

# LAND TITLE SURVEY

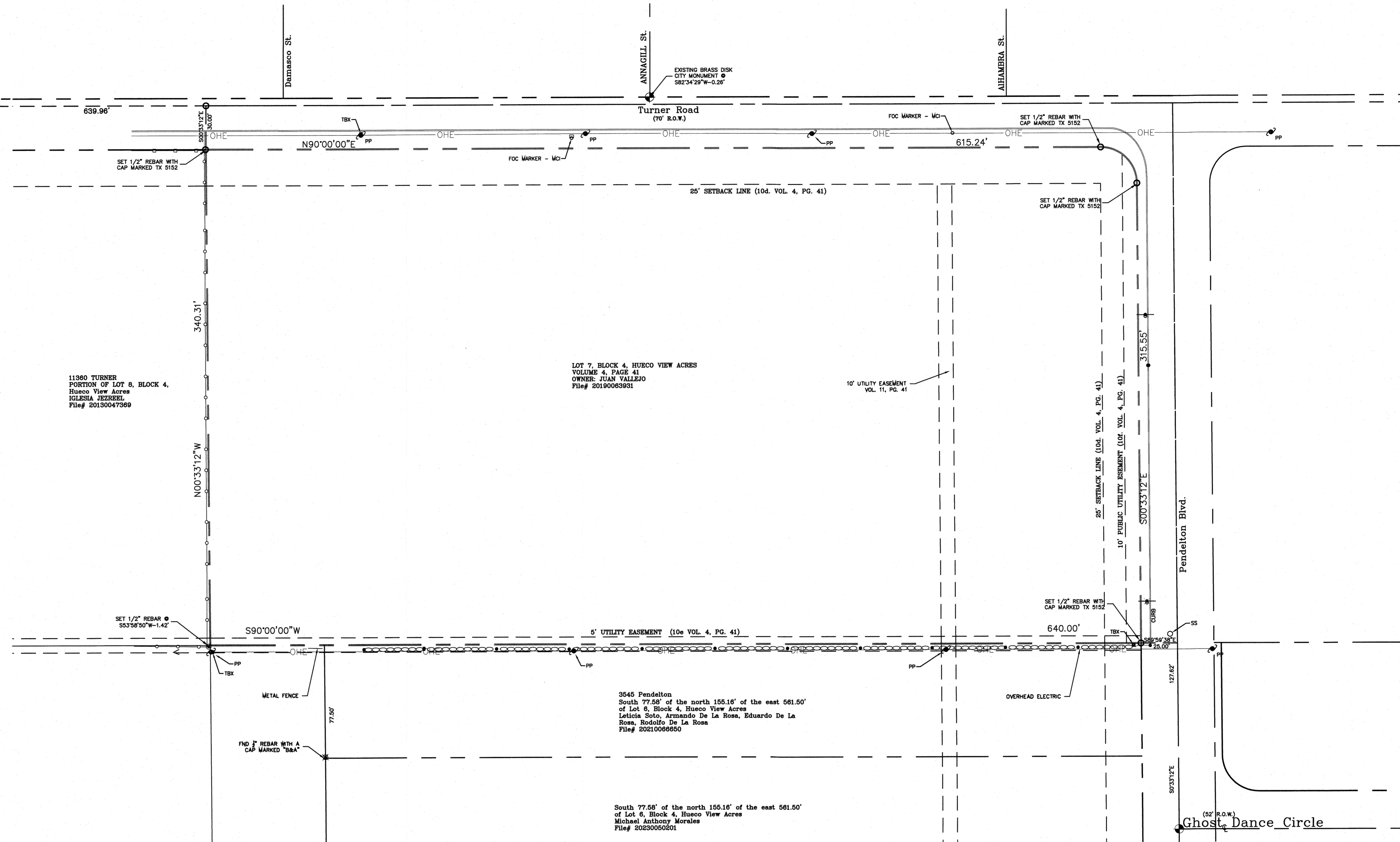
BEING A PORTION OF LOT 7, BLOCK 4, HUECO VIEW ACRES  
 VOLUME 4, PAGE 41, REAL PROPERTY RECORDS OF EL  
 PASO COUNTY, CITY OF EL PASO, EL PASO COUNTY, TEXAS  
 Containing Approximately : 217,657 SQUARE FEET OR  
 4.9967 ± Acres

SCALE: 1" = 40'

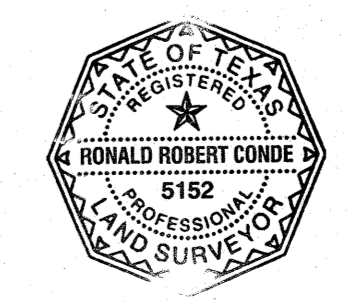
SYMBOL LEGEND	
⊙	FOUND CONTROL POINT
⊕	FOUND CITY MONUMENT
○	SET 1/2" REBAR W/CAP 5152
⊠	CALCULATED POINT (NOT SET)
⊙	SANITARY SEWER
⊙	POWER POLE
⊙	GUY WIRE
⊙	FIBER OPTIC CABLE MARKER
⊙	TRAFFIC SIGN
⊙	TELEPHONE BOX

OVERHEAD ELECTRIC = ——— OHE  
 CHAIN LINK FENCE = ———  
 (TYPICAL) ROCK WALL = ———

- NOTES:
- SUBJECT PROPERTY IS ZONED: R3.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO 4802140037B, DATED OCTOBER 4, 1991 PROPERTY IS IN FLOOD HAZARD ZONE C.
  - SCHEDULE B ITEMS LISTED BLOW PER STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 2920214, WITH EFFECTIVE DATE OF APRIL 23, 2016, ISSUED MAY 6, 2026.
  - RIGHTS OF PARTIES IN POSSESSION.
  - SUBJECT TO ANY EASEMENT, RIGHTS-OF-WAY, ROADWAYS, ENCROACHMENTS, ETC. WHICH A SURVEY OR PHYSICAL INSPECTION OF THE PREMISES MIGHT DISCLOSE.
  - RIGHTS OF TENANTS, AND ASSIGNS, AS TENANTS ONLY, UNDER CURRENTLY EFFECTIVE LEASE AGREEMENTS. THIS EXCEPTION MAY BE DELETED OR LIMITED TO IDENTIFIED LEASES ON THE BASIS ON AN ACCEPTABLE AFFIDAVIT FROM THE CURRENT OWNER.
  - A STATED 25 FEET IN WIDTH BUILDING SETBACK LINE ALONG THE NORTH AND EAST PROPERTY LINES, AS SET FORTH BY PLAT RECORDED IN/UNDER VOLUME 4, PAGE 41 OF THE MAP/PLAT/OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY TEXAS. (PLOTTED)
  - A STATED 5 FEET WIDE PUBLIC UTILITY EASEMENT ALONG THE SOUTH PROPERTY LINE, AS SET FORTH BY PLAT RECORDED IN/UNDER VOLUME 4, PAGE 41 OF THE MAP/PLAT/OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS. (PLOTTED)
  - A STATED 10 FEET WIDE PUBLIC UTILITY EASEMENT ALONG THE EAST PORTION OF PROPERTY, AS SET FORTH BY PLAT RECORDED IN/UNDER VOLUME 4, PAGE 41 OF THE MAP/PLAT/OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS. (PLOTTED)
  - 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 RECORD WHETHER LISTED IN SCHEDULE B OR NOT, THERE ARE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTERESTS THAT ARE NOT LISTED.



**CONDE INC.**  
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SURVEY CERTIFICATION  
 TO: STEWART TITLE GUARANTY COMPANY.  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 4 AND 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 20, 2026.  
 RON R. CONDE  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS LICENSE NO. 5152