

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

AGENDA DATE: May 25, 2021
PUBLIC HEARING DATE: June 8, 2021

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

DISTRICT(S) AFFECTED: All

STRATEGIC GOAL: No. 1: Create an Environment Conducive to Strong, Sustainable Economic Development
No. 3: Promote the Visual Image of El Paso
No. 7: Enhance and Sustain El Paso's Infrastructure Network

SUBGOAL:

SUBJECT:

An Ordinance authorizing the conveyance of real property owned by the City of El Paso to the State of Texas, acting by and through the Texas Transportation Commission, for the purchase price of \$3,893,309. Such real property legally described as parcel of land containing 10.452 acres situated in Section No. 34, Abstract No. 3746, (C.M. Newman Survey), Section No. 35, Abstract No. 2418, , Section No. 38, Abstract No. 5426, and Section No. 39, Abstract No. 2406 (C.M. Newman Survey), Block No. 80, Township No. 2, T. & P. R.R. Co. Surveys, El Paso County, Texas, same being out of and a part of Lot 2, Block 1, Butterfield Trail Aviation Park, Unit Two, an addition to the City of El Paso, according to the plat thereof recorded in Volume 78, Page 87, of the Plat Records Of El Paso County, Texas (P.R.E.P.C.Tx.), and being out of and a part of that certain tract described in deed from the United States Of America to the City Of El Paso, of record in Volume 407, Page 601, and in Volume 1348, Page 146, of the Deed Records Of El Paso County, Texas (D.R.E.P.C.TX).

BACKGROUND / DISCUSSION:

TxDOT is in the process of widening Montana Avenue into a six-lane freeway. This project requires a portion of Airport-owned property.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

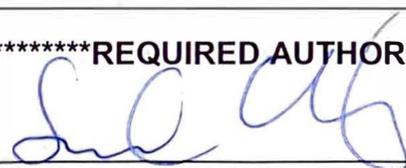
N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? YES NO

PRIMARY DEPARTMENT: Aviation
SECONDARY DEPARTMENT:

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

DEPARTMENT HEAD:



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

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF REAL PROPERTY OWNED BY THE CITY OF EL PASO TO THE STATE OF TEXAS, ACTING BY AND THROUGH THE TEXAS TRANSPORTATION COMMISSION, FOR THE PURCHASE PRICE OF \$3,893,309. SUCH REAL PROPERTY LEGALLY DESCRIBED AS PARCEL OF LAND CONTAINING 10.452 ACRES SITUATED IN SECTION NO. 34, ABSTRACT NO. 3746, (C.M. NEWMAN SURVEY), SECTION NO. 35, ABSTRACT NO. 2418, SECTION NO. 38, ABSTRACT NO. 5426, AND SECTION NO. 39, ABSTRACT NO. 2406 (C.M. NEWMAN SURVEY), BLOCK NO. 80, TOWNSHIP NO. 2, T. & P. R.R. CO. SURVEYS, EL PASO COUNTY, TEXAS, SAME BEING OUT OF AND A PART OF LOT 2, BLOCK 1, BUTTERFIELD TRAIL AVIATION PARK, UNIT TWO, AN ADDITION TO THE CITY OF EL PASO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 78, PAGE 87, OF THE PLAT RECORDS OF EL PASO COUNTY, TEXAS (P.R.E.P.C.TX.), AND BEING OUT OF AND A PART OF THAT CERTAIN TRACT DESCRIBED IN DEED FROM THE UNITED STATES OF AMERICA TO THE CITY OF EL PASO, OF RECORD IN VOLUME 407, PAGE 601, AND IN VOLUME 1348, PAGE 146, OF THE DEED RECORDS OF EL PASO COUNTY, TEXAS (D.R.E.P.C.TX.).

WHEREAS, Chapter 3(c) of the El Paso City Charter requires conveyances of real property to be exercised through an ordinance;

WHEREAS, Chapter 272 of the Texas Local Government Code allows a municipality to sell real property without notice and bidding requirements provided that the sale not be for less than fair market value as determined by an appraisal and the real property interest is conveyed to a governmental entity that has the power of eminent domain; and

WHEREAS, the Texas Department of Transportation has obtained an appraisal for the property the subject of this Agreement; and

WHEREAS, the Grantee is a governmental entity that has the power of eminent domain.

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

That the City Manager, or designee, is authorized to effectuate the sale and closing of the property legally described a parcel of land containing 10.452 acres situated in Section No. 34, Abstract No. 3746, (C.M. Newman Survey), Section No. 35, Abstract No. 2418, , Section No. 38, Abstract No. 5426, and Section No. 39, Abstract No. 2406 (C.M. Newman Survey), Block No. 80, Township No. 2, T. & P. R.R. Co. Surveys, El Paso County, Texas, same being out of and a part of Lot 2, Block 1, Butterfield Trail Aviation Park, Unit Two, an addition to the

ORDINANCE NO. _____

City of El Paso, according to the plat thereof recorded in Volume 78, Page 87, of the Plat Records Of El Paso County, Texas (P.R.E.P.C.Tx.), and being out of and a part of that certain tract described in deed from the United States Of America to the City Of El Paso, of record in Volume 407, Page 601, and in Volume 1348, Page 146, of the Deed Records Of El Paso County, Texas (D.R.E.P.C.TX.) more specifically depicted and described in the attached Exhibit A for the purchase price of \$3,893,309. Further, the City Manager or designee is authorized to: (1) execute a deed and any other documents required by the State of Texas for the sale of the property, (2) sign any and all documents related and/or necessary to effectuate the sale and closing of the property, and (3) exercise all rights and obligations as provided in any documents signed by the City Manager or designee.

PASSED AND APPROVED this _____ day of _____ 2021.

CITY OF EL PASO

Oscar Leeser
Mayor

ATTEST:

Laura D. Prine
Municipal Clerk

APPROVED AS TO FORM:



Omar De La Rosa
Assistant City Attorney

APPROVED AS TO CONTENT



Samuel Rodriguez, P.E.
Director of Aviation

ORDINANCE NO. _____

Exhibit A

Parcel 1
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2019

Exhibit A

County: El Paso
Highway: US 62/180 (Montana Avenue)
Limits: From: Global Reach Dr.
To: FM 659 (Zaragoza Rd.)
CCSJ: 0374-02-097
RCSJ: 0374-02-103

Field Notes for Parcel 1

All that certain tract or parcel of land containing 10.452 acres situated in Section No. 34, Abstract No. 3746, (C.M. Newman Survey), Section No. 35, Abstract No. 2418, , Section No. 38, Abstract No. 5426, and Section No. 39, Abstract No. 2406 (C.M. Newman Survey), Block No. 80, Township No. 2, T. & P. R.R. Co. Surveys, El Paso County, Texas, same being out of and a part of Lot 2, Block 1, Butterfield Trail Aviation Park, Unit Two, an addition to the City of El Paso, according to the plat thereof recorded in Volume 78, Page 87, of the Plat Records Of El Paso County, Texas (P.R.E.P.C.Tx.), and being out of and a part of that certain tract described in deed from the United States Of America to the City Of El Paso, of record in Volume 407, Page 601, and in Volume 1348, Page 146, of the Deed Records Of El Paso County, Texas (D.R.E.P.C.TX.), and also being more particularly described in two (2) parts as follows:

Part 1

Commencing at a 5/8-inch iron rod found 72.05 feet left of Engineer's Baseline Station (E.B.S.) 290+32.10 at the northwest corner of Lot 2, same being on the existing north right-of-way of US62/180 (Montana Avenue, 200 feet wide), a strip of land described in deed to the County of El Paso Volume 497, Page 630, D.R.E.P.C.TX., thence N 84°18'27" E,

ORDINANCE NO. _____

with the south line of Lot 2 and the existing north right-of-way of US62/180, 1,658.83 feet to a Texas Department of Transportation (TXDOT) Type II brass cap monument found for the **Point of Beginning** (surface coordinates: x=430,566.48, y=10,670,180.10) 72.28 feet left of E.B.S. 306+90.91;

I. Thence departing the existing north right-of-way of US62/180, over and across Lot 2, and with the proposed north right-of-way of US62/180 the following ten (10) courses and distances:

- 1) N 05°41'04" W, a distance of 9.04 feet to a TXDOT Type II monument found for the beginning of an Access Denial Line (ADL) 81.32 feet left of E.B.S. 306+90.91;
- 2) N 82°04'18" E, at 485.76 feet pass a 5/8-inch iron rod with TXDOT aluminum cap found 100.25 feet left of E.B.S. 311+76.30, continuing in all a distance of 816.01 feet to a TXDOT Type II monument found 111.38 feet left of E.B.S. 315+08.08;
- 3) N 76°10'58" E, at 465.07 feet pass a 5/8-inch iron rod with a TXDOT A.D.L. aluminum cap found 162.19 feet left of E.B.S. 319+74.91 and the end of the proposed A.D.L., continuing in all a distance of 731.77 feet to a TXDOT Type II monument found 184.92 feet left of E.B.S. 322+42.39;
- 4) N 83°04'07" E, at 307.10 feet pass a 5/8-inch iron rod with a TXDOT A.D.L. aluminum cap found 173.42 feet left of E.B.S. 325+48.72 and the beginning of a proposed A.D.L., continuing in all a distance of 656.86 feet to a TXDOT Type II monument found 165.63 feet left of E.B.S. 328+94.25 and the end of the proposed A.D.L.;

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- 5) S 89°28'25" E, a distance of 83.68 feet to a TXDOT Type II monument found 154.18 feet left of E.B.S. 329+76.21;
 - 6) N 84°20'14" E, at 59.28 feet pass a 5/8-inch iron rod with a TXDOT A.D.L. aluminum cap found 152.74 feet left of E.B.S. 330+34.91 and the beginning of a proposed A.D.L., continuing in all a distance of 147.17 feet to a TXDOT Type II monument found 151.06 feet left of E.B.S. 331+21.77;
 - 7) N 66°38'14" E, a distance of 142.24 feet to a TXDOT Type II monument found 192.78 feet left of E.B.S. 332+56.12;
 - 8) N 77°57'24" E, a distance of 157.98 feet to a TXDOT Type II monument found 210.00 feet left of E.B.S. 334+11.98;
 - 9) N 84°18'27" E, a distance of 278.48 feet to a TXDOT Type II monument found 210.00 feet left of E.B.S. 336+90.46;
 - 10) N 39°18'41" E, a distance of 120.21 feet to a TXDOT Type II monument found 295.00 feet left of E.B.S. 337+75.47, same being on the east line of Lot 2 and the existing west right-of-way of Global Reach Drive, a 120-foot wide right-of-way dedicated to the City of El Paso by the Butterfield Trail Aviation Park, Unit Two plat, and being the end of the proposed A.D.L.;
2. Thence with the east line of said Lot 2 and the existing west right-of-way of said Global Reach Drive the following two (2) courses and distances:
- 1) S 05°41'04" E, a distance of 214.24 feet to a calculated point 80.76 feet left of E.B.S. 337+75.46,

ORDINANCE NO. _____

- 2) S 37°16'45" W, a distance of 110.38 feet to a 1/2-inch iron rod found on the existing north right-of-way of US62/180 (Montana Avenue, 200 feet wide) and the south line of Lot 2;
- 3) Thence S 84°18'27" W, with the south line of said Lot 2 and the existing north right-of-way of US62/180, a distance of 3,007.64 feet to the **Point of Beginning**, and containing 8.111 acres of land, more or less in Part 1.

Part 2

Commencing at a 5/8-inch iron rod found 72.05 feet left of Engineer's Baseline Station (E.B.S.) 290+32.10 at the northwest corner of Lot 2, same being on the existing north right-of-way of US62/80 (Montana Avenue, 200 feet wide), a strip of land described in deed to the County of El Paso Volume 497, Page 630, D.R.E.P.C.TX., thence N 84°18'27" E, 1,658.83 feet, thence N 05°41'04" W, 9.04 feet, thence N 82°04'18"E, 485.76 feet to a 5/8-inch iron rod with TXDOT aluminum cap found for the **Point of Beginning** (surface coordinates: x=431373.808 y=10670301.656,) 100.25 feet left of E.B.S. 311+76.32;

1. Thence N 05°38'51" W, a distance of 315.61 feet to a 5/8-inch iron rod with TXDOT aluminum cap found;
2. Thence N 84°21'07" E, a distance of 330.00 feet to a 5/8-inch iron rod with TXDOT aluminum cap found;
3. Thence S 05°38'51" E, a distance of 302.47 feet to a TXDOT Type II monument found;

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4. Thence S 82°07'14" W, a distance of 330.26 feet to the **Point of Beginning**, and containing 2.341 acres, more or less in Part 2, and a total area of 10.452 acres, more or less, in two (2) parts.

I hereby certify that this description and the accompanying plats are a true and correct representation of a survey performed under my supervision during the month of July, 2019.

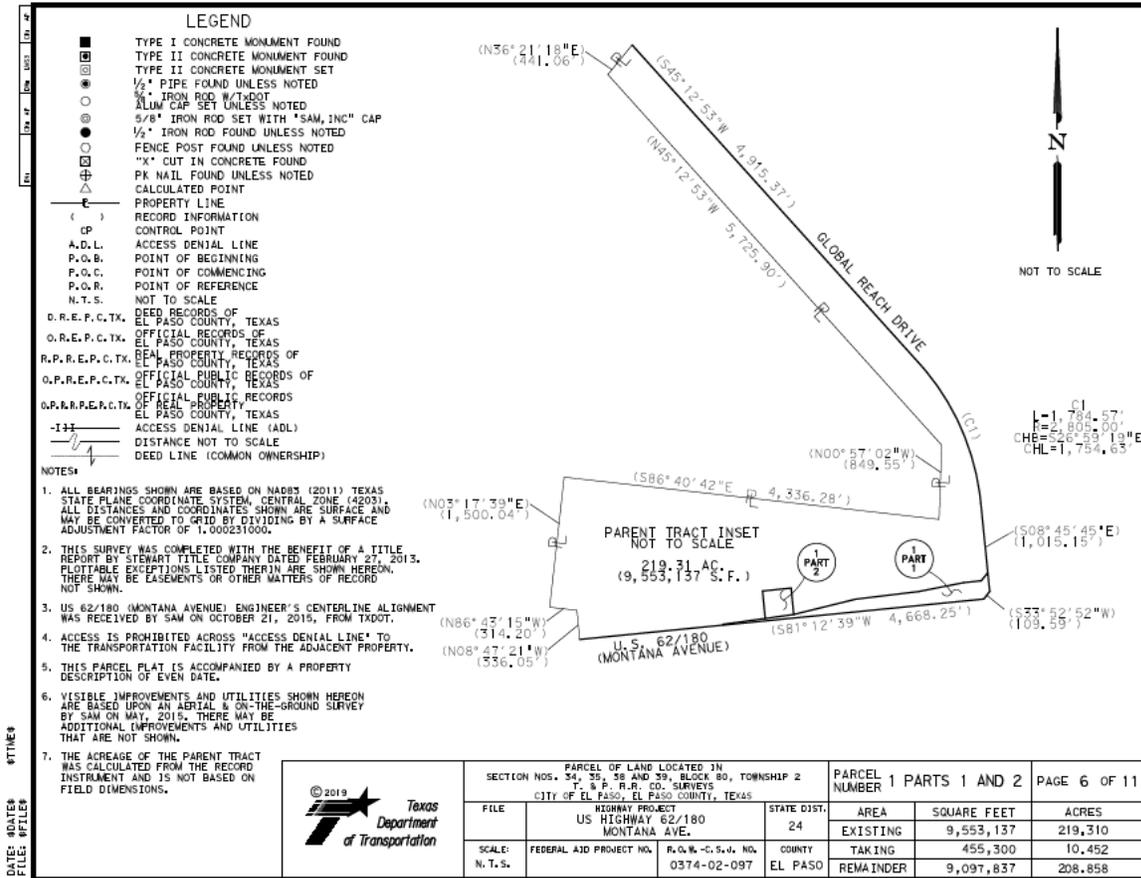


Michael M. Ivey
Registered Professional Land Surveyor
Texas Registration No.: 4156
September 23, 2019



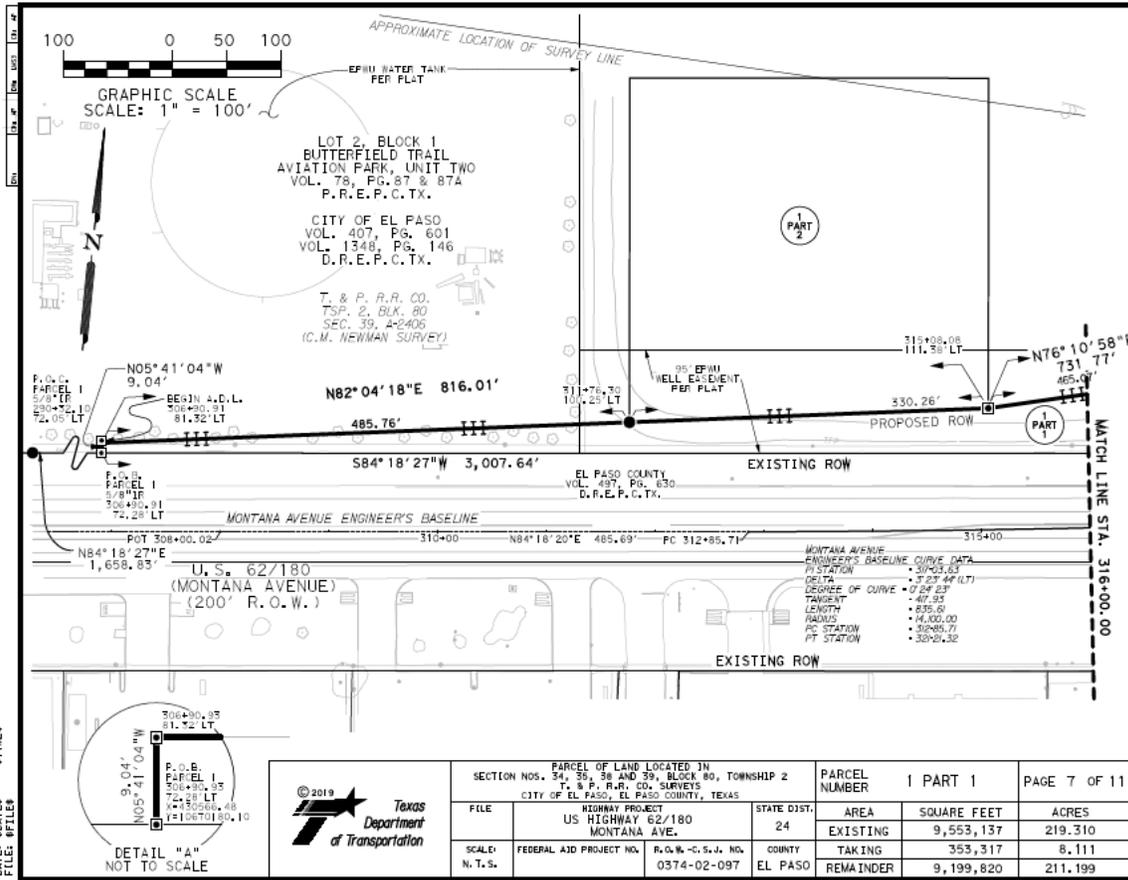
ORDINANCE NO. _____

19-1003-974/1075029/Sale of Property- 10.452 acres / OAR



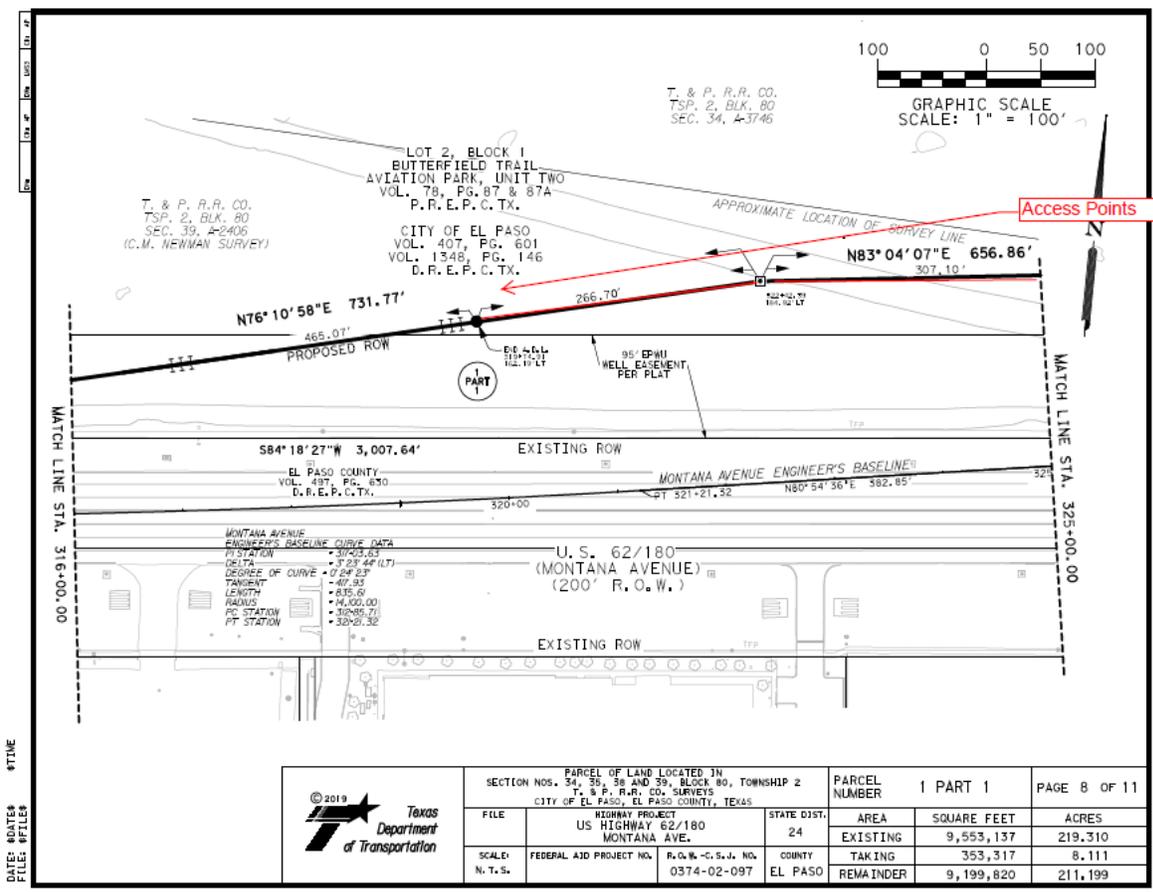
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ORDINANCE NO. _____

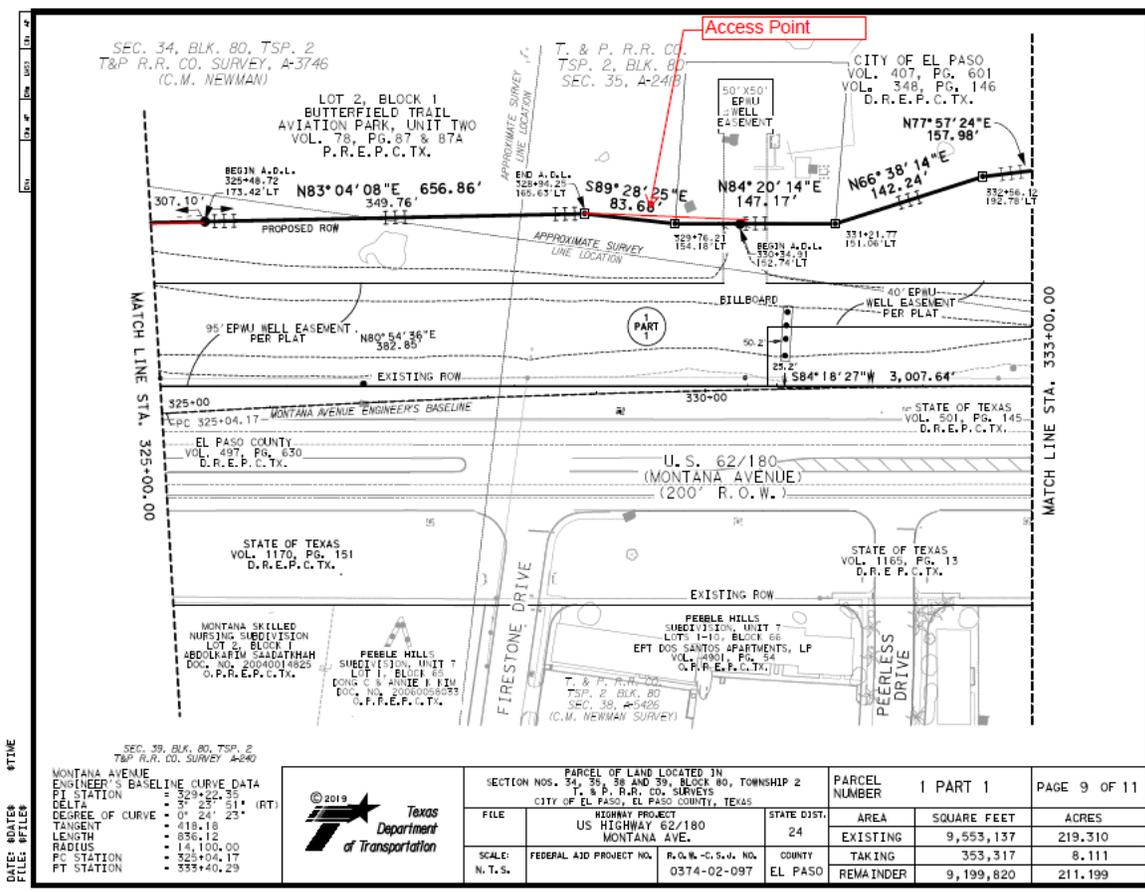
19-1003-974/1075029/Sale of Property- 10.452 acres / OAR



		PARCEL OF LAND LOCATED IN SECTION NOS. 34, 35, 38 AND 39, BLOCK 80, TOWNSHIP 2 CITY OF EL PASO, EL PASO COUNTY, TEXAS		PARCEL NUMBER 1 PART 1	PAGE 8 OF 11
FILE US HIGHWAY PROJECT 62/180 MONTANA AVE.	STATE DJST. 24	AREA EXISTING 9,553,137	SQUARE FEET 219,310	ACRES 8.111	
SCALE: N. T. S.	FEDERAL AID PROJECT NO. 0374-02-097	R. O. N. - C. S. J. NO. 0374-02-097	COUNTY EL PASO	TAKING 353,317	REMAINDER 9,199,820
				211,199	

ORDINANCE NO. _____

19-1003-974/1075029/Sale of Property- 10.452 acres / OAR

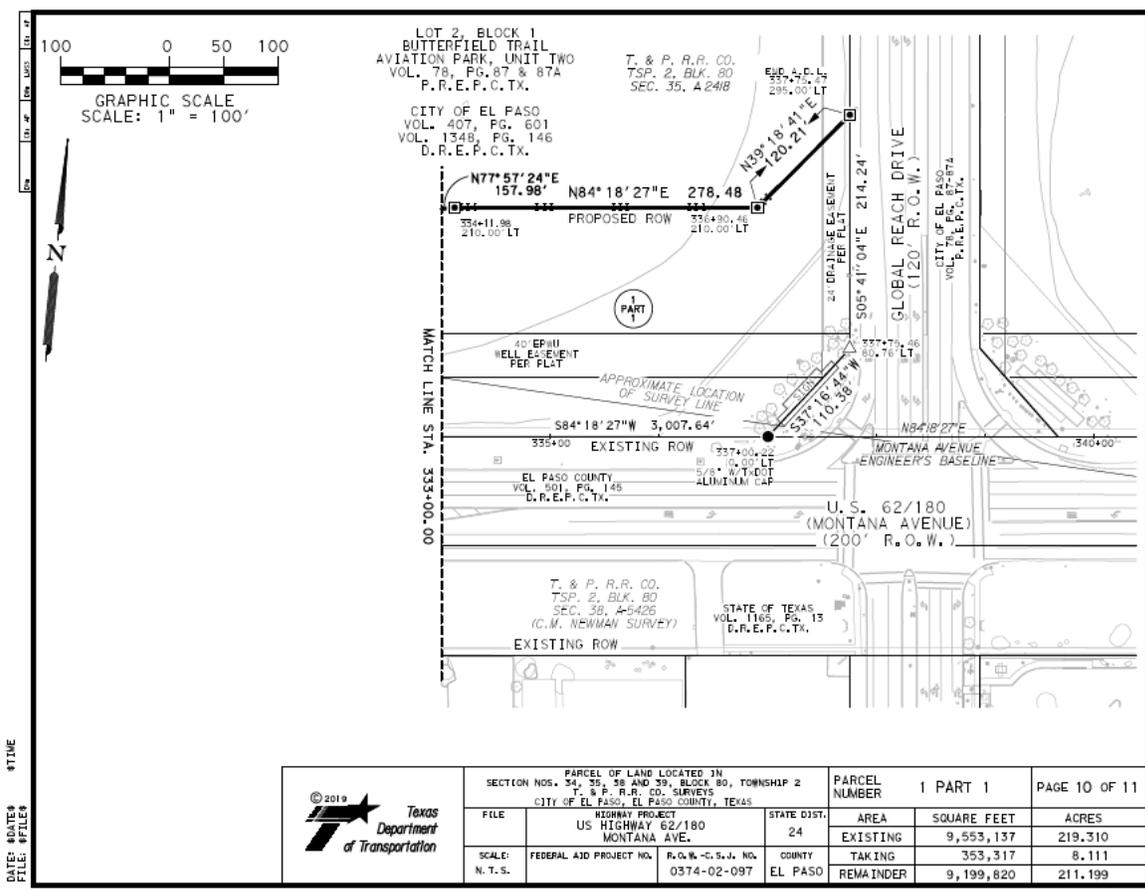


MONTANA AVENUE
ENGINEER'S BASELINE CURVE DATA
PI STATION = 329+22.35
DELTA = 25° 23' 11" (RT)
DEGREE OF CURVE = 0° 24' 23"
TANGENT = 418.18
LENGTH = 836.12
RADIUS = 14,100.00
PC STATION = 325+04.17
PT STATION = 333+40.29

PARCEL OF LAND LOCATED IN		PARCEL NUMBER	PAGE 9 OF 11		
SECTION NOS. 34, 35, 38 AND 39, BLOCK 80, TOWNSHIP 2	CITY OF EL PASO, EL PASO COUNTY, TEXAS	1 PART 1			
FILE	HIGHWAY PROJECT US HIGHWAY 62/180 MONTANA AVE.	STATE DJST.	AREA	SQUARE FEET	ACRES
N. T. S.	FEDERAL AID PROJECT NO. 0374-02-097	24	EXISTING	9,553,137	219.310
	R.O.W.-C.S.J. NO. 0374-02-097	EL PASO	TAKING	353,317	8.111
			REMAINDER	9,199,820	211.199

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19-1003-974/1075029/Sale of Property- 10.452 acres / OAR

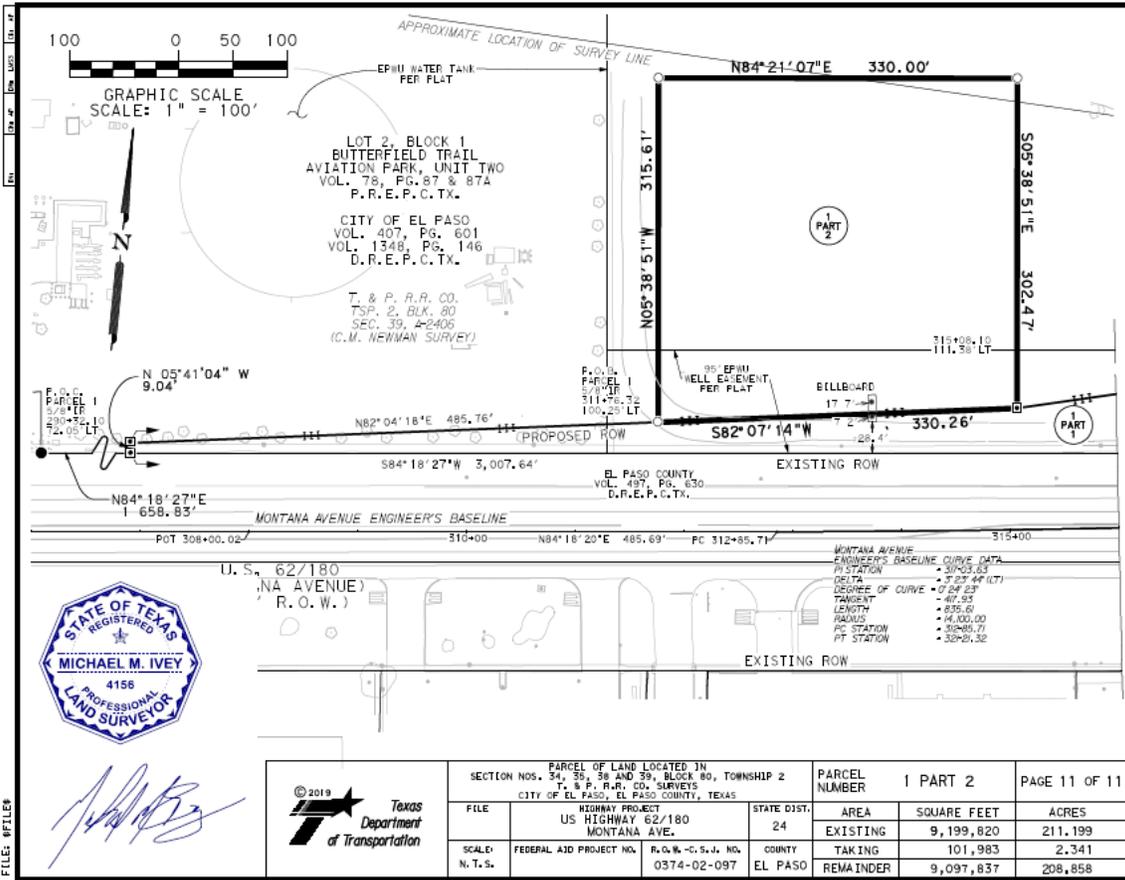


DATE: 8/21/19
FILE: 8/FILES

	PARCEL OF LAND LOCATED IN SECTION NOS. 34, 35, 38 AND 39, BLOCK 80, TOWNSHIP 2 CITY OF EL PASO, EL PASO COUNTY, TEXAS			PARCEL NUMBER 1 PART 1	PAGE 10 OF 11
	FILE US HIGHWAY PROJECT 62/180 MONTANA AVE.	STATE DJST. 24	AREA EXISTING 9,553,137	SQUARE FEET 219,310	ACRES 8.111
	SCALE: FEDERAL AID PROJECT NO. 0374-02-097	R.O.W.-C.S.J. NO. 0374-02-097	COUNTY EL PASO	TAKING 353,317	8.111
	N. T. S.	EL PASO	REMAINDER 9,199,820	211.199	

ORDINANCE NO. _____

19-1003-974/1075029/Sale of Property- 10.452 acres / OAR



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19-1003-974/1075029/Sale of Property- 10.452 acres / OAR

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.



SPECIAL WARRANTY DEED

TxDOT ROW CSJ: 0374-02-103

TxDOT Parcel ID: 1 (P00012316)

Grantor(s), whether one or more:
THE CITY OF EL PASO

Grantor's Mailing Address (including county):
300 N. Campbell
El Paso, Texas 79901

Grantee:

The State of Texas, acting by and through the Texas Transportation Commission

Grantee's Authority:

The Texas Transportation Commission is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project.

The Texas Transportation Commission is also authorized under the Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled facilities and designated controlled access highways and turnpike projects.

Grantee's Mailing Address (including county):
Texas Department of Transportation
125 E. 11th Street
Austin, Texas 78701
Travis County

Consideration:

The sum of **Three Million, Eight Hundred Ninety Three Thousand, Three Hundred Nine Dollars and no/100 Dollars (\$3,893,309.00)** to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied.

The Consideration recited herein represents a settlement and compromise by all parties as to the value of the property herein conveyed in order to avoid formal ED proceedings and the added expenses of litigation.

Property:

All of that certain tract or parcel of land in El Paso County, Texas, being more particularly described in the attached Exhibit A (the "**Property**").

Grantors do also Waive, Release, Relinquish, and Convey unto the State of Texas that portion of Grantor's abutting property rights of ingress and egress and direct access on and off the Highway Facility as described in Exhibit "A" by lines of access denial

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made by Grantor and accepted by Grantee subject to the following:

1. Visible and apparent easements not appearing of record.
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.
3. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of El Paso County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.
4. Those items described in the attached Exhibit B.

Grantor reserves all of the oil, gas, and sulfur in and under the Property but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein, and thereunder.

Grantor is retaining title to the following improvements ("**Retained Improvements**") located on the Property, to wit: **NONE**

Access on and off Grantor's remaining property to and from the State highway facility shall be permitted except to the extent that such access is expressly prohibited by the provisions set out in Exhibit "A". Grantor acknowledges that such access on and off the State highway facility is subject to regulation as may be determined by the Texas Department of Transportation to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting, or permitting requirements.

GRANTOR, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, TO HAVE AND TO HOLD the premises herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto the State of Texas and its assigns forever; and Grantors do hereby bind ourselves, our heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto the State of Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, *by, through, or under Grantors, but not otherwise.*

EXECUTED on the date(s) of acknowledgment indicated below.

THE CITY OF EL PASO

By

Tomas Gonzalez
Printed Name

City Manager
Title

Acknowledgment

State of Texas
County of El Paso

This instrument was acknowledged before me on _____
by Tomas Gonzalez, City Manager of City of El Paso, Texas.

physically appearing before me.

appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code, Chapter 406, Subchapter C.

Notary Public's Signature

AFTER RECORDING, RETURN TO:
Texas Department of Transportation
Norma Duran
13301 Gateway Boulevard West
El Paso, Texas 7992

Exhibit A

County: El Paso
Highway: US 62/180 (Montana Avenue)
Limits: From: Global Reach Dr.
To: FM 659 (Zaragoza Rd.)
CCSJ: 0374-02-097
RCSJ: 0374-02-103

Field Notes for Parcel 1

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with the south line of Lot 2 and the existing north right-of-way of US62/180, 1,658.83 feet to a Texas Department of Transportation (TXDOT) Type II brass cap monument found for the **Point of Beginning** (surface coordinates: x=430,566.48, y=10,670,180.10) 72.28 feet left of E.B.S. 306+90.91;

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 - 9) N 84°18'27" E, a distance of 278.48 feet to a TXDOT Type II monument found 210.00 feet left of E.B.S. 336+90.46;
 - 10) N 39°18'41" E, a distance of 120.21 feet to a TXDOT Type II monument found 295.00 feet left of E.B.S. 337+75.47, same being on the east line of Lot 2 and the existing west right-of-way of Global Reach Drive, a 120-foot wide right-of-way dedicated to the City of El Paso by the Butterfield Trail Aviation Park, Unit Two plat, and being the end of the proposed A.D.L.;
2. Thence with the east line of said Lot 2 and the existing west right-of-way of said Global Reach Drive the following two (2) courses and distances:
- 1) S 05°41'04" E, a distance of 214.24 feet to a calculated point 80.76 feet left of E.B.S. 337+75.46,

- 2) S 37°16'45" W, a distance of 110.38 feet to a 1/2-inch iron rod found on the existing north right-of-way of US62/180 (Montana Avenue, 200 feet wide) and the south line of Lot 2;
- 3) Thence S 84°18'27" W, with the south line of said Lot 2 and the existing north right-of-way of US62/180, a distance of 3,007.64 feet to the **Point of Beginning**, and containing 8.111 acres of land, more or less in Part 1.

Part 2

Commencing at a 5/8-inch iron rod found 72.05 feet left of Engineer's Baseline Station (E.B.S.) 290+32.10 at the northwest corner of Lot 2, same being on the existing north right-of-way of US62/80 (Montana Avenue, 200 feet wide), a strip of land described in deed to the County of El Paso Volume 497, Page 630, D.R.E.P.C.TX., thence N 84°18'27" E, 1,658.83 feet, thence N 05°41'04" W, 9.04 feet, thence N 82°04'18"E, 485.76 feet to a 5/8-inch iron rod with TXDOT aluminum cap found for the **Point of Beginning** (surface coordinates: x=431373.808 y=10670301.656,) 100.25 feet left of E.B.S. 311+76.32;

1. Thence N 05°38'51" W, a distance of 315.61 feet to a 5/8-inch iron rod with TXDOT aluminum cap found;
2. Thence N 84°21'07" E, a distance of 330.00 feet to a 5/8-inch iron rod with TXDOT aluminum cap found;
3. Thence S 05°38'51" E, a distance of 302.47 feet to a TXDOT Type II monument found;

4. Thence S 82°07'14" W, a distance of 330.26 feet to the **Point of Beginning**, and containing 2.341 acres, more or less in Part 2, and a total area of 10.452 acres, more or less, in two (2) parts.

I hereby certify that this description and the accompanying plats are a true and correct representation of a survey performed under my supervision during the month of July, 2019.


Michael M. Ivey

Registered Professional Land Surveyor

Texas Registration No.: 4156

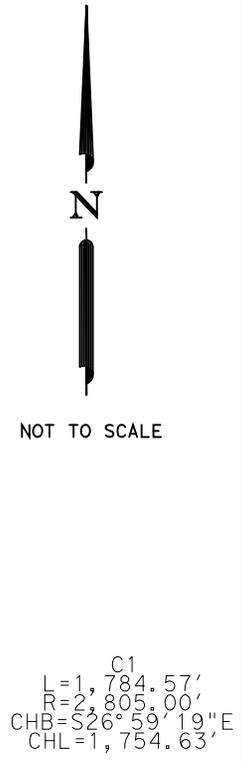
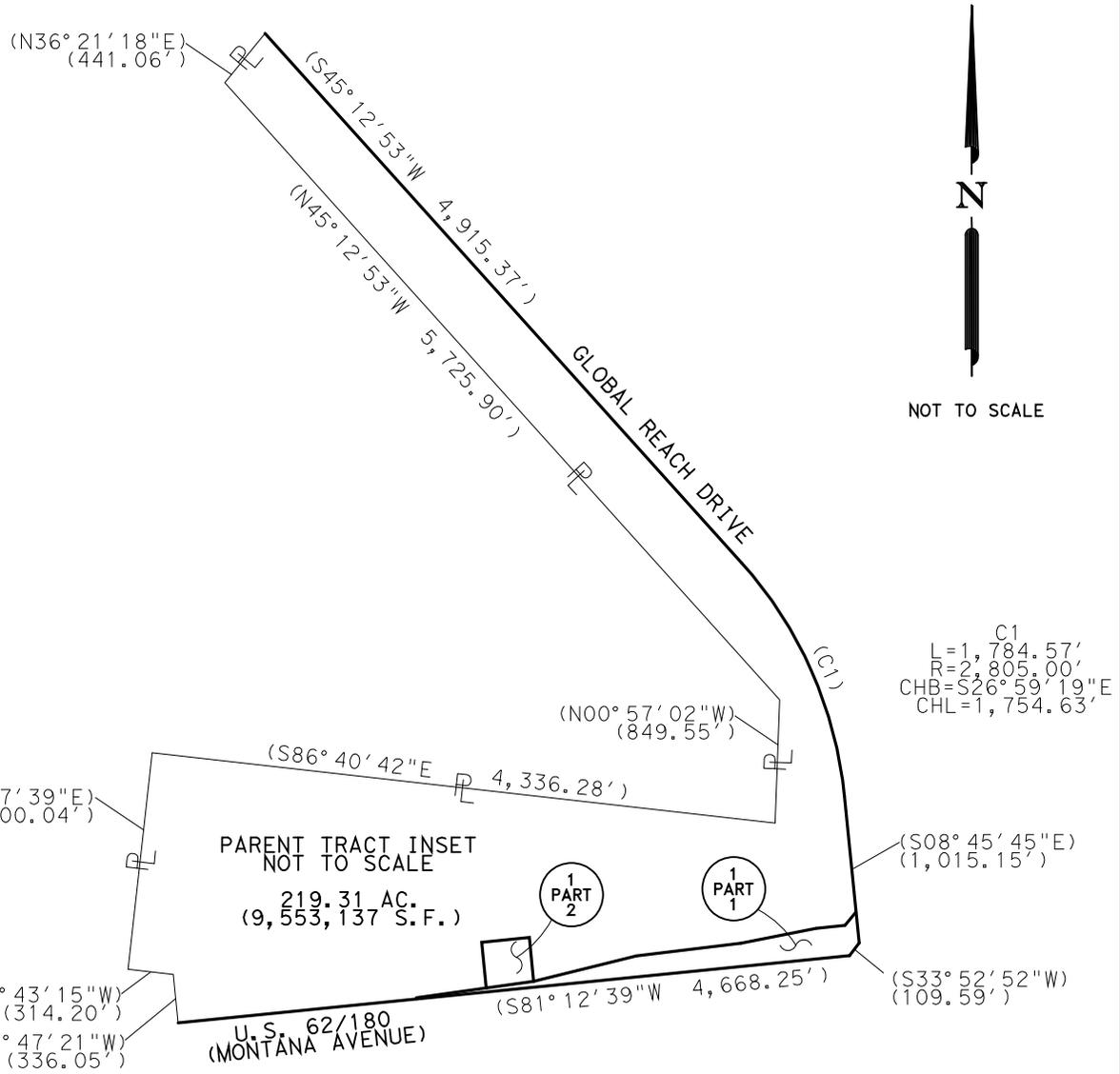
September 23, 2019



LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- ▣ TYPE II CONCRETE MONUMENT FOUND
- TYPE II CONCRETE MONUMENT SET
- 1/2" PIPE FOUND UNLESS NOTED
- 5/8" IRON ROD W/TXDOT
- ALUM CAP SET UNLESS NOTED
- ⊙ 5/8" IRON ROD SET WITH "SAM, INC" CAP
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST FOUND UNLESS NOTED
- ⊗ "X" CUT IN CONCRETE FOUND
- ⊕ PK NAIL FOUND UNLESS NOTED
- △ CALCULATED POINT
- P — PROPERTY LINE
- () RECORD INFORMATION
- CP CONTROL POINT
- A.D.L. ACCESS DENIAL LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- D.R.E.P.C.TX. DEED RECORDS OF EL PASO COUNTY, TEXAS
- O.R.E.P.C.TX. OFFICIAL RECORDS OF EL PASO COUNTY, TEXAS
- R.P.R.E.P.C.TX. REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS
- O.P.R.E.P.C.TX. OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS
- O.P.R.R.P.E.P.C.TX. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY EL PASO COUNTY, TEXAS
- III- ACCESS DENIAL LINE (ADL)
- ~ DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)

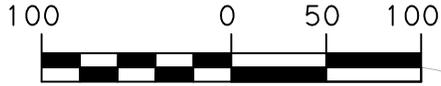
- NOTES:**
1. ALL BEARINGS SHOWN ARE BASED ON NAD83 (2011) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203). ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.000231000.
 2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A TITLE REPORT BY STEWART TITLE COMPANY DATED FEBRUARY 27, 2013. PLOTTABLE EXCEPTIONS LISTED THEREIN ARE SHOWN HEREON. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.
 3. US 62/180 (MONTANA AVENUE) ENGINEER'S CENTERLINE ALIGNMENT WAS RECEIVED BY SAM ON OCTOBER 21, 2015, FROM TXDOT.
 4. ACCESS IS PROHIBITED ACROSS "ACCESS DENIAL LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY.
 5. THIS PARCEL PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
 6. VISIBLE IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE BASED UPON AN AERIAL & ON-THE-GROUND SURVEY BY SAM ON MAY, 2015. THERE MAY BE ADDITIONAL IMPROVEMENTS AND UTILITIES THAT ARE NOT SHOWN.
 7. THE ACREAGE OF THE PARENT TRACT WAS CALCULATED FROM THE RECORD INSTRUMENT AND IS NOT BASED ON FIELD DIMENSIONS.



DATE: \$DATE\$
 FILE: \$FILE\$
 \$TIME\$

		PARCEL OF LAND LOCATED IN SECTION NOS. 34, 35, 38 AND 39, BLOCK 80, TOWNSHIP 2 T. & P. R. CO. SURVEYS CITY OF EL PASO, EL PASO COUNTY, TEXAS				PARCEL 1 PARTS 1 AND 2 NUMBER		PAGE 6 OF 11	
		FILE	HIGHWAY PROJECT US HIGHWAY 62/180 MONTANA AVE.	STATE DIST. 24	AREA	SQUARE FEET	ACRES		
SCALE: N. T. S.	FEDERAL AID PROJECT NO.	R. O. W. - C. S. J. NO. 0374-02-097	COUNTY EL PASO	TAKING	455,300	10.452			
				REMAINDER	9,097,837	208.858			

CKC AP
DIN LMS3
CKC AP
DIN



GRAPHIC SCALE
SCALE: 1" = 100'

APPROXIMATE LOCATION OF SURVEY LINE

EPWU WATER TANK
PER PLAT

LOT 2, BLOCK 1
BUTTERFIELD TRAIL
AVIATION PARK, UNIT TWO
VOL. 78, PG. 87 & 87A
P. R. E. P. C. TX.

CITY OF EL PASO
VOL. 407, PG. 601
VOL. 1348, PG. 146
D. R. E. P. C. TX.

T. & P. R. R. CO.
TSP. 2, BLK. 80
SEC. 39, A-2406
(C.M. NEWMAN SURVEY)

1
PART
2

P. O. C.
PARCEL 1
5/8" IR
290+32.10
72.05' LT

N05°41'04"W
9.04'

BEGIN A.D.L.
306+90.91
81.32' LT

N82°04'18"E 816.01'

485.76'

311+76.30
100.25' LT

95° EPWU
WELL EASEMENT
PER PLAT

315+08.08
111.38' LT

330.26'

N76°10'58"E
731.77'
465.07'

1
PART
1

PROPOSED ROW

MATCH LINE STA. 316+00.00

S84°18'27"W 3,007.64'

EXISTING ROW

EL PASO COUNTY
VOL. 497, PG. 630
D. R. E. P. C. TX.

P. O. B.
PARCEL 1
5/8" IR
306+90.91
72.28' LT

MONTANA AVENUE ENGINEER'S BASELINE

POT 308+00.02

310+00

N84°18'20"E 485.69'

PC 312+85.71

315+00

N84°18'27"E
1,658.83'

U. S. 62/180
(MONTANA AVENUE)
(200' R.O.W.)

MONTANA AVENUE
ENGINEER'S BASELINE CURVE DATA
PI STATION - 317+03.63
DELTA - 3°23'44" (LT)
DEGREE OF CURVE - 0°24'23"
TANGENT LENGTH - 417.93
RADIUS - 835.61
PC STATION - 312+85.71
PT STATION - 321+21.32

EXISTING ROW

306+90.93
81.32' LT

9.04'
N05°41'04"W

P. O. B.
PARCEL 1
306+90.93
72.28' LT
X=430566.48
Y=10670180.10

DETAIL "A"
NOT TO SCALE



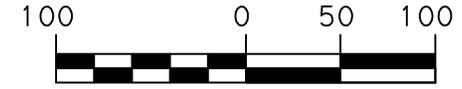
PARCEL OF LAND LOCATED IN
SECTION NOS. 34, 35, 38 AND 39, BLOCK 80, TOWNSHIP 2
T. & P. R. R. CO. SURVEYS
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PARCEL NUMBER	1 PART 1	PAGE 7 OF 11
AREA	SQUARE FEET	ACRES
EXISTING	9,553,137	219.310
TAKING	353,317	8.111
REMAINDER	9,199,820	211.199

FILE	HIGHWAY PROJECT US HIGHWAY 62/180 MONTANA AVE.	STATE DIST. 24
SCALE: N. T. S.	FEDERAL AID PROJECT NO. R. O. W. - C. S. J. NO. 0374-02-097	COUNTY EL PASO

DATE: \$DATE\$
FILE: \$FILE\$
\$TIME\$

DWN LMS3 CKT AP CKT AP DWN



GRAPHIC SCALE
SCALE: 1" = 100'

T. & P. R.R. CO.
TSP. 2, BLK. 80
SEC. 34, A-3746

T. & P. R.R. CO.
TSP. 2, BLK. 80
SEC. 39, A-2406
(C.M. NEWMAN SURVEY)

LOT 2, BLOCK 1
BUTTERFIELD TRAIL
AVIATION PARK, UNIT TWO
VOL. 78, PG. 87 & 87A
P. R. E. P. C. TX.

CITY OF EL PASO
VOL. 407, PG. 601
VOL. 1348, PG. 146
D. R. E. P. C. TX.

APPROXIMATE LOCATION OF SURVEY LINE

N83°04'07"E 656.86'
307.10'

N76°10'58"E 731.77'

465.07'
PROPOSED ROW

266.70'

END A.D.L.
319+74.91
162.19' LT

1
PART
1

95' EPWU
WELL EASEMENT
PER PLAT

322+42.39
164.92' LT

S84°18'27"W 3,007.64'

EXISTING ROW

EL PASO COUNTY
VOL. 497, PG. 630
D. R. E. P. C. TX.

MONTANA AVENUE ENGINEER'S BASELINE
PT 321+21.32 N80°54'36"E 382.85'

320+00

325

MONTANA AVENUE
ENGINEER'S BASELINE CURVE DATA
PI STATION - 317+03.63
DELTA - 3°23'44" (LT)
DEGREE OF CURVE - 0°24'23"
TANGENT - 417.93
LENGTH - 835.61
RADIUS - 14,100.00
PC STATION - 312+85.71
PT STATION - 321+21.32

U.S. 62/180
(MONTANA AVENUE)
(200' R. O. W.)

EXISTING ROW

MATCH LINE STA. 316+00.00

MATCH LINE STA. 325+00.00



DATE: \$DATE\$
 TIME: \$TIME\$
 FILE: \$FILE\$

		PARCEL OF LAND LOCATED IN SECTION NOS. 34, 35, 38 AND 39, BLOCK 80, TOWNSHIP 2 T. & P. R.R. CO. SURVEYS CITY OF EL PASO, EL PASO COUNTY, TEXAS		PARCEL NUMBER	1 PART 1	PAGE 8 OF 11
		FILE	HIGHWAY PROJECT US HIGHWAY 62/180 MONTANA AVE.	STATE DIST. 24	AREA EXISTING	SQUARE FEET 9,553,137
SCALE: N. T. S.	FEDERAL AID PROJECT NO.	R. O. W. - C. S. J. NO. 0374-02-097	COUNTY EL PASO	TAKING	353,317	8.111
				REMAINDER	9,199,820	211.199

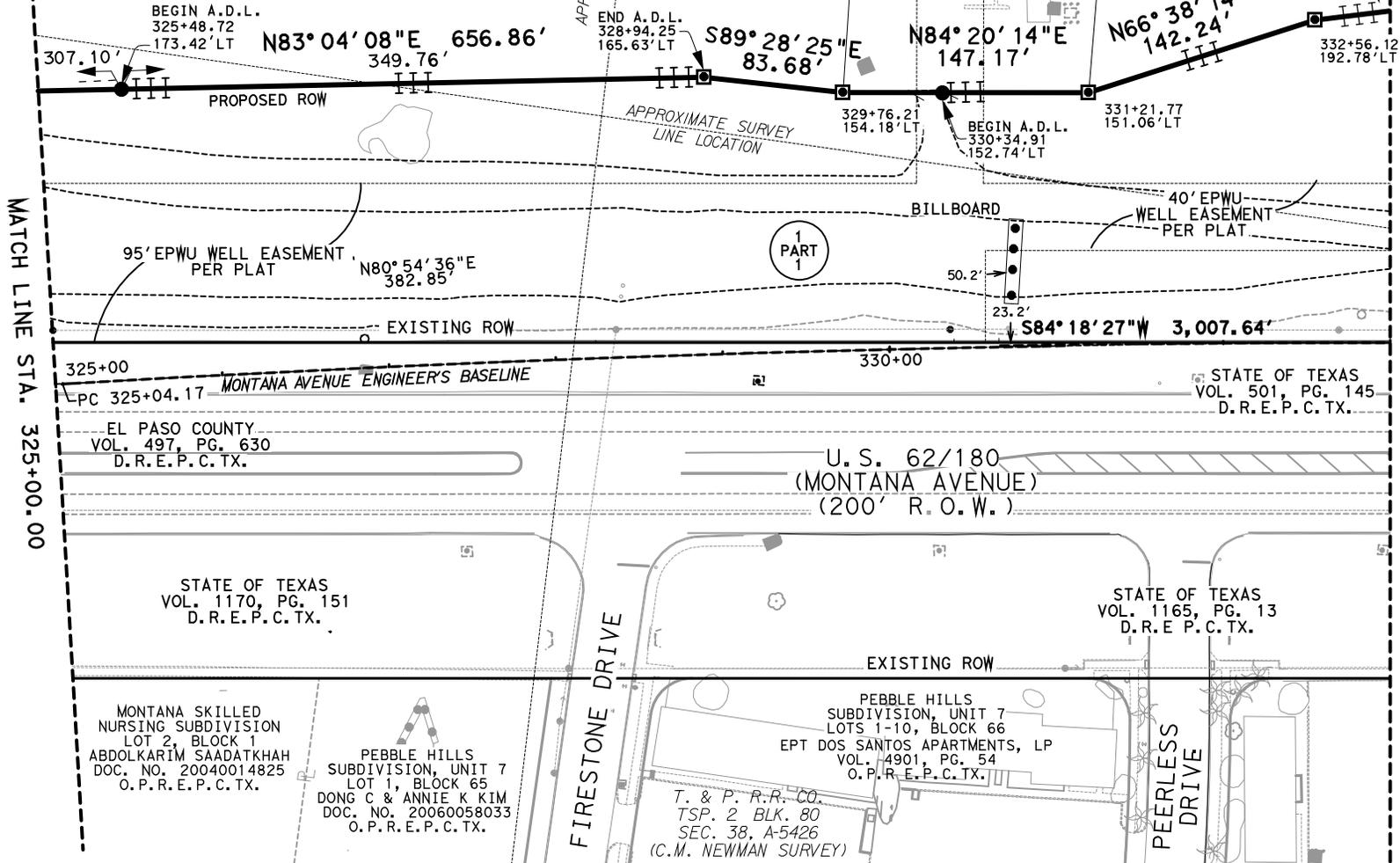
DTM CKG AP DWM LMS3 CKG AP DTM

SEC. 34, BLK. 80, TSP. 2
 T&P R.R. CO. SURVEY, A-3746
 (C.M. NEWMAN)

LOT 2, BLOCK 1
 BUTTERFIELD TRAIL
 AVIATION PARK, UNIT TWO
 VOL. 78, PG. 87 & 87A
 P.R.E.P.C.TX.

T. & P. R.R. CO.
 TSP. 2, BLK. 80
 SEC. 35, A-2418

CITY OF EL PASO
 VOL. 407, PG. 601
 VOL. 348, PG. 146
 D. R. E. P. C. TX.



SEC. 39, BLK. 80, TSP. 2
 T&P R.R. CO. SURVEY A-240

MONTANA AVENUE
ENGINEER'S BASELINE CURVE DATA
 PI STATION = 329+22.35
 DELTA = 5° 23' 51" (RT)
 DEGREE OF CURVE = 0° 24' 23"
 TANGENT = 418.18
 LENGTH = 836.12
 RADIUS = 14,100.00
 PC STATION = 325+04.17
 PT STATION = 333+40.29



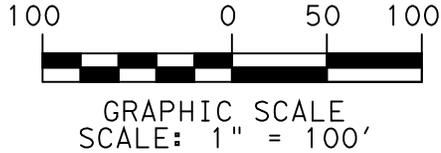
PARCEL OF LAND LOCATED IN
 SECTION NOS. 34, 35, 38 AND 39, BLOCK 80, TOWNSHIP 2
 T. & P. R.R. CO. SURVEYS
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

PARCEL NUMBER	1 PART 1	PAGE 9 OF 11
AREA	SQUARE FEET	ACRES
EXISTING	9,553,137	219.310
TAKING	353,317	8.111
REMAINDER	9,199,820	211.199

FILE	HIGHWAY PROJECT US HIGHWAY 62/180 MONTANA AVE.	STATE DIST. 24
SCALE:	FEDERAL AID PROJECT NO.	R.O.W. - C.S. J. NO.
N. T. S.		0374-02-097
COUNTY	EL PASO	

DATE: \$DATE\$
 FILE: \$FILE\$
 \$TIME

CKG AP
 DM- LMS3
 CKG AP
 DNT

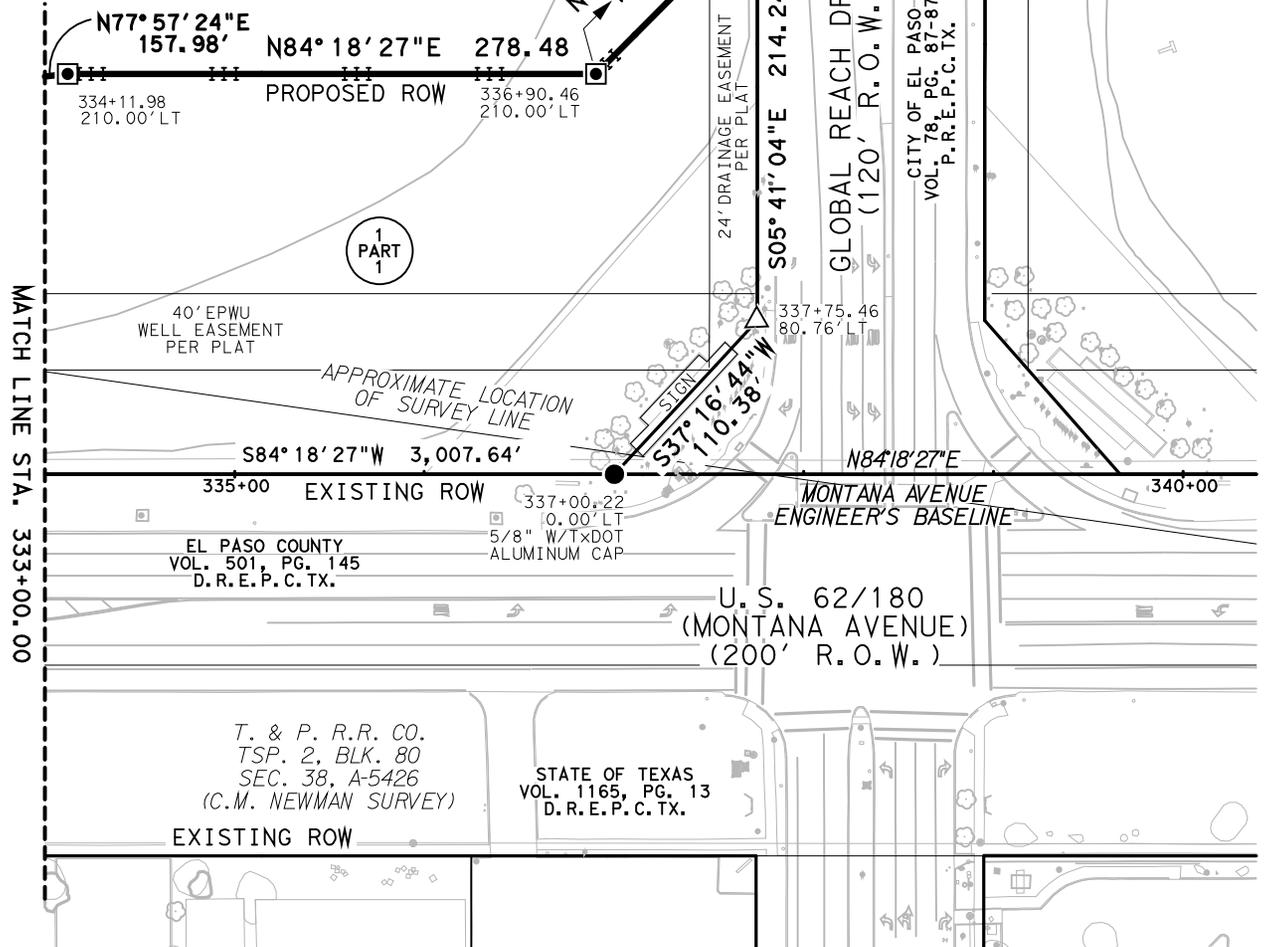


LOT 2, BLOCK 1
 BUTTERFIELD TRAIL
 AVIATION PARK, UNIT TWO
 VOL. 78, PG. 87 & 87A
 P. R. E. P. C. TX.

T. & P. R. R. CO.
 TSP. 2, BLK. 80
 SEC. 35, A 2418

CITY OF EL PASO
 VOL. 407, PG. 601
 VOL. 1348, PG. 146
 D. R. E. P. C. TX.

END A. D. L.
 337+75.47
 295.00' LT



MATCH LINE STA. 333+00.00

1 PART 1

EL PASO COUNTY
 VOL. 501, PG. 145
 D. R. E. P. C. TX.

T. & P. R. R. CO.
 TSP. 2, BLK. 80
 SEC. 38, A-5426
 (C.M. NEWMAN SURVEY)

STATE OF TEXAS
 VOL. 1165, PG. 13
 D. R. E. P. C. TX.

U. S. 62/180
 (MONTANA AVENUE)
 (200' R. O. W.)

DATE: \$DATE\$
 FILE: \$FILE\$
 \$TIME

		PARCEL OF LAND LOCATED IN SECTION NOS. 34, 35, 38 AND 39, BLOCK 80, TOWNSHIP 2 T. & P. R. R. CO. SURVEYS CITY OF EL PASO, EL PASO COUNTY, TEXAS			PARCEL NUMBER	1 PART 1	PAGE 10 OF 11
		FILE	HIGHWAY PROJECT US HIGHWAY 62/180 MONTANA AVE.	STATE DIST. 24	AREA	SQUARE FEET	ACRES
SCALE: N. T. S.	FEDERAL AID PROJECT NO.	R. O. W. - C. S. J. NO. 0374-02-097	COUNTY EL PASO	TAKING	353,317	8.111	
				REMAINDER	9,199,820	211.199	

CK: AP
DIN: LMS3
CK: AP
DIN:

100 0 50 100



GRAPHIC SCALE
SCALE: 1" = 100'



APPROXIMATE LOCATION OF SURVEY LINE

EPWU WATER TANK
PER PLAT

LOT 2, BLOCK 1
BUTTERFIELD TRAIL
AVIATION PARK, UNIT TWO
VOL. 78, PG. 87 & 87A
P. R. E. P. C. TX.

CITY OF EL PASO
VOL. 407, PG. 601
VOL. 1348, PG. 146
D. R. E. P. C. TX.

T. & P. R. R. CO.
TSP. 2, BLK. 80
SEC. 39, A-2406
(C.M. NEWMAN SURVEY)

N84°21'07"E 330.00'

N05°38'51"W 315.61'

S05°38'51"E 302.47'

1
PART
2

1
PART
1

P.O.C. PARCEL 1
5/8" IR
290+32.10
72.05' LT

N 05°41'04" W
9.04'

N82°04'18"E 485.76'

PROPOSED ROW

P.O.B. PARCEL
5/8" IR
311+76.32
100.25' LT

95° EPWU
WELL EASEMENT
PER PLAT

BILLBOARD
17.7'

315+08.10
111.38' LT

S82°07'14"W

330.26'

S84°18'27"W 3,007.64'

EXISTING ROW

EL PASO COUNTY
VOL. 497, PG. 630
D. R. E. P. C. TX.

N84°18'27"E
1 658.83'

MONTANA AVENUE ENGINEER'S BASELINE

POT 308+00.02

310+00

N84°18'20"E 485.69'

PC 312+85.71

315+00

U.S. 62/180
(NA AVENUE)
' R. O. W.)

MONTANA AVENUE
ENGINEER'S BASELINE CURVE DATA
PI STATION = 317+03.63
DELTA = 3°23'44" (LT)
DEGREE OF CURVE = 0°24'23"
TANGENT = 417.93
LENGTH = 835.61
RADIUS = 14,100.00
PC STATION = 312+85.71
PT STATION = 321+21.32

EXISTING ROW



DATE: \$DATE\$
FILE: \$FILE\$
\$TIME



PARCEL OF LAND LOCATED IN SECTION NOS. 34, 35, 38 AND 39, BLOCK 80, TOWNSHIP 2 T. & P. R. R. CO. SURVEYS CITY OF EL PASO, EL PASO COUNTY, TEXAS				PARCEL NUMBER 1 PART 2		PAGE 11 OF 11
FILE	HIGHWAY PROJECT US HIGHWAY 62/180 MONTANA AVE.	STATE DIST. 24	AREA	SQUARE FEET	ACRES	
SCALE: N. T. S.	FEDERAL AID PROJECT NO.	R. O. W. - C. S. J. NO. 0374-02-097	TAKING	101,983	2.341	
		COUNTY EL PASO	REMAINDER	9,097,837	208.858	

EXHIBIT B EXCEPTIONS

1. The following restrictive covenants of record itemized below (We must either insert specific recording date or delete this exception.):

Those recorded in [Volume 1348, Page 146](#), [Volume 1361, Page 473](#) and [Volume 257, Page 1394](#), amended in [Volume 297, Page 894](#), and [Clerk's File No. 20200101641](#), Real Property Records of El Paso County, Texas.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements. Upon receipt of an approved survey, Schedule B, Item 2 may be modified to read in its entirety, "Shortages in area" (Loan Policy only or Owner's Title Policy with prescribed premium.)
3. Homestead or community property or survivorship rights, if any, of any spouse of any insured. (Applies to the Owner's Policy only.)
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.
(Applies to the Owner's Policy only.)
5. Standby fees, taxes and assessments by any taxing authority for the year 2019 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2019 and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy T-2 only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only.)

Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance. (T-2R)

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

- a) Rights of parties in possession. (Owner Title Policy only)
- b) Drainage and utility easements as shown on plat, including easements for overhang of service wires for pole type utilities and buried service wires, conduits, and pipes for underground utilities, as dedicated on the plat, recorded in [Volume 78, Pages 87 and 87A](#), Plat Records of El Paso County, Texas, and [Clerk's File No. 20200101637](#), Real Property Records of El Paso County, Texas.
- c) Easement for right-of-way to THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY and THE EL PASO ELECTRIC COMPANY, dated 05/30/1944, as set out in Quitclaim Deed filed on 06/28/1957, recorded in [Volume 1348, Page 146](#), Real Property Records of El Paso County, Texas.
- d) A 50' wide right-of-way easement, 25' on either side of the centerline of an existing communication cable to Site Monitor (U.S. signal) reserved unto the UNITED STATES OF AMERICA, as set out in Indenture filed on 07/11/1969, recorded in [Volume 257, Page 1394](#), and amended in [Volume 297, Page 894](#), Real Property Records of El Paso County, Texas.
- e) A 50-year right-of-way Easement No. DA-29-005-ENG-1698 for a 8-5/8" petroleum products pipeline covering 13.22 acres granted to THE SOUTHERN PACIFIC PIPELINES, INC dated 10/03/1955, as cited in Deed without Warranty filed on 06/16/1970, recorded in [Volume 298, Page 1349](#), Real Property Records of El Paso County, Texas.
- f) A 50-year right-of-way easement No. DA-29-005-ENG-3156 for a 16" pipeline covering 26.90 acres granted to THE EL PASO NATURAL GAS COMPANY, dated 11/20/1961, as cited in Deed without Warranty filed on 06/16/1970, recorded in [Volume 298, Page 1349](#), Real Property Records of El Paso County, Texas.
- g) A 50' wide right-of-way easement, 25' on either side of the centerline of an existing communication cable to Site Monitor (U.S. signal) reserved unto the UNITED STATES OF AMERICA, as set out in Deed without Warranty filed on 06/16/1970, recorded in [Volume 298, Page 1349](#), Real Property Records of El Paso County, Texas.
- h) Easements to EL PASO ELECTRIC COMPANY, recorded in [Volume 329, Page 889](#); [Volume 329, Page 893](#); [Volume 440, Page 109](#); [Volume 1589, Page 444](#); [Volume 2238, Page 893](#); Clerk's File No. [20120088217](#); [Clerk's File No. 20130067769](#); [Clerk's File No. 20200076128](#) and [Clerk's File No. 20200076129](#), Real Property Records of El Paso County, Texas.
- i) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- j) Terms, conditions and stipulations of Lease between THE CITY OF EL PASO, as Lessor (Landlord) and EL PASO NATURAL GAS COMPANY, Lessee (Tenant) dated 08/15/1957, recorded in [Volume 1360, Page 459](#), Real Property Records of El Paso County, Texas.
- k) Terms, conditions and stipulations of Lease between THE CITY OF EL PASO, as Lessor (Landlord) and EL PASO NATURAL GAS COMPANY, Lessee (Tenant) dated 06/03/1959, recorded in [Volume 1541, Page 85](#), partially released by Partial Relinquishment recorded in [Volume 338, Page 1407](#), Real Property Records of El Paso County, Texas.
- l) Terms, conditions and stipulations of Resolution adopted on 03/10/1966 by THE CITY OF EL PASO, recorded in [Volume 114, Page 894](#), Real Property Records of El Paso County, Texas.
- m) Terms, conditions, stipulations, reservations, and restrictions of Indenture between THE UNITED STATES OF AMERICA and THE CITY OF EL PASO dated 07/08/1969, recorded in [Volume 257, Page 1394](#), amended in [Volume 297, Page 894](#), Real Property Records of El Paso County, Texas.

- n) Terms, conditions and stipulations of Ordinance No. 18386, changing the zoning of the subject property, dated July 14, 2015 and filed on August 13, 2015 under [Clerk's File No. 20150056944](#), Real Property Records, El Paso County, Texas.
- o) Easement to CITY OF EL PASO, by and through its Public Service Board (El Paso Water Utilities), recorded in/under [Clerk's File No. 20190068794](#), Real Property Records of El Paso County, Texas.
- p) The effects, is any, of Quitclaim Deed from CLEAR CHANNEL OUTDOOR, INC. to THE STATE OF TEXAS, filed 05/10/2019, recorded in [Clerk's File No. 20190034916](#), Real Property Records of El Paso County, Texas.