

**SPECIAL WARRANTY DEED**

**STATE OF TEXAS           §**  
**§**  
**COUNTY OF EL PASO       §**

El Paso County Water Improvement District No. 1, a political subdivision of the State of Texas organized and existing pursuant to Article 16, Section 59 of the Texas Constitution, of 294 Candelaria in the City of El Paso, County of El Paso, State of Texas, ("Grantor") for good and valuable consideration, grants and conveys to Frontera Vista, L.P., a Texas limited partnership, of 1715 B. Weston Brent in the City of El Paso, County of El Paso, State of Texas, ("Grantee") all of that certain property situated and located in the County of El Paso, State of Texas, and more fully described as follows:

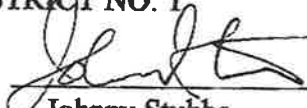
A 1.2656-acre parcel of land, being a portion of the intercepting drain within Block 11, Upper Valley Surveys, City of El Paso, El Paso County, Texas, and being more particularly described on the attached Exhibit A, which is incorporated by reference as if fully set forth in this document.

TO HAVE AND TO HOLD the property described, together with all of the rights and appurtenances lawfully accompanying it, by the Grantee named above, and Grantee's successors and assigns, forever. Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend the title to the property to the Grantee above named and Grantee's successors and assigns, against every person lawfully claiming or to claim all or any part of the property by, through or under the Grantor but not otherwise; provided that this conveyance is subject to all easements, exceptions, covenants, conditions, restrictions, reservations and rights appearing of record.

Executed this 9th day of November 2000.

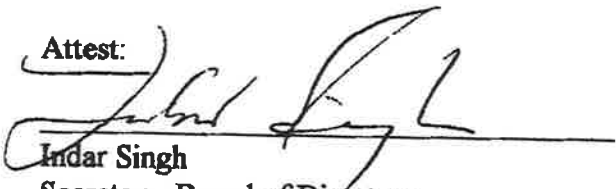
EL PASO COUNTY WATER IMPROVEMENT  
DISTRICT NO. 1

By: \_\_\_\_\_



Johnny Stubbs  
President, Board of Directors

Attest:



Indar Singh  
Secretary, Board of Directors

STATE OF TEXAS

§  
§  
§

COUNTY OF EL PASO

Before me, the undersigned Notary Public, on this day personally appeared Johnny Stubbs, known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the instrument for the purposes and considerations expressed in it, doing so as President of the Board of Directors of the El Paso County Water Improvement District No. 1 on behalf of the District.



*Luz E. Mota*

Notary Public in and for the  
STATE OF TEXAS

**CERTIFICATE**

I, Indar Singh, Secretary of the Board of Directors of the El Paso County Water Improvement District No. 1, certify that the following is a true and correct copy of a resolution adopted by the Board of Directors of the El Paso County Water Improvement District No. 1 at a duly called meeting of the Board, attended by a quorum of the Directors, on the 12th day of July 2000, and that such resolution is as follows:

BE IT RESOLVED by the Board of Directors of the El Paso County Water Improvement District No. 1 that the Directors approve the Special Warranty Deed to Frontera Vista, L.P. for a 1.2656-acre parcel of land that constitutes a portion of the intercepting drain within Block 11, Upper Valley Surveys, and authorize and direct the Officers to execute all necessary documents.

This Certificate is executed on the 9th day of November 2000.

*Indar Singh*

Indar Singh  
Secretary, Board of Directors  
El Paso County Water Improvement District No. 1

Prepared For: Frontera Vista, L.P.  
Being a portion of the intercepting drain within Block 11,  
Upper Valley Surveys,  
City of El Paso, El Paso County, Texas  
Date: May 16, 2000  
Rev: August 15, 2000  
File: vc\_rqk1.wpd

### PROPERTY DESCRIPTION

Description of a 1.2656 acre parcel of land being a portion of the intercepting drain within Block 11, Upper Valley Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows to wit:

Starting at an existing International Boundary and Water Commission monument, located at P.T. Station 1587+31.85 (North 10,698,023.56, East 350,772.74), Thence North  $81^{\circ}22'34''$  West a distance of 40.00 feet (North 10,698,031.77, East 350,733.59) to a found International Boundary and Water Commission pipe, said point also lying on the Eastern Tract line Tract 1A, Block 11, Upper Valley Surveys; Thence South  $08^{\circ}37'26''$  West along said Tract line a distance of 728.08 to a point; Thence North  $56^{\circ}35'07''$  West a distance of 167.81 feet (North 10,697,419.39, East 350,449.51) to the "True Point of Beginning";

Thence South  $34^{\circ}29'31''$  West a distance of 29.26 feet (North 10,697,396.25, East 350,431.61) to a set  $5/8''$  rebar with yellow plastic cap stamped TX. 2449, Roe Engineering, L.C.;

Thence North  $55^{\circ}30'29''$  West a distance of 1893.37 feet (North 10,698,554.99, East 348,934.44) to a set  $5/8''$  rebar with yellow plastic cap stamped TX. 2449, Roe Engineering, L.C.;

Thence North  $21^{\circ}50'31''$  East a distance of 33.45 feet (North 10,698,585.28, East 348,948.62) to a set  $5/8''$  rebar with yellow plastic cap stamped TX. 2449, Roe Engineering, L.C.;

Thence South  $54^{\circ}35'13''$  East a distance of 227.53 feet (North 10,698,443.16, East 349,126.27) to a set  $5/8''$  rebar with yellow plastic cap stamped TX. 2449, Roe Engineering, L.C.;

Thence South  $35^{\circ}32'35''$  West a distance of 20.46 feet (North 10,698,427.22, East 349,113.46) to a set  $5/8''$  rebar with yellow plastic cap stamped TX. 2449, Roe Engineering, L.C.;

Thence South  $54^{\circ}43'29''$  East a distance of 48.71 feet (North 10,698,396.88, East 349,151.57) to a set  $5/8''$  rebar with yellow plastic cap stamped TX. 2449, Roe Engineering, L.C.;

Thence North  $35^{\circ}33'28''$  East a distance of 21.78 feet (North 10,698,413.85, East 349,165.22) to a set  $5/8''$  rebar with yellow plastic cap stamped TX. 2449, Roe Engineering, L.C.;

Thence South  $55^{\circ}29'41''$  East a distance of 1624.46 feet (North 10,697,419.39, East 350,449.51) back to the "TRUE POINT OF BEGINNING" and containing in all 55,128.41 square feet or 1.2656 acres of land more or less.



Doc# 20000084699  
# pages 3  
12/06/2000 08:39:28 AM  
Filed & Recorded in  
Official Records of  
EL PASO COUNTY  
HECTOR ENRIQUEZ, JR  
COUNTY CLERK  
Fees \$13.00

**END OF  
INSTRUMENT**

ANY PROVISIONS HEREIN WHICH RESTRICTS THE SALE, RENTAL  
OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR  
OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW,  
STATE OF TEXAS COUNTY OF EL PASO  
I hereby certify that this instrument was filed on the date and time stamped  
hereon by me and was duly received in the volume and page of the Official  
Public Record of Real Property, El Paso County.



DEC 06 2000

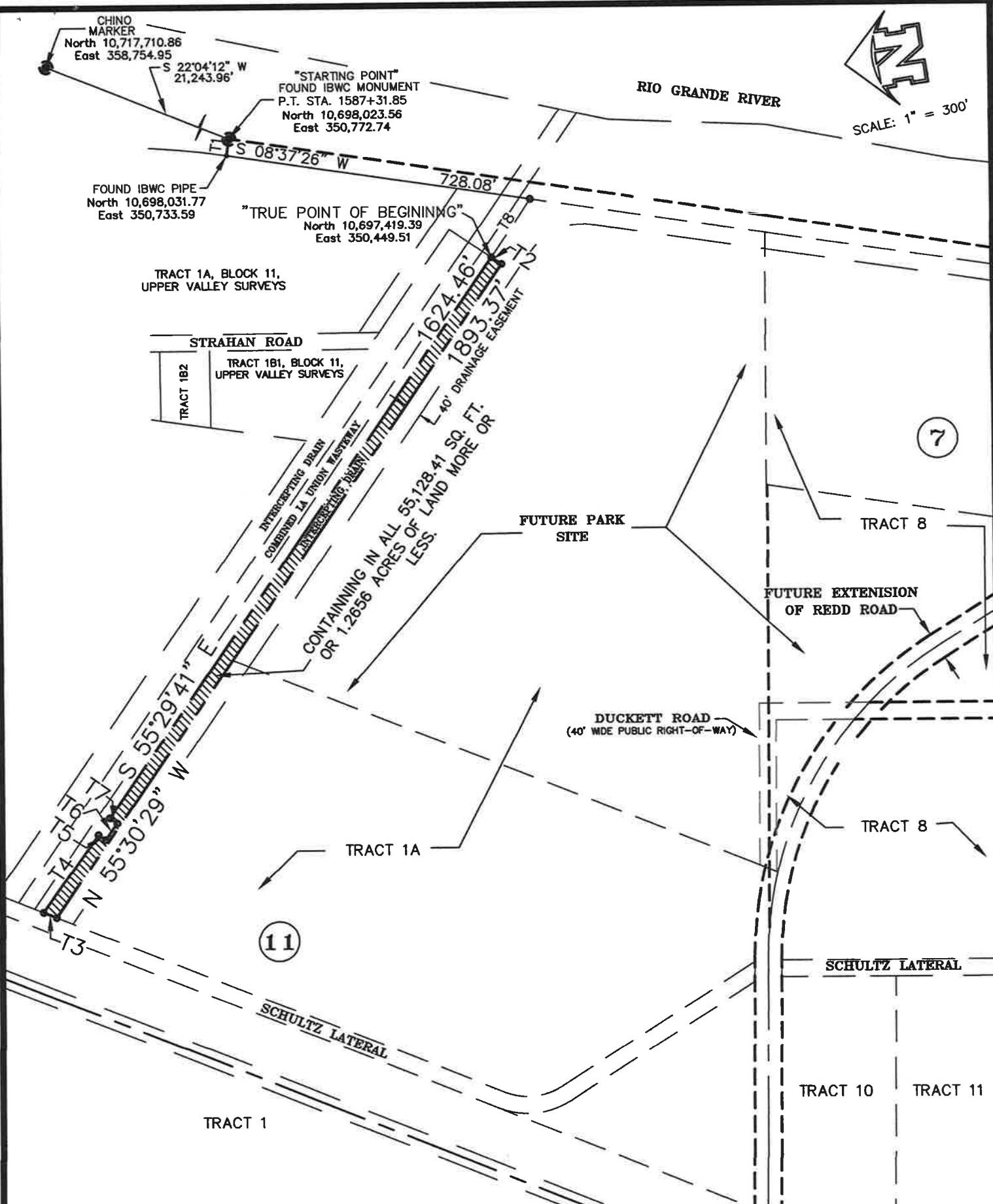
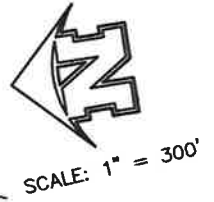
*[Handwritten signature]*

EL PASO COUNTY, TEXAS

Rick A Cordova  
Hanson Development Corp  
1715-B Weston Brent Ln  
El Paso, Texas 79935

*Please Return to:*

+



**CERTIFICATION**

To the owners, Frontera Vista, L.P., City of El Paso, and First American Title Insurance Company of Texas:

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Survey" jointly established and adopted by ALTA and ACSM in 1992, includes items 1, 3, 4, and 8 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

Date: May 16, 2000

Bradley Roe,  
TX RPLS 2449

| LINE TABLE |               |         |
|------------|---------------|---------|
| LINE       | BEARING       | LENGTH  |
| T1         | N 81°22'34" W | 40.00'  |
| T2         | S 34°29'31" W | 55.00'  |
| T3         | N 21°50'31" E | 33.45'  |
| T4         | S 54°35'13" E | 227.53' |
| T5         | S 35°32'35" W | 20.46'  |
| T6         | S 54°43'29" E | 48.71'  |
| T7         | N 35°33'28" E | 21.78'  |
| T8         | S 56°35'07" W | 167.81' |

| FILING INFORMATION   |   |
|----------------------|---|
| DATE: MAY 16, 2000   | Revised July 12, 2000                     |
| CENSUS TRACT: 102.04 | State Plane Coordinates                   |
| DISTRICT: WEST 1     | Revised Survey August 15, 2000            |
| AREA: 2              | State Plane Coordinates to Starting Point |
| COUNTY PLAT RECORDS  |   |
| BOOK: N/A            |   |
| PAGE: N/A            |   |
| FIELD: N/A           |   |
| OFFICE: L.A.J.       |   |
| W.O. 032699-11       |   |
| FILE: GK_2.DWG       |   |
| SCALE: 1" = 300'     |   |

BOUNDARY SURVEY OF

BEING A PORTION OF THE INTERCEPTING DRAIN WITHIN BLOCK 11, UPPER VALLEY SURVEYS,

CITY OF EL PASO,  
EL PASO COUNTY, TEXAS

PREPARED FOR:  
FRONTERA VISTA, L.P.

**brp**  
**Roe Engineering, L.C.**

605 E. Galvan St. Suite 200 El Paso, TX 79902  
(915) 833-4422 - FAX (915) 833-4078  
EMAIL: roeeng@elaso.net

ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING