



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

DEPARTMENT: Planning & Economic Development
AGENDA DATE: Introduction: 4/19/2011
Public Hearing: 5/10/2011
CONTACT PERSON: Todd Taylor, (915) 541-4114
DISTRICT(S) AFFECTED: 8

SUBJECT:

An ordinance changing the zoning of the following properties from M-3 (Unrestricted Manufacturing) to SCZ (SmartCode Zone). The penalty is as provided for in Chapter 21.60 of the El Paso City Code. Parcel 1: Parcels 2, 4 and 13, Tracts 2A2 and 2C1, John Barker Survey No. 10, City of El Paso, El Paso County, Texas; and Parcel 2: Parcel 3, Tract 2A1, John Barker Survey No. 10, City of El Paso, El Paso County, Texas; and Parcel 3: Parcel 14, Exhibit H, Tracts 2A1, John Barker Survey No. 10, City of El Paso, El Paso County, Texas; and Parcel 4: Parcel 12, Exhibit G, I.F. Harrison Survey No. 54, City of El Paso, El Paso County, Texas; and Parcel 5: Parcel 10, Exhibit E, I.F. Harrison Survey No. 54, City of El Paso, El Paso County, Texas; and Parcel 6: Parcel 11, Exhibit F, I.F. Harrison Survey No. 54, City of El Paso, El Paso County, Texas; and Parcel 7: Parcel 1, Exhibit C, I.F. Harrison Survey No. 54, City of El Paso, El Paso County, Texas; and Parcel 8: Parcel 9, Exhibit D, I.F. Harrison Survey No. 54, City of El Paso, El Paso County, Texas; and Parcel 9: Parcel 15, Exhibit I, I.F. Harrison Survey No. 54, City of El Paso, El Paso County, Texas; and Parcel 10: Parcel 2, Exhibit C, I.F. Harrison Survey No. 54, City of El Paso, El Paso County, Texas; and Parcel 11: Parcel 3, Exhibit C, I.F. Harrison Survey No. 54, City of El Paso, El Paso County, Texas; and Parcel 12: Parcel 4, Exhibit C, I.F. Harrison Survey No. 54, City of El Paso, El Paso County, Texas; and Parcel 13: Parcel 7, Tract 25, John Barker Survey No. 10, City of El Paso, El Paso County, Texas; and Parcel 14: Parcel 6, Tract 24, John Barker Survey No. 10, City of El Paso, El Paso County. Subject Property: South of Executive Center Boulevard and West of Interstate 10. Property Owner: ASARCO Texas Custodial Trust. ZON10-00096 (District 8)

BACKGROUND / DISCUSSION:

The Connecting El Paso Plan was approved by City Council on January 18, 2011. The approval adopted the Plan as a study area plan to be incorporated into the City's comprehensive plan and the 2025 General Land Use Map.

PRIOR COUNCIL ACTION:

N/A

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susannah M. Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson



Planning & Economic Development



AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Approval Recommendation (4-2)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy
Deputy Director—Planning

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susannah M. Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson



ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING PROPERTIES FROM M-3 (UNRESTRICTED MANUFACTURING) TO SCZ (SMARTCODE ZONE). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 21.60 OF THE EL PASO CITY CODE.

- PARCEL 1: PARCELS 2, 4 AND 13, TRACTS 2A2 AND 2C1, JOHN BARKER SURVEY NO. 10, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,**
- PARCEL 2: PARCEL 3, TRACT 2A1, JOHN BARKER SURVEY NO. 10, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,**
- PARCEL 3: PARCEL 14, EXHIBIT H, TRACTS 2A1, JOHN BARKER SURVEY NO. 10, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,**
- PARCEL 4: PARCEL 12, EXHIBIT G, I.F. HARRISON SURVEY NO. 54, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,**
- PARCEL 5: PARCEL 10, EXHIBIT E, I.F. HARRISON SURVEY NO. 54, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,**
- PARCEL 6: PARCEL 11, EXHIBIT F, I.F. HARRISON SURVEY NO. 54, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,**
- PARCEL 7: PARCEL 1, EXHIBIT C, I.F. HARRISON SURVEY NO. 54, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,**
- PARCEL 8: PARCEL 9, EXHIBIT D, I.F. HARRISON SURVEY NO. 54, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,**
- PARCEL 9: PARCEL 15, EXHIBIT I, I.F. HARRISON SURVEY NO. 54, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,**
- PARCEL 10: PARCEL 2, EXHIBIT C, I.F. HARRISON SURVEY NO. 54, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,**
- PARCEL 11: PARCEL 3, EXHIBIT C, I.F. HARRISON SURVEY NO. 54, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,**
- PARCEL 12: PARCEL 4, EXHIBIT C, I.F. HARRISON SURVEY NO. 54, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,**
- PARCEL 13: PARCEL 7, TRACT 25, JOHN BARKER SURVEY NO. 10, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND,**

**PARCEL 14: PARCEL 6, TRACT 24, JOHN BARKER SURVEY NO. 10, CITY OF EL PASO,
EL PASO COUNTY, TEXAS;**

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

That the zoning of the following property be changed from **M-3 (Unrestricted Manufacturing)** to **SCZ (SmartCode Zone)**, within the meaning of Title 21, SmartCode;

Parcel 1: *Parcels 2, 4 and 13, Tracts 2A2 and 2C1, John Barker Survey No. 10, City of El Paso, El Paso County, Texas; and,*

Parcel 2: *Parcel 3, Tract 2A1, John Barker Survey No. 10, City of El Paso, El Paso County, Texas; and,*

Parcel 3: *Parcel 14, Exhibit H, Tracts 2A1, John Barker Survey No. 10, City of El Paso, El Paso County, Texas; and,*

Parcel 4: *Parcel 12, Exhibit G, I.F. Harrison Survey No. 54, City of El Paso, El Paso County, Texas; and,*

Parcel 5: *Parcel 10, Exhibit E, I.F. Harrison Survey No. 54, City of El Paso, El Paso County, Texas; and,*

Parcel 6: *Parcel 11, Exhibit F, I.F. Harrison Survey No. 54, City of El Paso, El Paso County, Texas; and,*

Parcel 7: *Parcel 1, Exhibit C, I.F. Harrison Survey No. 54, City of El Paso, El Paso County, Texas; and,*

Parcel 8: *Parcel 9, Exhibit D, I.F. Harrison Survey No. 54, City of El Paso, El Paso County, Texas; and,*

Parcel 9: *Parcel 15, Exhibit I, I.F. Harrison Survey No. 54, City of El Paso, El Paso County, Texas; and,*

Parcel 10: *Parcel 2, Exhibit C, I.F. Harrison Survey No. 54, City of El Paso, El Paso County, Texas; and,*

Parcel 11: *Parcel 3, Exhibit C, I.F. Harrison Survey No. 54, City of El Paso, El Paso County, Texas; and,*

Parcel 12: *Parcel 4, Exhibit C, I.F. Harrison Survey No. 54, City of El Paso, El Paso County, Texas; and,*

Parcel 13: *Parcel 7, Tract 25, John Barker Survey No. 10, City of El Paso, El Paso County, Texas; and,*

Parcel 14: *Parcel 6, Tract 24, John Barker Survey No. 10, City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit “A”, incorporated herein for all purposes; and,

That the zoning map of the City of El Paso be revised accordingly; and,

That the City Council approve the Regulating Plan attached as Exhibit “B” and incorporated herein for all purposes; and,

That the development of the property described above and land uses allowed on such property shall be in accordance with Title 21, SmartCode, the attached Regulating Plan, and the El Paso City Code.

PASSED AND APPROVED this _____ day of _____, 2011.

THE CITY OF EL PASO

John Cook
Mayor

ATTEST:

Richarda Momsen
City Clerk

APPROVED AS TO FORM:

Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

Mathew S. McElroy, Deputy Director
Planning and Economic Development Department

Being Tracts 2A2 & 2C1, John Barker Survey No. 10
And a portion of I.F. Harrison Survey No. 54,
City of El Paso, El Paso County, Texas
Prepared for: Project Navigator, Ltd
November 1, 2010
(Parcels 2, 4 and 13)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Tracts 2A2 and 2C1, John Barker Survey No. 10 and a portion of I.F. Harrison Survey No. 54, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found 1" pipe in concrete marked NE 10 for the northeast corner of John Barker Survey No. 10, Thence along the easterly line of John Barker Survey no. 10, South $00^{\circ}46'48''$ West passing a found 1/2" rebar in concrete at a distance of 14,434.83 feet a total distance of 15,282.49 feet to a set 1/2" rebar with cap marked TX 5152 on the intersection of the westerly line of the Union Pacific Railroad Right of way with the easterly line of John Barker Survey No. 10 for THE TRUE POINT OF BEGINNING"

Thence along said easterly line South $00^{\circ}53'08''$ West a distance of 16.59 feet to a set 1/2" rebar with cap marked TX 5152 on the southerly line of Tract 2A2, John Barker Survey No. 10;

Thence along said line 484.96 feet along the arc of a curve to the left which has a radius of 1960.08 a central angle of $14^{\circ}10'33''$ a chord which bears North $44^{\circ}36'47''$ West a distance of 483.72 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line North $51^{\circ}42'04''$ West a distance of 273.68 feet to set 1/2" rebar with cap marked TX 5152;

Thence along said line 411.93 feet along the arc of a curve to the left which has a radius of 782.01 feet a central angle of $30^{\circ}10'51''$ a chord which bears North $66^{\circ}47'29''$ West a distance of 407.18 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line North $81^{\circ}52'55''$ West a distance of 252.46 feet to set 1/2" rebar with cap marked TX 5152;

Thence along said line 108.07 feet along the arc of a curve to the right which has a radius of 1016.47 feet a central angle of $06^{\circ}05'30''$ a chord which bears North $78^{\circ}50'10''$ West a distance of 108.02 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line 363.67 feet along the arc of a curve to the right which has a radius of 1245.69 feet a central angle of $16^{\circ}43'38''$ a chord which bears North $68^{\circ}37'34''$ West a distance of 362.38 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line North $60^{\circ}15'45''$ West a distance of 629.85 feet to set 1/2" rebar with cap marked TX 5152;

Thence along said line 385.01 feet along the arc of a curve to the right which has a radius of 2677.93 feet a central angle of $08^{\circ}14'15''$ a chord which bears North $56^{\circ}08'37''$ West a distance of 384.68 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line North $52^{\circ}01'30''$ West a distance of 199.50 feet to set 1/2" rebar with cap marked TX 5152;

Thence along said line 338.26 feet along the arc of a curve to the right which has a radius of 1245.69 feet a central angle of $15^{\circ}33'30''$ a chord which bears North $44^{\circ}14'45''$ West a distance of 337.22 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line North $36^{\circ}28'00''$ West a distance of 808.31 feet to a found 1/2" rebar;

Thence along said line 166.26 feet along the arc of a curve to the right which has a radius of 463.79 feet a central angle of $20^{\circ}32'22''$ a chord which bears North $26^{\circ}11'50''$ West a distance of 165.37 feet to a set 1/2" rebar with cap marked TX 5152;

Thence North $15^{\circ}55'39''$ West a distance of 1778.36 feet to a found rebar with cap marked TX 2998 on the westerly line of Tract 8, I.F. Harrison Survey No. 54

Thence along said line 288.90 feet along the arc of a curve to the right which has a radius of 1223.55 feet a central angle of $13^{\circ}31'43''$ a chord which bears North $09^{\circ}09'47''$ West a distance of 288.23 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line North $02^{\circ}23'56''$ West a distance of 1107.28 feet to a set 1/2" rebar with cap marked TX 5152 on the southerly line of the Southern Pacific Transportation Company;

Thence along said line South $67^{\circ}26'23''$ East a distance of 214.38 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line South $63^{\circ}33'50''$ East a distance of 380.54 feet to a set 1/2" rebar with cap marked TX 5152 on the common line of John Barker Survey No. 10 and I.F. Harrison Survey No. 54;

Thence along said line North $00^{\circ}40'06''$ East a distance of 23.57 feet to a set 1/2" rebar with cap marked TX 5152 on the southerly line of the Southern Pacific Transportation Company right of way;

Thence along said line 455.95 feet along the arc of a curve to the right which has a radius of 2839.15 feet a central angle of $09^{\circ}12'05''$ a chord which bears South $55^{\circ}17'38''$ East a distance of 455.46 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line South $39^{\circ}18'05''$ West a distance of 45.03 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line South $49^{\circ}42'18''$ East a distance of 97.81 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line 681.12 feet along the arc of a curve to the right which has a radius of 2789.55 feet a central angle of $13^{\circ}59'23''$ a chord which bears South $41^{\circ}41'33''$ East a distance of 679.43 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line North $55^{\circ}18'09''$ East a distance of 25.00 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line 197.93 feet along the arc of a curve to the right which has a radius of 2814.55 feet a central angle of $04^{\circ}01'45''$ a chord which bears South $32^{\circ}40'58''$ East a distance of 197.88 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line South $26^{\circ}38'57''$ East a distance of 391.27 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line North $67^{\circ}22'12''$ East a distance of 30.00 feet to a set 1/2" rebar with cap marked TX 5152 on the westerly line of the Southern Pacific Transportation Company right of way;

Thence along said line South $21^{\circ}38'57''$ East a distance of 96.58 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line South $20^{\circ}40'06''$ East a distance of 1156.07 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line South $69^{\circ}19'54''$ West a distance of 10.00 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line South $20^{\circ}40'06''$ East a distance of 699.53 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line North $70^{\circ}14'04''$ East a distance of 10.00 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line South 20°40'06" East a distance of 136.46 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line 309.10 feet along the arc of a curve to the left which has a radius of 4427.37 feet a central angle of 04°00'00" a chord which bears South 22°40'06" East a distance of 309.03 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line 458.41 feet along the arc of a curve to the left which has a radius of 4317.18 feet a central angle of 06°05'02" a chord which bears South 27°42'37" East a distance of 458.20 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line South 59°14'52" West a distance of 10.00 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line 100.70 feet along the arc of a curve to the left which has a radius of 4327.18 feet a central angle of 01°20'00" a chord which bears South 31°25'08" East a distance of 100.70 feet to a set 1/2" rebar with cap marked TX 5152;


Thence along said line South 57°54'52" West a distance of 10.00 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line 1149.31 feet along the arc of a curve to the left which has a radius of 4337.18 feet a central angle of 15°10'58" a chord which bears South 39°40'37" East a distance of 1145.95 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line South 47°16'01" East a distance of 266.40 feet to a set 1/2" rebar with cap marked TX 5152;

Thence 346.13 feet along the arc of a curve to the right which has a radius of 2824.79 feet a central angle of 07°01'14" a chord which bears South 43°45'24" East a distance of 345.91 feet to the "TRUE POINT OF BEGINNING" and containing 153.71 acres of land more or less.

Notes: Bearings basis is true north for a Transverse Mercator Surface projection as determined by GPS Methods centered near this site.


Ron R. Conde
R.P.L.S. No. 5152
Job#510-29



CONDE, INC. 2-9-10
ENGINEERING / LAND SURVEYING / PLANNING
6080 SURETY DRIVE SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283

Being Tract 2A1, John Barker Survey No. 10
City of El Paso, El Paso County, Texas
Prepared for: Project Navigator, Ltd
December 7, 2010
(Parcel 3)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Tract 2-A-1, John Barker Survey No. 10, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing city monument at the point of curve centerline Executive Center Blvd lying east of the westerly line of John Barker Survey No. 10, said city monument brass disk has a coordinate value of $Y=10668381.034$, $X=374359.478$ in the Texas State Plane Central Zone (NAD 83) from this city monument an existing brass disk city monument on the point of curve centerline Executive Center Blvd. bears North $43^{\circ}29'09''$ East a distance of 476.05 feet, Thence leaving said centerline South $63^{\circ}11'35''$ East a distance of 50.00 feet to a set $\frac{1}{2}''$ rebar with cap marked TX 5152 on the southerly line of Executive Center Blvd. for THE TRUE POINT OF BEGINNING"

Thence along said right of way line 121.26 feet along the arc of a curve to the right which has a radius of 349.93 feet a central angle of $19^{\circ}51'18''$ a chord which bears North $36^{\circ}44'04''$ East a distance of 120.66 feet to a set $\frac{1}{2}''$ rebar with cap marked TX 5152;

Thence along right of way line North $46^{\circ}39'43''$ East a distance of 280.00 feet to a set $\frac{1}{2}''$ rebar with cap marked TX 5152

Thence along said right of way line 64.35 feet along the arc of a curve to the left which has a radius of 734.93 feet a central angle of $05^{\circ}01'00''$ a chord which bears North $44^{\circ}09'13''$ East a distance of 64.33 feet to a set $\frac{1}{2}''$ rebar with cap marked TX 5152;

Thence along said right of way line North $41^{\circ}38'43''$ East a distance of 174.22 feet to set $\frac{1}{2}''$ rebar with cap marked TX 5152;

Thence along said right of way line 136.46 feet along the arc of a curve to the right which has a radius of 1954.58 feet a central angle of $04^{\circ}00'00''$ a chord which bears North $43^{\circ}38'43''$ East a distance of 136.43 feet to a set $\frac{1}{2}''$ rebar with cap marked TX 5152;

Thence along said right of way line North $45^{\circ}38'43''$ East a distance of 57.40 feet to set $\frac{1}{2}''$ rebar with cap marked TX 5152 on the westerly right of way line of U.S. Interstate Highway no. 10;

Thence along said right of way line South $44^{\circ}09'12''$ East a distance of 148.66 feet to set $\frac{1}{2}''$ rebar with cap marked TX 5152;

Thence along said right of way line South $17^{\circ}37'49''$ East (South $14^{\circ}23'54''$ East TX D.O.T.) a distance of 681.07 feet to set $\frac{1}{2}''$ rebar with cap marked TX 5152;

Thence along said right of way line South $09^{\circ}12'12''$ East (South $05^{\circ}58'16''$ East TX D.O.T.) a distance of 3112.18 feet to set $\frac{1}{2}''$ rebar with cap marked TX 5152;

Thence leaving said right of way line and along the easterly line of the Union Pacific Railway 358.35 feet along the arc of a curve to the left which has a radius of 5100.06 feet a central angle of $04^{\circ}01'33''$ a chord which bears North $22^{\circ}35'33''$ West a distance of 358.28 feet to a set $\frac{1}{2}''$ rebar with cap marked TX 5152;

Thence along said line 509.75 feet along the arc of a curve to the left which has a radius of 4163.72 feet a central angle of 7°00'52" a chord which bears North 27°54'00" West a distance of 509.43 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line 1175.32 feet along the arc of a curve to the left which has a radius of 3398.19 feet a central angle of 19°49'00" a chord which bears North 41°43'27" West a distance of 1169.47 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line North 52°20'29" West a distance of 142.11 feet to set 1/2" rebar with cap marked TX 5152;

Thence along said line North 52°42'25" West a distance of 194.12 feet to set 1/2" rebar with cap marked TX 5152;

Thence leaving said line South 79°59'04" East a distance of 303.83 feet to a set 1/2" rebar with cap marked TX 5152;

Thence North 08°44'47" East a distance of 289.20 feet to set 1/2" rebar with cap marked TX 5152;

Thence South 79°27'13" East a distance of 427.66 feet to set 1/2" rebar with cap marked TX 5152;

Thence North 09°08'47" East a distance of 600.93 feet to found 5/8" rebar;

Thence North 79°47'13" West a distance of 55.00 feet to point;

Thence North 10°15'40" East a distance of 189.00 feet to found pk nail in concrete;

Thence South 67°36'40" West a distance of 350.36 feet to set 1/2" rebar with cap marked TX 5152;

Thence South 10°12'47" West a distance of 399.60 feet to set 1/2" rebar with cap marked TX 5152;

Thence North 79°52'35" West a distance of 356.15 feet to set 1/2" rebar with cap marked TX 5152 on the southerly line of the La Calvera Settlement;

Thence along said line North 30°12'27" West a distance of 248.55 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line North 23°47'33" West a distance of 100.52 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line North 11°12'27" East a distance of 296.37 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line North 50°12'27" East a distance of 147.30 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said line North 47°49'05" East a distance of 385.40 feet to a set 1/2" rebar with cap marked TX 5152 on the easterly line of the La Calvera Settlement;

Thence along said line North 24°12'33" West a distance of 204.10 feet to a set 1/2" rebar with cap marked TX 5152 on the northerly line of the La Calvera Settlement;

Thence along said line South 53°47'27" West a distance of 736.00 feet to a set 1/2" rebar with cap marked TX 5152 on the easterly line of the La Calvera Settlement;

Thence along said line South 23°47'27" West a distance of 380.00 feet to a set 1/2" rebar with cap marked TX 5152 on the westerly line of the John Barker Survey No 10;

Thence along said line North 00°48'06" East a distance of 92.59 feet to a set 1/2" rebar with cap marked TX 5152 on the southerly right of way line of Executive Center Blvd.;


Thence along said right of way line North 31°36'06" East a distance of 134.97 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said right of way line 64.16 feet along the arc of a curve to the left which has a radius of 766.67 feet a central angle of 04°47'40" a chord which bears North 29°12'15" East a distance of 64.14 feet to a set 1/2" rebar with cap marked TX 5152;

Thence along said right of way line North 26°48'24" East a distance of 300.44 feet to the "TRUE POINT OF BEGINNING" and containing 39.399 acres of land more or less.

Notes: Bearings basis is true north for a Transverse Mercator Surface projection as determined by GPS Methods centered near this site.

A plat of even date accompanies this description.


Ron R. Conde
R.P.L.S. No. 5152
Job#510-29



CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
6080 SURETY DRIVE SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283

Being Tract 2A1, John Barker Survey No. 10
City of El Paso, El Paso County, Texas
Prepared for: Project Navigator, Ltd
December 7, 2010
(Parcel 14-Exhibit H)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Tract 2-A-1, John Barker Survey No. 10, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at an existing city monument at the point of curve centerline Executive Center Blvd lying east of the westerly line of John Barker Survey No. 10, said city monument brass disk has a coordinate value of Y=10668381.034, X=374359.478 in the Texas State Plane Central Zone (NAD 83) from this city monument an existing brass disk city monument on the point of curve centerline Executive Center Blvd. bears North 43°29'09" East a distance of 476.05 feet, Thence along the centerline of Executive Blvd. South 27°46'00" West a distance of 411.71 feet to a point on the common line of John Barker Survey No. 10 and I.F. Harrison Survey No. 54; Thence along said line South 00°48'06" West a distance of 1116.47 feet to a set ½" rebar with cap marked TX 5152 for THE TRUE POINT OF BEGINNING"

Thence along said line South 00°48'06" West (S 00°50'00" W, Exhibit H) a distance of 54.33 feet to a set ½" rebar with cap marked TX 5152;

Thence leaving said line 332.10 feet along the arc of a curve to the left which has a radius of 2723.92 feet a central angle of 06°59'07" a chord which bears North 64°01'21" West (N 63°59'27" W, Exhibit H) a distance of 331.89 feet to a set 1/2" rebar with cap marked TX 5152;

Thence North 67°30'47" West (N 67°28'53" W, Exhibit H) a distance of 260.89 feet to set 1/2" rebar with cap marked TX 5152;

Thence North 02°12'46" West (N 02°10'52" W, Exhibit H) a distance of 234.10 feet to set 1/2" rebar with cap marked TX 5152;


Thence South 51°42'10" East (S 51°40'16" E, Exhibit H) a distance of 186.68 feet to set 1/2" rebar with cap marked TX 5152;

Thence 302.01 feet along the arc of a curve to the left which has a radius of 15350.99 feet a central angle of 01°07'38" a chord which bears South 52°15'59" East (S 52°14'05" E, Exhibit H) a distance of 302.01 feet to a set 1/2" rebar with cap marked TX 5152;

Thence South 52°49'48" East (S 52°47'54" E, Exhibit H) a distance of 205.63 feet to the "TRUE POINT OF BEGINNING" and containing 1.6574 acres of land more or less.

Notes: Bearings basis is true north for a Transverse Mercator Surface projection as determined by GPS Methods centered near this site.

A plat of even date accompanies this description.


Ron R. Conde
R.P.L.S. No. 5152
Job#510-29



Being a portion of I.F. Harrison Survey No. 54,
City of El Paso, El Paso County, Texas
Prepared for: Project Navigator, Ltd
December 1, 2010
(Parcel 12-Exhibit G)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of I.F. Harrison Survey No. 54, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found Texas Department of Transportation Brass disk on the intersection of the westerly right of way line of Paisano Dr. (U.S. 80) with the northerly line of the I.B.W.C. Maintenance Facility said brass disk has a coordinate value of Y=10666198.079, X=373291.775 in the Texas State Plane Central zone (NAD 83), Thence North 04°55'59" West a distance of 446.77 feet to a point on the intersection of the westerly right of way line of Paisano Dr. (U.S. 80) with the northerly line of the smelter arroyo drain for "THE TRUE POINT OF BEGINNING"

Thence along the northerly line of the smelter arroyo drain North 88°41'48" West (North 88°33'05" West, Exhibit G) a distance of 226.80 feet to a point on the easterly line of Tract one I.B.W.C. land section file no. 302;

Thence along said line North 21°43'12" East (North 21°51'55" East, Exhibit G) a distance of 100.17 feet to a found aluminum capped rebar;


Thence along said line North 25°10'12" East (North 25°18'55" East, Exhibit G) a distance of 272.66 feet to a found aluminum capped rebar;

Thence along said line North 17°25'12" East (North 17°33'55" East, Exhibit G) a distance of 75.97 feet to a set ½" rebar with cap marked TX 5152 on the westerly right of way line of Paisano Dr. (U.S. 80);

Thence along said right of way line South 06°57'37" East (South 06°48'54" East, Exhibit G) a distance of 420.57 feet to the "TRUE POINT OF BEGINNING" and containing 1.0638 acres of land more or less.

Notes: Bearings basis is true north for a Transverse Mercator Surface projection as determined by GPS Methods centered near this site.

A Plat of even date accompanies this description.


Ron R. Conde
R.P.L.S. No. 5152
Job#510-29



CONDE INC.

6080 SURETY DRIVE, SUITE 100, EL PASO TEXAS 79905, (915) 592-0283 FAX (915) 592-0286

Being a portion of I.F. Harrison Survey No. 54,
City of El Paso, El Paso County, Texas
Prepared for: Project Navigator, Ltd
December 1, 2010
(Parcel 10-Exhibit E)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of I.F. Harrison Survey No. 54, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

THE TRUE POINT OF BEGINNING" being a found Texas Department of Transportation Brass disk on the intersection of the westerly right of way line of Paisano Dr. (U.S. 80) with the southerly line of the herein described parcel, said brass disk has a coordinate value of Y=10,666,378.769, X=373297.241 in the Texas State Plane Central zone (NAD 83),

Thence along the southerly line South 80°04'32" West (South 80°10'25" West, vol. 2030, pg. 622) a distance of 378.40 feet (376.52 feet vol. 2030, pg. 622) to a point on the easterly line of the American Canal I.B.W.C. land section file no. 304;

Thence along said line North 03°08'40" East (North 03°08'55" West, vol. 2030, pg. 622) a distance of 87.72 feet to a found aluminum capped rebar;

Thence along said line North 20°05'40" East (North 20°05'55" East, vol. 2030, pg. 622) a distance of 142.38 feet to a found aluminum capped rebar;


Thence along said line North 27°53'40" East (North 27°53'40" East, vol. 2030, pg. 622) a distance of 110.80 feet to a found aluminum capped rebar;

Thence leaving said line South 88°33'20" East (South 88°33'05" East, vol. 2030, pg. 622) a distance of 237.17 feet (235.72 feet, vol. 2030, pg. 622) to a point on the westerly right of way line of Paisano Dr. (U.S. 80);

Thence along said right of way line South 06°54'49" East (South 06°48'54" East, vol. 2030, pg. 622) a distance of 249.84 feet to the "TRUE POINT OF BEGINNING" and containing 2.0728 acres of land more or less.

Notes: Bearings basis is true north for a Transverse Mercator Surface projection as determined by GPS Methods centered near this site.

A Plat of even date accompanies this description.


Ron R. Conde
R.P.L.S. No. 5152
Job#510-29



CONDE INC.
6080 SURETY DRIVE, SUITE 100, EL PASO TEXAS 79905, (915) 592-0283 FAX (915) 592-0286

Being a portion of I.F. Harrison Survey No. 54,
City of El Paso, El Paso County, Texas
Prepared for: Project Navigator, Ltd
December 1, 2010
(Parcel 11-Exhibit F)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of I.F. Harrison Survey No. 54, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

THE TRUE POINT OF BEGINNING" being a found Texas Department of Transportation Brass disk on the intersection of the westerly right of way line of Paisano Dr. (U.S. 80) with the southerly line of the herein described parcel, said brass disk has a coordinate value of Y=10666198.079, X=373291.775 in the Texas State Plane Central zone (NAD 83),

Thence along the southerly line South 81°20'32" West (South 81°22'03" West, vol. 2030, pg. 622) a distance of 312.94 feet to a point;

Thence North 01°55'28" West (North 01°53'52" West, Exhibit F) a distance of 157.58 feet (157.63 feet Exhibit F) to a point;


Thence North 02°23'12" East (North 02°24'43" West, Exhibit F) a distance of 16.25 feet (16.63 feet exhibit F) to a point;

Thence North 80°04'30" East (North 80°10'03" East, Exhibit f) a distance of 314.11 feet (314.02 feet Exhibit F) to a found Texas Department of Transportation brass disk in the westerly right of way line of Paisano Dr. (U.S. 80);

Thence along said right of way line South 01°26'58" East (South 01°23'27" East, Exhibit F) a distance of 180.81 feet (180.86 feet Exhibit F) to the "TRUE POINT OF BEGINNING" and containing 1.2664 acres of land more or less.

Notes: Bearings basis is true north for a Transverse Mercator Surface projection as determined by GPS Methods centered near this site.

A Plat of even date accompanies this description.


Ron R. Conde
R.P.L.S. No. 5152
Job#510-29



CONDE INC.
6080 SURETY DRIVE, SUITE 100, EL PASO TEXAS 79905, (915) 592-0283 FAX (915) 592-0286

Being a portion of I.F. Harrison Survey No. 54,
City of El Paso, El Paso County, Texas
Prepared for: Project Navigator, Ltd
December 1, 2010
(Parcel 1-Exhibit C)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of I.F. Harrison Survey No. 54, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

THE TRUE POINT OF BEGINNING" being a found Texas Department of Transportation Brass disk on the westerly right of way line of Paisano Dr. (U.S. 80) at parcel 17A, said point also lying north 10°39'28" East a distance of 8.20 feet from the northerly line of Willie Raza Way as shown of Texas State Highway Department right of way map of U.S. Highway No 80-A (RW1-4-33); said brass disk has a coordinate value of Y=10,665,922.89, X=373,303.41 in the Texas State Plane Central zone (NAD 83),

Thence along the westerly right of way line of Paisano Dr. (U.S 80) South 10°39'28" East (South 10°40'46" East, TX D.O.T.) a distance of 261.19 feet to a found Texas Department of Transportation brass disk;

Thence along said right of way line South 15°43'09" East (South 15°44'27" East, Vol. 494, Pg. 1156) a distance of 264.19 feet to a set 1/2" rebar with cap marked TX 5152 on the northerly line of Pedro Duran Way;

Thence along said line South 68°11'51" West (South 68°10'33" West, Vol. 494, Pg. 1156) a distance of 188.05 feet (188.03 feet, Vol. 494, Pg. 1156) to a set 1/2" rebar with cap marked TX 5152;

Thence leaving said line North 15°43'46" West (North 15°44'27" West, Vol. 494, Pg. 1156) a distance of 97.77 feet to a set 1/2" rebar with cap marked TX 5152;

Thence North 15°50'58" West (North 15°52'16" West, Vol. 494, Pg. 1156) a distance of 139.99 feet to a set 1/2" rebar with cap marked TX 5152;

Thence South 74°03'19" West (South 74°09'33" West, Vol. 494, Pg. 1156) a distance of 244.30 feet (244.00, Vol. 494, Pg. 1156) to a set 1/2" rebar with cap marked TX 5152 on the easterly line of the American Canal of the I.B.W.C. land section file no. 304;

Thence along said line North 19°50'11" West (North 19°43'57" West, Vol. 494, Pg. 1156) a distance of 24.83 feet to a found aluminum capped rebar;

Thence along said line North 06°14'41" West (North 06°10'27" West, Vol. 494, Pg. 1156) a distance of 355.13 feet to a found aluminum capped rebar;


Thence along said line North 01°21'49" East (North 01°26'03" East, Vol. 494, Pg. 1156) a distance of 41.28 feet to a found nail in concrete;

Thence leaving said line North 80°03'49" East (North 80°10'03" East, Vol. 494, Pg. 1156) a distance of 399.82 feet (398.73 feet Vol. 494, Pg. 1156) to a set 1/2" rebar with cap marked TX 5152 on the westerly right of way line of Paisano Dr. (U.S. 80);

Thence along said line South 05°35'48" East (South 05°37'06" East, Vol. 494, Pg. 1156) a distance of 67.80 feet (66.74 feet Vol. 494, Pg. 1156) to the "TRUE POINT OF BEGINNING" and containing 4.7584 acres of land more or less.

Notes: Bearings basis is true north for a Transverse Mercator Surface projection as determined by GPS Methods centered near this site.

A plat of even date accompanies this description.


Ron R. Conde
R.P.L.S. No. 5152
Job#510-29



CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
6080 SURETY DRIVE SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283

Being a portion of I.F. Harrison Survey No. 54,
City of El Paso, El Paso County, Texas
Prepared for: Project Navigator, Ltd
December 1, 2010
(Parcel 9-Exhibit D)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of I.F. Harrison Survey No. 54, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found Texas Department of Transportation Brass disk on the westerly right of way line of Paisano Dr. (U.S. 80) at parcel 17A, said point also lying north $10^{\circ}39'28''$ East a distance of 8.20 feet from the northerly line of Willie Raza Way as shown of Texas State Highway Department right of way map of U.S. Highway No 80-A (RW1-4-33); said brass disk has a coordinate value of $Y=10,665,922.89$, $X=373,303.41$ in the Texas State Plane Central zone (NAD 83), Thence South $09^{\circ}28'31''$ West a distance of 493.46 to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 for the southeast corner of the herein described tract for "THE TRUE POINT OF BEGINNING"

Thence South $68^{\circ}04'19''$ West (South $68^{\circ}26'00''$ West, vol. 1949, pg. 1484) a distance of 234.16 feet (236.20 feet vol. 1949, pg. 1484) to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 on the easterly line of the American Canal of the I.B.W.C. land section file no. 304;


Thence along said line North $19^{\circ}50'11''$ West (North $19^{\circ}45'53''$ West, Vol. 1949, Pg. 1484) a distance of 164.78 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152;

Thence North $74^{\circ}03'19''$ East (North $74^{\circ}09'33''$ East, Vol. 1949, Pg. 1484) a distance of 244.30 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152;

Thence South $15^{\circ}50'58''$ East (South $16^{\circ}40'00''$ East, Vol. 1949, Pg. 1484) a distance of 139.99 feet to the "TRUE POINT OF BEGINNING" and containing 0.8369 acres of land more or less.

Notes: Bearings basis is true north for a Transverse Mercator Surface projection as determined by GPS Methods centered near this site.

A Plat of even date accompanies this description.


Ron R. Conde
R.P.L.S. No. 5152
Job#510-29



CONDE INC.
6080 SURETY DRIVE, SUITE 100, EL PASO TEXAS 79905, (915) 592-0283 FAX (915) 592-0286

Being a portion of I.F. Harrison Survey No. 54,
City of El Paso, El Paso County, Texas
Prepared for: Project Navigator, Ltd
December 1, 2010
(Parcel 15-Exhibit I)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of I.F. Harrison Survey No. 54, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found Texas Department of Transportation Brass disk on the westerly right of way line of Paisano Dr. (U.S. 80) at parcel 17A, said point also lying north $10^{\circ}39'28''$ East a distance of 8.20 feet from the northerly line of Willie Raza Way as shown of Texas State Highway Department right of way map of U.S. Highway No 80-A (RW1-4-33); said brass disk has a coordinate value of $Y=10,665,922.89$, $X=373,303.41$ in the Texas State Plane Central zone (NAD 83), Thence South $02^{\circ}18'58''$ East a distance of 905.88 feet to a set $\frac{1}{2}''$ rebar with cap marked TX 5152 on the northerly line of Rodolfo Roman Way for "THE TRUE POINT OF BEGINNING"

Thence along said right of way line South $74^{\circ}16'55''$ West (South $74^{\circ}31'00''$ West Exhibit I) a distance of 179.23 feet to a set $\frac{1}{2}''$ rebar with cap marked TX 5152 on the easterly line of the IBWC American Canal Land Section 304;

Thence along said line North $55^{\circ}40'47''$ West (North $55^{\circ}28'00''$ West, Exhibit I) a distance of 31.63 feet (32.03 Exhibit I) to a point from which a found 2" pipe bears South $78^{\circ}52'55''$ East a distance of 0.20 feet;

Thence along said line North $35^{\circ}34'47''$ West (North $35^{\circ}22'$ West, Exhibit I) a distance of 38.92 feet to a point from which a found chiseled x bears North $74^{\circ}12'52''$ East a distance of 0.32 feet;

Thence along said line North $23^{\circ}44'47''$ West (North $23^{\circ}32'$ West, Exhibit I) a distance of 84.02 feet to a point from which a found aluminum capped rebar;

Thence along said line North $19^{\circ}06'47''$ West (North $18^{\circ}54'$ West, Exhibit I) a distance of 84.27 feet to a set $\frac{1}{2}''$ rebar with cap marked TX 5152;

Thence along said line North $07^{\circ}14'47''$ West (North $07^{\circ}02'$ West, Exhibit I) a distance of 44.28 feet (44.90 feet Exhibit I) to a point from which a found aluminum capped rebar bears North $18^{\circ}23'32''$ West a distance of 1.07 feet;


Thence along said line North 19°50'11" West (North 19°28'30" West, Exhibit I) a distance of 137.75 feet (137.32 feet Exhibit I) to a set ½" rebar with cap marked TX 5152;

Thence leaving said line North 68°04'19" East (North 68°26' East, Exhibit I) a distance of 234.16 feet (234.45 feet Exhibit I) to a set ½" rebar with cap marked TX 5152;

Thence South 15°43'46" East (North 15°29' East, Exhibit I) a distance of 434.69 feet to the "TRUE POINT OF BEGINNING" and containing 2.1483 acres of land more or less.

Notes: Bearings basis is true north for a Transverse Mercator Surface projection as determined by GPS Methods centered near this site.

A Plat of even date accompanies this description.


Ron R. Conde
R.P.L.S. No. 5152
Job#510-29.



CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
6080 SURETY DRIVE SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283

Being a portion of I.F. Harrison Survey No. 54,
City of El Paso, El Paso County, Texas
Prepared for: Project Navigator, Ltd
December 1, 2010
(Parcel 2-Exhibit C)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of I.F. Harrison Survey No. 54, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found Texas Department of Transportation Brass disk on the westerly right of way line of Paisano Dr. (U.S. 80) at parcel 17A, said point also lying north $10^{\circ}39'28''$ East a distance of 8.20 feet from the northerly line of Willie Raza Way as shown of Texas State Highway Department right of way map of U.S. Highway No 80-A (RW1-4-33); said brass disk has a coordinate value of $Y=10,665,922.89$, $X=373,303.41$ in the Texas State Plane Central zone (NAD 83), Thence along the westerly right of way line of Paisano Dr. (U.S. 80) South $10^{\circ}39'28''$ East a distance of 261.19 feet to a Texas Department of Transportation brass disk; Thence along said right of way line South $15^{\circ}43'09''$ East a distance of 304.42 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 on the southerly line of Pedro Duran Way for "THE TRUE POINT OF BEGINNING"

Thence along the westerly right of way line of Paisano Dr. (U.S 80) South $15^{\circ}43'09''$ East (South $15^{\circ}44'27''$ East, TX D.O.T.) a distance of 142.68 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 on the northerly line of E.B. Jones Way;


Thence along said line South $70^{\circ}26'55''$ West (South $70^{\circ}37'33''$ West, Vol. 494, Pg. 1156) a distance of 147.29 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152;

Thence North $15^{\circ}43'46''$ West (North $15^{\circ}44'27''$ West, Vol. 494, Pg. 1156) a distance of 136.87 feet (136.51 feet, vol. 494, pg. 1156) to a set $\frac{1}{2}$ " rebar with cap marked TX 5152 on the southerly line of Pedro Duran Way;

Thence along said line North $68^{\circ}11'51''$ East (North $68^{\circ}10'33''$ East, Vol. 494, Pg. 1156) a distance of 147.82 feet to the "TRUE POINT OF BEGINNING" and containing 0.4716 acres of land more or less.

Notes: Bearings basis is true north for a Transverse Mercator Surface projection as determined by GPS Methods centered near this site.

A Plat of even date accompanies this description.


Ron R. Conde
R.P.L.S. No. 5152
Job#510-29



CONDE INC.

6080 SURETY DRIVE, SUITE 100, EL PASO TEXAS 79905, (915) 592-0283 FAX (915) 592-0286

Being a portion of I.F. Harrison Survey No. 54,
City of El Paso, El Paso County, Texas
Prepared for: Project Navigator, Ltd
December 1, 2010
(Parcel 3-Exhibit C)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of I.F. Harrison Survey No. 54, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found Texas Department of Transportation Brass disk on the westerly right of way line of Paisano Dr. (U.S. 80) at parcel 17A, said point also lying north 10°39'28" East a distance of 8.20 feet from the northerly line of Willie Raza Way as shown of Texas State Highway Department right of way map of U.S. Highway No 80-A (RW1-4-33); said brass disk has a coordinate value of Y=10,665,922.89, X=373,303.41 in the Texas State Plane Central zone (NAD 83), Thence along the westerly right of way line of Paisano Dr. (U.S. 80) South 10°39'28" East a distance of 261.19 feet to a Texas Department of Transportation brass disk; Thence along said right of way line South 15°43'09" East a distance of 487.19 feet to a set ½" rebar with cap marked TX 5152 on the southerly line of E.B. Jones Way for "THE TRUE POINT OF BEGINNING"

Thence along said right of way line of Paisano Dr., South 15°43'09" East (South 15°44'27" East Vol. 494, Pg. 1156) a distance of 133.85 feet to a set ½" rebar with cap marked TX 5152 on the northerly line of Rodolfo Roman Way;


Thence along said line South 74°16'55" West (South 74°15'33" West, Vol 494, Pg. 1156) a distance of 146.93 feet (147.00 feet Vol. 494, Pg. 1156) to a set 1/2" rebar with cap marked TX 5152 to the southerly line of Rodolfo Roman Way;

Thence North 15°43'46" West (North 15°44'27" West, Vol. 494, Pg. 1156) a distance of 124.00 feet (124.38 feet, Vol. 494, Pg. 1156) to a set ½" rebar with cap marked TX 5152 on the southerly line of E.B Jones Way;

Thence along said line North 70°26'55" East (North 70°37'33" East, Vol. 494, Pg. 1156) a distance of 147.29 feet to the "TRUE POINT OF BEGINNING" and containing 0.4349 acres of land more or less.

Notes: Bearings basis is true north for a Transverse Mercator Surface projection as determined by GPS Methods centered near this site.

A Plat of even date accompanies this description.


Ron R. Conde
R.P.L.S. No. 5152
Job#510-29



CONDE INC
1680 SURETY DRIVE SUITE 100, EL PASO, TEXAS 79905 (915) 5-92-0283 FAX (915) 592-0286

Being a portion of I.F. Harrison Survey No. 54,
City of El Paso, El Paso County, Texas
Prepared for: Project Navigator, Ltd
December 1, 2010
(Parcel 4-Exhibit C)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of I.F. Harrison Survey No. 54, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found Texas Department of Transportation Brass disk on the westerly right of way line of Paisano Dr. (U.S. 80) at parcel 17A, said point also lying north 10°39'28" East a distance of 8.20 feet from the northerly line of Willie Raza Way as shown of Texas State Highway Department right of way map of U.S. Highway No 80-A (RW1-4-33); said brass disk has a coordinate value of Y=10,665,922.89, X=373,303.41 in the Texas State Plane Central zone (NAD 83), Thence along the westerly right of way line of Paisano Dr. (U.S. 80) South 10°39'28" East a distance of 261.19 feet to a Texas Department of Transportation brass disk; Thence along said right of way line South 15°43'09" East a distance of 661.04 feet to a set ½" rebar with cap marked TX 5152 on the southerly line of Rodolfo Roman Way for "THE TRUE POINT OF BEGINNING"


Thence along said right of way line of Paisano Dr., South 15°43'09" East (South 15°44'27" East Vol. 494, Pg. 1156) a distance of 704.99 feet (711.01 feet, Vol. 494, Pg. 1156) to a set ½" rebar with cap marked TX 5152 on the easterly line of the IBWC American Canal Land Section 304;

Thence along said line North 41°50'11" West (North 41°50'11" West, Vol 494, Pg. 1156) a distance of 785.17 feet (791.01 feet Vol. 494, Pg. 1156) to a set 1/2" rebar with cap marked TX 5152 to the southerly line of Rodolfo Roman Way;

Thence along said line North 74°16'55" East (North 74°15'33" East, Vol. 494, Pg. 1156) a distance of 345.64 feet (346.65 feet, Vol. 494, Pg 1156) to the "TRUE POINT OF BEGINNING" and containing 2.797 acres of land more or less.

Notes: Bearings basis is true north for a Transverse Mercator Surface projection as determined by GPS Methods centered near this site.

A Plat of even date accompanies this description.


Ron R. Conde
R.P.L.S. No. 5152
Job#510-29



CONDE INC.

6080 SURETY DRIVE SUITE 100 EL PASO, TEXAS 79905 (915) 592-0283 FAX (915) 592-0286

Being Tract 25, John Barker Survey No. 10,
City of El Paso, El Paso County, Texas
Prepared for: Project Navigator, Ltd
December 9, 2010
(Parcel 7-Tract 25)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Tract 25, John Barker Survey No. 10, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found Texas Department of Transportation monument at original station 352+90.6 as shown on Texas State Highway Department right of way map of U.S. Highway No 80-A (RW1-4-33); Thence North 41°06'13" West a distance of 864.91 feet to a found bolt for the point of curve monument line of Paisano Dr., Thence leaving said monument line North 65°20'12" West a distance of 209.09 feet to a point on the southerly right of way line of Paisano Dr. for "THE TRUE POINT OF BEGINNING"

Thence leaving said right of way line South 34°43'47" West (S 34°43'15" W, vol. 1764, Pg. 328) a distance of 69.46 feet to a point on the southerly line of Tract 25, John Barker Survey no. 10;

Thence along said line North 67°42'00" West (N 67°42'32" W, vol. 1764, Pg. 328) a distance of 186.93 feet to a set ½" rebar with cap marked TX 5152;

Thence along said line North 73°36'08" West (N 73°35'29" W, vol. 1764, Pg. 328) a distance of 154.51 feet to a set ½" rebar with cap marked TX 5152;

Thence along said line North 85°08'52" West (N 82°43'59" W, vol. 1764, Pg. 328) a distance of 183.22 feet (184.36" vol. 1764, pg. 328) to a set ½" rebar with cap marked TX 5152;

Thence along said line North 76°48'32" West (N 76°49'04" W, vol. 1764, Pg. 328) a distance of 150.36 feet to a set ½" rebar with cap marked TX 5152;

Thence along said line North 89°05'07" West (N 89°05'39" W, vol. 1764, Pg. 328) a distance of 246.50 feet to a set ½" rebar with cap marked TX 5152;

Thence along said line North 63°32'20" West (N 63°32'52" W, vol. 1764, Pg. 328) a distance of 112.19 feet to a set ½" rebar with cap marked TX 5152;

Thence along said line North 55°13'24" West (N 55°13'56" W, vol. 1764, Pg. 328) a distance of 200.72 feet to a set ½" rebar with cap marked TX 5152;

Thence along said line North 52°06'44" West (N 52°07'16" W, vol. 1764, Pg. 328) a distance of 201.95 feet to a set ½" rebar with cap marked TX 5152;

Thence along said line North 52°28'40" West (N 52°29'12" W, vol. 1764, Pg. 328) a distance of 377.85 feet to a set ½" rebar with cap marked TX 5152;

Thence along said line North 54°16'54" West (N 54°17'26" W, vol. 1764, Pg. 328) a distance of 296.10 feet to a set ½" rebar with cap marked TX 5152;

Thence along said right of way line 124.00 feet along the arc of a curve to the right which has a radius of 2914.93 a central angle of 2°26'14" a chord which bears North 53°03'47" West (N 53°04'19" W, vol. 1764, Pg. 328) a distance of 123.99 feet to a set ½" rebar with cap marked TX 5152;

Thence along said line North 51°50'40" West (N 51°51'12" E, vol. 1764, Pg. 328) a distance of 199.50 feet to a set ½" rebar with cap marked TX 5152;

Thence along said right of way line 402.61 feet along the arc of a curve to the right which has a radius of 1482.69 a central angle of 15°33'29" a chord which bears North 44°03'55" West (N 44°04'27" W, vol. 1764, Pg. 328) a distance of 401.37 feet to a set ½" rebar with cap marked TX 5152;

Thence along said line North 36°17'10" West (N 36°17'42" W, vol. 1764, Pg. 328) a distance of 425.64 feet to a set ½" rebar with cap marked TX 5152;

Thence along said right of way line 391.71 feet along the arc of a curve to the right which has a radius of 1482.69 a central angle of 15°08'13" a chord which bears North 28°43'03" West (N 28°43'35" W, vol. 1764, Pg. 328) a distance of 390.57 feet to a set ½" rebar with cap marked TX 5152;

Thence leaving said line North 00°50'29" East (N 00°49'57" E, vol. 1764, Pg. 328) a distance of 35.71 feet to a point on the southerly right of way line of Paisano Dr.;

Thence along said right of way line 421.39 feet along the arc of a curve to the left which has a radius of 1469.69 a central angle of 16°25'41" a chord which bears South 28°04'19" East (S 28°04'51" E, vol. 1764, Pg. 328) a distance of 419.95 feet to a set chiseled x on concrete;

Thence along said right of way line South 36°17'10" East (S 36°17'42" E, vol. 1764, Pg. 328) a distance of 425.64 feet to a set chiseled x on concrete;

Thence along said right of way line 399.08 feet along the arc of a curve to the left which has a radius of 1469.69 a central angle of 15°33'29" a chord which bears South 44°03'55" East (S 44°04'27" E, vol. 1764, Pg. 328) a distance of 397.86 feet to a set chiseled x on concrete;

Thence along said right of way line South 51°50'40" East (S 51°51'12" E, vol. 1764, Pg. 328) a distance of 199.50 feet to a set chiseled x on concrete;

Thence along said right of way line 417.26 feet along the arc of a curve to the left which has a radius of 2901.93 a central angle of $08^{\circ}14'18''$ a chord which bears South $55^{\circ}57'46''$ East (S $55^{\circ}58'19''$ E, vol. 1764, Pg. 328) a distance of 416.90 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152;

Thence along said right of way line South $60^{\circ}04'55''$ East (S $60^{\circ}05'27''$ E, vol. 1764, Pg. 328) a distance of 629.85 feet to a set $\frac{1}{2}$ " rebar with cap marked TX 5152;

Thence along said right of way line 429.07 feet along the arc of a curve to the left which has a radius of 1469.69 a central angle of $16^{\circ}43'38''$ a chord which bears South $68^{\circ}26'43''$ East (S $68^{\circ}27'15''$ E, vol. 1764, Pg. 328) a distance of 427.54 feet to a point;

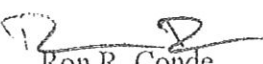
Thence along said right of way line South $76^{\circ}48'32''$ East (S $76^{\circ}49'04''$ E, vol. 1764, Pg. 328) a distance of 572.37 feet to a point;

Thence along said right of way line 155.14 feet along the arc of a curve to the left which has a radius of 679.78 a central angle of $13^{\circ}04'34''$ a chord which bears South $70^{\circ}16'15''$ East (S $70^{\circ}15'31''$ E, vol. 1764, Pg. 328) a distance of 154.80 feet to a point;

Thence leaving said right of way line South $34^{\circ}43'47''$ West a distance of 69.46 feet to the "TRUE POINT OF BEGINNING" and containing 3.7853 acres of land more or less.

Notes: Bearings basis is true north for a Transverse Mercator Surface projection as determined by GPS Methods centered near this site.

A Plat of even date accompanies this description.


Ron R. Conde
R.P.L.S. No. 5152
Job# 510-29.



CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
6080 SURETY DRIVE SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283

Being Tract 24, John Barker Survey No. 10,
City of El Paso, El Paso County, Texas
Prepared for: Project Navigator, Ltd
December 9, 2010
(Parcel 6-Tract 24)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Tract 24, John Barker Survey No. 10, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found Texas Department of Transportation monument at original station 352+90.6 as shown of Texas State Highway Department right of way map of U.S. Highway No 80-A (RW1-4-33); Thence North 41°06'13" West a distance of 864.91 feet to a found bolt for the point of curve monument line of Paisano Dr., Thence leaving said monument line North 43°13'13" East a distance of 28.00 feet to a set ½" rebar with cap marked TX 5152 on the easterly right of way line of Paisano Dr. for "THE TRUE POINT OF BEGINNING"

Thence along said right of way line 262.38 feet along the arc of a curve to the left which has a radius of 744.78 a central angle of 20°11'05" a chord which bears North 56°52'20" West a distance of 261.03 feet to a set ½" rebar with cap marked TX 5152;

Thence leaving said right of way line North 46°46'47" West a distance of 167.87 feet to a set ½" rebar with cap marked TX 5152 on the westerly line of the BNSF Railway;

Thence along said right of way line 190.69 feet along the arc of a curve to the right which has a radius of 682.01 a central angle of 16°01'12" a chord which bears South 59°42'40" East a distance of 190.07 feet to a set ½" rebar with cap marked TX 5152;

Thence along said right of way line South 51°42'7" East a distance of 268.55 feet to a set ½" rebar with cap marked TX 5152;


Thence along said right of way line 562.07 feet along the arc of a curve to the right which has a radius of 1860.08 a central angle of 17°18'48" a chord which bears South 43°02'40" East a distance of 559.93 feet to a set ½" rebar with cap marked TX 5152 on the easterly right of way line of Paisano Dr (U.S. 80);

Thence along said right of way line 225.31 feet along the arc of a curve to the left which has a radius of 1522.16 a central angle of 08°28'51" a chord which bears North 42°32'21" West a distance of 225.10 feet to a set ½" rebar with cap marked TX 5152;

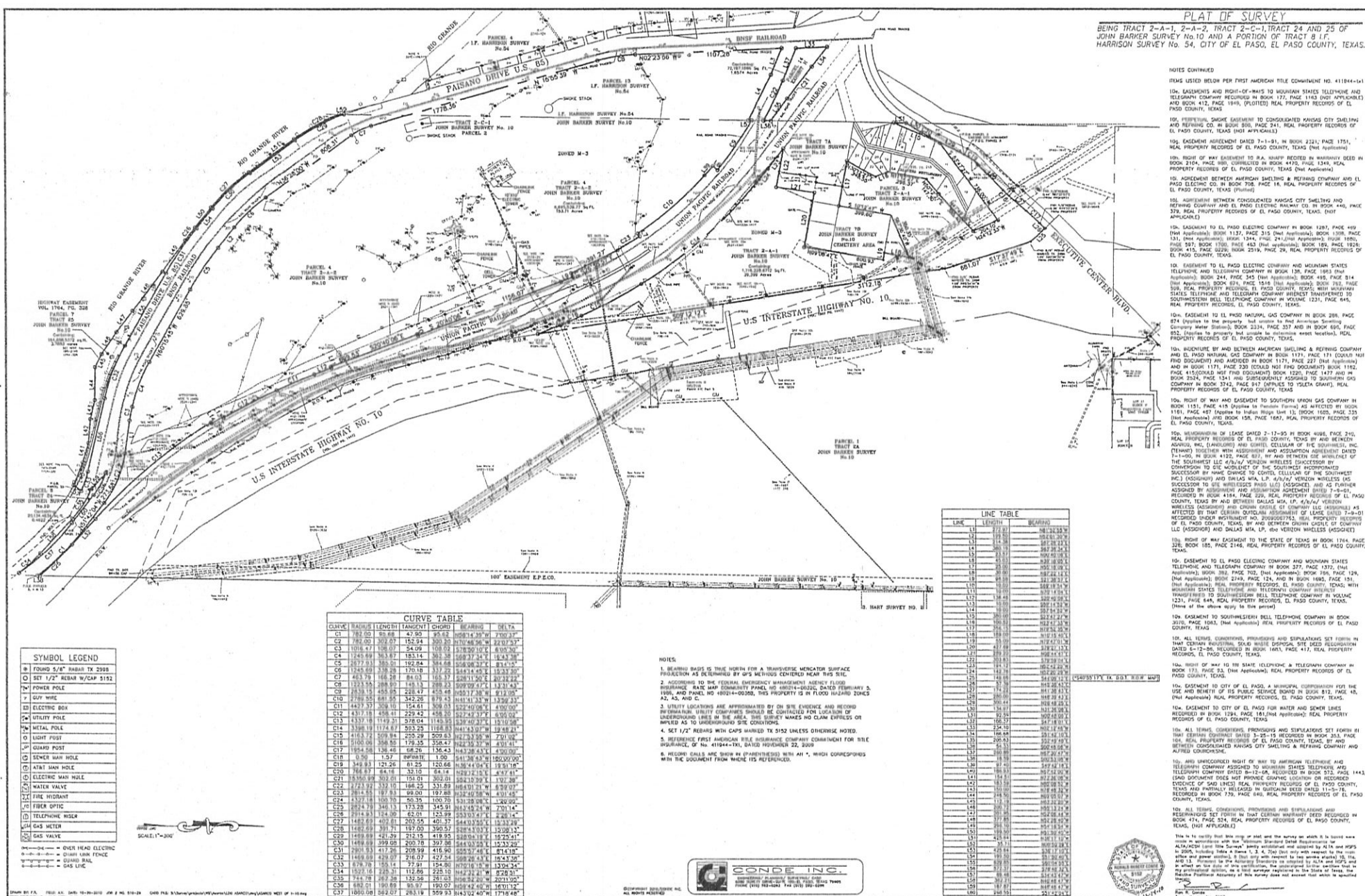
Thence along said right of way line North 46°46'47" West a distance of 362.21 feet to the "TRUE POINT OF BEGINNING" and containing 0.4622 acres of land more or less.

Notes: Bearings basis is true north for a Transverse Mercator Surface projection as determined by GPS Methods centered near this site.

A Plat of even date accompanies this description.


Ron R. Conde
R.P.L.S. No. 5152
Job# 510-29.





BEING A PORTION OF I.F. HARRISON
SURVEY NO. 54
CITY OF EL PASO, EL PASO COUNTY, TEXAS



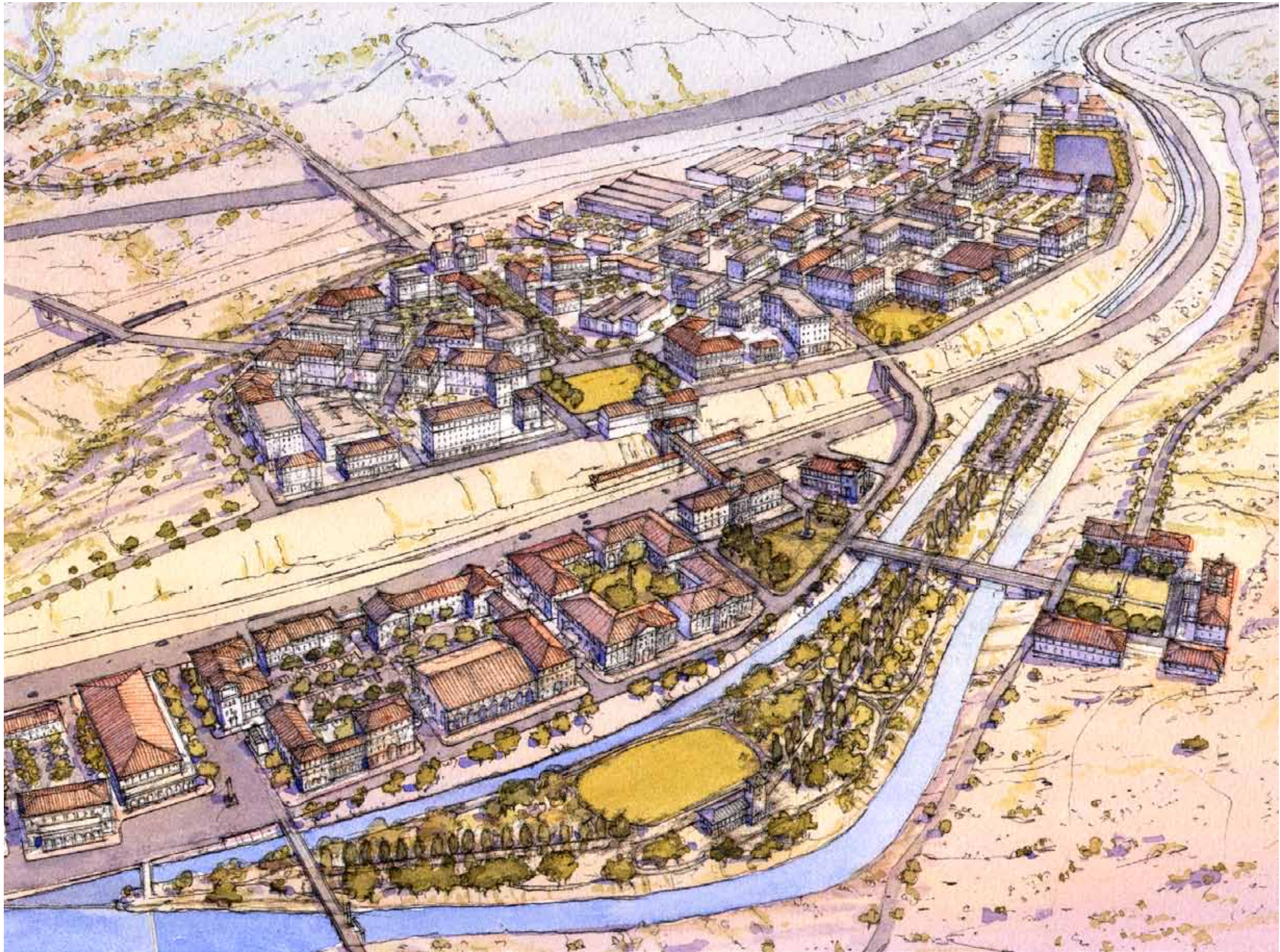
⑧	FOUND ALUMINUM CAPPED REBAR
⑨	FOUND TX. DOT BRASS CAP
○	SET 1/2" REBAR W/CAP 5152
⚡	POWER POLE
⚡	CUT WIRE
⚡	ELECTRIC BOX
○	LIGHT POST
⚡	SEWER MAN HOLE
⚡	AT&T MAN HOLE
⚡	WATER VALVE
⚡	FIRE HYDRANT
⚡	FIBER OPTIC

LINE TABLE				
LINE	LENGTH	BEARING		
1	6.3	100 10 4°	100 10 4°	100 10 4°
2	6.3	100 20 4°	100 20 4°	100 20 4°
3	6.3	100 30 4°	100 30 4°	100 30 4°
4	6.3	100 40 4°	100 40 4°	100 40 4°
5	6.3	100 50 4°	100 50 4°	100 50 4°

SCALE: 1"=150'



This is to certify that the copy or print and the money on which it is based are in accordance with the Minnesota Standard Specifications for
ATA/ACSP Land Title Surveys' jointly authorized and adopted by ALA and the
in 2005, including the A Series 1, 5, 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000, 1010, 1020, 1030, 1040, 1050, 1060, 1070, 1080, 1090, 1100, 1110, 1120, 1130, 1140, 1150, 1160, 1170, 1180, 1190, 1200, 1210, 1220, 1230, 1240, 1250, 1260, 1270, 1280, 1290, 1300, 1310, 1320, 1330, 1340, 1350, 1360, 1370, 1380, 1390, 1400, 1410, 1420, 1430, 1440, 1450, 1460, 1470, 1480, 1490, 1500, 1510, 1520, 1530, 1540, 1550, 1560, 1570, 1580, 1590, 1600, 1610, 1620, 1630, 1640, 1650, 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080, 2090, 2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 2660, 2670, 2680, 2690, 2700, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, 2790, 2800, 2810, 2820, 2830, 2840, 2850, 2860, 2870, 2880, 2890, 2900, 2910, 2920, 2930, 2940, 2950, 2960, 2970, 2980, 2990, 3000, 3010, 3020, 3030, 3040, 3050, 3060, 3070, 3080, 3090, 3100, 3110, 3120, 3130, 3140, 3150, 3160, 3170, 3180, 3190, 3200, 3210, 3220, 3230, 3240, 3250, 3260, 3270, 3280, 3290, 3300, 3310, 3320, 3330, 3340, 3350, 3360, 3370, 3380, 3390, 3400, 3410, 3420, 3430, 3440, 3450, 3460, 3470, 3480, 3490, 3500, 3510, 3520, 3530, 3540, 3550, 3560, 3570, 3580, 3590, 3600, 3610, 3620, 3630, 3640, 3650, 3660, 3670, 3680, 3690, 3700, 3710, 3720, 3730, 3740, 3750, 3760, 3770, 3780, 3790, 3800, 3810, 3820, 3830, 3840, 3850, 3860, 3870, 3880, 3890, 3900, 3910, 3920, 3930, 3940, 3950, 3960, 3970, 3980, 3990, 4000, 4010, 4020, 4030, 4040, 4050, 4060, 4070, 4080, 4090, 4100, 4110, 4120, 4130, 4140, 4150, 4160, 4170, 4180, 4190, 4200, 4210, 4220, 4230, 4240, 4250, 4260, 4270, 4280, 4290, 4300, 4310, 4320, 4330, 4340, 4350, 4360, 4370, 4380, 4390, 4400, 4410, 4420, 4430, 4440, 4450, 4460, 4470, 4480, 4490, 4500, 4510, 4520, 4530, 4540, 4550, 4560, 4570, 4580, 4590, 4600, 4610, 4620, 4630, 4640, 4650, 4660, 4670, 4680, 4690, 4700, 4710, 4720, 4730, 4740, 4750, 4760, 4770, 4780, 4790, 4800, 4810, 4820, 4830, 4840, 4850, 4860, 4870, 4880, 4890, 4900, 4910, 4920, 4930, 4940, 4950, 4960, 4970, 4980, 4990, 5000, 5010, 5020, 5030, 5040, 5050, 5060, 5070, 5080, 5090, 5100, 5110, 5120, 5130, 5140, 5150, 5160, 5170, 5180, 5190, 5200, 5210, 5220, 5230, 5240, 5250, 5260, 5270, 5280, 5290, 5300, 5310, 5320, 5330, 5340, 5350, 5360, 5370, 5380, 5390, 5400, 5410, 5420, 5430, 5440, 5450, 5460, 5470, 5480, 5490, 5500, 5510, 5520, 5530, 5540, 5550, 5560, 5570, 5580, 5590, 5600, 5610, 5620, 5630, 5640, 5650, 5660, 5670, 5680, 5690, 5700, 5710, 5720, 5730, 5740, 5750, 5760, 5770, 5780, 5790, 5800, 5810, 5820, 5830, 5840, 5850, 5860, 5870, 5880, 5890, 5900, 5910, 5920, 5930, 5940, 5950, 5960, 5970, 5980, 5990, 6000, 6010, 6020, 6030, 6040, 6050, 6060, 6070, 6080, 6090, 6100, 6110, 6120, 6130, 6140, 6150, 6160, 6170, 6180, 6190, 6200, 6210, 6220, 6230, 6240, 6250, 6260, 6270, 6280, 6290, 6300, 6310, 6320, 6330, 6340, 6350, 6360, 6370, 6380, 6390, 6400, 6410, 6420, 6430, 6440, 6450, 6460, 6470, 6480, 6490, 6500, 6510, 6520, 6530, 6540, 6550, 6560, 6570, 6580, 6590, 6600, 6610, 6620, 6630, 6640, 6650, 6660, 6670, 6680, 6690, 6700, 6710, 6720, 6730, 6740, 6750, 6760, 6770, 6780, 6790, 6800, 6810, 6820, 6830, 6840, 6850, 6860, 6870, 6880, 6890,



Illustrative rendering of one potential future for the former ASARCO plant site.

SMARTCODE APPLICATION
EL PASO, TEXAS CODE OF ORDINANCES
TITLE 21 APPLICATION

ASARCO WEST

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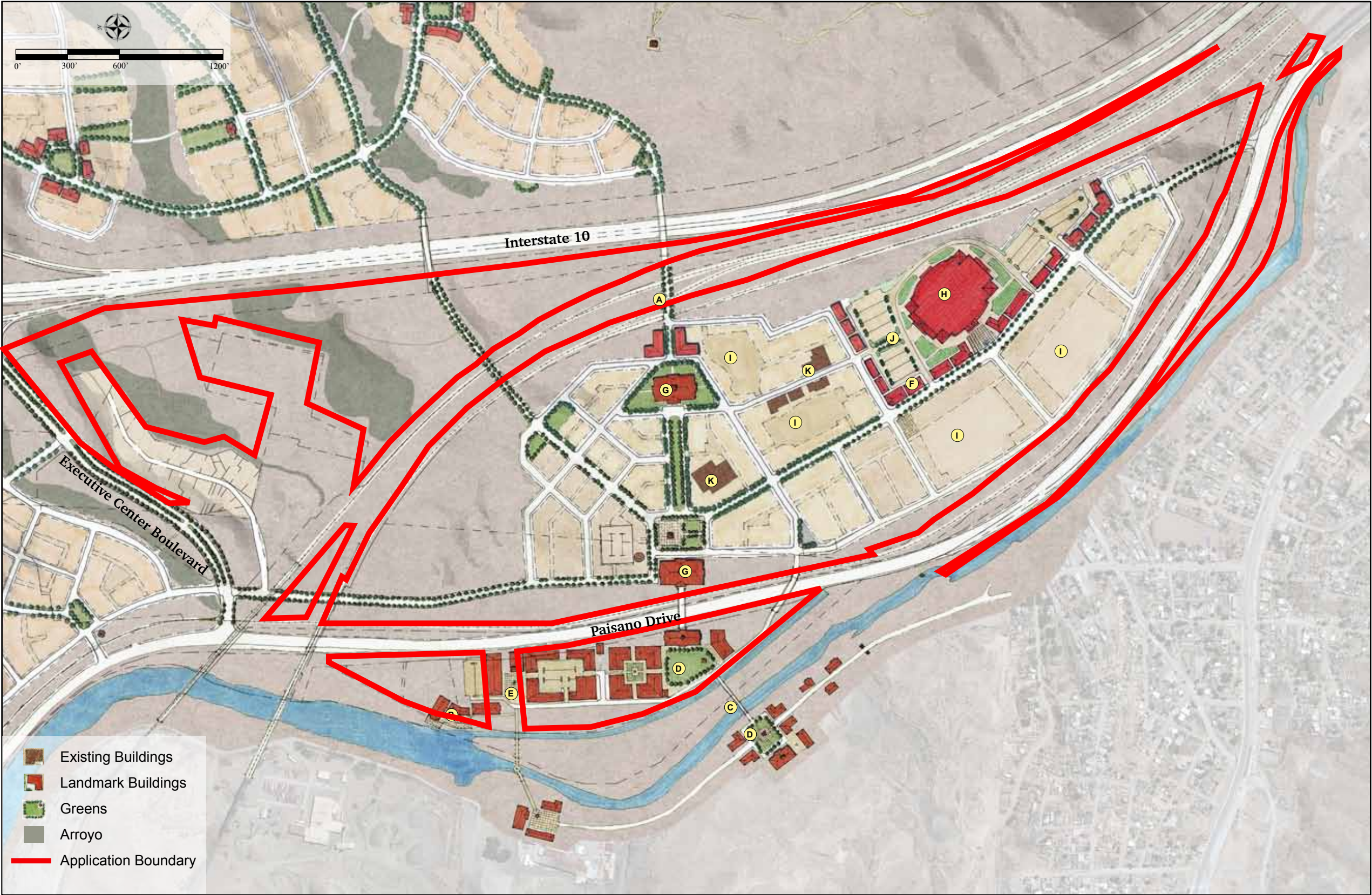
ILLUSTRATIVE PLAN

While environmental constraints at the ASARCO West site prevent neighborhood development the area still provides many industrial and commercial opportunities for future growth. The site’s proximity to Downtown and its sheer size make it an ideal location for large-scale projects.

The current environmental cleanup standard for the site is Commercial/Industrial. Although this does not preclude enhanced cleanup activities in the future this standard does not allow the following from being built on the site: schools, day-care facilities, extended care facilities, all residential uses and hospitals. The application details the warrant requested to prohibit these uses.

General Recommendations

- A** Opportunities to better connect the ASARCO site with surrounding properties
- B** A waterfront park provides passive recreational space along the river
- C** A long term strategy could include a monumental, pedestrian bridge connecting El Paso and Juarez
- D** Two parallel parks on either side of the bridge serve as future pedestrian gateways into the communities
- E** An cross-border international area may one day be possible.
- F** Building façades address the street
- G** Civic buildings front greens and terminate vistas
- H** Specialized uses such as a stadium, industrial building or regional recreational destination can be accommodated within a framework of interconnected streets and blocks
- I** Containment cells are used as parking lots; parking is placed mid-block; and liner buildings define the street edge
- J** A large block is designed to accommodate regional facilities
- K** Historic buildings are preserved



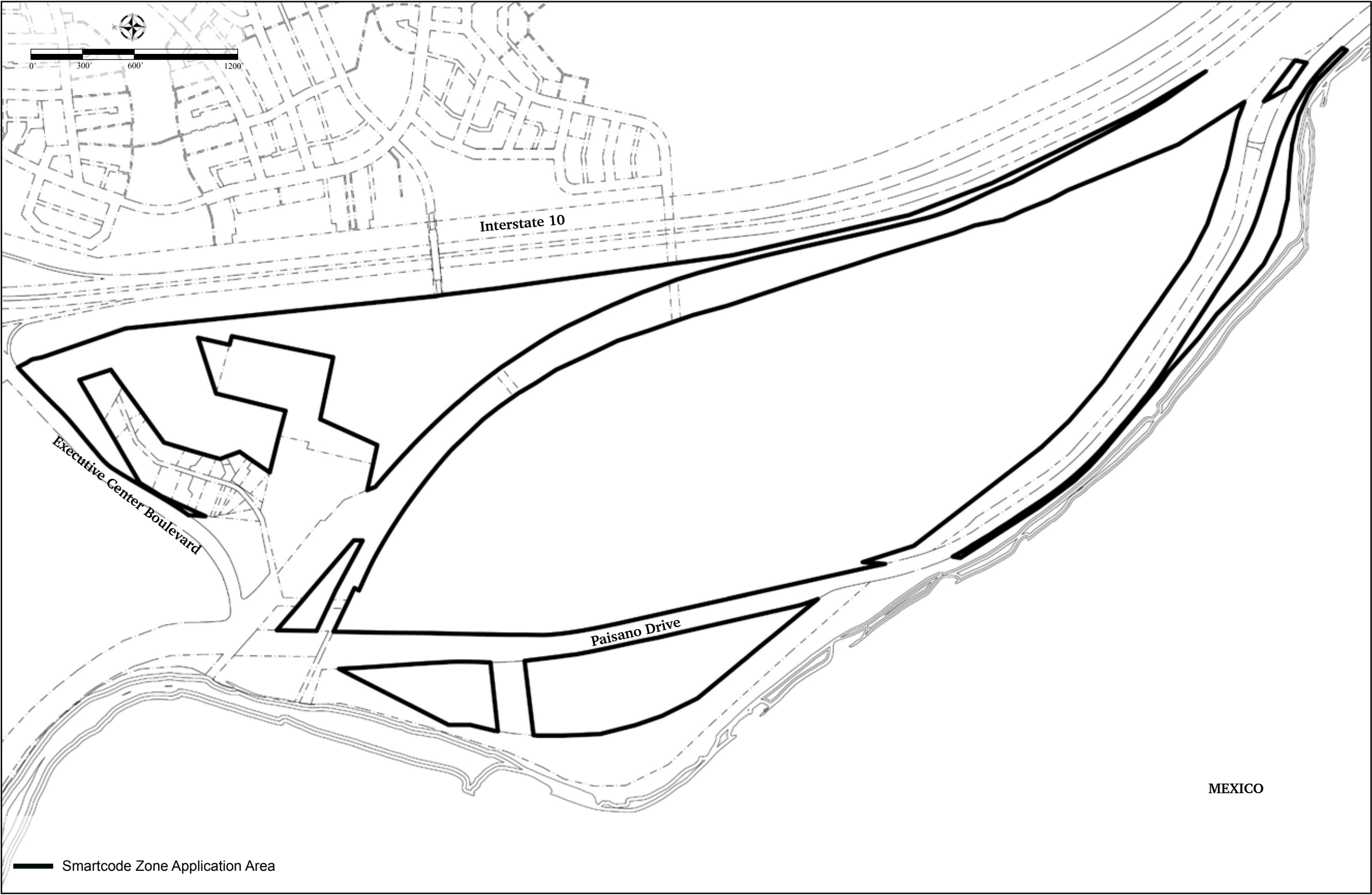


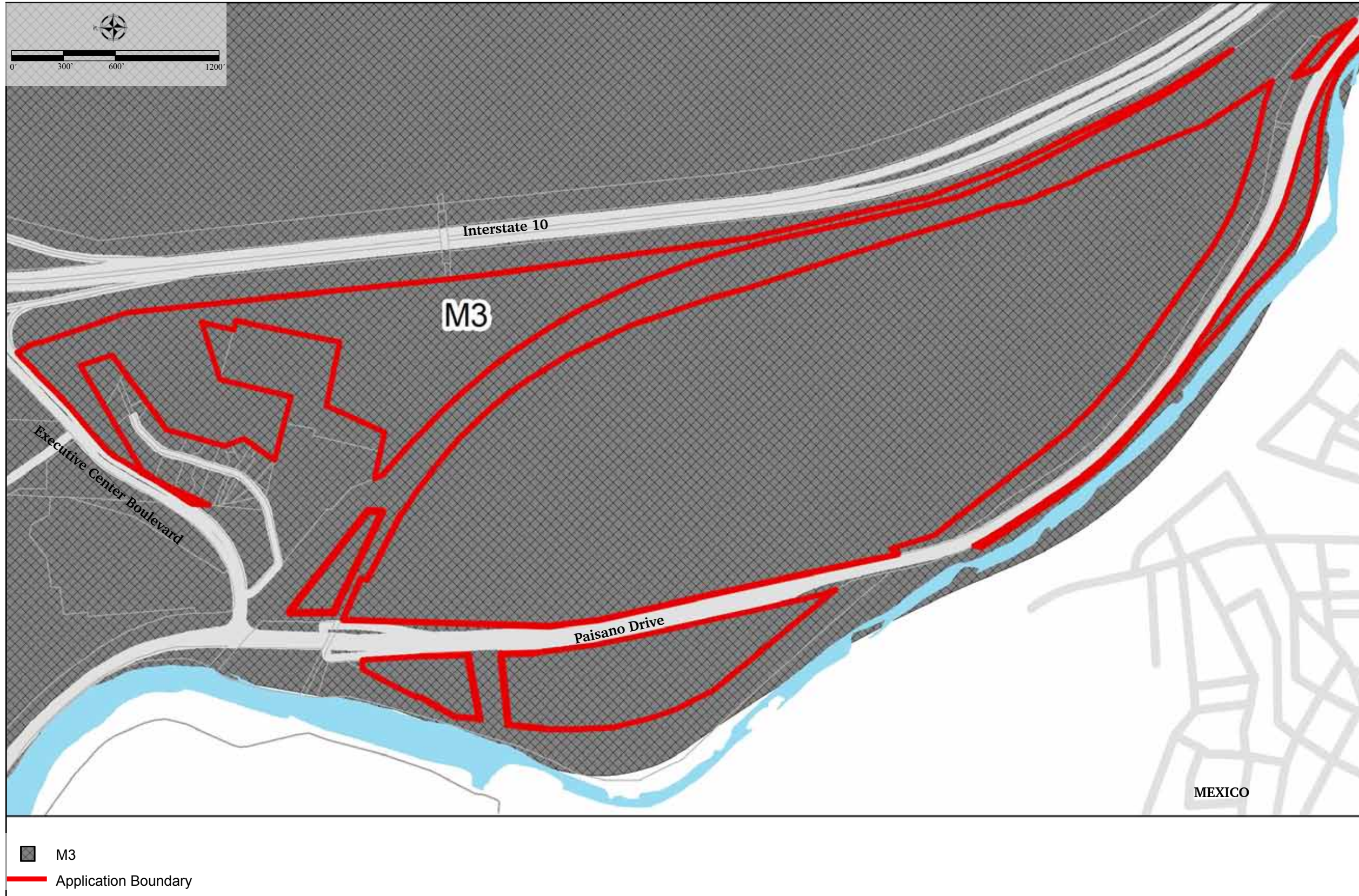
AERIAL
 An aerial of the site shows its current heavy industrial character and proximity to Mexico.

SITE PLAN

Per section 21.10.040 must include:

- ☐ (B)(1) Site plan (see page 6)
- ☐ (B)(2) Copy of zoning map (see page 5)
- ☐ (B)(3-5) Proposed locations of transect zones including the locations of special districts, proposed throughfare networks and block layout (see page 7)
- ☐ (B)(7) Proof of notice of proposed application to any recognized neighborhood association





ZONING MAP

The zoning for the property is currently M3: Unrestricted Manufacturing District.

□ Per section 21.10.040 (B)(1), the legal description of the property should be on the site plan.

The legal description for ASARCO West is:

Barker Survey 10 Abstract #7, TR 2-A-2. PIDN: X01099900000250.

Barker Survey 10 Abstract #7 TR 2-C-1 PIDN: X01099900000220.

Barker Survey 10 Abstract #7 TR 2-A-1 PIDN: X01099900000230.

Barker Survey 10 Abstract #7, TR 24. PIDN: X010999000002400

Barker Survey 10 Abstract #7, TR 25 PIDN: X010999000002500

Harrison Survey 54, Abstract #2804. PIDN: X054999000E0700

Harrison Survey 54, Abstract #2804. PIDN: X054999000A5000

Harrison Survey 54, Abstract #2804. PIDN: X054999000A0100

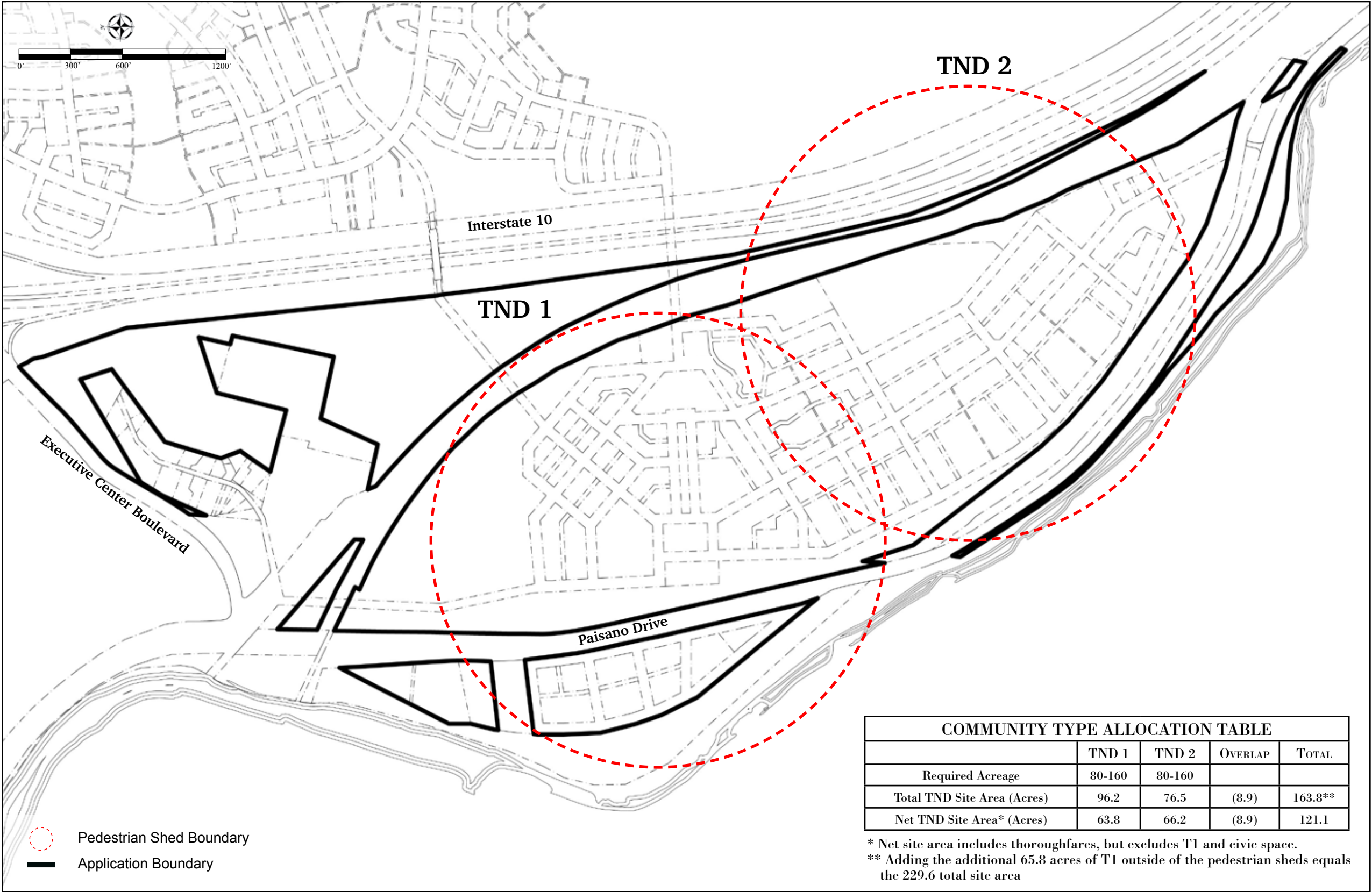
Harrison Survey 54, Abstract #2804. PIDN: X054999000D0300

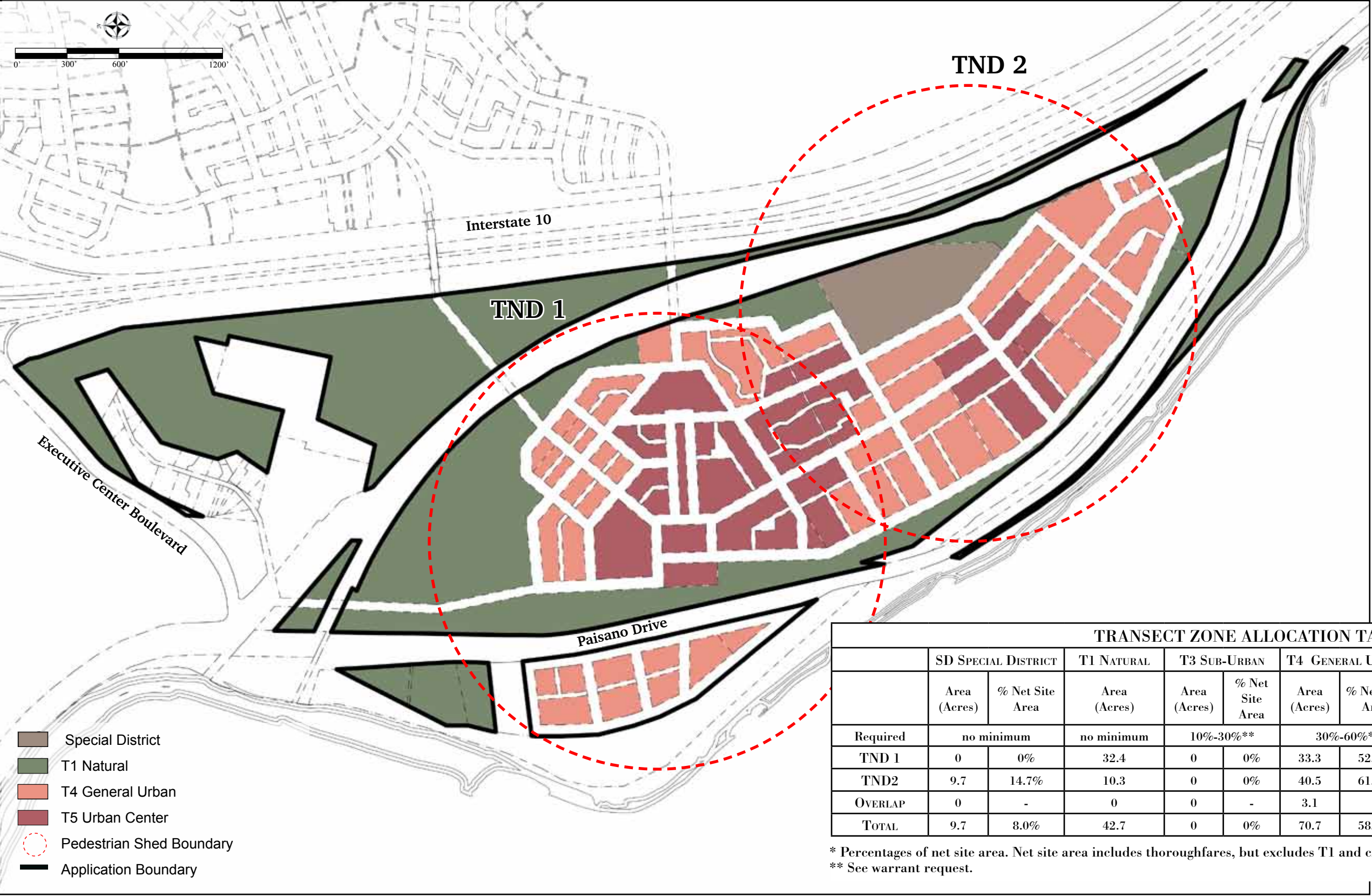
Located in Tract 14, Block 100.

PROJECT SIZE & BOUNDARY

- Identify application type (see below)
- Identify pedestrian shed(s)
Pedestrian shed requirements for a TND are set forth in sections 21.30.030 (B)
- Identify community type (see below)
- Identify project boundaries based on pedestrian shed
- Compliance with minimum continuous acreage requirements for selected community type(s) per sections 21.30.030 and 21.40:
For TNDs: “A Traditional Neighborhood Development (TND) shall be structured by one standard or linear pedestrian shed and shall be no fewer than eighty acres and no more than one hundred and sixty acres.”
** Modification request for compliance with minimum continuous acreage requirements for selected community type(s) per sections 21.30.030 and 21.40. Per 21.30.100(B)(1)(a), by Warrant, a modification is requested to reduce continuous acreage requirements, attributable to environmental restrictions of a designated Brownfield site.*
- Compliance with allocation of land outside pedestrian sheds:
For new communities, per section 21.30.020 (G) : “Any remnants of the site outside the pedestrian sheds shall be assigned to transect zones T1 through T3, civic space or special districts.”

PROJECT DATA	
PROJECT NAME:	ASARCO West
APPLICATION TYPE:	New Community
COMMUNITY TYPE:	Traditional Neighborhood Development with Residential Restrictions
TOTAL SITE AREA:	229.6 acres
NET SITE AREA:	121.1 acres
PEDESTRIAN SHED:	2 pedestrian sheds





TRANSECT ZONE ALLOCATION

- Compliance with transect zone allocation requirements as set forth in 21.80.170 Table 14: Summary Table, section A.
- * Modification request for compliance with 21.80.150, Table 12: Specific function and use: No residential uses or lodging uses shall be allowed under this application. Per 21.30.100(B)(1)(b), by Warrant, a modification is requested to remove residential uses, attributable to environmental restrictions of a designated Brownfield site.
- * Modification request for compliance with transect zone allocation requirements as set forth in 21.80.170 Table 14: Summary Table, section A. Allocation of Zones for TND. Per 21.30.100(B)(1)(c), by Warrant, a modification is requested to reduce T3 allocation to zero percent and adjust other allocation requirements accordingly, attributable to environmental restrictions of a designated Brownfield site.
- Compliance with the requirement that areas outside the pedestrian sheds are T1, T2, T3, a special district or civic space per section 21.30.020 (G).

TRANSECT ZONE ALLOCATION TABLE											
	SD SPECIAL DISTRICT		T1 NATURAL	T3 SUB-URBAN		T4 GENERAL URBAN		T5 URBAN CENTER		TOTAL	
	Area (Acres)	% Net Site Area	Area (Acres)	Area (Acres)	% Net Site Area	Area (Acres)	% Net Site Area	Area (Acres)	% Net Site Area	Net Site Area (Acres)	Total Site Area (Acres)
Required	no minimum		no minimum	10%-30%**		30%-60%*		10%-30%*			
TND 1	0	0%	32.4	0	0%	33.3	52.2%	30.5	47.8%	63.8	96.2
TND2	9.7	14.7%	10.3	0	0%	40.5	61.1%	16.0	24.2%	66.2	76.5
OVERLAP	0	-	0	0	-	3.1	-	5.7	-	8.9	8.9
TOTAL	9.7	8.0%	42.7	0	0%	70.7	58.2%	40.8	33.6%	121.1	163.8

* Percentages of net site area. Net site area includes thoroughfares, but excludes T1 and civic space.
** See warrant request.

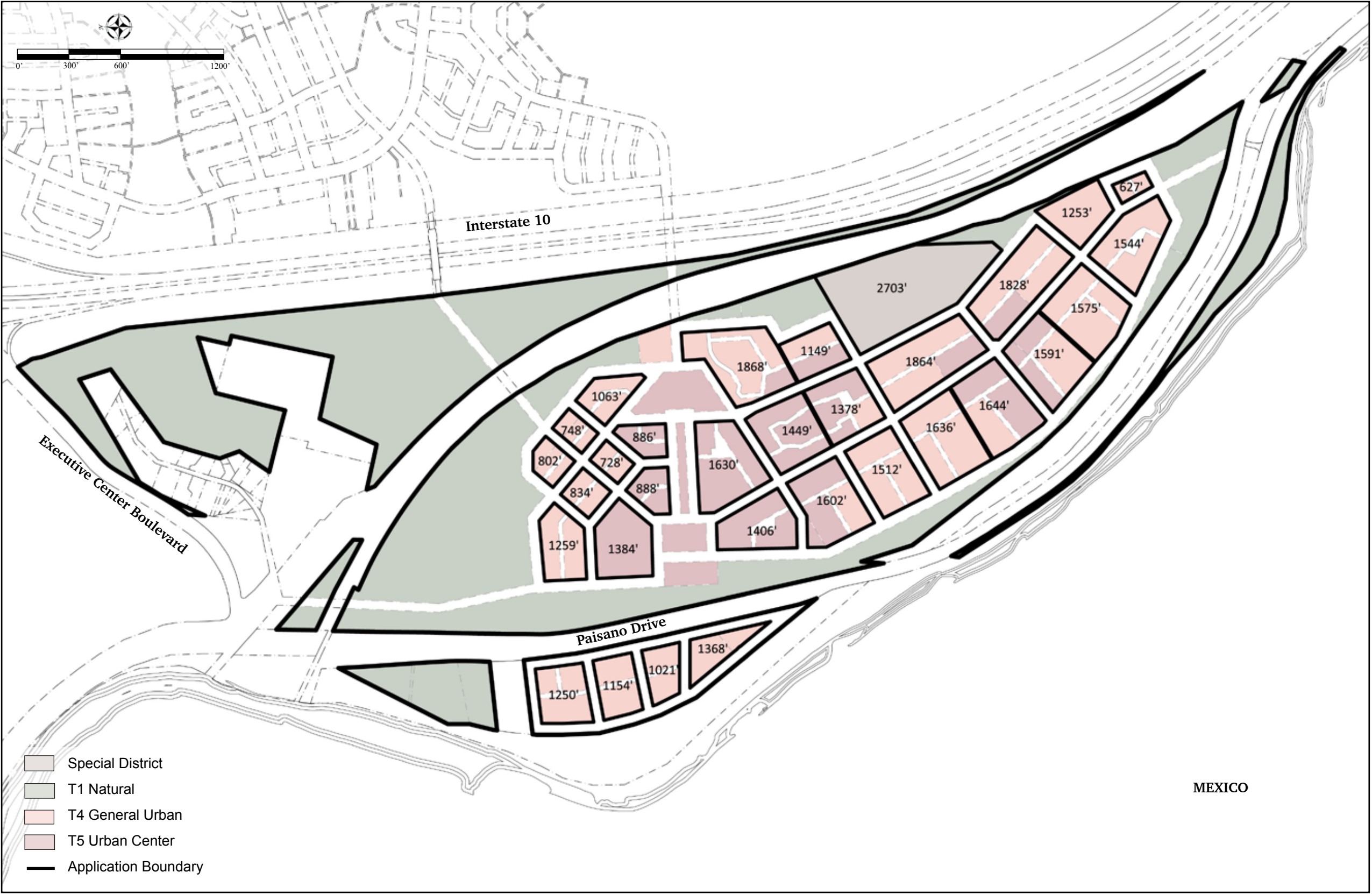
MAXIMUM BLOCK SIZE

Compliance with maximum block size requirements as set forth in 21.80.170 Table 14: Summary Table, section C:

Maximum allowable block perimeter:	block
Special District - no max	
T2 - no max	
T3 - 3000' max	
T4 - 2400' max	
T5 - 2000' max	

Note that when a block carries more than one transect designation, it must comply with the more restrictive maximum block size requirement. For example, a block with T4 and T5 transect designations must comply with the T5 maximum block size requirement.

* Note: Containment cells shall be provided for with restrictive covenants placed on these areas as part of a separate process.



SPECIAL REQUIREMENTS

Compliance with special requirements for shopfronts:

For new communities, per section 21.30.090 (A)(2): “A designation for mandatory and/or recommended retail frontage requiring or advising that a building provide a shopfront at sidewalk level along the entire length of the frontage...”

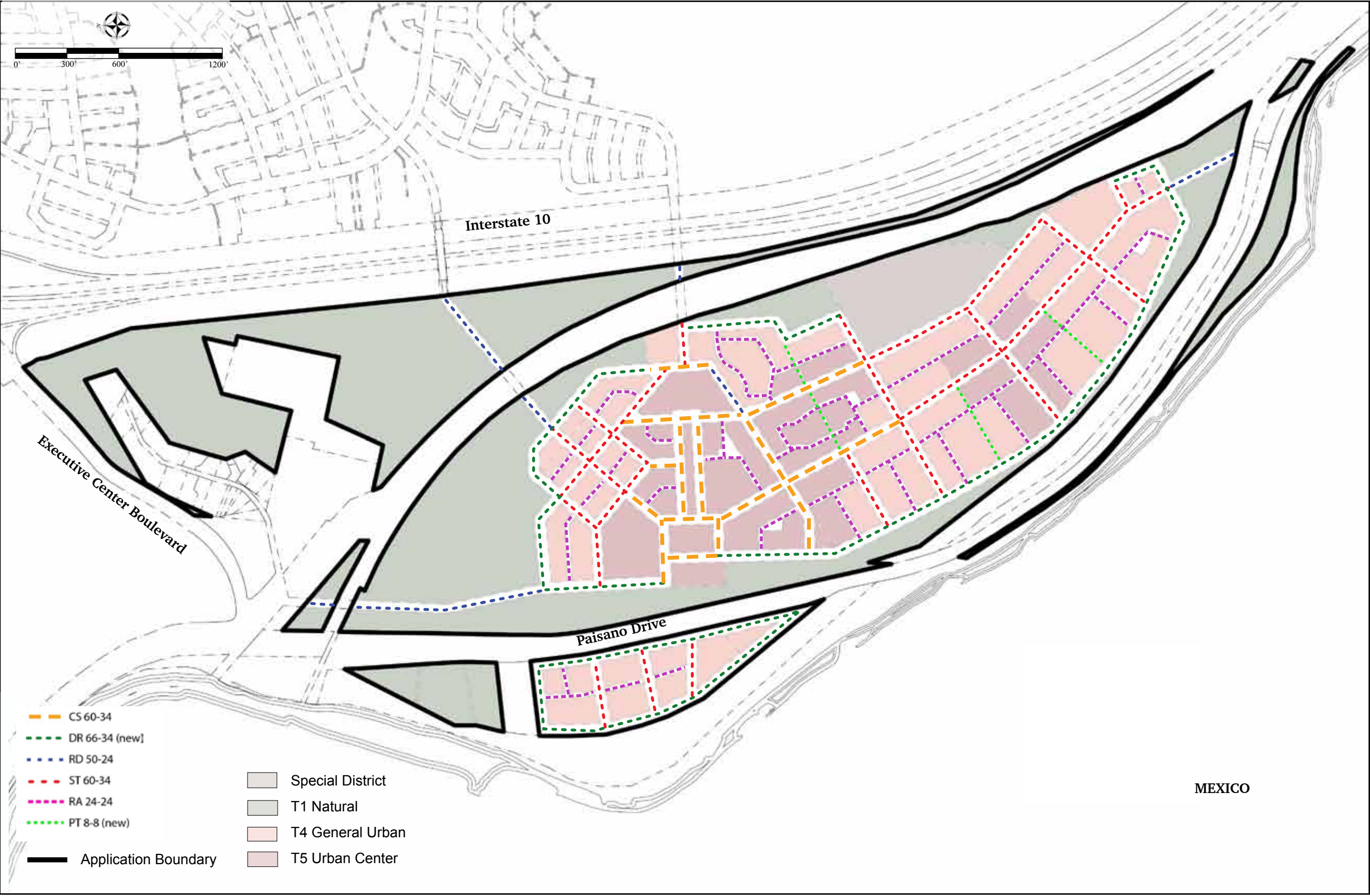
The locations indicated are a recommendation.

Compliance with special requirements for terminated vistas:

For new communities, per section 21.30.090 (A)(6): “Designation for mandatory and/or recommended terminated vistas locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the CRC.”

The locations indicated are a recommendation.





THOROUGHFARE ASSIGNMENT

☐ Compliance with thoroughfare termination and cul-de-sac limitation as set forth in section 21.30.070(A)(6):

“All thoroughfares shall terminate at other thoroughfares, forming a network. Internal thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs are explicitly discouraged and shall be subject to approval by warrant to accommodate specific site conditions only.”

Number of Culs-de-sacs: None

☐ Compliance with required percentage of lots fronting thoroughfares as set forth in section 21.30.070(A)(7):

“Each lot shall enfront a vehicular thoroughfare, except that twenty percent of the lots within each transect zone may enfront a passage.”

Number of lots enfronting a passage: None

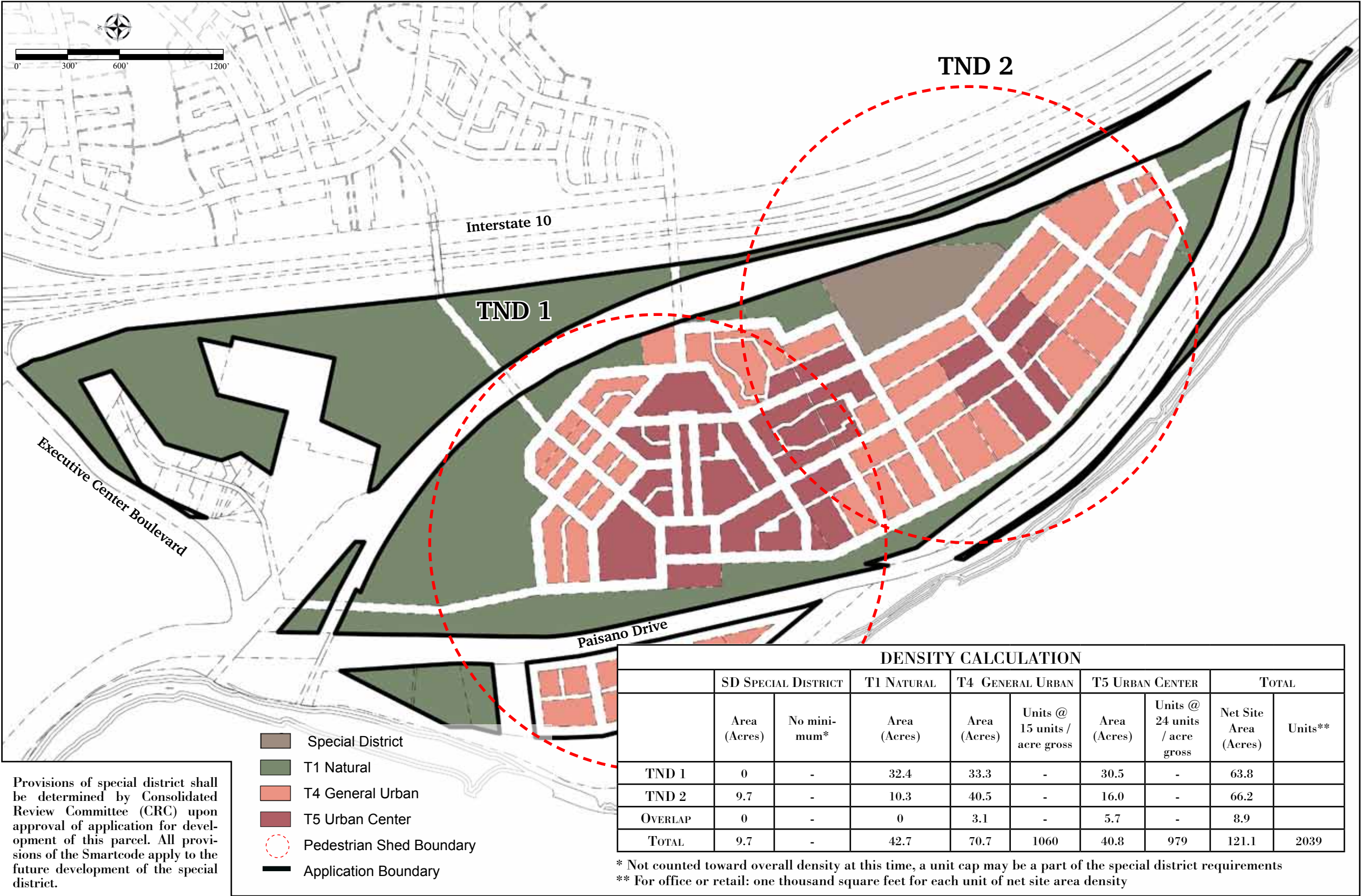
DENSITY CALCULATIONS

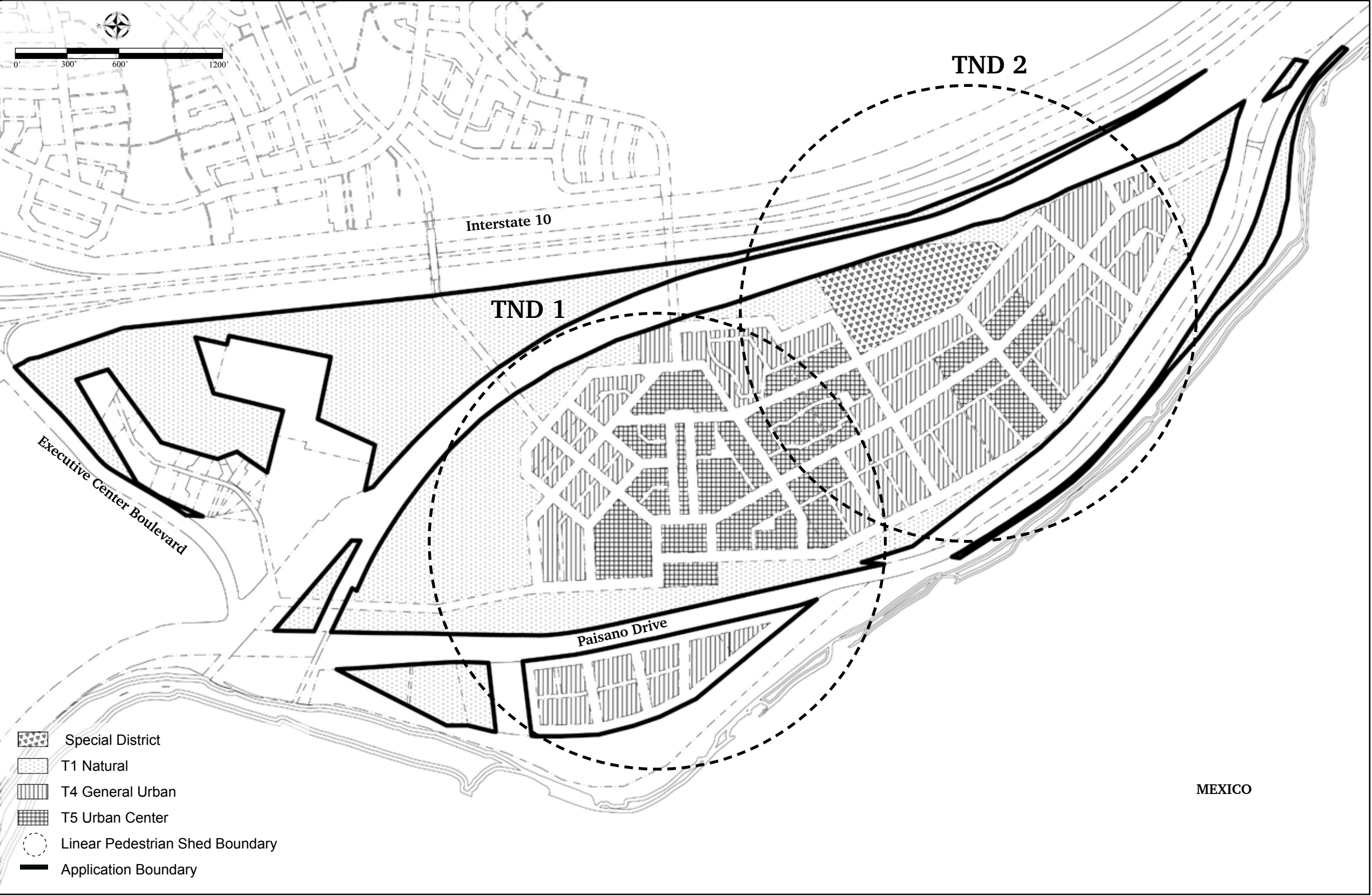
Compliance with 21.30.080(B)
“Density shall be expressed in terms of housing units per acre as specified for the area of each Transect Zone by Table 14b.”

WARRANT REQUESTS

The application is compliant with Chapter 21 pending the following warrants:

- Modification request for compliance with minimum continuous acreage requirements for selected community type(s) per sections 21.30.030 and 21.40. Per 21.30.100(B)(1)(a), by Warrant, a modification is requested to reduce continuous acreage requirements, attributable to environmental restrictions of a designated Brownfield site.
- Modification request for compliance with 21.80.150, Table 12: Specific function and use: No residential uses or lodging uses shall be allowed under this application. Per 21.30.100(B)(1)(b), by Warrant, a modification is requested to remove residential uses, attributable to environmental restrictions of a designated Brownfield site.
- Modification request for compliance with transect zone allocation requirements as set forth in 21.80.170 Table 14: Summary Table, section A. Allocation of Zones for TND. Per 21.30.100(B)(1)(c), by Warrant, a modification is requested to reduce T3 allocation to zero percent and adjust other allocation requirements accordingly, attributable to environmental restrictions of a designated Brownfield site.
- Modification request for compliance with 21.30.050(C)(5), Civic zones. Per 21.30.100(B)(1)(b), by Warrant, a modification is requested to remove playground requirements, attributable to environmental restrictions of a designated Brownfield site.
- Modification request for compliance with 21.30.050(D)(2). Per 21.30.100(B)(1)(b), by Warrant, a modification is requested to remove elementary school requirements, attributable to environmental restrictions of a designated Brownfield site.

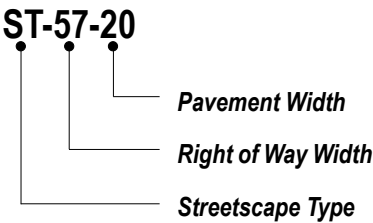




ADDITIONAL ASSEMBLIES

All additional thoroughfare assemblies comply with 21.80.030, Table 3A and Table 3B.

Notes:
Pavement width includes curb and gutter where present, and is measured from face of curb to face of curb.



THOROUGHFARE TYPES

- BV: Boulevard
- AV: Avenue
- CS: Commercial Street
- DR: Drive
- ST: Street
- RD: Road
- RA: Rear Alley
- RL: Rear Lane
- BT: Bicycle Trail
- BL: Bicycle Lane
- BR: Bicycle Route
- PT: Path
- TR: Transit Route

Thoroughfare Type
Transect Zone
Right-of-Way Width
Pavement Width
Movement
Vehicular Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Public Frontage Type
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision

DR 66-34

Drive
T3, T4, T5, T6
66 feet
34 feet
Slow Movement
25 MPH
9.9 Seconds
2 lanes
8 feet (both sides)
15 feet
Varies by Transect
8 foot sidewalk
8 foot Continuous Planter
Curb
Trees at 30 feet o.c. Average
NA

PT 8-8

Pedestrian
T2, T3, T4, T5
8 feet
8 feet
Pedestrian Movement
NA
NA
NA
None
NA
Varies by Transect
8 foot sidewalk
None
None
Varies
NA



Date: May 10, 2011
To: Honorable Mayor and City Council
Joyce Wilson, City Manager
From: Todd Taylor, Planner
Subject: ZON10-00096

The City Plan Commission (CPC) on November 11, 2010, voted (4-2) to recommend approval of rezoning the subject properties from M-3 (Unrestricted Manufacturing District) to SCZ (SmartCode Zone). This recommendation was in agreement with the staff and the Development Coordinating Committee (DCC).

The CPC found that the rezoning request was in conformance with The Plan for El Paso and that the proposed use for Traditional Neighborhood Development (TND) was in conformance with the 2025 Projected General Land Use Map for the Northwest Planning Area. The CPC also determined that the rezoning would protect the best interest, health, safety, and welfare of the public in general; and would have no negative effect on the natural environment, social economic conditions, and property values in the vicinity and the City as a whole.

The Connecting El Paso Plan was approved by City Council on January 18, 2011. The approval adopted the Plan as a study area plan to be incorporated into the City's comprehensive plan and the 2025 General Land Use Map. The ASARCO Texas Custodial Trust has spoken in favor of rezoning the property to SCZ (SmartCode Zone).

Commissioner Nance dissented due to his concern that the rezoning of the property at this time may limit the potential for large manufacturing uses and that the property owner was not present at the meeting. Also, one member of the public spoke concerning the remediation language in the staff report.

Attachment: Staff Report

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susannah M. Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson





City of El Paso – City Plan Commission Staff Report

Case No: ZON10-00096
Application Type: SmartCode Rezoning
CPC Hearing Date: November 11, 2010
Staff Planner: Todd Taylor, 915-541-4114, TaylorTC@elpasotexas.gov

Location: South of Executive Center Boulevard, East of Paisano and West of Interstate 10

Legal Description: Parcels 2, 4 and 13, Tracts 2A2 and 2C1, John Barker Survey No. 10;

Parcel 3, Tract 2A1, John Barker Survey No. 10;

Parcel 14, Exhibit H, Tract 2A1, John Barker Survey No. 10;

Parcel 12, Exhibit G, I.F. Harrison Survey No. 54;

Parcel 10, Exhibit E, I.F. Harrison Survey No. 54;

Parcel 11, Exhibit F, I.F. Harrison Survey No. 54;

Parcel 1, Exhibit C, I.F. Harrison Survey No. 54;

Parcel 9, Exhibit D, I.F. Harrison Survey No. 54;

Parcel 15, Exhibit I, I.F. Harrison Survey No. 54;

Parcel 2, Exhibit C, I.F. Harrison Survey No. 54;

Parcel 3, Exhibit C, I.F. Harrison Survey No. 54;

Parcel 4, Exhibit C, I.F. Harrison Survey No. 54;

Parcel 7, Tract 25, John Barker Survey No. 10;

and Parcel 6, Tract 24, John Barker Survey No. 10,

City of El Paso, El Paso County, Texas

Acreage: 229.6

Rep District: 8

Existing Use: Former Smelter Site

Request: M-3 (Unrestricted Manufacturing District) to SCZ (SmartCode Zone)

Proposed Use: Traditional Neighborhood Development (TND)

Property Owner: ASARCO Texas Custodial Trust

Representative: City of El Paso

SURROUNDING ZONING AND LAND USE

North: M-3 (Unrestricted Manufacturing District)

South: None

East: M-3 (Unrestricted Manufacturing District)

West: None

Plan for El Paso Designation: Industrial, Northwest Planning Area

Nearest Park: Doniphan Park (0.51 miles)

Nearest School: Mesita Elementary School (0.82 miles)

NEIGHBORHOOD ASSOCIATIONS

Save the Valley

Coronado Neighborhood Association

Upper Mesa Hills Neighborhood Association

Upper Valley Neighborhood Association

Upper Valley Improvement Association

NEIGHBORHOOD INPUT

Notices were mailed out to property owners within 300 feet of the subject properties on November 1, 2010.

APPLICATION DESCRIPTION

The request is to change the zoning from M-3 (Unrestricted Manufacturing District) to SmartCode Zone to allow a SmartCode development, specifically a Traditional Neighborhood Development (TND) community type. The property currently has smelter infrastructure with a plan for demolition and soil and groundwater remediation.

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT RECOMMENDATION

Recommend **approval** of rezoning the subject property from M-3 (Unrestricted Manufacturing District) to SmartCode Zone.

THE PLAN FOR EL PASO CITY-WIDE LAND USE GOALS

All applications for rezoning shall demonstrate compliance with the following criteria:

- a. Goal: Develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development job opportunities, educational opportunities, and outlets for social and cultural expression.
- b. Provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.
- c. Encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the change of zoning application:

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. ASARCO West SmartCode Application