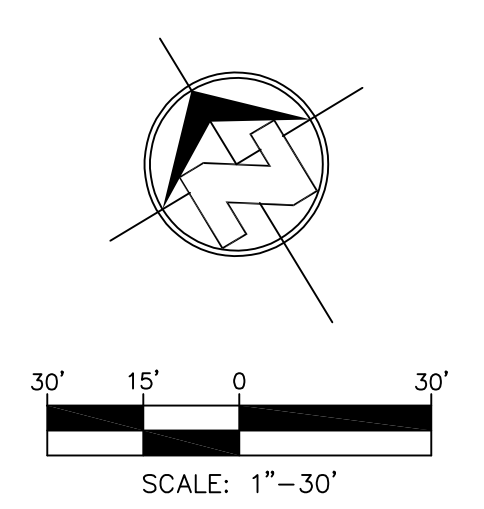
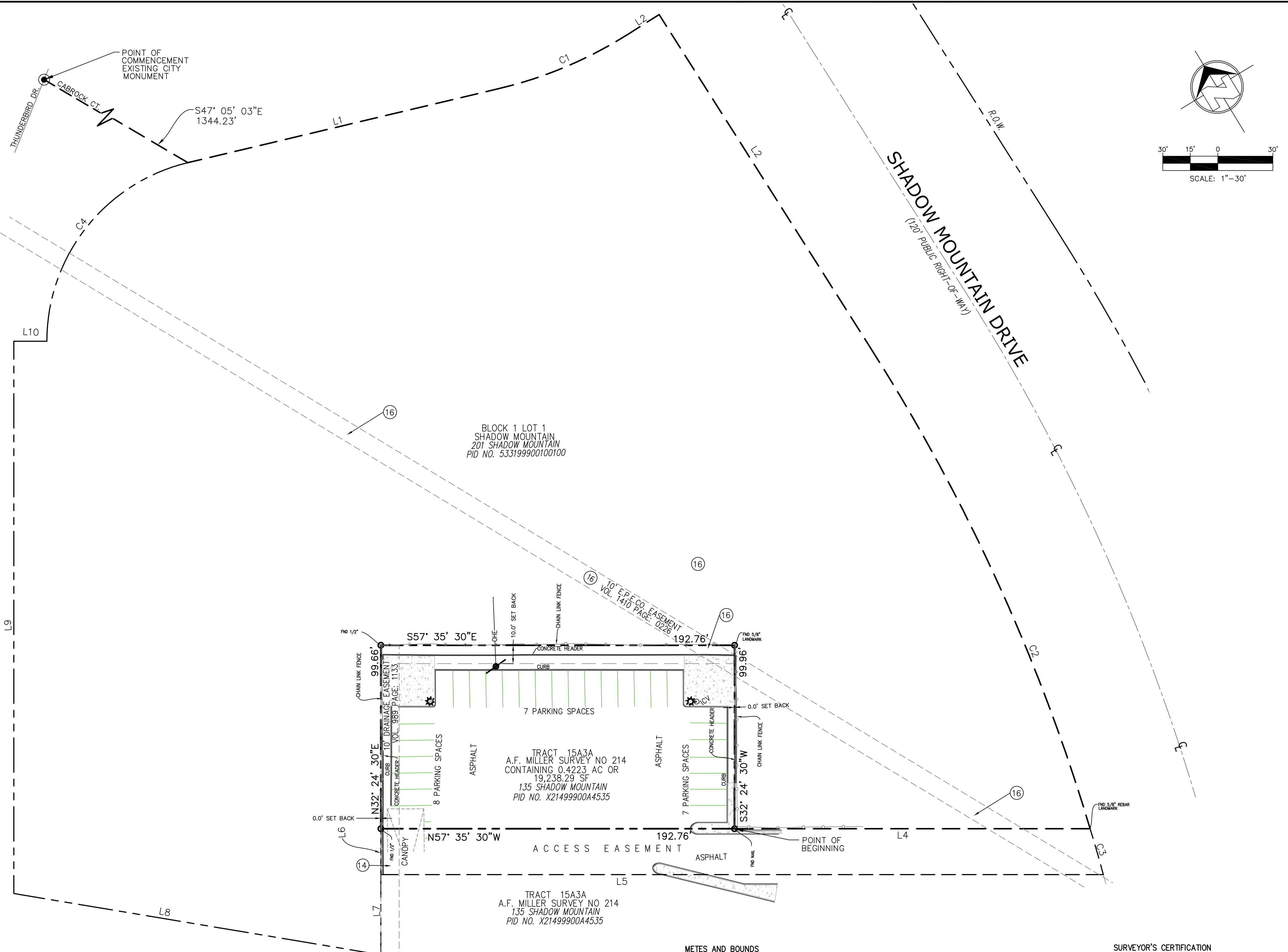


VICINITY MAP
SCALE: 1"=600'



NOTES FROM SCHEDULE B
TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, GF No. 4712018909, WITH AN EFFECTIVE DATE OF OCTOBER 28, 2020

- Rights of tenants in possession, as tenants only, under unrecorded lease agreements.(NOT A SURVEY ITEM)
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.(NOT A SURVEY ITEM)
- 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.(NOT A SURVEY ITEM)
- Mineral interest, together with all rights relative thereto, express or implied, as described in that certain instrument executed by the State of Texas to Z.T. White, dated August 16, 1922, filed for record in the Office of the County Clerk of El Paso County, Texas in Volume 25, Page 564, Patent Records El Paso County, Texas, reference to which instrument is made for all intents and purposes. Title to said interest not checked subsequent to the date of the aforesaid instrument. (NOT A SURVEY ITEM)
- Subject to a 10 foot drainage easement and a 36 foot road and drainage easement as described in that certain Warranty Deed dated April 30, 1979, recorded in Volume 989, Page 1133, Official Records of El Paso County, Texas. (APPLIES AND PLOTTED HERON)
- Easement granted to El Paso Electric Company, by The Coronado State Bank, dated August 31, 1919, filed for record on November 13, 1919 in the Office of the County Clerk of El Paso County, Texas in Volume 1036, Page 1258, Official Records El Paso County, Texas. (DOES NOT APPLY TO SUBJECT PROPERTY, UNABLE TO PLOT)
- Easement granted to El Paso Electric Company and the Mountain States Telephone and Telegraph Company, by J. M. Rector, Jr., et al, dated May 2, 1958, filed for record on July 25, 1958 in the Office of the County Clerk of El Paso County, Texas in Volume 1410, Page 225, Official Records El Paso County, Texas, with Mountain States Telephone and Telegraph Company interest transferred to Southwestern Bell Telephone Company, recorded in Volume 1231, Page 646, Official Records of El Paso County, Texas; together with Consent of Easement recorded in Volume 1410, Page 327, Official Records of El Paso County, Texas. (APPLIES AND PLOTTED HERON)
- Easement granted to The Mountain States Telephone and Telegraph Company and El Paso Electric Company, by J.M. Rector, Jr., et al, dated March 10, 1960, filed for record on March 25, 1960 in the Office of the County Clerk of El Paso County, Texas in Volume 1531, Page 232, Official Records El Paso County, Texas, with Mountain States Telephone and Telegraph Company interest transferred to Southwestern Bell Telephone Company, recorded in Volume 1231, Page 646, Official Records of El Paso County, Texas.(DOES NOT APPLY TO SUBJECT PROPERTY, UNABLE TO PLOT)
- Easement granted to El Paso Electric Company and Mt. States Telephone and Telegraph Company, by J.M. Rector, Jr., et al, dated August 23, 1960, filed for record on August 31, 1960 in the Office of the County Clerk of El Paso County, Texas in Volume 1558, Page 517, Official Records El Paso County, Texas, with Mountain States Telephone and Telegraph Company interest transferred to Southwestern Bell Telephone Company, recorded in Volume 1231, Page 646, Official Records of El Paso County, Texas. (DOES NOT APPLY TO SUBJECT PROPERTY, UNABLE TO PLOT)
- Easement granted to El Paso Electric Company, by JPMorgan Chase Bank, National Association, dated October 11, 2019, filed for record on October 29, 2019 in the Office of the County Clerk of El Paso County, Texas, under Clerk's Document No. 2019083206. (DOES NOT APPLY TO SUBJECT PROPERTY, UNABLE TO PLOT)

Line #	Direction	Length
L1	S70°58'50"E	174.69'
L2	S57°35'30"E	18.00'
L3	S00°01'10"W	216.61'
L4	N57°35'30"W	193.74'
L5	N54°24'13"W	393.70'
L6	S32°24'30"E	25.00'
L7	S32°24'30"E	43.70'
L8	N48°06'44"E	202.77'
L9	N32°24'30"E	300.85'
L10	N32°24'30"E	300.85'

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	76.27'	230.00'	019°00'00"	75.92'	S80°28'50"E
C2	287.31'	1045.08'	015°45'06"	286.41'	S75°34'00"W
C3	26.02'	844.07'	001°45'58"	26.02'	S19°31'38"W
C4	133.71'	100.00'	076°36'38"	123.97'	S70°42'51"E

- NOTES:
- SET 1/2" IRON WITH SLI CAP STAMPED TX2998 ON ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.
 - BASIS OF BEARING: A.F. MILLER SURVEY No. 214
 - TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY. FILE NO. 4712018909 AND EFFECTIVE DATE OF 10-28-20.
 - THERE WERE NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 - THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, AND NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - PROPERTY HAS IN DIRECT ACCESS TO PUBLIC RIGHT-OF-WAY.
 - NO OBSERVED EVIDENCE OF WETLAND.
 - THERE WERE NO OBSERVED EVIDENCE OF SIDE USED AS A CEMETERY.

FLOOD ZONE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480214 0027 D, DATED JANUARY 03, 1997 THIS PROPERTY LIES IN FLOOD ZONE "B".

ZONE "B": AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.(MEDIUM SHADING).

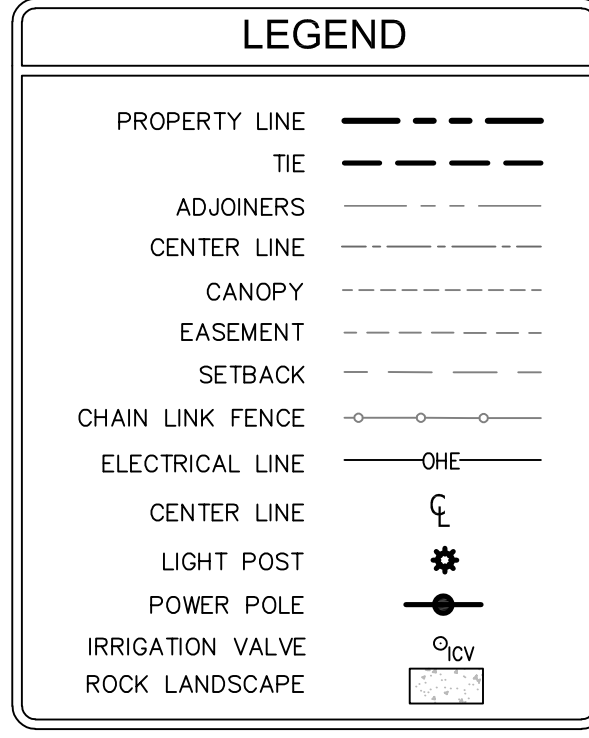
DUE TO INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS THIS SURVEYOR DOES NOT CERTIFY TO THE ACCURACY OF LOCATIONS BASED ON SUCH MAPS. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTES:
ALL INFORMATION SHOWN HEREON WAS DETERMINED BY DATA COLLECTED THROUGH SURVEY CREW OBSERVATION AND OTHER INFORMATION TAKEN FROM EXISTING PLANS AND MAPS OF RECORD.
UNLESS SPECIFICALLY ACCEPTED BY SLI ENGINEERING, INC. IN WRITING, SLI ENGINEERING, INC. MAKES NO CLAIM, EXPRESSED OR IMPLIED, AS TO THE UNDERGROUND SITE CONDITIONS.

LEGAL DESCRIPTION
TRACT 15A3A A.F. MILLER SURVEY No. 214

BENCHMARK
EXISTING CITY MONUMENT LYING AT THE CENTERLINE INTERSECTION OF THUNDERBIRD DRIVE AND CABROCK DRIVE
ELEVATION 4128.00' (CITY DATUM)
EASTING: 373395.5860'
NORTHING: 1068434.560'

- NOTES CORRESPONDING TO ZONING
CLASSIFICATION:
•PROPERTY IS CURRENTLY ZONED "C-1"
- MINIMUM SET BACKS REQUIRED FOR
•FRONT YARD..... 0'
•REAR YARD..... 10'
•CUMULATIVE FRONT & REAR YARD.....N/A
•SIDE YARD0'
•WHEN ABUTTING A RESIDENTIAL OR APARTMENT DISTRICT.....10'
•SIDE STREET10'
•MAXIMUM HEIGHT35'



COMMENCING at the City Monument found at the intersection of the centerlines of Thunderbird Drive (60' public right-of-way) and Cabrock Court (60' public right-of-way); THENCE bearing South 47° 05' 03" East, a distance of 1344.23 feet to a platted iron rebar 1/2" lying on the northerly boundary line of Lot 1, Block 1, Shadow Mountain, THENCE, South 70° 58' 50" East, along said boundary line, a distance of 147.69' to a platted nail on the northerly boundary line of Lot 1, Block 1, Shadow Mountain, THENCE, 76.27 feet along said boundary line and along the arc of a curve to the right, having a radius of 230 feet, a central angle of 19°00'00" and a chord which bears South 80° 28' 50" East, a distance of 75.92 feet to a platted bridge nail on the northerly boundary line of Lot 1, Block 1, Shadow Mountain, THENCE South 89° 55' 00" East, along said boundary line, a distance of 20.00 feet to a platted nail in concrete on easterly common corner of Lot 1, Block 1, Shadow Mountain, and Tract 15A, A.F. Miller Survey No. 214, THENCE, South 00° 01' 10" West along the easterly boundary line of Lot 1, Block 1, Shadow Mountain, a distance of 216.61 feet to platted 3/8" rebar, THENCE 287.31' a long said boundary line and along the arc of a curve to the right, having a radius 1045.08 feet, a central angle of 15° 45' 06" and chord which bears South 07° 53' 40" West, a distance of 286.41 feet to a found 3/8" rebar landmark on easterly common corner of Lot 1, Block 1, Shadow Mountain, and Tract 15A3A, A.F. Miller Survey No. 214, THENCE, North 57° 35' 30" West along said boundary line, a distance 193.74 feet to the found nail, said point also being the TRUE POINT OF BEGINNING of this description:
THENCE, North 57° 35' 30" West, a distance of 192.76 feet to a found 1/2" iron set for the southwest corner Tract 15A3A, A.F. Miller Survey No. 2014 for boundary corner;
THENCE, North 32° 24' 30" West, a distance of 99.96 feet to found 1/2" rebar a point for a boundary corner;
THENCE, South 57° 35' 30" East, a distance of 192.76 feet to found 5/8" marked landmark a point for a boundary corner;
THENCE, South 32° 24' 30" West, a distance of 99.96 feet to a point being the TRUE POINT OF BEGINNING.
Said described parcel contains 0.4423 acres (19,238.29 sq ft.)of land more or less.

SURVEYOR'S CERTIFICATION

To: Stewart Title Guaranty Company, Phoenixian Investments, Geoffrey Lawrence Smith and Clayton Howard Smith as Independent Co-Executors of the Estate of Rex B. Smith, Deceased

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", established in 2016, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19, and 20 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA/NSPS and in effect on the date of this instrument, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/NSPS Land Title Surveys".
Field work was completed on: DECEMBER 2020

QUILLERMO LICON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 2998

DATE: 12-16-20

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This map and survey are being provided solely for the use of all parties listed in the certification and their assigns and no license has been created, expressed or implied, to copy the surveys and/or map(s) except as necessary in conjunction with the original transaction. This transaction shall be effective within six (6) months from the date hereon
DECEMBER 22, 2020.

PROJECT NAME 135 SHADOW MOUNTAIN	SCALE: AS INDICATED	DATE
	JOB NO.: 09-20-4583	REVISIONS
FIELD BY: CV/RE	BENCHMARK	
FIELD BOOK: BOOK/GPS		
DRAWN BY: VMA		
CHECKED BY: G.H.		
DATE: DECEMBER 22, 2020		
CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS SURVEYING 6666 EL PASO, TEXAS (915) 584-4457		
SLI SLI ENGINEERING, INC.		
SUITE 2998 REG. NO. F-1902 SURVEYING REG. NO. 100120-00		
SHEET TITLE		
ALTA / NSPS LAND TITLE SURVEY		
1 OF 1		