

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

**DEPARTMENT:** Planning and Inspections Department, Planning Division

**AGENDA DATE:** Introduction 3/20/18; Public Hearing 4/3/18

**CONTACT PERSON/PHONE:** Victor Morrison-Vega, (915)212-1553, [morrison-vegavx@elpasotexas.gov](mailto:morrison-vegavx@elpasotexas.gov)  
Nelson Ortiz, (915) 212-1606, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

An Ordinance vacating a .1078 acre tract of land situated in the Simeon Hart Survey, Abstract number 43, City of El Paso, El Paso County, Texas, said tract being part of that unnamed area shown as public road 25 foot wide according to Old Fort Bliss Addition, City of El Paso, El Paso County, Texas, and a .5070 acre tract of land situated in the Simeon Hart Survey, Abstract number 43, City of El Paso, El Paso County, Texas, said tract being part of that unnamed area shown as public road 25 foot wide according to Old Fort Bliss Addition, City of El Paso, El Paso County, Texas, said tract also being a part of Ruhlen Court, a 25 foot wide right-of-way according to Globe Addition (formerly Lot 19 Old Fort Bliss) an addition to the City of El Paso, El Paso County, Texas, and a .2217 acre parcel of land situated in the Simeon Hart Survey, Abstract number 43, City of El Paso, El Paso County, Texas, said parcel being part of that unnamed area shown as public road 25 foot wide according to Old Fort Bliss plat, City of El Paso, El Paso County, Texas.

**SURW15-00004 (District 8)**

Subject Property: North of Yandell and East of Paisano

Property Owner: City of El Paso

**BACKGROUND / DISCUSSION:**

See attached staff report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) – Recommended approval on April 23, 2015.

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:**  Victor Morrison-Vega,  
Planning and Inspection Department

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE VACATING A .1078 ACRE TRACT OF LAND SITUATED IN THE SIMEON HART SURVEY, ABSTRACT NUMBER 43, CITY OF EL PASO, EL PASO COUNTY, TEXAS, SAID TRACT BEING PART OF THAT UNNAMED AREA SHOWN AS PUBLIC ROAD 25 FOOT WIDE ACCORDING TO OLD FORT BLISS ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND A .5070 ACRE TRACT OF LAND SITUATED IN THE SIMEON HART SURVEY, ABSTRACT NUMBER 43, CITY OF EL PASO, EL PASO COUNTY, TEXAS, SAID TRACT BEING PART OF THAT UNNAMED AREA SHOWN AS PUBLIC ROAD 25 FOOT WIDE ACCORDING TO OLD FORT BLISS ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, SAID TRACT ALSO BEING A PART OF RUHLEN COURT, A 25 FOOT WIDE RIGHT-OF-WAY ACCORDING TO GLOBE ADDITION (FORMERLY LOT 19 OLD FORT BLISS) AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, AND A .2217 ACRE PARCEL OF LAND SITUATED IN THE SIMEON HART SURVEY, ABSTRACT NUMBER 43, CITY OF EL PASO, EL PASO COUNTY, TEXAS, SAID PARCEL BEING PART OF THAT UNNAMED AREA SHOWN AS PUBLIC ROAD 25 FOOT WIDE ACCORDING TO OLD FORT BLISS PLAT, CITY OF EL PASO, EL PASO COUNTY, TEXAS.**

**WHEREAS**, the City of El Paso, owners of subject property, have requested vacation of a portion of right-of-way being a .1078 acre tract of land situated in the Simeon Hart Survey, Abstract Number 43, City of El Paso, El Paso County, Texas, said tract being part of that unnamed area shown as Public Road 25 foot wide according to Old Fort Bliss Addition, City of El Paso, El Paso County, Texas, *and* a .5070 acre tract of land situated in the Simeon Hart Survey, Abstract Number 43, City of El Paso, El Paso County, Texas, said tract being part of that unnamed area shown as Public Road 25 foot wide according to Old Fort Bliss Addition, City of El Paso, El Paso County, Texas, said tract also being a part of Ruhlen Court, a 25 foot wide right-of-way according to Globe Addition (formerly lot 19 Old Fort Bliss) an Addition to the City of El Paso, El Paso County, Texas, *and* a .2217 acre parcel of land situated in the Simeon Hart Survey, Abstract Number 43, City of El Paso, El Paso County, Texas, said parcel being part of that unnamed area shown as Public Road 25 foot wide according to Old Fort Bliss Plat, City of El Paso, El Paso County, Texas.

**WHEREAS**, after public hearing the City Plan Commission recommended a .1078 acre tract of land situated in the Simeon Hart Survey, Abstract Number 43, City of El Paso, El Paso County, Texas, said tract being part of that unnamed area shown as Public Road 25 foot wide according to Old Fort Bliss Addition, City of El Paso, El Paso County, Texas, *and* a .5070 acre tract of land situated in the Simeon Hart Survey, Abstract Number 43, City of El Paso, El Paso County, Texas, said tract being part of that unnamed area shown as Public Road 25 foot wide according to Old Fort Bliss Addition, City of El Paso, El Paso County, Texas, said tract also being a part of Ruhlen Court, a 25 foot wide right-of-way according to Globe Addition (formerly lot 19 Old Fort Bliss) an addition to the City of El Paso, El Paso County, Texas, *and* a .2217 acre parcel of land situated in the Simeon Hart Survey, Abstract Number 43, City of El Paso, El Paso County, Texas, said parcel being part of that unnamed area shown as Public Road 25 foot wide according to Old Fort Bliss Plat, City of El Paso, El Paso County, Texas should be vacated and the City Council finds that said portion of right-of-way should be vacated as recommended;

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

**ORDINANCE NO. \_\_\_\_\_**

15-1007-1408 | 752517\_2

Ruhlen Court Vacation

KMN

That a determination has been made that it is in the best interest of the public that a .1078 acre tract of land situated in the Simeon Hart Survey, Abstract Number 43, City of El Paso, El Paso County, Texas, said tract being part of that unnamed area shown as Public Road 25 foot wide according to Old Fort Bliss Addition, City of El Paso, El Paso County, Texas, and which is more fully described in the attached metes and bounds description and survey, identified as Exhibit "A" and made a part hereof by reference, *and* a .5070 acre tract of land situated in the Simeon Hart Survey, Abstract Number 43, City of El Paso, El Paso County, Texas, said tract being part of that unnamed area shown as Public Road 25 foot wide according to Old Fort Bliss Addition, City of El Paso, El Paso County, Texas, said tract also being a part of Ruhlen Court, a 25 foot wide right-of-way according to Globe Addition (formerly lot 19 Old Fort Bliss) 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 and survey, identified as Exhibit "B" and made a part hereof by reference *and* a .2217 acre parcel of land situated in the Simeon Hart Survey, Abstract Number 43, City of El Paso, El Paso County, Texas, said parcel being part of that unnamed area shown as Public Road 25 foot wide according to Old Fort Bliss Plat, City of El Paso, El Paso County, Texas, and which is more fully described in the attached metes and bounds description and survey, identified as Exhibit "C" and made a part hereof by reference, is hereby vacated, closed and abandoned as public right-of-way.

This Vacation is subject to the following condition:

A utility easement will be retained for the full area of Ruhlen Court to be vacated.

In addition, the City Manager is hereby authorized to sign instruments quitclaiming all of the City's right, title and interest in and to such vacated right-of-way to THE PEOPLE OF THE STATE OF TEXAS and to Union Pacific Railroad, owners of the abutting properties.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**THE CITY OF EL PASO**

\_\_\_\_\_  
Dee Margo  
Mayor

**ATTEST:**

\_\_\_\_\_  
Laura D. Prine  
City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Karla M. Nieman  
Senior Assistant City Attorney

**APPROVED AS TO CONTENT:**

*FOR* \_\_\_\_\_  
Victor Morrison-Vega  
Planning & Inspections Department

**ORDINANCE NO.** \_\_\_\_\_  
15-1007-1408 | 752517\_2  
Ruhlen Court Vacation  
KMN

**Notice of Confidentiality Rights: If you are a natural person, you may remove and/or strike any of the following information from this instrument before it is filed for record in the public records:  
Your social security number or your driver's license number.**

### **QUITCLAIM DEED**

STATE OF TEXAS                    )

)

COUNTY OF EL PASO            )

**KNOW ALL MEN BY THESE PRESENTS:**

The City of El Paso ("Grantor"), for adequate consideration to Grantor in hand paid and agreed to be performed by The People of the State of Texas ("Grantee"), has GRANTED, SOLD and CONVEYED and by these presents does hereby GRANT, SELL AND CONVEY to The People of the State of Texas certain "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 .1078 acre tract of land situated in the Simeon Hart Survey, Abstract Number 43, City of El Paso, El Paso County, Texas, said tract being part of that unnamed area shown as Public Road 25 foot wide according to Old Fort Bliss Addition, City of El Paso, El Paso County, Texas, and a .5070 acre tract of land situated in the Simeon Hart Survey, Abstract Number 43, City of El Paso, El Paso County, Texas, said tract being part of that unnamed area shown as Public Road 25 foot wide according to Old Fort Bliss Addition, City of El Paso, El Paso County, Texas, said tract also being a part of Ruhlen Court, a 25 foot wide right-of-way according to Globe Addition (formerly lot 19 Old Fort Bliss) an Addition to the City of El Paso, El Paso County, Texas, situated in the County of El Paso, State of Texas, more fully described in the attached metes and bounds descriptions and surveys, identified as **Exhibit "A"** and **Exhibit "B"** and incorporated herein for any and all purposes.

This conveyance is subject to the following (all references to recorded instruments pertain to the Real Property Records of El Paso County, Texas):

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
2. Any and all unrecorded agreements, contracts and leases, and rights of parties therein.
3. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed or not.
4. Rights of parties in possession.

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in any way belonging unto Grantee, Grantee's successors and assigns forever. This conveyance is made without any warranties, express or implied, and the Property is conveyed to Grantee in an "AS IS" condition, with all faults.

**AS A MATERIAL PART OF THE CONSIDERATION FOR THIS DEED, GRANTEE AGREES THAT GRANTEE IS TAKING THE PROPERTY AS IS, WITH ALL FAULTS, AND AS PART OF GRANTEE'S ACCEPTANCE OF TITLE WITH ANY AND ALL LATENT AND PATENT DEFECTS, AND THAT THERE ARE NO WARRANTIES BY GRANTOR THAT THE PROPERTY HAS A PARTICULAR FINANCIAL VALUE OR IS FIT FOR ANY PARTICULAR PURPOSE. GRANTEE ACKNOWLEDGES AND STIPULATES THAT GRANTEE IS NOT**

**ORDINANCE NO.** \_\_\_\_\_  
15-1007-1408 | 752517\_2  
Ruhlen Court Vacation  
KMN

RELYING ON ANY REPRESENTATION, STATEMENT, OR OTHER ASSERTION WITH RESPECT TO THE PROPERTY CONDITION BUT IS RELYING ON GRANTEE'S EXAMINATION OF THE PROPERTY. GRANTEE TAKES THE PROPERTY WITH THE EXPRESS UNDERSTANDING AND STIPULATION THAT THERE ARE NO EXPRESS OR IMPLIED WARRANTIES OF ANY KIND.

IN WITNESS WHEREOF, this instrument is executed on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

ATTEST:

CITY OF EL PASO

\_\_\_\_\_  
Laura D. Prine  
City Clerk

\_\_\_\_\_  
Tomas Gonzalez,  
City Manager

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Karla M. Nisman  
Senior Assistant City Attorney

  
\_\_\_\_\_  
Victor Morrison-Vega  
Planning & Inspections Department

*(Acknowledgements on following page)*

**ACKNOWLEDGEMENT**

STATE OF TEXAS  
COUNTY OF EL PASO

Before me on this day personally appeared Tomas Gonzalez, as City Manager of the City of El Paso, a municipal corporation, subscribed to the foregoing instrument and acknowledged to me that she executed the instrument by proper authority, for the purposes and consideration expressed therein and in the capacity stated in the instrument.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

\_\_\_\_\_  
(Print or Stamp Name of Notary)

My commission expires: \_\_\_\_\_

**AFTER FILING RETURN TO:**

**Texas Department of Transportation  
ATTN: Right of Way Division Acquisition  
125 E. 11<sup>th</sup> Street  
Austin, TX 78701  
Travis County**

**ORDINANCE NO.** \_\_\_\_\_

15-1007-1408 | 752517\_2  
Ruhlen Court Vacation  
KMN

**RECORDING REQUESTED BY AND  
WHEN RECORDED, RETURN TO:**

Union Pacific Railroad Company  
Attn: Jim Hild – Real Estate Department  
1400 Douglas Street, MS 1690  
Omaha, Nebraska 68179

*(Space Above for Recorder's Use Only)*

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

UP Folder No. \_\_\_\_\_

**DEED WITHOUT WARRANTY**

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

**CITY OF EL PASO**, a Texas municipal corporation ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by **UNION PACIFIC RAILROAD COMPANY**, a Delaware corporation ("Grantee"), to be addressed at 1400 Douglas Street, Stop 1690, Omaha, Nebraska 68179, the receipt of which is hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, without any warranty, express or implied, (including, without limitation, any warranty or covenant implied under the provisions of Section 5.023 of the Texas Property Code, which provisions are hereby expressly waived by Grantee even as to the return of the purchase price), unto the said Grantee, the strip or tract of land ("Property") lying in El Paso County, State of Texas, described in **Exhibit C**, attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging unto said Grantee, its successors and assigns, forever, without any warranty, express or implied, including, without limitation, any warranty or covenant implied under the provisions of Section 5.023 of the Texas Property Code, which provisions are hereby expressly waived by Grantee.

IN WITNESS WHEREOF, Grantor has duly executed this Deed Without Warranty this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**ORDINANCE NO.** \_\_\_\_\_

15-1007-1408 | 752517\_2  
Ruhlen Court Vacation  
KMN

Attest:

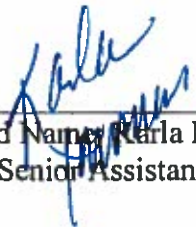
**CITY OF EL PASO,  
a Texas municipal corporation**

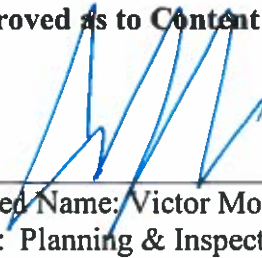
By: \_\_\_\_\_  
Printed Name: Laura D. Prine  
Title: City Clerk

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Approved as to Form:

Approved as to Content:

By:  \_\_\_\_\_  
Printed Name: Karla M. Nieman  
Title: Senior Assistant City Attorney

By:  \_\_\_\_\_  
Printed Name: Victor Morrison-Vega  
Title: Planning & Inspections Department

STATE OF TEXAS       )  
                                      )  
COUNTY OF EL PASO    )

On \_\_\_\_\_, 2018, before me, \_\_\_\_\_, Notary Public in and for said County and State, personally appeared Tomas Gonzalez, as City Manager of CITY OF EL PASO, a Texas municipal corporation, who is personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to in the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public

(Seal)



## EXHIBIT A

County: El Paso  
Parcel: 20 Part 1  
Highway: Loop 375 Border Highway West  
Project Limits: From Racetrack Drive  
To U.S.-54  
RCSJ: 2552-04-041

Page 1 of 11  
July 17, 2014



### PROPERTY DESCRIPTIONS FOR PARCEL 20

#### PART 1

BEING a 0.1078 acre (4,697 square feet) tract of land situated in the Simeon Hart Survey, Abstract Number 43, City of El Paso, El Paso County, Texas, said tract being part of that unnamed area shown as Public Road 25 foot wide according to Old Fort Bliss Addition, a subdivision of record in Volume 54, Page 234 of the Deed Records of El Paso County, Texas, said 0.1078 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with cap stamped "HALFF" (hereinafter referred to as "with cap") set at the intersection of the east railroad right-of-way line of BNSF Railway Company (formerly the Atchison, Topeka, and Santa Fe Railroad Company) with the westerly railroad right-of-way line of El Paso and Southwestern Railroad (formerly known as the El Paso Terminal Railroad Company), as shown on the valuation map entitled "Right of Way and Track Map, Main Line, Southern Pacific Company, Operated by Southern Pacific Company, Rio Grande Division, El Paso County, Texas, From Station 11358+18.4 to Station 11406+61.6," sheet number V-2/4, the El Paso and Southwestern Railroad Company of Texas subsequently known as the Southern Pacific Company per the Confirmatory Deed, Assignment and Transfer dated October 31, 1961, and recorded in Volume 1634, Page 506 of the Official Public Records of Real Property, El Paso County, Texas (O.P.R.R.P.E.P.C.T.), said Southern Pacific Company subsequently known as Southern Pacific Transportation Company per the Certificate of Agreement of Merger dated December 2, 1969, and recorded in Volume 281, Page 1175 O.P.R.R.P.E.P.C.T., said Southern Pacific Transportation Company now known as Union Pacific Railroad Company per the Corrected Certificate of Merger dated February 24, 1998, and recorded on March 2, 1998, with the State of Delaware, Office of the Secretary of State, Authentication Number 8947666, said railroad right-of-way (hereinafter referred to as "UPRR right-of-way"), same being the proposed westerly right-of-way line of Loop 375 Border Highway West, for the northwest corner of that tract of land described as 0.338 acre in Exchange Deed to The Rescue Mission of El Paso, as recorded in Volume 1697, Page 0471 of the Official Public Records of Real Property, El Paso County, Texas (O.P.R.R.P.E.P.C.T.);

County: El Paso  
Parcel: 20 Part 1  
Highway: Loop 375 Border Highway West  
Project Limits: From Racetrack Drive  
To U.S.-54  
RCSJ: 2552-04-041

Page 2 of 11  
July 17, 2014



THENCE North 75 degrees 13 minutes 23 seconds East, departing said east railroad right-of-way line of BNSF Railway Company, with said westerly railroad right-of-way line of UPRR right-of-way, and said proposed westerly right-of-way line of Loop 375 Border Highway West, same being the northerly line of said 0.338 acre tract, passing at a distance of 4.22 feet a 5/8-inch iron rod with aluminum cap marked "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set (hereinafter referred to as "A.D."), departing said proposed westerly right-of-way line of Loop 375 Border Highway West, continuing with said westerly railroad right-of-way line of UPRR right-of-way and said northerly line of the 0.338 acre tract, with the north line of that called 2.906 acre tract described to The Rescue Mission of El Paso, as recorded in Volume 1616, Page 1666 of the Deed Records of El Paso County, Texas, in all, a distance of 43.07 feet to a 1/2-inch iron rod with cap set at 110.71 feet right of Loop 375 Border Highway West Proposed Baseline Station 362+76.76 for southwest corner of said unnamed road and the POINT OF BEGINNING of the herein described parcel, having coordinates of X = 377,892.47, Y = 10,662,259.51;

- 1) THENCE North 18 degrees 50 minutes 37 seconds West, departing said north line of the 2.906 acre tract, with the west line of said unnamed road a distance of 25.06 feet to a 1/2-inch iron rod with cap set in said south railroad right-of-way line of UPRR right-of-way for the northwest corner of said unnamed public road;
- 2) THENCE North 75 degrees 13 minutes 23 seconds East, continuing with said south railroad right-of-way line of UPRR right-of-way, with said northeasterly line of the unnamed public road, a distance of 185.32 feet to a 1/2-inch iron rod with cap set at 73.00 feet left of Loop 375 Border Highway West Proposed Baseline Station 363+00.43 in the proposed easterly right-of-way line of Loop 375 Border Highway West, for the beginning of the Proposed Access Denial Line (hereinafter referred to as "A.D.L.") and a point of curvature of a non-tangent circular curve to the left having a radius of 4,092.00 feet, whose chord bears South 30 degrees 15 minutes 09 seconds East, a distance of 25.94 feet;
- 3) THENCE southeasterly, departing said south railroad right-of-way line of UPRR right-of-way and said northeasterly line of the unnamed public road, over and across said unnamed public road, with said A.D.L. and said proposed easterly right-of-way line of Loop 375 Border Highway West, with said curve, through a central angle of 00 degrees 21 minutes 48 seconds, and an arc distance of 25.94 feet to a 1/2-inch iron rod with cap set at 73.00 feet left of Loop 375 Border Highway West Proposed Baseline Station 363+26.84 in the southeast line of said unnamed public road, same being the northerly line of that tract described to Union Pacific Railroad Company, according to the Corrected Certificate of Merger dated February 24, 1998, and recorded on March 2, 1998, with the State of Delaware, Office of the Secretary of State, Authentication Number 8947666, for the end of said A.D.L.;

County: El Paso  
Parcel: 20 Part 1  
Highway: Loop 375 Border Highway West  
Project Limits: From Racetrack Drive  
To U.S.-54  
RCSJ: 2552-04-041

Page 3 of 11  
July 17, 2014



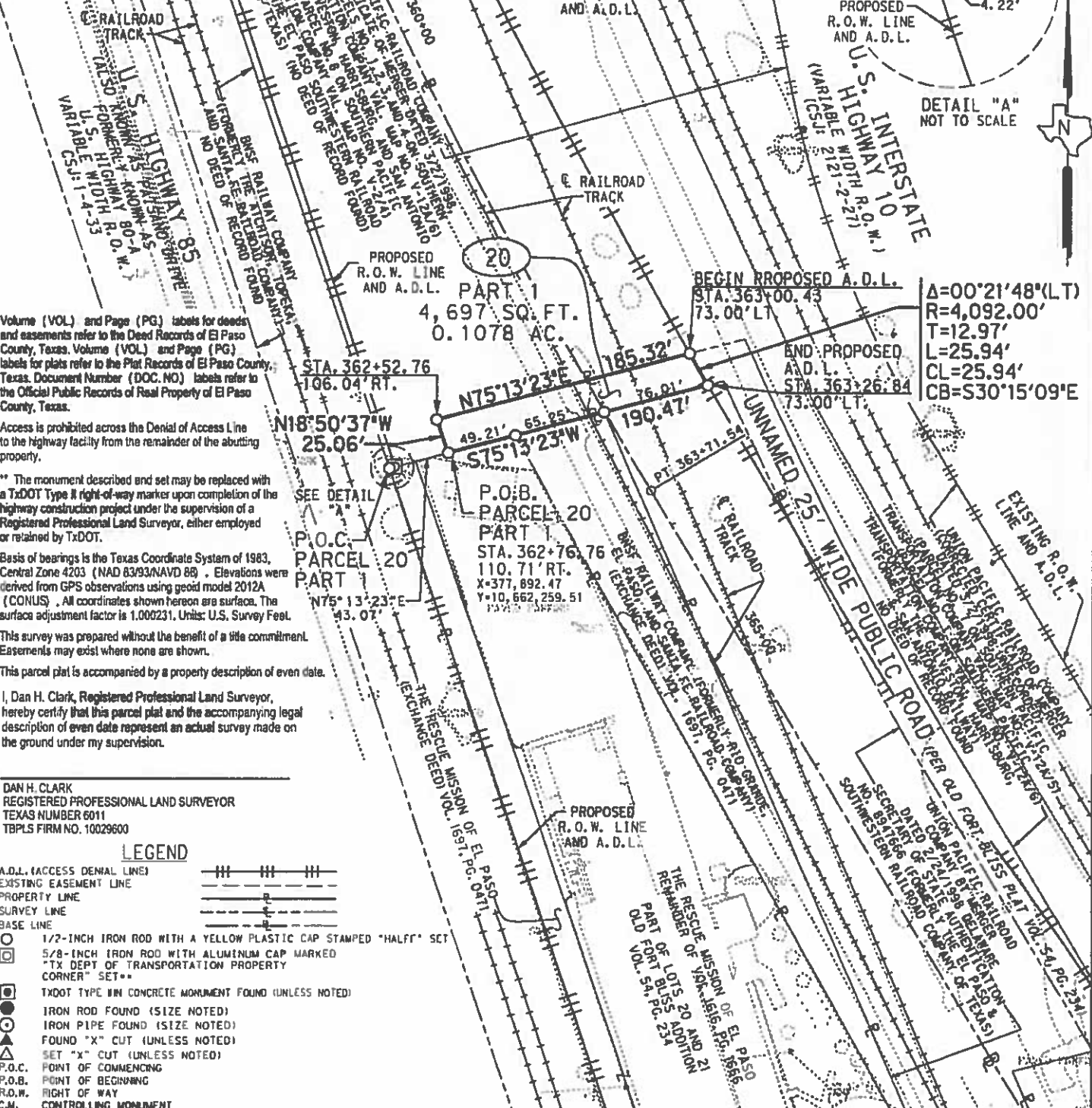
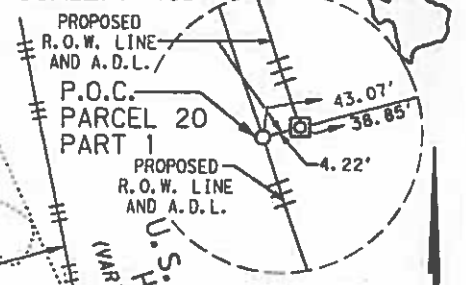
- 4) THENCE South 75 degrees 13 minutes 23 seconds West, departing said proposed easterly right-of-way line of Loop 375 Border Highway West, with said southeast line of unnamed public road, passing at a distance of 76.01 feet the common northerly corner of said Union Pacific Railroad Company tract with that called 0.469 of an acre tract described to Rio Grande, El Paso and Santa Fe Railroad Company (now known as BNSF Railway Company) in said Exchange Deed as recorded in Volume 1697, Page 0471 (O.P.R.R.P.E.P.C.T.), continuing with said southeast line of unnamed public road, same being the northerly line of said BNSF Railway Company tract, passing at an additional distance of 65.25 feet a 1/2-inch iron rod with cap set for the common northerly corner of said BNSF Railway Company tract with said 2.906 acre tract, continuing with said southeast line of unnamed public road, same being said north line of the 2.906 acre tract, in all, a distance of 190.47 feet to the POINT OF BEGINNING and containing 0.1078 acre (4,697 square feet) of land, more or less.

PART 1 NET AREA  
(SEE SUMMARY ON PAGE 8 OF 11)

**SIMEON HART SURVEY  
ABSTRACT NO. 43**

0 50 100 150 200

SCALE: 1"=100'



Volume (VOL) and Page (PG) labels for deeds and easements refer to the Deed Records of El Paso County, Texas. Volume (VOL) and Page (PG) labels for plats refer to the Plat Records of El Paso County, Texas. Document Number (DOC. NO.) labels refer to the Official Public Records of Real Property of El Paso County, Texas.

Access is prohibited across the Denial of Access Line to the highway facility from the remainder of the abutting property.

\*\* The monument described and set may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD 83/93/NAVD 88). Elevations were derived from GPS observations using geoid model 2012A (CONUS). All coordinates shown herein are surface. The surface adjustment factor is 1.000231. Units: U.S. Survey Feet.

This survey was prepared without the benefit of a title commitment. Easements may exist where none are shown.

This parcel plat is accompanied by a property description of even date.

I, Dan H. Clark, Registered Professional Land Surveyor, hereby certify that this parcel plat and the accompanying legal description of even date represent an actual survey made on the ground under my supervision.

DAN H. CLARK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NUMBER 6011  
TBPLS FIRM NO. 10029600

**LEGEND**

- A.D.L. (ACCESS DENIAL LINE)
- EXISTING EASEMENT LINE
- PROPERTY LINE
- SURVEY LINE
- BASE LINE
- 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALF" SET
- 5/8-INCH IRON ROD WITH ALUMINUM CAP MARKED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET\*\*
- TxDOT TYPE II IN CONCRETE MONUMENT FOUND (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- IRON PIPE FOUND (SIZE NOTED)
- FOUND "X" CUT (UNLESS NOTED)
- SET "X" CUT (UNLESS NOTED)
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- C.M. CONTROLLING MONUMENT

**A PLAT OF A SURVEY OF PARCEL  
20 PT. 1**



A PLAT OF A SURVEY OF PARCEL 20 PT.1				PARCEL NUMBER		20 PT.1	
FILE		HIGHWAY PROJECT LOOP 375 BORDER HIGHWAY WEST		STATE DIST. 24		ACQUISITION	
SCALE 1" = 100'		FEDERAL AID PROJECT NO. R.O.W.-C.S. J. NO. 2552-04-041		COUNTY EL PASO		0.1078 4,697	
						SEE PAGE 11 OF 11 FOR AREA SUMMARY TABLE	

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## EXHIBIT B

County: El Paso  
Parcel: 20 Part 2  
Highway: Loop 375 Border Highway West  
Project Limits: From Racetrack Drive  
To U.S.-54  
RCSJ: 2552-04-041

Page 4 of 11  
July 17, 2014



### PROPERTY DESCRIPTIONS FOR PARCEL 20

#### PART 2

BEING a 0.5070 acre (22,084 square feet) tract of land situated in the Simeon Hart Survey, Abstract Number 43, City of El Paso, El Paso County, Texas, said tract being part of that unnamed area shown as Public Road 25 foot wide according to Old Fort Bliss Addition, a subdivision of record in Volume 54, Page 234 of the Deed Records of El Paso County, Texas, said 0.5070 acre tract also being a part of Ruhlen Court, a 25-foot wide right-of-way according to GLOBE ADDITION (formerly Lot 19 of OLD FORT BLISS) an addition to the City of El Paso, Texas, as recorded in Book 11, Page 47 of the Plat Records of El Paso County, Texas, said 0.5070 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with cap stamped "HALFF" (hereinafter referred to as "with cap") at the intersection of the east railroad right-of-way line of BNSF Railway Company (formerly the Atchison, Topeka, and Santa Fe Railroad Company) with the westerly railroad right-of-way line of El Paso and Southwestern Railroad (formerly known as the El Paso Terminal Railroad Company), as shown on the valuation map entitled "Right of Way and Track Map, Main Line, Southern Pacific Company, Operated by Southern Pacific Company, Rio Grande Division, El Paso County, Texas, From Station 11358+18.4 to Station 11406+61.6," sheet number V-2/4, the El Paso and Southwestern Railroad Company of Texas subsequently known as the Southern Pacific Company per the Confirmatory Deed, Assignment and Transfer dated October 31, 1961, and recorded in Volume 1634, Page 506 of the Official Public Records of Real Property, El Paso County, Texas (O.P.R.R.P.E.P.C.T.), said Southern Pacific Company subsequently known as Southern Pacific Transportation Company per the Certificate of Agreement of Merger dated December 2, 1969, and recorded in Volume 281, Page 1175 O.P.R.R.P.E.P.C.T., said Southern Pacific Transportation Company now known as Union Pacific Railroad Company per the Corrected Certificate of Merger dated February 24, 1998, and recorded on March 2, 1998, with the State of Delaware, Office of the Secretary of State, Authentication Number 8947666, said railroad right-of-way (hereinafter referred to as "UPRR right-of-way"), same being the proposed westerly right-of-way line of Loop 375 Border Highway West, for the northwest corner of that tract of land described as 0.338 acre in Exchange Deed to The Rescue Mission of El Paso, as recorded in Volume 1697, Page 0471 of the Official Public Records of Real Property, El Paso County, Texas (O.P.R.R.P.E.P.C.T.);

THENCE South 18 degrees 46 minutes 57 seconds East, with said easterly railroad right-of-way line of BNSF Railway Company and said proposed westerly right-of-way line of Loop 375 Border Highway West, same being the westerly line of said 0.338 acre tract, a distance of 746.84 feet to a 1/2-inch iron rod with cap set at 309.62 feet right of Loop 375 Border Highway West Proposed Baseline Station 369+91.97, in the northerly right-of-way line of Ruhlen Court, a 25-feet wide right-of-way according to said Globe Addition, for the southwest corner of said 0.338 acre tract and the POINT OF BEGINNING of the herein described parcel, having coordinates of X = 378,091.29, Y = 10,661,541.45;

County: El Paso  
Parcel: 20 Part 2  
Highway: Loop 375 Border Highway West  
Project Limits: From Racetrack Drive  
To U.S.-54  
RCSJ: 2552-04-041

Page 5 of 11  
July 17, 2014



- 1) THENCE North 75 degrees 54 minutes 00 seconds East, departing said easterly railroad right-of-way line of BNSF Railway Company and said proposed westerly right-of-way line of Loop 375 Border Highway West, with said northerly right-of-way line of Ruhlen Court, same being the southerly line of said 0.338 acre tract, passing at a distance of 20.12 feet the southeast corner of said 0.338 acre tract, same being the southwest corner of that tract of land described as 2.906 acres in Warranty Deed to The Rescue Mission of El Paso, as recorded in Volume 1616, Page 1666, O.P.R.R.P.E.P.C.T., continuing with said northerly right-of-way line of Ruhlen Court, same being the southerly line of said 2.906 acres tract, passing at a distance of 220.45 feet a 60D nail found for the southeast corner of said 2.906 acre tract, same being the southwest corner of that tract described to Union Pacific Railroad Company (formerly the El Paso and Southwestern Railroad Company of Texas), according to the Corrected Certificate of Merger dated February 24, 1998, and recorded on March 2, 1998, with the State of Delaware, Office of the Secretary of State, Authentication Number 8947666, continuing with said northerly right-of-way line of Ruhlen Court, same being the southerly line of said Union Pacific Railroad Company tract, passing at an additional distance of 78.92 feet a 1/2-inch iron rod with cap set for the southeast corner of said Union Pacific Railroad Company tract, same being the southwest corner of that called 0.399 acre tract described to Rescue Mission of El Paso, Inc. as described in Document Number 20040097863 O.P.R.R.P.E.P.C.T., continuing with said northerly right-of-way line of Ruhlen Court, same being the southerly line of said 0.399 acre tract, in all, a total distance of 390.99 feet to a 9-inch nail found at the intersection of said northerly right-of-way line of Ruhlen Court with the westerly line of said unnamed public road;
- 2) THENCE North 30 degrees 59 minutes 04 seconds West, with said westerly line of the unnamed public road, same being the easterly line of said 0.399 acre tract, with the easterly line of said Union Pacific Railroad Company tract, a distance of 440.65 feet to a 1/2-inch iron rod with cap set for a point of curvature of a tangent circular curve to the right having a radius of 2,940.73 feet, whose chord bears North 28 degrees 53 minutes 15 seconds West, a distance of 215.20 feet;
- 3) THENCE northwesterly, continuing with said easterly line of said Union Pacific Railroad Company tract and said westerly line of the unnamed public road, with said curve, through a central angle of 04 degrees 11 minutes 38 seconds, and an arc distance of 215.25 feet to a 1/2-inch iron rod with cap set at the intersection of said easterly line of said Union Pacific Railroad Company tract and said westerly line of the unnamed public road with the proposed easterly right-of-way line of Loop 375 Border Highway West, for the beginning of the Proposed Access Denial Line (hereinafter referred to as "A.D.L.");

County: El Paso  
Parcel: 20 Part 2  
Highway: Loop 375 Border Highway West  
Project Limits: From Racetrack Drive  
To U.S.-54  
RCSJ: 2552-04-041

Page 6 of 11  
July 17, 2014



- 4) THENCE South 31 degrees 02 minutes 57 seconds East, departing said easterly line of the Union Pacific Railroad Company tract and said westerly line of the unnamed public road, over and across said unnamed public road, with said proposed easterly right-of-way line of Loop 375 Border Highway West and said A.D.L., a distance of 68.04 feet to a 5/8-inch iron rod with aluminum cap marked "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set (hereinafter referred to as "A.D.") at 73.00 feet left of Loop 375 Border Highway West Proposed Baseline Station 365+18.30 for a point of curvature of a tangent circular curve to the left having a radius of 2,809.00 feet, whose chord bears South 33 degrees 19 minutes 51 seconds East, a distance of 223.67 feet; \*\*
- 5) THENCE southeasterly, continuing with said proposed easterly right-of-way line of Loop 375 Border Highway West, continuing over and across said unnamed public road, with said A.D.L. and with said curve, through a central angle of 04 degrees 33 minutes 48 seconds, and an arc distance of 223.73 feet to A.D. set at 81.90 feet left of Loop 375 Border Highway West Proposed Baseline Station 367+41.79 for a point of reverse curvature of a tangent circular curve to the right, having a radius of 2,869.00 feet, whose chord bears South 33 degrees 54 minutes 53 seconds East, a distance of 170.01 feet; \*\*
- 6) THENCE southeasterly, continuing with said proposed easterly right-of-way line of Loop 375 Border Highway West, over and across said unnamed public road, with said A.D.L. and said curve, through a central angle of 03 degrees 23 minutes 44 seconds, and an arc distance of 170.03 feet to A.D. at 90.40 feet left Loop 375 Border Highway West Proposed Baseline Station 369+11.58 for a point of tangency at the intersection of said proposed easterly right-of-way line of Loop 375 Border Highway West with the northeasterly line of said unnamed public road, same being the westerly railroad right-of-way line of Union Pacific Railroad Company, a railroad right-of-way described in Corrected Certificate of Merger, dated 3/2/1998 (unrecorded), shown as Parcel Number 7 on Southern Pacific Transportation Company Valuation Map Number V-12A/5 and Parcel Number 1 on Southern Pacific Transportation Company Valuation Map Number V-12A/6 (formerly the Galveston, Harrisburg, and San Antonio Railway); \*\*
- 7) THENCE South 30 degrees 59 minutes 04 seconds East, with said northeasterly line of the unnamed public road and said westerly railroad right-of-way line of Union Pacific Railroad Company, with said proposed easterly right-of-way line of Loop 375 Border Highway West and said A.D.L. a distance of 228.88 feet to a 1/2-inch iron rod with cap stamped "TX2998" found at 90.15 feet left of Loop 375 Border Highway West Proposed Baseline Station 371+40.47, at the intersection of northeasterly line of the unnamed public road, said westerly railroad right-of-way line of Union Pacific Railroad Company and said proposed easterly right-of-way line of Loop 375 Border Highway West with the southerly right-of-way line of Ruhlen Court, for the end of said A.D.L., same being the northeast corner of that tract described as Parcel 1 to H.W. McKinney Wrecking, Inc. as recorded in Document Number 20080074471 O.P.R.R.P.E.P.C.T.;

County: El Paso  
Parcel: 20 Part 2  
Highway: Loop 375 Border Highway West  
Project Limits: From Racetrack Drive  
To U.S.-54  
RCSJ: 2552-04-041

Page 7 of 11  
July 17, 2014



- 8) THENCE South 75 degrees 54 minutes 00 seconds West, departing said northeasterly line of the unnamed public road, said westerly railroad right-of-way line of Union Pacific Railroad Company and said proposed easterly right-of-way line of Loop 375 Border Highway West, with said southerly right-of-way line of Ruhlen Court, same being the northerly line of said H.W. McKinney Wrecking, Inc. tract, passing at a distance of 44.82 feet a found X cut for the northwest corner of said H.W. McKinney Wrecking, Inc. tract, same being the northeast corner of that tract described as First Tract to Rescue Mission of El Paso, Inc. as recorded in said Document Number 20040097863 O.P.R.R.P.E.P.C.T., continuing with said southerly right-of-way line of Ruhlen Court, same being the northerly line of said First Tract, passing at an additional distance of 77.60 feet a found X cut at the intersection of said southerly right-of-way line of Ruhlen Court with the easterly line of said Union Pacific Railroad Company tract, for the northwest corner of said First Tract, continuing with said southerly right-of-way line of Ruhlen Court, an additional distance of 101.17 feet to a 1/2-inch iron rod with cap set at the intersection of said southerly right-of-way line of Ruhlen Court with the westerly line of said Union Pacific Railroad Company tract, for the northeast corner of that tract described as South Portion to Rescue Mission of El Paso, Inc. as recorded in Document Number 20020056609 O.P.R.R.P.E.P.C.T., continuing with said southerly right-of-way line of Ruhlen Court, same being the northerly line of said South Portion tract, in all, a total distance of 424.34 feet to a 1/2-inch iron rod with cap set at the intersection of said southerly right-of-way line of Ruhlen Court with said easterly railroad right-of-way line of BNSF Railway Company and said proposed westerly right-of-way line of Loop 375 Border Highway West, for the northwest corner of said South Portion tract;
- 9) THENCE North 17 degrees 07 minutes 53 seconds West, departing said southerly right-of-way line of Ruhlen Court, with said easterly railroad right-of-way of BNSF Railway Company and said proposed westerly right-of-way line of Loop 375 Border Highway West a distance of 25.54 feet to the POINT OF BEGINNING and containing 0.5070 acre (22,084 square feet) of land, more or less.

PART 2 NET AREA  
(SEE SUMMARY ON PAGE 8 OF 11)



County: El Paso  
Parcel: 20  
Highway: Loop 375 Border Highway West  
Project Limits: From Racetrack Drive  
To U.S.-54  
RCSJ: 2552-04-041

Page 8 of 11  
July 17, 2014



#### AREA SUMMARY TABLE

Surveyed Area = 0.6148 acre (26,781 square feet)  
Part 1 = 0.1078 acre (4,697 square feet)  
Part 2 = 0.5070 acre (22,084 square feet)  
Total = 0.6148 acre (26,781 square feet)

This property description is accompanied by a parcel plat of even date.

\*\* The monument described and set in this call may be replaced with a TxDOT Type II Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

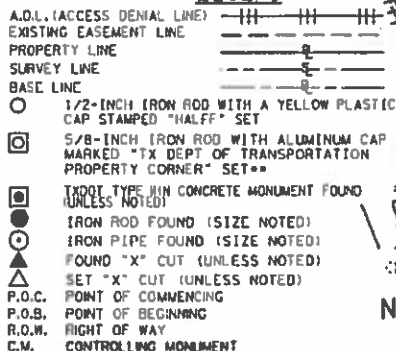
Access is prohibited across the "Denial of Access Line" to the highway facility from the remainder of the property.

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD 83/93/NAVD 88). Elevations were derived from GPS observations using geoid model 2012a (CONUS). All coordinates shown hereon are surface. The surface adjustment factor is 1.000231. Units: U.S. Survey Feet.

I, Dan H. Clark, Registered Professional Land Surveyor, hereby certify that this legal description and the accompanying parcel plat of even date represent an actual survey made on the ground under my supervision.

   
DAN H. CLARK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NUMBER 6011  
TBPLS FIRM NO. 10029600





SEE PAGE 11 OF 11 FOR  
AREA SUMMARY TABLE



# AREA SUMMARY TABLE

PARCEL NUMBER	20 PARTS 1 & 2	
	ACRES	SQUARE FEET
SURVEYED AREA	0.6148	26,781
PART 1	0.1078	4,697
PART 2	0.5070	22,084
TOTAL	0.6148	26,781
REMAINDER	-	-

## PARENT TRACT

SCALE 1" = 300'



P.O.C.  
PARCEL 20  
PT. 1 &  
20 PT. 2

P.O.B.  
PARCEL  
20 PT. 1

RESCUE MISSION  
OF EL PASO  
REMAINDER OF  
VOL. 1616, PG. 1666

P.O.B.  
PARCEL  
20 PT. 2

RESCUE MISSION  
OF EL PASO, INC.  
DOC. NO. 20020056609

20

PART 1

UNNAMED 25' WIDE PUBLIC ROAD  
(PER OLD FORT BLISS PLAT, VOL. 54, PG. 234)

RESCUE MISSION OF EL PASO, INC.  
SECOND TRACT  
DOC. NO. 20040097863

RESCUE MISSION OF EL PASO, INC.  
FIRST TRACT  
DOC. NO. 20040097863

20

PART 2

H.W. MCKINNEY JR. WRECKING, INC.  
PARCEL 1  
DOC. NO. 20080074471

U.S. INTERSTATE HIGHWAY 10

U.S. HIGHWAY 85  
(PALISADO DRIVE)



Volume (VOL.) and Page (PG.) labels for deeds and easements refer to the Deed Records of El Paso County, Texas. Volume (VOL.) and Page (PG.) labels for plats refer to the Plat Records of El Paso County, Texas. Document Number (DOC. NO.) labels refer to the Official Public Records of Real Property of El Paso County, Texas.

\*\* The monument described and set may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Access is prohibited across the "Denial of Access Line" to the highway facility from the remainder of the property.

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD 83/93/NAVD 88). Elevations were derived from GPS observations using geoid model 2012A (CONUS). All coordinates shown hereon are surface. The surface adjustment factor is 1.000231. Units: U.S. Survey Feet.

This survey was prepared without the benefit of a title commitment. Easements may exist where none are shown.

This parcel plat is accompanied by a property description of even date.

I, Dan H. Clark, Registered Professional Land Surveyor, hereby certify that this parcel plat and the accompanying legal description of even date represent an actual survey made on the ground under my supervision.

*[Signature]* 7/17/2014

DAN H. CLARK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NUMBER 6011  
TBPLS FIRM NO. 10029600

# Exhibit C

Page 1 of 4  
Rev. November 18, 2016



## DESCRIPTION FOR PARCEL 21RR

DESCRIPTION OF A 0.2217 ACRE (9,656 SQUARE FEET) PARCEL OF LAND SITUATED IN THE SIMEON HART SURVEY, ABSTRACT NUMBER 43, CITY OF EL PASO, EL PASO COUNTY, TEXAS, SAID PARCEL BEING PART OF THAT UNNAMED AREA SHOWN AS PUBLIC ROAD 25 FOOT WIDE ACCORDING TO OLD FORT BLISS PLAT, A SUBDIVISION OF RECORD IN VOLUME 54, PAGE 234 OF THE PLAT RECORDS OF EL PASO COUNTY, TEXAS, (P.R.E.P.C.TX.); SAID 0.2217 ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 60D nail found at the intersection of the existing northerly right-of-way line of Ruhlen Court, a 25-foot wide right-of-way according to GLOBE ADDITION (Formerly Lot 19 of OLD FORT BLISS) an addition to the City of El Paso, Texas, as recorded in Book 11, Page 47 P.R.E.P.C.TX., with the westerly railroad right-of-way line of Union Pacific Railroad Company (a Delaware corporation (formerly known as Southern Pacific Transportation Company, a Delaware corporation, a successor in interest through merger with Union Pacific Railroad Company, a Utah corporation, successor in interest through merger with Missouri Pacific Railroad Company, a Delaware corporation) per the Corrected Certificate of Merger dated February 24, 1998, and recorded on March 2, 1998, with the State of Delaware, Office of the Secretary of State, Authentication Number 8947666 (Corrected certificate recorded in Document Number 20130032864, Official Public Records of El Paso County, Texas, Dated May 3, 2013) (UPRR), for the southeast corner of that parcel of land described as 2.906 acres in Warranty Deed to The Rescue Mission of El Paso, as recorded in Volume 1616, Page 1666 of the Official Public Records of El Paso County, Texas (O.P.R.E.P.C.TX.);

**THENCE** N75°54'00"E, with said existing northerly right-of-way line of Ruhlen Court, a distance of 78.92 feet to a 1/2-inch iron rod with cap stamped "HALFF" found in the easterly railroad right-of-way line of the UPRR, for the southwest corner of that called 0.3791 acre parcel of land described as Parcel 16 Part 4 conveyed to the State of Texas and recorded in Document Number 20140053431 O.P.R.E.P.C.TX., from which a 60D nail found bears S22°E, a distance of 0.50 feet;

**THENCE** N75°54'00"E, continuing with said existing northerly right-of-way line of Ruhlen Court, same being the southerly line of said 0.3791 acre parcel, a distance of 91.62 feet to a 1/2-inch iron rod with a cap stamped "TX2998" found at the intersection of said existing northerly right-of-way line of Ruhlen Court with the westerly line of said unnamed public road, for the southeast corner of said 0.3791 acre parcel;

**THENCE** N75°54'00"E, departing said existing northerly right-of-way line of Ruhlen Court, over and across said unnamed public road, a distance of 26.96 feet to a calculated point on the easterly line of said unnamed public road, same being the westerly railroad right-of-way line of Union Pacific Railroad Company, a railroad right-of-way described in Corrected Certificate of Merger, dated 3/2/1998 (unrecorded), shown as Parcel Number 7 on Southern Pacific Transportation Company Valuation Map Number V-12A/5 and Parcel Number 1 on Southern Pacific Transportation Company Valuation Map Number V-12A/6 (formerly the Galveston, Harrisburg, and San Antonio Railway), and the proposed easterly right-of-way line of Loop 375 Border Highway West (Loop 375);

**THENCE** N30°59'04"W, with said easterly line of the unnamed public road and the westerly railroad right-of-way line of UPRR, with said proposed easterly right-of-way line of Loop 375, a distance of 202.23 feet to a 5/8-inch iron rod with TxDOT aluminum cap found 90.40 feet left Loop 375 Border Highway West Engineer's Centerline Station (E.C.S.) 369+11.58, for the **POINT OF BEGINNING** of the herein described parcel, having coordinates of N = 10,661,816.65, E = 378,392.54, same being the beginning of the Proposed Access Denial Line (A.D.L.), and the beginning of a curve;



- 1) **THENCE**, departing said northeasterly line of the unnamed public road and the said existing westerly railroad right-of-way line of UPRR, continuing with said proposed easterly right-of-way line of Loop 375, over and across said unnamed public road, with said A.D.L., being a curve to the left, an arc distance of 170.03 feet, having a radius of 2,869.00 feet, through a central angle of 03°23'44" and a chord that bears N33°54'53"W, a distance of 170.01 feet to a 5/8-inch iron rod with a cap stamped "RODS" found 81.90 feet left of E.C.S. 367+41.79, said point being the beginning of a reverse curve;
- 2) **THENCE**, continuing with said proposed easterly right-of-way line of Loop 375 and said A.D.L., over and across said unnamed public road, being a curve to the right, an arc distance of 223.73 feet, having a radius of 2,809.00 feet, through a central angle of 04°33'48", and a chord that bears N33°19'51"W, a distance of 223.67 feet to a 5/8-inch iron rod with a cap found 73.00 feet left of E.C.S. 365+18.30;
- 3) **THENCE** N31°02'57"W, continuing with said proposed easterly right-of-way line of Loop 375 and said A.D.L., over and across said unnamed public road, a distance of 68.04 feet to a 5/8-inch iron rod with TxDOT aluminum cap found 73.00 feet left of E.C.S. 364+50.26, said point being on the existing westerly right-of-way line of said unnamed public road, same being the existing easterly railroad right-of-way line of said UPRR, said point being the end of the proposed A.D.L., and the beginning of a curve;
- 4) **THENCE**, departing said proposed easterly right-of-way line of Loop 375, with said westerly line of unnamed public road and said easterly railroad right-of-way line of UPRR, being a curve to the right, an arc distance of 119.94 feet, having a radius of 2,940.73 feet, through a central angle of 02°20'12", and a chord that bears N25°37'20"W, a distance of 119.93 feet to a 1/2-inch iron rod with cap stamped "HALFF" found 84.14 feet left of E.C.S. 363+30.02 at the intersection corner with the southerly line of unnamed public road;
- 5) **THENCE** S75°13'23"W, with said southerly line of unnamed public road, a distance of 11.57 feet to a 5/8-inch iron rod with TxDOT aluminum cap found 73.00 feet left of E.C.S. 363+26.84, said point being on the proposed easterly right-of-way line of Loop 375, same being the beginning of said A.D.L., and the beginning of a curve;
- 6) **THENCE**, departing said southerly line of unnamed public road, over and across said unnamed public road, with the proposed northerly right-of-way line of Loop 375 and said A.D.L., being a curve to the right, an arc distance of 25.94 feet, having a radius of 4,092.00 feet, through a central angle of 00°21'48", and a chord that bears N30°15'09"W, a distance of 25.94 feet to a 5/8-inch iron rod with TxDOT aluminum cap found 73.00 feet left of E.C.S. 363+00.43, said point being on the northerly line of said unnamed public road, same being the southerly railroad right-of-way line of said UPRR;
- 7) **THENCE** N75°13'23"E, departing said proposed easterly right-of-way line of Loop 375, with said northerly line of unnamed public road and said southerly railroad right-of-way line of UPRR, a distance of 40.48 feet to a 1/2-inch iron rod with cap stamped "HALFF" found 112.03 feet left of E.C.S. 363+11.40 at the intersection corner with the easterly line of unnamed public road, and the beginning of a curve;
- 8) **THENCE**, continuing with said easterly line of unnamed public road and said westerly railroad right-of-way line of UPRR, being a curve to the left, an arc distance of 353.20 feet, having a radius of 2,914.93 feet, through a central angle of 06°56'33", and a chord that bears S27°30'48"E, a distance of 352.98 feet to a 5/8-inch iron rod with cap stamped "SAM, INC" set 90.68 feet left of E.C.S. 366+65.33;



- 9) **THENCE** S30°59'04"E, continuing with said easterly line of unnamed public road and said westerly railroad right-of-way line of UPRR, a distance of 246.25 feet to the **POINT OF BEGINNING** and containing 0.2217 acre (9,656 square feet) of land, more or less.

This property description is accompanied by a plat of even date.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances shown hereon are adjusted to the surface using a combined scale factor of 1.000231

THE STATE OF TEXAS

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, William Reed Herring, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 18<sup>th</sup> day of November, 2016.

SURVEYING AND MAPPING, LLC  
4801 Southwest Parkway  
Parkway Two, Suite 100  
Austin, Texas 78735

  
William Reed Herring  
Registered Professional Land Surveyor  
No. 6355-State of Texas







## **MEMORANDUM**

**DATE:** March 13, 2018

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

**FROM:** Nelson Ortiz, Lead Planner

**SUBJECT:** SURW15-00004 Ruhlen Court Right-of-way vacation

---

The proposed right-of-way vacation was scheduled for the City Plan Commission (CPC), on April 23, 2015. The CPC recommended **approval** of the proposed right-of-way vacation.

The proposed vacation will accommodate TXDOT infrastructure improvements related to the Loop 375 Border Highway West Expansion.

The recommendation is based on the determination that the right-of-way vacation is in the best interest of public health, safety and welfare 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.

**Property Owners/Applicant:** The City of El Paso

**Attachments:** Staff Report





## ***City of El Paso – City Plan Commission Staff Report***

**Case No:** SURW15-00004 Ruhlen Court Street Vacation  
**Application Type:** Right-of-Way Vacation  
**CPC Hearing Date:** April 23, 2015  
**Staff Planner:** Joaquin Rodriguez, (915) 212-1608  
[rodriguezjx3@elpasotexas.gov](mailto:rodriguezjx3@elpasotexas.gov)  
**Location:** North of Yandell, East of Paisano  
**Acreage:** .8365  
**Rep District:** 8  
**Existing Use:** Commercial Road  
**Existing Zoning:** C-4 (Commercial) & M-2 (Manufacturing)  
**Proposed Zoning:** N/A  
**Nearest Park:** Mundy Park (.5 mi)  
**Nearest School:** Vilas Elementary (.6 mi)  
**Park Fees Required:** N/A  
**Impact Fee Area:** N/A  
**Property Owner:** City of El Paso and Union Pacific Rail Road  
**Applicant:** City of El Paso  
**Representative:** City of El Paso

### **SURROUNDING ZONING AND LAND USE**

**North:** M-1 (Manufacturing)  
**South:** M-2 (Manufacturing)  
**East:** M-1 (Manufacturing)  
**West:** M-2 (Manufacturing)

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

### **NEIGHBORHOOD INPUT:**

Public and personal notice of this hearing was given in accordance with 19.38.010 and 19.38.020. Staff received no support or opposition to this request.

### **APPLICATION DESCRIPTION**

The applicant proposes to vacate Ruhlen Court, and 2 unnamed right-of-ways near the City's downtown area. This vacation will accommodate the Texas Department of Transportation infrastructure improvements to Loop 375 Border Highway West.

## **DEVELOPMENT COORDINATING COMMITTEE**

Recommends approval of Rhulen Court Street Vacation subject to the following staff comments and condition:

- A public utility easement will be retained for the entire width of Ruhlen Court to be vacated.

### **Planning Division Recommendation**

Planning recommends approval

### **Planning and Inspections Department - Land Development**

We have reviewed subject plats and recommend Approval.

### **Parks and Recreation Department**

No Comments Received

### **El Paso Water Utilities**

We have reviewed the above referenced street vacation request and provide the following comments:

1. There is an existing 6-inch diameter water main, appurtenant structures, and water meter connections along Ruhlin Court within Parcel 20, part 2 described in Exhibit "A". EPWU plans to abandon the water main in conjunction with the TXDOT Border Highway Project. This main provides water service to adjacent properties and will remain active until the services are no longer needed and adjacent properties are vacated.
2. There are no existing water mains, sanitary sewer mains or appurtenances within the Parcel 20, Part 1 and the Portion of unnamed 25' wide public road described by the Exhibit "A", to be vacated.

### **El Paso Department of Transportation**

No comments received.

### **El Paso County 911 District**

No comments received.

### **El Paso Fire Department**

No Comments Received

### **Central Appraisal District**

No comments received.

### **El Paso Electric Company**

No comments received.

### **Texas Gas Company**

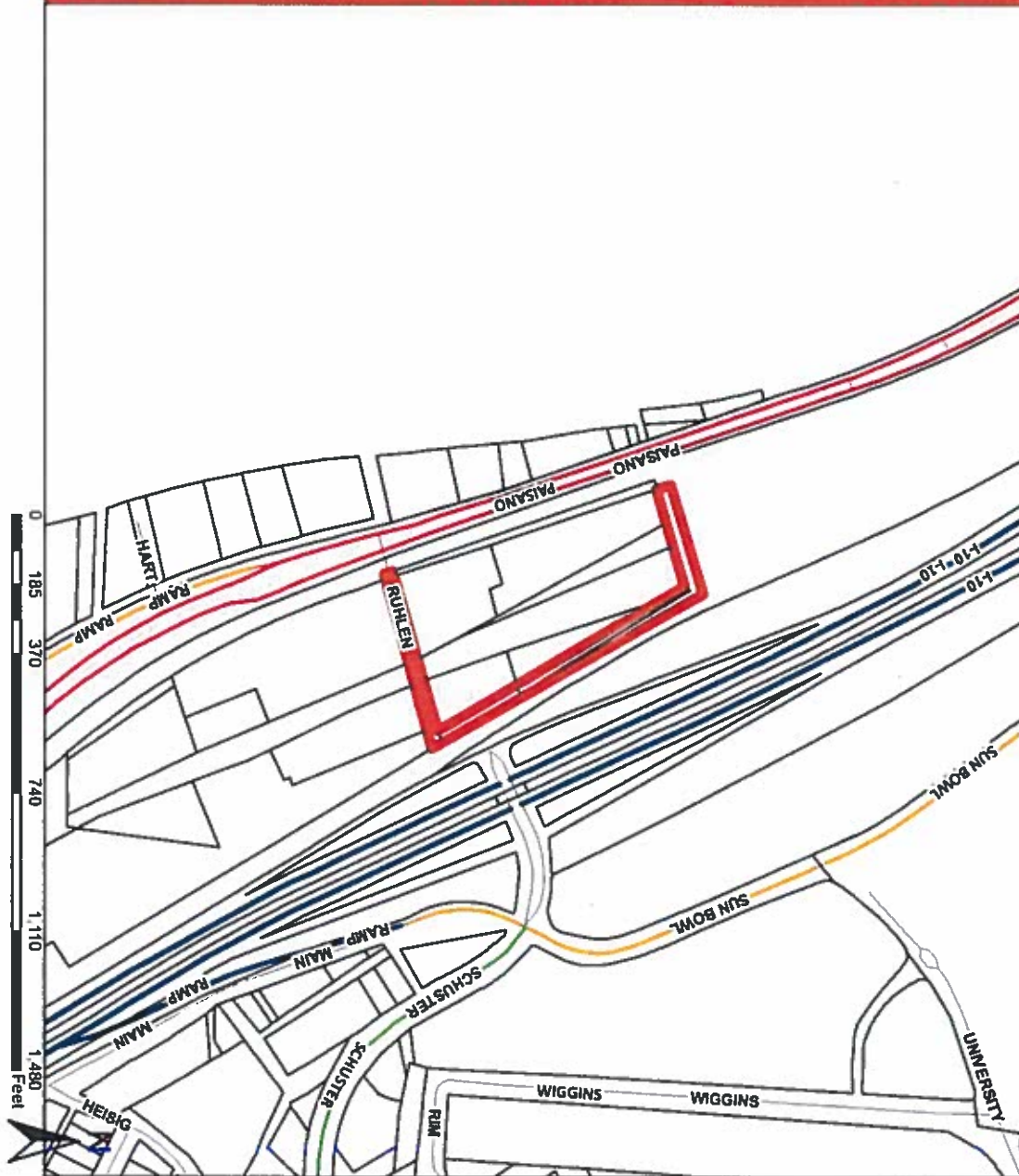
Texas Gas Service currently maintains both high pressure and intermediate pressure natural gas facilities along Ruhlen Court, therefore, TGS objects to the street vacation unless easement is provided for existing utilities or applicant agrees to be responsible for all costs associated with relocating gas facilities. Please note that our Engineers are currently coordinating with TXDOT regarding this property for Loop 375 Border Highway West. Questions regarding this street vacation may be addressed to Mr. Saul Magallanes, (915) 680.7356 or Mr. Francisco Campa, (915) 680.7275. (see attached)

**Attachments**

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

ATTACHMENT 1

# Ruhlen Court Street Vacation



ATTACHMENT 2

# Ruhlen Court Street Vacation





### ATTACHMENT 3



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

Date: 03/30/2015

File No. SURW15-00004

1. APPLICANTS NAME CITY OF EL PASO  
ADDRESS 300 N. Campbell ZIP CODE 79901 TELEPHONE 212-1844/212-1840
2. Request is hereby made to vacate the following: (check one)  
Street X Alley      Easement      Other       
Simeon Hart Survey, Abstract Number 43/  
Street Name(s) Ruhlin Ct/Unnamed 25' ROW Subdivision Name Old Fort Bliss Plat (Vol. 51, pg 234)  
Abutting Blocks      Abutting Lots
3. Reason for vacation request: Border Highway West project
4. Surface Improvements located in subject property to be vacated:  
None      Paving X Curb & Gutter      Power Lines/Poles      Fences/Walls      Structures      Other
5. Underground Improvements located in the existing rights-of-way:  
None X 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 X Other
7. Related Applications which are pending (give name or file number):  
Zoning      Board of Adjustment      Subdivision      Building Permits      Other
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).

TXDOT

UPRR

Signature

Legal Description

Telephone

See Attached

512-531-5904

402-544-0734

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.

Refer to Schedule C for current fee.

OWNER SIGNATURE:

REPRESENTATIVE: Queen Johnson 212-1844/212-1840  
212-1840 Queen Johnson

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 79901-1890 | (915) 541-4024

**Attachment #4**

**EXHIBIT "A"**

County: El Paso  
Parcel: 20 Part 1  
Highway: Loop 375 Border Highway West  
Project Limits: From Racetrack Drive  
To U.S.-54  
RCSJ: 2552-04-041

Page 1 of 11  
July 17, 2014



**PROPERTY DESCRIPTIONS FOR PARCEL 20**

**PART 1**

BEING a 0.1078 acre (4,697 square feet) tract of land situated in the Simeon Hart Survey, Abstract Number 43, City of El Paso, El Paso County, Texas, said tract being part of that unnamed area shown as Public Road 25 foot wide according to Old Fort Bliss Addition, a subdivision of record in Volume 54, Page 234 of the Deed Records of El Paso County, Texas, said 0.1078 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with cap stamped "HALFF" (hereinafter referred to as "with cap") set at the intersection of the east railroad right-of-way line of BNSF Railway Company (formerly the Atchison, Topeka, and Santa Fe Railroad Company) with the westerly railroad right-of-way line of El Paso and Southwestern Railroad (formerly known as the El Paso Terminal Railroad Company), as shown on the valuation map entitled "Right of Way and Track Map, Main Line, Southern Pacific Company, Operated by Southern Pacific Company, Rio Grande Division, El Paso County, Texas, From Station 11358+18.4 to Station 11406+61.6," sheet number V-2/4, the El Paso and Southwestern Railroad Company of Texas subsequently known as the Southern Pacific Company per the Confirmatory Deed, Assignment and Transfer dated October 31, 1961, and recorded in Volume 1634, Page 506 of the Official Public Records of Real Property, El Paso County, Texas (O.P.R.R.P.E.P.C.T.), said Southern Pacific Company subsequently known as Southern Pacific Transportation Company per the Certificate of Agreement of Merger dated December 2, 1969, and recorded in Volume 281, Page 1175 O.P.R.R.P.E.P.C.T., said Southern Pacific Transportation Company now known as Union Pacific Railroad Company per the Corrected Certificate of Merger dated February 24, 1998, and recorded on March 2, 1998, with the State of Delaware, Office of the Secretary of State, Authentication Number 8947666, said railroad right-of-way (hereinafter referred to as "UPRR right-of-way"), same being the proposed westerly right-of-way line of Loop 375 Border Highway West, for the northwest corner of that tract of land described as 0.338 acre in Exchange Deed to The Rescue Mission of El Paso, as recorded in Volume 1697, Page 0471 of the Official Public Records of Real Property, El Paso County, Texas (O.P.R.R.P.E.P.C.T.);



County: El Paso  
Parcel: 20 Part 1  
Highway: Loop 375 Border Highway West  
Project Limits: From Racetrack Drive  
To U.S.-54  
RCSJ: 2552-04-041

Page 2 of 11  
July 17, 2014



THENCE North 75 degrees 13 minutes 23 seconds East, departing said east railroad right-of-way line of BNSF Railway Company, with said westerly railroad right-of-way line of UPRR right-of-way, and said proposed westerly right-of-way line of Loop 375 Border Highway West, same being the northerly line of said 0.338 acre tract, passing at a distance of 4.22 feet a 5/8-inch iron rod with aluminum cap marked "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set (hereinafter referred to as "A.D."), departing said proposed westerly right-of-way line of Loop 375 Border Highway West, continuing with said westerly railroad right-of-way line of UPRR right-of-way and said northerly line of the 0.338 acre tract, with the north line of that called 2.906 acre tract described to The Rescue Mission of El Paso, as recorded in Volume 1616, Page 1666 of the Deed Records of El Paso County, Texas, in all, a distance of 43.07 feet to a 1/2-inch iron rod with cap set at 110.71 feet right of Loop 375 Border Highway West Proposed Baseline Station 362+76.76 for southwest corner of said unnamed road and the POINT OF BEGINNING of the herein described parcel, having coordinates of X = 377,892.47, Y = 10,662,259.51;

- 1) THENCE North 18 degrees 50 minutes 37 seconds West, departing said north line of the 2.906 acre tract, with the west line of said unnamed road a distance of 25.06 feet to a 1/2-inch iron rod with cap set in said south railroad right-of-way line of UPRR right-of-way for the northwest corner of said unnamed public road;
- 2) THENCE North 75 degrees 13 minutes 23 seconds East, continuing with said south railroad right-of-way line of UPRR right-of-way, with said northeasterly line of the unnamed public road, a distance of 185.32 feet to a 1/2-inch iron rod with cap set at 73.00 feet left of Loop 375 Border Highway West Proposed Baseline Station 363+00.43 in the proposed easterly right-of-way line of Loop 375 Border Highway West, for the beginning of the Proposed Access Denial Line (hereinafter referred to as "A.D.L.") and a point of curvature of a non-tangent circular curve to the left having a radius of 4,092.00 feet, whose chord bears South 30 degrees 15 minutes 09 seconds East, a distance of 25.94 feet;
- 3) THENCE southeasterly, departing said south railroad right-of-way line of UPRR right-of-way and said northeasterly line of the unnamed public road, over and across said unnamed public road, with said A.D.L. and said proposed easterly right-of-way line of Loop 375 Border Highway West, with said curve, through a central angle of 00 degrees 21 minutes 48 seconds, and an arc distance of 25.94 feet to a 1/2-inch iron rod with cap set at 73.00 feet left of Loop 375 Border Highway West Proposed Baseline Station 363+26.84 in the southeast line of said unnamed public road, same being the northerly line of that tract described to Union Pacific Railroad Company, according to the Corrected Certificate of Merger dated February 24, 1998, and recorded on March 2, 1998, with the State of Delaware, Office of the Secretary of State, Authentication Number 8947666, for the end of said A.D.L.;

County: El Paso  
Parcel: 20 Part 1  
Highway: Loop 375 Border Highway West  
Project Limits: From Racetrack Drive  
To U.S.-54  
RCSJ: 2552-04-041

Page 3 of 11  
July 17, 2014



- 4) THENCE South 75 degrees 13 minutes 23 seconds West, departing said proposed easterly right-of-way line of Loop 375 Border Highway West, with said southeast line of unnamed public road, passing at a distance of 76.01 feet the common northerly corner of said Union Pacific Railroad Company tract with that called 0.469 of an acre tract described to Rio Grande, El Paso and Santa Fe Railroad Company (now known as BNSF Railway Company) in said Exchange Deed as recorded in Volume 1697, Page 0471 (O.P.R.R.P.E.P.C.T.), continuing with said southeast line of unnamed public road, same being the northerly line of said BNSF Railway Company tract, passing at an additional distance of 65.25 feet a 1/2-inch iron rod with cap set for the common northerly corner of said BNSF Railway Company tract with said 2.906 acre tract, continuing with said southeast line of unnamed public road, same being said north line of the 2.906 acre tract, in all, a distance of 190.47 feet to the POINT OF BEGINNING and containing 0.1078 acre (4,697 square feet) of land, more or less.

PART 1 NET AREA  
(SEE SUMMARY ON PAGE 8 OF 11)

EXHIBIT "A"

County: El Paso  
Parcel: 20 Part 2  
Highway: Loop 375 Border Highway West  
Project Limits: From Racetrack Drive  
To U.S.-54  
RCSJ: 2552-04-041

Page 4 of 11  
July 17, 2014



PROPERTY DESCRIPTIONS FOR PARCEL 20

PART 2

BEING a 0.5070 acre (22,084 square feet) tract of land situated in the Simeon Hart Survey, Abstract Number 43, City of El Paso, El Paso County, Texas, said tract being part of that unnamed area shown as Public Road 25 foot wide according to Old Fort Bliss Addition, a subdivision of record in Volume 54, Page 234 of the Deed Records of El Paso County, Texas, said 0.5070 acre tract also being a part of Ruhlen Court, a 25-foot wide right-of-way according to GLOBE ADDITION (formerly Lot 19 of OLD FORT BLISS) an addition to the City of El Paso, Texas, as recorded in Book 11, Page 47 of the Plat Records of El Paso County, Texas, said 0.5070 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with cap stamped "HALFF" (hereinafter referred to as "with cap") at the intersection of the east railroad right-of-way line of BNSF Railway Company (formerly the Atchison, Topeka, and Santa Fe Railroad Company) with the westerly railroad right-of-way line of El Paso and Southwestern Railroad (formerly known as the El Paso Terminal Railroad Company), as shown on the valuation map entitled "Right of Way and Track Map, Main Line, Southern Pacific Company, Operated by Southern Pacific Company, Rio Grande Division, El Paso County, Texas, From Station 11358+18.4 to Station 11406+61.6," sheet number V-2/4, the El Paso and Southwestern Railroad Company of Texas subsequently known as the Southern Pacific Company per the Confirmatory Deed, Assignment and Transfer dated October 31, 1961, and recorded in Volume 1634, Page 506 of the Official Public Records of Real Property, El Paso County, Texas (O.P.R.R.P.E.P.C.T.), said Southern Pacific Company subsequently known as Southern Pacific Transportation Company per the Certificate of Agreement of Merger dated December 2, 1969, and recorded in Volume 281, Page 1175 O.P.R.R.P.E.P.C.T., said Southern Pacific Transportation Company now known as Union Pacific Railroad Company per the Corrected Certificate of Merger dated February 24, 1998, and recorded on March 2, 1998, with the State of Delaware, Office of the Secretary of State, Authentication Number 8947666, said railroad right-of-way (hereinafter referred to as "UPRR right-of-way"), same being the proposed westerly right-of-way line of Loop 375 Border Highway West, for the northwest corner of that tract of land described as 0.338 acre in Exchange Deed to The Rescue Mission of El Paso, as recorded in Volume 1697, Page 0471 of the Official Public Records of Real Property, El Paso County, Texas (O.P.R.R.P.E.P.C.T.);

THENCE South 18 degrees 46 minutes 57 seconds East, with said easterly railroad right-of-way line of BNSF Railway Company and said proposed westerly right-of-way line of Loop 375 Border Highway West, same being the westerly line of said 0.338 acre tract, a distance of 746.84 feet to a 1/2-inch iron rod with cap set at 309.62 feet right of Loop 375 Border Highway West Proposed Baseline Station 369+91.97, in the northerly right-of-way line of Ruhlen Court, a 25-foot wide right-of-way according to said Globe Addition, for the southwest corner of said 0.338 acre tract and the POINT OF BEGINNING of the herein described parcel, having coordinates of X = 378,091.29, Y = 10,661,541.45;

County: El Paso  
Parcel: 20 Part 2  
Highway: Loop 375 Border Highway West  
Project Limits: From Racetrack Drive  
To U.S.-54  
RCSJ: 2552-04-041

Page 5 of 11  
July 17, 2014



- 1) THENCE North 75 degrees 54 minutes 00 seconds East, departing said easterly railroad right-of-way line of BNSF Railway Company and said proposed westerly right-of-way line of Loop 375 Border Highway West, with said northerly right-of-way line of Ruhlen Court, same being the southerly line of said 0.338 acre tract, passing at a distance of 20.12 feet the southeast corner of said 0.338 acre tract, same being the southwest corner of that tract of land described as 2.906 acres in Warranty Deed to The Rescue Mission of El Paso, as recorded in Volume 1616, Page 1666, O.P.R.R.P.E.P.C.T., continuing with said northerly right-of-way line of Ruhlen Court, same being the southerly line of said 2.906 acres tract, passing at a distance of 220.45 feet a 60D nail found for the southeast corner of said 2.906 acre tract, same being the southwest corner of that tract described to Union Pacific Railroad Company (formerly the El Paso and Southwestern Railroad Company of Texas), according to the Corrected Certificate of Merger dated February 24, 1998, and recorded on March 2, 1998, with the State of Delaware, Office of the Secretary of State, Authentication Number 8947666, continuing with said northerly right-of-way line of Ruhlen Court, same being the southerly line of said Union Pacific Railroad Company tract, passing at an additional distance of 78.92 feet a 1/2-inch iron rod with cap set for the southeast corner of said Union Pacific Railroad Company tract, same being the southwest corner of that called 0.399 acre tract described to Rescue Mission of El Paso, Inc. as described in Document Number 20040097863 O.P.R.R.P.E.P.C.T., continuing with said northerly right-of-way line of Ruhlen Court, same being the southerly line of said 0.399 acre tract, in all, a total distance of 390.99 feet to a 9-inch nail found at the intersection of said northerly right-of-way line of Ruhlen Court with the westerly line of said unnamed public road;
- 2) THENCE North 30 degrees 59 minutes 04 seconds West, with said westerly line of the unnamed public road, same being the easterly line of said 0.399 acre tract, with the easterly line of said Union Pacific Railroad Company tract, a distance of 440.65 feet to a 1/2-inch iron rod with cap set for a point of curvature of a tangent circular curve to the right having a radius of 2,940.73 feet, whose chord bears North 28 degrees 53 minutes 15 seconds West, a distance of 215.20 feet;
- 3) THENCE northwesterly, continuing with said easterly line of said Union Pacific Railroad Company tract and said westerly line of the unnamed public road, with said curve, through a central angle of 04 degrees 11 minutes 38 seconds, and an arc distance of 215.25 feet to a 1/2-inch iron rod with cap set at the intersection of said easterly line of said Union Pacific Railroad Company tract and said westerly line of the unnamed public road with the proposed easterly right-of-way line of Loop 375 Border Highway West, for the beginning of the Proposed Access Denial Line (hereinafter referred to as "A.D.L.");

County: El Paso  
Parcel: 20 Part 2  
Highway: Loop 375 Border Highway West  
Project Limits: From Racetrack Drive  
To U.S.-54  
RCSJ: 2552-04-041

Page 6 of 11  
July 17, 2014



- 4) THENCE South 31 degrees 02 minutes 57 seconds East, departing said easterly line of the Union Pacific Railroad Company tract and said westerly line of the unnamed public road, over and across said unnamed public road, with said proposed easterly right-of-way line of Loop 375 Border Highway West and said A.D.L., a distance of 68.04 feet to a 5/8-inch iron rod with aluminum cap marked "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set (hereinafter referred to as "A.D.") at 73.00 feet left of Loop 375 Border Highway West Proposed Baseline Station 365+18.30 for a point of curvature of a tangent circular curve to the left having a radius of 2,809.00 feet, whose chord bears South 33 degrees 19 minutes 51 seconds East, a distance of 223.67 feet; \*\*
- 5) THENCE southeasterly, continuing with said proposed easterly right-of-way line of Loop 375 Border Highway West, continuing over and across said unnamed public road, with said A.D.L. and with said curve, through a central angle of 04 degrees 33 minutes 48 seconds, and an arc distance of 223.73 feet to A.D. set at 81.90 feet left of Loop 375 Border Highway West Proposed Baseline Station 367+41.79 for a point of reverse curvature of a tangent circular curve to the right, having a radius of 2,869.00 feet, whose chord bears South 33 degrees 54 minutes 53 seconds East, a distance of 170.01 feet; \*\*
- 6) THENCE southeasterly, continuing with said proposed easterly right-of-way line of Loop 375 Border Highway West, over and across said unnamed public road, with said A.D.L. and said curve, through a central angle of 03 degrees 23 minutes 44 seconds, and an arc distance of 170.03 feet to A.D. at 90.40 feet left Loop 375 Border Highway West Proposed Baseline Station 369+11.58 for a point of tangency at the intersection of said proposed easterly right-of-way line of Loop 375 Border Highway West with the northeasterly line of said unnamed public road, same being the westerly railroad right-of-way line of Union Pacific Railroad Company, a railroad right-of-way described in Corrected Certificate of Merger, dated 3/2/1998 (unrecorded), shown as Parcel Number 7 on Southern Pacific Transportation Company Valuation Map Number V-12A/5 and Parcel Number 1 on Southern Pacific Transportation Company Valuation Map Number V-12A/6 (formerly the Galveston, Harrisburg, and San Antonio Railway); \*\*
- 7) THENCE South 30 degrees 59 minutes 04 seconds East, with said northeasterly line of the unnamed public road and said westerly railroad right-of-way line of Union Pacific Railroad Company, with said proposed easterly right-of-way line of Loop 375 Border Highway West and said A.D.L. a distance of 228.88 feet to a 1/2-inch iron rod with cap stamped "TX2998" found at 90.15 feet left of Loop 375 Border Highway West Proposed Baseline Station 371+40.47, at the intersection of northeasterly line of the unnamed public road, said westerly railroad right-of-way line of Union Pacific Railroad Company and said proposed easterly right-of-way line of Loop 375 Border Highway West with the southerly right-of-way line of Ruhlen Court, for the end of said A.D.L., same being the northeast corner of that tract described as Parcel 1 to H.W. McKinney Wrecking, Inc. as recorded in Document Number 20080074471 O.P.R.R.P.E.P.C.T.;

County: El Paso  
Parcel: 20 Part 2  
Highway: Loop 375 Border Highway West  
Project Limits: From Racetrack Drive  
To U.S.-54  
RCSJ: 2552-04-041

Page 7 of 11  
July 17, 2014



- 8) THENCE South 75 degrees 54 minutes 00 seconds West, departing said northeasterly line of the unnamed public road, said westerly railroad right-of-way line of Union Pacific Railroad Company and said proposed easterly right-of-way line of Loop 375 Border Highway West, with said southerly right-of-way line of Ruhlen Court, same being the northerly line of said H.W. McKinney Wrecking, Inc. tract, passing at a distance of 44.82 feet a found X cut for the northwest corner of said H.W. McKinney Wrecking, Inc. tract, same being the northeast corner of that tract described as First Tract to Rescue Mission of El Paso, Inc. as recorded in said Document Number 20040097863 O.P.R.R.P.E.P.C.T., continuing with said southerly right-of-way line of Ruhlen Court, same being the northerly line of said First Tract, passing at an additional distance of 77.60 feet a found X cut at the intersection of said southerly right-of-way line of Ruhlen Court with the easterly line of said Union Pacific Railroad Company tract, for the northwest corner of said First Tract, continuing with said southerly right-of-way line of Ruhlen Court, an additional distance of 101.17 feet to a 1/2-inch iron rod with cap set at the intersection of said southerly right-of-way line of Ruhlen Court with the westerly line of said Union Pacific Railroad Company tract, for the northeast corner of that tract described as South Portion to Rescue Mission of El Paso, Inc. as recorded in Document Number 20020056609 O.P.R.R.P.E.P.C.T., continuing with said southerly right-of-way line of Ruhlen Court, same being the northerly line of said South Portion tract, in all, a total distance of 424.34 feet to a 1/2-inch iron rod with cap set at the intersection of said southerly right-of-way line of Ruhlen Court with said easterly railroad right-of-way line of BNSF Railway Company and said proposed westerly right-of-way line of Loop 375 Border Highway West, for the northwest corner of said South Portion tract;
- 9) THENCE North 17 degrees 07 minutes 53 seconds West, departing said southerly right-of-way line of Ruhlen Court, with said easterly railroad right-of-way of BNSF Railway Company and said proposed westerly right-of-way line of Loop 375 Border Highway West a distance of 25.54 feet to the POINT OF BEGINNING and containing 0.5070 acre (22,084 square feet) of land, more or less.

PART 2 NET AREA  
(SEE SUMMARY ON PAGE 8 OF 11)

County: El Paso  
Parcel: 20  
Highway: Loop 375 Border Highway West  
Project Limits: From Racetrack Drive  
To U.S.-54  
RCSJ: 2552-04-041

Page 8 of 11  
July 17, 2014



AREA SUMMARY TABLE

Surveyed Area = 0.6148 acre (26,781 square feet)  
Part 1 = 0.1078 acre (4,697 square feet)  
Part 2 = 0.5070 acre (22,084 square feet)  
Total = 0.6148 acre (26,781 square feet)

This property description is accompanied by a parcel plat of even date.

\*\* The monument described and set in this call may be replaced with a TxDOT Type II Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Access is prohibited across the "Denial of Access Line" to the highway facility from the remainder of the property.

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD 83/93/NAVD 88). Elevations were derived from GPS observations using geoid model 2012a (CONUS). All coordinates shown hereon are surface. The surface adjustment factor is 1.000231. Units: U.S. Survey Feet.

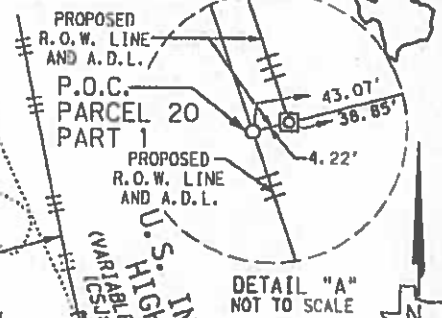
I, Dan H. Clark, Registered Professional Land Surveyor, hereby certify that this legal description and the accompanying parcel plat of even date represent an actual survey made on the ground under my supervision.

   
DAN H. CLARK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NUMBER 6011  
TBPLS FIRM NO. 10029600



0      50      100      150      200

SCALE: 1"=100'



DETAIL "A"  
NOT TO SCALE

SIMEON HART SURV  
ABSTRACT NO. 43

HIGHWAY 85  
 S. KNOX HWY. KNOX, TN 37603  
 30 KNOX HWY. KNOX, TN 37603  
 U.S. HIGHWAY R.O.W.  
 VARIABLE WIDTH  
 CSJ: 1-4-33

Volume (VOL.), and Page (PG.) labels for deeds and easements refer to the Deed Records of El Paso County, Texas. Volume (VOL.) and Page (PG.) labels for plats refer to the Plat Records of El Paso County, Texas. Document Number (DOC. NO.) labels refer to the Official Public Records of Real Property of El Paso County, Texas.

Access is prohibited across the Denial of Access Line to the highway facility from the remainder of the abutting property.

\* The monument described and set may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD 83/93/NAVD 86). Elevations were derived from GPS observations using geoid model 2012A (CONUS). All coordinates shown herein are surface. The surface adjustment factor is 1.000231. Units: U.S. Survey Feet.








This survey was prepared without the benefit of a title commitment. Easements may exist where none are shown.

This parcel plat is accompanied by a property description of even date.

I, Dan H. Clark, Registered Professional Land Surveyor, hereby certify that this parcel plat and the accompanying legal description of even date represent an actual survey made on the ground under my supervision.

DAN H. CLARK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NUMBER 6011  
TBPLS FIRM NO. 10029600

### LEGEND

A.D.L. (ACCESS DENIAL LINE)     
 EXISTING EASEMENT LINE   
 PROPERTY LINE   
 SURVEY LINE   
 BASE LINE 

○ 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAM  
 □ 5/8-INCH IRON ROD WITH ALUMINUM CAP MARKED  
 "TX DEPT OF TRANSPORTATION PROPERTY  
 CORNER" SET\*\*  
 ● IRON TYPE IN CONCRETE MONUMENT FOUND (UNLESS NOTED)  
 ● IRON ROD FOUND (SIZE NOTED)  
 ● IRON PIPE FOUND (SIZE NOTED)  
 ● FOUND "X" CUT (UNLESS NOTED)  
 ▲ SET "X" CUT (UNLESS NOTED)  
 P.O.C. POINT OF COMMENCING  
 P.O.B. POINT OF BEGINNING  
 R.D.W. RIGHT OF WAY  
 C.M. CONTROLLING MONUMENT

A PLAT OF A SURVEY OF PARCEL  
20 PT. 1

PARCEL  
NUMBER

20 PT. 1

ACRES	SQUARE FEET
-------	-------------

ACQUISITION	0.1078	4.697
-------------	--------	-------

SEE PAGE 11 OF 11 FOR  
AREA SUMMARY TABLE



 **Texas  
Department  
of Transportation**

© 2014

FILE

HIGHWAY PROJECT  
LOOP 375 BORDER  
HIGHWAY WEST

STATE DIST.  
24

SCALE  
1" = 10'

FEDERAL AID PROJECT NO.

R. O. W. - C. S. J. NO.  
2552-04-041

COUNTY  
EL PASO



# EXHIBIT "A"

Page 10 of 11  
Jul 17, 2014

0 50 100 150 200  
SCALE: 1"=100'

SIMEON HART SURVEY  
ABSTRACT NO. 43



UNNAMED 25' WIDE PUBLIC ROAD  
(PER OLD FORT BLISS PLAT  
P.O.C. VOL. 54, PG. 234)  
PARCEL  
20 PT. 2

BEGIN PROPOSED A.D.L.  
STA. 364+50.25  
73.00' LT.

$\Delta=04^{\circ}11'38''(\text{RT})$   
 $R=2,940.73'$   
 $T=107.67'$   
 $L=215.25'$   
 $CL=215.20'$   
 $CB=N28^{\circ}53'15''W$

$\Delta=04^{\circ}33'48''(\text{LT})$   
 $R=2,809.00'$   
 $T=111.92'$   
 $L=223.73'$   
 $CL=223.67'$   
 $CB=S33^{\circ}19'51''E$

STA. 367+41.79  
81.90' LT.

EXISTING R.O.W.  
LINE AND A.D.L.

$\Delta=03^{\circ}23'44''(\text{RT})$   
 $R=2,869.00'$   
 $T=85.04'$   
 $L=170.03'$   
 $CL=170.01'$   
 $CB=S33^{\circ}54'53''E$

U.S. INTERSTATE  
(VARIABLE WIDTH R.O.W.)  
CSU: 2121-2-27

U.S. HIGHWAY 10  
(VARIABLE WIDTH R.O.W.)  
CSU: 2121-2-27

END PROPOSED  
A.D.L.  
STA. 371+05.96  
64.38' LT.  
END 600 NAIL  
BEARS  
522°49'00"E  
0.50'

STA. 371+40.47  
90.15' LT.  
1/2" EIR W  
TX2908" CAP

## LEGEND

- A.D.L. (ACCESS DENIAL LINE)
- EXISTING EASEMENT LINE
- PROPERTY LINE
- SURVEY LINE
- BASE LINE
- 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" SET
- 5/8-INCH IRON ROD WITH ALUMINUM CAP MARKED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET
- IRON TYPE III CONCRETE MONUMENT FOUND (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- IRON PIPE FOUND (SIZE NOTED)
- FOUND "X" CUT (UNLESS NOTED)
- SET "X" CUT (UNLESS NOTED)
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- C.M. CONTROLLING MONUMENT

RESCUE MISSION OF  
EL PASO, INC.  
SECOND TRACT  
DOC. NO. 20040097863

PART OF LOT 20  
OLD FORT BLISS ADDITION  
(CALLED VOL. 54, PG. 31)  
VOL. 54, PG. 234

P.O.B.  
PARCEL  
20 PT. 2  
STA. 369+91.97  
309.62' RT  
X-378, 091.28  
X-10,661, 541.45

RUHLEN COURT  
N75°54'00"E  
S75°54'00"W

PART OF LOT 4  
GLOBE ADDITION  
VOL. 11 PG. 47  
RESCUE MISSION OF EL PASO, INC.  
SOUTH PORTION  
DOC. NO. 20020056609  
FURTHER DESCRIBED IN  
VOL. 1622, PG. 1264

A PLAT OF A SURVEY OF PARCEL  
20 PART 2

PARCEL NUMBER	20 PT. 2
ACRES	0.5070
SQUARE FEET	22,084



© 2014

FILE	HIGHWAY PROJECT LOOP 375 BORDER HIGHWAY WEST	STATE DIST. 24
SCALE 1"=100'	FEDERAL AID PROJECT NO. R.O.W.-C.S.J. NO. 2552-04-041	COUNTY EL PASO

SEE PAGE 11 OF 11 FOR  
AREA SUMMARY TABLE

1141512 AM 15:24000424181111CADD\EXHIBIT\TXVEXH-PAR-20-PT2-PG1-241811.DGN

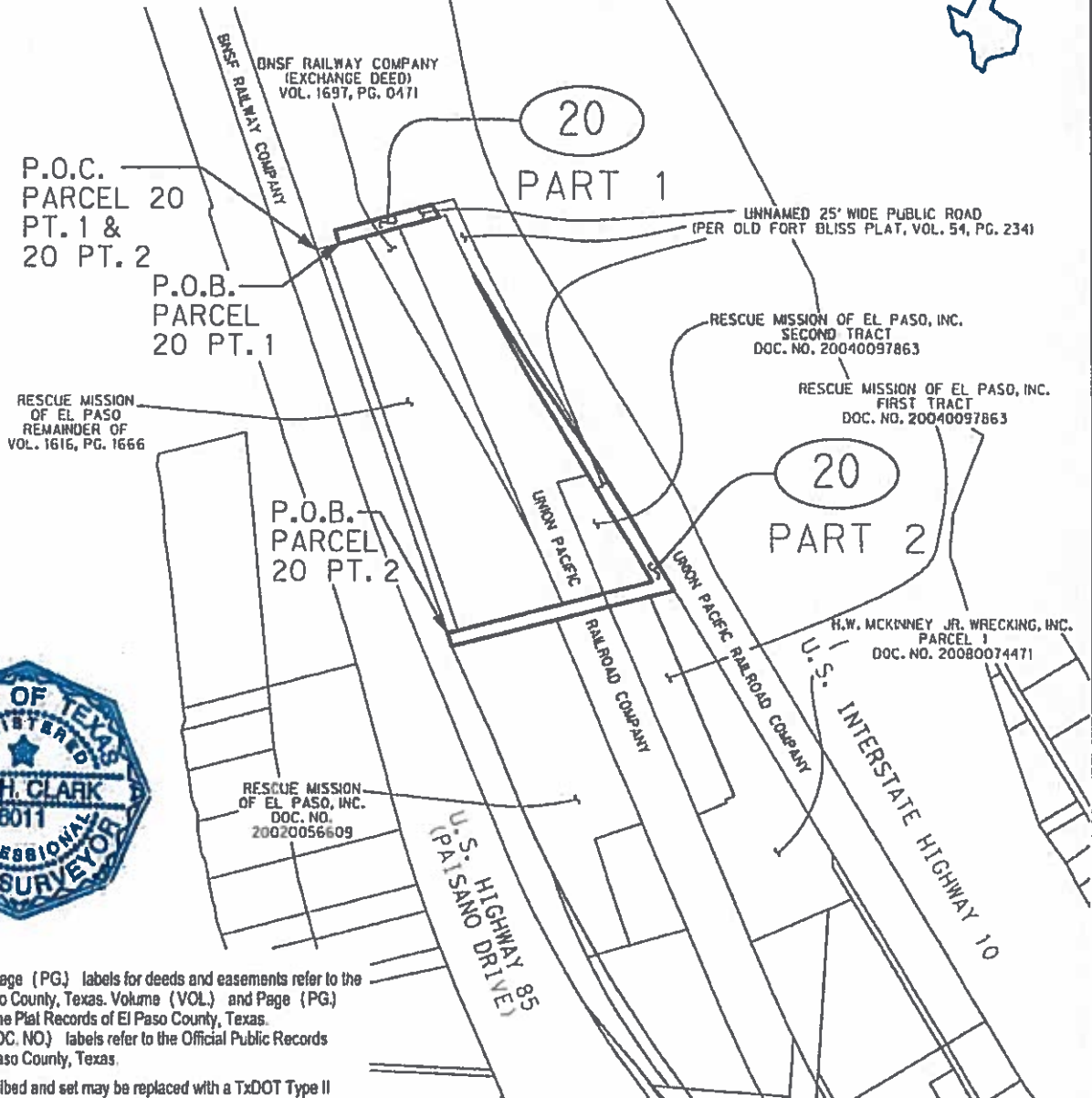
7/17/2014

# AREA SUMMARY TABLE

PARCEL NUMBER	20 PARTS 1 & 2	
	ACRES	SQUARE FEET
SURVEYED AREA	0.6148	26,781
PART 1	0.1078	4,697
PART 2	0.5070	22,084
TOTAL	0.6148	26,781
REMAINDER	-	-

## PARENT TRACT

SCALE 1"=300'



Volume (VOL.) and Page (PG.) labels for deeds and easements refer to the Deed Records of El Paso County, Texas. Volume (VOL.) and Page (PG.) labels for plats refer to the Plat Records of El Paso County, Texas. Document Number (DOC. NO.) labels refer to the Official Public Records of Real Property of El Paso County, Texas.

\*\* The monument described and set may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Access is prohibited across the "Denial of Access Line" to the highway facility from the remainder of the property.

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD 83/93/NAVD 88). Elevations were derived from GPS observations using geoid model 2012A (CONUS). All coordinates shown hereon are surface. The surface adjustment factor is 1.000231. Units: U.S. Survey Feet.

This survey was prepared without the benefit of a title commitment. Easements may exist where none are shown.

This parcel plat is accompanied by a property description of even date.

I, Dan H. Clark, Registered Professional Land Surveyor, hereby certify that this parcel plat and the accompanying legal description of even date represent an actual survey made on the ground under my supervision.

*[Signature]* 7/17/2014

DAN H. CLARK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NUMBER 6011  
TBPLS FIRM NO. 10029600

County: El Paso  
Parcel: 21RR  
Highway: Loop 375 Border Highway West  
Project Limits: From Racetrack Drive  
To U.S.-54  
RCSJ: 2552-04-041

Page 1 of 5  
November 4, 2014



#### PROPERTY DESCRIPTION FOR PARCEL 21RR

BEING a 0.2217 acre (9,656 square feet) tract of land situated in the Simeon Hart Survey, Abstract Number 43, City of El Paso, El Paso County, Texas, said tract being part of that unnamed area shown as Public Road 25 foot wide according to Old Fort Bliss Plat, a subdivision of record in Volume 54, Page 234 of the Deed Records of El Paso County, Texas, said 0.2217 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 60D nail found at the intersection of the northerly right-of-way line of Ruhlen Court, a 25-foot wide right-of-way according to GLOBE ADDITION (Formerly Lot 19 of OLD FORT BLISS) an addition to the City of El Paso, Texas, as recorded in Book 11, Page 47 of the Plat Records of El Paso County, Texas, with the westerly railroad right-of-way line of El Paso and Southwestern Railroad (formerly known as the El Paso Terminal Railroad Company), as shown on the valuation map entitled "Right of Way and Track Map, Main Line, Southern Pacific Company, Operated by Southern Pacific Company, Rio Grande Division, El Paso County, Texas, From Station 11358+18.4 to Station 11406+61.6," sheet number V-2/4, the El Paso and Southwestern Railroad Company of Texas subsequently known as the Southern Pacific Company per the Confirmatory Deed, Assignment and Transfer dated October 31, 1961, and recorded in Volume 1634, Page 506 of the Official Public Records of Real Property, El Paso County, Texas (O.P.R.R.P.E.P.C.T.), said Southern Pacific Company subsequently known as Southern Pacific Transportation Company per the Certificate of Agreement of Merger dated December 2, 1969, and recorded in Volume 281, Page 1175 O.P.R.R.P.E.P.C.T., said Southern Pacific Transportation Company now known as Union Pacific Railroad Company per the Corrected Certificate of Merger dated February 24, 1998, and recorded on March 2, 1998, with the State of Delaware, Office of the Secretary of State, Authentication Number 8947666, said railroad right-of-way (hereinafter referred to as "UPRR right-of-way"), for the southeast corner of that tract of land described as 2.906 acres in Warranty Deed to The Rescue Mission of El Paso, as recorded in Volume 1616, Page 1666 O.P.R.R.P.E.P.C.T.;

THENCE North 75 degrees 54 minutes 00 seconds East, with said northerly right-of-way line of Ruhlen Court, a distance of 78.92 feet to a set 1/2-inch iron rod with cap stamped "HALFF" (hereinafter referred to as "with cap") in the easterly railroad right-of-way line of UPRR right-of-way, for the southwest corner of that called 0.399 acre tract of land described as Second Tract in Warranty Deed with Vendor's Lien to Rescue Mission of El Paso, Inc. as recorded in Document Number 20040097863 O.P.R.R.P.E.P.C.T., a 60D nail found bears South 22 degrees East, a distance of 0.50 feet;

THENCE North 75 degrees 54 minutes 00 seconds East, continuing with said northerly right-of-way line of Ruhlen Court, same being the southerly line of said 0.399 acre tract, a distance of 91.62 feet to a 1/2-inch found iron rod with "TX2998" cap at the intersection of said northerly right-of-way line of Ruhlen Court with the westerly line of said unnamed public road, for the southeast corner of said 0.399 acre tract;

County: El Paso  
Parcel: 21RR  
Highway: Loop 375 Border Highway West  
Project Limits: From Racetrack Drive  
To U.S.-54  
RCSJ: 2552-04-041

Page 2 of 5  
November 4, 2014



THENCE North 75 degrees 54 minutes 00 seconds East, departing said northerly right-of-way line of Ruhlen Court, over and across said unnamed public road, a distance of 26.96 feet to a 1/2-inch iron rod

with cap set in the northeasterly line of said unnamed public road, same being the westerly railroad right-of-way line of Union Pacific Railroad Company, a railroad right-of-way described in Corrected Certificate of Merger, dated 3/2/1998 (unrecorded), shown as Parcel Number 7 on Southern Pacific Transportation Company Valuation Map Number V-12A/5 and Parcel Number 1 on Southern Pacific Transportation Company Valuation Map Number V-12A/6 (formerly the Galveston, Harrisburg, and San Antonio Railway), and the proposed easterly right-of-way line of Loop 375 Border Highway West;

THENCE North 30 degrees 59 minutes 04 seconds West, with said northeasterly line of the unnamed public road and the westerly railroad right-of-way line of Union Pacific Railroad Company, with said proposed easterly right-of-way line of Loop 375 Border Highway West a distance of 202.23 feet to a 5/8-inch iron rod with aluminum cap marked "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set (hereinafter referred to as "A.D.") at 90.40 feet left Loop 375 Border Highway West Proposed Baseline Station 369+11.58 for the POINT OF BEGINNING of the herein described tract, having coordinates of X = 378,392.54, Y = 10,661,816.65, same being the beginning of the Proposed Access Denial Line (hereinafter referred to as "A.D.L.") a point of curvature of a non-tangent circular curve to the left having a radius of 2,869.00 feet, whose chord bears North 33 degrees 54 minutes 53 seconds West, a distance of 170.01 feet;\*\*

- 1) THENCE northwesterly, departing said northeasterly line of the unnamed public road and the westerly railroad right-of-way line of Union Pacific Railroad Company, continuing with said proposed easterly right-of-way line of Loop 375 Border Highway West, over and across said unnamed public road, with said A.D.L. and said curve, through a central angle of 03 degrees 23 minutes 44 seconds, and an arc distance of 170.03 feet to A.D. at 81.90 feet left of Loop 375 Border Highway West Proposed Baseline Station 367+41.79 for point of reverse curvature of a tangent circular curve to the right having a radius of 2,809.00 feet, whose chord bears North 33 degrees 19 minutes 51 seconds West, a distance of 223.67 feet; \*\*
- 2) THENCE northwesterly, continuing with said proposed easterly right-of-way line of Loop 375 Border Highway West, over and across said unnamed public road, with said A.D.L. and with said curve, through a central angle of 04 degrees 33 minutes 48 seconds, and an arc distance of 223.73 feet to A.D. set at 73.00 feet left of Loop 375 Border Highway West Proposed Baseline Station 365+18.30 for a point of tangency;\*\*
- 3) THENCE North 31 degrees 02 minutes 57 seconds West, continuing with said proposed easterly right-of-way line of Loop 375 Border Highway West, over and across said unnamed public road and with said A.D.L., a distance of 68.04 feet to a 1/2-inch iron rod set with cap at 73.00 feet left of Loop 375 Border Highway West Proposed Baseline Station 364+50.25, at the

County: El Paso  
Parcel: 21RR  
Highway: Loop 375 Border Highway West  
Project Limits: From Racetrack Drive  
To U.S.-54  
RCSJ: 2552-04-041

Page 3 of 5  
November 4, 2014



intersection of said easterly right-of-way line of Loop 375 Border Highway West with said westerly line of unnamed public road and said easterly railroad right-of-way line of UPRR right-of-way, for the end of said A.D.L. and a point of curvature of a non-tangent circular curve to the right having a radius of 2,940.73 feet, whose chord bears North 25 degrees 37 minutes 20 seconds West, a distance of 119.93 feet;\*\*

- 4) THENCE northwesterly, departing said proposed easterly right-of-way line of Loop 375 Border Highway West, with said westerly line of unnamed public road and said easterly railroad right-of-way line of UPRR right-of-way, with said curve, through a central angle of 02 degrees 20 minutes 12 seconds, and an arc distance of 119.94 feet to a 1/2-inch iron rod set with cap for an angle point in said westerly line of unnamed public road;
- 5) THENCE South 75 degrees 13 minutes 23 seconds West, continuing with said westerly line of unnamed public road, a distance of 11.57 feet to a 1/2-inch iron rod with cap set at 73.00 feet left of Loop 375 Border Highway West Proposed Baseline Station 363+26.84 in said proposed easterly right-of-way line of Loop 375 Border Highway West for the beginning of said A.D.L. same being a point of curvature of a non-tangent circular curve to the right having a radius of 4,092.00 feet, whose chord bears North 30 degrees 15 minutes 09 seconds West, a distance of 25.94 feet;
- 6) THENCE northwesterly, departing said westerly line of unnamed public road, over and across said unnamed public road, with said proposed easterly right-of-way line of Loop 375 Border Highway West and said A.D.L., with said curve, through a central angle of 00 degrees 21 minutes 48 seconds, and an arc distance of 25.94 feet to a 1/2-inch iron rod with cap set at 73.00 feet left of Loop 375 Border Highway West Proposed Baseline Station 363+00.43, at the intersection of said northeasterly line of unnamed public road and said westerly railroad right-of-way line of Union Pacific Railroad Company with said proposed easterly right-of-way line of Loop 375 Border Highway West, for the end of said A.D.L.;
- 7) THENCE North 75 degrees 13 minutes 23 seconds East, departing said proposed easterly right-of-way line of Loop 375 Border Highway West, with said northeasterly line of unnamed public road and said westerly railroad right-of-way line of Union Pacific Railroad Company, a distance of 40.48 feet to a 1/2-inch iron rod set with cap for a point of curvature of a non-tangent circular curve to the left having a radius of 2,914.93 feet, whose chord bears South 27 degrees 30 minutes 48 seconds East, a distance of 352.98 feet;

County: El Paso  
Parcel: 21RR  
Highway: Loop 375 Border Highway West  
Project Limits: From Racetrack Drive  
To U.S.-54  
RCSJ: 2552-04-041

Page 4 of 5  
November 4, 2014



- 8) THENCE southeasterly, continuing with said northeasterly line of unnamed public road and said westerly railroad right-of-way line of Union Pacific Railroad Company, with said curve, through a central angle of 06 degrees 56 minutes 33 seconds, and an arc distance of 353.20 feet to a 1/2-inch iron rod with cap set for a point of tangency;
- 9) THENCE South 30 degrees 59 minutes 04 seconds East, continuing with said northeasterly line of unnamed public road and said westerly railroad right-of-way line of Union Pacific Railroad Company, a distance of 246.25 feet to the POINT OF BEGINNING and containing 0.2217 acre (9,656 square feet) of land, more or less.

**\*\* The monument described and set in this call may be replaced with a TxDOT Type II Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.**

Access is prohibited across the "Denial of Access Line" to the highway facility from the remainder of the property.

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD 83/93/NAVD 88). Elevations were derived from GPS observations using geoid model 2012a (CONUS). All coordinates shown hereon are surface. The surface adjustment factor is 1.000231. Units: U.S. Survey Feet.

This property description is accompanied by a parcel plat of even date.

I, Dan H. Clark, Registered Professional Land Surveyor, hereby certify that this legal description and the accompanying parcel plat of even date represent an actual survey made on the ground under my supervision.

  
Dan H. Clark  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NUMBER 6011  
TBPLS FIRM NO. 10029600

11/4/2014





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CUV. NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD LENGTH	CHORD BEARING
C1	3°23'44"(LT)	2,889.00'	85.04'	170.33'	170.01'	N33°54'53"W
C2	4°33'48"(RT)	2,809.00'	111.82'	223.73'	223.67'	N33°19'51"W
C3	2°20'12"(RT)	2,940.73'	59.97'	119.94'	119.93'	N26°37'20"W
C4	0°21'48"(RT)	4,082.00'	12.97'	25.94'	25.94'	N30°15'09"W

This panel plot is accompanied by a properly description of even data.

DAN H. CLARK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NUMBER 6011  
TBPLS FIRM NO. 10029600

U.S. INTERSTATE  
HIGHWAY 10  
TRAFFIC WIDTH 21-22  
P.O.W.



SCALE: 1"=100'

A.D.L. (ACCESS DENIAL LINE) ———— III ———— III ———— III  
 EXISTING EASEMENT LINE ———— ———— ———— ———— ————  
 PROPERTY LINE ———— ———— ———— ———— ————  
 SURVEY LINE ———— ———— ———— ———— ————  
 BASE LINE ———— ———— ———— ———— ————  
 ○ 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP SET  
 5/8-INCH IRON ROD WITH ALUMINUM CAP MARKED  
 "TX DEPT OF TRANSPORTATION PROPERTY  
 CORNER" SET\*\*  
 □ TYPICAL 4" IN CONCRETE MONUMENT FOUND  
 (UNLESS NOTED)  
 ● IRON ROD FOUND (SIZE NOTED)  
 ○ IRON PIPE FOUND (SIZE NOTED)  
 △ FOUND "X" CUT (UNLESS NOTED)  
 SET "X" CUT (UNLESS NOTED)  
 P.O.C. POINT OF COMMENCING  
 P.O.B. POINT OF BEGINNING  
 R.O.W. RIGHT OF WAY  
 C.M. CONTROLLING MONUMENT

STEVEN HART SURVEY  
ABSTRACT NO. 43

RESCUE MISSION OF  
EL PASO, INC.  
SECOND TRACT,  
DOC. NO. 20040097863-

PART OF LOT 20  
OLD FORT BLISS ADDITION  
(CALLED VOL. 3, PG. 31)  
VOL. 54, PG. 234

FND 600  
NAIL

RUHLEN COUR  
(25' WIDE R.O.W.)

RESCUE MISSION OF EL PASO, INC.  
SOUTH PORTION  
DOC. NO. 20020056609

PARCEL NUMBER	21RR	
	ACRES	SQUARE FEET
ACQUISITION	0.2217	9,656
REMAINDER	-	-

A PLAT OF A SURVEY OF PARCEL  
21RR

FILE

HIGHWAY PROJECT  
LOOP 375 BORDER  
HIGHWAY WEST

FEDERAL AID PROJECT NO.

STATE DIST.

24

COUNTY  
EL PASO

**LOCALIZATION OF THE PROTEIN**

ACQUISITION	
-------------	--

REMAINDER

21RR

ACRES	SQUARE FEET
-------	-------------

0.2217	9,656
--------	-------


 **Texas  
Department  
of Transportation**

© 2014



# 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.



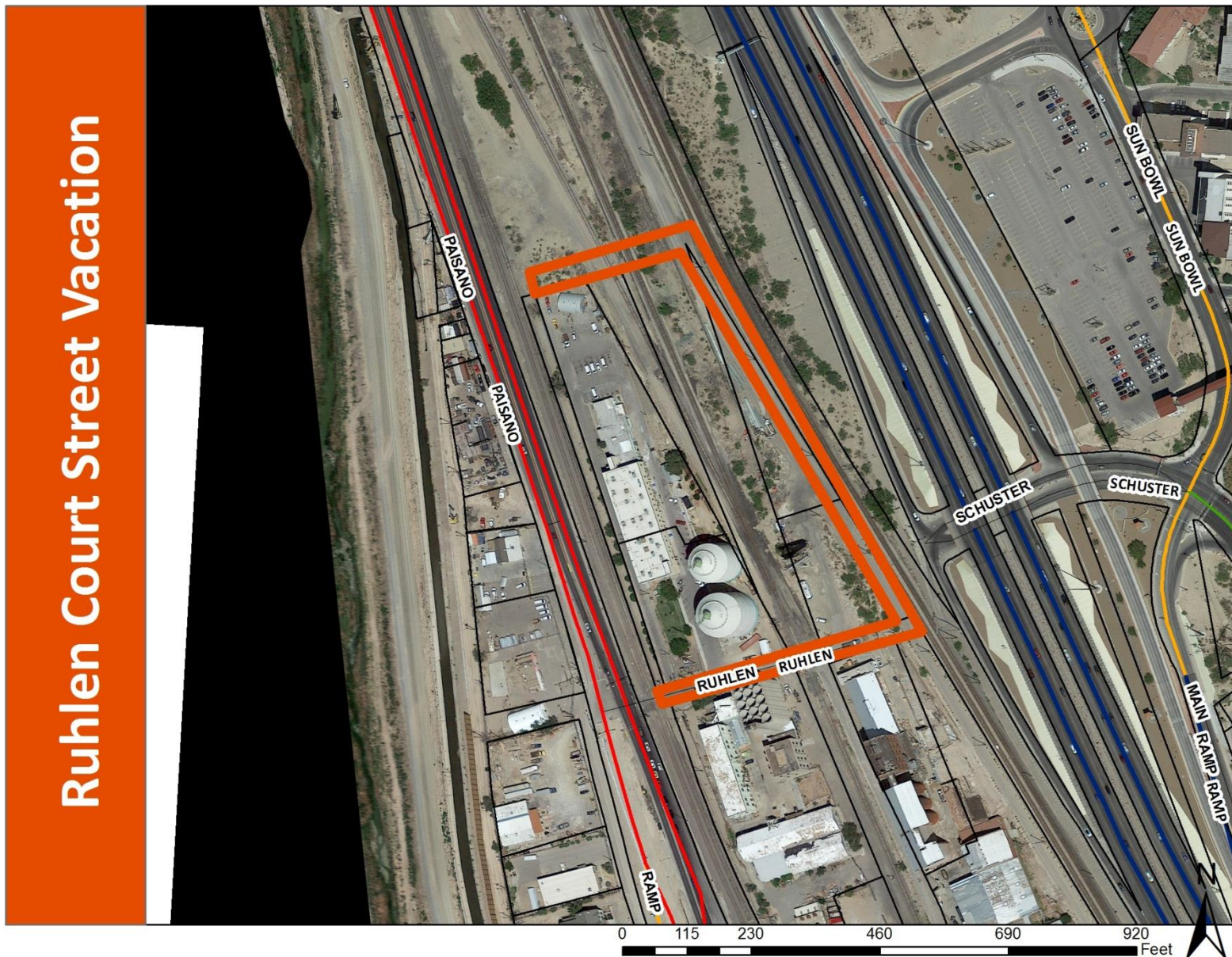


# Ruhlen Court Street Vacation





# Ruhlen Court Street Vacation







# AREA SUMMARY TABLE

PARCEL NUMBER	20 PARTS 1 & 2	
	ACRES	SQUARE FEET
SURVEYED AREA	0.6148	26,781
PART 1	0.1078	4,697
PART 2	0.5070	22,084
TOTAL	0.6148	26,781
REMAINDER	-	-

## PARENT TRACT

Page 11 of 11  
Jul 17, 2014

SCALE 1"=300'

0' 150' 300' 600'



P.O.C.  
PARCEL 20  
PT. 1 &  
20 PT. 2

P.O.B.  
PARCEL  
20 PT. 1

RESCUE MISSION  
OF EL PASO  
REMAINDER OF  
VOL. 1616, PG. 1666

P.O.B.  
PARCEL  
20 PT. 2

RESCUE MISSION  
OF EL PASO, INC.  
DOC. NO.  
20020056609

20  
PART 1

UNNAMED 25' WIDE PUBLIC ROAD  
(PER OLD FORT BLISS PLAT, VOL. 54, PG. 234)

RESCUE MISSION OF EL PASO, INC.  
SECOND TRACT  
DOC. NO. 20040097863

RESCUE MISSION OF EL PASO, INC.  
FIRST TRACT  
DOC. NO. 20040097863

20  
PART 2

H.W. MCKINNEY, JR. WRECKING, INC.  
PARCEL 1  
DOC. NO. 20080074471



Volume (VOL.) and Page (PG.) labels for deeds and easements refer to the Deed Records of El Paso County, Texas. Volume (VOL.) and Page (PG.) labels for plats refer to the Plat Records of El Paso County, Texas. Document Number (DOC. NO.) labels refer to the Official Public Records of Real Property of El Paso County, Texas.

"The monument described and set may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Access is prohibited across the "Denial of Access Line" to the highway facility from the remainder of the property.

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD 83/NAVD 88). Elevations were derived from GPS observations using geoid model 2012A (CONUS). All coordinates shown hereon are surface. The surface adjustment factor is 1.000231. Units: U.S. Survey Feet.

This survey was prepared without the benefit of a title commitment. Easements may exist where none are shown.

This parcel plat is accompanied by a property description of even date.

I, Dan H. Clark, Registered Professional Land Surveyor, hereby certify that this parcel plat and the accompanying legal description of even date represent an actual survey made on the ground under my supervision.

*DH Clark* 7/14/2014  
DAN H. CLARK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NUMBER 6011  
TBPLS FIRM NO. 10029600

7/17/2014 11:10:45 AM I:\300094\24181\CD00\Sketch\15VIEW-SKETCH-PAR-20-24181.dgn



- TX Gas has high and medium Pressure lines along Ruhlen Court.
- Staff recommends approval with the following condition:
  - A public utility easement will be retained for the entire width of Ruhlen Court to be vacated.



# Ruhlen Court Street Vacation

