BOUNDARY AND IMPROVEMENT SURVEY

REMNANT PORTION OF TRACT 5-A, BLOCK 11,
LOWER VALLEY SURVEYS,
AS DESCRIBED BY METES AND BOUNDS,
EL PASO COUNTY, TEXAS

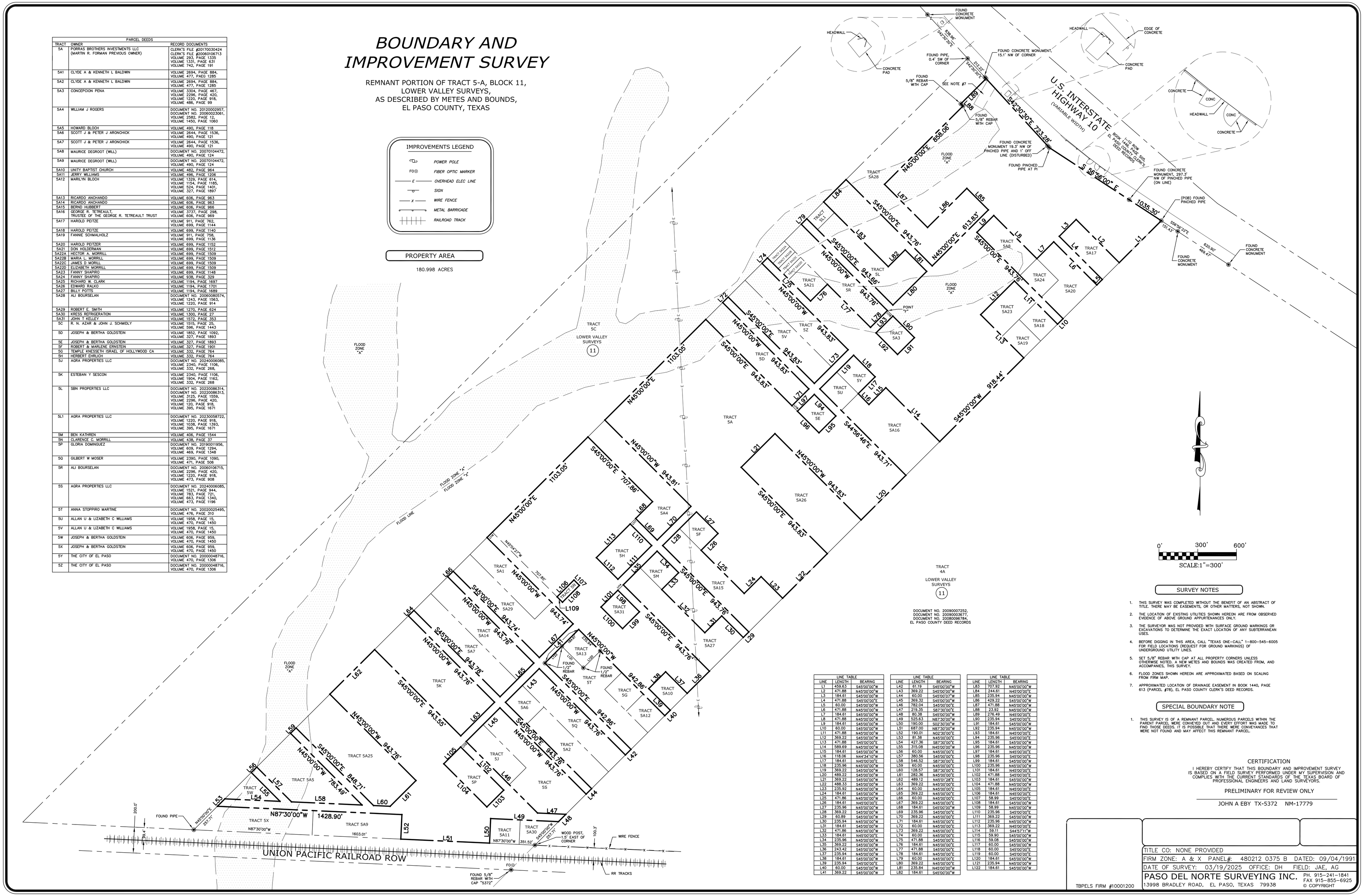
PARCEL DEEDS		
TRACT	OWNER	RECORD DOCUMENTS
5A	PORRAS BROTHERS INVESTMENTS LLC (MARTIN R. FORMAN PREVIOUS OWNER)	CLERK'S FILE #20170030424 CLERK'S FILE #20060106713 VOLUME 293, PAGE 1335 VOLUME 1331, PAGE 631 VOLUME 742, PAGE 191
5A1	CLYDE A & KENNETH L BALDWIN	VOLUME 2694, PAGE 884, VOLUME 477, PAEG 1285
5A2	CLYDE A & KENNETH L BALDWIN	VOLUME 2694, PAGE 884, VOLUME 477, PAGE 1285
5A3	CONCEPCION PENA	VOLUME 3304, PAGE 467, VOLUME 2296, PAGE 420, VOLUME 1220, PAGE 918, VOLUME 486, PAGE 99
5A4	WILLIAM J ROGERS	DOCUMENT NO. 20120002957, DOCUMENT NO. 20060023061, VOLUME 2582, PAGE 12, VOLUME 1450, PAGE 1060
5A5	HOWARD BLOCH	VOLUME 490, PAGE 118
5A6	SCOTT J & PETER J ARONCHICK	VOLUME 2644, PAGE 1536, VOLUME 490, PAGE 121
5A7	SCOTT J & PETER J ARONCHICK	VOLUME 2644, PAGE 1536, VOLUME 490, PAGE 121
5A8	MAURICE DEGROOT (WILL)	DOCUMENT NO. 20070104472, VOLUME 490, PAGE 124
5A9	MAURICE DEGROOT (WILL)	DOCUMENT NO. 20070104472, VOLUME 490, PAGE 124
5A10	UNITY BAPTIST CHURCH	VOLUME 482, PAGE 964
5A11	JERRY WILLIAMS	VOLUME 496, PAGE 1206
5A12	MARILYN BLOCH	VOLUME 1329, PAGE 614, VOLUME 1154, PAGE 1185, VOLUME 524, PAGE 1401, VOLUME 327, PAGE 1897
5A13	RICARDO ANCHANDO	VOLUME 606, PAGE 963
5A14	RICARDO ANCHANDO	VOLUME 606, PAGE 963
5A15	BERND HUBBERT	VOLUME 606, PAGE 966
5A16	GEORGE R. TETREAULT, TRUSTEE OF THE GEORGE R. TETREAULT TRUST	VOLUME 3737, PAGE 298, VOLUME 606, PAGE 969
5A17	HAROLD PEITZE	VOLUME 911, PAGE 762, VOLUME 699, PAGE 1144
5A18	HAROLD PEITZE	VOLUME 699, PAGE 1140
5A19	FANNIE SCHMALHOLZ	VOLUME 911, PAGE 758, VOLUME 699, PAGE 1136
5A20	HAROLD PEITZER	VOLUME 699, PAGE 1152
5A21	DON HOLDERMAN	VOLUME 699, PAGE 1512
5A22A	HECTOR A. MORRILL	VOLUME 699, PAGE 1509
5A22B	MARIA L. MORRILL	VOLUME 699, PAGE 1509
5A22C	JAMES D MORRILL	VOLUME 699, PAGE 1509
5A22D	ELIZABETH MORRILL	VOLUME 699, PAGE 1509
5A23	FANNY SHAPIRO	VOLUME 699, PAGE 1148
5A24	FANNY SHAPIRO	VOLUME 938, PAGE 329
5A25	RICHARD W. CLARK	VOLUME 1194, PAGE 1697
5A26	EDWARD RAUKO	VOLUME 1194, PAGE 1701
5A27	BILLY POTTS	VOLUME 1194, PAGE 1689
5A28	ALI BOURSELAN	DOCUMENT NO. 20060080574, VOLUME 1243, PAGE 1563, VOLUME 1220, PAGE 914
5A29	ROBERT E. SMITH	VOLUME 1270, PAGE 624
5A30	KRESS REFRIGERATION	VOLUME 1300, PAGE 27
5A31	JOHN T KELLEY	VOLUME 1572, PAGE 353
5C	R. N. AZAR & JOHN J. SCHMIDLY	VOLUME 1515, PAGE 25, VOLUME 596, PAGE 1443
5D	JOSEPH & BERTHA GOLDSTEIN	VOLUME 1852, PAGE 1092, VOLUME 327, PAGE 1893
5E	JOSEPH & BERTHA GOLDSTEIN	VOLUME 327, PAGE 1893
5F	ROBERT & MARLENE ERNSTEIN	VOLUME 327, PAGE 1901
5G	TEMPLE KNESSETH ISRAEL OF HOLLYWOOD CA	VOLUME 332, PAGE 764
5H	HERBERT EHRLICH	VOLUME 332, PAGE 764
5J	AGRA PROPERTIES LLC	DOCUMENT NO. 20240006085, VOLUME 2340, PAGE 1106, VOLUME 332, PAGE 268,
5K	ESTEBAN Y SESCON	VOLUME 2340, PAGE 1106, VOLUME 1904, PAGE 1162, VOLUME 332, PAGE 268
5L	SBN PROPERTIES LLC	DOCUMENT NO. 20220086314, DOCUMENT NO. 20220086313, VOLUME 3125, PAGE 1559, VOLUME 2296, PAGE 420, VOLUME 120, PAGE 918, VOLUME 395, PAGE 1671
5L1	AGRA PROPERTIES LLC	DOCUMENT NO. 20230058722, VOLUME 1220, PAGE 918, VOLUME 1038, PAGE 1393, VOLUME 395, PAGE 1671
5M	BEN KATHREN	VOLUME 406, PAGE 1544
5N	CLARENCE C. MORRILL	VOLUME 438, PAGE 37
5P	GLORIA DOMINGUEZ	DOCUMENT NO. 20190011956, VOLUME 609, PAGE 1294, VOLUME 469, PAGE 1348
5Q	GILBERT W MOSER	VOLUME 2390, PAGE 1090, VOLUME 471, PAGE 506
5R	ALI BOURSELAN	DOCUMENT NO. 20060106715, VOLUME 2296, PAGE 420, VOLUME 1220, PAGE 918, VOLUME 473, PAGE 908
5S	AGRA PROPERTIES LLC	DOCUMENT NO. 20240006085, VOLUME 1521, PAGE 944, VOLUME 783, PAGE 721, VOLUME 663, PAGE 1340, VOLUME 473, PAGE 1196
5T	ANNA STOPPIRO MARTINE	DOCUMENT NO. 20020025495, VOLUME 476, PAGE 310
5U	ALLAN U & LIZABETH C WILLIAMS	VOLUME 1958, PAGE 15, VOLUME 470, PAGE 1450
5V	ALLAN U & LIZABETH C WILLIAMS	VOLUME 1958, PAGE 15, VOLUME 470, PAGE 1450
5W	JOSEPH & BERTHA GOLDSTEIN	VOLUME 606, PAGE 959, VOLUME 470, PAGE 1450
5X	JOSEPH & BERTHA GOLDSTEIN	VOLUME 606, PAGE 959, VOLUME 470, PAGE 1450
5Y	THE CITY OF EL PASO	DOCUMENT NO. 20000048716, VOLUME 470, PAGE 1306
5Z	THE CITY OF EL PASO	DOCUMENT NO. 20000048716, VOLUME 470, PAGE 1306

IMPROVEMENTS LEGEND

- POWER POLE
- FIBER OPTIC MARKER
- OVERHEAD ELEC LINE
- SIGN
- WIRE FENCE
- METAL BARRICADE
- RAILROAD TRACK

PROPERTY AREA

180.998 ACRES



LINE TABLE		
LINE	LENGTH	BEARING
L1	459.63	S45°00'00"W
L2	471.88	N45°00'00"W
L3	184.61	S45°00'00"E
L4	471.88	S45°00'00"E
L5	60.00	S45°00'00"W
L6	471.88	N45°00'00"W
L7	184.61	S45°00'00"E
L8	471.88	N45°00'00"W
L9	184.61	S45°00'00"W
L10	60.00	S45°00'00"E
L11	471.88	N45°00'00"E
L12	369.22	S45°00'00"E
L13	471.88	S45°00'00"E
L14	589.69	N45°00'00"W
L15	184.61	S45°00'00"W
L16	118.06	N44°34'10"W
L17	184.61	N45°00'00"E
L18	235.96	N45°00'00"W
L19	369.22	S45°00'00"W
L20	489.22	S45°00'00"W
L21	369.22	S45°00'00"W
L22	488.33	S45°00'00"W
L23	235.92	N45°00'00"W
L24	184.61	N45°00'00"E
L25	471.86	N45°00'00"E
L26	184.61	N45°00'00"E
L27	235.96	N45°00'00"W
L28	369.22	S45°00'00"W
L29	60.89	S45°00'00"W
L30	235.94	N45°00'00"W
L31	184.61	S45°00'00"E
L32	471.86	N45°00'00"E
L33	184.61	N45°00'00"E
L34	235.96	N45°00'00"W
L35	369.22	S45°00'00"W
L36	243.42	S45°00'00"W
L37	235.94	N45°00'00"W
L38	184.61	S45°00'00"W
L39	235.94	S45°00'00"E
L40	60.00	S45°00'00"W
L41	369.22	S45°00'00"W

LINE TABLE		
LINE	LENGTH	BEARING
L42	61.19	S45°00'00"W
L43	369.22	S45°00'00"W
L44	60.00	S45°00'01"W
L45	369.32	S45°00'00"W
L46	782.04	S45°00'00"E
L47	219.35	S87°30'00"E
L48	80.38	S45°00'00"W
L49	525.63	N87°30'00"W
L50	190.00	S02°30'00"W
L51	687.00	N87°30'00"W
L52	190.01	N02°30'00"E
L53	81.38	N45°00'00"E
L54	427.36	S87°30'00"E
L55	315.08	N45°00'00"E
L56	60.00	N45°00'00"E
L57	380.56	S45°00'00"E
L58	546.52	S87°30'00"E
L59	60.00	N45°00'00"E
L60	128.57	S87°30'00"E
L61	282.36	N45°00'00"E
L62	489.12	N45°01'28"E
L63	369.22	N45°00'00"E
L64	60.00	N45°00'00"E
L65	369.22	N45°00'00"E
L66	60.00	N45°00'00"E
L67	369.22	N45°00'00"E
L68	184.61	S45°00'00"E
L69	235.96	S45°00'00"E
L70	369.22	N45°00'00"E
L71	184.61	N45°00'00"E
L72	60.00	N45°00'00"E
L73	369.22	N45°00'00"E
L74	60.00	N45°00'00"E
L75	471.88	S45°00'00"E
L76	184.61	N45°00'00"E
L77	471.88	S45°00'00"E
L78	184.61	N45°00'00"E
L79	60.00	N45°00'00"E
L80	369.22	N45°00'00"E
L81	235.84	N45°00'00"E
L82	184.61	S45°00'00"W

LINE TABLE		
LINE	LENGTH	BEARING
L83	707.92	N45°00'00"W
L84	244.61	N45°00'00"E
L85	235.94	N45°00'00"W
L86	429.22	S45°00'00"W
L87	471.88	N45°00'00"W
L88	23.92	N45°00'00"W
L89	276.49	N45°00'00"E
L90	235.94	S45°00'00"E
L91	184.61	S45°00'00"W
L92	235.94	N45°00'00"W
L93	184.61	N45°00'00"E
L94	235.96	S45°00'00"E
L95	184.61	S45°00'00"W
L96	235.96	N45°00'00"W
L97	184.61	N45°00'00"E
L98	235.96	S45°00'00"E
L99	184.61	S45°00'00"W
L100	235.96	N45°00'00"W
L101	184.61	N45°00'00"E
L102	471.88	S45°00'00"E
L103	184.61	S45°00'00"W
L104	471.88	N45°00'00"W
L105	184.61	N45°00'00"E
L106	184.61	N45°00'00"E
L107	58.99	S45°00'00"E
L108	184.61	S45°00'00"W
L109	58.99	N45°00'00"W
L110	235.96	S45°00'00"E
L111	369.22	S45°00'00"W
L112	235.96	N45°00'00"W
L113	369.22	N45°00'00"E
L114	59.11	S44°57'11"W
L115	59.90	S45°00'00"W
L116	59.08	S45°00'00"W
L117	60.00	S45°00'00"W
L118	60.00	S45°00'00"E
L119	60.00	S45°00'00"E
L120	184.61	S45°00'00"W
L121	235.94	N45°00'00"W
L122	184.61	S45°00'00"W

SURVEY NOTES

1. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.
2. THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY.
3. THE SURVEYOR WAS NOT PROVIDED WITH SURFACE GROUND MARKINGS OR EXCAVATIONS TO DETERMINE THE EXACT LOCATION OF ANY SUBTERRANEAN USES.
4. BEFORE DIGGING IN THIS AREA, CALL "TEXAS ONE-CALL" 1-800-545-6005 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.
5. SET 5/8" REBAR WITH CAP AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED. A NEW METES AND BOUNDS WAS CREATED FROM, AND ACCOMPANIES, THIS SURVEY.
6. FLOOD ZONES SHOWN HEREON ARE APPROXIMATED BASED ON SCALING FROM FIRM MAP.
7. APPROXIMATED LOCATION OF DRAINAGE EASEMENT IN BOOK 1440, PAGE 613 (PARCEL #78), EL PASO COUNTY CLERK'S DEED RECORDS.

SPECIAL BOUNDARY NOTE

1. THIS SURVEY IS OF A REMNANT PARCEL, NUMEROUS PARCELS WITHIN THE PARENT PARCEL WERE CONVEYED OUT AND EVERY EFFORT WAS MADE TO FIND THOSE DEEDS. IT IS POSSIBLE THAT THERE WERE CONVEYANCES THAT WERE NOT FOUND AND MAY AFFECT THIS REMNANT PARCEL.

CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY AND IMPROVEMENT SURVEY IS BASED ON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

PRELIMINARY FOR REVIEW ONLY

JOHN A EBY TX-5372 NM-17779

TBPELS FIRM #10001200

TITLE CO: NONE PROVIDED
FIRM ZONE: A & X PANEL#: 480212 0375 B DATED: 09/04/1991
DATE OF SURVEY: 03/19/2025 OFFICE: DH FIELD: JAE, AG

PASO DEL NORTE SURVEYING INC.
13998 BRADLEY ROAD, EL PASO, TEXAS 79938
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FAX 915-855-6925

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