

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Planning and Economic Development
AGENDA DATE: February 22, 2011
CONTACT PERSON/PHONE: Kathy Dodson, PhD, Director 541-4670
DISTRICT(S) AFFECTED: All

SUBJECT:

Discussion and action on a Resolution supporting legislation to create the "Montecillo Municipal Management District No. 1" within the limits of the City of El Paso as identified in the resolution.

[Planning and Economic Development, Kathryn B. Dodson, (915) 541-4872]

BACKGROUND / DISCUSSION:

EPT Land Communities, L.P. (the Developer) owns approximately 306.20 acres of undeveloped or underdeveloped land within the limits of the City of El Paso, which the developer intends to redevelop as a master planned mixed-use community known as "Montecillo." If developed in accordance with plans presented to the City, the construction of the development will significantly enhance the quality of life within the City and increase the City's ad valorem and sales tax base. In order to support Smart Growth development and redevelopment activities within the infill areas of the City of El Paso, the Developer has requested that the City support the introduction and passage of legislation in the current Texas legislative session creating the Montecillo Municipal Management District No. 1, which, if created, could provide a mechanism for the Developer to finance public improvements by levying taxes or special assessments in the proposed District, subject to the City's review and consent. The proposed legislation is attached to the Resolution. In the Resolution, the City Council specifically retains the right to withdraw its support from the legislation if during the legislative process provisions in the proposed legislation are substantively amended. Further, the City also reserves the right to consent to the creation of the District (which is required in order for the District to be operable) and to impose consent conditions on the District at that time.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

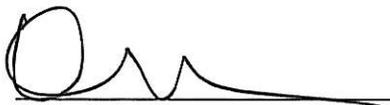
N/A

BOARD / COMMISSION ACTION:

N/A

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:



Department Head

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO, TEXAS SUPPORTING LEGISLATION TO CREATE THE “MONTECILLO MUNICIPAL MANAGEMENT DISTRICT NO. 1.”

WHEREAS, EPT Land Communities, L.P. (“the Developer”) owns approximately 306.20 acres of undeveloped or underdeveloped land within the limits of the City of El Paso (“the City”), which the Developer intends to redevelop as a master planned mixed-use community known as “Montecillo” (“the Development”);

WHEREAS, the City, as a general policy, desires to support Smart Growth development and redevelopment activities within the infill areas of the City and specifically, large-scale redevelopment projects which create complete neighborhoods containing multi-family and single-family detaching housing, active senior living, mixed use commercial, parks, open space, and components of a mass transit system; and

WHEREAS, the City Council of the City of El Paso (“City Council”) finds that, if developed in accordance with plans presented to the City, the construction of the Development will significantly enhance the quality of life within the City, increase the City’s ad valorem and sales tax base, and be of general benefit to the City; and

WHEREAS, the Developer has proposed the creation of the Montecillo Municipal Management District No. 1 (“the District”) which, if created, could provide a mechanism for the Developer to finance public improvements within the Development subject to the City’s review and consent; and

WHEREAS, the City Council finds that it is in the public interest to support the introduction and passage of legislation by the Texas Legislature creating the District.

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

1. The City Council hereby supports the introduction and passage of legislation during the current Texas legislative session creating the “Montecillo Municipal Management District No. 1”; provided that such legislation does not substantively differ from the legislation attached hereto as Exhibit A, which is incorporated herein by reference and for all purposes.

2. The City and the Developer are currently negotiating a variety of issues regarding the Development and the District, which include without limitation, issues related to the public improvements to be constructed, the method of financing of those improvements, and numerous other issues, which will require time to conclude. Therefore, this resolution in support of the legislation creating the District does not constitute consent to the creation of this conservation and reclamation district as required

by Article XVI, Section 59 of the Texas Constitution, and the City specifically reserves the right to consent to the District and to impose consent conditions on such District.

3. The City Council retains the right to withdraw its support from the legislation creating the District if during the legislative process provisions in the legislation attached hereto are substantively amended.

ADOPTED this _____ day of _____, 2011.

THE CITY OF EL PASO

John F. Cook, Mayor

ATTEST:

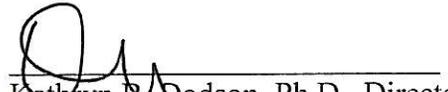
Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:



Marie A. Taylor
Assistant City Attorney

APPROVED AS TO CONTENT:



Kathryn B. Dodson, Ph.D., Director
Planning and Economic Development

By: _____

___ B. No. _____

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Montecillo Municipal Management District No. 1
and enacting related matters.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subtitle C, Title 4, Special District Local Laws Code, is
amended by adding Chapter 38 to read as follows:

CHAPTER 38 . MONTECILLO MUNICIPAL MANAGEMENT DISTRICT NO. 1

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 38 .001. DEFINITIONS. In this chapter:

- (1) "board" means the board of directors of the district.
- (2) "director" means a member of the board.
- (3) "district" means the Montecillo Municipal Management
District No. 1.
- (5) "city" means the City of El Paso, Texas.
- (6) "county" means El Paso County, Texas.

Sec. 38 .002. CREATION AND NATURE OF DISTRICT. The district is
a special district created under Sections 52 and 52-a, Article III, and Section 59,
Article XVI, Texas Constitution and is a governmental agency and political
subdivision of this state.

Sec. 38 .003. PURPOSE; LEGISLATIVE FINDINGS. (a) The creation of the district is essential to accomplish the purposes of Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution, and other public purposes stated in this chapter. By creating the district and authorizing the city and other political subdivisions to contract with the district, the legislature has established a program to accomplish the public purposes set out in Section 52-a, Article III, Texas Constitution.

(b) The creation of the district is necessary to promote, develop, encourage, and maintain employment, commerce, transportation, housing, tourism, recreation, the arts, entertainment, economic development, safety, and the public welfare in the district.

(c) This chapter and the creation of the district may not be interpreted to relieve the city or the county from providing the level of services provided, as of the effective date of the Act enacting this chapter, to the area in the district. The district is created to supplement and not to supplant the city or county services provided in the area in the district.

Sec. 38 .004. FINDINGS OF PUBLIC PURPOSE AND BENEFIT. (a) The district is created to serve a public purpose and benefit.

(b) All land and other property included in the district will benefit from the improvements and services to be provided by the district under powers conferred by Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution, and other powers granted under this chapter.

(c) The district is created to accomplish the purposes of a municipal management district as provided by general law and Sections 52 and 52-a, Article III, and Section 59, Article XVI, Texas Constitution.

(d) The creation of the district is in the public interest and is essential to:

(1) further the public purposes of developing and diversifying the economy of the state;

(2) eliminate unemployment and underemployment; and

(3) develop or expand transportation and commerce.

(e) The district will:

(1) promote the health, safety, and general welfare of residents, employers, employees, potential employees, visitors, and consumers in the district and of the public;

(2) provide needed funding for the district to preserve, maintain, and enhance the economic health and vitality of the district territory as a community and business center; and

(3) promote the health, safety, welfare, and enjoyment of the public by providing pedestrian ways and by landscaping and developing certain areas in the district which are necessary for the restoration, preservation, or enhancement of scenic beauty.

(f) Pedestrian ways along or across a street, whether at grade or above or below the surface, and street lighting, street landscaping, parking, and

street art objects are parts of and necessary components of a street and are considered to be a street or road improvement.

(g) The district will not act as the agent or instrumentality of any private interest even though the district will benefit many private interests as well as the public.

Sec. 38 .005. DISTRICT TERRITORY. (a) The district is composed of the territory described by Section 2 of the Act enacting this chapter, as modified under applicable law.

(b) The boundaries and field notes contained in Section 2 of the Act enacting this chapter form a closure. A mistake made in the field notes or in copying the field notes in the legislative process does not affect the district's:

(1) organization, existence, or validity;

(2) right to contract;

(3) authority to borrow money or issue bonds or other obligations described in Section 38 .201 of this chapter or to pay the principal of and interest on such bonds or other obligations;

(4) right to impose and collect taxes, assessments, or other revenues; or

(5) legality or operation.

Sec. 38 .006. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES. (a) All or any part of the area of the district is eligible to be included in:

(1) a tax increment reinvestment zone created under Chapter 311, Tax Code;

(2) a tax abatement reinvestment zone created under Chapter 312, Tax Code;

(3) an enterprise zone created under Chapter 2303, Government Code; or

(4) an industrial district created under Chapter 42, Local Government Code.

(b) If the city creates a tax increment reinvestment zone under Subsection (a), the city and the board of directors of the zone, by contract with the district, may grant money deposited in the tax increment fund to the district to be used by the district for:

(1) the purposes described by Section 380.002(b), Local Government Code; and

(2) any other district purposes, including the right to pledge money from the tax increment fund as security for bonds or other obligations issued by the district under Section 38 .201 of this chapter.

(c) If the city creates a tax increment reinvestment zone under Subchapter (a), the zone is not subject to the limitations provided by Section 311.006, Tax Code.

Sec. 38 .007. APPLICABILITY OF MUNICIPAL MANAGEMENT DISTRICT LAW. Except as provided in this chapter, Chapter 375, Local Government Code, applies to the district.

Sec. 38 .008. CONSTRUCTION OF CHAPTER. This chapter shall be liberally construed in conformity with the findings and purposes stated in this chapter.

[Sections 38 .009 - 38 .050 reserved for expansion]

SUBCHAPTER B. BOARD OF DIRECTORS

Sec. 38 .051. GOVERNING BODY; TERMS. The district is governed by a board of five directors appointed by the governing body of the city.

Sec. 38 .052. VACANCY. If there are fewer than three directors, the governing body of the city shall appoint the necessary number of directors to fill all board vacancies.

Sec. 38 .053. COMPENSATION; EXPENSES. A director is entitled to receive fees of office of not more than \$150 per day for each day the director spends performing the duties of a director. Each director is also entitled to receive reimbursement of actual expenses reasonably and necessarily incurred while engaging in activities on behalf of the district.

Sec. 38 .054. INITIAL DIRECTORS. (a) The initial board shall be appointed by the governing body of the city.

(b) The directors serve staggered terms of four years with the terms of the directors in positions 1 and 2 expiring June 1, 2013 and the terms of the directors in positions 3, 4 , and 5 expiring June 1, 2015.

[Sections 38 .055 - 38 .100 reserved for expansion]

SUBCHAPTER C. POWERS AND DUTIES

Sec. 38 .101. GENERAL POWERS AND DUTIES. (a) The district has the powers and duties necessary to accomplish the purposes for which the district is created including the powers and duties imposed by this chapter and the powers and duties provided by:

(1) Chapter 375, Local Government Code;

(2) Chapter 372, Local Government Code to a municipality, other than any power to operate in or establish extra-territorial jurisdiction;

(3) the general laws relating to conservation and reclamation districts created under Article XVI, Section 59, Texas Constitution, including Chapters 49 and 54, Water Code; and

(4) the general laws relating to road districts and road utility districts under Article III Sections 52 and 52(a), Texas Constitution, including Chapters 365 and 441, Transportation Code.

(b) The district has the authority to carry out its powers and duties authorized by this chapter using any funds available to the district to accomplish the purposes for which the district is created, including the authority to contract with governmental or private entities (on terms determined by the board) to carry out such powers and duties and accomplish such purposes.

(c) The district has the authority to undertake improvement projects and services that confer a special benefit on a definable part of the district and to levy and collect special assessments on benefited property in the district in

accordance with the provisions of Chapter 375, Local Government Code, or in accordance with the provisions of Chapter 372 Local Government Code.

Sec. 38 .102. IMPROVEMENT PROJECTS AND SERVICES. The district may provide, design, construct, acquire, improve, relocate, operate, maintain, and finance using any funds available to the district, or contract with a governmental or private entity to provide, design, construct, acquire, improve, relocate, operate, maintain, and finance any improvement or service authorized under this chapter or Chapter 375, Local Government Code.

Sec. 38 .103. DEVELOPMENT CORPORATION POWERS. The district, using funds available to the district, may exercise the powers given to a development corporation under Chapter 505, Local Government Code, including the power to own, operate, acquire, construct, lease, improve, or maintain a project that may be undertaken in accordance with that chapter.

Sec. 38 .104. NONPROFIT CORPORATION. (a) The board by resolution may authorize the creation of a nonprofit corporation to assist and act for the district in implementing a project or providing a service authorized by this chapter.

(b) the nonprofit corporation:

(1) has each power of and is considered to be a local government corporation created under Subchapter D, Chapter 431, Transportation Code; and

(2) may implement any project and provide any service authorized by this chapter.

(c) The board shall appoint the board of directors of the nonprofit corporation. The board of directors of the nonprofit corporation shall serve in the same manner as the board of directors of a local government corporation created under Subchapter D, Chapter 431, Transportation Code, except that a board member is not required to reside in the district.

Sec. 38 .105. AGREEMENTS; GRANTS. (a) As provided in Chapter 375, Local Government Code, the district may make an agreement with or accept a gift, grant, or loan from any person.

(b) The implementation of a project is a governmental function or service for the purposes of Chapter 791, Government Code.

Sec. 38 .106. AUTHORITY TO CONTRACT FOR LAW ENFORCEMENT. As provided in Chapter 375, to protect the public interest, the district may contract with a qualified party, including the county or the city, for the provision of law enforcement services in the district for a fee.

Sec. 38 .107. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The district may join and pay dues to a charitable on nonprofit organization that performs a service or provides an activity consistent with the furtherance of a district purpose.

Sec. 38 .108. ECONOMIC DEVELOPMENT PROGRAMS. (a) The district may engage in activities that accomplish the economic development purposes of the district.

(b) The district may establish and provide for the administration of one or more programs to promote state or local economic development and to stimulate business and commercial activity in the district, including programs to:

(1) make loans and grants of public money; and

(2) provide district personnel and services.

(c) The district may create economic development programs and exercise the economic development powers that:

(1) Chapter 380, Local Government Code, provides to municipalities; and

(2) Subchapter A, Chapter 1509, Government Code, provides to municipalities.

Sec. 38 .109. NO EMINENT DOMAIN. The district may not exercise the power of eminent domain.

Sec. 38 .110. TAX AND ASSESSMENT ABATEMENTS. The district may designate reinvestment zones and may grant abatements of district taxes or assessments on property within such zones.

Sec. 38 .111. PARKING FACILITIES. (a) The district may acquire, lease as lessor or lessee, construct, develop, own, operate, and maintain parking facilities or a system of parking facilities, including lots, garages, parking

terminals, or other structures or accommodations for parking motor vehicles off the streets and related appurtenances.

(b) The district's parking facilities serve the public purposes of the district and are owned, used, and held for a public purpose even if leased or operated by a private entity for a term of years.

(c) The district's parking facilities are necessary components of a street and are considered to be a street or road improvement. The development and operation of the district's parking facilities may be considered an economic development program.

[Sections 38 .112 - 38 .150 reserved for expansion]

SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

Sec. 38 .151. DISBURSEMENTS AND TRANSFERS OF MONEY. The board by resolution shall establish the number of directors' signatures and the procedures required to disburse or transfer district money.

Sec. 38 .152. MONEY USED FOR IMPROVEMENTS OR SERVICES. The district may acquire, construct, finance, operate, or maintain any improvements or services authorized by this chapter using any money available to the district.

Sec. 38 .153. RESIDENTIAL PROPERTY. Section 375.161, Local Government Code, does not apply to the district.

[Sections 38 .154 - 38 .200 reserved for expansion]

SUBCHAPTER E. BORROWING MONEY; TAXES

Sec. 38 .201. AUTHORITY TO BORROW MONEY. (a) The district may issue bonds or other obligations payable in whole or in part from ad valorem taxes, assessments, impact fees, revenue, grants, or other money of the district, including revenue from a tax increment reinvestment zone created under Chapter 311, Tax Code, or any combination of those sources of money, to pay for any authorized purpose of the district.

(b) In exercising the district's borrowing power, the district may issue a bond or other obligation in the form of a bond, note, certificate of participation or other instrument evidencing a proportionate interest in payments to be made by the district, or other type of obligation.

(c) Except as provided by Subsection (d), the district must obtain the approval of the city:

(1) for the issuance of a bond for each improvement project;

(2) of the plans and specifications of the improvement project to be financed by the bond; and

(3) of the plans and specifications of a district improvement project related to:

(A) the use of land owned by the city;

(B) an easement granted by the city; or

(C) a right-of-way of a street, road, or highway.

(d) If the district obtains the approval of the city of a capital improvements budget for a specified period not to exceed five years, the district may finance the capital improvements and issue bonds specified in the budget without further approval from the city.

(e) The district may issue or enter into and pay the obligations described in Subsection (a) from assessments imposed on property in the district in accordance with the provisions of Subchapter F, Chapter 375, Local Government Code, the provisions of Subchapter A, Chapter 372, Local Government Code, or any combination of such provisions.

(f) The district may, without an election, issue or enter into and pay any of the obligations described in Subsection (a) that are not payable from ad valorem taxes.

(g) The district must hold an election to obtain voter approval before the district may impose an ad valorem tax or issue bonds payable from ad valorem taxes; however, Section 375.243, Local Government Code, shall not apply to the district.

(h) The district may not issue bonds payable from ad valorem taxes to finance a road project unless the issuance is approved by a vote of a two-thirds majority of the district voters voting at an election held for that purpose.

Sec. 38 .202. OPERATION AND MAINTENANCE TAX. (a) If authorized at an election the district may impose an operation and maintenance tax in accordance with Section 49.107, Water Code.

(b) The board shall determine the tax rate, which shall not exceed the rate approved at the election.

Sec. 38 .203. CONTRACT TAXES. (a) The district may make payments under a contract from taxes other than operation and maintenance taxes if the contract has been approved by a majority of the district voters voting at an election held for that purpose in accordance with Section 49.108, Water Code.

(b) A contract approved by district voters may contain a provision stating that the contract may be modified or amended by the board without further voter approval.

Sec. 38 .204. TAXES FOR BONDS. At the time the district issues bonds payable from ad valorem taxes, the board shall provide for the annual imposition of a continuing direct annual ad valorem tax, without limit as to rate or amount, while all or part of the bonds are outstanding as required and in the manner provided by Sections 54.601 and 54.602, Water Code.

Sec. 38 .205. BONDS FOR ROAD PROJECTS. At the time of issuance, the total principal amount of bonds or other obligations issued or incurred to finance road projects may not exceed one-fourth of the assessed value of the real property in the district.

Sec.38 .206. BOND ISSUANCE PLAN REQUIRED BEFORE ISSUING BONDS. The district may not issue bonds until the governing body of the city approves a bond issuance plan authorizing and setting forth the limitations on the issuance of the bonds.

Sec. 38 .207. PROJECT DEVELOPMENT AGREEMENT REQUIRED TO IMPOSE TAXES OR BORROW MONEY, INCLUDING BONDS. Before the district may issue bonds, impose taxes, impose assessments, or borrow money, the district and the city must negotiate and execute a mutually approved and accepted interlocal project development agreement regarding the development plans and rules for:

- (1) the development and operation of the district; and
- (2) the financing of improvement projects.

[Sections 38 .208 - 38 .250 reserved for expansion]

SECTION 2. The Montecillo Municipal Management District No.1 initially includes all the territory contained in the following area:

TRACT 1

A parcel of land being a portion of Tract 1, John Barker Survey No. 10 and a portion of Montecillo Unit Three Amending Plat as recorded in clerks file no.

20090065237, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING for reference at a found 1" pipe in concrete marked "NE 10" for the northeast corner of John Barker Survey No. 10; from which a found pipe for the northwest corner of John Baker Survey No. 10 bears North 89°10'00" West a distance of 2,596.86 feet; thence from said northeast corner of John Baker No. 10, North 89°10'00" West a distance of 978.66 feet to a point on the westerly line of Lot 2, Block 2, Montecillo Unit Three Amending for the "TRUE POINT OF BEGINNING";

THENCE along the westerly line of Lot 2, Block 2, Montecillo Unit Three Amending Plat the following courses; South 05°24'34" West a distance of 178.31 feet to a point; South 18°45'13" West a distance of 133.53 feet to a point; South 09°53'25" West a distance of 133.88 feet to a point; South 10°01'41" West a distance of 124.87 feet to a point; South 05°56'36" West a distance of 54.88 feet to a point; South 10°14'52" East a distance of 95.04 feet to a point; South 01°18'09" West a distance of 49.46 feet to a point; South 11°35'01" West a distance of 71.13 feet to a point; South 15°50'34" East a distance of 206.33 feet to a point; South 06°49'19" East a distance of 46.74 feet to a point; South 01°32'51" West a distance of 152.97 feet to a point; South 06°11'09" East a distance of 156.42 feet to a point; South 49°10'11" East a distance of 212.37 feet to a point on the northwesterly right-of-way line of Montecillo Blvd.;

THENCE along said right-of-way line 64.94 feet along the arc of a curve to the left which has a radius of 1045.00 feet a central angle of 03°33'29" a chord which bears North 15°30'36" East a distance of 64.93 feet to a point;

THENCE along said right-of-way line North 13°43'46" East a distance of 67.75 feet to a point of curve;

THENCE along said right-of-way line 450.97 feet along the arc of a curve to the right which has a radius of 860.00 feet a central angle of 30°02'42" a chord which bears North 28°45'07" East a distance of 445.82 feet to a point;

THENCE along said right-of-way line North 43°46'28" East a distance of 10.23 feet to a point of curve;

THENCE along said right-of-way line 213.50 feet along the arc of a curve to the right which has a radius of 1068.00 feet a central angle of 01°27'14" a chord which bears North 49°30'05" East a distance of 213.15 feet to a point on the intersection of the westerly line of Montecillo Unit Two and the northerly right-of-way line of Montecillo Blvd.;

THENCE along the northerly right-of-way line of Montecillo Blvd., 200.54 feet along the arc of a curve to the right which has a radius of 1068.00 feet a central angle of 10°45'30" a chord which bears North 60°36'28" East a distance of 200.24 feet to a point;

THENCE along said right-of-way line North 65°59'13" East a distance of 56.37 feet to a point of curve;

THENCE 39.27 feet along the arc of a curve to the left which has a radius of 25.00 feet a central angle of 89°59'44" a chord which bears North 20°59'21"

East a distance of 35.35 feet to a point on the westerly right-of-way line of Mesa Street (U.S. 80);

THENCE along said right-of-way line South 24°00'31" East a distance of 160.00 feet to a point;

THENCE leaving said right-of-way line 39.27 feet along the arc of a curve to the left which has a radius of 25.00 feet a central angle of 90°00'16" a chord which bears North 69°00'39" West a distance of 35.36 feet to a point on the southerly right-of-way line of Montecillo Blvd.;

THENCE along said right-of-way line South 65°59'13" West a distance of 56.35 feet to a point;

THENCE 371.40 feet along the arc of a curve to the left which has a radius of 958.00 feet a central angle of 22°12'45" a chord which bears South 54°52'51" West a distance of 369.08 feet to a point on the westerly line of Montecillo Unit One;

THENCE along said line South 28°33'14" East a distance of 538.18 feet to a point on the southerly line of Montecillo Unit One;

THENCE along said line North 63°20'17" East a distance of 269.84 feet to a point on the easterly line of Montecillo Unit Three;

THENCE along said line South 00°46'50" West a distance of 953.90 feet to a point on the southerly line of Montecillo Unit Three;

THENCE along said line North 82°25'27" West a distance of 1051.35 feet to a point on the easterly right-of-way line of Montecillo Blvd.;

THENCE 152.54 feet along the arc of a curve to the left which has a radius of 2144.12 feet a central angle of 04°04'34" a chord which bears South 17°58'17" West a distance of 152.50 feet to a point;

THENCE leaving said right-of-way line North 82°25'27" West a distance of 111.12 feet to a point on the westerly right-of-way line of Montecillo Blvd.;

THENCE along said right-of-way line 152.29 feet along the arc of a curve to the right which has a radius of 2254.12 feet a central angle of 03°52'15" a chord which bears North 17°27'29" East a distance of 152.26 feet to a point;

THENCE leaving said right-of-way line Montecillo 82°25'27" West a distance of 1452.81 feet to a point on the westerly line of Montecillo Unit Three Amending;

THENCE along said line North 00°49'12" East passing the northerly line of Block 6 of Montecillo Unit Three at a distance of 1113.33 feet a total distance of 2051.92 feet to a point on the northerly line of John Barker Survey No. 10;

THENCE along said line South 89°10'00" East a distance of 1618.20 feet to the "TRUE POINT OF BEGINNING" and containing 101.97 acres of land more or less.

TRACT 2

A parcel of land being Tracts 6 and 7, I.F. Harrison Survey No. 54, Tracts 3 and 3A, J. Barker Survey No. 10, and Tract 4F2B, A. F. Miller Survey No. 215, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING for reference at a found chiseled "X" at the most easterly corner of Rubin Heights Unit Two Replat "A" Amending Plat recorded in Volume 75, Page 53 of the El Paso County Plat Records, from which a found city monument disk at the intersection of Suncrest Drive and Rubin Drive bears, North 00°27'58" West a distance of 534.99 feet, said chiseled "X" being the "TRUE POINT OF BEGINNING".

THENCE along the westerly right-of-way extension of Suncrest Drive described as northeasterly line of Tract 6, I.F. Harrison Survey No. 54 recorded in Book 3019, Page 1895 with the El Paso County Deed Records, 378.95 feet (379.09 feet, Bk. 3019, Pg. 1895) along the arc of a curve to the left which has a radius of 695.00 feet, a central angle of 31°14'25" (31°15'08", Bk. 3019, Pg. 1895), and a chord which bears South 36°00'23" East (South 36°02'41" East, Bk. 3019, Pg. 1895) a distance of 374.27 feet (374.41 feet, Bk. 3019, Pg. 1895) to a set ½" rebar with cap "5152" at a point of tangency;

THENCE along said right-of-way extension, South 51°37'35" East (South 51°40' 15" East, Bk. 3019, Pg. 1895) a distance of 90.00 feet to a found ⅝" rebar with cap "2998" at the common line between Tract 7 and Tract 6;

THENCE with the westerly line of Tract 7, I.F. Harrison Survey No. 54 described in Book 3019, Page 1895 with the El Paso County Deed Records, North 38°22'25" East (North 38°19'45" East, Bk. 3019, Pg. 1895) a distance of 35.00 feet to a found ⅝" rebar with cap "2998" at the centerline extension of Suncrest Drive;

THENCE with said centerline extension, North 51°37'35" West (North 51°40'15" West, Bk. 3019, Pg. 1895) a distance of 90.00 feet to a set ½" rebar with cap "5152" at a point of curvature;

THENCE with said centerline extension, 360.00 feet along the arc of a curve to the right which has a radius of 660.00 feet, a central angle of 31°15'08", and a chord of 355.55 feet that bears North 36°00'01" West (North 36°02'41" West, Bk. 3019, Pg. 1895) to a set ½" rebar with cap "5152";

THENCE leaving said centerline, North 69°37'36" East (North 69°34'53" East, Bk. 3019, Pg. 1895) a distance of 35.00 feet to a set ½" rebar with cap "5152" at the southwesterly corner of Lot 1, Block 2, Rubin Heights Unit One recorded in Volume 37, Page 8 with the El Paso County Plat Records;

THENCE with the southerly line of said lot, North 85°08'41" East (North 85°04'36" East, Bk. 3019, Pg. 1895) a distance of 665.73 feet (665.94 feet, Bk. 3019, Pg. 1895) to a set ½" rebar with cap "5152";

THENCE continuing with the southerly line of said lot, North 68°51'17" East (North 68°47'14" East, Bk. 3019, Pg. 1895) a distance of 480.17 feet to a set ½" rebar with cap "5152" at the common line between I.F. Harrison No. 54 and A.F. Miller Survey No. 215, from which a found ⅝" rebar with cap "2998" bears North 02°08'52" East a distance of 0.64 feet;

THENCE with said common line, North 00°50'42" East (North 00°48'15" East, Bk. 3019, Pg. 1895) a distance of 23.28 feet to a found ⅝" rebar, from which a found ⅝" rebar with cap "2998" bears South 27°21'08" East a distance of 0.12 feet;

THENCE continuing with said common line, North 00°48'05" East (North 00°45'38" East, Bk. 3019, Pg. 1895) a distance of 22.00 feet to a set ½" rebar with cap "5152" on the southerly line of Fiesta Hills Addition Unit Three recorded in Volume 19, Page 28 with the El Paso County Plat Records;

THENCE along the southerly line of said Fiesta Hills Addition Unit Three, North 77°12'38" East (North 77°10'11" East, Bk. 3019, Pg. 1895) a distance of 1463.16 feet (1463.37 feet, Bk. 3019, Pg. 1895) to a point on the westerly line of Fiesta Hills Addition Unit Four recorded in Volume 52, Page 11, of the El Paso County Plat Records, from which a found ⅝" rebar with cap "2998" bears North 57°53'10" East a distance of 0.33 feet, and from which a found city monument disk set for the centerline intersection of Festival Drive and Carousel Drive, bears North 46°02'23" East a distance of 373.89 feet;

THENCE with said westerly line, South 00°48'00" West (South 00°46'56" West, Bk. 3019, Pg. 1895) a distance of 260.73 feet (260.49 feet, Bk. 3019, Pg. 1895) to a set ½" rebar with cap "5152" at the southwest corner of Lot 36, Block 3, Fiesta Hills Addition Unit Four;

THENCE with the south line of said Lot 36, South 89°55'57" East (South 89°57'01" East, Bk. 3019, Pg. 1895) a distance of 153.24 feet to a point on the northerly right-of-way of New Orleans Drive, from which a found ⅝" rebar with cap "2998" bears North 37°19'09" East a distance of 0.34 feet;

THENCE South 00°04'03" West (South 00°02'59" West, Bk. 3019, Pg. 1895) a distance of 171.00 feet (171.16 feet, Bk. 3019, Pg. 1895) to a set ½" rebar with cap "5152" at the north line of Tract 1, J. Barker Survey No. 10 as

described by Book 1177, Page 0599 recorded with the El Paso County Deed

Records;

THENCE along said north line, North 89°10'00" West (Montecillo 89°13'04" West, Bk. 3019, Pg. 1895) a distance of 633.05 feet (633.30 feet, Bk. 3019, Pg. 1895) to a found brass cap at the northwesterly corner of said Tract 1;

THENCE along the west line of said Tract 1, South 00°49'12" West (South 00°46'16" West, Bk. 3019, Pg. 1895) passing a found nail in rock for the southeasterly corner of Tract 3A, J. Barker Survey No. 10 at 1143.91 feet a total distance of 1976.87 feet to a set ½" rebar with cap "5152" at the southeast corner of Tract 3, J. Barker Survey No. 10 recorded in Book 3712, Page 1055 and the northerly line of 175 foot El Paso Electric Company right-of-way as described by Book 1357, Page 385, Book 1324, Page 273, and Book 552, Page 446, recorded with the El Paso County Deed Records, from which a found E.P.E.C. brass cap bears South 00°49' 12" West a distance of 75.05 feet;

THENCE South 88°42'39" West (South 87°59' West, Bk. 1357, Pg. 385) a distance of 731.43 feet to a set ½" rebar with cap "5152" at the easterly right-of-way line of Interstate Highway No.10 as per R.O.W. Map Control No. 2121, Sect. 2, Job No. 27, from which a found TX.D.O.T. brass cap bears South 52°28'48" East a distance of 0.50 feet;

THENCE along said right-of-way line, North 37°37'35" West (North 34°27'12" West, Control No. 2121, Sect. 2, Job No. 27) a distance of 86.51 feet (87.29 feet, Book 3712, Page 1055) to a found TX.D.O.T. brass cap;

THENCE along said right-of-way line, North 53°33'34" West (North 50°22'46" West, Control No. 2121, Sect. 2, Job No. 27) a distance of 1031.67 feet (1030.12 feet, Control No. 2121, Sect. 2, Job No. 27) to a found TX.D.O.T. brass cap;

THENCE along said right-of-way, North 73°22'05" West (North 70°10'33" West, Control No. 2121, Sect. 2, Job No. 27) a distance of 596.01 feet (595.93 feet, Control No. 2121, Sect. 2, Job No. 27) to a found TX.D.O.T. brass cap;

THENCE along said right-of-way line, North 89°50'45" West (North 86°38'04" West, Control No. 2121, Sect. 2, Job No. 27) passing a found TX.D.O.T. brass cap at 804.85 feet and a total distance of 1156.06 feet (1158.22 feet, Control No. 2121, Sect. 2, Job No. 27) to a set ½" rebar with cap "5152" at the intersection of said right-of-way and the southeasterly line of Rubin Heights Unit Two Replat "A" Amending Plat, from which a found ⅝" rebar with cap "2998" bears North 85°05'11" West a distance of 2.31 feet to;

THENCE along said southeasterly line, North 57°42'45" East (North 57°42'12" East, Vol. 75, Pg. 53) a distance of 364.55 feet (364.33 feet, Vol. 75, Pg. 53) to a found ⅝" rebar with cap "2998";

THENCE along said southeasterly line, South 21°57'44" East (South 21°58'17" East, Vol. 75, Pg. 53) a distance of 51.42 feet (51.56 feet, Book. 3019, Page 1895) to a found ⅝" rebar with cap "2998" at a point of inverse;

THENCE along said southeasterly line, North 48°10'04" East (North 48°09'31" East, Vol. 75, Pg. 53) a distance of 949.15 feet (Book 3019, Page 1895) to a set ½" rebar with cap "5152";

THENCE along said southeasterly line, North 53°40'20" East (North 53°39'47" East, Vol. 75, Pg. 53) a distance of 265.80 feet (263.78 feet, Vol. 75, Pg. 53) to the "TRUE POINT OF BEGINNING" and containing in all 4,325,020.78 square feet or 99.2888 acres of land more or less.

TRACT 3

A parcel of land being Tract 4, J. Barker Survey No. 10, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING for reference at a found brass disk marking the northeast corner of Tract 3A, John Barker Survey No. 10, thence along the line between Tracts 1 and 3, John Barker Survey No. 10, South 00°49'08" West a distance of 2252.05 feet to a set ½" rebar with cap "5152" set for the northeasterly corner of Tract 4 as described in Book 3712, Page 1055, from which a found E.P.E.C. brass cap bears North 00°48'24" East a distance of 200.13 feet;

THENCE along the easterly line of said Tract 4, South 00°48'24" West (South 00°01'45" West, Bk. 3712, Pg. 1055) a distance of 1283.08 feet (1283.47 feet, Bk. 3712, Pg. 1055) to a found TX.D.O.T. sheared concrete monument at the easterly right-of-way line of Interstate 10 as per R.O.W. Map Control No. 2121, Sect. 2, Job No. 27;

THENCE with said right-of-way line, North 21°16'42" West (North 18°07'32" West, Control No. 2121, Sect. 2, Job No. 27) a distance of 663.74 feet (661.79 feet, Control No. 2121, Sect. 2, Job No. 27) to a found TX.D.O.T. brass cap;

THENCE with said right-of-way line, North 71°39'13" East (North 71°52'28" East, Control No. 2121, Sect. 2, Job No. 27) a distance of 49.73 feet (50.00 feet, Control No. 2121, Sect. 2, Job No. 27) to a found TX.D.O.T. brass cap;

THENCE with said right-of-way line, North 21°53'42" West (North 18°39'33" West, Control No. 2121, Sect. 2, Job No. 27) a distance of 537.26 feet (536.77 feet, Control No. 2121, Sect. 2, Job No. 27) to a found TX.D.O.T. brass cap;

THENCE with said right-of-way line, North 37°37'35" West (North 34°27'12" West, Control No. 2121, Sect. 2, Job No. 27) a distance of 175.03 feet (175.26 feet, Control No. 2121, Sect. 2, Job No. 27) to a point the southerly line of 175 foot El Paso Electric Company right-of-way as described by Book 1357, Page 385, Book 1324, Page 273, and Book 552, Page 446, recorded with the El Paso County Deed Records, from which a found ½" rebar bears North 30°35'53" West a distance of 0.23 feet;

THENCE leaving said right-of-way line, North 88°42'39" East (North 87°59'00" East, Bk. 1324, Pg. 273) a distance of 519.06 feet to the "TRUE POINT OF BEGINNING" and containing in all 300,801.16 square feet or 6.9054 acres of land, more or less.

TRACT 4

Description of a parcel of land being a Tract 21, John Barker Survey No. 10 and Tract 4A and a portion of Tract 6A, A.F. Miller Survey No. 216, City of El

Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING for reference at a found city monument at the centerline intersection of Argonaut Drive and Kingspoint Drive; thence North 89°09'56" East a distance of 51.83 feet to a point on the westerly boundary line of a 75 feet El Paso Electric Company right-of-way; thence along said right-of-way line North 00°50'04" West a distance of 620.02 feet to a set ½" rebar with cap marked TX 5152 for the northeasterly corner of Tract 6G, A.F. Miller Survey No. 216 as described in Volume 2482, Page 1056, Real Property Records of El Paso County, Texas for The "TRUE POINT OF BEGINNING";

THENCE along the northerly boundary line of said Tract 6G the following three courses: South 89°09'56" West a distance of 676.83 feet to a set ½" rebar with cap marked TX 5152; 209.44 feet along the arc of a curve to the left whose radius is 400.00 feet whose interior angle is 30°00'00" whose chord bears North 75°50'04" West a distance of 207.06 feet to a set ½" rebar with cap marked TX 5152; North 60°50'04" West a distance of 33.13 feet to a set ½" rebar with cap marked TX 5152 on the westerly boundary line of Tract 6G, A.F. Miller Survey No. 216;

THENCE along said boundary line South 29°09'56" West a distance of 204.43 feet to a set ½" rebar with cap marked TX 5152;

THENCE continuing along said boundary line South 18°01'00" East a distance of 575.39 feet to a set ½" rebar with cap marked TX 5152 on the common boundary line of Tracts 6A and 6F, A.F. Miller Survey No. 216;

THENCE along the common boundary line of Tracts 6A and 6F, A.F. Miller Survey No. 216 the following seven courses: South 60°09'56" West a distance of 427.00 feet to a set ½" rebar with cap marked TX 5152 from this point a found ½" rebar with cap marked TX 2027 bears N 07°20'58" E a distance of 0.52 feet; South 58°48'50" West a distance of 114.48 feet to a set ½" rebar with cap marked TX 5152 from this point a found ½" rebar with cap marked TX 2027 bears N 06°27'21" E a distance of 0.76 feet; South 41°09'56" West a distance of 115.13 feet to a set ½" rebar with cap marked TX 5152 from this point a found ½" rebar with cap marked TX 2027 bears N 15°03'01" W a distance of 0.61 feet; South 28°29'56" West a distance of 115.13 feet to a set ½" with cap marked TX 5152 from this point a found ½" rebar with cap marked TX 2027 bears N 04°41'02" W a distance of 0.71 feet; South 22°09'56" West a distance of 153.07 feet to a set ½" rebar with cap marked TX 5152 from this point a found ½" rebar with cap marked TX 2027 bears N 22°17'52" W a distance of 0.54 feet; South 12°00'00" East a distance of 130.00 feet to a set ½" rebar with cap marked TX 5152 from this point a found ½" rebar with cap marked TX 2027 bears N 07°22'45" W a distance of 0.78 feet; South 35°50'16" East a distance of 120.36 feet to a set ½" rebar with cap marked TX 5152 on the common boundary line of Tract 6A and Lot 11, Block 1, Kings Hills;

THENCE along said boundary line South 42°56'56" East a distance of 297.80 feet to a set ½" rebar with cap marked TX 5152;

THENCE continuing along said boundary line South 60°31'49" East a distance of 150.09 feet to a set ½" rebar with cap marked TX 5152 on the westerly right-of-way line of Argonaut Drive;

THENCE along said right-of-way line South 31°26'17" West a distance of 43.20 feet to a set ½" rebar with cap marked TX 5152 on the southerly boundary line of Tract 6A, A.F. Miller Survey No. 216;

THENCE along said boundary line North 89°28'41" West a distance of 551.99 feet to a set ½" rebar with cap marked TX 5152 on the easterly right-of-way line of Mesa Street;

THENCE along said right-of-way line the following three courses: North 33°51'53" West a distance of 483.84 feet to a set ½" rebar with cap marked TX 5152; North 22°47'47" West a distance of 127.04 feet to a set ½" rebar with cap marked TX 5152; North 15°17'53" West (N 14°43'47" W Vol. 1426, Pg. 1380) a distance of 923.26 feet to a set nail with cap marked TX 5152 on face of rock wall;

THENCE 31.42 feet along the arc of a curve to the left whose interior angle is 90°00'00" whose radius is 20.00 feet whose chord bears South 60°17'53" East a distance of 28.28 feet to a set nail with cap marked TX 5152 on face of rock wall on the common boundary line of Tract 4A, A.F. Miller Survey No. 216 and Mesa Hills Unit 15 recorded in Volume 61, Page 66, Plat records of El Paso County, Texas;

THENCE along said boundary line North 74°42'07" East (N 75°16'56" E Vol. 61, Pg. 66) a distance of 97.77 feet to a set ½" rebar with cap marked TX 5152 on the easterly boundary line of Mesa Hills Unit 15;

THENCE along the easterly boundary line of Mesa Hills Unit 15 the following six courses: North 00°15'38" East (N 00°50'27" E Vol. 61, Pg. 66) a distance of 747.02 feet to a set ½" rebar with cap marked TX 5152; 68.76 feet along the arc of a curve to the left whose interior angle is 13°07'54" whose radius is 300.00 feet whose chord bears North 27°11'01" East a distance of 68.61 feet to a set ½" rebar with cap marked TX 5152; North 20°37'09" East (N 21°11'58" E Vol. 61, Pg. 66) a distance of 33.96 feet to a found ½" rebar with cap marked TX 2027; 101.08 feet along the arc of a curve to the right whose interior angle is 18°14'24" whose radius is 317.50 feet whose chord bears North 29°44'21" East a distance of 100.65 feet to a set ½" rebar with cap marked TX 5152;

North 38°51'30" East (N 39°26' 19" E Vol. 61, Pg. 66) a distance of 334.47 feet to a set ½" rebar with cap marked TX 5152; 39.51 feet along the arc of a curve to the left whose interior angle is 07°32'47" whose radius is 300.00 feet whose chord bears North 35°05'07" East a distance of 39.48 feet to a set ½" rebar with cap marked TX 5152;

THENCE South 89°43'19" East (S 89°08'30" W Vol. 76, Pg. 48) a distance of 1730.88 feet to a set ½" rebar with cap marked TX 5152 on the westerly boundary line of a 75 foot El Paso Electric Company right-of-way;

THENCE along said right-of-way line South 00°50'04" East a distance of 814.44 feet to the "TRUE POINT OF BEGINNING" and containing 72.28 acres of land more or less.

TRACT 5

A parcel of land being of Tract 6A, NKA Tract 6G, A.F. Miller Survey No. 216 and Lot 1, Block 36, Kings Hill Replat, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING for reference at a found city monument at the centerline intersection of Argonaut Drive and Kingspoint Drive thence along the centerline of Kingspoint Dr., South 89°09'56" West a distance of 150.00 feet to a point; thence leaving said centerline North 00°50'04" West a distance of 30.00 feet to a point on the northerly right-of-way line of Kingspoint Dr. for The "TRUE POINT OF BEGINNING";

THENCE leaving said right-of-way line North 00°50'04" West a distance of 151.58 feet to a point on the line between Tracts 6F and 6G;

THENCE along said line South 89°09'56" West a distance of 242.35 feet to a point;

THENCE along said line South 60°09'56" West a distance of 450.00 feet to a point on the line between Tracts 6A and 6G, A.F. Miller Survey No. 216;

THENCE along said line North 18°01'00" West a distance of 575.39 feet to a point;

THENCE along said line North 29°09'56" East a distance of 204.43 feet to a point;

THENCE along said line South 60°50'04" East a distance of 33.13 feet to a point;

THENCE along said line 209.44 feet along the arc of a curve to the left whose interior angle is 30°00'00" whose radius is 400.00 feet whose chord bears South 75°50'04" East a distance of 207.06 feet;

THENCE along said line North 89°09'56" East a distance of 676.83 feet to a point;

THENCE leaving said line South 00°50'04" East a distance of 68.61 feet to a point;

THENCE South 89°02'02" West a distance of 1.83 feet to a point on the easterly line of Lot 1, Block 9, Kings Hill Replat;

THENCE along said line South 00°50'04" East a distance of 501.39 feet to a point on the northerly right-of-way line of Kingspoint Dr.;

THENCE along said right-of-way line South 89°09'56" West a distance of 80.00 feet to a point;

THENCE along said right-of-way line 31.42 feet along the arc of a curve to the left whose interior angle is 90°00'00" whose radius is 20.00 feet whose chord bears South 44°09'56" West a distance of 28.28 feet;

THENCE along said right-of-way line South 89°09'56" West a distance of 100.00 feet to the "TRUE POINT OF BEGINNING" and containing 11.626 acres of land more or less.

SECTION 3. (a) The legal notice of the intention to introduce this Act, setting forth the general substance of this Act, has been published as provided

by law, and the notice and a copy of this Act have been furnished to all persons, agencies, officials, or entities to which they are required to be furnished under Section 59, Article XVI, Texas Constitution, and Chapter 313, Government Code.

(b) All requirements of the constitution and laws of this state and the rules and procedures of the legislature with respect to the notice, introduction, and passage of this Act are fulfilled and accomplished.

SECTION 4. This Act takes effect September 1, 2011.



Municipal Management Districts (MMDs)

Kathy Dodson

Planning and Economic Development, Director



Overview

- Municipal Management Districts (MMDs) are special districts that may levy taxes, assessments (to implement a service plan) or impact fees in accordance with the applicable laws
 - Self-governed
 - City must consent to creation of MMD
- MMDs may issue Tax Exempt Bonds
 - MMD Bond debt is NOT City debt
 - Does not impact city bonding capacity



Purpose

- Promote, develop, encourage and maintain employment, commerce, transportation, housing, tourism, arts, economic development and safety
- Provide services in the district that supplement city and county services
- Create an independent financing mechanism to finance services and public infrastructure



Creation

- MMDs are usually created through a special bill in State Legislature
 - Must be supported by local municipality and House/Senate authors and sponsors
- City staff has worked with developer on the form of bill to require checks and balances and retained its right to consent to the creation of the MMD to be able to address changes that might occur in the Legislature



MMD Powers and Duties

- Provide complimentary and supplemental services to district, including:
 - Economic Development
 - Business Recruitment
 - Promotion of Health and Sanitation
 - Landscaping, Lighting and Signs
 - Streets and Drainage
 - Water and Sewer
 - Parks
 - Parking Facilities
- Has powers of conservation and reclamation, road districts and road utility districts



MMD Operation

- Initial board created by legislation
 - City appoints the initial board; thereafter, directors are recommended by the governing board for appointment and appointed by City Council
 - Four year staggered terms
- MMD exists until dissolved by:
 - Petition by property owners
 - Vote of board
 - Resolution of City Council (with assumption of any outstanding MMD bonds)



Benefits of MMDs

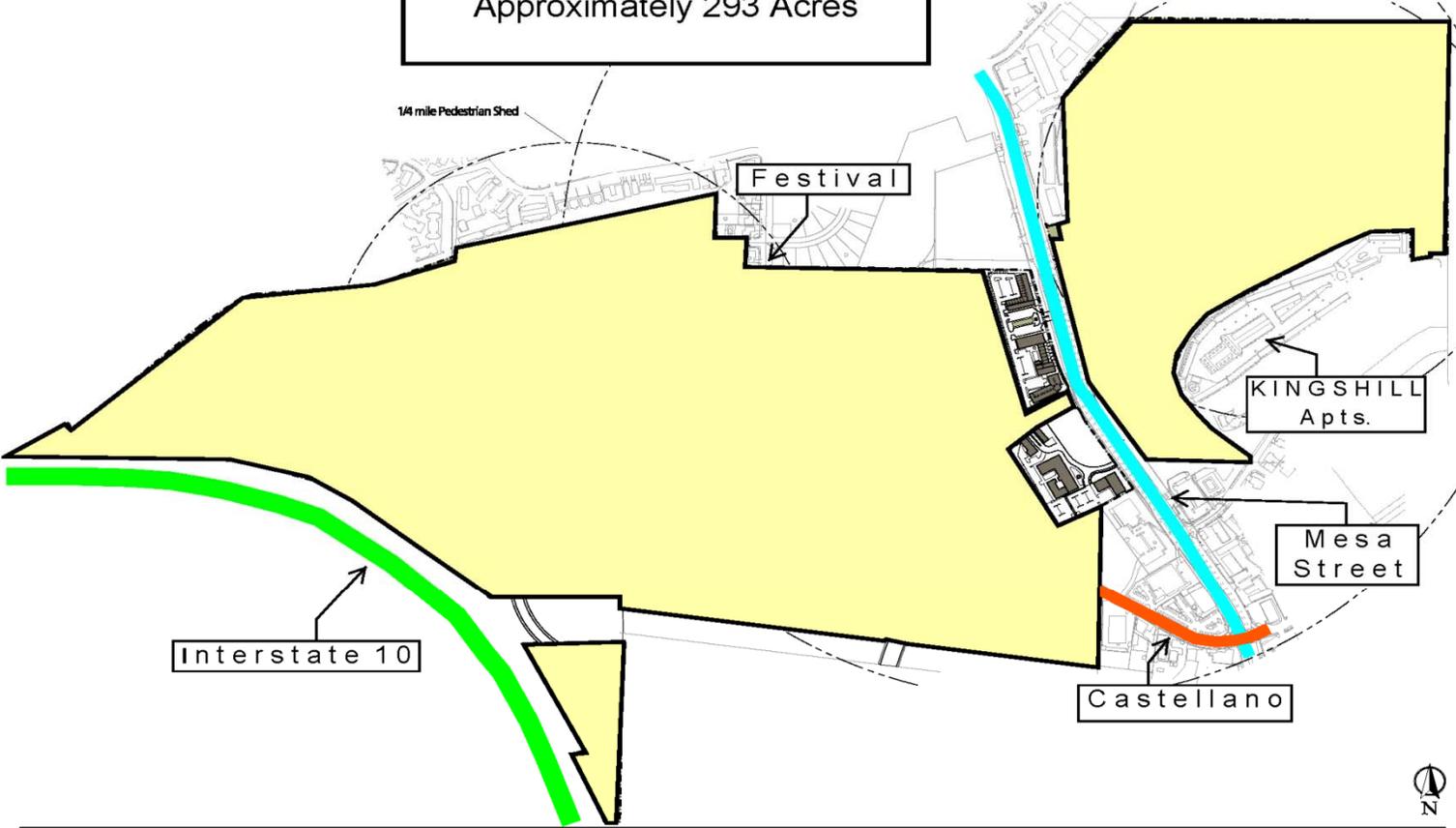
- Strong powers by law to address development needs of an area
- Any bond issuances will be at City Council approval and will not affect City debt or bonding capacity
- Promotes greater level of services and improvements in the MMD



Montecillo Development

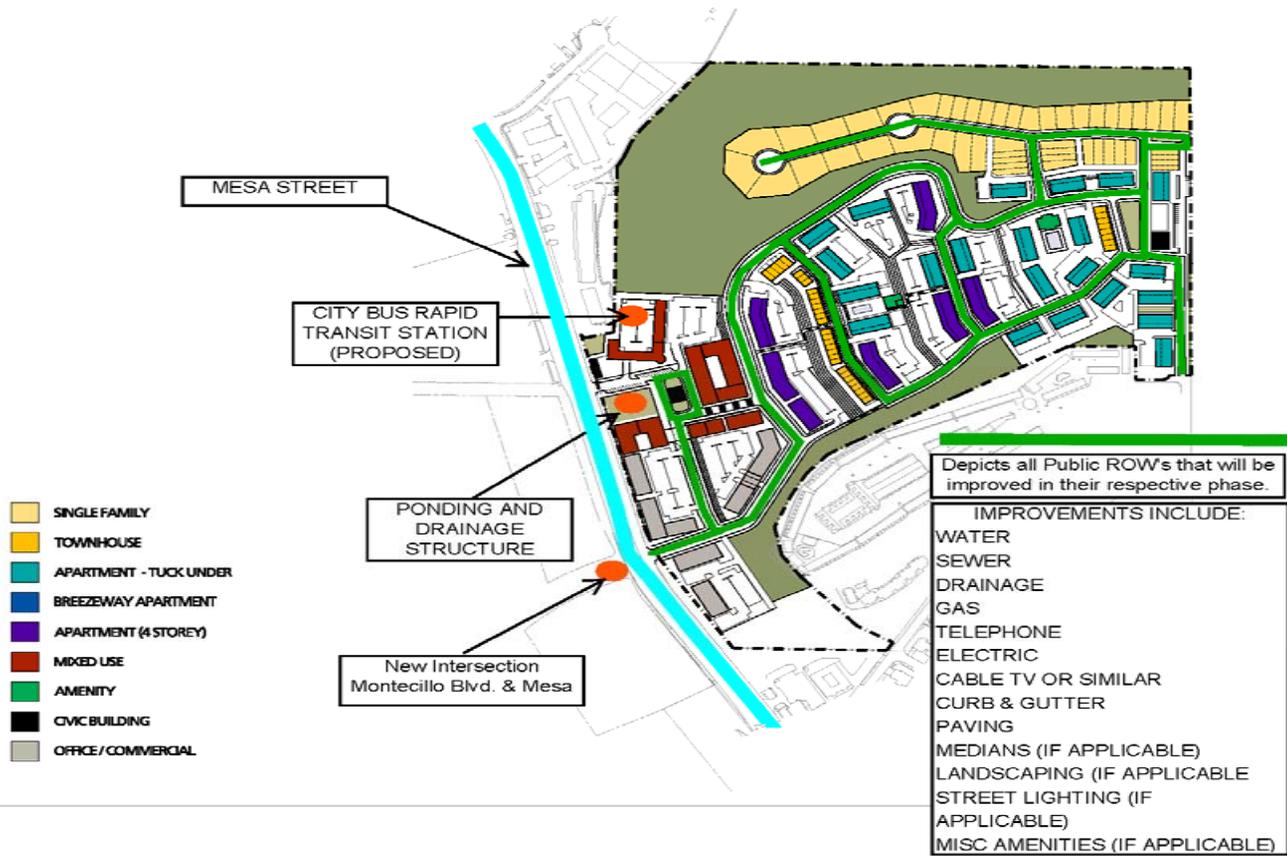


Montecillo
Approximately 293 Acres





Montecillo
Public Improvements Map



Montecillo Public Improvements Map



- SINGLE FAMILY
- TOWNHOUSE
- APARTMENT - TUCK UNDER
- BREEZEWAY APARTMENT
- APARTMENT (4 STOREY)
- MIXED USE
- AMENITY
- CVMC BUILDING
- OFFICE / COMMERCIAL

Depicts all Public ROW's that will be improved in their respective phase.

IMPROVEMENTS INCLUDE:

- WATER
- SEWER
- DRAINAGE
- GAS
- TELEPHONE
- ELECTRIC
- CABLE TV OR SIMILAR
- CURB & GUTTER
- PAVING
- MEDIANS (IF APPLICABLE)
- LANDSCAPING (IF APPLICABLE)
- STREET LIGHTING (IF APPLICABLE)
- MISC AMENITIES (IF APPLICABLE)

SEWER LIFT STATION

PROPOSED POND SITE

2 PROPOSED BRIDGES

SEWER LINE TO NW TREATMENT FACILITY





BUILDING 2 -FRONT



BUILDING 1, 3, 4 -SIDE

CHARACTER ELEVATIONS

SCALE: 3/32"=1'-0" (24"x36" SHEET)



A404

MONTECILLO MESA ST (UNIT 1&2)

EPT LAND
EL PASO, TX

HPA#09138.02



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JUNE 26, 2009



FRONT ELEVATION



SIDE ELEVATION

CHARACTER ELEVATIONS

MONTECILLO CASTELLANO SENIOR
EPT LAND COMMUNITIES

OCTOBER 8, 2009

EL PASO, TX

HPA#: 09285



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BUILDING ELEVATION 1



BUILDING ELEVATION 2

CHARACTER ELEVATIONS

MONTECILLO CASTELLANO 14 ACRES
EPT LAND COMMUNITIES

OCTOBER 8, 2009

EL PASO, TX

HPA#: 09255



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