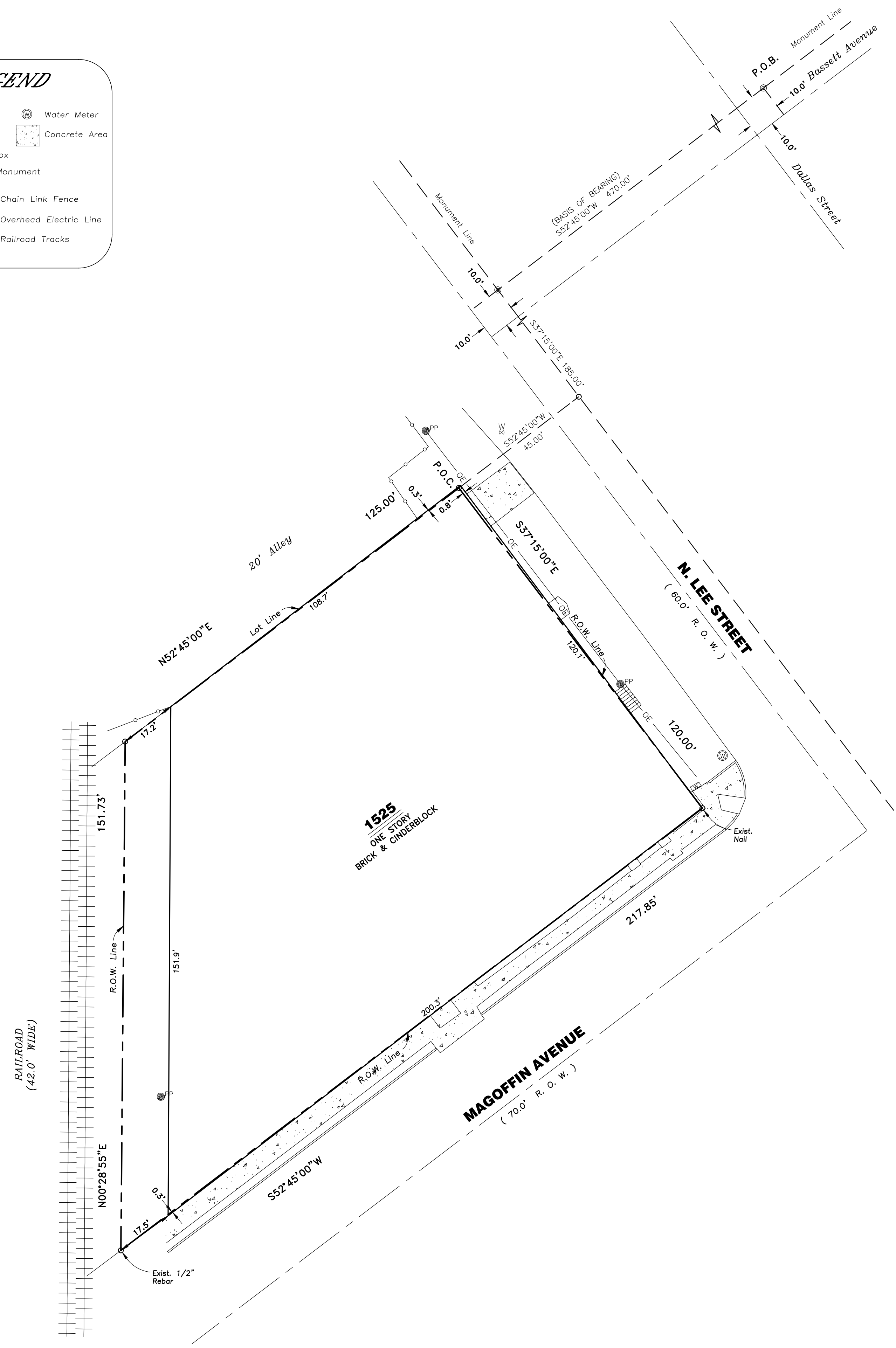


LEGEND

● PP	Power Pole	⊕	Water Meter
● LP	Light Pole	■	Concrete Area
⊞	Water Valve Box	—	Chain Link Fence
⊙	Existing City Monument	— OE —	Overhead Electric Line
	Railroad Tracks		

SCHEDULE 'B' ITEMS

- 10c Utility easements and prescriptive rights visible and apparent on the ground, including easements, or claims of easements, which are not recorded in the public records.
- 10b Any and all unrecorded agreements, contracts, and leases, and rights of parties therein.
- 10c Claims by the Tigua Indian Tribe of the Ysleta del Sur Pueblo, as evidenced by that certain Affidavit concerning filing of Notice of Claim to the Ysleta Grant and Aboriginal Title Areas, executed by Julian Granillo, Governor of the Ysleta del Sur Pueblo Indian Tribe, also known as the Tigua Indian Community, dated April 12, 1993, filed on April 16, 1993 in Volume 2553, Page 1958, of the Real Property Records, El Paso County, Texas. Company insures the Insured against loss, if any sustained by the Insured under the terms of this Policy by reason of a final, non-appealable judgment of a court of competent jurisdiction that divests the Insured of its interest as Insured because of this right, claim or interest. Company agrees to provide defense to the Insured in accordance with the terms of this Policy if suit is brought against the Insured to divest the Insured of its interest as Insured because of this right, claim or interest.
- 10d Rights of parties in possession. (Owner Title Policy)
- 10e Terms, conditions and stipulations of these certain Deeds, dated April 10, 1936, recorded in Volume 631, Page 245; and that certain Deed dated May 7, 1951, recorded in Volume 1026, Page 467, Real Property Records of El Paso County, Texas.
- 10f 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.



LEGAL DESCRIPTION

Fractional lots 20 through 23 and lots 24 through 28, Block 70, FIRST FILED MAP OF COTTON ADDITION, an addition to the city of El Paso, El Paso County, Texas.

METES & BOUNDS DESCRIPTION

COMMENCING at an existing city monument lying at the intersection of the monument lines of Dallas Street (70-foot right-of-way) and Bassett Avenue (70-foot right-of-way), said monument lines lying 10 feet east and 10 feet north of the respective centerlines of Dallas Street and Bassett Avenue; THENCE, South 52°45'00" West, along the monument line of Bassett Avenue, a distance of 470.00 feet to an existing city monument lying at the intersection of the monument lines of Bassett Avenue and Lee Street (70-foot right-of-way), said monument lines lying 10 feet north and 10 feet east of the respective centerlines of Bassett Avenue and Lee Street; THENCE, South 37°15'00" East, along the monument line of Lee Street, a distance of 185.00 feet to a found nail and shiner; THENCE, South 52°45'00" West, a distance of 45.00 feet to a set concrete nail lying at the intersection of the westerly right-of-way line of Lee Street and the southerly right-of-way line of a 20-foot alley, said point being the TRUE POINT OF BEGINNING of this description;

THENCE, South 37°15'00" East, along said westerly right-of-way line, a distance of 120.00 feet to a set concrete nail lying on the northerly right-of-way line of Magoffin Avenue (70-foot right-of-way);

THENCE, South 52°45'00" West, along said right-of-way line, a distance of 217.85 feet to a set 5/8" iron with cap marked "RPLS 4178" lying on the westerly line of a 42-foot railroad right-of-way;

THENCE, North 00°28'55" East, along said right-of-way line, a distance of 151.73 feet to a set 5/8" iron with cap marked "RPLS 4178" lying on the southerly right-of-way line of a 20-foot alley;

THENCE, North 52°45'00" East, along said right-of-way line, a distance of 125.00 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel contains 0.472 Acres (20, 571 Square Feet) more or less.

ALTA/NSPS LAND TITLE SURVEY

for
 Site Address: 1525 Magoffin Avenue
 Based upon Title Commitment No. 20100778
 of Old Republic National Title Insurance Company
 bearing an effective date of February 20, 2020

Surveyor's Certification

The undersigned, being a registered surveyor of the State of Texas certifies to (i) Marivani, LLC, and (ii) Old Republic National Title Insurance Company.

The Plat of Survey for said areas was made in accordance with "Minimum Standard Detail Requirements for ALTA/ NSPS Land Title Surveys," jointly established and adopted by American Land Title Association (ALTA), American Congress on Surveying & Mapping (ACSM) and National Society of Professional Surveyors (NSPS) in 2016 and meets the accuracy requirements of an Urban Class Survey, as defined therein, and includes Items 1, 3, 4, 14, 17, 18 and 20b of Table A contained therein.

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE
 RECORDED FOR ANY PURPOSE.

Larry L. Drewes, R.P.L.S.
 Texas 4869 N.M. 11402
 Date of Survey: March 13, 2020
 Job No. 20-13-31725

Land-Mark Professional Surveying, Inc.
 1420 Bessinger Drive, Suite A
 El Paso, Texas 79936
 (915) 598-1300
 Texas Licensed Surveying Firm
 Registration Number 10125900
 email: Bob@land-marksurvey.com
 "Serving Texas, New Mexico and Arizona"