INFORMATION FORM FILED PURSUANT TO SEC. 49.455 OF THE TEXAS WATER CODE FOR PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT NO. 10 OF EL PASO COUNTY

1. The name of the District is Paseo del Este Municipal Utility District No. 10 of El Paso County.

2. The complete and accurate legal description of the boundaries of the District is attached hereto as **Exhibit "A"** and a plat of the District is attached as **Exhibit "B"**.

3. The most recent rate of District-wide taxes on property located in the District for debt service is $0.1875 on each $100 of assessed valuation. The most recent rate of District-wide taxes on property located in the District for maintenance and operation purposes is $0.1538 on each $100 of assessed valuation. The most recent rate of District-wide taxes on property located in the District for a contract tax is $0.2900 on each $100 of assessed valuation for a total tax rate of $0.6313 per $100 assessed valuation.

4. The total amount of bonds which have been approved by the voters and which may be issued by the District (excluding refunding bonds and any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) is $14,000,000.00.

5. The total aggregate initial principal amount of all bonds of the District payable in whole or in part from taxes (excluding refunding bonds and any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) that have been previously issued is $12,540,000.00.

6. The District does not currently impose a standby fee.

7. The creation of the District was confirmed at an election held within and for the District on May 4, 2002.

8. The functions performed or to be performed by the District are to provide water, sewer, drainage, and solid waste collection and disposal services.

9. The particular form of Notice to Purchasers required by Sec. 49.452 of the Texas Water Code to be furnished by a seller to a purchaser of real property in the District, completed by the District with all information required to be furnished by the District, is attached hereto as **Exhibit "C"**.

We, the undersigned members of the Board of Directors, certify that the above and foregoing information is true and correct.

September 2, 2025

Luis Ortega, President
Board of Directors

September 2, 2025

~~Greg Spence, Vice President~~ Yisrael Valencia, Secretary
Board of Directors

September 2, 2025

~~Yisrael Valencia, Secretary~~ Greg Spence, Vice President
Board of Directors

September 2, 2025

George Mendez, Assistant Secretary
Board of Directors

(DISTRICT SEAL)

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF EL PASO §

This instrument was acknowledged before me on September 2, 2025 by Luis Ortega, as Director of Paseo del Este Municipal Utility District No. 10 of El Paso County.

(SEAL)

Claudia Elena Ybanez
Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF EL PASO §

This instrument was acknowledged before me on September 2, 2025 by Greg Spence, as Director of Paseo del Este Municipal Utility District No. 10 of El Paso County.

Claudia Elena Ybanez
Notary Public, State of Texas

(SEAL)

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF EL PASO §

This instrument was acknowledged before me on September 2, 2025 by Ysrael Valencia, as Director of Paseo del Este Municipal Utility District No. 10 of El Paso County.

Claudia Elena Ybanez
Notary Public, State of Texas

(SEAL)

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF EL PASO §

This instrument was acknowledged before me on September 2, 2025 by George Mendez, as Director of Paseo del Este Municipal Utility District No. 10 of El Paso County.

Claudia Elena Ybanez
Notary Public, State of Texas

(SEAL)

EXHIBIT A

C. D. Stewart Survey No. 320
Texas & Pacific Railway Company Survey No. 22
February 28, 2001
Job No. 01512.10

STATE OF TEXAS §
§
COUNTY OF EL PASO §

DESCRIPTION prepared in the office based on information obtained from public records of 414.360 acres of land situated in the Pacific Railway Company Survey No. 22 and the C. D. Stewart Survey No. 320, being a portion of Tract 1 (225.653 acres) and all of those certain tracts of land designated as Tract 2 (1.708 Acres), and Tract 3 (0.689 Acres), all three tracts conveyed to 375/10 Texas Land L.P. and described in Warranty Deed recorded in Volume 2615, Pages 821-828 of the Deed Records of El Paso County, Texas, also being all of those three State of Texas parcels of land situated in the Pacific Railway Company Survey No. 22, located along the south right-of-way (R.O.W.) of Eastlake Drive, containing 10.00 acres, 5.00 acres and 9.08 acres, also being all of that certain7.927 acre tract of land conveyed to 375/10 Texas Land L. P., by deed recorded in Volume 2595, Page 1533 of the said Deed Records, and being a portion of those certain tracts of land designated as Tract 1 (412.602 acres) and Tract 2 (30.985 Acres) described in a deed recorded in Volume 2613, Page 940 of the said Deed Records and also being a portion of Ryderwood Avenue, said 414.360 acres being more particularly described by metes and bounds as follows:

COMMENCING at the common corners of Texas and Pacific Railway Company Surveys No. 21 and No. 22, the R. C. Sparks Survey No. 325 and the C. D. Stewart Survey No. 320, being the point of intersection of the southerly R.O.W. of Ryderwood Avenue and the west R.O.W. of Ashford Street;

THENCE, S02°27'50"W, departing the said southerly R.O.W. of Ryderwood Avenue along the common line of the C. D. Stewart Survey 320 and the R. C. Sparks Survey No. 325, same being the west R.O.W. line of Ashford Street, 1225.00 feet to the POINT OF BEGINNING of the herein described tract;

THENCE, S02°27'50"W, continuing along the said common line, 3873.15 feet to the southeast corner of the herein described tract;

THENCE, N86°18'23"W, departing the said west R.O.W. of Ashford Street, 153.89 feet to the point of curvature of a curve to the left;

THENCE, with the said curve to the left with the curve to the left, having a central angle of 14°44'36", a radius of 4608.00 feet, a long chord of 1182.46 feet (chord bears S85°41'03"W) for an arc distance of 1185.73 feet to a point on the common line of the C. D. Stewart Survey No. 320 and the C. D. Stewart Survey No. 322;

THENCE, N86°56'39"W, along the said common line of the C. D. Stewart Survey No. 320 and No. 322, 1869.08 feet to a point being the southwest corner of the herein described tract;

THENCE, departing the said common line of C. D. Stewart Survey and crossing said Tract No. 1 (412.602 acres) the following two (2) courses:

1) N06°01'46"E, 385.52 feet to a point;

2) N58°01'23"E, 2027.69 feet to the southernmost southwest corner of said Tract 1 (225.653 acres);

THENCE, N02°28'39"E, along the southwest line of said Tract 1 (225.653 acres) 441.80 feet to a point;

THENCE, departing the said southwest line of Tract 1 (225.653 acres) and crossing said Tract 1 (412.602 acres) with the following three (3) courses:

1) N44°41'13"W, 681.80 feet to a point in the said southwest line of Tract 1 (225.653);

2) N25°50'56"W, 398.11 feet to a point;

3) N77°49'47"W, 326.86 feet to a point on the said southwest line of Tract 1 (225.653 acres);

THENCE, N86°54'33"W, along the said southwest line of Tract 1, 688.87 feet to for the westernmost southwest corner of said Tract 1 (225.653 acres);

THENCE, crossing said Tract 1 (412.602 acres) and Tract 2 (30.985 acres) the following three (3) courses:

1) S72°27'33"W, 661.99 feet to a point;

2) N22°49'54"W, 2200.84 feet to a point;

3) N19°31'42"E, 1327.94 feet to a point on the south R.O.W. line of Eastlake Drive (120.00 R.O.W.), from which the northwest corner of the said Tract 2 (30.985 acres) bears N86°54'36"W, 950.00 feet;

THENCE, S86°57'49"E, along the said south R.O.W. line of Eastlake Drive, 3759.02 feet to the northeast corner of the said State of Texas 9.080 acre parcel;

THENCE, departing the said south R.O.W. line of Eastlake Drive, along the east line of the said State of Texas 9.080 acre parcel, S02°31'00"W, 560.00 feet passing the southeast corner of the said State of Texas 9.080 and continuing across Ryderwood Road, at 623.54 feet pass a point in the north line of said Tract 1 (225.653 acres) being in the said common line of the Texas and Pacific Railway Company Survey No. 22 and C. D. Stewart Survey No. 320, for a total distance of 684.48 feet to a point for a corner in the proposed south right-of-way line of Ryderwood Avenue and the north line of that 24.9225 acre tract conveyed to Socorro Independent School District by a deed recorded in Volume 3633, Page 1792 of the above said Deed Records;

THENCE, crossing through the above said Tract I (225.653 acres) with the following five (5) courses:

1) N86°59'43"W, 720.10 feet to the northwest corner of the said 24.9225 acre tract;

2) S02°27'50"W, 550.00 feet to a southwest corner of the above said 24.9225 acre tract;

3) S86°59'43"E, 650.03 feet to an interior corner of the 24.9925 acre tract;

4) S02°27'50"W, 615.00 feet to the most southerly southwest corner of the said 24.9225 acre tract;

5) S86°59'43"E, at 625.03 feet pass the southeast corner of the 24.9225 acre tract, for a total distance of 685.03 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 414.360 acres of land area.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

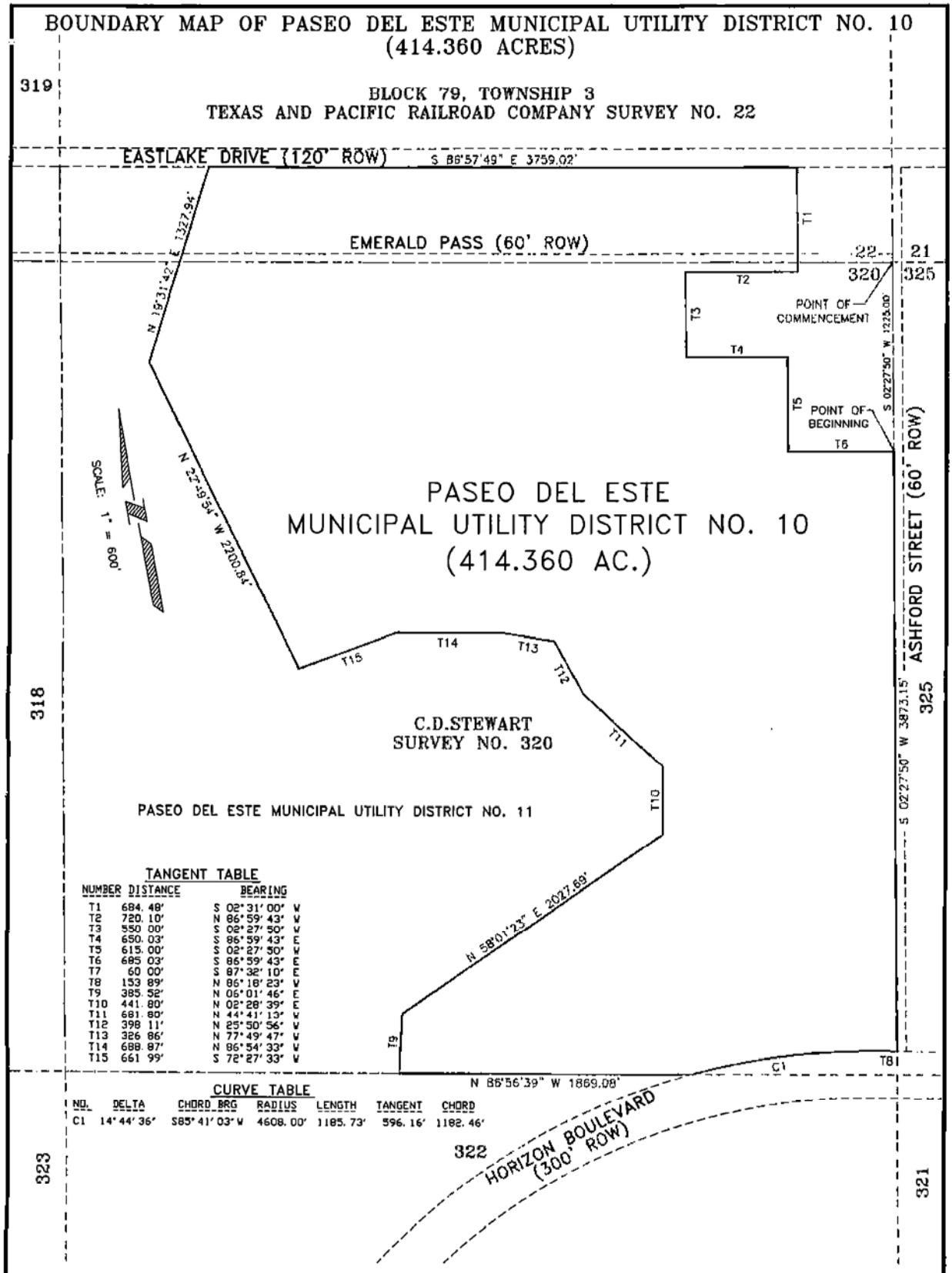
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 6 day of MARCH, 2001.

STATE OF TEXAS
REGISTERED
JERRY FULTS
1999
PROFESSIONAL
LAND SURVEYOR

JERRY FULTS
Registered Professional Land Surveyor
No. 1999 - State of Texas

BOUNDARY MAP OF PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT NO. 10
(414.360 ACRES)

BLOCK 79, TOWNSHIP 3
TEXAS AND PACIFIC RAILROAD COMPANY SURVEY NO. 22



TANGENT TABLE

NUMBER	DISTANCE	BEARING
T1	684.48'	S 02°31'00" W
T2	720.10'	N 86°59'43" W
T3	550.00'	S 02°27'50" W
T4	650.03'	S 86°59'43" E
T5	615.00'	S 02°27'50" W
T6	685.03'	S 86°59'43" E
T7	60.00'	S 87°32'10" E
T8	153.89'	N 86°18'23" W
T9	385.52'	N 06°01'46" E
T10	441.80'	N 02°28'39" E
T11	681.80'	N 44°41'13" W
T12	398.11'	N 25°50'56" W
T13	326.86'	N 77°49'47" W
T14	688.87'	N 86°54'33" W
T15	661.99'	S 72°27'33" W

CURVE TABLE

NO.	DELTA	CHORD BRG	RADIUS	LENGTH	TANGENT	CHORD
C1	14°44'36"	S85°41'03"W	4608.00'	1185.73'	596.16'	1182.46'

I, JOHN M. JANSING, JR., A LICENSED PROFESSIONAL ENGINEER, DO HEREBY ATTEST THAT THE PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT NO. 10 BOUNDARY MAP WAS PREPARED FROM EXISTING PUBLIC RECORDS AND SUPPLEMENTAL SURVEYS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF TEXAS
JOHN M. JANSING, JR.
50114
REGISTERED PROFESSIONAL ENGINEER

January 15, 2008
DATE

JOHN M. JANSING, JR.
LICENSED PROFESSIONAL ENGINEER NO. 50114

PROJECT NO:	1458-9578-38	DESIGNED BY:	MEW
FILE NO:	9578-BASE	DRAWN BY:	MEW
DATE:	DECEMBER, 2007	CHECKED BY:	JMJ
SCALE:	1" = 600'	REVISED BY:	

GRAY · JANSING & ASSOCIATES, INC.
Consulting Engineers
8217 Shoal Creek Blvd., Suite 200
Austin, Texas 78757-7592
(512)452-0371 FAX(512)454-9933

EXHIBIT B

EXHIBIT C

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property, described below, that you are about to purchase is located in PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT NO. 10 of EL PASO COUNTY and may be subject to district taxes or assessments. The district may, subject to voter approval, impose taxes and issue bonds. The district may impose an unlimited rate of tax in payment of such bonds. The current rate of the district property tax is $0.6313 on each $100 of assessed valuation. The district may impose assessments and issue bonds and impose an assessment in payment of such bonds. The total amounts of bonds payable wholly or partly from property taxes excluding refunding bonds that are separately approved by the voters and any bonds or any portions of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters is: $14,000,000 for water, sewer, and drainage facilities. The aggregate initial principal amounts of all such bonds issued is $12,540,000 for water, sewer, and drainage facilities.

The district has the authority to adopt and impose a standby fee. The current amount of the standby fee is $0.00. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

The district is located wholly or partly in the extraterritorial jurisdiction of the City of El Paso. Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a district that is annexed by the municipality is dissolved.

The purpose of the district is to provide water, sewer, drainage, flood control facilities and, in addition, may provide other types of facilities or services. The cost of district facilities is not included in the purchase price of your property. The legal description of the property you are acquiring is as follows:

_____

_____

_____

_____

(Date)

_____

Signature of Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property or at closing of purchase of the real property.

_____

(Date)

_____

Signature of Purchaser

Return to:

Joe Jimenez
Lloyd Gosselink Rochelle & Townsend, P.C.
816 Congress Ave., Ste. 1900
Austin, Texas 78701

Doc # 20250071883
#Pages 10 #NFPages 1
09/10/2025 02:03 PM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees $61.00

eRecorded

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded by document number in the Recording Division of Real Property in El Paso County.

Delia Briones

EL PASO COUNTY, TEXAS