

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.

January 19, 2014
Date: ~~August~~, 2013

Grantor: EL PASO COUNTY WATER IMPROVEMENT DISTRICT NO. 1

Grantor's Mailing Address (including county):

EL PASO COUNTY WATER IMPROVEMENT DISTRICT NO. 1
P.O. Box 749
Clint, Texas 79836
El Paso County, Texas

Grantee: Alvaro Rodriguez

Grantee's Mailing Address (including county):

P.O. Box 2180
CLINT TX 79836

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

Property (including any improvements): SEE EXHIBIT "A" ATTACHED HERETO

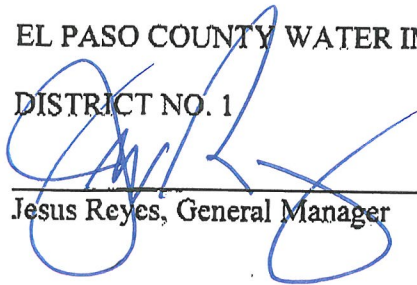
Reservations from and Exceptions to Conveyance and Warranty: Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, 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; taxes for the current year, the payment of which Grantee assumes; but not subsequent assessments for that 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.

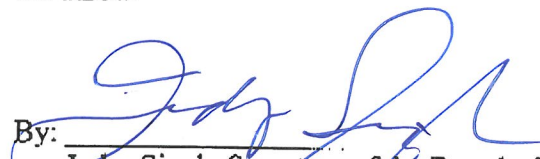
EL PASO COUNTY WATER IMPROVEMENT

DISTRICT NO. 1



Jesus Reyes, General Manager

ATTEST:

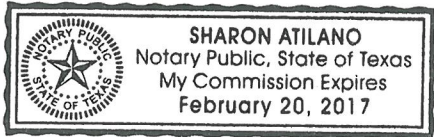

By: _____
Indar Singh, Secretary of the Board of Directors

(NOTARY ON FOLLOWING PAGE) Epcwid1 bidcwd re

STATE OF TEXAS

COUNTY OF EL PASO

This instrument was acknowledged before me on December 6, 2013, by Jesus Reyes, General Manager and Indar Singh, Secretary of the Board of Directors, on behalf of the EL PASO COUNTY WATER IMPROVEMENT DISTRICT NO. 1



[Signature]
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]
By: Alvaro Rodriguez

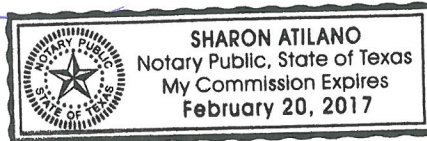
STATE OF TEXAS

COUNTY OF EL PASO

This instrument was acknowledged before me on January 10, 2014 by ~~August~~ , 2013,

Alvaro Rodriguez
[Signature]

Notary Public, State of Texas



METES AND BOUNDS DESCRIPTION

Description of a portion of Clint Spur Drain right-of-way as per San Elizario County Plat, Block 24, El Paso County, Texas, dated January 1928, also known as a portion of Tract 12D, Block 24, San Elizario Grant, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING for reference at a found county marker at the centerline intersection of Alameda Avenue (State Highway 20) and Main Street, from **WHENCE** a found county marker at the centerline P.I. of Alameda Avenue (State Highway 20) opposite Tract 12B, Block 24, San Elizario Grant bears, N 33°21'46" W (N 36°25'00" W – County) (Control Line), along the centerline of Alameda Avenue (State Highway 20), a distance of 2236.80 feet; **THENCE**, N 06°28'52" W, leaving said centerline, a distance of 3270.04 feet to a point at the common line of Tract 12D, Block 24, San Elizario Grant and Tract 6, Block 21, San Elizario Grant, El Paso County, Texas, said point also being the **POINT OF BEGINNING** of this description:

THENCE, 188.47 feet along the arc of a curve to the right, having a radius of 173.40 feet, a central angle of 62°16'34", and a chord which bears, N 05°46'49" E, a distance of 179.33 feet to a point;

THENCE, N 36°55'06" E, a distance of 368.61 feet to a point;

THENCE, S 53°04'54" E, a distance of 100.00 feet to a point of intersection of the Southerly line of Tract 12D, Block 24, San Elizario Grant, also being at the Westerly right-of-way line of Trent Street;

THENCE, S 36°55'06" W (S 33°50'00" W – County), along the common line of Tract 12D, Block 24, San Elizario Grant and Tract 6, Block 21, San Elizario Grant, a distance of 380.31 (380.40'-County) feet to a found 5/8" rebar for a common corner of said Tract 12D, Block 24, San Elizario Grant and Tract 6, Block 21, San Elizario Grant;

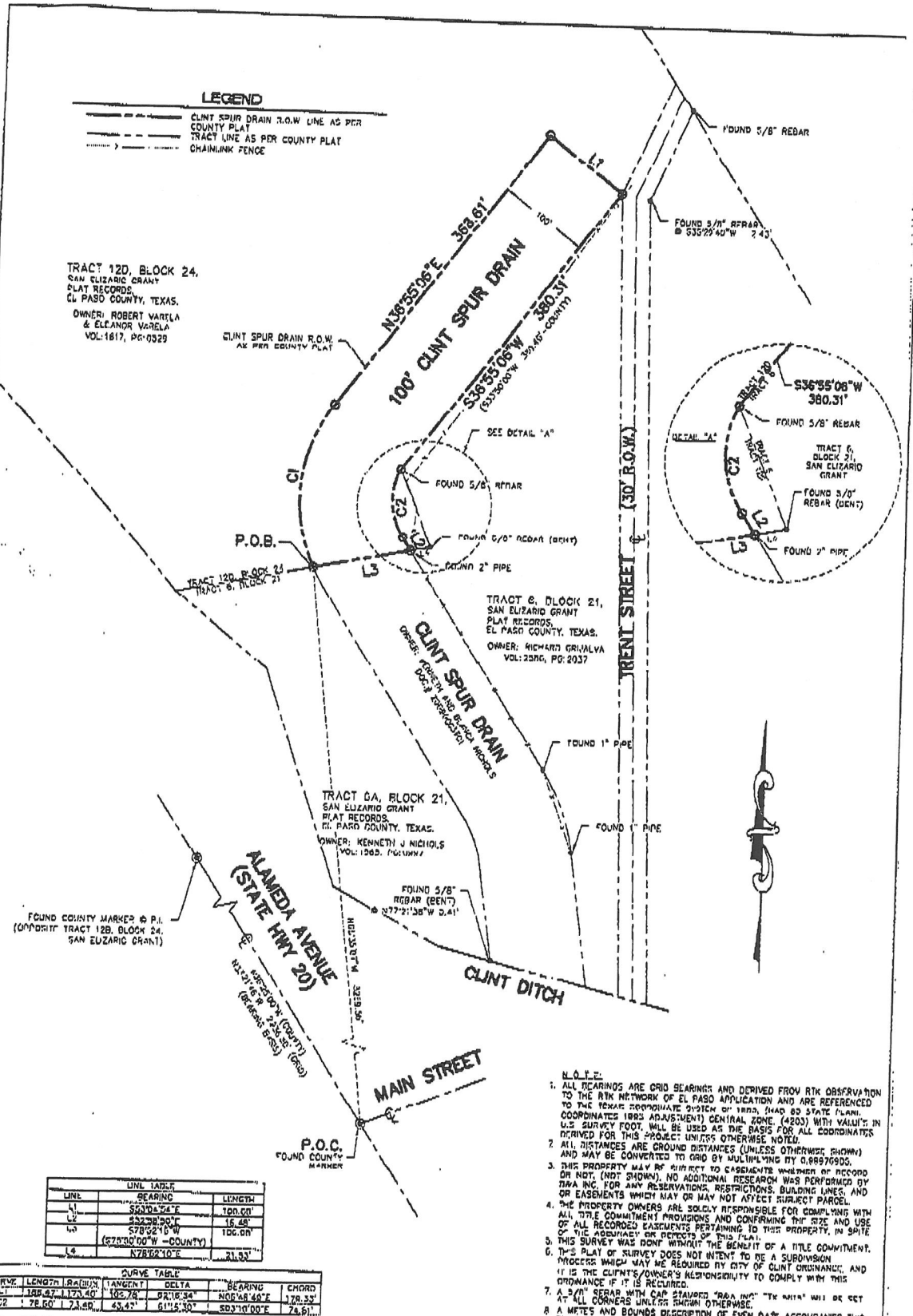
THENCE, 78.50 feet along the arc of a curve to the left, having a radius of 73.40 feet, a central angle of 61°16'30", and a chord which bears, S 03°10'00" E, a distance of 74.81 feet to a point of intersection;

THENCE, S 32°58'50" E, a distance of 16.48 feet to a found 2" pipe at the common line of said Tract 12D, Block 24, San Elizario Grant and Tract 6, Block 21, San Elizario Grant from **WHENCE**, a found 5/8" rebar at the a common corner of said Tract 12D and Tract 6 bears, N 78°52'10" E, along said common line, a distance of 21.53 feet

THENCE, S 78°52'15" W (S 75°50'00" W – County), along said common line of Tract 12D and Tract 6, a distance of 106.08 feet to the **POINT OF BEGINNING** of this parcel, and containing in all 51,527 sq. ft. or 1.18 acres of land more or less.

R x "A"

NOT FOR CONSTRUCTION PURPOSES. THIS IS A SURVEY PLAT ONLY. IT DOES NOT CONSTITUTE A CONTRACT.



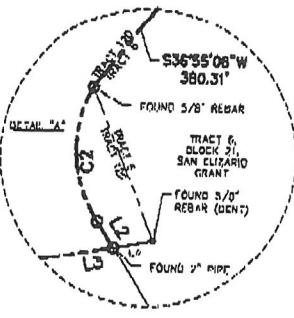
LEGEND
 CLINT SPUR DRAIN R.O.W. LINE AS PER COUNTY PLAT
 TRACT LINE AS PER COUNTY PLAT
 CHAINLINK FENCE

TRACT 12B, BLOCK 24,
 SAN ELIZARIO GRANT
 PLAT RECORDS,
 EL PASO COUNTY, TEXAS.
 OWNER: ROBERT VARELA
 & ELEANOR VARELA
 VOL: 1817, PG: 0329

CLINT SPUR DRAIN R.O.W.
 AS PER COUNTY PLAT

100' CLINT SPUR DRAIN
 N36°55'08"E 368.81'
 S36°55'08"W 380.31'
 (S36°55'08"W 380.31' COUNTY)

FOUND 5/8" REBAR
 S36°55'08"W 243'



TRACT 6, BLOCK 21,
 SAN ELIZARIO GRANT
 PLAT RECORDS,
 EL PASO COUNTY, TEXAS.
 OWNER: RICHARD CRIVALLA
 VOL: 2286, PG: 2037

TRACT 6A, BLOCK 21,
 SAN ELIZARIO GRANT
 PLAT RECORDS,
 EL PASO COUNTY, TEXAS.
 OWNER: KENNETH J. NICHOLS
 VOL: 1969, PG: 1004

FOUND COUNTY MARKER @ P.I.
 (OPPOSITE TRACT 12B, BLOCK 24,
 SAN ELIZARIO GRANT)

ALAMEDA AVENUE
 (STATE HWY 20)
 APPROXIMATE (2007) (2008)
 132°16'16"W - COUNTY
 (GRAND AVENUE)

MAIN STREET

- NOTE:**
- ALL BEARINGS ARE GRID BEARINGS AND DERIVED FROM RTK OBSERVATION TO THE RTK NETWORK OF EL PASO AND ARE REFERENCED TO THE TEXAS NAD83 DATUM OF 1983. (NAD 83 STATE PLANNED COORDINATED 1983 ADJUSTMENT) CENTRAL ZONE (4203) WITH VERTICAL IN U.S. SURVEY FOOT. WILL BE USED AS THE BASIS FOR ALL COORDINATES DERIVED FOR THIS PROJECT UNLESS OTHERWISE NOTED.
 - ALL DISTANCES ARE GROUND DISTANCES (UNLESS OTHERWISE SHOWN) AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY 0.99979505.
 - THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT (NOT SHOWN). NO ADDITIONAL RESEARCH WAS PERFORMED BY BVA INC. FOR ANY RESERVATIONS, RESTRICTIONS, BUILDING LINES, AND OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
 - THE PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS AND CONFIRMING THE SIZE AND USE OF ALL RECORDED EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAN.
 - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 - THIS PLAT OF SURVEY DOES NOT INTEND TO BE A SUBDIVISION PROCESS WHICH MAY BE REQUIRED BY CITY OF CLINT GRANADA, AND IT IS THE CLIENT'S/OWNER'S RESPONSIBILITY TO COMPLY WITH THIS ORDINANCE IF IT IS REQUIRED.
 - A 3/8" REBAR WITH CAP STAMPED "BVA INC" "TX 9818" WAS SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
 - A METES AND BOUNDS DESCRIPTION OF EACH DATE ACCOMPANIES THIS PLAT.

LINE	BEARING	LENGTH
L1	S63°05'54"E	100.00'
L2	S33°38'50"E	16.48'
L3	S78°52'16"W	100.00'
L4	S78°52'16"W - COUNTY	
L4	N78°52'16"E	21.53'

CURVE	LENGTH (RADIUS)	TANGENT	DELTA	BEARING	CHORD
C1	149.47' 173.40'	105.78'	91°16'34"	N08°48'40"E	170.33'
C2	78.60' 73.40'	49.42'	61°15'30"	S03°10'00"E	74.61'



Barragan & Associates Inc.
 LAND PLANNING & SURVEYING
 12325 Westland Dr. Suite 111
 El Paso, TX 79905
 Phone (915) 837-8700 Fax (915) 837-8700

Plat of Survey

A PORTION OF CLINT SPUR DRAIN RIGHT-OF-WAY AS PER SAN ELIZARIO COUNTY PLAT, BLOCK 24, DATED JANUARY 1928, ALSO KNOWN AS A PORTION OF TRACT 12D, BLOCK 24, SAN ELIZARIO GRANT, EL PASO COUNTY, TEXAS.
 1.18 ACRES ±

I hereby certify that the foregoing survey was made on the ground and under my supervision and is true and correct to the best of my knowledge and belief.

[Signature]
 Cynthia Barragan, P.E., P.L.S. No. 5813

Scale 1"=100' Date 08/11/13 Drawn by BM

July 10 130522-02 Surv. Right