

CITY CLERK DEPT.

2014 JUL 17 PM 1:44 ORDINANCE NO. 018219

AN ORDINANCE AMENDING ORDINANCE NO. 017793 TO MODIFY THE BOUNDARIES OF TAX INCREMENT REINVESTMENT ZONE NUMBER SIX, CITY OF EL PASO, TEXAS TO INCLUDE AN ADDITIONAL AREA IN THE MEDICAL CENTER OF THE AMERICAS MASTER PLAN BOUNDARY IN EL PASO: ADDITION A, AS MORE FULLY DESCRIBED HEREIN.

WHEREAS, by City of El Paso Ordinance No. 017793, adopted May 29, 2012, the City created Tax Increment Reinvestment Zone Number Six, City of El Paso, Texas ("the Zone"), establishing the boundaries of the Zone as described therein, pursuant to the provisions of the Tax Increment Financing Act, Chapter 311, Texas Tax Code (as amended, the "Act"); and

WHEREAS, on July 21, 2014, the Tax Increment Reinvestment Zone Number Six Board of Directors (the "Board") unanimously approved a motion to recommend to El Paso City Council that the boundaries of the Zone be enlarged to incorporate an additional area that is contiguous to the Zone: ADDITION A, said area more specifically described herein and identified as "ADDITION A"; and

WHEREAS, pursuant to Sections 311.006 and 311.007 of the Act, City staff has determined that enlarging the boundaries of the Zone as specifically described herein conforms with the statutory requirements related to changing the boundaries of an existing reinvestment zone; and

WHEREAS, based on the favorable recommendation of the Board and the determination of City staff, the City desires to amend Ordinance 017793 to enlarge the boundaries of the Zone to include said additional area, so that the City can support redevelopment activities in the identified area, to be funded in whole or in part through the Zone; and

WHEREAS, by City of El Paso Ordinance No. 017793, adopted May 29, 2012, the City Council approved and adopted the Preliminary Project and Financing Plan, pursuant to Sections 311.011(d) of the act, and on January 15, 2013, by Ordinance No. 017928, the City Council approved the Final Project Plan and Final Reinvestment Zone Financing Plan after their adoption by the Board of Directors (the "Board") of the Zone; and

WHEREAS, pursuant to Section 311.011(e) of the Act, the Board may adopt amendments to the plans consistent with the requirements and limitations of the Act, which become effective when approved by the governing body of the municipality by a duly authorized ordinance; and

WHEREAS, pursuant to Section 311.007(a) of the Act, the boundaries of the Zone may be enlarged by ordinance of the governing body of the municipality that created the Zone; and

ORDINANCE NO. 018219

WHEREAS, the City desires to amend the Final Project and Final Reinvestment Zone Financing Plans as approved by the Board on July 21, 2014, in order to include the additional properties; and

WHEREAS, it is officially found and determined that the meeting at which this Ordinance was passed was open to the public and public notice of the time, place and subject of said meeting was given published in a newspaper having general circulation in the City; and

WHEREAS, the City Council, as the governing body of the City, approves the expansion of the Zone and the amendments to the Final Project Plan and Final Reinvestment Zone Financing Plan, as evidenced by this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO THAT:

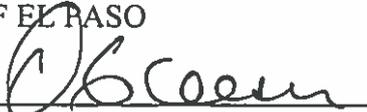
1. Ordinance 017793 is hereby amended to add the properties located in **ADDITION A** to the designated boundaries of the Tax Increment Reinvestment Zone Number 6, City of El Paso, Texas and to the description of that Zone, with said amendments attached hereto as Exhibit "A" and depicted in Exhibit "B", which are incorporated herein by reference for all purposes.
2. Council finds that notwithstanding the enlargement of the Zone boundary to include said additional area, the Zone continues to meet the requirements of Section 311.006 of the Act.
3. The Final Project and Final Reinvestment Zone Financing Plans are hereby amended for the Zone, to incorporate **ADDITION A** with said amendment attached hereto as Exhibit "C" and incorporated herein by reference for all purposes, and which is determined to be feasible.
4. Pursuant to Section 311.012(c) of the Act, the tax increment base year for **ADDITION A** is January 1, 2014. After exemptions and special valuations, the base year appraisal value of properties located within **ADDITION A** is Zero and 00/100 Dollars (\$0.00).
5. Except as amended herein, Ordinance 017793 shall remain in full force and effect.
6. That the statements set forth in the recitals of this Ordinance are declared to be true and correct and are incorporated as part of this Ordinance.
7. That the provisions of this Ordinance are severable. If any provision of this Ordinance or the application thereof to any circumstances shall be held to be invalid or unconstitutional, the remainder of this Ordinance shall nevertheless be valid.

018219

ORDINANCE NO. _____

PASSED AND APPROVED this 29th day of July 2014.

CITY OF EL PASO



Oscar Lesser
Mayor

ATTEST:



Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Matthew K. Behrens
Assistant City Attorney

APPROVED AS TO CONTENT:



Cary Westin, Director
Economic Development Department

CITY CLERK DEPT.
2014 JUL 17 PM 1:45

018219

ORDINANCE NO. _____

EXHIBIT A

**PARCELS INCLUDED IN TAX INCREMENT REINVESTMENT ZONE, NUMBER SIX
(BY LEGAL DESCRIPTIONS)**

Real Property Described in General Warranty Deed Document 2012003139, Real Property Records, El Paso County, Texas, included in Attachment 1 to this Exhibit

- 1.) AND the abutting fifteen (15) foot alley along the westerly property line and abutting the property in Deed 20030017207, which is located in Lot 1, Block 1, Miles Midtown Subdivision (recorded in volume 77, page 24, plate records, City of El Paso, El Paso County, Texas; and
- 2.) The vacation of Colfax as identified on Plat, Document Number 20130040493 recorded on June 3, 2013.

Real Property Described in General Warranty Deed Document 20120027398, Real Property Records, El Paso County, Texas, included in Attachment 2 to this Exhibit.

018219

ORDINANCE NO. _____

Doc #308006/TIRZ #6-Expansion of the Boundary
Matter #14-1007-1096/MKB

ATTACHMENT 1

ORDINANCE NO. 018219

Doc #308006/TIRZ #6-Expansion of the Boundary
Matter #14-1007-1096/MKB

#106 4 pgs

② #11-7569

Doc# 20120031329

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Effective Date:

MARCH 14, 2012

Grantor: **MANUEL VARGAS AND MARIA ELENA GARZA DE VARGAS (formerly MARIA ELENA VARGAS)**

Grantor's Mailing Address:

Grantee: **THE CITY OF EL PASO, A MUNICIPAL CORPORATION**

Grantee's Mailing Address: City of El Paso, #2 Civic Center Plaza, El Paso County, El Paso, Texas 79901-1196

Consideration: **TEN and 00/100 DOLLARS (\$10.00), and other valuable consideration, receipt of which is hereby acknowledged.**

PROPERTY (including any improvements):

Parcel 1: Lot 5, SAVE AND EXCEPT the Easterly 5 feet thereof, Block 21, Map of Brentwood Heights Addition, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 5, Page 56, Real Property Records, El Paso County, Texas.

Parcel 2: Lots 6 and 7, SAVE AND EXCEPT the Easterly 5 feet thereof, Block 21, Map of Brentwood Heights Addition, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 5, Page 56, Real Property Records, El Paso County, Texas.

Parcel 3: Lots 1 through 7, Block 22, Map of Brentwood Heights Addition, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 5, Page 56, Real Property Records, El Paso County, Texas.

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. Restrictive Covenants Recorded in/under Volume 2177, Page 119 (Parcels 1 and 2) and Volume 2177, Page 123 (Parcel 3) of the Real Property Records of EL PASO County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Ordinance changing the zoning and imposing certain conditions of record in Volume 2177, Page 119, Real Property Records, El Paso County, Texas. (Parcels 1 and 2)

Ordinance changing the zoning and imposing certain conditions of record in Volume 2177, Page 123, Real Property Records, El Paso County, Texas. (Parcel 3)

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions or any overlapping of improvements.
3. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation or
4. Standby fees, taxes and assessments by any taxing authority for the calendar year of 2012 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous year.
5. Claims by the Tigua Indian Tribe of Ysleta del Sur Pueblo, as evidenced by that certain Affidavit concerning filing of notice of Claim to the Ysleta Grant and Aboriginal Title Areas, executed by Julian Granillo, Governor of the Ysleta del Sur Pueblo Indian Tribe, also known as the Tigua Indian Community, dated April 12, 1993, filed on April 16, 1993 in Volume 2553, Page 1958, of the Real Property Records, El Paso County, Texas.
7. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the

Public Records. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

8. Right of way easement to the City of El Paso, in Volume 1597, Page 503, Real Property Records, El Paso County Texas (Parcel 2)
9. Right of way easement to the City of El Paso in Volume 1602, Page 187, Real Property Records, El Paso County Texas. (Parcel 1)
10. Easement granted to Robert H. Hernandez and Luz Elena Hernandez in Volume 991, Page 1678, Real Property Records, El Paso County Texas. (Parcel 3 – Lot 7 only)

GRANT AND CONVEYANCE:

Grantor, for the consideration and subject to the 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 and assigns forever. Grantor binds Grantor and Grantor's successors and assigns 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.

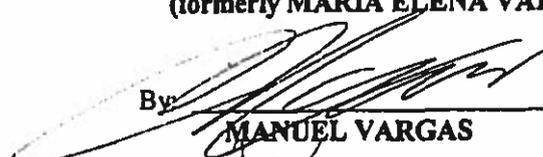
When the context of this instrument requires, singular nouns and pronouns will include the plural.

EXECUTED the 16th day of April, 2012.

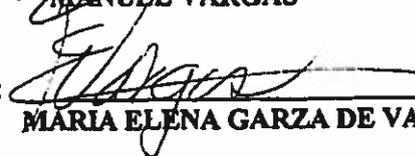
[Signatures Being on Next Page]

GRANTOR:

MANUEL VARGAS and
MARIA ELENA GARZA DE VARGAS
(formerly MARIA ELENA VARGAS)

By: 

MANUEL VARGAS

By: 

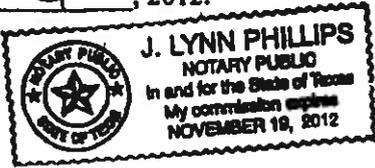
MARIA ELENA GARZA DE VARGAS

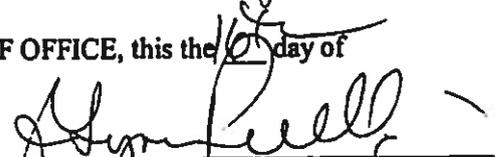
STATE OF TEXAS)

COUNTY OF EL PASO)

This instrument was acknowledged before me on the 16th day of April, 2012, by
Manuel Vargas

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of
April, 2012.



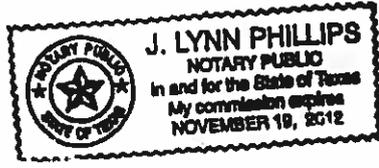

Notary Public in and for the State of Texas
My Commission expires: 11-19-2012

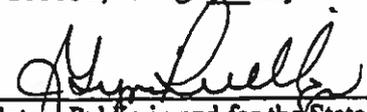
STATE OF TEXAS)

COUNTY OF EL PASO)

This instrument was acknowledged before me on the 23rd day of APRIL, 2012, by
MARIA ELENA GARZA DE VARGAS

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 23rd day of
April, 2012.




Notary Public in and for the State of Texas
My Commission expires: 11-19-2012

Doc# 20120031329
#Pages 4 #MFpages 1
4/27/2012 2:43:34 PM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$28.00

500

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.



Delia Briones

EL PASO COUNTY, TEXAS

ATTACHMENT 2

ORDINANCE NO. _____

Doc #308006/TIRZ #6-Expansion of the Boundary
Matter #14-1007-1096/MKB

101930
#10541C
6 pgs.

Doc# 20120027398

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Effective Date:

April 13, 2012

Grantor: Raul C. Lucero and Lidia R. Lucero, husband and wife

Grantor's Mailing Address: 5933 Macias Street, El Paso, Texas 79905-1927

Grantee: **THE CITY OF EL PASO, A MUNICIPAL CORPORATION**

Grantee's Mailing Address: City of El Paso, #2 Civic Center Plaza, El Paso County, El Paso, Texas 79901-1196

Consideration: TEN and 00/100 DOLLARS (\$10.00), and other valuable consideration, receipt of which is hereby acknowledged.

PROPERTY (including any improvements):

Parcel 1: Lots 1 and 2, Block 20, BRENTWOOD HEIGHTS ADDITION, an addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof, recorded in Volume 5, Page 56 of the Plat Records of El Paso County, Texas and being more particularly described by metes and bounds in Exhibit "A" hereto and made a part hereof for all purposes.

Parcel 2: A portion of the unplatted lot, Block 20, BRENTWOOD HEIGHTS ADDITION, an addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof, recorded in Volume 5, Page 56 of the Plat Records of El Paso County, Texas and being more particularly described by metes and bounds in Exhibit "B" hereto and made a part hereof for all purposes.

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions or any overlapping of improvements.

2. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation or
4. Standby fees, taxes and assessments by any taxing authority for the calendar year of 2012 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.
5. Utility easements as shown on plat, including easements for overhead of service wires for pole type utilities and buried service wires, conduits, and pipes for underground utilities, as dedicated on the plat, recorded in Volume 5, Page 56, Plat Records of El Paso County, Texas.
6. Easement to EL PASO ELECTRIC COMPANY and MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, recorded in Volume 1341, Page 286, Real Property Records of El Paso County, Texas; with MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY'S interest granted, sold, and quitclaimed to SOUTHWESTERN BELL TELEPHONE COMPANY, recorded in Volume 1231, Page 646, Real Property Records of El Paso County, Texas (PARCEL 2).

GRANT AND CONVEYANCE:

Grantor, for the consideration and subject to the 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 and assigns forever. Grantor binds Grantor and Grantor's successors and assigns 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.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting

properties, (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) if accepted by Grantee, any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed.

When the context of this instrument requires, singular nouns and pronouns will include the plural.

EXECUTED the 12th day of April, 2012.

[Signatures Being on Next Page]

GRANTOR:

Raul C. Lucero and Lidia R. Lucero, husband and wife

By: Raul C. Lucero
Raul C. Lucero

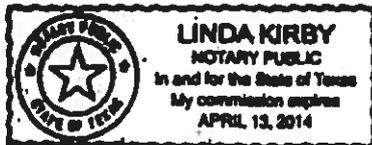
By: Lidia R. Lucero
Lidia R. Lucero

STATE OF TEXAS)

COUNTY OF EL PASO)

This instrument was acknowledged before me on the 12th day of April, 2012, by Raul C. Lucero.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12th day of April, 2012.



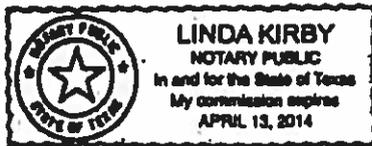
[Signature]
Notary Public in and for the State of Texas
My Commission expires: [Signature]

STATE OF TEXAS)

COUNTY OF EL PASO)

This instrument was acknowledged before me on the 12th day of April, 2012, by Lidia R. Lucero.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12th day of April, 2012.



[Signature]
Notary Public in and for the State of Texas
My Commission expires: [Signature]

EXHIBIT "A"

Property Description: Lots 1 and 2, Block 20, Brentwood Heights, an addition to the City of El Paso, El Paso County, Texas.

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is Lots 1 and 2, Block 20, Brentwood Heights, an addition to the City of El Paso, El Paso County, Texas, recorded in Volume 5, Page 56, Plat Records of El Paso County, Texas, and being more particularly described by metes and bound as follows:

Commencing at the City Monument found at the intersection of the centerline of Colfax Avenue and the Southerly right-of-way line of Gateway East Boulevard, said monument bears North 89° 30' 00" East a distance of 159.63 feet from the 5/8" rebar found for the northeast corner of Lot 8, Block 22, Brentwood Heights; Thence, South 89° 54' 27" East, a distance of 425.02 feet to the northeast corner of Block 20, Brentwood Heights, said point lying on the intersection of the southerly right-of-way line of Gateway East Boulevard and the westerly right-of-way line of Euclid Avenue; Thence, South 00° 00' 00" East, along the westerly right-of-way line of Euclid Avenue, a distance of 314.19 feet to a 1/2" iron pin with cap stamped "TX 2998" set for the northeast corner of said Lot 2 and the TRUE POINT OF BEGINNING of this description;

THENCE, South 00° 00' 00" East, along the westerly right-of-way line of Euclid Avenue, a distance of 50 feet to a 1/2" iron pin with cap stamped "TX 2998" set for corner;

THENCE, South 90° 00' 00" West, a distance of 70.50 feet to a set 1/2" iron pin;

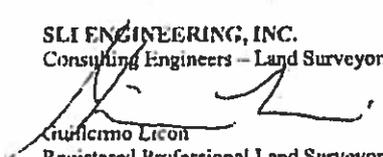
THENCE, North 00° 44' 00" West, a distance of 50.00 feet to a set 1/2" iron pin with cap stamped "TX 2998"

THENCE, North 90° 00' 00" East, a distance of 71.14 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 0.0813 acres (3,541 sq. ft.) of land more or less.

A PLAT OF SURVEY OF EVEN DATE ACCOMPANIES THIS METES AND BOUND DESCRIPTION.

SLI ENGINEERING, INC.
Consulting Engineers - Land Surveyors.


Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998



August 09, 2010
Job # 06-10-2926
M&B/1638-B

EXHIBIT "B"

Property Description: Unplatted portion of Block 20, Brentwood Heights, an addition to the City of El Paso, El Paso County, Texas.

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is Parcel "2" of an unplatted portion of Block 20, Brentwood Heights, an addition to the City of El Paso, El Paso County, Texas, recorded in Vol. 5, Pg. 56 and Vol. 11, Pg. 1541, Plat Records of El Paso County, Texas, and being more particularly described by metes and bound as follows:

Commencing at an existing city monument lying on the intersection of the centerline of Colfax Avenue and the Southerly right-of-way line of Gateway East Boulevard, said monument bears North 89° 30' 00" East a distance of 159.63 feet from the 5/8" rebar found for the northeast corner of Lot 8, Block 22, Brentwood Heights; Thence, South 89° 54' 27" East, a distance of 425.02 feet to the northeast corner of Block 20, Brentwood Heights, said point lying at the intersection of the southerly right-of-way line of Gateway East Boulevard and the westerly right-of-way line of Euclid Avenue; Thence South 00° 00' 00" East, along the westerly right-of-way line of Euclid Avenue, a distance of 364.19 feet to a set 1/4" iron pin with cap stamped TX2998, being the northeast corner of said unplatted portion of Block 20, Brentwood Heights and the TRUE POINT OF BEGINNING of this description;

THENCE, South 00° 00' 00" East, along the westerly right-of-way line of Euclid Avenue, a distance of 60.17 feet to a 1/4" iron pin with cap stamped "TX 2998" set for corner;

THENCE, North 90° 00' 00" West, a distance of 72.69 feet to a set 1/2" iron pin;

THENCE, North 30° 18' 00" West, a distance of 49.26 feet (50.44' Record) to a set 1/4" iron pin with cap stamped "TX 2998" lying on the southerly line of Tract 12, Elijah Bennett Survey No. 11;

THENCE, North 89° 30' 00" East, along said southerly line of Tract 12, a distance of 27.32 feet (27.90' Record) to a set 1/2" iron pin for a corner;

THENCE, North 00° 44' 00" West, along the westerly line of Block 20, Brentwood Heights, a distance of 17.40 feet to a 1/2" iron pin set for the northwest corner of said unplatted portion of Block 20, Brentwood Heights;

THENCE, North 90° 00' 00" East, along the northerly line of said unplatted portion of Block 20, Brentwood Heights, a distance of 70.50 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 0.1117 acres (4,866 sq. ft.) of land more or less.

A PLAT OF SURVEY OF EVEN DATE ACCOMPANIES THIS METES AND BOUND DESCRIPTION.

SLI ENGINEERING, INC.
Consulting Engineers - Land Surveyors.


Guillermo Licon
Registered Professional Land Surveyor
Texas License [REDACTED]



August 09, 2010; Job # 06-10-2926
M&B/1638-A

Doc# 20120027398
#Pages 6 #NFpages 1
4/13/2012 1:45:11 PM
Filed & Recorded in
Official Records of
El Paso County
Della Briones
County Clerk
Fees \$36.00

MT

7

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.



Della Briones

EL PASO COUNTY, TEXAS

EXHIBIT B

**MAP OF PARCELS INCLUDED IN TAX INCREMENT REINVESTMENT ZONE,
NUMBER SIX**



ORDINANCE NO. _____

Doc #308006/TIRZ #6-Expansion of the Boundary
Matter #14-1007-1096/MKB

EXHIBIT C

FINAL PROJECT AND FINANCING PLAN

ORDINANCE NO. _____

Doc #308006/TIRZ #6-Expansion of the Boundary
Matter #14-1007-1096/MKB

CITY OF EL PASO

FINAL PROJECT PLAN AND
FINAL REINVESTMENT ZONE
FINANCING PLAN

REINVESTMENT ZONE NUMBER SIX
CITY OF EL PASO, TEXAS

MEDICAL CENTER OF THE AMERICAS
REDEVELOPMENT

FIRST AMENDMENT

CITY CLERK DEPT.
2014 JUL 17 PM 1:45

APPROVED: _____

Amended:



Final Project and Financing Plan

Medical Center of the Americas Tax Increment Reinvestment Zone Number Six

This is the First Amendment to the Project and Financing Plan for Reinvestment Zone No. 6 and is supplemental to the existing Final Project Plan and Reinvestment Zone Financing Plan

I: Overview

The Final Project Plan and Final Reinvestment Zone Financing Plan for TAX INCREMENT REINVESTMENT ZONE NUMBER SIX, CITY OF EL PASO, TEXAS (the "Zone") was recommended for adoption by the Board on November 29th, 2012, and adopted by the City Council of the CITY OF EL PASO, TEXAS (the "City") on January 15th, 2013, by Ordinance No. 017928.

The City of El Paso, City Council passed and approved Ordinance No. 017793 on May 29th 2012, which created the Tax Increment Reinvestment Zone Number Six for the purpose of development of a the noncontiguous redevelopment Zone which consists of 67.01 acres of institutional and City owned land located within the MCA Master Plan Area. Both the MCA Master Plan Area and the Zone contained therein are located south of Interstate 10 Highway, north and west of Paisano Drive, and east of Boone Street, and are currently anchored by the University Medical Center of El Paso and the Paul L. Foster School of Medicine at Texas Tech University Health Sciences Center at El Paso.

II: First Amendment- Addition A Area

This First Amendment, approved by City Council, Ordinance No. XXXXXX, dated August XX, 2014, provides for the annexation of Addition A of five (5) properties within the noncontiguous redevelopment Zone that consists of .8692 additional acres of institutional and City owned land located within the MCA Master Plan Area. Both the MCA Master Plan Area and the Zone contained therein are located south of Interstate 10 Highway, north and west of Paisano Drive, and east of Boone Street, and are currently anchored by the University Medical Center of El Paso and the Paul L. Foster School of Medicine at Texas Tech University Health Sciences Center at El Paso being more particularly described in “EXHIBIT A & B” attached hereto. The new total acreage for the Tax Increment Reinvestment Zone No. 6 is 67.88 acres.

Addition A has an estimated total net taxable value of \$0. The proposed public infrastructure improvements for the addition include the installation, extension and/or renovation of streets, drainage, utilities and sidewalks, and the construction of other public improvements including streetscape improvements and amenities related to the existing developments. The City will contribute 100% of its tax increment revenue; no other taxing authorities are participating.

Amendments to the Final Project Plan

EXISTING CONDITIONS AND PROPOSED USE – Section 311.011(b)(1)

The Zone after the inclusion of Addition A consists of 67.88 acres of noncontiguous institutional and City of El Paso owned land located within the MCA Master Plan Area. Zone acreage and acreage share are classified by property owner in Table 1.

TABLE 1. Tax Increment Reinvestment Zone No. 6 Acreage by Property Owner

Property Owner	TIRZ Acreage	Percent of TIRZ Acreage
University Medical Center	29.38	43.8%
City of El Paso	21.83	31.3%
Texas Tech University	16.32	24.4%
MCAmericas Realty Inc.	0.34	0.5%
TOTALS:	67.81	100.0%

City of El Paso Owned Property

City owned land comprises the second largest proportion of Zone acreage with nearly one-third (or 31.3 percent) of the land located within the Zone belonging to the City. With the inclusion of Addition A, the total TIRZ acreage owned by the City is 21.83 acres. Approximately half of this land is intended for redevelopment and use as a life sciences research center to expand biomedical research, enable technology commercialization, support new enterprise formation, and attract new biomedical firms which will serve as an initial catalyst for redevelopment within the Zone and the larger MCA Master Plan Area. Specifically, on October 18, 2011 before the Zone took effect, City Council authorized a Lease Agreement between the City and MCA Tech Park Inc., an affiliate of the MCA Foundation, for the construction and operation of life sciences research, technology commercialization and related facilities, and parking garages on the subject property adjacently located to Interstate Highway I-10 between Revere and Euclid Streets. The remaining portion of City owned property within the Zone is located primarily east of the Paul L. Foster School of Medicine.

BOUNDARIES

Exhibit A presents the Zone map, illustrating the boundary of the noncontiguous Zone in relation to the larger MCA area boundary as detailed in the City's adopted MCA Master Plan. Generally the noncontiguous Zone is bounded by Alameda Avenue and El Paso Drive to the south (with one parcel located south of El Paso Drive and north of Alameda Avenue), Euclid Street to the East, the Interstate 10 Highway to the north, and Raynolds Street, the Union Pacific railway, and Radford Street to the northwest and west. The Zone is flexible in that its boundaries may be amended over the course of its lifetime should other public and/or private property owners choose to participate in the Zone.

MUNICIPAL ORDINANCES – Section 311.011(b)(2)

No changes to existing ordinances, including development ordinances or building codes, are required in this First Amendment to the Plan.

NON-PROJECT COSTS – Section 311.011(b)(3)

No changes to existing non-project costs are required due to the inclusion of Addition A.

RELOCATION – Section 311.011(b)(4)

The First Amendment anticipates no resident will need to be relocated to implement the Plan. In the event that residential properties are purchased by developers in connection with the project construction, the City will assist displaced tenants in locating alternate housing or other housing assistance.

PROPOSED PROJECTS ELIGIBLE FOR TIRZ FUNDING [RESERVED]

TABLE 3. Projects Eligible for TIRZ Funding

Project	Estimated Costs	Funding Sources
[Intentionally left blank]		
[Intentionally left blank]		
TOTAL:		

Narrative Description of Proposed Projects: [RESERVED]

Amendments to the Final Financing Plan

ESTIMATED PROJECT COSTS – Section 311.011(c)(1)

Eligible Project Costs include public improvements such as enhancements to streets and approaches, drainage, sewer, water, sidewalks, street lights, in addition to other costs associated with construction of public improvements, rehabilitation costs, financing costs, and administrative costs.

KIND, NUMBER, AND LOCATION OF ZONE IMPROVEMENTS – Section 311.011(c)(2)

No change to the kind, number, and location of zone improvements is anticipated due to the inclusion of Addition A.

ECONOMIC FEASIBILITY – Section 311.011(c)(3)

No changes to the economic feasibility study are required due to the inclusion of Addition A

because the total appraised value remains at zero.

ESTIMATE OF BONDED INDEBTEDNESS TO BE INCURRED – Section 311.011(c) (4)

There are no changes to the estimated amount of bonded indebtedness to be incurred due to the inclusion of Addition A.

ESTIMATE OF TIME WHEN MONETARY OBLIGATIONS ARE TO BE INCURRED – Section 311.011(c)(5)

There are no changes to the estimate of time when monetary obligations are to be incurred due to the inclusion of Addition A.

METHODS OF FINANCING AND SOURCES OF REVENUE – Section 311.011(c)(6)

There are no changes to the methods of financing described in the Plan due to the inclusion of Addition A.

CURRENT APPRAISED VALUE – Section 311.011(c)(7)

The base year value for the Addition A Area is the certified appraised value as of January 1, 2014. After exemptions and special valuations, the base appraisal value of properties located within the boundaries of the Zone is \$0.

ESTIMATED CAPTURED APPRAISED VALUE – Section 311.011(c)(8)

An estimate of the captured appraised value of properties in Addition A is \$0; however, the captured appraised value is expected to increase over time with the execution of for-profit leasehold agreements on properties located within the Zone, as well as with the potential future sale of City-owned property to private developers/entities.

DURATION OF ZONE – Section 311.011(c)(9)

Ordinance No. 017793 approved on May 29, 2012 provides that “the Zone shall take effect immediately upon the passage of this Ordinance, pursuant to Section 311.044(a)(3) of the Act, and continue until its termination date of December 31, 2042 (the “Termination Date”), unless otherwise terminated earlier as a result of payment in full of all project costs, and the interest

accrued on those costs, or as authorized or permitted by law.” No change is proposed to the existing zone duration.

EXHIBIT A

Addition A: Tax Increment Reinvestment Zone Number Six – Boundary Expansion

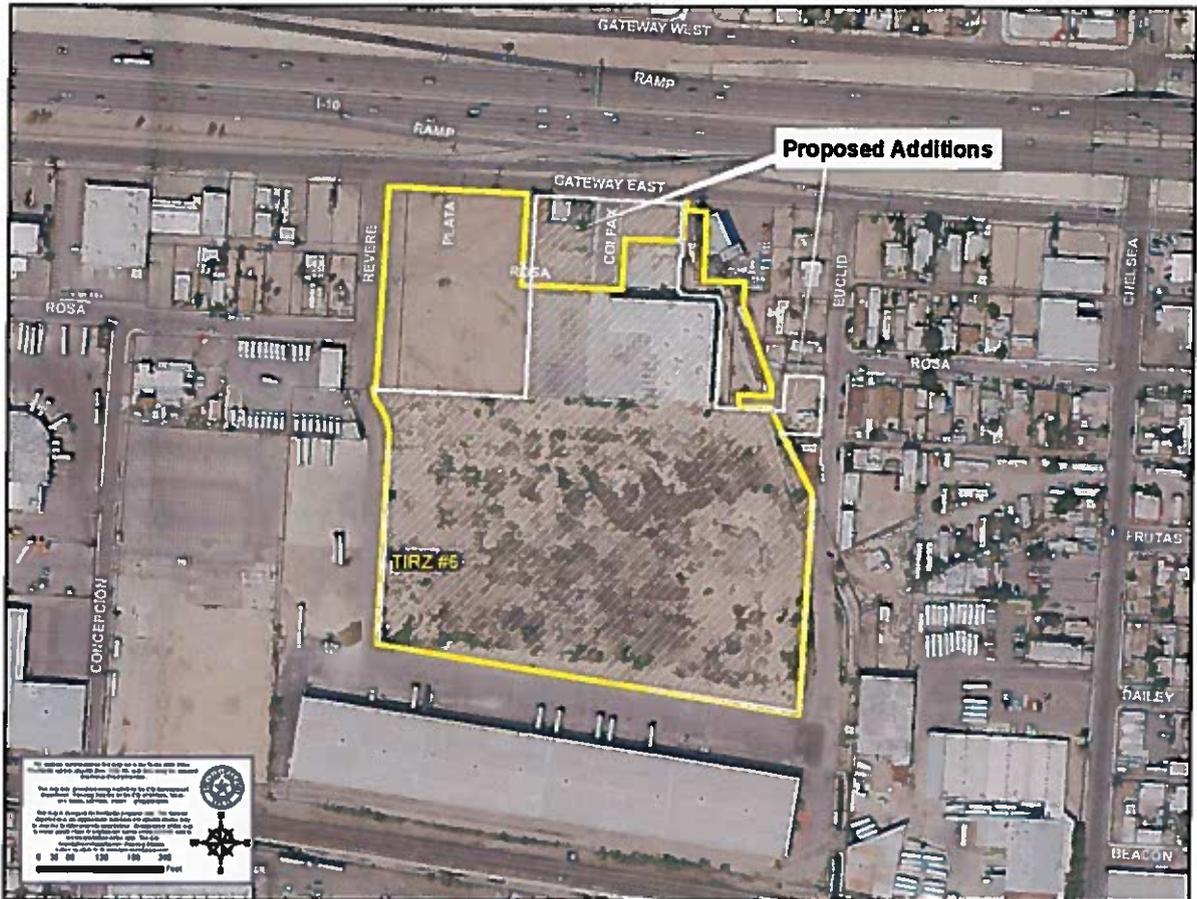


EXHIBIT B

Parcels Included in Addition A Tax Increment Reinvestment Zone Number Six (by Legal Description)

Real Property Described in General Warranty Deed Document 2012003139, Real Property Records, El Paso County, Texas, included in Attachment 1 to this Exhibit

- 1.) **AND the abutting fifteen (15) foot alley along the westerly property line and abutting the property in Deed 20030017207, which is located in Lot 1, Block 1, Miles Midtown Subdivision (recorded in volume 77, page 24, plate records, City of El Paso, El Paso County, Texas; and**
- 2.) **The vacation of Colfax as identified on Plat, Document Number 20130040493 recorded on June 3, 2013.**

Real Property Described in General Warranty Deed Document 20120027398, Real Property Records, El Paso County, Texas, included in Attachment 2 to this Exhibit.

ATTACHMENT 1

#106 4 pgs

② #11-7569

Doc# 20120031329

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Effective Date: MARCH 14, 2012

Grantor: **MANUEL VARGAS AND MARIA ELENA GARZA DE VARGAS (formerly MARIA ELENA VARGAS)**

Grantor's Mailing Address:

Grantee: **THE CITY OF EL PASO, A MUNICIPAL CORPORATION**

Grantee's Mailing Address: **City of El Paso, #2 Civic Center Plaza, El Paso County, El Paso, Texas 79901-1196**

Consideration: **TEN and 00/100 DOLLARS (\$10.00), and other valuable consideration, receipt of which is hereby acknowledged.**

PROPERTY (including any improvements):

Parcel 1: Lot 5, SAVE AND EXCEPT the Easterly 5 feet thereof, Block 21, Map of Brentwood Heights Addition, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 5, Page 56, Real Property Records, El Paso County, Texas.

Parcel 2: Lots 6 and 7, SAVE AND EXCEPT the Easterly 5 feet thereof, Block 21, Map of Brentwood Heights Addition, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 5, Page 56, Real Property Records, El Paso County, Texas.

Parcel 3: Lots 1 through 7, Block 22, Map of Brentwood Heights Addition, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 5, Page 56, Real Property Records, El Paso County, Texas.

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. Restrictive Covenants Recorded in/under Volume 2177, Page 119 (Parcels 1 and 2) and Volume 2177, Page 123 (Parcel 3) of the Real Property Records of EL PASO County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Ordinance changing the zoning and imposing certain conditions of record in Volume 2177, Page 119, Real Property Records, El Paso County, Texas. (Parcels 1 and 2)

Ordinance changing the zoning and imposing certain conditions of record in Volume 2177, Page 123, Real Property Records, El Paso County, Texas. (Parcel 3)

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions or any overlapping of improvements.
3. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation or
4. Standby fees, taxes and assessments by any taxing authority for the calendar year of 2012 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous year.
5. Claims by the Tigua Indian Tribe of Ysleta del Sur Pueblo, as evidenced by that certain Affidavit concerning filing of notice of Claim to the Ysleta Grant and Aboriginal Title Areas, executed by Julian Granillo, Governor of the Ysleta del Sur Pueblo Indian Tribe, also known as the Tigua Indian Community, dated April 12, 1993, filed on April 16, 1993 in Volume 2553, Page 1958, of the Real Property Records, El Paso County, Texas.
7. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the

Public Records. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

8. Right of way easement to the City of El Paso, in Volume 1597, Page 503, Real Property Records, El Paso County Texas (Parcel 2)
9. Right of way easement to the City of El Paso in Volume 1602, Page 187, Real Property Records, El Paso County Texas. (Parcel 1)
10. Easement granted to Robert H. Hernandez and Luz Elena Hernandez in Volume 991, Page 1678, Real Property Records, El Paso County Texas. (Parcel 3 – Lot 7 only)

GRANT AND CONVEYANCE:

Grantor, for the consideration and subject to the 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 and assigns forever. Grantor binds Grantor and Grantor's successors and assigns 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.

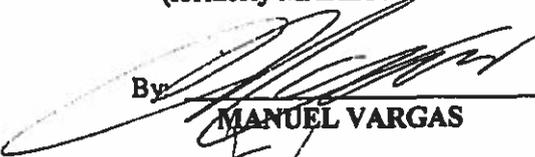
When the context of this instrument requires, singular nouns and pronouns will include the plural.

EXECUTED the 16th day of April, 2012.

[Signatures Being on Next Page]

GRANTOR:

MANUEL VARGAS and
MARIA ELENA GARZA DE VARGAS
(formerly MARIA ELENA VARGAS)

By: 

MANUEL VARGAS

By: 

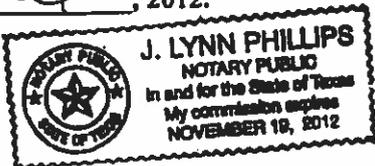
MARIA ELENA GARZA DE VARGAS

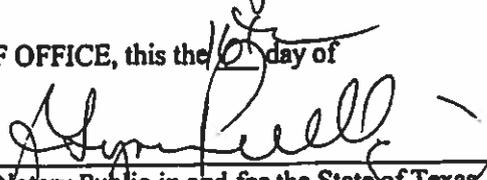
STATE OF TEXAS)

COUNTY OF EL PASO)

This instrument was acknowledged before me on the 16th day of April, 2012, by
Manuel Vargas

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of
April, 2012.



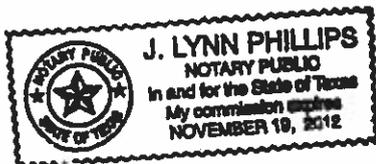

Notary Public in and for the State of Texas
My Commission expires: 11-19-2012

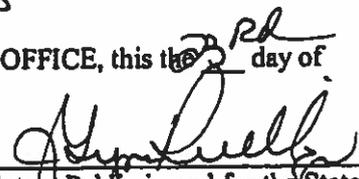
STATE OF TEXAS)

COUNTY OF EL PASO)

This instrument was acknowledged before me on the 2nd day of APRIL, 2012, by
MARIA ELENA GARZA DE VARGAS

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 2nd day of
April, 2012.




Notary Public in and for the State of Texas
My Commission expires: 11-19-2012

Doc# 20120031329
#Pages 4 #NFPages 1
4/27/2012 2:43:34 PM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$28.00

50

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.



EL PASO COUNTY, TEXAS

Delia Briones

ATTACHMENT 2

101930
#10541C
6 pgs.

Doc# 20120027398

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Effective Date: April 13, 2012

Grantor: **Raul C. Lucero and Lidia R. Lucero, husband and wife**

Grantor's Mailing Address: 5933 Macias Street, El Paso, Texas 79905-1927

Grantee: **THE CITY OF EL PASO, A MUNICIPAL CORPORATION**

Grantee's Mailing Address: City of El Paso, #2 Civic Center Plaza, El Paso County, El Paso, Texas 79901-1196

Consideration: TEN and 00/100 DOLLARS (\$10.00), and other valuable consideration, receipt of which is hereby acknowledged.

PROPERTY (including any improvements):

Parcel 1: Lots 1 and 2, Block 20, BRENTWOOD HEIGHTS ADDITION, an addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof, recorded in Volume 5, Page 56 of the Plat Records of El Paso County, Texas and being more particularly described by metes and bounds in Exhibit "A" hereto and made a part hereof for all purposes.

Parcel 2: A portion of the unplatted lot, Block 20, BRENTWOOD HEIGHTS ADDITION, an addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof, recorded in Volume 5, Page 56 of the Plat Records of El Paso County, Texas and being more particularly described by metes and bounds in Exhibit "B" hereto and made a part hereof for all purposes.

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions or any overlapping of improvements.

2. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation or
4. Standby fees, taxes and assessments by any taxing authority for the calendar year of 2012 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.
5. Utility easements as shown on plat, including easements for overhead of service wires for pole type utilities and buried service wires, conduits, and pipes for underground utilities, as dedicated on the plat, recorded in Volume 5, Page 56, Plat Records of El Paso County, Texas.
6. Easement to EL PASO ELECTRIC COMPANY and MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, recorded in Volume 1341, Page 286, Real Property Records of El Paso County, Texas; with MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY'S interest granted, sold, and quitclaimed to SOUTHWESTERN BELL TELEPHONE COMPANY, recorded in Volume 1231, Page 646, Real Property Records of El Paso County, Texas (PARCEL 2).

GRANT AND CONVEYANCE:

Grantor, for the consideration and subject to the 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 and assigns forever. Grantor binds Grantor and Grantor's successors and assigns 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.

For the same Consideration, Grantor hereby grants, sells, conveys, assigns and delivers to Grantee, all right, title and interest, if any, of Grantor, as owner of the Property but not as owner of any other Property in and to (i) strips or gores, if any, between the Property and abutting

properties, (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property, (iii) if accepted by Grantee, any leases and rental agreements (whether written or verbal) that grant a possessory interest in or that otherwise grant rights with regard to the use of all or any portion of the Property, and (iv) any easements, rights of way, rights of ingress and egress or other interests in, on or to, any land, highway, street, road or avenue, open or proposed, in, on, across from, in front of, abutting, adjoining or otherwise appurtenant to the Property, as well as all other rights, privileges and appurtenances owned by Grantor and in any way related to the Property and other rights and interests of Grantor hereunder conveyed.

When the context of this instrument requires, singular nouns and pronouns will include the plural.

EXECUTED the 12th day of April, 2012.

[Signatures Being on Next Page]

GRANTOR:

Raul C. Lucero and Lidia R. Lucero, husband and wife

By: Raul C. Lucero
Raul C. Lucero

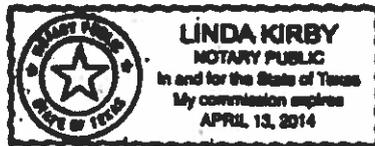
By: Lidia R. Lucero
Lidia R. Lucero

STATE OF TEXAS)

COUNTY OF EL PASO)

This instrument was acknowledged before me on the 12th day of April, 2012, by Raul C. Lucero.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12th day of April, 2012.



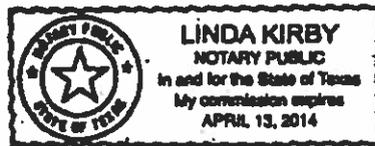
[Signature]
Notary Public in and for the State of Texas
My Commission expires: [Signature]

STATE OF TEXAS)

COUNTY OF EL PASO)

This instrument was acknowledged before me on the 12th day of April, 2012, by Lidia R. Lucero.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12th day of April, 2012.



[Signature]
Notary Public in and for the State of Texas
My Commission expires: [Signature]

EXHIBIT "A"

Property Description: Lots 1 and 2, Block 20, Brentwood Heights, an addition to the City of El Paso, El Paso County, Texas.

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is Lots 1 and 2, Block 20, Brentwood Heights, an addition to the City of El Paso, El Paso County, Texas, recorded in Volume 5, Page 56, Plat Records of El Paso County, Texas, and being more particularly described by metes and bound as follows:

Commencing at the City Monument found at the intersection of the centerline of Colfax Avenue and the Southerly right-of-way line of Gateway East Boulevard, said monument bears North 89° 30' 00" East a distance of 159.63 feet from the 5/8" rebar found for the northeast corner of Lot 8, Block 22, Brentwood Heights; Thence, South 89° 54' 27" East, a distance of 425.02 feet to the northeast corner of Block 20, Brentwood Heights, said point lying on the intersection of the southerly right-of-way line of Gateway East Boulevard and the westerly right-of-way line of Euclid Avenue; Thence, South 00° 00' 00" East, along the westerly right-of-way line of Euclid Avenue, a distance of 314.19 feet to a 1/2" iron pin with cap stamped "TX 2998" set for the northeast corner of said Lot 2 and the TRUE POINT OF BEGINNING of this description;

THENCE, South 00° 00' 00" East, along the westerly right-of-way line of Euclid Avenue, a distance of 50 feet to a 1/2" iron pin with cap stamped "TX 2998" set for corner;

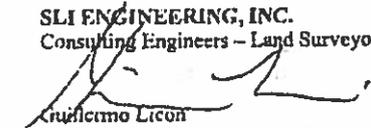
THENCE, South 90° 00' 00" West, a distance of 70.50 feet to a set 1/2" iron pin;

THENCE, North 00° 44' 00" West, a distance of 50.00 feet to a set 1/2" iron pin with cap stamped "TX 2998"

THENCE, North 90° 00' 00" East, a distance of 71.14 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 0.0813 acres (3,541 sq. ft.) of land more or less.

A PLAT OF SURVEY OF EVEN DATE ACCOMPANIES THIS METES AND BOUND DESCRIPTION.

SLI ENGINEERING, INC.
Consulting Engineers - Land Surveyors.

Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998



August 09, 2010
Job # 06-10-2926
M&B/1638-B

EXHIBIT "B"

Property Description: Unplatted portion of Block 20, Brentwood Heights, an addition to the City of El Paso, El Paso County, Texas.

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is Parcel "2" of an unplatted portion of Block 20, Brentwood Heights, an addition to the City of El Paso, El Paso County, Texas, recorded in Vol. 5, Pg. 56 and Vol. 11, Pg. 1541, Plat Records of El Paso County, Texas, and being more particularly described by metes and bound as follows:

Commencing at an existing city monument lying on the intersection of the centerline of Colfax Avenue and the Southerly right-of-way line of Gateway East Boulevard, said monument bears North 89° 30' 00" East a distance of 159.63 feet from the 5/8" rebar found for the northeast corner of Lot 8, Block 22, Brentwood Heights; Thence, South 89° 54' 27" East, a distance of 425.02 feet to the northeast corner of Block 20, Brentwood Heights, said point lying at the intersection of the southerly right-of-way line of Gateway East Boulevard and the westerly right-of-way line of Euclid Avenue; Thence South 00° 00' 00" East, along the westerly right-of-way line of Euclid Avenue, a distance of 364.19 feet to a set 1/2" iron pin with cap stamped TX2998, being the northeast corner of said unplatted portion of Block 20, Brentwood Heights and the TRUE POINT OF BEGINNING of this description;

THENCE, South 00° 00' 00" East, along the westerly right-of-way line of Euclid Avenue, a distance of 60.17 feet to a 1/2" iron pin with cap stamped "TX 2998" set for corner;

THENCE, North 90° 00' 00" West, a distance of 72.69 feet to a set 1/2" iron pin;

THENCE, North 30° 18' 00" West, a distance of 49.26 feet (50.44' Record) to a set 1/2" iron pin with cap stamped "TX 2998" lying on the southerly line of Tract 12, Elijah Bennett Survey No. 11;

THENCE, North 89° 30' 00" East, along said southerly line of Tract 12, a distance of 27.32 feet (27.90' Record) to a set 1/2" iron pin for a corner;

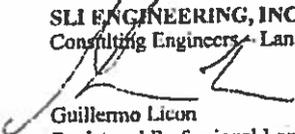
THENCE, North 00° 44' 00" West, along the westerly line of Block 20, Brentwood Heights, a distance of 17.40 feet to a 1/2" iron pin set for the northwest corner of said unplatted portion of Block 20, Brentwood Heights;

THENCE, North 90° 00' 00" East, along the northerly line of said unplatted portion of Block 20, Brentwood Heights, a distance of 70.50 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 0.1117 acres (4,866 sq. ft.) of land more or less.

A PLAT OF SURVEY OF EVEN DATE ACCOMPANIES THIS METES AND BOUND DESCRIPTION.

SLI ENGINEERING, INC.
Consulting Engineers - Land Surveyors.


Guillermo Licon
Registered Professional Land Surveyor
Texas License # [REDACTED]



August 09, 2010; Job # 06-10-2926
M&B/1638-A

Doc# 20120027398
#Pages 6 #NFPages 1
4/13/2012 1:45:11 PM
Filed & Recorded in
Official Records of
El Paso County
Della Briones
County Clerk
Fees \$36.00

MT

7

SCANNED

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.



Della Briones

EL PASO COUNTY, TEXAS