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DEED WITHOUT WARRANTY

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

Date: February 4, 2009

Grantor: EL PASO COUNTY WATER IMPROVEMENT DISTRICT NO. 1

Grantor's Mailing Address (including county):  
294 CANDELARIA ST.  
EL PASO COUNTY  
EL PASO, TEXAS 79907

Grantee: LOWER VALLEY WATER DISTRICT

Grantee's Mailing Address (including county):  
PO Box 909  
EL PASO COUNTY  
Clint, TX 79836-0909

Consideration: TEN AND NO/100 DOLLARS and other valuable consideration.

Property: SEE EXHIBIT "A" ATTACHED HERETO

Reservations from and Exceptions to Conveyance: Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the El Paso County Water Improvement District No. 1; taxes for the current year, the payment of which Grantee assumes; but not subsequent assessments for this and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee, Grantee's heirs, successors and assigns forever, without express or implied warranty. All warranties that might arise by common law as well as the warranties in Section 5.023 of the Texas Property Code (or its successor) are excluded.

When the context requires, singular nouns and pronouns include the plural.

EL PASO COUNTY WATER IMPROVEMENT DISTRICT NO. 1

  
\_\_\_\_\_  
Johnny Stubbs, President

(NOTARY ON FOLLOWING PAGE)

STATE OF TEXAS  
COUNTY OF EL PASO

This instrument was acknowledged before me on April 28, 2009, by  
Phanny Stubbs and \_\_\_\_\_ on behalf of the EL PASO COUNTY

WATER IMPROVEMENT DISTRICT NO. 1

Sonia Ontiveros  
Notary Public, State of Texas



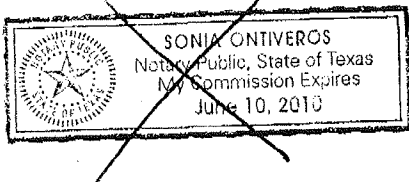
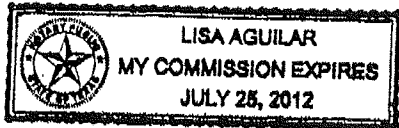
THE UNDERSIGNED BUYER HEREBY ACCEPTS AND CONSENTS TO THE FORM OF DEED ATTACHED HERETO INCLUDING, BUT NOT LIMITED TO, THE PROVISIONS CONCERNING TITLE EXCEPTIONS CONTAINED THEREIN, AND ACKNOWLEDGES THAT SAME IS IN CONFORMITY WITH BUYER'S INTENT, AND THE TERMS AND PROVISIONS OF SAME SHALL CONTROL IN THE EVENT OF ANY CONFLICT WITH THE CONTRACT BUYER HAS SIGNED REGARDING THE PROPERTY DESCRIBED HEREIN.

[Signature]

STATE OF TEXAS  
COUNTY OF EL PASO

This instrument was acknowledged before me on April 28, 2009, by  
David G. Carrasco

[Signature]  
Notary Public, State of Texas





## Land - Mark Professional Surveying Inc.

"Serving Texas, New Mexico and Arizona"

### METES AND BOUNDS DESCRIPTION

#### PARCEL "1" OF PROPOSED LIFT STATION TRACT

**A 0.2879 ACRE PARCEL OF LAND LYING WITHIN EL PASO COUNTY WATER IMPROVEMENT DISTRICT NO. 1 PROPERTY LOCATED WITHIN THE CLINT SPUR DRAIN IN BLOCK 19, SAN ELIZARIO GRANT, EL PASO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

COMMENCING for reference at an existing County Monument (bolt in asphalt) located at the intersection of U.S. Highway 20 (Alameda Avenue) and FM 1110, THENCE, South 83°40'09" West a distance of 1063.39 feet to a point; THENCE, North 06°19'51" West a distance of 26.17 feet to a 5/8" rebar w/cap stamped "LAND-MARK TX5710" set in the southerly right of way line of the Clint Spur Drain (EPWID#1 Property) for a corner of this parcel and the POINT OF BEGINNING for the following parcel description:

THENCE, North 06°19'51" West a distance of 96.46 to a 5/8" rebar w/cap stamped "LAND-MARK TX5710" set in the northerly right of way line of the Clint Spur Drain (EPWID#1 Property) for a corner of this parcel;


THENCE, North 83°40'09" East with said northerly right of way line a distance of 130.00 feet to a 5/8" rebar w/cap stamped "LAND-MARK TX5710" set for a corner of this parcel;

THENCE, South 06°19'51" East a distance of 96.46 to a 5/8" rebar w/cap stamped "LAND-MARK TX5710" set in the southerly right of way line of the Clint Spur Drain (EPWID#1 Property) for a corner of this parcel;

THENCE, South 83°40'09" West with said southerly right of way line a distance of 130.00 feet to the TRUE POINT OF BEGINNING.

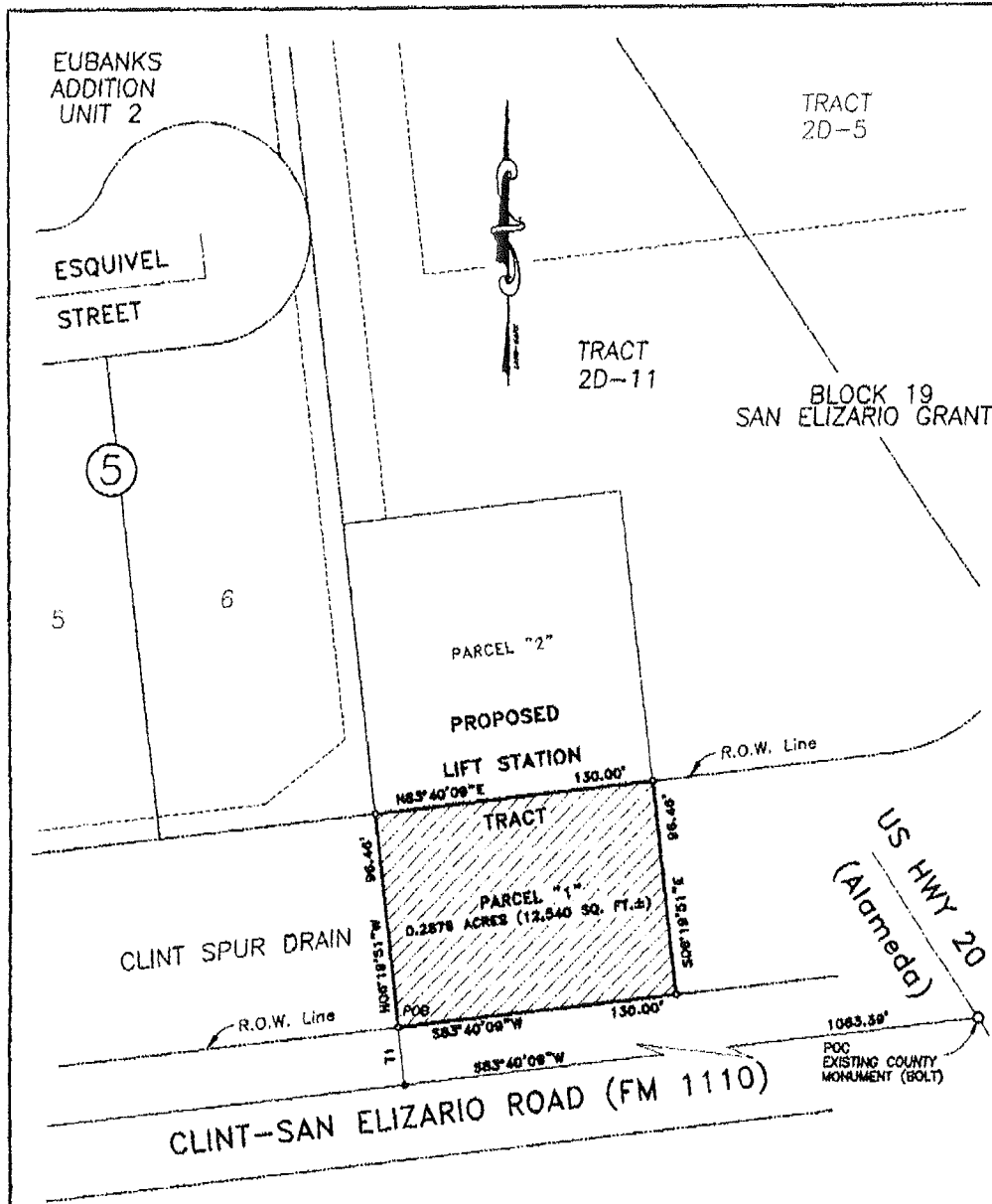
Containing 0.2879 Acres (12,540 Square Feet) more or less.

LAND-MARK PROFESSIONAL  
SURVEYING, INC.

  
Kenneth R. Kandle, R.P.L.S.  
Texas Reg. No. 5710  
Job # 07-03-24736  
May 30, 2008



1420 Bessemer • El Paso, Texas 79936  
Tel. (915) 598-1300 • Fax (915) 598-1221 • E-mail address: Larry@Land-Marksurvey.com



PROPERTY CORNER SET 5/8" REBAR  
W/CAP STAMPED "LAND-MARK TX5710"

BEARINGS ARE GRID, DISTANCES ARE GROUND  
BASED ON THE TEXAS COORDINATE SYSTEM  
CENTRAL ZONE, (NAD83) TRANSLATED TO SURFACE.  
GROUND TO GRID SCALE FACTOR IS 0.99975785.

LINE	DIRECTION	DISTANCE
T1	N06°19'51"W	26.17'

I hereby certify that the foregoing boundary and improvement survey was made by me or under my supervision and substantially complies with the current Texas Society of Professional Surveyors minimum Standards and Specifications.

*Kenneth R. Kinde*  
Kenneth R. Kinde, R.P.L.S.  
Texas 5710

### Plat of Survey

OF  
PARCEL "1" OF A PROPOSED LIFT  
STATION TRACT CROSSING EPCWID#1  
PROPERTY IN BLOCK 19, SAN ELIZARIO  
GRANT, EL PASO COUNTY, TEXAS

(Metes and Bounds Description Attached)



**Land-Mark Professional  
Surveying, Inc.**  
1420 Beesmer Drive, Suite 'A'  
El Paso, Texas 79936  
(915) 598-1300  
email: Bob@Land-marksurvey.com  
"Serving Texas, New Mexico  
and Arizona"

Job No. 08-02-24736

Scale: 1" = 60'

Date: May 30, 2008.

Doc# 20090030152  
#Pages 4 #NFPages 1  
5/5/2009 8:51:44 AM  
Filed & Recorded in  
Official Records of  
El Paso County  
Della Briones  
County Clerk **S**  
Fees \$28.00

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded by document number in the Official Public Records of Real Property in El Paso County.



EL PASO COUNTY, TEXAS

*Della Briones*