

**CITY OF EL PASO, TEXAS  
REQUEST FOR COUNCIL ACTION (RCA)**

**DEPARTMENT:** Law office of Delgado Acosta Spencer Linebarger & Perez, LLP

**AGENDA DATE:** \_\_\_\_\_

**CONTACT PERSONS/PHONE:** Carmen I Perez 545-5481

**DISTRICT(S) AFFECTED:** CITY TAX OFFICE

**SUBJECT:**

**APPROVE** a resolution / ordinance / lease to do what? **OR AUTHORIZE** the City Manager to do what? Be descriptive of what we want Council to approve. Include \$ amount if applicable.

Approve a Resolution whereby City of El Paso requests it's outside counsel to sell real property in accordance with Section 253.008 of the Texas Local Government Code.

SEE ATTACHED "A"

**BACKGROUND / DISCUSSION:**

**Discussion of the what, why, where, when, and how to enable Council to have reasonably complete description of the contemplated action. This should include attachment of bid tabulation, or ordinance or resolution if appropriate. What are the benefits to the City of this action? What are the citizen concerns?**

The properties belong to the City via a Special Warranty Deed filed on July 27, 1994, as a result of an order issued by the United States Bankruptcy Court. The purpose of the sale is to try and put the properties back on the tax rolls to generate revenue.

**PRIOR COUNCIL ACTION:**

**Has the Council previously considered this item or a closely related one?**

No.

**AMOUNT AND SOURCE OF FUNDING:**

**How will this item be funded? Has the item been budgeted? If so, identify funding source by account numbers and description of account. Does it require a budget transfer?**

No additional cost to the City.

**BOARD / COMMISSION ACTION:**

None at this time.

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) \_\_\_\_\_ **FINANCE:** \_\_\_\_\_ n/a \_\_\_\_\_

**DEPARTMENT HEAD:** \_\_\_\_\_

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

## RESOLUTION

**WHEREAS**, the City of El Paso (the "City") filed a proof of claim for taxes owing on the properties described in Exhibit "A," attached hereto and incorporated herein by reference, in the Chapter 11 proceeding of WCL, Inc., Case Number 93-31015-LCM, United States Bankruptcy Court Western District of Texas, El Paso Division; and

**WHEREAS**, the City acquired title to the properties described in Exhibit "A," by Special Warranty Deed filed and recorded in Volume 2772, Page 1163, Deed Records of El Paso County, Texas, from WCL, Inc., pursuant to the Order Confirming Fourth Amended Plan of Reorganization As Modified, filed May 26, 1994, in satisfaction of the \$55,000 claim for delinquent taxes allowed in the Chapter 11 proceeding of WCL, Inc. by Order filed June 30, 1994; and

**WHEREAS**, the properties described in Exhibit "A" do not generate taxes for the taxing jurisdictions in which they are located; and

**WHEREAS**, the City finds there would be a public purpose in the sale of the identified parcels if the properties can be returned to the tax rolls and the taxing jurisdictions could receive their *pro rata* share according to the amount each jurisdiction was owed in taxes from the basis of any proceeds received from the sale of the properties; and

**WHEREAS**, the City desires its outside counsel to sell said properties by public auction in accordance with Section 253.008, subsections (a) and (b) of the Texas Local Government Code, which allows the City to sell real property owned by the City by public auction.

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

**THAT** the City finds that the properties described in Exhibit "A", attached hereto and incorporated herein by reference, were acquired by the City for the benefit of the taxing jurisdictions in which the properties are located; and

**THAT** the City requests the law firm of Delgado Acosta Spencer Linebarger & Perez, LLP, to sell by public auction, in accordance with Section 253.008, subsections (a) and (b) of the Texas Local Government Code, the properties described in Exhibit "A" "AS IS"; and

**THAT** the City requests the City Tax Collector to distribute any proceeds generated from the public auction, after costs, to the taxing jurisdictions on a *pro rata* basis according to the amount each jurisdiction was owed in taxes at the time the City filed a proof of claim in Case Number 93-31015-LCM.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2007.

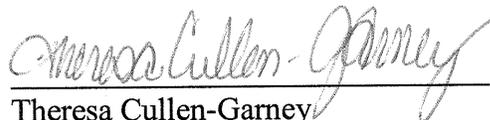
CITY OF EL PASO:

\_\_\_\_\_  
John F. Cook  
Mayor

ATTEST:

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Theresa Cullen-Garney  
Deputy City Attorney

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Juan Sandoval  
Tax Assessor-Collector

**MEMORANDUM**

**DELGADO ACOSTA SPENCER LINEBARGER & PEREZ, LLP**

**TO: MAYOR AND COUNCIL OF THE CITY OF EL PASO**  
**FROM: CARMEN PEREZ** *CP*  
**DATE: DECEMBER 7, 2007**  
**RE: RESALE OF PROPERTY**

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Mr. Sandoval has requested that the City Council consider a resolution to sell properties located outside of the city limits by public auction in accordance with Section 253.008 of the Texas Local Government Code. The properties are listed in Attachment A.

Please be advised that these are not properties subject to the resale procedures set out in the provisions of the Texas Property Tax Code, as they are not "struck-off" properties. In other words, these properties were not subject of a standard delinquent-tax judgment whereby the district court ordered the sale of the properties via public auction.

The properties actually belong to the City via a Special Warranty Deed that was filed on July 27, 1994, as a result of an order issued by the United States Bankruptcy Court for the Western District of Texas on May 26, 1994. The conveyance of the properties to the City was ordered by the Court to satisfy a \$55,000 claim for delinquent taxes we filed in the bankruptcy proceedings against WCL.

Mr. Sandoval has informed our office that there is an interested purchaser for at least one of the subject properties and he has requested our office to post these properties for sale. Therefore, because the properties cannot be sold as "tax resale" properties per the Tax Code, the most convenient manner whereby these properties may be sold is by public auction per Tex. Local Gov't Code 253.008. This section requires publishing notice of the sale of the properties for three consecutive weeks in a newspaper of general circulation in the county at least 20 days before the sale. This notice must include a general description of the property, including its location, and the date, time, and location of the auction.

If the resolution is approved the properties will be posted for sale as mentioned above. We will be present to address any questions Council has regarding this matter.

**Attachment "A"**

Quintas Unit 2, Replat "A", Block 1, Lot 4, Las Quintas, Unit 2, El Paso County, Texas.  
(PID #L215-000-0010-0400)

Quintas Unit 2, Replat "A", Block 2, Lot 1, Las Quintas, Unit 2, El Paso County, Texas.  
(PID #L215-000-0020-0100)

Quintas Unit 2, Replat "A", Block 2, Lot 3, Las Quintas, Unit 2, El Paso County, Texas.  
(PID #L215-000-0020-0300)

7 Las Quintas Unit #2, Northeasterly Portion of Lot 4, (235.66 feet on the North, 38 feet on the Street, Irregular on the South), 5689.50 sq. ft.  
(PID #L215-000-0070-0400)

7 Las Quintas Unit #2, Southeasterly Portion of Lot 5, (38 ft. on the South, 235.66 feet on the South, Irregular on the North), 5166.34 sq. ft.  
(PID #L215-000-0070-0500)

7 Las Quintas Unit #2, Northeasterly Portion of Lot 46 (235.66 feet on the North, 38 feet on the Street, Irregular on the South), 5689.50 sq. ft.  
(PID #L215-000-0070-0600)

8 Las Quintas Unit #2, Northeasterly Portion of Lot 2, (235.66 feet on the North, 38 feet on the Street, Irregular on the South), 5689.47 sq. ft.  
(PID #L215-000-0080-0200)

8 Las Quintas Unit #2, Southeasterly Portion of Lot 3, (235.66 feet on the North, 39 feet on the Street, Irregular on the South), 5166.31 sq. ft.  
(PID #L215-000-0080-0300)

94-54451

SPECIAL WARRANTY DEED

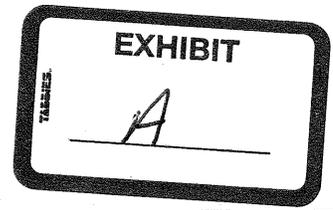
STATE OF TEXAS       )  
                                  )  
COUNTY OF EL PASO    )

WCL, INC., a Texas corporation, Grantor, whose address is 50 California Street, Suite 910, San Francisco, California 94111, pursuant to the Order Confirming Fourth Amended Plan of Reorganization As Modified, filed May 26, 1994 in satisfaction of the \$55,000.00 claim allowed in the Chapter 11 proceeding of WCL, INC. by Order filed June 30, 1994 (In re: WCL, Inc., Case No. 93-31015-LMC, United States Bankruptcy Court, Western District of Texas, El Paso Division), hereby GRANTS, SELLS and CONVEYS to THE CITY OF EL PASO, Grantee, whose address is c/o El Paso County Tax Assessor, 500 East Overland, El Paso, Texas 79901 and whose counsel is Calame, Lineberger, Graham & Pena, L.L.P., P.O. Box 17428, Austin, Texas 78760, all of the following described real property (the "Property") located in El Paso County, Texas:

All of that certain real property located in El Paso County, Texas, as particularly described in Exhibit "A" attached hereto.

This conveyance is subject to the following:

1. All restrictions, reservations, rights-of-way, and easements running with the land, of record, shown on any recorded plat, or visible or apparent on or across the Property, and any zoning ordinances;
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping or improvements;
3. Rights of parties in possession including but not limited to those parties in possession under any unrecorded leases and/or rental agreements, and/or contracts of sale; and
4. Standby fees and taxes for the year 1994 and thereafter, the payment of which is hereby expressly assumed by Grantee.

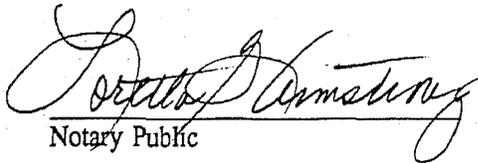




State of California )  
 ) ss  
County of San Francisco )

On this 25<sup>th</sup> day of July, 1994, before me, the undersigned Notary Public, personally appeared MARIAN HAMLEN, 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 entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

  
Notary Public



<u>Description</u>	<u>Tax Assessed*</u> <u>Value</u>
1. Quintas Unit 2, Replat "A", Block 1, Lot 4 Las Quintas, Unit 2, El Paso County, Texas. PID Number 215-000-0010-0400	\$14,131.00
2. Quintas Unit 2, Replat "A" Block 2, Lot 1 Las Quintas, Unit 2, El Paso County, Texas. PID Number 215-000-0020-0100	\$14,702.00
3. Quintas Unit 2, Replat "A", Block 2, Lot 3 Las Quintas, Unit 2, El Paso County, Texas. PID Number 215-000-0020-0300	\$14,131.00
4. 7 Las Quintas Unit #2, NEly Pt of 4 (235.66 Ft. on N, 38 Ft on St, Irreg on S) 5689.50 Sq. Ft. PID Number L215-000-0070-0400	\$2,617.00
5. 7 Las Quintas Unit #2, SEly Pt of 5 (38 Ft on S, 235.66 Ft on S, Irreg on N) 5166.34 Sq. Ft. PID Number L215-000-0070-0500	\$2,377.00
6. 7 Las Quintas Unit #2, NEly Pt of 6 (235.66 Ft. on N, 38 Ft on St, Irreg on S) 5689.50 Sq. Ft. PID Number L215-000-0070-0600	\$5,234.00
7. 8 Las Quintas Unit #2, NEly Pt of 2 (235.66 Ft. on N, 38 Ft on St, Irreg on S) 5689.47 Sq. Ft. PID Number L215-000-0080-0200	\$5,234.00
8. 8 Las Quintas Unit #2, SEly Pt of 3 (235.66 Ft. on S, 39 Ft on St, Irreg on N) 5166.31 Sq. Ft. PID Number L215-000-0080-0300	\$5,518.00
TOTAL	\$63,944.00

The above described properties can be found on the attached plat map.

\*Notices of the Appraised Values for 1992 for the properties are attached.

EXHIBIT "A"



**EL PASO CENTRAL APPRAISAL DISTRICT**  
 1720 Murchison Drive  
 El Paso, Texas 79902-2910

**NOTICE OF APPRAISED VALUE 1992**

**NOTE: THIS IS NOT A TAX STATEMENT. DO NOT PAY FROM THIS NOTICE.**



MARTINEZ, REBECCA G (CS)  
 3100 TRAWOOD DR # B  
 EL PASO TX 79936-4331

P.I.D.N.: L215-000-0010-0400  
 Legal Description:

1 LAS QUINTAS  
 LOT 4

Date of Notice: 24-JUN-92

Phone Number: 915-533-1904

ENTITY	100% VALUE	AG. VALUE	ASSES. VALUE	EXEMPTIONS	NET TAX VALUE	TAX RATE	1991 VALUE	
COUNTY	9997	0	9997	0	9997	0.2535	25.35	
HOSP	9997	0	9997	0	9997	0.2146	21.46	
COMCOL	9997	0	9997	0	9997	0.0989	9.89	
HMUD	9997	0	9997	0	9997	1.3263	132.60	
CLISD	9997	0	9997	0	9997	0.6120	61.18	
FIRE#2	9997	0	9997	0	9997	0.0300	3.00	
CED	9997	0	9997	0	9997	0.8360	83.57	
LAST YEAR'S TAX SUMMARY ----->								337.05

ENTITY	100% VALUE	AG. VALUE	ASSES. VALUE	EXEMPTIONS	NET TAX VALUE	TAX RATE	1992 VALUE	
COUNTY	14131	0	14131	0	14131	0.2300	32.50	
HOSP	14131	0	14131	0	14131	0.1963	27.75	
COMCOL	14131	0	14131	0	14131	0.0902	12.76	
HMUD	14131	0	14131	0	14131	1.3125	185.47	
CLISD	14131	0	14131	0	14131	0.5972	84.39	
FIRE#2	14131	0	14131	0	14131	0.0295	4.18	
CED	14131	0	14131	0	14131	0.8200	115.87	
THIS YEAR'S PROPOSED TAXES ----->								462.92

The 1992 Estimated Tax Rates indicated for these Taxing Units as calculated will raise the same amount of revenue for operating purposes from properties taxed in 1991 as these units raised for those purposes in 1991. Each governing body of these Taxing Units may NOT adopt a rate that will increase tax revenue for properties taxed in 1991 without publishing notice in a newspaper that it is considering a tax increase and holding a hearing for taxpayers to discuss the tax increase. The 1992 Estimated Taxes indicated would be levied on the above described property if the Taxing Units adopted these 1992 Estimated Tax Rates.

EXEMPTION TYPE CODE 0000 SEE REVERSE CLAVES DE EXENCION 0000 VEA AL REVERSO

"THE TEXAS LEGISLATURE DOES NOT SET THE AMOUNT OF YOUR LOCAL TAXES YOUR PROPERTY TAX BURDEN IS DECIDED BY YOUR LOCALLY ELECTED OFFICIALS, AND ALL INQUIRIES CONCERNING YOUR TAXES SHOULD BE DIRECTED TO THOSE OFFICIALS."

PLEASE READ: If you feel that the 1992 proposed value for the above described property is incorrect, please contact the appraisal district office immediately at 533-1904. If the Chief Appraiser is unable to resolve the situation, you will be given an opportunity to schedule a hearing with the Appraisal Review Board. The Appraisal Review Board will begin hearing protests on \_\_\_\_\_ at the Central Appraisal District office

JUN 08, 1992

FAVOR DE LEER: Cree ud. que el valor fijado a su propiedad para 1992 es incorrecto, favor de comunicarse inmediatamente al Distrito de Valoración al tel. 533-1904. Si la Directora del Distrito de Valoración no puede resolver su situación, se la dara la oportunidad para que rinda una protesta ante el Consejo de Revisión de Valoración. El Consejo de Revisión de Valoración empezara las audiencias para las protestas el \_\_\_\_\_ en las oficinas del Distrito de Valoración.

JUN 08, 1992

225  
000142

VERY IMPORTANT PROCEDURES ON  
REVERSE SIDE -- PLEASE READ.

PROCEDIMIENTOS MUY IMPORTANTES AL REVERSO  
DE ESTE DOCUMENTO -- FAVOR DE LEER.

EL PASO CENTRAL APPRAISAL DISTRICT  
1720 Murchison Drive  
El Paso, Texas 79902-2910

**NOTICE OF APPRAISED VALUE - 1992**

**NOTE: THIS IS NOT A TAX STATEMENT**

**DO NOT PAY FROM THIS NOTICE**

CHAVEZ, HECTOR & JUANA (CS)  
3100 TRAWOOD DR # B  
EL PASO TX 79936-4331

P.I.D.N: L215-000-0020-0100  
Legal Description:

2 LAS QUINTAS  
LOT 1 (.503 ACRE)

Date of Notice: 24-JUN-92

Phone Number 915-533-1904

ENTITY	100% VALUE	TAG VALUE	ASSES VALUE	EXEMPTIONS	NET TAX VALUE	TAX RATE	1991 VALUE	
COUNTY	10955	0	10955	0	10955	0.2535	27.78	
HOSP	10955	0	10955	0	10955	0.2146	23.52	
COMCOL	10955	0	10955	0	10955	0.0989	10.84	
HMUD	10955	0	10955	0	10955	1.3263	145.30	
CLISD	10955	0	10955	0	10955	0.6120	67.04	
FIRE#2	10955	0	10955	0	10955	0.0300	3.29	
CED	10955	0	10955	0	10955	0.8360	91.58	
LAST YEAR'S TAX SUMMARY ----->								369.35

ENTITY	100% VALUE	TAG VALUE	ASSES VALUE	EXEMPTIONS	NET TAX VALUE	TAX RATE	1992 VALUE	
COUNTY	14702	0	14702	0	14702	0.2300	33.82	
HOSP	14702	0	14702	0	14702	0.1963	28.87	
COMCOL	14702	0	14702	0	14702	0.0902	13.27	
HMUD	14702	0	14702	0	14702	1.3125	192.97	
CLISD	14702	0	14702	0	14702	0.5972	87.80	
FIRE#2	14702	0	14702	0	14702	0.0295	4.34	
CED	14702	0	14702	0	14702	0.8200	120.56	
THIS YEAR'S PROPOSED TAXES ----->								481.63

The 1992 Estimated Tax Rates indicated for these Taxing Units as calculated will raise the same amount of revenue for operating purposes from properties taxed in 1991 as these units raised for those purposes in 1991. Each governing body of these Taxing Units may NOT adopt a rate that will increase tax revenue for properties taxed in 1991 without publishing notice in a newspaper that it is considering a tax increase and holding a hearing for taxpayers to discuss the tax increase. The 1992 Estimated Taxes indicated would be levied on the above described property if the Taxing Units adopted these 1992 Estimated Tax Rates.

EXEMPTION TYPE CODE 0000 SEE REVERSE CLAVES DE EXENCION 0000 VEA AL REVERSO

"THE TEXAS LEGISLATURE DOES NOT SET THE AMOUNT OF YOUR LOCAL TAXES. YOUR PROPERTY TAX BURDEN IS DECIDED BY YOUR LOCALLY ELECTED OFFICIALS, AND ALL INQUIRIES CONCERNING YOUR TAXES SHOULD BE DIRECTED TO THOSE OFFICIALS."

PLEASE READ: If you feel that the 1992 proposed value for the above described property is incorrect, please contact the appraisal district office immediately at 533-1904. If the Chief Appraiser is unable to resolve the situation, you will be given an opportunity to schedule a hearing with the Appraisal Review Board. The Appraisal Review Board will begin hearing protests on at the Central Appraisal District office.

JUN 08, 1992

FAVOR DE LEER: Cree ud que el valor fijado a su propiedad para 1992 es incorrecta, favor de comunicarse inmediatamente al Distrito de Valoración al tel. 533-1904. Si la Directora del Distrito de Valoración no puede resolver su situación, se la dará la oportunidad para que rinda una protesta ante el Consejo de Revisión de Valoración. El Consejo de Revisión de Valoración empezara las audiencias para las protestas el en las oficinas del Distrito de Valoración.

JUN 08, 1992

225  
000082

VERY IMPORTANT PROCEDURES ON  
REVERSE SIDE -- PLEASE READ.

PROCEDIMIENTOS MUY IMPORTANTES AL REVERSO  
DE ESTE DOCUMENTO -- FAVOR DE LEER.

EL PASO CENTRAL APPRAISAL DISTRICT  
1720 Murchison Drive  
El Paso, Texas 79902-2910

**NOTICE OF APPRAISED VALUE 1992**

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CORRAL, ARMANDO (CS)  
3100 TRAWOOD DR # B  
EL PASO TX 79936-4331

P.I.D.N.: L215-000-0020-0300  
Legal Description:

2 LAS QUINTAS  
LOT 3

Date of Notice: 24-JUN-92

Phone Number 915-533-1904

ENTITY	100% VALUE	AG VALUE	ASSES VALUE	EXEMPTIONS	NET TAX VALUE	TAX RATE	1991 VALUE
COUNTY	9997	0	9997	0	9997	0.2535	25.35
HOSP	9997	0	9997	0	9997	0.2146	21.46
COMCOL	9997	0	9997	0	9997	0.0989	9.89
HMUD	9997	0	9997	0	9997	1.3263	132.60
CLISD	9997	0	9997	0	9997	0.6120	61.18
FIRE#2	9997	0	9997	0	9997	0.0300	3.00
CED	9997	0	9997	0	9997	0.8360	83.57
LAST YEAR'S TAX SUMMARY ----->							337.05

ENTITY	100% VALUE	AG VALUE	ASSES VALUE	EXEMPTIONS	NET TAX VALUE	TAX RATE	1992 VALUE
COUNTY	14131	0	14131	0	14131	0.2300	32.50
HOSP	14131	0	14131	0	14131	0.1963	27.75
COMCOL	14131	0	14131	0	14131	0.0902	12.76
HMUD	14131	0	14131	0	14131	1.3125	185.47
CLISD	14131	0	14131	0	14131	0.5972	84.39
FIRE#2	14131	0	14131	0	14131	0.0295	4.18
CED	14131	0	14131	0	14131	0.8200	115.87
THIS YEAR'S PROPOSED TAXES ----->							462.92

The 1992 Estimated Tax Rates indicated for these Taxing Units as calculated will raise the same amount of revenue for operating purposes from properties taxed in 1991 as these units raised for those purposes in 1991. Each governing body of these Taxing Units may NOT adopt a rate that will increase tax revenue for properties taxed in 1991 without publishing notice in a newspaper that it is considering a tax increase and holding a hearing for taxpayers to discuss the tax increase. The 1992 Estimated Taxes indicated would be levied on the above described property if the Taxing Units adopted these 1992 Estimated Tax Rates

EXEMPTION TYPE CODE 0000 SEE REVERSE CLAVES DE EXENCION 0000 VEA AL REVERSO

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PLEASE READ: If you feel that the 1992 proposed value for the above described property is incorrect, please contact the appraisal district office immediately at 533-1904. If the Chief Appraiser is unable to resolve the situation, you will be given an opportunity to schedule a hearing with the Appraisal Review Board. The Appraisal Review Board will begin hearing protests on \_\_\_\_\_ at the Central Appraisal District office.

JUN 08, 1992

FAVOR DE LEER: Cree ud. que el valor fijado a su propiedad para 1992 es incorrecta, favor de comunicarse inmediatamente al Distrito de Valoracion al tel. 533-1904. Si la Directora del Distrito de Valoracion no puede resolver su situacion, se la dara la oportunidad para que rinda una protesta ante el Consejo de Revision de Valoracion. El Consejo de Revision de Valoracion empezara las audiencias para las protestas en las oficinas del Distrito de Valoracion.

JUN 08, 1992

EL PASO CENTRAL APPRAISAL DISTRICT  
1720 Murchison Drive  
El Paso, Texas 79902-2910

**NOTICE OF APPRAISED VALUE, 1992**

**NOTE THIS IS NOT A TAX STATEMENT**

**DO NOT PAY FROM THIS NOTICE**

WCL INC  
3100 TRAWOOD DR # B  
EL PASO TX 79936-4331

P.I.D.N.: L215-000-0070-0400

Legal Description:  
7 LAS QUINTAS #2  
NELY PT OF 4 (235.66 FT ON N,  
38 FT ON ST, IRREG ON S)  
5689.50 SQ FT

Date of Notice: 12-JUN-92

Phone Number: 915-533-1904

ENTITY	100% VALUE	AG VALUE	ASSES VALUE	EXEMPTIONS	NET TAX VALUE	TAX RATE	1991 VALUE
COUNTY	1422	0	1422	0	1422	0.2535	3.61
HOSP	1422	0	1422	0	1422	0.2146	3.05
COMCOL	1422	0	1422	0	1422	0.0989	1.41
HMUD	1422	0	1422	0	1422	1.3263	18.86
CLISD	1422	0	1422	0	1422	0.6120	8.70
FIRE#2	1422	0	1422	0	1422	0.0300	0.43
CED	1422	0	1422	0	1422	0.8360	11.89
LAST YEAR'S TAX SUMMARY ----->							47.95

LAND 2617 IMPTS 0 TOTAL VALUE 2617

ENTITY	100% VALUE	AG VALUE	ASSES VALUE	EXEMPTIONS	NET TAX VALUE	TAX RATE	1992 VALUE
COUNTY	2617	0	2617	0	2617	0.2300	6.02
HOSP	2617	0	2617	0	2617	0.1963	5.14
COMCOL	2617	0	2617	0	2617	0.0902	2.36
HMUD	2617	0	2617	0	2617	1.3125	34.35
CLISD	2617	0	2617	0	2617	0.5972	15.63
FIRE#2	2617	0	2617	0	2617	0.0295	0.77
CED	2617	0	2617	0	2617	0.8200	21.46
THIS YEAR'S PROPOSED TAXES ----->							85.73

The 1992 Estimated Tax Rates indicated for these Taxing Units as calculated will raise the same amount of revenue for operating purposes from properties taxed in 1991 as these units raised for those purposes in 1991. Each governing body of these Taxing Units may NOT adopt a rate that will increase tax revenue for properties taxed in 1991 without publishing notice in a newspaper that it is considering a tax increase and holding a hearing for taxpayers to discuss the tax increase. The 1992 Estimated Taxes indicated would be levied on the above described property if the Taxing Units adopted these 1992 Estimated Tax Rates.

EXEMPTION TYPE CODE 0000 SEE REVERSE CLAVES DE EXENCION 0000 VEA AL REVERSO

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PLEASE READ: If you feel that the 1992 proposed value for the above described property is incorrect, please contact the appraisal district office immediately at 533-1904. If the Chief Appraiser is unable to resolve the situation, you will be given an opportunity to schedule a hearing with the Appraisal Review Board. The Appraisal Review Board will begin hearing protests on

JUN 08, 1992

FAVOR DE LEER: Cree ud. que el valor fijado a su propiedad para 1992 es incorrecta, favor de comunicarse inmediatamente al Distrito de Valoracion al tel. 533-1904. Si la Directora del Distrito de Valoracion no puede resolver su situacion, se la dara la oportunidad para que rinda una protesta ante el Consejo de Revision de Valoracion. El Consejo de Revision de Valoracion empezara las audiencias para las protestas el

JUN 08, 1992

225  
002437

VERY IMPORTANT PROCEDURES ON  
REVERSE SIDE -- PLEASE READ.

PROCEDIMIENTOS MUY IMPORTANTES AL REVERSO  
DE ESTE DOCUMENTO -- FAVOR DE LEER.

EL PASO CENTRAL APPRAISAL DISTRICT  
1720 Murchison Drive  
El Paso, Texas 79902-2910

**NOTICE OF APPRAISED VALUE, 1992**

**NOTE: THIS IS NOT A TAX STATEMENT**

**DO NOT PAY FROM THIS NOTICE**

WCL INC  
3100 TRAWOOD DR # B  
EL PASO TX 79936-4331

P.I.D.N.: L215-000-0070-0500

Legal Description:  
7 LAS QUINTAS #2  
SELY PT OF 5 (38 FT ON S, 235.66  
FT ON S, IRREG ON N)  
5166.34 SQ FT

Date of Notice: 12-JUN-92

Phone Number: 915-533-1904

ENTITY	100% VALUE	AG VALUE	ASSES VALUE	EXEMPTIONS	NET TAX VALUE	TAX RATE	1992 VALUE
COUNTY	1292	0	1292	0	1292	0.2535	3.28
HOSP	1292	0	1292	0	1292	0.2146	2.77
COMCOL	1292	0	1292	0	1292	0.0989	1.28
HMUD	1292	0	1292	0	1292	1.3263	17.14
CLISD	1292	0	1292	0	1292	0.6120	7.91
FIRE#2	1292	0	1292	0	1292	0.0300	0.39
CEC	1292	0	1292	0	1292	0.8360	10.80
LAST YEAR'S TAX SUMMARY ----->							43.57

LAND 2377 IMPTS 0 TOTAL VALUE 2377

ENTITY	100% VALUE	AG VALUE	ASSES VALUE	EXEMPTIONS	NET TAX VALUE	TAX RATE	1992 VALUE
COUNTY	2377	0	2377	0	2377	0.2300	5.47
HOSP	2377	0	2377	0	2377	0.1963	4.67
COMCOL	2377	0	2377	0	2377	0.0902	2.15
HMUD	2377	0	2377	0	2377	1.3125	31.20
CLISD	2377	0	2377	0	2377	0.5972	14.20
FIRE#2	2377	0	2377	0	2377	0.0295	0.70
CEC	2377	0	2377	0	2377	0.8200	19.49
THIS YEAR'S PROPOSED TAXES ----->							77.88

The 1992 Estimated Tax Rates indicated for these Taxing Units as calculated will raise the same amount of revenue for operating purposes from properties taxed in 1991 as these units raised for those purposes in 1991. Each governing body of these Taxing Units may NOT accept a rate that will increase tax revenue for properties taxed in 1991 without publishing notice in a newspaper that it is considering a tax increase and holding a hearing for taxpayers to discuss the tax increase. The 1992 Estimated Taxes indicated would be levied on the above described property if the Taxing Units adopted these 1992 Estimated Tax Rates.

EXEMPTION TYPE CODE 0000 SEE REVERSE CLAVES DE EXENCION 0000 VEA AL REVERSO

"THE TEXAS LEGISLATURE DOES NOT SET THE AMOUNT OF YOUR LOCAL TAXES. YOUR PROPERTY TAX BURDEN IS DECIDED BY YOUR LOCALLY ELECTED OFFICIALS. AND ALL INQUIRIES CONCERNING YOUR TAXES SHOULD BE DIRECTED TO THOSE OFFICIALS."

PLEASE READ: If you feel that the 1992 proposed value for the above described property is incorrect, please contact the appraisal district office immediately at 533-1904. If the Chief Appraiser is unable to resolve the situation, you will be given an opportunity to schedule a hearing with the Appraisal Review Board. The Appraisal Review Board will begin hearing protests on

JUN 08, 1992

FAVOR DE LEER: Cree ud. que el valor fijado a su propiedad para 1992 es incorrecta, favor de comunicarse inmediatamente al Distrito de Valoracion al tel. 533-1904. Si la Directora del Distrito de Valoracion no puede resolver su situacion, se la dara la oportunidad para que rinda una protesta ante el Consejo de Revision de Valoracion. El Consejo de Revision de Valoracion empezara las audiencias para las protestas el JUN 08, 1992 en las oficinas del Distrito de Valoracion.

225  
002438

VERY IMPORTANT PROCEDURES ON  
REVERSE SIDE -- PLEASE READ.

PROCEDIMIENTOS MUY IMPORTANTES AL REVERSO  
DE ESTE DOCUMENTO -- FAVOR DE LEER.

EL PASO CENTRAL APPRAISAL DISTRICT  
 1720 Murchison Drive  
 El Paso, Texas 79902-2910

**NOTICE OF APPRAISED VALUE 1992**

**NOTE: THIS IS NOT A TAX STATEMENT DO NOT PAY FROM THIS NOTICE**



WCL INC  
 3100 TRAWOOD DR # B  
 EL PASO TX 79936-4331

P.I.D.N: L215-000-0070-0600

Legal Description:  
 7 LAS QUINTAS #2  
 NELY PT OF 6 (235.66 FT ON N,  
 38 FT ON ST, IRREG ON S)  
 5689.50 SQ FT

Date of Notice: 12-JUN-92

Phone Number: 915-533-1904

ENTITY	100% VALUE	AG VALUE	ASSES VALUE	EXEMPTIONS	NET TAX VALUE	TAX RATE	TAX
COUNTY	2845	0	2845	0	2845	0.2535	7.21
HOSP	2845	0	2845	0	2845	0.2146	6.11
COMCOL	2845	0	2845	0	2845	0.0989	2.81
HMUD	2845	0	2845	0	2845	1.3263	37.73
CLISD	2845	0	2845	0	2845	0.6120	17.41
FIRE#2	2845	0	2845	0	2845	0.0300	0.85
CED	2845	0	2845	0	2845	0.8360	23.78
LAST YEAR'S TAX SUMMARY ----->							95.90

LAND 5234 IMPTS 0 TOTAL VALUE 5234

ENTITY	100% VALUE	AG VALUE	ASSES VALUE	EXEMPTIONS	NET TAX VALUE	TAX RATE	TAX
COUNTY	5234	0	5234	0	5234	0.2300	12.04
HOSP	5234	0	5234	0	5234	0.1963	10.28
COMCOL	5234	0	5234	0	5234	0.0902	4.72
HMUD	5234	0	5234	0	5234	1.3125	68.70
CLISD	5234	0	5234	0	5234	0.5972	31.26
FIRE#2	5234	0	5234	0	5234	0.0295	1.55
CED	5234	0	5234	0	5234	0.8200	42.92
THIS YEAR'S PROPOSED TAXES ----->							171.47

The 1992 Estimated Tax Rates indicated for these Taxing Units as calculated will raise the same amount of revenue for operating purposes from properties taxed in 1991 as these units raised for those purposes in 1991. Each governing body of these Taxing Units may NOT adopt a rate that will increase tax revenue for properties taxed in 1991 without publishing notice in a newspaper that it is considering a tax increase and holding a hearing for taxpayers to discuss the tax increase. The 1992 Estimated Taxes indicated would be levied on the above described property if the Taxing Units adopted these 1992 Estimated Tax Rates.

EXEMPTION TYPE CODE 0000 SEE REVERSE CLAVES DE EXENCION 0000 VEA AL REVERSO

"THE TEXAS LEGISLATURE DOES NOT SET THE AMOUNT OF YOUR LOCAL TAXES. YOUR PROPERTY TAX BURDEN IS DECIDED BY YOUR LOCALLY ELECTED OFFICIALS. AND ALL INQUIRIES CONCERNING YOUR TAXES SHOULD BE DIRECTED TO THOSE OFFICIALS."

PLEASE READ: If you feel that the 1992 proposed value for the above described property is incorrect, please contact the appraisal district office immediately at 533-1904. If the Chief Appraiser is unable to resolve the situation, you will be given an opportunity to schedule a hearing with the Appraisal Review Board. The Appraisal Review Board will begin hearing protests on \_\_\_\_\_ at the Central Appraisal District Office

JUN 08, 1992

FAVOR DE LEER: Cree ud, que el valor fijado a su propiedad para 1992 es incorrecta, favor de comunicarse inmediatamente al Distrito de Valoracion al tel. 533-1904. Si la Directora del Distrito de Valoracion no puede resolver su situacion, se la dara la oportunidad para que rinda una protesta ante el Consejo de Revision de Valoracion. El Consejo de Revision de Valoracion empezara las audiencias para las protestas el \_\_\_\_\_ en las oficinas del Distrito de Valoracion.

JUN 08, 1992

225  
 002439

VERY IMPORTANT PROCEDURES ON  
 REVERSE SIDE -- PLEASE READ.

PROCEDIMIENTOS MUY IMPORTANTES AL REVERSO  
 DE ESTE DOCUMENTO -- FAVOR DE LEER

EL PASO CENTRAL APPRAISAL DISTRICT  
1720 Murchison Drive  
El Paso, Texas 79902-2910

**NOTICE OF APPRAISED VALUE FOR 1992**

**NOTE: THIS IS NOT A TAX STATEMENT**

**DO NOT PAY FROM THIS NOTICE**



WCL INC  
3100 TRAWOOD DR # B  
EL PASO TX 79936-4331

P.I.D.N.: L215-000-0080-0200

Legal Description:  
8 LAS QUINTAS #2  
NELY PT OF 2 (235.66 FT ON N,  
38 FT ON ST, IRREG ON S)  
5689.47

Date of Notice: 12-JUN-92

Phone Number: 915-533-1904

ENTITY	100% VALUE	AG VALUE	ASSES VALUE	EXEMPTIONS	NET TAX VALUE	TAX RATE	1991 VALUE
COUNTY	2845	0	2845	0	2845	0.2535	7.21
HOSP	2845	0	2845	0	2845	0.2146	6.11
COMCOL	2845	0	2845	0	2845	0.0989	2.81
HMUD	2845	0	2845	0	2845	1.3263	37.73
CLISD	2845	0	2845	0	2845	0.6120	17.41
FIRE#2	2845	0	2845	0	2845	0.0300	0.85
CED	2845	0	2845	0	2845	0.8360	23.78
LAST YEAR'S TAX SUMMARY ----->							95.90

LAND 5234 IMPTS 0 TOTAL VALUE 5234

ENTITY	100% VALUE	AG VALUE	ASSES VALUE	EXEMPTIONS	NET TAX VALUE	TAX RATE	1991 VALUE
COUNTY	5234	0	5234	0	5234	0.2300	12.04
HOSP	5234	0	5234	0	5234	0.1963	10.28
COMCOL	5234	0	5234	0	5234	0.0902	4.72
HMUD	5234	0	5234	0	5234	1.3125	68.70
CLISD	5234	0	5234	0	5234	0.5972	31.26
FIRE#2	5234	0	5234	0	5234	0.0295	1.55
CED	5234	0	5234	0	5234	0.8200	42.92

**POOR QUALITY COPY  
BEST AVAILABLE FILM**

THIS YEAR'S PROPOSED TAXES -----> 171.47

The 1992 Estimated Tax Rates indicated for these Taxing Units as calculated will raise the same amount of revenue for operating purposes from properties taxed in 1991 as these units raised for those purposes in 1991. Each governing body of these Taxing Units may NOT adopt a rate that will increase tax revenue for properties taxed in 1991 without publishing notice in a newspaper that it is considering a tax increase and holding a hearing for taxpayers to discuss the tax increase. The 1992 Estimated Taxes indicated would be levied on the above described property if the Taxing Units adopted these 1992 Estimated Tax Rates.

EXEMPTION TYPE CODE 0000 SEE REVERSE CLAVES DE EXENCION 0000 VEA AL REVERSO

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JUN 08, 1992

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JUN 08, 1992

225  
002441

VERY IMPORTANT PROCEDURES ON  
REVERSE SIDE -- PLEASE READ.

PROCEDIMIENTOS MUY IMPORTANTES AL REVERSO  
DE ESTE DOCUMENTO -- FAVOR DE LEER.

EL PASO CENTRAL APPRAISAL DISTRICT  
1720 Murchison Drive  
El Paso, Texas 79902-2910

**NOTICE OF APPRAISED VALUE 1992**

**NOTE: THIS IS NOT A TAX STATEMENT**

**DO NOT PAY FROM THIS NOTICE**



WCL INC  
3100 TRAWOOD DR # B  
EL PASO TX 79936-4331

P.I.D.N: L215-000-0080-0300

Legal Description:  
8 LAS QUINTAS #2  
SELY PT OF 3 (235.66 FT  
ON S, 39 FT ON ST, IRREG ON N)  
5166.31 SQ FT

Date of Notice: 12-JUN-92

Phone Number: 915-533-1904

ENTITY	100% VALUE	AG. VALUE	ASSES. VALUE	EXEMPTIONS	NET TAX VALUE	TAX RATE	1992 VALUE
COUNTY	3348	0	3348	0	3348	0.2535	8.49
HOSP	3348	0	3348	0	3348	0.2146	7.19
COMCOL	3348	0	3348	0	3348	0.0989	3.31
HMUD	3348	0	3348	0	3348	1.3263	44.41
CLISD	3348	0	3348	0	3348	0.6120	20.49
FIRE#2	3348	0	3348	0	3348	0.0300	1.00
CEC	3348	0	3348	0	3348	0.8360	27.99
LAST YEAR'S TAX SUMMARY ----->							112.88

ENTITY	100% VALUE	AG. VALUE	ASSES. VALUE	EXEMPTIONS	NET TAX VALUE	TAX RATE	1992 VALUE
LAND	4753		765		5518		
COUNTY	5518	0	5518	0	5518	0.2300	12.69
HOSP	5518	0	5518	0	5518	0.1963	10.84
COMCOL	5518	0	5518	0	5518	0.0902	4.98
HMUD	5518	0	5518	0	5518	1.3125	72.42
CLISD	5518	0	5518	0	5518	0.5972	32.95
FIRE#2.	5518	0	5518	0	5518	0.0295	1.63
CEC	5518	0	5518	0	5518	0.8200	45.25
THIS YEAR'S PROPOSED TAXES ----->							180.76

The 1992 Estimated Tax Rates indicated for these Taxing Units as calculated will raise the same amount of revenue for operating purposes from properties taxed in 1991 as these units raised for those purposes in 1991. Each governing body of these Taxing Units may NOT adopt a rate that will increase tax revenue for properties taxed in 1991 without publishing notice in a newspaper that it is considering a tax increase and holding a hearing for taxpayers to discuss the tax increase. The 1992 Estimated Taxes indicated would be levied on the above described property if the Taxing Units adopted these 1992 Estimated Tax Rates.

EXEMPTION TYPE CODE 0000 SEE REVERSE CLAVES DE EXENCION 0000 VEA AL REVERSO

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JUN 08, 1992

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JUN 08, 1992

**POOR QUALITY COPY  
BEST AVAILABLE FILM**

225  
002442

VERY IMPORTANT PROCEDURES ON  
REVERSE SIDE -- PLEASE READ.

PROCEDIMIENTOS MUY IMPORTANTES AL REVERSO  
DE ESTE DOCUMENTO -- FAVOR DE LEER.

94-54451

14

FILED IN RECORD  
IN MY OFFICE

94 JUL 27 PM 4 18

*[Handwritten signature]*

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

COUNTY OF EL PASO  
STATE OF TEXAS

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 27 1994

*[Handwritten signature]*

EL PASO COUNTY, TEXAS

*Victor Firth  
P.O. 1977  
El Paso,  
79932*

*[Faint, illegible text]*