

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

AGENDA DATE: March 18, 2025

PUBLIC HEARING DATE:

CONTACT PERSON(S) NAME AND PHONE NUMBER: Roberto Tinajero (915)212-7509

DISTRICT(S) AFFECTED: All Districts

STRATEGIC GOAL: Goal 1 - Cultivate an environment conducive to strong economic development.

SUBGOAL: Subgoal 1.5 - Stimulate economic growth through transit and bridges integration.

SUBJECT:

That the City Manager be authorized to sign a "Consent and Subordination by Lessees" by and between the City of El Paso; the United States of America through the General Services Administration ("GSA"); and the El Paso Infrastructure Collaborative ("EPIC"), whereby the parties consent to the recording of utility easements by respective easement grantors and agree that certain leases between the parties shall be subordinate to such utility easements.

BACKGROUND / DISCUSSION:

In 1999 the City of El Paso entered into a Lease and Sub-lease agreements with the U.S. General Services Administration ("GSA") and the El Paso Infrastructure Collaborative, LLC ("EPIC") to facilitate the construction of the Dedicated Commuter Lane (DCL or SENTRI lane) next to the Stanton International bridge. These agreements have been amended and extended since then. In 2023, GSA expressed interest in buying the leased properties and City Council approved a "Standstill Agreement" between the parties to preserve the same terms and conditions for one year while a portion of 9th street and the alley was vacated and GSA completed the purchase for the benefit of its current occupant (U.S. Customs and Border Protection). On May 7, 2024, City Council approved a Standstill Extension Agreement to allow the parties continue working towards the vacation and buying processes. The first reading of ordinance for the vacation of 9th street is scheduled for March 4th followed by the second reading on March 18th. As part of the vacation process the parties (the City, GSA, and EPIC) would like to sign a Consent and Subordination by Lessees Agreement so that the rights of the easement holders (utility providers) take priority over the rights of the current tenants under the lease.

PRIOR COUNCIL ACTION:

Original agreements approved in 1999 and a Standstill Extension Agreement was approved in May 7, 2024

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? X YES NO

PRIMARY DEPARTMENT: International Bridges

SECONDARY DEPARTMENT: Legal

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

DEPARTMENT HEAD: Roberto Tinajero, M.S., Director - International Bridges



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

RESOLUTION

THAT the City Manager be authorized to sign a “Consent and Subordination by Lessees” by and between the City of El Paso; the United States of America through the General Services Administration (“GSA”); and the El Paso Infrastructure Collaborative (“EPIC”), whereby the parties consent to the recording of utility easements by respective easement grantors and agree that certain leases between the parties shall be subordinate to such utility easements.

PASSED AND APPROVED this ____ day of _____, 2025.


CITY OF EL PASO

Renard U. Johnson
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Roberta Brito
Assistant City Attorney

APPROVED AS TO CONTENT:



Roberto Tinajero
International Bridges Director

CONSENT AND SUBORDINATION BY LESSEES

The City of El Paso, a Texas Home Rule Municipality (City), is a lessee of property under that certain Ground Lease, dated February 2, 1999 with El Paso Infrastructure Collaborative, L.L.C., a Texas limited liability corporation ("EPIC"), (hereinafter referred to as the "EPIC Lease").

The United States of America, by and through the General Services ("GSA"), is also a lessee of property under that certain Lease No. GS-07B-14711, dated January 29, 1999, with the City, as amended, (hereinafter referred to as the "City Lease").

KNOW ALL MEN BY THESE PRESENTS:

The City, as the Lessee of the EPIC Lease, consents to the execution, delivery and recording of the utility easements attached hereto as Exhibit "A" and made a part hereof for all purposes (the "Easements") by the respective Easement Grantors and agrees that the EPIC Lease shall be subject and subordinate to said Easements.

The GSA, as the Lessee of the City Lease, consents to the execution, delivery and recording of the Easements by the respective Easement Grantors and agrees that the City Lease shall be subject and subordinate to said Easements

Executed by the consenting parties on the dates set forth below.

Concur:

DocuSigned by:
X Mark Duffy
F8A56E4D2C8A48B...
Mark Duffy, Senior, Assistant Regional Counsel, Office of General Counsel, (LD-7)

United States of America,
acting by and through the
Administrator of General Services
and authorized representatives

DocuSigned by:
By: Lonnie Wright
7FF74FA033AF46D...
Lonnie Wright, Contacting Officer, Urban Development/Site Acquisition, Portfolio Management Division (7PT)

City of El Paso

By: _____
Dionne Mack, City Manager

Approved as to Form:

X Roberta Brito
Roberta Brito
Assistant City Attorney

Approved as to Content:

X Roberto Tinajero
Roberto Tinajero,
International Bridges Director

EXHIBIT "A"

Easements

[Attach Easement Agreements]

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 “II”: 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

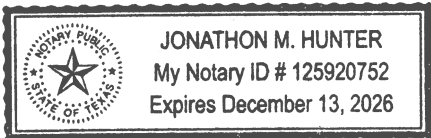
GRANTOR

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

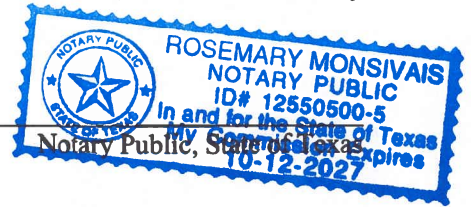
GRANTOR

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

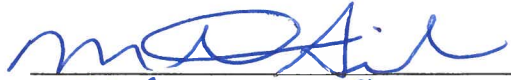
Approved as to Content:

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

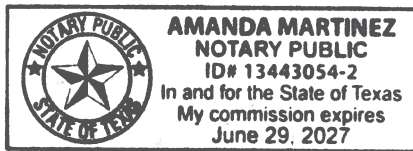
Signature: 
Printed Name: MARTIN SILVA
Title: Manager

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.

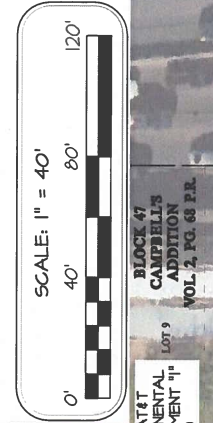
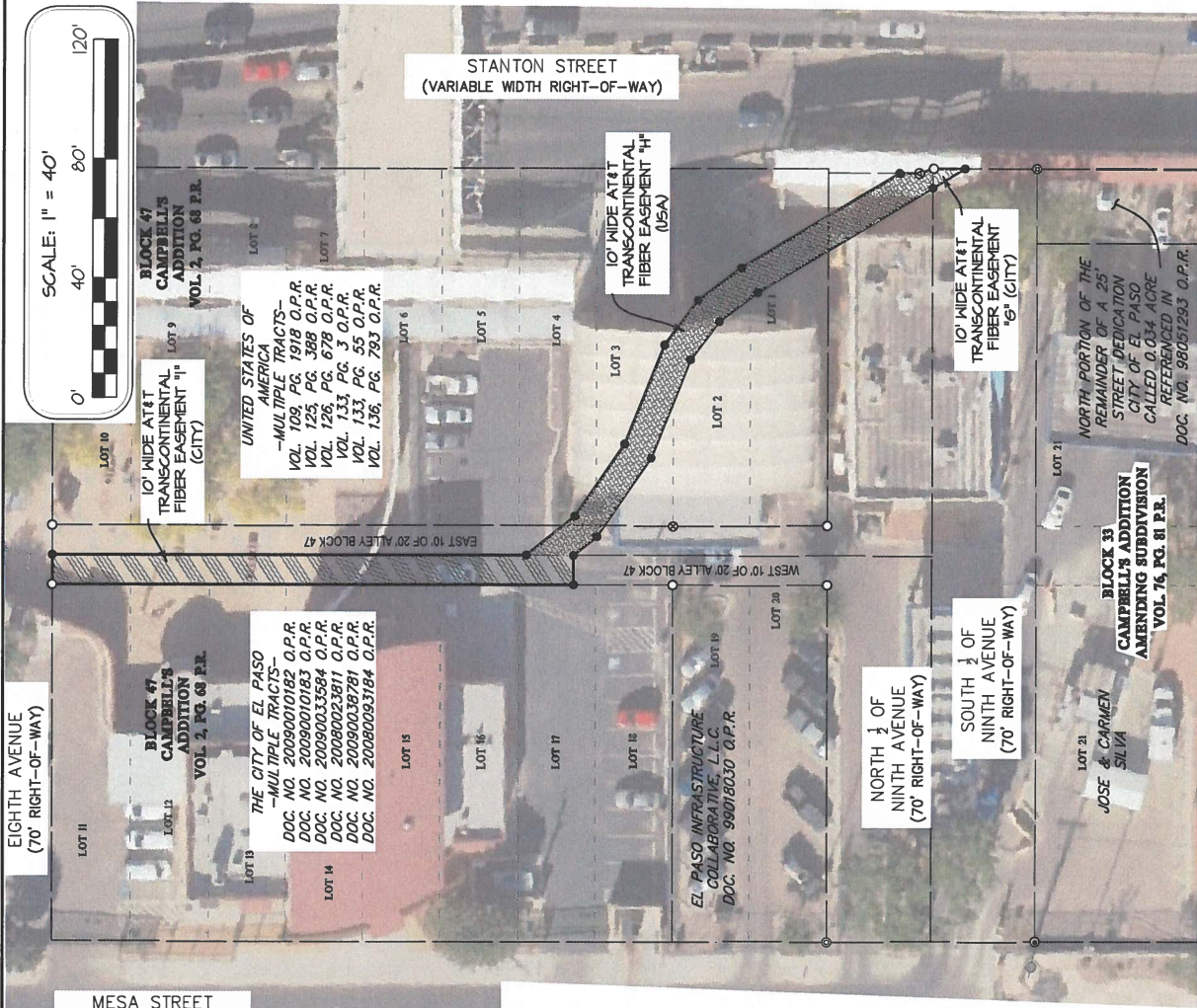
Seal:




Notary Public, State of Texas

SILVA Signature page to Non-Exclusive Communications Utility Easement Agreement

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 "TX45152"
 - 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. OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY
 - () O.P.R. NAME
 - () PG. PAGE
 - () P.O.B. POINT OF BEGINNING
 - () P.O.C. POINT OF COMMENCING
 - () VOL. 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 TRACT 35 SQUARE FEET (AT&T TRANSCONTINENTAL EASEMENT "G") (CITY) AND A 0.042 OF ONE ACRE TRACT 1848 SQUARE FEET (AT&T TRANSCONTINENTAL EASEMENT "H") (USA) AND A 0.040 OF ONE ACRE TRACT 1746 SQUARE FEET (AT&T TRANSCONTINENTAL EASEMENT "I") (CITY) OUT OF THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, 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 "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, TEXAS, AND BEING LOCATED ON A PORTION OF THE EAST 1/2 OF 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 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, TEXAS, AND BEING LOCATED ON A PORTION OF THE WEST 1/2 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 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

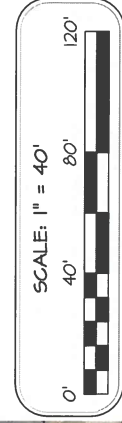
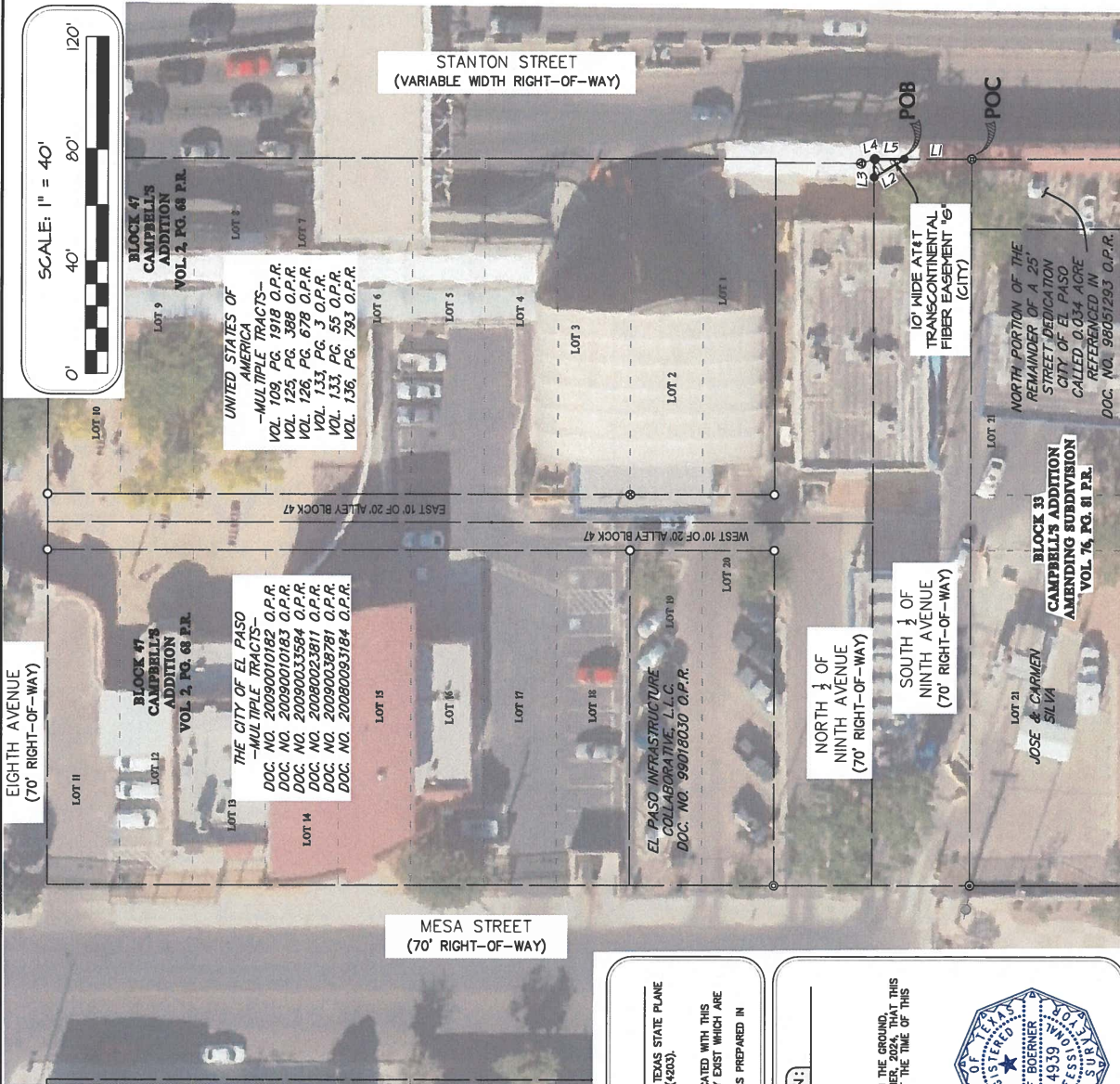
MDS LAND SURVEYING
COMPANY, INC.

ALTA I BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING REGISTRATION NO. 1008000
 674 VANDERPOOL ROAD, SUITE 104 • HEISLERVILLE, TX 79024 • 800-999-8888

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

AT&T UTILITY EASEMENT "G" (CITY)



LEGEND:

- ① 1/2" IRON ROD FOUND CAPPED "M BAKER JR #2118"
- ② 1/2" IRON ROD FOUND CAPPED "TM6152"
- ③ 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
- NO. NATIONAL PUBLIC RECORDS OF EL PASO COUNTY
- NR. NUMBER
- PG. PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- PL. 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 FEET) 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
7040 BRADSHAW ROAD, SUITE 100, IRVING, TEXAS 75039-1000
TEL: 972-251-1111 FAX: 972-251-1112

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

LINE TABLE:

LINE	BEARING	DISTANCE
1	N 174°14'0" W	57.674
2	N 43°21'11" W	12.55
3	N 78°22'20" E	6.40
4	S 24°54'24" E	0.29
5	S 11°41'40" E	10.35

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (+803).
- ALL 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. REVISIONS 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 PLAN CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

JEFF BOERNER, RLS
#4839
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.

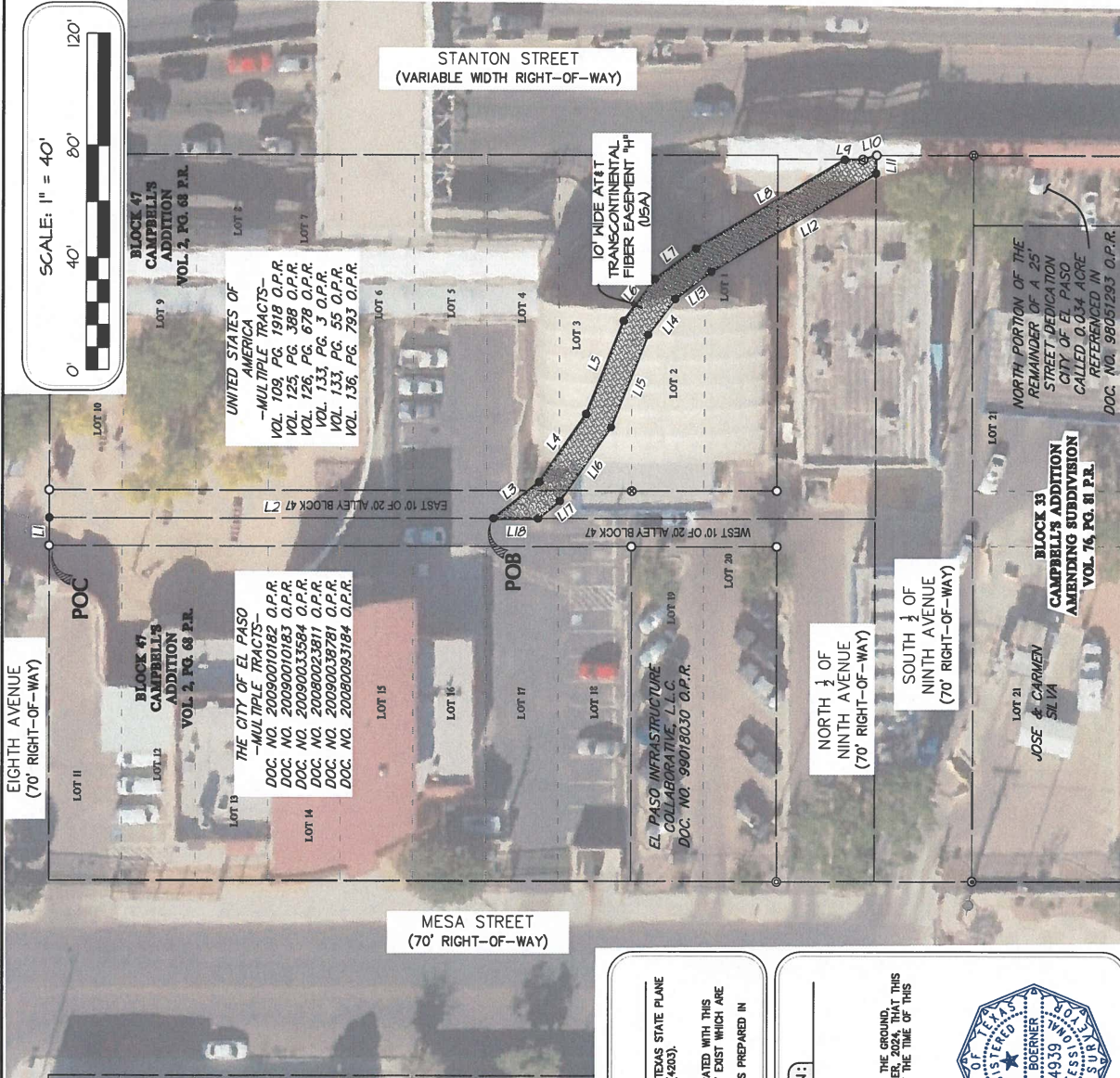
9/12/2024

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)



- LEGEND:**
- ⊙ 1/2" IRON ROD FOUND CAPPED "M BAKER JR #2118"
 - ⊙ 1/2" IRON ROD FOUND CAPPED "M#1512"
 - ⊙ 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
 - Q.P.R. OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY
 - PLAT PLAT
 - PC PAGE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCING
 - 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 FEET) WIDE EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 58, 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 UNITED STATES OF AMERICA, BLOCK 47, CAMPBELL'S ADDITION, 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

TRUSS HEAD OF PROFESSIONAL LAND SURVEYING FROM REGISTRATION NO. 1008800
8741 Lechler Road, Suite 104 • Rowlett, TX 75087 • 972-919-1110

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



LINE TABLE:

LINE	BEARINGS	DISTANCE
L1	N 10°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	35.89'
L6	S 64°41'56" E	19.80'
L7	S 48°51'54" E	19.08'
L8	S 42°47'11" E	61.80'
L9	S 11°24'05" E	6.56'
L10	S 21°54'24" E	4.26'
L11	S 10°12'20" W	6.40'
L12	N 42°47'11" W	69.33'
L13	N 40°51'54" W	16.15'
L14	N 64°41'56" W	16.05'
L15	N 74°54'21" W	35.65'
L16	N 67°22'42" W	32.19'
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 (+200).
- DISTANCES SHOWN HEREON ARE GRID VALUES.
- ALL DIMENSIONS SHOWN ARE UNLESS OTHERWISE NOTED.
- 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 CONNECTION 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 BOEHRNER
REGISTERED LAND SURVEYOR
NO. 4939

TEXAS REGISTRATION NO. _____

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

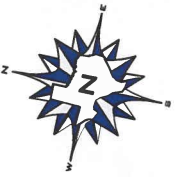
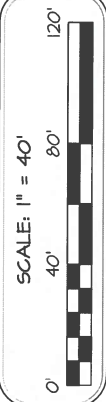
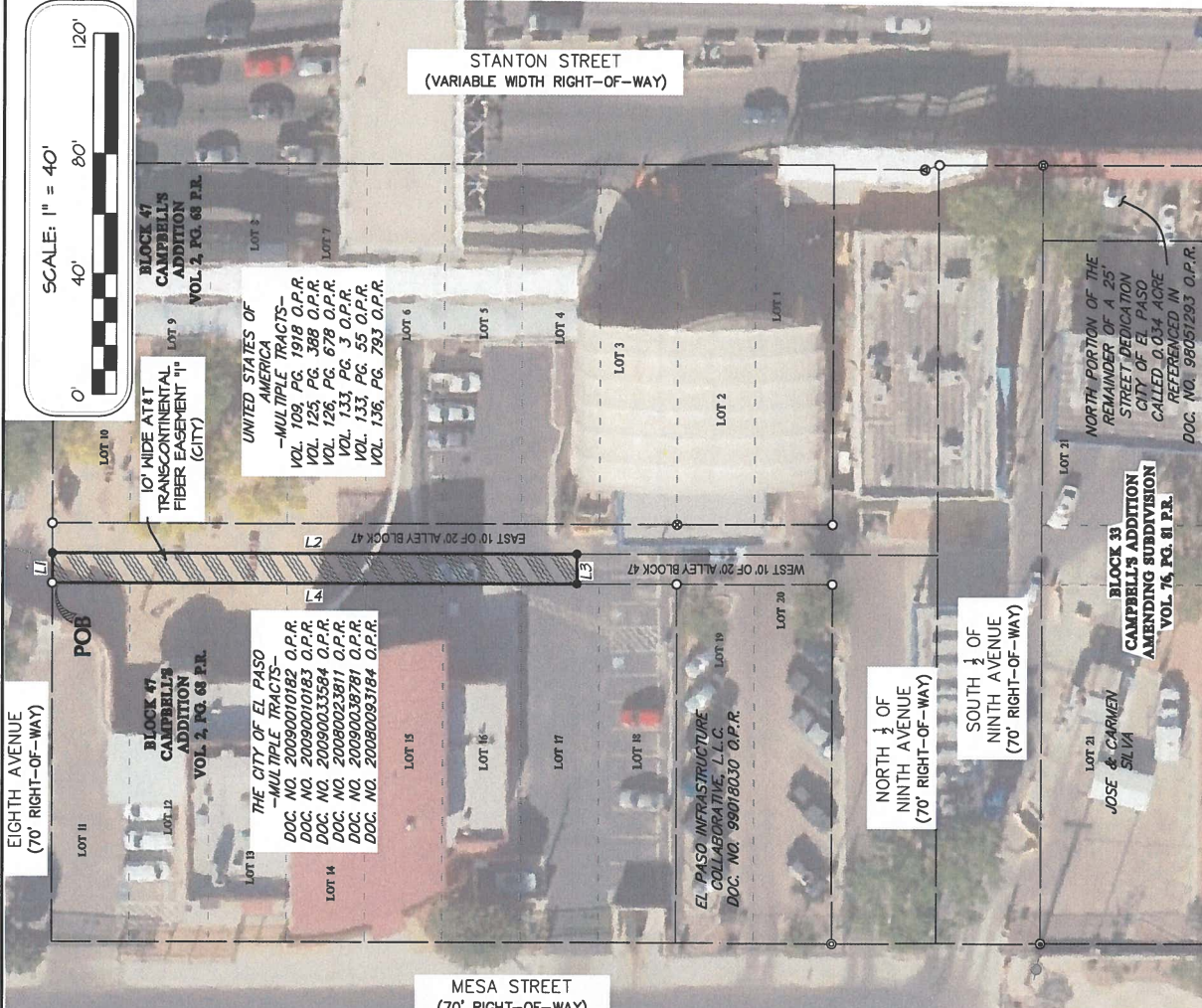
MDS Land Surveying Company, Inc.

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 89°17'20" E	10.000
L2 S 18°14'20" E	174.62
L3 S 18°12'20" W	10.000
L4 N 11°47'40" W	174.62

- LEGEND:**
- ⊙ 1/2" IRON ROD FOUND CAPPED "M BAKER JR #2118"
 - ⊙ 1/2" IRON ROD FOUND CAPPED "1746152"
 - ⊙ 5/8" IRON ROD FOUND CAPPED "ROADS"
 - CALCULATED POINT (UNLESS NOTED OTHERWISE)
 - PK NAIL W/ "MDS" SHINER FOUND
 - SCRIBED "X" FOUND
 - () RECORD BEARING AND/OR DISTANCE
 - DOC. DOCUMENT
 - NO. PLAT NUMBER
 - PG. PAGE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCING
 - PL. PLAT
 - VL. 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 FEET) 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. (V1&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
CITY OF EL PASO
EL PASO COUNTY, TEXAS
SEPTEMBER 2024

MDS LAND SURVEYING COMPANY, INC.
 ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC
 TEXAS | MISSOURI | ILLINOIS | ARIZONA | CALIFORNIA | NEVADA | COLORADO
 8000 W. UNIVERSITY ROAD, SUITE 100 • FORT WORTH, TX 76116 • 817-952-0100
 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).
 - ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 - 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.
 - NO ADJUSTMENT 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 SURVEY CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

Jeff Boerner
 JEFF BOERNER
 #4939
 TEXAS REGISTRATION NO.

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.



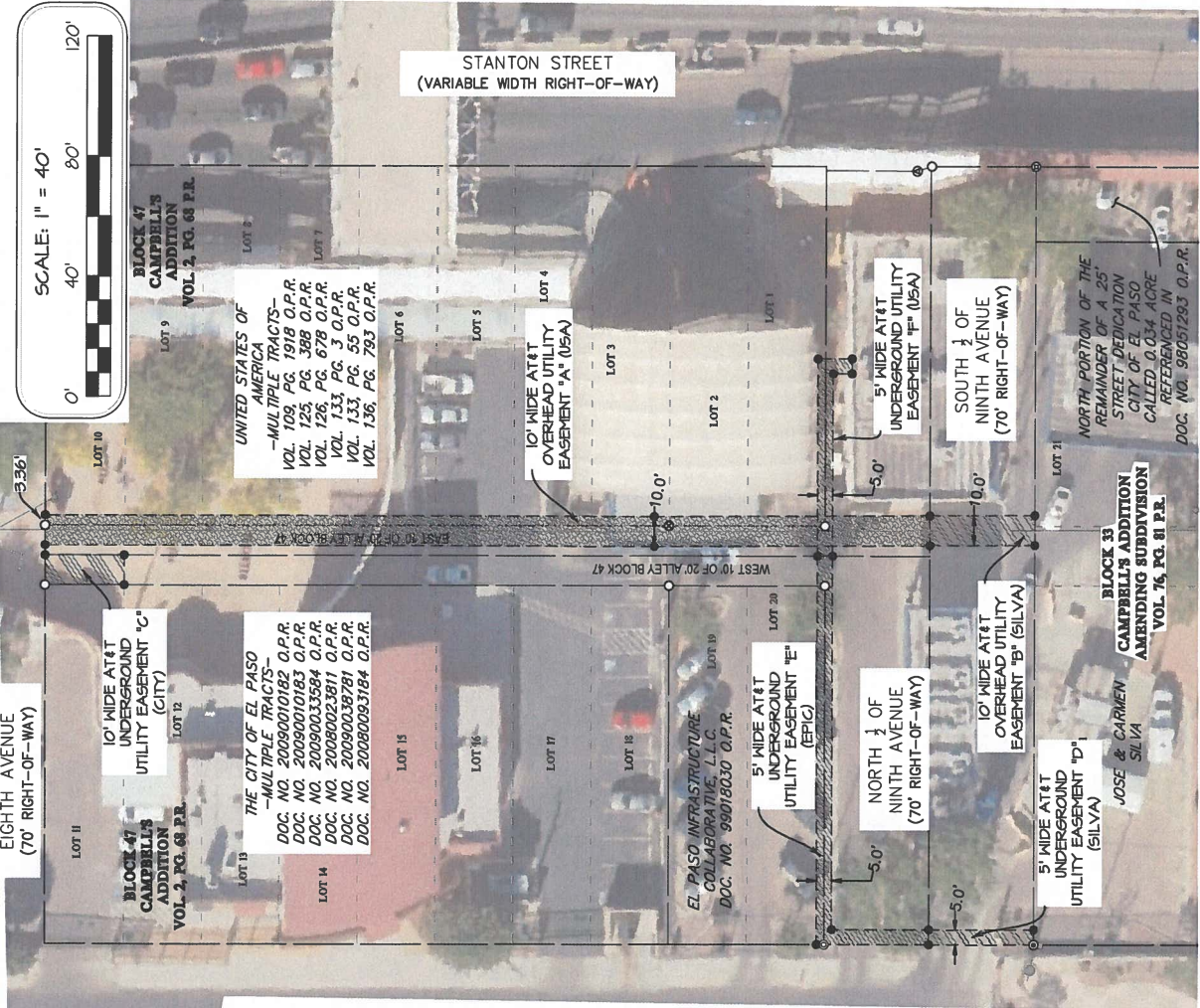
9/12/2024

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



LEGEND:

- 1/2" IRON ROD FOUND CAPPED "M BAKER JR #2118"
- 1/2" IRON ROD FOUND CAPPED "TX46132"
- 5/8" IRON ROD FOUND CAPPED "TODS"
- CALCULATED POINT (UNLESS NOTED OTHERWISE)
- PK NAIL W/ "MDS" SHINER FOUND
- SCRIBED "X" FOUND

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

EPIC EASEMENT
 USA EASEMENT
 SILVA EASEMENT
 CITY OF EL PASO EASEMENT

ADJONER LINE
 BOUNDARY LINE
 EASEMENT LINE
 LOT LINE

PLAT SHOWING:

A 0.008 OF ONE ACRE (360 SQUARE FEET) 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 FEET) 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 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 0.004 OF ONE ACRE (360 SQUARE FEET) 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 (176 SQUARE FEET) 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 FEET) 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 FEET) 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")

COVER SHEET

FOR A

A 0.0068 OF ONE ACRE EASEMENT
 2950 SQUARE FEET

10' OVERHEAD UTILITY EASEMENT "A"
 (UNITED STATES OF AMERICA)
 AND A

A 0.0008 OF ONE ACRE EASEMENT
 350 SQUARE FEET

10' OVERHEAD UTILITY EASEMENT "B"
 (JOSE AND CARMEN SILVA)
 AND A

A 0.0068 OF ONE ACRE EASEMENT
 260 SQUARE FEET

10' UNDERGROUND UTILITY EASEMENT "C"
 (CITY OF EL PASO)
 AND A

A 0.0004 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 0.0008 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

MESA STREET
 (70' RIGHT-OF-WAY)

EIGHTH AVENUE
 (70' RIGHT-OF-WAY)

STANTON STREET
 (VARIABLE WIDTH RIGHT-OF-WAY)

SCALE: 1" = 40'

0' 40' 80' 120'

LOT 10
 LOT 9
 LOT 8
 LOT 7
 LOT 6
 LOT 5
 LOT 4
 LOT 3
 LOT 2
 LOT 1
 LOT 21
 LOT 20
 LOT 19
 LOT 18
 LOT 17
 LOT 16
 LOT 15
 LOT 14
 LOT 13
 LOT 12
 LOT 11

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.

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. 2009003184 O.P.R.

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

JOSE & CARMEN SILVA

REMAINDER OF A 25' STREET DEDICATION CITY OF EL PASO REFERENCED IN DOC. NO. 99051293 O.P.R.

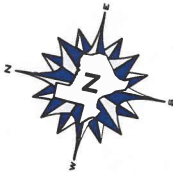
MDS LAND SURVEYING COMPANY, INC.

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC

784 HARPER ROAD, SUITE 504, HOUSTON, TX 77058 • 832-924-1818

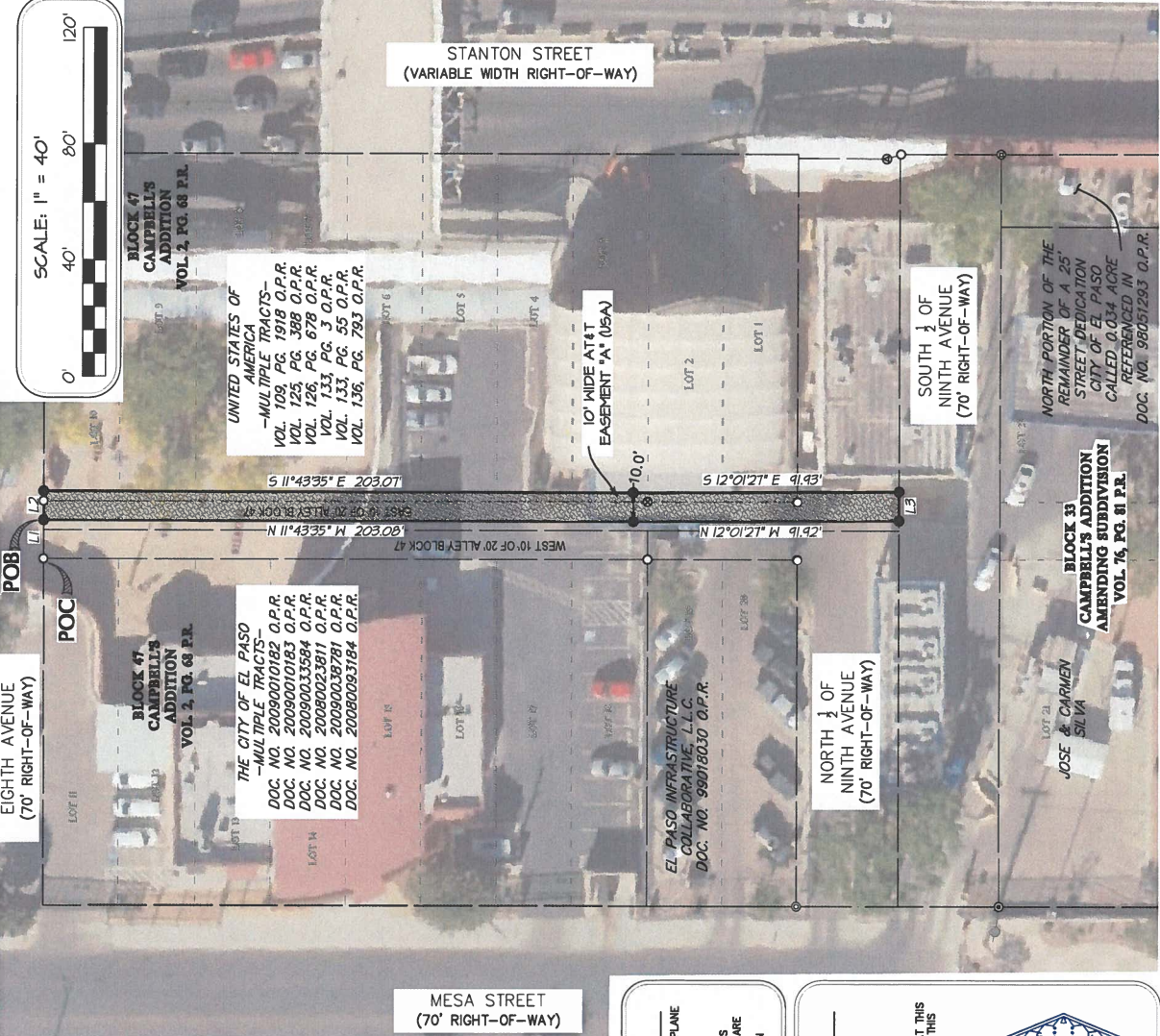
JOB No. 24-025-00 SURVEYORS: JB/LK SHEET 1 OF 1

AT&T UTILITY EASEMENT "A" (USA)



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 10°12'20" E	13.71'
L2	N 10°12'20" E	10.00'
L3	S 10°12'20" W	10.00'



LEGEND:

- 1/2" IRON ROD FOUND CAPPED "M BAKER JR #2118"
- 1/2" IRON ROD FOUND CAPPED "TM6152"
- 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
- DOCUMENTED PUBLIC RECORDS OF EL PASO COUNTY
- NUMBER
- PAGE
- POINT OF BEGINNING
- PLAT RECORDS OF EL PASO COUNTY
- VOLUME
- USA EASEMENT
- ADJACENT LINE
- BOUNDARY LINE
- - - EASEMENT LINE
- - - LOT LINE

PLAT SHOWING:

A 0.068 OF ONE ACRE TRACT (5757) 1/4 WIDE EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, 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 66, 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



ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PERM REGISTRATION NO. 1008800
278 TAUBER ROAD, SUITE 101 • IRVINGVILLE, TX 76038 • 817-436-6166
JOB No. 24-025-00 SURVEYORS: JB/JLK SHEET 1 OF 1

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (+205).
- FIELD NOTES SHOWN HEREON ARE FOR YOUR USE.
- FIELD NOTES SHOWN HEREON ARE FOR YOUR USE.
- VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY EXHIBIT; IMPROVEMENTS/UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
- FIELD DATE RESOLUTION 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 BOGNER
4939
TEXAS REGISTRATION NO.

**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:

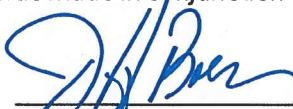
- **S 11°43'35" E**, a distance of **203.07'** to a calculated point for angle;
- **S 12°01'27" E**, a distance of **91.93'** to a calculated point for southeast corner in the centerline of Ninth Avenue;

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.

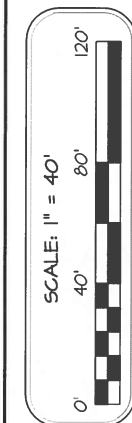
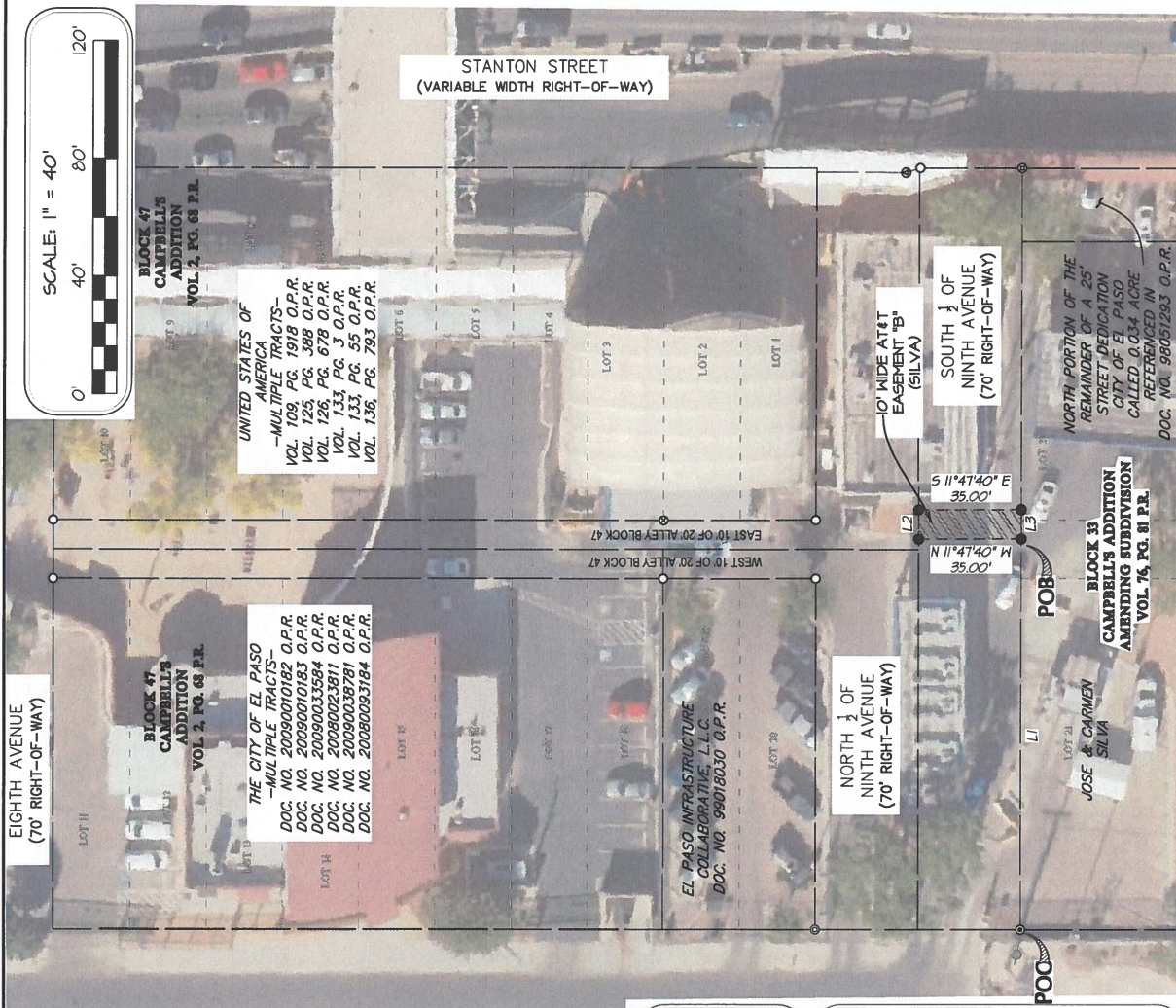
Note: This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc. in December, 2019, September, 2022, and May 2023. A survey plat of equal date was made in conjunction with this description.


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)



LEGEND:

- ① 1/2" IRON ROD FOUND CAPPED "M BAKER JR #2116"
- ② 1/2" IRON ROD FOUND CAPPED "TXG6152"
- ③ 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
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- VOL. VOLUME
- REC. RECORDS OF EL PASO COUNTY
- VOL. VOLUME

ADJONER LINE _____

BOUNDARY LINE _____

EASEMENT LINE - - - - -

LOT LINE _____

PLAT SHOWING:

A 0.008 OF ONE ACRE (350 SQUARE FOOT) 10' WIRE EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, BEING THE 10' WIDE AT&T UTILITY EASEMENT "B" OF NORTH 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
TECH. BOARD OF PROFESSIONAL LAND SURVEYORS FROM REGISTRATION NO. 409880
2014 SUPERIOR ROAD, SUITE 104 • AUSTIN, TX 78741 • 512-916-8180

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

LINE TABLE

LINE	BEARINGS	DISTANCE
L1	N 18°12'20" E	193.64'
L2	N 18°12'20" E	10.00'
L3	S 18°12'20" W	10.00'

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (+4803).
- FIELD SURVEY COMPLETED IN JULY OF 2024.
- VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY EXHIBIT; IMPROVEMENTS/UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
- FIELD DATE 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
#4939
TEXAS REGISTRATION NO.

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.

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.

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

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

BLOCK 33
CAMPBELL'S ADDITION
AMENDING SUBDIVISION
VOL. 16, PG. 81 P.R.

BLOCK 46
CAMPBELL'S ADDITION
VOL. 2, PG. 68 P.R.

**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.

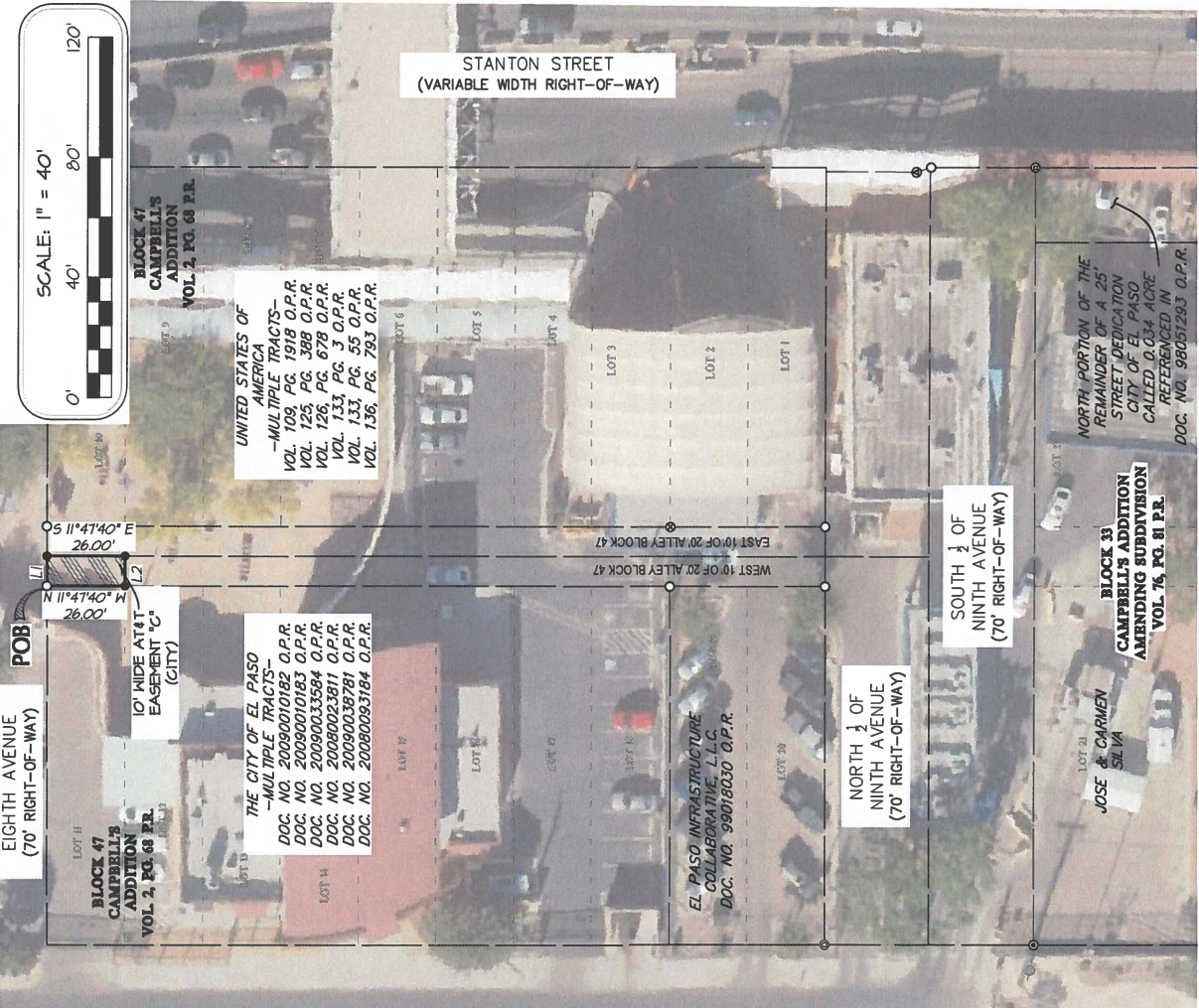
9/12/2024

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)



LEGEND:

- ⊕ 1/2" IRON ROD FOUND CAPPED "M BAKER JR. #2118"
- ⊕ 1/2" IRON ROD FOUND CAPPED "TM6152"
- ⊕ 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
- PC. PLAT COVER
- PA. PLAT
- POB. POINT OF BEGINNING
- POC. POINT OF COMMENCING
- PL. PLAT RECORDS OF EL PASO COUNTY
- VL. VOL.
- PG. PAGE
- PR. PLAT RECORDS OF EL PASO COUNTY

LINE TABLE

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

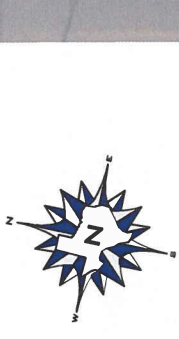
MESA STREET
(70' RIGHT-OF-WAY)

STANTON STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

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 1/2 OF SECTION 34, T12N, R12E, S12E, 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
5700 HENDERSON ROAD, SUITE 101, ROCKWELL, TX 78681 | 817-381-8188
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.
- ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- VISIBLE EXHIBIT: 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 Brasher, PLS
JEFF BRASHER, PLS
4939
TEXAS REGISTRATION NO.



LINE TABLE

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

THE CITY OF EL PASO
-MULTIPLE TRACTS-
VOL. 109, PG. 1918 O.P.R.
VOL. 123, PG. 388 O.P.R.
VOL. 123, PG. 678 O.P.R.
VOL. 133, PG. 61 P.R.
VOL. 133, PG. 55 O.P.R.
VOL. 156, PG. 793 O.P.R.

THE CITY OF EL PASO
-MULTIPLE TRACTS-
VOL. 109, PG. 1918 O.P.R.
VOL. 123, PG. 388 O.P.R.
VOL. 123, PG. 678 O.P.R.
VOL. 133, PG. 61 P.R.
VOL. 133, PG. 55 O.P.R.
VOL. 156, PG. 793 O.P.R.

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

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

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

UNITED STATES OF AMERICA
-MULTIPLE TRACTS-
VOL. 109, PG. 1918 O.P.R.
VOL. 123, PG. 388 O.P.R.
VOL. 123, PG. 678 O.P.R.
VOL. 133, PG. 61 P.R.
VOL. 133, PG. 55 O.P.R.
VOL. 156, PG. 793 O.P.R.

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.



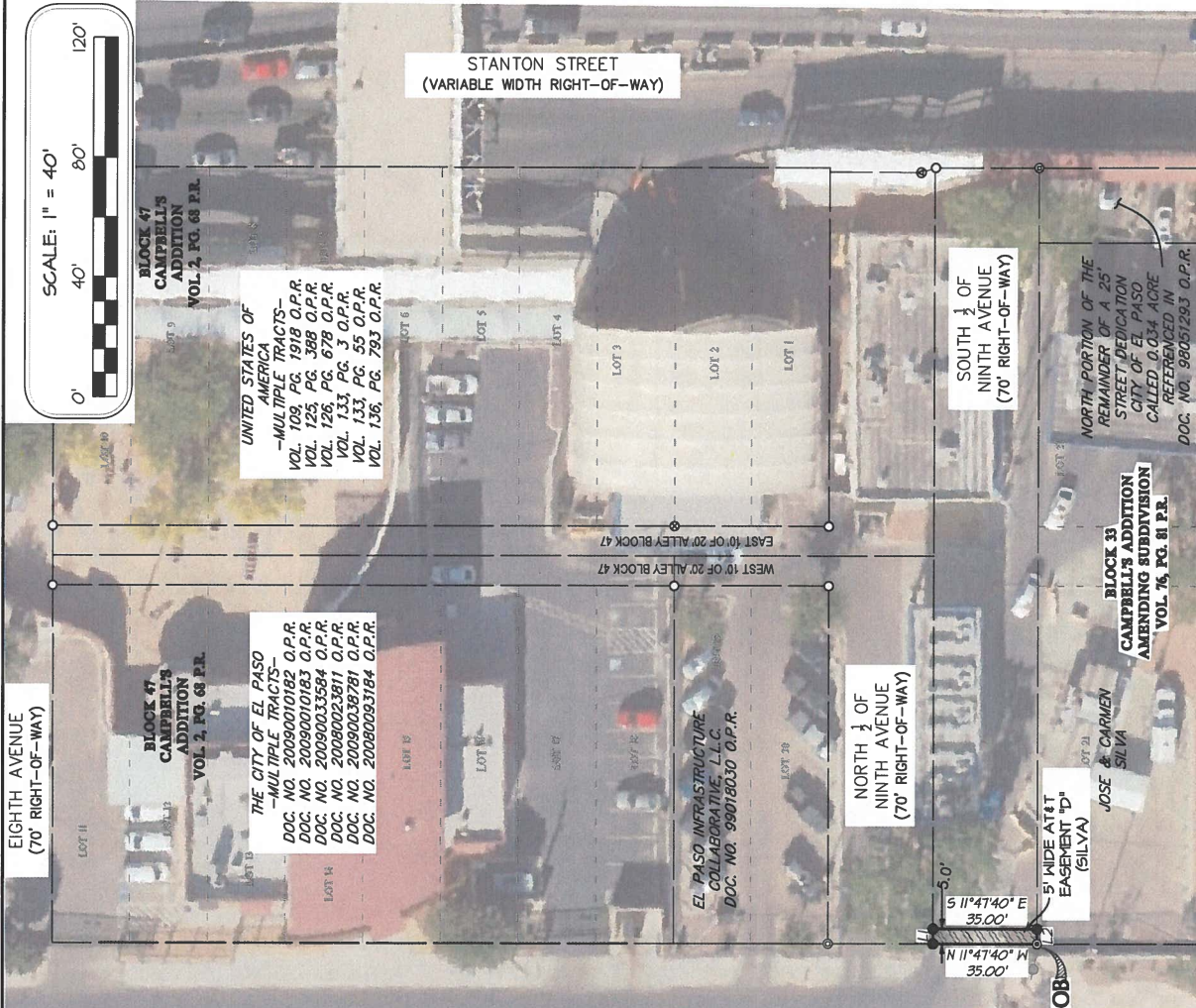
9/12/2024

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)



- LEGEND:**
- 1/2" IRON ROD FOUND CAPPED "M BAKER, JR. #2118"
 - 1/2" IRON ROD FOUND CAPPED "TX45152"
 - 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
 - PG. PAGE
 - POB. POB
 - POC. POINT OF COMMENCING
 - PLAT. PLAT
 - VOL. VOLUME

SILVA EASEMENT

ADJACENT 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, LOCATED AND PLATTED IN THE SOUTH 1/4 OF NINTH AVENUE (70' RIGHT-OF-WAY) BLOCK 47, SHOWN IN PLAT VOL. 2, PAGE 68, PLAY 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 REGISTRATION NO. 100800
401 WOODRIDGE TRAIL, SUITE 100 • FORT WORTH, TX 76104 • 817-940-9416
JOB No. 24-025-00 SURVEYORS: JB/LK SHEET 1 OF 1

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 18°12'20" E	5.00'
L2	S 18°12'20" W	5.00'

BLOCK 46
CAMPBELL'S
ADDITION
VOL. 2, PG. 68 P.L.

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

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. 20080038784 O.P.R.

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

BLOCK 33
CAMPBELL'S ADDITION
AMENDING SUBDIVISION
VOL. 16, PG. 81 P.L.

JOSE & CARMEN SILVA
5' WIDE AT&T EASEMENT "D" (SILVA)
5 11°47'40" E 35.00'
N 11°47'40" W 35.00'

EIGHTH AVENUE
(70' RIGHT-OF-WAY)

STANTON STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

MESA STREET
(70' RIGHT-OF-WAY)

NORTH AVENUE
(70' RIGHT-OF-WAY)

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

NORTH PORTION OF THE REMAINDER OF A 25' STREET IDENTIFICATION CITY OF EL PASO CALLED 0.084 ACRE REFERENCED HEREIN
DOC. NO. 98051293 O.P.R.

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4903).
- 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.
- THE DATE OF THE PREPARATION OF EQUAL DATE WAS PREPARED IN CONNECTION 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 0.004 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.



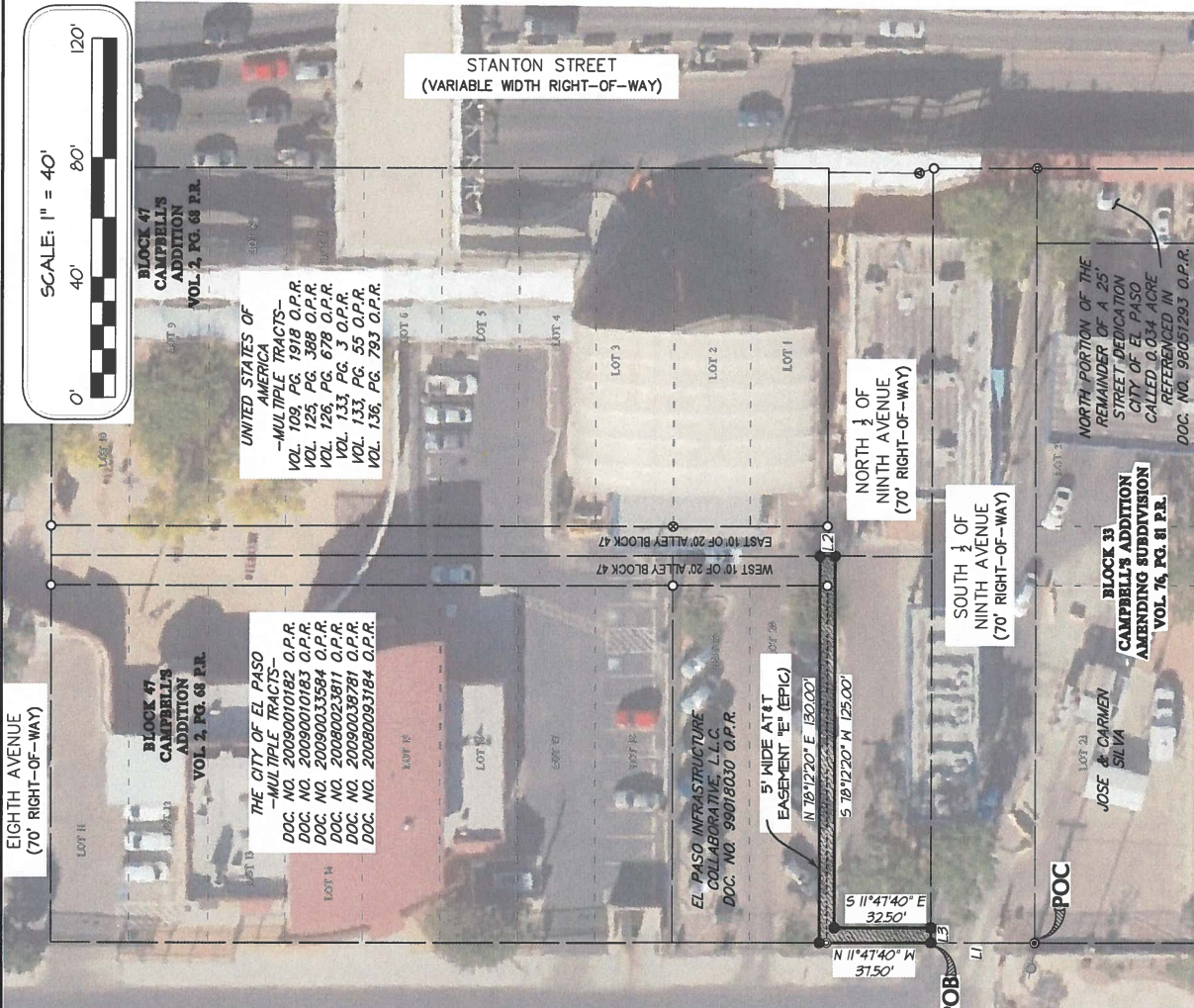
9/12/2024

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)



- LEGEND:**
- 1/2" IRON ROD FOUND CAPPED "M BAKER JR #2118"
 - 1/2" IRON ROD FOUND CAPPED "TX45152"
 - 5/8" IRON ROD FOUND CAPPED "RODS"
 - CALCULATED POINT (UNLESS NOTED OTHERWISE)
 - PK NAIL W/ "MOS" SHINER FOUND
 - SCRIBED "X" FOUND
 - 1/2" IRON ROD FOUND
 - () RECORD BEARING AND/OR DISTANCE
 - [] PUBLIC RECORDS OF EL PASO COUNTY
 - [] OFFICIAL NUMBER
 - [] PAGE
 - [] PG
 - [] POINT OF BEGINNING
 - [] P.P.R.
 - [] VOL
 - [] PLAT RECORDS OF EL PASO COUNTY
 - [] VOLUME
 - [] EPIC EASEMENT
- ADJOINER LINE
 --- BOUNDARY LINE
 - - - EASEMENT LINE
 - - - LOT LINE

PLAT SHOWING:

A 0.019 OF ONE ACRE (813 SQUARE FEET) 5' EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 4, EL PASO COUNTY, 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 68, 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 REGISTRATION NO. 103930
 404 WILSON ROAD, SUITE 104 • FORT WORTH, TX 76104 • 817-339-9710

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 11°41'40" W	35.00'
L2	S 11°41'40" E	5.00'
L3	S 78°12'20" W	5.00'

BLOCK 46
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. 20080038184 O.P.R.

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4903).
- 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.
- DATE OF THE PREPARATION 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, SPS
 # 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.

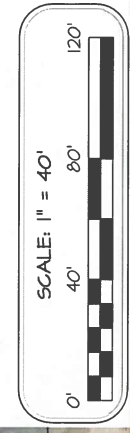
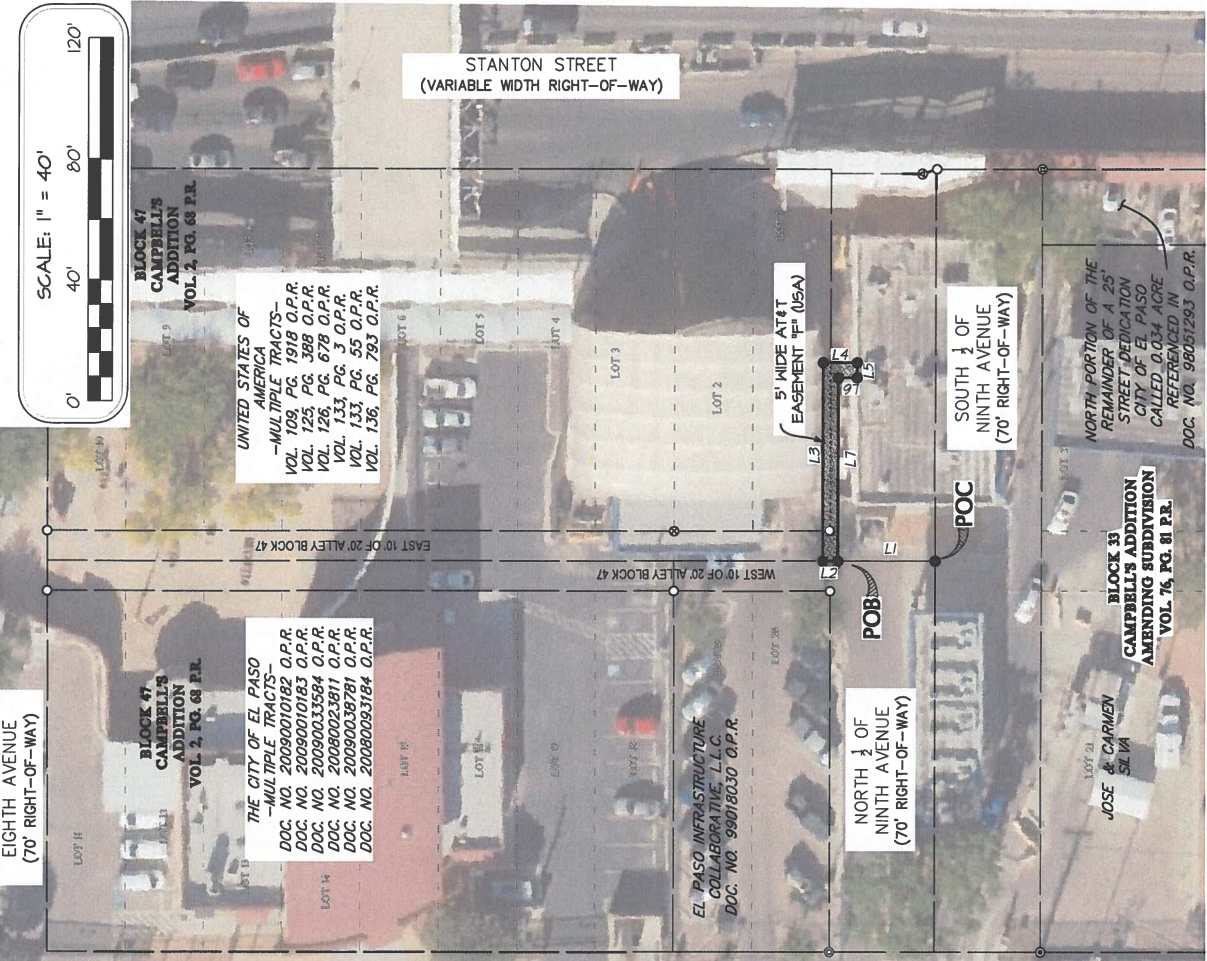
Note: This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc. in December, 2019, September, 2022, and May 2023. A survey plat of equal date was made in conjunction with this description.


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)



LEGEND:

- ⊙ 1/2" IRON ROD FOUND CAPPED "M BAKER JR #2118"
- ⊙ 1/2" IRON ROD FOUND CAPPED "T#6152"
- ⊙ 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
 DOCUMENT NUMBER
 PUBLIC RECORDS OF EL PASO COUNTY
 PLAT RECORDS OF EL PASO COUNTY

POINT OF BEGINNING
 POINT OF ENDING
 PLAT RECORDS OF EL PASO COUNTY
 VOLUME

USA EASEMENT

ADJACENT LINE
 BOUNDARY LINE
 EASEMENT LINE
 LOT LINE

PLAT SHOWING:

A 0.008 OF ONE ACRE (64 SQUARE FEET) WIDE EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, 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 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

TECHNICAL LAND SURVEYING FROM REINTEGRATION NO. 1008800

8741 HARRISON ROAD, SUITE 101 - DENVER, CO 80231

TELEPHONE: 303.751.8888

WWW.MDSLANSURVEYING.COM

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 11°41'40" W	32.50'
L2	N 11°41'40" W	5.00'
L3	N 10°12'20" E	65.94'
L4	S 11°47'40" E	11.30'
L5	S 10°14'44" W	5.00'
L6	N 11°41'40" W	16.30'
L7	S 10°12'20" W	162.84'

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (+203).
- DISTANCES SHOWN HEREON ARE GRID VALUES.
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- 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 BOGNER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 4939

TEXAS REGISTRATION NO.

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

UNITED STATES OF AMERICA
-MULTIPLE TRACTS-
VOL. 109, PG. 1018 O.P.R.
VOL. 125, PG. 588 O.P.R.
VOL. 126, PG. 678 O.P.R.
VOL. 133, PG. 3 O.P.R.
VOL. 136, PG. 55 O.P.R.
VOL. 136, PG. 793 O.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. 2009003184 O.P.R.

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

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 0.0034 ACRE
REFERENCED IN
DOC. NO. 98001293 O.P.R.

STATON STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

EIGHTH AVENUE
(70' RIGHT-OF-WAY)

MESA STREET
(70' RIGHT-OF-WAY)

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

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

POB

POC

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

**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.



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

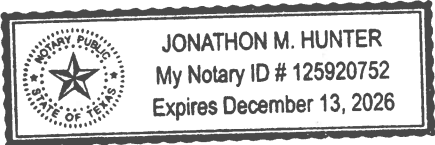
Signature: Melvin Freeman
Printed Name: Melvin Freeman
Title: Director

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:

Raul
Ricardo Mora
Manager

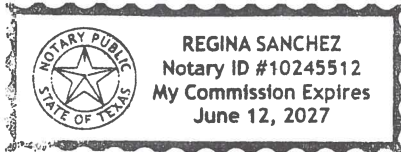
GRANTOR

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:



RJS
Notary Public, State of Texas

CITY OF EL PASO, TEXAS

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

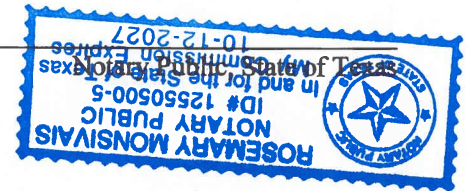
GRANTOR

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

JOSE & CARMEN SILVA FAMILY LIMITED PARTNERSHIP


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

Signature: 
Printed Name: MARTIN SILVA
Title: Manager

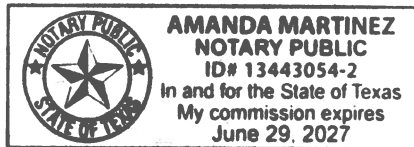
GRANTOR

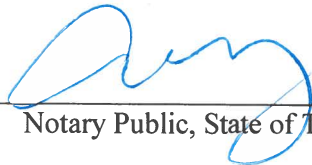
STATE OF TEXAS)

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

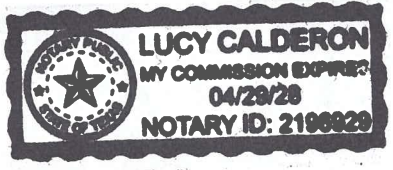
By: Ana I Sanchez
Name: Ana I Sanchez
Title: VP of Financials Mgmt. Svcs.

GRANTEE

STATE OF TEXAS)
COUNTY OF EL PASO)

This document was acknowledged before me on the 24th 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:

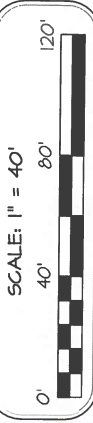
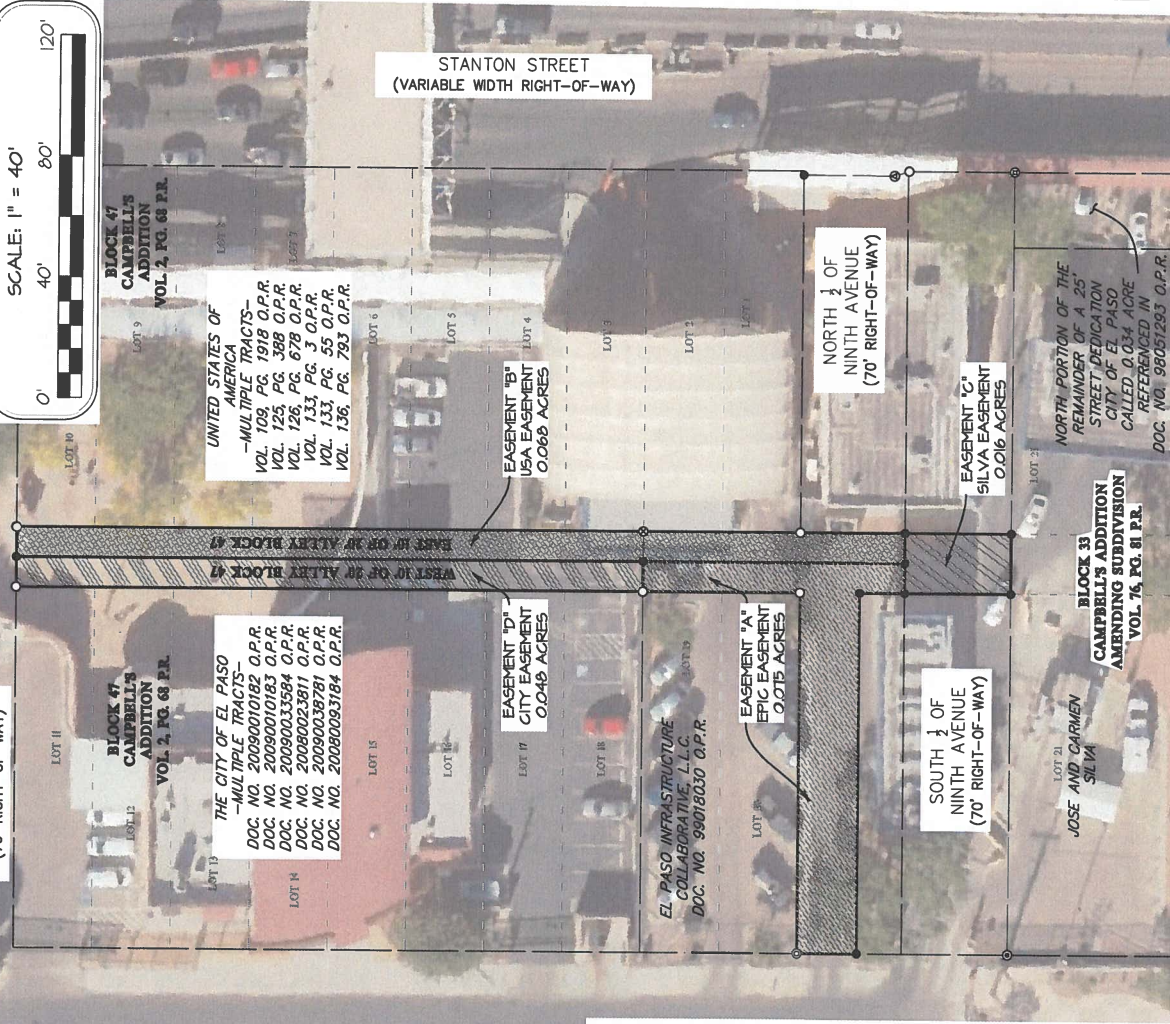
Melinda K. Becker
Melinda K. Becker
Assistant General Counsel

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#6152"
 - 5/8" IRON ROD FOUND CAPPED "TODS"
 - 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
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- P.R. PLAT RECORDS OF EL PASO COUNTY
- VOL. VOLUME

- [Hatched Box] EPIC EASEMENT
- [Hatched Box] SILVA EASEMENT
- [Hatched Box] USA EASEMENT
- [Hatched Box] CITY OF EL PASO EASEMENT
- [Solid Line] ADJACENT LINE
- [Dashed Line] BOUNDARY LINE
- [Dotted Line] EASEMENT LINE
- [Dotted Line] LOT LINE

PLAT SHOWING:

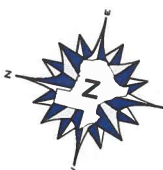
A 0.075 OF ONE ACRE (3270 SQUARE FOOT) EASEMENT LOCATED IN THE J. MANNING SURVEY, ABSTRACT NO. 56, EL PASO COUNTY, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON THE EAST 10' OF A 20' ALLEY, AND A PORTION OF THE NORTH 1/2 OF NINTH AVENUE, SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS. (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 1/2 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 SOUTH 1/2 OF NINTH AVENUE (70' RIGHT-OF-WAY). (CITY EASEMENT)

MDS LAND SURVEYING COMPANY, INC.
ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC
TEXAS BOARD OF PROFESSIONAL SURVEYING FROM REGISTRATION NUMBER 0774
874 HARPER ROAD, SUITE 100 • KIRKVILLE, TX 78020 • 850-870-8110
JOB No. 24-025-00 SURVEYORS: JB/A/K SHEET 1 OF 1

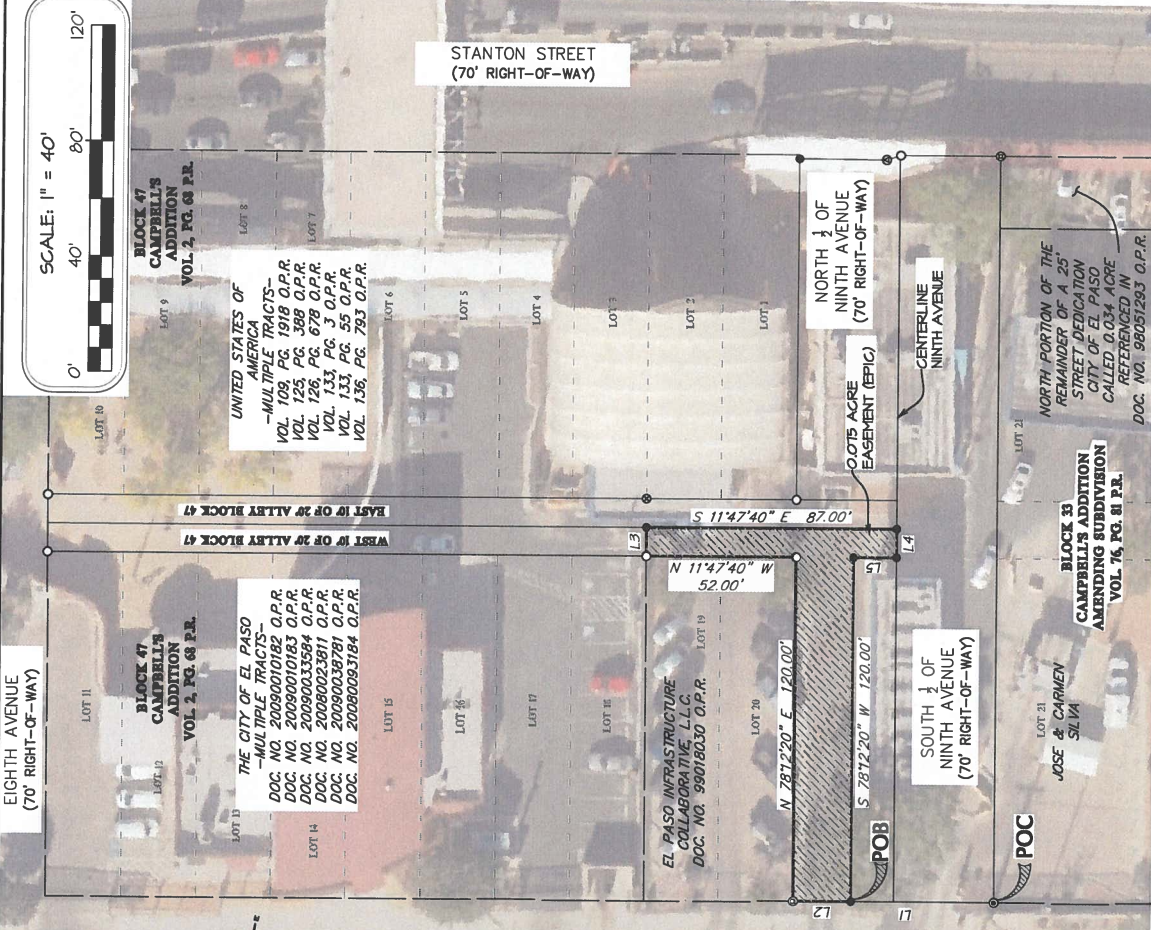
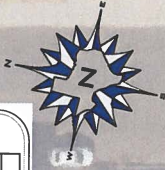


COVER SHEET

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

EPW UTILITY EASEMENT "A" (EPIC)

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



EIGHTH AVENUE
(70' RIGHT-OF-WAY)

STANTON STREET
(70' RIGHT-OF-WAY)

MESA STREET
(70' RIGHT-OF-WAY)

GENERAL NOTES:

- BEARINGS SHOWN HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83).
- DISTANCES SHOWN HEREIN ARE GRID VALUES.
- FIELD SURVEY COMPLETED IN MAY OF 2023.
- VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY. ANY IMPROVEMENTS/UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREIN.
- 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 SURVEY CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.



Jeff Berner
JEFF BERNER, RPLS
44839
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

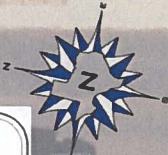
Job No. 24-025-00 EPIC Easement



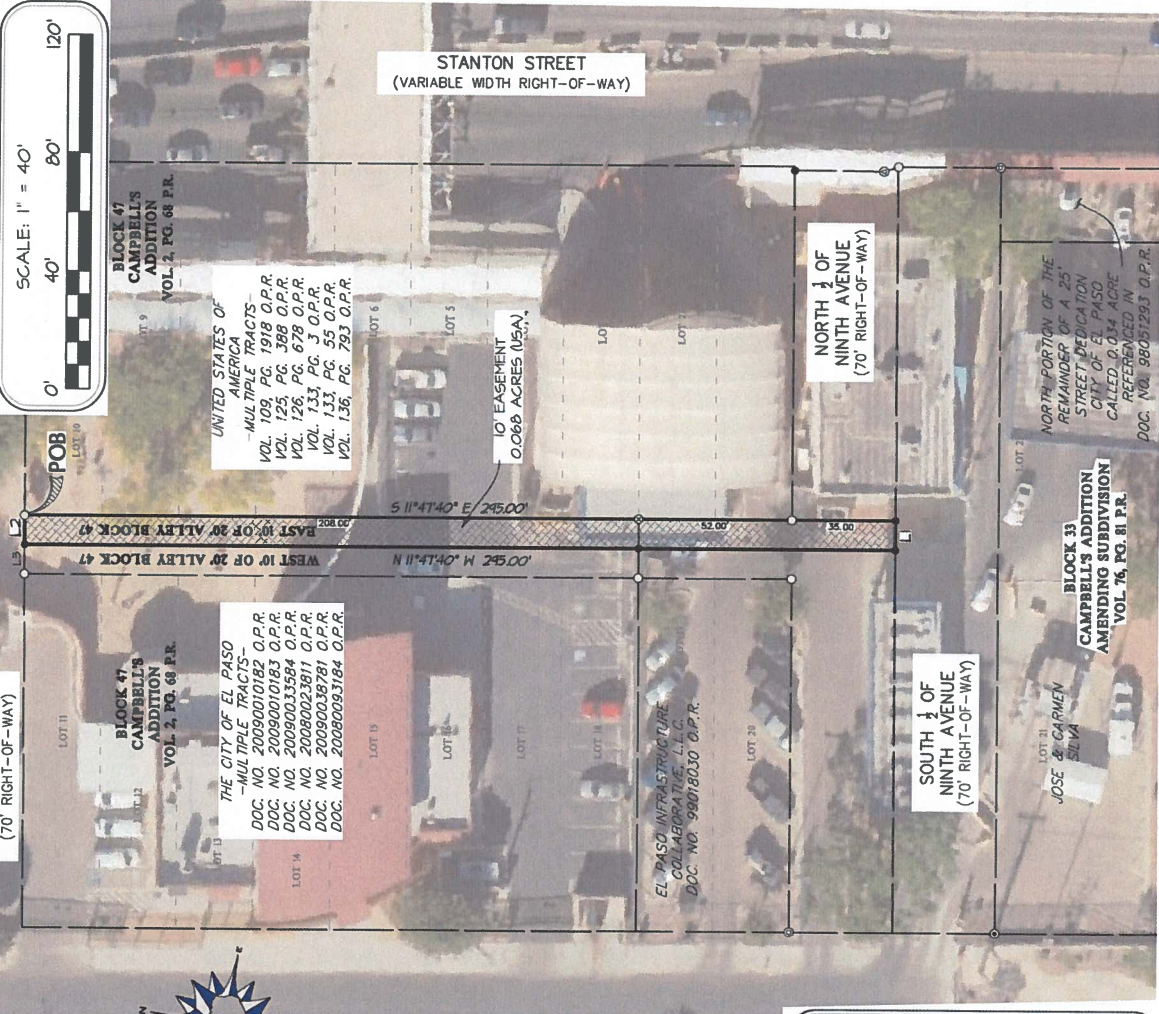
EPW UTILITY EASEMENT "B" (USA)

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 "TX61512"
- 5/8" IRON ROD FOUND CAPPED "RODS"
- CALCULATED POINT (UNLESS NOTED OTHERWISE)
- PK NAIL W/ "MDS" SHINER FOUND
- SCORDED "X" FOUND

RECORD BEARING AND/OR DISTANCE
DOCUMENTED PUBLIC RECORDS OF EL PASO COUNTY NUMBER
PAGE
POINT OF BEGINNING
PLAT NO.
PLAT RECORDS OF EL PASO COUNTY
VOLUME

USA EASEMENT

ADJOMER 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 (70' RIGHT-OF-WAY), SHOWN ON PLAT # 4939, REFERENCED TO THE CITY OF EL PASO, RECORDS IN VOLUME 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS.

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.
- ALL POINTS LOCATED WITH THIS SURVEY WERE RECHECKED AND FOUND TO BE CORRECT.
- 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 THE
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

7800 S. HAWTHORNE ROAD, SUITE 200 • HENRIEVILLE, TN 37059 • 606-896-1116

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

MESA STREET
(70' RIGHT-OF-WAY)

STANTON STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

EIGHTH AVENUE
(70' RIGHT-OF-WAY)

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

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

LOT 9
BLOCK 47
CAMPBELL'S
ADDITION
VOL. 2, PG. 68 P.R.

UNITED STATES OF AMERICA
- MULTIPLE TRACTS -
VOL. 109, PG. 1918 O.P.R.
VOL. 125, PG. 368 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.

LOT 11
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. 20090033811 O.P.R.
DOC. NO. 20090033871 O.P.R.
DOC. NO. 20090033881 O.P.R.

10' EASEMENT
0.068 ACRES (USA)

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

NORTH PORTION OF THE
REMAINDER OF A 25'
STREET DEDICATION
CITY OF EL PASO
CALLED D. 034 ACRE
REFERENCED IN
DOC. NO. 98051293 O.P.R.

LOT 2
BLOCK 33
CAMPBELL'S ADDITION
AMENDING SUBDIVISION
VOL. 74, PG. 81 P.R.

LOT 11
JOSE & CARMEN
SILVA

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 Roemer
JEFF ROEMER, P.L.S.
4939
TEXAS REGISTRATION NO.

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.

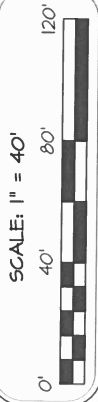
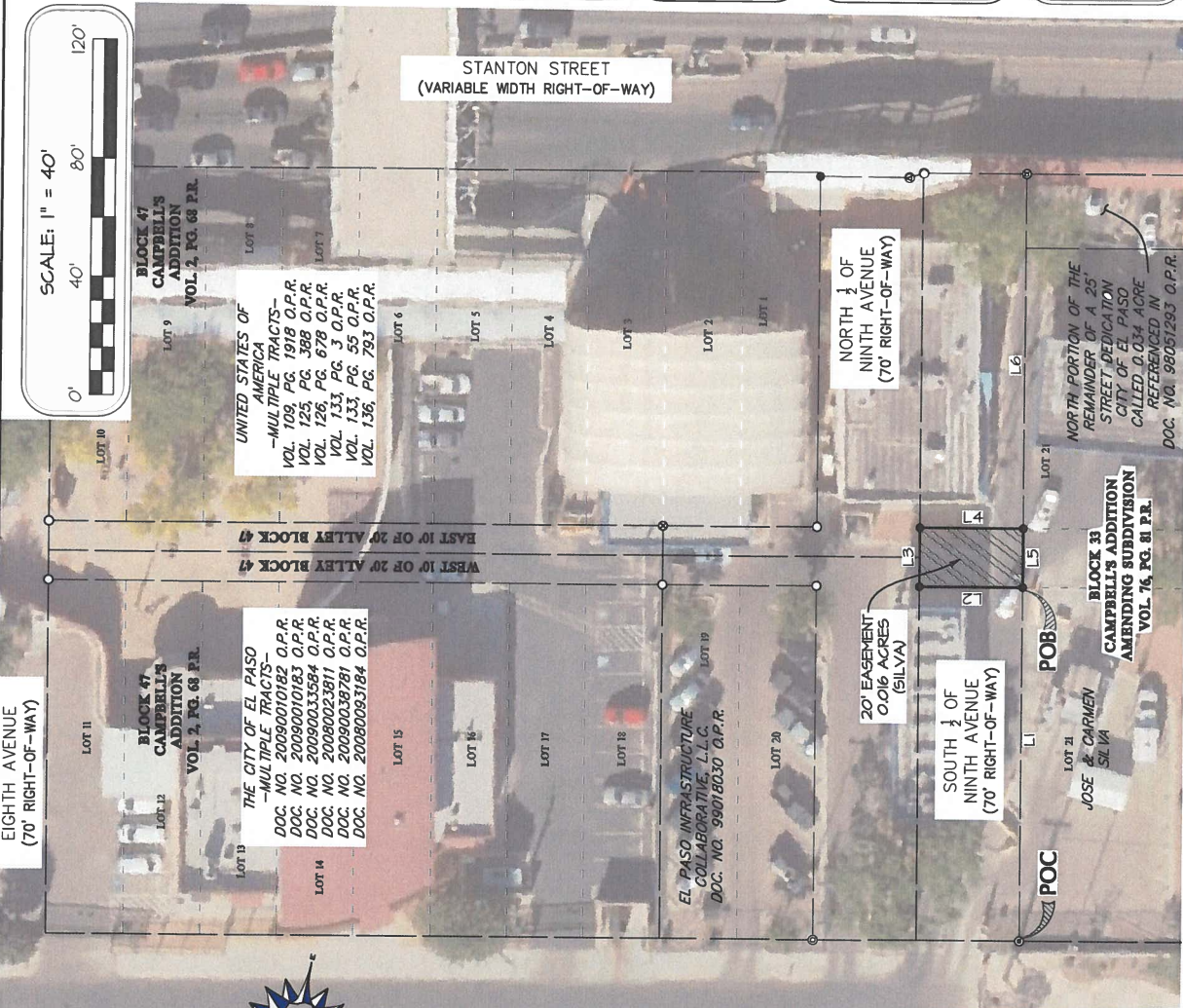
Note: This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc. in December, 2019, September, 2022, and May 2023. A survey plat of equal date was made in conjunction with this description.


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	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 "7461512"
 - 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
DOCUMENT NO. PUBLIC RECORDS OF EL PASO COUNTY
PAGE NUMBER
POINT OF BEGINNING
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 FEET) 20' WIDE EASEMENT LOCATED IN THE L. MANNING SURVEY, ABSTRACT NO. 56, 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 MERIDIAN (4303).
 - DISTANCES SHOWN HEREON ARE GRID VALUES.
 - FIELD SURVEY COMPLETED IN MAY OF 2023.
 - VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY. ANY 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
L. 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. 1028500
674 HARPER ROAD, SUITE 104 • HERVILLA, TX 79024 • 800-818-1878
JOB No. 24-025-00 SURVEYORS: JB/KK SHEET 1 OF 1

EIGHTH AVENUE
(70' RIGHT-OF-WAY)

STANTON STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

MESA STREET
(70' RIGHT-OF-WAY)

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

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

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.

WEST 10' OR 20' ALLEY BLOCK #1
EAST 10' OR 20' ALLEY BLOCK #1

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.

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. 20090033811 O.P.R.
DOC. NO. 200900338781 O.P.R.
DOC. NO. 20080083184 O.P.R.

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

20' EASEMENT
0.016 ACRES
(SILVA)

BLOCK 33
CAMPBELL'S ADDITION
AMENDING SUBDIVISION
VOL. 74, PG. 81 P.L.

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,
AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS
SURVEY.



JEFF BOERNER
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

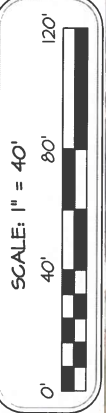
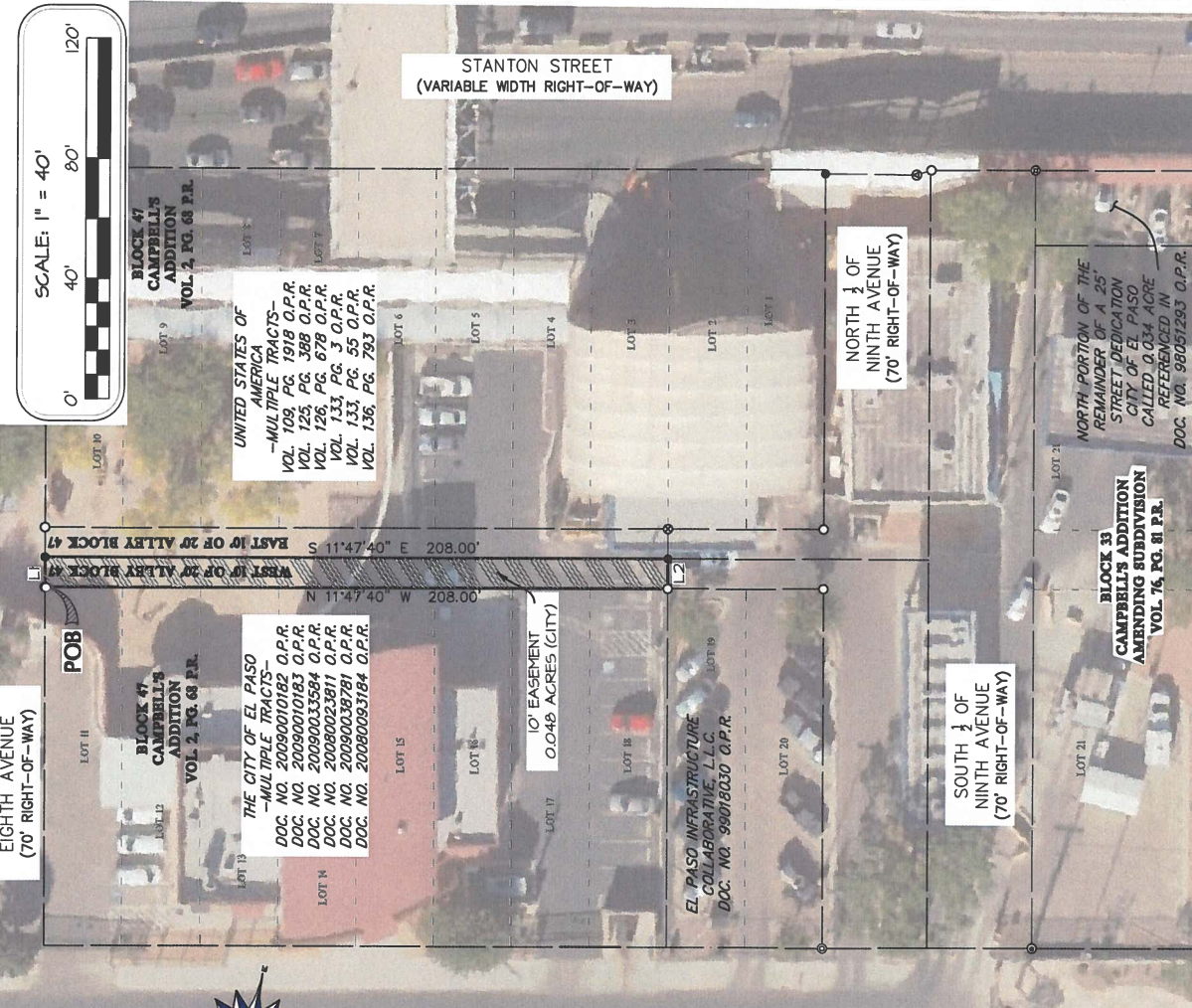
MDS Land Surveying Company, Inc.

TBPELS Firm Registration No. 10019600



Job No. 24-025-00 Silva Easement

EPW UTILITY EASEMENT "D" (CITY)



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 18°12'20" E	0.00'
L2	S 18°12'20" W	0.00'



LEGEND:

- 1/2" IRON ROD FOUND CAPPED "M BAKER JR #2118"
- 1/2" IRON ROD FOUND CAPPED "M#6152"
- 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 DOCUMENT
OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY
PLAT NUMBER
PAGE
POINT OF BEGINNING
POINT OF COMMENCING
PLAT RECORDS OF EL PASO COUNTY
VOLUME

— ADJACENT LINE
— BOUNDARY LINE
— LOT LINE

CITY OF EL PASO EASEMENT

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 68, 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 GRID ZONE 14N (4903).
- DISTANCES SHOWN HEREON ARE GRID DISTANCES.
- 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 ON THIS SURVEY EXHIBIT.
- 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. WD0800
874 HUNTER ROAD, SUITE 104 • IRVING, TX 75039 • 800-876-1818

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 18°12'20" E	0.00'
L2	S 18°12'20" W	0.00'

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 68, 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 GRID ZONE 14N (4903).
- DISTANCES SHOWN HEREON ARE GRID DISTANCES.
- 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 ON THIS SURVEY EXHIBIT.
- 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. WD0800
874 HUNTER ROAD, SUITE 104 • IRVING, TX 75039 • 800-876-1818

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

**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

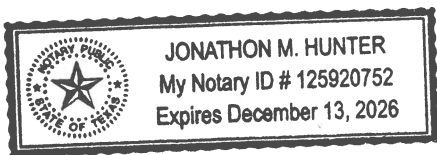
By: Melvin E. Freeman
MELVIN E. FREEMAN
Director
Office of Real Property Disposition
Greater Southwest Region
General Services Administration

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.



[Signature]
Notary Public State of Texas

Notary's Name: _____

My Commission Expires: _____

EL PASO INFRASTRUCTURE COLLABORATIVE,
LLC

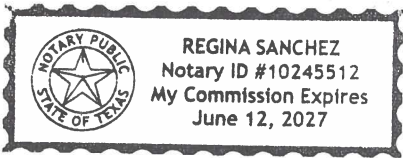
Signature: *Ralfm.*
Printed Name: Ricardo Mora
Title: Manager

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

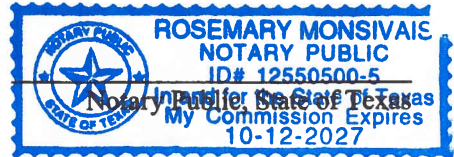
GRANTOR

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:

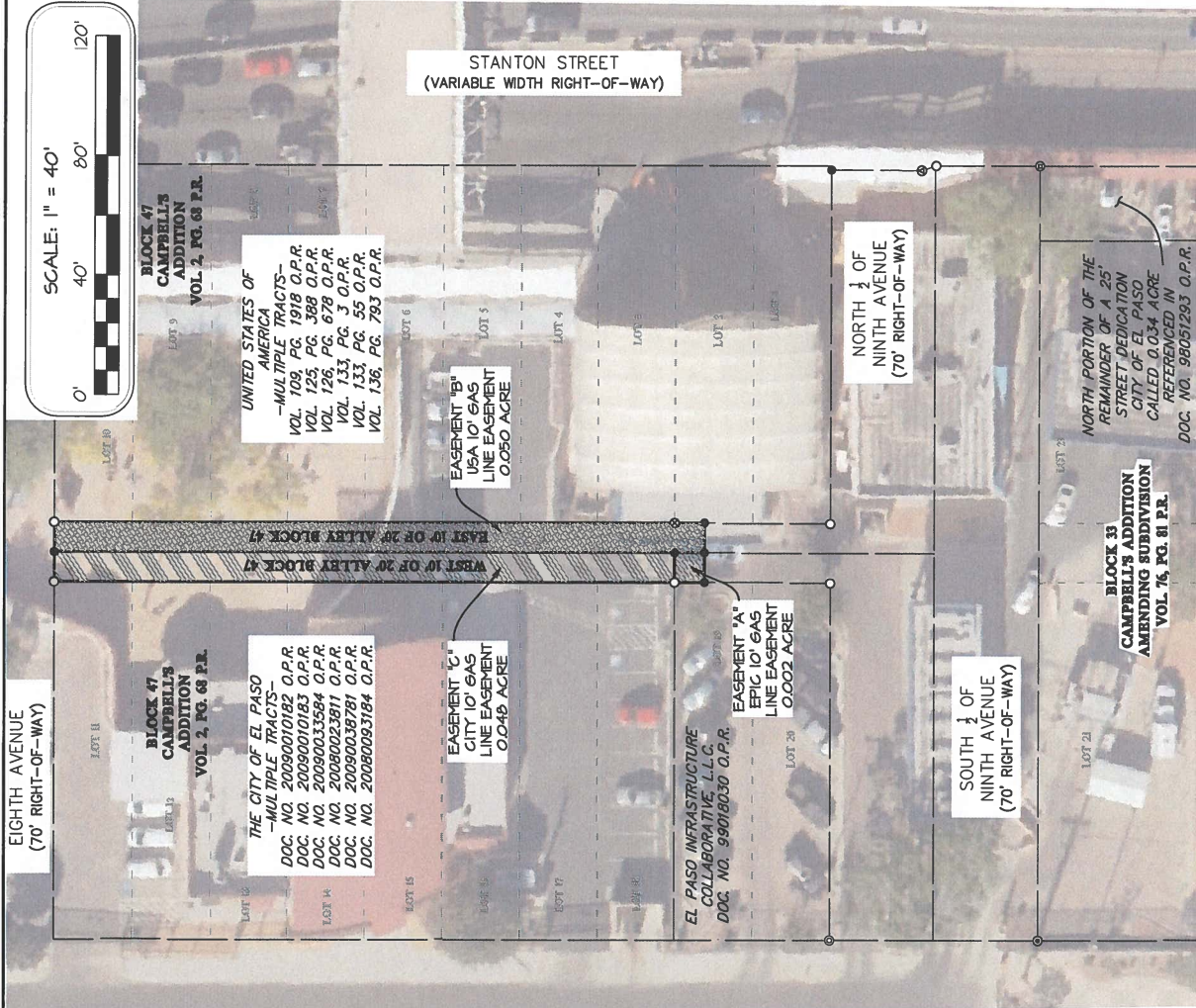
Roberta Brito
Roberta Brito
Assistant City Attorney

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 "TJ#6152"
- 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
 () DOCUMENT
 () OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY
 () NUMBER
 () PAGE
 () POINT OF BEGINNING
 () POC
 () POC
 () PLAT RECORDS OF EL PASO COUNTY
 () V.L.
 () V.L.
 () VOL

CITY OF EL PASO EASEMENT
 USA EASEMENT
 EPIC EASEMENT

_____ ADJONER 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 NORTH PART OF BLOCK 47, CAMPBELL'S ADDITION, VOL. 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 NORTH PART OF BLOCK 47, CAMPBELL'S ADDITION, VOL. 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 NORTH PART OF BLOCK 47, CAMPBELL'S ADDITION, VOL. 2, PAGE 68, PLAT RECORDS OF EL PASO COUNTY, TEXAS. (CITY EASEMENT)

MDS LAND SURVEYING COMPANY, INC.

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC

TEXAS SURVEYING BOARD REGISTRATION NO. 0008000
 8014 HAMBURG ROAD, SUITE 1004 • FORT WORTH, TX 76103 • 817-335-0445

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

COVER SHEET

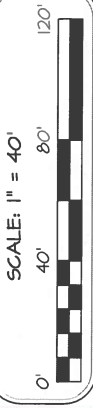
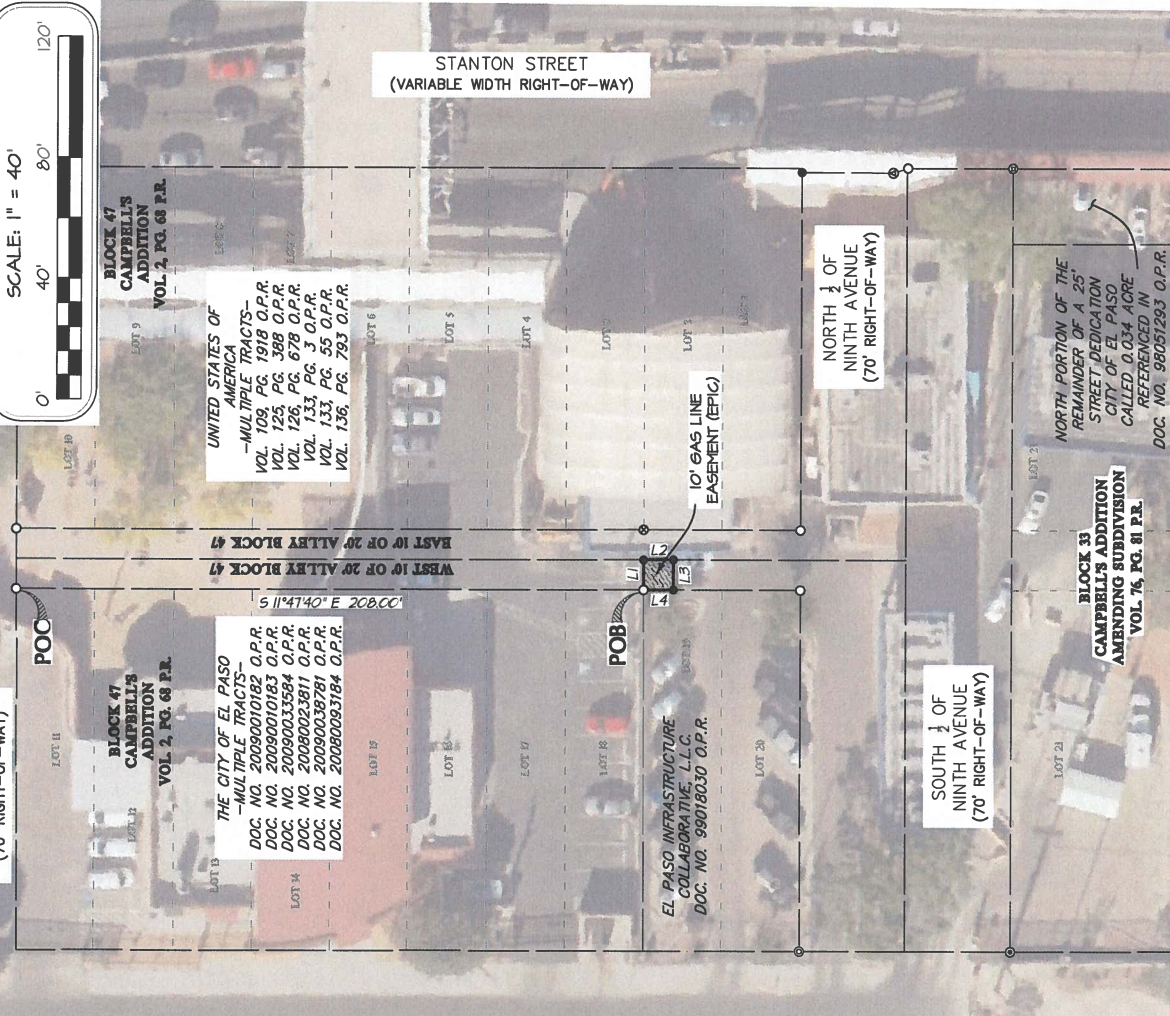
FOR

- 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

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 WALL W/ "MDS" SHINER FOUND
- ⊙ SCRIBED "X" FOUND

RECORD BEARING AND/OR DISTANCE
DOCUMENT
OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY
PLAT NUMBER
POINT OF BEGINNING
POINT OF COMMENCING
PLAY RECORDS OF EL PASO COUNTY
VOLUME
EPIC EASEMENT



ADJOINER LINE
BOUNDARY LINE
EASEMENT LINE
LOT LINE

PLAT SHOWING:

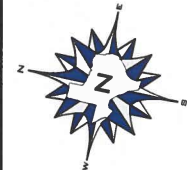
A 0.002 OF ONE ACRE TRACT, 10' GAS LINE EASEMENT, BEING PART OF A SURVEY MADE BY J. MANNING SURVEY, ABSTRACT NO. 56, CITY OF EL PASO, TEXAS, AND BEING LOCATED ON THE WEST 10' OF A 20' ALLEY SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, RECORDED IN VOLUME 2, PAGE 88, PLAT RECORDS OF EL 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 PERM REGISTRATION NO. 1008600
674 HARPER ROAD, SUITE 504 • KERRVILLE, TX 78603 • 830-898-8818
JOB No. 24-025-00 SURVEYORS: JB/JK SHEET 1 OF 1



LINE TABLE

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

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. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. FIELD SURVEY COMPLETED IN MAY 2024.
4. VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY EXHIBIT; IMPROVEMENTS/UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
5. THIS SURVEY WAS MADE AT THE REQUEST 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
4939
TEXAS REGISTRATION NO.

NORTH PORTION OF THE
REMAINDER OF A 25'
STREET DEDICATION
CITY OF EL PASO
CALLED 0.0024 ACRE
REFERENCED IN
DOC. NO. 98057293 O.P.R.

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

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

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

10' GAS LINE
EASEMENT (EPIC)

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

UNITED STATES OF
AMERICA
-MULTIPLE TRACTS-
VOL. 108, PG. 1919 O.P.R.
VOL. 125, PG. 388 O.P.R.
VOL. 126, PG. 678 O.P.R.
VOL. 131, PG. 3 O.P.R.
VOL. 133, PG. 55 O.P.R.
VOL. 136, PG. 793 O.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. 20080037184 O.P.R.

BLOCK 46
CAMPBELL'S
ADDITION
VOL. 2, PG. 68 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

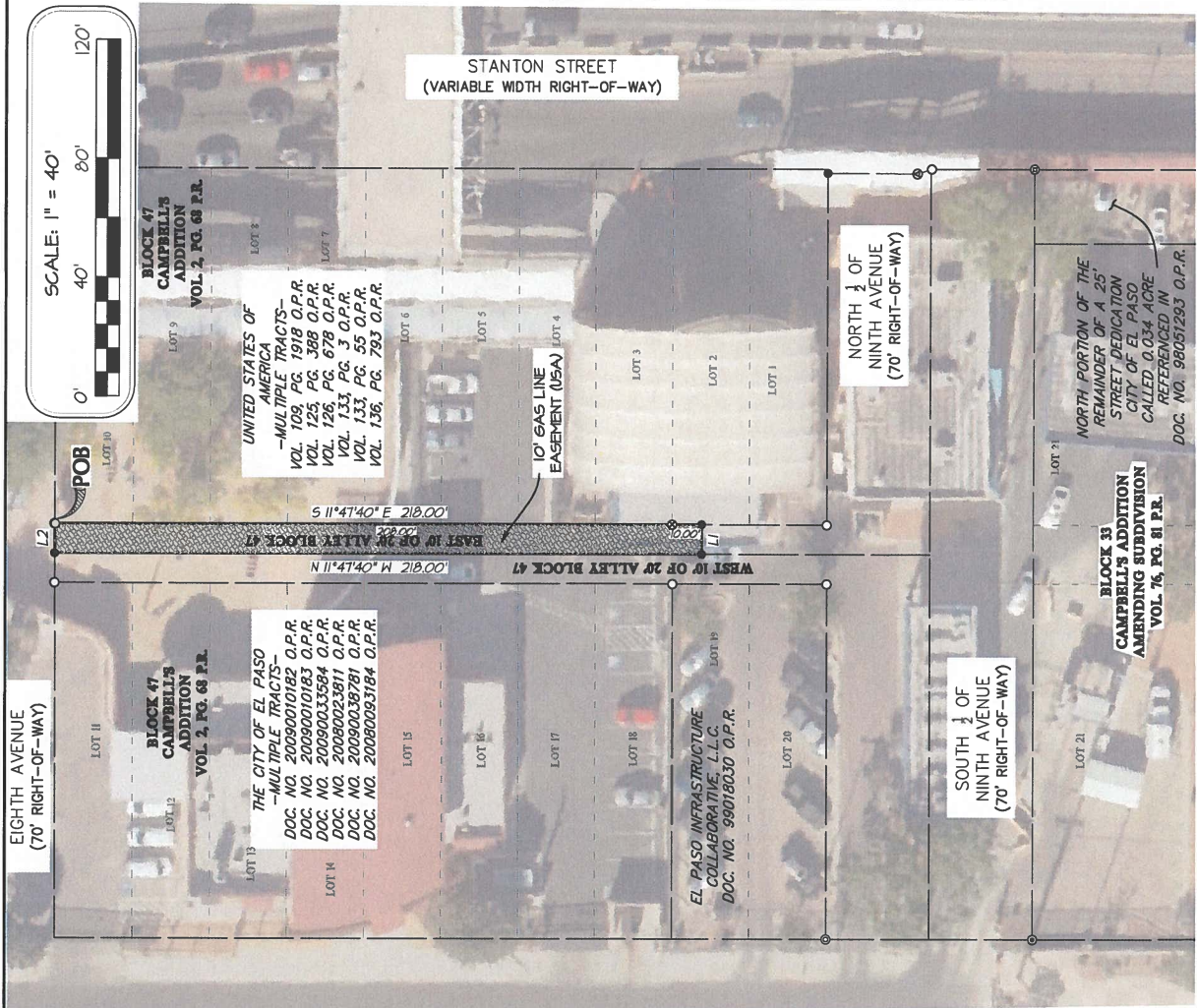
MDS Land Surveying Company, Inc.

TBPELS Firm Registration No. 10019600

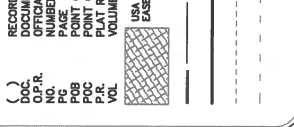


Job No. 24-025-00 EPIC Easement

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



- LEGEND:**
- 1/2" IRON ROD FOUND CAPPED "U BAKER, JR. #2118"
 - 1/2" IRON ROD FOUND CAPPED "TX#5152"
 - 5/8" IRON ROD FOUND CAPPED "RODS"
 - CALCULATED POINT (UNLESS NOTED OTHERWISE)
 - PK WALL W/ "MDS" SHINER FOUND
 - SCRIBED "X" FOUND
 - RECORD BEARING AND/OR DISTANCE
 - DOCUMENT
 - OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY
 - PLAT NUMBER
 - POINT OF BEGINNING
 - POINT OF COMMENCING
 - PLAY RECORDS OF EL PASO COUNTY
 - VOLUME
 - USA EASEMENT



PLAT SHOWING:

A 0.050 OF ONE ACRE, 2180 SQUARE FEET, 10' GAS LINE EASEMENT AND 10' WIDE STRIP OF ADJOINING LAND, BEING LOCATED ON THE EAST SIDE OF A 20' ALLEY SHOWN ON PLAT OF CAMPBELL'S ADDITION TO THE CITY OF EL PASO, TEXAS, RECORDED IN VOLUME 2, PAGE 88, 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 PERM REGISTRATION NO. 1028860

874 HARPER ROAD, SUITE 804 • KERRVILLE, TX 78723 • 830-893-8181

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 18°12'20" W	10.00'
L2	N 18°12'20" E	10.00'

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.
- ALL DISTANCES SHOWN HEREON ARE TO BE MEASURED ALONG THE VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY EXHIBIT; IMPROVEMENTS/UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
- 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 BREAKEY, PLS

4939

TEXAS REGISTRATION NO.

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.

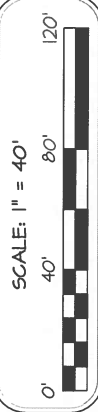
TBPELS Firm Registration No. 10019600



Job No. 24-025-00 USA Easement

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

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
- DOCUMENT
- OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY
- PLAT NUMBER
- POINT OF BEGINNING
- POINT OF COMMENCING
- PLAY RECORDS OF EL PASO COUNTY
- VOLUME

() DOC. NO. O.P.R. NO. P.O.B. P.O.C. P.O.D. P.O.R. P.O.V.

CITY OF EL PASO EASEMENT

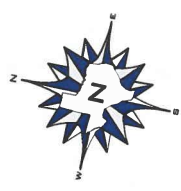
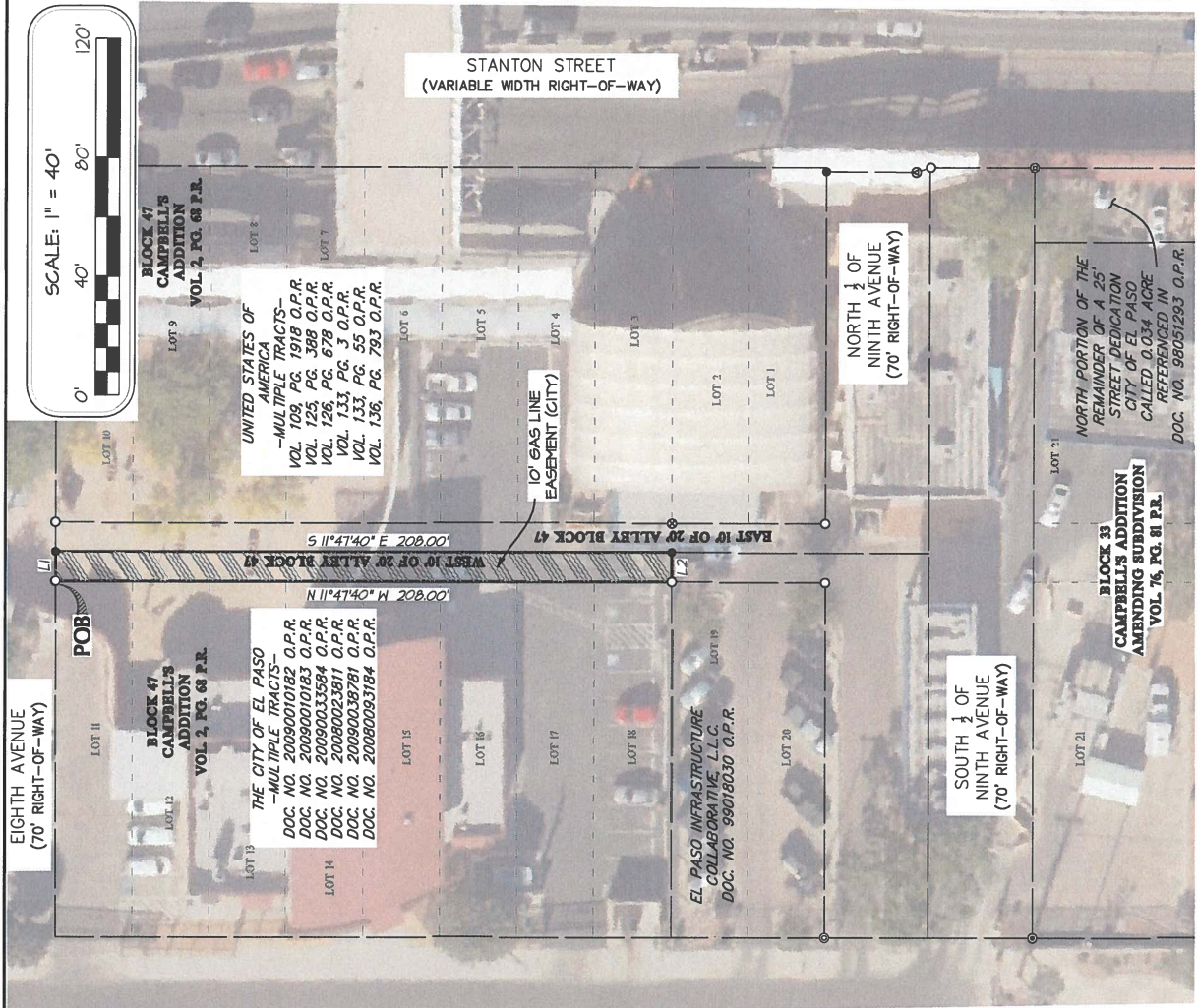
ADJOINER LINE
BOUNDARY LINE
EASEMENT LINE
LOT LINE

PLAT SHOWING:

A 0.048 OF ONE ACRE TRACT, 2180 SQUARE FEET, 10' GAS LINE EASEMENT ACCORDING TO THE SURVEY AND PLAT OF THE 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. 1008600
674 HARPER ROAD, SUITE 104 • IRVINGVILLE, TX 76228 • 800-818-8181
JOB NO. 24-025-00 SURVEYORS: JB/JLK SHEET 1 OF 1



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 19°12'20" E	10.00'
L2	S 19°12'20" W	10.00'

BLOCK 46
CAMPBELL'S
ADDITION
VOL. 2, PG. 68 P.R.

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.
- ALL DISTANCES SHOWN HEREON ARE GRID VALUES.
- VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY EXHIBIT; IMPROVEMENTS/UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
- 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 BRENNER, P.L.S.
4939
TEXAS REGISTRATION NO.

**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