

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

DEPARTMENT: City Development

AGENDA DATE: September 18, 2012

CONTACT PERSON/PHONE: Mathew McElroy/Jane Tomchik – 541-4897

DISTRICT(S) AFFECTED: 8

SUBJECT:

Discussion and Action on Resolution to authorize the City Manager to execute, on behalf of the City of El Paso, a Contract of Sale with Harl E. Dixon for the purchase of 227 Campbell 1 to 5 and 227 Campbell 6 to 8, addition to the City of El Paso, El Paso County Texas, municipally known as 801 and 811 Texas respectively in the amount of two million and three hundred thousand dollars (\$2,300,000) inclusive.

BACKGROUND / DISCUSSION:

On June 26, 2012, Council approved a resolution authorizing the City Manager to execute a Term Sheet with Mountain Star Sports Group to construct a AAA ball park in the event that the Group finalizes the purchase of a AAA baseball team; and to pursue a financing plan for the construction the ball park on the site of the current City Hall. The resolution further authorized the City Manager to pursue alternate locations for City Hall administration and operations.

PRIOR COUNCIL ACTION:

On August 7, 2012, Council authorized the City Manager to pursue further negotiation and finalization of a purchase contract for 801/11 Texas.

AMOUNT AND SOURCE OF FUNDING:

Certificates of Obligation and other funding sources to cover the purchase price and other costs related to closing.

BOARD / COMMISSION ACTION:

Enter appropriate comments or N/A
NA

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

DEPARTMENT HEAD:



(Example: if RCA is initiated by Purchasing, client department should sign also)
Information copy to appropriate Deputy City Manager

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the City Manager be authorized to sign a Contract of Sale between HARL E. DIXON ("Seller") and the CITY OF EL PASO ("Purchaser"), for the purchase of the real property municipally known and numbered as 801 and 811 Texas Street, El Paso, El Paso County, Texas more particularly described as Lots 1 through 8, Block 227, Campbell's Addition an Addition to the City of El Paso, El Paso County, Texas, according to the City Block Map in the Office of the County Clerk of El Paso County, Texas;

And that the City Manager, or her designee, be authorized to sign any documents approved by the City Attorney to consummate the purchase and to make any necessary and appropriate budget transfers to accomplish the intent of this Resolution.

ADOPTED this _____ day of _____, 2012

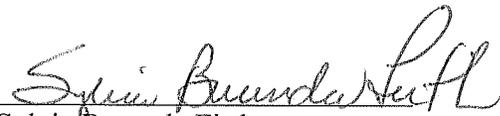
THE CITY OF EL PASO

John F. Cook
Mayor

ATTEST:

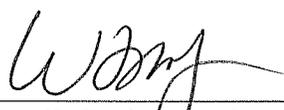
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Sylvia Borunda Firth
City Attorney

APPROVED AS TO CONTENT:



William F. Studer, Jr., Deputy City Manager
Development and Tourism



Google earth

feet
meters



**SUMMARY REPORT
OF
A REAL PROPERTY APPRAISAL**

**GALLERIA SAN YSIDRO
801 & 811 TEXAS AVENUE
EL PASO, TEXAS**

APPRAISER'S FILE REFERENCE #3922

PREPARED FOR:

**City of El Paso
Attn: City Manager
#2 civic Center Plaza, 10th Floor
El Paso, Texas 79901-1196**

PREPARED BY:

**Mr. Walker R. Beard, MAI
Wilkinson, Pendergras & Beard, LP
P.O. Box 13501
El Paso, Texas 79913-3501**

**CURRENT DATE OF VALUATION
August 15, 2012**

WILKINSON, PENDERGRAS, & BEARD, L.P.

REAL PROPERTY APPRAISALS - PARTIAL INTERESTS - VALUATION CONSULTING

WALKER R. BEARD, CCIM, CPM, MAI **
GENEVIEVE S. PENDERGRAS **
JACK H. WILKINSON, MAI*, CPA, ABV
**State Certified - Texas & New Mexico
* State Certified - Texas

P.O. BOX 13501
EL PASO, TX 79913
VOICE (915) 845-3459
TELEFAX (915) 242-0935
WWW.BORDERAPPRAISAL.COM

August 20, 2012

City of El Paso
Attn: City Manager
#2 civic Center Plaza, 10th Floor
El Paso, Texas 79901-1196

Re: Galeria San Ysidro
801 and 811 Texas Avenue
El Paso, Texas
Appraiser's File Reference #3922

Ladies and Gentlemen:

Pursuant to your request for a Summary Appraisal Report of the fee simple rights of ownership of the buildings located at 801 and 811 Texas Avenue, El Paso, Texas, and more particularly described by the legal description contained herein, I submit the attached appraisal report. The use of this report is subject to the specific requirements of the Appraisal Institute relating to review by its duly authorized representatives and the attached limiting conditions. This appraisal was prepared in accordance with the requirements of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) relating to appraisal standards as enumerated in Chapter 12, Code of Federal Regulation, Part 34 (12 CFR 34). I estimate a reasonable exposure time for the subject of 12 months or less.

The appraisal reflects a summary report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

THIS LETTER MUST REMAIN ATTACHED TO THE REPORT, WHICH IS 99 PAGES INCLUDING RELATED ADDENDA, IN ORDER FOR THE VALUE OPINION SET FORTH TO BE CONSIDERED VALID.

City Manager
City of El Paso
August 20, 2012

I am of the opinion that the current market value of the fee simple rights of ownership of the subject as of August 15, 2012, is:

TWO MILLION ONE HUNDRED EIGHTY THOUSAND DOLLARS

(\$2,180,000). *

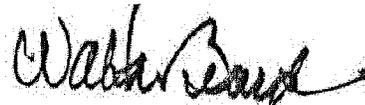
** Subject to the Extraordinary Assumptions and Limiting Conditions as noted on Page 7 of this report.*

Market Value as used in this report is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer.

My appraisal is based on estimates, assumptions and other information developed from research of the market, knowledge of the industry, and information that was provided. I have not, as part of my valuation, performed an audit or review of the financial information used and, therefore, I do not express an opinion or any other form of assurance with regard to the same. Under the terms of this engagement, I have no obligation to revise this report or the estimated financial results to reflect events or conditions, which occur subsequent to the date of this appraisal.

I, the undersigned, do hereby certify that to the best of my knowledge and belief, the facts and data used herein are true and correct, that Walker R. Beard has personally inspected the subject property, and that I have no interest present or current therein.

Respectfully submitted,



Walker R. Beard, MAI
State Certified
TX -1320551-G

THIS LETTER MUST REMAIN ATTACHED TO THE REPORT, WHICH IS 99 PAGES INCLUDING RELATED ADDENDA, IN ORDER FOR THE VALUE OPINION SET FORTH TO BE CONSIDERED VALID.

EXECUTIVE SUMMARY

Current Date of Appraisal: August 15, 2012
Date of Report: August 20, 2012
Appraiser's File Reference: #3922
Legal Address: 801 & 811 Texas Avenue
El Paso, TX
Land Size: 24,960 Sq. Ft.
Improvement Description: 68,400 Gross Sq. Ft.
Zoning: M-1, Light Manufacturing
District
Interest Appraised: 100% Fee Simple – Land
100% Fee Simple – Impr.

OPINION OF CURRENT VALUE	
FINAL VALUE ESTIMATE	\$ 2,180,000 *

** Subject to the Extraordinary Assumptions and Hypothetical Conditions as noted on Page 7 of this report.*

▼ Property

Account

Property ID: 272715 Legal Description: 227 CAMPBELL 1 TO 5 (15600 SQ FT)
 Geographic ID: C05099922700100 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 801 TEXAS AVE Mapsco:
 EL PASO, TX
 Neighborhood: CBD EAST FRINGE Map ID: NWC173
 Neighborhood CD: 215

Owner

Name: DIXON HARL E Owner ID: 128509
 Mailing Address: 205 CANYON TERRACE DR % Ownership: 100.0000000000%
 EL PASO, TX 79902

Exemptions:

▼ Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$467,062	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$312,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$779,062	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$779,062	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$779,062	

▼ Taxing Jurisdiction

Owner: DIXON HARL E
 % Ownership: 100.0000000000%
 Total Value: \$779,062

Entit y	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CENTRAL APPRAISAL DISTRICT	0.00000 0	\$779,062	\$779,062	\$0.00
CEP	CITY OF EL PASO	0.65840 4	\$779,062	\$779,062	\$5,129.37
G01	EL PASO COUNTY	0.36119	\$779,062	\$779,062	\$2,813.94

		6			
IEP	EL PASO I.S.D.	1.23500 0	\$779,062	\$779,062	\$9,621.41
SCC	EL PASO COMMUNITY COLLEGE	0.11544 2	\$779,062	\$779,062	\$899.36
SHO	UNIVERSITY MEDICAL CENTER OF EL PASO	0.19236 3	\$779,062	\$779,062	\$1,498.63
STR	TAX INCREMENT REINVESTMENT ZONE	0.00000 0	\$779,062	\$779,062	\$0.00
Total Tax Rate:		2.56240 5			
				Taxes w/Current Exemptions:	\$19,962.71
				Taxes w/o Exemptions:	\$19,962.72

▼ Improvement / Building

Improvement #1:	Commercial	State Code:	F2	Living Area:	62400.0 sqft	Value:	\$467,062
	Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
	MA	MAIN AREA	ILCA	807	1919	46800.0	
	MB4	BSMNT GOOD CONDITION *				15600.0	

▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	215011	ABOVE AVG PRIMARY CORNER	0.3581	15600.00	0.00	0.00	\$312,000	\$0

▼ Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed	
2013	N/A	N/A	N/A	N/A	N/A	N/A	
2012	\$467,062	\$312,000		0	779,062	\$0	\$779,062
2011	\$288,000	\$312,000		0	600,000	\$0	\$600,000
2010	\$288,000	\$312,000		0	600,000	\$0	\$600,000

2009	\$288,000	\$312,000	0	600,000	\$0	\$600,000
2008	\$439,911	\$312,000	0	751,911	\$0	\$751,911

▼ Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/1/2000 12:00:00 AM	UNK	UNKNOWN		UNION MANUFACTURING CO	0000	000	0
2	12/12/1994 12:00:00 AM	R	Resticted Sale	UNION MANUFACTURING CO	DIXON, HARL E	2831	169	9

All information contained herein, is considered in the public domain and is distributed without warranty of any kind, implied, expressed or statutory. The El Paso Central Appraisal District makes no claims, promises or guarantees about the accuracy, completeness, or adequacy of this information and expressly disclaims liability for any errors and omissions.

Information relating to 2012 should be considered a "work in progress". Prior year data is informational only and does not necessarily replicate the values certified to the tax office.

Building and land detail information is not available prior to 2009.

▼ Property

Account

Property ID: 379213 Legal Description: 227 CAMPBELL 6 TO 8 (9360 SQ FT)
 Geographic ID: C05099922702400 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 811 TEXAS AVE Mapsco:
 EL PASO, TX
 Neighborhood: CBD EAST FRINGE Map ID: NWC173
 Neighborhood CD: 215

Owner

Name: DIXON HARL E Owner ID: 128509
 Mailing Address: 205 CANYON TERRACE DR % Ownership: 100.0000000000%
 EL PASO, TX 79902

Exemptions:

▼ Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$72,107	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$140,400	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$212,507
(-) Ag or Timber Use Value Reduction:	-	\$0
<hr/>		
(=) Appraised Value:	=	\$212,507
(-) HS Cap:	-	\$0
<hr/>		
(=) Assessed Value:	=	\$212,507

▼ Taxing Jurisdiction

Owner: DIXON HARL E
 % Ownership: 100.000000000000%
 Total Value: \$212,507

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CENTRAL APPRAISAL DISTRICT	0.00000 0	\$212,507	\$212,507	\$0.00
CEP	CITY OF EL PASO	0.65840 4	\$212,507	\$212,507	\$1,399.16
G01	EL PASO COUNTY	0.36119 6	\$212,507	\$212,507	\$767.56
IEP	EL PASO I.S.D.	1.23500 0	\$212,507	\$212,507	\$2,624.46
SCC	EL PASO COMMUNITY COLLEGE	0.11544 2	\$212,507	\$212,507	\$245.32
SHO	UNIVERSITY MEDICAL CENTER OF EL PASO	0.19236 3	\$212,507	\$212,507	\$408.78
STR	TAX INCREMENT REINVESTMENT ZONE	0.00000 0	\$212,507	\$212,507	\$0.00
Total Tax Rate:		2.56240 5			
				Taxes w/Current Exemptions:	\$5,445.28
				Taxes w/o Exemptions:	\$5,445.29

▼ Improvement / Building

Improvement #1: Commercial **State Code:** F1 **Living Area:** 1760.0 sqft **Value:** \$72,107

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	MYCA	804	1919	1760.0
54S	STORAGE	*		0	4840.0
45B	YARD PAVING--ASPHALT	*		1919	2760.0

▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	215014	ABOVE AVG INSIDE FRONTAGE	0.2149	9360.00	0.00	0.00	\$140,400	\$0

▼ Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013		N/A	N/A	N/A	N/A	N/A
2012	\$72,107	\$140,400		0	212,507	\$0 \$212,507
2011	\$29,778	\$140,400		0	170,178	\$0 \$170,178
2010	\$29,778	\$140,400		0	170,178	\$0 \$170,178
2009	\$29,778	\$140,400		0	170,178	\$0 \$170,178
2008	\$29,778	\$140,400		0	170,178	\$0 \$170,178

▼ Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/27/1996 12:00:00 AM	W	Warranty Deed	BURNS, WARREN T & 2	DIXON, HARL E	3072	3298	
2	1/27/1982 12:00:00 AM	UNK	UNKNOWN		BURNS, WARREN T & 2	1234	1517	
3	1/4/1900 12:00:00 AM	UNK	UNKNOWN	BURNS, WARREN T & 2	CREAMER, W H	0000	0000	

WARRANTY DEED WITH VENDOR'S LIEN

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

THAT WARREN T. BURNS, RAUL A. CARRILLO and WARREN T. BURNS, JR. of the County of El Paso, State of Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution by Grantee herein of one certain promissory note of even date herewith in the original principal sum of SIXTY THOUSAND AND NO/100 (\$60,000.00) DOLLARS payable to the order of BANK OF THE WEST together with interest as in said note provided, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to SOL LITT V, Trustee, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto HARL EUGENE DIXON, whose address is 801 Texas, El Paso, Texas, of the County of El Paso, State of Texas, all of the following described real property in El Paso County, Texas, to-wit:

Lots 6, 7 and 8, Block 227, CAMPBELL'S ADDITION TO EL PASO, TEXAS, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 2, Page 68, Real Property Records, El Paso County, Texas.

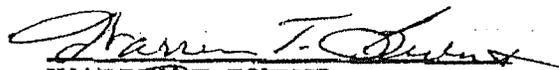
This conveyance and the warranty herein are made expressly subject to: easements, restrictions and reservations of record; Lease dated January 15, 1993, as amended by that certain

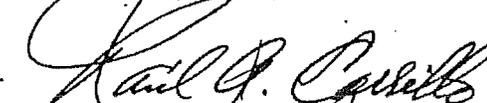
First Addendum dated November 10, 1993, and as further amended by Amendment to Lease Agreement of even date herewith, between Warren T. Burns a/k/a/ Warren Burns, Sr., Raul A. Carillo a/k/a Raul Carillo A. and Warren T. Burns, Jr. a/k/a Warren Burns, Jr. as Landlord and Marcel Amzallag as Tenant; rights of parties in possession; and taxes for the year of 1996 and thereafter.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, his heirs, executors and administrators forever; and we do hereby bind ourselves, our heirs, executors and administrators to **WARRANT** and **FOREVER DEFEND** all and singular the said premises unto the said Grantee, his heirs, executors and administrators, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, subject to the matters aforesaid.

But it is expressly agreed and stipulated that the Vendor's lien, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon is fully paid according to its face and tenor, effect and reading, when this Deed shall become absolute.

SIGNED this 28th day of JUNE, 1996, to be effective
June 27, 1996.

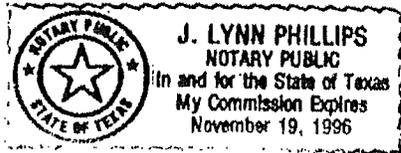

WARREN T. BURNS


RAUL A. CARRILLO


WARREN T. BURNS, JR.

THE STATE OF TEXAS)
COUNTY OF EL PASO)

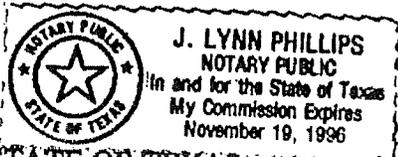
This instrument was executed this 28th day of June, 1996, by ^{WARREN} ~~WILLIAM T.~~ BURNS. JLP



J. Lynn Phillips
Notary Public, State of Texas

THE STATE OF TEXAS)
COUNTY OF EL PASO)

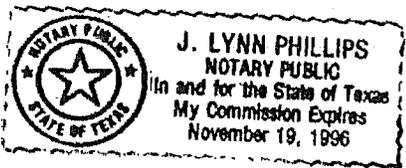
This instrument was executed this 28th day of June, 1996, by RAUL A. CARRILLO.



J. Lynn Phillips
Notary Public, State of Texas

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument was executed this 28th day of June, 1996, by WARREN T. BURNS, JR.



J. Lynn Phillips
Notary Public, State of Texas

Pa-088/burn-dlx.doc

4

Doc# 96040957
Pages: 3
Date : 07-02-1996
Time : 03:54:48 P.M.
Filed & Recorded in
Official Records
of EL PASO County, TX.
HONORABLE HECTOR ENRIQUEZ, JR
COUNTY CLERK
Rec. \$ 13.00

ANY PROVISIONS HEREIN WHICH RESTRICTS THE SALE, RENTAL
OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR
OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

STATE OF TEXAS

COUNTY OF EL PASO

I hereby certify that this instrument was filed on the date and time
stamped hereon by me and was duly recorded in the volume and page
of the Official Public Record of Real Property El Paso County, Texas.

JUL 2 1996



[Handwritten signature]

EL PASO COUNTY, TEXAS

*Return to:
Hazel Eugene Dixon
801 Texas
El Paso, Texas
79901*

94-87802

LT # 94-3351
106-47⁰⁰

WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS)
)
COUNTY OF EL PASO)

KNOW ALL MEN BY THESE PRESENTS:

That UNION MANUFACTURING COMPANY (*Grantor*) for an adequate consideration to it in hand paid and agreed to be performed by HARL E. DIXON (*Grantee*), whose address is 187 North Old Pueblo Road, El Paso, Texas 79907, as follows:

- (1) Ten Dollars (\$10.00) cash and other valuable consideration;
- (2) Two Hundred Seventy-Five Thousand and No/100 Dollars (\$275,000.00) by Grantee's execution and delivery of a Promissory Note in that amount payable to the order of Bank of the West, bearing interest and payable as provided in said Note; which Note is secured by a Vendor's Lien retained herein and by a Deed of Trust of even date from Grantee to Sol Litt, V, Trustee for Bank of the West;

has GRANTED, SOLD and CONVEYED and by these presents, does hereby GRANT, SELL and CONVEY unto the said Grantee all that certain parcel of land situated in El Paso County, Texas, and more particularly described as follows:

Lots 1 through 5, Block 227, CAMPBELL ADDITION, an addition to the City of El Paso, El Paso County, Texas.

TO HAVE AND TO HOLD the above-described premises together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, his heirs, administrators, representatives, executors, successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns to warrant and forever defend, all and singular, the said premises unto the said Grantee, his heirs, administrators, representatives, executors, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IT IS EXPRESSLY AGREED AND STIPULATED that a Vendor's Lien in favor of Bank of the West is retained against the above-described property, premises and improvements until the Promissory Note described under subparagraph (2) hereinabove and all interest thereon has been fully paid according to its face, tenor, effect and reading when this Deed shall become absolute.

IN WITNESS WHEREOF this Warranty Deed with Vendor's Lien is executed this the 12TH day of DECEMBER, 1994.

UNION MANUFACTURING COMPANY

By: Albert P. Harris
Name: ALBERT P. HARRIS
Title: President

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

This instrument was acknowledged before me on DECEMBER _____, 1994, by _____, _____ of Union Manufacturing Company, a _____ corporation, on behalf of said corporation.

Notary Public in and for the
State of Texas
My commission Expires: _____

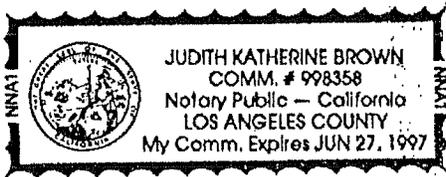
After recording, return to:
Harl E. Dixon
187 North Old Pueblo Road
El Paso, Texas 79907

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On December 13, 1994, before me, Judith Katherine Brown, Notary Public, personally appeared Albert P. Harris, personally known to me OR proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Judith Katherine Brown

Signature of Notary

94-87802

4

FILED FOR RECORD
IN MY OFFICE

'94 DEC 16 P3 50

~~H C~~
COUNTY CLERK
EL PASO COUNTY, TEXAS

ANY PROVISIONS HEREIN WHICH RESTRICTS THE SALE, RENTAL
OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR
OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW
STATE OF TEXAS COUNTY OF EL PASO
I hereby certify that this instrument was filed on the date and time
stamped hereon by me and was duly recorded in the volume and page
of the Official Public Record of Real Property El Paso County, Texas.

DEC 16 1994



~~H C~~
EL PASO COUNTY, TEXAS

*AFTER RECORDING
Return to:*

*HARVEY E. DIXON
P. O. Box 17913
EL PASO TEXAS*

79917