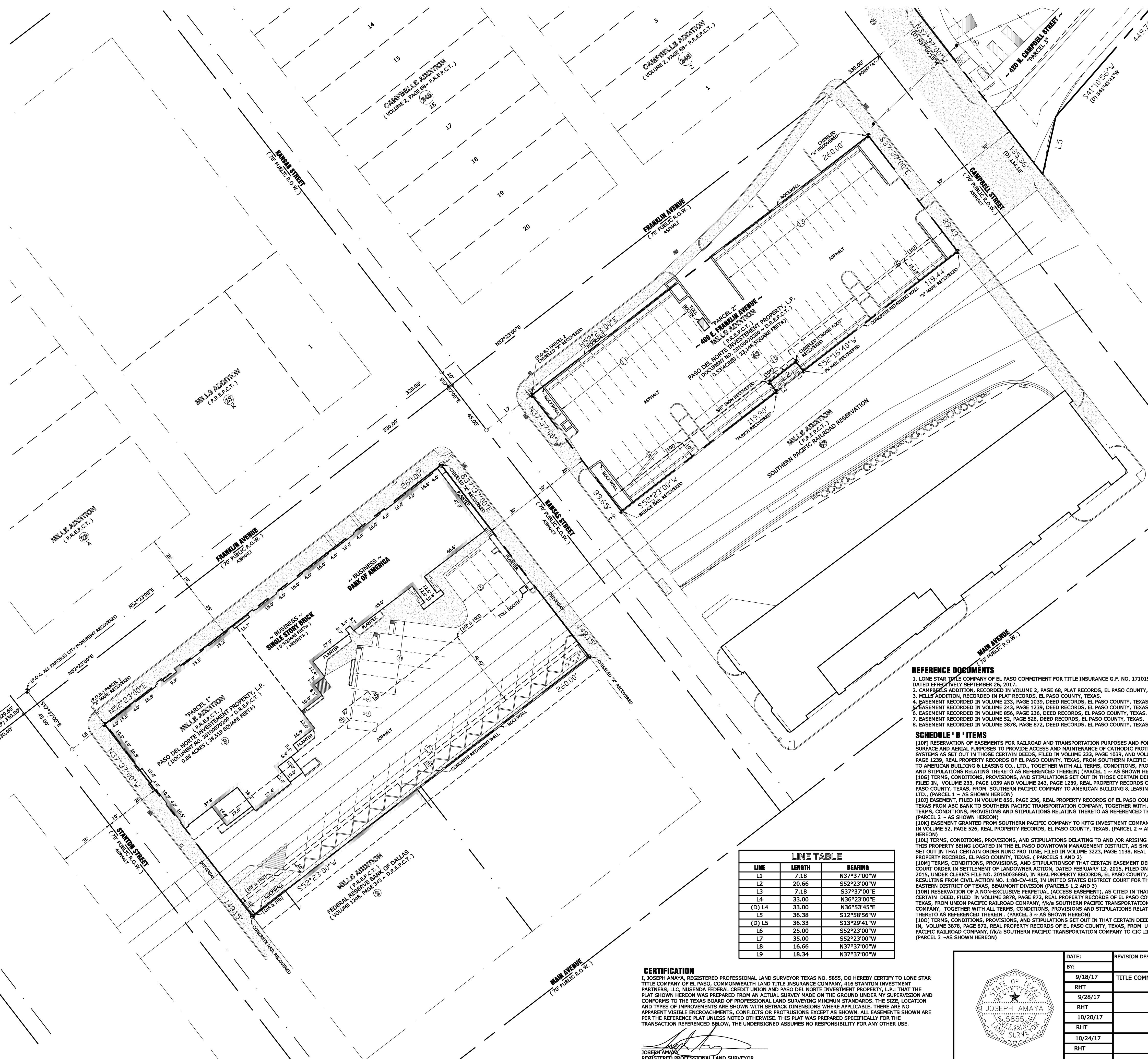


GRAPHIC SCALE  
SCALE: 1" = 30'

- LEGEND**
- SUBJECT PROPERTY LINE
  - LOT LINE
  - PROPERTY LINE
  - R.O.W. LINE
  - CENTERLINE OF R.O.W.
  - EASEMENT LINE
  - BUILDING SETBACK LINE
  - MONUMENT LINE
  - OVERHEAD ELECTRIC LINE
  - RAILROAD TRACKS
  - CHAINLINK FENCE
  - GUARD RAIL
  - SANITARY SEWER MANHOLE
  - WATER / IRRIGATION VALVE
  - ELECTRIC MANHOLE
  - ELECTRIC BOX
  - POWER POLE
  - LIGHT POLE
  - LIGHT STANDARD
  - TELEPHONE MANHOLE
  - TELEPHONE / CABLE RISER
  - SIGN
  - MONUMENTATION RECOVERED
  - SUBJECT PROPERTY CORNER
  - REFERENCE CORNER
  - HANDICAP PARKING SPACE
  - STANDARD PARKING SPACE COUNT
  - CONCRETE PAVEMENT AREA
  - BUILDING
  - BUILDING CANOPY
  - NO PARKING ZONE
  - BLOCK NUMBER
  - LOT NUMBER
  - POINT OF COMMENCEMENT
  - POINT OF BEGINNING
  - DEED RECORDS EL PASO COUNTY TEXAS
  - PLAY RECORDS EL PASO COUNTY TEXAS
  - DEED RECORD
  - PLAY RECORD
  - SCHEDULE "B" ITEMS
  - RIGHT-OF-WAY
  - R.O.W.
  - TEXAS DEPARTMENT OF TRANSPORTATION



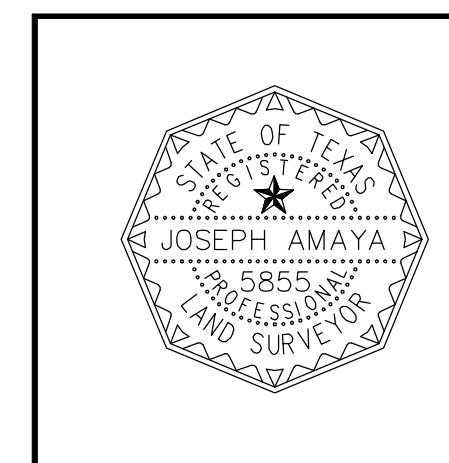
- REFERENCE DOCUMENTS**
1. LONE STAR TITLE COMPANY OF EL PASO COMMITMENT FOR TITLE INSURANCE G.F. NO. 17101917, DATED SEPTEMBER 26, 2017.
  2. CAMPBELLS ADDITION, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS, EL PASO COUNTY, TEXAS.
  3. MILLS ADDITION, RECORDED IN PLAT RECORDS, EL PASO COUNTY, TEXAS.
  4. EASEMENT RECORDED IN VOLUME 233, PAGE 1039, DEED RECORDS, EL PASO COUNTY, TEXAS.
  5. EASEMENT RECORDED IN VOLUME 243, PAGE 1239, DEED RECORDS, EL PASO COUNTY, TEXAS.
  6. EASEMENT RECORDED IN VOLUME 856, PAGE 236, DEED RECORDS, EL PASO COUNTY, TEXAS.
  7. EASEMENT RECORDED IN VOLUME 52, PAGE 526, DEED RECORDS, EL PASO COUNTY, TEXAS.
  8. EASEMENT RECORDED IN VOLUME 3878, PAGE 872, DEED RECORDS, EL PASO COUNTY, TEXAS.

- SCHEDULE "B" ITEMS**
- [10F] RESERVATION OF EASEMENTS FOR RAILROAD AND TRANSPORTATION PURPOSES AND FOR SURFACE AND AERIAL PURPOSES TO PROVIDE ACCESS AND MAINTENANCE OF CATHODIC PROTECTION SYSTEMS AS SET OUT IN THOSE CERTAIN DEEDS, FILED IN VOLUME 233, PAGE 1039, AND VOLUME 243, PAGE 1239, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS, FROM SOUTHERN PACIFIC COMPANY TO AMERICAN BUILDING & LEASING CO., LTD., TOGETHER WITH ALL TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS RELATING THERETO AS REFERENCED THEREIN; (PARCEL 1 - AS SHOWN HEREON)
  - [10G] TERMS, CONDITIONS, PROVISIONS, AND STIPULATIONS SET OUT IN THOSE CERTAIN DEEDS, FILED IN, VOLUME 233, PAGE 1039 AND VOLUME 243, PAGE 1239, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS, FROM SOUTHERN PACIFIC COMPANY TO AMERICAN BUILDING & LEASING CO., LTD., (PARCEL 1 - AS SHOWN HEREON)
  - [10I] EASEMENT, FILED IN VOLUME 856, PAGE 236, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS FROM ABC BANK TO SOUTHERN PACIFIC TRANSPORTATION COMPANY, TOGETHER WITH ALL TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS RELATING THERETO AS REFERENCED THEREIN (PARCEL 2 - AS SHOWN HEREON)
  - [10J] EASEMENT GRANTED FROM SOUTHERN PACIFIC COMPANY TO KFTS INVESTMENT COMPANY, FILED IN VOLUME 52, PAGE 526, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS. (PARCEL 2 - AS SHOWN HEREON)
  - [10L] TERMS, CONDITIONS, PROVISIONS, AND STIPULATIONS DELATING TO AND/OR ARISING FROM THIS PROPERTY BEING LOCATED IN THE EL PASO DOWNTOWN MANAGEMENT DISTRICT, AS SHOWN AND SET OUT IN THAT CERTAIN ORDER NUMBER PRO TUNE, FILED IN VOLUME 2223, PAGE 1136, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS. (PARCELS 1 AND 2)
  - [10M] TERMS, CONDITIONS, PROVISIONS, AND STIPULATIONS THAT CERTAIN EASEMENT DEED BY PARTNERS, LLC, NUSENDA FEDERAL CREDIT UNION AND PASO DEL NORTE INVESTMENT PROPERTY, L.P., THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CONFORMS TO THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING MINIMUM STANDARDS. THE SIZE, LOCATION AND TYPES OF IMPROVEMENTS ARE SHOWN WITH SETBACK DIMENSIONS WHERE APPLICABLE. THERE ARE NO APPARENT VISIBLE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS EXCEPT AS SHOWN. ALL EASEMENTS SHOWN ARE PER THE REFERENCE PLAT UNLESS NOTED OTHERWISE. THIS PLAT WAS PREPARED SPECIFICALLY FOR THE TRANSACTION REFERENCED BELOW. THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR ANY OTHER USE.

LINE	LENGTH	BEARING
L1	7.18	N37°37'00"W
L2	20.66	S52°23'00"W
L3	7.18	S37°37'00"E
L4	33.00	N36°23'00"E
(D) L4	33.00	N36°53'45"E
L5	36.38	S12°58'55"W
(D) L5	36.33	S13°29'41"W
L6	25.00	S52°23'00"W
L7	35.00	S52°23'00"W
L8	16.66	N37°37'00"W
L9	18.34	N37°37'00"W

**CERTIFICATION**  
 I, JOSEPH AMAYA, REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS NO. 5855, DO HEREBY CERTIFY TO LONE STAR TITLE COMPANY OF EL PASO, COMMONWEALTH LAND TITLE INSURANCE COMPANY, 416 STANTON INVESTMENT PARTNERS, LLC, NUSENDA FEDERAL CREDIT UNION AND PASO DEL NORTE INVESTMENT PROPERTY, L.P., THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CONFORMS TO THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING MINIMUM STANDARDS. THE SIZE, LOCATION AND TYPES OF IMPROVEMENTS ARE SHOWN WITH SETBACK DIMENSIONS WHERE APPLICABLE. THERE ARE NO APPARENT VISIBLE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS EXCEPT AS SHOWN. ALL EASEMENTS SHOWN ARE PER THE REFERENCE PLAT UNLESS NOTED OTHERWISE. THIS PLAT WAS PREPARED SPECIFICALLY FOR THE TRANSACTION REFERENCED BELOW. THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR ANY OTHER USE.

JOSEPH AMAYA  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS LICENSE NO. 5855



DATE	REVISION DESCRIPTION
9/18/17	TITLE COMMITMENT
9/28/17	
10/20/17	
10/24/17	

**NOTES**

1. BASIS OF BEARINGS IS THE MONUMENTED LINE LOCATED 10 FEET NORTH OF FRANKLIN AVENUE, AS SHOWN HEREON.
2. SUBJECT PROPERTY IS SITUATED WITHIN ZONE "C" (DESIGNATES AREAS OF MINIMAL FLOODING) AS REFLECTED ON FEMA FLOOD RATE INSURANCE RATE MAP PANEL NO. 4802140039B, DATED EFFECTIVELY OCTOBER 15, 1982.
3. PARCEL 1 & 2 IS CURRENTLY ZONED "CS" (DESIGNATES COMMERCIAL DISTRICT) AS REFLECTED ON EL PASO COUNTY TEXAS REALTY ZONING ATLAS PAGE 8 AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACK RESTRICTIONS:  
 FRONT: 0'  
 REAR: 0'  
 INTERIOR SIDE: 0'  
 SIDE-STREET SIDE YARD: 0'
4. PARCEL 3 IS CURRENTLY ZONED "M1" (DESIGNATES MANUFACTURING DISTRICT) AS REFLECTED ON EL PASO COUNTY TEXAS REALTY ZONING ATLAS PAGE 8 AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACK RESTRICTIONS:  
 FRONT: 15'  
 REAR: 10'  
 INTERIOR SIDE: 10' WHEN ABUTTING A RESIDENTIAL OR APARTMENT DISTRICT  
 SIDE-STREET SIDE YARD: 10'
5. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITY LOCATIONS ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR DEVELOPER TO CONTACT ANY AND ALL INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION, REMOVAL, RELOCATION AND/OR REPLACEMENT.
6. A METES & BOUNDS DESCRIPTION OF THE SAME DATE ACCOMPANIES THIS SURVEY.

**"PARCEL 1" METES & BOUNDS DESCRIPTION**  
 A 0.88 ACRE PARCEL SITUATE WITHIN THE CITY OF EL PASO, EL PASO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
**COMMENCING**, FOR REFERENCE, AT CITY MONUMENT RECOVERED AT THE MONUMENT LINE LOCATED 10 FEET NORTH AND 10 FEET EAST OF THE CENTERLINE INTERSECTION OF FRANKLIN AVENUE (70 FEET PUBLIC RIGHT-OF-WAY) AND STANTON STREET (70 FEET PUBLIC RIGHT-OF-WAY); **WHENCE**, A CITY MONUMENT RECOVERED AT THE MONUMENT LINE LOCATED 10 FEET NORTH AND 10 FEET EAST OF THE CENTERLINE INTERSECTION OF SAID FRANKLIN AVENUE AND MESA DRIVE (70 FEET PUBLIC RIGHT-OF-WAY) BEARS **SOUTH 52°23'00" WEST** A DISTANCE OF **328.65 FEET** (330.00 FEET PLAT RECORD); **THENCE**, **SOUTH 37°37'00" EAST**, DEPARTING THE MONUMENT LINE LOCATED 10 FEET NORTH OF SAID FRANKLIN AVENUE AND WITH THE MONUMENT LINE LOCATED 10 FEET EAST OF SAID STANTON STREET, A DISTANCE OF **45.00 FEET**; **THENCE**, **NORTH 52°23'00" EAST**, DEPARTING THE MONUMENT LINE LOCATED 10 FEET EAST OF SAID STANTON STREET, A DISTANCE OF **25.00 FEET** TO AN "X" MARK RECOVERED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FRANKLIN AVENUE AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID STANTON STREET FOR THE NORTHWEST CORNER OF THIS PARCEL AND THE **POINT OF BEGINNING** OF THIS PARCEL DESCRIPTION;  
**THENCE**, **NORTH 52°23'00" EAST**, DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID STANTON STREET AND WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FRANKLIN AVENUE, A DISTANCE OF **260.00 FEET** TO A CHISELED "Y" RECOVERED IN CONCRETE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FRANKLIN AVENUE AND THE WESTERLY RIGHT-OF-WAY LINE OF KANSAS STREET (70 FEET PUBLIC RIGHT-OF-WAY) FOR THE NORTHEAST CORNER OF THIS PARCEL;  
**THENCE**, **SOUTH 37°37'00" EAST**, DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FRANKLIN AVENUE AND WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID KANSAS STREET, A DISTANCE OF **148.15 FEET** TO A CHISELED "Y" RECOVERED IN CONCRETE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID KANSAS STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID STANTON STREET (70 FEET PUBLIC RIGHT-OF-WAY) FOR THE SOUTHWEST CORNER OF THIS PARCEL;  
**THENCE**, **SOUTH 52°23'00" WEST**, DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID KANSAS STREET AND WITH THE BOUNDARY LINE COMMON TO THE SUBJECT PROPERTY AND SAID FEDERAL RESERVE PARCEL, A DISTANCE OF **260.00 FEET** TO A CONCRETE NAIL RECOVERED ON A ROCK WALL AT THE INTERSECTION OF THE BOUNDARY LINE COMMON TO THE SUBJECT PROPERTY AND SAID FEDERAL RESERVE PARCEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID KANSAS STREET, FOR THE SOUTHWEST CORNER OF THIS PARCEL;  
**THENCE**, **NORTH 37°37'00" EAST**, DEPARTING THE BOUNDARY LINE COMMON TO THE SUBJECT PROPERTY LINE AND SAID FEDERAL RESERVE PARCEL AND WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID STANTON STREET, A DISTANCE OF **148.15 FEET** TO THE **TRUE POINT OF BEGINNING**.  
 SAID PARCEL CONTAINS 0.88 ACRES ( 38,519 SQUARE FEET ) MORE OR LESS.

**"PARCEL 2" METES & BOUNDS DESCRIPTION**  
 A 0.53 ACRE PARCEL SITUATE WITHIN THE CITY OF EL PASO, EL PASO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
**COMMENCING**, FOR REFERENCE, AT CITY MONUMENT RECOVERED AT THE MONUMENT LINE LOCATED 10 FEET NORTH AND 10 FEET EAST OF THE CENTERLINE INTERSECTION OF FRANKLIN AVENUE (70 FEET PUBLIC RIGHT-OF-WAY) AND STANTON STREET (70 FEET PUBLIC RIGHT-OF-WAY); **WHENCE**, A CITY MONUMENT RECOVERED AT THE MONUMENT LINE LOCATED 10 FEET NORTH AND 10 FEET EAST OF THE CENTERLINE INTERSECTION OF SAID FRANKLIN AVENUE AND MESA DRIVE (70 FEET PUBLIC RIGHT-OF-WAY) BEARS **SOUTH 52°23'00" WEST** A DISTANCE OF **328.65 FEET** (330.00 FEET PLAT RECORD); **THENCE**, **NORTH 52°23'00" EAST**, DEPARTING THE MONUMENT LINE LOCATED 10 FEET NORTH OF SAID STANTON STREET AND WITH THE MONUMENT LINE LOCATED 10 FEET EAST OF SAID STANTON STREET, A DISTANCE OF **320.00 FEET** TO THE CENTERLINE OF KANSAS STREET (70 FEET PUBLIC RIGHT-OF-WAY); **THENCE**, **SOUTH 37°37'00" EAST**, DEPARTING THE MONUMENT LINE LOCATED 10 FEET NORTH OF SAID FRANKLIN AVENUE AND WITH THE CENTERLINE OF SAID KANSAS STREET, A DISTANCE OF **45.00 FEET**; **THENCE**, **NORTH 52°23'00" EAST**, DEPARTING THE CENTERLINE OF SAID KANSAS STREET, A DISTANCE OF **35.00 FEET** TO A CHISELED "Y" RECOVERED IN CONCRETE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FRANKLIN AVENUE AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID KANSAS STREET FOR THE NORTHWEST CORNER OF THIS PARCEL AND THE **POINT OF BEGINNING** OF THIS PARCEL DESCRIPTION;  
**THENCE**, **NORTH 52°23'00" EAST**, DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID KANSAS STREET AND WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FRANKLIN AVENUE, A DISTANCE OF **260.00 FEET** TO A CHISELED "Y" RECOVERED IN CONCRETE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FRANKLIN AVENUE AND THE WESTERLY RIGHT-OF-WAY LINE OF CAMPBELL STREET (70 FEET PUBLIC RIGHT-OF-WAY) FOR THE NORTHEAST CORNER OF THIS PARCEL;  
**THENCE**, **SOUTH 37°37'00" WEST**, DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FRANKLIN AVENUE AND WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID CAMPBELL STREET, A DISTANCE OF **89.49 FEET** TO AN "X" MARK RECOVERED AT THE INTERSECTION OF THE BOUNDARY LINE COMMON TO THE SUBJECT PROPERTY AND THE SOUTHERN PACIFIC RAILROAD RESERVATION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID CAMPBELL STREET, FOR THE SOUTHEAST CORNER OF THIS PARCEL;  
**THENCE**, **SOUTH 52°16'40" WEST**, DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID CAMPBELL STREET AND WITH THE BOUNDARY LINE COMMON TO THE SUBJECT PROPERTY AND SAID SOUTHERN PACIFIC RAILROAD RESERVATION PARCEL, A DISTANCE OF **118.44 FEET** TO A CONCRETE NAIL RECOVERED FOR AN ANGLE POINT AND A CORNER OF THIS PARCEL;  
**THENCE**, **NORTH 37°37'00" WEST**, CONTINUING WITH THE BOUNDARY LINE COMMON TO THE SUBJECT PROPERTY AND SAID SOUTHERN PACIFIC RAILROAD RESERVATION PARCEL, A DISTANCE OF **7.18 FEET** TO A CHISELED "CROWS FOOT" RECOVERED IN CONCRETE FOR AN ANGLE POINT AND A CORNER OF THIS PARCEL;  
**THENCE**, **SOUTH 52°23'00" WEST**, CONTINUING WITH THE BOUNDARY LINE COMMON TO THE SUBJECT PROPERTY AND SAID SOUTHERN PACIFIC RAILROAD RESERVATION PARCEL, A DISTANCE OF **20.66 FEET** TO A 5/8" INCH "X" MARK RECOVERED FOR AN ANGLE POINT AND A CORNER OF THIS PARCEL;  
**THENCE**, **SOUTH 37°37'00" EAST**, CONTINUING WITH THE BOUNDARY LINE COMMON TO THE SUBJECT PROPERTY AND SAID SOUTHERN PACIFIC RAILROAD RESERVATION PARCEL, A DISTANCE OF **7.18 FEET** TO A "PUNCH" RECOVERED FOR AN ANGLE POINT AND A CORNER OF THIS PARCEL;  
**THENCE**, **SOUTH 52°23'00" WEST**, CONTINUING WITH THE BOUNDARY LINE COMMON TO THE SUBJECT PROPERTY AND SAID SOUTHERN PACIFIC RAILROAD RESERVATION PARCEL, A DISTANCE OF **118.90 FEET** TO A BRIDGE NAIL RECOVERED AT THE INTERSECTION OF THE BOUNDARY LINE COMMON TO THE SUBJECT PARCEL AND SAID SOUTHERN PACIFIC RAILROAD RESERVATION PARCEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED KANSAS STREET FOR THE SOUTHWEST CORNER OF THIS PARCEL;  
**THENCE**, **NORTH 37°37'00" WEST**, DEPARTING THE BOUNDARY LINE COMMON TO THE SUBJECT PROPERTY LINE AND WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID KANSAS STREET, A DISTANCE OF **89.85 FEET** TO THE **TRUE POINT OF BEGINNING**.  
 SAID PARCEL CONTAINS 0.53 ACRES ( 23,148 SQUARE FEET ) MORE OR LESS.

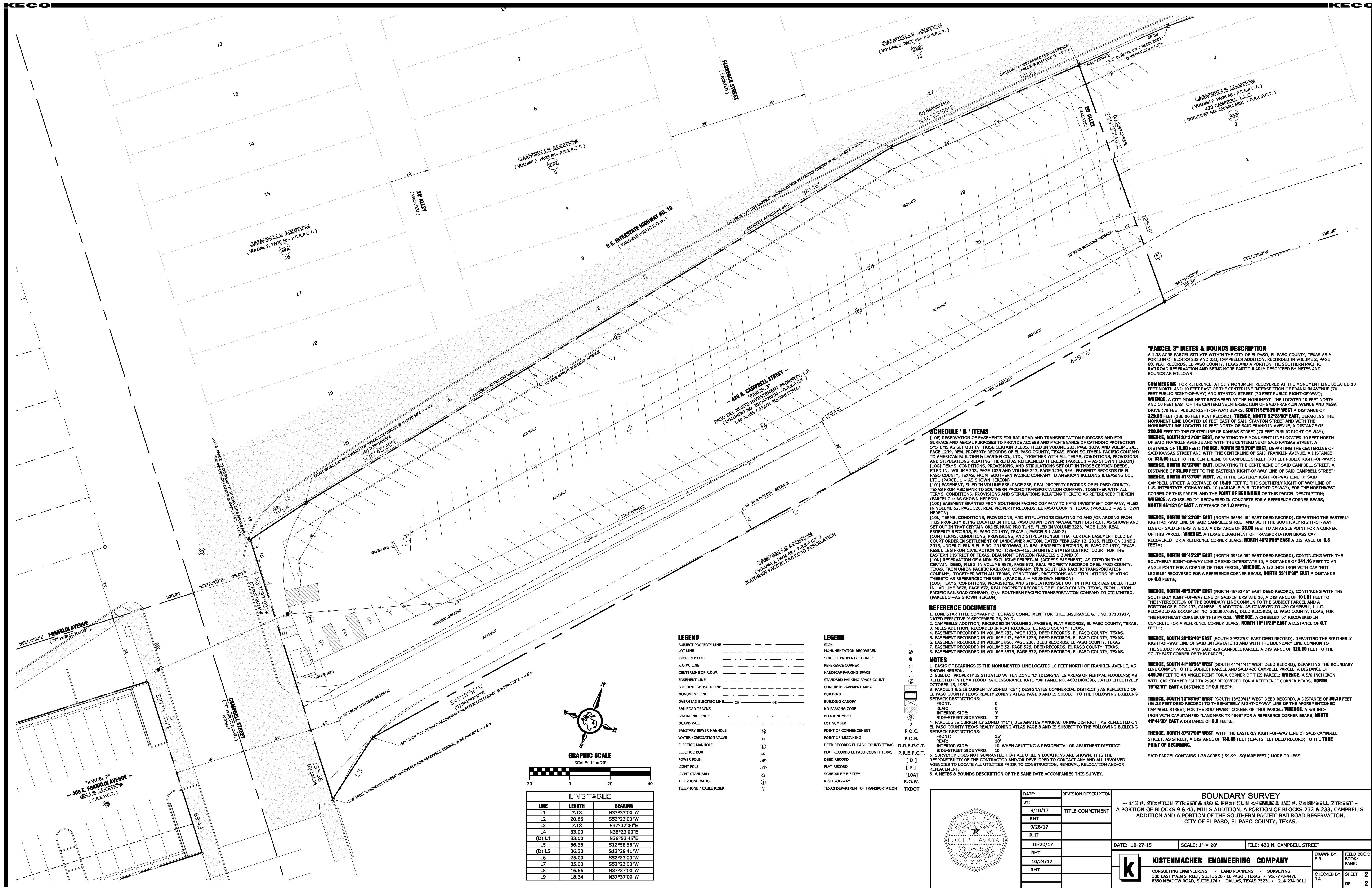
**BOUNDARY SURVEY**  
 ~ 416 N. STANTON STREET & 400 E. FRANKLIN AVENUE & 420 N. CAMPBELL STREET ~  
 A PORTION OF BLOCKS 9 & 43, MILLS ADDITION, A PORTION OF BLOCKS 232 & 233, CAMPBELLS ADDITION AND A PORTION OF THE SOUTHERN PACIFIC RAILROAD RESERVATION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

DATE: 10-27-15    SCALE: 1" = 30'    FILE: 420 N. CAMPBELL STREET

**KISTENMACHER ENGINEERING COMPANY**  
 CONSULTING ENGINEERING • LAND PLANNING • SURVEYING  
 300 EAST MAIN STREET, SUITE 220 • EL PASO, TEXAS • 916-778-4476  
 8350 MEADOW ROAD, SUITE 174 • DALLAS, TEXAS 75231 • 214-234-0011

DRAWN BY: E.A.    FIELD BOOK:    PAGE:    SHEET 1 OF 2  
 CHECKED BY: J.A.





CAMPBELL'S ADDITION  
(VOLUME 2, PAGE 68 - P.R.E.P.C.T.)  
232

CAMPBELL'S ADDITION  
(VOLUME 2, PAGE 68 - P.R.E.P.C.T.)  
5

CAMPBELL'S ADDITION  
(VOLUME 2, PAGE 68 - P.R.E.P.C.T.)  
16

CAMPBELL'S ADDITION  
(VOLUME 2, PAGE 68 - P.R.E.P.C.T.)  
420 CAMPBELL, L.L.C.  
(DOCUMENT NO. 20080076891 - D.R.E.P.C.T.)  
2

U.S. INTERSTATE HIGHWAY NO. 10  
(VARIABLE PUBLIC R.O.W.)

420 N. CAMPBELL STREET  
PASO DEL NORTE INVESTMENT PROPERTY, L.P.  
(DOCUMENT NO. 2010070100 - P.R.E.P.C.T.)  
1.38 ACRES (59,991 SQUARE FEET)

**SCHEDULE 'B' ITEMS**

- [10F] RESERVATION OF EASEMENTS FOR RAILROAD AND TRANSPORTATION PURPOSES AND FOR SURFACE AND AERIAL PURPOSES TO PROVIDE ACCESS AND MAINTENANCE OF CATHODIC PROTECTION SYSTEMS AS SET OUT IN THOSE CERTAIN DEEDS, FILED IN VOLUME 233, PAGE 1039, AND VOLUME 243, PAGE 1239, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS, FROM SOUTHERN PACIFIC COMPANY TO AMERICAN BUILDING & LEASING CO., LTD., TOGETHER WITH ALL TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS RELATING THERETO AS REFERENCED THEREIN; (PARCEL 1 - AS SHOWN HEREON)
- [10G] TERMS, CONDITIONS, PROVISIONS, AND STIPULATIONS SET OUT IN THOSE CERTAIN DEEDS, FILED IN VOLUME 233, PAGE 1039 AND VOLUME 243, PAGE 1239, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS, FROM SOUTHERN PACIFIC COMPANY TO AMERICAN BUILDING & LEASING CO., LTD., (PARCEL 1 - AS SHOWN HEREON)
- [10I] EASEMENT, FILED IN VOLUME 856, PAGE 236, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS FROM ABC BANK TO SOUTHERN PACIFIC TRANSPORTATION COMPANY, TOGETHER WITH ALL TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS RELATING THERETO AS REFERENCED THEREIN (PARCEL 2 - AS SHOWN HEREON)
- [10K] EASEMENT GRANTED FROM SOUTHERN PACIFIC COMPANY TO KITS INVESTMENT COMPANY, FILED IN VOLUME 52, PAGE 526, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS, (PARCEL 2 - AS SHOWN HEREON)
- [10L] TERMS, CONDITIONS, PROVISIONS, AND STIPULATIONS DELATING TO AND/OR ARISING FROM THIS PROPERTY BEING LOCATED IN THE EL PASO DOWNTOWN NEIGHBORHOOD, AS SHOWN AND SET OUT IN THAT CERTAIN ORDER NUNC PRO TUNC, FILED IN VOLUME 3223, PAGE 1138, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS, (PARCELS 1 AND 2)
- [10M] TERMS, CONDITIONS, PROVISIONS, AND STIPULATIONS OF THAT CERTAIN EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION, DATED FEBRUARY 12, 2015, FILED ON JUNE 2, 2015, UNDER CLERK'S FILE NO. 20150036860, IN REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS, RESULTING FROM CIVIL ACTION NO. 1:88-CV-415, IN UNITED STATES DISTRICT COURT FOR THE EASTERN DISTRICT OF TEXAS, BEAUMONT DIVISION (PARCELS 1, 2 AND 3)
- [10N] RESERVATION OF A NON-EXCLUSIVE PERPETUAL (ACCESS EASEMENT), AS CITED IN THAT CERTAIN DEED, FILED IN VOLUME 3878, PAGE 872, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS, FROM UNION PACIFIC RAILROAD COMPANY, f/a/s SOUTHERN PACIFIC TRANSPORTATION COMPANY, TOGETHER WITH ALL TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS RELATING THERETO AS REFERENCED THEREIN (PARCEL 3 - AS SHOWN HEREON)
- [10O] TERMS, CONDITIONS, PROVISIONS, AND STIPULATIONS SET OUT IN THAT CERTAIN DEED, FILED IN VOLUME 3878, PAGE 872, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS, FROM UNION PACIFIC RAILROAD COMPANY, f/a/s SOUTHERN PACIFIC TRANSPORTATION COMPANY TO CIC LIMITED, (PARCEL 3 - AS SHOWN HEREON)

**REFERENCE DOCUMENTS**

- 1. LONE STAR TITLE COMPANY OF EL PASO COMMITMENT FOR TITLE INSURANCE G.F. NO. 17101917, DATED EFFECTIVELY SEPTEMBER 26, 2017
- 2. CAMPBELL'S ADDITION, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS, EL PASO COUNTY, TEXAS.
- 3. MILLS ADDITION, RECORDED IN PLAT RECORDS, EL PASO COUNTY, TEXAS.
- 4. EASEMENT RECORDED IN VOLUME 233, PAGE 1039, DEED RECORDS, EL PASO COUNTY, TEXAS.
- 5. EASEMENT RECORDED IN VOLUME 243, PAGE 1239, DEED RECORDS, EL PASO COUNTY, TEXAS.
- 6. EASEMENT RECORDED IN VOLUME 856, PAGE 236, DEED RECORDS, EL PASO COUNTY, TEXAS.
- 7. EASEMENT RECORDED IN VOLUME 52, PAGE 526, DEED RECORDS, EL PASO COUNTY, TEXAS.
- 8. EASEMENT RECORDED IN VOLUME 3878, PAGE 872, DEED RECORDS, EL PASO COUNTY, TEXAS.

**NOTES**

- 1. BASIS OF BEARINGS IS THE MONUMENTED LINE LOCATED 10 FEET NORTH OF FRANKLIN AVENUE, AS SHOWN HEREON.
- 2. SUBJECT PROPERTY IS SITUATED WITHIN ZONE "CC" (DESIGNATES AREAS OF MINIMAL FLOODING) AS REFLECTED ON FEMA FLOOD RATE INSURANCE RATE MAP PANEL NO. 48021400398, DATED EFFECTIVELY OCTOBER 15, 1982.
- 3. PARCELS 1 & 2 IS CURRENTLY ZONED "CS" (DESIGNATES COMMERCIAL DISTRICT) AS REFLECTED ON EL PASO COUNTY TEXAS REALTY ZONING ATLAS PAGE 8 AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACK RESTRICTIONS:  
FRONT: 0'  
REAR: 0'  
INTERIOR SIDE: 0'  
SIDE-STREET SIDE YARD: 0'
- 4. PARCEL 3 IS CURRENTLY ZONED "M1" (DESIGNATES MANUFACTURING DISTRICT) AS REFLECTED ON EL PASO COUNTY TEXAS REALTY ZONING ATLAS PAGE 8 AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACK RESTRICTIONS:  
FRONT: 15'  
REAR: 10'  
INTERIOR SIDE: 10'  
SIDE-STREET SIDE YARD: 10' WHEN ABUTTING A RESIDENTIAL OR APARTMENT DISTRICT
- 5. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITY LOCATIONS ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR DEVELOPER TO CONTACT ANY AND ALL INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION, REMOVAL, RELOCATION AND/OR REPLACEMENT.
- 6. A METES & BOUNDS DESCRIPTION OF THE SAME DATE ACCOMPANIES THIS SURVEY.

**"PARCEL 3" METES & BOUNDS DESCRIPTION**

A 1.38 ACRE PARCEL SITUATE WITHIN THE CITY OF EL PASO, EL PASO COUNTY, TEXAS AS A PORTION OF BLOCKS 232 AND 233, CAMPBELL'S ADDITION, RECORDED IN VOLUME 2, PAGE 68, PLAT RECORDS, EL PASO COUNTY, TEXAS AND A PORTION THE SOUTHERN PACIFIC RAILROAD RESERVATION AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, FOR REFERENCE, AT CITY MONUMENT RECOVERED AT THE MONUMENT LINE LOCATED 10 FEET NORTH AND 10 FEET EAST OF THE CENTERLINE INTERSECTION OF FRANKLIN AVENUE (70 FEET PUBLIC RIGHT-OF-WAY) AND STANTON STREET (70 FEET PUBLIC RIGHT-OF-WAY);

**WHENCE**, A CITY MONUMENT RECOVERED AT THE MONUMENT LINE LOCATED 10 FEET NORTH AND 10 FEET EAST OF THE CENTERLINE INTERSECTION OF SAID FRANKLIN AVENUE AND WESA DRIVE (70 FEET PUBLIC RIGHT-OF-WAY) BEARS, **SOUTH 52°23'00" WEST** A DISTANCE OF **328.85 FEET** (330.00 FEET PLAT RECORD); **THENCE**, **NORTH 52°23'00" EAST**, DEPARTING THE MONUMENT LINE LOCATED 10 FEET EAST OF SAID STANTON STREET AND WITH THE MONUMENT LINE LOCATED 10 FEET NORTH OF SAID FRANKLIN AVENUE, A DISTANCE OF **320.00 FEET** TO THE CENTERLINE OF KANSAS STREET (70 FEET PUBLIC RIGHT-OF-WAY);

**THENCE**, **SOUTH 37°37'00" EAST**, DEPARTING THE MONUMENT LINE LOCATED 10 FEET NORTH OF SAID FRANKLIN AVENUE AND WITH THE CENTERLINE OF SAID FRANKLIN AVENUE, A DISTANCE OF **10.00 FEET**; **THENCE**, **NORTH 52°23'00" EAST**, DEPARTING THE CENTERLINE OF SAID KANSAS STREET AND WITH THE CENTERLINE OF SAID FRANKLIN AVENUE, A DISTANCE OF **330.00 FEET** TO THE CENTERLINE OF CAMPBELL STREET (70 FEET PUBLIC RIGHT-OF-WAY);

**THENCE**, **NORTH 52°23'00" EAST**, DEPARTING THE CENTERLINE OF SAID CAMPBELL STREET, A DISTANCE OF **35.00 FEET** TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID CAMPBELL STREET;

**THENCE**, **NORTH 37°37'00" WEST**, WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID CAMPBELL STREET, A DISTANCE OF **16.88 FEET** TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY NO. 10 (VARIABLE PUBLIC RIGHT-OF-WAY), FOR THE NORTHWEST CORNER OF THIS PARCEL AND THE POINT OF BEGINNING OF THIS PARCEL DESCRIPTION;

**WHENCE**, A CHISELED "X" RECOVERED IN CONCRETE FOR A REFERENCE CORNER BEARS, **NORTH 46°12'16" EAST** A DISTANCE OF **1.0 FEET**;

**THENCE**, **NORTH 36°23'00" EAST** (NORTH 36°54'45" EAST DEED RECORD), DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID CAMPBELL STREET AND WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 10, A DISTANCE OF **33.00 FEET** TO AN ANGLE POINT FOR A CORNER OF THIS PARCEL; **WHENCE**, A TEXAS DEPARTMENT OF TRANSPORTATION BRASS CAP RECOVERED FOR A REFERENCE CORNER BEARS, **NORTH 43°20'58" EAST** A DISTANCE OF **0.8 FEET**;

**THENCE**, **NORTH 36°45'20" EAST** (NORTH 39°16'50" EAST DEED RECORD), CONTINUING WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 10, A DISTANCE OF **341.16 FEET** TO AN ANGLE POINT FOR A CORNER OF THIS PARCEL; **WHENCE**, A 1/2 INCH IRON WITH CAP "NOT LEGIBLE" RECOVERED FOR A REFERENCE CORNER BEARS, **NORTH 53°18'30" EAST** A DISTANCE OF **0.8 FEET**;

**THENCE**, **NORTH 46°23'00" EAST** (NORTH 46°53'45" EAST DEED RECORD), CONTINUING WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 10, A DISTANCE OF **101.61 FEET** TO THE INTERSECTION OF THE BOUNDARY LINE COMMON TO THE SUBJECT PARCEL AND A PORTION OF BLOCK 233, CAMPBELL'S ADDITION, AS CONVERTED TO 420 CAMPBELL, L.L.C. RECORDED AS DOCUMENT NO. 20080076891, DEED RECORDS, EL PASO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS PARCEL; **WHENCE**, A CHISELED "X" RECOVERED IN CONCRETE FOR A REFERENCE CORNER BEARS, **NORTH 18°11'20" EAST** A DISTANCE OF **0.7 FEET**;

**THENCE**, **SOUTH 39°53'40" EAST** (SOUTH 39°22'55" EAST DEED RECORD), DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 10 AND WITH THE BOUNDARY LINE COMMON TO THE SUBJECT PARCEL AND SAID 420 CAMPBELL PARCEL, A DISTANCE OF **125.10 FEET** TO THE SOUTHEAST CORNER OF THIS PARCEL;

**THENCE**, **SOUTH 41°10'58" WEST** (SOUTH 41°41'41" WEST DEED RECORD), DEPARTING THE BOUNDARY LINE COMMON TO THE SUBJECT PARCEL AND SAID 420 CAMPBELL PARCEL, A DISTANCE OF **448.78 FEET** TO AN ANGLE POINT FOR A CORNER OF THIS PARCEL; **WHENCE**, A 5/8 INCH IRON WITH CAP STAMPED "LANDMARK TX 4869" FOR A REFERENCE CORNER BEARS, **NORTH 19°42'07" EAST** A DISTANCE OF **0.8 FEET**;

**THENCE**, **SOUTH 12°58'58" WEST** (SOUTH 13°29'41" WEST DEED RECORD), A DISTANCE OF **36.38 FEET** (36.33 FEET DEED RECORD) TO THE EASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED CAMPBELL STREET, FOR THE SOUTHWEST CORNER OF THIS PARCEL; **WHENCE**, A 5/8 INCH IRON WITH CAP STAMPED "LANDMARK TX 4869" FOR A REFERENCE CORNER BEARS, **NORTH 48°44'30" EAST** A DISTANCE OF **0.8 FEET**;

**THENCE**, **NORTH 37°37'00" WEST**, WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID CAMPBELL STREET, AS STATED, A DISTANCE OF **135.38 FEET** (134.16 FEET DEED RECORD) TO THE TRUE POINT OF BEGINNING.

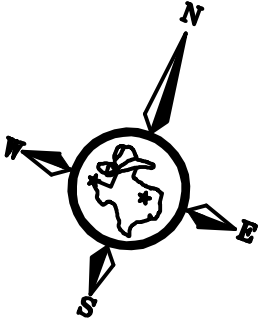
SAID PARCEL CONTAINS 1.38 ACRES (59,991 SQUARE FEET) MORE OR LESS.

**LEGEND**

---	SUBJECT PROPERTY LINE
- - -	LOT LINE
- · - · -	PROPERTY LINE
---	R.O.W. LINE
- · - · -	CENTERLINE OF R.O.W.
- · - · -	EASEMENT LINE
- · - · -	BUILDING SETBACK LINE
---	MONUMENT LINE
---	OVERHEAD ELECTRIC LINE
---	RAILROAD TRACKS
---	CHAINLINK FENCE
---	GUARD RAIL
---	SANITARY SEWER MANHOLE
---	WATER / IRRIGATION VALVE
---	ELECTRIC MANHOLE
---	ELECTRIC BOX
---	POWER POLE
---	LIGHT POLE
---	LIGHT STANDARD
---	TELEPHONE MANHOLE
---	TELEPHONE / CABLE RISER

**LEGEND**

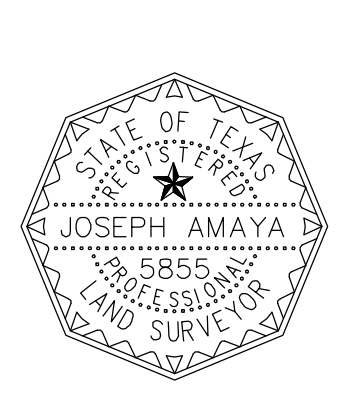
+	SIGN
+	MONUMENTATION RECOVERED
+	REFERENCE CORNER
+	HANDICAP PARKING SPACE
+	STANDARD PARKING SPACE COUNT
+	CONCRETE PAVEMENT AREA
+	BUILDING
+	BUILDING CANOPY
+	NO PARKING ZONE
+	BLOCK NUMBER
+	LOT NUMBER
+	POINT OF COMMENCEMENT
+	POINT OF BEGINNING
+	DEED RECORDS EL PASO COUNTY TEXAS
+	PLAT RECORDS EL PASO COUNTY TEXAS
+	DEED RECORD
+	DEED RECORD
+	SCHEDULE 'B' ITEM
+	RIGHT-OF-WAY
+	TEXAS DEPARTMENT OF TRANSPORTATION
+	TXDOT



**GRAPHIC SCALE**  
SCALE: 1" = 20'

**LINE TABLE**

LINE	LENGTH	BEARING
L1	7.18	N37°37'00"W
L2	20.66	S52°23'00"W
L3	7.18	S37°37'00"E
L4	33.00	N36°23'00"E
(D) L4	33.00	N36°53'45"E
L5	36.38	S12°58'56"W
(D) L5	36.33	S13°29'41"W
L6	25.00	S52°23'00"W
L7	35.00	S52°23'00"W
L8	16.66	N37°37'00"W
L9	18.34	N37°37'00"W



DATE	REVISION DESCRIPTION
9/18/17	TITLE COMMITMENT
9/28/17	RHT
10/20/17	RHT
10/24/17	RHT

**BOUNDARY SURVEY**  
~ 416 N. STANTON STREET & 400 E. FRANKLIN AVENUE & 420 N. CAMPBELL STREET ~  
A PORTION OF BLOCKS 9 & 43, MILLS ADDITION, A PORTION OF BLOCKS 232 & 233, CAMPBELL'S ADDITION AND A PORTION OF THE SOUTHERN PACIFIC RAILROAD RESERVATION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

DATE: 10-27-15    SCALE: 1" = 20'    FILE: 420 N. CAMPBELL STREET

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DRAWN BY: J.A.  
CHECKED BY: J.A.  
FIELD BOOK: PAGE 2  
SHEET OF 2