

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.

DEED WITHOUT WARRANTY

Date: June 13, 2013.

Grantor: EL PASO COUNTY WATER IMPROVEMENT DISTRICT NO. 1.

Grantee: FIRST FABENS JOINT VENTURE.

Grantee's Address: c/o William D. Skov
P.O. Box 310
Clint, Texas 79836.

Consideration: Conveyance of Real Property from Grantee to Grantor by Deed of even date herewith.

Property:

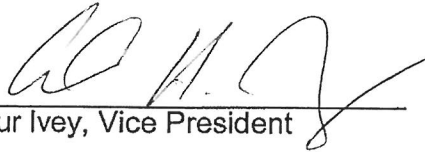
A portion of Clint Spur Drain right-of-way (filed in Volume 322, Page 58, Real Property Records, El Paso County, Texas) within Block 19, SAN ELIZARIO GRANT, in the Town of Clint, El Paso County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein.

Reservations from and Exceptions to Conveyance:

Standby fees, taxes and assessments by any taxing authority for the year 2013, and subsequent years which are not yet due and payable and which have been prorated and assumed by Grantee; all leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records; any and all claims of right, title and interest to the land, including but not limited to any right of possession or claim for damages relating to the land which has been asserted or may be asserted, of record or not, by or on behalf of any Indian or Indian Tribe, including but not limited to the Tigua Indian Tribe of El Paso, Texas, also known as Pueblo De la Ysleta del Sur, also known as the Ysleta del Sur Pueblo Indian Tribe, also known as the Tigua Indian Community, including but not limited to claims appearing in Affidavit of Julian Granillo, filed for record April 16, 1993, recorded in Volume 2553, Page 1958, Real Property Records, El Paso County, Texas.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance, conveys to Grantee the Property without express or implied warranty, and all warranties that might arise by common law and the warranties in § 5.023 of the Texas Property Code (or its successors) are excluded.

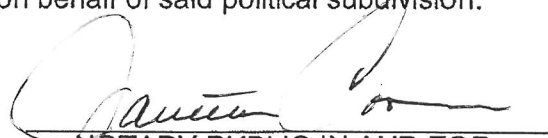
EL PASO COUNTY WATER IMPROVEMENT DISTRICT NO. 1

By 
Arthur Ivey, Vice President

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on the 13th day of June 2013 by Arthur Ivey, Vice President of El Paso County Water Improvement District No. 1, a political subdivision of the State of Texas organized and existing pursuant to Article XVI, Section 59, of the Constitution of the State of Texas, on behalf of said political subdivision.




NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Barragan & Associates Inc.

Land Planning & Land Surveying

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

METES AND BOUNDS DESCRIPTION

Description of a portion of Clint Spur Drain right-of-way (filed in volume 322, page 58, E.P.C.D.R.) within Block 19, San Elizario Grant, in The Town of Clint, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING for reference at a found county marker (Bolt) at the centerline intersection of Alameda Avenue (State Highway 20) and Clint-San Elizario Road (FM HWY 1110), from **WHENCE** a found county monument at the centerline P.I. of Clint-San Elizario Road (FM HWY 1110) opposite Tract 9C, Block 19, San Elizario Grant bears, S 83°45'59" W (Control Line), along the centerline of Clint San Elizario Road (FM HWY 1110), a distance of 3945.90 feet; **THENCE**, S 83°45'59" W, along the centerline of Clint-San Elizario Road (FM HWY 1110), a distance of 690.42 feet to a point; **THENCE**, N 06°14'01" W, leaving said centerline, a distance of 30.00 feet to a point at the Northerly right-of-way line of Clint-San Elizario Road (FM HWY 1110) marking the Southeasterly corner of said Document in volume 322, page 58, E.P.C.D.R., from **WHENCE** a found 1/2" rebar bears, N 61°44'56" E, a distance of 0.57 feet, said point also being the **POINT OF BEGINNING** of this description:

THENCE, S 83°45'59" W (S 80°42'00" W - County Plat) (S 80°59'00" W - Deed), along the Southerly right-of-way line of Clint Spur Drain, a distance of 242.97 feet to a point being the Southeasterly corner of a property described in Doc. No. 20090030152, E.P.C.D.R.;

THENCE, N 06°14'01" W (N 06°19'51" W - Doc. No. 20090030152 E.P.C.D.R.), leaving said Southerly right-of-way line and along the Easterly line of property in Doc. No. 20090030152, a distance of 91.73 feet to a point at the Northerly right-of-way line of Clint Spur Drain (volume 322, page 58);

THENCE, along the Northerly right-of-way line of Clint Spur Drain (volume 322, page 58), 271.79 feet along the arc of a curve to the left, having a radius of 237.95 feet, a central angle of 65°26'36", and a chord which bears, N 51°13'17" E, a distance of 257.26 feet to a point of intersection;

THENCE, N 18°29'59" E (N 15°26'00" E - County Plat) (N 14°19'00" E - Deed), along the Westerly right-of-way line of Clint Spur Drain (volume 322, page 58), a distance of 516.25 feet to a point of intersection;

THENCE, N 18°29'59" E (N 15°26'00" E - County Plat) (N 14°19'00" E - Deed), along the Westerly right-of-way line of Clint Spur Drain as per county plat, a distance of 80.61 feet to a point at the Westerly right-of-way line of Alameda Avenue (SH 20);

THENCE, S 33°21'01" E (S 36°25'00" E - County Plat) (S 36°18'00" E - Deed), along said Westerly right-of-way line of Alameda Avenue (SH 20), a distance of 31.58 feet to a point at the Northerly right-of-way line of Clint Spur Drain as per volume 322, page 58, E.P.C.D.R.;

THENCE, S 33°21'01" E (S 36°25'00" E - County Plat) (S 36°18'00" E - Deed), along said Westerly right-of-way line of Alameda Avenue (SH 20), a distance of 121.02 feet to a point at the Easterly right-of-way line of Clint Spur Drain as per county plat; from whence a found 5/8 rebar bears, N 50°39'50" E, a distance of 0.68 feet;

THENCE, S 18°29'59" W (S 15°26'00" W - County Plat) (S 14°19'00" W - Deed), along said Easterly right-of-way, a distance of 700.69 feet to the **POINT OF BEGINNING** of this parcel, and containing in all 109,170 sq. ft. or 2.51 acres of land more or less.

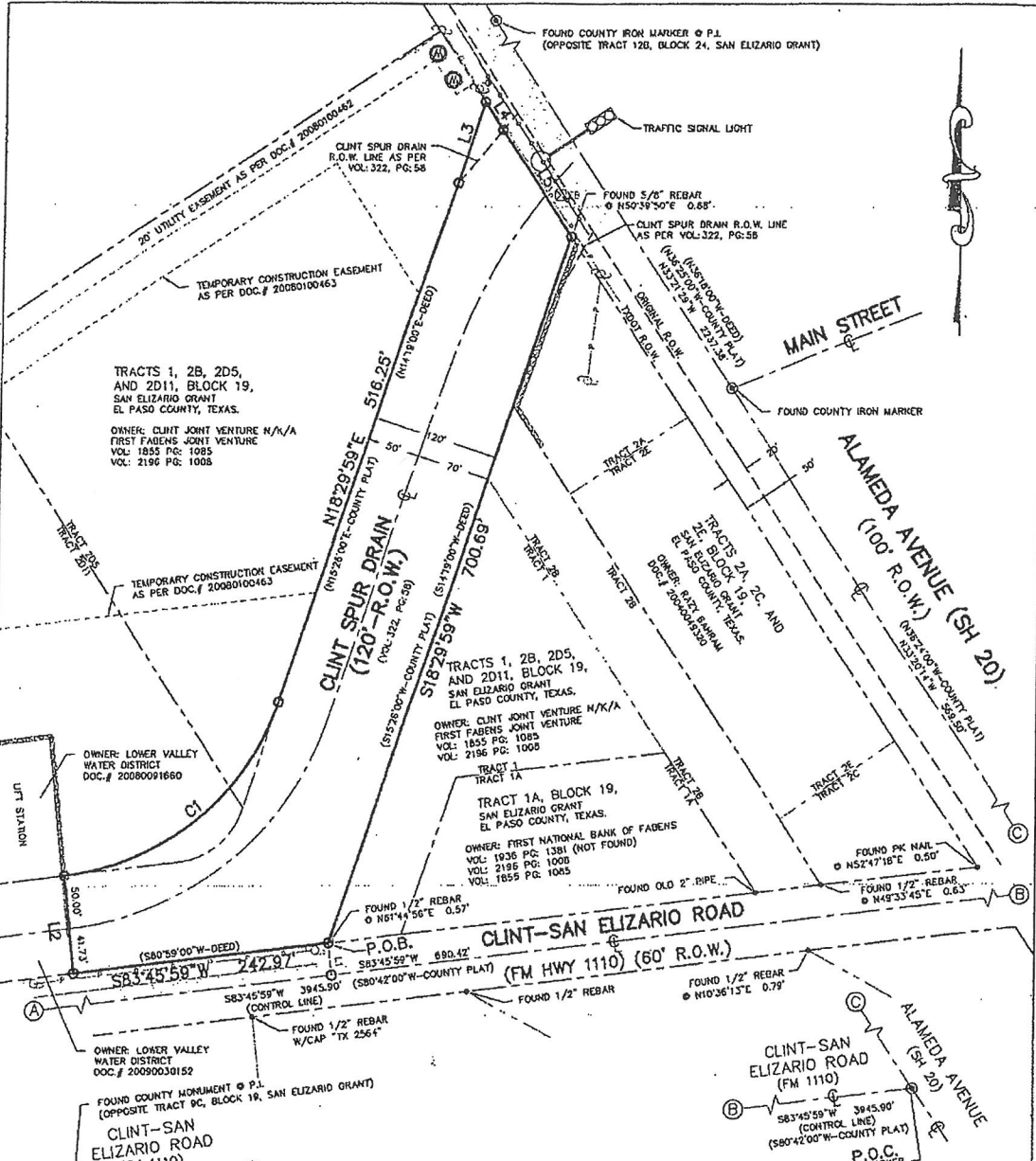
NOTES:

1. A Plat of Survey of even date accompanies this description.
2. This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
3. Bearings recited herein are grid bearings and derived from RTK observation to the RTK Network of El Paso application and are referenced to the Texas Coordinate System of 1983, (NAD 83 State Plane Coordinates 1993 Adjustment) Central Zone, (4203) with values in U.S. Survey foot, will be used as the basis for all coordinates derived for this project unless otherwise noted.
4. Distances recited herein are ground distances and may be converted to grid by multiplying by 0.99976905.
5. This description does not intent to be a subdivision process which may be required by the City of Clint Ordinance, and It is the Clients/Owners responsibility to comply with this Ordinance if required, and shall not be used to convey property.
6. A 5/8" rebar with a yellow cap stamped "B&A INC" "TX 5615" will be set at all corners.

Benito Barragan

Benito Barragan TX R.P.U. S. 5615, May 28, 2013
CLINT SPUR DRAIN SAN ELI BLK 19





N.O.T.E.

1. ALL BEARINGS ARE GRID BEARINGS AND DERIVED FROM RTK OBSERVATION TO THE RTK NETWORK OF EL PASO APPLICATION AND ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, (NAD 83 STATE PLANE COORDINATES 1983 ADJUSTMENT) CENTRAL ZONE, (4203) WITH VALUES IN U.S. SURVEY FOOT, WILL BE USED AS THE BASIS FOR ALL COORDINATES DERIVED FOR THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE GROUND DISTANCES (UNLESS OTHERWISE SHOWN) AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY 0.99978905.
3. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT (NOT SHOWN). NO ADDITIONAL RESEARCH WAS PERFORMED BY D&A INC. FOR ANY RESERVATIONS, RESTRICTIONS, BUILDING LINES, AND OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
4. 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 PLAT.
5. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
6. THIS PARCEL PLAN DOES NOT INTEND TO BE A SUBDIVISION PROCESS WHICH MAY BE REQUIRED BY CITY OF CLINT ORDINANCE, AND IT IS THE CLIENT'S/OWNER'S RESPONSIBILITY TO COMPLY WITH THIS ORDINANCE IF IT IS REQUIRED.
7. A 5/8" REBAR WITH CAP STAMPED "D&A INC" "TX 5615" WILL BE SET AT ALL CORNERS.

LEGEND

- MANHOLE
- POWER POLE
- ANCHOR
- ELECTRIC BOX
- PAVEMENT
- CHAINLINK FENCE
- GUARD RAIL
- ROCKWALL (TYPICAL)
- OVERHEAD POWER LINE
- CLINT SPUR DRAIN R.O.W. LINE
- LINE AS PER COUNTY PLAT OF SAN ELIZARIO GRANT, BLOCK 19

LINE TABLE

LINE	BEARING	LENGTH
L1	S06°14'01"E	30.00'
L2	N08°14'01"W	91.72'
L3	N10°29'58"E	89.81'
L4	(S36°25'00"E-COUNTY PLAT) (S36°18'00"E-DEED)	31.58'
L5	S33°21'01"E (S36°25'00"E-COUNTY PLAT) (S36°18'00"E-DEED)	121.02'

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	271.79'	237.95'	152.80'	65°26'36"	N51°13'17"E	267.28'



Barragan & Associates Inc.
 LAND PLANNING & SURVEYING
 10950 Pellicano Dr. Building-F,
 El Paso, TX 79935
 Phone (915) 861-5709 Fax (915) 581-5706

Plat of Survey
 PORTION OF CLINT SPUR DRAIN
 WITHIN BLOCK 19, SAN ELIZARIO GRANT,
 EL PASO COUNTY, TEXAS.
 2.51 ACRES ±

Plat reference vol/bk N/A pages N/A
 Scale 1"=100' Date 05/28/13 Drawn by BM

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

[Signature]
 Barragan & Associates Inc.
 El Paso, TX, R.P.L.S. No. 3615
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