

NOTICE OF CONFIDENTIALITY RIGHTS:

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS)
)
COUNTY OF EL PASO)

RESPCO, LLC, a Texas limited liability company ("*Grantor*"), for an adequate consideration to Grantor in hand paid and agreed to be performed by **CIMARRON POINTE OWNERS' ASSOCIATION, INC.**, a Texas nonprofit corporation, 550 South Mesa Hills, Suite A-1, El Paso, Texas 79912 ("*Grantee*"), has GRANTED, SOLD and CONVEYED and by these presents does hereby GRANT, SELL AND CONVEY unto Grantee the following "Property" –

The common area portions (depicted and described by metes and bounds in attached **Exhibit A**) of Lot 1, Block 1, CIMARRON SAGE COMMERCIAL PARK UNIT TWO, an Addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file under Clerk's File No. 20120012026, Real Property Records, El Paso County, Texas.

This conveyance is subject to taxes and assessments for the year 2021, and subsequent years and all matters of record.

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, Grantee's successors and assigns forever, and Grantor hereby binds Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Property unto Grantee, Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the Property or any part thereof by through or under Grantor, but not otherwise.

This Special Warranty Deed is executed July 16, 2021.

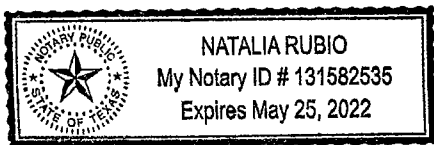
Grantor:

RESPCO, LLC,
a Texas limited liability company

By: _____
 Ramsey Esper, Manager

STATE OF TEXAS)
)
COUNTY OF EL PASO)

The foregoing was acknowledged before me on July 16, 2021, by Ramsey Esper, Manager of Respco, LLC, a Texas limited liability company, on behalf of the limited liability company.



Notary Public
[Seal]

Exhibit A

Special Warranty Deed

Grantor: Respco, LLC

Grantee: Cimarron Pointe Property Owners' Association, Inc.

Property description: A 1.279-acre portion of Lot 1, Block 1, Cimarron Sage Commercial Park Unit Two, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 1.279-acre portion of Lot 1, Block 1, Cimarron Sage Commercial Park Unit Two (Clerk's File No. 20120012026, Plat Records, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at a city monument at the centerline P.T. of Northern Pass Drive (right-of-way varies, Northern Pass Drive Extension Unit Two, Clerk's File No. 20090035858, Plat Records, El Paso County, Texas) opposite Northern Pass Pond 3 (Clerk's File No. 20110046999, Plat Records, El Paso County, Texas) from which a city monument on Northern Pass Drive (right-of-way varies, Northern Pass Drive Extension Unit One, Clerk's File No. 20080042927, Plat Records, El Paso County, Texas) opposite Cimarron Sky Unit Two (Clerk's File No. 20120092780, Plat Records, El Paso County, Texas) bears South 36°40'44" East (plat ~ South 36°40'53" East), a distance of 1010.25 feet (plat ~ 1010.57 feet); Thence, South 36°40'44" East, along the monument line, a distance of 8.54 feet; Thence, South 53°19'16" West, a distance of 45.32 feet to the intersection of the westerly right-of-way of Northern Pass Drive and the common boundary between Cimarron Sage Commercial Park Unit Two and Northern Pass Pond 3 for the **POINT OF BEGINNING** of this description;

THENCE, 28.92 feet along the westerly right-of-way of Northern Pass Drive and along the arc of a curve to the right, having a radius of 793.28 feet, a central angle of 2°05'21", and a chord which bears South 31°05'23" East, a distance of 28.92 feet;

THENCE, 95.08 feet continuing along said right-of-way and along the arc of a curve to the left, having a radius of 1030.03 feet, a central angle of 5°17'20", and a chord which bears South 32°37'21" East, a distance of 95.04 feet;

THENCE, South 57°21'21" West, a distance of 1.40 feet;

THENCE, North 32°38'39" West, a distance of 75.00 feet;

THENCE, South 57°21'21" West, a distance of 40.00 feet;

THENCE, South 32°38'39" East, a distance of 75.00 feet;

THENCE, North 57°21'21" East, a distance of 40.00 feet;

THENCE, North 57°21'21" East, a distance of 1.40 feet to the westerly right-of-way of Northern Pass Drive;

THENCE, 5.94 feet along said right-of-way and along the arc of a curve to the left, having a radius of 1030.03 feet, a central angle of 0°19'48", and a chord which bears South 35°25'55" East, a distance of 5.93 feet;

THENCE, North 36°40'53" West, a distance of 1.05 feet;

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THENCE, South 53°19'07" West, a distance of 40.00 feet;

THENCE, South 36°40'53" East, a distance of 75.00 feet;

THENCE, North 53°19'07" East, a distance of 40.00 feet to the westerly right-of-way of Northern Pass Drive;

THENCE, South 36°40'53" East, along said right-of-way, a distance of 5.05 feet to the northerly boundary of that certain parcel of land described March 31, 2021, in Clerk's File No. 20210030327, Deed Records, El Paso County, Texas;

THENCE, South 53°19'07" West, along said boundary, a distance of 40.00 feet;

THENCE, South 36°40'53" East, continuing along said boundary, a distance of 184.56 feet;

THENCE, North 68°06'17" East, continuing along said boundary, a distance of 5.06 feet;

THENCE, 36.58 feet continuing along said boundary and along the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 104°47'10", and a chord which bears North 15°42'42" East, a distance of 31.69 feet;

THENCE, North 53°19'07" East, continuing along said boundary, a distance of 10.00 feet to the westerly right-of-way of Northern Pass Drive;

THENCE, 54.87 feet along said right-of-way and along the arc of a curve to the right, having a radius of 30.00 feet, a central angle of 104°47'10", and a chord which bears South 15°42'42" West, a distance of 47.53 feet to the northerly right-of-way of Paseo Del Norte Boulevard (108-foot right-of-way, Paseo Del Norte Blvd Unit Two, Clerk's File No. 20120074133, Plat Records, El Paso County, Texas);

THENCE, South 68°06'17" West, along said right-of-way, a distance of 65.61 feet;

THENCE, North 21°53'43" West, a distance of 40.66 feet;

THENCE, North 35°34'05" West, a distance of 16.88 feet;

THENCE, North 54°25'55" East, a distance of 5.33 feet;

THENCE, North 37°29'43" West, a distance of 68.94 feet;

THENCE, South 55°25'12" West, a distance of 19.29 feet;

THENCE, South 3°35'01" West, a distance of 64.33 feet;

THENCE, South 20°56'53" East, a distance of 21.58 feet;

THENCE, North 68°15'30" East, a distance of 64.19 feet;

THENCE, South 21°53'43" East, a distance of 40.66 feet to the northerly right-of-way of Paseo Del Norte Boulevard;

Exhibit A

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Grantor: Respco, LLC

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THENCE, South 68°06'17" West, along said right-of-way, a distance of 37.42 feet;

THENCE, 221.55 feet continuing along said right-of-way and along the arc of a curve to the right, having a radius of 1046.00 feet, a central angle of 12°08'08", and a chord which bears South 74°10'20" West, a distance of 221.13 feet to the easterly boundary of Tract 2A, Nellie D. Mundy Survey 242 (El Paso Natural Gas Company right-of-way, January 23, 1973, Book 431, Page 617, Deed Records, El Paso County, Texas);

THENCE, North 3°27'50" East, along said boundary, a distance of 19.18 feet;

THENCE, South 86°32'10" East, a distance of 7.00 feet;

THENCE, South 87°31'08" East, a distance of 22.64 feet;

THENCE, North 79°37'24" East, a distance of 18.14 feet;

THENCE, North 49°59'47" East, a distance of 10.61 feet;

THENCE, North 3°34'23" East, a distance of 10.60 feet;

THENCE, South 86°25'37" East, a distance of 0.53 feet;

THENCE, North 3°27'50" East, a distance of 142.50 feet;

THENCE, North 86°32'10" West, a distance of 48.50 feet;

THENCE, South 3°27'50" West, a distance of 165.13 feet;

THENCE, North 86°32'10" West, a distance of 7.00 feet to the easterly boundary of Tract 2A, Nellie D. Mundy Survey 242;

THENCE, North 3°27'50" East, along said boundary, a distance of 168.28 feet;

THENCE, South 86°32'10" East, a distance of 10.00 feet to the southerly boundary of that certain parcel of land described January 17, 2020, in Clerk's File No. 20200005554, Deed Records, El Paso County, Texas.

THENCE, South 86°32'10" East, along said boundary, a distance of 40.00 feet;

THENCE, North 3°27'50" East, continuing along said boundary, a distance of 75.00 feet;

THENCE, North 86°32'10" West, continuing along said boundary, a distance of 40.00 feet;

THENCE, South 3°27'50" West, continuing along said boundary, a distance of 75.00 feet;

THENCE, North 86°32'10" West, a distance of 10.00 feet to the easterly boundary of Tract 2A, Nellie D. Mundy Survey 242;

THENCE, North 3°27'50" East, along said boundary, a distance of 80.13 feet;

Exhibit A

Special Warranty Deed

Grantor: Respco, LLC

Grantee: Cimarron Pointe Property Owners' Association, Inc.

THENCE, South 86°32'10" East, a distance of 7.00 feet;

THENCE, South 86°32'10" East, a distance of 48.50 feet;

THENCE, North 3°27'50" East, a distance of 46.43 feet;

THENCE, South 86°48'25" East, a distance of 11.09 feet;

THENCE, 4.05 feet along the arc of a curve to the left, having a radius of 2.23 feet, a central angle of 104°15'37", and a chord which bears North 39°20'12" East, a distance of 3.52 feet;

THENCE, North 28°50'52" West, a distance of 2.14 feet;

THENCE, South 54°07'02" West, a distance of 5.09 feet;

THENCE, North 34°09'14" West, a distance of 11.87 feet;

THENCE, North 54°56'41" East, a distance of 5.08 feet;

THENCE, North 30°10'57" West, a distance of 9.47 feet;

THENCE, North 7°26'46" East, a distance of 13.63 feet;

THENCE, South 88°05'29" West, a distance of 49.22 feet;

THENCE, South 3°27'50" West, a distance of 77.34 feet;

THENCE, North 86°32'10" West, a distance of 7.00 feet to the easterly boundary of Tract 2A, Nellie D. Mundy Survey 242;

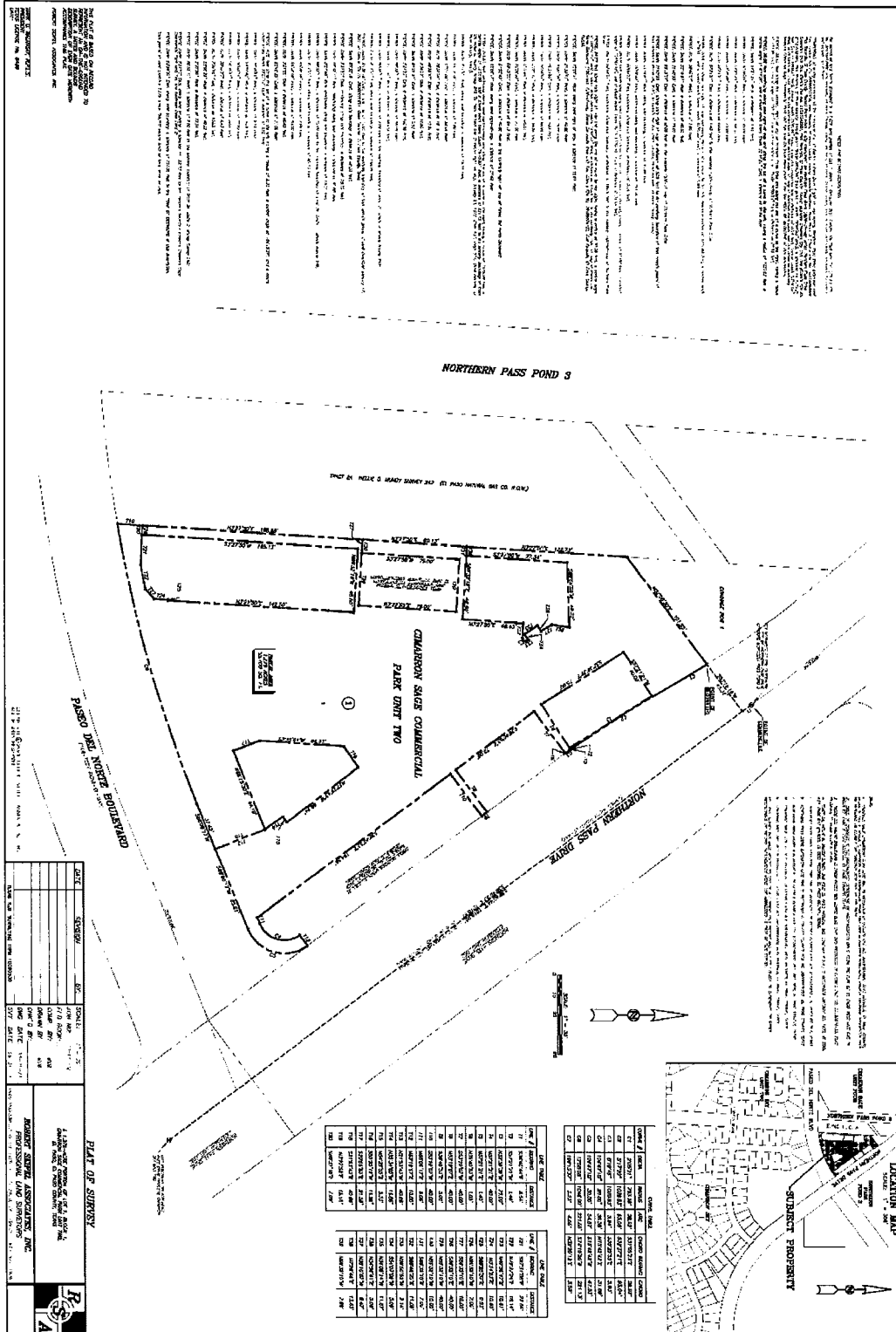
THENCE, North 3°27'50" East, along said boundary, a distance of 122.73 feet to the common boundary between Cimarron Sage Commercial Park Unit Two and Northern Pass Pond 3;

THENCE, North 52°56'30" East, along said boundary, a distance of 101.95 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 1.279 acres (55,706 square feet) of land more or less.

Exhibit A

Special Warranty Deed
 Grantor: Respc, LLC
 Grantee: Cimarron Pointe Property Owners' Association, Inc.



Doc # 20210070163
#Pages 6 #NFPages 1
07/21/2021 09:27 AM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$46.00

eRecorded

I hereby certify that this instrument was filed on the date and time stamped
heron by me and was duly recorded by document number in the Official
Public Records of real Property in El Paso County.



Delia Briones

EL PASO COUNTY, TEXAS