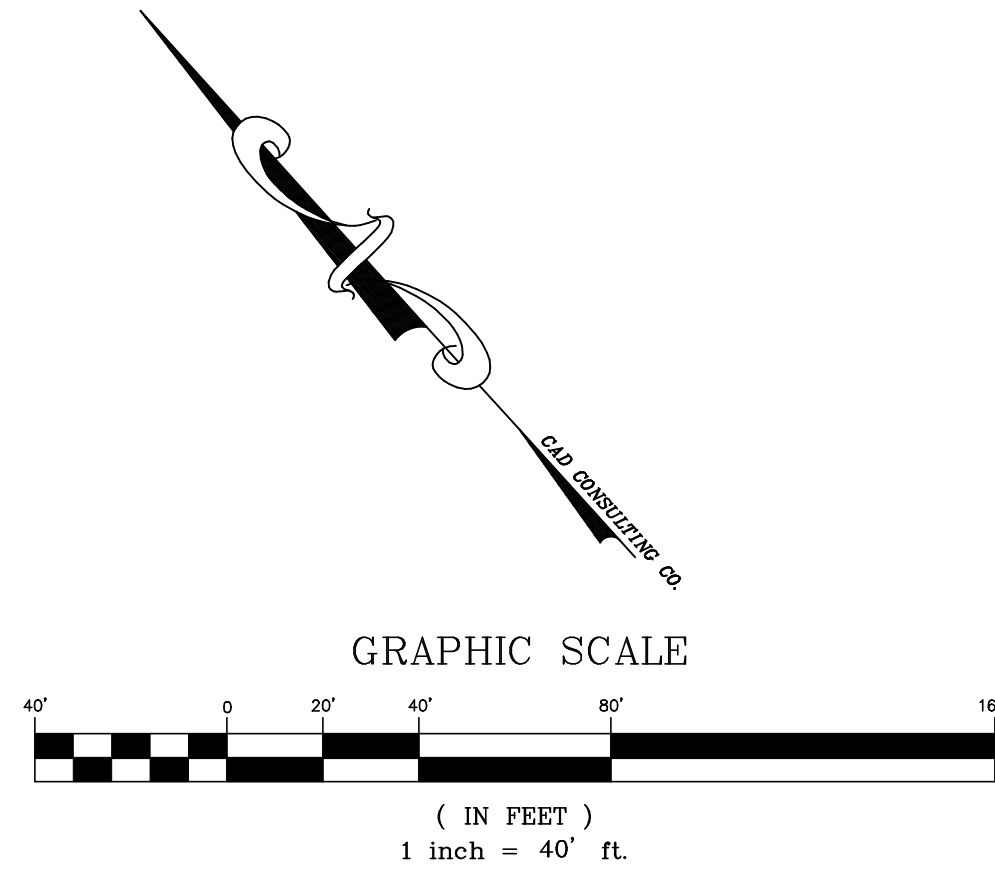


IMPROVEMENT SURVEY

7064-7080-7090 ALAMEDA AVENUE
A PORTION OF TRACTS 22 AND 25
AND A PORTION OF TRACT 26
VALLEY GATE SUBDIVISION
CITY OF EL PASO,
EL PASO COUNTY, TEXAS.
CONTAINING:
376,221.51 SQ. FT. OR 8.6369 ACRES ±

ALAMEDA AVENUE (STATE HIGHWAY 20)
(80' R.O.W.)



LEGEND	
☆	= LIGHT POLE
⊙	= WATER METER
⊙	= MANHOLE
⊙	= ELECTRIC BOX
⊙	= WATER VALVE
⊙	= POWER POLE
⊙	= FIRE HYDRANT
○	= SIGN
○	= HANDICAP PARKING
○	= WATER BOX
○	= OVERHEAD ELECTRIC
○	= ROCKWALL
○	= CHAINLINK FENCE

- KEYED NOTES**
- 1. EASEMENT TO EL PASO ELECTRIC COMPANY IN VOLUME 2819, PAGE 208, E.P.CO.D.R.
 - 2. EASEMENT TO EL PASO ELECTRIC COMPANY IN DOC# 20050098292, E.P.CO.D.R.

NOTE(S):

1. ACCORDING TO THE FLOOD INSURANCE RATE MAP HEREON DESCRIBED TRACT LIES IN ZONE "C", COMMUNITY PANEL NO. 480214-0041-B, DATED 10/15/1982.
2. VALLEY GATE SUBDIVISION, FILED IN VOLUME 2, PAGE 63, PLAT RECORDS, EL PASO COUNTY, TEXAS.

TITLE COMMITMENT INFORMATION

* THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM TITLE RESOURCES GROUP FILE# 23100116, EFFECTIVE DATE: MAY 14, 2025
ISSUED DATE: JULY 04, 2025

NOTES CORRESPONDING TO SCHEDULE B ITEMS

- EASEMENT TO EL PASO ELECTRIC COMPANY IN VOLUME 2971, PAGE 545; VOLUME 2819, PAGE 208, AND UNDER CLERK'S FILE #20050098260; AND CLERK'S FILE NO. 20050098292, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS, (APPLIES AS SHOWN)
- EASEMENT(S) TO SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN VOLUME 3905, PAGE 28, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS, (APPLIES AS SHOWN)
- EASEMENT TO EL PASO ELECTRIC COMPANY AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED IN VOLUME 1398, PAGE 589, REAL PROPERTY RECORDS, EL PASO COUNTY, (NO POLES TO LOCATE EASEMENT)

METES AND BOUND DESCRIPTION

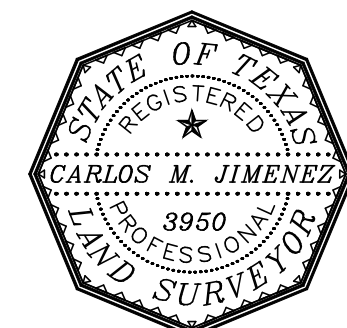
FIELD NOTE DESCRIPTION OF PORTION OF TRACT 22 AND TRACT 25, AND A PORTION OF TRACT 26, VALLEY GATE SUBDIVISION, AND ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, MAP OF SAID VALLEY GATE SUBDIVISION RECORDED IN VOLUME 2, PAGE 63, PLAT RECORDS, EL PASO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT A CITY MONUMENT LOCATED AT THE CENTERLINE INTERSECTION OF GEORGE ORR ROAD (50' R.O.W.) AND PEACH TREE LANE (50' R.O.W.); THENCE, LEAVING SAID CENTERLINE INTERSECTION, AND ALONG THE CENTERLINE OF SAID GEORGE ORR ROAD, SOUTH 33°54'00" WEST, A DISTANCE OF 80.00 FEET TO A POINT; THENCE, LEAVING SAID CENTERLINE, NORTH 56°06'00" WEST, A DISTANCE OF 15.00 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF GEORGE ORR ROAD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

THENCE, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 56°06'00" WEST, A DISTANCE OF 484.00 FEET TO A POINT;
THENCE, NORTH 33°54'00" EAST, A DISTANCE OF 416.87 FEET TO A POINT;
THENCE, NORTH 56°06'00" WEST, A DISTANCE OF 416.85 FEET TO A POINT;
THENCE, NORTH 30°15'00" EAST, A DISTANCE OF 268.61 FEET TO A POINT LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ALAMEDA AVENUE/TEXAS HWY. 20 (80' R.O.W.); THENCE, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 44°42'00" EAST, A DISTANCE OF 43.98 FEET TO A P.I. POINT OF THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID ALAMEDA AVENUE;
THENCE, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 46°50'00" EAST, A DISTANCE OF 396.07 FEET TO A POINT ON THE COMMON BOUNDARY LINE OF TRACT 22 AND TRACT 25, OF SAID VALLEY GATE SUBDIVISION;
THENCE, CONTINUING WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 46°50'00" EAST, A DISTANCE OF 480.40 FEET TO A POINT ON WESTERLY RIGHT-OF-WAY LINE OF SAID GEORGE ORR ROAD;
THENCE, LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF ALAMEDA AVENUE AND ALONG THE WESTERLY RIGHT-OF-WAY OF GEORGE ORR ROAD, SOUTH 33°54'00" WEST, A DISTANCE OF 534.49 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL AND CONTAINING 376,221.51 SQUARE FEET OR 8.6369 ACRES OF LAND MORE OR LESS.

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CAD CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 309
EL PASO, TEXAS 79936
TEL(915) 633-6422 FAX(915) 633-6424



CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CARLOS M. JIMENEZ R.P.L.S. No. 3950
FIRM# 10099300