

Property description: A 0.230-acre portion of Lots 11, 12, 13 and 14, Block 2, Alexander Addition, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.230-acre portion of Lots 11, 12, 13 and 14, Block 2, Alexander Addition, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at a city monument at the intersection of the monument lines of Rio Grande Avenue (70-foot right-of-way) and Kansas Street (70-foot right-of-way), said monument lines lying 10 feet north and 10 feet east of the respective centerlines of Rio Grande Avenue and Kansas Street, from which a city monument at the intersection of the monument lines of Rio Grande Avenue and Campbell Street (70-foot right-of-way) bears North 52°50'00" East, a distance of 330.04 feet (record – 330.00 feet); Thence, North 37°10'00" West, along the monument line of Kansas Street, a distance of 187.55 feet (record – 187.50 feet); Thence, North 52°50'00" East, a distance of 25.00 feet to a 5/8" rebar with cap marked "RPLS 4178" set at the intersection of the easterly right-of-way of Kansas Street and the northerly boundary of that certain parcel of land described August 2, 1919, in Book 333, Page 240, Deed Records, El Paso County, Texas, for the **POINT OF BEGINNING** of this description;

THENCE, North 37°10'00" West, along said right-of-way, a distance of 97.50 feet to a chiseled "X" set on the southerly right-of-way of Arizona Avenue (70-foot right-of-way);

THENCE, North 52°50'00" East, along said right-of-way, a distance of 93.02 feet (record – 93.00 feet) to a 5/8" rebar with cap marked "RPLS 4178" set on the easterly boundary of that certain parcel of land described January 2, 1944, in Book 755, Page 270, Deed Records, El Paso County, Texas;

THENCE, South 37°10'00" East, along said boundary, a distance of 65.00 feet to a bridge nail set on the south line of that certain parcel of land described November 6, 1943, in Book 749, Page 587, Deed Records, El Paso County, Texas;

THENCE, North 52°50'00" East, along said boundary, a distance of 29.00 feet to a 5/8" rebar with cap marked "RPLS 4178" set on the westerly right-of-way of a 16-foot alley;


THENCE, South 37°10'00" East, along said right-of-way, a distance of 32.50 feet to a 1/2" rebar found on the northerly boundary of that certain parcel of land described August 2, 1919, in Book 333, Page 240, Deed Records, El Paso County, Texas;

THENCE, South 52°50'00" West, along said boundary, a distance of 122.02 feet (record – 122.00 feet) to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.230 acres (10,012 square feet) of land more or less.

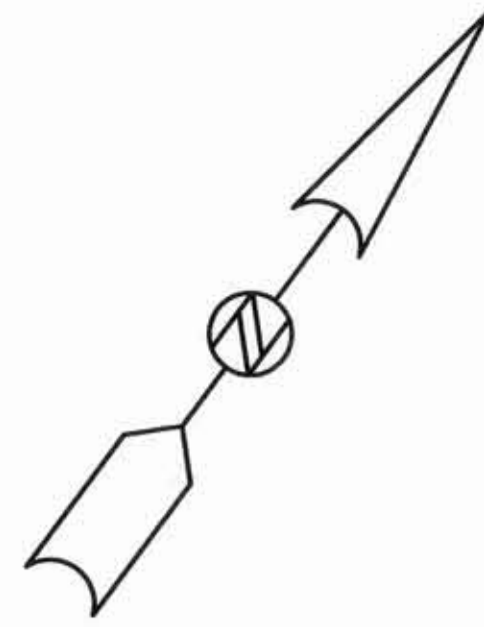
NOTE: A PLAT OF EVEN DATE HEREWITH ACCOMPANIES THIS DESCRIPTION.

ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors



Robert R. Seipel, R.P.L.S.
President
Texas License No. 4178

Job Number 09-0048
December 7, 2009

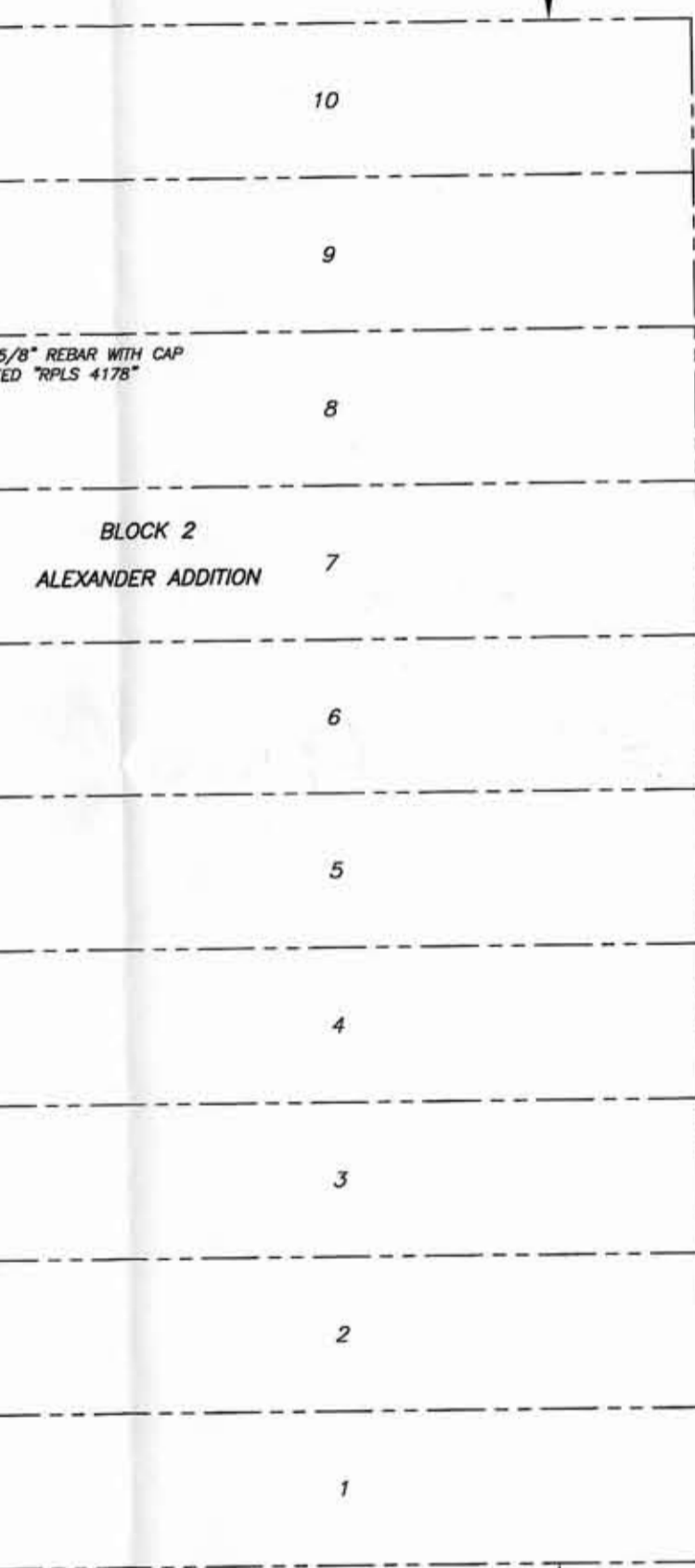
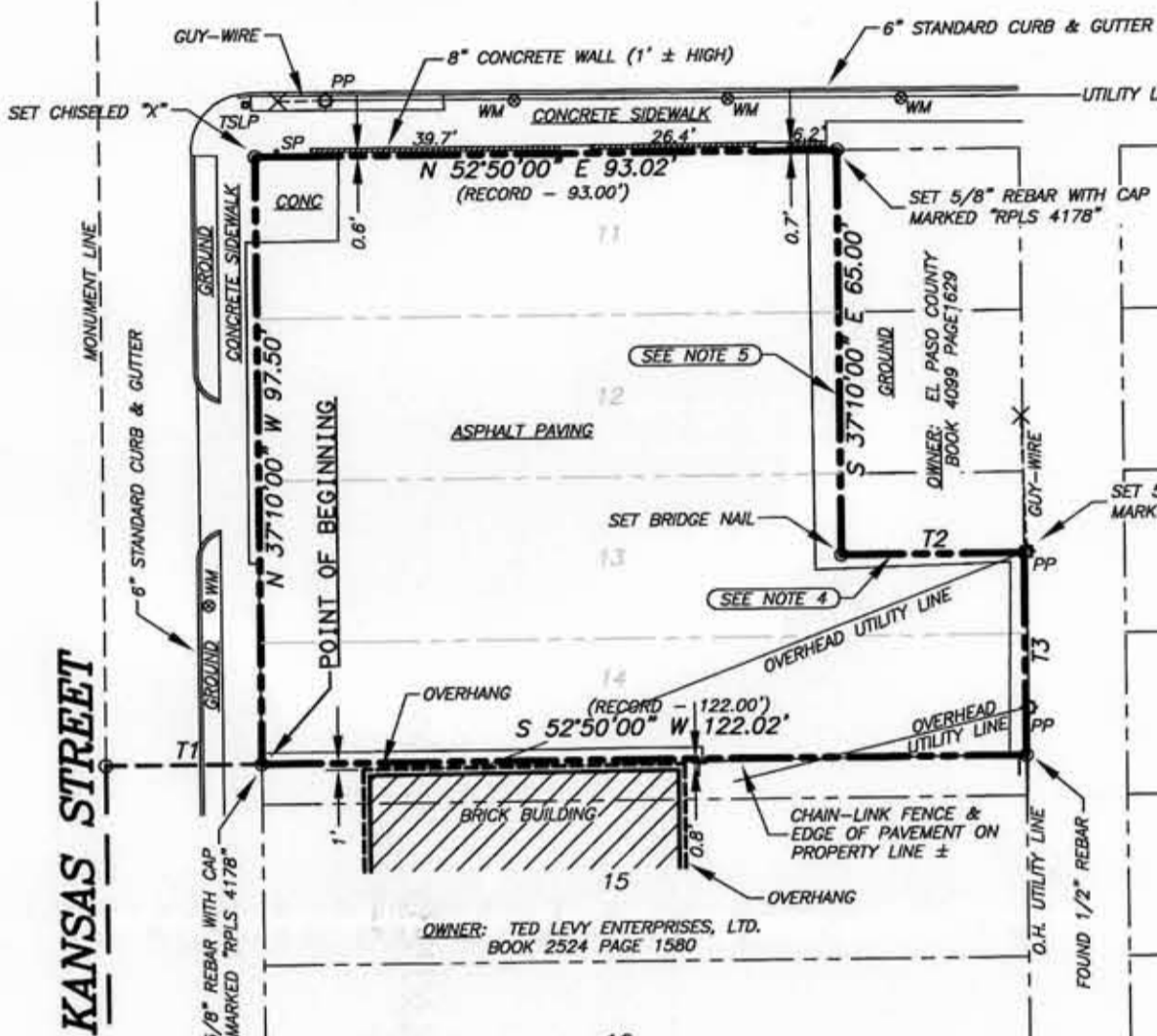


BLOCK 9
ALEXANDER ADDITION

BLOCK 8
ALEXANDER ADDITION

BLOCK 7
ALEXANDER ADDITION

ARIZONA AVENUE



- NOTE:
1. THE STREET AND ALLEY RIGHTS-OF-WAY SHOWN HEREON ARE FROM THE PLAT OF THE ALEXANDER ADDITION, WHICH IS NOT FILED OF RECORD.
 2. PROPERTY IS SUBJECT TO A CLAIM FROM THE TIGUA INDIAN COMMUNITY, DATED APRIL 12, 1993, IN BOOK 2553, PAGE 1958, DEED RECORDS, EL PASO COUNTY, TEXAS.
 3. THE SOUTH LINE OF THE SUBJECT PROPERTY IS DESCRIBED AUGUST 2, 1919, IN BOOK 333, PAGE 240, DEED RECORDS, EL PASO COUNTY, TEXAS.
 4. THIS LINE DESCRIBED NOVEMBER 6, 1943, IN BOOK 749, PAGE 587, DEED RECORDS, EL PASO COUNTY, TEXAS.
 5. THIS LINE DESCRIBED JANUARY 2, 1944, IN BOOK 755, PAGE 270, DEED RECORDS, EL PASO COUNTY, TEXAS.
 6. A NARRATIVE METES AND BOUNDS DESCRIPTION OF EVEN DATE HERewith ACCOMPANIES THIS PLAT.
 7. THE SLIGHT DISCREPANCIES IN THE EAST-WEST DISTANCES NOTED HEREON ARE A RESULT OF DISCREPANCIES FOUND BETWEEN THE EXISTING CITY MONUMENTS.
 8. ACCORDING TO THE TITLE COMMITMENT PROVIDED BY LAWYERS TITLE INSURANCE CORPORATION, THERE ARE NO RECORDED EASEMENTS COVERING THE OVERHEAD UTILITY LINES NOTED HEREON.

BLOCK F4
ALEXANDER ADDITION

BLOCK 273
ALEXANDER ADDITION

- LEGEND
- TC TOP OF CURB
 - G GUTTER
 - P PAVEMENT
 - GR NATURAL GROUND
 - CC CONCRETE
 - PP POWER POLE
 - LP LIGHT POLE
 - WV WATER VALVE
 - WM WATER METER
 - SP 0, 2" # SIGNPOST
 - SCO SEWER CLEANOUT
 - TMH TELEPHONE MANHOLE
 - TBX TELEPHONE PEDESTAL
 - EBX ELECTRIC BOX
 - CATV CABLE TV PEDESTAL
 - TW TOP OF WALL
 - MBX MAILBOX
 - TSLP TRAFFIC SIGNAL LP
 - CHAIN-LINK FENCE

PARCEL AREA
0.230 ACRES
10,012 SQ. FT. ±

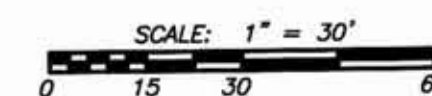
SURVEYOR'S CERTIFICATION

The undersigned Registered Professional Land Surveyor ("Surveyor") hereby certifies to the Board of Regents of The University of Texas System and Lawyers Title Insurance Corporation that (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property ("Property"); (b) such survey was conducted by the Surveyor, or under the Surveyor's direction; (c) all monuments shown hereon actually exist as of the date of survey, and the location, size and type of material thereof are as shown hereon; (d) except as shown hereon: (i) there are no observable encroachments onto the Property or observable protrusions therefrom, (ii) there are no observable improvements on the Property, (iii) there are no observable easements or rights-of-way either burdening or benefiting the Property, and (iv) there are no observable discrepancies, conflicts, or boundary line conflicts; (e) the size, location and type of improvements, if any, are as shown hereon; (f) the Property abuts a public roadway; (g) recorded easements and rights-of-way referenced in Title Commitment GF No. 1111004390 (issued on November 2, 2009) issued by Lawyers Title Insurance Corporation have been labeled and platted hereon, unless otherwise noted; (h) the boundaries, dimensions and other details shown hereon are true and correct and conform to the appropriate accuracy standards of the Manual of Practice for Land Surveying in Texas (2006) for a Category 1A Condition II Land Title Survey; (i) the Property is located in Zone C as delineated on El Paso, Texas, Flood Insurance Rate Map Panel 480214-00399, dated October 15, 1982, as published by the Federal Emergency Management Agency, which zone is defined as "areas of minimal flooding"; and (j) the basis of bearing for this survey is the existing monument line on Rio Grande Avenue.

ROBERT SEIPEL ASSOCIATES, INC.

Robert R. Seipel
ROBERT R. SEIPEL, R.P.L.S.
PRESIDENT
TEXAS LICENSE No. 4178
DATE: 12-07-09

NUMBER	BEARING	DISTANCE
T1	N 52°50'00" E	25.00'
T2	N 52°50'00" E	29.00'
T3	S 37°10'00" E	32.50'



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DATE	REVISION	BY:	SCALE: 1" = 30'
12-17-09	GENERAL REVISIONS	RRS	JOB NO: 09-0048
			FLD BOOK: 344
			COMP. BY: RRS
			DRAWN BY: MUB
			CHK'D BY: REC
			DWG. DATE: 12-15-09
			SVY. DATE: 12-07-09

LAND TITLE SURVEY

404 ARIZONA AVENUE

A 0.230-ACRE PORTION OF LOTS 11, 12, 13 AND 14, BLOCK 2, ALEXANDER ADDITION, EL PASO, EL PASO COUNTY, TEXAS.

ROBERT SEIPEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928

