

**ENGINEERING REPORT
FOR THE
CREATION OF DEFINED AREA FOR MOUNTAIN SHADOW UNIT ONE
WITHIN
HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT**

Submitted to:

**HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT
14100 Horizon Blvd
Horizon City, Texas**

Prepared By:



**TRE & Associates, LLC.
El Paso, Texas**

JUNE 2026

1729-12753-42



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LIST OF ATTACHMENTS

Attachment 1	A copy of the referenced Texas Water Code
Attachment 2	Vicinity and Location Map
Attachment 3	Defined Area Metes and Bounds
Attachment 4	Preliminary Land Use Plan for the Defined Area

1.0 PURPOSE

It is the intent of this report to present the location, planned land use and feasibility to support the Horizon Regional Municipal Utility District (District) creation of a 74.778-acre Defined Area (a portion of the of Section 34, Block 77, Township 3 of the Texas and Pacific Railway Company Survey) within its approximate. The purpose of the Defined Area would be for the issuance of bonds to finance water and wastewater improvements within the delineated boundary that primarily benefit the property owners.

The Texas Water Code provides under Section 54, Subchapter J for creation of a Defined Area within a municipal utility district of at least 1,000 acres for the purpose of paying for infrastructure improvements that primarily benefit that area and not the municipal utility district as a whole. The property owners within the Defined Area will pay for the financed improvements through a debt service tax that is assessed in the same manner and in addition to those within the District. A copy of the referenced Texas Water Code section authorizing the creation of Defined Areas is provided as Attachment 1. In alignment with that section the District Board of Directors will administer applications for bond issues within the Defined Area. The justification for approval by the Texas Commission on Environmental Quality (TCEQ) requires the bond sale be based upon the pledge of faith and credit on property values within the Defined Areas and not a pledge of full faith and credit on the District as a whole.

2.0 DEFINED AREA DESCRIPTION

The subject Defined Area is located within the District, and El Paso County. The site exceeds the 1 mile and 5 mile radius for Extra-Territorial Jurisdiction limits of the Town of Horizon City and City of El Paso respectively. Access to the Defined Area may be gained from Interstate Highway 10 and proceeding from its intersection with Horizon Boulevard northeast approximately 13 miles along Horizon Boulevard to its intersection with Anstey St. The Defined Area is a portion of Section 34, Block 77, Township 3, of the Texas and Pacific Railway Company Survey as depicted by the vicinity and location maps provided on Attachment 2. It is further described by the metes and bounds provided as Attachment 3.

3.0 LAND USE PLAN

The preliminary land use for the Defined Area will include 297 single family lots. This will be contained within the residential development planned for the Defined Area. The preliminary land use plan is presented as Attachment 4. The acreage for the land uses and total lots planned within the Defined Area are summarized as follows:

<u>LAND USE</u>	<u>ACREAGE</u>	<u>LOTS</u>
Single Family	<u>74.778</u>	<u>297</u>
TOTALS	74.778	297

4.0 DEVELOPMENT COST SUMMARY AND BOND ISSUE REQUIREMENT

The Defined Area will limit the issuance of bonds to the financing of water and wastewater system improvements to support the development represented on the preliminary land use plan. The opinion of construction costs for those improvements, and the non-construction costs associated with the sale of the bonds, determine the Bond Issue Requirement (BIR). The BIR represents the total amount of bonds to be authorized for issuance with the Defined Area creation. The opinion of construction costs, non-construction costs and resulting BIR are presented on the following page.

SUMMARY OF COSTS FOR BOND ISSUE REQUIREMENT

<u>CONSTRUCTION COSTS</u>	<u>Costs</u>	<u>Defined Area Share (70%)</u>
Water Distribution System	\$ 1,750,000	\$ 1,225,000
Wastewater Collection System	\$ 1,400,000	\$ 980,000
SUBTOTAL	\$ 3,150,000	\$ 2,205,000
Engineering (10%)		\$ 220,500
Contingency (10%)		\$ 220,500
TOTAL CONSTRUCTION COSTS		\$ 2,646,000
<u>NON-CONSTRUCTION COSTS</u>		
Bond Counsel (2%)		\$ 70,000
Fiscal Agent (1.5%)		\$ 52,500
Capitalized Interest (2yrs @ 5.5%)		\$ 192,500
Developer Interest (2yrs @ 5.5%)		\$ 192,500
Creation Costs		\$ 129,250
Bond Issuance Costs		\$ 100,000
Attorney General (0.10%)		\$ 3,500
Bond Discount (3%)		\$ 105,000
TCEQ Bond Issuance Fee (0.25%)		\$ 8,750
TOTAL NON-CONSTRUCTION COSTS		\$ 854,000
TOTAL COSTS		\$ 3,500,000

As presented in the BIR, Construction Costs are considered for financing through bond sales as the Defined Area Share being 70% of the construction cost opinion. This aligns with the Texas Water Code, Chapter 293.47 wherein the TCEQ can limit the financing to 70% if it is determined that is required to support the feasibility of the reimbursable construction expenses. The District Board can agree to a 100% financing of the improvements for each bond sale if the Defined Area meets the requirements for debt to assessed value ratio stated in Chapter 293.47.

5.0 PROJECTED ASSESSED VALUATION

The projected assessed valuation of the Defined Area based on the preliminary land use plan provided as Attachment 4 is as follows:

Single Family Homes	297 homes	\$ 385,000/home	\$ 114,345,000
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TOTAL PROJECTED ASSESSED VALUATION			\$ 114,345,000
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6.0 DEFINED AREA FEASIBILITY

The proposed water and wastewater improvements will serve the development presented on the preliminary land use plan with a projected assessed valuation, at full buildout, of \$114,345,000. Bond financing of the improvements would require a BIR of \$3,500,000. Assuming an interest rate of 5.5% on the bonds and a 30-year amortization, the average annual debt service will be approximately \$240,819. With the District's projected assessed valuation of \$114,345,000, an annual tax rate of \$0.22500 per \$100 assessed valuation with a 95% collection rate would yield \$244,142 received each year for retirement of the Defined Area bond debt. This tax would be in addition to the current District tax of \$0.662800 per \$100 assessed valuation imposed on all property within its boundary.

7.0 TOTAL TAX ASSESSMENT FOR THE DEFINED AREA

The following table shows the total tax burden from the taxing authorities for the property owners within the Defined Area.

Taxing Jurisdiction	2025 Current Tax Rate Per \$100 Valuation
County of El Paso	0.458889
Emergency Services District No. 1	0.100000
University Medical Center	0.240892
El Paso Community College	0.103563
Socorro ISD	0.938900
Horizon Regional MUD	0.662800
Projected Defined Area Tax	0.225000
TOTAL	\$2.730044

8.0 JUSTIFICATION FOR DEFINED AREA CREATION

Creation of the Defined Area is justified based upon the supporting development and financial feasibility presented in this report. With creation of a Defined Area the developer can recover infrastructure costs which can result in adjusted lot costs to homebuilders and potentially lower home prices for future homeowners and District residents.

ATTACHMENT No. 1

SUBCHAPTER J. SERVICES FOR CERTAIN DEFINED AREAS AND DESIGNATED PROPERTY

Sec. 54.801. AUTHORITY TO ESTABLISH DEFINED AREAS OR DESIGNATED PROPERTY. (a) A district that is composed of at least 1,000 acres may define areas or designate certain property of the district to pay for improvements, facilities, or services that primarily benefit that area or property and do not generally and directly benefit the district as a whole.

(b) The board shall state in its designation the physical and economic reasons, the particular diverse local needs, or the comparative potential benefits of the defined areas or designated property in the district that make it necessary or equitable to levy all or part of the tax on a defined area or designated property of the district.

Added by Acts 1987, 70th Leg., ch. 600, Sec. 1, eff. Aug. 31, 1987.

Amended by:

Acts 2019, 86th Leg., R.S., Ch. 1128 (H.B. 2590), Sec. 11, eff. September 1, 2019.

Sec. 54.802. DEFINING AREA AND DESIGNATING PROPERTY TO BE BENEFITED BY IMPROVEMENTS. (a) The board shall adopt a proposed plan that defines the particular area to be taxed by metes and bounds or designates the property to be served, affected, and taxed.

(b) The board shall file an engineer's report for improvements in the defined area or to serve the designated property.

(c) The board shall adopt a proposed plan of taxation to apply to the defined area or designated property that may or may not be in addition to other taxes imposed by the district on the same area or property.

Added by Acts 1987, 70th Leg., ch. 600, Sec. 1, eff. Aug. 31, 1987.

Amended by Acts 1997, 75th Leg., ch. 1070, Sec. 32, eff. Sept. 1, 1997.

Amended by:

Acts 2019, 86th Leg., R.S., Ch. 1128 (H.B. 2590), Sec. 12, eff. September 1, 2019.

Sec. 54.804. ORDER ADOPTING PLANS FOR DEFINED AREA OR DESIGNATED PROPERTY. (a) Repealed by Acts 2019, 86th Leg., R.S., Ch. 1128 (H.B. 2590), Sec. 24, eff. September 1, 2019.

(b) If the board adopts a proposed plan, it must adopt the definition or designation that it finds, according to the evidence before the board, most equitably distributes the cost of facilities or service and protects the public welfare.

(c) If the proposal includes the issuance of bonds or the imposition of a maintenance tax for the defined area or designated property, the board shall call and hold an election in the defined area or within the boundaries of the designated property only.

(d) The board's order is not subject to judicial review except on the ground of fraud, palpable error, or arbitrary and confiscatory abuse of discretion.

Added by Acts 1987, 70th Leg., ch. 600, Sec. 1, eff. Aug. 31, 1987.

Amended by Acts 1989, 71st Leg., ch. 973, Sec. 1, eff. Aug. 28, 1989.

Amended by:

Acts 2019, 86th Leg., R.S., Ch. 1128 (H.B. 2590), Sec. 24, eff. September 1, 2019.

Sec. 54.805. OBTAINING FUNDS TO CONSTRUCT, ADMINISTER, MAINTAIN, AND OPERATE IMPROVEMENTS AND FACILITIES IN DEFINED AREAS OR DESIGNATED PROPERTY. On adoption of the proposed plan as provided by this subchapter and voter approval of the imposition of taxes and issuance of bonds, the district, under the limitations of this subchapter, may apply separately, differently, equitably, and specifically its taxing power and lien authority to the defined area or designated property to provide money to construct, administer, maintain, and operate improvements and facilities that primarily benefit the defined area or designated property.

Added by Acts 1987, 70th Leg., ch. 600, Sec. 1, eff. Aug. 31, 1987.

Amended by:

Acts 2019, 86th Leg., R.S., Ch. 1128 (H.B. 2590), Sec. 13, eff. September 1, 2019.

Sec. 54.806. PROCEDURE FOR ELECTION. (a) Before bonds may be issued or taxes may be imposed for the defined area or designated property, the bonds or taxes must be approved by the voters in the defined area or within

the boundaries of the designated property. The election shall be conducted as provided by Section 49.106 for an election to authorize the issuance of bonds or Section 49.107 for an election to authorize the imposition of an operation and maintenance tax.

(b) The board may submit the issues to the voters on the same ballot to be used in another election.

(c) The notice of election must describe the area to be defined or property to be designated and must otherwise conform to the provisions of this chapter relating to notice of bond elections.

Added by Acts 1987, 70th Leg., ch. 600, Sec. 1, eff. Aug. 31, 1987.

Amended by Acts 1997, 75th Leg., ch. 1070, Sec. 33, eff. Sept. 1, 1997.

Amended by:

Acts 2019, 86th Leg., R.S., Ch. 1128 (H.B. 2590), Sec. 14, eff. September 1, 2019.

Sec. 54.809. ISSUANCE OF BONDS AND IMPOSITION OF TAX FOR DEFINED AREA OR DESIGNATED PROPERTY. After approval by the voters, the district may issue bonds and impose taxes to provide the specific plant, works, and facilities included in the engineer's report for the defined area, or to serve the designated property.

Added by Acts 1987, 70th Leg., ch. 600, Sec. 1, eff. Aug. 31, 1987.

Amended by:

Acts 2019, 86th Leg., R.S., Ch. 1128 (H.B. 2590), Sec. 15, eff. September 1, 2019.

Sec. 54.810. LIMITATION ON OTHER BOND AUTHORIZATIONS. If the voters of the designated area authorize the issuance of bonds for a particular purpose, a district may not issue bonds from any other authorization for the same purposes, and only revenue and taxes from the designated area may be used to retire the bonds.

Added by Acts 1987, 70th Leg., ch. 600, Sec. 1, eff. Aug. 31, 1987.

Sec. 54.811. PLEDGE OF FAITH AND CREDIT. If at an election, the voters approve the issuance of bonds and the levy of a tax that applies only to a designated area, the district may issue bonds that pledge only the faith and credit based on the property values in the defined area and may not pledge the full faith and credit of the district.

Added by Acts 1987, 70th Leg., ch. 600, Sec. 1, eff. Aug. 31, 1987.

Sec. 54.812. NOTICE TO PURCHASERS. (a) A person who sells or conveys real property located within the designated area of the district shall supplement the notice to purchaser required by Section 50.301, of this code, as provided by this section.

(b) The prescribed notice shall be inserted into the general notice after the first sentence and shall read substantially as follows: "The real property described below, which you are about to purchase, may also be located within a defined area of the district and the land may be subject to defined area taxes in addition to the other taxes of the district. As of this date, the additional rate of taxes within the defined area is \$_____ on each \$100 of assessed valuation."

Added by Acts 1987, 70th Leg., ch. 600, Sec. 1, eff. Aug. 31, 1987.

Amended by:

Acts 2019, 86th Leg., R.S., Ch. 1128 (H.B. 2590), Sec. 16, eff. September 1, 2019.

Sec. 54.813. MUNICIPALITY'S AUTHORITY REGARDING DEFINED AREA. (a) This section applies only to a municipality any portion of which is located in a county with a population of more than 1 million and less than 1.5 million.

(b) A municipality may not annex a part of a defined area in a district that has adopted a plan for the defined area under this subchapter unless:

(1) 90 percent or more of all facilities and infrastructure described by the plan has been installed and completed; and

(2) the municipality:

(A) annexes all of the defined area that is within the municipality's extraterritorial jurisdiction; and

(B) assumes the pro rata share of the bonded indebtedness of the annexed area.

(c) After the annexation occurs:

(1) the annexed area is not eligible to be a defined area under this subchapter; and

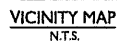
(2) the district may not impose in the annexed area a tax authorized for a defined area under this subchapter.

Added by Acts 2005, 79th Leg., Ch. 962 (H.B. 1644), Sec. 6, eff. June 18, 2005.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1163 (H.B. 2702), Sec. 185, eff. September 1, 2011.

FILE: P:\1728 JMC Development\17753 - Mountain Shadow Unit One Defined Area Creation\Wtec\Land Use.dwg LAYOUT: VICINITY MAP DATE: 6/18/2020 12:45:54 PM BY: JCHMSZ



TRE
& ASSOCIATES

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ATTACHMENT NO. 3

STATE OF TEXAS
COUNTY OF EL PASO

EXHIBIT " — " "

74.268 ACRE TRACT
SECTION NO. 34, BLOCK 77,
TOWNSHIP 3 TEXAS AND
PACIFIC RAILWAY
COMPANY SURVEYS
SITUATED IN EL PASO
COUNTY, TEXAS

LEGAL DESCRIPTION

DESCRIPTION OF A 74.268 ACRE TRACT OF LAND SITUATED IN SECTION 34, BLOCK 77, TOWNSHIP 3 OF THE TEXAS AND PACIFIC RAILROAD COMPANY SURVEY, IN EL PASO COUNTY, TEXAS, BEING A PORTION OF A 618.893 ACRE TRACT OF LAND CONVEYED TO JNC DEVELOPMENT, INC., IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED NOVEMBER 16, 2022. AS DESCRIBED IN DOCUMENT NUMBER 20220105049 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS; SAID 74.268 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated point at the southwest corner of said Section 34, being also the southeast corner of Section 33, being also the northwest corner of Section 39, and being also the northeast corner of Section 40;

THENCE, N 02°20'49" E, along the common line of said Section 34 and Section 33, for a distance of **130.01** feet to a 5/8-inch iron rod with cap stamped "ZWA" found on said common line, being the southwest corner of said 618.893-acre tract;

THENCE, N 02°20'49" E, continuing along the common line of said Section 34 and Section 33, and the west line of said 618.893-acre tract, for a distance of **666.25** feet to a calculated point on the west line of said 618.893-acre tract;

THENCE, S 87°39'46" E, crossing said 618.893-acre tract for a distance of **40.00** feet to a 5/8-inch iron rod with cap stamped "ZWA" set, being the southwest corner of the herein described tract, and being the **POINT OF BEGINNING**;

THENCE, continuing over and across said 618.893-acre tract, the following forty-nine (49) courses and distances:

- 1) **N 02°20'49" E**, for a distance of **1914.98** feet to a 5/8-inch iron rod with cap stamped "ZWA" set for the northwest corner hereof;
- 2) **S 87°39'46" E**, for a distance of **79.87** feet to a 5/8-inch iron rod with cap stamped "ZWA" set;
- 3) **N 47°28'35" E**, for a distance of **41.10** feet to a 5/8-inch iron rod with cap stamped "ZWA" set;

- 4) **S 87°39'11" E**, for a distance of **54.00** feet to a 5/8-inch iron rod with cap stamped "ZWA" set;
- 5) **N 02°20'49" E**, for a distance of **44.00** feet to a 5/8-inch iron rod with cap stamped "ZWA" set;
- 6) **S 87°39'54" E**, for a distance of **109.00** feet to a 5/8-inch iron rod with cap stamped "ZWA" set;
- 7) **S 31°54'05" E**, for a distance of **69.14** feet to a 5/8-inch iron rod with cap stamped "ZWA" set;
- 8) **S 39°34'01" E**, for a distance of **80.30** feet to a 5/8-inch iron rod with cap stamped "ZWA" set;
- 9) **S 55°00'57" E**, for a distance of **74.91** feet to a 5/8-inch iron rod with cap stamped "ZWA" set;
- 10) **S 68°34'34" E**, for a distance of **70.53** feet to a 5/8-inch iron rod with cap stamped "ZWA" set;
- 11) **N 19°26'35" E**, for a distance of **120.05** feet to a 5/8-inch iron rod with cap stamped "ZWA" set;
- 12) **S 70°33'34" E**, for a distance of **126.51** feet to a 5/8-inch iron rod with cap stamped "ZWA" set;
- 13) **N 19°26'26" E**, for a distance of **54.00** feet to a 5/8-inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the left;
- 14) along said curve to the left, an arc distance of **30.14** feet, said curve having a radius of **20.00** feet, a central angle of **86°20'35"** and a chord bearing of **N 66°25'38" E** for a chord distance of **27.37** feet to a 5/8-inch iron rod with cap stamped "ZWA" set at the end of said curve;
- 15) **S 66°44'25" E**, for a distance of **54.00** feet to a 5/8-inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the right;
- 16) along said curve to the right, an arc distance of **74.75** feet, said curve having a radius of **634.00** feet, a central angle of **6°45'20"** and a chord bearing of **N 26°38'15" E** for a chord distance of **74.71** feet to a 5/8-inch iron rod with cap stamped "ZWA" set at the end of said curve;
- 17) **S 59°59'05" E**, for a distance of **109.00** feet to a 5/8-inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the right;
- 18) along said curve to the right, an arc distance of **123.60** feet, said curve having a radius of **525.00** feet, a central angle of **13°29'21"** and a chord bearing of **N 36°45'35" E** for a chord distance of **123.32** feet to a 5/8-inch iron rod with cap stamped "ZWA" set at the end of said curve;

- 19) **S 46°29'44" E**, for a distance of **109.00** feet to a 5/8-inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the right;
- 20) along said curve to the right, an arc distance of **23.53** feet, said curve having a radius of **416.00** feet, a central angle of **3°14'29"** and a chord bearing of **N 45°07'30" E** for a chord distance of **23.53** feet to a 5/8-inch iron rod with cap stamped "ZWA" set at the end of said curve;
- 21) **S 43°15'16" E**, for a distance of **832.00** feet to a 5/8-inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the right;
- 22) along said curve to the right, an arc distance of **31.54** feet, said curve having a radius of **416.00** feet, a central angle of **4°20'39"** and a chord bearing of **S 48°55'04" W** for a chord distance of **31.53** feet to a 5/8-inch iron rod with cap stamped "ZWA" set at the end of said curve;
- 23) **S 38°54'37" E**, for a distance of **109.00** feet to a 5/8-inch iron rod with cap stamped "ZWA" set;
- 24) **N 50°48'11" E**, for a distance of **5.26** feet to a 5/8-inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the right;
- 25) along said curve to the right, an arc distance of **480.11** feet, said curve having a radius of **989.46** feet, a central angle of **27°48'04"** and a chord bearing of **S 10°43'38" E** for a chord distance of **475.41** feet to a 5/8-inch iron rod with cap stamped "ZWA" set at the end of said curve;
- 26) **S 02°52'26" W**, for a distance of **643.36** feet to a 5/8-inch iron rod with cap stamped "ZWA" set;
- 27) **N 87°04'42" W**, for a distance of **108.93** feet to a 5/8-inch iron rod with cap stamped "ZWA" set;
- 28) **S 02°55'18" W**, for a distance of **18.07** feet to a 5/8-inch iron rod with cap stamped "ZWA" set;
- 29) **N 87°04'42" W**, for a distance of **54.00** feet to a 5/8-inch iron rod with cap stamped "ZWA" set;
- 30) **S 02°55'18" W**, for a distance of **89.00** feet to a 5/8-inch iron rod with cap stamped "ZWA" set;
- 31) **N 87°04'42" W**, for a distance of **512.95** feet to a 5/8-inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the left;
- 32) along said curve to the left, an arc distance of **188.11** feet, said curve having a radius of **435.98** feet, a central angle of **24°43'15"** and a chord bearing of **S 80°33'42" W** for a chord distance of **186.65** feet to a 5/8-inch iron rod with cap stamped "ZWA" set at the end of said curve;

- 33) **S 68°12'06" W**, for a distance of **183.43** feet to a 5/8-inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the left;
- 34) along said curve to the left, an arc distance of **90.14** feet, said curve having a radius of **327.00** feet, a central angle of **15°47'37"** and a chord bearing of **N 13°54'06" W** for a chord distance of **89.85** feet to a 5/8-inch iron rod with cap stamped "ZWA" set at the end of said curve;
- 35) **S 68°12'06" W**, for a distance of **54.00** feet to a 5/8-inch iron rod with cap stamped "ZWA" set;
- 36) **N 21°47'54" W**, for a distance of **1.58** feet to a 5/8-inch iron rod with cap stamped "ZWA" set;
- 37) **S 68°12'06" W**, for a distance of **98.96** feet to a 5/8-inch iron rod with cap stamped "ZWA" set;
- 38) **S 04°28'37" E**, for a distance of **86.80** feet to a 5/8-inch iron rod with cap stamped "ZWA" set;
- 39) **S 02°55'18" W**, for a distance of **342.74** feet to a 5/8-inch iron rod with cap stamped "ZWA" set;
- 40) **N 87°04'42" W**, for a distance of **327.94** feet to a 5/8-inch iron rod with cap stamped "ZWA" set;
- 41) **N 02°20'49" E**, for a distance of **381.34** feet to a 5/8-inch iron rod with cap stamped "ZWA" set;
- 42) **N 87°39'11" W**, for a distance of **109.00** feet to a 5/8-inch iron rod with cap stamped "ZWA" set;
- 43) **N 02°20'49" E**, for a distance of **2.08** feet to a 5/8-inch iron rod with cap stamped "ZWA" set;
- 44) **N 87°39'11" W**, for a distance of **54.00** feet to a 5/8-inch iron rod with cap stamped "ZWA" set;
- 45) **N 02°20'49" E**, for a distance of **4.87** feet to a 5/8-inch iron rod with cap stamped "ZWA" set at the beginning of a curve to the left;
- 46) along said curve to the left, an arc distance of **5.47** feet, said curve having a radius of **20.00** feet, a central angle of **15°40'25"** and a chord bearing of **N 05°29'23" W** for a chord distance of **5.45** feet to a 5/8-inch iron rod with cap stamped "ZWA" set at the beginning of a reverse curve to the right;
- 47) along said reverse curve to the right, an arc distance of **19.72** feet, said curve having a radius of **50.00** feet, a central angle of **22°35'46"** and a chord bearing of **N 42°39'10" W** for a chord distance of **19.59** feet to a 5/8-inch iron rod with cap stamped "ZWA" set at the beginning of a reverse curve to the left;

48) along said reverse curve to the left, an arc distance of 5.47 feet, said curve having a radius of 20.00 feet, a central angle of 15°40'25" and a chord bearing of N 79°48'58" W for a chord distance of 5.45 feet to a 5/8-inch iron rod with cap stamped "ZWA" set at the end of said curve, and

49) N 87°39'11" W, for a distance of 89.00 feet to the **POINT OF BEGINNING** and containing 74.268 acres of land.

BEARING BASIS

All bearings and coordinates shown are based on Texas State Plane Coordinate System, Central Zone (4203), NAD 83 (2011) EPOCH (2011). All distances shown are surface obtained by a surface adjustment factor of 1.000190242 and may be converted to grid by the reciprocal of 0.999809794. All distances are in U.S. Survey foot.

SURVEYOR'S NOTE

The construction/location of survey boundaries and corners, was based upon the prescribed, accepted method of using the original or perpetuated corner monuments found at the northwest corner of Section No. 26, Block 77, Township 3, (2 1/2-inch iron pipe found), northeast corner of Section No. 26, Block 77, Township 3, (2 inch axle found), southeast corner of Section No. 26, Block 77, Township 3, (Railroad spike found), and the southeast corner of Section No. 35, Block 77, Township 3, (1 1/2-inch iron pipe found) as set by R.W. Baker in 1937.

THE STATE OF TEXAS §
 §
COUNTY OF EL PASO §

KNOW ALL MEN BY THESE PRESENTS:

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief under my direction and supervision.

WITNESS MY HAND AND SEAL in El Paso County, Texas this the 15th day of September, 2025, A.D.

Zamora, LLC
Texas Firm No. 10062702
1510 Zaragoza Road, Suite B-8
El Paso, Texas 79936


G. Rene Zamora
Registered Professional Land Surveyor
No. 5682 – State of Texas

