

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

**DEPARTMENT:** Economic Development

**AGENDA DATE:** January 23, 2018

**CONTACT PERSON NAME AND PHONE NUMBER:** Jose Carlos Villalva (915) 504-5880

**DISTRICT(S) AFFECTED:** 4

**SUBJECT:**

A resolution authorizing the city manager to execute a contract of sale between Palo Verde Properties, L.P. and Jennifer Walker Hill (sellers) and the City of El Paso (buyer) for the purchase of approximately 280 acres for a purchase price of \$3,500,000.00 and to accept the donation of approximately 72.41 acres appraised at \$1,340,000.00, out of tract 1b, section 7, block 81, township 2, Texas and Pacific Railway Company surveys and for the dedication of approximately 13.59 acres to the city by plat as part of Sierra del Puente unit 3 and unit 4 for open space

**BACKGROUND / DISCUSSION:**

On November 6, 2012, the El Paso voters approved two Quality of Life Bond propositions; and the City of El Paso allocated Five Million Dollars from the Quality of Life Bonds for Open Space Land Acquisition and Conservation; and on August 22, 2017, the City Council authorized the City Manager to begin the process to acquire real estate for Open Space Land Acquisition and Conservation; The City will be acquiring +/- 366 acres through three different instruments. +/- 280.90 acres will be purchased, +/- 72.41 will be donated, and +/- 13.59 will be dedicated. The City and Seller will explore various options in order to name this property as "Knapp Canyon". This will be the largest acquisition of land for the purpose of open space in the history of El Paso.

**PRIOR COUNCIL ACTION:**

November 6, 2012, and August 22, 2017

**AMOUNT AND SOURCE OF FUNDING:**

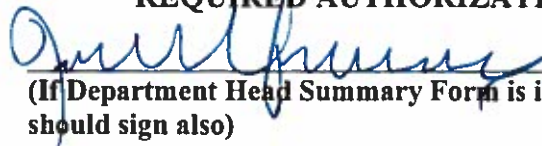
\$1,500,000 PCP13PRKF01-190-4800-29010-580000

**BOARD / COMMISSION ACTION:**

N/A

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

**DEPARTMENT HEAD:**



(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

*Information copy to appropriate Deputy City Manager*

**RESOLUTION**

**WHEREAS**, on November 6, 2012, the El Paso voters approved two Quality of Life Bond propositions; and

**WHEREAS**, the City of El Paso allocated Five Million Dollars from the Quality of Life Bonds for Open Space Land Acquisition and Conservation; and

**WHEREAS**, August 22, 2017, the City Council authorized the City Manager to begin the process to acquire real estate for Open Space Land Acquisition and Conservation; and

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

That the City Manager is authorized to execute a Contract of Sale between PALO VERDE PROPERTIES, L.P. (an undivided ½ interest) and JENNIFER WALKER HILL, Individually and as Independent Executrix of the Estate of Daniel Tinker Knapp, Deceased (an undivided ½ interest) (collectively, the "Seller") and the CITY OF EL PASO ("Buyer"), for the purchase of 280.0± acres of land, more or less, out of Tract 1B, Section 7, Block 81, Township 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, El Paso County, Texas, said parcel being more particularly described by metes and bounds in Exhibits "A" attached hereto and made a part hereof. The purchase price shall be \$3,500,000.00 for the 280.0± acres. At Closing, Seller will donate to the City by separate gift deed a 72.41± acre parcel having an appraised fair market value of \$1,340,000.00, said parcel being more particularly described by metes and bounds in Exhibit "B" attached hereto and made a part hereof. This donation is intended to qualify as a Noncash Charitable Contribution and at Closing, the City and Seller will execute IRS form 8283 for filing with the IRS. The City and Seller will explore various options in order to name this property as "Knapp Canyon". The 13.59 acres will be dedicated to the City by plat as part of Sierra del Puerte Unit 3 and Unit 4, respectively, as required open space. All other terms and conditions shall be accordance with the "Acquisition Term Sheet" attached to this Resolution as Exhibit "A" and in form and substance approved the City Attorney. The City Manager is further authorized to sign any and all documents approved by the City Attorney necessary to consummate the purchase, make all necessary and appropriate budget transfers and appropriate necessary funds.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2018.

**CITY OF EL PASO**

\_\_\_\_\_  
Dee Margo  
Mayor

ATTEST:

\_\_\_\_\_  
Laura D. Prine  
Interim City Clerk

(SIGNATURES ON THE FOLLOWING PAGE)

CITY CLERK DEPT.  
2018 FEB 1 AM 8:11

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Karla M. Nieman  
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

\_\_\_\_\_  
Jessica Herrera, Director  
Economic & International Development

CITY DEVELOPMENT REAL ESTATE SERVICES

**ACQUISITION TERM SHEET (Revised per Appraisal)**

**Seller:** Palo Verde Properties, L.P. and Jennifer Walker Hill, Individually and as Independent Executrix of the Estate of Daniel Tinker Knapp, Deceased

**Date:** January 24, 2018

Dear Ms. Hill and Gentlemen:

The City makes the following offer for the property legally described as:

**LEGAL DESCRIPTION:** Two parcels of land containing 72.41 acres and 280.90 acres, more or less, out of Tract 1B, Section 7, Block 81, Township 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, El Paso County, Texas, said parcels being more particularly described by metes and bounds in Exhibits "A" and "B" respectively, attached hereto and made a part hereof.

**SELLER:** Palo Verde Properties, L.P. (undivided one half interest) and Jennifer Walker Hill, Individually and as Independent Executrix of the Estate of Daniel Tinker Knapp, Deceased (undivided one half interest)  
1014 Cedar St, El Paso, TX 79903

**BUYER:** City of El Paso  
300 N. Campbell  
El Paso, Texas, 79901

**LAND AREA:** 72.41 acres, 280.90 acres, and 13.59 acres more or less

**PURCHASE PRICE:** \$3,500,000.00

**TERMS:** At Closing, the City will be buying +/- 280.9 acres for the Purchase Price.

At the Closing, Seller will donate to the City by separate gift deed +/- 72.41 acres having an appraised fair market value of \$1,340,000. This donation is intended to qualify as a Noncash Charitable Contribution and at closing, the City and Seller will execute IRS form 8283 for filing with the IRS. The City and Seller will explore the various options available to name this property as "Knapp Canyon".

+/- 13.59 acres will be dedicated to the City by plat as part of Sierra del Puerte unit 3 and unit 4 respectively as required open space.

**TITLE COMPANY:** Stewart Title Company

**CONTRACT AND CLOSING:**

This Term Sheet is a non-binding statement of the general agreement of the parties and the parties will execute a standard real estate contract for the sale of the 280.9 acres incorporating the terms of this Term Sheet and such additional terms as are usual and customary for the sale of similar real estate in El Paso County, Texas within 30 days after the approval of City Council of this Term Sheet. The Closing will occur within 30 days of the effective date of the Contract.

**SELLER'S COSTS:**

Seller shall pay for the following: Owner's policy of title insurance for the purchased property, tax certificate, one-half of any escrow fees, attorney fees and any other third party costs incurred by the Seller.

**BUYER'S COSTS:**

Buyer shall pay for the following: extended title insurance coverage (if any), recording of the deeds, all mortgage related fees, appraisal (if any), attorney fees, one-half of any escrow fees, land and environmental survey fees, and any other third party costs incurred by the Buyer.

**CONFIDENTIALITY:**

Both the City and Seller agree to use commercially reasonable efforts to keep the terms of this Term Sheet and the sale and donation of property confidential.

**AGREEMENT TO TERMS:**

Seller: PALO VERDE PROPERTIES, L.P.  
By: Palo Verde Properties Management, L.L.C., its  
General Partner

By: Sherry K. Mowles  
Print Name: Sherry K. Mowles  
Title: President

Date: Jan. 25, 2018

Jennifer Hill  
JENNIFER WALKER HILL, INDIVIDUALLY  
AND AS INDEPENDENT EXECUTRIX  
OF THE ESTATE OF DANIEL TINKER  
KNAPP, DECEASED

Date: 1/25, 2018

## EXHIBIT "A"

Page 1 of 3

Prepared For: Palo Verde Properties

Date: 11-13-2017

Being a portion of Tract 1B, Section 7, Township 2, Block 81,  
Texas and Pacific Railroad Surveys  
City of El Paso, El Paso County, Texas  
W.O. # 102217-8

### METES AND BOUNDS DESCRIPTION Parcel "A"

Description of a 72.41-acre parcel of land more or less, being a portion of Tract 1B, Section 7, Township 2, Block 81, Texas and Pacific Railroad Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows to wit:

Commencing at a found 1-1/2" dia. pipe in concrete located at the common section corner of sections 7, 8, 14 and 13, Block 81, Township 2, Texas and Pacific Railroad Surveys from which a found 5/8" dia. rebar located at the southeast corner of Section 14, Block 81, Township 2, Texas and Pacific Railroad Surveys bears South 01°19'54" East a distance of 5300.77' feet, Thence North 79°06'57" West a distance of 2084.93 feet to a point, said point lying along the northerly boundary line of Lot 23, Block 3, Park North Unit Two and being the Point of Beginning;

Thence continuing along said northerly boundary line of Park North Unit Two South 88°49'16" West a distance of 572.93 feet to a point;

Thence continuing along said northerly boundary line of Park North Unit Two South 88°45'37" West a distance of 255.53 feet to a point;

Thence continuing along said northerly boundary line of Park North Unit Two South 89°00'25" West a distance of 83.92 feet to a point;

Thence continuing along said northerly boundary line of Park North Unit Two North 21°33'33" East a distance of 3.07 feet to a point;

Thence continuing along said northerly boundary line of Park North Unit Two North 65°55'44" West a distance of 19.85 feet to a point;

Thence continuing along said northerly boundary line of Park North Unit Two North 84°00'15" West a distance of 28.94 feet to a point;

Thence continuing along said northerly boundary line of Park North Unit Two South 83°20'16" West a distance of 24.92 feet to a point;

Thence continuing along said northerly boundary line of Park North Unit Two South 79°18'16" West a distance of 34.69 feet to a point;

Thence continuing along said northerly boundary line of Park North Unit Two South 58°21'16" West a distance of 13.41 feet;

16-1007-1840/748125\_3/KMN

Term Sheet

Thence continuing along said northerly boundary line of Park North Unit Two South 88°49'17" West a distance of 600.24 feet to a point, said point being the common corner of Tracts 1B21 and Tract 1B, Section 7, Township 2, Block 81, Texas and Pacific Railroad Surveys, lying along the easterly line of Tract 1B21;

Thence continuing along said easterly boundary line North 1°10'44" West a distance of 2066.65 feet to a point, said point being the northwest corner of said parcel;

Thence South 89°59'44" East a distance of 2115.73 feet to a point;

Thence along the Easterly Line of the Sunrise Dam South 0°00'16" West a distance of 590.95 feet to a point, said point lying along the Northerly Right-of-way Line of Zircon Drive (90' Pubic right-of-way) and the Northerly Boundary Line of Mountain Hill Estates as filed in Book 59, Page 20, Plat Records;

Thence along the Northerly Boundary Line South 86°50'49" West a distance of 40.42 feet to a point, said point being the Northwest corner of Mountain Hill Estates;

Thence along the westerly line South 3°09'00" East a distance of 89.93 feet to a point; Thence along the westerly line along the arc of a curve to the right a distance of 31.44 feet, whose radius is 20.11 feet, whose central angle is 89°34'13" and whose chord bears South 48°04'27" East a distance of 28.34 feet to point;

Thence along the westerly line South 3°09'08" East a distance of 649.08 feet to a point, said point lying along the northerly line of the Mountain Park Dam, Tract 1B22, Section 7, Township 2, Block 81, Texas and Pacific Railroad Surveys;

Thence along the northerly line of the Mountain Park Dam North 89°59'44" West a distance of 166.14 feet to a point;

Thence along the northerly line of the Mountain Park Dam North 0°00'16" East a distance of 100.00 feet to a point;

Thence along the northerly line of the Mountain Park Dam North 89°59'44" West a distance of 250.00 feet to a point to a point;

Thence along the northerly line of the Mountain Park Dam North 0°00'16" East a distance of 280.00 feet to a point;

Thence along the northerly line of the Mountain Park Dam North 89°59'44" West a distance of 500.00 feet to a point;

Thence along the northerly line of the Mountain Park Dam South 0°00'16" West a distance of 160.00 feet to a point;

Thence along the northerly line of the Mountain Park Dam North 89°59'44" West a distance of 300.00 feet to a point;

Thence along the northerly line of the Mountain Park Dam South 0°00'16" West a distance of 140.00 feet to a point;

Thence along the northerly line of the Mountain Park Dam North 89°59'44" West a distance of 330.00 feet to a point, said point being the northwest corner of Tract 1B22, Section 7, Township 2, Block 81, Texas and Pacific Railroad Surveys;

Thence along the boundary line of the Mountain Park Dam South 0°00'16" West a distance of 200.00 feet to a point;

Thence along the boundary line of the Mountain Park Dam South 89°59'44" East a distance of 200.00 feet to a point;

Thence along the boundary line of the Mountain Park Dam South 0°00'16" West a distance of 100.00 feet to a point;

Thence along the boundary line of the Mountain Park Dam South 89°59'44" East a distance of 100.00 feet to a point;

Thence along the boundary line of the Mountain Park Dam South 0°00'16" West a distance of 310.00 feet to a point;

Thence along the boundary line of the Mountain Park Dam South 89°59'44" East a distance of 200.00 feet to a point;

Thence along the boundary line of the Mountain Park Dam South 0°00'16" West a distance of 100.00 feet to a point;

Thence along the boundary line of the Mountain Park Dam South 89°59'44" East a distance of 580.00 feet to a point;

Thence South 0°00'16" West a distance of 52.58 feet to the Point of Beginning and containing in all 3,154,087 square feet or 72.41 acres of land more or less.

**EXHIBIT "B"**

**METES AND BOUNDS DESCRIPTION  
PARCEL "B"**

Description of a 280.90-acre parcel of land more or less, being a portion of Tract 1B, Section 7, Township 2, Block 81, Texas and Pacific Railroad Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows to wit:

Commencing at a found 1-1/2" dia. pipe in concrete located at the common section corner of sections 7, 8, 14 and 13, Block 81, Township 2, Texas and Pacific Railroad Surveys from which a found 5/8" dia. rebar located at the southeast corner of Section 14, Block 81, Township 2, Texas and Pacific Railroad Surveys bears South 01°19'54" East a distance of 5300.77 feet,

Thence North 63°03'41" West a distance of 4158.31 feet to a point, said point being the Point of Beginning;

Thence South 88°49'16" West a distance of 1,611.21 feet to a point, said point lying along the easterly line of Franklin Mountain State Park as filed in Book 1682, Page 0687, Section 6, Township 2, Block 81, Texas and Pacific Railroad Surveys;

Thence continuing along said easterly Section line North 1°10'44" West a distance of 3,336.60 feet to a point, said point being the northwest corner of Tract 1B and the northeast corner of Section 6, Township 2, Block 81, Texas and Pacific Railroad Surveys;

Thence along the northerly line of Tract 1B, Section 7, Township 2, Block 81, Texas and Pacific Railroad Surveys North 88°49'16" East a distance of 5,079.78 feet to a point, said point being the northwest corner of Tract 1B25 (Northgate Diversion Channel) and the northeast corner of Tract 1B;

Thence along the westerly line of Tract 1B25 South 58°15'11" West a distance of 433.83 feet to a point;

Thence along said westerly line South 5°38'22" West a distance of 799.43 feet to a point, said point lying along the northerly boundary line of Mountain Hills Estates Unit 4;

Thence along said northerly boundary line along the arc of a curve to the right a distance of 39.36 feet, whose radius is 427.67 feet, whose central angle is 5°16'24" and whose chord bears North 89°37'35" West a distance of 39.35 feet to point;

Thence along said northerly boundary line North 86°59'23" West a distance of 290.00 feet to a point;

Thence along said northerly boundary line South 03°00'36" West a distance of 70.00 feet to a point;

Thence along said northerly boundary line along the arc of a curve to the left a distance of 427.71 feet, whose radius is 752.69 feet, whose central angle is 32°33'27" and whose chord bears South 75°24'23" West a distance of 421.98 feet to point;

Thence South 58°25'57" West a distance of 73.92 feet to a point, said point being the southwest corner of Lot 1, Block 9, Mountain Hills Estates Unit 4 and the Northeast corner of Tract 1B14, Section 7, Township 2, Block 81, Texas and Pacific Railroad Surveys;

Thence along said Tract line South 58°05'42" West a distance of 273.88 feet to a point;

Thence along said Tract line along the arc of a curve to the right a distance of 109.19 feet, whose radius is 570.01 feet, whose central angle is 10°58'32" and whose chord bears South 63°34'59" West a distance of 109.02 feet to point;

Thence along said Tract line along the arc of a curve to the left a distance of 36.13 feet, whose radius is 25.00 feet, whose central angle is 82°48'18" and whose chord bears South 27°40'06" West a distance of 33.07 feet to point;

Thence along said Tract line along the arc of a curve to the left a distance of 293.23 feet, whose radius is 2185.37 feet, whose central angle is 7°41'16" and whose chord bears South 9°53'24" East a distance of 293.01 feet to point, said point being the southwest corner of Tract 1B14, Section 7, Township 2, Block 81, Texas and Pacific Railroad Surveys and the northerly corner of Lot 13, Block 3, Common Open Space of Proposed Sierra Del Puerte unit Three;

Thence along said Lot Line South 58°06'40" West a distance of 113.67 feet to a point;

Thence along said Lot Line North 74°43'21" West a distance of 30.00 feet to a point;

Thence along said Lot Line along the arc of a curve to the right a distance of 48.62 feet, whose radius is 45.00 feet, whose central angle is 61°54'13" and whose chord bears South 46°13'46" West a distance of 46.29 feet to point;

Thence along said Lot Line South 77°10'53" West a distance of 12.29 feet to a point;

Thence along said Lot Line South 31°53'20" East a distance of 126.97 feet to a point;

Thence along said Lot Line South 72°52'20" West a distance of 113.75 feet to a point;

Thence South 0°54'58" East a distance of 159.78 feet to a point;

Thence along the arc of a curve to the right a distance of 398.21 feet, whose radius is 1301.48 feet, whose central angle is 17°31'50" and whose chord bears South 76°23'39" East a distance of 396.66 feet to point;

Thence along the arc of a curve to the left a distance of 271.75 feet, whose radius is 2576.16 feet, whose central angle is 6°02'38" and whose chord bears South 82°46'53" East a distance of 271.62 feet to point;

Thence along said Lot Line South 77°18'13" East a distance of 149.87 feet to a point;

Thence along said Lot Line South 14°46'34" West a distance of 19.61 feet to a point;

Thence along said Lot Line South 63°11'08" East a distance of 647.39 feet to a point;

Thence along said Lot Line South 36°38'36" West a distance of 20.15 feet to a point, said point being the Northeast corner of Sunrise Dam, Tract 1B23 and 1B29, Section 7, Township 2, Block 81, Texas and Pacific Railroad Surveys;

Thence along the Northerly Line of the Sunrise Dam North 89°59'44" West a distance of 550.00 feet to a point;

Thence along the Northerly Line of the Sunrise Dam North 0°00'16" East a distance of 45.00 feet to a point;

Thence along the Northerly Line of the Sunrise Dam North 89°59'44" West a distance of 600.00 feet to a point, said point being the Northwest Corner of Tract 1B23 and 1B29, Section 7, Township 2, Block 81, Texas and Pacific Railroad Surveys;

Thence along the Easterly Line of the Sunrise Dam South 0°00'16" West a distance of 300.00 feet to a point;

Thence North 89°59'44" West a distance of 1865.73 feet to a point;

Thence South 1°10'44" East a distance of 542.65 feet to the Point of Beginning and containing In all 12,235,856 square feet or 280.90 acres of land more or less.

**QUALITY OF LIFE BOND  
OPEN SPACE LAND ACQUISITION**

**Feb. 6, 2018**

## History of the Open Space Acquisition Project

- 2000s Open Space advocates started to push for large open space acquisitions around the Castner Range area.
- November 6, 2012 People of El Paso voted for the Quality of Life Bond
  - \$5,000,000 in funding dedicated to Open Space
- August 22, Council directed staff to negotiate acquisition of property.

## Specific Principles of the Open Space Plan

- **Preserve the Natural Environment of El Paso**
- **Emphasize Linkage and Connectivity**
- **Focus on Effective Size of Acquisitions**
- **Accessibility/Proximity to Open Space in Every Part of the City**
- **Preserve the Heritage of El Paso**
- **Preserve Areas that Provide Multiple Benefits**

## ZONING DEFINITIONS OF OPEN SPACE

### **20.02.654 - *Open space, public.***

"**Public open space**" means the land dedicated to and accepted by the City of El Paso that is specifically designated as *open* area to remain undisturbed in its natural state.

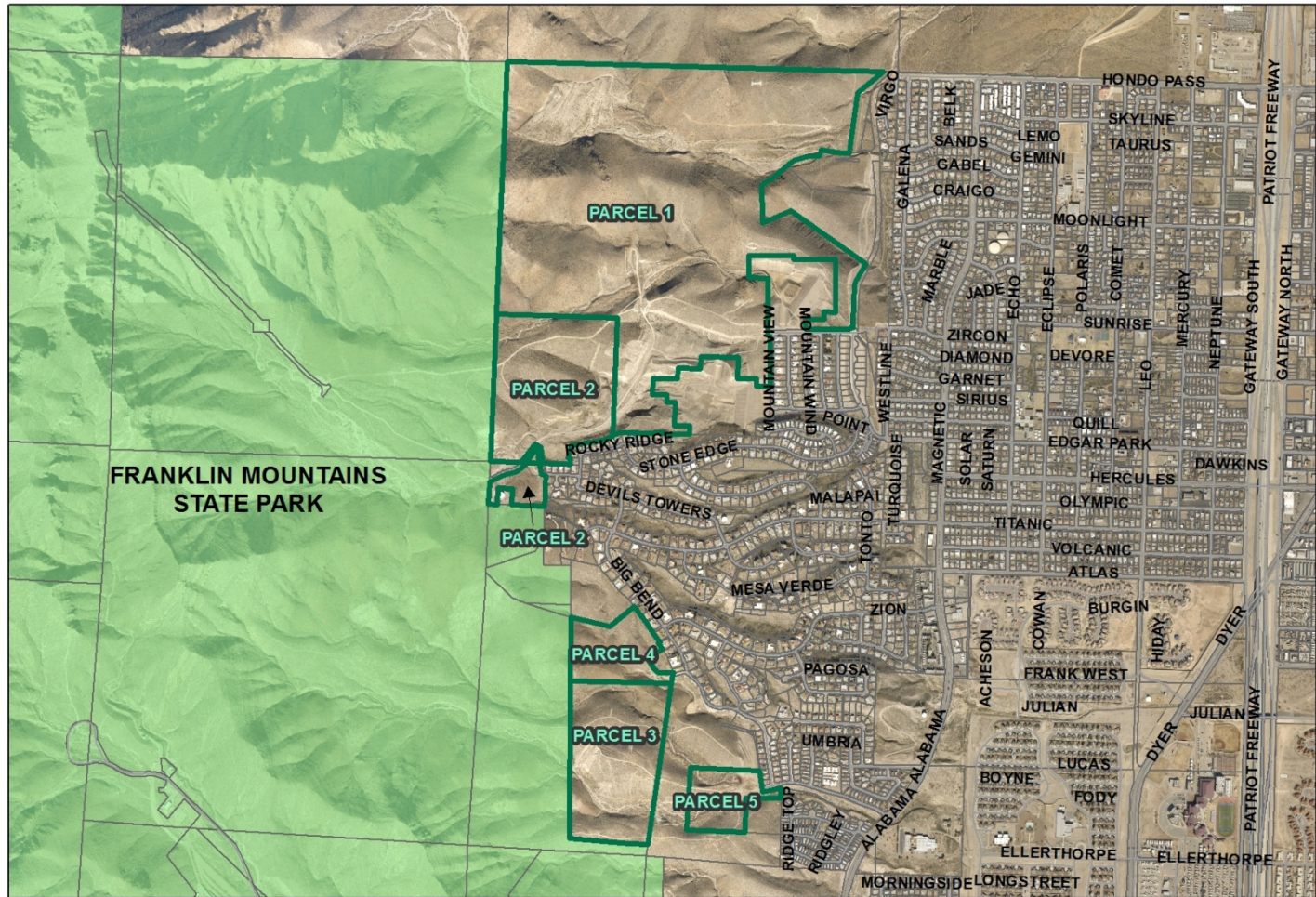
### **20.02.648 - *Open space.***

"**Open space**" means an area that is intended to provide light and air and is designed for either scenic or recreational purposes. *Open space* may include, but is not limited to, lawns, decorative planting, desert areas, foothills, walkways, active and passive recreation areas, hike and bike trails, equestrian trail nodes, picnic benches and shelters, scenic lookouts, viewing shelters, shade structures, playgrounds, fountains, river banks, swimming pools, wooded areas and water courses, and restrooms. The calculation of required *open space* shall not include driveways, parking lots or other surfaces designed or intended for vehicular travel or storage.

## DEFINITION OF OPEN SPACE IN THE "GREEN INFRASTRUCTURE PLAN FOR EL PASO"

**Open Space** is any area that has not been developed or that currently has no significant structures on it. These spaces have some combination of natural scenic beauty, natural resources that are deemed worthy of preservation, or have a cultural or historic significance to the area or region. Open space lands may be under public or private ownership.

# Knapp Properties



FRANKLIN MOUNTAINS  
STATE PARK

PARCEL 1

PARCEL 2

PARCEL 2

PARCEL 4

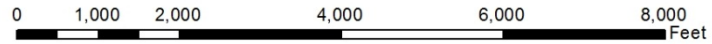
PARCEL 3

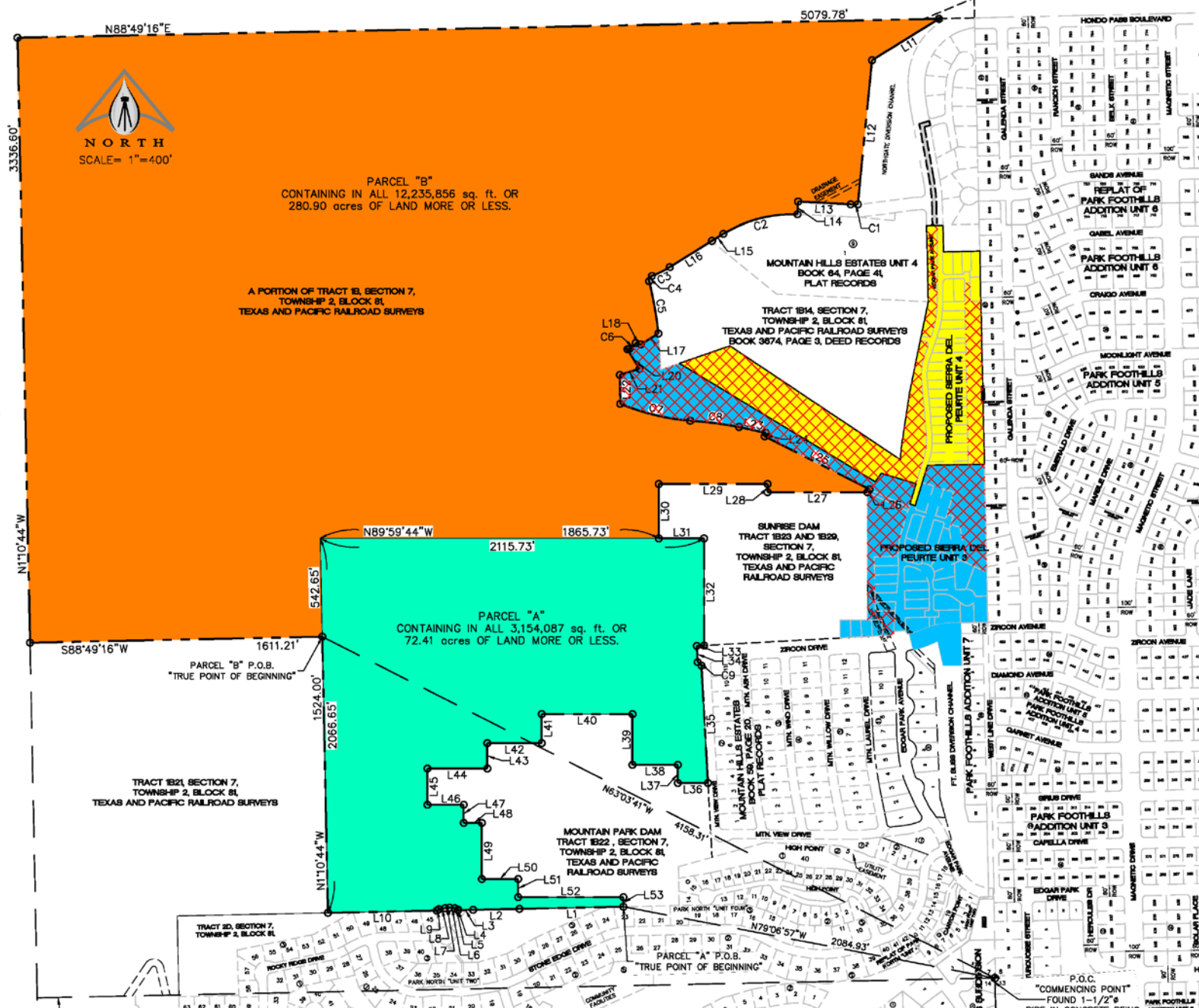
PARCEL 5

The features represented on this map are in the Texas State Plane Coordinate System, Central Zone, NAD 83, units feet, using the Lambert Conformal Conic projection.  
This map was generated using ArcGIS in the City Development Department - Planning Division for the City of El Paso, Texas on 01/11/2016 10:50:13 AM.  
This map is designed for illustrative purposes only. The features depicted here are approximate and more detailed features may be required to draw accurate conclusions. Management of the map is dependent on the data. The City Development Department Planning Division makes no claim to accuracy or completeness.



 Properties





FRANKLIN MOUNTAIN STATE PARK  
AS FILED IN BOOK 1882, PAGE 0687  
TOWNSHIP 2, BLOCK 81  
TEXAS AND PACIFIC RAILROAD SURVEYS

3336.60'  
N88°49'16"E  
S88°49'16"W  
N110°44'W

PARCEL "B"  
CONTAINING IN ALL 12,235,856 sq. ft. OR  
280.90 acres OF LAND MORE OR LESS.

A PORTION OF TRACT 181, SECTION 7,  
TOWNSHIP 2, BLOCK 81,  
TEXAS AND PACIFIC RAILROAD SURVEYS

PARCEL "A"  
CONTAINING IN ALL 3,154,087 sq. ft. OR  
72.41 acres OF LAND MORE OR LESS.

TRACT 1821, SECTION 7,  
TOWNSHIP 2, BLOCK 81,  
TEXAS AND PACIFIC RAILROAD SURVEYS

PARCEL "B" P.O.B.  
"TRUE POINT OF BEGINNING"

MOUNTAIN PARK DAM  
TRACT 1822, SECTION 7,  
TOWNSHIP 2, BLOCK 81,  
TEXAS AND PACIFIC  
RAILROAD SURVEYS

TRACT 20, SECTION 7,  
TOWNSHIP 2, BLOCK 81

MOUNTAIN HILLS ESTATES UNIT 4  
BOOK 84, PAGE 41,  
PLAT RECORDS

TRACT 1814, SECTION 7,  
TOWNSHIP 2, BLOCK 81,  
TEXAS AND PACIFIC RAILROAD SURVEYS  
BOOK 3674, PAGE 3, DEED RECORDS

SUNRISE DAM  
TRACT 1823 AND 1829,  
SECTION 7,  
TOWNSHIP 2, BLOCK 81,  
TEXAS AND PACIFIC  
RAILROAD SURVEYS

MOUNTAIN HILLS ESTATES  
TRACT 1824, PAGE 20,  
PLAT RECORDS

PARCEL "A" P.O.B.  
"TRUE POINT OF BEGINNING"

PROPOSED SIERRA DEL  
PEURTE UNIT 4

PROPOSED SIERRA DEL  
PEURTE UNIT 3

PARK FOOTHILLS ADDITION UNIT 7

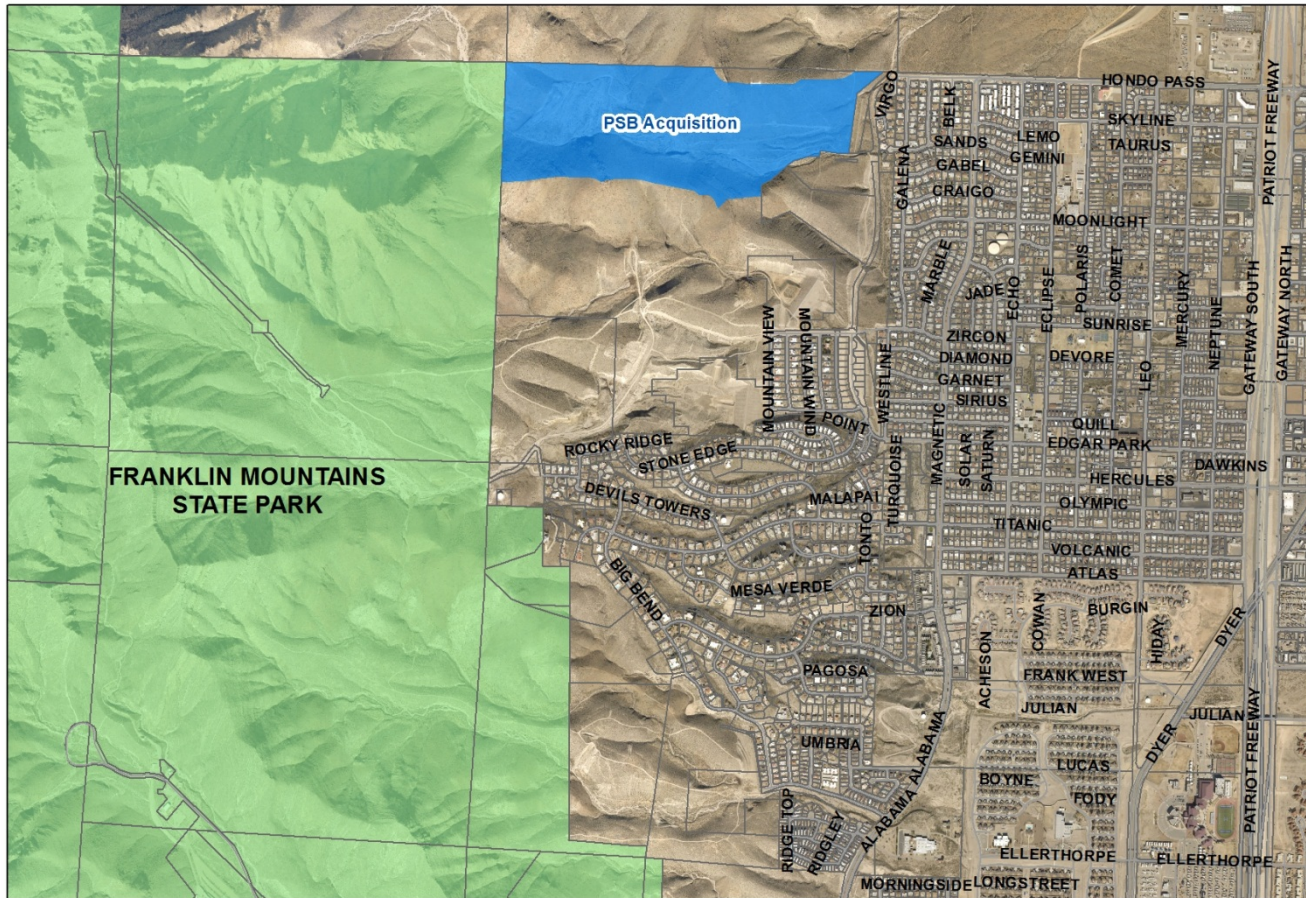
P.O.C.  
"COMMENCING POINT"  
FOUND 1-1/2" @  
PIPE IN CONCRETE BEING

## Appraised Value

- Appraised Value= \$3,830,000
- Purchase Price = \$3,500,000

Questions?

# PSB has agreed to spend their 10% funds to acquire land +/- 156 ac



The features represented on this map are in the Texas State Plane Coordinate system, Zone 12 zone, NAD 83, unless otherwise noted. This map was prepared using data provided by the City Development Department, Planning Division for the City of El Paso, Texas. 811 Texas, 107 Park, 79901, 915-232-1888.

This map is prepared for reference purposes only. The features depicted here are approximate and not a site-specific location. The map is subject to change without notice. The City Development Department is not responsible for any errors or omissions. Planning conditions are subject to change without notice.



PSB Acquisition

