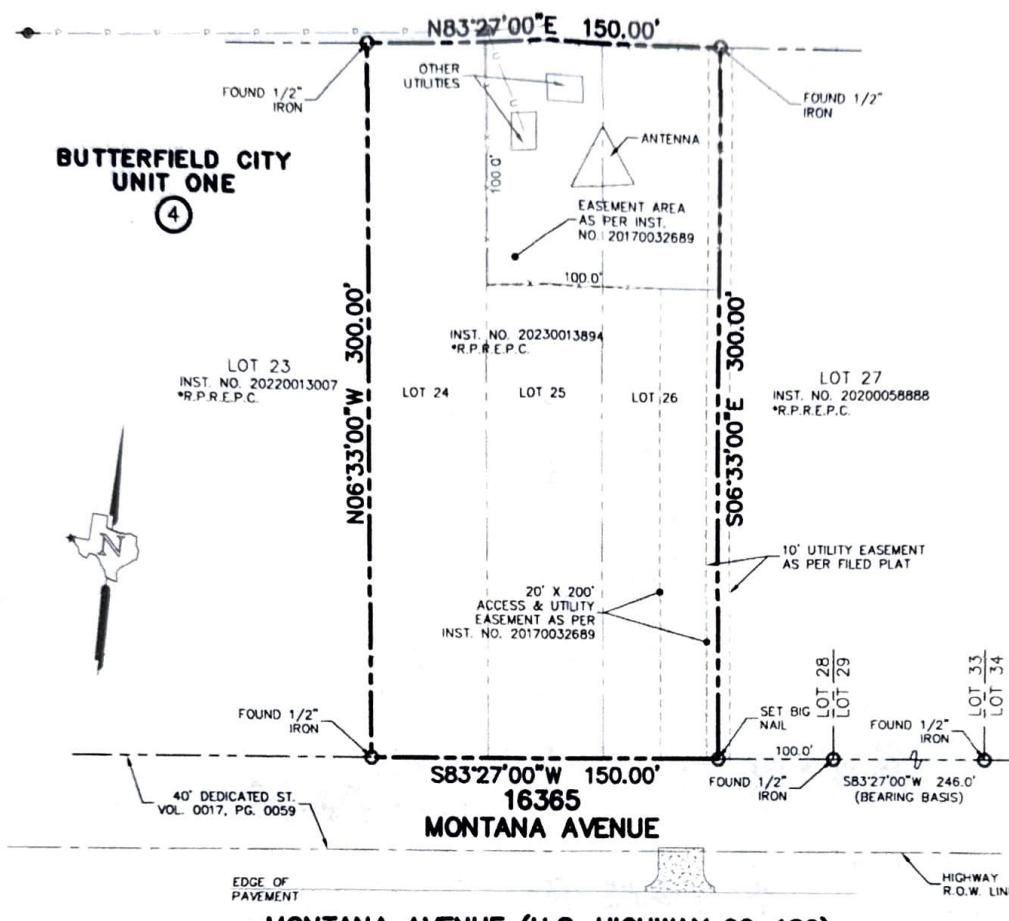


60' UTILITY & DRAINAGE EASEMENT

VOL: 0017 PG: 0059



MONTANA AVENUE (U.S. HIGHWAY 62-180) (150' R.O.W.)

*R.P.R.E.P.C. = REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS

NOTES

1. ACCORDING TO THE FLOOD INSURANCE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DEPARTMENT OF HOMELAND SECURITY AND BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "X", AS SHOWN ON MAP NO. 480212 0200 B, MAP REVISED 09/04/1991, FOR EL PASO COUNTY AND INCORPORATED AREAS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
2. BEARINGS SHOWN ARE BASED ON THE FILED PLAT FOR BUTTERFIELD CITY UNIT ONE.
3. NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC FOR ANY RESERVATION, BUILDING AND UTILITY LINES, AND/OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
4. PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS, TERMS, CONDITIONS, COVENANTS, AND CONFIRMING THE SIZE AND USE OF ALL RECORDED TERMS, RESTRICTION CONDITIONS AND EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
5. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS ONLY TO BE USED FOR TITLE INSURANCE BY THE HEREON NAMED BORROWER, MORTGAGE COMPANY, AND/OR TITLE COMPANY.
6. TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 2201243, DATED 11/29/2023.
7. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATED AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, AND IS ADDRESSED EXCLUSIVELY TO THE PARTIES NAMED HEREON.
8. RIGHT OF WAY RECORDED IN VOL. 1164, PG. 0396, DOES NOT APPEAR TO AFFECT THIS PROPERTY.

LEGEND

- CONCRETE
- CHAINLINK FENCE
- — POWER POLE
- POWER LINE
- OVERHEAD UTILITY SERVICE LINE
- ↑ — ANCHOR

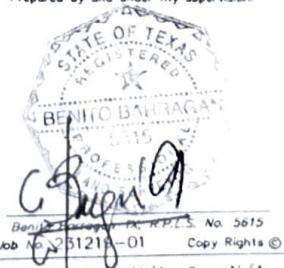


LAND PLANNING & SURVEYING
TEXAS SURVEYING FIRM# 10151200
10950 Pelican Dr. Building-F,
El Paso, Tx 79935
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Plat of Survey

LOTS 24, 25, & 26, BLOCK 4,
BUTTERFIELD CITY UNIT ONE,
AN ADDITION TO
EL PASO COUNTY, TEXAS.
AREA 1.03 ACRES ±

Prepared by and under my supervision.



Plat Reference Vol./Sh.	17	Page	59
Scale: 1"=60'	Date: 12/26/23	Drawn By:	LS/JA
Field: ET	Book: N/A	Page:	N/A