

Property description: All of Lot 1, Block 1, Sutton Place Unit 1, El Paso, El Paso County, Texas.

EXHIBIT A  
METES AND BOUNDS DESCRIPTION

The parcel of land herein described is all of Lot 1, Block 1, Sutton Place Unit 1, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at the centerline intersection of Shadow Mountain Drive and Thunderbird Drive, said point being an existing bridge nail with punch; Thence, South  $38^{\circ} 23' 36''$  West, along the centerline of Thunderbird Drive, a distance of 45.00 feet to a point; Thence, South  $51^{\circ} 34' 20''$  East, a distance of 50.01 feet to a point lying on the southerly right-of-way line of Shadow Mountain Dr., said point also being the TRUE POINT OF BEGINNING of this description;

THENCE, the following courses along the southerly right-of-way line of Shadow Mountain Drive;

South  $51^{\circ} 34' 20''$  East, a distance of 9.28 feet to a point for a curve;

461.05 feet along the arc of a curve to the right, with a radius of 440.27 feet, a central angle of  $60^{\circ} 00' 00''$ , and a chord which bears South  $21^{\circ} 34' 20''$  East, a distance of 440.27 feet to a point for a tangent;

South  $08^{\circ} 25' 40''$  West, a distance of 216.95 feet to a point for a corner;

THENCE, North  $75^{\circ} 06' 23''$  West, a distance of 347.64 feet to a point lying on the northerly boundary line of Tract 2E A. F. Miller Survey 212;


THENCE, North  $51^{\circ} 36' 24''$  West, along said boundary line, a distance of 200.00 feet to a point lying on the easterly right-of-way line of Thunderbird Drive;

THENCE, North  $38^{\circ} 23' 36''$  East, along said right-of-way line, a distance of 526.94 feet to a point for a curve;

THENCE, 31.43 feet, along the arc of a curve to the right, with a radius of 20.00 feet, a central angle of  $90^{\circ} 02' 04''$ , and a chord which bears North  $83^{\circ} 24' 38''$  East, a distance of 28.29 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 4.66188 acres (203,071.4928 square feet) of land more or less.

SUB-LAND, INC.  
Consulting Engineers -- Land Developers

  
Tomas Cardenas, Jr.  
Registered Professional Engineer  
Texas License Number 39942

November 18, 1976

Job Number 76-833

found nail @ E intersection

551°34'20"E

THUNDERBIRD DRIVE

S38°23'36"W - 45.00'

S51°34'20"E - 50.01'

526.94'

N38°23'36"E

20' BUILDING LINE

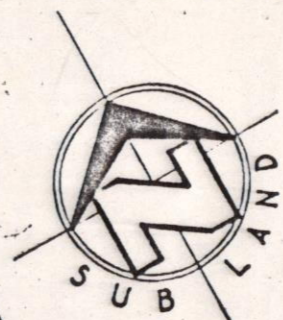
N51°36'24"W - 200.00'

R=20.00  
Δ=90°22'04"  
CHB=148.2434'  
T=20.01'  
CH=28.29'  
L=31'43"

SHADOW MOUNTAIN DRIVE

# THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.

350 THUNDERBIRD DRIVE  
EL PASO, TEXAS



18 Roof  
5 insulated

### LEGEND:

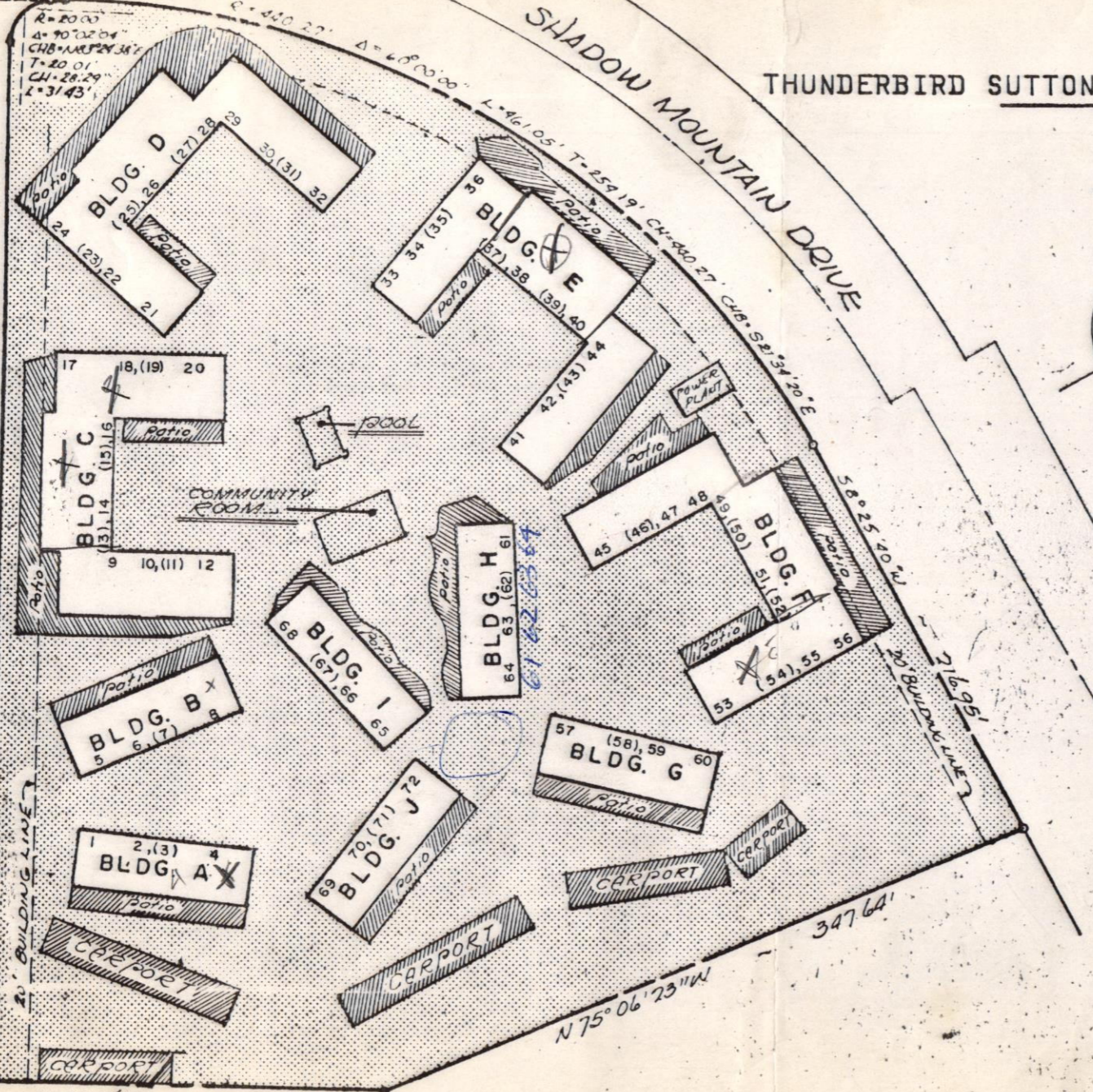
- ▨ - Common Areas
- ▩ - Limited Common Areas (Corports, Patios)
- (7) - Second Floor Apartment

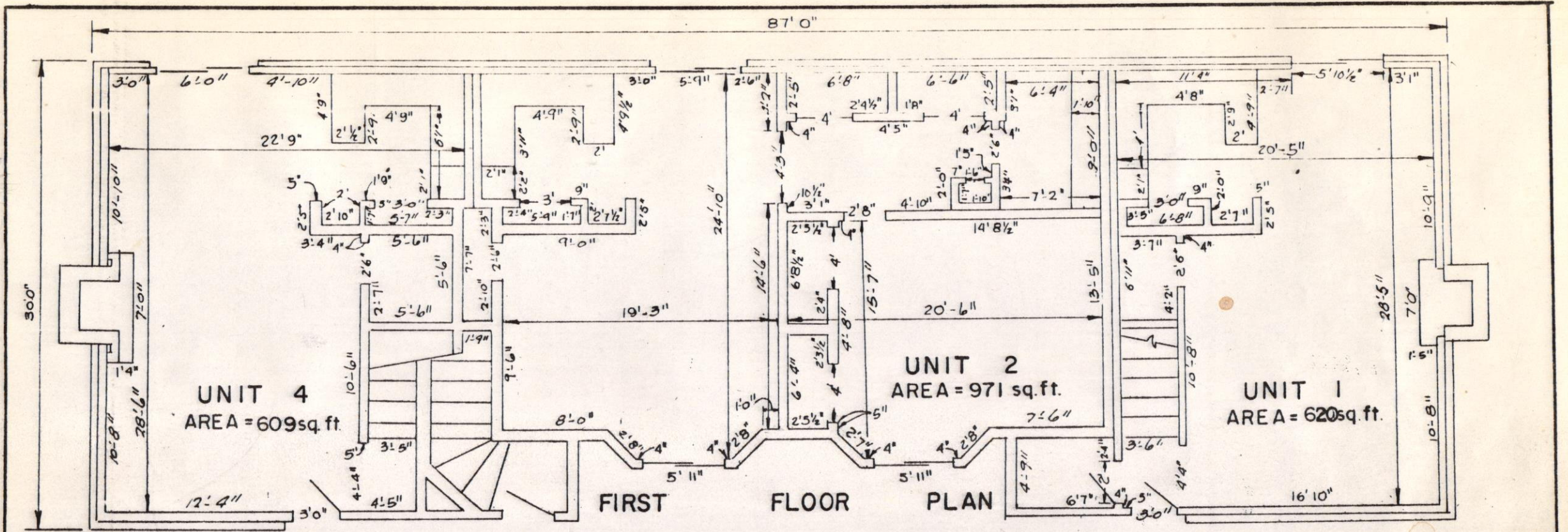
Lot 1, Block 1  
O. F. Miller Survey No 212  
El Paso, El Paso County, Texas  
Area=4.6619 ac.

### SUB-LAND INC.

ENGINEERS LAND DEVELOPERS  
EL PASO, TEXAS

|                      |                     |
|----------------------|---------------------|
| COMPUTED: E. Torin   | DRAWN: E. Torin     |
| SCALE: 1/8" = 10'-0" | DATE: Oct. 29, 1976 |





**THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.**

**FIRST FLOOR PLAN**

**BUILDING - A**

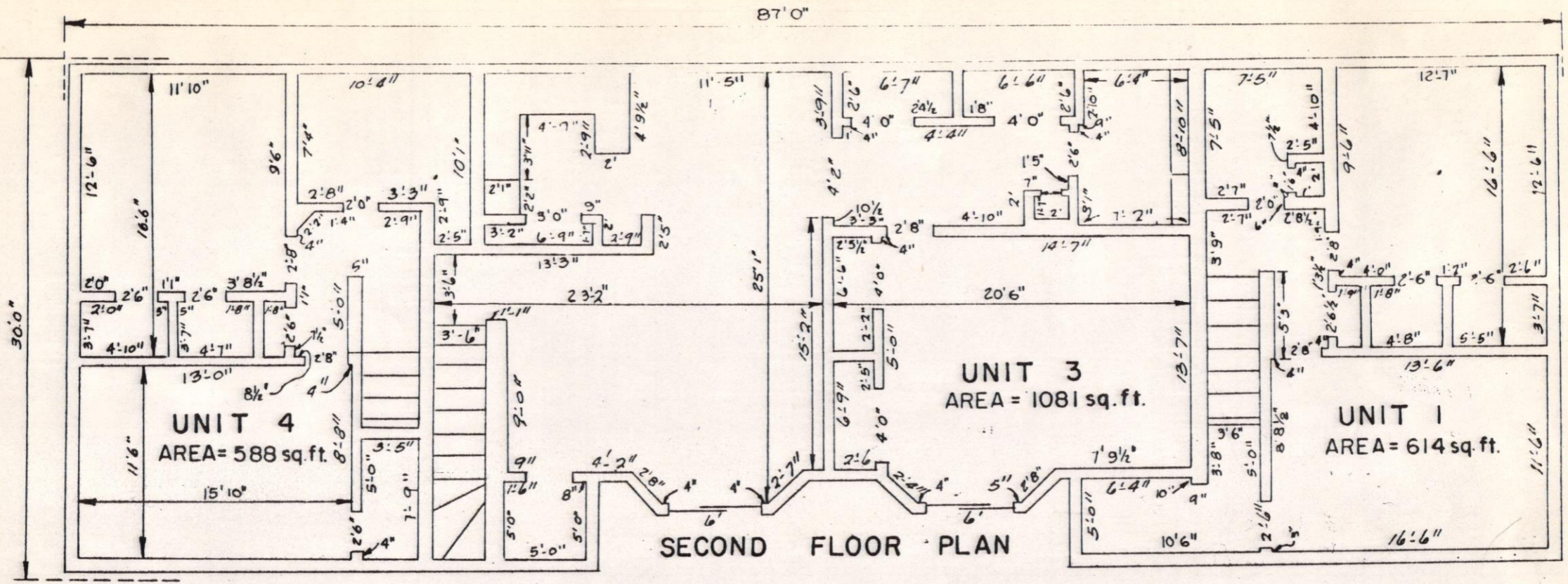
**EL PASO , TEXAS**

*Exhibit "B" - page 2 of 37*

JOB NO. SL. - 76-833

**SUB-LAND INC.**  
**ENGINEERS LAND DEVELOPERS**  
**EL PASO , TEXAS**

|                    |                     |
|--------------------|---------------------|
| COMPUTED: E. Torin | DRAWN: E. Torin     |
| SCALE: 1/8" = 1'   | DATE: Oct. 29, 1976 |



**THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.**

**SECOND FLOOR PLAN**

**BUILDING - A**

**EL PASO , TEXAS**

*Exhibit 'B' ~ page 3 of 37*

JOB NO. SL ~ 76-833

**SUB-LAND INC.**

ENGINEERS LAND DEVELOPERS

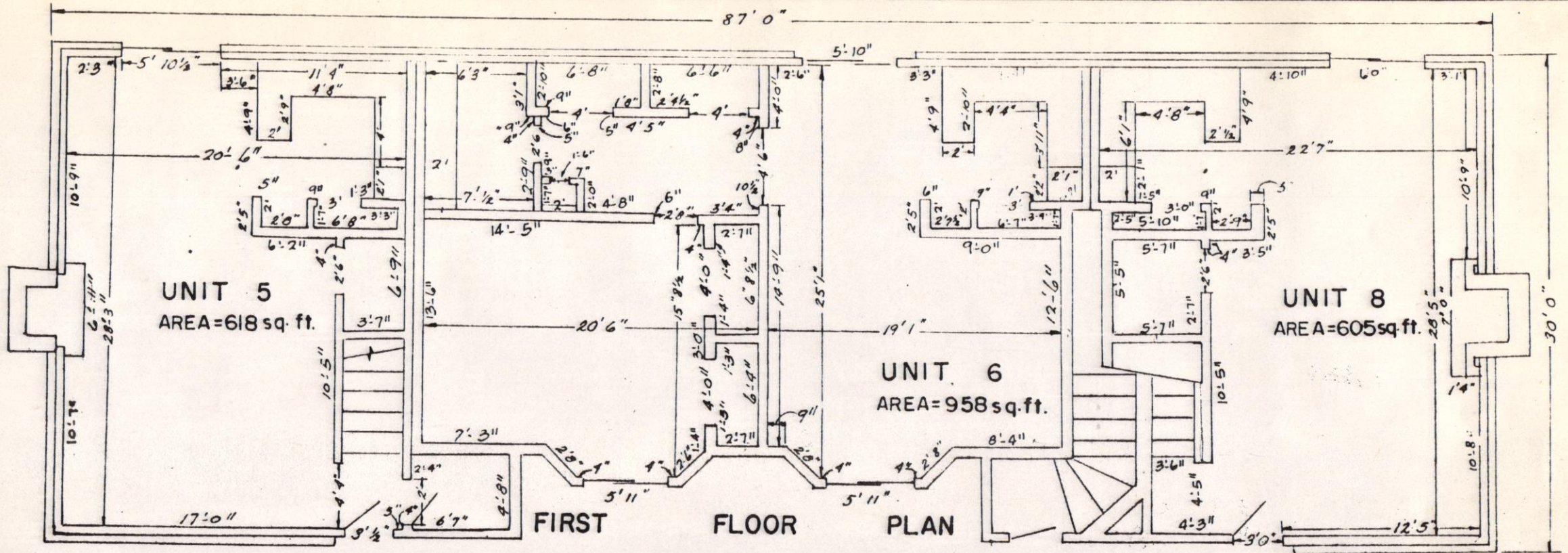
EL PASO , TEXAS

COMPUTED: E. Tarin

DRAWN: E. Tarin

SCALE: 1/8" = 1'

DATE: Oct. 29, 1976



**THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.**

FIRST FLOOR PLAN  
BUILDING - B

EL PASO, TEXAS

*Exhibit "B" page 4 of 37*

JOB NO. SL - 76-833

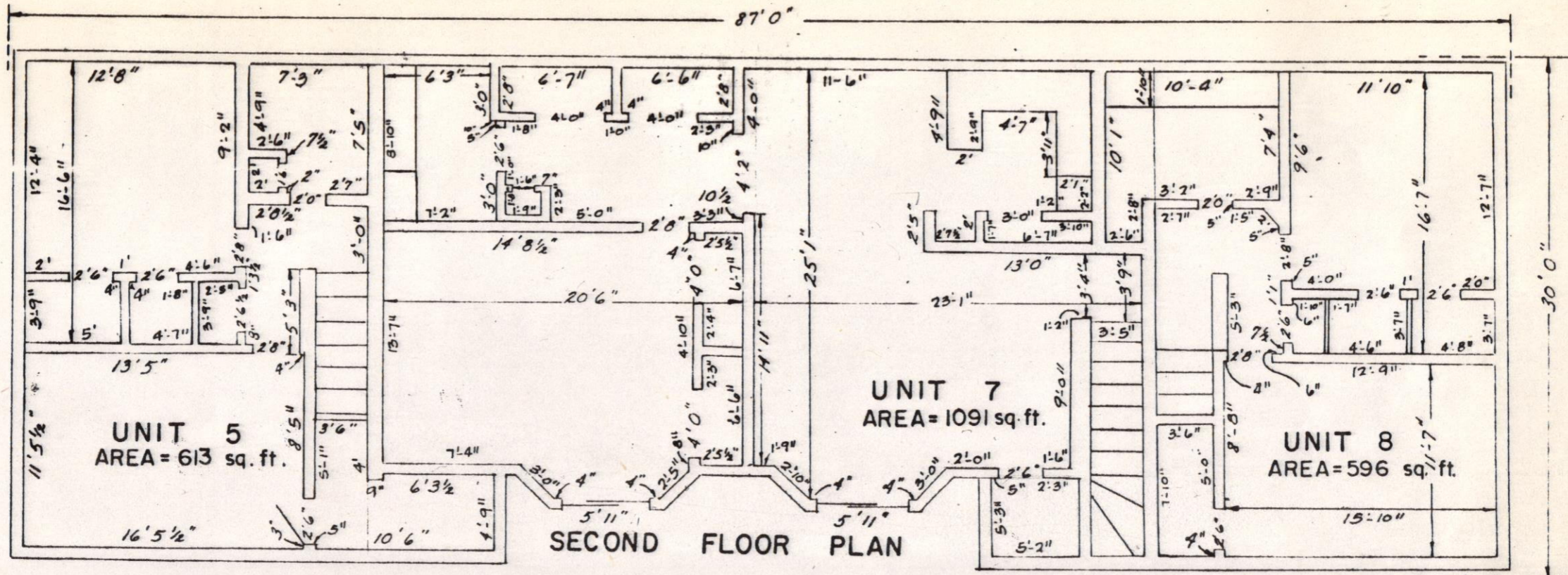
**SUB-LAND, INC.**  
ENGINEERS LAND DEVELOPERS  
EL PASO, TEXAS

COMPUTED: E. Tarin

DRAWN: E. Tarin

SCALE: 1/8" = 1'

DATE: Oct. 29, 1976



**THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.**

SECOND FLOOR PLAN

BUILDING - B

EL PASO, TEXAS

*Exhibit "B" page 5 of 37*

JOB NO. SL - 76-833

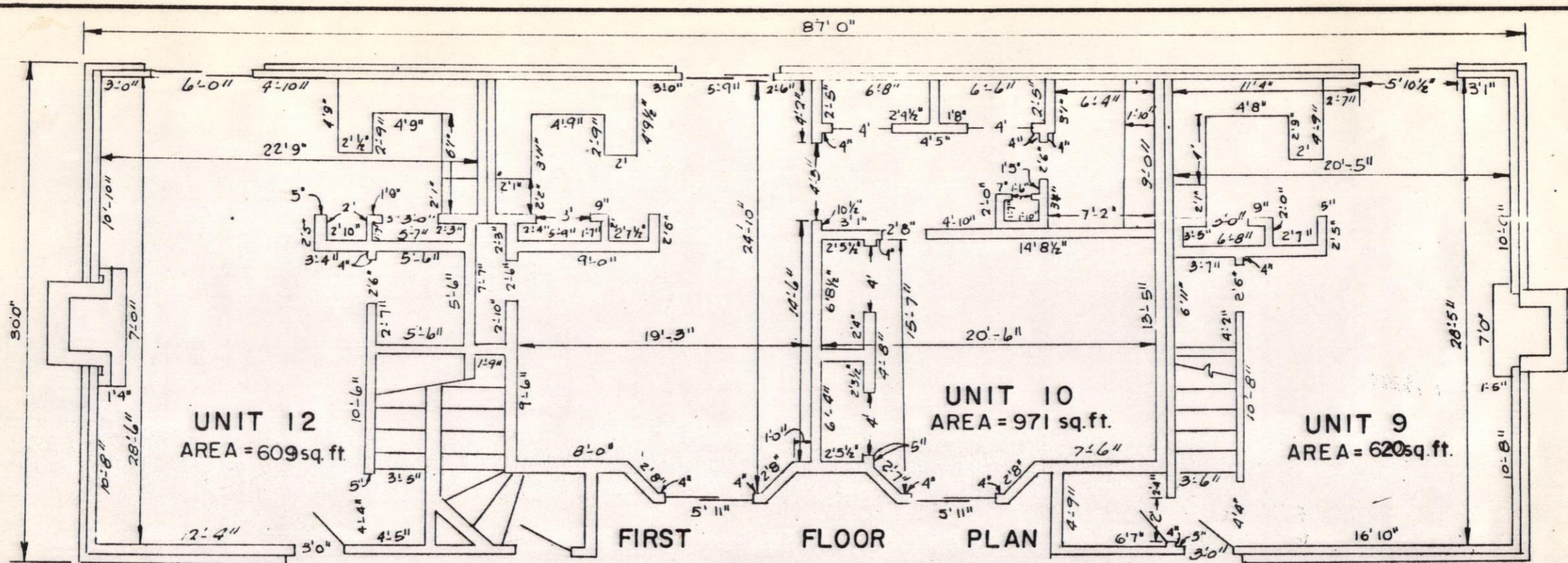
**SUB-LAND INC.**  
 ENGINEERS LAND DEVELOPERS  
 EL PASO, TEXAS

COMPUTED: *E. Torin*

DRAWN: *E. Torin*

SCALE:  $\frac{1}{8}'' = 1'$

DATE: *Oct 29, 1976*



THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.

FIRST FLOOR PLAN

BUILDING - C

EL PASO, TEXAS

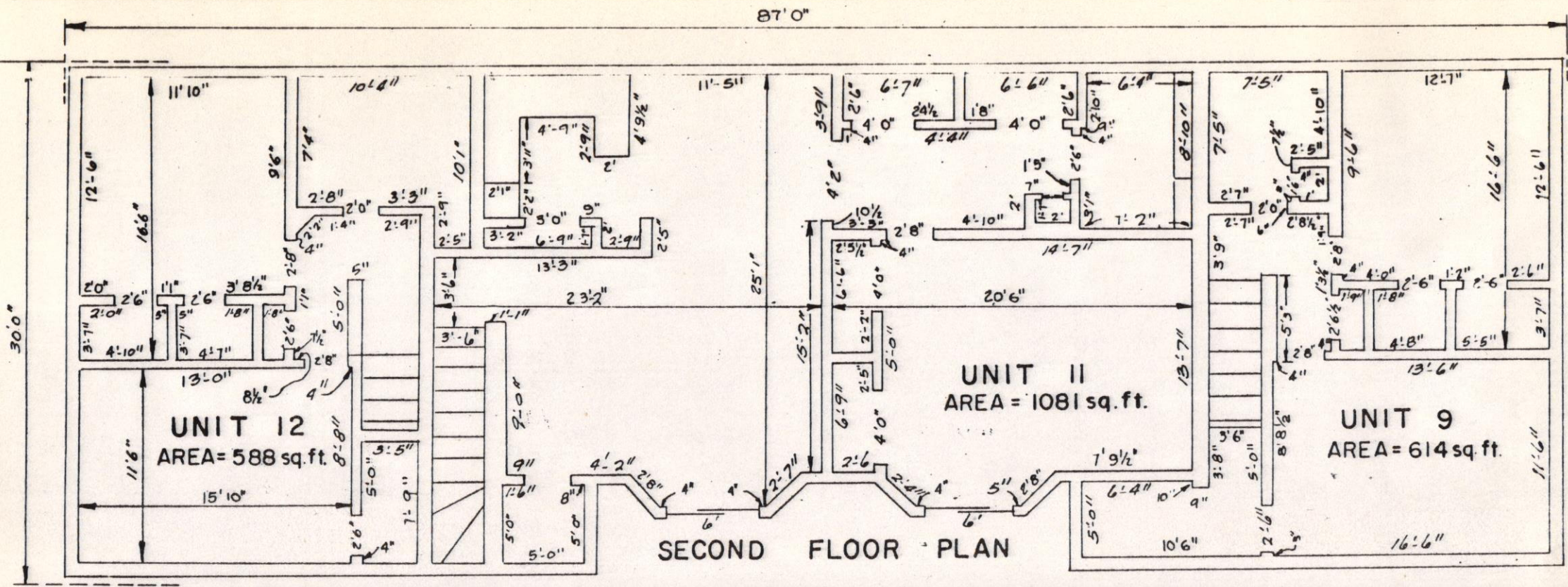
Exhibit "B" - page 6 of 37

JOB NO. SL. - 76-833

SUB-LAND INC.  
ENGINEERS LAND DEVELOPERS  
EL PASO, TEXAS

COMPUTED: E. Tarin  
SCALE: 1/8" = 1'

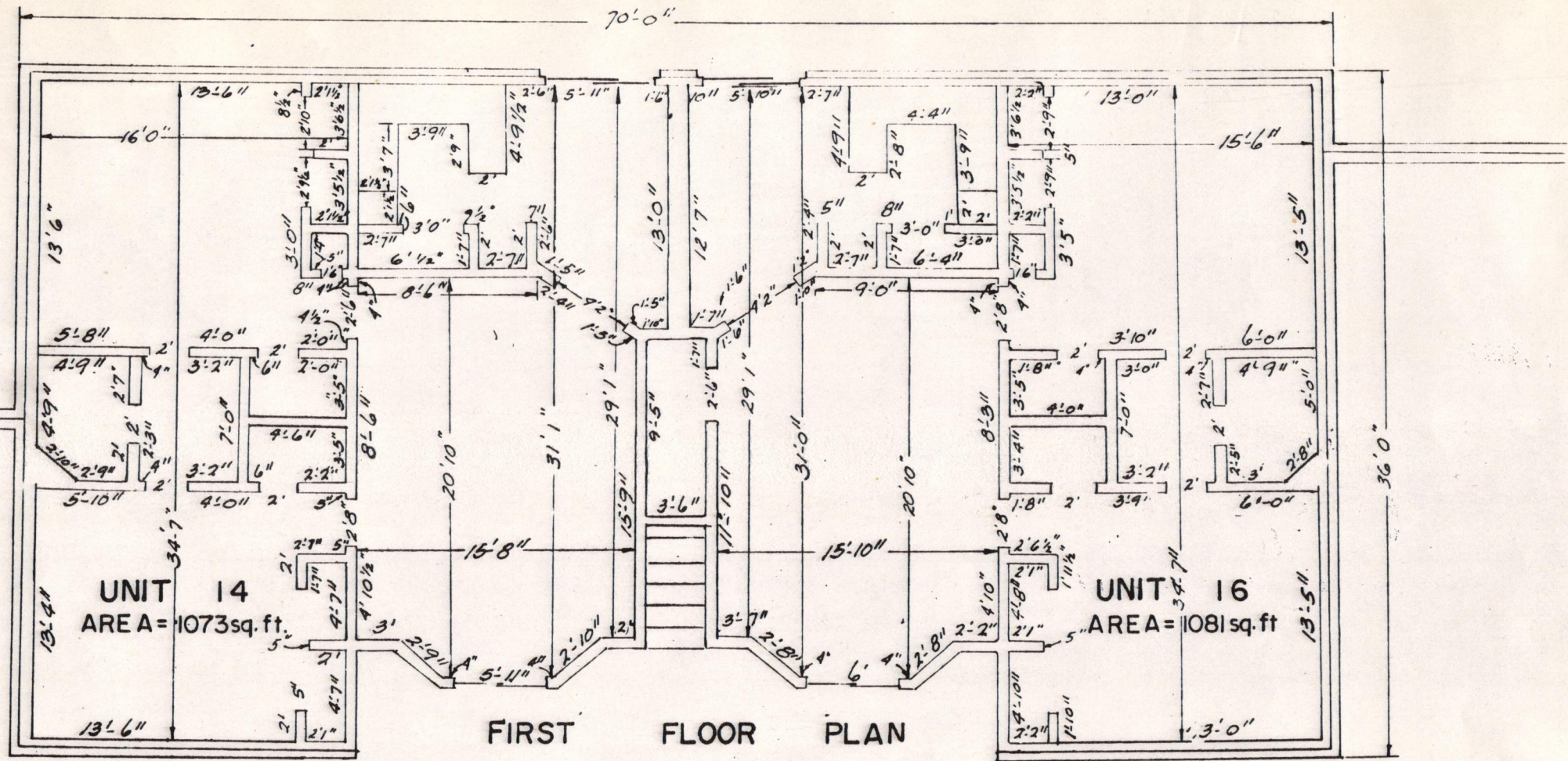
DRAWN: E. Tarin  
DATE: Oct. 29, 1976



THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.  
 SECOND FLOOR PLAN  
 BUILDING — C  
 EL PASO, TEXAS

|  |                     |
|--|---------------------|
| <i>Exhibit "B" - page 7 of 37</i>                            |                     |
| JOB NO. SL ~ 76-833  |                     |
| SUB-LAND INC.<br>ENGINEERS LAND DEVELOPERS<br>EL PASO, TEXAS |                     |
| COMPUTED: E. Torin   | DRAWN: E. Torin     |
| SCALE: 1/8" = 1'   | DATE: Oct. 29, 1976 |





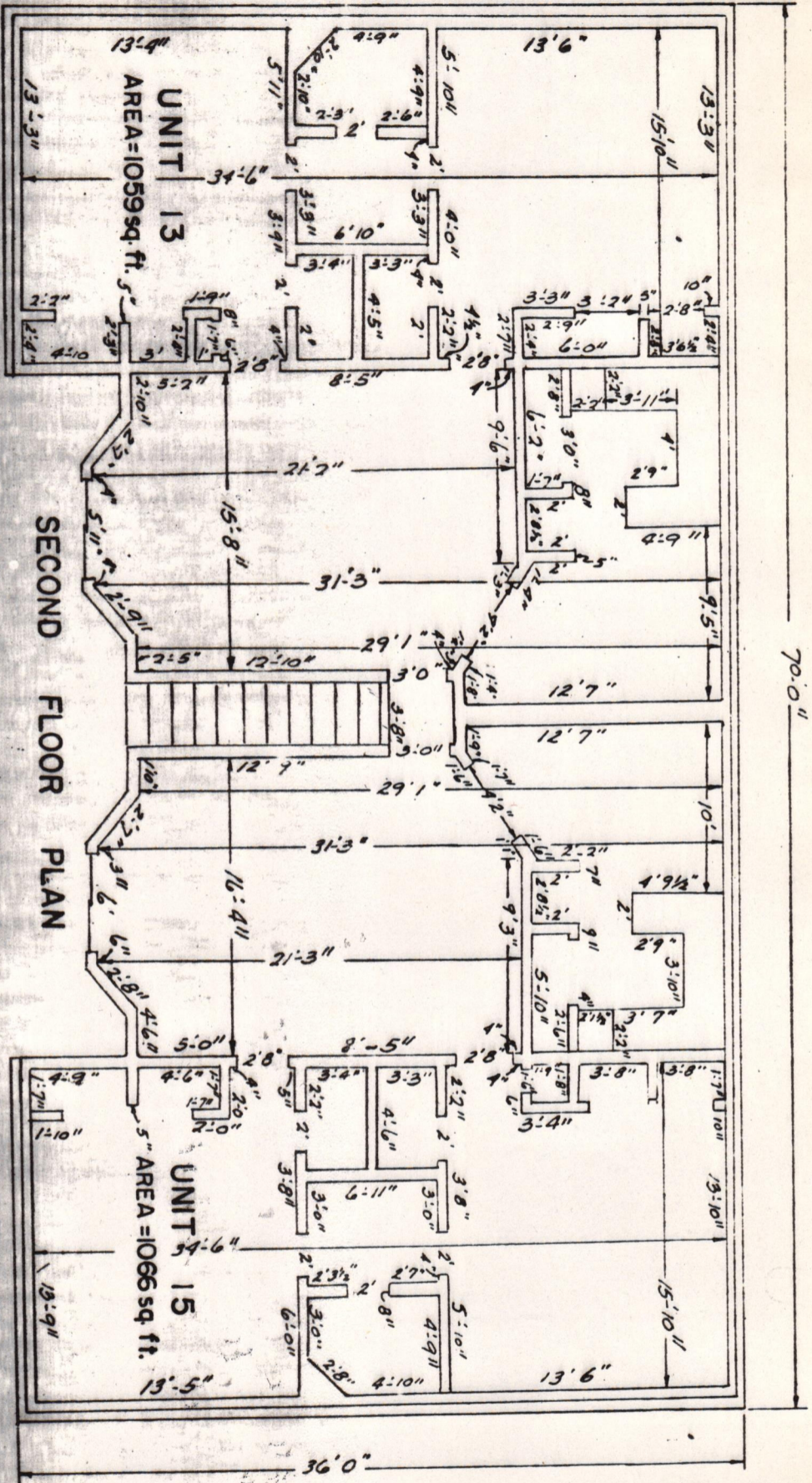
**THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.**

**BUILDING - C  
 FIRST FLOOR PLAN  
 EL PASO, TEXAS**

*Exhibit "B" - page 8 of 37*

**JOB NO. SL - 76-833  
 SUB-LAND INC.  
 ENGINEERS LAND DEVELOPERS  
 EL PASO, TEXAS**

**COMPUTED: E. Tarin    DRAWN: E. Tarin  
 SCALE: 1/8" = 1'      DATE: Oct. 29, 1976**



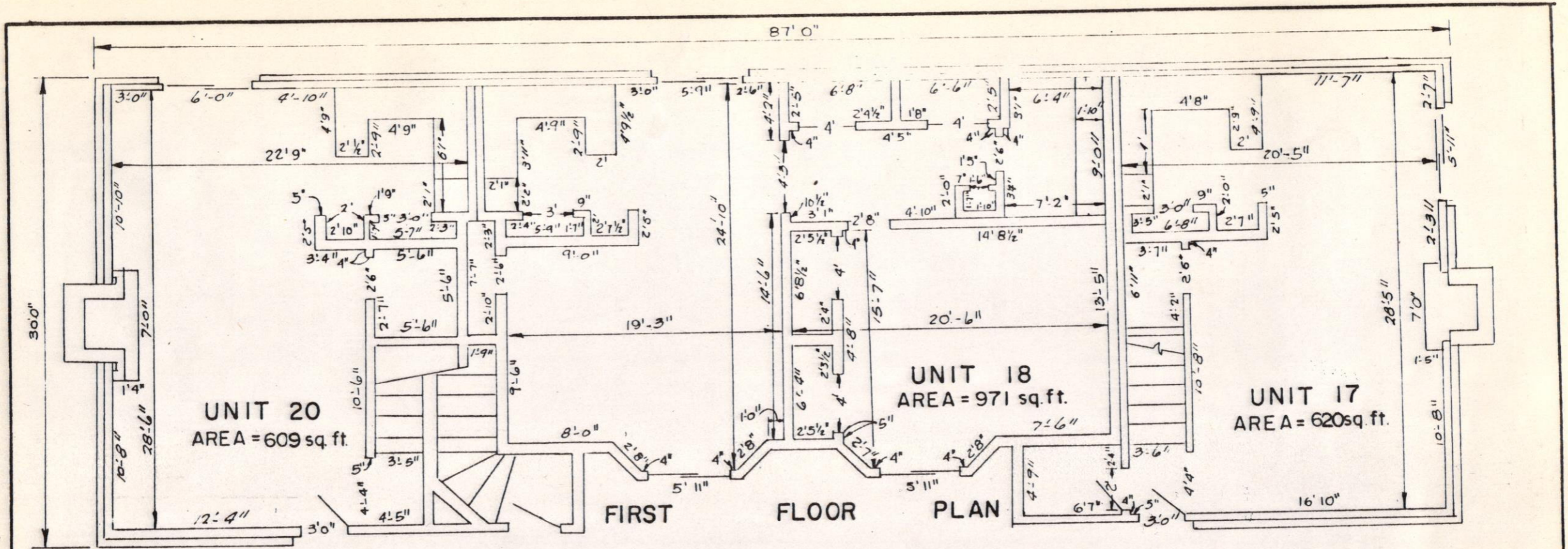
**THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.**

BUILDING G-C  
 SECOND FLOOR PLAN  
 EL PASO, TEXAS

Exh. B. 1 "B" page 9 of 37

JOB NO. SL ~ 76-833  
 SUB-LAND INC.  
 ENGINEERS LAND DEVELOPERS  
 EL PASO, TEXAS

COMPUTED: E. Torin  
 DRAWN: E. Torin  
 SCALE: 1/8" = 1'  
 DATE: Oct 29, 1976



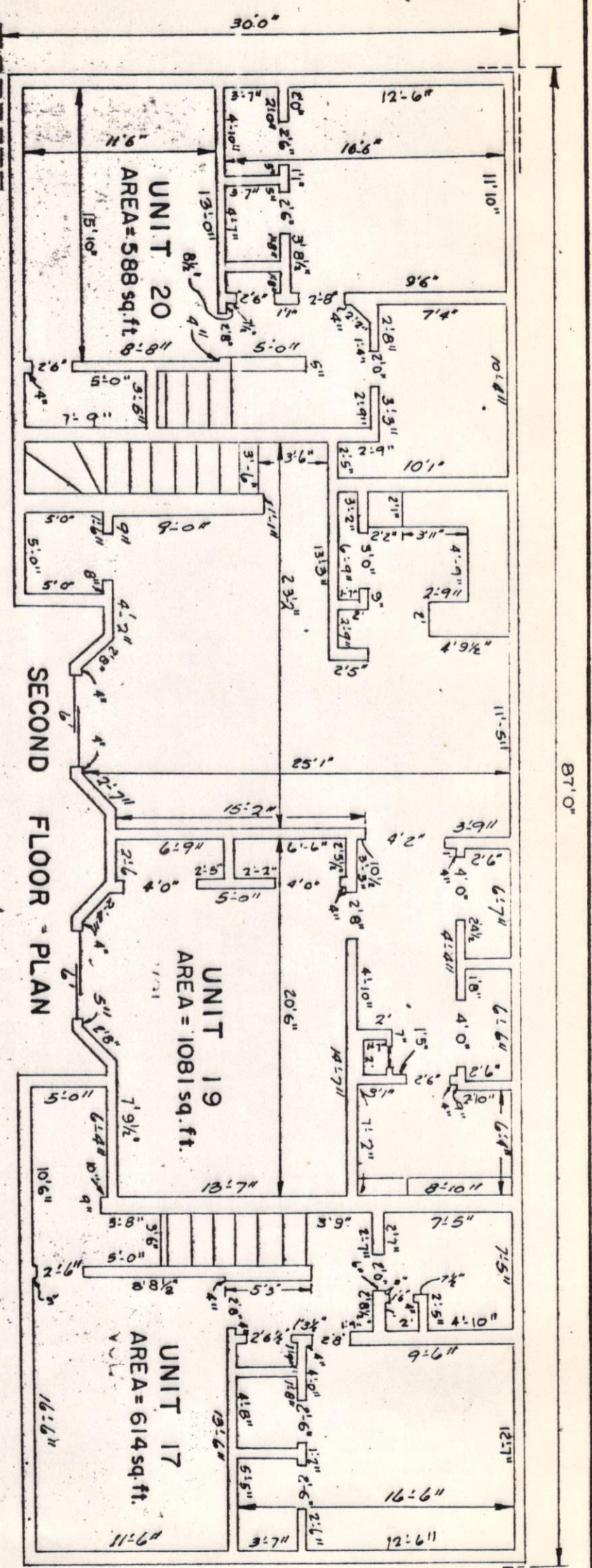
**THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.**

**FIRST FLOOR PLAN**

**BUILDING - C**

**EL PASO , TEXAS**

|  |                            |
|--|----------------------------|
| <i>Exhibit "B" - page 10 of 37</i>                                   |                            |
| JOB NO. SL. - 76-833   |                            |
| <b>SUB-LAND INC.</b><br>ENGINEERS LAND DEVELOPERS<br>EL PASO , TEXAS |                            |
| COMPUTED: <i>E. Tarin</i>  | DRAWN: <i>E. Tarin</i>     |
| SCALE: $\frac{1}{8}'' = 1'$  | DATE: <i>Oct. 29, 1976</i> |



**THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.**

**SECOND FLOOR PLAN**

**BUILDING - C**

**EL PASO, TEXAS**

*Exhibit B page 11 of 37*

JOB NO. SL ~ 76-833

**SUB-LAND INC.**

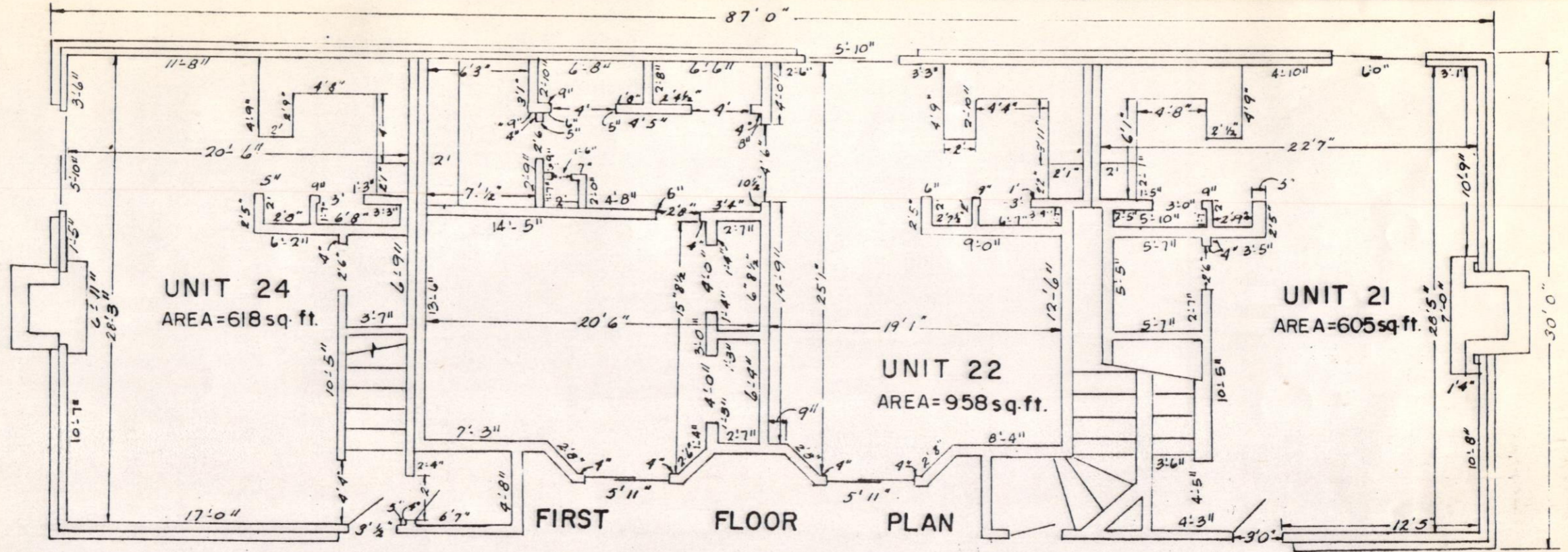
**ENGINEERS LAND DEVELOPERS**

**EL PASO, TEXAS**

COMPUTED: E. Torio

SCALE: 1/8" = 1'

DATE: Oct. 29, 1976



**THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.**

FIRST FLOOR PLAN  
BUILDING-D

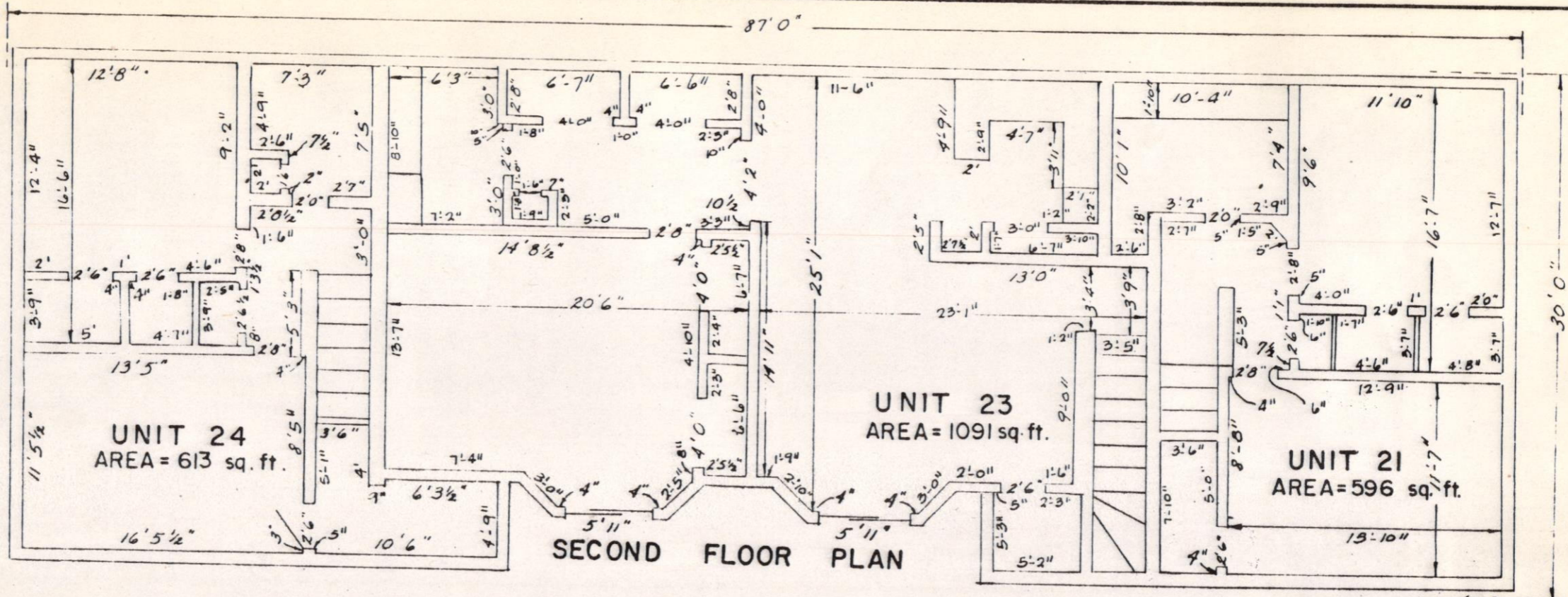
EL PASO, TEXAS

*Exhibit "B" page 12 of 37*

JOB NO. SL - 76-833

**SUB-LAND INC.**  
ENGINEERS LAND DEVELOPERS  
EL PASO, TEXAS

COMPUTED: E. Torin      DRAWN: E. Torin  
SCALE: 1/8" = 1'      DATE: Oct 29, 1976



THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.

SECOND FLOOR PLAN  
BUILDING - D

EL PASO, TEXAS

*Exhibit "B" page 13 of 37*

JOB NO. SL - 76-833

SUB-LAND INC.  
ENGINEERS LAND DEVELOPERS  
EL PASO, TEXAS

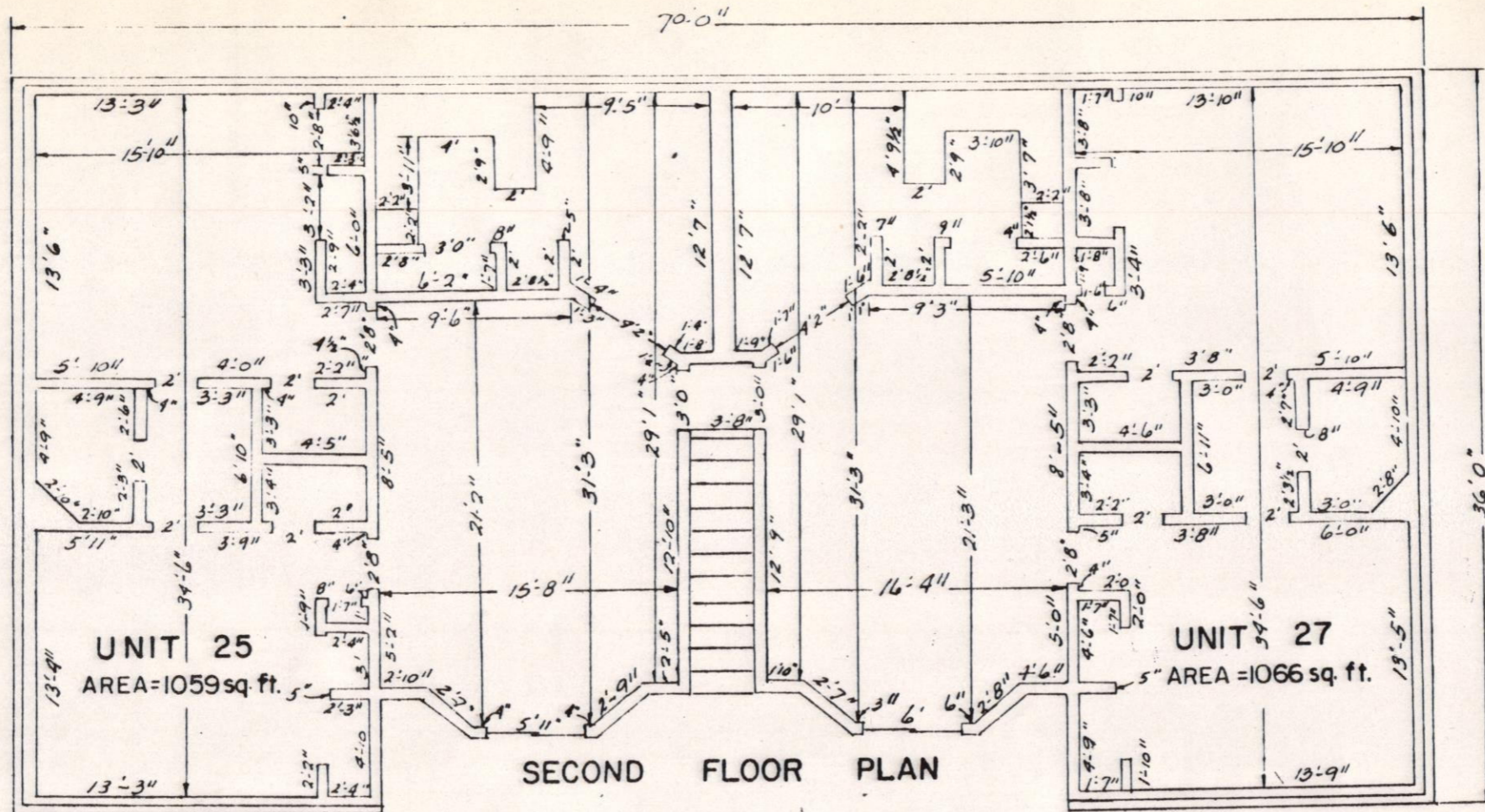
COMPUTED: E. Torin

DRAWN: E. Torin

SCALE:  $\frac{1}{8}'' = 1'$

DATE: Oct 29, 1976





**THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.**

BUILDING-D  
SECOND FLOOR PLAN  
EL PASO, TEXAS

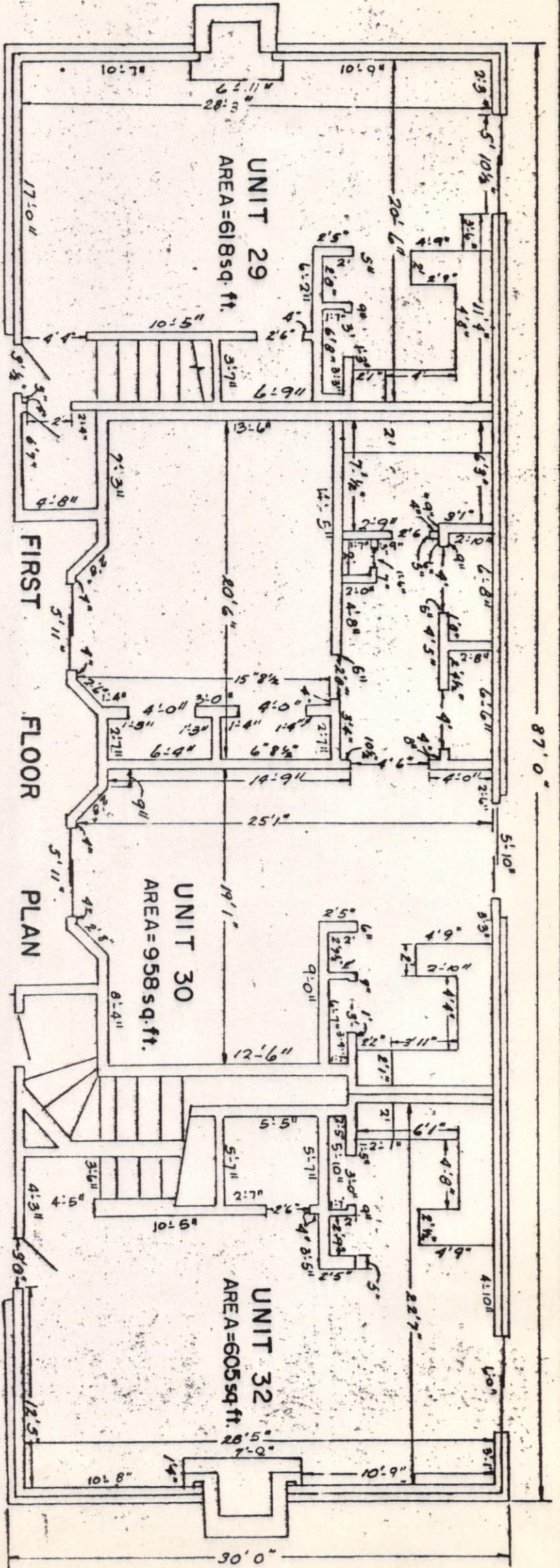
*Exhibit "B" page 15 of 37*

JOB NO. SL-76-833

SUB-LAND INC.  
ENGINEERS LAND DEVELOPERS  
EL PASO, TEXAS

|                    |                    |
|--------------------|--------------------|
| COMPUTED: E. Tarin | DRAWN: E. Tarin    |
| SCALE: 1/8" = 1'   | DATE: Oct 29, 1975 |





THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.

FIRST FLOOR PLAN  
BUILDING - D

EL PASO, TEXAS

Exhibit "B" page 16 of 37

JOB NO. SL-76-833

SUB-LAND INC.

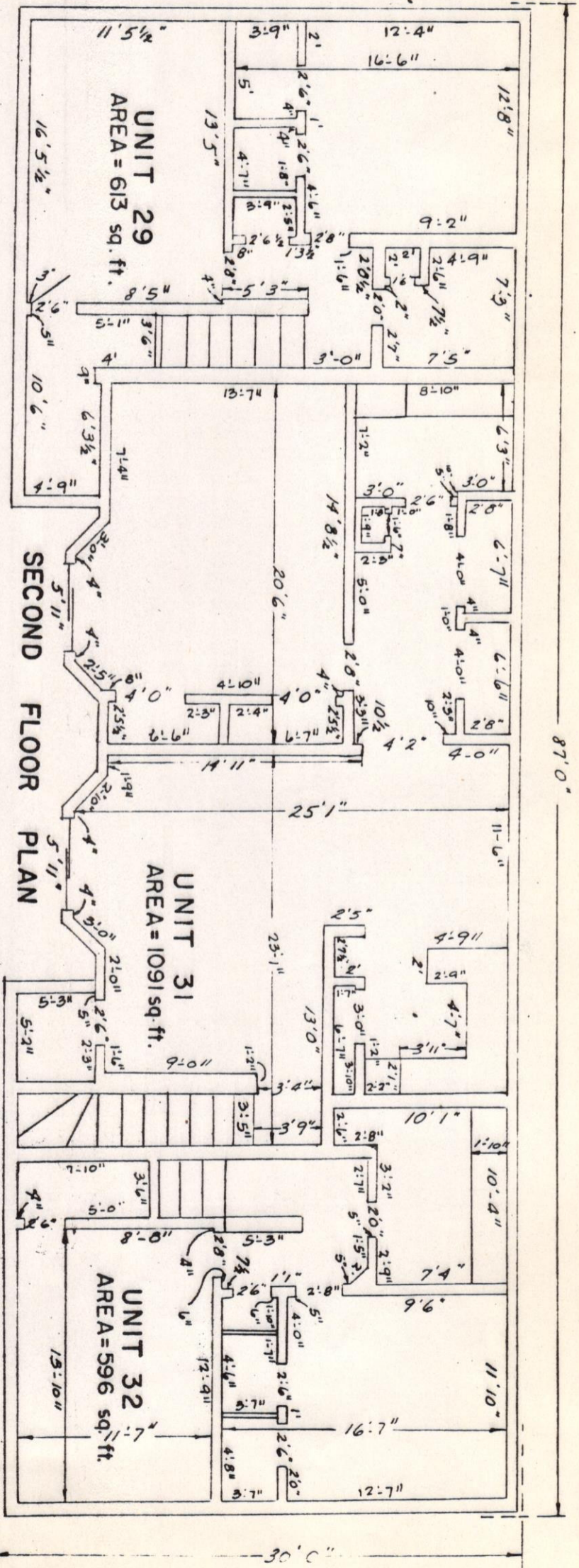
ENGINEERS LAND DEVELOPERS

EL PASO, TEXAS

COMPUTED: E. Torin

SCALE: 1/8" = 1'

DATE: Oct 29, 1976



**THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.**

**SECOND FLOOR PLAN**

**BUILDING - D**

**EL PASO, TEXAS**

*Exhibit "B" page 17 of 37*

JOB NO. SL - 76-833

**SUB-LAND INC.**

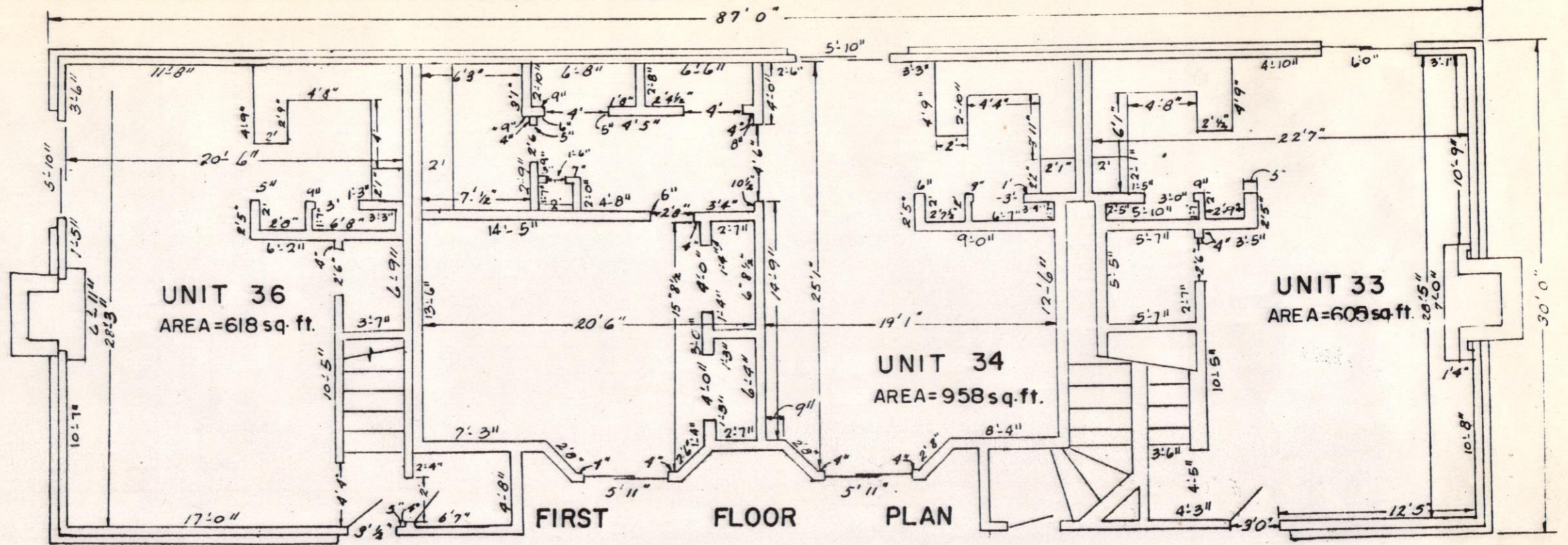
**ENGINEERS LAND DEVELOPERS**

EL PASO, TEXAS

COMPUTED: E. Torin

DRAWN: E. Torin

SCALE: 1/8" = 1' DATE: Oct 29, 1976



**THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.**

FIRST FLOOR PLAN

BUILDING-E

EL PASO, TEXAS

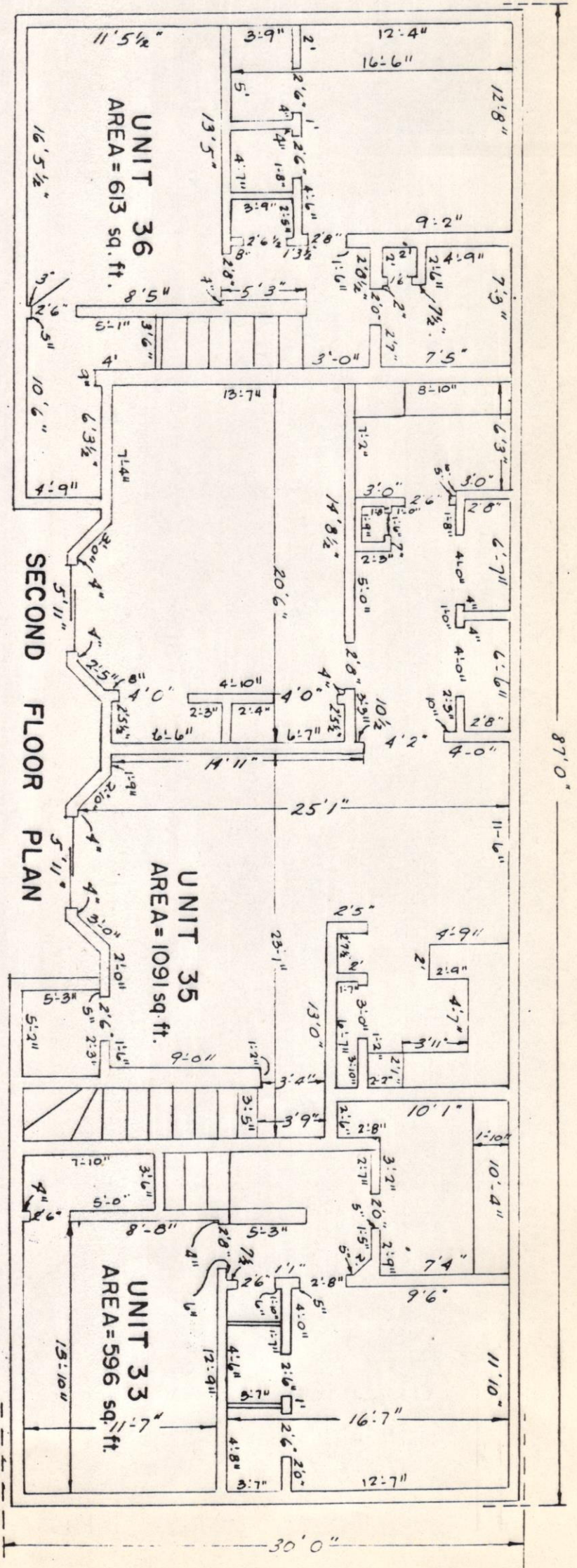
*Exhibit "B" page 18 of 37*

JOB NO. SL ~ 76-833

**SUB-LAND INC.**  
**ENGINEERS LAND DEVELOPERS**  
**EL PASO, TEXAS**

COMPUTED: *E. Tarin*      DRAWN: *E. Tarin*

SCALE:  $\frac{1}{8}'' = 1'$       DATE: *Oct 29, 1976*



**THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.**

**SECOND FLOOR PLAN**

**BUILDING - E**

**EL PASO, TEXAS**

*Exhibit "B" page 19 of 37*

JOB NO. SL - 76-833

SUB-LAND INC.

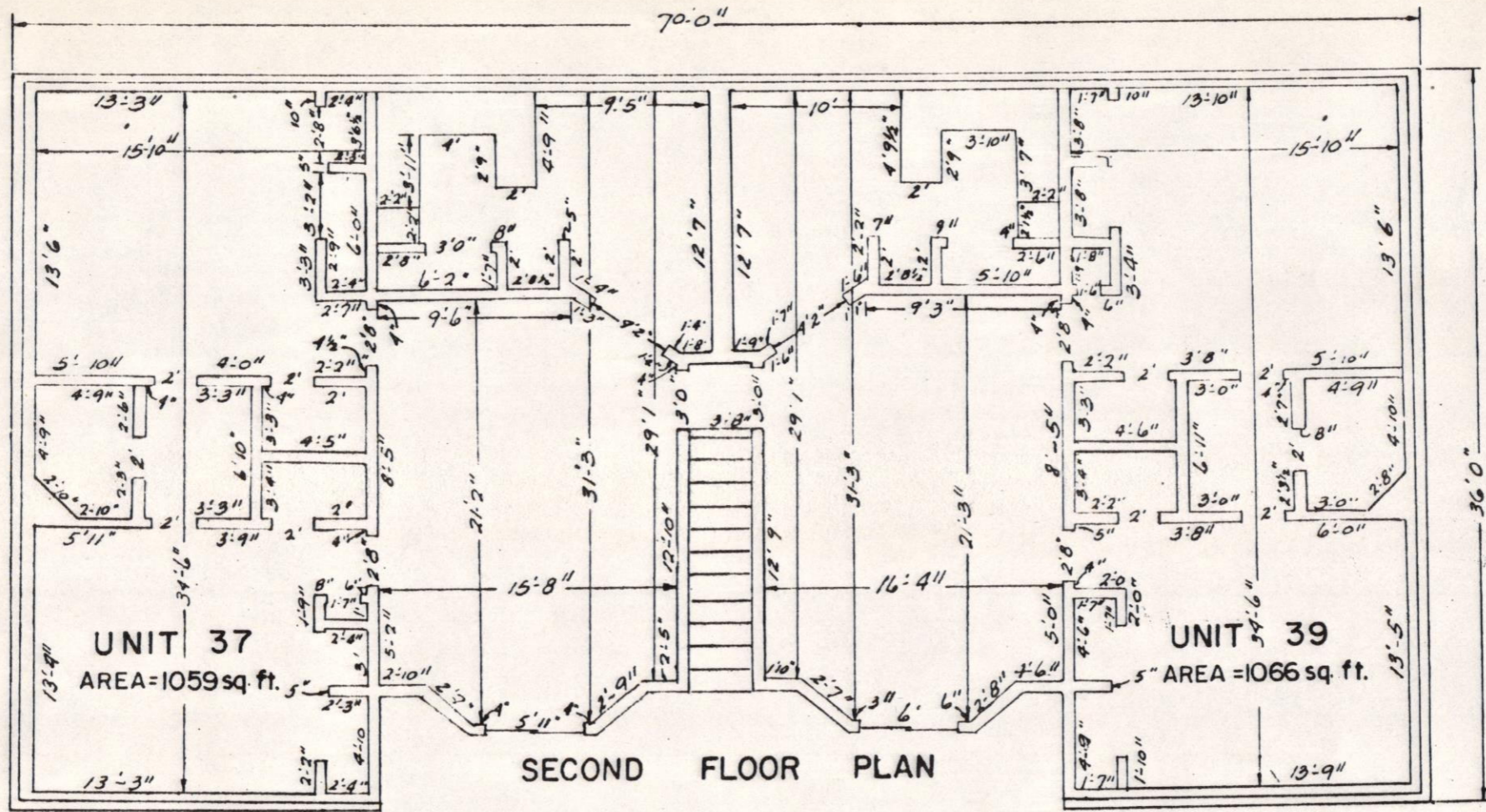
ENGINEERS LAND DEVELOPERS

EL PASO, TEXAS

COMPUTED: E. Torin DRAWN: E. Torin

SCALE: 1/8" = 1' DATE: Oct 29, 1975





**THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.**

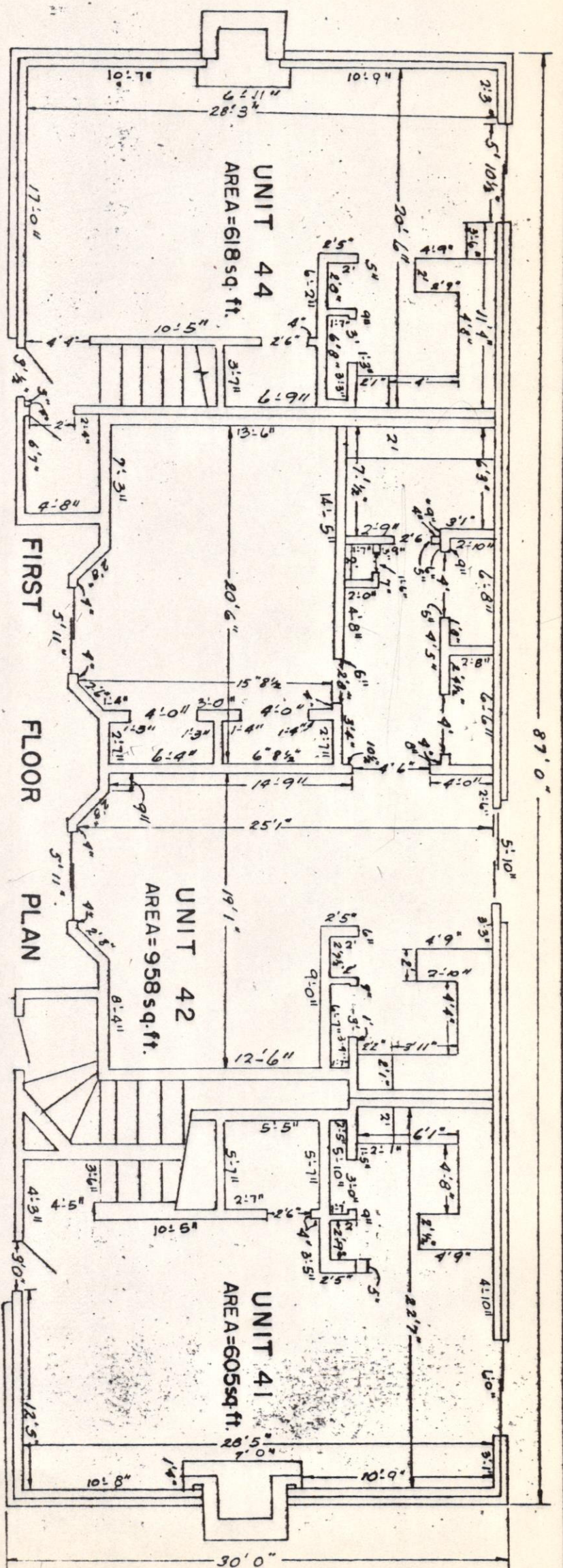
BUILDING - E  
 SECOND FLOOR PLAN  
 EL PASO, TEXAS

*Exhibit "B" page 21 of 37*

JOB NO. SL ~ 76-833

**SUB-LAND INC.**  
 ENGINEERS LAND DEVELOPERS  
 EL PASO, TEXAS

COMPUTED: E. Torin    DRAWN: E. Torin  
 SCALE: 1/8" = 1'      DATE: Oct 29, 1976



THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.

FIRST FLOOR PLAN  
BUILDING-E

EL PASO, TEXAS

Exhibit "B" page 22 of 37

JOB NO. SL-76-833

SUB-LAND INC.

ENGINEERS LAND DEVELOPERS

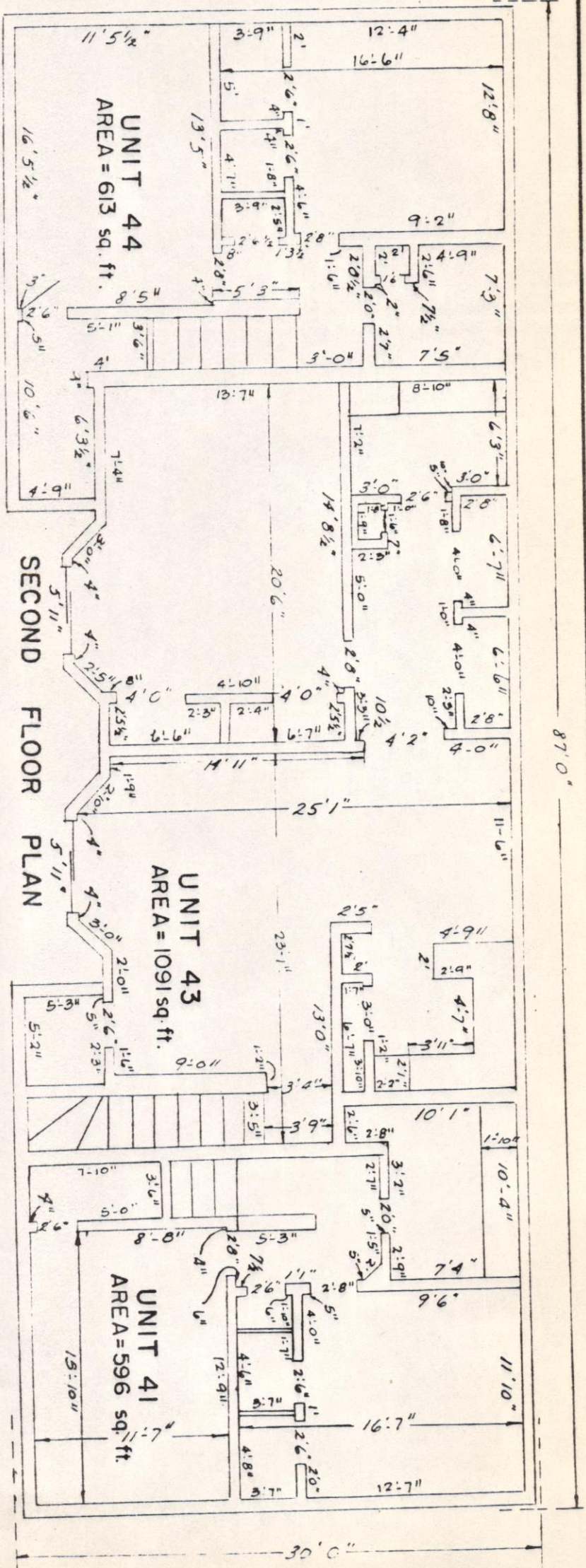
EL PASO, TEXAS

COMPUTED: E. Torin

SCALE: 1/8" = 1'

DRAWN: E. Torin

DATE: Oct 29, 1976



THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.

SECOND FLOOR PLAN

BUILDING-E

EL PASO, TEXAS

Exhibit "B" page 23 of 37

JOB NO. SL-76-83

SUB-LAND INC.

ENGINEERS LAND DEVELOPERS

EL PASO, TEXAS

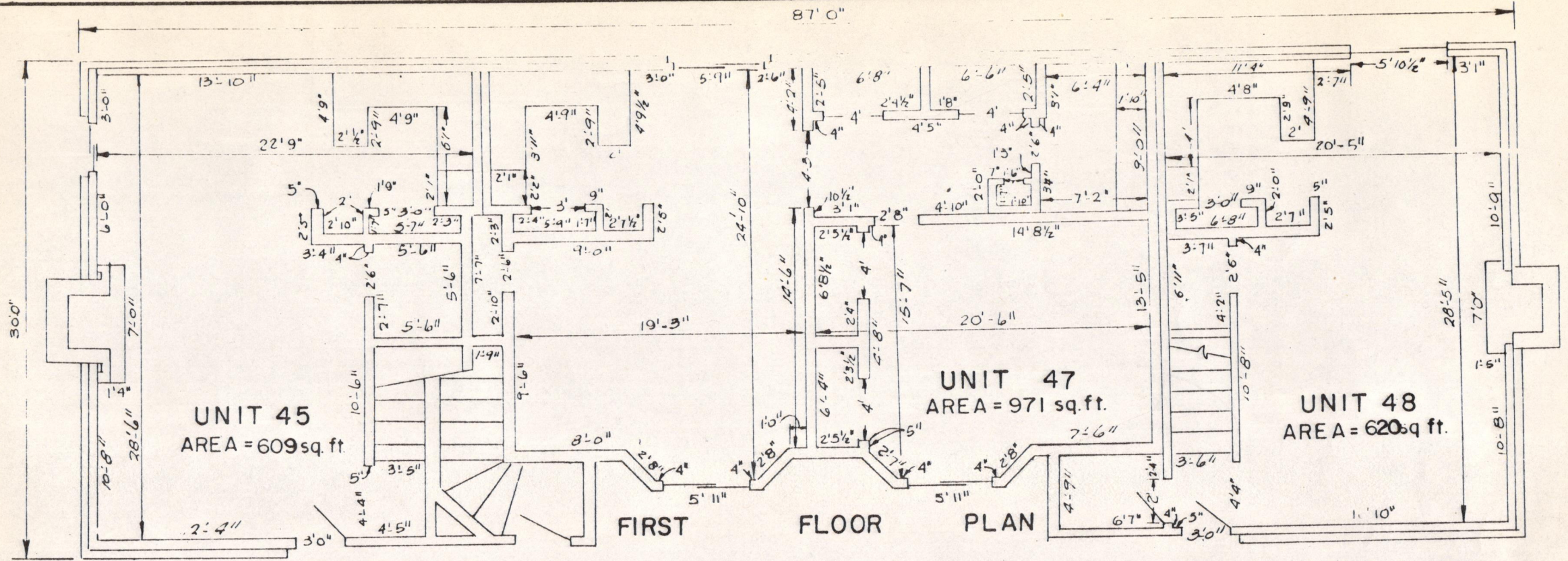
COMPUTED: E. Torio

SCALE: 1/8" = 1'

DATE: Oct 29,

DRAWN: E. Torio





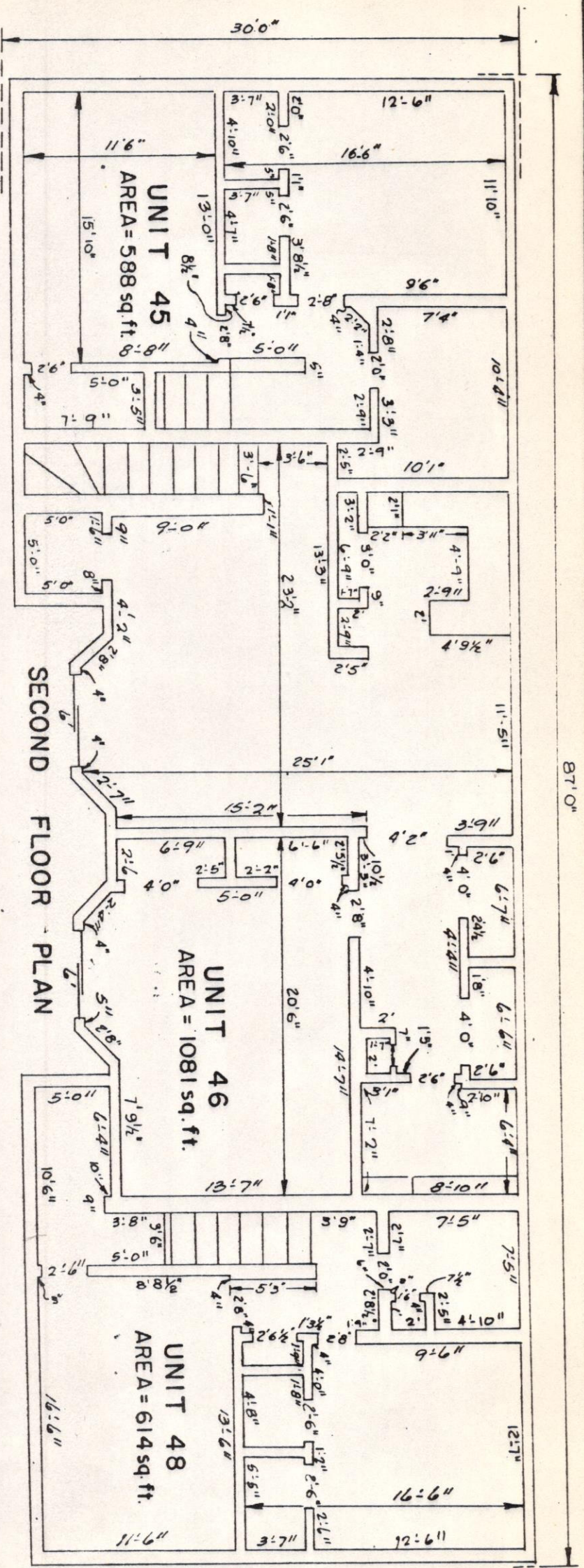
**THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.**

FIRST FLOOR PLAN

BUILDING - F

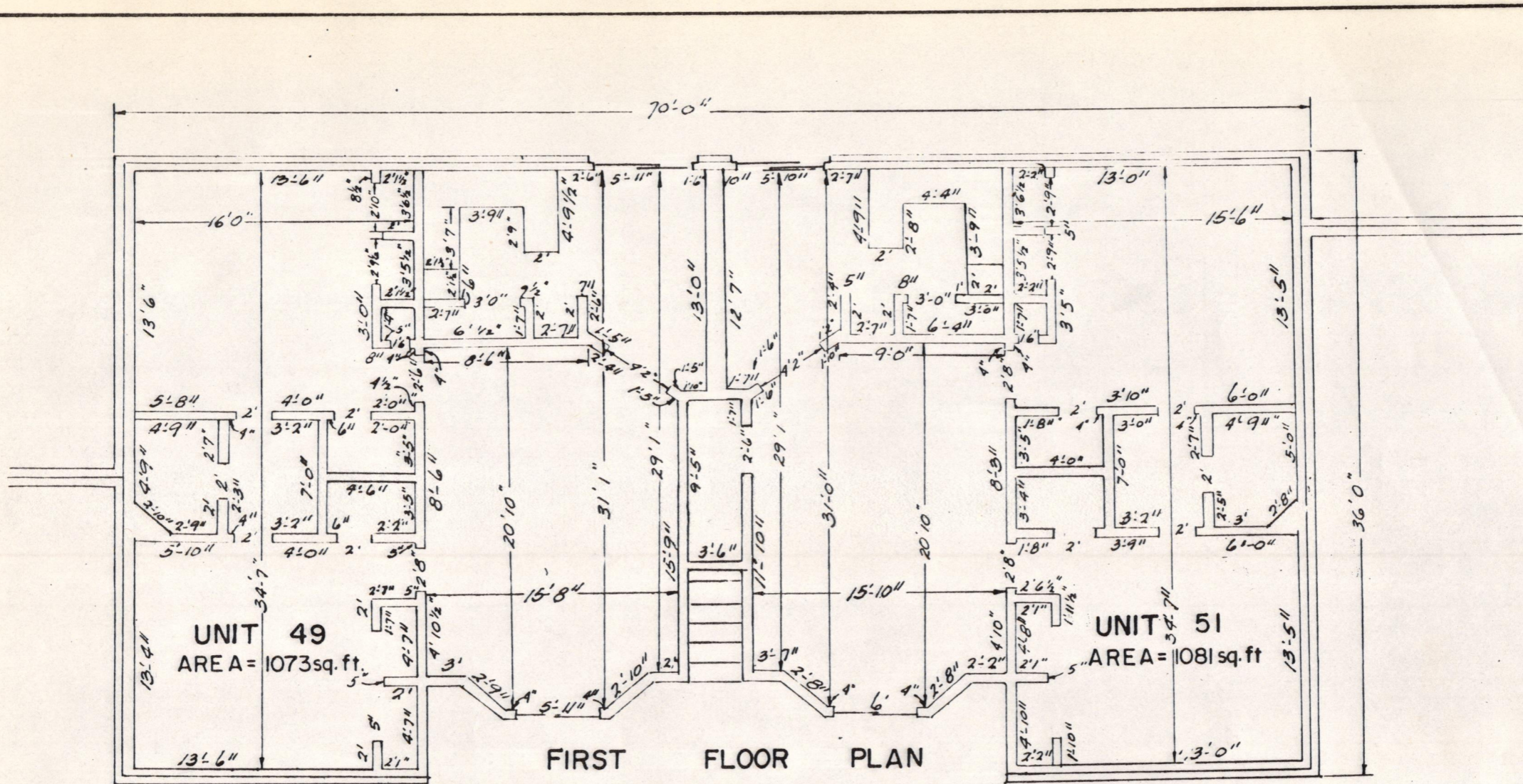
EL PASO, TEXAS

|                                    |                           |
|------------------------------------|---------------------------|
| <i>Exhibit "B" - page 24 of 37</i> |                           |
| JOB NO. SL. - 76-833               |                           |
| <b>SUB-LAND INC.</b>               |                           |
| ENGINEERS LAND DEVELOPERS          |                           |
| EL PASO, TEXAS                     |                           |
| COMPUTED: <i>E. Tarin</i>          | DRAWN: <i>E. Tarin</i>    |
| SCALE: 1/8" = 1'                   | DATE: <i>Oct 29, 1976</i> |



**THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.**  
**SECOND FLOOR PLAN**  
**BUILDING—F**  
**EL PASO, TEXAS**

|                                  |                    |
|----------------------------------|--------------------|
| <i>Exhibit "B" page 25 of 37</i> |                    |
| JOB NO. SL ~ 76-833              |                    |
| <b>SUB-LAND INC.</b>             |                    |
| ENGINEERS LAND DEVELOPERS        |                    |
| EL PASO, TEXAS                   |                    |
| COMPUTED: E. Torin               | DRAWN: E. Torin    |
| SCALE: 1/8" = 1'                 | DATE: Oct 29, 1976 |



UNIT 49  
AREA = 1073 sq. ft.

UNIT 51  
AREA = 1081 sq. ft.

FIRST FLOOR PLAN

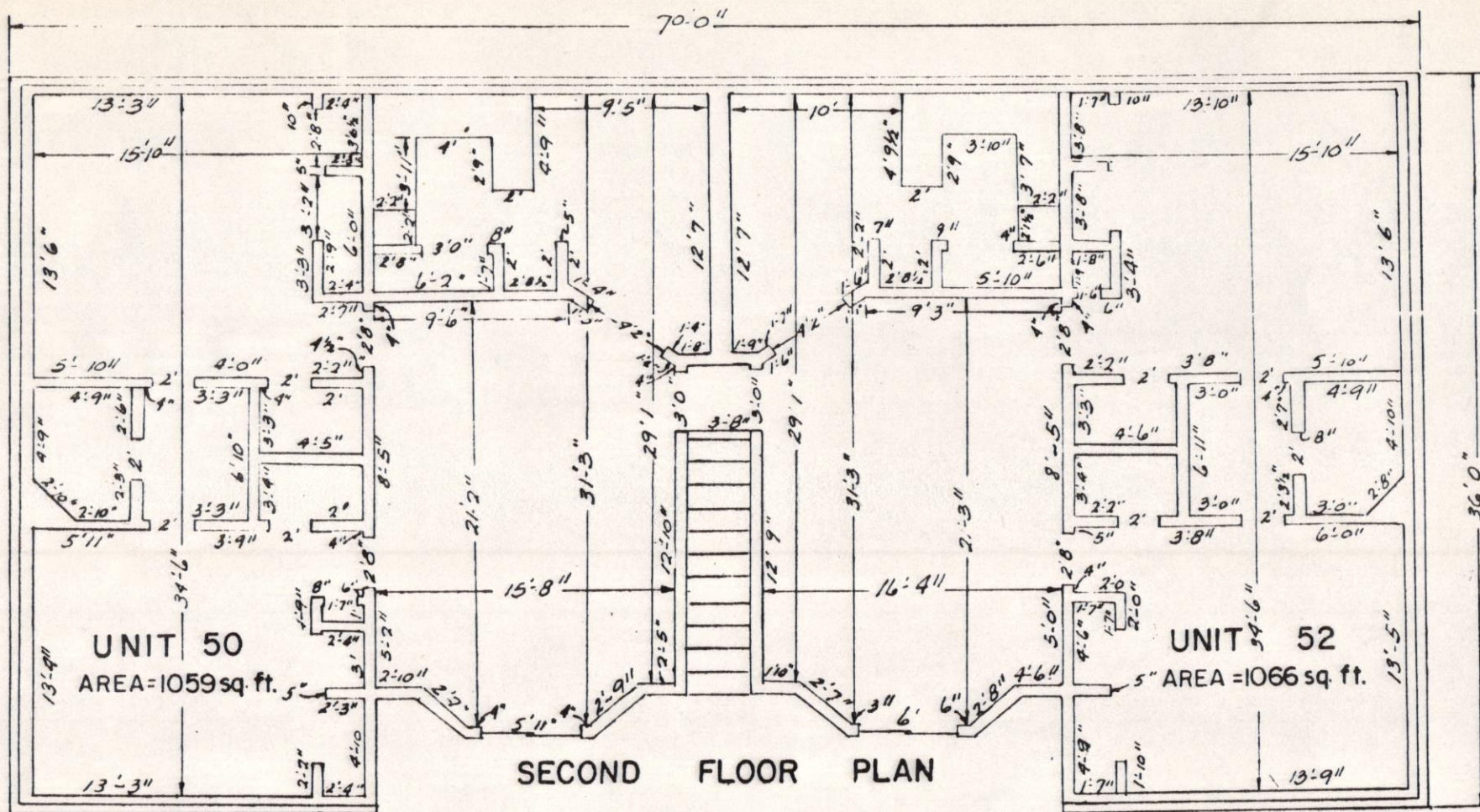
THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.

BUILDING - F  
FIRST FLOOR PLAN  
EL PASO, TEXAS

Exhibit "B" - page 26 of 37

JOB NO. SL-76-833  
SUB-LAND INC.  
ENGINEERS LAND DEVELOPERS  
EL PASO, TEXAS

COMPUTED: E. Torin    DRAWN: E. Torin  
SCALE: 1/8" = 1'        DATE: Oct 29, 1976



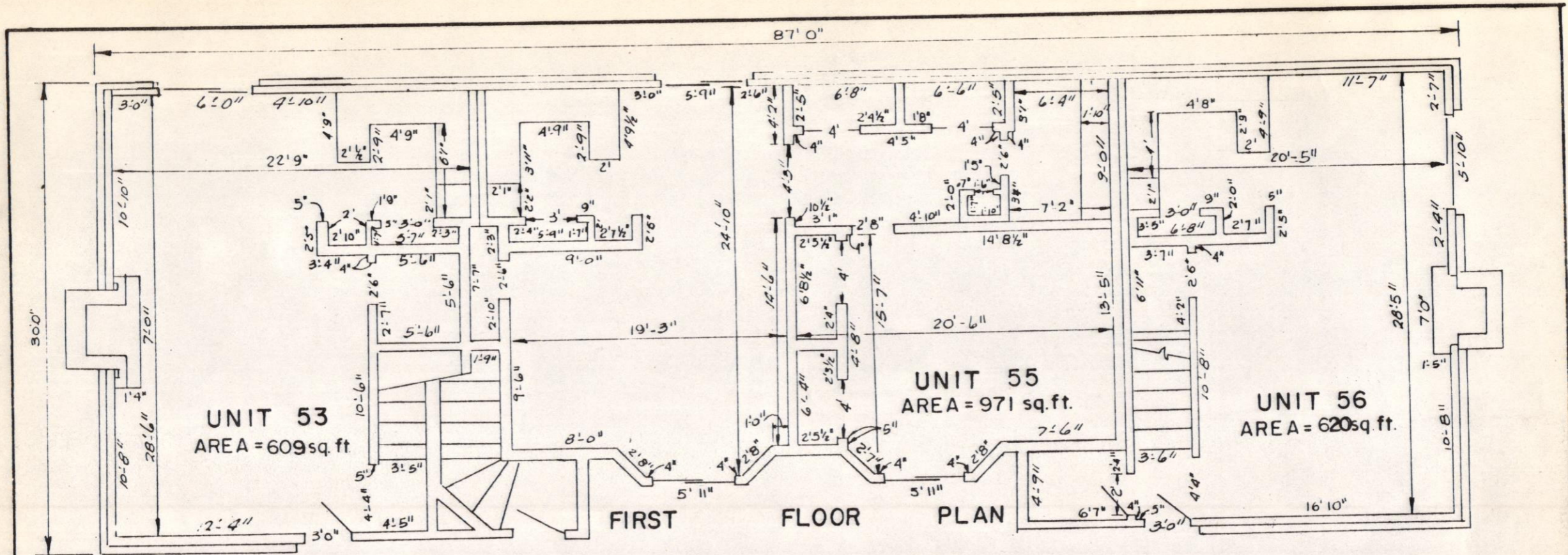
**THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.**

BUILDING - F  
 SECOND FLOOR PLAN  
 EL PASO, TEXAS

*Exhibit "B" page 27 of 37*

JOB NO. SL ~ 76-833  
 SUB-LAND INC.  
 ENGINEERS LAND DEVELOPERS  
 EL PASO, TEXAS

COMPUTED: E. Torin    DRAWN: E. Torin  
 SCALE: 1/8" = 1'      DATE: Oct 29, 1976



**THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.**

FIRST FLOOR PLAN

BUILDING - F

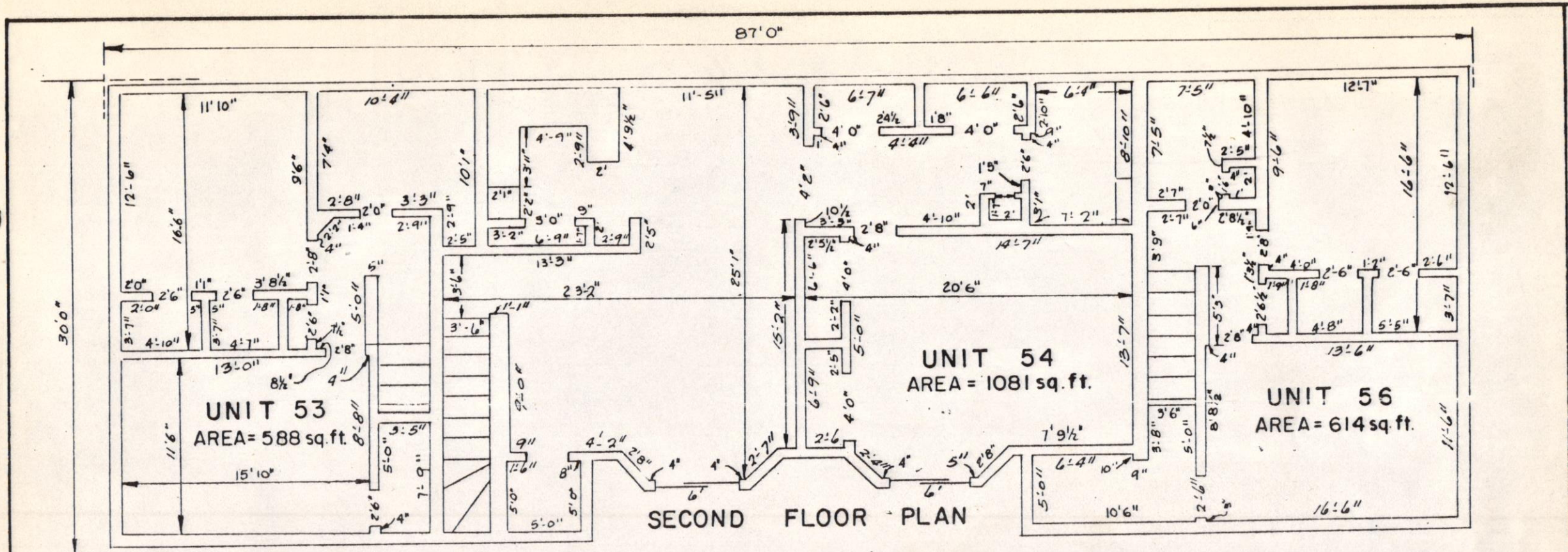
EL PASO, TEXAS

*Exhibit "B" - page 28 of 37*

JOB NO. SL. - 76-833

**SUB-LAND INC.**  
ENGINEERS LAND DEVELOPERS  
EL PASO, TEXAS

|                    |                    |
|--------------------|--------------------|
| COMPUTED: E. Torin | DRAWN: E. Torin    |
| SCALE: 1/8" = 1'   | DATE: Oct 29, 1975 |



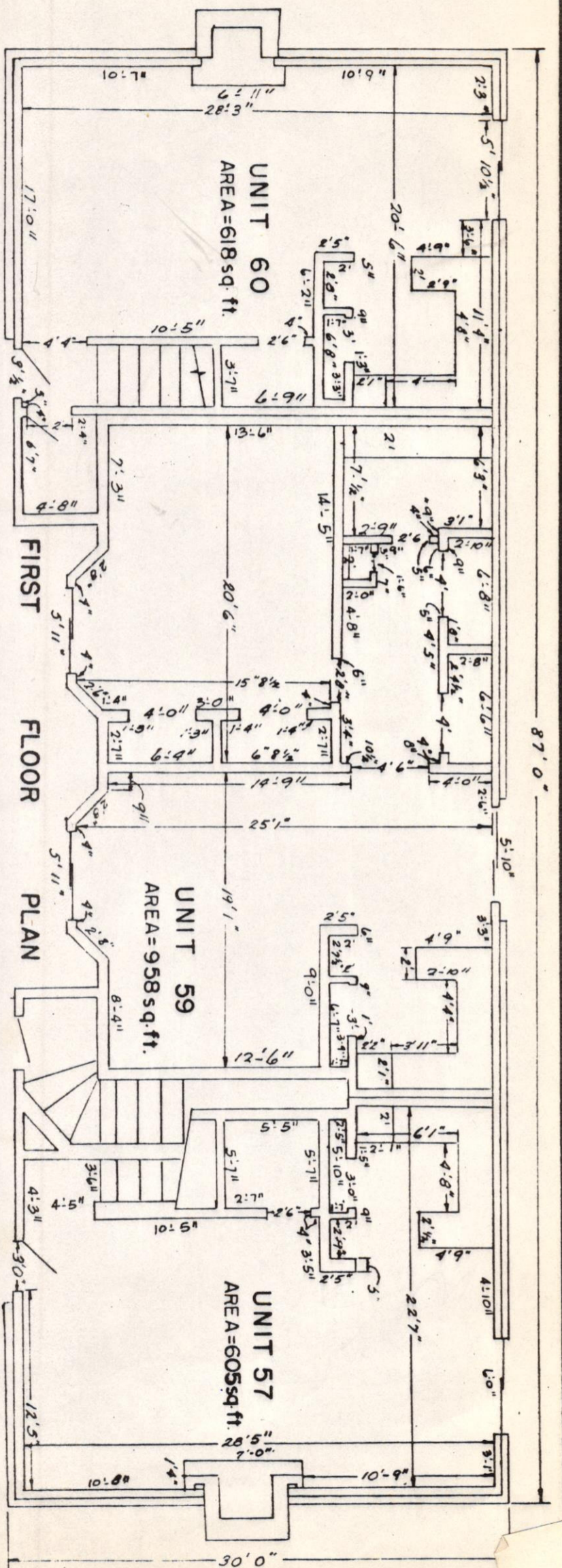
THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.

SECOND FLOOR PLAN

BUILDING - F

EL PASO, TEXAS

|                                   |                    |
|-----------------------------------|--------------------|
| <i>Exhibit B" - page 29 of 37</i> |                    |
| JOB NO. SL ~ 76-833               |                    |
| <b>SUB-LAND INC.</b>              |                    |
| ENGINEERS LAND DEVELOPERS         |                    |
| EL PASO, TEXAS                    |                    |
| COMPUTED: E. Torin                | DRAWN: E. Torin    |
| SCALE: 1/8" = 1'                  | DATE: Oct 29, 1975 |



**THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.**

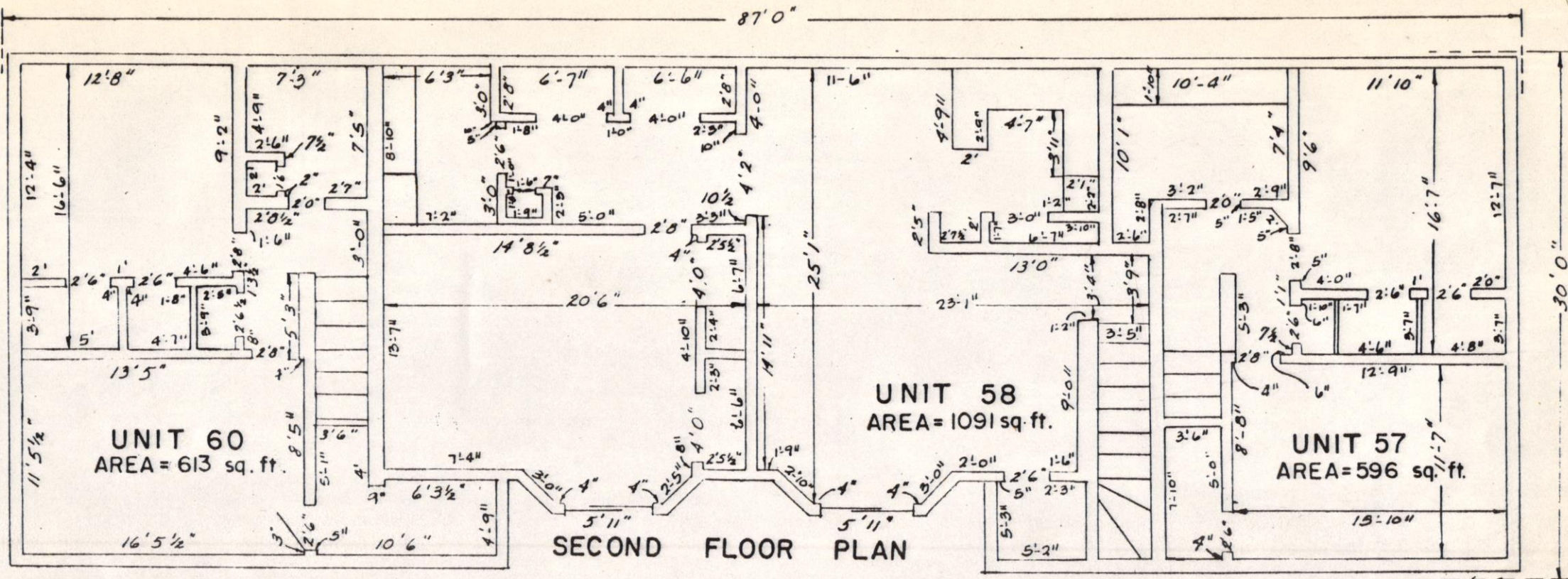
FIRST FLOOR PLAN  
BUILDING-G

EL PASO, TEXAS

|   |                           |
|---|---------------------------|
| <p>Exhibit B page 30 of 37</p>  |                           |
| <p>JOB NO. SL-76-833</p>  |                           |
| <p>SUB-LAND INC.<br/>ENGINEERS LAND DEVELOPERS<br/>EL PASO, TEXAS</p> |                           |
| <p>COMPUTED: E. Torin</p>   | <p>DRAWN: E. Torin</p>    |
| <p>SCALE: 1/8" = 1'</p>   | <p>DATE: Oct 29, 1975</p> |

237  
154  
491

95  
79  
300



**THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.**

SECOND FLOOR PLAN

BUILDING - G

EL PASO, TEXAS

*Exhibit B page 31 of 37*

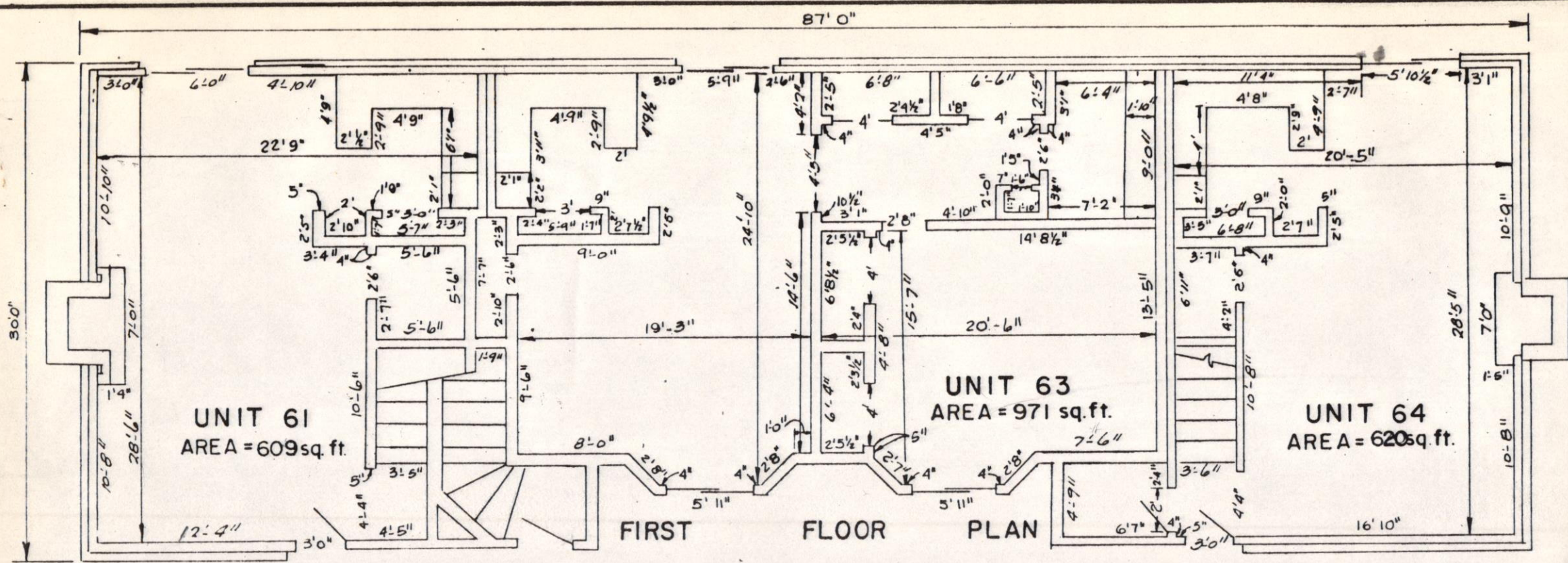
JOB NO. SL - 76-833

**SUB-LAND INC.**  
ENGINEERS LAND DEVELOPERS  
EL PASO, TEXAS

COMPUTED: *E. Tarin*      DRAWN: *E. Tarin*

SCALE:  $\frac{1}{8}'' = 1'$       DATE: *Oct 29, 1976*





UNIT 61  
AREA = 609 sq. ft.

UNIT 63  
AREA = 971 sq. ft.

UNIT 64  
AREA = 620 sq. ft.

FIRST FLOOR PLAN

THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.

FIRST FLOOR PLAN

BUILDING-H

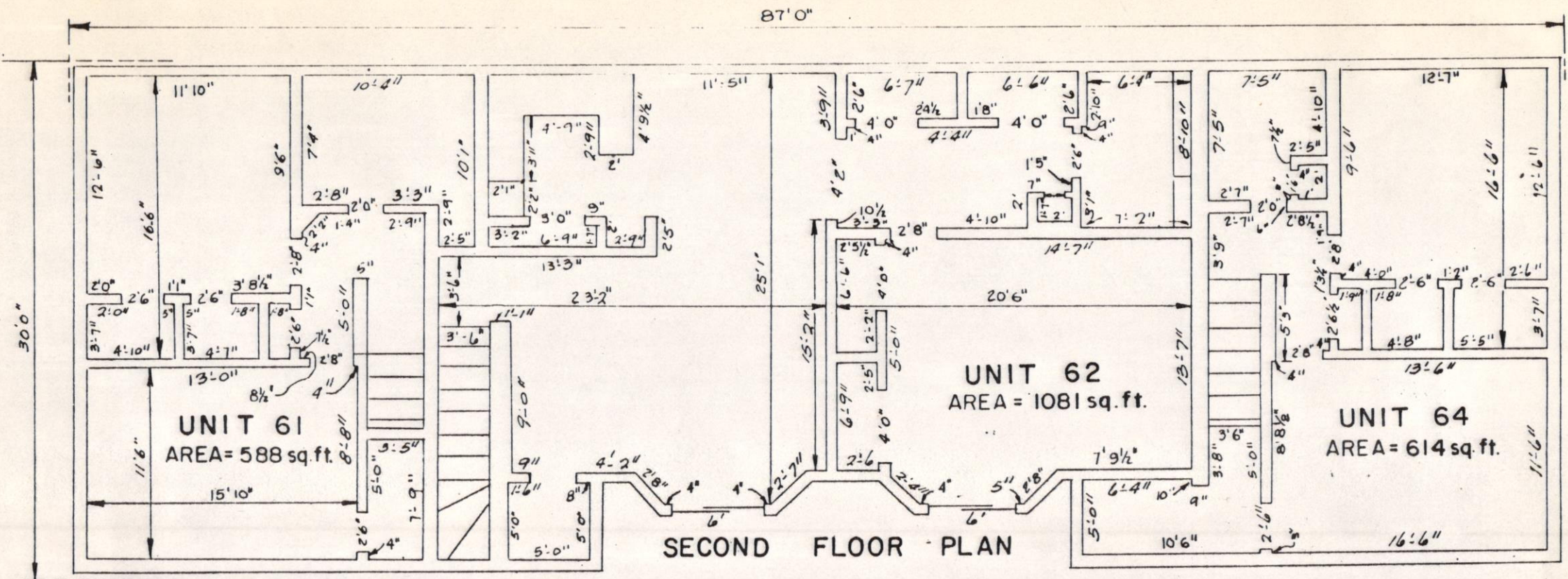
EL PASO, TEXAS

Exhibit "B" - page 32 of 37

JOB NO. SL. - 76-833

SUB-LAND INC.  
ENGINEERS LAND DEVELOPERS  
EL PASO, TEXAS

|                    |                    |
|--------------------|--------------------|
| COMPUTED: E. Torin | DRAWN: E. Torin    |
| SCALE: 1/8" = 1'   | DATE: Oct 29, 1976 |



**THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.**

**SECOND FLOOR PLAN**

**BUILDING - H**

**EL PASO, TEXAS**

*Exhibit "B" - page 33 of 37*

JOB NO. SL ~ 76-833

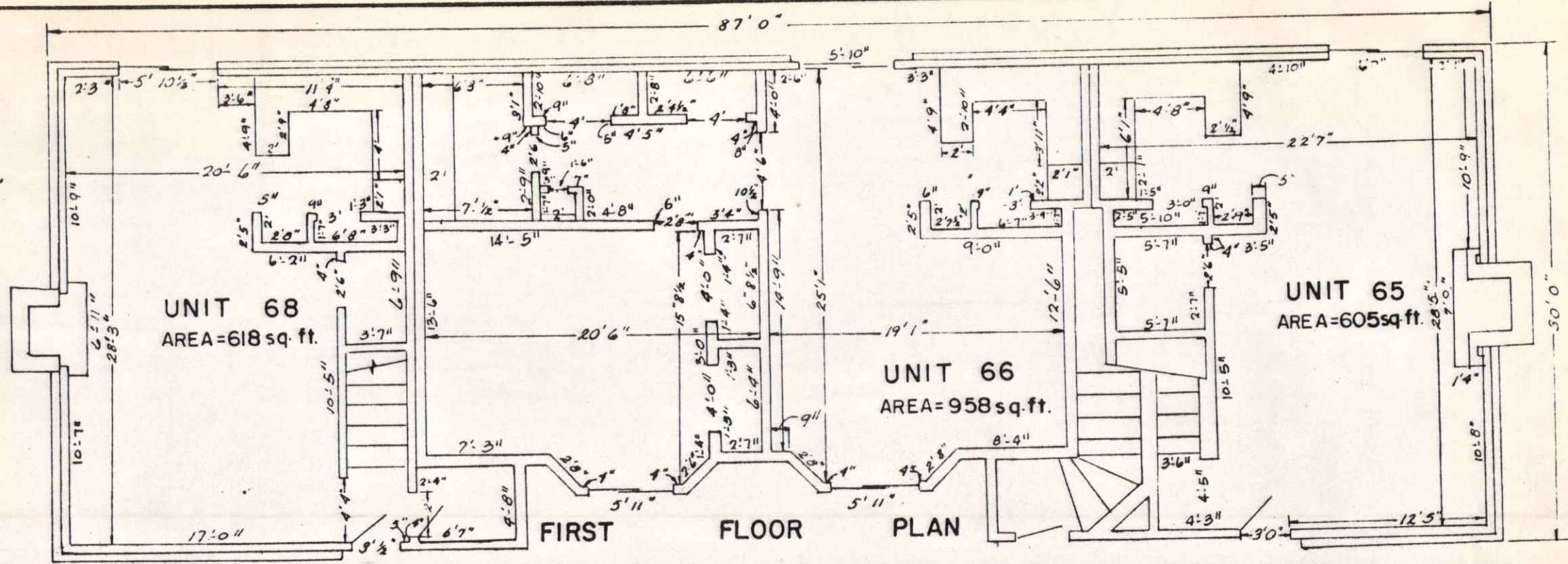
**SUB-LAND INC.**  
ENGINEERS LAND DEVELOPERS  
EL PASO, TEXAS

COMPUTED: E. Tarin

DRAWN: E. Tarin

SCALE: 1/8" = 1'

DATE: Oct 29, 1976



**THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.**

FIRST FLOOR PLAN  
BUILDING-I

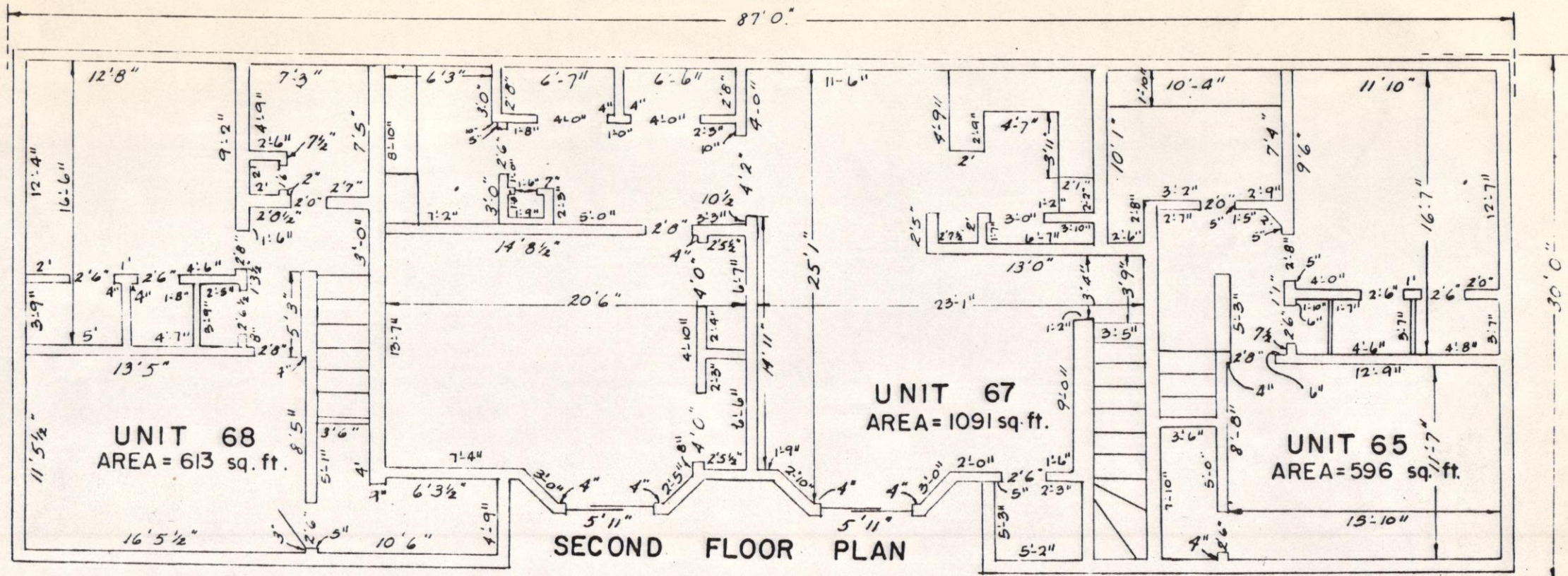
EL PASO, TEXAS

*Exhibit "B" page 34 of 37*

JOB NO. SL ~ 76-833

**SUB-LAND INC.**  
ENGINEERS LAND DEVELOPERS  
EL PASO, TEXAS

|                             |                           |
|-----------------------------|---------------------------|
| COMPUTED: <i>E. Torin</i>   | DRAWN: <i>E. Torin</i>    |
| SCALE: $\frac{1}{8}'' = 1'$ | DATE: <i>Oct 29, 1976</i> |



**THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.**

SECOND FLOOR PLAN

BUILDING—I

EL PASO, TEXAS

*Exhibit "B" page 35 of 37*

JOB NO. SL - 76-833

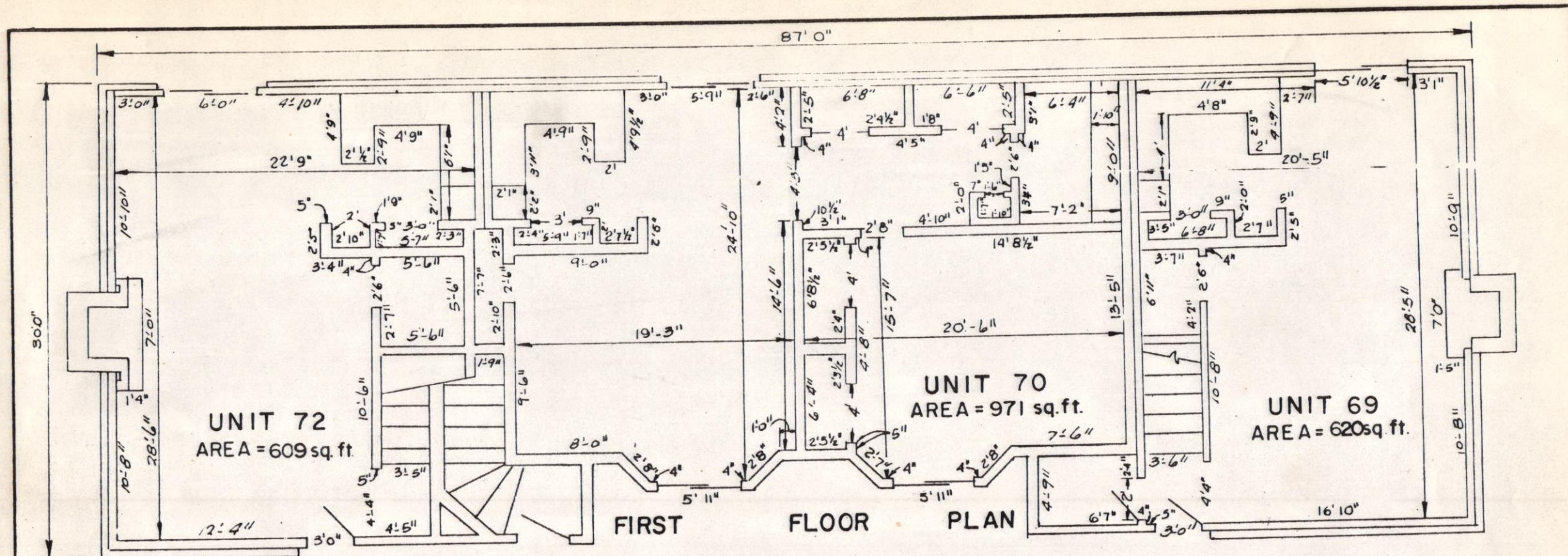
**SUB-LAND INC.**  
ENGINEERS LAND DEVELOPERS  
EL PASO, TEXAS

COMPUTED: E. Torin

DRAWN: E. Torin

SCALE: 1/8" = 1'

DATE: Oct 29, 1976



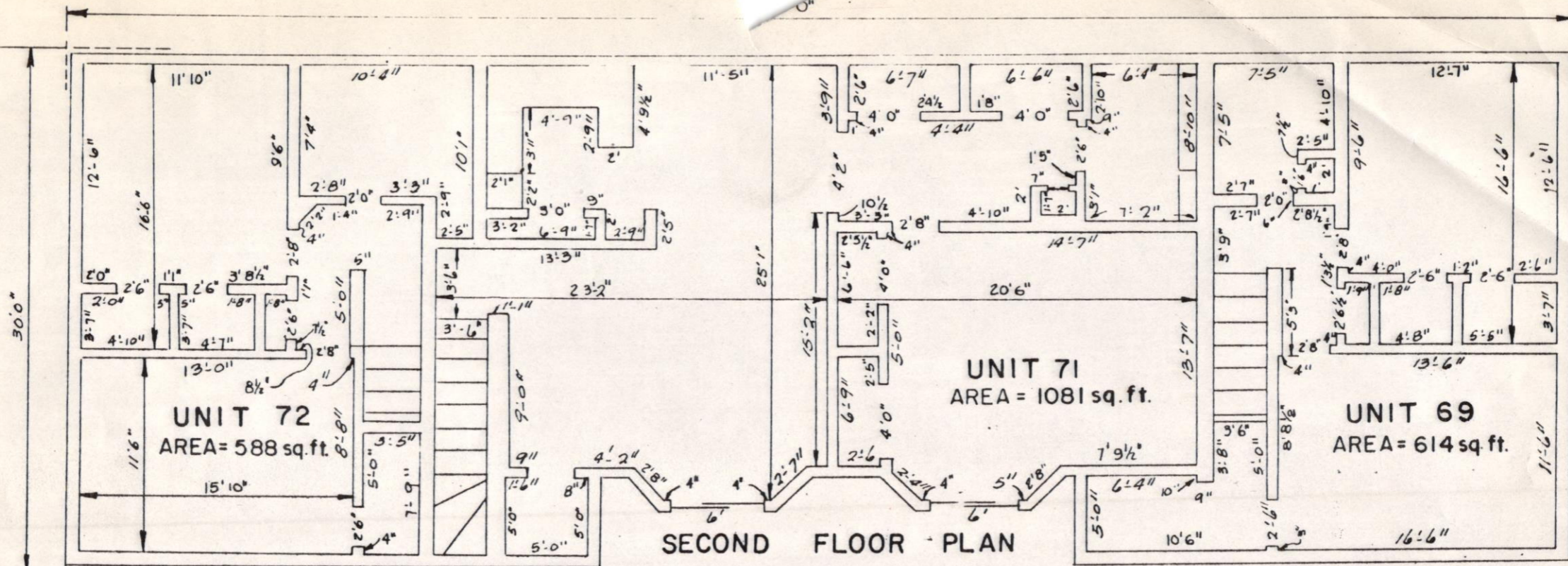
**THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.**

FIRST FLOOR PLAN

BUILDING - J

EL PASO, TEXAS

|   |                            |
|---|----------------------------|
| <i>Exhibit "B" - page 36 of 37</i>          |                            |
| JOB NO. SL. ~ 76-833                        |                            |
| <b>SUB-LAND INC.</b>                        |                            |
| ENGINEERS LAND DEVELOPERS<br>EL PASO, TEXAS |                            |
| COMPUTED: <i>E. Torin</i>                   | DRAWN: <i>E. Torin</i>     |
| SCALE: 1/8" = 1'                            | DATE: <i>Oct. 29, 1975</i> |



**THUNDERBIRD SUTTON PLACE TOWNHOMES ASSOCIATION, INC.**

**SECOND FLOOR PLAN**

**BUILDING - J**

**EL PASO, TEXAS**

*Exhibit "B" - page 37 of 37*

JOB NO. SL - 76-833

**SUB-LAND INC.**

ENGINEERS LAND DEVELOPERS

EL PASO, TEXAS

COMPUTED: E. Torio.

DRAWN: E. Torio.

SCALE: 1/8" = 1'

DATE: Oct 29, 1976