

PROPERTY DESCRIPTION

2518 PARTELLO

Description of a parcel of land composed of several parcels being all of Block 91, and the vacated alley of said Block 91, all of Lots 3, 4, 5, 6 and 7, Block 92, and the vacated portions of Frankfort Avenue between said Blocks 91 and 92, Map of the Grandview Addition, City of El Paso, El Paso County, Texas, map of said Grandview Addition recorded in book 11, page 60, Plat Records, El Paso County, Texas and also being those parcels recorded in book 4755, page 844, Clerk's File #20080086477, #20100051301, #20110022902 and #20110026869, El Paso County Clerks Records, and described as follows;

Commencing for reference at a PK nail found at the centerline intersection of Frankfort Avenue (70' wide) and Partello Street (70' wide), said PK nail lying North 88°28'00" East a distance of 470.00' and South 01°32'00" East a distance of 330.00' from an original monument found at the centerline intersection of Memphis Avenue and Lackland Street; Thence, with said centerline of Partello Street, North 01°32'00" West a distance of 80.00' to a point; Thence, North 88°28'00" East a distance of 35.00' to a 5/8" rebar found at the northwest corner of that parcel recorded in book 1269, page 264, and lying on the easterly ROW line of said Partello Street, and being the "Point Of Beginning";

Thence, with the common boundary line of said parcel recorded in book 1269, page 264, and that parcel recorded in book 3520, page 1288, North 88°28'00" East a distance of 120.00' to a 5/8" rebar with cap stamped "5372" set at the northeast corner of said parcel recorded in book 1269, page 264 and lying on the west boundary line of said parcel recorded in book 4755, page 844;

Thence, continuing with said common boundary line of said parcel recorded in book 4755, page 844, and said parcel recorded in book 3520, page 1288, North 01°32'00" West a distance of 75.00' to a point lying on the southerly ROW line of a platted 20' alley;

Thence, with said southerly ROW line of a platted 20' alley, North 88°28'00" East a distance of 130.00' to the northeast corner of said Lot 3 of Block 92, from which a found 1/2" rebar (bent) lies 1.2' northeasterly;

Thence, with the easterly lot line of said Lot 3, South 01°32'00" East distance of 120.00' to a 5/8" rebar with cap set at the southeasterly corner of said Lot 3, and also lying on the vacated northerly ROW line of said Frankfort Avenue vacated in Clerk's File #20110022902, and from which a found disturbed 1/2" rebar with cap stamped "B&A" lies 2.0' northeasterly;

Thence, with said vacated northerly ROW line of said Frankfort Avenue, North 88°28'00" East a distance of 46.50' to a 5/8" rebar with cap set at the intersection with the westerly Railroad ROW line (100' wide), from which a found 1/2" rebar (bent) lies 0.7' northeasterly;

Thence, with said westerly Railroad ROW line, South 34°36'00" West distance of 408.59' to a 5/8" rebar with cap found bent at the southeasterly corner of said Block 91;

Thence, with the southerly line of said Block 91, South 88°28'00" West a distance of 55.57' to a 5/8" rebar with cap found bent at the southwesterly corner of said Block 91 and lying on said easterly ROW line of said Partello Street;

Thence, with said easterly ROW line of said Partello Street, North 01°32'00" West a distance of 375.00' to the "Point Of Beginning" and containing 79,091 sq. ft. or 1.8157 acres.

Based on a field survey performed under my supervision and dated 05/26/2023.

John A. Eby, Texas R.P.L.S. 5372 NM PLS 17779

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