of the Antideficiency Act 31 U.S.C. § 1341.

**Exceptions to Warranty:**

All other validly existing and recorded easements and rights-of-way presently recorded, and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantors, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing and recorded rights of adjoining owners in any walls and fences situated on a common boundary, and discrepancies, conflicts, or shortages in area or boundary lines; and any existing encroachments or overlapping of improvements.

**Terms and Conditions:** The following terms and conditions apply to the Easement granted by this Agreement:

1. **Access Restriction.** So long as U.S. Customs and Border Protection or any other federal governmental agency (collectively the "Government") occupies the area surrounding the Easement Property for the operation of an international port of entry, or any facility related thereto (collectively, the "Port"), including a detention, storage or office facility, Grantee shall provide telephonic notice at least twenty-four (24) hours prior to accessing the Easement Property for routine purposes. Such notice shall be given to the U.S. General Services Administration ("GSA") and shall include the full names of Grantee's employees and/or contractors accessing the Easement Property. In case of an emergency, Grantee shall provide notice to the Federal Protective Service Megacenter and GSA (El Paso Field Office) of its intent to enter the Port as soon as reasonably practicable. Grantor shall provide all necessary contact information for such notices to Grantee in writing.

2. ***Duration of Easement.*** The duration of the Easement is perpetual.

3. ***Reservation of Rights.*** Each Grantor reserves for itself and its successors and assigns the right to continue to use, enjoy, improve, and alter the Easement Property owned by it for all purposes that do not interfere with or interrupt the use or enjoyment of the Easement by Grantee for the Permanent Utility Easement Purpose. Consistent with the foregoing, each Grantor and its respective successors and assigns may, with the express written consent of Grantee, lay, construct and maintain, driveways, parking areas, paving, light poles, fences or any desired utility over and/or through and across the Easement Property; provided, however, it (a) does not materially impair or interfere with Grantee's rights to use the Easement Property or impact the safety of the Facilities located on the Easement Property and (b) satisfies Grantee's required and applicable spacing, including depth separation limits, and other protective requirements. In the event the terms of this paragraph are violated, the affected Grantor shall immediately eliminate such violation upon receipt of written notice from Grantee, or Grantee shall have the immediate right to correct or eliminate the violation at the sole expense of such Grantor.

4. ***Construction, Major Maintenance, Repair and Replacement.*** Grantee shall give respective affected Grantors and, if the Port is then occupied by the Government, the GSA, at least ten (10) days prior written notice of its intent to commence Non-Routine Work on the Easement Property. "Non-Routine Work" means work related to the Utility Lines that involves repair or replacement of the Utility Lines or other work on the Utility Lines that will likely interrupt or interfere with the respective Grantors', or their respective tenants, successors, or assigns, use of the Easement Property. Grantors shall provide all necessary contact information for such notices to Grantee in writing. Grantee agrees to take reasonable steps to minimize the disruption to the operation of the Easement Property when performing any Non-Routine Work on the Easement Property. Notwithstanding the foregoing, in the event of emergency, Grantee shall not be required to provide ten (10) days prior notice of its intent to commence Non-Routine Work but shall use its best efforts to provide notice to the affected Grantors, or their successors and assigns, and to the GSA of its intent to enter the affected Easement Property as soon as reasonably practicable. Upon completion of any Non-Routine Work, Grantee shall promptly restore any landscaping, parking areas, paving, curbs, utilities, signs, fencing, walls, and other improvements, equipment, and fixtures that were installed in compliance with Paragraph 3 (Reservation of Rights) and disturbed or damaged by Grantee, its successors and assigns, as nearly as reasonably practicable, to as good a condition as existed at the time of commencement of such work.

5. ***Encroachments.*** Grantee, its successors and assigns, shall have the right to mow the Easement Property, cut and trim trees or shrubbery, and to correct or eliminate any unapproved encroachment upon the Easement Property. Grantee, or its successors and assigns, shall dispose of all cuttings and trimmings either by piling and burning in the Easement Property (subject to fire or air pollution laws and regulations) or by loading and hauling away from the Easement Property.

6. ***Restoration.*** During the term of this Agreement, Grantee, or its successors and assigns, shall maintain the Easement Property in a manner consistent with the purposes for which the Easement will be used by Grantee hereunder. Grantee, or its successors and assigns, will restore the Easement Property and respective Grantors' remaining property, if any, used by Grantee, or its successors and assigns, to as near to original condition as reasonably practicable. Upon the termination of this Agreement, Grantee shall either (i) remove the Facilities and restore the Easement Property and any of respective Grantors' property used by Grantee as nearly as reasonably practicable to as good a condition as existed at the time of commencement of Grantee's operations hereunder, or (ii) abandon the underground Facilities and remove all above ground appurtenances on the Easement Property in accordance with applicable law, rules and regulations.

7. **Gates and Fences.** Grantee, its successors and assigns, shall have the right to remove, cut, use, repair, and replace any gates or fences that cross the Easement Property. In the event Grantee, its successors and assigns, does not repair and/or restore the fences or gates, Grantee, its successors and assigns, shall, in addition to the consideration paid for this Agreement, pay Grantor for any actual monetary damage caused by Grantee to the gates and fences.

8. **Insurance.** Grantee, or its successors and assigns, shall maintain at all times while it uses the Easement Property, including during construction and operations on the Easement Property, commercial liability insurance, issued by an insurer authorized to issue liability insurance in this State, or self-insurance, insuring the respective Grantors, its successors and assigns, against liability for personal injuries and property damage sustained by any person to the extent caused by the negligence of the Grantee or Grantee's agents or contractors.

9. **Assignability and Binding Effect.** This Easement shall be assignable in whole or in part. Grantee shall provide written notice to the property owner at the last known address of the person in whose name the Easement Property is listed on the most recent tax roll of any taxing unit authorized to levy property taxes against the Easement Property if and when Grantee assigns the interest under this Agreement to another entity, provided that such notice is not required if the assignment is to an affiliate or to a successor through merger, consolidation or other sale or transfer of all or substantially all of Grantee's assets and businesses. This Agreement and all the rights, terms, provisions, and obligations granted herein are covenants running with the Easement Property and shall bind and inure to the benefit of Grantee and Grantee's successors and assigns and to the benefit of the respective Grantors and the respective Grantors' successors and assigns.

10. **Choice of Law.** This Agreement will be construed under the laws of the State of Texas, without regard to choice-of-law rules of any jurisdiction. Venue is in the applicable federal or state court located in the county in which the Easement Property is located.

11. **Notices.** Any notice required or permitted under this Agreement must be in writing and shall delivered to the intended recipient at the address shown in this Agreement by (i) United States Postal Service (USPS), postage prepaid, certified mail, return receipt requested; or (ii) a nationally-recognized overnight courier delivery service, and will be effective upon the date when actually received. Any address for notice may be changed by written notice delivered as provided herein.

12. **Counterparts.** This Agreement may be executed in any number of counterparts with the same effect as if all signatory parties had signed the same document. All counterparts will be construed together and will constitute one and the same instrument.

13. **Entire Agreement.** This Agreement contains the entire agreement between the parties relating to its subject matter. Any amendment or modification must be in writing and executed by all parties. If there are conflicts between any attachment and the body of this Agreement, the body of this Agreement will control.

[Remainder of page intentionally left blank. SIGNATURE PAGES FOLLOW]

UNITED STATES OF AMERICA,  
acting by and through the  
Administrator of General Services Administration  
and authorized representatives

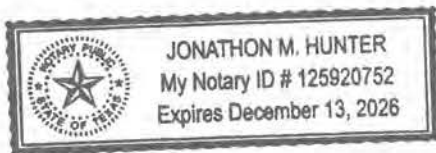
By: Melvin E. Freeman  
MELVIN E. FREEMAN  
Director  
Office of Real Property Disposition  
Greater Southwest Region  
General Services Administration

THE STATE OF TEXAS )

COUNTY OF TARRANT )

BEFORE ME, a Notary Public in and for the State of Texas, on this day personally appeared MELVIN E. FREEMAN, known to me to be the person whose name is subscribed to the foregoing Non-Exclusive Gas Utility Easement Agreement, and known to me to be the Director, Office of Real Property Disposition, Public Building Service, General Services Administration, Fort Worth, Texas, and acknowledged to me that the same was the act and deed of the United States of America and of the Administrator of General Services and that he executed the same as the voluntary act of the United States of America and of the Administrator of General Services for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE at Fort Worth, Texas, this 31 day of  
OCTOBER, 2024.



JM Hunter  
Notary Public State of Texas

Notary's Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

EL PASO INFRASTRUCTURE COLLABORATIVE,  
LLC

Signature:  
Printed Name:  
Title:

Rall  
Ricardo Mora  
Manager

GRANTOR

STATE OF TEXAS        )  
                                  )  
COUNTY OF EL PASO    )

This document was acknowledged before me on the 20 day of November, 2024  
by Ricardo Mora, Manager of EL PASO INFRASTRUCTURE COLLABORATIVE,  
LLC ("EPIC"), a Texas limited liability company, on behalf of EPIC.

Seal:



[Signature]  
Notary Public, State of Texas

*EPIC Signature page to Non-Exclusive Gas Utility Easement Agreement*

CITY OF EL PASO, TEXAS

Signature: Ellen Smyth for  
Printed Name: Dionne Mack  
Title: City Manager

GRANTOR

STATE OF TEXAS )

COUNTY OF EL PASO )

This document was acknowledged before me on the 11 day of January, 2025,  
by Rosemary Monsivais of CITY OF EL PASO, on behalf of the City  
of El Paso.

Seal:



Approved as to Form:

Roberta Brito  
Roberta Brito  
Assistant City Attorney

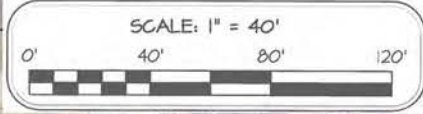
Approved as to Content:

Roberto Tinajero  
Roberto Tinajero, Director  
International Bridges Department

City Signature page to Non-Exclusive Gas Utility Easement Agreement



ATTACHMENT "A": TGS UTILITY EASEMENTS



**LEGEND:**

- 1/2" IRON ROD FOUND CAPPED "M BAKER JR #2118"
- 1/2" IRON ROD FOUND CAPPED "TX#5152"
- 5/8" IRON ROD FOUND CAPPED "ROOS"
- CALCULATED POINT (UNLESS NOTED OTHERWISE)
- PK NAIL W/ "MDS" SHINER FOUND
- ⊗ SCRIBED "X" FOUND

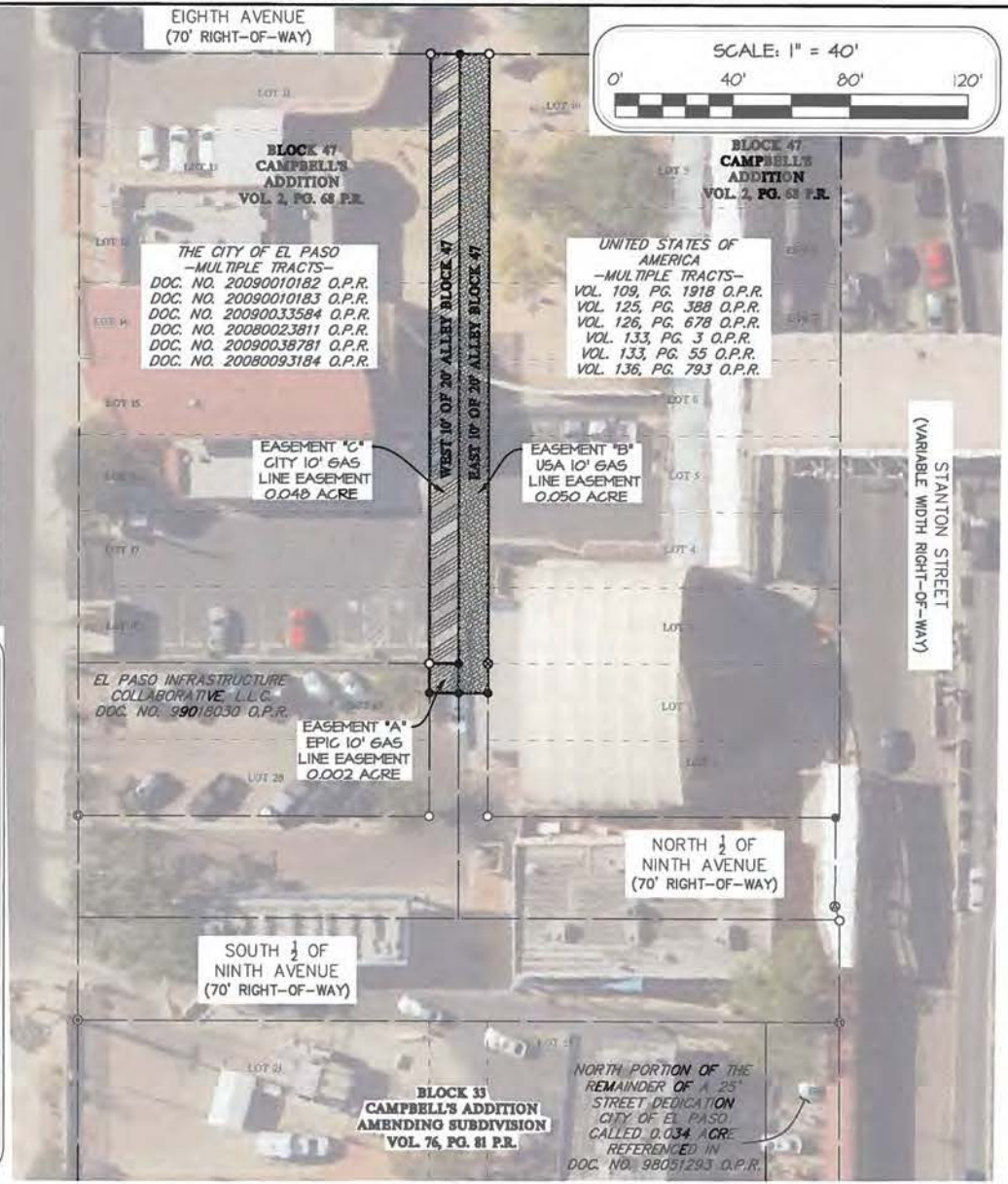
( ) RECORD BEARING AND/OR DISTANCE  
 DOC. DOCUMENT  
 O.P.R. OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY  
 NO. NUMBER  
 PG. PAGE  
 POB POINT OF BEGINNING  
 POC POINT OF COMMENCING  
 P.R. PLAT RECORDS OF EL PASO COUNTY  
 VOL. VOLUME

CITY OF EL PASO EASEMENT

USA EASEMENT

EPIC EASEMENT

--- ADJOINER LINE  
 --- BOUNDARY LINE  
 --- EASEMENT LINE  
 --- LOT LINE



**PLAT SHOWING:**

A 0.002 OF ONE ACRE, 100 SQUARE FOOT, 10' GAS LINE EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON THE WEST 10' OF A 20' ALLEY SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS. (EPIC EASEMENT)

AND

A 0.050 OF ONE ACRE, 2180 SQUARE FOOT, 10' GAS LINE EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON THE EAST 10' OF A 20' ALLEY SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS. (USA EASEMENT)

AND

A 0.048 OF ONE ACRE, 2080 SQUARE FOOT, 10' GAS LINE EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON THE WEST 10' OF A 20' ALLEY SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS. (CITY EASEMENT)

**MDS LAND SURVEYING COMPANY, INC.**

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION No. 00799600  
 874 HARPER ROAD, SUITE 104 • KERRVILLE, TX 78028 • 800-698-1474

JOB No. 24-025-00 SURVEYORS: JB/LK SHEET 1 OF 1

**COVER SHEET**

FOR

A 0.002 OF ONE ACRE EASEMENT  
 100 SQUARE FEET  
 10' GAS LINE EASEMENT  
 (EL PASO INFRASTRUCTURE COLLABORATIVE)

AND A

A 0.050 OF ONE ACRE EASEMENT  
 2180 SQUARE FEET  
 10' GAS LINE EASEMENT  
 (UNITED STATES OF AMERICA)

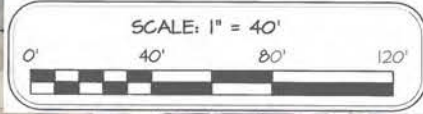
AND A

A 0.048 OF ONE ACRE EASEMENT  
 2080 SQUARE FEET  
 10' GAS LINE EASEMENT  
 (CITY OF EL PASO)

OUT OF THE

J. MANNING SURVEY, ABSTRACT NO. 56,  
 CITY OF EL PASO  
 EL PASO COUNTY, TEXAS  
 SEPTEMBER 2024

EASEMENT "A" EPIC 10' GAS LINE EASEMENT 0.002 ACRE



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 78°12'20" E	10.00'
L2	S 11°47'40" E	10.00'
L3	S 78°12'20" W	10.00'
L4	N 11°47'40" W	10.00'

**LEGEND:**

- 1/2" IRON ROD FOUND CAPPED "M BAKER JR #2118"
- 1/2" IRON ROD FOUND CAPPED "TX#5152"
- 5/8" IRON ROD FOUND CAPPED "RODS"
- CALCULATED POINT (UNLESS NOTED OTHERWISE)
- PK NAIL W/ "MDS" SHINER FOUND
- SCRIBED "X" FOUND

( ) RECORD BEARING AND/OR DISTANCE  
 DOC. DOCUMENT  
 O.P.R. OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY  
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 VOL. VOLUME

EPIC EASEMENT

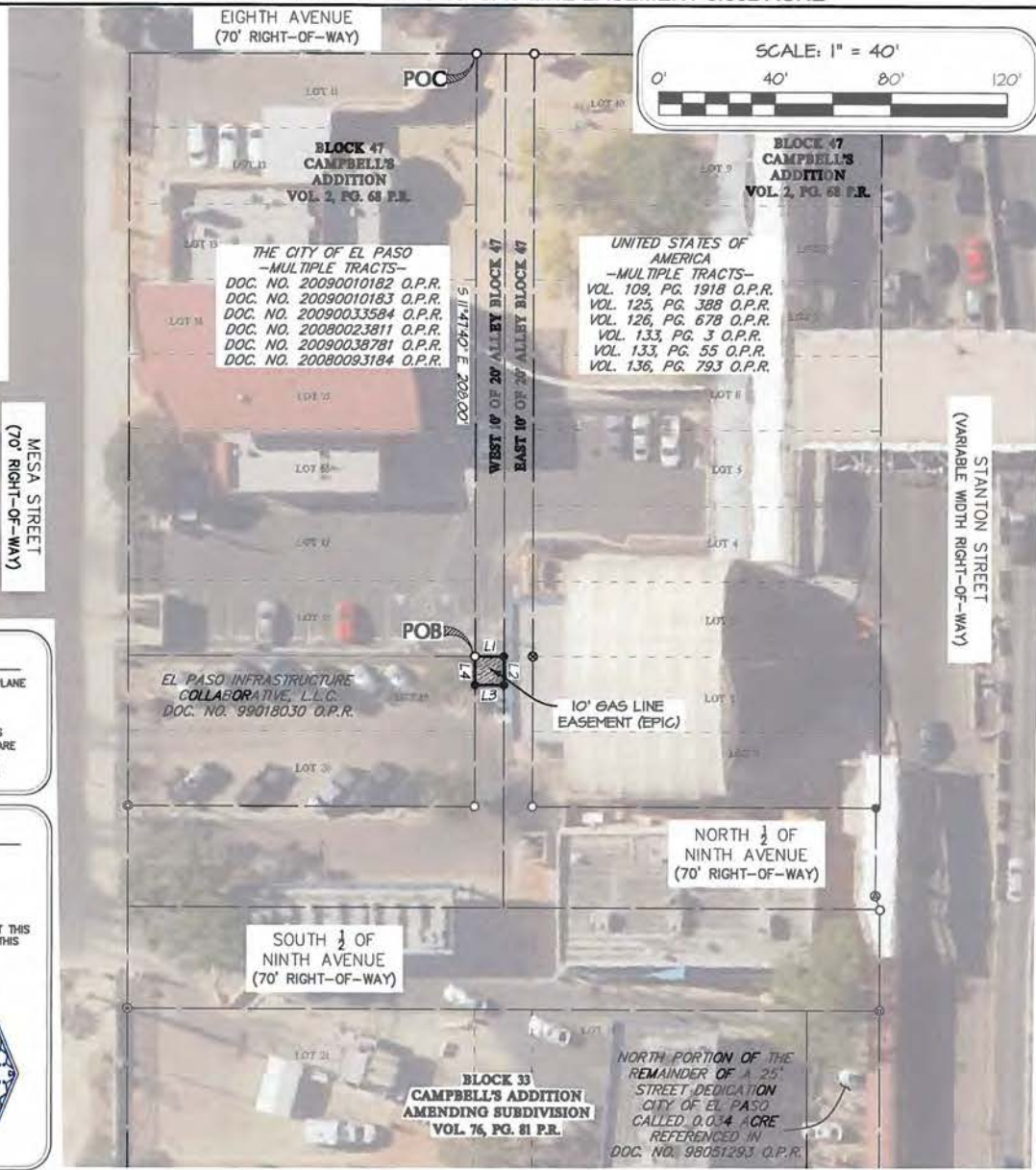
----- ADJOINER LINE  
 \_\_\_\_\_ BOUNDARY LINE  
 - - - - - EASEMENT LINE  
 - - - - - LOT LINE

**PLAT SHOWING:**

A 0.002 OF ONE ACRE, 100 SQUARE FOOT, 10' GAS LINE EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON THE WEST 10' OF A 20' ALLEY SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS.

**EXHIBIT**  
 OF  
**A 0.002 OF ONE ACRE TRACT  
 100 SQUARE FEET  
 10' GAS LINE EASEMENT  
 (EL PASO INFRASTRUCTURE  
 COLLABORATIVE)**  
 OUT OF THE  
**J. MANNING SURVEY, ABSTRACT NO. 56,  
 CITY OF EL PASO  
 EL PASO COUNTY, TEXAS  
 SEPTEMBER 2024**

**MDS LAND SURVEYING  
 COMPANY, INC.**  
 ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC  
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION NO. 10079600  
 874 HARPER ROAD, SUITE 104 • KERRVILLE, TX 78028 • 830-816-1818  
 JOB No. 24-025-00 SURVEYORS: JB/LK SHEET 1 OF 1



- GENERAL NOTES:**
1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
  2. DISTANCES SHOWN HEREON ARE GRID VALUES.
  3. FIELD SURVEY COMPLETED IN MAY OF 2023.
  4. VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY EXHIBIT; IMPROVEMENTS/UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
  5. A FIELD NOTE DESCRIPTION OF EQUAL DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY.

**SURVEYOR'S AFFIRMATION:**

STATE OF TEXAS     §  
 COUNTY OF KERR   §

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 12th DAY OF SEPTEMBER, 2024, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

JEFF BOERNER, RPLS  
 # 4939  
 TEXAS REGISTRATION NO.

EIGHTH AVENUE  
 (70' RIGHT-OF-WAY)

**BLOCK 47  
 CAMPBELL'S  
 ADDITION  
 VOL. 2, PG. 68 P.R.**

**BLOCK 47  
 CAMPBELL'S  
 ADDITION  
 VOL. 2, PG. 68 P.R.**

THE CITY OF EL PASO  
 -MULTIPLE TRACTS-  
 DOC. NO. 20090010182 O.P.R.  
 DOC. NO. 20090010183 O.P.R.  
 DOC. NO. 20090033584 O.P.R.  
 DOC. NO. 20080023811 O.P.R.  
 DOC. NO. 20090038781 O.P.R.  
 DOC. NO. 20080093184 O.P.R.

UNITED STATES OF  
 AMERICA  
 -MULTIPLE TRACTS-  
 VOL. 109, PG. 1918 O.P.R.  
 VOL. 125, PG. 388 O.P.R.  
 VOL. 126, PG. 678 O.P.R.  
 VOL. 133, PG. 3 O.P.R.  
 VOL. 133, PG. 55 O.P.R.  
 VOL. 136, PG. 793 O.P.R.

EL PASO INFRASTRUCTURE  
 COLLABORATIVE, L.L.C.  
 DOC. NO. 99018030 O.P.R.

NORTH 1/2 OF  
 NINTH AVENUE  
 (70' RIGHT-OF-WAY)

SOUTH 1/2 OF  
 NINTH AVENUE  
 (70' RIGHT-OF-WAY)

**BLOCK 33  
 CAMPBELL'S ADDITION  
 AMENDING SUBDIVISION  
 VOL. 76, PG. 81 P.R.**

NORTH PORTION OF THE  
 REMAINDER OF A 25'  
 STREET DEDICATION  
 CITY OF EL PASO  
 CALLED 0.034 ACRE  
 REFERENCED IN  
 DOC. NO. 98051293 O.P.R.

## FIELD NOTES FOR A 0.002 OF ONE ACRE (100 SQUARE FOOT) GAS LINE EASEMENT

**BEING** A 0.002 OF ONE ACRE, 100 SQUARE FOOT, 10' WIDE GAS LINE EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE WEST 10' OF A 20' WIDE ALLEY IN BLOCK 47, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.002 OF ONE ACRE, 100 SQUARE FOOT, 10' WIDE GAS LINE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Note: all bearings based on the Texas State Plane Coordinate System, Central Zone 4203 (North American Datum of 1983, 2011 Adjustment).

**COMMENCING** at a "PK" nail with "MDS" shiner found at the intersection of the south right-of-way line of Eighth Avenue (70' Right-of-Way), with the west line of said 20' Alley, said point being the northeast corner of Lot 11, Block 47, Campbell's Addition;

**THENCE S 11°47'40" E**, along the west line of said 20' Alley, and the east lines of Lots 11-18, Block 47, for a distance of 208.00' to a "PK" nail with "MDS" shiner found for northwest corner at the southeast corner of Lot 18, Block 47, and the northeast corner of Lot 19, Block 47, and **POINT OF BEGINNING**;

**THENCE N 78°12'20" E**, departing the west line of the 20' Alley, over and across a portion of said 20' Alley, for a distance of 10.00' to a calculated point for the northeast corner in the centerline of the 20' Alley;

**THENCE S 11°47'40" E**, along the centerline of the 20' Alley, for a distance of 10.00' to a calculated point for the southeast corner;

**THENCE S 78°12'20" W**, departing the centerline of the 20' Alley, over and across a portion of said 20' Alley, for a distance of 10.00' to a calculated point for southwest corner in the west line of the 20' Alley, and the east line of Lot 19, Block 47, Campbell's Addition;

**THENCE N 11°47'40" W**, along the west line of the 20' Alley, and a portion of the east line of Lot 19, Block 47, for a distance of 10.00' to the **POINT OF BEGINNING**, CONTAINING 0.002 of one acre (100 Square Feet), more or less, in El Paso County, Texas.

Note: This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc. in December, 2019, September, 2022, and May 2023. A survey plat of equal date was made in conjunction with this description.



9/12/2024

Jeff Boerner Date  
Registered Professional Land Surveyor  
Texas Registration No. 4939  
MDS Land Surveying Company, Inc.  
TBPELS Firm Registration No. 10019600



Job No. 24-025-00 EPIC Easement

EASEMENT "B" USA 10' GAS LINE EASEMENT 0.050 ACRE



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 78°12'20" W	10.00'
L2	N 78°12'20" E	10.00'

SCALE: 1" = 40'



LEGEND:

- ⊙ 1/2" IRON ROD FOUND CAPPED "M BAKER JR #2118"
- ⊙ 1/2" IRON ROD FOUND CAPPED "TX#5152"
- ⊙ 5/8" IRON ROD FOUND CAPPED "RODS"
- ⊙ CALCULATED POINT (UNLESS NOTED OTHERWISE)
- PK NAIL W/ "MDS" SHINER FOUND
- ⊙ SCRIBED "X" FOUND
- ( ) RECORD BEARING AND/OR DISTANCE
- DOC. DOCUMENT
- O.P.R. OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY
- NO. NUMBER
- PG. PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- P.R. PLAT RECORDS OF EL PASO COUNTY
- VOL. VOLUME
- USA EASEMENT
- ADJOINER LINE
- BOUNDARY LINE
- EASEMENT LINE
- LOT LINE

PLAT SHOWING:

A 0.050 OF ONE ACRE, 2180 SQUARE FOOT, 10' GAS LINE EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON THE EAST 10' OF A 20' ALLEY SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS.

EXHIBIT

OF  
A 0.050 OF ONE ACRE TRACT  
2180 SQUARE FEET  
10' GAS LINE EASEMENT  
(UNITED STATES OF AMERICA)

OUT OF THE  
J. MANNING SURVEY, ABSTRACT NO. 56,  
CITY OF EL PASO  
EL PASO COUNTY, TEXAS  
SEPTEMBER 2024

**MDS** LAND SURVEYING  
COMPANY, INC.

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION No. 10018900  
874 HARPER ROAD, SUITE 104 • KERRVILLE, TX 78628 • 830-810-1818

JOB No. 24-025-00 SURVEYORS: JB/LK SHEET 1 OF 1

MESA STREET  
(70' RIGHT-OF-WAY)

STANTON STREET  
(VARIABLE WIDTH RIGHT-OF-WAY)

GENERAL NOTES:

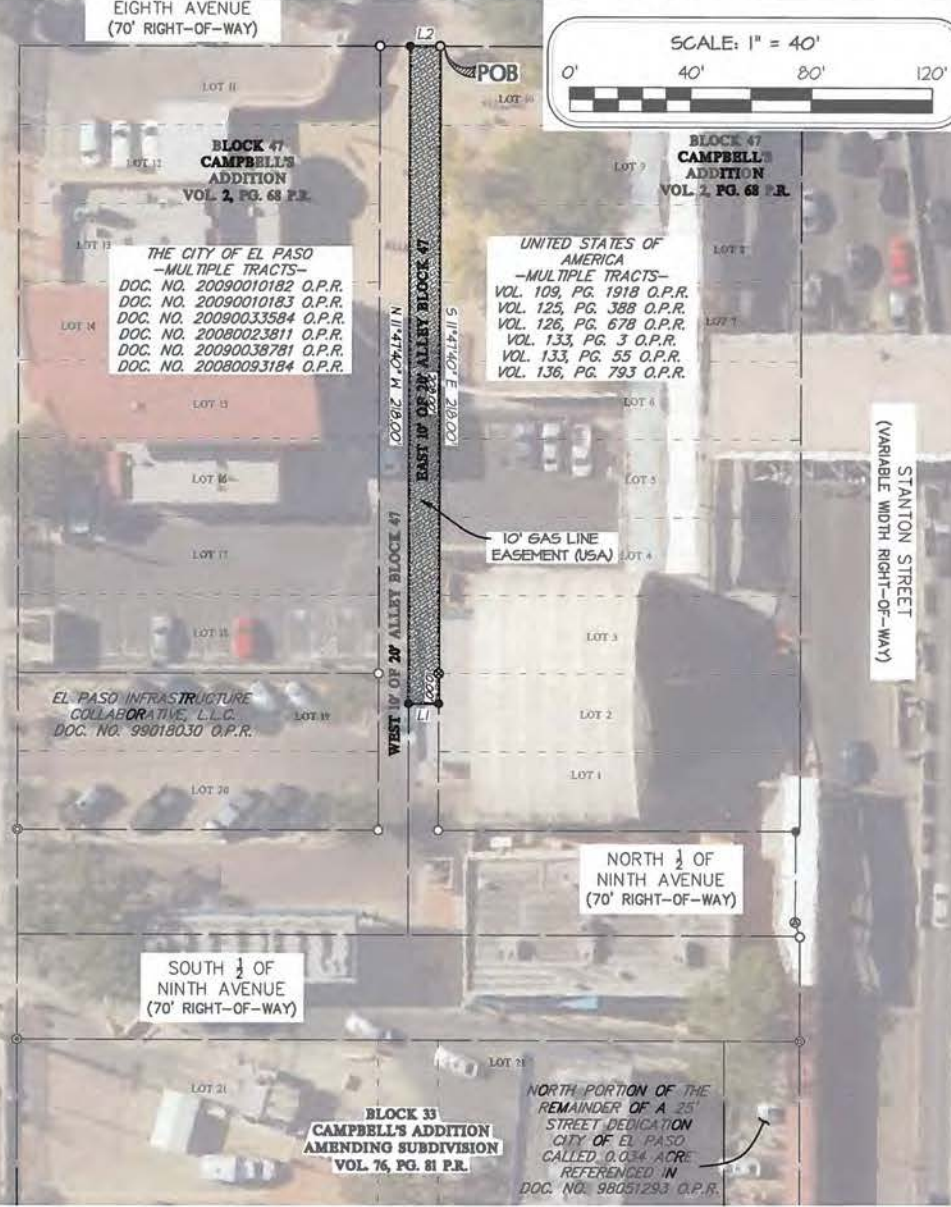
1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
2. DISTANCES SHOWN HEREON ARE GRID VALUES.
3. FIELD SURVEY COMPLETED IN MAY OF 2023.
4. VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY EXHIBIT; IMPROVEMENTS/UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
5. A FIELD NOTE DESCRIPTION OF EQUAL DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY.

SURVEYOR'S AFFIRMATION:

STATE OF TEXAS     §  
COUNTY OF KERR   §

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 12th DAY OF SEPTEMBER, 2024, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

JEFF BOERNER, RPLS  
# 4939  
TEXAS REGISTRATION NO.



EIGHTH AVENUE  
(70' RIGHT-OF-WAY)

BLOCK 47  
CAMPBELL'S  
ADDITION  
VOL. 2, PG. 68 P.R.

BLOCK 47  
CAMPBELL'S  
ADDITION  
VOL. 2, PG. 68 P.R.

THE CITY OF EL PASO  
-MULTIPLE TRACTS-  
DOC. NO. 20090010182 O.P.R.  
DOC. NO. 20090010183 O.P.R.  
DOC. NO. 20090033584 O.P.R.  
DOC. NO. 20080023811 O.P.R.  
DOC. NO. 20090038781 O.P.R.  
DOC. NO. 20080093184 O.P.R.

UNITED STATES OF  
AMERICA  
-MULTIPLE TRACTS-  
VOL. 109, PG. 1918 O.P.R.  
VOL. 125, PG. 388 O.P.R.  
VOL. 126, PG. 678 O.P.R.  
VOL. 133, PG. 3 O.P.R.  
VOL. 133, PG. 55 O.P.R.  
VOL. 136, PG. 793 O.P.R.

EL PASO INFRASTRUCTURE  
COLLABORATIVE, L.L.C.  
DOC. NO. 99018030 O.P.R.

NORTH 1/2  
OF NINTH AVENUE  
(70' RIGHT-OF-WAY)

SOUTH 1/2  
OF NINTH AVENUE  
(70' RIGHT-OF-WAY)

BLOCK 33  
CAMPBELL'S ADDITION  
AMENDING SUBDIVISION  
VOL. 76, PG. 81 P.R.

NORTH PORTION OF THE  
REMAINDER OF A 35'  
STREET DEDICATION  
CITY OF EL PASO  
CALLED 0.054 ACRE  
REFERENCED IN  
DOC. NO. 98051293 O.P.R.

## FIELD NOTES FOR A 0.050 OF ONE ACRE (2180 SQUARE FOOT) GAS LINE EASEMENT

**BEING** A 0.050 OF ONE ACRE, 2180 SQUARE FOOT, 10' WIDE GAS LINE EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE EAST 10' OF A 20' WIDE ALLEY IN BLOCK 47, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.050 OF ONE ACRE, 2180 SQUARE FOOT, 10' WIDE GAS LINE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Note: all bearings based on the Texas State Plane Coordinate System, Central Zone 4203 (North American Datum of 1983, 2011 Adjustment).

**BEGINNING** at a "PK" nail with "MDS" shiner found at the intersection of the south right-of-way line of Eighth Avenue (70' Right-of-Way), with the east line of said 20' Alley, said point being the northwest corner of Lot 10, Block 47, Campbell's Addition;

**THENCE S 11°47'40" E**, along the east line of the 20' Alley, and the west line of Lots 10, 9, 8, 7, 6, 5, 4, 3, and a portion of Lot 2, Block 47, at a distance of 208.00' pass a found "x" scribed in concrete at the southwest corner of Lot 3, Block 47, and the northwest corner of Lot 2, Block 47, **continuing a total distance of 218.00'** to a calculated point for the southeast corner;

**THENCE S 78°12'20" W**, departing the east line of said 20' Alley, over and across a portion of said 20' Alley, **for a distance of 10.00'** to a calculated point for southwest corner in the centerline of the 20' Alley;

**THENCE N 11°47'40" W**, along the centerline of the 20' Alley, **for a distance of 218.00'** to a calculated point for northwest corner in the south right-of-way line of Eighth Avenue;

**THENCE N 78°12'20" E**, along the north line of said 20' Alley, and the south line of Eighth Avenue, **for a distance of 10.00'** to the **POINT OF BEGINNING, CONTAINING 0.050** of one acre (2180 Square Feet), more or less, in El Paso County, Texas.

Note: This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc. in December, 2019, September, 2022, and May 2023. A survey plat of equal date was made in conjunction with this description.



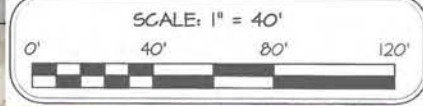
9/12/2024

Jeff Boerner Date  
Registered Professional Land Surveyor  
Texas Registration No. 4939  
MDS Land Surveying Company, Inc.  
TBPELS Firm Registration No. 10019600



Job No. 24-025-00 USA Easement

EASEMENT "C" CITY 10' GAS LINE EASEMENT 0.048 ACRE



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 78°12'20" E	10.00'
L2	S 78°12'20" W	10.00'

**LEGEND:**

- 1/2" IRON ROD FOUND CAPPED "M BAKER JR #2118"
- 1/2" IRON ROD FOUND CAPPED "TX#5152"
- 5/8" IRON ROD FOUND CAPPED "RODS"
- CALCULATED POINT (UNLESS NOTED OTHERWISE)
- PK NAIL W/ "MDS" SHINER FOUND
- SCRIBED "X" FOUND

( ) RECORD BEARING AND/OR DISTANCE  
 DOC. DOCUMENT  
 O.P.R. OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY  
 NO. NUMBER  
 PG. PAGE  
 POB POINT OF BEGINNING  
 POC POINT OF COMMENCING  
 P.R. PLAT RECORDS OF EL PASO COUNTY  
 VOL. VOLUME

CITY OF EL PASO EASEMENT

--- ADJOINER LINE  
 --- BOUNDARY LINE  
 --- EASEMENT LINE  
 --- LOT LINE

**PLAT SHOWING:**

A 0.048 OF ONE ACRE, 2180 SQUARE FOOT, 10' GAS LINE EASEMENT LOCATED IN THE J MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON THE WEST 10' OF A 20' ALLEY SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS.

**EXHIBIT**

OF

**A 0.048 OF ONE ACRE TRACT  
 2080 SQUARE FEET  
 10' GAS LINE EASEMENT  
 (CITY OF EL PASO)**

OUT OF THE

**J. MANNING SURVEY, ABSTRACT NO. 56,  
 CITY OF EL PASO  
 EL PASO COUNTY, TEXAS  
 SEPTEMBER 2024**

**MDS LAND SURVEYING COMPANY, INC.**

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION NO. 10070600  
 874 HARPER ROAD, SUITE 104 • KERRVILLE, TX 78628 • 830-818-1818

JOB No. 24-025-00 SURVEYORS: JB/LK SHEET 1 OF 1

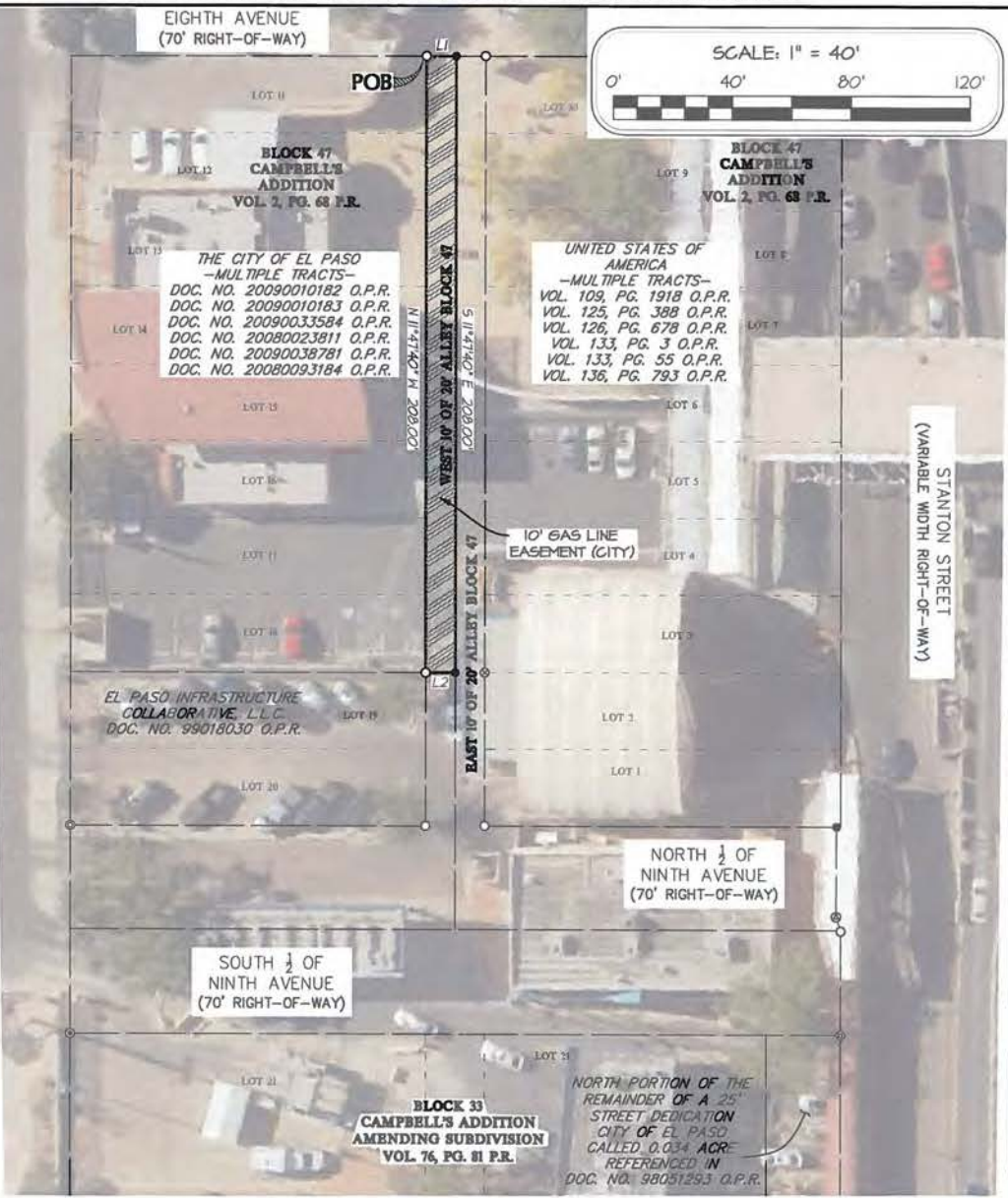
- GENERAL NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
  - DISTANCES SHOWN HEREON ARE GRID VALUES.
  - FIELD SURVEY COMPLETED IN MAY OF 2023.
  - VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY EXHIBIT; IMPROVEMENTS/UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
  - A FIELD NOTE DESCRIPTION OF EQUAL DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY.

**SURVEYOR'S AFFIRMATION:**

STATE OF TEXAS §  
 COUNTY OF KERR §

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 12th DAY OF SEPTEMBER, 2024, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

JEFF BOERNER, P.L.S.  
 # 4939  
 TEXAS REGISTRATION NO.



EIGHTH AVENUE  
(70' RIGHT-OF-WAY)

POB

BLOCK 47  
CAMPBELL'S  
ADDITION  
VOL. 2, PG. 68 P.R.

BLOCK 47  
CAMPBELL'S  
ADDITION  
VOL. 2, PG. 68 P.R.

THE CITY OF EL PASO  
-MULTIPLE TRACTS-  
DOC. NO. 20090010182 O.P.R.  
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UNITED STATES OF  
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VOL. 109, PG. 1918 O.P.R.  
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VOL. 133, PG. 3 O.P.R.  
VOL. 136, PG. 793 O.P.R.

MESA STREET  
(70' RIGHT-OF-WAY)

WEST 10' OF 20' ALLEY BLOCK 47  
N 11°47'40" W 209.00'  
5 11°47'40" E 209.00'  
EAST 10' OF 20' ALLEY BLOCK 47

10' GAS LINE  
EASEMENT (CITY)

STANTON STREET  
(VARIABLE WIDTH RIGHT-OF-WAY)

EL PASO INFRASTRUCTURE  
COLLABORATIVE, L.L.C.  
DOC. NO. 98018030 O.P.R.

NORTH 1/2 OF  
NINTH AVENUE  
(70' RIGHT-OF-WAY)

SOUTH 1/2 OF  
NINTH AVENUE  
(70' RIGHT-OF-WAY)

BLOCK 33  
CAMPBELL'S ADDITION  
AMENDING SUBDIVISION  
VOL. 76, PG. 81 P.R.

NORTH PORTION OF THE  
REMAINDER OF A 25'  
STREET DEDICATION  
CITY OF EL PASO  
CALLED 0.034 ACRE  
REFERENCED IN  
DOC. NO. 98051293 O.P.R.

**FIELD NOTES FOR A 0.048 OF ONE ACRE (2080 SQUARE FOOT)  
GAS LINE EASEMENT**

**BEING** A 0.048 OF ONE ACRE, 2080 SQUARE FOOT, 10' WIDE GAS LINE EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON A PORTION OF THE WEST 10' OF A 20' WIDE ALLEY IN BLOCK 47, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.048 OF ONE ACRE, 2080 SQUARE FOOT, 10' WIDE GAS LINE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Note: all bearings based on the Texas State Plane Coordinate System, Central Zone 4203 (North American Datum of 1983, 2011 Adjustment).

**BEGINNING** at a "PK" nail with "MDS" shiner found at the intersection of the south right-of-way line of Eighth Avenue (70' Right-of-Way), with the west line of said 20' Alley, said point being the northeast corner of Lot 11, Block 47, Campbell's Addition;

**THENCE N 78°12'20" E**, along the north line of said 20' Alley, and the south line of Eighth Avenue, for a distance of 10.00' to a calculated point for northeast corner;

**THENCE S 11°47'40" E**, departing the south right-of-way line of Eighth Avenue, along the centerline of the 20' Alley, for a distance of 208.00' to a calculated point for the southeast corner;

**THENCE S 78°12'20" W**, departing the centerline of the 20' Alley, over and across a portion of said 20' Alley, for a distance of 10.00' to a "PK" nail with "MDS" shiner found for southwest corner in the west line of the 20' Alley at the northeast corner of Lot 19, Block 47, the southeast corner of Lot 18, Block 47;

**THENCE N 11°47'40" W**, along the west line of the 20' Alley, and the east lines of Lots 18, 17, 16, 15, 14, 13, 12, and 11, Block 47, for a distance of 208.00' to the **POINT OF BEGINNING, CONTAINING** 0.048 of one acre (2080 Square Feet), more or less, in El Paso County, Texas.

Note: This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc. in December, 2019, September, 2022, and May 2023. A survey plat of equal date was made in conjunction with this description.



9/19/2024

Jeff Boerner Date

Registered Professional Land Surveyor

Texas Registration No. 4939

MDS Land Surveying Company, Inc.

TBPELS Firm Registration No. 10019600



Job No. 24-025-00 COEP Easement

# Ninth Avenue and Alley ROW Vacation



City Plan Commission — April 18, 2024 **[REVISED]**

<b>CASE NUMBER/TYPE:</b>	<b>SURW24-00003 – RIGHT-OF-WAY VACATION</b>
<b>CASE MANAGER:</b>	Alex Alejandre, (915) 212-1642, AlejandreAX@elpasotexas.gov
<b>PROPERTY OWNER:</b>	Jose and Carmen Silva Family Limited Partnership, United States of America, City of El Paso, and El Paso Infrastructure Collaborative, LLC.
<b>REPRESENTATIVE:</b>	Ernesto L. Cisneros
<b>LOCATION:</b>	East of Mesa St. and North of Cesar Chavez Memorial Hwy. (District 8)
<b>PROPERTY AREA:</b>	0.53 acres
<b>ZONING DISTRICT(S):</b>	C-4/sp (Commercial/Special Permit) / SRR (Special Residential Revitalization)
<b>PUBLIC INPUT:</b>	<b>One email in support as of April 17, 2024</b>

**SUMMARY OF RECOMMENDATION:** Staff recommends **APPROVAL WITH CONDITION** of the Ninth Avenue and Alley Right-of-Way (ROW) Vacation, with the following condition:

- That all necessary utility easements be finalized prior to approval by City Council.

## Ninth Avenue and Alley ROW Vacation

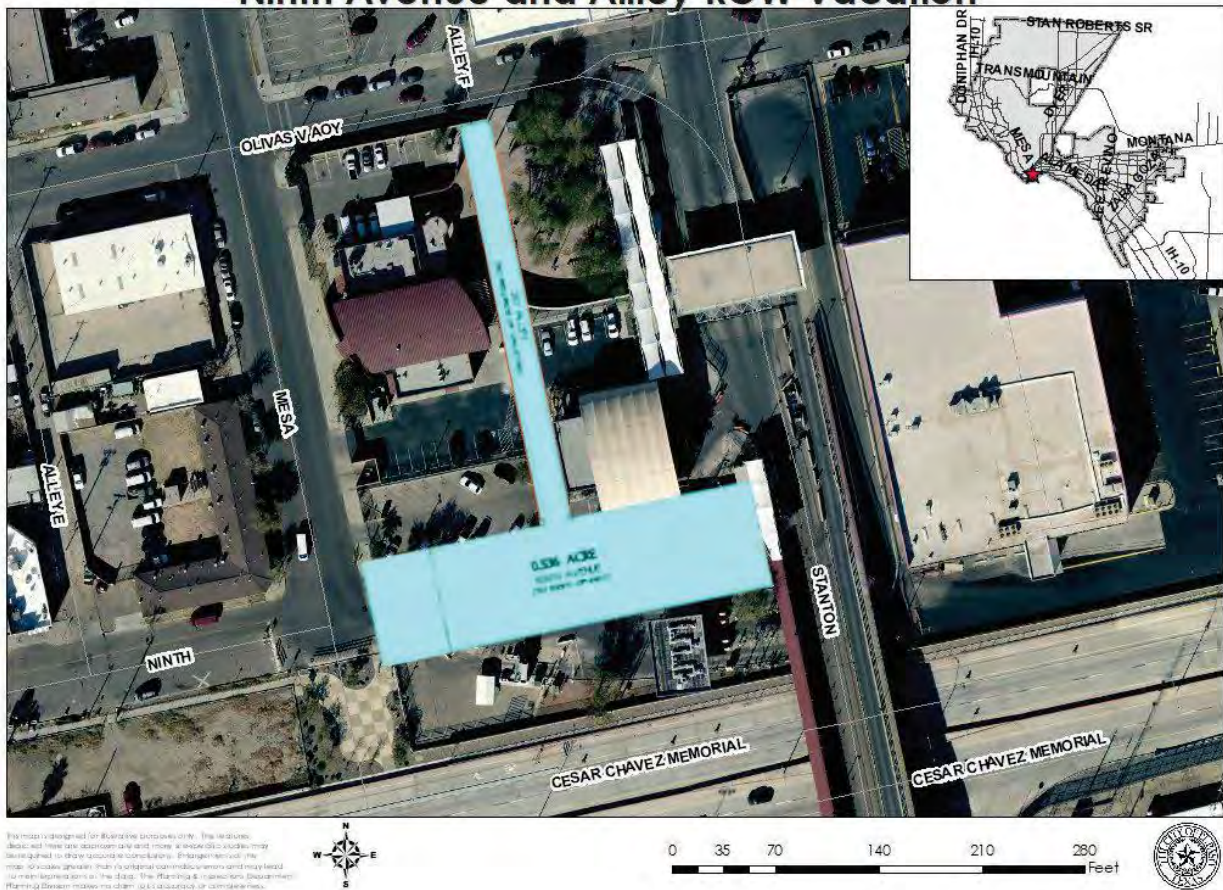


Figure A: Proposed plat with surrounding area



**DESCRIPTION OF REQUEST:** The applicants are proposing to vacate seventy (70') feet of width of a portion of Ninth Avenue and all of a twenty (20') foot wide alley in Block 47 within Campbell Addition. The proposed area to be vacated is located east of Mesa St. and between Olivas V Aoy Avenue and Cesar Chavez Memorial Highway. The total area to be vacated is approximately 0.53 acres in size. The applicants are requesting to vacate ROW in order to allow for the existing Stanton Street Port of Entry Dedicated Commuter Lane facility. The right-of-way is currently paved, with existing utility infrastructure. Further coordination is required with utility companies in order to retain existing infrastructure and services.

**CASE HISTORY/RELATED APPLICATIONS:** N/A

**NEIGHBORHOOD CHARACTER:** Surrounding neighborhood characteristics are identified in the following table.

<b>Surrounding Zoning and Use</b>	
North	SRR -(Special Residential Revitalization) and C-4 (Commercial) Parking lot/ Commercial development
South	C-4/sp (Commercial/Special Permit) International Bridges Department
East	C-4 (Commercial) / International Bridges Department
West	SRR/sp -(Special Residential Revitalization/Special Permit) and C-4/sp (Commercial/Special Permit) International Bridges Department/Parking lot
<b>Nearest Public Facility and Distance</b>	
Park	Armijo City Park (0.14 mi)
School	Aoy Elementary (0.07 mi)
<b>Plan El Paso Designation</b>	
G-2, Traditional Neighborhood (Walkable)	
<b>Impact Fee Service Area</b>	
N/A	

**PUBLIC COMMENT:** Notices of the proposed right-of-way vacation were sent on April 2, 2024 to all property owners within 200 feet of the subject property. As of April 17, 2024, staff has received one email in support regarding this request.

**CITY PLAN COMMISSION OPTIONS:**

The City Plan Commission has the authority to advise City Council on right-of-way vacation requests. When a request is brought forward to the CPC for review, the Commission may take any of the following actions:

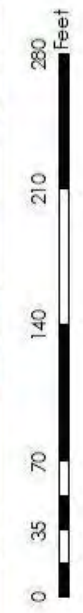
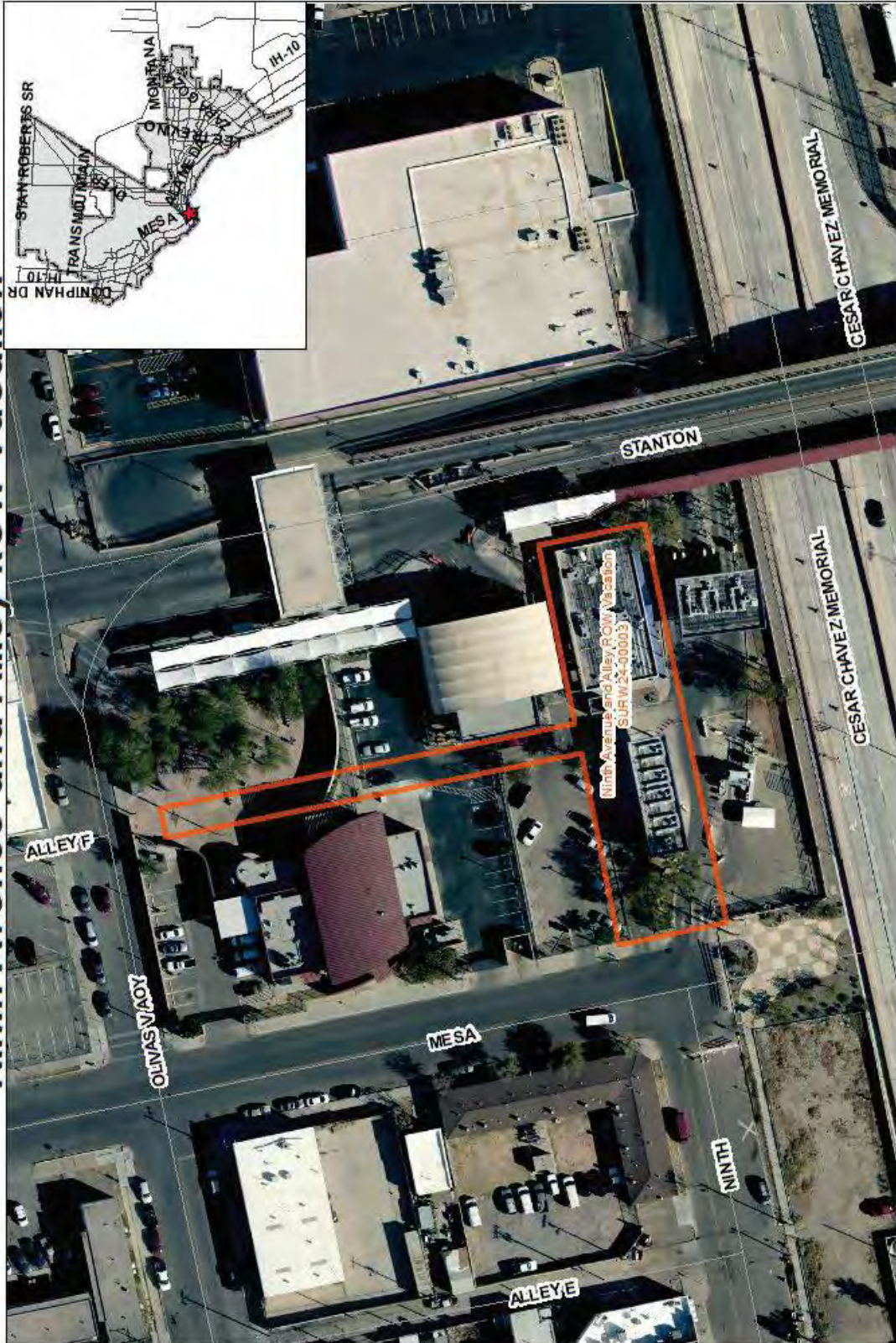
1. **Recommend Approval:** The CPC finds that the proposed vacation request is in conformance with all applicable requirements of Title 19 of the El Paso City Code.
2. **Recommend Approval with Conditions:** The CPC may recommend that City Council impose additional conditions on approval of the request that bring the request into conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
3. **Recommend Denial:** The CPC finds that the proposed request is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

**ATTACHMENTS:**

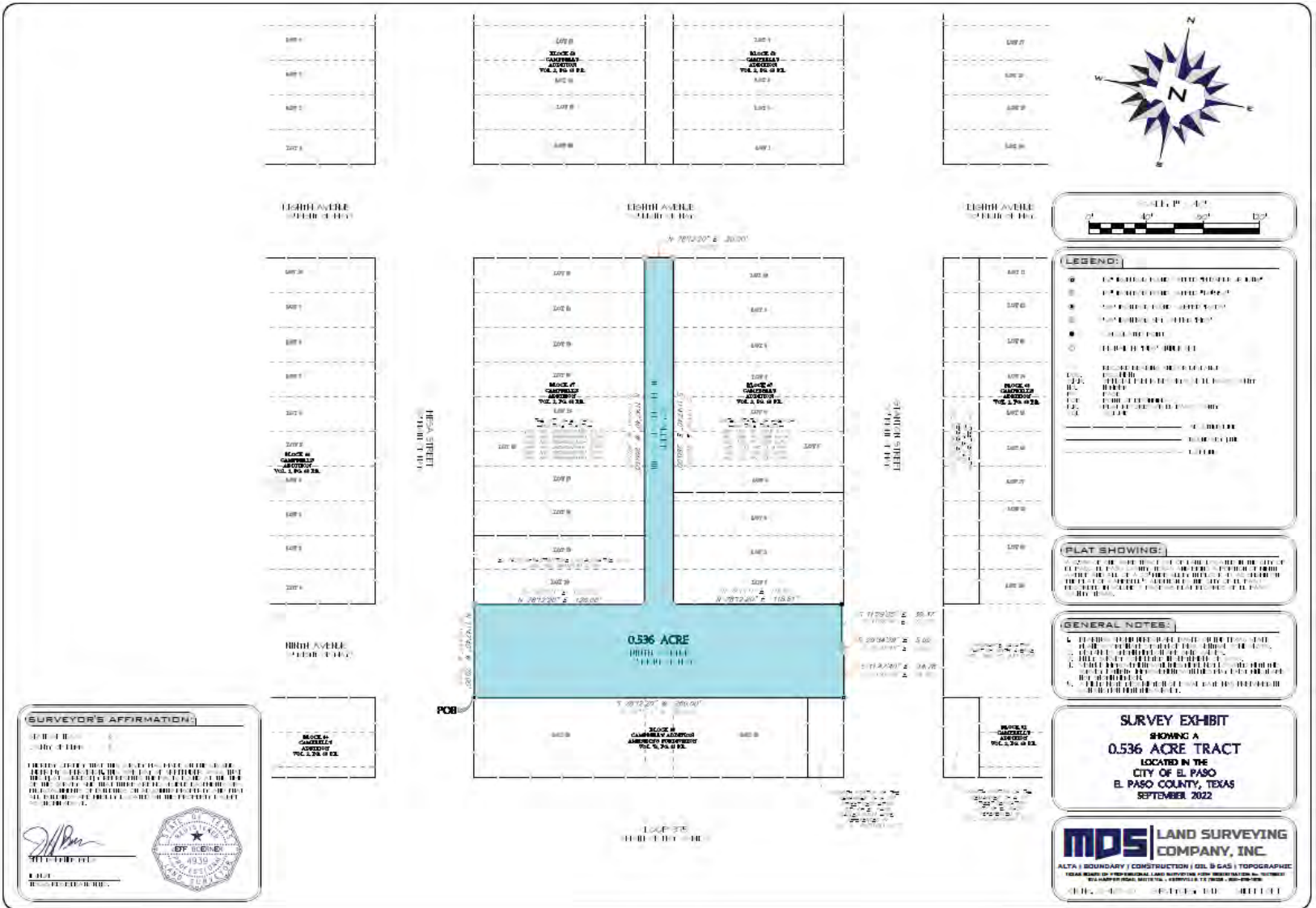
1. Aerial Map
2. Survey
3. Metes and Bounds Description
4. Application
5. Department Comments
6. Email in Support

# ATTACHMENT 1

## Ninth Avenue and Alley Row Vacation



This map is prepared for illustrative purposes only. The locations shown are approximate and do not constitute a legal description. The City of Mesa is not responsible for any errors or omissions in this map. The City of Mesa is not responsible for any damages or liabilities arising from the use of this map. The City of Mesa is not responsible for any claims or liabilities arising from the use of this map.



ATTACHMENT 2



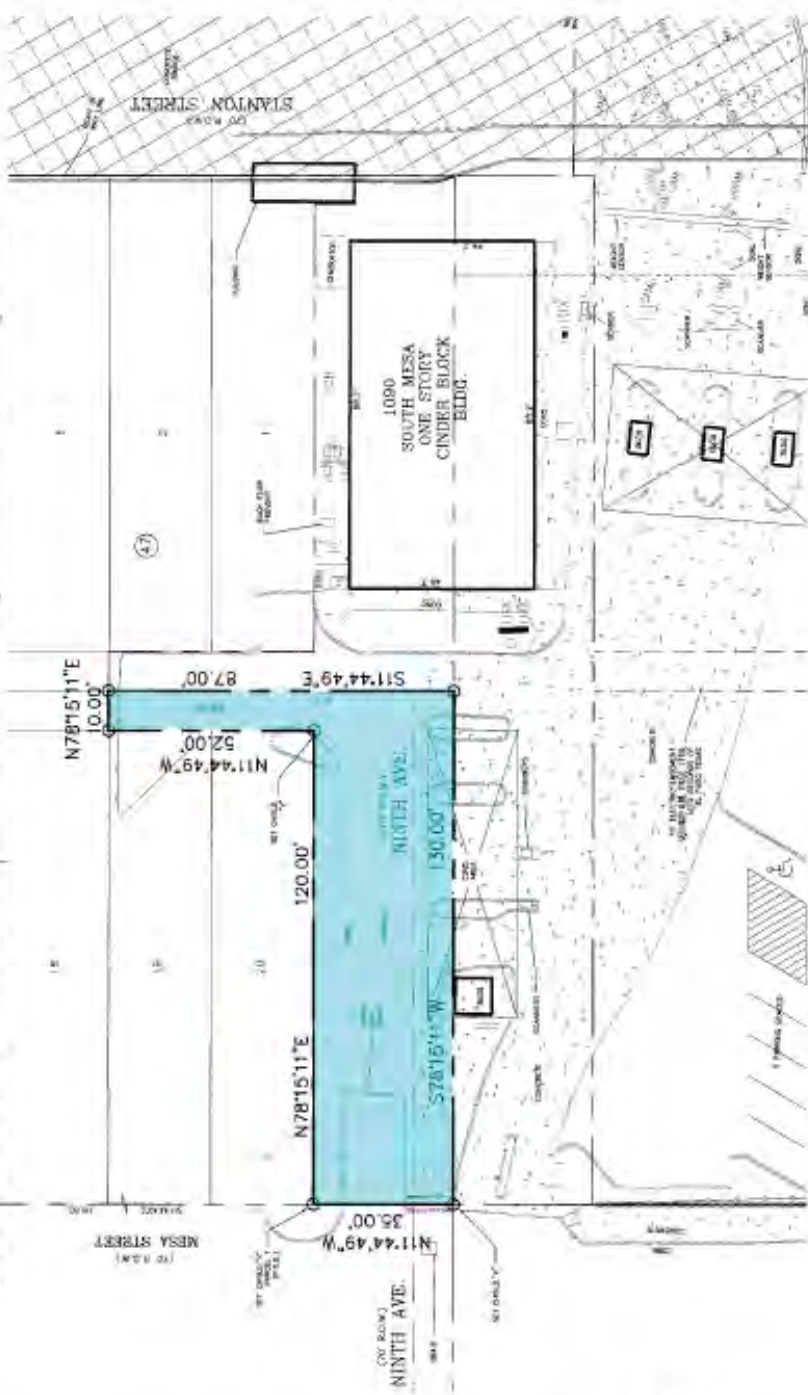


# PLAT OF SURVEY

A PORTION OF NINTH AVE. OUT OF BLOCK 47,  
CARPSELL ADDITION  
CITY OF EL PASO, CL. PRSD. CO. TEXAS  
CONTAINING 0.1164 ACRES

- NOTES:
1. CARPSELL ADDITION, RECORDED IN VOLUME 4, PAGE 88, PLAT RECORDS OF EL PASO COUNTY, TEXAS.
  2. SET 1/2" BOUNDS WITH CAP MARKED TO 3/16" AT ALL TRAPPOINT CORNERS, UNLESS OTHERWISE NOTED.
  3. A. METES AND BOUNDS DESCRIPTION OF THIS DATE SUPERSEDES THE SURVEY.

## SIXTH AVENUE (CV BLOCK)

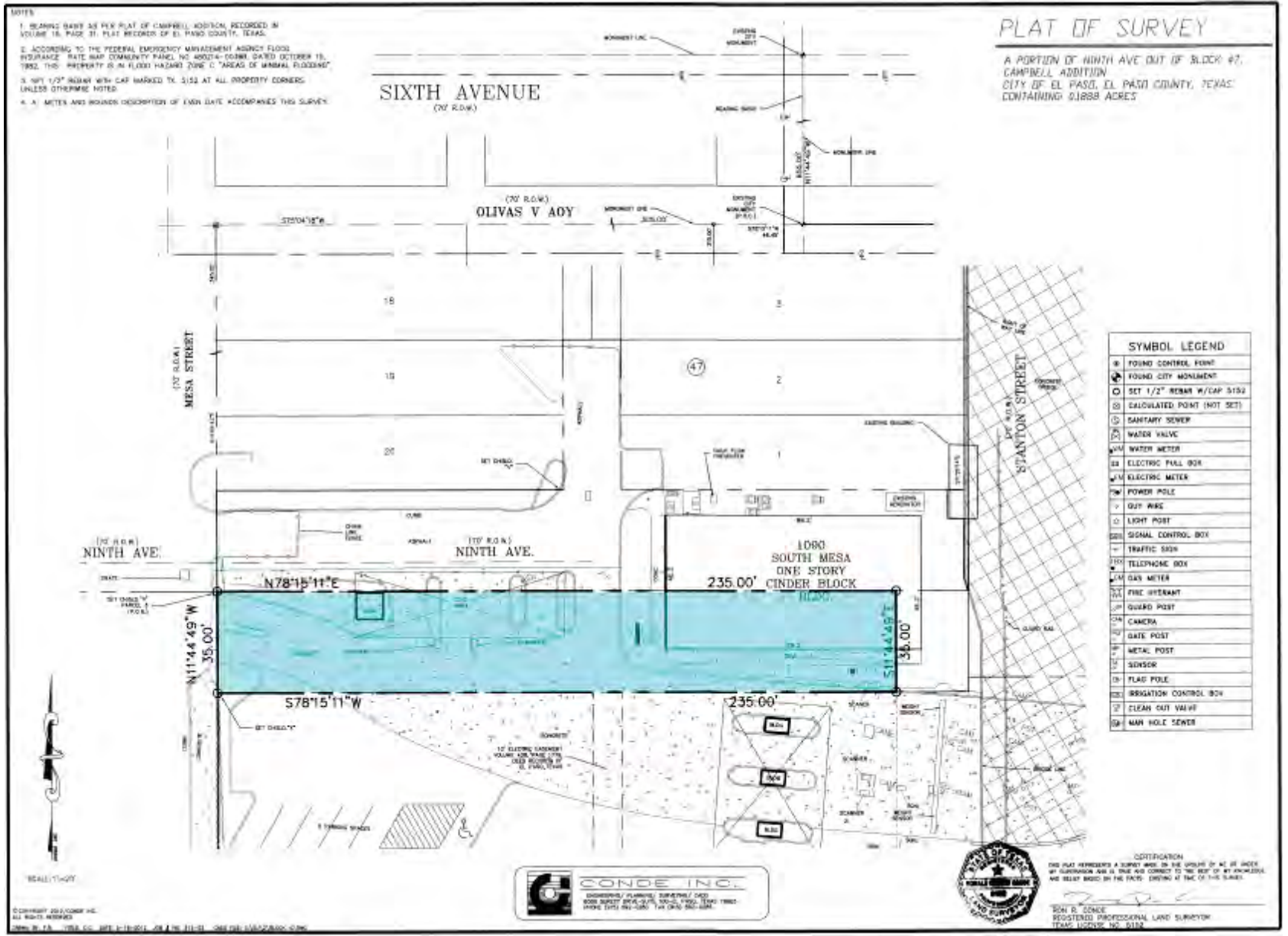


SYMBOL LEGEND	
▲	ROUND CONTROL POINT
●	ROUND CITY MARKING
○	SET 1/2" MARK W/CAP 3/16"
⊠	CALCULATED POINT (NOT SET)
⊕	SAWNEY STAKE
⊖	WATER VALVE
⊙	WATER METER
⊚	ELECTRIC PULL BOX
⊛	ELECTRIC METER
⊜	POWER POLE
⊝	DUF WIRE
⊞	LIGHT POST
⊟	SIGNAL CONTROL BOX
⊠	TELEPHONE BOX
⊡	TELEPHONE ROX
⊢	GAS METER
⊣	FOR HYDRANT
⊤	CLAMP FOOT
⊥	CAMERA
⊦	SAIT POST
⊧	METAL FOOT
⊨	STAKE
⊩	FLAG POLE
⊪	PERMANENT CONTROL BOX
⊫	CLEAN OUT VALVE
⊬	MAN HOLE COVER

CERTIFICATION  
I, the undersigned, being a duly qualified and licensed Professional Land Surveyor in the State of Texas, do hereby certify that I am the author of the foregoing plat of survey, and that I am a duly licensed Professional Land Surveyor in the State of Texas.  
DATE: 04/18/24  
PROFESSIONAL LAND SURVEYOR  
TERRY L. WOOD, No. 5132



SCALE: 1"=40'  
DRAWN BY: JLD/2024  
ALL RIGHTS RESERVED  
CONDELLING, INC. 1105 E. 5TH ST. SUITE 200 EL PASO, TEXAS 79902









# ATTACHMENT 3



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## FIELD NOTES FOR A 0.536 OF ONE ACRE TRACT OF LAND

BEING A 0.536 OF ONE ACRE TRACT OF LAND LOCATED IN THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND BEING A PORTION OF NINTH AVENUE AND ALL OF A 20' WIDE ALLEY IN BLOCK 47, AS SHOWN ON THE PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.536 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Note: all bearings are based on the Texas State Plane Coordinate System, Central Zone 4203 (North American Datum of 1983, 2011 Adjustment). ( ) denotes record information.

BEGINNING at a found 5/8" iron rod capped "RODS" for the southwest corner of the herein described tract, said point being at the northwest corner of Lot 21, Block 33, Campbell's Addition, Amending Subdivision, recorded in Volume 76, Page 81, Plat Records of El Paso, Texas, said point being at the intersection of the east right-of-way line of Mesa street (70' right-of-way) with the south right-of-way line of Ninth Avenue (70' right-of-way);

THENCE N 11°47'40" W, with the east line of Mesa Street, over and across Ninth Avenue, for a distance of 70.00' (N 11°44'49" W, 70.0') to a set 5/8" iron rod capped "MDS" for a northwesterly exterior corner of the herein described tract, said point being at the southwest corner of Lot 20, Block 47, Campbell's Addition, said point being at the intersection of the east right-of-way line of Mesa Street with the north right-of-way line of Ninth Avenue;

THENCE N 78°12'20" E, departing the east right-of-way line of Mesa Street, with the north right-of-way line of Ninth Avenue and the south line of Lot 20, Block 47, Campbell's Addition, for a distance of 120.00' (N 78°15'11" E, 120.00') to a "PK" nail with shiner set for an interior corner of the herein described tract, said point being at the southeast corner of Lot 20, Block 47, Campbell's Addition, said point being at the intersection of the north right-of-way line of Ninth Avenue with the west line of said 20' wide alley;

THENCE N 11°47'40" W, departing the north right-of-way line of Ninth Avenue, with the west line of said 20' wide alley and the east line of Lots 20, 19, 18, 17, 16, 15, 14, 13, 12, and 11, Block 47, Campbell's Addition, for a distance of 260.00' (N 11°44'49" W, 260.00') to a "PK" nail with shiner set for the northwest corner of the herein described tract, said point being at the northeast corner of Lot 11, Block 47, Campbell's Addition, said point being at the intersection of the west line of said 20' wide alley with the south right-of-way line of Eighth Avenue;

THENCE N 78°12'20" E, with the south right-of-way line of Eighth Avenue, for a distance of 20.00' (20.0') to a "PK" nail with shiner set for the northeast corner of the herein described tract, said point being at the northwest corner of Lot 10, Block 47, Campbell's Addition, said point being at the intersection of the east line of said 20' wide alley, with the south right-of-way line of Eighth Avenue;

THENCE S 11°47'40" E, departing the south right-of-way line of Eighth Avenue, with the east line of said 20' wide alley and the west line of Lots 10, 9, 8, 7, 6, 5, 4, 3, 2 and 1, Block 47, Campbell's Addition, for a distance of 260.00' (S 11°44'49" E, 260.00') to a "PK" nail with shiner set for an interior corner of the herein described tract, said point being at the southwest corner of Lot 1, Block 47, Campbell's Addition, said point being at the intersection of the east line of said 20' alley, with the north right-of-way line of Ninth Avenue;

THENCE N 78°12'20" E, with the north right-of-way line of Ninth Avenue and the south line of said Lot 1, Block 47, Campbell's Addition, for a distance of 118.61' (N 78°15'11" E, 118.61') to a calculated point for a northeasterly exterior corner of the herein described tract;

THENCE departing the north right-of-way line of Ninth Avenue and the south line of said Lot 1, Block 47, Campbell's Addition, over and across Ninth Avenue, the following courses and distances:

Page 1 of 2

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874 Harper Road # 104 • Kerrville, TX 78028  
830-816-1818 • mds-surveying.com  
TBPLS Firm Registration No. 10019600

**FIELD NOTES FOR A 0.048 OF ONE ACRE (2080.0 SQUARE FEET) TRACT OF LAND**

BEING A 0.048 OF ONE ACRE (2080.0 SQUARE FEET) TRACT OF LAND LOCATED IN EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING A 20' WIDE ALLEY SHOWN ON BLOCK 47, CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.048 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Note: all bearings based on the Texas State Plane Coordinate System, Central Zone 4203 (North American Datum of 1983, 2011 Adjustment), ( ) denotes record information.

**BEGINNING** at a "PK" nail with shiner found for northwest corner at the northeast corner of Lot 11, Block 47, Campbell's Addition, said point being at the intersection of the south right-of-way line of Eighth Avenue (aka Olivas V Aoy Avenue), (70' right-of-way), with the west line of said 20' wide alley;

**THENCE N 78°12'20" E**, with the south right-of-way line of Eighth Avenue, **for a distance of 10.00'** (10.0') to a calculated point for northeast corner;

**THENCE S 11°47'40" E**, departing the south right-of-way line of Eighth Avenue, with the centerline of said 20' wide alley, **for a distance of 208.00'** (208.0') to a calculated point for southeast corner;

**THENCE S 78°12'20" W**, departing the centerline of said 20' wide alley, over and across a portion of said 20' wide alley, **for a distance of 10.00'** (10.0') to a "PK" nail with shiner stamped "TX#6223" for southwest corner in the west line of said 20' wide alley, said point being the northeast corner of Lot 19, Block 47, Campbell's Addition, the southeast corner of Lot 18, Block 47, Campbell's Addition;

**THENCE N 11°47'40" W**, with the west line of said 20' wide alley, the east line of Lots 18 through 11, Block 47, Campbell's Addition, **for a distance of 208.00'** (208.0') to the **POINT OF BEGINNING, CONTAINING 0.048** of one acre (2080.0 Square Feet) of land, more or less.

Note: This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc. in September, 2022. A survey plat of equal date was made in conjunction with this description.

  
Jeff Boerner, TPLS #4939  
Date: 05-24-2023  
Job # 22-423-00 Exhibit 2



**FIELD NOTES FOR A 0.020 OF ONE ACRE (875.0 SQUARE FEET) TRACT OF LAND**

BEING A 0.020 OF ONE ACRE (875.0 SQUARE FEET) TRACT OF LAND LOCATED IN EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING A PORTION OF NINTH AVENUE, AS SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.020 OF ONE ACRE (875.0 SQUARE FEET) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Note: all bearings based on the Texas State Plane Coordinate System, Central Zone 4203 (North American Datum of 1983, 2011 Adjustment), ( ) denotes record information.

**BEGINNING** at a 1/2" iron rod capped "M BAKER JR #2118" found at the intersection of the south right-of-way line of Ninth Avenue (70' right-of-way) and the west right-of-way line of Stanton Street (70' right-of-way), said point being the northeast corner of a called 0.034 of one acre tract recorded in Document No. 98051293, Official Public Records of El Paso County, Texas;

**THENCE S 78°12'20" W**, departing the west right-of-way line of Stanton Street, with the south right-of-way line of Ninth Avenue, and the north line of the called 0.034 of one acre tract, **for a distance of 25.00'** (S 78°15'11" W, 25.00') to a "PK" nail with "MDS" shiner found for southwest corner at the northwest corner of the called 0.034 of one acre tract, and the northeast corner of Lot 21, Block 33, Campbell's Addition, Amending Plat;

**THENCE N 11°47'40" W**, departing the south right-of-way line of Ninth Avenue, **for a distance of 35.00'** (N 11°44'49" W, 35.00') to a calculated point in the centerline of Ninth Avenue;

**THENCE N 78°12'20" E**, with the centerline of Ninth Avenue, **for a distance of 24.93'** (N 78°15'11" E) to a calculated point for corner;

**THENCE S 29°34'29" E**, **for a distance of 0.23'** (S 29°32'48" E) to a calculated point for angle in the west right-of-way line of Stanton Street;

**THENCE S 11°47'40" E**, with the west right-of-way line of Stanton Street, **for a distance of 34.78'** (S 11°44'49" E) to the **POINT OF BEGINNING, CONTAINING 0.020 of one acre (875.0 Square Feet) of land, more or less.**

**Note:** This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc. in December, 2019, and September, 2022. A survey plat of equal date was made in conjunction with this description.

  
Jeff Boerner / RPLS #4939  
Date: 06-26-2023  
Job # 22-423-00 Exhibit 1c



Page 1 of 1

Prepared for: The City of El Paso  
May 30, 2012  
(Parcel 1)

### METES AND BOUNDS DESCRIPTION

Description of a portion of Ninth Avenue out of Block 47, Campbell Addition as recorded in Book 2, Page 68, Plat Records, City of El Paso, El Paso County, Texas and being more particularly described by Metes and Bounds as follows:

Commencing for reference at an existing City of El Paso monument lying 10 feet north and 10 feet east of the centerline intersection of Stanton Street and Olivas V Aoy from which a found city of El Paso monument lying 10 feet north and 10 feet east of the centerline intersection of Stanton Street and Sixth Avenue bears, North  $11^{\circ}44'49''$  West a distance of 655.05 feet; Thence along the monument line of Olivas V Aoy, South  $78^{\circ}15'11''$  West a distance of 305.00 feet and South  $11^{\circ}44'49''$  East a distance of 310.00 feet to a set chiseled x on the intersection of the easterly right of way line of Mesa Street with the northerly right of way line of Ninth Avenue for the **"TRUE POINT OF BEGINNING"**

Thence along said right of way line, North  $78^{\circ}15'11''$  East a distance of 120.00 feet to a set v chiseled on concrete curb on the westerly line of a 20 foot alley in Block 47, Campbell Addition;

Thence along said line, North  $11^{\circ}44'49''$  West a distance of 52.00 feet to a point;

Thence leaving said line, North  $78^{\circ}15'11''$  East a distance of 10.00 feet to a point on the centerline of a 20 foot alley out of Block 47, Campbell Addition;

Thence along said line, South  $11^{\circ}44'49''$  East a distance of 87.00 feet to a point on the centerline of Ninth Avenue;

Thence along said line, South  $78^{\circ}15'11''$  West a distance of 130.00 feet to a set chiseled v on the easterly right of way line of Mesa Street;

Thence along said right of way line North  $11^{\circ}44'49''$  West a distance of 35.00 feet to the **"TRUE POINT OF BEGINNING"** and containing 5,070 Sq. Ft. 0.1164 acres of land more or less.

Note: A Survey drawing of even date accompanies this description.



Ron R. Conde  
R.P.L.S. No. 5152



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CONDE INC  
ENGINEERING / LAND SURVEYING / PLANNING  
6080 SURETY DRIVE / SUITE 100 / EL PASO, TEXAS 79905  
(915) 592-0283 FAX (915) 592-0286

Prepared for: The City of El Paso  
May 15, 2012  
(Parcel 3)

### METES AND BOUNDS DESCRIPTION

Description of a portion of Ninth Avenue out of Block 47, Campbell Addition as recorded in Book 15, Page 31, Plat Records, City of El Paso, El Paso County, Texas and being more particularly described by Metes and Bounds as follows:

Commencing for reference at an existing City of El Paso monument lying 10 feet north and east of the centerline intersection of Stanton Street and Olivas V Aoy from which a found city of El Paso monument lying 10 feet north and 10 feet east of the centerline intersection of Stanton Street and Sixth Avenue bears, North  $11^{\circ}44'49''$  West a distance of 655.05 feet; Thence along the monument line of Olivas V Aoy, South  $75^{\circ}04'18''$  West a distance of 305.00 feet and South  $14^{\circ}55'42''$  East a distance of 345.00 feet to a set chiseled x on the intersection of the easterly right of way line of Mesa Street with the centerline of Ninth Avenue for the **"TRUE POINT OF BEGINNING"**

Thence along the centerline of Ninth Avenue, North  $78^{\circ}15'11''$  East a distance of 235.00 feet to a point;

Thence leaving said line, South  $11^{\circ}44'49''$  East a distance of 35.00 feet to a point on the southerly right of way line of Ninth Avenue;

Thence along said right of way line, South  $78^{\circ}15'11''$  West a distance of 235.00 feet to a set chiseled x on the intersection of the easterly right of way line of Mesa Street with the southerly right of way line of Ninth Avenue;

Thence along the easterly right of way line of Mesa Street, North  $11^{\circ}44'49''$  West a distance of 35.00 feet to the **"TRUE POINT OF BEGINNING"** and containing 8225 Sq. Ft. 0.1888 acres of land more or less.

Note: A drawing of even date accompanies this description.



Ron R. Conde  
R.P.L.S. No. 5152



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CONDE INC  
ENGINEERING / LAND SURVEYING / PLANNING  
6080 SURETY DRIVE / SUITE 100 / EL PASO, TEXAS 79905  
(915) 592-0283 FAX (915) 592-0286

**FIELD NOTES FOR A 0.115 OF ONE ACRE (5,021.5 SQUARE FEET) TRACT OF LAND**

BEING A 0.115 OF ONE ACRE (5,021.5 SQUARE FEET) TRACT OF LAND LOCATED IN EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING A PORTION OF NINTH AVENUE, AND A PORTION OF A 20' WIDE ALLEY IN BLOCK 47, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.115 OF ONE ACRE (5,021.5 SQUARE FEET) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Note: all bearings based on the Texas State Plane Coordinate System, Central Zone 4203 (North American Datum of 1983, 2011 Adjustment), ( ) denotes record information.

**BEGINNING** at a found "X" scribed in concrete in the east line of a 20' wide alley shown on plat of Campbell's Addition at the northwest corner of Lot 2, Block 47, Campbell's Addition;

**THENCE S 11°47'40" E**, with the east line of said 20' wide alley, and the west line of Lots 2 and 1, Block 47, **for a distance of 52.00'** (S 11°44'49" E, 52.0') to a "PK" nail with "MDS" shiner found for interior corner at the southwest corner of Lot 1, Block 47, Campbell's Addition, said point being in the north right-of-way line of Ninth Avenue (70' right-of-way);

**THENCE N 78°12'20" E**, with the north right-of-way line of Ninth Avenue, and a portion of the south line of Lot 1, Block 47, Campbell's Addition, **for a distance of 118.61'** (N 78°15'11" E, 118.61') to a calculated point for corner;

**THENCE** departing the north right-of-way line of Ninth Avenue, and the south line of Lot 1, Block 47, Campbell's Addition, the following courses and distances:

- **S 11°29'05" E, 30.37'** (S 11°26'14" E, 30.37') to a ½" iron rod with "TX#5152" cap for angle;
- **S 29°34'29" E 4.86'** (S 29°32'48" E) to a calculated point for corner at the intersection of the centerline of Ninth Avenue;

**THENCE S 78°12'20" W**, with the centerline of Ninth Avenue, **for a distance of 129.93'** (S 78°15'11" W) to a calculated point for corner at the intersection of the centerline of said 20' wide alley, with the centerline of Ninth Avenue;

**THENCE N 11°47'40" W**, with the centerline of said 20' wide alley, **for a distance of 87.00'** (N 11°44'49" W, 87.00') to a calculated point for corner.



FIELD NOTES FOR A 0.048 OF ONE ACRE (2080.0 SQUARE FEET) TRACT OF LAND

BEING A 0.048 OF ONE ACRE (2080.0 SQUARE FEET) TRACT OF LAND LOCATED IN EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING A 20' WIDE ALLEY SHOWN ON BLOCK 47, CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS, SAID 0.048 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Note: all bearings based on the Texas State Plane Coordinate System, Central Zone 4203 (North American Datum of 1983, 2011 Adjustment), ( ) denotes record information.

**BEGINNING** at a "PK" nail with shiner found for northeast corner at the northwest corner of Lot 10, Block 47, Campbell's Addition, said point being at the intersection of the south right-of-way line of Eighth Avenue (aka Olivas V Aoy Avenue), (70' right-of-way), with the east line of said 20' wide alley;

**THENCE S 11°47'40" E**, departing the south right-of-way line of Eighth Avenue, with the east line of said 20' wide alley, the west line of Lots 10 through 3, Block 47, Campbell's Addition, **for a distance of 208.00'** (208.0') to a found "X" scribed in concrete for southeast corner at the southwest corner of Lot 3, Block 47, Campbell's Addition, the northwest corner of lot 2, Block 47, Campbell's Addition;

**THENCE S 78°12'20" W**, departing the east line of said 20' wide alley, over and across a portion said 20' wide alley, **for a distance of 10.00'** (10.0') to a calculated point for southwest corner in the centerline of said 20' wide alley;

**THENCE N 11°47'40" W**, with the centerline of said 20' wide alley, **for a distance of 208.00'** (208.0') to a calculated point for northwest corner at the intersection of the centerline of said 20' wide alley, with the south right-of-way line of Eighth Avenue;

**THENCE N 78°12'20" E**, with the south right-of-way line of Eighth Avenue, **for a distance of 10.00'** (10.0') to the **POINT OF BEGINNING, CONTAINING 0.048 of one acre (2080.0 Square Feet)** of land, more or less.

**Note:** This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc. in September, 2023. A survey plat of equal date was made in conjunction with this description.

  
Jeff Boerner RPLS #4939  
Date: 05/24/2023  
Job # 22-423-00 Exhibit 3



# ATTACHMENT 4



## VACATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY APPLICATION

Date: February 28, 2024 File No. \_\_\_\_\_

1. APPLICANTS NAME: See Exhibit "A" attached hereto.

ADDRESS \_\_\_\_\_ ZIP CODE \_\_\_\_\_ TELEPHONE \_\_\_\_\_

2. Request is hereby made to vacate the following: (check one)

Street  Alley  Easement  Other \_\_\_\_\_

Street Name(s) Ninth Avenue and Alley G Subdivision Name Campbell's Addition

Abutting Blocks 33 & 47 Abutting Lots 20, 1, 21

3. Reason for vacation request: The Stanton Street Port of Entry Dedicated Commuter Lane facility was constructed on a portion of Ninth Avenue and a portion of Alley G which now needs to be vacated.

4. Surface Improvements located in subject property to be vacated:

None \_\_\_\_\_ Paving  Curb & Gutter  Power Lines/Poles  Fences/Walls  Structures  Other \_\_\_\_\_

5. Underground Improvements located in the existing rights-of-way:

None \_\_\_\_\_ Telephone  Electric  Gas \_\_\_\_\_ Water  Sewer  Storm Drain \_\_\_\_\_ Other \_\_\_\_\_

6. Future use of the vacated right-of-way:

Yards \_\_\_\_\_ Parking \_\_\_\_\_ Expand Building Area \_\_\_\_\_ Replat with abutting Land \_\_\_\_\_ Other

7. Related Applications which are pending (give name or file number):

Zoning \_\_\_\_\_ Board of Adjustment \_\_\_\_\_ Subdivision \_\_\_\_\_ Building Permits \_\_\_\_\_ Other \_\_\_\_\_

8. Signatures: All owners of properties which abut the property to be vacated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature: \_\_\_\_\_ Legal Description \_\_\_\_\_ Telephone \_\_\_\_\_

[See Exhibit "A" attached hereto]

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the City to grant the Vacation. I/We further understand that the fee, if the Vacation is granted will be determined by the City of El Paso and a Certified or Cashier's Check must be presented before the request will be recommended for Council action.

The undersigned acknowledges that he or she is authorized to do so, and upon the City's request will provide evidence satisfactory to the City confirming these representations.

The granting of a vacation request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable City ordinances.

[See Exhibit "A" attached hereto]

OWNER SIGNATURE: \_\_\_\_\_ REPRESENTATIVE SIGNATURE: \_\_\_\_\_

REPRESENTATIVE (PHONE): 915-548-5221 Ernesto L. Cisneros, Agent

REPRESENTATIVE (E-MAIL): ecis@kempsmith.com (Continued on following page)

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.**

Planning & Inspections Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

**EXHIBIT "A"**  
to  
Vacation Public Easements and Rights-of-Way Application


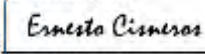
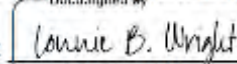
**ITEM I. APPLICANTS' NAMES:**

El Paso Infrastructure Collaborative, LLC, a Texas limited liability company  
303 N Oregon Street, Suite 610  
El Paso, TX 79901  
(915) 534-0500

United States Government, by the General Services Administration  
819 Taylor Street Room 11B  
Fort Worth, TX 76102-6118  
(817) 978-7505

Jose and Carmen Silva Family Limited Partnership, a Texas limited partnership  
6485 Calle Placido  
El Paso, TX 79912  
(915) 532-2000 ext. 506

City of El Paso, Texas, a Texas Home Rule Municipality  
300 North Campbell  
El Paso, Texas 79901  
(915) 212-0023

ITEM 8. SIGNATURES:	LEGAL DESCRIPTION	TELEPHONE
<p><b>El Paso Infrastructure Collaborative, LLC</b> <small>(Incorporated by)</small> By:  Andrea Hutchins, its authorized representative <b>Owner</b></p>	<p>Lots 19 and 20, Block 47 Campbell's Addition, El Paso, El Paso County, Texas according to the plat thereof recorded in Volume 2, Page 68, Plat Records, El Paso County, Texas</p>	<p>(915) 534-0500</p>
<p><b>Its Representative:</b> <b>Kemp Smith LLP</b> <small>(Incorporated by)</small> By:  Ernesto L. Cisneros Phone: (915) 546-5221 E-mail: ecis@kempsmith.com</p>		
<p><b>UNITED STATES OF AMERICA,</b> acting by and through the Administrator of General Services and authorized representatives <small>(Incorporated by)</small> By:  Lonnie Wright, Warranted Contracting Officer <b>Owner</b></p>	<p>Lots 1 through 10, Block 47 Campbell's Addition, El Paso, El Paso County, Texas according to the plat thereof recorded in Volume 2, Page 68, Plat Records, El Paso County, Texas</p>	<p>(817) 978-7505</p>

<p><b>Its Representative:</b></p> <p>U.S. General Services Administration</p> <p><small>Declassified by:</small></p> <p>By: <u>Lonnie B. Wright</u>  <del>Lonnie Wright</del> Warranted  Contracting Officer  Phone: (817) 978-7505  E-mail: <a href="mailto:lonnie.wright@gsa.gov">lonnie.wright@gsa.gov</a></p>		
<p><b>Jose and Carmen Silva Family Limited Partnership</b></p> <p>By its General Partner, Jose &amp; Carmen Silva Family General Partner, LLC</p> <p><small>Declassified by:</small></p> <p>By: <u>Martin Silva</u>  <del>Martin Silva</del> Manager  <b>Owner</b></p>	<p>Lot 21, Block 33, Campbell's Addition, El Paso, El Paso County, Texas according to the Amending Subdivision Plat thereof recorded in Volume 76, Page 81, Plat Records, El Paso County, Texas, being a replat of the northerly 60' of Block 33 and a portion of Alley G, Campbell's Addition, El Paso, El Paso County, Texas.</p>	<p>915-532-2000 ext. 506</p>
<p><b>Its Representative:</b></p> <p>Mounce, Green, Myers, Safi, Paxson &amp; Galatzan, PC</p> <p><small>Declassified by:</small></p> <p>By: <u>Clyde A. Pine, Jr.</u>  <del>Clyde A. Pine, Jr.</del>  Phone: (915) 532-2000 ext. 506  E-mail: <a href="mailto:pine@mgmsg.com">pine@mgmsg.com</a></p>		
<p><b>City of El Paso</b></p> <p>By: <u>Cary Westin</u>  <del>Cary Westin</del> Interim City Manager  <b>Owner</b></p>	<p>Lots 11 through 18, Block 47 and the east 25 feet of the north 172.88 feet of the east half of Block 33 as referenced in OPR #98051293, all in Campbell's Addition, El Paso, El Paso County, Texas according to the plat thereof recorded in Volume 2, Page 68, Plat Records, El Paso County, Texas.</p>	<p>(915) 212-0023</p>
<p><b>Its Representative:</b></p> <p>By: <u>Roberto Tinajero</u>  Roberto Tinajero, Director  International Bridges Department  Phone: (915) 212-7500  E-mail: <a href="mailto:TinajeroRX@elpasotexas.gov">TinajeroRX@elpasotexas.gov</a></p>		

# ATTACHMENT 5

## **Planning and Inspections Department- Planning Division**

Developer / Engineer shall address the following comments:

1. That all necessary utility easements be finalized prior to approval by City Council.

## **El Paso Water**

EPWater-PSB objects to this request unless the alley to be vacated remains a full-width utility easement and an easement is retained along the northern portion of Ninth Ave. from Mesa St. to the alley.

The water and sanitary sewer mains mentioned below are required to remain active and the easements are required to allow access to the mains for maintenance and operation purposes.

*(Coordination with affected utilities is on-going)*

### **Water:**

There is an existing 8-inch diameter water main that extends within the 20-foot alley east of Mesa St. and south of Eighth Ave., located approximately 4-feet west of the east property line. This main is available for service.

There is an existing 8-inch diameter water main that extends along Ninth Ave., located approximately 5-feet south of the north right-of-way line. This main is available for service.

EPWater records indicate an active 2-inch domestic water meter and a 6-inch fire line serving the subject property. The service address for these meters is 1090 S Mesa St.

EPWater records indicate an active ¾-inch domestic water meter serving the subject property. The service address for this meter is 1021 S Stanton St.

EPWater records indicate an active 2-inch domestic water meter and a ¾-inch yard meter serving the subject property. The service address for these meters is 1001 S Stanton St.

EPWater-PSB records indicate a vacant 1-inch water service connection (inactive meter) serving the subject property. The address for this service is 1024 S Mesa St.

Previous water pressure reading from fire hydrant #7736, located on the northeast corner of Ninth Ave. and Mesa St., has yielded a static pressure of 90 (psi), a residual pressure of 56 (psi), and a discharge of 856 (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer, and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

### **Sanitary Sewer:**

There is an existing 8-inch diameter sanitary sewer main that extends within the 20-foot alley east of Mesa St. and south of Eighth Ave., located approximately 10-feet east of the west property line. This main is available for service.

### **General:**

No building, reservoir, structure, parking stalls, or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, trees, buildings, curbs, or any structure that will interfere with the access to the PSB easement(s). There shall be at least a 5-foot setback from

the easement line to any building, sign, or structure. All easements dedicated for public water and/or sanitary sewer facilities shall comply with EPWater-PSB Easement Policy. The PSB easement(s) shall be improved to allow the operation of EPWater-PSB maintenance vehicles. EPWater-PSB requires access to the proposed water facilities, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

EPWater-PSB requires a new service application to provide additional service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater-PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

#### **AT&T**

Our engineering group has completed the review of this request and they cannot approve of this abandonment/vacation of ROW at this time due to working facilities existing in this area. If you would like to proceed with the abandonment, a new easement will need to be provided and costs for the relocation will need to be discussed with the engineer John Salas [JS874W@att.com](mailto:JS874W@att.com)

*(Coordination with affected utilities is on-going)*

#### **Texas Department of Transportation**

Please have the requestor submit any plans that abut Stanton at this location to TXDOT.

#### **Texas Gas**

Texas Gas has facilities in this area and objects to easement vacation.

*(Coordination with affected utilities is on-going)*

#### **Planning and Inspections Department- Land Development Division**

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. Provide print-out of the mathematical closure of the exterior boundary of the subdivision indicating the error of closure.

#### **Parks and Recreation Department**

We have reviewed **DCL Stanton St. POE - Ninth St. & Alley – Easement Vacation Request** a survey map and on behalf of Parks & Recreation Department we offer “No” objections to this proposed Street Right-of-way vacation request.

#### **El Paso Electric**

No comments received.

#### **El Paso County 911 District**

No comments received.

#### **El Paso County**

No comments received.

#### **El Paso County Water Improvement District #1**

No comments received.

**Sun Metro**

No comments received.

**Fire Department**

No comments received.

**Streets and Maintenance Department**

No comments received.

**Capital Improvement Department**

No comments received.

## **ATTACHMENT 6**

RE:

Vacate a portion of Ninth Avenue and the Alley Right of Way located East of Mesa St. and North of Cesar Chavez Memorial

Case SURW24-0003

As the managing partner for the Jose and Carmen Silva Family Limited Partnership I am writing this letter to support the purchase of the property by the United States of American. I would hope that the City of El Paso do all in its power to speed the process in this sale. Thank you very much.

Martin Silva

Managing Partner

Jose and Carmen Silva Limited Partnership

6485 Calle Placido

El Paso, TX. 79912

915 820 4455