

**SURVEY NOTES**

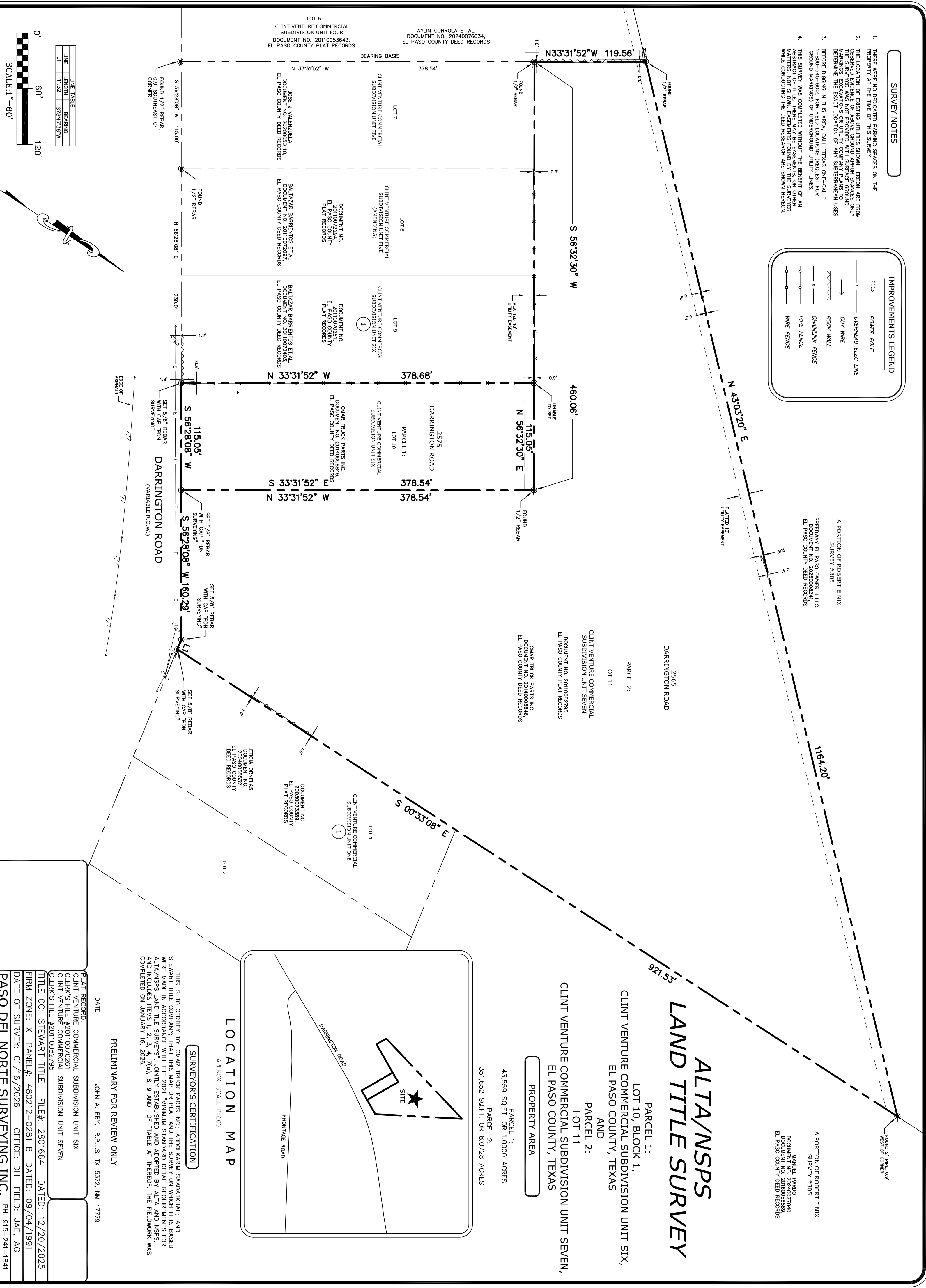
1. THERE WERE NO DEDICATED PARKING SPACES ON THE PROPERTY AT THE TIME OF THIS SURVEY.
2. THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE FROM OBSERVED LOCATIONS OF ABOVE GROUND UTILITIES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH SURFACE GROUND MARKINGS, EXCAVATIONS OR UTILITY COMPANY PLANS TO DETERMINE THE EXACT LOCATION OF ANY SUBTERRANEAN USES.
3. BEFORE DIGGING IN THIS AREA, CALL "TEXAS ONE-CALL" 1-800-545-6005 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.
4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN, EASEMENTS FOUND BY THE SURVEYOR WHILE CONDUCTING THE DEED RESEARCH ARE SHOWN HEREON.

**IMPROVEMENTS LEGEND**

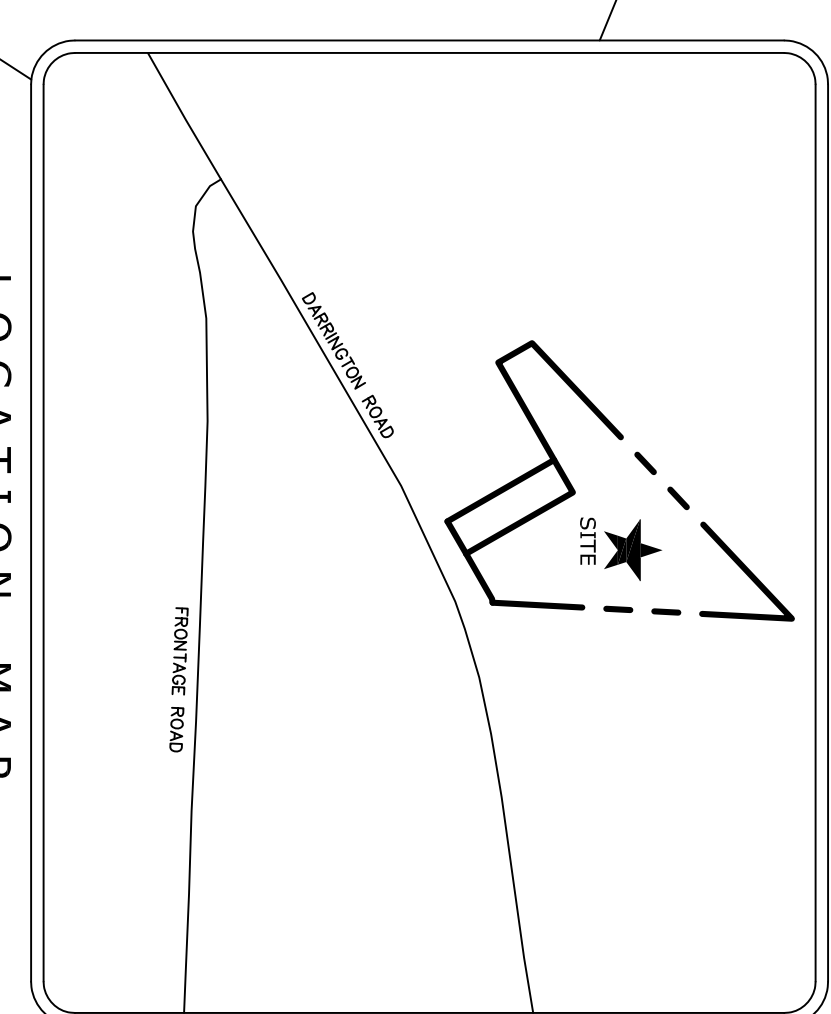
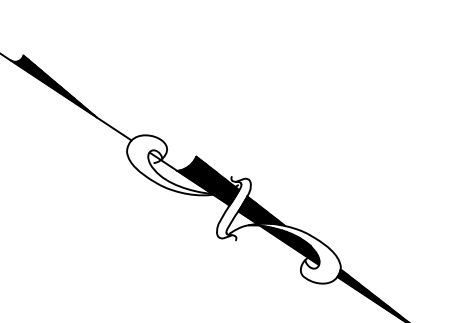
- POWER POLE
- OVERHEAD ELEC. LINE
- GUY WIRE
- ⊗ ROCK WALL
- CHAINLINK FENCE
- PIPE FENCE
- WIRE FENCE

A PORTION OF ROBERT E NIX SURVEY #305  
 SPEEDWAY EL PASO OWNER II LLC.  
 DOCUMENT NO. 20220008241.  
 EL PASO COUNTY DEED RECORDS

A PORTION OF ROBERT E NIX SURVEY #305  
 MANUEL PARRO  
 DOCUMENT NO. 20220077840.  
 EL PASO COUNTY DEED RECORDS



LINE	LENGTH	BEARING
L1	11.32	S78°47'38"W



**ALTA/NSP'S LAND TITLE SURVEY**

PARCEL 1:  
 LOT 10, BLOCK 1,  
 CLINT VENTURE COMMERCIAL SUBDIVISION UNIT SIX,  
 EL PASO COUNTY, TEXAS  
 AND  
 PARCEL 2:  
 LOT 11  
 CLINT VENTURE COMMERCIAL SUBDIVISION UNIT SEVEN,  
 EL PASO COUNTY, TEXAS

**PROPERTY AREA**

PARCEL 1:  
 43,559 SQ.FT. OR 1.0000 ACRES

PARCEL 2:  
 351,652 SQ.FT. OR 8.0728 ACRES

**SURVEYOR'S CERTIFICATION**

THIS IS TO CERTIFY TO: OMAR TRUCK PARTS INC.; ABOUKARIM SAADATKHAN; AND STEWART TITLE COMPANY; THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAILED REQUIREMENTS FOR ALTA/NSP'S LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSP'S, AND INCLUDES ITEMS 1, 2, 3, 4, 7(G), 8, 9 AND OF "TABLE A" THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 16, 2026.

**PRELIMINARY FOR REVIEW ONLY**

DATE: \_\_\_\_\_  
 JOHN A. EBY, R.P.L.S. TX-5372, NM-17779

PLAT RECORD:  
 CLINT VENTURE COMMERCIAL SUBDIVISION UNIT SIX  
 CLERK'S FILE #20110070261  
 CLINT VENTURE COMMERCIAL SUBDIVISION UNIT SEVEN  
 CLERK'S FILE #20110082795

TITLE CO: STEWART TITLE FILE#: 2801664 DATED: 12/20/2025

FIRM ZONE: X PANEL#: 480212-0281 B DATED: 09/04/1991

DATE OF SURVEY: 01/16/2026 OFFICE: DH FIELD: JAE, AG

**PASO DEL NORTE SURVEYING INC.** PH. 915-241-1841  
 13998 BRADLEY ROAD, EL PASO, TEXAS 79938 FAX 915-855-6925  
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TBPELS FIRM #10001200