

APPENDIX C

County of El Paso, Texas
Tierra Del Este III – Phase IV Public Improvement District
Service and Assessment Plan



PID BOUNDARIES AND LEGAL DESCRIPTION

Prepared For: Southwest Land Development Services
January 14, 2021.
(Proposed Tierra Del Este III Phase VI - P.I.D. Parcel 1)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Section 18, Block 78, Township 2, Texas and Pacific Railway Company Surveys; portion of Edgemere Blvd., Edgemere Extension Subdivision; El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found brass disk City monument at the centerline intersection of Holly Springs Ave. and Bob Beamon St. from which an existing brass disk City monument at the centerline intersection of Holly Springs Ave. and Long Shadow Ave. Bears, South 89°58'09" West a distance of 442.01 Feet; Thence South 82°01'48" East a distance of 311.47 feet to a set ½" rebar with cap marked TX 5152 on the easterly right-of way line of Tim Floyd St., as shown on plat of Tim Floyd Subdivision as recorded in clerks file no. 20170035118, Real Property Records of El Paso County, Texas for the "TRUE POINT OF BEGINNING".

Thence along said right-of-way line the following 12 courses;

1. North 00°35'30" West a distance of 1751.61 feet to a set ½" rebar with cap marked TX 5152 for a point of curve;
2. 29.15 feet along the arc of a curve to the right which has a radius of 20.00 feet a central angle of 83°30'03" a chord which bears North 41°09'32" East a distance of 26.64 feet to a set ½" rebar with cap marked TX 5152;
3. North 06°46'41" West a distance of 85.20 feet to a set ½" rebar with cap marked TX 5152 for a point of curve;
4. 19.23 feet along the arc of a curve to the right which has a radius of 20.00 feet a central angle of 55°05'33" a chord which bears North 28°08'16" West a distance of 18.50 feet to a set ½" rebar with cap marked TX 5152;
5. North 00°35'30" West a distance of 2032.91 feet to a set ½" rebar with cap marked TX 5152 for a point of curve;
6. 238.05 feet along the arc of a curve to the left which has a radius of 793.00 feet a central angle of 17°11'58" a chord which bears North 09°11'28" West a distance of 237.15 feet to a set ½" rebar with cap marked TX 5152;
7. 225.14 feet along the arc of a curve to the right which has a radius of 750.00 feet a central angle of 17°11'58" a chord which bears North 09°11'28" West a distance of 224.29 feet to a set ½" rebar with cap marked TX 5152;
8. North 00°35'30" West a distance of 28.45 feet to a set ½" rebar with cap marked TX 5152 for a point of curve;

9. 168.93 feet along the arc of a curve to the right which has a radius of 1950.00 feet a central angle of $04^{\circ}57'49''$ a chord which bears North $01^{\circ}53'25''$ East a distance of 168.88 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152;

10. 177.59 feet along the arc of a curve to the left which has a radius of 2050.00 feet a central angle of $04^{\circ}57'49''$ a chord which bears North $01^{\circ}53'25''$ East a distance of 177.54 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152;

11. North $00^{\circ}35'30''$ West a distance of 74.20 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 for a point of curve;

12. 39.54 feet along the arc of a curve to the right which has a radius of 25.00 feet a central angle of $90^{\circ}37'02''$ a chord which bears North $44^{\circ}43'01''$ East a distance of 35.55 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 on the intersection of the southerly right-of-way line of Edgemere Blvd. with the westerly line of Edgemere Extension Subdivision as recorded in clerks file no. 20190015032;

Thence along the westerly line of said Edgemere Extension Subdivision, North $00^{\circ}54'04''$ West a distance of 100.01 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 for a point of curve;

Thence 39.00 feet along the arc of a curve to the right which has a radius of 25.00 feet a central angle of $89^{\circ}22'53''$ a chord which bears North $45^{\circ}17'01''$ West a distance of 35.16 feet to a found $\frac{1}{2}$ " rebar with cap marked TX 5152;

Thence, North $00^{\circ}35'35''$ West a distance of 0.28 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 on the northerly right-of-way line of Edgemere Blvd. referenced on plat of Edgemere Extension Subdivision recorded in clerks file no. 20190015032;

Thence along said right of way line, South $89^{\circ}59'59''$ East a distance of 3848.69 feet to a set chiseled x in concrete;

Thence leaving said right of way line, South $00^{\circ}35'03''$ East a distance of 60.01 feet to a point;

Thence, South $89^{\circ}59'59''$ East a distance of 83.50 feet to a set mag nail in asphalt on the westerly line of that portion of Section 18, Block 78, Township 2, Texas & Pacific Railway Company Surveys described in Clerks file No. 20050074103;

Thence along said line, South $00^{\circ}35'51''$ East a distance of 1321.77 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 on the southerly line of that portion of Section 18, Block 78, Township 2, Texas & Pacific Railway Company Surveys described in Clerks file No. 20050074103;

Thence along said line, South $89^{\circ}58'28''$ East a distance of 1320.00 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 on the easterly line of that parcel of land out of Section 18, Block 78, Township 2, Texas and Pacific Railway Company Surveys described in clerks file no. 20070073947;

Thence along said line, South $00^{\circ}35'51''$ East a distance of 3559.91 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 on the southerly line of that parcel of land out of Section 18, Block 78, Township 2, Texas and Pacific Railway Company Surveys described in clerks file no. 20070073947;

Thence along said line, North 89°58'30" West a distance of 5178.47 feet to a set ½" rebar with cap marked TX 5152 for a point of curve;

Thence, 31.63 feet along the arc of a curve to the left which has a radius of 20.00 feet a central angle of 90°37'00" a chord which bears South 44°43'00" West a distance of 28.44 feet to a point on the "TRUE POINT OF BEGINNING" and containing 23,902,510 square feet or 548.73 acres of land more or less.

Note: A drawing of even date accompanies this description.


Ron R. Conde
R.P.L.S. No 5152



CONDE INC
ENGINEERING/ LAND SURVEYING/ PLANNING
6080 SURETY DRIVE/ SUITE 100 / EL PASO, TEXAS 79905
(915) 592-0283 FAX (915) 592-0286 FIRM# 10078100

Prepared For: Southwest Land Development Services
January 14, 2021.
(Proposed Tierra Del Este III Phase VI - P.I.D. Parcel 2)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Section 7, Block 78, Township 2, Texas and Pacific Railway Company Surveys; portion of Mager Road, Tierra Del Este Unit Eighty Five, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found brass disk City monument at the centerline intersection of Method Ave. and Essence St. from which an existing brass disk City monument at the centerline intersection of Method Ave. and Notion Pl. Bears, North 89°59'59" West a distance of 794.86 Feet; Thence South 44°47'25" East a distance of 203.61 feet to a found nail in rock wall at the easterly boundary line of Tierra Del Este Unit Eighty Five recorded in clerks file no. 20200060055; for the "TRUE POINT OF BEGINNING".

Thence along said boundary line the following 5 courses

1. South 89°59'59" East a distance of 232.41 feet to a found ½" rebar with cap marked TX 5152;
2. North 00°34'16" West a distance of 558.03 feet to a found ½" rebar with cap marked TX 5152;
3. North 89°59'59" West a distance of 232.41 feet to a set ½" rebar with cap marked TX 5152;
4. North 00°34'16" West a distance of 110.01 feet to a found ½" rebar with cap marked TX 5152 on the southerly right of way line of Purpose Ave.;
5. along said right of way line, North 89°59'59" West a distance of 62.38 feet to a set ½" rebar with cap marked TX 5152 on the easterly line of Tierra Del Este Unit Eighty Five;

Thence along said line, North 00°00'01" East a distance of 328.00 feet to a found ½" rebar with cap marked TX 5152 on the northerly right of way line of Imagine Dr.;

Thence along said right of way line, North 89°59'59" West a distance of 2.73 feet to a found ½" rebar with cap marked TX 5152 on the easterly line of Lot 1, Block 11, Tierra Del Este Unit Eighty Five;

Thence along said line, North 00°00'01" East a distance of 110.00 feet to a found ½" rebar with cap marked TX 5152 on the northerly boundary line of Tierra Del Este Unit Eighty Five;

Thence along said line, North 89°59'59" West a distance of 1017.94 feet to a found ½" rebar with cap marked TX 5152 on the easterly right of way line of Peak Pl.;

Thence, South 00°35'35" East a distance of 164.01 feet to a set ½" rebar with cap marked TX 5152 on the southerly right of way line of Imagine Dr.;

Thence along said right of way line, South 89°59'59" East a distance of 94.65 feet to a set ½" rebar with cap marked TX 5152 for a point of curve;

Thence, 31.21 feet along the arc of a curve to the right which has a radius of 20.00 feet a central angle of $89^{\circ}24'25''$ a chord which bears South $45^{\circ}17'47''$ East a distance of 28.14 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 on the westerly right of way line of Notion Pl.;

Thence along said right of way line, South $00^{\circ}35'35''$ East a distance of 730.54 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 for a point of curve;

Thence, 31.62 feet along the arc of a curve to the right which has a radius of 20.00 feet a central angle of $90^{\circ}35'35''$ a chord which bears South $44^{\circ}42'13''$ West a distance of 28.43 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 on the northerly right of way line of Method Ave.;

Thence along said right of way line, North $89^{\circ}59'59''$ West a distance of 385.44 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 for a point of curve;

Thence, 31.21 feet along the arc of a curve to the right which has a radius of 20.00 feet a central angle of $89^{\circ}24'25''$ a chord which bears North $45^{\circ}17'47''$ West a distance of 28.14 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 for a point on the easterly right of way line of Summit St.;

Thence along said right of way line, North $00^{\circ}35'35''$ West a distance of 730.54 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 for a point of curve;

Thence, 31.62 feet along the arc of a curve to the right which has a radius of 20.00 feet a central angle of $90^{\circ}35'35''$ a chord which bears North $44^{\circ}42'13''$ East a distance of 28.43 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 on the southerly right of way line of Imagine Dr.;

Thence along said right of way line, South $89^{\circ}59'59''$ East a distance of 236.78 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152;

Thence leaving said right of way line, North $00^{\circ}35'35''$ West a distance of 164.01 feet to a set nail in rock wall on the northerly line of Tierra Del Este Unit Eighty Five recorded in clerks file no. 20200060055;

Thence along said line, North $89^{\circ}59'59''$ West a distance of 845.05 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 on the easterly right of way line of Surmise St.;

Thence along said right of way line, North $00^{\circ}35'35''$ West a distance of 14.28 feet to set $\frac{1}{2}$ " rebar with cap marked TX 5152 on the northerly line of Tierra Del Este Unit Eighty Five recorded in clerks file no. 20200060055;

Thence along said line, South $89^{\circ}24'25''$ West a distance of 209.38 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 on the easterly right of way line of Mager Road as shown on plat of Tierra Del Este Unit Eighty Five recorded in clerks file no. 20200060055;

Thence along said right of way line South $00^{\circ}35'35''$ East a distance of 1980.50 feet to a found $\frac{1}{2}$ " rebar with cap marked TX 5152 on the southerly line of Tierra Del Este Unit Eighty Five;

Thence along said line, South $87^{\circ}24'29''$ West a distance of 65.69 feet to a found mag nail in asphalt on the westerly line of Section 7, Block 78, Township 2, Texas and Pacific Railway Company Surveys;

Thence along said line, North 00°36'19" West a distance of 5266.13 to a point on the northerly line of that portion of Section 7, Block 78, Township 2, Texas and Pacific Railway Company Surveys, described in clerks file No. 20080051453;

Thence along said line, North 89°59'26" East a distance of 3450.06 feet to a found 5/8" rebar with cap marked TX 2449 Roe Engr on the westerly line of that portion of Section 7, Block 78, Township 2, Texas and Pacific Railway Company Surveys described in clerks file no. 20040087564;

Thence along said line, South 00°34'16" East a distance of 560.14 feet to a found 1/2" rebar with cap marked TX 4680 on the northerly line of that portion of Section 7, Block 78, Township 2, Texas and Pacific Railway Company Surveys described in clerks file no. 20190039009;

Thence along said line, South 89°59'26" West a distance of 404.47 feet to a found 1/2" rebar with cap unreadable on the westerly line of that portion of Section 7, Block 78, Township 2, Texas and Pacific Railway Company Surveys described in clerks file no. 20190039009;

Thence along said line, South 00°34'16" East a distance of 500.00 feet to a found 5/8" rebar with cap marked TX 2449 Roe Eng on the southerly line of that portion of Section 7, Block 78, Township 2, Texas and Pacific Railway Company Surveys described in clerks file no. 20190039009;

Thence along said line, North 89°59'26" East a distance of 871.00 feet (871.25 feet TDE III Phase VI) to a point on the westerly right-of-way line of Vista Del Este Street;

Thence along said right-of-way line, South 00°34'59" East (S 00°34'16" E-TDE III Phase VI and S 00°33'12" E- Vista Del Este Subdivision) a distance of 1240.00 feet to a set 1/2" rebar with cap marked TX 5152;

Thence leaving said right-of-way line, South 89°59'26" West a distance of 871.26 feet (871.25 feet TDE III Phase VI) to a set 1/2" rebar with cap marked TX 5152;

Thence, South 00°34'16" East a distance of 59.65 feet to a found 5/8" rebar with cap marked TX 2449 Roe Eng;

Thence, South 89°59'12" East a distance of 404.47 feet to a set 1/2" rebar with cap marked TX 5152 on the westerly line of that portion of Section 7, Block 78, Township 2, Texas and Pacific Railway Company Surveys described in clerks file no. 20100005805;

Thence along said line, South 00°34'16" East a distance of 466.63 feet to a found 5/8" rebar with cap marked TX 2449 Roe Eng on the southerly line of that portion of Section 7, Block 78, Township 2, Texas and Pacific Railway Company Surveys described in clerks file no. 20100005805;

Thence along said line, South 89°59'12" East a distance of 466.91 feet (466.78 feet TDE III Phase VI) to a set 1/2" rebar with cap marked TX 5152 on the westerly right-of-way line of Vista Del Este Street;

Thence along said right-of-way line, South 00°34'59" East (00°34'16" TDE III Phase VI and S 00°33'12" E- Vista Del Este Subdivision) a distance of 697.04 feet to a set ½" rebar with cap marked TX 5152 on the northerly line of that portion of Section 7, Block 78, Township 2, Texas and Pacific Railway Company Surveys described in clerks file no. 20180014681;

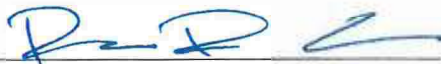
Thence along said line, North 89°59'12" West a distance of 871.52 feet (871.25 feet TDE III Phase VI) to a found 5/8" rebar with cap marked TX 2449 Roe Eng; on the westerly line of that portion of Section 7, Block 78, Township 2, Texas and Pacific Railway Company Surveys described in clerks file no. 20100005805;

Thence, South 00°34'16" East a distance of 1739.89 feet to a set chiseled v on concrete on the northerly right-of-way line of Edgemere Blvd. (Edgemere Extension Subdivision recorded in clerks file no. 20190015032);

Thence along said right of way line, North 89°59'59" West a distance of 790.43 feet to a set ½" rebar with cap marked TX 5152 on the easterly line of Tierra Del Este Unit Eighty Five recorded in clerks file no. 20200060055;

Thence along said right line, North 00°34'16" West a distance of 862.04 to the "TRUE POINT OF BEGINNING" and containing 14,050,180 square feet or 322.55 acres of land more or less.

Note: A drawing of even date accompanies this description.


Ron R. Conde
R.P.L.S. No 5152



CONDE INC
ENGINEERING/ LAND SURVEYING/ PLANNING
6080 SURETY DRIVE/ SUITE 100 / EL PASO, TEXAS 79905
(915) 592-0283 FAX (915) 592-0286 FIRM# 10078100

Prepared For: Southwest Land Development Services
January 14, 2021.
(Proposed Tierra Del Este III Phase VI - P.I.D. Parcel 3)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Sections 7, Block 78, Township 2, Texas and Pacific Railway Company Surveys and portion of Vista Del Este Street, Vista Del Este Subdivision, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found brass disk City monument at the centerline intersection of Edgemere Blvd. and Future Bob Snead Dr. in Proposed Tierra Del Este Unit Ninety Nine from which an existing brass disk City monument at the centerline intersection of Edgemere Blvd. and Essence St. Bears, North 89°59'59" West a distance of 743.50 Feet; Thence South 89°30'48" East a distance of 1060.97 feet to a point at the easterly boundary line of Edgemere Extension Subdivision recorded in clerks file no. 20190015032; for the "TRUE POINT OF BEGINNING".

Thence along said boundary line, North 00°35'03" West (N00°33'12"W Vista Del Este Subdivision) a distance of 60.01 feet to a set chiseled x on concrete on the westerly right of way line of Vista Del Este Street, (Vista Del Este Subdivision recorded in clerks Book 61, Page 24);

Thence along said right of way line, North 00°34'59" West (N00°33'12"W Vista Del Este Subdivision) a distance of 2903.37 feet to a set chiseled v on concrete;

Thence leaving said right of way line, North 89°59'12" West a distance of 871.28 feet to a found 5/8" rebar with cap marked TX 2449 Roe Eng;

Thence, North 00°34'16" West a distance of 59.65 feet to a set 1/2" rebar with cap marked TX 5152;

Thence, North 89°59'26" East a distance of 871.26 feet (871.25 feet TDE III Phase VI) to a set 1/2" rebar with cap marked TX 5152 on the westerly right of way line of Vista Del Este Street, (Vista Del Este Subdivision recorded in clerks Book 61, Page 24);

Thence along said right of way line, North 00°34'59" West (N00°34'16"W TDE III Phase VI and N00°33'12"W Vista Del Este Subdivision) a distance of 2280.34 feet to a set 1/2" rebar with cap marked TX 5152 for a point of curve;

Thence, 31.22 feet along the arc of a curve to the left which has a radius of 20.00 feet a central angle of 89°25'35" a chord which bears North 45°17'46" West a distance of 28.14 feet to a point;

Thence, South 89°59'26" West a distance of 3896.57 feet to a point on the westerly line of Section 7, Block 78, Township 2, Texas and Pacific Railway Company Surveys;

Thence along said line, North 00°36'19" West a distance of 60.00 to a point on the common line of Sections 6 and 7, Block 78, Township 2, Texas and Pacific Railway Company Surveys;

Thence along said line, North 89°59'26" East a distance of 3896.57 feet to a found 1/2" rebar for a point of curve;

Thence, 31.42 feet along the arc of a curve to the left which has a radius of 20.00 feet a central angle of 90°01'18" a chord which bears North 44°58'48" East a distance of 28.29 feet to a found mag nail in concrete wall on the westerly right of way line of Vista Del Este St.;

Thence leaving said right of way line, North 89°48'25" East a distance of 90.10 feet to a set ½" rebar with cap marked TX 5152 for a point of curve on the easterly right of way line of Vista Del Este St.;

Thence, 31.41 feet along the arc of a curve to the left which has a radius of 20.00 feet a central angle of 89°59'30" a chord which bears South 45°01'36" East a distance of 28.28 feet to a set ½" rebar with cap marked TX 5152 on the northerly right of Marvin Ln.;

Thence leaving said right of way line, South 00°29'59" East a distance of 60.00 feet to a set ½" rebar with cap marked TX 5152 for a point of curve on the southerly right of way line of Marvin Ln.;

Thence, 31.61 feet along the arc of a curve to the left which has a radius of 20.00 feet a central angle of 90°33'38" a chord which bears South 44°41'50" West a distance of 28.42 feet to a set ½" rebar with cap marked TX 5152 on the easterly right of way line of Vista Del Este Street, (Vista Del Este Subdivision recorded in Volume 61, Page 24);

Thence along said right of way line, South 00°34'59" East (S00°33'12"E Vista Del Este Subdivision) a distance of 5223.84 feet to a set ½" rebar with cap marked TX 5152 for a point of curve;

Thence, 31.21 feet along the arc of a curve to the left which has a radius of 20.00 feet a central angle of 89°25'00" a chord which bears South 45°17'29" East a distance of 28.14 feet to a set ½" rebar with cap marked TX 5152 on the northerly right of way line of Greg Dr.;

Thence leaving said right of way line, South 00°00'01" West a distance of 60.00 feet to a set ½" rebar with cap marked TX 5152 on the southerly right of way line of Greg Dr.;

Thence along said boundary line, North 89°59'59" West a distance of 109.19 feet to the "TRUE POINT OF BEGINNING" and containing 776,247 square feet or 17.82 acres of land more or less.

Note: A drawing of even date accompanies this description.



RonR. Conde
R.P.L.S. No 5152



CONDE INC
ENGINEERING/ LAND SURVEYING/ PLANNING
6080 SURETY DRIVE/ SUITE 100 / EL PASO, TEXAS 79905
(915) 592-0283 FAX (915) 592-0286 FIRM# 10078100