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# SERVICE AND ASSESSMENT PLAN

COUNTY OF EL PASO, TX

TIERRA DEL ESTE III – PHASE IV PUBLIC  
IMPROVEMENT DISTRICT

Report Date: August 28, 2023

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## **SERVICE AND ASSESSMENT PLAN**

**PREPARED FOR:  
COUNTY OF EL PASO**



**TIERRA DEL ESTE III – PHASE IV  
PUBLIC IMPROVEMENT DISTRICT**

Prepared for:  
County of El Paso  
500 E. San Antonio  
El Paso, TX 79901

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## I INTRODUCTION

The Tierra Del Este III – Phase VI Public Improvement District (the “PID”) was created on March 27, 2023, by Resolution No. 2023-0264 of the Commissioners Court of El Paso County, Texas (the “County”) in accordance with the Public Improvement District Assessment Act, being Chapter 372 of the Texas Local Government Code, as amended (the “PID Act”), to finance and/or reimburse the costs of certain Authorized Improvements, as well as maintain and repair said improvements, for the benefit of the property in the PID. Prior to PID creation, on August 11, 2020, the City of El Paso, Texas (the “City”) resolved to make no objection to the establishment of one or more PIDs by the County with respect to the development of approximately 889 acres of property (the “Development”) in the extraterritorial jurisdiction (“ETJ”) of the City owned by Ranchos Real Land Holdings, LLC.

The County and Ranchos Real Land Holdings, LLC (the “Developer”) entered into a Reimbursement Agreement dated as of August 28, 2023 pursuant to which the County agreed to reimburse the Developer for the costs of certain Authorized Improvements benefiting Phase #1 of the Development (the “Reimbursement Obligation”). Following a public hearing held on August 28, 2023, the County levied Assessments for the payment of the Reimbursement Obligation with the adoption of Order No. 2023-\_\_\_ (the “Phase #1 Assessment Order”).

The PID Act governs the creation of public improvement districts within the State of Texas. This Service and Assessment Plan has been prepared pursuant to the PID Act. According to the PID Act, a Service Plan “must cover a period of five years and must also define the annual indebtedness and the projected costs for improvements. The plan shall be reviewed and updated annually for the purpose of determining the annual budget for improvements.” The Service Plan is described in Section II of this Service and Assessment Plan.

## II DEFINITIONS

Capitalized terms shall have the meanings ascribed to them as follows:

**“Active Phase”** means, for each Fiscal Year, any Phase within the PID with an Assessed Property located therein.

**“Actual Cost(s)”** means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement, as specified in a Certificate for Payment that has been reviewed and approved by the County. Actual Costs may include: (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction, and/or implementation of such Authorized Improvement, including general contractor construction management fees, if any, as limited below; (b) the costs of preparing the construction plans for such Authorized Improvement; (c) the fees paid for obtaining permits, licenses, or other governmental approvals for such Authorized Improvement; (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting, and similar professional services; (e) the costs of all labor, bonds, and materials incurred by contractors, builders, and material men in connection with the acquisition, construction, or implementation of the Authorized Improvements; and (f) all related permitting, zoning, and public approval expenses, architectural, engineering, and consulting fees, financing charges, taxes, governmental fees, and charges (including inspection fees, County permit fees, development fees), insurance premiums, and miscellaneous expenses.

Actual Costs include general contractor’s fees in an amount up to a percentage equal to the percentage of work completed and accepted by the County or construction management fees in an amount up to 5.0% of the eligible Actual Costs described in a Certificate for Payment. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

**“Administrative Expenses”** means the portion of the Annual Installments collected for the administrative, organizational, and operational costs and expenses associated with, or incident to, the administration, organization, and operation of the PID. Administrative Expenses include, but are not limited to, the costs of:

- i. Hiring legal counsel, engineers, accountants, financial advisors, investment bankers, or other consultants and advisors;
- ii. Creating and organizing the PID (including engineering fees, legal fees, and consultant fees), preparing the Assessment Roll, and preparing the Annual Service Plan Update;
- iii. Computing, levying, collecting, and transmitting the Assessments or the Annual Installments thereof, including foreclosure and maintaining a record of installments,

- payments, and reallocations and/or cancellations of the Assessments;
- iv. Investing or depositing the Assessments or other monies;
  - v. Complying with the PID Act and arbitrage requirements;
  - vi. Paying the paying agent/registrar's and trustee's fees and expenses (including the fees and expenses of its legal counsel) related to the Reimbursement Agreement; and
  - vii. Complying with continuing disclosure obligations.

**"Administrative Maintenance Expenses"** means the portion of the Annual Maintenance Assessment collected for the administrative, organizational, and operation costs and expenses associated with, or incident to, the administration, organization, and operation of the Authorized Improvement Maintenance portion of the PID.

**"Administrator"** means the County or a third party whom the County designates by contract who shall have the responsibilities provided for herein. The County has selected DTA as the initial Administrator.

**"Annual Installment(s)"** means, with respect to each Parcel of Assessed Property, each annual payment of: (i) annual principal amount due on the Assessments, (ii) annual interest amount due on the Assessments, as set forth herein, and (iii) Administrative Expenses.

**"Annual Maintenance Assessment"** means the annual Assessment levied against Final Lots in order to fund the Authorized Maintenance Expenses, as described in Section IX.

**"Annual Service Plan Update"** has the meaning set forth in Section V of this Service and Assessment Plan.

**"Assessed Property"** means the Benefited Property on which Assessments have been levied as shown on the applicable Assessment Roll and as the Assessment Roll is updated each year by the Annual Service Plan Update.

**"Assessment"** means an assessment levied against an Assessed Property imposed pursuant to an Assessment Order and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Assessed Property or reduction according to the provisions herein and the PID Act.

**"Assessment Order"** means an Order adopted by the County approving a final Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying Assessments on one or more phases of the PID.

**"Assessment Revenues"** means the revenues actually received by or on behalf of the County from the collection of Assessments.

**"Assessment Roll"** means the Phase #1 Assessment Roll attached hereto as **Appendix A** identifying the Assessment and anticipated Annual Installments for each Final Lot within Phase #1, or any other Assessment Roll as set forth in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update.

**“Authorized Improvement Costs”** mean the budgeted costs, as applicable, of all or any portion of the Authorized Improvements, as described in Section IV.

**“Authorized Improvement Maintenance”** means the maintenance and repairs of the Authorized Improvements, as described in Section IX.

**“Authorized Improvements”** means those improvements (i) listed in Table IV-1 and described in Section IV(A), authorized by Section 372.003 of the PID Act, acquired, constructed, or installed in accordance with this SAP, as may be amended pursuant to any Annual Service Plan Updates and/or amended and restated SAP, and (ii) for which Assessments are levied against the Assessed Property receiving a special benefit from such improvements.

**“Authorized Maintenance Expenses”** means, collectively, the Actual Costs of the Authorized Improvement Maintenance and Administrative Maintenance Expenses, as described in Section IX.

**“Benefited Property”** means the property that benefits from the Authorized Improvements to be provided by the PID.

**“Build-out”** means, for each Active Phase, that all Benefited Property expected to be developed therein has been constructed, as determined by the County and based on assumptions provided by the Developer. Although the actual unit counts and assessed value at Build-out may vary from the estimates identified in Table VI-1 of this SAP, the initial Assessment allocation for each Lot Type as set forth in this SAP will not change and any adjustments to unit counts or assessed value at Build-out resulting in an allocation of the Assessment that exceeds the Assessment for the Lot Type as set forth in this SAP shall require a Mandatory Prepayment as outlined in Section VII.

**“Certificate for Payment”** means the certificate to be provided by the Developer, or the Developer’s designee, to substantiate the Actual Cost of one or more Authorized Improvements, in the form and manner required by the Reimbursement Agreement.

**“Conceptual Lot”** means a tract of land identified in a (i) development/concept plan or (ii) a preliminary plat anticipated to be described as a “lot” in a Final Subdivision and is the basis for the determination of benefit.

**“County”** means El Paso, Texas.

**“Delinquency Costs”** means interest and penalties imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act.

**“Delinquent Collection Costs”** means the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney’s fees, and any third-party costs paid or incurred by the County as a result of any delinquency of an Assessment.

**“Developer”** means, collectively, Ranchos Real Land Holdings, LLC, or their respective

successors and assigns.

**"Development Agreement"** means Tierra Del Este III – Phase VI Development Agreement by and among the County and the Owner dated August 28, 2023, including any subsequent amendments.

**"Fiscal Year" or "FY"** means the 12-month period starting each October 1 and ending September 30 of the following year.

**"Final Lot"** means a tract of land that is a "lot" in a Final Subdivision and is the basis for the determination of the levy of Assessments.

**"Final Subdivision"** means a final subdivision plat recorded in the official records of El Paso County, Texas.

**"Future Phases"** means all Phases excluding Phase #1.

**"Future Phases Assessment"** means the Assessment levied on the Assessed Property within Future Phases for the purpose of financing the Future Phases Improvements.

**"Future Phases Improvements"** means the portion of the Authorized Improvements that are allocable to and benefit only the Benefited Property within Future Phases. The Future Phases Improvements are identified in **Table IV-1**.

**"Inactive Phase"** means, for each Fiscal Year, any Phase within the PID that is not classified as an Active Phase.

**"Lot Type"** means a classification of Final Lots with similar characteristics as determined or approved by the Administrator and confirmed by the County. Final Lots within the PID shall be classified as "50'-wide Lot," encompassing all Final Lots with a typical lot width of 50 feet, as determined from the final subdivision plat/plotting plan attached hereto as **Appendix D**. The Administrator's classifications shall be final.

**"Non-Assessed Property"** means, for each Fiscal Year, any Benefited Property that is not classified as an Assessed Property.

**"Non-Benefited Property"** means the property that accrues no special benefit from the Authorized Improvements. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel that is not a Final Lot, shall not be assessed.

**"Owner"** means, collectively, Ranchos Real Land Holdings, LLC, a Texas limited liability company, or their respective successors and assigns.

**"Parcel(s)"** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the El Paso Central Appraisal District for real property tax purposes or by lot and block number in a Final Subdivision.

**"Phase"** means the Benefited Property within the PID that will be developed in the same general time period as identified in Table V-1 and on which assessments will be levied

pursuant to a common Assessment Order.

**"Phase #1"** means the initial Phase to be developed, identified as "Phase #1", and described by the legal descriptions attached as **Appendix E** and shown in the plat attached as **Appendix F**.

**"Phase #1 Assessment"** means the Assessment levied on the Assessed Property within Phase #1 for the purpose of financing the Phase #1 Improvements.

**"Phase #1 Improvements"** means the portion of the Authorized Improvements that are allocable to and benefit only the Benefited Property within Phase #1. The Phase #1 Improvements are identified in **Table IV-1**.

**"PID"** has the meaning set forth in **Section I** of this Service and Assessment Plan.

**"PID Act"** has the meaning set forth in **Section I** of this Service and Assessment Plan.

**"Phase #1 Reimbursement Agreement"** means that certain Tierra Del Este III – Phase VI Public Improvement District Phase #1 Reimbursement Agreement, dated August 28, 2023, by and between the County and the Developer in which the Developer agrees to fund certain Actual Costs of the Phase #1 Improvements and the County agrees to reimburse the Developer for the Phase #1 Reimbursement Obligation with interest accruing at the rate(s) set forth therein, as permitted by the Act.

**"Phase #1 Reimbursement Obligation"** means a portion of certain Actual Costs of the Authorized Improvements funded by the Developer that are eligible for reimbursements as set forth in the Phase #1 Reimbursement Agreement. Annual installment of the Phase #1 Reimbursement Obligation and its accrued interest due each Fiscal Year shall be payable solely from the Assessment Revenues of the Phase #1 Assessment and related Delinquency Costs collected at the end of such Fiscal Year, net of the Administrative Expenses and Delinquency Collection Costs incurred thereon by the County.

**"Service and Assessment Plan"** or **"SAP"** means this Service and Assessment Plan prepared for the PID pursuant to the PID Act, and as may be updated or amended from time to time.



**III PROPERTY INCLUDED IN THE PID**

The PID, encompassing approximately 889.10 gross acres of land, is located entirely within the County and in the ETJ of the City. Legal descriptions of the boundaries of the PID are included in **Appendix C**.

A site plan of the property within the PID is shown below in Figure III-1. At completion, the PID is expected to consist of 584 Lots in Phase #1 and approximately 3,747 Lots in Future Phases, as well as the infrastructure necessary to provide roadways, landscaping, drainage, and utilities to the property within the PID. The estimated number of Lots (4,331) and the classification of each Final Lot to a Lot Type are based upon the proposed development plan provided by the Developer, attached hereto as **Appendix D**.

**Figure III-1: PID Site Plan**



#### IV DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

Section 372.003 of the PID Act defines the Authorized Improvements that may be undertaken by the County through the establishment of the PID. Authorized Improvements that may be undertaken pursuant to the PID Act include the following:

- Landscaping;
- Erection of fountains, distinctive lighting, and signs;
- Acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;
- Construction or improvement of pedestrian mall;
- Acquisition and assessment of pieces of art;
- Acquisition, construction, or improvement of libraries;
- Acquisition, construction, or improvement of off-street parking facilities;
- Acquisition, construction, or improvement of rerouting of mass transportation facilities;
- Acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;
- The establishment or improvement of parks;
- Projects similar to those listed in Subdivisions (i)-(x);
- Acquisition, by purchase or otherwise, of real property in connection with a public improvement;
- Special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development recreation, and cultural enhancement;
- Payment of expenses incurred in the establishment, administration, and operation of the district; and
- The development, rehabilitation, or expansion of affordable housing.

After analyzing the public improvement projects authorized by the PID Act, the County has determined that the Authorized Improvements described in **Section IV(A)** of this SAP should be undertaken by the Developer.



## **A Descriptions and Estimated Costs of the Authorized Improvements**

The costs of the Authorized Improvements, shown in **Table IV-1**, include the costs which benefit all Final Lots. These figures are estimates expressed in calendar year 2023 dollars and may be revised in subsequent Annual Service Plan Updates.

The Authorized Improvements are generally described as follows and are constructed in accordance with the Development Agreement, the plans and specifications approved by the County, applicable local ordinances to the extent not modified by the County in writing, applicable state and federal regulations, and good engineering practices.

- **Roadway Improvements** – The roadway improvements may include, but are not limited to, public road improvements such as over-width roads, right-of-way acquisition, hike and bike trails, upgraded lighting, trenches for cable and broadband space, improved signage, construction, excavations, concrete, reinforcing steel, asphalt, and sidewalks. The roadway improvements will be designed and constructed in accordance with County standards and specifications and will be owned and operated by the County. All Roadway Improvements will be constructed on all the major roadways of Tim Floyd Street, Mager Drive, Vista Del Este Street, Edgemere Boulevard, and Bernard Street.
- **Water and Wastewater Improvements** – The water improvements may include, but are not limited to, water mains, trench excavation and embedment, dewatering, trench safety, PVC piping, bore, valves, ground storage, pumps, fire hydrants, thrust restraint devices, service connections, and testing. The wastewater improvements include sewer mains, manholes, trench excavation and embedment, dewatering, trench safety, and PVC piping. The water and wastewater improvements will be designed and constructed in accordance with County and Texas Commission on Environmental Quality (“TCEQ”) standards and specifications and will be owned and operated by the County.
- **County Community Center/Site** – The County Community Center/Site will include the acquisition of land and construction of buildings necessary for a Community Center that will serve purposes decided by the County.
- **Parks** – The Park improvements may include, but are not limited to, the establishment or improvement of parks, creation of a “splash pad” park feature, erection of fountains and lighting, or construction of pedestrian areas.

**Table IV-1: Total Estimated Costs of All Authorized Improvements**

Description	Phase #1 Authorized Improvements	Future Phases Authorized Improvements	Total Cost of Authorized Improvements
Overwidth Paving	\$1,096,514	\$7,035,339	\$8,131,853
Hike & Bike Lanes	\$228,881	\$1,468,519	\$1,697,400
Street Lights	\$296,922	\$1,905,078	\$2,202,000
Water & Sewer Mains	\$400,407	\$2,569,053	\$2,969,460
Proportionality Fees	\$28,244	\$181,216	\$209,460
County Community Center/Site	\$680,336	\$4,365,104	\$5,045,440
County "Splash Pad"	\$370,335	\$2,376,102	\$2,746,436
Off-Site Improvements/ROW	\$207,298	\$1,330,047	\$1,537,345
Park Upgrades	\$205,971	\$1,321,529	\$1,527,500
<b>Total Authorized Improvements</b>	<b>\$3,514,908</b>	<b>\$22,551,986</b>	<b>\$26,066,894</b>

**Note:** Costs provided by the Developer. The amounts shown are subject to rounding and may be revised in Annual Service Plan Updates.

**V SERVICE PLAN**

The PID Act requires the service plan to cover a period of at least 5 years and define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the 5-year period.

The estimated construction schedule of the Authorized Improvements is set forth in Table V-1 below. Assessments will only be levied on each respective Phase as it becomes an Active Phase. A Phase will be considered to be an Active Phase once a Final Plat is recorded for the Lots in that Phase.

**Table V-1: Construction Schedule for Authorized Improvements**

Phase	Lots	Expected Construction Start	Expected Construction End
1	584	Q1 2023	Q4 2024
Future Phases	3,747	TBD	TBD
<b>Total</b>	<b>4,331</b>	<b>N/A</b>	<b>N/A</b>

As reflected in Table V-2 on the following page, the total uses of funds are approximately \$26,066,894 and include the estimated costs for the Authorized Improvements.

The sources of funds are comprised of a cash contribution from the Owner and the aggregate principal amount of all reimbursement obligations, including the Phase #1 Reimbursement Obligation, which are computed using the following assumptions:

- The total amount is subject to change based on the final total number of Lots constructed for the PID;
- Per Local Government Code 372.023(e)(1), the interest rate on the Phase #1 Reimbursement Obligation may not, for a period of the first five years, exceed 5% above the highest average index rate for tax-exempt bonds reported in a daily or weekly index;
- After the initial five years, the interest rate on the Phase #1 Reimbursement Obligation may not exceed 2% above the bond index rate;
- Interest will begin to accrue on each respective Phase only once Assessments have been levied for that Phase; and
- An average interest rate of 5.75% is assumed for this SAP.

The sources and uses of funds shown in **Table V-2** shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and changes to Actual Costs.

**Table V-2: Sources and Uses**

Sources and Uses of Funds	Total
<b>Sources of Funds</b>	
Reimbursement Obligation	\$25,857,196
Owner Contribution	\$209,698
<b>Total Sources of Funds</b>	<b>\$26,066,894</b>
<b>Use of Funds</b>	
Authorized Improvements	
Overwidth Paving	\$8,131,853
Hike & Bike Lanes	\$1,697,400
Street Lights	\$2,202,000
Water & Sewer Mains	\$2,969,460
Proportionality Fees	\$209,460
County Community Center/Site	\$5,045,440
County "Splash Pad"	\$2,746,436
Off-Site Improvements/ROW	\$1,537,345
Park Upgrades	\$1,527,500
<b>Total Uses of Funds</b>	<b>\$26,066,894</b>

**Note:** Numbers may not sum due to rounding.

This Service and Assessment Plan shall be reviewed and updated annually for the purpose of determining the annual budget for Administrative Expenses, incorporating the most recent estimate of Authorized Improvement Costs, and revising the Assessment Roll to reflect such updates. Any annual update to this Service and Assessment Plan shall be referred to as an Annual Service Plan Update.

The annual projected payments for the principal and interest on the Phase #1 Reimbursement Obligation and the Administrative Expenses for Phase #1 are shown in **Table V-3** and are subject to revision and shall be updated in the Annual Service Plan Update to reflect any changes expected for each year. Notwithstanding the foregoing, any Administrative Expenses charged as part of the Annual Installment shall not exceed the amount set forth in the Assessment Roll without compliance with the provisions of **Section 372.016** and **372.017** of the PID Act.

**Table V-3: Phase #1 5-Year Summary**

Description	Total	2023	2024	2025	2026	2027
<b>Revenues</b>						
Assessment Installments	\$1,235,160	\$8,760	\$306,600	\$306,600	\$306,600	\$306,600
<b>Total Revenues</b>	<b>\$1,235,160</b>	<b>\$8,760</b>	<b>\$306,600</b>	<b>\$306,600</b>	<b>\$306,600</b>	<b>\$306,600</b>
<b>Expenditures</b>						
Interest	\$767,031	\$0	\$200,481	\$194,881	\$188,965	\$182,704
Principal	\$424,329	\$0	\$97,359	\$102,959	\$108,875	\$115,136
Administrative Expenses	\$35,040	\$8,760	\$8,760	\$8,760	\$8,760	\$8,760
<b>Total Expenditures</b>	<b>\$1,235,160</b>	<b>\$8,760</b>	<b>\$306,600</b>	<b>\$306,600</b>	<b>\$306,600</b>	<b>\$306,600</b>

**Note:** Numbers may not sum due to rounding. The projected Annual Installments are based on a total PID charge of \$525 per Final Lot per year. This PID charge consists of \$510 towards payments of principal of and the interest on the Reimbursement Obligation, as well as annual Administrative Expense of \$15 per Final Lot.

The projected annual costs shown in **Table V-4** are the annual expenditures relating to the Phase #1 Improvements and the costs associated with setting up the PID.

**Table V-4: Annual Projected Costs and Indebtedness for Phase #1 Improvements**

Fiscal Year Ending	Projected Annual Costs of Authorized Improvements	Projected Annual Reimbursement Obligation
2023	\$2,606,689	\$0
2024	\$2,606,689	\$297,840
2025	\$2,606,689	\$297,840
2026	\$2,606,689	\$297,840
2027	\$2,606,689	\$297,840
<b>Total</b>	<b>\$13,033,447</b>	<b>\$1,191,360</b>

**Note:** Projected Annual Reimbursement Obligation is based on the actual number of Lots in Phase #1.

## **VI ASSESSMENT PLAN**

### **A Introduction**

The PID Act requires the County to apportion the costs of the Authorized Improvements on the basis of special benefits conferred upon the property as a result of the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited.

The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The proposed Phase #1 Reimbursement Agreement entails a series of Assessments that are intended to finance the public infrastructure required for the development of Phase #1. This financing will necessarily be undertaken to coincide with the private investment and development of the Phase #1 Improvements.

For purposes of this Service and Assessment Plan, the County has determined that the costs of the Authorized Improvements shall be allocated on the basis of the size of the Final Lots and their estimated assessed value at Build-Out, and that such method of allocation will result in the imposition of equal shares of the costs of the improvements to Final Lots similarly benefited. As each Future Phase begins development over an estimated 10-year period, the Assessed Property within each Future Phase will be assessed for the special benefits conferred upon the property due to the Future Phases Improvements.

Phase #1 Assessed Property will be assessed for the special benefits conferred upon the property due to the Phase #1 Authorized Improvements. In connection with continued progress of the development, this Service and Assessment Plan will be updated to assess the special benefit conferred upon Future Phases.

This section of the SAP currently (i) describes the special benefit received by the Assessed Property in Phase #1 as a result of the construction of the Phase #1 Improvements, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Phase #1 Assessments to be levied on the Assessed Property in Phase #1 for such improvements, and (iii) establishes the methodologies by which the County allocates and reallocates the special benefit of the Phase #1 Improvements to Assessed Property in Phase #1 in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Assessed Property in Phase #1 similarly benefited.

The determination by the County of the assessment methodologies set forth below is the result of the discretionary exercise by the County of its legislative authority and governmental powers and is conclusive and binding on the Owner and all future owners and



owners of the Assessed Property.

## B Special Benefit

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized Improvements (more particularly described in **Section IV(A)** of this Service and Assessment Plan) and the payment of costs incurred in the establishment of the PID, shown in **Table V-2**, are authorized by the PID Act. These improvements are provided specifically for the benefit of the Assessed Property.

Each Owner of Assessed Property at the time Assessments are levied on their property has acknowledged that the Authorized Improvements confer a special benefit on the property and has consented to the imposition of Assessments to pay for the Actual Costs associated therewith. Each of the Owners is acting in his or her best interest in consenting to this apportionment and levying of Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The Authorized Improvements provide a special benefit to the Assessed Property as a result of the close proximity of these improvements to those Assessed Property and the specific purpose of these improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property in (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as "The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value." (*The Appraisal of Real Estate, Fourteenth Edition.*) The Authorized Improvements are expected to be required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Owner has evaluated the potential use of the property and has determined that the highest and best use of the property is for single-family residential units as described in **Section III** of this Service and Assessment Plan. The use of the Assessed Property as described herein will require the construction of the Authorized Improvements.

Each Owner of Assessed Property will ratify, confirm, accept, agree to, and approve: (i) the determinations and findings by the County and Administrator as to the special benefits described in this Service and Assessment Plan and the applicable Assessment Order; (ii) the Service and Assessment Plan and the respective Assessment Order, and (iii) the levying of

### Assessments on the Assessed Property.

The use of Assessed Property as described in this Service and Assessment Plan and as authorized by the PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the County to be the most beneficial and cost-effective means of doing so. The Assessments result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the County.

In summary, the Authorized Improvements result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, and provide a special benefit to such Assessed Property;
2. The special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

### C Assessment Methodology

The estimated costs of the Authorized Improvements may be assessed by the County against the Assessed Property so long as the special benefit conferred upon the property by the Authorized Improvements equals or exceeds the Assessments. The estimated costs of the Authorized Improvements may be assessed using any methodology that results in the imposition of equal shares of the costs on Assessed Property similarly benefited.

#### C.1 Assessment Methodology for Phase #1 Authorized Improvements

For purpose of this SAP, the County has determined that the estimated costs of the Phase #1 Improvements shall be allocated entirely to the Assessed Property in Phase #1 anticipated at Build-Out, i.e., the Benefited Property in Phase #1. Based on the average interest rate of 5.75% and the annual Administrative Expense of \$15, the estimated annual Phase #1 Assessments are approximately \$525 per Lot.

Based on the estimated costs for the Phase #1 Improvements provided by the Developer, the County has determined that the benefit to the Assessed Property in Phase #1 from the Phase #1 Improvements is at least equal to the Phase #1 Assessments levied on such Assessed Property.

The Phase #1 Assessments and Annual Installments for Assessed Property in Phase #1 are shown on the Assessment Roll, attached as **Appendix A**, and no Phase #1 Assessment shall be changed except as authorized by this SAP or the PID Act.

### D Assessments Allocation

The Phase #1 Assessments for the Phase #1 Reimbursement Obligation will be levied on the Assessed Property in Phase #1 according to the Assessment Roll, attached hereto as



**Appendix A.** The Annual Installments for the Phase #1 Assessments will be collected at the time and in the amounts shown on the Assessment Roll, subject to any revisions made during an Annual Service Plan Update.

Phase #1 shall be classified as an Active Phase once Phase #1 Assessments have been levied, which is expected to commence with Fiscal Year 2023 until the term of Phase #1 Assessment expires at the end of the 20-year period. Notwithstanding the foregoing, any unpaid Phase #1 Assessment of an Assessed Property in Phase #1 shall remain payable after the expiration of such Phase #1 Assessment term until the Phase #1 Assessment is paid in its entirety.

Although the actual unit counts and/or Build-out values for Phase #1 may vary from the estimates shown below, the initial assessment allocation for each Lot Type as set forth below in **Table VI-2** will not change, except as authorized by this SAP or the PID Act. A breakdown of the total principal, interest, and administrative fees over the term of the Assessment is available in **Table VI-3** below.

**Table VI-2: Phase #1 Assessments Per Lot**

Phase	Number of Assessed Lots	Total Assessment Principal Per Lot	Total Assessment Principal	Annual Installment Payment Per Lot	Total Annual Installment	Assessment Term
1	584	\$5,970	\$3,486,631	\$525	\$306,600	20 Years
Future Phases	3,747	\$5,970	\$22,370,564	\$525	\$1,967,175	20 Years
<b>Total</b>	<b>4,331</b>	<b>N/A</b>	<b>\$25,857,196</b>	<b>N/A</b>	<b>\$2,273,775</b>	<b>N/A</b>

**Note:** Numbers may not sum due to rounding. Annual Installments for Future Phases will only begin once Assessments are levied for each respective Phase. Total Annual Installment does not include Maintenance component, which is discussed in Section IX and Appendix A.

**Table VI-3: Expected Totals Over Term of the Assessment**

Phase	Grand Total Assessment Principal	Grand Total Interest on the Assessments	Grand Total Administrative Fees	Grand Total Installments
1	\$3,486,631	\$2,470,168	\$175,200	\$6,132,000
Future Phases	\$22,370,564	\$15,848,835	\$1,124,100	\$39,343,500
<b>Total</b>	<b>\$25,857,196</b>	<b>\$18,319,003</b>	<b>\$1,299,300</b>	<b>\$45,475,500</b>

**Note:** The annual amortization schedules for the Phase #1 Assessments on both a total and per Lot basis are available as Appendix A.

**E Administrative Expenses**

The annual Administrative Expense shall be \$15 per Final Lot. The Administrative Expenses shall be collected as part of the Annual Installments in the amounts shown on the Assessment Rolls shown on **Appendix A**. Administrative Expenses do not include payment of the actual principal of and interest on the Reimbursement Obligation. For Assessed Property within Phase #1, administrative Expenses will commence upon the levy of the Phase #1 Assessments and terminate upon the payment on the expiration of the term of Phase #1 Assessment. The Administrative Expenses may be revised, based on actual costs incurred, in Annual Service Plan Updates, as shown on **Table V-2**.

## VII TERMS

### A Amount of Phase #1 Assessments and Annual Installments

The Phase #1 Assessment and the associated Annual Installments for Assessed Property located within Phase #1 are presented in **Appendix A**. No Phase #1 Assessment shall be changed except as authorized in an Annual Service Plan Update and the PID Act.

The Annual Installments for Phase #1 Assessment shall be collected in an amount sufficient to pay the (i) annual principal amount due on the Phase #1 Assessments, (ii) annual interest amount due on the Phase #1 Assessments, and (iii) Administrative Expenses.

### B Reallocation of Assessments for Assessed Property

#### B.1 *Apportionment of Assessments Upon Consolidation of Assessed Properties*

Subject to the limitations described herein and applicable law, upon the consolidation of two or more Assessed Properties, the Assessment for the consolidated Assessed Property shall be the sum of the Assessments for the Assessed Properties prior to consolidation.

#### B.2 *Apportionment of Assessments Upon Division of Benefited Properties*

In general, the sum of the Assessments for all newly subdivided Benefited Property shall equal the Assessment for the subdivided Benefited Property prior to subdivision. The Assessment initially applicable to each Benefited Property is equal to the Assessment that corresponds to the Lot Type for such Benefited Property; if a Benefited Property contains two or more Lot Types, the Assessment initially applicable is equal to the sum of the Assessments that correspond to the actual or proposed Lot Types for such Benefited Property. Similarly, if a Benefited Property is subsequently platted, subdivided, re-subdivided or re-platted, the Assessment applicable to each resulting new Final Lot shall be equal to the Assessment that corresponds to the actual or proposed Lot Type for such Benefited Property.

#### B.3 *Non-Benefited Property to Assessed Property*

In the case it has been determined that a Non-Benefited Property shall be classified as an Benefited Property (i.e., it has been determined that the property now receives benefit from the Authorized Improvements), a Assessment shall be allocated against such Benefited Property in accordance with the methodology described in this Assessment Plan and in accordance with the provisions of the PID Act, and the Assessment Roll shall be amended in the next Annual Service Plan Update. Following County approval, the assessment will be allocated, and the newly classified Benefited Property will be subject to the terms defined in Section VII(C) regarding Assessment excess.

**C Reduction of Assessments**

If as a result of cost savings or Authorized Improvements not being constructed, the Actual Costs of completed Authorized Improvements are less than the Assessments, then the County shall reduce each Assessment on a pro rata basis such that the sum of the resulting reduced Assessments for all Benefited Property equals the reduced Actual Costs of Authorized Improvements. The Assessments shall not be reduced to an amount less than the amount due on the related outstanding reimbursement obligation. The Administrator shall update (and submit to the County for review and approval as part of the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

Similarly, if any of the Authorized Improvements to be funded with a reimbursement obligation are not undertaken, resulting in excess Assessment, then the County may, in its discretion, reduce the Assessment for each Assessed Property within each applicable Phase on a pro rata basis to reflect only the Actual Costs of Authorized Improvements that were expended.

**D Payment of Assessments**

**D.1 Payment in Full**

The Assessment for any Assessed Property may be paid in full or in part at any time. Such payment shall include all Prepayment Costs.

If an Annual Installment has been billed prior to payment of a Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.

If an Assessment is paid in full: (i) the Administrator shall cause such Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (ii) the Administrator shall submit the revised Assessment Roll to be approved by the County as part of the next Annual Service Plan Update; (iii) the obligation to pay such Assessment and corresponding Annual Installments shall terminate; and (iv) the County shall provide the Owner with a recordable notice that the lien on such Assessed Property has been released by the County; provided, however, that Annual Maintenance Assessments shall continue as set forth in Section IX hereof. If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.

If an Assessment is prepaid in part: (i) the Administrator shall cause such Assessment to be reduced by the amount of such partial prepayment in a manner conforming to the provisions of the applicable reimbursement agreement and the Assessment Roll revised accordingly; (ii) the Administrator shall submit the revised Assessment Roll reflecting such partial prepayment to be approved by the County as part of the next Annual Service Plan Update; and (iii) the obligation to pay such Assessment and

corresponding Annual Installments shall be reduced to the extent the partial payment is made.

**D.2 Payment in Annual Installments**

The PID Act provides that an Assessment for any Assessed Property may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the County to collect principal, interest, and Administrative Expenses in installments. An Assessment for Assessed Property that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Roll, as updated and provided for herein. Assuming Phase #1 will be classified as the Active Phase in Fiscal Year 2023-24, payment of the Annual Installments for Assessed Property therein shall commence with inclusion of the Annual Installments on the regular secured property tax bills mailed in 2023 and shall be delinquent if not paid prior to February 1, 2024.

The Assessment Roll sets forth for each year the Annual Installment for each Assessed Property consisting of the (i) annual principal amount due on the Assessments, (ii) annual interest amount due on the Assessments, (iii) Administrative Expense, and (iv) Authorized Improvement Maintenance. The Annual Installments for the Assessments may not exceed the amounts shown on the Assessment Rolls in **Appendix A** as of the date the respective Assessments are levied.

The Annual Installments shown on the Assessment Roll shall be adjusted to equal the Actual Costs of paying the Phase #1 Reimbursement Obligation, including Administrative Expenses, and the Authorized Improvement Maintenance. In addition, the County may adopt additional Assessment Roll(s) relating to the Authorized Improvements within the PID.

**E Collection of Annual Installments**

The Administrator shall, no less frequently than annually, prepare and submit to the County for its approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include an updated Assessment Roll and a calculation of the Annual Installment for each Assessed Property in Phase #1 and Future Phases. Annual Installments may be collected by the City on behalf of the County, (or such entity to whom the County directs) in the same manner and at the same time as *ad valorem* taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as *ad valorem* taxes for the County. The County may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Any sale of Assessed Property for nonpayment of the delinquent Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such Assessed Property and such Assessed Property may again be sold at a judicial foreclosure

sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such Assessed Property as they become due and payable.

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually and each Annual Installment shall be delinquent if not paid prior to February 1 of the following year.

The City or another collection entity engaged by the County will invoice each owner of property for the Annual Installment payment at approximately the same time as the County's annual property tax bill, and the Annual Installments shall be due and payable, and incur penalty and interest for unpaid Annual Installments in the same manner as provided for property taxes. Thereafter, subsequent Annual Installments shall be due in the same manner in each succeeding calendar year until the Assessment, together with interest and Administrative Expenses as provided in this SAP, has been paid in full.

Failure of an Owner to receive an invoice for an Annual Installment on the property tax bill shall not relieve the Owner of the responsibility for payment of the Assessment. Assessments, or Annual Installments thereof, that are delinquent shall incur Delinquency Costs and Delinquent Collection Costs. The County may provide for other means of collecting the Annual Installments to the extent permitted by the Act.

The Assessments, including interest, Administrative Expenses, and Annual Maintenance Assessments, are a personal liability of the Owners of the property. The lien is effective from the date of the order levying the assessment and lasts until the assessment is paid. Any sale of property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such property and such property may again be sold at a judicial foreclosure sale if the Owner thereof fails to make timely payment of the non-delinquent Annual Installments against such property as they become due and payable.

**VIII ASSESSMENTS**

**A Phase #1 Assessment**

As described by this SAP, Assessed Property in Phase #1 will be assessed for the special benefits conferred upon the property as a result the Phase #1 Improvements. **Table VIII-1** summarizes the \$26,066,894 in special benefit received by Assessed Property at Build-Out as a result of the Authorized Improvements and the PID formation costs.

**Table VIII-1: Special Benefit Summary**

<b>Public Improvement</b>	<b>Improvement Costs</b>
Total Assessment	\$25,857,196
Authorized Improvements	
Overwidth Paving	\$8,131,853
Hike & Bike Lanes	\$1,697,400
Street Lights	\$2,202,000
Water & Sewer Mains	\$2,969,460
Proportionality Fees	\$209,460
County Community Center/Site	\$5,045,440
County "Splash Pad"	\$2,746,436
Off-Site Improvements/ROW	\$1,537,345
Park Upgrades	\$1,527,500
Total Improvements	\$26,066,894
<b>Excess Benefit</b>	<b>\$209,698</b>

**B Annual Assessment Roll Updates**

The Administrator shall prepare, and shall submit to the County for approval, annual updates to the Assessment Roll in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the County and permitted by the PID Act: (i) the identification of each Parcel and/or Final Lot; (ii) the Assessment for each Final Lot of Assessed Property, including any adjustments authorized by this Service and Assessment Plan and the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided in **Section VI** of this Service and Assessment Plan. The Annual Service Plan Update shall reflect any reduction in the Assessments, and any revisions in the Actual Costs to be funded by the applicable reimbursement agreement and Developer funds.



## IX MAINTENANCE

The estimated annual costs of (A) the Authorized Improvement Maintenance, and (B) the annual administrative expenses, which include all administrative, organizational, maintenance and operation costs and expenses associated with, or incident to, the administration, organization, maintenance and operation of the District, including, but not limited to, the costs of (i) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, (ii) preparing the Assessment Roll, (iii) computing, levying, collecting and transmitting the Assessments or the Annual Installments thereof, (iv) maintaining the record of Annual Maintenance Assessments, including payments, reallocations and/or cancellations of the Annual Maintenance Assessments or Annual Installments thereof, (v) investing or depositing the Annual Maintenance Assessments or other monies, (vi) complying with the PID Act, and (vii) County costs related to the District and the Authorized Improvement Maintenance (collectively, the "Authorized Maintenance Expenses") are shown in Table IX-1. Such costs will be paid solely by Annual Maintenance Assessments levied each year against real properties within the District boundaries. Annual Maintenance Assessments will be based on both the estimated annual maintenance expenses as well as the number of Final Lots on which Assessments have been levied.

The proposed Annual Maintenance Assessment assessment rate for 2023 is \$25 for each Final Lot. Each subsequent year, a recommended assessment rate will be determined by the budget prepared by the County or its designee, and the County shall update this Service and Assessment plan for the District as required by the PID Act.

Properties not liable for assessment include real property, right of way, and easements located within the boundaries of the District owned by or irrevocably offered for dedication to the federal government, the State of Texas, El Paso County, a city, a school district, a public utility provider or any political subdivision or public agency, whether in fee simple, through an easement or by plat. Payment of assessment by other exempt jurisdictions must be established by contract.

The Annual Maintenance Assessments will be collected by the City of El Paso's Consolidated Tax Office or other collection agent as determined by the County. The Annual Maintenance Assessments shall be due when billed and shall be delinquent if not paid by January 31, 2024. As provided by Section 372.018(f) of the Act, Annual Maintenance Assessments not paid by January 31, 2024 shall incur interest, penalties, and attorney's fees in the same manner as delinquent *ad valorem* taxes.



Description of the Authorized Improvement Maintenance and/or proposed public improvements to be funded by the District are listed below.

- A. Maintenance, repair, and improving of public improvements installed at the time of development – The District may fund the following maintenance and repairs:**
- a. Landscaped buffer areas
    - i. Landscaping and irrigation systems
    - ii. Trees
  - b. Street medians
    - i. Landscaping and irrigation systems
    - ii. Trees
  - c. Park land
    - i. Landscaping
    - ii. Irrigation
    - iii. Hike & Bike trails
- B. Maintenance, repair, and improving of future public improvements – The District may fund the following maintenance and repairs on future improvements constructed and installed within the District which shall meet all the following criteria:**
- a. Are similar to those as set forth in Section IX.A.
  - b. The cost for the construction and installation is to be paid by the District if funds are available. Otherwise, improvements must be funded by other means with the cost to be reimbursed by the District as funds are available.
- C. District Construction – The District may fund all or part of the following possible future public improvements if funds are available:**
- a. Landscaping and irrigation systems
  - b. Fountains, lighting, and signs
  - c. Sidewalks, trails, and improvements thereon
  - d. Off-street parking facilities
  - e. Drainage and detention improvements
  - f. Parks and park facilities
  - g. Entryways and improvements
  - h. Gazebos, playgrounds, and equipment thereon
  - i. Screening walls and fencing
  - j. Other public improvements as may be approved by The District and approved by the County

Pursuant to the PID Act, the County may assess Authorized Maintenance Expenses against Assessed Property in Phase #1 so long as the special benefit conferred upon such Assessed Property by the Authorized Improvement Maintenance exceeds the Annual Maintenance Assessment amount.

**Table IX-1: 2023 Estimated Costs**

Category	Expected Annual Costs
<b>Authorized Improvement Maintenance</b>	
Infrastructure Repair and Maintenance	\$15,000
Landscaping Repair and Maintenance	\$14,000
Park/Hike & Bike Repair and Maintenance	\$14,000
"Splash Pad" Operation and Maintenance	\$65,000
<b>Administrative Maintenance Expenses</b>	
County Expenses	\$5,000
Operations	\$5,000
Professional Services	\$5,000
<b>Total</b>	<b>\$108,000</b>

Note: Estimates. Subject to change in future SAP.

**Table IX-2: 5-Year Projected Costs**

Category	Expected Annual Costs
2023	\$108,000
2024	\$110,160
2025	\$112,363
2026	\$114,610
2027	\$116,902
<b>Total</b>	<b>\$562,036</b>

Note: Estimates. Subject to change in future SAP. Assumes an escalation of costs by 2% per year.

**X MISCELLANEOUS PROVISIONS**

**A Administrative Review**

To the extent consistent with the PID Act, an owner of Assessed Property claiming that a calculation error has been made in the Assessment Roll, including the calculation of the Annual Installment, shall send a written notice describing the error to the County not later than 30 days after the date the invoice or other bill for the Annual Installment is received. If the Owner(s) fails to give such notice, such Owner(s) shall be deemed to have accepted the calculation of the Assessment Roll (including the Annual Installments) and to have waived any objection to the calculation. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Property owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred. The County may elect to designate a third party who is not an officer or employee of the County to serve as administrator of the PID.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Property owner, such change or modification shall be presented to the County for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Property owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the County. Any amendments made to the Assessment Roll pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the County, the decision of the County shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

**B Termination of Assessments**

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments, Delinquency Costs, and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments, Delinquency Costs, and Delinquent Collection Costs, the County shall provide the owner of the affected Assessed Property a recordable Notice of the PID Assessment Termination. Notwithstanding the forgoing, however, than Annual Maintenance Assessments shall continue as set forth in Section IX hereof.

**C Amendments**

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

The County reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels: (i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, Delinquency Costs, Delinquent Collection Costs, and other charges imposed by the Service and Assessment Plan.

**D Administration and Interpretation of Provisions**

The County or the PID Administrator shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein. Such determinations shall be final, binding, and conclusive.

**E Severability**

If any provision, section, subsection, sentence, clause, or phrase of this Service and Assessment Plan or the application of same to Assessed Property or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the County in adopting this Service and Assessment Plan that no part hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the County.

**F Buyer Disclosure**

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan Update include a copy of the notice form required by Section 5.014 of the Texas Property Code. The buyer disclosure is attached hereto as **Appendix B** and may be updated in an Annual Service Plan Update.

# **APPENDIX A**

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



## **ASSESSMENT ROLL**

**Appendix A**  
**Tierra Del Este III Phase IV Public Improvement District**  
**Phase #1 Assessment Roll**

**Assessment by Parcel ID and Phase**

<b>Parcel ID</b>	<b>Owner<sup>1</sup></b>	<b>Planned Lot Count</b>	<b>Assessment Principal Per Lot</b>	<b>Total Assessment Principal</b>	<b>Annual Installment Per Lot</b>	<b>Total Annual Installment</b>
23980	RANCHOS REAL HOLDINGS LLC	584	\$5,970.26	\$3,486,631.84	\$40.00	\$23,360.00
Total	N/A	584	\$5,970.26	\$3,486,631.84	\$40.00	\$23,360.00

<sup>1</sup>Ownership data according to El Paso CAD, as of July 1, 2023.

**Tierra Del Este III Phase IV PID Annual Installments  
Per Lot Phase #1 Amortization**

Tax Year (a)	Collection Year	Reimbursement Amortization			Administrative Expenses	Maintenance Expenses (b)	Annual Installment	Assessment Balance (c)
		Total	Interest	Principal				
2023	2024	\$0.00	\$0.00	\$0.00	\$15.00	\$25.00	\$40.00	\$5,970.26
2024	2025	\$510.00	\$343.29	\$166.71	\$15.00	TBD	\$525.00	\$5,970.26
2025	2026	\$510.00	\$333.70	\$176.30	\$15.00	TBD	\$525.00	\$5,803.55
2026	2027	\$510.00	\$323.57	\$186.43	\$15.00	TBD	\$525.00	\$5,627.25
2027	2028	\$510.00	\$312.85	\$197.15	\$15.00	TBD	\$525.00	\$5,440.82
2028	2029	\$510.00	\$301.51	\$208.49	\$15.00	TBD	\$525.00	\$5,243.67
2029	2030	\$510.00	\$289.52	\$220.48	\$15.00	TBD	\$525.00	\$5,035.18
2030	2031	\$510.00	\$276.84	\$233.16	\$15.00	TBD	\$525.00	\$4,814.70
2031	2032	\$510.00	\$263.44	\$246.56	\$15.00	TBD	\$525.00	\$4,581.54
2032	2033	\$510.00	\$249.26	\$260.74	\$15.00	TBD	\$525.00	\$4,334.98
2033	2034	\$510.00	\$234.27	\$275.73	\$15.00	TBD	\$525.00	\$4,074.24
2034	2035	\$510.00	\$218.41	\$291.59	\$15.00	TBD	\$525.00	\$3,798.51
2035	2036	\$510.00	\$201.65	\$308.35	\$15.00	TBD	\$525.00	\$3,506.92
2036	2037	\$510.00	\$183.92	\$326.08	\$15.00	TBD	\$525.00	\$3,198.57
2037	2038	\$510.00	\$165.17	\$344.83	\$15.00	TBD	\$525.00	\$2,872.49
2038	2039	\$510.00	\$145.34	\$364.66	\$15.00	TBD	\$525.00	\$2,527.66
2039	2040	\$510.00	\$124.37	\$385.63	\$15.00	TBD	\$525.00	\$2,163.00
2040	2041	\$510.00	\$102.20	\$407.80	\$15.00	TBD	\$525.00	\$1,777.37
2041	2042	\$510.00	\$78.75	\$431.25	\$15.00	TBD	\$525.00	\$1,369.57
2042	2043	\$510.00	\$53.95	\$456.05	\$15.00	TBD	\$525.00	\$938.32
2043	2044	\$510.00	\$27.73	\$482.27	\$15.00	TBD	\$525.00	\$482.27
Total		\$10,200.00	\$4,229.74	\$5,970.26	\$300.00		\$10,500.00	

(a) Tax Year 2023 Annual Installments are billed in Calendar Year 2023 and become due by January 31, 2024.

(b) Maintenance expenses are expected to increase by approximately 2% per year.

(c) Assumes Annual Installment has not been paid for the Year.

**Tierra Del Este III Phase IV PID Annual Installments  
Total Phase #1 Amortization**

Tax Year (a)	Collection Year	Reimbursement Amortization			Administrative Expenses	Maintenance Expenses (b)	Annual Installment	Assessment Balance (c)
		Total	Interest	Principal				
2023	2024	\$0.00	\$0.00	\$0.00	\$8,760.00	\$14,600.00	\$23,360.00	\$3,486,631.84
2024	2025	\$297,840.00	\$200,481.36	\$97,358.64	\$8,760.00	TBD	\$306,600.00	\$3,486,631.84
2025	2026	\$297,840.00	\$194,880.80	\$102,959.20	\$8,760.00	TBD	\$306,600.00	\$3,389,273.20
2026	2027	\$297,840.00	\$188,964.88	\$108,875.12	\$8,760.00	TBD	\$306,600.00	\$3,286,314.00
2027	2028	\$297,840.00	\$182,704.40	\$115,135.60	\$8,760.00	TBD	\$306,600.00	\$3,177,438.88
2028	2029	\$297,840.00	\$176,081.84	\$121,758.16	\$8,760.00	TBD	\$306,600.00	\$3,062,303.28
2029	2030	\$297,840.00	\$169,079.68	\$128,760.32	\$8,760.00	TBD	\$306,600.00	\$2,940,545.12
2030	2031	\$297,840.00	\$161,674.56	\$136,165.44	\$8,760.00	TBD	\$306,600.00	\$2,811,784.80
2031	2032	\$297,840.00	\$153,848.96	\$143,991.04	\$8,760.00	TBD	\$306,600.00	\$2,675,619.36
2032	2033	\$297,840.00	\$145,567.84	\$152,272.16	\$8,760.00	TBD	\$306,600.00	\$2,531,628.32
2033	2034	\$297,840.00	\$136,813.68	\$161,026.32	\$8,760.00	TBD	\$306,600.00	\$2,379,356.16
2034	2035	\$297,840.00	\$127,551.44	\$170,288.56	\$8,760.00	TBD	\$306,600.00	\$2,218,329.84
2035	2036	\$297,840.00	\$117,763.60	\$180,076.40	\$8,760.00	TBD	\$306,600.00	\$2,048,041.28
2036	2037	\$297,840.00	\$107,409.28	\$190,430.72	\$8,760.00	TBD	\$306,600.00	\$1,867,964.88
2037	2038	\$297,840.00	\$96,459.28	\$201,380.72	\$8,760.00	TBD	\$306,600.00	\$1,677,534.16
2038	2039	\$297,840.00	\$84,878.56	\$212,961.44	\$8,760.00	TBD	\$306,600.00	\$1,476,153.44
2039	2040	\$297,840.00	\$72,632.08	\$225,207.92	\$8,760.00	TBD	\$306,600.00	\$1,263,192.00
2040	2041	\$297,840.00	\$59,684.80	\$238,155.20	\$8,760.00	TBD	\$306,600.00	\$1,037,984.08
2041	2042	\$297,840.00	\$45,990.00	\$251,850.00	\$8,760.00	TBD	\$306,600.00	\$799,828.88
2042	2043	\$297,840.00	\$31,506.80	\$266,333.20	\$8,760.00	TBD	\$306,600.00	\$547,978.88
2043	2044	\$297,840.00	\$16,194.32	\$281,645.68	\$8,760.00	TBD	\$306,600.00	\$281,645.68
Total		\$5,956,800.00	\$2,470,168.16	\$3,486,631.84	\$175,200.00		\$6,132,000.00	

(a) Tax Year 2023 Annual Installments are billed in Calendar Year 2023 and become due by January 31, 2024.

(b) Maintenance expenses are expected to increase by approximately 2% per year.

(c) Assumes Annual Installment has not been paid for the Year.



## **APPENDIX B**

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



# **BUYER DISCLOSURE FORM**

**Texas Property Code Section 5.014(A) Notice  
(Required Before Contract Execution)**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This Notice requirement does not apply to a transfer:

- 1) Under a court order or foreclosure;
- 2) By a trustee in bankruptcy;
- 3) To a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) By a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) By a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) From one co-owner to another co-owner of an undivided interest in the real property;
- 7) To or from a government entity; or,
- 8) Of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to the prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exception, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchase and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

**Texas Property Code Section 5.014(A) Notice  
(Required Before Contract Execution)**

NOTICE OF OBLIGATION TO PAY  
PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO COUNTY OF EL PASO, TEXAS  
TIERRA DEL ESTE III PHASE VI PUBLIC IMPROVEMENT DISTRICT

CONCERNING THE FOLLOWING PROPERTY

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As the purchaser of the real property described above, you are obligated to pay assessments to El Paso, Texas, (the "County") for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Tierra Del Este III Phase VI Public Improvement District** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the County. The exact amount of each annual installment will be approved each year by the County in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the County.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

**Texas Property Code Section 5.014(A) Notice  
(Required Before Contract Execution)**

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Buyer (Print Name)	Signature	Date
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Buyer (Print Name)	Signature	
--------------------	-----------	--

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

Seller (Print Name)	Signature	Date
---------------------	-----------	------

Seller (Print Name)	Signature	Date
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**Texas Property Code Section 5.0143 Notice  
(Required At Closing And Must Be Recorded In El Paso County Deed Of Records)**

AFTER RECORDING RETURN TO:

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NOTICE OF OBLIGATION TO PAY  
PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO COUNTY OF EL PASO, TEXAS  
TIERRA DEL ESTE III PHASE VI PUBLIC IMPROVEMENT DISTRICT

CONCERNING THE FOLLOWING PROPERTY

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---

As the purchaser of the real property described above, you are obligated to pay assessments to the County of El Paso, Texas, (the "County") for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Tierra Del Este III Phase VI Public Improvement District** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the County. The exact amount of each annual installment will be approved each year by the County in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the County.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

**Texas Property Code Section 5.0143 Notice  
(Required At Closing And Must Be Recorded In El Paso County Deed Of Records)**

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

Buyer (Print Name)	Signature	Date
Buyer (Print Name)	Signature	

STATE OF TEXAS           §  
  §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_

Notary Public, State of Texas

**Texas Property Code Section 5.0143 Notice**  
**(Required At Closing And Must Be Recorded In El Paso County Deed Of Records)**

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

Seller (Print Name)	Signature	Date
---------------------	-----------	------

Seller (Print Name)	Signature	
---------------------	-----------	--

STATE OF TEXAS           §  
  §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_

Notary Public, State of Texas



## **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  $89^{\circ}58'09''$  West a distance of 442.01 Feet; Thence South  $82^{\circ}01'48''$  East a distance of 311.47 feet to a set  $\frac{1}{2}$ " 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  $00^{\circ}35'30''$  West a distance of 1751.61 feet to a set  $\frac{1}{2}$ " 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  $83^{\circ}30'03''$  a chord which bears North  $41^{\circ}09'32''$  East a distance of 26.64 feet to a set  $\frac{1}{2}$ " rebar with cap marked TX 5152;
3. North  $06^{\circ}46'41''$  West a distance of 85.20 feet to a set  $\frac{1}{2}$ " 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  $55^{\circ}05'33''$  a chord which bears North  $28^{\circ}08'16''$  West a distance of 18.50 feet to a set  $\frac{1}{2}$ " rebar with cap marked TX 5152;
5. North  $00^{\circ}35'30''$  West a distance of 2032.91 feet to a set  $\frac{1}{2}$ " 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  $17^{\circ}11'58''$  a chord which bears North  $09^{\circ}11'28''$  West a distance of 237.15 feet to a set  $\frac{1}{2}$ " 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  $17^{\circ}11'58''$  a chord which bears North  $09^{\circ}11'28''$  West a distance of 224.29 feet to a set  $\frac{1}{2}$ " rebar with cap marked TX 5152;
8. North  $00^{\circ}35'30''$  West a distance of 28.45 feet to a set  $\frac{1}{2}$ " 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°57'49" a chord which bears North 01°53'25" East a distance of 168.88 feet to a set ½" 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°57'49" a chord which bears North 01°53'25" East a distance of 177.54 feet to a set ½" rebar with cap marked TX 5152;

11. North 00°35'30" West a distance of 74.20 feet to a set ½" 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°37'02" a chord which bears North 44°43'01" East a distance of 35.55 feet to a set ½" 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°54'04" West a distance of 100.01 feet to a set ½" 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°22'53" a chord which bears North 45°17'01" West a distance of 35.16 feet to a found ½" rebar with cap marked TX 5152;

Thence, North 00°35'35" West a distance of 0.28 feet to a set ½" 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°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°35'03" East a distance of 60.01 feet to a point;

Thence, South 89°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°35'51" East a distance of 1321.77 feet to a set ½" 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°58'28" East a distance of 1320.00 feet to a set ½" 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°35'51" East a distance of 3559.91 feet to a set ½" 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



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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°24'25" a chord which bears South 45°17'47" East a distance of 28.14 feet to a set ½" 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°35'35" East a distance of 730.54 feet to a set ½" 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°35'35" a chord which bears South 44°42'13" West a distance of 28.43 feet to a set ½" 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°59'59" West a distance of 385.44 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°24'25" a chord which bears North 45°17'47" West a distance of 28.14 feet to a set ½" 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°35'35" West a distance of 730.54 feet to a set ½" 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°35'35" a chord which bears North 44°42'13" East a distance of 28.43 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 236.78 feet to a set ½" rebar with cap marked TX 5152;

Thence leaving said right of way line, North 00°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°59'59" West a distance of 845.05 feet to a set ½" 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°35'35" West a distance of 14.28 feet to set ½" 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°24'25" West a distance of 209.38 feet to a set ½" 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°35'35" East a distance of 1980.50 feet to a found ½" rebar with cap marked TX 5152 on the southerly line of Tierra Del Este Unit Eighty Five;

Thence along said line, South 87°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 ½" 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 ½" 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 ½" 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 ½" 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 ½" 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 ½" 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.

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



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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



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

# **APPENDIX D**

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

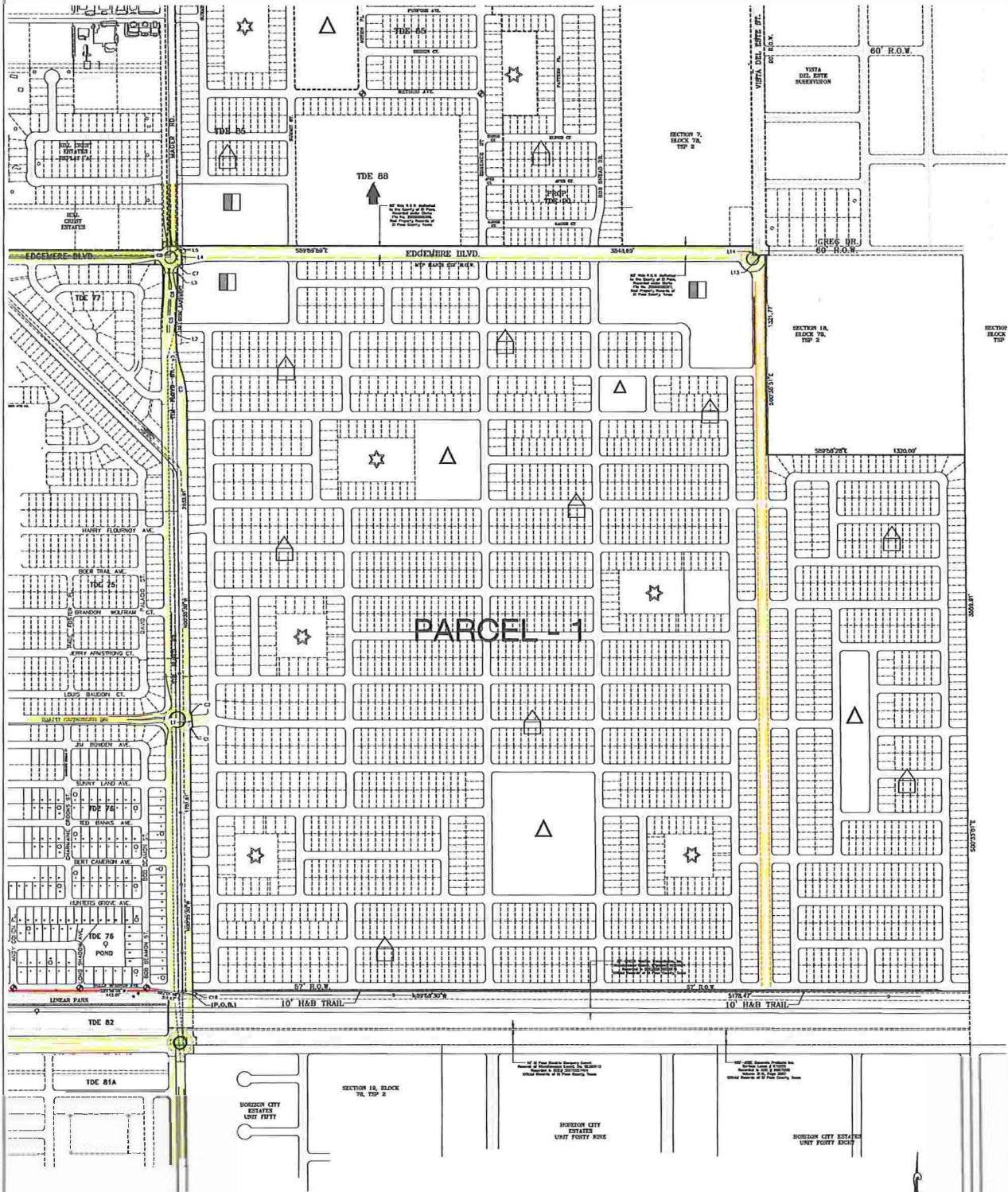


**PID SITE MAP**



# TIERRA DEL ESTE III PHASE VI P.I.D.

BEING PORTION OF SECTION 18, BLOCK 78 TOWNSHIP 2,  
TEXAS AND PACIFIC RAILWAY Co. SURVEYS,  
ALL OF EDGEEMERE BLVD., EDGEEMERE EXTENSION SUBDIVISION,  
EL PASO COUNTY, TEXAS



PARCEL - 1

CHORD	BEARING	LENGTH	ARC CENTER	CURVE	BEARING	CHORD
01	294.87°	29.12'	178.81'	29.42'	309.97°	29.12'
02	294.87°	18.22'	104.82'	18.84'	309.97°	18.22'
03	294.87°	12.00'	72.00'	12.51'	309.97°	12.00'
04	294.87°	7.50'	45.00'	7.84'	309.97°	7.50'
05	294.87°	4.50'	27.00'	4.70'	309.97°	4.50'
06	294.87°	2.25'	13.50'	2.35'	309.97°	2.25'
07	294.87°	1.12'	6.75'	1.17'	309.97°	1.12'
08	294.87°	0.56'	3.37'	0.58'	309.97°	0.56'
09	294.87°	0.28'	1.69'	0.29'	309.97°	0.28'

LINE	LENGTH	BEARING
01	66.00'	309.97°
02	28.15'	309.97°
03	24.20'	309.97°
04	18.25'	309.97°
05	8.30'	309.97°
06	83.30'	309.97°
07	83.30'	309.97°

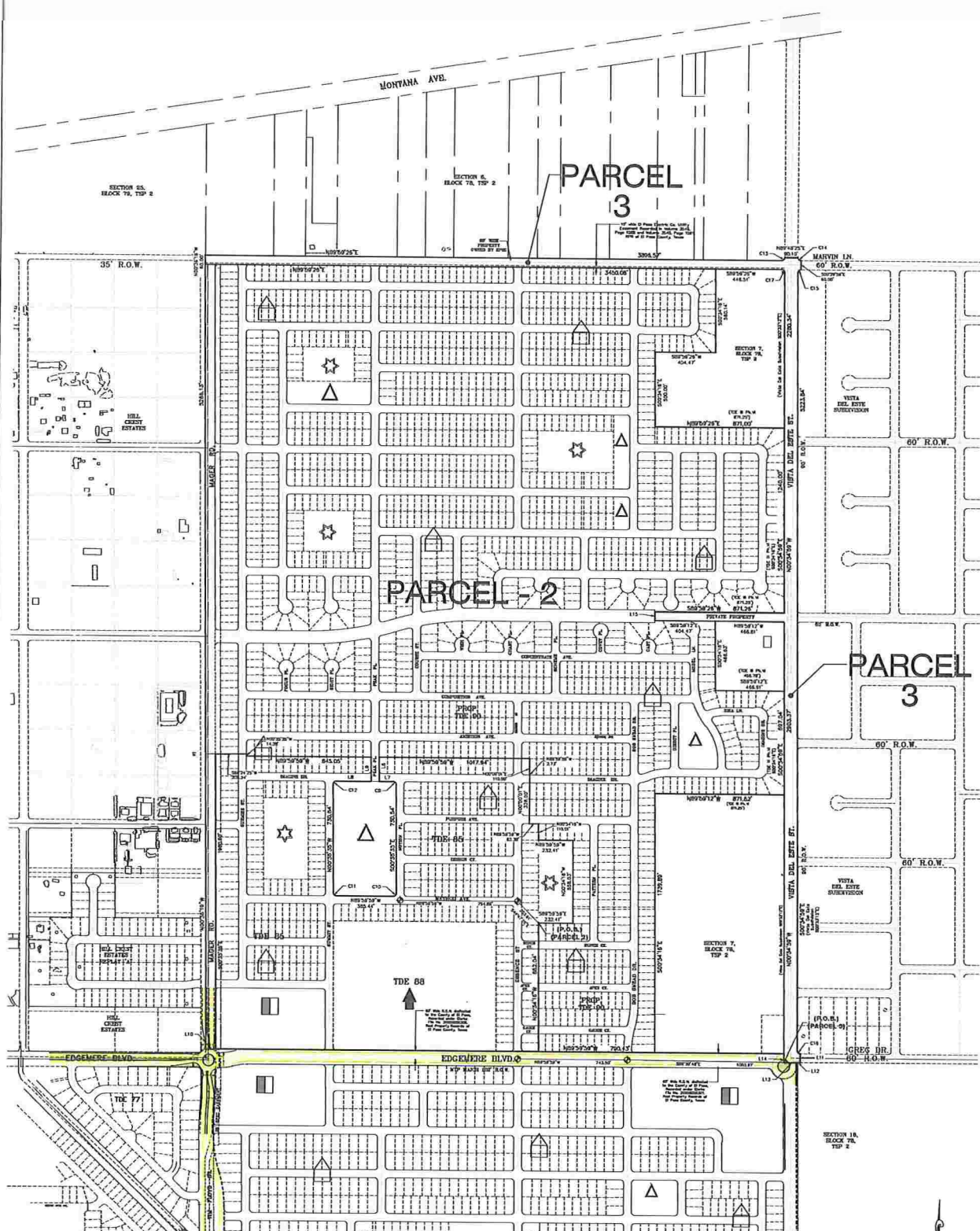
SCALE: 1"=500'





# TIERRA DEL ESTE III PHASE VI P.I.D.

BEING PORTION OF SECTION 7, BLOCK 78 TOWNSHIP 2,  
TEXAS AND PACIFIC RAILWAY Co. SURVEYS, ALL OF MAGER ROAD,  
TIERRA DEL ESTE UNIT EIGHTY FIVE, AND ALL OF  
VISTA DEL ESTE ST, VISTA DEL ESTE SUBDIVISION  
EL PASO COUNTY, TEXAS



CURVE TABLE						
CURVE	RAJUS	LEN/2TH	TANGENT	CHORD	DELTA	
C9	20.07	21.27	18.78	28.14	54.574471	89°42'28"
C10	20.07	21.27	20.21	28.14	54.429112	89°20'20"
C11	20.07	21.27	18.78	28.14	54.574471	89°42'28"
C12	20.07	21.27	20.21	28.14	54.429112	89°20'20"
C13	20.07	21.27	18.78	28.14	54.574471	89°42'28"
C14	20.07	21.27	20.21	28.14	54.429112	89°20'20"
C15	20.07	21.27	18.78	28.14	54.574471	89°42'28"
C16	20.07	21.27	20.21	28.14	54.429112	89°20'20"
C17	20.07	21.27	18.78	28.14	54.574471	89°42'28"
C18	20.07	21.27	20.21	28.14	54.429112	89°20'20"
C19	20.07	21.27	18.78	28.14	54.574471	89°42'28"
C20	20.07	21.27	20.21	28.14	54.429112	89°20'20"

LINE TABLE		
LINE	LENGTH	BEARING
L6	144.01	S07°20'20"W
L7	144.01	S89°20'20"W
L8	238.76	S89°20'20"W
L9	144.01	S07°20'20"W
L10	144.01	S89°20'20"W
L11	144.01	S07°20'20"W
L12	144.01	S89°20'20"W
L13	144.01	S07°20'20"W
L14	144.01	S89°20'20"W
L15	144.01	S07°20'20"W



# **APPENDIX E**

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



## **PHASE #1 BOUNDARIES AND LEGAL DESCRIPTION**



Prepared for: Southwest Land Development Services Inc.  
June 28, 2023  
(Tierra Del Este Unit 90)

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

Commencing for reference at an existing brass disk monument at the intersection of Edgemere Blvd. and Essence St. from which an existing brass disk monument at the centerline intersection of Edgemere Blvd. and Bob Snead Dr. bears South 89°59'59" East a distance of 743.50 feet; Thence along the centerline of Edgemere Blvd. South 89°59'59" East a distance of 142.01 feet to a point; Thence leaving said line North 00°34'16" West a distance of 51.00 feet to a found 1/2" rebar with cap marked TX 5152 for the "True Point of Beginning".

Thence along the easterly line of Tierra Del Este Unit Eighty Five (File: 20200060055) North 00°34'16" West a distance of 862.04 feet to set nail in rock wall;

Thence leaving said line South 89°59'59" East a distance of 232.41 feet to a set nail in rock wall on the southeast corner of Lot 16, Block 9, Tierra Del Este Unit Eighty Five;

Thence leaving said line, North 00°34'16" West a distance of 558.03 feet to a set nail in rock wall on the northeast corner of Lot 16, Block 9, Tierra Del Este Unit Eighty Five;

Thence North 89°59'59" West a distance of 232.41 feet to a found 1/2" rebar with cap marked TX 5152 on the northwest corner of Lot 16; Block 9, Tierra Del Este Unit Eighty Five;

Thence leaving said line, North 00°34'16" West a distance of 110.01 feet to a found 1/2" rebar with cap marked TX 5152 on the on the southerly right of way line of Purpose Ave.:

Thence along said right of way line North 89°59'59" West a distance of 62.38 feet to a found mag nail in rock wall;

Thence leaving said right of way line North 00°00'01" East a distance of 328.00 feet to a found 1/2" rebar with cap marked TX 5152 on the northerly right of way line of Imagine Dr.:

Thence along said right of line North 89°59'59" West a distance of 2.73 feet to a found 1/2" rebar with cap marked TX 5152;

Thence leaving said right of way line North 00°00'01" East a distance of 110.00 feet to a set 1/2" rebar with cap marked TX 5152;

Thence North 89°59'59" West a distance of 1916.98 feet to a set nail in rock wall on the easterly right of way line of Surmise St.;

Thence along said right of way line, North 00°35'35" West a distance of 14.28 feet to a set 1/2" rebar with cap marked TX 5152;

Thence leaving said right of way line, South 89°24'25" West a distance of 275.45 feet to a set 1/2" rebar with cap marked TX 5152 on the westerly line of Proposed Tierra Del Este Unit Ninety;

Thence along said line, North 00°36'19" West a distance of 852.57 feet to a set ½" rebar with cap marked TX 5152;

Thence leaving said line North 89°23'41" East a distance of 66.26 feet to a set ½" rebar with cap marked TX 5152;

Thence, 31.21 feet along the arc of a curve to the left whose radius is 20.00 feet whose interior angle is 89°24'15"; whose chord bears South 45°17'42" East a distance of 28.14 feet to a set ½" rebar with cap marked TX. 5152 on the proposed northerly right of way line of Bernard St;

Thence along said right of way line South 89°59'52" East a distance of 615.21 feet to a set ½" rebar with cap marked TX. 5152 for a point of curve;

Thence along said right of way line, 560.76 feet along the arc of a curve to the left whose radius is 1957.00 feet whose interior angle is 16°25'03"; whose chord bears North 81°47'39" East a distance of 558.84 feet to a set ½" rebar with cap marked TX. 5152;

Thence along said right of way line, 584.96 feet along the arc of a curve to the right whose radius is 2043.00 feet whose interior angle is 16°24'19"; whose chord bears North 81°47'17" East a distance of 582.97 feet to a set ½" rebar with cap marked TX. 5152;

Thence along said right of way line, North 89°59'26" East a distance of 1211.14 feet to a set ½" rebar with cap marked TX. 5152;

Thence leaving said right of way line, South 00°34'16" East a distance of 72.65 feet to a set ½" rebar with cap marked TX. 5152;

Thence South 89°59'12" East a distance of 404.47 feet to a set ½" rebar with cap marked TX. 5152;

Thence, South 00°34'16" East a distance of 466.63 feet to a set ½" rebar with cap marked TX. 5152;

Thence, South 89°59'12" East a distance of 466.78 feet to a set ½" rebar with cap marked TX. 5152 on the westerly right of way line of Vista Del Este St.;

Thence along said right of way line South 00°34'16" East a distance of 697.04 feet to a set nail in rock wall;

Thence leaving said right of way line, North 89°59'12" West a distance of 871.25 feet to a set ½" rebar with cap marked TX. 5152;

Thence, South 00°34'16" East a distance of 1739.89 feet to a found chiseled v in concrete on the northerly right of way line of Edgemere Blvd.;

Thence along said right of way line, North 89°59'59" West a distance of 790.43 feet to the "TRUE POINT OF BEGINNING" and containing 5,108,414 Square Feet or 117.27 acres of land more or less.



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



# **APPENDIX F**

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



## **PHASE #1 PLAT MAP**

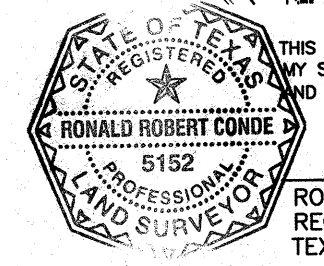
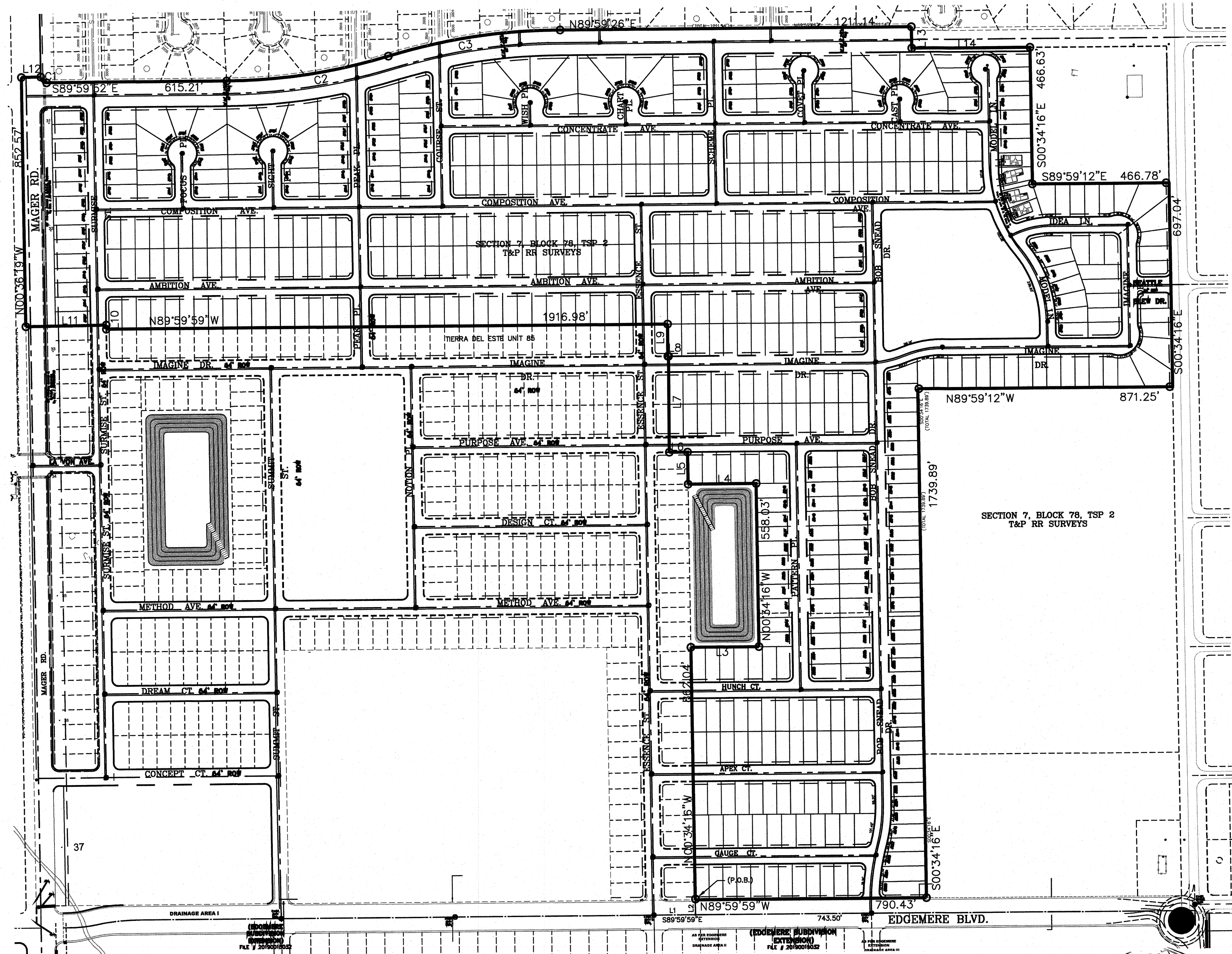
PLAT OF SURVEY

BEING A PORTION OF SECTION 7, BLOCK 78, TOWNSHIP 2,  
TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 5,108,414 Square Feet or 117.27 ACRES

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	20.00'	31.21'	28.14'	S45°17'42"E	89°24'15"
C2	1957.00'	560.76'	558.84'	N81°47'39"E	16°25'03"
C3	2043.00'	584.98'	582.97'	N81°47'17"E	16°24'19"

- NOTES:
- SET 1/2" REBARS WITH CAPS MARKED TX 5152 ON ALL CORNERS UNLESS OTHERWISE NOTED.
  - A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS DRAWING.

LINE TABLE		
LINE	LENGTH	BEARING
L1	142.01	S89°59'59"E
L2	51.00	N00°34'16"W
L3	232.41	S89°59'59"E
L4	232.41	N89°59'59"W
L5	110.00	N00°34'16"W
L6	62.38	N89°59'59"W
L7	328.00	N00°00'01"E
L8	2.73	N89°59'59"W
L9	110.00	N00°00'01"E
L10	14.28	N00°35'35"W
L11	275.45	N89°24'25"W
L12	66.26	N89°23'41"E
L13	72.65	S00°34'16"E
L14	404.47	S89°59'12"E



CERTIFICATION  
THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF BASED ON THE FACTS EXISTING AT TIME OF THIS SURVEY.

*Ron R. Conde*  
RON R. CONDE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS LICENSE NO. 5152

The logo for DTA (Dallas Trade Association) features the lowercase letters 'dta' in a bold, black, sans-serif font. A white, parallelogram-shaped graphic element is positioned above the 't', partially overlapping the 'd' and 'a'.

[www.FinanceDTA.com](http://www.FinanceDTA.com)

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DALLAS, TX 75225  
PHONE: (800) 969-4DTA

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