

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL PRIVILEGE LICENSE TO WILEY CONDOMINIUM ASSOCIATION TO PERMIT THE EXISTING AERIAL ENCROACHMENT OF A PERPENDICULAR SIGN AND THREE (3) EXHAUST FANS, AND THE SURFACE ENCROACHMENT OF THREE (3) BACKFLOW WATER PREVENTERS, ALL WITHIN A PORTION OF CITY RIGHT-OF-WAY AT 1125 TEXAS AVENUE, EL PASO, TEXAS; SETTING THE LICENSE TERM FOR FIVE (5) YEARS WITH ONE (1) RENEWABLE FIVE (5) YEAR TERM.

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

SECTION 1. DESCRIPTION

The City of El Paso (hereinafter called “City”) hereby grants a Special Privilege License (hereinafter called “License”) to WILEY CONDOMINIUM ASSOCIATION (hereinafter collectively referred to as the “Grantee”). This License will permit the maintenance, use, and repair of the following existing encroachments within the City the right-of-way: three (3) exhaust fans totaling 28.5 square feet; three (3) backflow water preventers measuring 6 square feet each, for a total of 18 square feet, located along Noble Street; and the aerial encroachment of a perpendicular sign measuring 102 square feet and encroaching five (5) feet over City right-of-way along Texas Avenue, as shown in Exhibit “A”.

All items are located within a portion of the City right-of-way, as shown in *Exhibits “A”* which are made a part hereof for all purposes (hereinafter collectively referred to as the Encroachments).

SECTION 2. LICENSE AREA

The rights of the Encroachments granted herein within a portion of City right-of-way located at 1125 Texas Avenue and legally described as Lots 29 through 32, Block 14 Franking Heights Addition to the City of El Paso, El Paso County, Texas, more particularly shown in *Exhibit “B”* which is made part hereof for all purposes (hereinafter referred to as “License Area”).

SECTION 3. USE OF PROPERTY

This License is granted solely for the encroachment onto City right-of-way for the existing Encroachments. Grantee agrees to maintain the License Area in proper working condition and in accordance with all applicable City specifications, which includes restoration to allow and not impede the City's use of the right of way for pedestrian access.

Except for the waiver of fees as provided herein, this License shall not be construed to waive any City permit requirements. Grantee shall be responsible for all maintenance. Grantee, at no cost to the City, shall clean up all litter and debris within the License Area, leaving City right-of-way in a clean and orderly condition at all times.

This License shall not permit or be construed to permit any other private use of the City right-of-way that impairs its function as a City right-of-way. Except for maintenance of the Encroachments as provided herein, Grantee shall not construct any additional improvements, or make any additions or alterations on, above, or below the City right-of-way, without prior written consent of the El Paso City Manager or designee.

SECTION 4. REGULATION OF CONSTRUCTION

The work done by Grantee in replacing, repairing, reconstructing, or maintaining the Encroachments shall be subject to all applicable City, State, and Federal requirements applicable to the construction of the Encroachments. Work done in connection with the repair and maintenance of the Encroachments is subject to the continuing police power of the city.

In the event that Grantee desires to reconstruct, repair, maintain, or replace the Encroachments built hereunder, Grantee shall obtain all applicable permits required by the City. Where proposed, any excavation or trenching and other construction in the License Area shall be so carried out as to interfere as little as practical with the surface use of the License Area in accordance with any lawful and reasonable direction given by or under the authority of the governing body of the City under the police and regulatory powers necessary to provide for public convenience.

Grantee covenants and agrees that Grantee shall, at Grantee's own expense, repair all water lines, storm and sanitary sewer lines, service lines and water meters owned by the City that Grantee, Grantee's employees, contractors, agents or assigns damage so that such repair of the water lines, storm and sanitary sewer lines and water meters shall comply with the approval of the City.

The City shall have the power at any time to order and require Grantee to remove and abate any portion of the License Area that is dangerous to life or property; Should Grantee, after notice, fail or refuse to comply within a reasonable time, the City shall have the power or abate the same, at the expense of Grantee. In the event City removes or abates the License Area as provided herein, Grantee shall not be compensated for the loss of the License Area, or revenues associated with the area, nor shall the City be liable to the Grantee for any direct, indirect or consequential damages due to the removal or abatement of the License Area.

SECTION 5. TERM

This License shall be for a term of FIVE (5) years from the effective date hereof, unless terminated earlier as provided herein. At the end of this term, the City shall have the unilateral option of renewing this License for One (1) additional FIVE (5) year term upon the request of the Grantee and approval of the City Manager. If Grantee Wishes the City to renew this License, Grantee shall submit a request in writing to the City no later than three (3) months prior to the expiration date of this License. Should Grantee fail to submit such request for the extension of this License to the City as herein required, the License shall expire upon the expiration date. Grantee understands, agrees, and accepts that the City may require the terms, conditions, and provisions of this License be modified as a condition for renewing the grant of the encroachment within the License Area as permitted by this License.

SECTION 6. WORK DONE BY OTHERS

Throughout the term of this License, the City expressly reserves the right to install, repair, or reconstruct the City right-of-way used or occupied by Grantee, any streets or alleys and all ancillary public uses, usual and customary in connection with streets and alleys, expressly including but not limited to, drainage facilities and structures.

The City reserves the right, subject to further conditions described in this paragraph, to lay and permit to be laid, utility lines including, but not limited to, storm and sanitary sewer, gas, water, and other

pipelines or cables, and to do and permit to be done, any underground and overhead installation or improvement that may be deemed necessary or proper by the governing body of the City in, across, along, over or under the License Area occupied by Grantee, and to change any curb or sidewalk or the street grade of any street. The City shall notify Grantee of work to be performed as herein described. The City shall not be liable to Grantee for any damage resulting there from, nor shall the City be liable to Grantee for any damages arising out of the performance of any work by the City, its contractors or subcontractors, not willfully and unnecessarily occasioned; provided, however, nothing herein shall relieve any other persons or entities from liability for damage to the License Area

SECTION 7. RESERVATION OF SURFACE, SUBSURFACE, AND AIRSPACE RIGHTS

The City reserves the right to use the surface or subsurface or airspace within the License Area for any public purposes allowed by law and deemed necessary by the City and to do or permit to be done any work in connection therewith which may be deemed necessary or proper by the City on, across, along, under or over said License Area occupied by Grantee provided such use does not interfere with Grantee's use of the License Area. Whenever by reason of said work in connection with said purposes it shall be deemed necessary by the City to alter, change, adapt, conform or relocate portions of the Encroachments such alteration or change or relocation shall be made by Grantee when ordered in writing by the City Manager or designee without any claim for reimbursement or damages against the City.

SECTION 8. CONSIDERATION

As consideration for this Special Privilege License, the Grantee shall pay to the City an initial fee of **ONE THOUSAND ONE HUNDRED THIRTEEN AND 00/100 DOLLARS (\$1,113.00)**. Thereafter, the annual fee shall be **ONE THOUSAND ONE HUNDRED THIRTEEN AND 00/100 DOLLARS (\$1,113.00)** per year. The annual fee shall remain the same for a period of one year from the date of execution by the El Paso City Council and shall be subject to change after each one-year period the License remains in effect. The El Paso City Council retains the right to increase or decrease the annual fee specified in this License.

The City shall notify the Grantee of any proposed changes in fees as prescribed in Section 14 (Notice) of this License. This License is granted on the condition the Grantee pay for all costs

associated with the Encroachments, as well as all costs for the restoration of the License Area upon the termination of the License.

The first annual consideration shall be due and owing prior to the El Paso City Council approval of the License. The advance payment shall be in the form of a cashier's check or business check payable to "The City of El Paso" and delivered to the Planning and Inspections Department for remittance to the Financial Accounting & Reporting. If the Special Privilege is disapproved by the El Paso City Council, a full refund of the payment shall be made by the Financial Accounting & Reporting within fifteen (15) days of the denial action. Subsequent annual considerations shall be due the first day of the month in which the License has been granted by the El Paso City Council and remitted to the Financial Accounting & Reporting.

ADVANCE PAYMENT OPTION:

Grantee shall have the option of pre-paying the City the entire amount for the FIVE (5) year term of the License, prior to the execution of this License. The FIVE (5) year amount is equal to FIVE THOUSAND TWO-HUNDRED FIFTY 00/100 DOLLARS (\$5,250.00). Said \$5,250.00 reflects a three percent (3%) discount rate of the annual fees for the entire FIVE (5) year term of the License. Should Grantee select the advance payment option, Grantee shall not be entitled to a refund of the consideration paid to the City in case of cancellation by the City and/or the Grantee prior to the expiration of the FIVE (5) year term.

Both the annual consideration and the advance payment shall be exclusive of and in addition to all general municipal taxes of whatever nature, including, but not limited to, ad valorem taxes, assessments for public improvements or any other assessments that may be enacted during the term of this License or any renewal, except hereinafter provided. The fee established in this section shall not be affected by any relocation of Grantee's Encroachments required by the City pursuant to this License.

The fee payment shall be exclusive of and in addition to all costs of obtaining required permits, plans and other approvals as necessary to conform to all other applicable City Special Privileges and regulations.

SECTION 9. INSURANCE

Prior to commencement of any future repairs, or maintenance operations during the term of this License, Grantee shall provide the City with a certificate of insurance and shall maintain such insurance in effect during the term of this License. The City shall be named as an additional insured on all of the Grantee's insurance policies that are required by this License. Failure to maintain insurance after receipt of notice of default and thirty (30) days to cure shall be a material breach of this License and a basis for termination of this License by the City.

Grantee shall obtain and provide a general liability policy with a one million-dollar (\$1,000,000.00) limit, per occurrence, for personal injury, death, and property damage, with a minimum one million dollar (\$2,000,000.00) general aggregate limit. These amounts are not a limitation upon the Grantee's agreement to indemnify and hold the City harmless.

Grantee shall procure said insurance with a solvent insurance company authorized to do business in Texas. Such policy or certificate shall provide that the insurance cannot be canceled, modified or the amount of coverage changed without thirty (30) days prior written notice to the Financial Services Department, or ten (10) days prior written notice to the Financial Services Department for cancellation based on non-payment of insurance premiums. Grantee shall file a copy of the policy of insurance with Financial Services Department and the Planning and Inspections Department. If the policy is not kept in full force and effect throughout the term of this License, the License shall automatically become void.

SECTION 10. INDEMNITY

AS A CONDITION OF THIS LICENSE, GRANTEE SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL COSTS, CLAIMS, LIENS, DAMAGES, LOSSES, EXPENSES (INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES AND COSTS), FEES, FINES, PENALTIES, PROCEEDINGS, DEMANDS, CAUSES OF ACTION, LIABILITY AND SUITS OF ANY KIND AND NATURE, INCLUDING BUT NOT LIMITED TO, PERSONAL INJURY OR DEATH OR PROPERTY DAMAGE,

ARISING OUT OF, RESULTING FROM OR RELATED TO THE GRANTEE'S ACTIVITIES UNDER THIS LICENSE, INCLUDING ANY ACT OR OMISSION BY THE GRANTEE, THE GRANTEE'S AGENTS, EMPLOYEES OR SUBCONTRACTORS, ALL, WITHOUT, HOWEVER, WAIVING GOVERNMENTAL IMMUNITY AVAILABLE TO THE CITY, HEREAFTER, THE "DAMAGES". THIS INDEMNIFICATION SHALL APPLY EVEN WHERE SUCH DAMAGES DESCRIBED ABOVE INVOLVE THE NEGLIGENCE OR ALLEGATIONS OF NEGLIGENCE ON THE PART OF THE CITY, ITS OFFICERS, AGENTS OR EMPLOYEES.

The provisions of this indemnification are solely for the benefit of the parties hereto and not intended to create or grant any rights, contractual or otherwise, to any person or entity. Without modifying the conditions of preserving, asserting, or enforcing any legal liability against the City as required by the City Charter or any law, the City will promptly forward to the Grantee every demand, notice, summons, or other process received by the City in any claim or legal proceeding contemplated herein. Grantee shall investigate or cause the investigation of accidents or occurrences involving such damages, negotiate or cause to be negotiated the claim as the Grantee may deem expedient, and defend or cause to be defended on behalf of the City all suits for damages, even if groundless, false or fraudulent brought because of such damages. Grantee shall pay all judgments finally establishing liability of the City in actions defended by Grantee pursuant to this section, along with all attorneys' fees and costs incurred by the City, including interest accruing to the date of payment by Grantee and premiums on any appeal bonds.

The City, at its election, will have the right to participate in any such negotiations or legal proceedings to the extent of its interest. In addition, the Grantee shall promptly advise the City in writing of any claim or demand against the City or the Grantee known to the Grantee related to or arising out of the Grantee's activities under this License. **The City will not be responsible for any loss of or damage to the Grantee's property from any cause.**

SECTION 11. RIGHTS IN THE EVENT OF ABANDONMENT

As an express condition of this License, and not as a mere covenant, in the event Grantee abandons the Encroachments or a portion thereof or ceases to use the Encroachments for the purposes enumerated herein for any period of six (6) months or longer, other than the time elapsing between the Effective Date of this license and the completion of construction of the Encroachments, this License shall automatically terminate, free and clear of any right, title, or interest in Grantee without the necessity of any notice to Grantee or any re-entry by the City.

SECTION 12. CANCELLATION

Grantee shall have the option to terminate this License at any time upon giving the City written notice thirty (30) days in advance of such termination. In addition, the City shall have the option to cancel and terminate this License for failure of Grantee to comply with any material provision or requirement contained in this agreement after thirty (30) days written notice to Grantee. However, if said breach or failure to comply cannot be reasonably cured within thirty (30) days, if Grantee shall proceed promptly to cure the same with due diligence, the time for curing such failure to comply shall be extended for such period of time as may be deemed reasonably necessary by the City to complete such curing unless such breach involves public safety.

The City shall have the option to terminate this License at any time upon giving the Grantee written notice thirty (30) days in advance of such termination, at no cost to the City and may take possession of the City right-of-way. All rights of the Grantee for the City right-of-way shall then be terminated. If the License is cancelled by the City, Grantee shall not be entitled to a refund of the paid annual consideration for the months remaining in the License year (the twelve-month period beginning on the effective date of this License). If this License is cancelled due to Grantee's failure to cure any default under this License, abandonment or cancellation by Grantee, Grantee shall not be entitled to a refund of consideration paid to the City.

Upon termination of this License, prior to the expiration of the original term for any reason, Grantee shall remove Grantee's Encroachments located in the License Area at no cost to the City. Grantee shall restore the License Area to the reasonable satisfaction of the City Traffic

Engineer and in
Ordinance:

25-6328|Tran#632929|1125 Texas Ave.,P&I|RTA

accordance with City specifications, at Grantee's own cost and expense. Any such restoration shall be subject to the reasonable approval of the City. If the Grantee fails to restore the License Area as required herein, the City may at its option restore the License Area and charge such costs to Grantee who shall be responsible for payment of such repair and restoration costs.

The City shall have the option to terminate this License at any time or assure that the property is maintained in good order throughout the term of the license upon written notice sixty (60) days in advance of such termination, at no cost to the City and may take possession of the City right-of-way. All rights of the Grantee for the City right-of-way shall then be terminated, unless upon termination of this License, the City agrees to the sale of the land to the Grantee, which upon payment of a fair valuation therefore, the land shall be and become the property of the Grantee.

SECTION 13. RECORDS

The El Paso City Council and the El Paso City Manager or designee shall be kept fully informed by Grantee as to matters pertaining in any way to Grantee's exercise of Grantee's rights under this License, including the construction, replacement, maintenance, and repair of the Encroachments within the License Area. Obtaining all applicable City permits shall be deemed sufficient to keep such parties informed. Grantee shall keep complete and accurate maps, construction drawings, and specifications describing the location of the structure(s) within the City right-of-way. The City shall have the right, at reasonable times to inspect such maps, construction drawings, and specifications.

SECTION 14. NOTICE

Any notice or communication required in the administration of this License shall be sent in writing by prepaid certified mail, return receipt requested, to the following addresses:

CITY: City of El Paso
ATTN: City Manager
300 North Campbell Street
El Paso, Texas 79901

with copy to: City of El Paso
ATTN: Planning and Inspections Department
811 Texas Avenue
El Paso, Texas 79901

Ordinance: _____

with copy to: City of El Paso
Financial Accounting & Reporting
ATTN: General Accounting
300 North Campbell Street
El Paso, Texas 79901

GRANTEE: WILEY CONDOMINIUM ASSOCIATION
1125 Texas Ave.
El Paso, Texas 79901

or to such other addresses as Grantee may designate from time to time by written notice as required in this paragraph.

SECTION 15. ASSIGNMENT

The rights granted by this License inure to the benefit of the Grantee, and any parent, subsidiary, or successor entity now or hereafter existing. The rights shall not be assignable without the express advanced written consent of the El Paso City Manager.

SECTION 16. LEASING OR DEDICATION OF FACILITIES

Grantee, without the advanced written consent of the El Paso City Manager or designee, shall not lease the License Area to any non-grantee person or entity.

SECTION 17. ADMINISTRATION OF LICENSE

The El Paso City Manager or designee is the principal City official responsible for the administration of this License. Grantee recognizes that questions regarding the interpretation or application of this License shall be referred to the El Paso City Manager or designee.

SECTION 18. NO PROPERTY RIGHTS

Nothing herein shall grant any real property interest to the Grantee nor give rise to any vested right in the Grantee, Grantee's assigns or successors in interest, none of whom shall have a cause of action for damages upon revocation or termination of this License in accordance with the terms herein.

SECTION 19. LIENS AND ENCUMBRANCES

Grantee shall defend and indemnify the City against any liability and loss of any type arising from any lien or encumbrance on the License Area that arises or is alleged to have arisen from Grantee's use of the Licensed Area.

SECTION 20. RIGHT OF ENTRY AND INSPECTION

The City's authorized representative shall have the right to enter upon the licensed area at all reasonable times for the purpose of inspecting the same and determining compliance with the terms of this License.

SECTION 21. LAWS AND ORDINANCES

Grantee shall comply with all applicable statutes, laws, codes and ordinances applicable to Grantee's construction, repair, renovation, alteration or use of the License Area.

SECTION 22. ENTIRE AGREEMENT

This document contains all of the agreements between the parties and may not be modified, except by an agreement in writing signed by both parties.

SECTION 23. SEVERABILITY

Every provision of this license is intended to be severable. If any term or provision hereof is illegal or invalid for any reason whatsoever, such illegality shall not affect the validity of the remainder of this license.

SECTION 24. LAWS GOVERNING/VENUE

The laws of the State of Texas shall govern the validity, performances, and enforcement of this license and if legal action is necessary to enforce it, exclusive venue shall be in El Paso County, Texas.

SECTION 25. RESTRICTIONS AND RESERVATIONS

This License is subject to all rights-of-way, easements, dedications, restrictions, reservations and other encumbrances of record and running with the land. If, at any time during the initial term of

this license, or any extension thereof, any such rights-of-way, easements, dedications, restrictions, reservations and other encumbrances of record and running with the land, preclude, interrupt or interfere with Grantee's use of the License Area, Grantee shall have the right to terminate this License upon giving the City prior written notice of its intent to do so.

SECTION 26. EFFECTIVE DATE

The Effective Date of this License shall be the date last entered below. This License shall not take effect unless Grantee files Grantee's written acceptance with the City prior to the enactment of this License by the El Paso City Council.

PASSED AND APPROVED this ____ day of _____ 2026

WITNESS THE FOLLOWING SIGNATURES AND SEALS

THE CITY OF EL PASO

Renard U. Johnson
Mayor

ATTEST:

Laura Prine
City Clerk

APPROVED AS TO FORM:

Russel T. Abeln

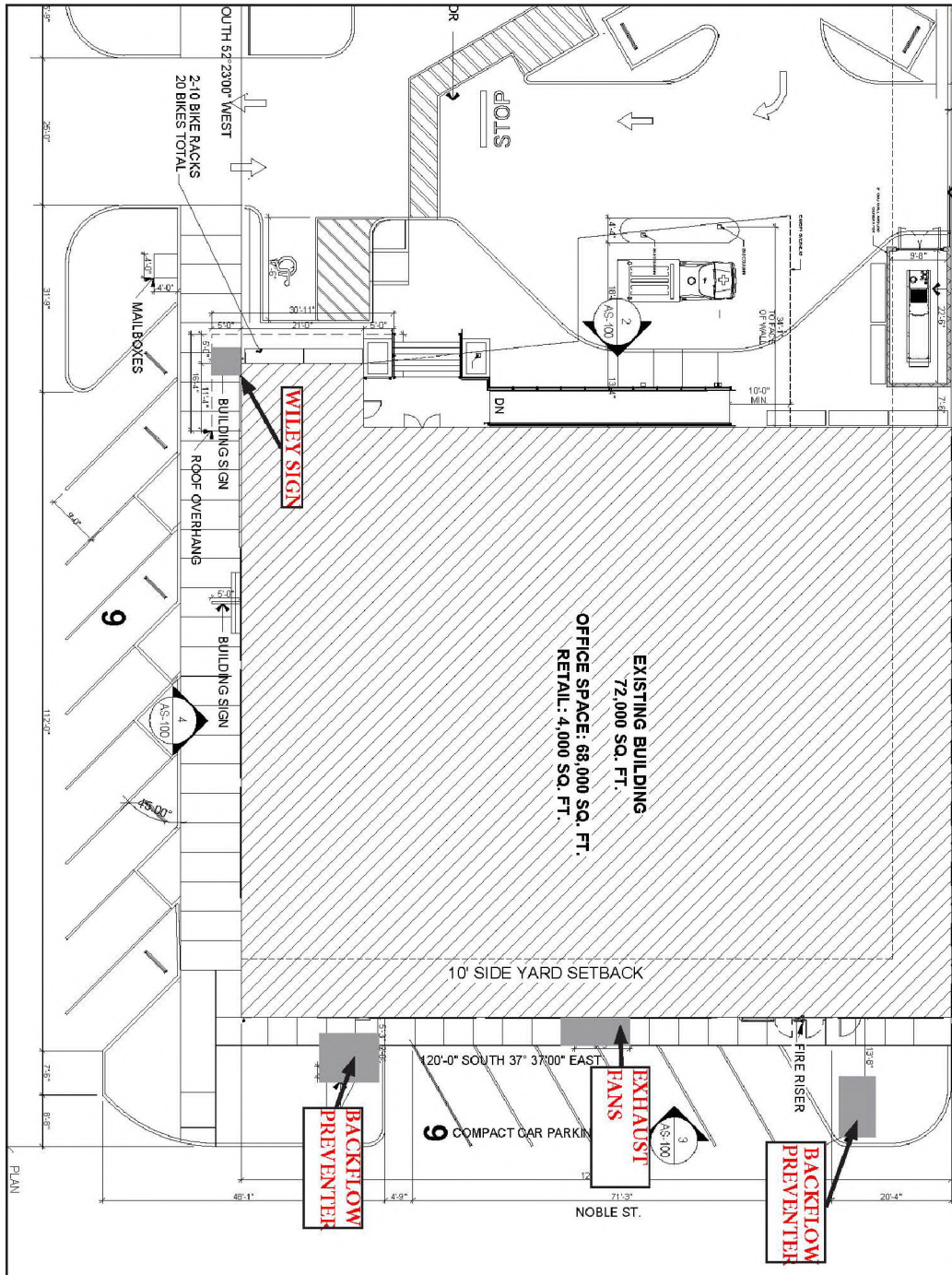
Russel T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Kevin Smith

Kevin W. Smith, Interim Director
Planning and Inspections Department

LOCATION MAP SHEET - 1125 TEXAS AVENUE - WILEY BUILDING



SITE PHOTOS

SIGN ENCROACHMENT



EXHAUST FANS



BACKFLOW PREVENTERS



EXHIBITS B



TBPELS Firm #15313, #10194278

11385 James Watt, Suite B-15
El Paso, Texas 79936
915-351-6701 Office
915-595-2905 Fax
grvies@gmail.com
www.grvies.com

METES AND BOUNDS DESCRIPTION

THE WILEY CONDOMINIUM REGIME,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
1.1019 ACRES (48,000.00 SQUARE FEET)

THIS METES AND BOUNDS DESCRIPTION WAS PREPARED TO IDENTIFY THE APPURTENANCES THAT ENCROACH INTO THE CITY OF EL PASO RIGHT-OF-WAY. THESE ITEMS INCLUDE THE PORCH OVERHAND, THE WILEY SIGN, THE SALT N HONEY SIGN, AND THE EXHAUST UNITS AS SHOWN ON THE ATTACHED SURVEY EXHIBIT OF THE SAME DATE. OTHER ITEMS IDENTIFIED INCLUDE THE WATER METER, BACKFLOW PREVENTORS ENCLOSEMENTS, GAS METER, AND THE ELECTRIC METER AND CABINET. THE ENTIRETY OF THE WILEY CONDOMINIUM REGIME CONTAINING 1.1019 ACRES, MORE OR LESS, LOCATED IN THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT A CITY MONUMENT LOCATED 10.00 FEET NORTH FROM THE CENTERLINE INTERSECTION OF NOBLE STREET (70.00' ROW) AND TEXAS AVENUE (72.00' ROW) AS DEPICTED IN THE WILEY CONDOMINIUM DECLARATION DOCUMENT #20230032891, EXHIBIT D (CONDOMINIUM PLAT) OF THE EL PASO COUNTY PUBLIC RECORDS; THENCE, TRAVELING SOUTH 52° 23' 00" WEST FOR A DISTANCE OF 35.00 FEET AND PARALLEL TO THE TEXAS AVENUE CENTERLINE (72.00' ROW); THENCE, TRAVELING NORTH 37° 37' 00" WEST, FOR A DISTANCE OF 26.00 FEET ALONG THE NOBLE STREET RIGHT-OF-WAY (70.00' ROW) TO A BUILDING CORNER, BEING THE SOUTHEASTERN CORNER OF THIS LOT AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

- 1) THENCE, TRAVELING SOUTH 52° 23' 00" WEST ALONG THE TEXAS AVENUE RIGHT-OF-WAY (72.00' ROW), FOR A DISTANCE OF 400.00 FEET TO A POINT (CANNOT SET REBAR) AND BEING THE SOUTHWESTERN CORNER OF THIS PARCEL;
- 2) THENCE, TRAVELING NORTH 37° 37' 00" WEST ALONG THE OCTAVIA STREET RIGHT-OF-WAY (70.00' ROW), FOR A DISTANCE OF 120.00 FEET TO A POINT (CANNOT SET REBAR) AND BEING THE NORTHWESTERN CORNER OF THIS PARCEL;
- 3) THENCE, TRAVELING NORTH 52° 23' 00" EAST ALONG A PLATTED ALLEY (UNVERIFIED ROW), FOR A DISTANCE OF 400.00 FEET TO THE NORTHEAST BUILDING CORNER (CANNOT SET REBAR) LOCATED WEST OF THE NOBLE STREET RIGHT-OF-WAY (70.00' ROW) AND BEING THE NORTHEASTERN CORNER OF THIS PARCEL;
- 4) THENCE, TRAVELING SOUTH 37° 37' 00" EAST ALONG THE WESTERN NOBLE STREET RIGHT-OF-WAY (70.00' ROW), FOR A DISTANCE OF 120.00 FEET TO THE SOUTHEAST BUILDING CORNER (CANNOT SET REBAR) AND BEING THE SOUTHEASTERN CORNER OF THIS DESCRIPTION, AND THE TRUE POINT OF BEGINNING, CONTAINING 1.1019 ACRES OF LAND.



11285 James Watt, Suite B-15
El Paso, Texas 79906
915-351-6701 Office
915-595-2805 Fax
grvies@gmail.com
www.grvies.com

TBPELS Firm #15313, #10194278

SAID THE WILEY CONDOMINIUM REGIME, CITY OF EL PASO, EL PASO COUNTY, TEXAS,
AND BEING SUBJECT TO ALL EASEMENTS OF RECORD. THIS METES AND BOUNDS IS
ACCOMPANIED BY A BOUNDARY IMPROVEMENT SURVEY EXHIBIT OF SAME DATE.

That I, Jose L. Rodarte, a Registered Professional Land Surveyor, do hereby certify that the above
description is true and correct to the best of my knowledge and belief and that the property described
herein was determined by a survey made on the ground under my direction and supervision in the City of
El Paso, El Paso County, Texas on the date shown below.

THE STATE OF TEXAS
COUNTY OF EL PASO

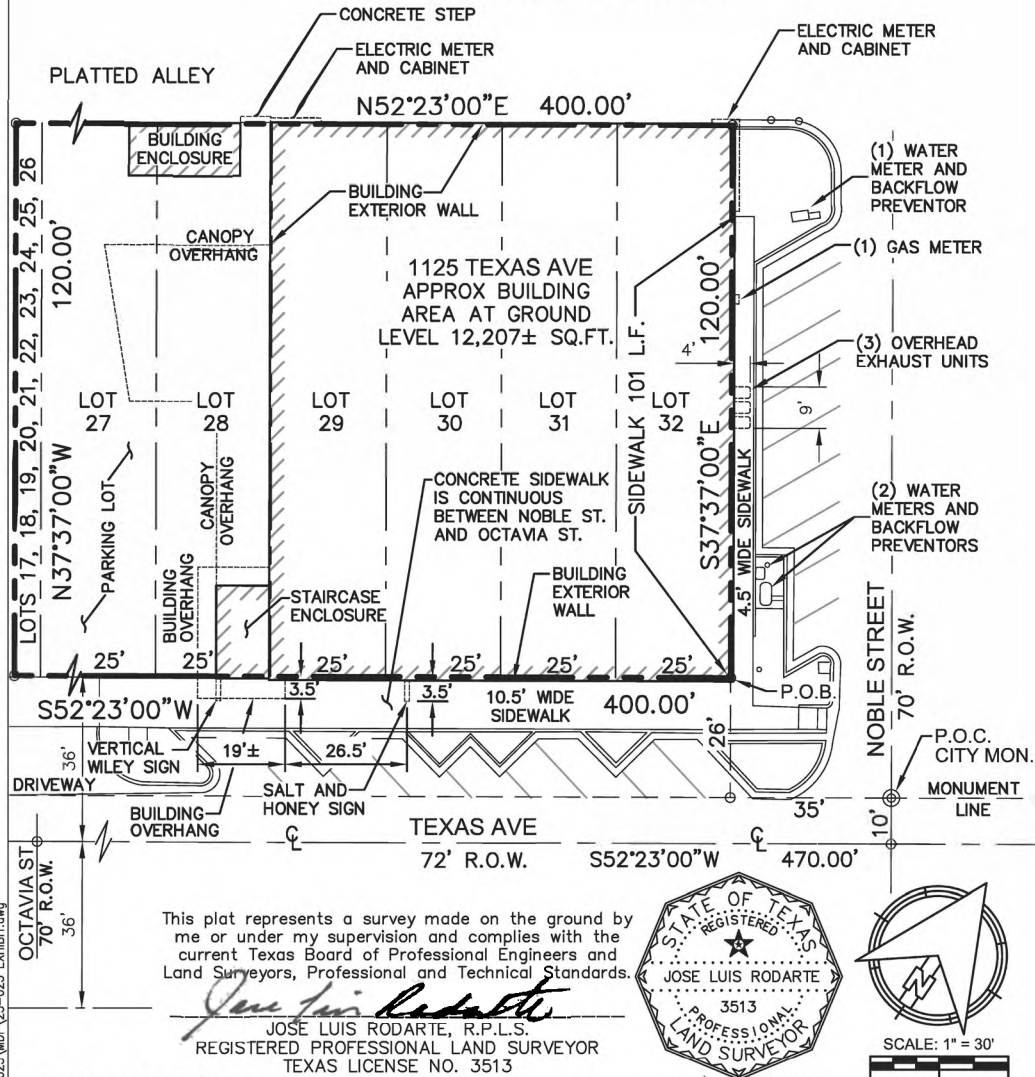
WITNESS MY HAND AND SEAL KNOW ALL MEN BY THESE PRESENTS:



Jose Luis Rodarte 7/29/25
Jose L. Rodarte Date
Registered Professional Land Surveyor

**1125 TEXAS AVE
COMMERCIAL BUILDING SIGN, OVERHANG, UTILITY APPURTENANCES SURVEY**

THE WILEY CONDOMINIUM PLAT PER CONDOMINIUM DECLARATION DOC 20230032891
WITH LEGAL DESCRIPTION AS LOTS 17 THROUGH 32, BLOCK 14,
FRANKLIN HEIGHTS ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 48,000 SQ.FT. OR 1.101± ACRES



This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Engineers and Land Surveyors, Professional and Technical Standards.

Jose Luis Rodarte
JOSE LUIS RODARTE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 3513



SCALE: 1" = 30'
0 15' 30'

FILE: P:\Drawings\25-023\WDF\25-023 EXHIBIT.dwg

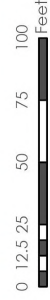
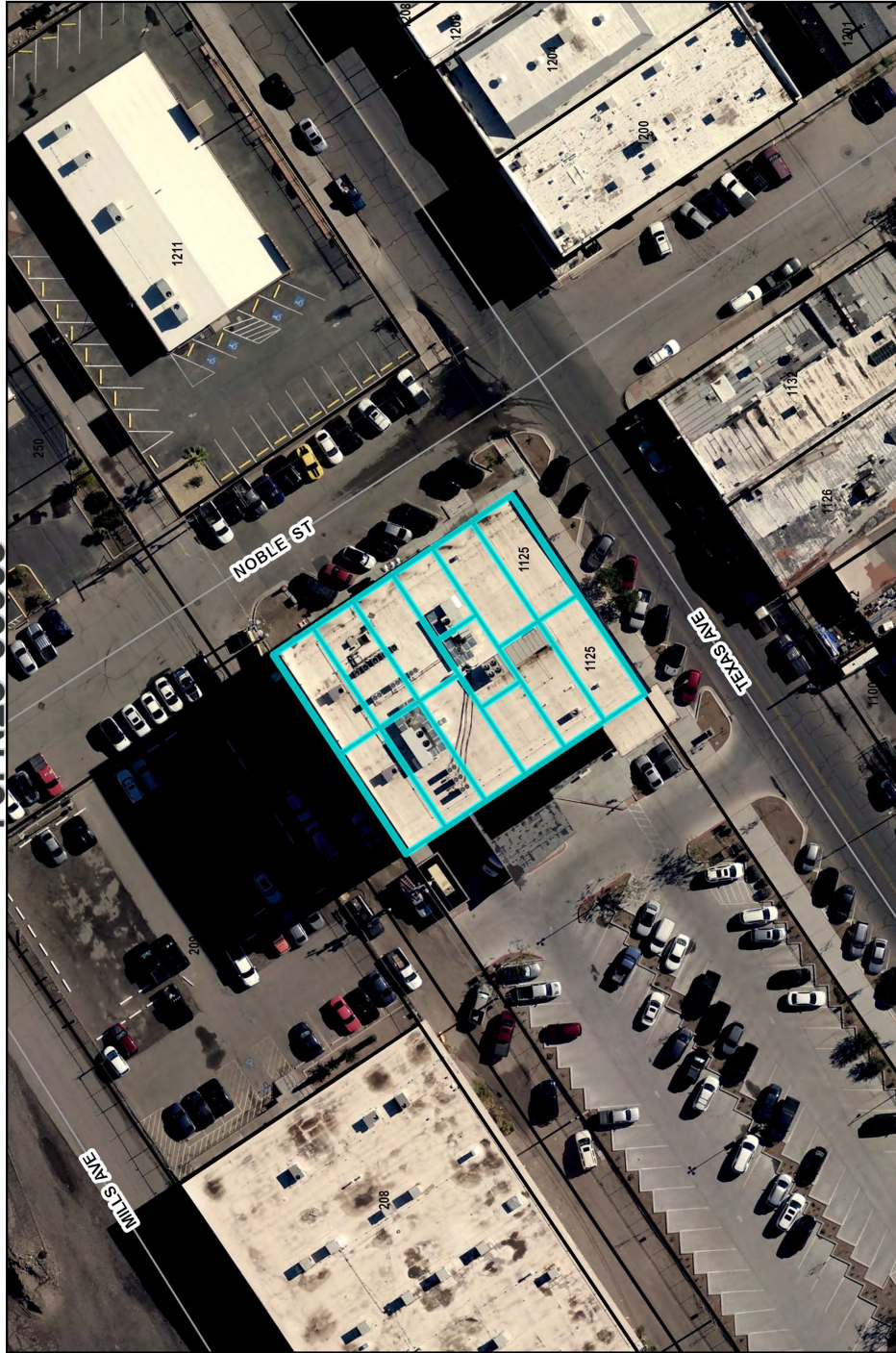
SURVEY EXHIBIT 3 OF 3



11385 James Watt Dr., Suite B-13
El Paso, Texas 79936
Ph: (915) 351-6701 Fax (915) 243-6010
www.grvies.com
TBPELS F#15313 F#10194278
Project 25-023 Date 08/12/2025

NOTES: THE BEARINGS AND DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND ARE BASED UPON FRANKLIN HEIGHTS ADDITION. THE FIELD/OFFICE SURVEY CONDUCTED 7/2/2025 THRU 8/12/2025. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT. FEMA FIRM MAP ZONE C, PANEL 480214-0039-B, DATED: OCT. 15, 1982

PSPN25-00005



Subject Property



This map is designed for illustrative purposes only. The features may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.