

WATER SERVICE METER EASEMENT
(0.0201 of an Acre)

THE STATE OF TEXAS §
 § KNOW EVERYONE BY THESE PRESENTS:
COUNTY OF EL PASO §

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

That _____ ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash to Grantor in hand paid by Horizon Regional Municipal Utility District, a conservation and reclamation district and a body politic and corporate and governmental agency of the State of Texas ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD, AND CONVEYED and by these presents does GRANT, SELL; AND CONVEY unto said Grantee, its successors and assigns, subject to the provisions hereof, an unobstructed, exclusive, permanent and perpetual easement and right-of-way (the "WATER SERVICE METER EASEMENT") for access to and construction, installation, maintenance, repair, replacement, enlargement, removal, and operation of water service meters and all related appurtenances (the "Facilities") across, along, under, and upon that certain tract of land consisting of 0.0037 of an acre (165.06 square feet), more or less, being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes (the "Water Service Meter Easement Area").

Grantee may construct, install, maintain, repair, replace, remove, alter, substitute, enlarge, and operate the Facilities across, along, and under the Water Service Meter Easement Area and may enter upon the Water Service Meter Easement Area to engage in all activities as may be necessary, requisite, convenient, or appropriate in connection therewith. Grantee's rights shall include, without limitation, the right to clear and remove trees, growth, shrubbery, and other improvements from within the Water Service Meter Easement Area and the right to bring and operate such equipment thereupon as may be necessary or appropriate to effectuate the purposes for which the Water Service Meter Easement is granted. Grantee will, at all times after doing any work in connection with the Water Service Meter Easement hereby conveyed, restore the Water Service Meter Easement Area as closely as reasonably practicable to its condition prior to the undertaking of such work; provided, however, that Grantee shall not be required to replace trees, growth, shrubbery, or other vegetation thereon.

Grantor expressly waives the right to the use and enjoyment of the surface of the Water Service Meter Easement Area for any and all purposes, which would prevent Grantee from constructing,

installing, maintaining, repairing, replacing, removing or operating the Facilities thereon. Grantor reserves all oil, gas, and other minerals in, on, or under the Water Service Meter Easement Area which Grantor may own, but waives all rights of ingress and egress for the purpose of exploring, developing, mining, or drilling for the same; provided, however, that nothing in these grants shall prohibit or in any manner restrict the right of Grantor to develop the Water Service Meter Easement Area for oil, gas, and other minerals by directional drilling from a nearby site.

The conveyances of this instrument are further made subject to any and all restrictions, covenants, easements, rights-of-way, encumbrances and mineral or royalty reservations or interests affecting the Water Service Meter Easement Area and appearing of record in the Real Property Records of El Paso County, Texas, to the extent that said items and matters are in effect and validly enforceable against the Easement granted herein; provided, however, Grantor, to the extent that it has the ability to enforce any of said items or matters, agrees that it will not enforce said items and matters in a manner which would unreasonably prejudice or interfere with Grantee's rights in the Water Service Meter Easement.

TO HAVE AND TO HOLD, subject to the matters set forth herein, the above-described Water Service Meter Easement and construction, together with all and singular the rights and appurtenances thereto in anywise belonging, including all necessary rights to ingress, egress, and regress, unto said Grantee, its successors, and assigns, forever. Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular the said Water Service Meter Easement and right-of-way and other rights described herein unto Grantee, its successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

(EXECUTION PAGES FOLLOW)

IN WITNESS WHEREOF this instrument is executed the ____ day of ____, 2025.

“GRANTOR”

BY:

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF EL PASO §

Before me on this day, personally appeared _____ proved to me to be the person and _____ (name of office) whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the instrument as the act of said PERSON for the purposes and consideration expressed therein, by proper authority, and in the capacity stated in the instrument.

Given under my hand and seal of office this ____ day of ____, 2025.

Notary Public in and for the State of Texas

(NOTARY SEAL)

AGREED TO AND ACCEPTED as of the ____ day of _____, 2025.

“GRANTEE”

HORIZON REGIONAL MUNICIPAL
UTILITY DISTRICT, a political
subdivision of the State of Texas

By: _____
Gordon Jarvis
President, Board of Directors

THE STATE OF TEXAS §
 §
COUNTY OF EL PASO §

Before me on this day, personally appeared _____ proved to me to be the person and _____ (name of office) whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the instrument as the act of said PERSON for the purposes and consideration expressed therein, by proper authority, and in the capacity stated in the instrument.

Given under my hand and seal of office this ____ day of _____, 2025.

Notary Public in and for the State of Texas

(NOTARY SEAL)

CONSENT OF LIENHOLDER

_____ the owner and holder and/or the duly authorized agent of the beneficiaries and/or assignees of a promissory note secured by a deed of trust recorded in the real property records of _____ County, Texas, at _____, as amended, and other liens, if any, on certain property affected by the foregoing Easement, executes this instrument to evidence its consent to the foregoing Easement attached hereto, and hereby subordinates said liens and any and all other liens owned by it or its assignees to such Easement.

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF EL PASO §

This instrument was acknowledged before me on the ____ day of _____, 2025, by _____, _____ of _____, on behalf of said _____.

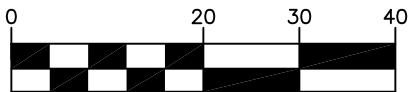
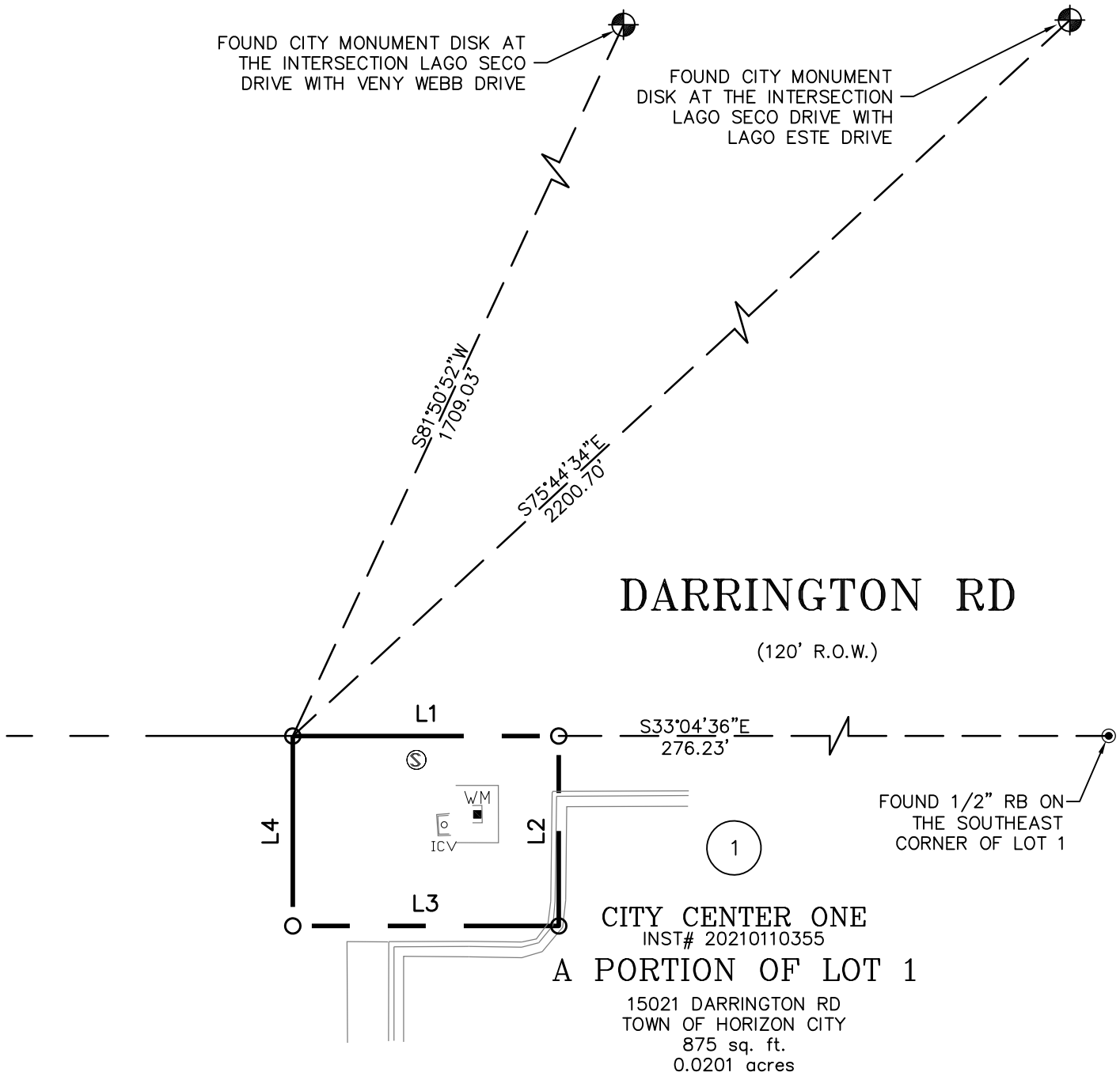
Notary Public in and for the State of Texas

(NOTARY SEAL)

After recording return to:
Horizon Regional Municipal Utility District
C/o Johnson Petrov, LLP
1001 McKinney, Suite 1000
Houston, Texas 77002-6424

“EXHIBIT A”

15021 DARRINGTON HRMUD EASEMENT

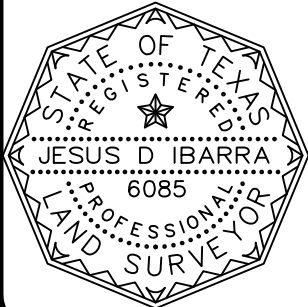


1" = 20'

NOTES:

1. BEARING BASIS IS RECORD FOR CITY CENTER ONE, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED IN No. 20210110355, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS AND REFERENCE BY FOUND CITY MONUMENTS SHOWN HEREIN.
2. THIS PROPERTY MAY BE SUBJECT TO EASEMENT WHETHER OF RECORD NOT. (NOT SHOWN).
3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S33°04'20"E	35.00
L2	S56°55'40"W	25.00
L3	N33°04'20"W	35.00
L4	N56°55'40"E	25.00

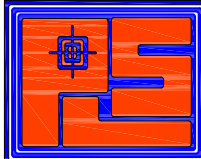


CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT AND THAT THERE ARE NO VISIBLE DISCREPANCIES, DEED LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE EASEMENTS OR ROADWAYS, EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS FRONTAGE ON A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

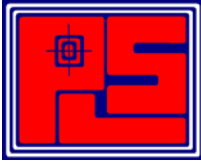
0-0-2023

JESUS D. IBARRA RPLS#6085, FIRM#10194184



PRECISION LAND SURVEYORS
10411 VALLE DE ORO DR.
EL PASO, TEXAS 79927
(915) 222-5227

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PRECISION LAND SURVEYORS

10441 VALLE DE ORO DR.

El Paso, Texas 79927

Ph# (915) 222-5227

HRMUD Easement
Being a portion of
Lot 1, Block 1,
City Center One,
Town of Horizon City,
El Paso County, Texas
October 6, 2025;

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Lot 1, Block 1, City Center One, Town of Horizon City, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

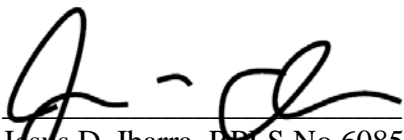
Commencing for reference at a found monument at the centerline intersection of Lago Seco Drive with Veny Webb Street (Eastlake Unit One), thence **S81°50'52"W** a distance of **1709.03 feet** to a point at the southwesterly right of way of Darrington Road (120 foot right of way) and the **"TRUE POINT OF BEGINNING"**, from which a found monument at the centerline intersection of Lago Drive with Lago Este Drive bears **S75°44'34"E** a distance of **2200.70 feet**;

Thence along said southwesterly right of way, **South 33°04'20" East** a distance of **35.00 feet** to a point, from which a found 1/2" rebar on the southeast corner of Lot 1, Block 1, City Center One bears **S33°04'36"E** a distance of **276.23 feet**;

Thence leaving said right of way, **South 56°55'40" West** a distance of **25.00 feet** to a point;

Thence, **North 33°04'20" West** a distance of **35.00 feet** to a point;

Thence, **North 56°55'40" East** a distance of **25.00 feet** to **"TRUE POINT OF BEGINNING"** and containing in all **875 square feet** or **0.0201 acres** of land more or less.


Jesus D. Ibarra, RPLS No.6085
October 10, 2025

