

DEED WITHOUT WARRANTY

THE STATE OF TEXAS)
)
COUNTY OF EL PASO) **KNOW ALL MEN BY THESE PRESENTS:**

The undersigned, **EL PASO COUNTY WATER IMPROVEMENT DISTRICT NO. 1** ("District"), a political subdivision of the State of Texas, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration on to the undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Societa Intelligente, LP, a Texas Domestic Limited Partnership ("Grantee") a portion of the Nemexas Drainage Canal (the "Property") further described on Exhibit 1 attached hereto and made a part hereof;

TO HAVE AND TO HOLD unto Grantee, and Grantee's successors and assigns, the Property together with all and singular the rights and appurtenances thereto in any wise belonging, forever. This Deed Without Warranty is given and accepted without any warranty of title. The Property is accepted "as is" with no warranty of condition.

EXECUTED this 29th day of October, 2008.

**EL PASO COUNTY WATER
IMPROVEMENT DISTRICT NO. 1**

By: *Johnny Stubbs*
Johnny Stubbs, President

STATE OF TEXAS)
)
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me on the 29th day of October, 2008, by **Johnny Stubbs**, President of El Paso County Water Improvement District No. 1.

Sharon Atilano
Notary Public in and for the State of Texas



Being a portion of Block 8,
Upper Valley Surveys,
City of El Paso, El Paso County, Texas
Prepared for: Megacon Inc.
August 4, 2008

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Block 8, Upper Valley Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

THE "TRUE POINT OF BEGINNING" being a set 1/2" rebar with cap marked TX 5152 on the line between Proposed Heritage Farms Subdivision and a 20 foot road abutting the Nemexas Drain, in the Texas state plane coordinate system central zone 4203 (Y = 10,696,434.33, X = 348,074.40) from which NGS station West 4, (Y= 10,694,911.68, X=355,961.77, scale factor = 0.99999389, convergence angle= - 3°13'15"), bears South 79°04'11" East a distance of 8032.85 feet.

Thence leaving said line North 90°00'00" West a distance of 20.00 to a set 1/2" rebar with cap marked TX 5152 on the easterly line of a 120' Nemexas drain.

Thence along said line North 00°05'00" West a distance of 398.81 feet to a point;

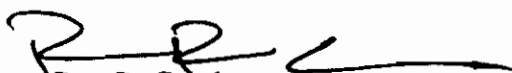
Thence North 21°53'00" East a distance of 82.75 feet to a set nail in asphalt;

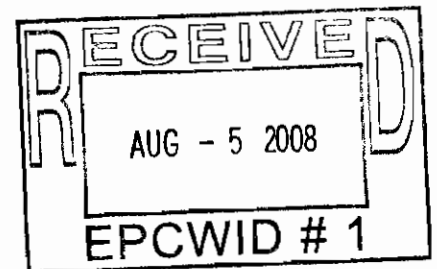
Thence South 89°45'00" East a distance of 21.52 feet to a set nail in asphalt on the westerly line of Tract 10, Block 7, Upper Valley Surveys;

Thence South 21°53'00" West a distance of 86.80 feet to a set point;

Thence South 00°05'00" East a distance of 394.96 feet to the "TRUE POINT OF BEGINNING" and containing 0.2211 Acres of land more or less.

A plat of even date accompanies this description.


Ron R. Conde
R.P.L.S. No. 5152
Job# 608-56 R.C.



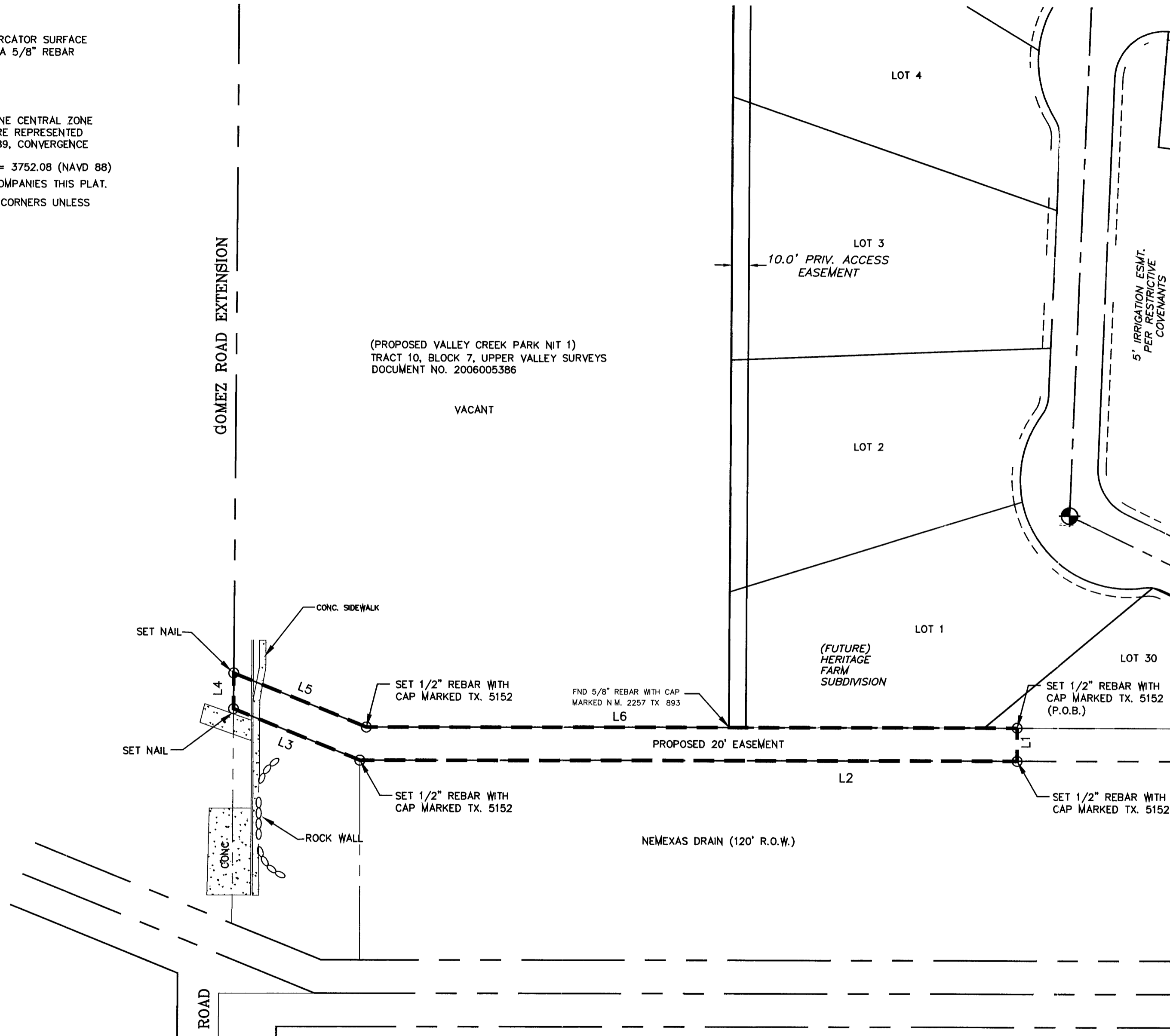
PROPOSED EASEMENT

BEING A PORTION OF BLOCK 8,
UPPER VALLEY SURVEYS
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 0.2211 ACRES

NOTES:

1. BEARING BASIS IS TRUE NORTH FOR A TRANSVERSE MERCATOR SURFACE PROJECTION AS DETERMINED BY GPS METHODS BASED AT A 5/8" REBAR WITH CAP "839" WITH COORDINATES:
LATITUDE: 31°51'49.416"N
LONGITUDE: 106°36'45.315"W
HEIGHT: 3751.77sft
2. COORDINATE VALUES ARE BASED ON TEXAS STATE PLANE CENTRAL ZONE NORTH AMERICAN DATUM OF 1983. ALL VALVES SHOWN ARE REPRESENTED IN US SURVEY FEET. COMBINED SCALE FACTOR: 0.99999389, CONVERGENCE ANGLE IS 3'13"15.5", (NGS STATION WEST 4)
NORTHING= 10,694,911.68, EASTING 355,961.77 ELEVATION= 3752.08 (NAVD 88)
3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
4. SET 1/2" REBARS WITH CAP MARKED TX 5152 ON ALL CORNERS UNLESS OTHERWISE NOTED.

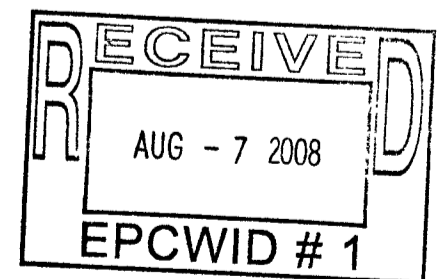
LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00'	S90°00'00"W
L2	398.81'	N00°05'00"W
L3	82.75'	N21°53'00"E
L4	21.52'	S89°45'00"E
L5	86.80'	S21°53'00"W
L6	394.96'	S00°05'00"E



(PROPOSED VALLEY CREEK PARK NIT 1)
TRACT 10, BLOCK 7, UPPER VALLEY SURVEYS
DOCUMENT NO. 2006005386

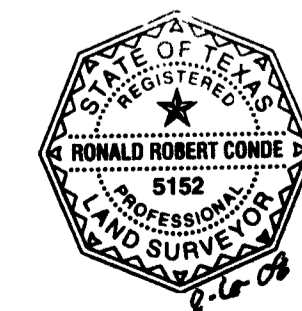
VACANT

5' IRRIGATION ESMT.
PER RESTRICTIVE
COVENANTS



SCALE: 1"=50'

CONDE INC.
ENGINEERING / PLANNING / SURVEYING / CADD
1790 LEE TREVINO DRIVE - SUITE 400 - EL PASO, TEXAS 79936
PHONE (915) 592-0283 FAX (915) 592-0286



CERTIFICATION
"I HEREBY CERTIFY TO THE EL PASO COUNTY WATER IMPROVEMENT DISTRICT NO. 1
THAT THIS SURVEY, PLAT, DESCRIPTION OR REPORT MEETS CURRENT DISTRICT
SURVEY REQUIREMENTS ENUMERATED IN THE DISTRICT'S LAND SURVEY STANDARDS"

R R Conde
RON R. CONDE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 5152