

② 96-3144  
#106  
10 pages

**SPECIAL WARRANTY DEED**

Date: MAY 13, 1998

DOCH 98051232

Grantor: The City of El Paso, Texas, a Texas municipal corporation

Grantor's Mailing Address (including county): Two Civic Center Plaza  
El Paso, Texas  
El Paso County, Texas 79901-1196

Grantee: El Paso County Water Improvement District Number One, 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.

Grantee's Mailing Address (including county): 294 Candelaria  
El Paso, Texas  
El Paso County, Texas 79907-5599

Consideration: This deed is given in exchange for and in sole consideration of a deed and an access easement of even date herewith from the Grantee to the Grantor, delivery of which is hereby acknowledged.

Property (including any improvements):

PARCEL 5

A portion of Tract 5, Block 53, YSLETA GRANT, in the City of El Paso, El Paso County, Texas, according to the resurvey of said YSLETA GRANT made by El Paso County, Texas, for tax purposes, said parcel being more particularly described by metes and bounds in Exhibit "A", attached hereto and made a part hereof.

and

PARCEL 6

A parcel of land being all of Tracts 6-A and 6-B and a portion of Tract 11, Block 53, YSLETA GRANT, in the City of El Paso, El Paso County, Texas, according to the resurvey of said YSLETA GRANT made by El Paso County, Texas, for tax purposes, all of said land being more particularly described by metes and bounds in Exhibit "B" attached hereto and made a part hereof.

Such parcels being shown on Exhibit "D" attached hereto and made a part hereof.

This deed is subject to the following:

Easements to EL PASO ELECTRIC COMPANY in Volume 311, Page 1525; Volume 1962, Page 1405; and Volume 2475, Page 274, Real Property Records, El Paso County, Texas.

Ordinance dated 6/23/92, filed in Volume 2484, Page 399, Real Property Records, El Paso County, Texas by THE CITY OF EL PASO.

License Agreement and the effects thereof, if any, on this property, as filed in Volume 2673, Page 1722, Real Property Records, El Paso County, Texas, from THE CITY OF EL PASO to THE UNITED STATES OF AMERICA U.S. ARMY CORPS OF ENGINEERS.

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 of El Paso County, Texas.

Reservation of a 10-foot-wide easement along the eastern boundary of Parcel 6 for the existing underground water and sewer lines and appurtenances thereto, together with the right to construct, repair, maintain, and use the water and sewer lines and appurtenances. The reservation of this easement includes the right to vacate the easement and abandon the existing lines in place. The easement is described by metes and bounds in Exhibit "C", attached hereto and made a part hereof.

Grantor, for the consideration and subject to the restrictions, 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 wise belonging, to have and hold it to Grantee, Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the property to Grantee and Grantee's, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

THE CITY OF EL PASO

MAYOR

APPROVED AS TO FORM:

Michael Spurlock, General Counsel, PSB

ATTEST:

City Clerk

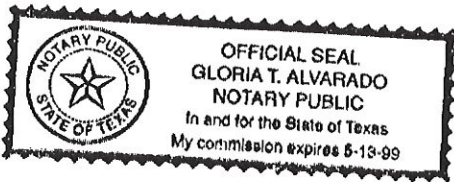
(Acknowledgment on following page)

ACKNOWLEDGMENT

STATE OF TEXAS }

COUNTY OF EL PASO }

This instrument was acknowledged before me on the 4th day of June, 1998, by CARLOS M. RAMIREZ as the MAYOR of El Paso.



Gloria T. Alvarado  
Notary Public in and for the State of Texas

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PARCEL NO. 5  
PORTION OF TRACT 5,  
BLOCK 53, YSLETA GRANT - 4.538 ACRES

### PROPERTY DESCRIPTION

Being the description of 4.538 acres of land known as a portion of Tract 5, Block 53, Ysleta Grant, City of El Paso, El Paso County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING AT A 1/2" rebar with plastic cap stamped "TX1976-NM6846" set at the intersection of the South boundary of said Tract 5 with the South right-of-way of the proposed 70 feet wide extension of Winn Road as shown on the proposed subdivision of RIVERSIDE INTERNATIONAL INDUSTRIAL CENTER. Said beginning point is the most Easterly and Northeast corner of this parcel and has a value of X=433,634.18 ft., Y=10,617,520.69 ft., in the Central Zone of the Texas Coordinate System, NAD83, from said corner, N.G.S. Monument "Lock-1936 R.M. No. 3 (1980)" (X=438,183.75 ft., Y=10,606,570.60 ft.), bears South 25°42'43" East, 11,860.42 feet, and an existing city monument at the intersection of Pan American Drive and Oro Verde Drive bears North 12°18'00" East, 4315.26 feet;

THENCE South 89°12'00" West, with the boundary of original Tract 5 and the North right-of-way of a 40 feet wide road, 134.45 feet to a 1/2" rebar with plastic cap stamped "TX1976-NM6846";

THENCE South 00°48'00" East, continuing with the boundary of Tract 5 and with the West end of said road right-of-way, 40.00 feet to a 1/2" rebar with plastic cap stamped "TX1976-NM6846";

THENCE North 89°12'00" East, continuing with the boundary of Tract 5 and the South right-of-way of said roadway, 54.60 feet to a 1/2" rebar with plastic cap stamped "TX1976-NM6846";

THENCE South 21°50'00" West, continuing with the boundary of Tract 5 and the adjacent El Paso County Water Improvement District No. 1 property in old Ysleta Grant Survey 51, 261.80 feet to a 1/2" rebar with plastic cap stamped "TX1976-NM6846" set for the South-Southeast corner of said Tract 5 and for the Southeast corner of this parcel;

THENCE North 81°08'00" West, with the South boundary of Tract 5 and said Water Improvement District No. 1 property, 410.88 feet to a 1/2" rebar with plastic cap stamped "TX1976-NM6846" set for the Southwest corner of this parcel;

THENCE North 00°06'26" West, 589.91 feet to a 1/2" rebar with plastic cap stamped "TX-2027" found at the end of a curve on the South right-of-way of the aforesaid proposed 70 feet wide extension of Winn Road for the Northwest corner of this parcel;

THENCE South 42°32'00" East, with said proposed right-of-way, 79.36 feet to a 1/2" rebar with plastic cap stamped "TX-2027" found at the beginning of a curve to the left;

THENCE Southeasterly, continuing with said proposed right-of-way and with the arc of a curve to the left, 623.59 feet to the point of beginning, said curve has a radius of 1045.00', a central angle of 34°11'27" and a chord that bears South 59°37'46" East, 614.38 feet.

CONTAINING 4.538 ACRES OF LAND.

EXHIBIT "A"  
Special Warranty Deed  
City of El Paso to EPCWID#1  
Page 1 of 2

PARCEL NO. 5  
PORTION OF TRACT 5,  
BLOCK 53, YSLETA GRANT - 4.538 ACRES  
PAGE 2

THETA ANGLE AT POINT OF BEGINNING =  $-03^{\circ}05'07''$   
GRID FACTOR AT POINT OF BEGINNING = 0.999772  
BEARINGS USED IN THIS DESCRIPTION ARE BASED UPON THE RECORD PLAT OF  
BLOCK 53, YSLETA GRANT, DATED JULY, 1928. DISTANCES USED ARE HORIZONTAL  
SURFACE MEASUREMENTS.  
A PLAT AND SURVEY REPORT OF SAME DATE ACCOMPANY THIS DESCRIPTION.

I hereby certify to El Paso County Water Improvement District No. 1, that this description meets all of the current "Professional and Technical Standards" established by the Texas Board of Professional Land Surveying and complies, where applicable, with the "Survey Requirements" as stated in the current El Paso County Water Improvement District No. 1 "Engineering Guidelines and District Procedures for Applicants Seeking Interest in District Property".



January 16, 1998  
Robert L. Pounds  
Registered Professional Land Surveyor, Texas No. 1976  
POUNDS SURVEYING INC.  
204-B Thunderbird Drive  
El Paso, Texas 79912  
(915) 584-9455



wsfile: p-2813a1.fns

EXHIBIT "A"  
Special Warranty Deed  
City of El Paso to EPCWID#1  
Page 2 of 2



PARCEL NO. 6

TRACTS 6A, 6B AND A PORTION OF TRACT 11,  
BLOCK 53, YSLETA GRANT - 26.167 ACRES

### PROPERTY DESCRIPTION

Being the description of 26.167 acres of land known as Tract 6A, Tract 6B and a portion of Tract 11, Block 53, Ysleta Grant, City of El Paso, El Paso County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING AT A THE INTERSECTION of the West right-of-way of the Southside Feeder Canal and the South right-of-way of a 40 feet wide road, said point is the Northeast corner of Tract 6A, the Northeast and beginning corner of this parcel and has a value of  $X=434,769.02$  ft.,  $Y=10,617,434.10$  ft., in the Central Zone of the Texas Coordinate System-NAD83. NGS Monument "Lock-1936 R.M. No. 3 (1980)" ( $X=438,183.75$  ft.,  $Y=10,606,570.60$  ft.), bears South  $20^{\circ}35'58''$  East, 11,390.23 feet, and an existing city monument at the intersection of Pan American Drive and Oro Verde Drive bears North  $02^{\circ}57'17''$  West, 4245.96 feet;

THENCE South  $26^{\circ}18'00''$  East, with the common boundary of Tracts 6A, 6B, 11 and said canal, at 355.40 feet, pass the East common corner of Tracts 6A and 6B, continuing for a total distance of 832.67 feet;

THENCE South  $26^{\circ}14'00''$  East, continuing with said common boundary, at 361.50 feet, pass the East common corner of Tracts 6B and 11, continuing for a total distance of 422.46 feet to the Northwest right-of-way of a 90 feet wide private utility and access easement for the Southeast corner of this parcel;

THENCE South  $40^{\circ}58'21''$  West, with said 90 feet wide right-of-way, at 7.90 feet, pass a  $1/2''$  rebar with plastic cap stamped "TX-2027", at 260.70 feet, pass another  $1/2''$  rebar marked the same, continuing for a total distance of 262.45 feet to the apparent Northeast right-of-way of the Riverside Canal for the most Southerly corner of this parcel;

THENCE Northwesterly, with said canal right-of-way and with the arc of a curve to the left, 426.01 feet to the common boundary of Tracts 7 and 11 (old Ysleta Grant Surveys 49 and 48, respectively), said curve has a radius of 5829.65', a central angle of  $04^{\circ}11'13''$  and a chord that bears North  $53^{\circ}08'01''$  West, 425.91 feet;

THENCE South  $89^{\circ}41'00''$  East, continuing with said right-of-way and said common boundary, 19.29 feet to the South common corner of Tracts 6B and 7;

THENCE with the common boundary of the Riverside Canal, Tract 6B and Tract 7, North  $55^{\circ}40'00''$  West, 353.30 feet; North  $58^{\circ}29'00''$  West, 696.00 feet; and North  $68^{\circ}56'00''$  West, 507.73 feet to the Southwest corner of this parcel;

THENCE North  $21^{\circ}50'00''$  East, with the common boundary of Tracts 6B, 6A and El Paso County Water Improvement District No. 1 property in old Surveys 50 and 51 of the Ysleta Grant, at 12.89 feet pass the common boundary of Tracts 6B and 6A, (old Ysleta Grant Surveys 50 and 51, respectively), continuing for a total distance of 329.83 feet to the Northwest corner of said Tract 6A, also the Northwest corner of this parcel;

THENCE North  $89^{\circ}12'00''$  East, with the South right-of-way of aforesaid 40 feet wide road, 1174.19 feet to the point of beginning.

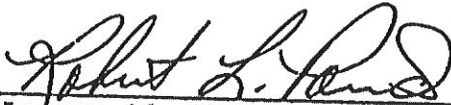
CONTAINING 26.167 ACRES OF LAND.

EXHIBIT "B"  
Special Warranty Deed  
City of El Paso to EPCWID#1  
Page 1 of 2

PARCEL NO. 6  
TRACTS 6A, 6B AND A PORTION OF TRACT 11,  
BLOCK 53, YSLETA GRANT - 26.167 ACRES  
PAGE 2

THETA ANGLE AT POINT OF BEGINNING =  $-03^{\circ}05'01''$   
GRID FACTOR AT POINT OF BEGINNING = 0.999772  
BEARINGS USED IN THIS DESCRIPTION ARE BASED UPON THE RECORD PLAT OF  
BLOCK 53, YSLETA GRANT, DATED JULY, 1928. DISTANCES USED ARE HORIZONTAL  
SURFACE MEASUREMENTS.  
1/2" REBAR WITH PLASTIC CAP STAMPED "TX1976-NM6846" SET AT ALL CORNERS  
UNLESS OTHERWISE INDICATED.  
A PLAT AND SURVEY REPORT OF SAME DATE ACCOMPANY THIS DESCRIPTION.

I hereby certify to El Paso County Water Improvement District No. 1, that this description meets all of the current "Professional and Technical Standards" established by the Texas Board of Professional Land Surveying and complies, where applicable, with the "Survey Requirements" as stated in the current El Paso County Water Improvement District No. 1 "Engineering Guidelines and District Procedures for Applicants Seeking Interest in District Property".



January 16, 1998  
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Registered Professional Land Surveyor, Texas No. 1976  
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EXHIBIT "B"  
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Page 2 of 2



## RESERVED 10' WATER P.S.B. EASEMENT

Property Description: A portion of Tracts 6A, 6B and 11, Block 53, Ysleta Grant, El Paso, El Paso County, Texas

### METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Tracts 6A, 6B and 11, Block 53, Ysleta Grant, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Beginning at the intersection of the Westerly right-of-way of the Southside Feeder Canal and the Southerly right-of-way of a 40 feet wide road, said point being also the Northeast corner of Tract 6A, Block 53,

Thence, South 89° 12' 00" West, along said Southerly right-of-way line, a distance of 60.94 feet to a point, and said point being the TRUE POINT OF BEGINNING of this description;

THENCE, South 26° 18' 00" East, a distance of 858.87 feet to a point;

THENCE, South 26° 14' 00" East, a distance of 390.50 feet to a point;

THENCE, South 09° 23' 45" East, a distance of 65.88 feet to a point;

THENCE, South 40° 58' 21" West, a distance of 12.98 feet to a point;

THENCE, North 09° 23' 45" West, a distance of 72.69 feet to a point;

THENCE, South 26° 14' 00" East, a distance of 389.02 feet to a point;

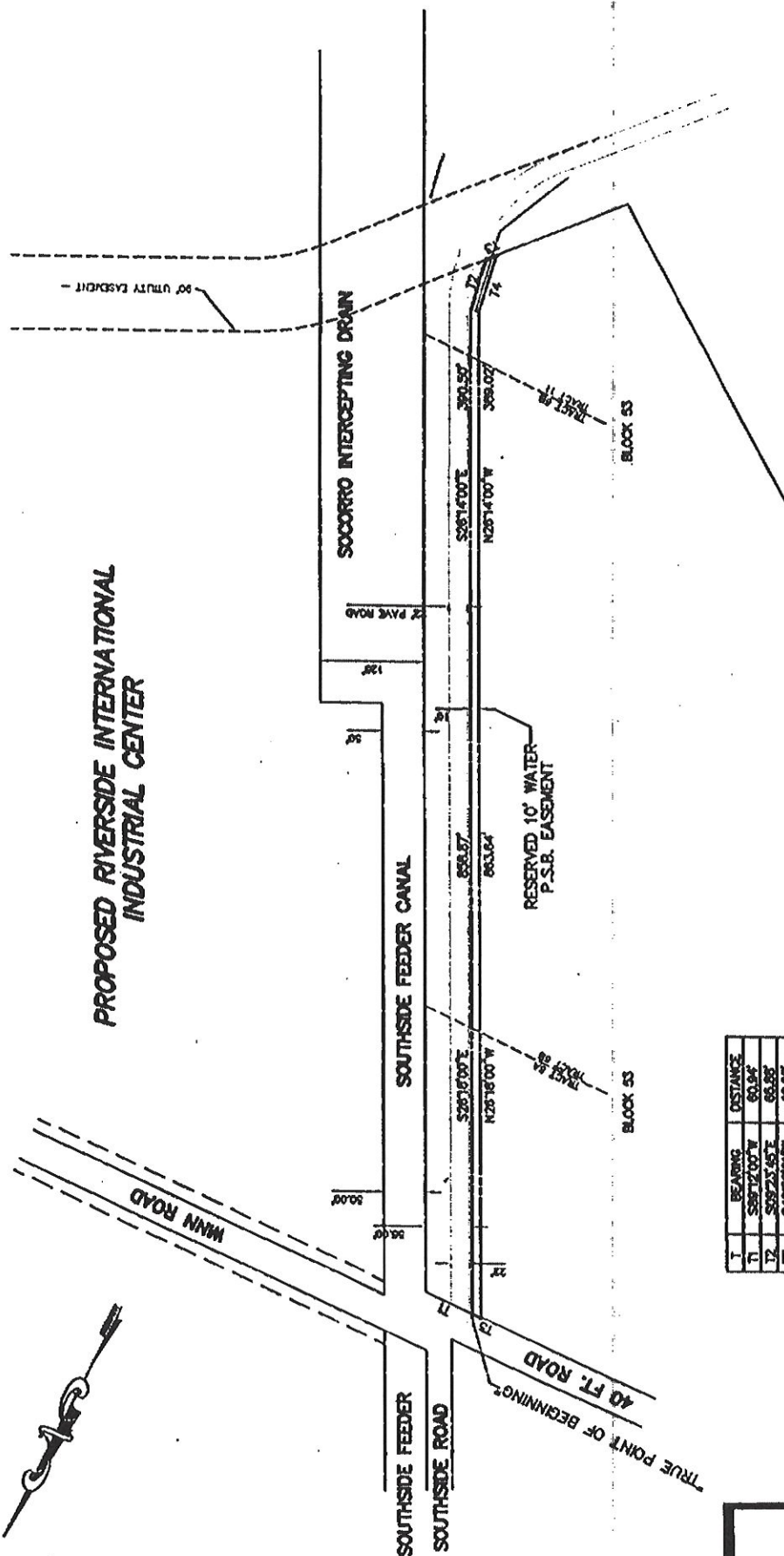
THENCE, South 26° 18' 00" East, a distance of 863.64 feet to a point lying at the Southerly right-of-way line of 40 feet wide road;

THENCE, North 89° 12' 00" East, along said right-of-way line, a distance of 11.08 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 0.303 acres (13,202.97 sq. ft.) of land more or less.



# PROPOSED RIVERSIDE INTERNATIONAL INDUSTRIAL CENTER



T	BEARING	DISTANCE
T1	S89°12'00" W	60.94'
T2	S89°23'45" E	68.88'
T3	S40°55'21" W	12.88'
T4	N09°23'45" W	72.65'
T5	N89°12'00" E	11.05'

GRAPHIC SCALE



( IN FEET )