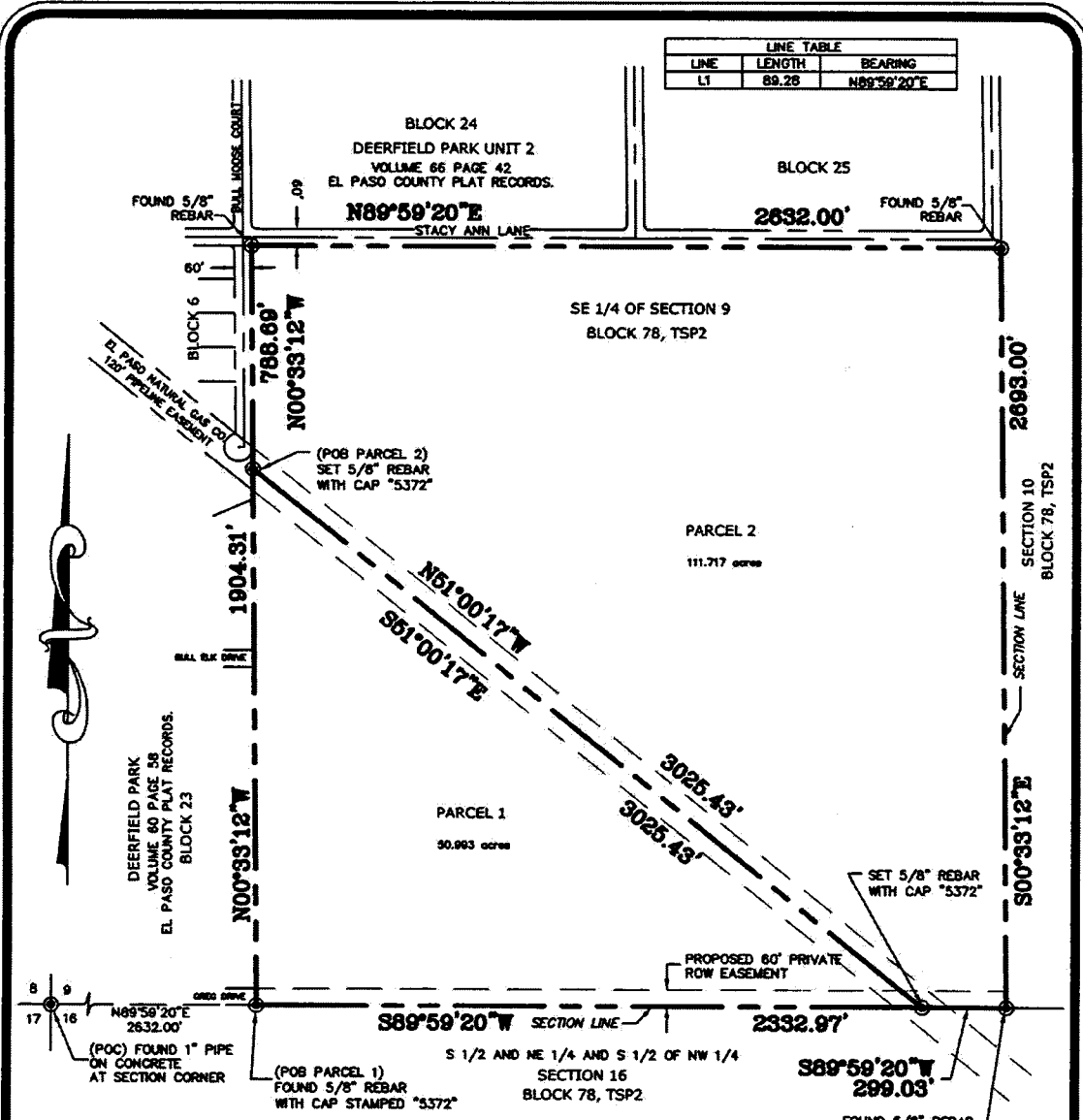


LINE TABLE		
LINE	LENGTH	BEARING
L1	89.28	N89°59'20"E

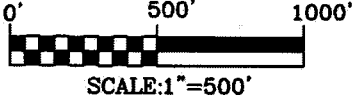


**LEGEND**

- CABLE BOX
- POWER POLE
- GUY WIRE
- PIPELINE MARKER
- ROCK WALL
- OVERHEAD LINE
- CHAINLINK FENCE
- CONCRETE WALL

**NOTES:**

- RIGHT OF WAY GRANTED TO EL PASO NATURAL GAS COMPANY, A CORPORATION, BY GEORGE C. FRASER, ET AL, DATED AUGUST 1, 1946, FILED FOR RECORD ON SEPTEMBER 20, 1946 IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS IN VOLUME 840, PAGE 420 AMENDED IN VOLUME 925, PAGE 243 AND ASSIGNED IN VOLUME 1431, PAGE 660, OFFICIAL RECORDS EL PASO COUNTY, TEXAS.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.



**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

*[Signature]*  
 JOHN A. EBY, R.P.L.S. TX-5372, NM-17779

UPDATED: 06/15/2021  
 UPDATED: 04/22/2021



TBPELS FIRM #10001200

162.7102 ACRES OUT OF SECTION 9, BLOCK 78, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, EL PASO COUNTY, TEXAS.

FIRM ZONE: X PANEL#: 480212-250 B DATED: 09/04/1991  
 DATE OF SURVEY: 07/24/2018 OFFICE: LM FIELD: JAE, AG, JC  
**PASO DEL NORTE SURVEYING INC.** PH. 915-241-1841  
 13998 BRADLEY ROAD, EL PASO, TEXAS 79938 FAX 915-855-6925  
 © COPYRIGHT

*[Handwritten mark]*

**PROPERTY DESCRIPTION**

**Parcel 2: 111.717 acres**

Description of a parcel of land being a portion of the Southeast 1/4, of Section 9, Block 78, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas, map of said Section 9 on file at the El Paso Central Appraisal District offices, and being a portion of that parcel recorded in clerk's file no. 20180077937, El Paso County Clerks Deed Records, and described as follows;

Commencing for reference at a found 1" pipe in concrete at the southwest corner of said section 9; Thence, with the south section line of said Section 9, North 89°59'20" East a distance of 2632.00' to a 5/8" rebar with cap stamped "5372" found at the 1/4 section corner of said Section 9 and also being the southwest corner of said parcel recorded in clerk's file no. 20180077937; Thence, with the west boundary line of said parcel recorded in clerk's file no. 20180077937, North 00°33'12" West a distance of 1904.31' to a 5/8" rebar with cap stamped "5372" at the intersection with the center of a 120' wide El Paso Natural Gas Line Easement (recorded in book 840, page 420, El Paso County Clerk's deed records), and being the "Point Of Beginning";

Thence, continuing with said west boundary line of said parcel recorded in clerk's file no. 20180077937, North 00°33'12" West a distance of 788.69' to a 5/8" rebar found at the northwest corner of said parcel recorded in clerk's file no. 20180077937 and also being the northwest corner of this parcel;


Thence, with the north boundary line of said parcel recorded in clerk's file no. 20180077937 and also along the south ROW line of Stacy Ann Lane, North 89°59'20" East a distance of 2632.00' to a 5/8" rebar found at the northeast corner of said parcel recorded in clerk's file no. 20180077937 and also being the northeast corner of this parcel;

Thence, with the east boundary of said parcel recorded in clerk's file no. 20180077937, South 00°33'12" East a distance of 2693.00' to a 5/8" rebar with cap stamped "5372" found at the southeast corner of said parcel recorded in clerk's file no. 20180077937 and also being the southeast corner of this parcel;

Thence, with said south section line of Section 9, South 89°59'20" West a distance of 299.03' to a 5/8" rebar with cap stamped "5372" at the intersection with said center of a 120' wide El Paso Natural Gas Line Easement;

Thence, leaving said south section line of Section 9 and following said center (more or less) of the 120' wide El Paso Natural Gas Line Easement, North 51°00'17" West a distance of 3025.43' to the "Point Of Beginning" and containing 111.717 acres.

Based on a field survey performed under my supervision and dated July 24, 2018, and updated April 22, 2021.

  
\_\_\_\_\_  
John A Eby Texas R.P.L.S. 5372 NM PLS 17779

Paso Del Norte Surveying Inc.  
13998 Bradley Road  
El Paso, TX. 79938  
915-241-1841  
TBPLS FIRM #10001200





EXHIBIT "B"

- **"Section 14B herein is deleted in its entirety and replaced with the following: 'Rollback Taxes: Seller shall be responsible for and shall indemnify Buyer against any and all "rollback" or agricultural exemption taxes and other taxes assessed from and after the date of Closing which are attributable to the period prior to the date of Closing due to a change in land use, ownership or otherwise. Notwithstanding the foregoing, if any Rollback Taxes are imposed or proposed against or related to the portion of the Property being acquired at the Closing for any reason and which apply to or are based, calculated or assessed in some manner on periods prior to and through the year of Closing, such Rollback Taxes applicable to the Property being acquired at the Closing shall be the responsibility of Seller. Additionally, Buyer and Seller acknowledge that the foregoing provision constitutes the express provision for the payment of any additional ad valorem taxes and interest that become due as a penalty because of (i) the transfer of land; or (ii) a subsequent change in the use of land, as specified in Section 5.010(d) of the Texas Property Code. Seller will initiate the assessment of the Rollback Taxes at Closing on the Property being acquired and deposit into escrow the amount due and payable therefor and instruct the Title Company, upon its receipt of a tax bill therefor, to pay the amount due. If the amount due exceeds the amount estimated and paid into escrow at Closing, Seller will pay the difference to Title Company within thirty (30) days of Title Company's notification to Seller that an additional amount is due hereunder. If the amount due is less than the amount in escrow, the balance will be returned by Title Company to Seller at the time of payment of the amount due the taxing authority. Seller's obligations under this subsection shall survive the Closing.**

W

## RESIDENTIAL REAL PROPERTY AFFIDAVIT T-47

Date:

GF No.: SEP-255862

Name of Affiant(s):

Wholesale Landvestments, LLC

Address of Affiant:

5336 Corinthians Bay Drive  
Plano, TX 75093

Description of Property:

A parcel of land containing 111.717 acres, more or less, being a portion of the Southeast 1/4 of Section 9, Block 78, Township 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, El Paso County Texas, according to the resurvey of said Texas and Pacific Railway Company Surveys made by El Paso County Texas, for tax purposes, and being a portion of that parcel recorded under Clerk's Document No. 20180077937, Official Records of El Paso County, Texas and being more particularly described by metes and bounds as follows:

**Commencing** for reference at a found 1" pipe in concrete at the southwest corner of said Section 9; Thence, with the south section line of said Section 9, North 89°59'20" East a distance of 2632.00 to a 5/8" rebar with cap stamped "5372" found at the 1/4 section corner of said Section 9 and also being the southwest corner of said parcel recorded in Clerk's file No. 20180077937, North 00°33'12" West a distance of 1904.31' to a 5/8" rebar with cap stamped "5372" at the intersection with the center of a 120' wide El Paso Natural Gas Line Easement (recorded in book 840, page 420, El Paso County Clerk's deed records), and being the **"Point of Beginning"**;

Thence, continuing with said west boundary line of said parcel recorded in clerk's file no. 20180077937, North 00°33'12" West a distance of 788.69 to a 5/8" rebar found at the northwest corner of said parcel recorded in clerk's file no. 20180077937 and also being the northwest corner of this parcel;

Thence, with the north boundary line of said parcel recorded in clerk's file no. 20180077937 and also along the south ROW line of Stacy Ann Lane, North 89°59'20" East a distance of 2632.00' to a 5/8" rebar found at the northeast corner of said parcel recorded in clerk's file no. 20180077937 and also being the northeast corner of this parcel;

Thence, with the east boundary of said parcel in clerk's file no. 20180077937, South 00°33'12" East a distance of 2693.00' to a 5/8" rebar with cap stamped "5372" found at the southeast corner of said parcel recorded in clerk's file no. 20180077937 and also being the southeast corner of this parcel;

Thence, with said south section line of Section 9, South 89°59'20" West a distance of 299.03 to a 5/8" rebar with cap stamped "5372" at the intersection with said center of a 120' wide El Paso Natural Gas Line Easement;

Thence, leaving said south section line of Section 9 and following said center (more or less) of the 120' wide El Paso Natural Gas Line Easement, North 51°00'17" West a distance of 3025.43 to the **"Point of Beginning"** and containing 111.717 acres, more or less.

**NOTE:** The Company is prohibited from insuring the area or quantity of land described herein. Any statement in the above legal description is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override or alter the insuring provisions of item two (2) of Schedule B hereof.

**RESIDENTIAL REAL PROPERTY AFFIDAVIT T-47**  
(Continued)

El Paso County, Texas

Name of "Title Company": CHICAGO TITLE INSURANCE COMPANY

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being duly sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the Property.
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Company may make exceptions to the coverage of the title insurance as Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since July 24, 2018, there have been no:
  - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
  - b. changes in the location of boundary fences or boundary walls;
  - c. construction projects on immediately adjoining property(ies) which encroach on the Property;
  - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following:

NONE

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Wholesale Landvestments, LLC

BY:  

**RESIDENTIAL REAL PROPERTY AFFIDAVIT T-47**  
(Continued)

Subscribed and sworn to before me this 25th day of August, 2021.

By *Wholesale Land Investments*

dotloop verified 08/25/21 5:43 PM CDT DFZE-OZNW-JNDE-SOQR
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\_\_\_\_\_  
Notary Public