

# PLAT OF SURVEY

A PORTION OF LOT 12, BLOCK 133, PEBBLE HILLS SUBDIVISION UNIT 16, AN ADDITION TO THE CIT OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 54, PAGE 10, OFFICIAL RECORDS OF EL PASO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED AS EXHIBIT A TO HEREOF REFERENCED TITLE COMMITMENT, CONTAINING: 43,560 S.F. OR 1.0000 ACRES

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1122.08'	113.43'	113.38'	N55°2'45"W	05°47'31"
C2	20.00'	31.42'	28.26'	N38°13'30"E	90°00'00"

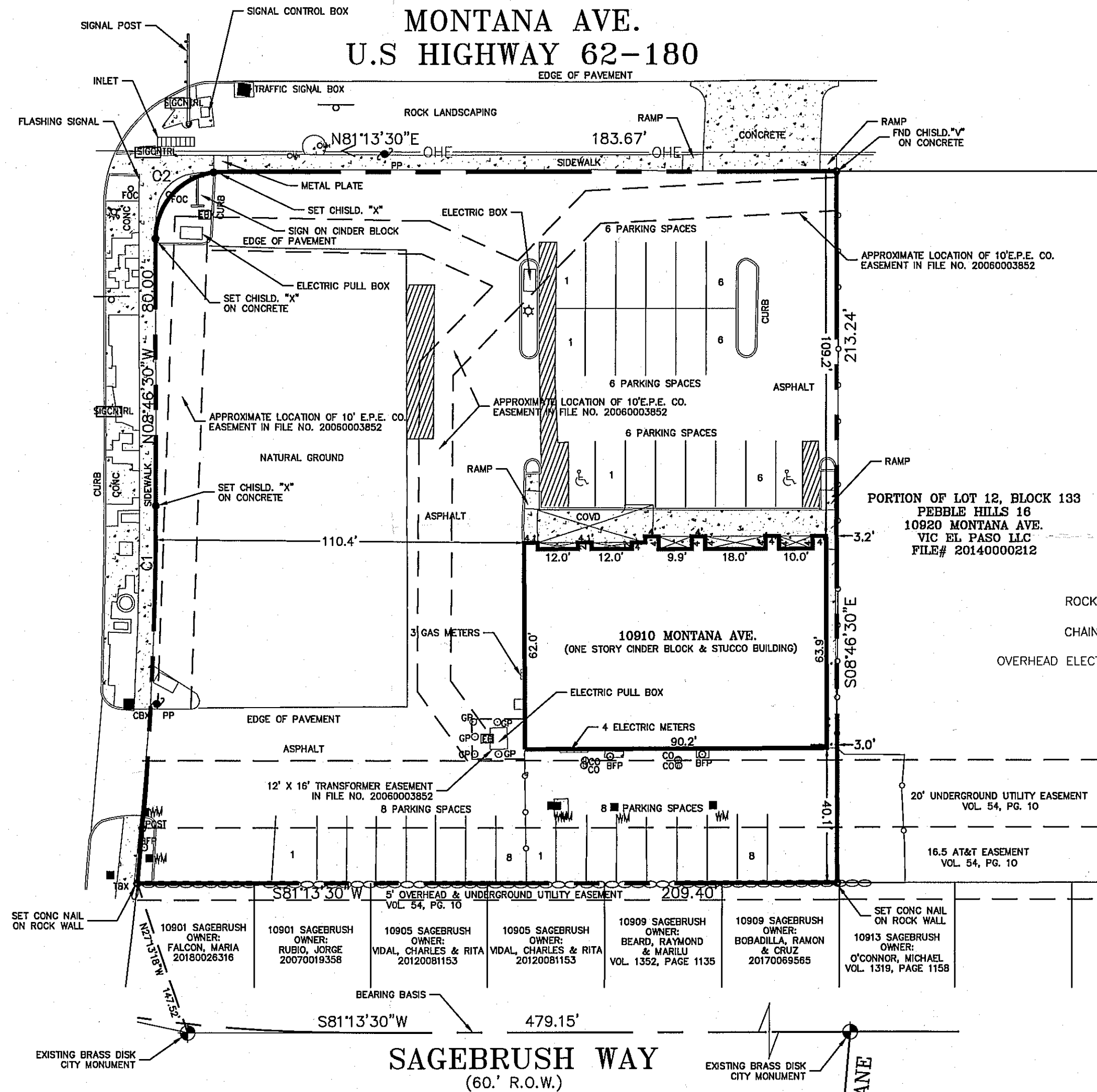


SCALE: 1" = 30'

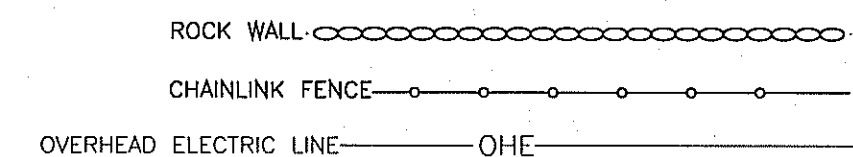
**NOTES:**

1. SUBJECT PROPERTY IS ZONED: C-1.
2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 480214-0036B, DATED OCTOBER 15, 1982, THIS PROPERTY IS IN FLOOD HAZARD ZONE C "AREAS OF MINIMAL FLOODING".
3. SCHEDULE B ITEMS LISTED BELOW PER STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE GF NO. 190398-COM. WITH EFFECTIVE DATE OF MARCH 3, 2019. ISSUED: MARCH 13, 2019.
  - 10a. 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.
  - 10c. ANY AND ALL CLAIMS OF RIGHT, TITLE AND INTEREST TO THE LAND, INCLUDING BUT NOT LIMITED TO ANY RIGHT OF POSSESSION OR CLAIM FOR DAMAGES RELATING TO THE LAND WHICH HAS BEEN ASSERTED OR MAY BE ASSERTED, OR RECORD OR NOT, BY OR ON BEHALF OF ANY INDIAN OR INDIAN TRIBE, INCLUDING BUT NOT LIMITED TO THE TIGUA INDIAN TRIBE OF EL PASO TEXAS, ALSO KNOWN AS THE TIGUA INDIAN COMMUNITY, INCLUDING BY NOT LIMITED TO CLAIMS APPEARING IN AFFIDAVIT OF JULIAN GRANILLO. FILED FOR RECORD APRIL 16, 1993, RECORDED IN VOLUME 2553, PAGE 1958, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
  - 10g. MATTERS SET FORTH ON THE SUBDIVISION PLAT, INCLUDING BUT NOT LIMITED TO BUILDING SET BACK LINES, EASEMENTS FOR PUBLIC UTILITIES, AND EASEMENTS FOR BURIED SERVICE WIRES, CONDUITS, ETC., WITH THE RIGHT TO INGRESS AND EGRESS FOR SERVICE, SHOWN ON THE RECORDED PLAT OF SAID ADDITION IN VOLUME 54, PAGE 10, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS. SAID EASEMENTS BEING 20 FEET IN WIDTH UNDERGROUND UTILITY EASEMENT AND 16 FEET IN WIDTH AT&T CO. EASEMENT ALONG THE SOUTHERLY PROPERTY LINE OF SUBJECT PROPERTY. (PLOTTED)
  - 10h. TITLE TO ALL OIL, GAS AND MINERALS OF EVERY KIND AND CHARACTER IN, ON AND UNDER THE INSURED PREMISES, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, HERETOFORE RESERVED OR CONVEYED BY PREDECESSORS IN TITLE TO TXL OIL CORPORATION IN VOLUME 1212, PAGE 143; AND TRANSFERRED TO TEXACO, INC., IN VOLUME 1667, PAGE 261, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS.
  - 10i. TITLE TO ALL OIL, GAS AND MINERALS OF EVERY KIND AND CHARACTER NOT PREVIOUSLY CONVEYED IN, ON AND UNDER THE INSURED PREMISES, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, HERETOFORE RESERVED, OR CONVEYED BY THE PREDECESSORS IN TITLE TO T&P LAND TRUST IN VOLUME 383, PAGE 1404 REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS.
  - 10j. TITLE TO ALL OIL, GAS AND MINERALS OF EVERY KIND AND CHARACTER NOT PREVIOUSLY CONVEYED IN, ON AND UNDER THE INSURED PREMISES, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, HERETOFORE RESERVED, OR CONVEYED BY THE PREDECESSORS IN TITLE TO GEORGE C. FRASER AND GEORGE L. BURR, IN VOLUME 753, PAGE 390, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS.
  - 10k. EASEMENT TO EL PASO ELECTRIC COMPANY UNDER CLERK'S FILE NO. 20060003852, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS. (PLOTTED)

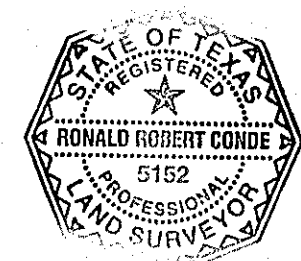
LEE TREVINO DRIVE  
(130' R.O.W.)



SYMBOL LEGEND	
	FOUND CONTROL POINT
	FOUND CITY MONUMENT
	CALCULATED POINT (NOT SET)
	LIGHT POST
	MAN HOLE
	WATER METER
	ELECTRIC PULL BOX
	POWER POLE
	GUY WIRE
	GUARD POST
	TRAFFIC SIGN
	TELEPHONE BOX
	BACK FLOW PREVENTION
	FIRE HYDRANT
	IRRIGATION CONTROL BOX
	CABLE BOX
	FIBER OPTIC CABLE
	CLEAN OUT VALVE
	WHEELCHAIR ACCESSIBLE
	TRAFFIC CONTROL BOX



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

*Ron R. Conde*  
RON R. CONDE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS LICENSE NO. 5152