

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Planning & Inspections Department
AGENDA DATE: Introduction 2/28/17; Public Hearing 3/7/17
CONTACT PERSON/PHONE: Larry F. Nichols, (915) 212-1550
Vanessa Munoz, (915) 212-1644
DISTRICT(S) AFFECTED: 3

SUBJECT:

An ordinance vacating a 0.22 acre public easement, legally described as a portion of Bucher Road released and quitclaimed and reserved as a public easement under Ordinance No. 7428, also known as a portion of Lot 1, Block 1, Palmdale Acres Unit Two, an Addition to the City of El Paso, El Paso County, Texas. Subject Property: North of North Loop and West of Hawkins; Applicant: Casas Por Cristo
SUET16-00002 (District 3)

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Recommended approval on February 9, 2017

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Larry F. Nichols, Director
Planning & Inspections Department



APPROVED FOR AGENDA:

CITY MANAGER: _____ DATE: _____

ORDINANCE NO. _____

AN ORDINANCE VACATING A 0.22 ACRE PUBLIC EASEMENT, LEGALLY DESCRIBED AS A PORTION OF BUCHER ROAD RELEASED AND QUITCLAIMED AND RESERVED AS A PUBLIC EASEMENT UNDER ORDINANCE NO. 7428, ALSO KNOWN AS A PORTION OF LOT 1, BLOCK 1, PALMDALE ACRES UNIT TWO, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS.

WHEREAS, Casas Por Cristo ("Property Owner"), has requested vacation of a 0.22-acre portion of a public easement, legally described as a portion of Bucher Road released and quitclaimed and reserved as a public easement under Ordinance No. 7428, also known as a portion of Lot 1, Block 1, Palmdale Acres Unit Two, an addition to the City of El Paso, El Paso County, Texas; and

WHEREAS, after public hearing the City Plan Commission recommended that such public easement should be vacated and the City Council finds that said portion of public easement is not needed for public use and should be vacated as recommended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That a determination has been made that it is in the best interest of the public that the public easement legally described as a portion of Bucher Road released and quitclaimed and reserved as a public easement under Ordinance No. 7428, also known as a portion of Lot 1, Block 1, Palmdale Acres Unit Two, an addition to the City of El Paso, El Paso County, Texas, and which is more fully described in the attached metes and bounds description, identified as Exhibit "A" and in the attached survey identified as Exhibit "B" and made a part hereof by reference, is not needed for public use and is vacated.

In addition, the City Manager is authorized to sign an instrument quitclaiming all of the City's right, title and interest in and to such vacated property to **Casas Por Cristo**.

ADOPTED this _____ day of _____, 2017.

CITY OF EL PASO

Oscar Leaser
Mayor

(Signatures continued on following page)

ORDINANCE NO. _____

17-1007-1905 / 632856

Casas Por Cristo Easement Vacation

OAR

SUET16-00002

ATTEST:


Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Omar A. De La Rosa
Assistant City Attorney

APPROVED AS TO CONTENT:



Larry F. Nichols, Director
Planning & Inspections Department

(Quitclaim Deed on following page)

ORDINANCE NO. _____
17-1007-1905 / 632856
Casas Por Cristo Easement Vacation
OAR

SUET16-00002

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.

STATE OF TEXAS)
)
COUNTY OF EL PASO) **QUITCLAIM DEED**
KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of the receipt by the CITY OF EL PASO of good and valuable consideration, the sufficiency of which is acknowledged, THE CITY OF EL PASO has released and quitclaimed and by these presents does release and quitclaim unto Casas Por Cristo all of its right, title, interest, claim and demand in and to the property which was vacated, closed, and abandoned by Ordinance No._____, passed and approved by the City Council of the City of El Paso and described as a portion of Bucher Road released and quitclaimed and reserved as a public easement under Ordinance No. 7428, also known as a portion of Lot 1, Block 1, Palmdale Acres Unit Two, an addition to the City of El Paso, El Paso County, Texas, more fully described in the attached metes and bounds description identified as Exhibit "A" and survey identified as Exhibit "B" and incorporated herein for any and all purposes.

WITNESS the following signatures and seal this _____ day of _____, 2017.

ATTEST:

CITY OF EL PASO

Richarda Duffy Momsen
City Clerk

Tomás González, City Manager

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:



Larry F. Nichols, Director
Planning & Inspections Department



Omar A. De La Rosa,
Assistant City Attorney

(Acknowledgement on following page)

ORDINANCE NO. _____
17-1007-1905 / 632856
Casas Por Cristo Easement Vacation
OAR

SUET16-00002

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

 This instrument is acknowledged before me on this _____ day of _____, 2017,
by Tomás González, as City Manager for the CITY OF EL PASO.

Notary Public, State of Texas
Notary's Printed or Typed Name:

My Commission Expires:

AFTER FILING RETURN TO:

**Casas Por Cristo
7201 N. Loop
El Paso, TX 79915**

With copy to:

**Planning & Inspections Department
Planning Division
PO Box 1890
El Paso, TX 79950-1890**

ORDINANCE NO. _____

17-1007-1905 / 632856
Casas Por Cristo Easement Vacation
OAR

SUET16-00002

Exhibit A

Barragan And Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

DESCRIPTION

(Easement To Be Vacated)

DESCRIPTION of a portion of Bucher Road released and quitclaimed and reserved as a public easement in Volume 1236, Page 1993, Real Property Records of El Paso County, Texas, also being a portion out of Lot 1, Block 1, Palmdale Acres Unit Two, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof recorded in Clerks File No. 20150053167, Plat Records of El Paso County, Texas, and being more particularly described as follows:

COMMENCING for reference at an existing TX-Dot Brass Cap Monument on a P.I. of North Loop Drive opposite Palmdale Acres Unit Two, from **WHENCE** ax existing TX-Dot Brass Cap Monument on a P.I. of North Loop Drive bears, N 41°27'00" W (Bearing Basis), a distance of 761.16 feet; **THENCE**, N 38°45'26" E, a distance of 61.32 feet to a point on the northerly right-of-way line of North Loop Drive for the most southerly corner of Lot 1, Block 1, Palmdale Acres Unit Two; **THENCE**, N 47°03'55" W, along said right-of-way line, a distance of 90.84 feet to a found 1/2" rebar on the easterly right-of-way line of Bucher Road released and quitclaimed and reserved as a public easement in Volume 1236, Page 1993, said rebar being the **POINT OF BEGINNING** of this description;

THENCE, N 45°11'36" W, along the northerly right-of-way line of North Loop Drive, distance of 18.99 feet to a found 1/2" rebar for the most southwesterly corner of Palmdale Acres Unit Two;

THENCE, N 44°32'00" E, along the westerly line of said Palmdale Acres Unit Two, distance of 281.73 to a found 1/2" rebar with cap stamped "TX 5152";

THENCE, N 45°40'05" W, continuing along said line of Palmdale Acres Unit Two, a distance of 10.99 to a set 1/2" rebar with cap stamped "B&A, INC";

THENCE, N 44°32'00" E, along the westerly right-of-way line of Bucher Road released and quitclaimed and reserved as a public easement in Volume 1236, Page 1993, a distance of 132.51 to a found 1/2" rebar with cap stamped "TX 5152" on the northerly line of Palmdale Acres Unit Two;

THENCE, S 69°46'00" E, along said northerly line of Palmdale Acres Unit Two, a distance of 32.89 feet to a set 1/2" rebar with cap stamped "B&A INC";

THENCE, S 44°32'00" W, along the easterly right-of-way line of Bucher Road released and quitclaimed and reserved as a public easement in Volume 1236, Page 1993, a distance of 427.83 to the **POINT OF BEGINNING** of this parcel, and containing in all 9,523 sq. ft. 0.22 acres more or less.

NOTES:

1. A Plat of Survey of even date accompanies this description.
2. This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
3. Bearings recited are based on the filed plat for Palmdale Acres Unit Two.
4. This Description does not intend to be part of a subdivision process which may be required by City of El Paso ordinance and it is the client's /owner's responsibility to comply with this ordinance if required.

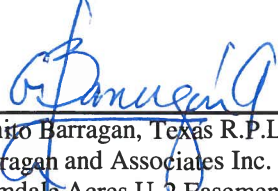

Benito Barragan, Texas R.P.L.S. No. 5615,
Barragan and Associates Inc.
Palmdale Acres U-2 Easement
October 21, 2016
Revised October 26, 2016
Revised January 19, 2017



Exhibit B



GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

YSLETA GRANT

(20)

TRACT 2B-5
VOL: 1581 PG: 1316
*R.P.R.E.P.C.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°11'38"W	18.99'
L2	N45°40'05"W	10.99'
L3	S69°46'00"E	32.89'

PALMDALE
ACRES UNIT 2

CLERKS FILE NO. 20150053167
*R.P.R.E.P.C.

COPPERFIELD
INDUSTRIAL
CENTER
VOL: 64 PG: 18
*R.P.R.E.P.C.

LOT 1
INST. NO. N/A
*R.P.R.E.P.C.

FOUND 1/2"
REBAR "TX 5152"

PALMDALE
ACRES UNIT 2

CLERKS FILE NO. 20150053167
*R.P.R.E.P.C.

LEGEND

- EXISTING TX-DOT BRASS CAP MONUMENT
- SET 1/2" REBAR W/CAP "B&A INC" (UNLESS NOTED OTHERWISE)
- ROCK WALL
- POWER POLE
- ANCHOR
- POWER LINE
- WATER FLOW
- UTILITY LINE
- WOOD FENCE
- CONCRETE
- WM — WATER METER
- GM — GAS METER
- ORIGINAL CORNER FOUND 1/2" REBAR W/CAP "TX 5152"

LOT 1
INST. NO. N/A
*R.P.R.E.P.C.

*R.P.R.E.P.C. = REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS
NOTES:

- BEARINGS SHOWN ARE BASED ON FILED PLAT FOR PALMDALE ACRES UNIT TWO.
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT, (NOT SHOWN). NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATIONS, RESTRICTIONS, BUILDING LINES AND OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
- PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS AND CONFIRMING THE SIZE AND USE OF ALL RECORDED EASEMENTS PERTAINING TO THIS PROPERTY, IN SPIKE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
- THIS PLAT DOES NOT INTEND TO BE A SUBDIVISION PROCESS WHICH MAY ME REQUIRED BY CITY OF EL PASO ORDINANCE, AND IT IS THE CLIENT'S/OWNER'S RESPONSIBILITY TO COMPLY WITH THIS ORDINANCE IF IT IS REQUIRED.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- A WRITTEN DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
- PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X", PER F.I.R.M. PANEL NUMBER 41C, LAST REVISION DATE 02-16-06. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

A PORTION OF BUCHER ROAD RELEASED AND QUITCLAIMED TO THE CITY OF EL PASO AS PER VOL. 4508, PG. 1376
AS A PUBLIC EASEMENT IN VOL. 1236, PG. 1993

WOOD GATE
10' UTILITY EASEMENT AS PER FILED PLAT

NORTH LOOP DRIVE
(130' R.O.W.)
N41°27'00"W 761.16'
(BEARING BASIS)

P.O.B.
FOUND 1/2" REBAR

10' UTILITY EASEMENT AS PER FILED PLAT

P.O.C.

REVISED: 01-19-17
REVISED: 10-26-16

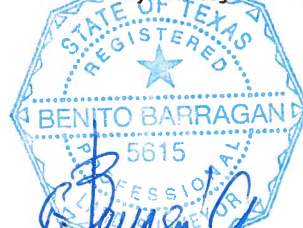
Plat of Survey

EASEMENT TO BE VACATED

A PORTION OF BUCHER ROAD RELEASED AND QUITCLAIMED AND RESERVED AS A PUBLIC EASEMENT, ALSO BEING A PORTION OF LOT 1, BLOCK 1, PALMDALE ACRES UNIT TWO, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS.
AREA 9,523 SQ. FT. ±
AREA 0.22 ACRES ±

Plat Reference Clerk's File No. 20150053167

I hereby certify that the foregoing survey was made on the ground and under my supervision and is true and correct to the best of my knowledge and belief.



Benito Barragan, TX, R.P.L.S. No. 5615
Job No. 161017-01 Copy Rights ©

Scale: 1"=60' Date: 10-24-16 Drawn By: DJ

Field: DB Book: N/A Page: N/A



LAND PLANNING & SURVEYING

10950 Pelicano Dr. Building-F,

El Paso, Tx 79935

Phone (915) 591-5709 Fax (915) 591-5706

MEMORANDUM

DATE: February 21, 2017

TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager

FROM: Vanessa Munoz, Planner

SUBJECT: Casas Por Cristo Easement Vacation SUET16-00002 (North of North Loop and West of Hawkins)

The proposed easement vacation was scheduled for the City Plan Commission (CPC), on February 9, 2017. The CPC recommended **approval** of the proposed easement vacation.

The recommendation is based on the determination that the easement vacation is in the best interest, health, safety and welfare of the public in general; and will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

Applicant: Casas Por Cristo

Attachments: Staff Report



City of El Paso – City Plan Commission Staff Report

(REVISED)

Case No: SUET16-00002 Casas Por Cristo Easement Vacation
Application Type: Easement Vacation
CPC Hearing Date: February 9, 2017
Staff Planner: Vanessa Munoz, (915) 212-1644, munozvx@elpasotexas.gov
Location: North of North Loop and West of Hawkins
Acreage: 0.22
Rep District: 3
Existing Use: Public easement
Existing Zoning: A-O (Apartment) and C-4/c (Commercial/condition)
Proposed Zoning: N/A
Nearest Park: Ramona Elementary (0.54 miles)
Nearest School: Ramona Elementary (0.54 miles)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owners: Casas Por Cristo
Applicant: Casas Por Cristo
Representative: David Robertson

SURROUNDING ZONING AND LAND USE

North: M-1/sc (Light Manufacturing District/special contract) / Industrial Yard
South: C-4/c (Commercial/condition) / Commercial Development
East: A-O (Apartment/Office) / Apartment/Office
C-4/c (Commercial/condition) / Commercial Development
West: A-O (Apartment/Office) / Apartment/Office
C-4/c (Commercial/condition) / Commercial Development

PLAN EL PASO DESIGNATION: G7, Industrial and/or Railyards

APPLICATION DESCRIPTION

The applicant seeks to vacate a portion of a public easement totaling 0.22 acres. This public easement was reserved after Bucher Road was vacated by Ordinance 7428. The purpose of the vacation is to allow for the construction of a building over the existing easement, by Ordinance 7428. There is a zoning condition on the property prohibiting certain uses. The applicant is the owner of the property.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval**.

Planning Division Recommendation

Staff recommends **approval**.

Plan El Paso Goals & Policies

The applicant's proposal meets goal 6.2 of Plan El Paso:

Goal 6.2: Preserve and revitalize El Paso's existing neighborhoods.

Planning and Inspections Department - Land Development

We have reviewed subject plats and recommend **Approval**, no objections.

Capital Improvement Department – Parks

We have reviewed **Casas Por Cristo – Easement Vacation**, a survey map and on behalf of CID Parks & Planning Division we **offer no objections** to this proposed easement vacation request.

El Paso Water

We have reviewed the subdivision and provide the following comments:

El Paso Water Utilities (EPWU) does not object to this request.

Water:

There is an existing 8-inch diameter water main along North Loop Road. This main is available for service.

Previous water pressure from fire hydrant #1790 located at North Loop Road and SW Corner of Bucher Drive, has yielded a static pressure of 120 psi, a residual pressure of 65 psi, and a discharge of 1,278 gallons per minute.

The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

There is an existing 6-inch diameter sanitary sewer main along North Loop Road. This main is available for service.

General:

EPWater requires a new service application to initialize design of the on-site water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement

plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Texas Gas Company

The Easement to be vacated overlaps with another 10' utility Easement fronting North Loop Drive.

Texas Gas Service has no objection to vacate the said Easement with the condition that the 10' utility easement along North Loop Dr. is to remain in place, and not be affected by this vacation.

If it is discovered that the existing gas lines would conflict with the existing Easement vacation, then it would be the property owner's responsibility to provide a new easement or pay to relocate the gas lines to clear the proposed easement to be vacated.

Time Warner Cable

We have reviewed your request for the above referenced Utility Easement, and Time Warner Cable (TWC) hereby grants the release of the easement of the specified areas at 7201 N Loop Dr within the city of El Paso, TX.

El Paso Electric Company

El Paso Electric (EPE) has acquired an easement. EPE does not object to the vacation.

AT&T

No objections.

Central Appraisal District

No comments received.

Streets and Maintenance

No comments received.

Sun Metro

No comments received.

911

No comments received.

El Paso Fire Department

No comments received.

Attachments

1. Location map
2. Aerial map
3. Survey and Metes & Bounds
4. Application

ATTACHMENT 1

CASAS POR CRISTO EASEMENT VACATION

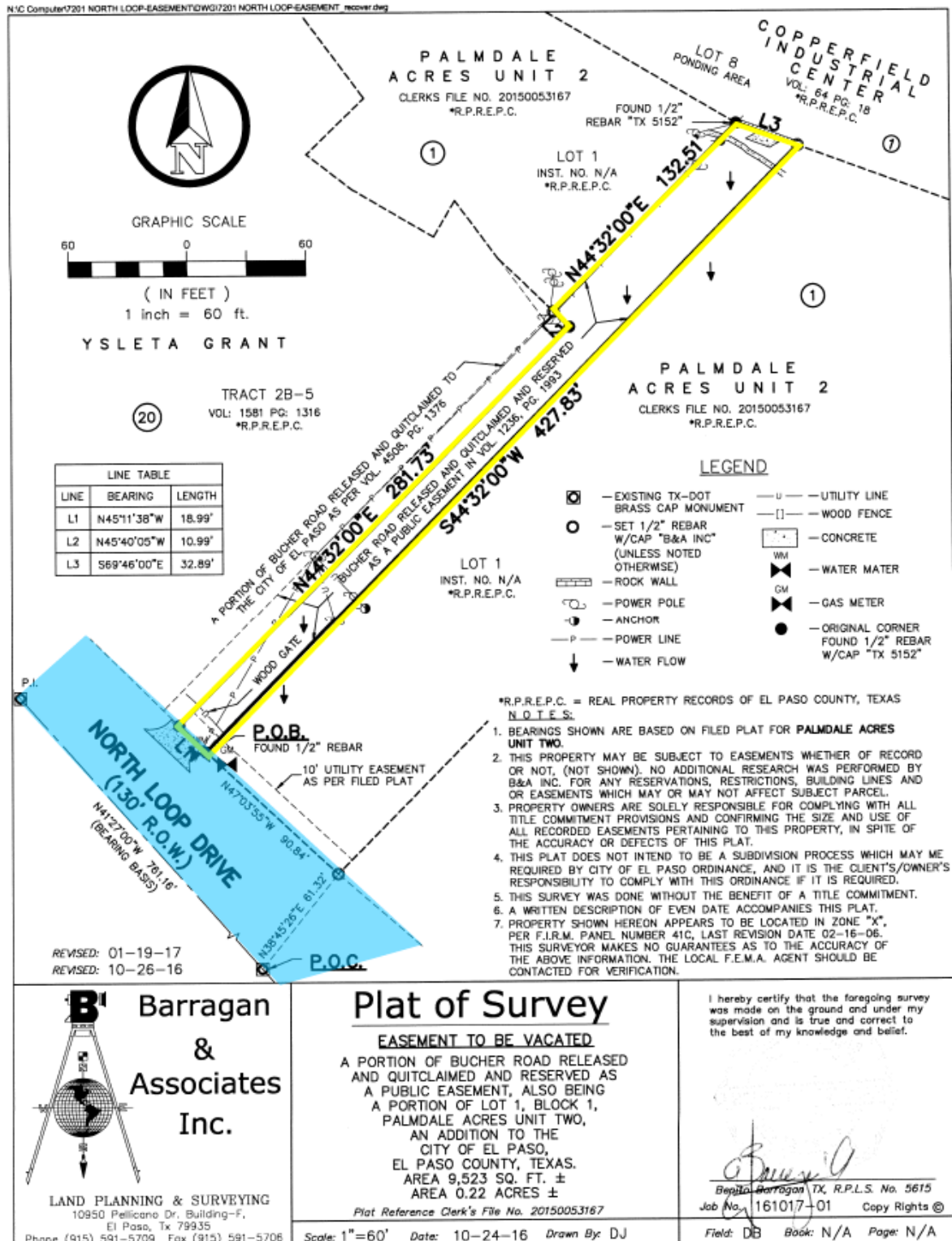


ATTACHMENT 2

CASAS POR CRISTO EASEMENT VACATION



ATTACHMENT 3



Barragan And Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

DESCRIPTION

(Easement To Be Vacated)

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THENCE, N 44°32'00" E, along the westerly line of said Palmdale Acres Unit Two, distance of 281.73 to a found 1/2" rebar with cap stamped "TX 5152";

THENCE, N 45°40'05" W, continuing along said line of Palmdale Acres Unit Two, a distance of 10.99 to a set 1/2" rebar with cap stamped "B&A, INC";

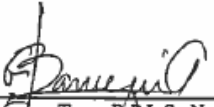
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NOTES:

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2. This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
3. Bearings recited are based on the filed plat for Palmdale Acres Unit Two.
4. This Description does not intend to be part of a subdivision process which may be required by City of El Paso ordinance and it is the client's /owner's responsibility to comply with this ordinance if required.


Benito Barragan, Texas R.P.L.S. No. 5615,
Barragan and Associates Inc.
October 21, 2016
Palmdale Acres U-2 Easement
Revised October 26, 2016



ATTACHMENT 4



SUET16-00002

CITY OF EL PASO, TEXAS
APPLICATION FOR VACATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY

Date: 09/15/2016

File No. SUFR16-00137

1. APPLICANTS NAME Casas Por Cristo
ADDRESS 7201 N Loop ZIP CODE 79915 TELEPHONE (915) 778-0046
2. Request is hereby made to vacate the following: (check one)
Street ☐ Alley ☐ Easement ☒ Other ☐
Street Name(s) _____ Subdivision Name Palmdale Acres
Abutting Block 20 YSLETA TR 2-B-5 (0.4666 AC) Abutting Lots _____
3. Reason for vacation request: See Attached
4. Surface Improvements located in subject property to be vacated:
None ☐ Paving ☐ Curb & Gutter ☐ Power Lines/Poles ☒ Fences/Walls ☐ Structures ☐ Other ☐
5. Underground Improvements located in the existing rights-of-way:
None ☒ Telephone ☐ Electric ☐ Gas ☐ Water ☐ Sewer ☐ Storm Drain ☐ Other ☐
6. Future use of the vacated right-of-way:
Yards ☐ Parking ☒ Expand Building Area ☒ Replat with abutting Land ☐ Other ☐
7. Related Applications which are pending (give name or file number):
Zoning ☐ Board of Adjustment ☐ Subdivision ☐ Building Permits ☒ Other ☐ BCNN16-00123
8. Signatures: All owners of properties which abut the property to be vacated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature	Legal Description	Telephone
	<u>7197 N. Loop Dr.</u>	<u>(915) 778-7586</u>
_____	_____	_____
_____	_____	_____

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the City to grant the Vacation. I/We further understand that the fee, if the Vacation is granted will be determined by the City of El Paso and a Certified or Cashier's Check must be presented before the request will be recommended for Council action.

The undersigned acknowledges that he or she is authorized to do so, and upon the City's request will provide evidence satisfactory to the City confirming these representations.

The granting of a vacation request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable City ordinances.

*Effective September 1, 2014, a 3% technology fee has been added to all Planning application fees.

OWNER SIGNATURE

REPRESENTATIVE David Robertson

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085



Recommendation/Public Input

- **Planning & Inspections Recommendation:** Approval
- **CPC Vote:** Unanimous Approval
- **Strategic Goal #3 – Promote the Visual Image of El Paso**
 - 3.1 Provide business-friendly permitting and inspection processes.
 - 3.2 Improve the visual impression of the community.



CASAS POR CRISTO EASEMENT VACATION



"Delivering Outstanding Services"



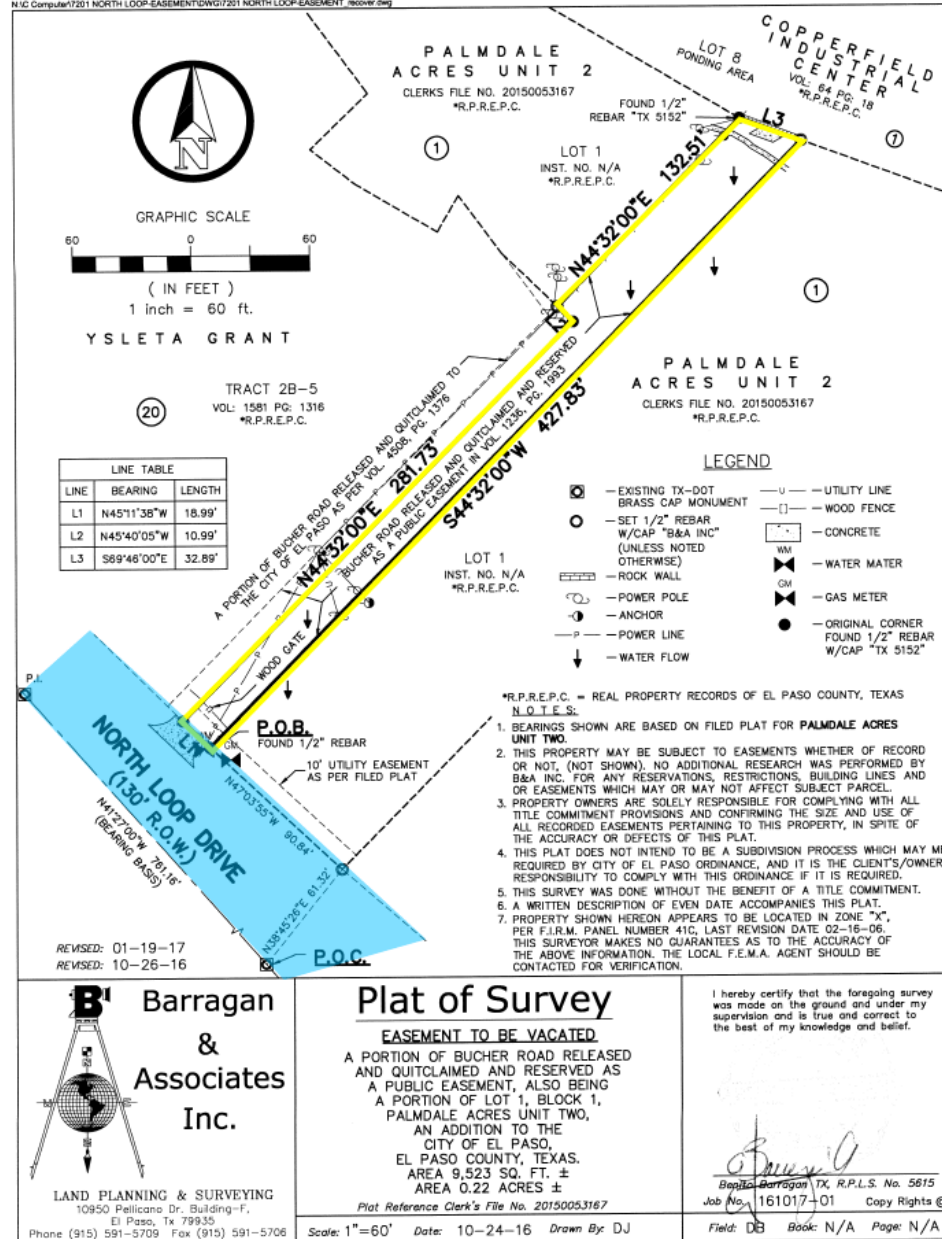
CASAS POR CRISTO EASEMENT VACATION



"Delivering Outstanding Services"



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"Delivering Outstanding Services"



Barragan And Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

DESCRIPTION

(Easement To Be Vacated)

DESCRIPTION of a portion of Bucher Road released and quitclaimed and reserved as a public easement in Volume 1236, Page 1993, Real Property Records of El Paso County, Texas, also being a portion out of Lot 1, Block 1, Palmdale Acres Unit Two, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof recorded in Clerks File No. 20150053167, Plat Records of El Paso County, Texas, and being more particularly described as follows:

COMMENCING for reference at an existing TX-Dot Brass Cap Monument on a P.I. of North Loop Drive opposite Palmdale Acres Unit Two, from **WHENCE** an existing TX-Dot Brass Cap Monument on a P.I. of North Loop Drive bears, N 41°27'00" W (Bearing Basis), a distance of 761.16 feet; **THENCE**, N 38°45'26" E, a distance of 61.32 feet to a point on the northerly right-of-way line of North Loop Drive for the most southerly corner of Lot 1, Block 1, Palmdale Acres Unit Two; **THENCE**, N 47°03'55" W, along said right-of-way line, a distance of 90.84 feet to a found 1/2" rebar on the easterly right-of-way line of Bucher Road released and quitclaimed and reserved as a public easement in Volume 1236, Page 1993, said rebar being the **POINT OF BEGINNING** of this description;

THENCE, N 45°11'36" W, along the northerly right-of-way line of North Loop Drive, distance of 18.99 feet to a found 1/2" rebar for the most southwesterly corner of Palmdale Acres Unit Two;

THENCE, N 44°32'00" E, along the westerly line of said Palmdale Acres Unit Two, distance of 281.73 to a found 1/2" rebar with cap stamped "TX 5152";

THENCE, N 45°40'05" W, continuing along said line of Palmdale Acres Unit Two, a distance of 10.99 to a set 1/2" rebar with cap stamped "B&A, INC";

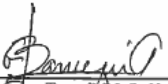
THENCE, N 44°32'00" E, along the westerly right-of-way line of Bucher Road released and quitclaimed and reserved as a public easement in Volume 1236, Page 1993, a distance of 132.51 to a found 1/2" rebar with cap stamped "TX 5152" on the northerly line of Palmdale Acres Unit Two;

THENCE, S 69°46'00" E, along said northerly line of Palmdale Acres Unit Two, a distance of 32.89 feet to a set 1/2" rebar with cap stamped "B&A INC";

THENCE, S 44°32'00" W, along the easterly right-of-way line of Bucher Road released and quitclaimed and reserved as a public easement in Volume 1236, Page 1993, a distance of 427.83 to the **POINT OF BEGINNING** of this parcel, and containing in all 9,523 sq. ft. 0.22 acres more or less.

NOTES:

1. A Plat of Survey of even date accompanies this description.
2. This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
3. Bearings recited are based on the filed plat for Palmdale Acres Unit Two.
4. This Description does not intend to be part of a subdivision process which may be required by City of El Paso ordinance and it is the client's /owner's responsibility to comply with this ordinance if required.


Benito Barragan, Texas R.P.L.S. No. 5615,
Barragan And Associates Inc.
October 21, 2016
Palmdale Acres U-2 Easement
Revised October 26, 2016





Plan El Paso

- The applicant's proposal meets goal 6.2 of Plan El Paso:
- Goal 6.2: Preserve and revitalize El Paso's existing neighborhoods.



CASAS POR CRISTO EASEMENT VACATION



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