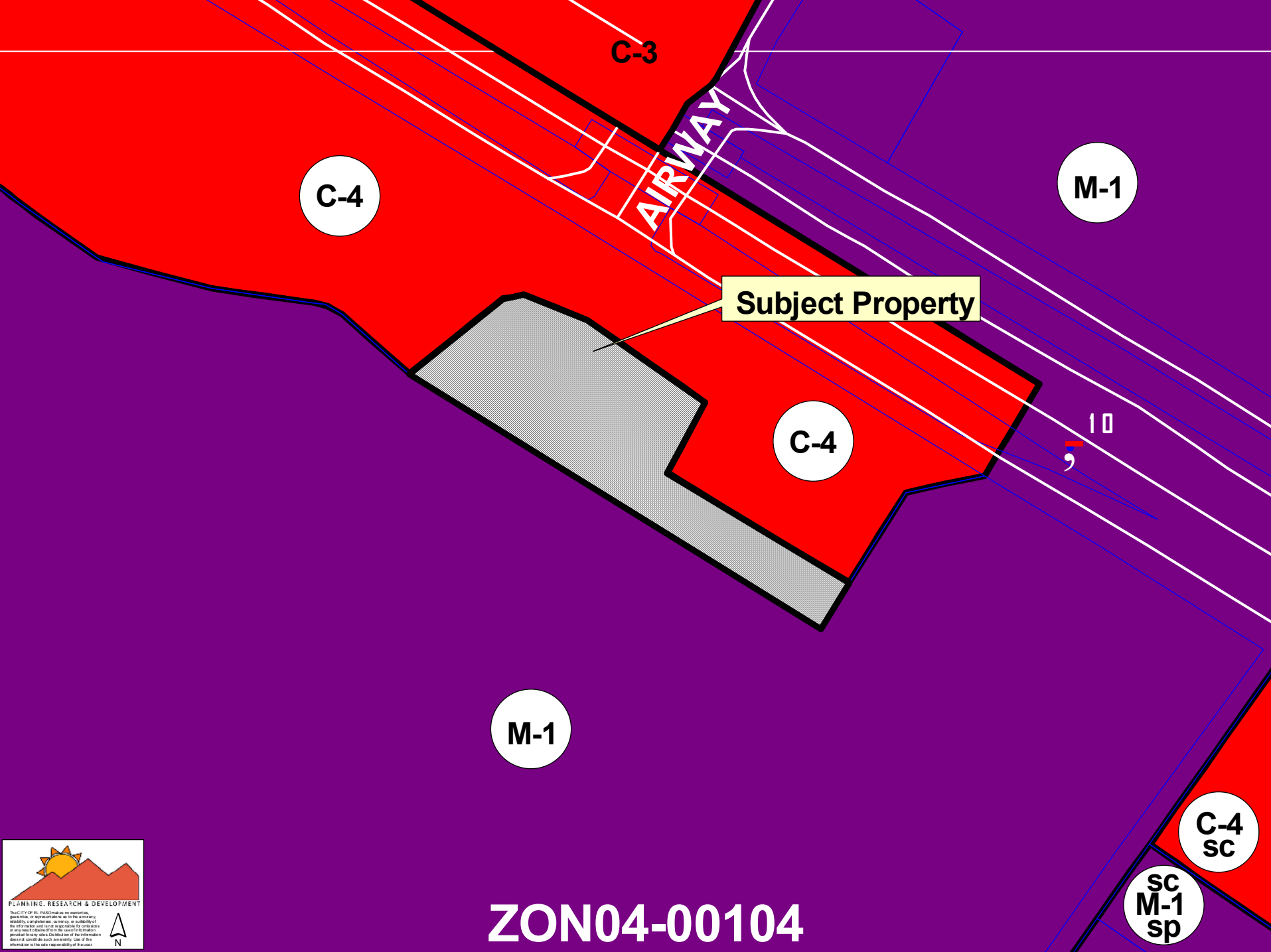
C-3
AIRWAY
C-4
M-1
Subject Property
C-4
10
M-1
C-4
sc
sc
M-1
sp
PLANNING, RESEARCH & DEVELOPMENT
The CITY OF EL PASO makes no warranties, guarantee, or representations as to the accuracy, reliability, completeness, currency, or suitability of the information and is not responsible for omissions or any result obtained from the use of information provided for any sites. Distribution of the information does not constitute such a warranty. Use of the information is the sole responsibility of the user.
N

ZON04-00104

AIRWAY
Subject Property
10
PLANNING, RESEARCH & DEVELOPMENT
N
ZON04-00104

GATEWAY WEST
GATEWAY WEST
AIRWAY
AIRWAY
GATEWAY EAST
GATEWAY EAST
I-10
I-10
I-10
I-10
I-10
I-10
GATEWAY WEST
WESTMORELAND
GATEWAY WEST
GATEWAY EAST
GATEWA
ZON04-00104
LANNING, RESEARCH & DEVELOPMENT
The CITY OF EL PASO makes no warranties, guarantees, or representations as to the accuracy, reliability, completeness, currency, or suitability of the information and is not responsible for omissions or any result obtained from the use of information provided for any sites. Distribution of the information does not constitute such a warranty. Use of the
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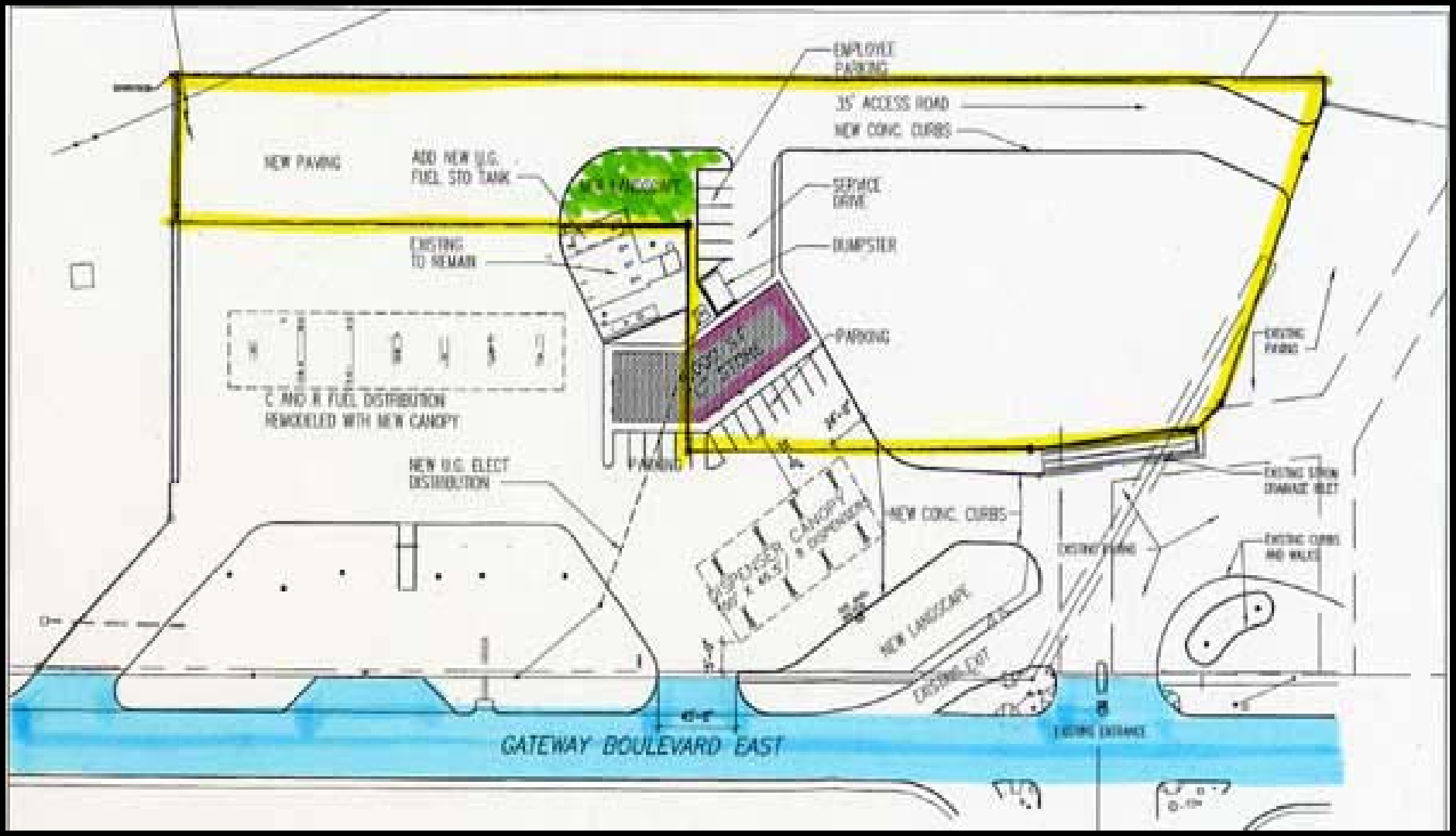
EMPLOYEE PARKING
35' ACCESS ROAD
NEW CONC. CURBS
NEW PAVING
ADD NEW U.G. FUEL STO TANK
SERVICE DRIVE
EXISTING TO REMAIN
DUMPSTER
PARKING
C AND R FUEL DISTRIBUTION REMODELED WITH NEW CANOPY
NEW U.G. ELECT DISTRIBUTION
PARKING
NEW CONC. CURBS
NEW LANDSCAPE
GATEWAY BOULEVARD EAST

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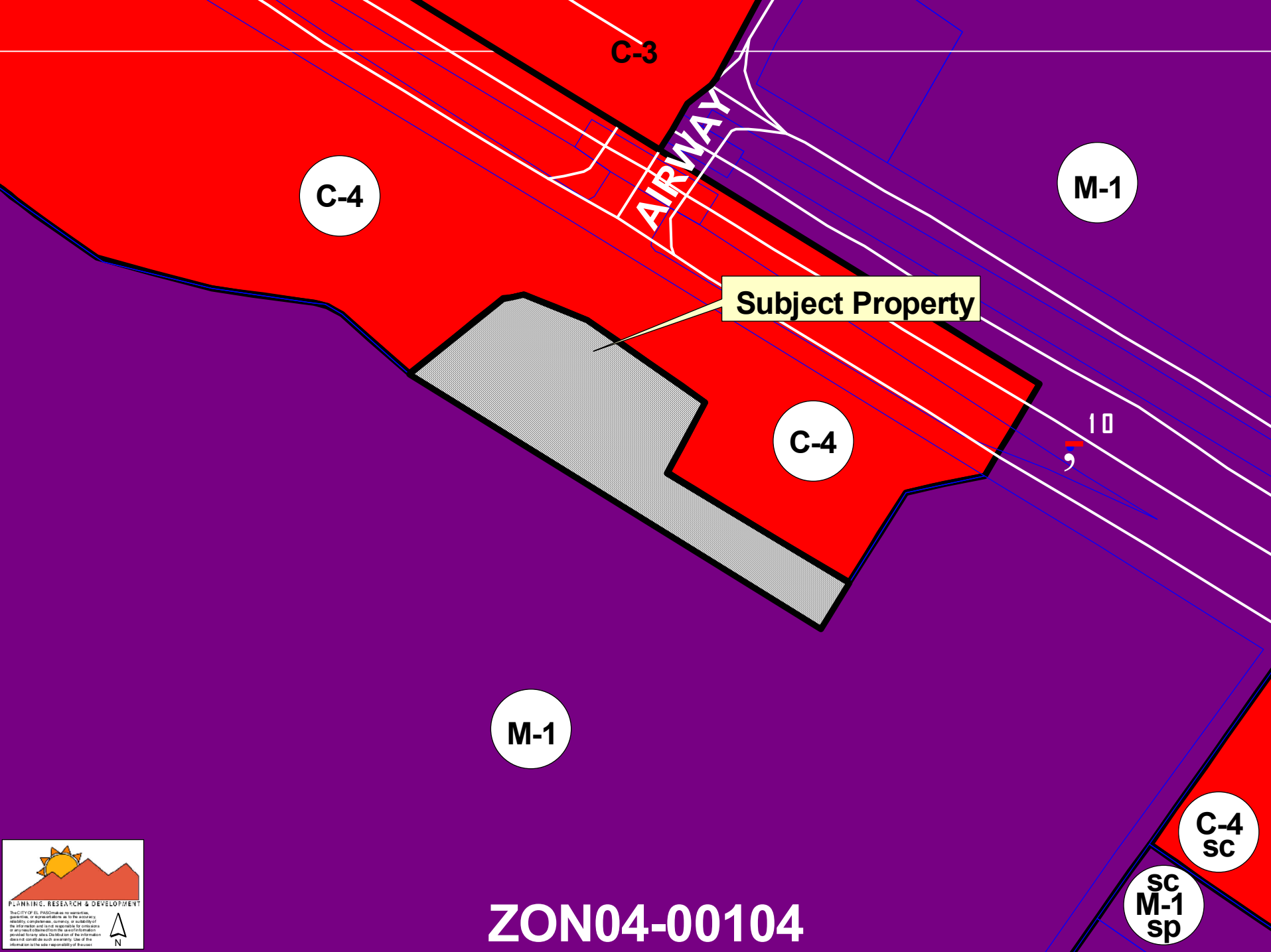
C-3
AIRWAY
C-4
M-1
Subject Property
C-4
10
M-1
C-4
sc
sc
M-1
sp
PLANNING, RESEARCH & DEVELOPMENT
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ZON04-00104

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACT 11B, BLOCK 2, ASCARATE GRANT, EL PASO, EL PASO COUNTY, TEXAS FROM M-1 (LIGHT MANUFACTURING) TO C-4 (COMMERCIAL). THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *a portion of Tract 11B, Block 2, Ascarate Grant, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed from **M-1 (Light Manufacturing) to C-4 (Commercial)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this _____ day of _____, **2004**.

THE CITY OF EL PASO

_____
Joe Wardy
Mayor

ATTEST:

_____
Richarda Duffy Momsen
City Clerk

APPROVED AS TO CONTENT:

_____
Fred Lopez, Zoning Coordinator
Planning, Research & Development

_____
Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

APPROVED AS TO FORM:

_____
Matt Watson, Assistant City Attorney

Property description: A 1.951-acre portion of Tract 11B, Block 2, Ascarate Grant, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 1.951-acre portion of Tract 11B, Block 2, Ascarate Grant, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at a brass cap found at the intersection of the southerly right-of-way of U.S. Interstate Highway No. 10 (May 27, 1963, Book 1739, Page 504, Deed Records, El Paso County, Texas) and the common boundary between Tract 11B, Block 2, Ascarate Grant and Lot 1, Block 1A, Eastside Industrial District Unit One Replat A (Book 51, Page 9, Plat Records, El Paso County, Texas); Thence, North 61°37'51" West, along said right-of-way, a distance of 476.60 feet to the common boundary between Tract 11B, Block 2, Ascarate Grant and Airway Commercial Park (Book 73, Page 52, Plat Records, El Paso County, Texas); Thence, South 73°12'43" West, along said boundary, a distance of 107.76 feet; Thence, South 28°22'38" West, continuing along said boundary, a distance of 148.66 feet to a ½" rebar found for the **POINT OF BEGINNING** of this description;

THENCE, South 28°22'38" West, a distance of 74.93 feet to a set 5/8" rebar with cap marked "RPLS 4178";

THENCE, North 61°37'51" West, a distance of 671.09 feet to a set 5/8" rebar with cap marked "RPLS 4178";

THENCE, North 28°22'09" East, a distance of 10.38 feet to a 5/8" rebar with cap marked "RPLS 4178" set on the common boundary between Tract 11B, Block 2, Ascarate Grant and Airway Commercial Park;

THENCE, along said boundary, the following courses:

North 51°28'03" East, a distance of 30.73 feet to a set 5/8" rebar with cap marked "RPLS 4178";

North 49°41'55" East, a distance of 133.78 feet to a set 5/8" rebar with cap marked "RPLS 4178";

North 78°16'00" East, a distance of 20.43 feet to a set 5/8" rebar with cap marked "RPLS 4178";

South 67°48'08" East, a distance of 93.11 feet to a set 5/8" rebar with cap marked "RPLS 4178";

South 62°06'23" East, a distance of 202.15 feet to a found chiseled "X";

South 28°21'01" West, a distance of 113.37 feet to a found ½" rebar;

South 61°39'51" East, a distance of 300.00 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 1.951 acres (84,972 square feet) of land more or less.

NOTE: A PLAT OF EVEN DATE HEREWITH ACCOMPANIES THIS DESCRIPTION.

ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors

Robert R. Seipel, R.P.L.S.
President
Texas License No. 4178

Job Number 03-0014
March 24, 2003

REVISED: May 14, 2003

Exhibit "A"

03-0014.doc

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20N04-00104