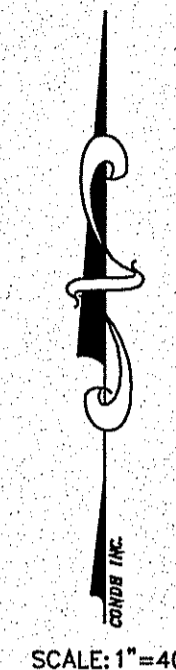
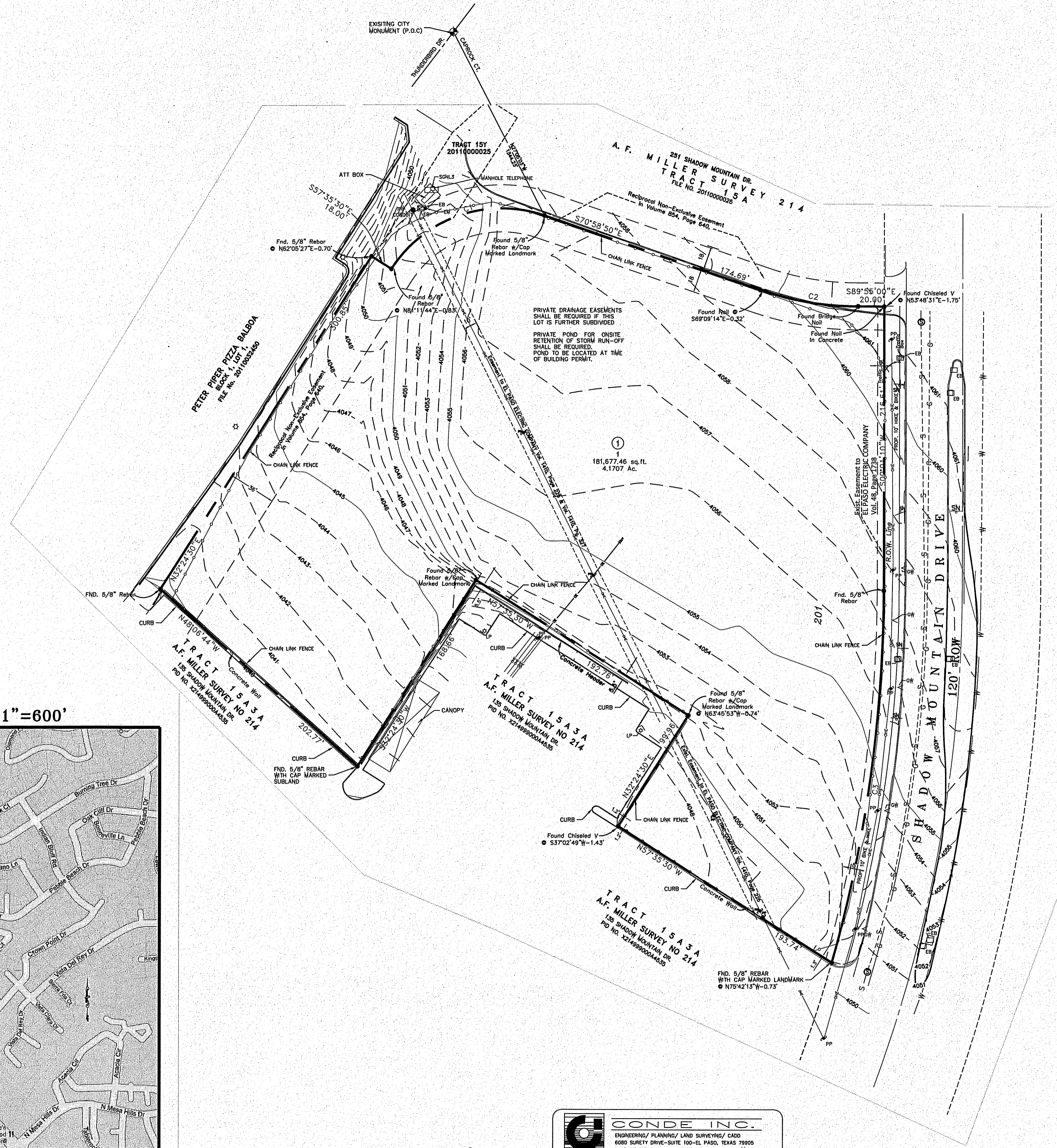


PLAT OF SURVEY

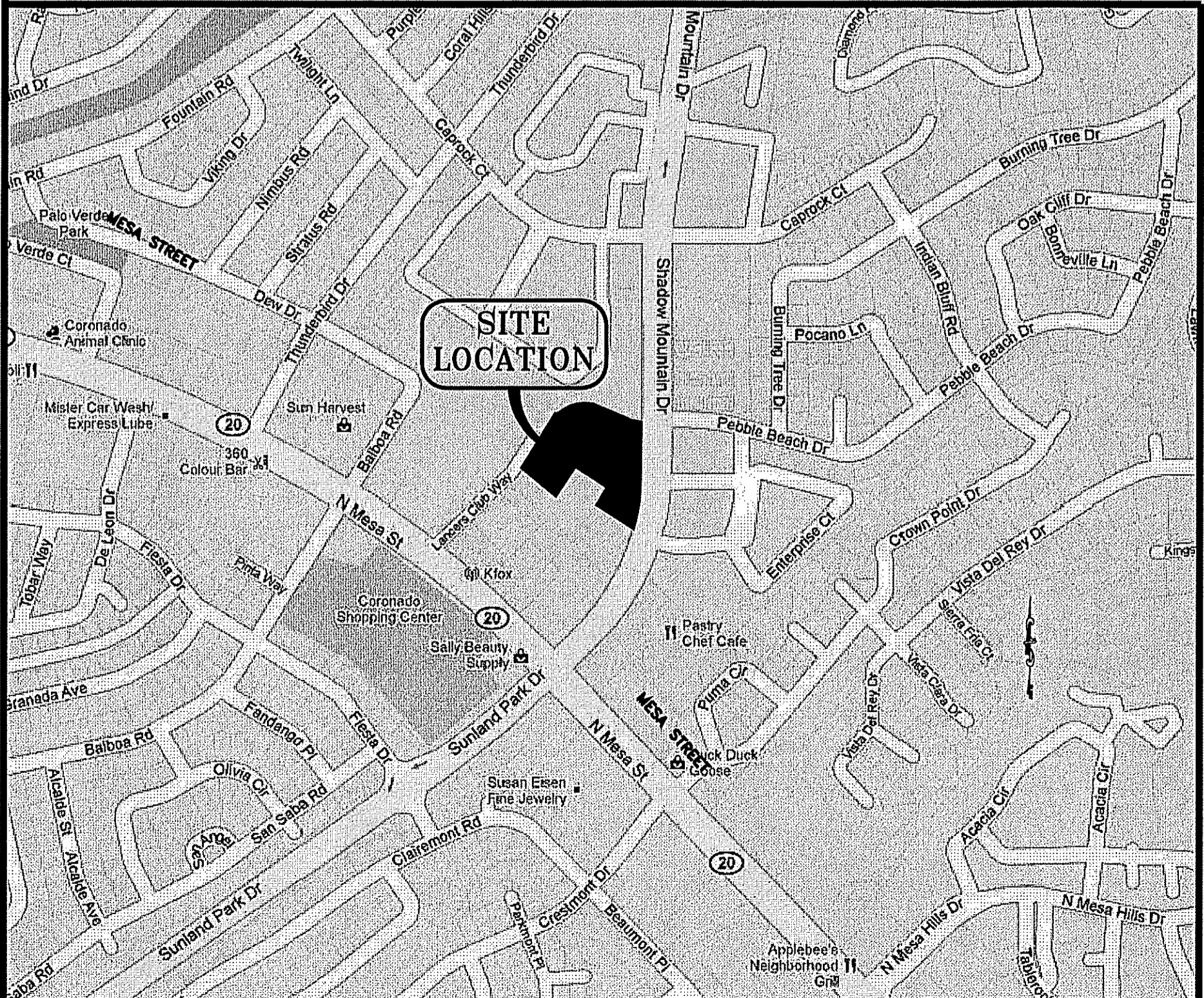
LOT 1, BLOCK 1, SHADOW MOUNTAIN AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CLERKS FILE NO. 20130020280, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.

- NOTES:
- SUBJECT PROPERTY IS ZONED G-MU
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480214-00270, DATED JANUARY 3, 1997, THIS PROPERTY IS IN FLOOD ZONE B "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD".
 - SCHEDULE B ITEMS LISTED BELOW PER STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 0-5966-000012286, DATED MAY 6, 2016.
 - UTILITY EASEMENTS, INCLUDING EASEMENTS FOR OVERHANG OF SERVICE WIRES FOR POLE TYPE UTILITIES AND BURIED SERVICE WIRES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES, AS DEDICATED ON THE PLAT, RECORDED IN CLERK'S FILE NO. 20130020280, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
 - EASEMENTS TO EL PASO ELECTRIC COMPANY AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED IN VOLUME 1410, PAGE 225, (PLOTTED) VOLUME 1410, PAGE 327, (PLOTTED) VOLUME 1531, PAGE 232 (NOT APPLICABLE) AND VOLUME 1658, PAGE 517 (NOT PLOTTABLE), REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS; WITH MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY'S INTEREST GRANTED, SOLD, AND OUTCLAIMED TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 1231, PAGE 646, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
 - EASEMENT TO EL PASO ELECTRIC COMPANY, RECORDED IN VOLUME 48, PAGE 1736, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS. (PLOTTED)
 - MINERAL INTEREST TO THE STATE OF TEXAS AS SET OUT IN INSTRUMENT RECORDED IN VOLUME 25, PAGE 564, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. (AFFECTS PROPERTY)
 - 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.
 - TERMS, CONDITIONS AND STIPULATIONS OF NON-EXCLUSIVE EASEMENT RESERVED AND CREATED IN WARRANTY DEED FROM SHADOW MOUNTAIN JOINT VENTURE, COMPOSED OF JOHN H. LIVINGSTON, MAX L. SMITH, JAMES E. BRANSON JR., J.A. CARDWELL, JOHN R. SCHATZMAN, WILLIAM SULLIVAN, AND THE GUEVARA CORPORATION TO SIMON BIR AND JOHN LIVINGSTON DATED 01/04/1978, FILED 01/06/1978, RECORDED IN VOLUME 854, PAGE 640, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS. (PLOTTED)
 - TERMS, CONDITIONS AND STIPULATIONS OF PROTECTIVE COVENANTS, DATED 02/28/2013, FILED 03/20/2013, RECORDED IN CLERK'S FILE NO. 20130020283 AND AS AFFECTED BY ASSIGNMENT AND TRANSFER OF DECLARANT RIGHTS DATED 5/5/16, FILED ON 5/6/16, UNDER CLERK'S FILE NO. 20160031367, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS. (AFFECTS PROPERTY)
 - REFERENCE TO NOTHING FURTHER REPORT PROVIDED BY STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 01004-11804A, LOT 1, BLOCK, SHADOW MOUNTAIN, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CLERKS FILE NO. 20130020280, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS, STATING THAT A SEARCH OF THE APPROPRIATE RECORDS OF EL PASO COUNTY, TEXAS BEGINNING MAY 06, 2016 AND CONTINUING THROUGH AUGUST 07, 2016 REVEALS THE FOLLOWING:
 - ORDINANCE NO. 018541, CHANGING THE ZONING AND IMPOSING CERTAIN CONDITIONS OF RECORD IN CLERK'S FILE NO. 20160055386, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS. (AFFECTS PROPERTY)
 - UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE EVIDENCE. THE UTILITIES SHOWN MAY OR MAY NOT REFLECT ALL UNDERGROUND UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. UTILITIES SHOULD BE VERIFIED BY APPROPRIATE UTILITY COMPANIES.



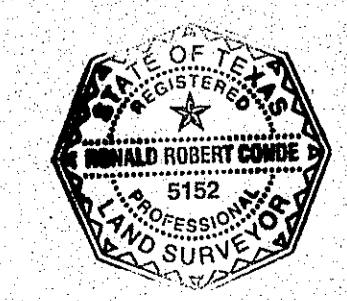
SYMBOL LEGEND	
	FOUND CONTROL POINT
	FOUND CITY MONUMENT
	CALCULATED POINT (NOT SET)
	SANITARY SEWER MANHOLE
	WATER VALVE
	POWER POLE
	TRAFFIC SIGN
	FIRE HYDRANT
	GUY WIRE
OHE — OHE = OVER HEAD ELECTRIC W — W = WATER LINE S — S = SEWER LINE G — G = GAS LINE	

LOCATION MAP SCALE: 1"=600'



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	100.00	133.71	78.99	123.97	N70°42'51"E	76°36'38"
C2	230.00	76.27	38.49	75.92	S80°28'50"E	193°00'00"
C3	1046.08	287.31	144.57	286.41	S75°34'0"W	15°45'06"

CONDE INC.
 ENGINEERING/PLANNING/LAND SURVEYING/CADD
 6080 SURETY DRIVE-SUITE 100-EL PASO, TEXAS 79905
 PHONE (915) 892-0283, FAX (915) 892-0285, FIRM# 10078100



CERTIFICATION
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/MPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND MSPS. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 13, 2016.
 RON R. CONDE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS LICENSE NO. 5152