

99-2601

ATCON ENGINEERING
A 2.9686 ACRE PARCEL
BEING A PORTION OF SECTION 31, BLOCK 78,
TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEYS,
MAY 19, 1999

PROPERTY DESCRIPTION
(PARCEL 4-D)

BEING A PORTION OF SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEYS, EL PASO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE AT THE SOUTHWEST CORNER FOR SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEYS, THENCE NORTH 89°56'48" EAST ALONG THE CENTERLINE OF HORIZON BOULEVARD AND ALONG THE SOUTH LINE FOR SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD SURVEYS A DISTANCE OF 3350.36 FEET TO A POINT ON THE CENTERLINE INTERSECTION OF HORIZON BOULEVARD AND EASTLAKE DRIVE; THENCE, NORTH 00°03'12" EAST ALONG THE CENTERLINE OF EASTLAKE DRIVE A DISTANCE OF 130.00 FEET TO A POINT; THENCE, 978.99 FEET ALONG THE CENTERLINE OF EASTLAKE DRIVE AND ALONG THE ARC OF A CURVE TO THE LEFT WHICH HAS A CENTRAL ANGLE OF 28°42'39", A RADIUS OF 1953.69 FEET AND A CHORD WHICH BEARS NORTH 14°24'31" WEST A DISTANCE OF 968.78 FEET TO A POINT; THENCE, NORTH 28°45'50" WEST CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 1512.51 FEET TO A POINT; THENCE, SOUTH 61°14'10" WEST A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF EASTLAKE DRIVE AND TO THE POINT OF BEGINNING FOR THE PARCEL OF LAND DESCRIBED HEREIN;

THENCE, SOUTH 28°45'50" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 233.00 FEET TO A POINT FOR A CORNER OF THIS PARCEL;

THENCE, SOUTH 61°14'10" WEST A DISTANCE OF 555.00 FEET TO A POINT FOR A CORNER OF THIS PARCEL;

THENCE, NORTH 28°45'50" WEST A DISTANCE OF 233.00 FEET TO A POINT FOR A CORNER OF THIS PARCEL;

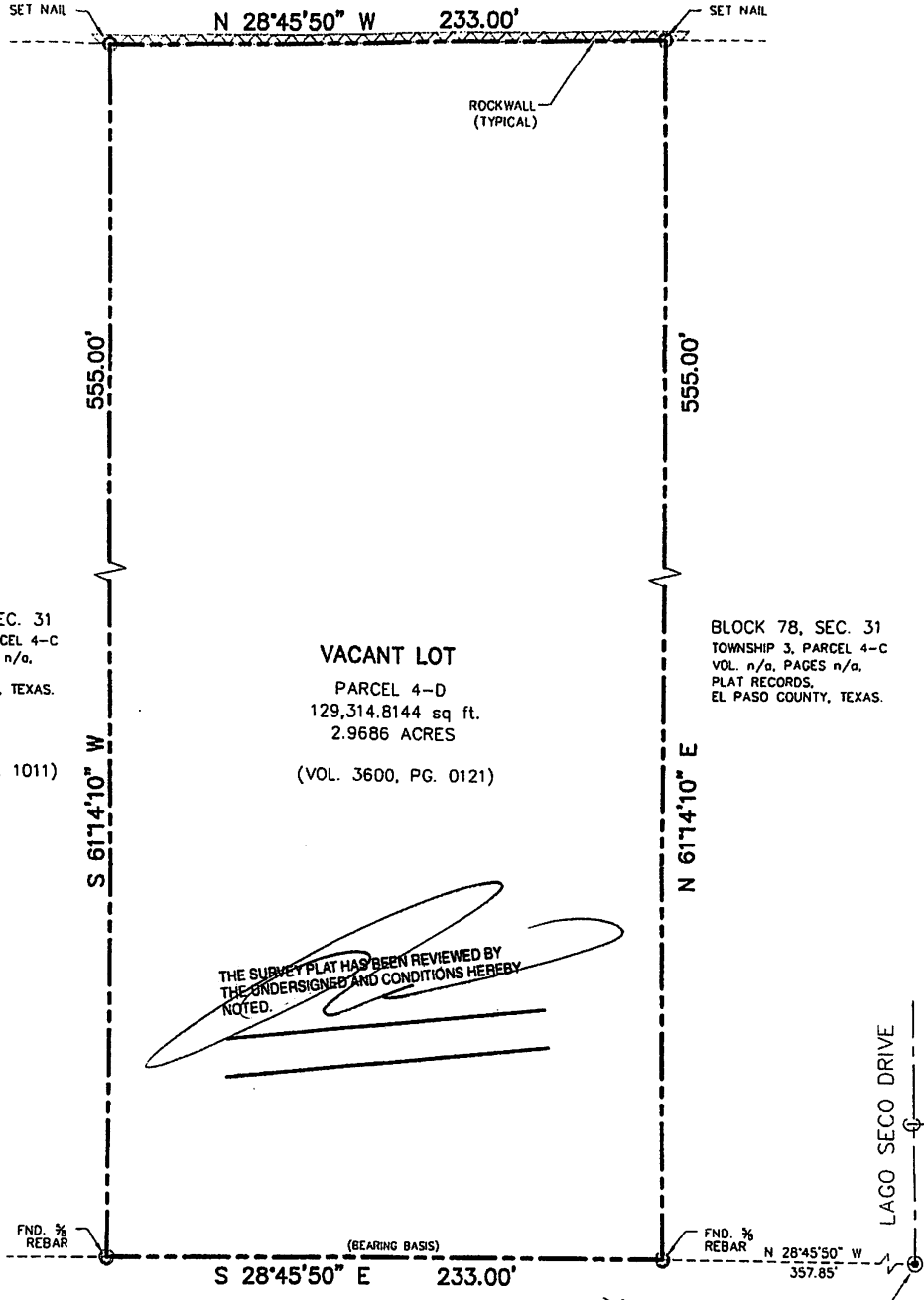
THENCE, NORTH 61°14'10" EAST A DISTANCE OF 555.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 129,314.81 OR 2.9686 ACRES OF LAND MORE OR LESS.

NOTES:

1. BEARINGS RECITED HEREIN ARE BASED ON THE SOUTH LINE FOR SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS AND PACIFIC RAILROAD CO. SURVEYS.
2. A PARCEL PLAN OF THE SAME DATE ACCOMPANIES THIS DESCRIPTION.
3. NOT A GROUND SURVEY.

EXHIBIT A

EASTLAKE UNIT TWO



BLOCK 78, SEC. 31
TOWNSHIP 3, PARCEL 4-C
VOL. n/a, PAGES n/a,
PLAT RECORDS,
EL PASO COUNTY, TEXAS.

(VOL. 4301, PG. 1011)

VACANT LOT

PARCEL 4-D
129,314.8144 sq ft.
2.9686 ACRES

(VOL. 3600, PG. 0121)

BLOCK 78, SEC. 31
TOWNSHIP 3, PARCEL 4-C
VOL. n/a, PAGES n/a,
PLAT RECORDS,
EL PASO COUNTY, TEXAS.

THE SURVEY PLAT HAS BEEN REVIEWED BY
THE UNDERSIGNED AND CONDITIONS HEREBY
NOTED.

NOTE:

1. THIS PROPERTY LIES WITHIN ZONE "X", AS DESIGNATED BY THE F.I.A. FLOOD INSURANCE RATE MAP, CITY OF EL PASO, SEPTEMBER 4, 1991, COMMUNITY No. 480212, PANEL NUMBER 250B
2. BEARINGS SHOWN ARE BASED ON THE FILED PLAT FOR TEXAS AND PACIFIC RAILROAD SURVEYS

KENAZO AVENUE

(120' DEDICATED R.O.W.)

Barragan & Associates

LAND PLANNING & SURVEYING
1450 Pendle Drive Suite B - El Paso Tx 79936
Phone (915) 591-5708 Fax (915) 591-5705

Plat of Survey

BEING A PORTION OF SECTION 31,
BLOCK 78, TOWNSHIP 3,
TEXAS AND PACIFIC RAILROAD SURVEYS,
(SEE EXHIBIT "A"),
AN ADDITION TO THE
EL PASO COUNTY, TEXAS.
AREA 2.96 ACRES ±

Plot reference vol/bk n/a pages n/a
Scale 1"=60' Date 09/12/05 Drawn by O.M.

I hereby certify that the foregoing Boundary and Improvement Survey was made by Me or under my supervision and that there are no encroachments or easements shown. Only platted easements are shown.

STATE OF TEXAS REGISTERED SURVEYOR
BENITO BARRAGAN
No. 5615

Benito Barragan, Registered Surveyor No. 5615
Job No. 050908-15 Copy Rights ©

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

STATE OF TEXAS)
)
COUNTY OF EL PASO)

CHERYL LYNN COULTER (*Grantor*), for an adequate consideration to Grantor in hand paid and agreed to be performed by **KENAZO PARTNERS, LLC**, 2022 Murchison, Suite 104, El Paso, Texas 79902 (*Grantee*), have GRANTED, SOLD and CONVEYED and by these presents do hereby GRANT, SELL AND CONVEY unto Grantee, all the following "Property" in El Paso, Texas:

A parcel of land out of Section 31, Block 78, Township 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, El Paso County, Texas, according to the Resurvey done by El Paso County, Texas and being more particularly described by Metes and Bounds as follows:

COMMENCING at a city monument located at the intersection of the centerline of Lago Seco Drive and westerly right-of-way line of N. Kenazo Blvd.; THENCE, S 28°45'50" E, along said westerly right-of-way line, distance of 358.88 feet, to a point marking the northeasterly corner for said 2.9686 acre tract, from whence a found 1/2" rebar for the southeasterly corner for said 2.9686 acre tract bears, S 28°45'50" E, along said westerly right-of-way line, distance of 233.00 feet;

THENCE, S 61°14'10" W, a distance of 10.00 feet to a set 5/8" rebar with cap stamped "B&A", said rebar also being the POINT OF BEGINNING of this parcel;

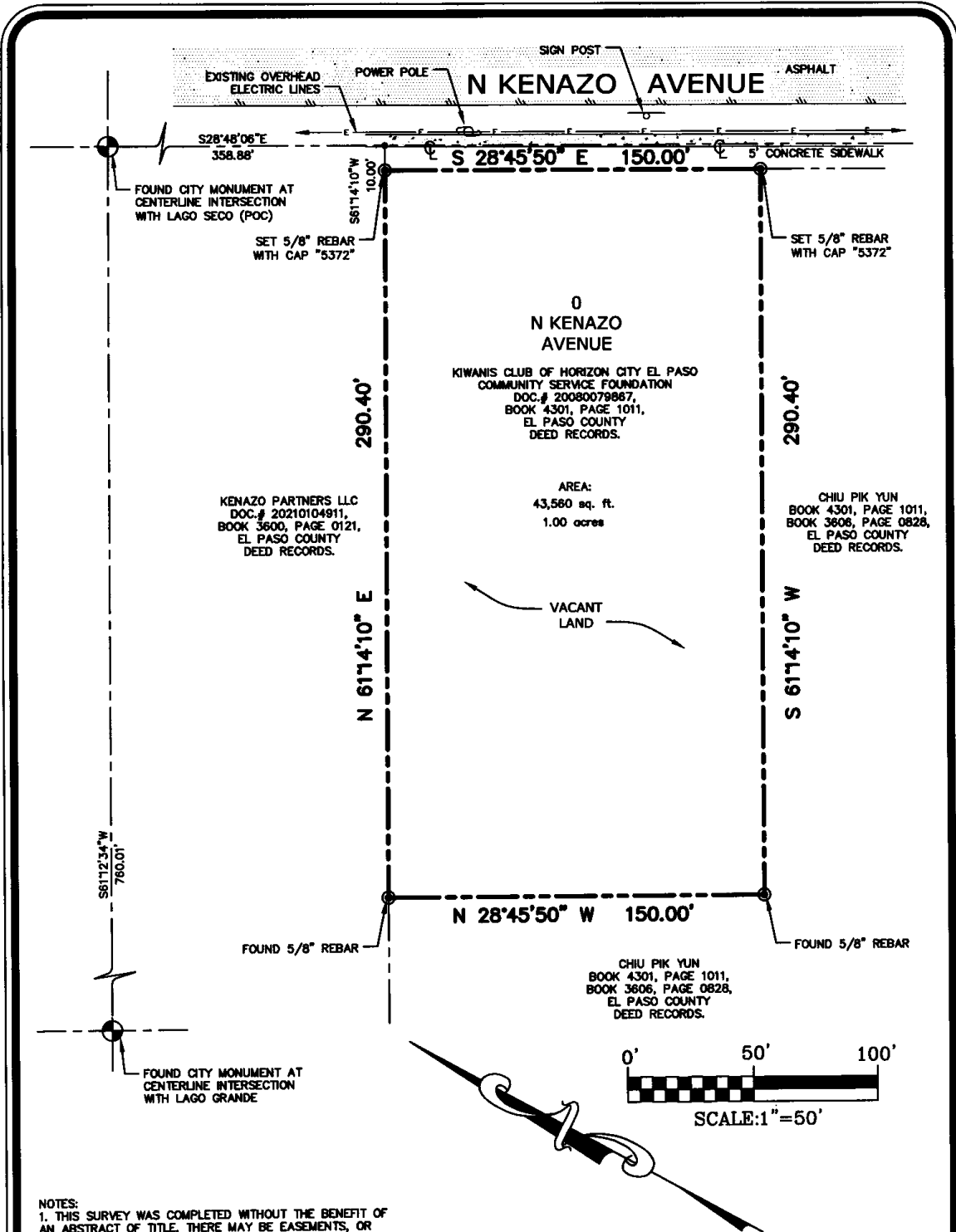
THENCE, S 28°45'50" E, parallel to said westerly right-of-way line, a distance of 150.00 feet to a set 5/8" rebar with cap stamped "B&A" for a corner of this parcel;

THENCE, S 61°14'10" W, a distance of 290.40 feet to a set 5/8" rebar with cap stamped "B&A" for a corner of this parcel;

THENCE, N 28°45'50" W, a distance of 150.00 feet to a set 5/8" rebar with cap stamped "B&A" on the northerly line of said 2.9686 acre tract for a corner of this parcel;

THENCE, N 61°14'10" E, along said northerly line, a distance of 290.40 feet to the POINT OF BEGINNING of this parcel and containing in all 43,560 sq. ft. or 1.00 acres of land more or less.

This conveyance is subject to any and all easements, reservations, restrictions, conditions and matters of record that may affect the Property, taxes for the current year and rights of parties in possession.

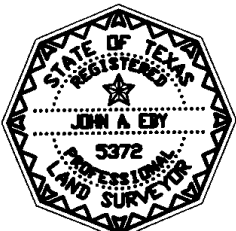


NOTES:
 1. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.
 2. THE METES AND BOUNDS USED FOR THIS SURVEY WERE THOSE ATTACHED TO THE VESTING DEEDS REFERENCED HEREON. NO NEW METES AND BOUNDS DESCRIPTION WAS CREATED FROM THIS SURVEY.

CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY AND IMPROVEMENT SURVEY IS BASED ON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS

JOHN A. EBY, R.P.L.S. TX-5372, NM-17779



TBPELS FIRM #10001200

A PARCEL OF LAND OUT OF SECTION 31, BLOCK 78, TOWNSHIP 3, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TEXAS.

TITLE CO: SIERRA TITLE FILE#: SEP-258430 DATED: 10/05/2022

FIRM ZONE: X PANEL#: 480212-0250-B DATED: 09/04/1991

DATE OF SURVEY: 10/19/2022 OFFICE: EA FIELD: JAE, AG

PASO DEL NORTE SURVEYING INC.

13998 BRADLEY ROAD, EL PASO, TEXAS 79938

PH. 915-241-1841
 FAX 915-855-6925
 © COPYRIGHT