

SPECIAL WARRANTY DEED

STATE OF TEXAS §
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COUNTY OF EL PASO §

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, ("Grantor") for good and valuable consideration, grants and conveys to 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, ("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 0.0236-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 attached Exhibit A, which is incorporated by reference as if fully set forth at length in this instrument.

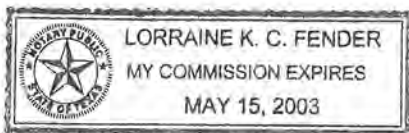
TO HAVE AND TO HOLD the property described, together with all of the rights and appurtenances lawfully accompanying it, by the Grantee named above, and Grantee's successors and assigns, forever. Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend the title 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; provide that this conveyance is subject to all easements, exceptions, covenants, conditions, restrictions, reservations and rights appearing of record.

Executed this 13th day of November, 2000.

FRONTERA VISTA, L.P. by its General Partner,
Joe Hanson Homes, Inc. d/b/a Hanson Development
Corp.
By: *Russell Hanson*
Russell Hanson, President
Joe Hanson Homes, Inc. d/b/a
Hanson Development Corp.

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Before me, the undersigned Notary Public, on this day personally appeared Russell Hanson, 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 Joe Hanson Homes, Inc. d/b/a Hanson Development Corp., general partner of Frontera Vista, L.P., on behalf of the corporation.



Lorraine K. C. Fender
Notary Public in and for the
STATE OF TEXAS

Attest not required by Board of Directors.

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: October 9, 2000
File: tel_tow.wpd

PROPERTY DESCRIPTION

Description of a 0.0236 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 a point; Thence North $55^{\circ}29'41''$ West a distance of 1624.46 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., said rebar being the "True Point of Beginning";

Thence North $35^{\circ}33'28''$ East a distance of 21.78 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 $56^{\circ}17'01''$ West a distance of 48.74 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 $35^{\circ}32'35''$ East a distance of 20.48 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 $54^{\circ}43'29''$ East a distance of 48.71 feet (North 10,698,413.85, East 349,165.22) back to the "TRUE POINT OF BEGINNING" and containing in all 1,028.81 square feet or 0.0236 acres of land more or less.


Bradley Roe, R.P.L.S. 2449
Roe Engineering, L.C.

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A 0.0902-acre parcel of land, being a portion of Tract 1A, Block 11, Upper Valley Surveys, City of El Paso, El Paso County, Texas, and being more particularly described on attached Exhibit A, which is incorporated by reference as if fully set forth at length in this instrument.

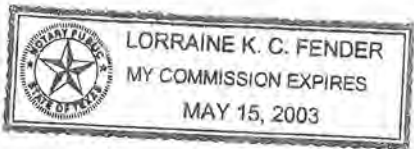
TO HAVE AND TO HOLD the property described, together with all of the rights and appurtenances lawfully accompanying it, by the Grantee named above, and Grantee's successors and assigns, forever. Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend the title 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; provide that this conveyance is subject to all easements, exceptions, covenants, conditions, restrictions, reservations and rights appearing of record.

Executed this 13th day of November, 2000.

FRONTERA VISTA, L.P. by its General Partner,
Joe Hanson Homes, Inc. d/b/a Hanson Development
Corp.
By: *Russell Hanson*
Russell Hanson, President
Joe Hanson Homes, Inc. d/b/a
Hanson Development Corp.

STATE OF TEXAS §
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Before me, the undersigned Notary Public, on this day personally appeared Russell Hanson, 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 Joe Hanson Homes, Inc. d/b/a Hanson Development Corp., general partner of Frontera Vista, L.P., on behalf of the corporation.



Lorraine K. C. Fender
Notary Public in and for the
STATE OF TEXAS

Attest not required by Board of Directors.

Prepared For: Frontera Vista, L.P.
Being a portion of Tract 1A, Block 11,
Upper Valley Surveys,
City of El Paso, El Paso County, Texas
Date: May 16, 2000
Rev: August 15, 2000
File: vc_qk1.wpd

PROPERTY DESCRIPTION

Description of a 0.0902 acre parcel of land being a portion of Tract 1A, 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 702.98 feet (North 10,697,343.76, East 350,589.28) to the "True Point of Beginning";

Thence South $08^{\circ}37'26''$ West along the Eastern Tract Line of Said Tract 1A, Block 11, Upper Surveys a distance of 25.10 feet (North 10,697,319.20, East 350,584.11) to a set 5/8" o rebar with yellow plastic cap stamped TX. 2449, Roe Engineering, L.C.;

Thence North $56^{\circ}35'07''$ West a distance of 167.81 feet (North 10,697,419.39, East 350,449.51) to a set 5/8" o rebar with yellow plastic cap stamped TX. 2449, Roe Engineering, L.C.;

Thence North $34^{\circ}29'31''$ East a distance of 25.74 feet (North 10,697,439.76, East 350,465.28) to a set 5/8" o rebar with yellow plastic cap stamped TX. 2449, Roe Engineering, L.C.;

Thence South $55^{\circ}30'29''$ East a distance of 156.83 feet (North 10,697,343.76, East 350,589.28) back to the "TRUE POINT OF BEGINNING" and containing in all 3,930.03 square feet or 0.0902 acres of land more or less.



Bradley Roe
Bradley Roe, R.P.L.S. 2449
Roe Engineering, L.C.