

SPECIAL WARRANTY DEED

Grantor: 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 Constitution of the State of Texas.

Grantee: The City of El Paso, through its El Paso Water Utilities Public Service Board, a Texas municipal corporation.

Consideration: This deed is given in sale for consideration of \$1,087,000 paid by the Grantee to the Grantor in two equal installments of \$543,500 with the first installment paid upon execution of this Special Warranty Deed and the second installment paid on or before March 1, 2018.

Property: The Property consists of two parcels, including all improvements of more or less of 17.831 acres (776,718 square feet) further described in Exhibit "A" and "B" attached and made a part of this Special Warranty Deed.

This Special Warranty 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 6/23/1992, filed in Volume 2484, Page 399, Real Property Records of 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 of El Paso County, Texas by the City of El Paso and the United States of American 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.

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.

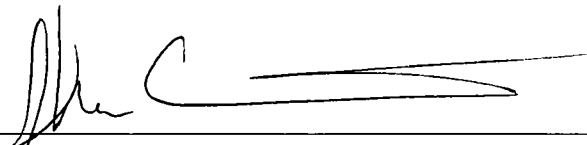
El Paso County Water Improvement District No. 1



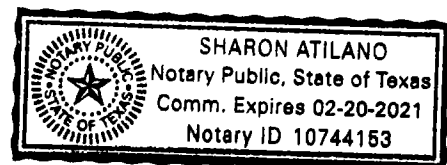
Johnny Stubbs, President

STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument was acknowledged before me on February 15, 2017 by Johnny Stubbs.



Notary Public, in and for the State of Texas



Barragan And Associates Inc.

EXHIBIT "A"

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

DESCRIPTION

Description of a 4.538 acre parcel, being Tract 5A, Block 53, Ysleta Grant, in the city of El Paso, El Paso County, Texas, also being Parcel 5 as described In Volume 3409, Page 886, Real Property Records of El Paso County, Texas, and being more particularly described as follows:

COMMENCING for reference at a found old 1/2" rebar (N 10617519.70, E 433633.25) on the southerly right-of-way line of Winn Road for the most easterly corner of said parcel 5, from **WHENCE** a found city monument at the centerline intersection of Pan American Drive and Oro Verde Drive, bears N 15°27'10" E, a distance of 4,314.47 feet, also from **WHENCE** Belen Tri-Station (N 10630199.39, E 456841.53) bears N 61°21'01" E, a distance of 26,446.15 feet, said rebar also being the **POINT OF BEGINNING** of this description:

THENCE, along the right-of-way line of a 40 foot road as shown on the county plat for said Ysleta Grant, Block 53, the following four (4) calls:

N 87°39'00" W (S 89°12'00" W-Rec), a distance of 134.42 feet (134.45 feet-Rec) to a set 1/2" rebar with cap stamped "B&A INC";

S 02°21'00" W (S 00°48'00" E-Rec), a distance of 39.99 feet (40.00 feet-Rec) to a set 1/2" rebar with cap stamped "B&A INC";

S 87°39'00" E (N 89°12'00" E-Rec), a distance of 54.59 feet (54.60 feet-Rec) to a found 1/2" rebar;

S 24°59'00" W (S 21°50'00" W-Rec), a distance of 261.74 feet (261.80 feet-Rec) to a set 1/2" rebar with cap stamped "B&A INC" on the southerly line of said Parcel 5;

THENCE, N 77°59'00" W (N 81°08'00" W-rec), along said southerly line of Parcel 5, a distance of 410.79 feet (410.88 feet-Rec) to a set 1/2" rebar with cap Stamped "B&A INC" for the southwesterly corner of said Parcel 5;

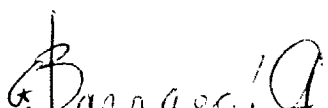
THENCE, N 03°02'34" E (N 00°06'26" W-Rec), along the westerly line of said Parcel 5, a distance of 589.77 feet (589.91 feet-Rec) to a found 1/2" rebar with cap stamped "TX 5337" on the southerly right-of-way line of Winn Road;

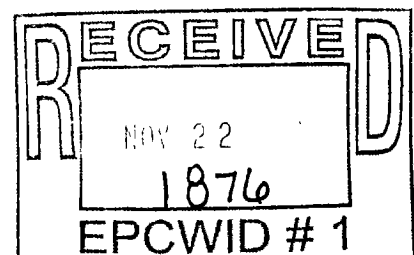
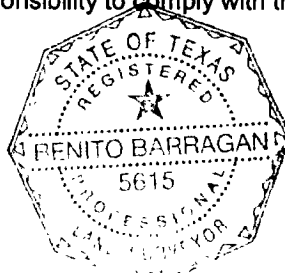
THENCE, S 39°23'00" E (S 42°32'00" E-Rec), along said southerly right-of-way line of Winn Road, a distance of 79.34 feet (79.36 feet-Rec) to a set 1/2" rebar with cap stamped "B&A INC";

THENCE, continuing along said southerly right-of-way line of Winn Road, 623.45 feet (623.59 feet-Rec), along the arc of a curve to the left, with a radius of 1,044.76 feet (1045.00 feet-Rec), an interior angle of 34°11'27", and a chord which bears S 56°28'46" W (S 59°37'46" E-Rec), a distance of 614.24 feet (614.38 feet-Rec) to the **POINT OF BEGINNING** of this description, and containing in all 4.538 acres (ground) more or less.

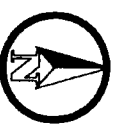
NOTES:

1. This property may be subject to easements whether of record or not. No additional research was performed by B&A Inc. for reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings and Coordinates recited are grid, derived from RTK observations to the Texas CO-OP Network, Referred to the Texas Coordinate System (NAD 83) Central Zone, Distances are grid and may be converted to ground by multiplying by 1.000231.
3. A Plat of Survey of even date accompanies this description.
4. This Description does not intend to be part of a subdivision process which may be required by City of El Paso ordinance and it is the client's /owner's responsibility to comply with this ordinance if required.


Benito Barragan, Texas R.P.L.S. No. 5615,
Barragan And Associates Inc.
November 3, 2016
Riverside and Pan American-Parcel 2



TRACT 5A,
BLOCK 53, YSLETA GRANT,
IN THE CITY OF EL PASO,
EL PASO COUNTY, TEXAS.
GROUND AREA 4.538 ACRES ±



1. REPLYING TO THE REQUEST, THE DIRECTOR OF THE FBI HAS ADVISED THAT HE HAS NO INFORMATION CONCERNING THE RECENT ACTIVITY OF THE GROUP, BUT THAT HE HAS BEEN ADVISED THAT THE GROUP HAS BEEN ACTIVE IN THE PAST.
2. THE DIRECTOR OF THE FBI HAS ADVISED THAT HE HAS NO INFORMATION CONCERNING THE RECENT ACTIVITY OF THE GROUP, BUT THAT HE HAS BEEN ADVISED THAT THE GROUP HAS BEEN ACTIVE IN THE PAST.
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WELDEN THE STATION
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E 458841.53
THETA ANGLE -0.5702337

EL PASO COUNTY, TEXAS
 JAMES D. EL PASO COUNTY WATER
 CONDUENT DISTRICT NUMBER ONE
 VOL. 3408, PG. 88A,
 49 REP. C.T.

TRACT 00

LETA

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Associates

Mr. D. J. ...

1. Amount (RM) RM 2000.00
 Date 11-03-16 From Mr. D.J. To Mr. 180710-16

18710

RECEIVED
JUN 22 1964
EPCWID # 1



Barragan And Associates Inc.

EXHIBIT "B"

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

DESCRIPTION

Description of a 13.293 acre parcel, being a portion out of Tracts 6A and 6B, Block 53, Ysleta Grant, in the City of El Paso, El Paso County, Texas, also being a portion of Parcel 6 as described in volume 3409, page 886, Real Property Records of El Paso County, Texas and being more particularly described as follows:

COMMENCING for reference at a found 1/2" rebar (N 10617433.10, E 434768.09) for the northeasterly corner of said Parcel 6 and as called for in volume 3409, page 886, from **WHENCE** a found city monument at the centerline intersection of Pan American Drive and Oro Verde Drive bears N 00°11'56" E, a distance of 4,245.12 feet, also from **WHENCE** Belen Tri-Station (N 10630199.39, E 456841.53) bears N 59°57'25" E, a distance of 25,499.31 feet; said rebar also being the **POINT OF BEGINNING** of this description:

THENCE, S 23°09'00" E (S 26°18'00" E-Rec), along the easterly line said Parcel 6, a distance of 12.25 feet to a set 1/2" rebar with cap stamped "B&A INC";

THENCE, S 33°21'12" W, a distance of 854.28 feet to a set 1/2" rebar with cap stamped "B&A INC" on northerly right-of way line of Riverside Canal as described in volume 479, page 278 and volume 470, page 230, Real Property Records of El Paso County, Texas;

THENCE, N 55°19'30" W (N 58°29'00" W-Rec), along said northerly right-of-way line of Riverside Canal, a distance of 467.16 feet to a set 1/2" rebar with cap stamped "B&A INC";

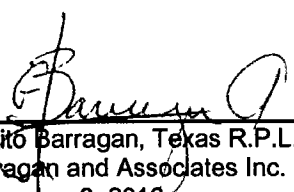
THENCE, N 65°47'00" W (N 68°56'00" W-Rec), continuing along said northerly right-of-way line of Riverside Canal, a distance of 507.83 feet (507.73 feet-Rec) to a set 1/2" rebar with cap stamped "B&A INC" on the easterly right-of-way line of a 40 foot road and the westerly line of said Parcel 6;

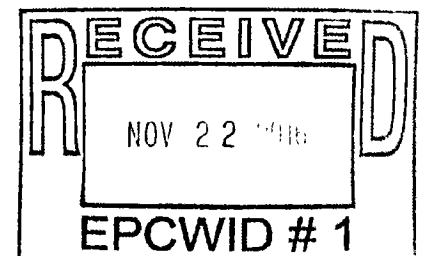
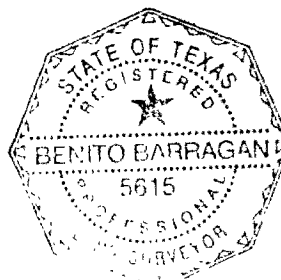
THENCE, N 24°59'00" E (N 21°50'00" E-Rec), along the easterly right-of-way line of said 40 foot road, a distance of 329.75 feet (329.83 feet-Rec) to a set 1/2" rebar with cap stamped "B&A INC" on the southerly right-of-way line of Winn Road and the northerly line of said Parcel 6;

THENCE, S 87°39'00" E (N 89°12'00" E-Rec), along said southerly right-of-way line of Winn Road, a distance of 1,173.92 feet (1,174.19 feet-Rec) to the **POINT OF BEGINNING** of this description, and containing in all 13.293 acres (ground) more or less.

NOTES:

1. This property may be subject to easements whether of record or not. No additional research was performed by B&A Inc. for reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings and coordinates recited are grid, derived from RTK observations to the Texas CO-OP Network, Referred to the Texas Coordinate System (NAD 83) Central Zone, Distances are grid and may be converted to ground by multiplying by 1.000231.
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Benito Barragan, Texas R.P.L.S. No. 5615,
Barragan and Associates Inc.
November 3, 2016
Riverside and Pan American-Parcel 3



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Doc# 20170020544
#Pages 6 #FPages 1
3/22/2017 9:03:56 AM
Filed & Recorded in
Official Records of
El Paso County
Dalia Briones
County Clerk
Fees \$46.00

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JA

I hereby certify that this instrument was filed on the date and time stamped
hereon by me and was duly recorded by document number in the Official
Public Records of Real Property in El Paso County.



Dalia Briones

EL PASO COUNTY, TEXAS