

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

DEPARTMENT: Planning and Inspections, Planning Division

AGENDA DATE: Public Hearing (Consent Agenda): May 26, 2020

CONTACT PERSON NAME AND PHONE NUMBER:

Philip F. Etiwe, 915-212-1553, Etiwepf@elpasotexas.gov

Nelson Ortiz, 915-212-1606, Ortiznx@elpasotexas.gov

DISTRICT(S) AFFECTED: 1

STRATEGIC GOAL: 3 – Promote the visual image of El Paso

SUBGOAL: 3.1 – Provide business friendly permitting and inspection processes
3.2 – Improve the visual impression of the community

SUBJECT:

A Resolution authorizing the City Manager to sign and accept on behalf of the City Public Right-of-Way Dedication Deeds from the City of El Paso, Canutillo Independent School District, and Westonlane, LLC, dedicating to the City of El Paso, Texas for the use as a public right-of-way 2.98 acres of land legally described as a 0.3629-acre portion of Tract 3-A-6, Nellie D. Mundy Survey No. 240, City of El Paso, El Paso County, Texas; AND a 0.6699-acre portion of Tract 3-A-2, Nellie D. Mundy Survey No. 240, City of El Paso, El Paso County, Texas; AND a 1.5221-acre portion of Tract 1-A, Nellie D. Mundy Survey No. 240, City of El Paso, El Paso County, Texas; AND a 0.4115-acre portion of Tract 3-A-1, Nellie D. Mundy Survey No. 240, City of El Paso, El Paso County, Texas; AND a 0.0103-acre portion of Tract 3-A-6, Nellie D. Mundy Survey No. 240, City of El Paso, El Paso County, Texas and being more fully described by metes and bounds and surveys in Exhibits "A" and "B" of the Dedication Deeds. Subject property: West of I-10 at Isela Rubalcava. Owners: City of El Paso, Canutillo Independent School District, and Westonlane, LLC. **SURW20-00002 (District 1)**

BACKGROUND / DISCUSSION:

On March 19, 2020, the CPC reviewed and recommended approval of the proposed ROW dedication. See attached staff report.

PRIOR COUNCIL ACTION:

There is no prior City Council action on this proposed request.

AMOUNT AND SOURCE OF FUNDING:

N/A

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

DEPARTMENT HEAD:



Philip F. Etiwe, Director
Planning and Inspections Department

RESOLUTION

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

That the City Manager be authorized to sign and accept on behalf of the City Public Right-Of-Way Dedication Deeds from the CITY OF EL PASO, CANUTILLO INDEPENDENT SCHOOL DISTRICT, AND WESTONLANE, LLC, dedicating to the CITY OF EL PASO, TEXAS for the use as a public right-of-way 2.98 acres of land legally described as a 0.3629-acre portion of Tract 3-A-6, Nellie D. Mundy Survey No. 240, City of El Paso, El Paso County, Texas; AND a 0.6699-acre portion of Tract 3-A-2, Nellie D. Mundy Survey No. 240, City of El Paso, El Paso County, Texas; AND a 1.5221-acre portion of Tract 1-A, Nellie D. Mundy Survey No. 240, City of El Paso, El Paso County, Texas; AND a 0.4115-acre portion of Tract 3-A-1, Nellie D. Mundy Survey No. 240, City of El Paso, El Paso County, Texas; AND a 0.0103-acre portion of Tract 3-A-6, Nellie D. Mundy Survey No. 240, City of El Paso, El Paso County, Texas and being more fully described by metes and bounds and surveys in Exhibits "A" and "B" of the Dedication Deeds attached hereto and made a part hereof for all purposes.

APPROVED this _____ day of _____, 2020.

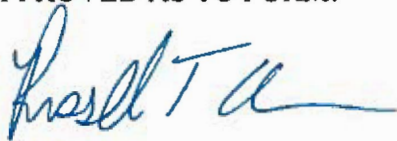
THE CITY OF EL PASO

Dee Margo
Mayor

ATTEST:

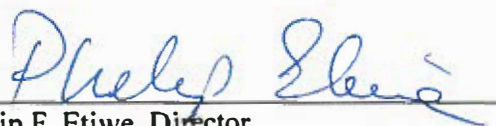
Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning and Inspections Department

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

**STATE OF TEXAS §
 § DEDICATION DEED
COUNTY OF EL PASO §**

KNOW ALL MEN BY THESE PRESENTS: That the City of El Paso, (“Grantor”), does hereby DEDICATE, GRANT, and CONVEY to the City of El Paso, Texas, (“Grantee”), as right-of-way for public street and utility purposes, including the right of ingress, egress, and regress therein, and easements to construct, maintain, public streets and utilities, or any other public purpose authorized by Local Government Code Section 273.001 and deemed necessary by Grantee into and through all that certain real property located in the City of El Paso, County of El Paso, State of Texas being 0.3629 acres of land legally described as:

A 0.3629-acre portion of Tract 3-A-6, Nellie D. Mundy Survey No. 240, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds and surveys in Exhibits "A" and "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above conveyed property for the purposes aforesaid unto the City of El Paso, its successors and assigns, forever and the Grantor hereby binds itself and its successors and assigns to warrant and forever defend all and singular the rights herein granted, unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the following signatures and seal this _____ day of _____, 2020.

City of El Paso:

By: _____
City of El Paso

(Acknowledgment on following page)

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

This instrument was acknowledged before me on the _____ day of _____
2020, by _____ as _____ on behalf of **City of**
El Paso.


My Commission Expires:

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

GRANTEE
CITY OF EL PASO

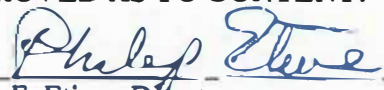
By: _____
Tomàs González, City Manager

APPROVED AS TO FORM:



Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning and Inspections Department

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me this _____ day of _____ 2020, by
Tomàs González, City Manager of the City of El Paso, a municipality, on behalf of said
municipality.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

AFTER RECORDING, RETURN TO:

City of El Paso
Planning & Inspections Department – Planning Division
Attn: Planning Director
801 Texas Avenue
El Paso, Texas 79901

EXHIBIT A

PROPOSED ROW PARCEL FOR ISELA RUBALCAVA
CITY OF EL PASO, EL PASO COUNTY, TEXAS
POR. OF TR. 3-A-6, NELLIE D. MUNDY SURVEY NO. 240
15,808 SQ. FT. OR 0.3629 ACRES

The parcel of land herein described is a portion of Tract 3-A-6, Nellie D. Mundy Survey No. 240 in the City of El Paso, and is a portion of that property conveyed from Gaddy to Westonlane, LLC in Document No. 20170035423, and is all of that certain 0.363 Acre parcel conveyed from Gaddy to the City of El Paso in Document No. 20110035784, Official Public Records of El Paso County, Texas, and is more particularly described by metes and bounds as follows [note that State Plane bearings are used herein, with record bearings in parentheses]:

COMMENCING FOR REFERENCE at a found TXDOT right-of-way brass disk on the southeast right-of-way line of Spur 16 (ROW CSJ 0608-01-002 map set by Landtech Sheet 7) at Sta. 29+61.85; 73.90' Rt., being also on the west boundary line of said Survey 240 and the west boundary line of said Westonlane parcel; Thence, with said west boundary line, and with a jog in the Spur 16 ROW line, North 03°20'05" East (N 00°07'47"E), 39.16 feet to an angle point at Sta. 29+97.74; 55.00' Rt.; Thence, with the southeast right-of-way line of said Spur 16 (250 ft. wide right-of-way) North 32°36'05" East (N32°36'05"E), 414.59 feet to a set chiseled "X" at the southwest corner of said 0.363 Acre City of El Paso parcel for the **POINT OF BEGINNING**;

Thence, continuing with said Spur 16 right-of-way line, North 32°36'05" East, 40.17 feet to a set "Mag Nail" at the northwest corner of said 0.363 Acre City of El Paso parcel;

Thence, with the north boundary line of said 0.363 Acre City of El Paso parcel, being also the south boundary line of another parcel conveyed to the City of El Paso in Volume 1272 at Page 0554, South 86°47'00" East (S89° 59' 00"E), 441.83 feet to the northeast corner of said 0.363 Acre City of El Paso parcel, being also the northwest corner of another 0.670 Acre parcel conveyed to the City of El Paso in Document No. 20110035783;

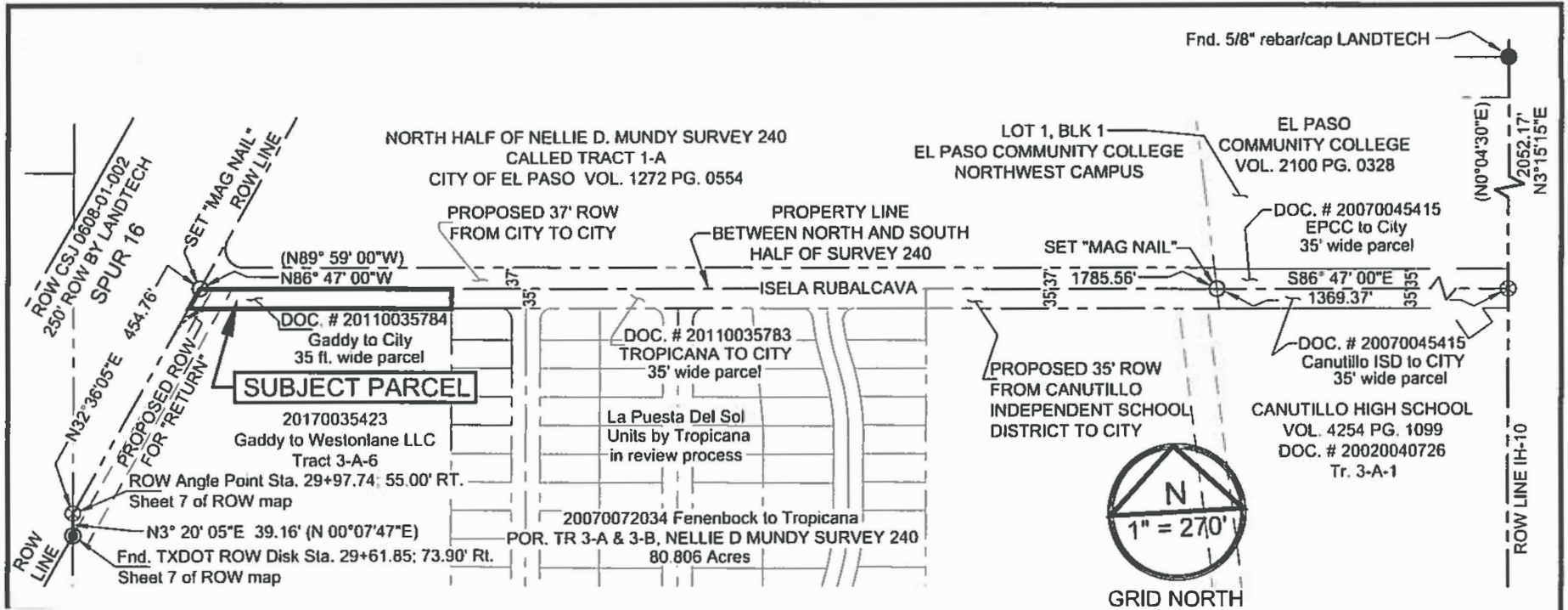
Thence, with the common boundary line between said 0.363 and 0.670 Acre parcels, South 03°19'47" West (S0° 07' 47"W), 35.00 feet to a found 1/2" diameter rebar with plastic cap stamped BARRAGAN at the southeast corner of said 0.363 Acre City of El Paso parcel;

Thence, with the south boundary line of said 0.363 Acre City of El Paso parcel, North 86°47'00" West (N89° 59' 00"W), 461.47 feet to the **POINT OF BEGINNING** and containing 15,808 square feet or 0.3629 acres.

This description is based on a field survey performed under the supervision of Stephen Earl Cobb, Texas RPLS 4297. Bearings shown hereon (except for parenthetical record bearings) are State Plane Grid Bearings. The horizontal datum used in this survey is the Texas State Plane Coordinate System, Central Zone 4203, NAD 1983 (2011), US Survey Feet, adjusted to surface using a factor of 1.000231. Coordinates were measured using the El Paso Island of the real time GPS network called RTKNET as administered by ALLTERRA Central. See <https://allterracentral.com/coverage-map>. **A PLAT OF SURVEY ON LETTER SIZE SHEET(S) ATTACHED TO THIS "METES AND BOUNDS" SHALL ACCOMPANY THIS WRITTEN DESCRIPTION FOR RECORDING PURPOSES. THE SEAL AND SIGNATURE OF THIS SURVEYOR CERTIFYING THE ABOVE "METES AND BOUNDS" DESCRIPTION FOLLOWS ON SAID PLAT OF SURVEY.**

Stephen Earl Cobb, Texas RPLS 4297; October 23, 2019
Huitt-Zollars, Inc.; El Paso Office (Firm License Number 10025603)
5822 Cromo Drive, Suite 210, El Paso, Texas, 79912-5502
Phone 915-587-4339

EXHIBIT B



PROPOSED ROW PARCEL FOR
 ISELA RUBALCAVA
 CITY OF EL PASO
 EL PASO COUNTY, TEXAS
 POR. OF TR. 3-A-6
 NELLIE D. MUNDY SURVEY NO. 240

SEE GRAPHIC SHEET 2 OF 2
 FOR SUBJECT PARCEL DETAILS

DATUM NOTES:

BEARINGS SHOWN HEREON (EXCEPT FOR PARENTHETICAL RECORD BEARINGS) ARE STATE PLANE GRID BEARINGS. THE HORIZONTAL DATUM USED IN THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 1983 (2011), US SURVEY FEET, ADJUSTED TO SURFACE USING A FACTOR OF 1.000231. COORDINATES WERE MEASURED USING THE EL PASO ISLAND OF THE REAL TIME GPS NETWORK CALLED RTKNET AS ADMINISTERED BY ALLTERRA CENTRAL. SEE [HTTPS://ALLTERRACENTRAL.COM/COVERAGE-MAP](https://allterracentral.com/coverage-map).

5822 Cromo Dr.
 Ste. 210
 El Paso, Tx. 79912
 PH. 915-587-4339
 www.huilt-zollars.com

HUITT - ZOLLARS INC.

LEGEND	
⊕	FND. CITY MON.
⊗	CALCULATED - NOT SET
○	SET 1/2" REBAR/CAP OR OTHER MARKER AS NOTED
●	FND. OTHER SURVEY MARKER
⊙	FND. TXDOT ROW MONUMENT
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING

PREPARED FOR THE CITY OF EL PASO BY HUITT-ZOLLARS, INC.

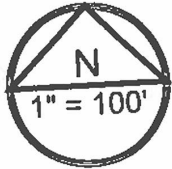
Stephen Earl Cobb
 STEPHEN EARL COBB

TX RPLS 4297

THIS PLAT OF SURVEY AND THE ATTACHED "METES AND BOUNDS" DESCRIPTION ARE BASED ON A FIELD SURVEY MADE UNDER MY SUPERVISION. THIS PLAT OF SURVEY SHALL ACCOMPANY THE ATTACHED METES AND BOUNDS FOR RECORDING PURPOSES.



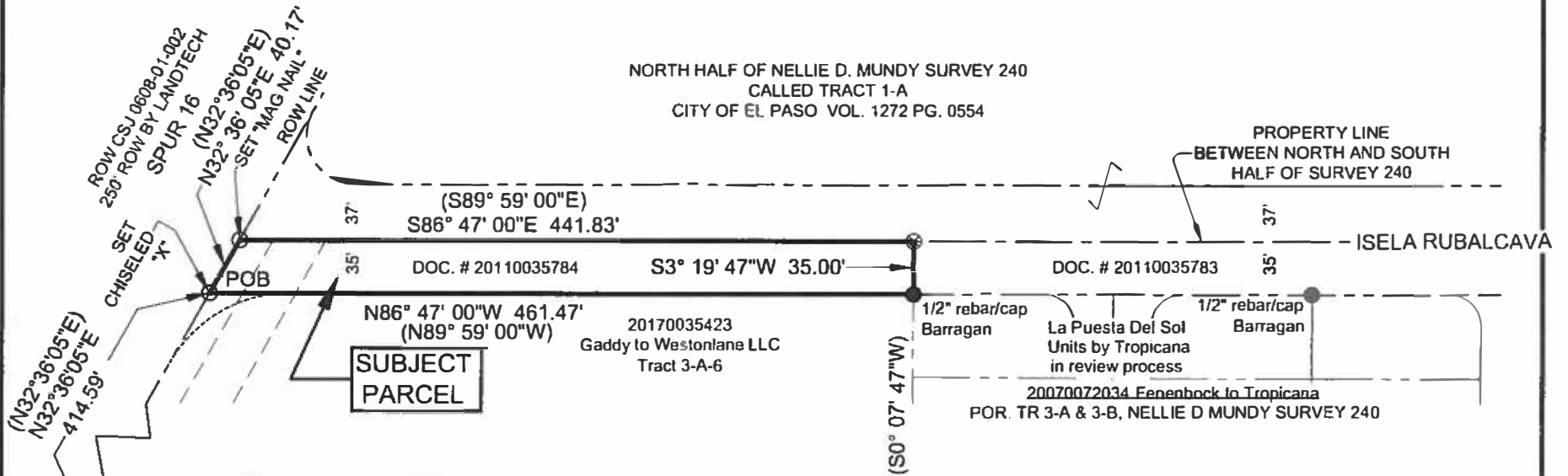
DATE OCTOBER 23, 2019
 JOB NO. R306971.03
 DRAWN BY JZ & SEC
 CHKD. BY COBB
 CITY PO# 1900000322



GRID NORTH

NORTH HALF OF NELLIE D. MUNDY SURVEY 240
 CALLED TRACT 1-A
 CITY OF EL PASO VOL. 1272 PG. 0554

PROPERTY LINE
 BETWEEN NORTH AND SOUTH
 HALF OF SURVEY 240



**SUBJECT
 PARCEL**

**PROPOSED ROW PARCEL FOR
 ISELA RUBALCAVA
 CITY OF EL PASO
 EL PASO COUNTY, TEXAS
 POR. OF TR. 3-A-6
 NELLIE D. MUNDY SURVEY NO. 240**

15,808 SQ. FT. OR 0.3629 ACRES.

LEGEND

⊙	FND. CITY MON.
⊗	CALCULATED - NOT SET
○	SET 1/2" REBAR/CAP OR OTHER MARKER AS NOTED
●	FND. OTHER SURVEY MARKER
⦿	FND. TXDOT ROW MONUMENT
●	POC POINT OF COMMENCEMENT
●	POB POINT OF BEGINNING

5822 Croma Dr.
 Ste. 210
 El Paso, Tx. 79912
 PH. 915-587-4339
 www.huilt-zollars.com

HUITT - ZOLLARS INC.

SURVEY GRAPHIC 2 OF 2

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

STATE OF TEXAS §
 § **DEDICATION DEED**
COUNTY OF EL PASO §

KNOW ALL MEN BY THESE PRESENTS: That the **City of El Paso**, (“Grantor”), does hereby DEDICATE, GRANT, and CONVEY to the City of El Paso, Texas, (“Grantee”), as right-of-way for public street and utility purposes, including the right of ingress, egress, and regress therein, and easements to construct, maintain, public streets and utilities, or any other public purpose authorized by Local Government Code Section 273.001 and deemed necessary by Grantee into and through all that certain real property located in the City of El Paso, County of El Paso, State of Texas being 0.6699 acres of land legally described as:

A 0.6699-acre portion of Tract 3-A-2, Nellie D. Mundy Survey No. 240, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds and surveys in Exhibits "A" and "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above conveyed property for the purposes aforesaid unto the City of El Paso, its successors and assigns, forever and the Grantor hereby binds itself and its successors and assigns to warrant and forever defend all and singular the rights herein granted, unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the following signatures and seal this _____ day of _____, 2020.

City of El Paso:

By: _____
City of El Paso

(Acknowledgment on following page)

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF EL PASO §


This instrument was acknowledged before me on the _____ day of _____
2020, by _____ as _____ on behalf of **City of**
El Paso.

My Commission Expires:

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

GRANTEE
CITY OF EL PASO

By: _____
Tomàs González, City Manager

APPROVED AS TO FORM:


Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:


Philip F. Etiwe, Director
Planning and Inspections Department

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me this _____ day of _____ 2020, by
Tomàs González, City Manager of the City of El Paso, a municipality, on behalf of said
municipality.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

AFTER RECORDING, RETURN TO:

City of El Paso
Planning & Inspections Department – Planning Division
Attn: Planning Director
801 Texas Avenue
El Paso, Texas 79901

EXHIBIT A

**PROPOSED ROW PARCEL FOR ISELA RUBALCAVA
CITY OF EL PASO, EL PASO COUNTY, TEXAS
POR. OF TR. 3-A-2, NELLIE D. MUNDY SURVEY NO. 240
29,182 SQ. FT. OR 0.6699 ACRES**

The parcel of land herein described is a portion of Tract 3-A-2, Nellie D. Mundy Survey No. 240 in the City of El Paso, is a portion of that land conveyed from Fenenbock to Tropicana as described in Document No. 20070072034, and is that same 0.670 Acre parcel conveyed from Tropicana to the City of El Paso in Document No. 20110035783, Official Public Records of El Paso County, Texas, and is more particularly described by metes and bounds as follows [note that State Plane bearings are used herein, with record bearings in parentheses]:

COMMENCING FOR REFERENCE at a found TXDOT right-of-way brass disk on the southeast right-of-way line of Spur 16 (ROW CSJ 0608-01-002 map set by Landtech Sheet 7) at Sta. 29+61.85; 73.90' Rt., being also on the west boundary line of said Survey 240; Thence, with said west boundary line, and with a jog in the Spur 16 ROW line, North 03°20'05" East (N 00°07'47"E), 39.16 feet to an angle point at Sta. 29+97.74; 55.00' Rt.; Thence, with the southeast right-of-way line of said Spur 16 (250 ft. wide right-of-way) North 32°36'05" East (N32°36'05"E), 414.59 feet to a set chiseled "X" at the southwest corner of that 0.363 Acre City of El Paso parcel conveyed from Gaddy to the City of El Paso in Document No. 20110035784; Thence, with the south boundary line of said 0.363 Acre City of El Paso parcel, South 86°47'00" East (S89° 59' 00"E), 461.47 feet to a found 1/2" diameter rebar with plastic cap stamped BARRAGAN at the common southerly corner of said 0.363 Acre and 0.670 Acre parcels for the **POINT OF BEGINNING**;

Thence, with the common boundary line between said 0.363 Acre and 0.670 Acre parcels, North 03°19'47" East (N0° 07' 47"E), 35.00 feet to the north common corner of same;

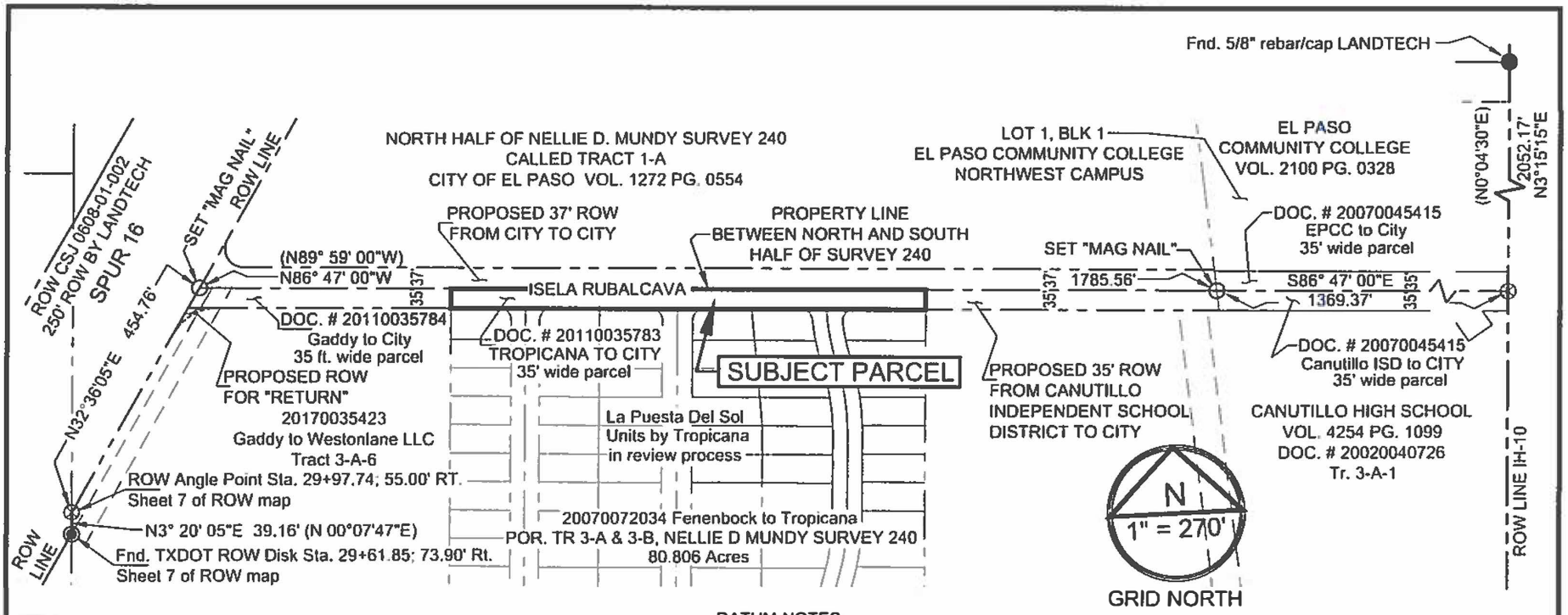
Thence, with the north boundary line of said 0.670 Acre City of El Paso parcel, being also the south boundary line of another parcel conveyed to the City of El Paso in Volume 1272 at Page 0554, South 86°47'00" East (S89° 59' 00"E), 833.78 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM 10472 at the common north corner of said 0.670 Acre City of El Paso parcel and that certain parcel conveyed to the Canutillo Independent School District in Document No. 20020040726 (Vol. 4254 Pg. 1099), called Tract 3-A-1;

Thence, with the common boundary between said 0.670 Acre City of El Paso parcel and said Canutillo Independent School parcel, South 03°18'56" West (S0° 06' 56"W), 35.00 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM 10472 at the southeast corner of said 0.670 Acre parcel;

Thence, with the south boundary line of said 0.670 Acre City of El Paso parcel, North 86°47'00" West, 833.79 feet to the **POINT OF BEGINNING** and containing 29,182 square feet or 0.6699 acres.

This description is based on a field survey performed under the supervision of Stephen Earl Cobb, Texas RPLS 4297. Bearings shown hereon (except for parenthetical record bearings) are State Plane Grid Bearings. The horizontal datum used in this survey is the Texas State Plane Coordinate System, Central Zone 4203, NAD 1983 (2011), US Survey Feet, adjusted to surface using a factor of 1.000231. Coordinates were measured using the El Paso Island of the real time GPS network called RTKNET as administered by ALLTERRA Central. See <https://allterracentral.com/coverage-map>. **A PLAT OF SURVEY ON LETTER SIZE SHEET(S) ATTACHED TO THIS "METES AND BOUNDS" SHALL ACCOMPANY THIS WRITTEN DESCRIPTION FOR RECORDING PURPOSES. THE SEAL AND SIGNATURE OF THIS SURVEYOR CERTIFYING THE ABOVE "METES AND BOUNDS" DESCRIPTION FOLLOWS ON SAID PLAT OF SURVEY.**

Stephen Earl Cobb, Texas RPLS 4297; October 23, 2019
Huit-Zollars, Inc.; El Paso Office (Firm License Number 10025603)
5822 Cromo Drive, Suite 210, El Paso, Texas, 79912-5502
Phone 915-587-4339



PROPOSED ROW PARCEL FOR
ISELA RUBALCAVA
CITY OF EL PASO
EL PASO COUNTY, TEXAS
POR. OF TR. 3-A-2
NELLIE D. MUNDY SURVEY NO. 240

SEE GRAPHIC SHEET 2 OF 2
FOR SUBJECT PARCEL DETAILS

DATUM NOTES:

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EXHIBIT B

5822 Cromo Dr.
Sta. 210
El Paso, Tx. 79912
PH. 915-587-4339
www.huilt-zollars.com

HUITT - ZOLLARS INC.

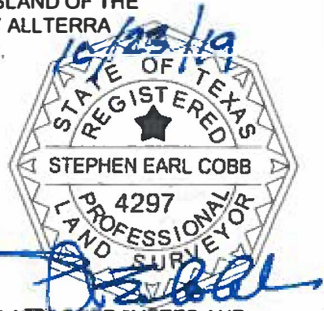
LEGEND	
⊕	FND. CITY MON.
⊗	CALCULATED - NOT SET
○	SET 1/2" REBAR/CAP OR OTHER MARKER AS NOTED
●	FND. OTHER SURVEY MARKER
⊙	FND. TXDOT ROW MONUMENT
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING

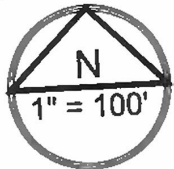
CAPITAL IMPROVEMENT
CITY OF EL PASO

PREPARED FOR THE CITY
OF EL PASO BY
HUITT-ZOLLARS, INC.

Stephen Earl Cobb
STEPHEN EARL COBB
TX RPLS 4297

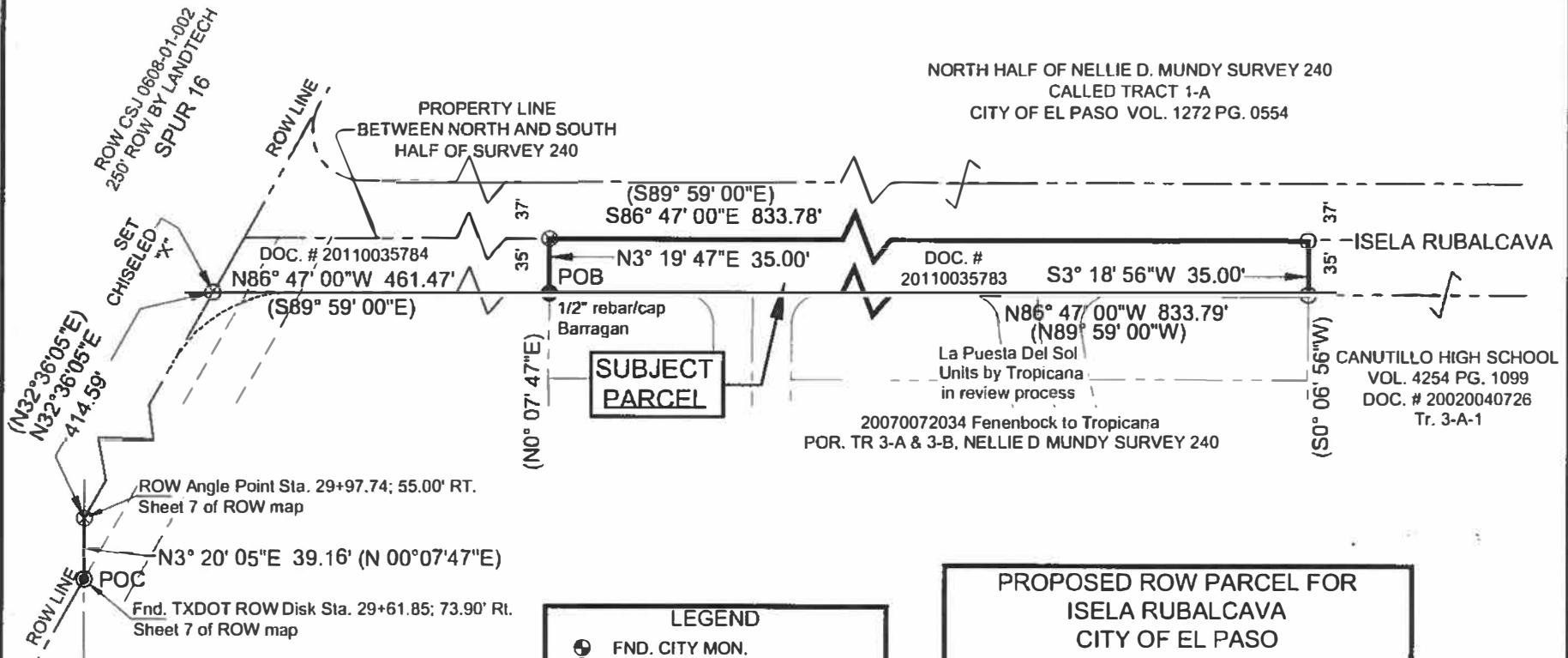
THIS PLAT OF SURVEY AND THE ATTACHED "METES AND BOUNDS" DESCRIPTION ARE BASED ON A FIELD SURVEY MADE UNDER MY SUPERVISION. THIS PLAT OF SURVEY SHALL ACCOMPANY THE ATTACHED METES AND BOUNDS FOR RECORDING PURPOSES.





GRID NORTH

DATE	OCTOBER 23, 2019
JOB NO.	R306971.03
DRAWN BY	JZ & SEC
CHKD. BY	COBB
CITY PO #	1900000322



LEGEND	
⊕	FND. CITY MON.
⊗	CALCULATED - NOT SET
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POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING

PROPOSED ROW PARCEL FOR
 ISELA RUBALCAVA
 CITY OF EL PASO
 EL PASO COUNTY, TEXAS
 POR. OF TR. 3-A-2
 NELLIE D. MUNDY SURVEY NO. 240

29,182 SQ. FT. OR 0.6699 ACRES

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 Ste. 210
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HUITT - ZOLLARS INC.

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**STATE OF TEXAS §
 § DEDICATION DEED
COUNTY OF EL PASO §**

KNOW ALL MEN BY THESE PRESENTS: That the City of El Paso, (“Grantor”), does hereby DEDICATE, GRANT, and CONVEY to the City of El Paso, Texas, (“Grantee”), as right-of-way for public street and utility purposes, including the right of ingress, egress, and regress therein, and easements to construct, maintain, public streets and utilities, or any other public purpose authorized by Local Government Code Section 273.001 and deemed necessary by Grantee into and through all that certain real property located in the City of El Paso, County of El Paso, State of Texas being 1.5221 acres of land legally described as:

A 1.5221-acre portion of Tract 1-A, Nellie D. Mundy Survey No. 240, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds and surveys in Exhibits "A" and "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above conveyed property for the purposes aforesaid unto the City of El Paso, its successors and assigns, forever and the Grantor hereby binds itself and its successors and assigns to warrant and forever defend all and singular the rights herein granted, unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the following signatures and seal this _____ day of _____, 2020.

City of El Paso:

By: _____
City of El Paso

(Acknowledgment on following page)

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF EL PASO §


This instrument was acknowledged before me on the _____ day of _____
2020, by _____ as _____ on behalf of City of
El Paso.

My Commission Expires:

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

GRANTEE
CITY OF EL PASO

By: _____
Tomàs González, City Manager

APPROVED AS TO FORM:


Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:


Philip F. Etiwe, Director
Planning and Inspections Department

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me this _____ day of _____ 2020, by
Tomàs González, City Manager of the City of El Paso, a municipality, on behalf of said
municipality.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

AFTER RECORDING, RETURN TO:

City of El Paso
Planning & Inspections Department – Planning Division
Attn: Planning Director
801 Texas Avenue
El Paso, Texas 79901

EXHIBIT A

PROPOSED ROW PARCEL FOR ISELA RUBALCAVA
CITY OF EL PASO, EL PASO COUNTY, TEXAS
POR. OF TR. 1-A, NELLIE D. MUNDY SURVEY NO. 240
66,301 SQ. FT. OR 1.5221 ACRES

The parcel of land herein described is a portion Tract 1-A, Nellie D. Mundy Survey No. 240, being a portion of that land conveyed to the City of El Paso, in the City of El Paso, described in Volume 1272 at Page 0554 (called the North Half of Nellie D. Mundy Survey 240), Official Public Records of El Paso County, Texas, and is more particularly described by metes and bounds as follows [note that State Plane bearings are used herein, with record bearings in parentheses]:

COMMENCING FOR REFERENCE at a found TXDOT right-of-way brass disk on the southeast right-of-way line of Spur 16 (ROW CSJ 0608-01-002 map set by Landtech Sheet 7) at Sta. 29+61.85; 73.90' Rt., being also on the west boundary line of said Survey 240; Thence, with said west boundary line, and with a jog in the Spur 16 ROW line, North 03°20'05" East (N 00°07'47"E), 39.16 feet to an angle point at Sta. 29+97.74; 55.00' Rt.; Thence, with the southeast right-of-way line of said Spur 16 (250 ft. wide right-of-way) North 32°36'05" East (N32°36'05"E), 454.76 feet to a set "Mag Nail" at the northwest corner of that 0.363 Acre parcel conveyed from Gaddy to the City of El Paso in Document No. 20110035784 for the **POINT OF BEGINNING**;

Thence, continuing with said Spur 16 right-of-way line, North 32°36'05" East, 98.06 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM 10472;

Thence, southeasterly, with a curve to the left having the following elements: Arc Length = 67.72 feet, Radius = 32.50 feet, Delta Angle = 119°23'05", Chord Bearing = South 27°05'28" East, and Chord Length = 56.12 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM 10472;

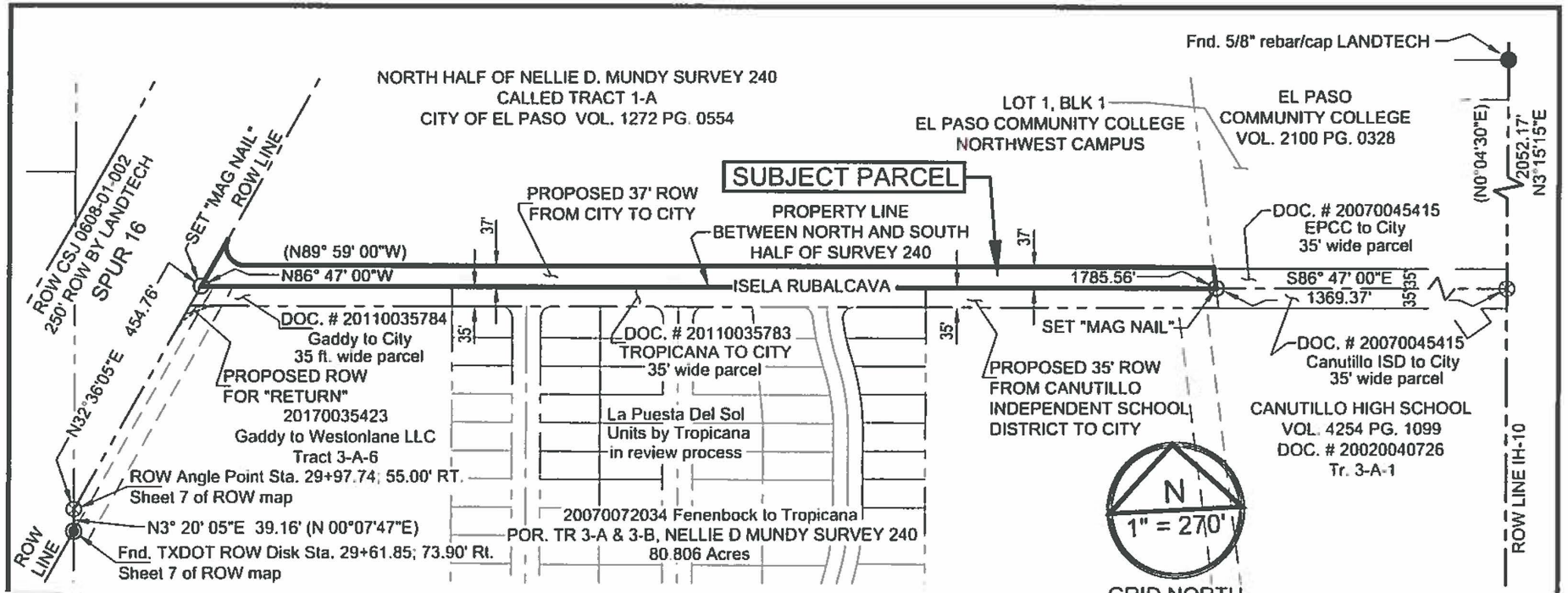
Thence, with a line that is 37.00 feet north of and parallel with the north boundary line of said 0.363 Acre City of El Paso parcel, and then 37.00 feet north of and parallel with the north boundary line of that certain 0.670 Acre parcel conveyed to the City of El Paso in Document No. 20110035783, South 86°47'00" East (S89° 59' 00"E), 1704.50 feet to a set chiseled "X" on the west boundary line of the platted "El Paso Community College Northwest Campus" (previously conveyed in Vol. 2100 at Pg. 0328);

Thence, South 03°54'00" East (S7° 06' 00"E), at 2.02 feet passing the northwest corner of that certain 2.523 Acre parcel conveyed to the City of El Paso for Isela Rubalcava right-of-way in Document No. 20070045415, or a total distance of 37.29 feet to a set "Mag Nail" set on the centerline of Isela Rubalcava on the west boundary line of said 2.523 Acre parcel;

Thence, North 86°47'00" West (N89° 59' 00"W), at 509.95 feet pass the northeast corner of said 0.670 Acre City of El Paso parcel, at 1343.73 feet pass the common north corner of said 0.670 and 0.363 Acre City of El Paso parcels, for a total distance of 1785.56 feet to the **POINT OF BEGINNING** and containing 66,301 square feet or 1.5221 acres.

This description is based on a field survey performed under the supervision of Stephen Earl Cobb, Texas RPLS 4297. Bearings shown hereon (except for parenthetical record bearings) are State Plane Grid Bearings. The horizontal datum used in this survey is the Texas State Plane Coordinate System, Central Zone 4203, NAD 1983 (2011), US Survey Feet, adjusted to surface using a factor of 1.000231. Coordinates were measured using the El Paso Island of the real time GPS network called RTKNET as administered by ALLTERRA Central. See <https://allterracentral.com/coverage-map>. **A PLAT OF SURVEY ON LETTER SIZE SHEET(S) ATTACHED TO THIS "METES AND BOUNDS" SHALL ACCOMPANY THIS WRITTEN DESCRIPTION FOR RECORDING PURPOSES. THE SEAL AND SIGNATURE OF THIS SURVEYOR CERTIFYING THE ABOVE "METES AND BOUNDS" DESCRIPTION FOLLOWS ON SAID PLAT OF SURVEY.**

Stephen Earl Cobb, Texas RPLS 4297; October 23, 2019
Huitt-Zollars, Inc.; El Paso Office (Firm License Number 10025603)
5822 Cromo Drive, Suite 210, El Paso, Texas, 79912-5502
Phone 915-587-4339



DATUM NOTES:

BEARINGS SHOWN HEREON (EXCEPT FOR PARENTHETICAL RECORD BEARINGS) ARE STATE PLANE GRID BEARINGS. THE HORIZONTAL DATUM USED IN THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 1983 (2011), US SURVEY FEET, ADJUSTED TO SURFACE USING A FACTOR OF 1.000231. COORDINATES WERE MEASURED USING THE EL PASO ISLAND OF THE REAL TIME GPS NETWORK CALLED RTKNET AS ADMINISTERED BY ALLTERRA CENTRAL. SEE [HTTPS://ALLTERRACENTRAL.COM/COVERAGE-MAP](https://allterracentral.com/coverage-map).

**PROPOSED ROW PARCEL FOR
ISELA RUBALCAVA
CITY OF EL PASO
EL PASO COUNTY, TEXAS
POR. OF TR. 1-A
NELLIE D. MUNDY SURVEY NO. 240**

**SEE GRAPHIC SHEET 2 OF 2
FOR SUBJECT PARCEL DETAILS**

EXHIBIT B

5822 Cromo Dr.
Ste. 210
El Paso, Tx. 79912
PH. 915-587-4339
www.huilt-zollars.com

HUITT - ZOLLARS INC.

LEGEND	
⊕	FND. CITY MON.
⊗	CALCULATED - NOT SET
○	SET 1/2" REBAR/CAP OR OTHER MARKER AS NOTED
●	FND. OTHER SURVEY MARKER
⊙	FND. TXDOT ROW MONUMENT
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING

**CAPITAL IMPROVEMENT
CITY OF EL PASO**

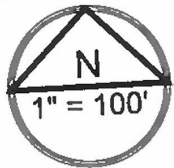
PREPARED FOR THE CITY
OF EL PASO BY
HUITT-ZOLLARS, INC.

Stephen Earl Cobb

STEPHEN EARL COBB
TX RPLS 4297

THIS PLAT OF SURVEY AND THE ATTACHED "METES AND BOUNDS" DESCRIPTION ARE BASED ON A FIELD SURVEY MADE UNDER MY SUPERVISION. THIS PLAT OF SURVEY SHALL ACCOMPANY THE ATTACHED METES AND BOUNDS FOR RECORDING PURPOSES.





GRID NORTH

DATE	OCTOBER 23, 2019
JOB NO.	R306971.03
DRAWN BY	JZ & SEC
CHKD. BY	COBB
CITY PO #	1900000322

NORTH HALF OF NELLIE D. MUNDY SURVEY 240
CALLED TRACT 1-A
CITY OF EL PASO VOL. 1272 PG. 0554

LOT 1, BLK 1
EL PASO
COMMUNITY COLLEGE
NORTHWEST CAMPUS

EL PASO
COMMUNITY COLLEGE
VOL. 2100 PG. 0328

**SUBJECT
PARCEL**

L=67.72'; R=32.50'; Delta=119°23'05"
CB=S27° 05' 28"E; Ch=56.12'; Tan=55.60'

PROPERTY LINE
BETWEEN NORTH AND SOUTH
HALF OF SURVEY 240
(S89° 59' 00"E)

S86° 47' 00"E 1704.50'

SET CHISELED "X"

2.02'

S3° 54' 00"E
37.29'

35' DOC. #
20070045415

ISELA RUBALCAVA

DOC. # 20110035784

N86° 47' 00"W 1785.56'
(N89° 59' 00"W)

SET "MAG NAIL"

35' DOC. #
20070045415

2.523 Acre ROW
previously
conveyed

CANUTILLO HIGH SCHOOL
VOL. 4254 PG. 1099
DOC. # 20020040726
Tr. 3-A-1

ROW Angle Point Sta. 29+97.74; 55.00' RT.
Sheet 7 of ROW map

N3° 20' 05"E 39.16' (N 00° 07' 47"E)

Fnd. TXDOT ROW Disk Sta. 29+61.85; 73.90' Rt.
Sheet 7 of ROW map

LEGEND	
⊕	FND. CITY MON.
⊗	CALCULATED - NOT SET
○	SET 1/2" REBAR/CAP OR OTHER MARKER AS NOTED
●	FND. OTHER SURVEY MARKER
⊙	FND. TXDOT ROW MONUMENT
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING

**PROPOSED ROW PARCEL FOR
ISELA RUBALCAVA
CITY OF EL PASO
EL PASO COUNTY, TEXAS
POR. OF TR. 1-A
NELLIE D. MUNDY SURVEY NO. 240**

66,301 SQ. FT. OR 1.5221 ACRES

5822 Cromo Dr.
Ste. 210
El Paso, Tx. 79912
PH. 915-587-4339
www.huilt-zollars.com

HUITT - ZOLLARS INC.

SURVEY GRAPHIC 2 OF 2

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

STATE OF TEXAS §
 § **DEDICATION DEED**
COUNTY OF EL PASO §

KNOW ALL MEN BY THESE PRESENTS: That the **Canutillo Independent School District**, ("Grantor"), does hereby DEDICATE, GRANT, and CONVEY to the City of El Paso, Texas, ("Grantee"), as right-of-way for public street and utility purposes, including the right of ingress, egress, and regress therein, and easements to construct, maintain, public streets and utilities, or any other public purpose authorized by Local Government Code Section 273.001 and deemed necessary by Grantee into and through all that certain real property located in the City of El Paso, County of El Paso, State of Texas being 0.4115 acres of land legally described as:

A 0.4115-acre portion of Tract 3-A-1, Nellie D. Mundy Survey No. 240, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds and surveys in Exhibits "A" and "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above conveyed property for the purposes aforesaid unto the City of El Paso, its successors and assigns, forever and the Grantor hereby binds itself and its successors and assigns to warrant and forever defend all and singular the rights herein granted, unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the following signatures and seal this 12th day of May, 2020.

Canutillo Independent School District:

By: 
Canutillo Independent School District

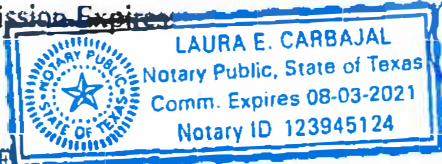
(Acknowledgment on following page)

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

This instrument was acknowledged before me on the 12th day of May
2020, by Sergio Coronado as Board President on behalf of
Canutillo Independent School District.

My Commission Expires:



Laura E. Carbal
Notary Public, State of Texas
Notary's Printed Name:
Laura E. Carbal

GRANTEE
CITY OF EL PASO

By: _____
Tomás González, City Manager

APPROVED AS TO FORM:
[Signature]
Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:
[Signature]
Philip F. Etiwe, Director
Planning and Inspections Department

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me this _____ day of _____ 2020, by
Tomás González, City Manager of the City of El Paso, a municipality, on behalf of said
municipality.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

AFTER RECORDING, RETURN TO:

City of El Paso
Planning & Inspections Department – Planning Division
Attn: Planning Director
801 Texas Avenue
El Paso, Texas 79901

EXHIBIT A

**PROPOSED ROW PARCEL FOR ISELA RUBALCAVA
CITY OF EL PASO, EL PASO COUNTY, TEXAS
POR. OF TR. 3-A-1 NELLIE D. MUNDY SURVEY NO. 240
17,927 SQ. FT. OR 0.4115 ACRES**

The parcel of land herein described is a portion of Tract 3-A-1, Nellie D. Mundy Survey No. 240 in the City of El Paso, is a portion of that land conveyed to the Canutillo Independent School District in Document No. 20020040726 (Vol. 4254 Pg. 1099), Official Public Records of El Paso County, Texas, and is more particularly described by metes and bounds as follows [note that State Plane bearings are used herein, with record bearings in parentheses]:

COMMENCING FOR REFERENCE at a found TXDOT right-of-way brass disk on the southeast right-of-way line of Spur 16 (ROW CSJ 0608-01-002 map set by Landtech Sheet 7) at Sta. 29+61.85; 73.90' Rt., being also on the west boundary line of said Survey 240; Thence, with said west boundary line, and with a jog in the Spur 16 ROW line, North 03°20'05" East (N 00°07'47"E), 39.16 feet to an angle point at Sta. 29+97.74; 55.00' Rt.; Thence, with the southeast right-of-way line of said Spur 16 (250 ft. wide right-of-way) North 32°36'05" East (N32°36'05"E), 414.59 feet to a set chiseled "X" at the southwest corner of that 0.363 Acre City of El Paso parcel conveyed from Gaddy to the City of El Paso in Document No. 20110035784; Thence, with the south boundary line of said 0.363 Acre City of El Paso parcel, South 86°47'00" East (S89° 59' 00"E), at 461.47 feet pass a found 1/2" diameter rebar with plastic cap stamped BARRAGAN at the common southerly corner of said 0.363 Acre parcel and that certain 0.670 Acre parcel conveyed to the City of El Paso in Document No. 20110035783, for a total distance of 1295.26 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM 10472 at the southeast corner of said 0.670 Acre City of El Paso parcel and on the west boundary line of said Canutillo Independent School District parcel, for the **POINT OF BEGINNING**;

Thence, with the common boundary between said 0.670 Acre City of El Paso parcel and said Canutillo Independent School parcel, North 03°18'56" East (N0° 06' 56"E), 35.00 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM 10472 at the common north corner of said 0.670 Acre City of El Paso parcel and said Canutillo Independent School District parcel;

Thence, with the north boundary line of said Canutillo Independent School District parcel, South 86°47'00" East (S89° 59' 00"E), 509.95 feet to a set "Mag Nail" on the centerline of Isela Rubalcava at the west boundary line of that 2.523 Acre parcel conveyed from the Canutillo Independent School District and from El Paso Community College to the City of El Paso in Document No. 20070045415;

Thence, with the west boundary line of said 2.523 Acre City of El Paso parcel, South 03°54'00" East (S7° 06' 00"E), 35.28 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM 10472 at the southwest corner of said 2.523 Acre City of El Paso parcel;

Thence, North 86°46'59" West (N89° 59' 00"W), 514.38 feet to the **POINT OF BEGINNING** and containing 17,927 square feet or 0.4115 acres.

This description is based on a field survey performed under the supervision of Stephen Earl Cobb, Texas RPLS 4297. Bearings shown hereon (except for parenthetical record bearings) are State Plane Grid Bearings. The horizontal datum used in this survey is the Texas State Plane Coordinate System, Central Zone 4203, NAD 1983 (2011), US Survey Feet, adjusted to surface using a factor of 1.000231. Coordinates were measured using the El Paso Island of the real time GPS network called RTKNET as administered by ALLTERRA Central. See <https://allterracentral.com/coverage-map>. **A PLAT OF SURVEY ON LETTER SIZE SHEET(S) ATTACHED TO THIS "METES AND BOUNDS" SHALL ACCOMPANY THIS WRITTEN DESCRIPTION FOR RECORDING PURPOSES. THE SEAL AND SIGNATURE OF THIS SURVEYOR CERTIFYING THE ABOVE "METES AND BOUNDS" DESCRIPTION FOLLOWS ON SAID PLAT OF SURVEY.**

Stephen Earl Cobb, Texas RPLS 4297; October 23, 2019
Huitt-Zollars, Inc.; El Paso Office (Firm License Number 10025603)
5822 Cromo Drive, Suite 210, El Paso, Texas, 79912-5502; Phone 915-587-4339

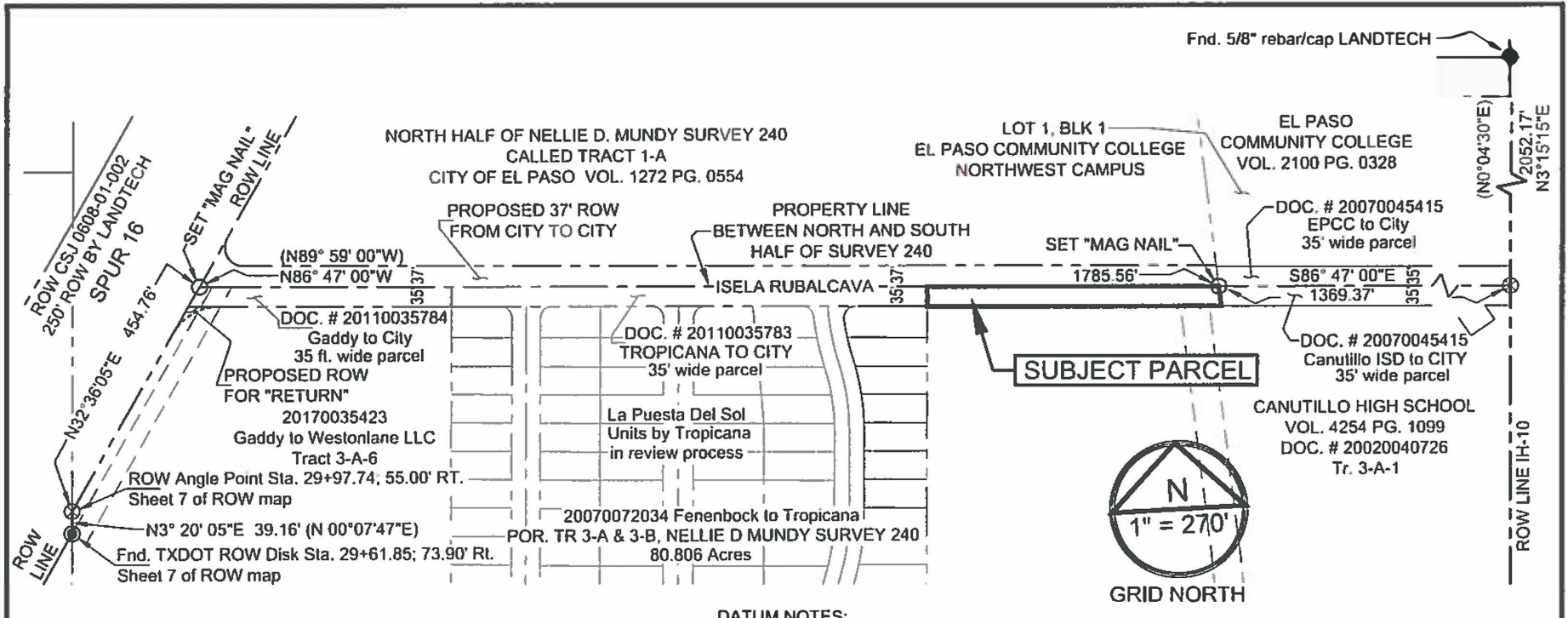


EXHIBIT B

**PROPOSED ROW PARCEL FOR
ISELA RUBALCAVA
CITY OF EL PASO
EL PASO COUNTY, TEXAS
POR. OF TR. 3-A-1 NELLIE D. MUNDY
SURVEY NO. 240**

**SEE GRAPHIC SHEET 2 OF 2
FOR SUBJECT PARCEL DETAILS**

DATUM NOTES:

BEARINGS SHOWN HEREON (EXCEPT FOR PARENTHETICAL RECORD BEARINGS) ARE STATE PLANE GRID BEARINGS. THE HORIZONTAL DATUM USED IN THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 1983 (2011), US SURVEY FEET, ADJUSTED TO SURFACE USING A FACTOR OF 1.000231. COORDINATES WERE MEASURED USING THE EL PASO ISLAND OF THE REAL TIME GPS NETWORK CALLED RTKNET AS ADMINISTERED BY ALLTERRA CENTRAL. SEE [HTTPS://ALLTERRACENTRAL.COM/COVERAGE-MAP](https://allterracentral.com/coverage-map).

5822 Cromo Dr.
Sta. 210
El Paso, Tx. 79912
PH. 915-587-4339
www.huitt-zollars.com

HUITT - ZOLLARS INC.

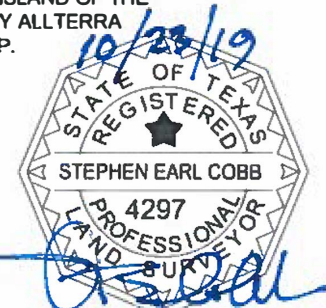
LEGEND	
⊙	FND. CITY MON.
⊗	CALCULATED - NOT SET
○	SET 1/2" REBAR/CAP OR OTHER MARKER AS NOTED
●	FND. OTHER SURVEY MARKER
⊙	FND. TXDOT ROW MONUMENT
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING

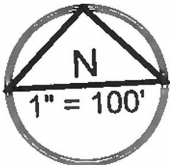

CAPITAL IMPROVEMENT
 CITY OF EL PASO
 PREPARED FOR THE CITY
 OF EL PASO BY
 HUITT-ZOLLARS, INC.

Stephen Earl Cobb

STEPHEN EARL COBB
TX RPLS 4297

THIS PLAT OF SURVEY AND THE ATTACHED "METES AND BOUNDS" DESCRIPTION ARE BASED ON A FIELD SURVEY MADE UNDER MY SUPERVISION. THIS PLAT OF SURVEY SHALL ACCOMPANY THE ATTACHED METES AND BOUNDS FOR RECORDING PURPOSES.





GRID NORTH

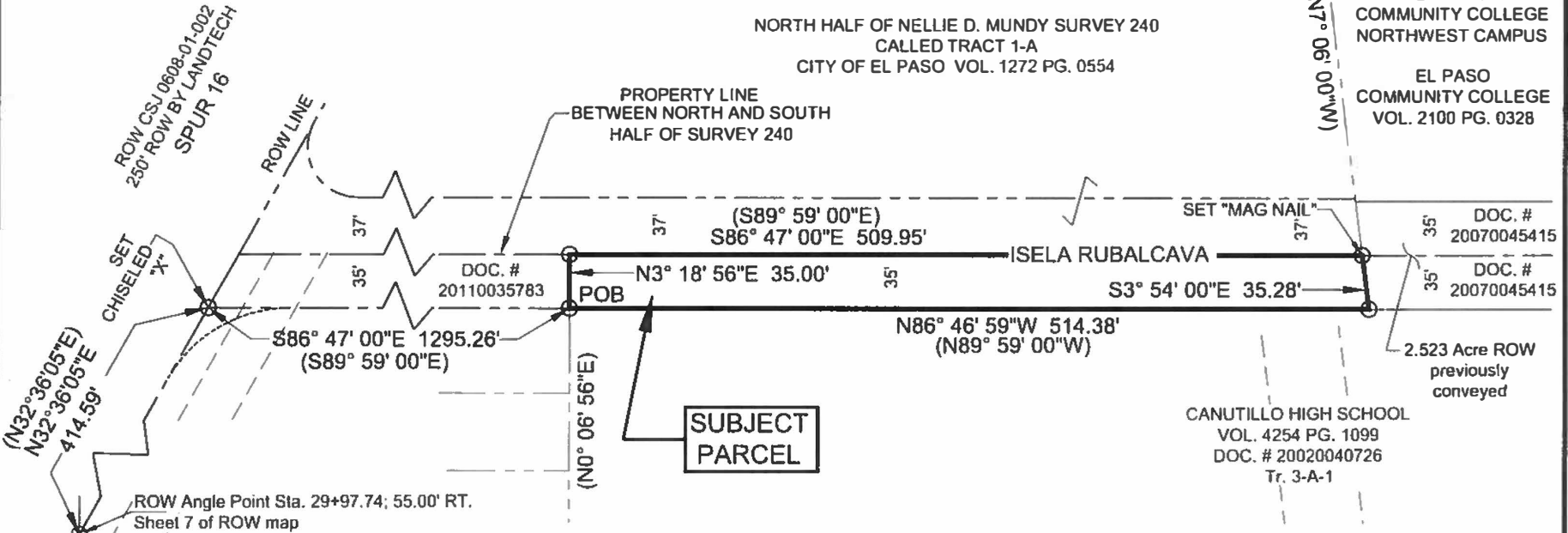
DATE	OCTOBER 23, 2019
JOB NO.	R306971.03
DRAWN BY	JZ & SEC
CHKD. BY	COBB
CITY PO #	1900000322

LOT 1, BLK 1
EL PASO
COMMUNITY COLLEGE
NORTHWEST CAMPUS

EL PASO
COMMUNITY COLLEGE
VOL. 2100 PG. 0328

NORTH HALF OF NELLIE D. MUNDY SURVEY 240
CALLED TRACT 1-A
CITY OF EL PASO VOL. 1272 PG. 0554

PROPERTY LINE
BETWEEN NORTH AND SOUTH
HALF OF SURVEY 240



SUBJECT PARCEL

LEGEND

- ⊙ FND. CITY MON.
- ⊗ CALCULATED - NOT SET
- SET 1/2" REBAR/CAP OR OTHER MARKER AS NOTED
- FND. OTHER SURVEY MARKER
- ⊙ FND. TXDOT ROW MONUMENT
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

**PROPOSED ROW PARCEL FOR
ISELA RUBALCAVA
CITY OF EL PASO
EL PASO COUNTY, TEXAS
POR. OF TR. 3-A-1 NELLIE D. MUNDY
SURVEY NO. 240**

17,927 SQ. FT. OR 0.4115 ACRES

5822 Cromo Dr.
Ste. 210
El Paso, Tx. 79912
PH. 915-587-4339
www.huilt-zollars.com

HUITT - ZOLLARS INC.

SURVEY GRAPHIC 2 OF 2

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

STATE OF TEXAS §
 § **DEDICATION DEED**
COUNTY OF EL PASO §

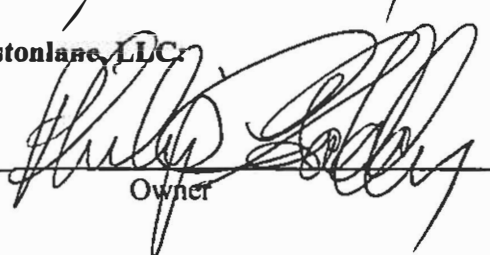
KNOW ALL MEN BY THESE PRESENTS: That the **Westonlane, LLC**, ("Grantor"), does hereby DEDICATE, GRANT, and CONVEY to the City of El Paso, Texas, ("Grantee"), as right-of-way for public street and utility purposes, including the right of ingress, egress, and regress therein, and easements to construct, maintain, public streets and utilities, or any other public purpose authorized by Local Government Code Section 273.001 and deemed necessary by Grantee into and through all that certain real property located in the City of El Paso, County of El Paso, State of Texas being 0.0103 acres of land legally described as:

A 0.0103-acre portion of Tract 3-A-6, Nellie D. Mundy Survey No. 240, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds and surveys in Exhibits "A" and "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above conveyed property for the purposes aforesaid unto the City of El Paso, its successors and assigns, forever and the Grantor hereby binds itself and its successors and assigns to warrant and forever defend all and singular the rights herein granted, unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the following signatures and seal this 7 day of May, 2020.

Westonlane, LLC

By: 
Owner

(Acknowledgment on following page)

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

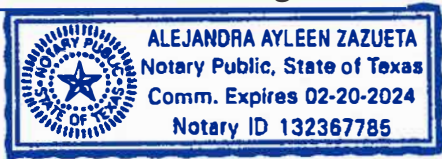
This instrument was acknowledged before me on the 07th day of MAY 2020, by Philip Gaddy as Manager on behalf of Westonlane, LLC

My Commission Expires: 02-20-2024

Alejandra A. Zazueta
Notary Public, State of Texas
Notary's Printed Name: Alejandra A. Zazueta

GRANTEE
CITY OF EL PASO

By: _____
Tomàs González, City Manager



Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:
Philip F. Etiwe
Philip F. Etiwe, Director
Planning and Inspections Department

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me this _____ day of _____ 2020, by Tomàs González, City Manager of the City of El Paso, a municipality, on behalf of said municipality.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

AFTER RECORDING, RETURN TO:

City of El Paso
Planning & Inspections Department – Planning Division
Attn: Planning Director
801 Texas Avenue
El Paso, Texas 79901

EXHIBIT A

**PROPOSED ROW PARCEL FOR ISELA RUBALCAVA
CITY OF EL PASO, EL PASO COUNTY, TEXAS
POR. OF TR. 3-A-6, NELLIE D. MUNDY SURVEY NO. 240
450 SQ. FT. OR 0.0103 ACRES**

The parcel of land herein described is a portion of Tract 3-A-6, Nellie D. Mundy Survey No. 240 in the City of El Paso, and is a portion of that property conveyed from Gaddy to Westonlane, LLC in Document No. 20170035423, Official Public Records of El Paso County, Texas, and is more particularly described by metes and bounds as follows [note that State Plane bearings are used herein, with record bearings in parentheses]:

COMMENCING FOR REFERENCE at a found TXDOT right-of-way brass disk on the southeast right-of-way line of Spur 16 (ROW CSJ 0608-01-002 map set by Landtech Sheet 7) at Sta. 29+61.85; 73.90' Rt., being also on the west boundary line of said Survey 240 and the west boundary line of said Westonlane parcel; Thence, with said west boundary line, and with a jog in the Spur 16 ROW line, North 03°20'05" East (N 00°07'47"E), 39.16 feet to an angle point at Sta. 29+97.74; 55.00' Rt.; Thence, with the southeast right-of-way line of said Spur 16 (250 ft. wide right-of-way) North 32°36'05" East, 361.98 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM 10472 for the **POINT OF BEGINNING**;

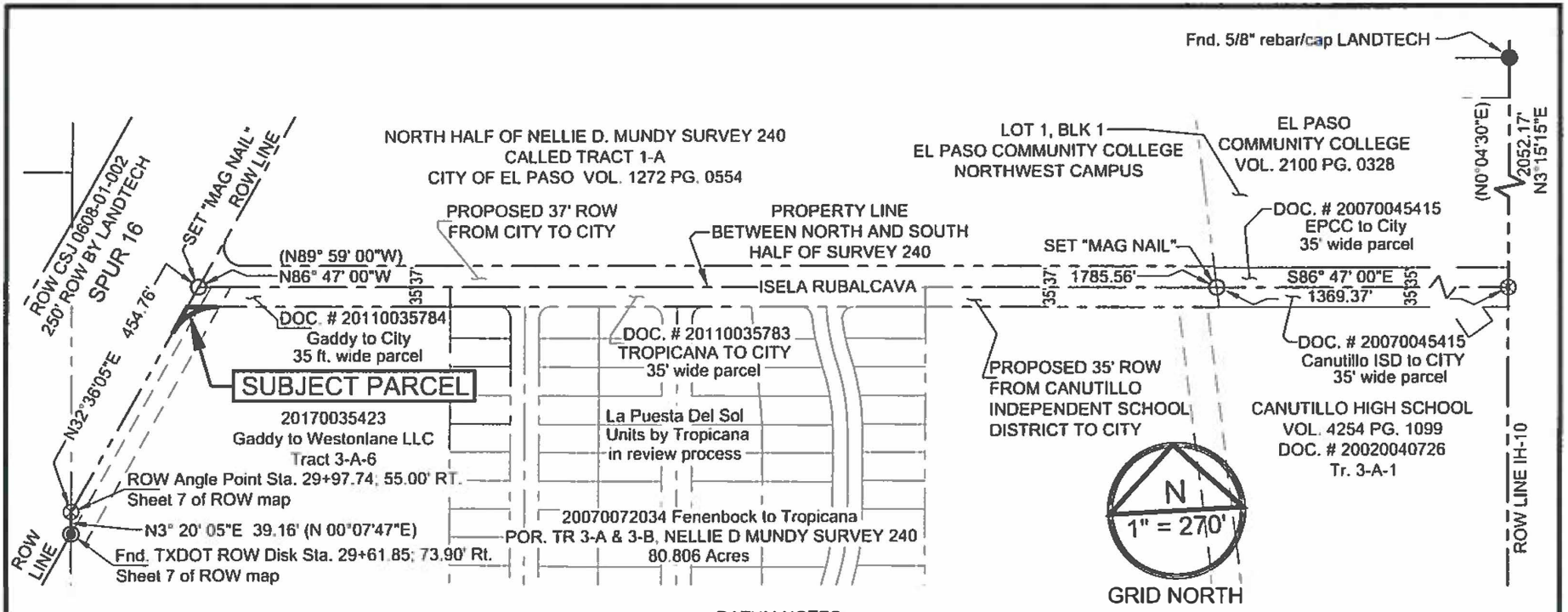
Thence, continuing with said Spur 16 right-of-way line, North 32°36'05" East, 52.61 feet to a set chiseled "X" at the southwest corner of that certain parcel conveyed from Gaddy to the City of El Paso in Document No. 20110035784;

Thence, with the south boundary line of said City of El Paso parcel, South 86°47'00" East (S89° 59' 00"E), 52.61 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM 10472;

Thence, southwesterly, with a curve to the left having the following elements: Arc Length = 95.21 feet, Radius = 90.00 feet, Delta Angle = 60°36'55", Chord Bearing = South 62°54'32" West, and Chord Length = 90.84 feet to the **POINT OF BEGINNING** and containing 450 square feet or 0.0103 acres.

This description is based on a field survey performed under the supervision of Stephen Earl Cobb, Texas RPLS 4297. Bearings shown hereon (except for parenthetical record bearings) are State Plane Grid Bearings. The horizontal datum used in this survey is the Texas State Plane Coordinate System, Central Zone 4203, NAD 1983 (2011), US Survey Feet, adjusted to surface using a factor of 1.000231. Coordinates were measured using the El Paso Island of the real time GPS network called RTKNET as administered by ALLTERRA Central. See <https://allterracentral.com/coverage-map>. **A PLAT OF SURVEY ON LETTER SIZE SHEET(S) ATTACHED TO THIS "METES AND BOUNDS" SHALL ACCOMPANY THIS WRITTEN DESCRIPTION FOR RECORDING PURPOSES. THE SEAL AND SIGNATURE OF THIS SURVEYOR CERTIFYING THE ABOVE "METES AND BOUNDS" DESCRIPTION FOLLOWS ON SAID PLAT OF SURVEY.**

Stephen Earl Cobb, Texas RPLS 4297; October 23, 2019
Huitt-Zollars, Inc.; El Paso Office (Firm License Number 10025603)
5822 Cromo Drive, Suite 210, El Paso, Texas, 79912-5502
Phone 915-587-4339



**PROPOSED ROW PARCEL FOR
ISELA RUBALCAVA
CITY OF EL PASO
EL PASO COUNTY, TEXAS
POR. OF TR. 3-A-6
NELLIE D. MUNDY SURVEY NO. 240**

**SEE GRAPHIC SHEET 2 OF 2
FOR SUBJECT PARCEL DETAILS**

DATUM NOTES:

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EXHIBIT B

5822 Cromo Dr.
Ste. 210
El Paso, Tx. 79912
PH. 915-587-4339
www.huilt-zollars.com

HUITT - ZOLLARS INC.

LEGEND	
⊙	FND. CITY MON.
⊗	CALCULATED - NOT SET
○	SET 1/2" REBAR/CAP OR OTHER MARKER AS NOTED
●	FND. OTHER SURVEY MARKER
⦿	FND. TXDOT ROW MONUMENT
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING

**CAPITAL IMPROVEMENT
CITY OF EL PASO**

PREPARED FOR THE CITY
OF EL PASO BY
HUITT-ZOLLARS, INC.

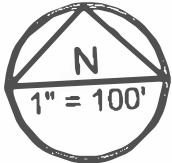
Signature

STEPHEN EARL COBB
TX RPLS 4297

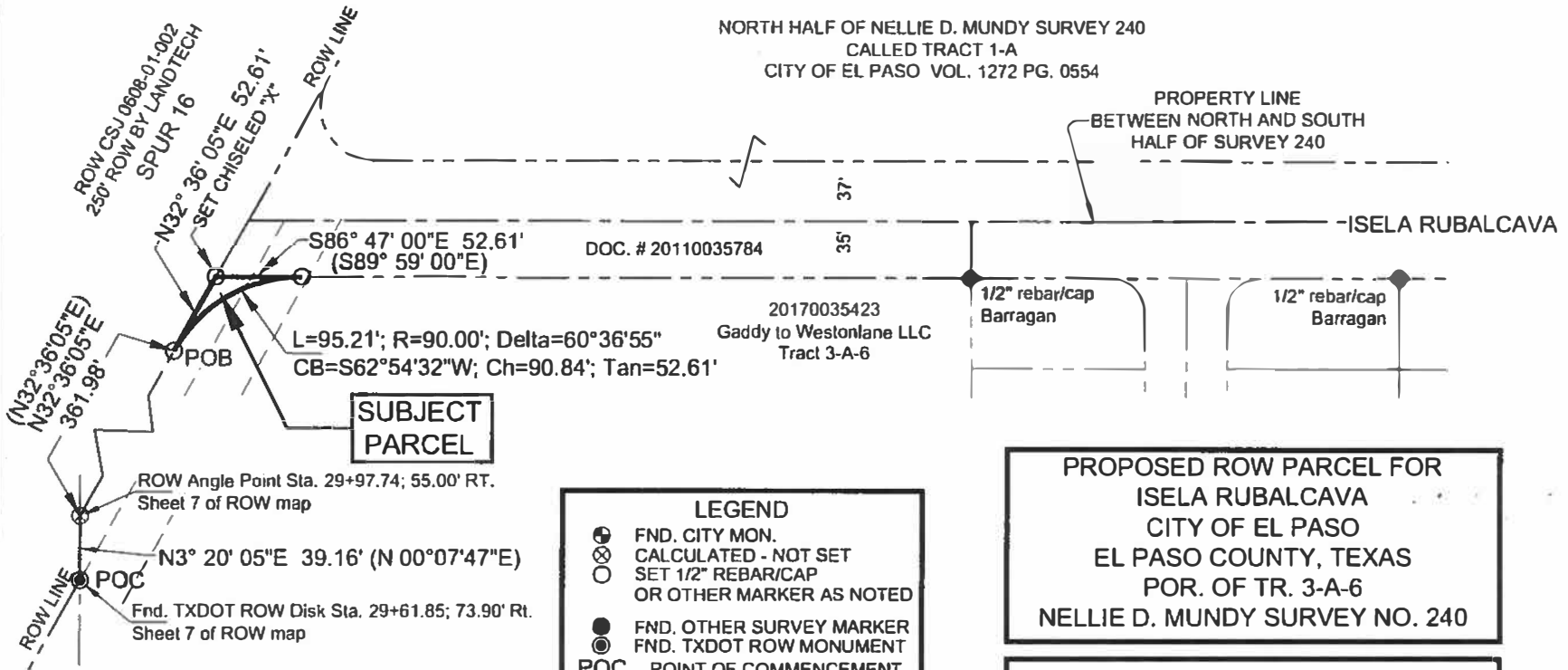
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DATE	OCTOBER 23, 2019
JOB NO.	R306971.03
DRAWN BY	JZ & SEC
CHKD. BY	COBB
CITY PO #	1900000322



GRID NORTH



LEGEND	
⊙	FND. CITY MON.
⊗	CALCULATED - NOT SET
○	SET 1/2" REBAR/CAP OR OTHER MARKER AS NOTED
●	FND. OTHER SURVEY MARKER
⊙	FND. TXDOT ROW MONUMENT
●	POC POINT OF COMMENCEMENT
○	POINT OF BEGINNING

**PROPOSED ROW PARCEL FOR
ISELA RUBALCAVA
CITY OF EL PASO
EL PASO COUNTY, TEXAS
POR. OF TR. 3-A-6
NELLIE D. MUNDY SURVEY NO. 240**

450 SQ. FT. OR 0.0103 ACRES

5822 Cromo Dr.
Ste. 210
El Paso, Tx. 79912
PH. 915-587-4339
www.huilt-zollars.com

HUITT - ZOLLARS INC.

MEMORANDUM

DATE: May 26, 2020

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

FROM: Nelson Ortiz, Lead Planner

SUBJECT: **SURW20-00002 – Isela Rubalcava Right-of-Way Dedication**

On March 19, 2020, the City Plan Commission (CPC) recommended to approve this request.

The CPC determined that the request to dedicate a portion of Isela Rubalcava protects the best interest, health, safety and welfare of the public in general; and will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

Applicants: City of El Paso, Canutillo Independent School District, and Westonlane, LLC.

Attachments: Staff report

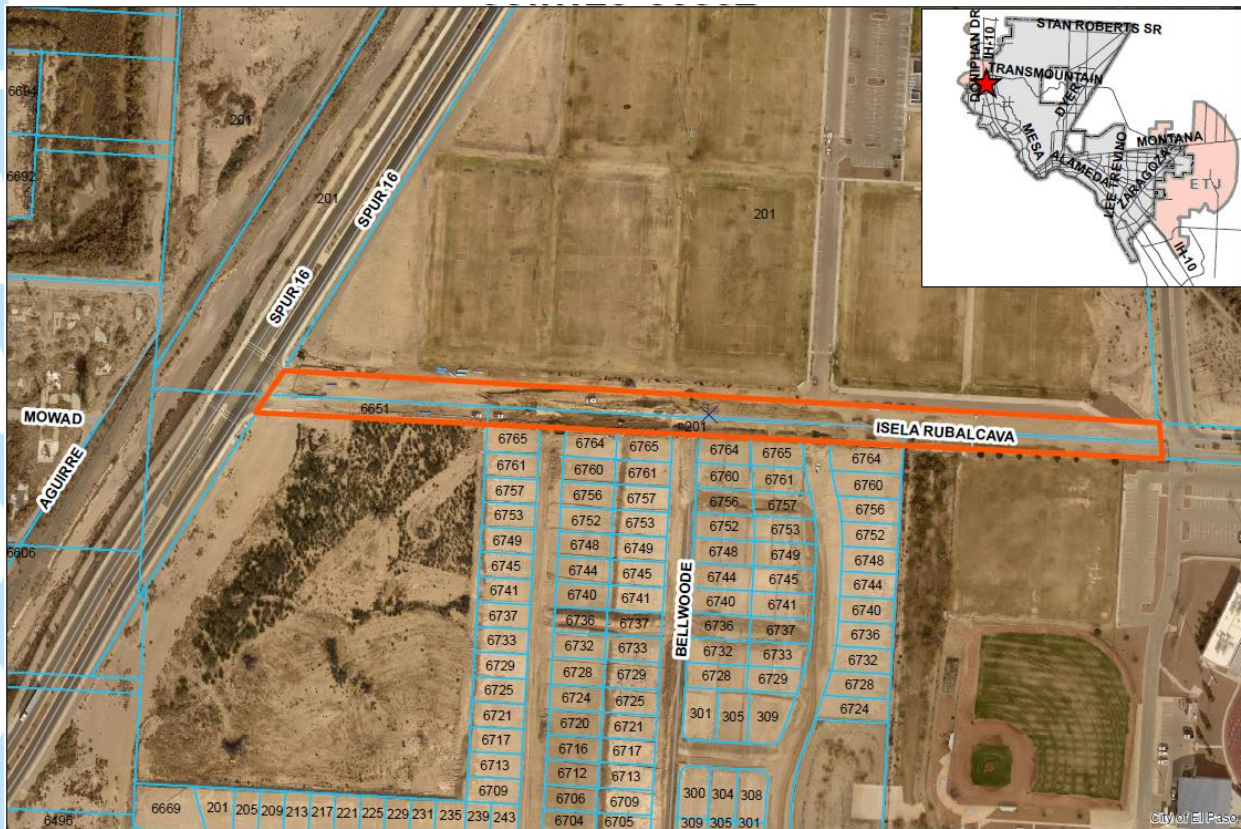
Isela Rubalcava Right-of-Way Dedication



City Plan Commission — March 19, 2020

CASE NUMBER/TYPE: SURW20-00002 – Right-of-Way Dedication
CASE MANAGER: Nelson Ortiz, (915) 212-1606, Ortiznx@elpasotexas.gov
PROPERTY OWNER: City of El Paso, Canutillo Independent School District and Westonlane, LLC
REPRESENTATIVE: City of El Paso
LOCATION: West of I-10 at Isela Rubalcava (District 1)
PROPERTY AREA: 2.98 acres
VESTED RIGHTS STATUS: Not Vested
PARK FEES: Park Fees Not Required
ZONING DISTRICT(S): R-3 (Residential)
PUBLIC INPUT: N/A

SUMMARY OF DCC RECOMMENDATION: The Development Coordinating Committee recommends **APPROVAL** of the right-of-way dedication.



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

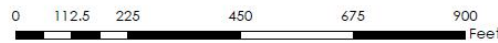


Figure A: Aerial with surrounding area

DESCRIPTION OF REQUEST: The applicants are requesting to dedicate 2.98 acres of land as public right-of-way. Currently, the area is improved and functions as public right-of-way; however, it has not been formally dedicated as public right-of-way. This request will formalize the dedication.

NEIGHBORHOOD CHARACTER: The surrounding properties are zoned R-3 (Residential), R-3A (Residential), and R-3/SP (Residential/ Special Permit). The subject property abuts the Westside Sports Complex and EPCC Northwest campus to the north and residential development and Canutillo High School to the south. The property is not located within any Impact Fee Service Areas.

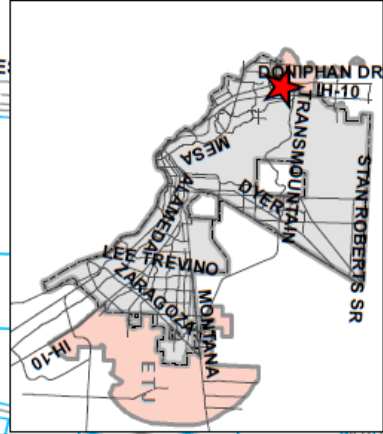
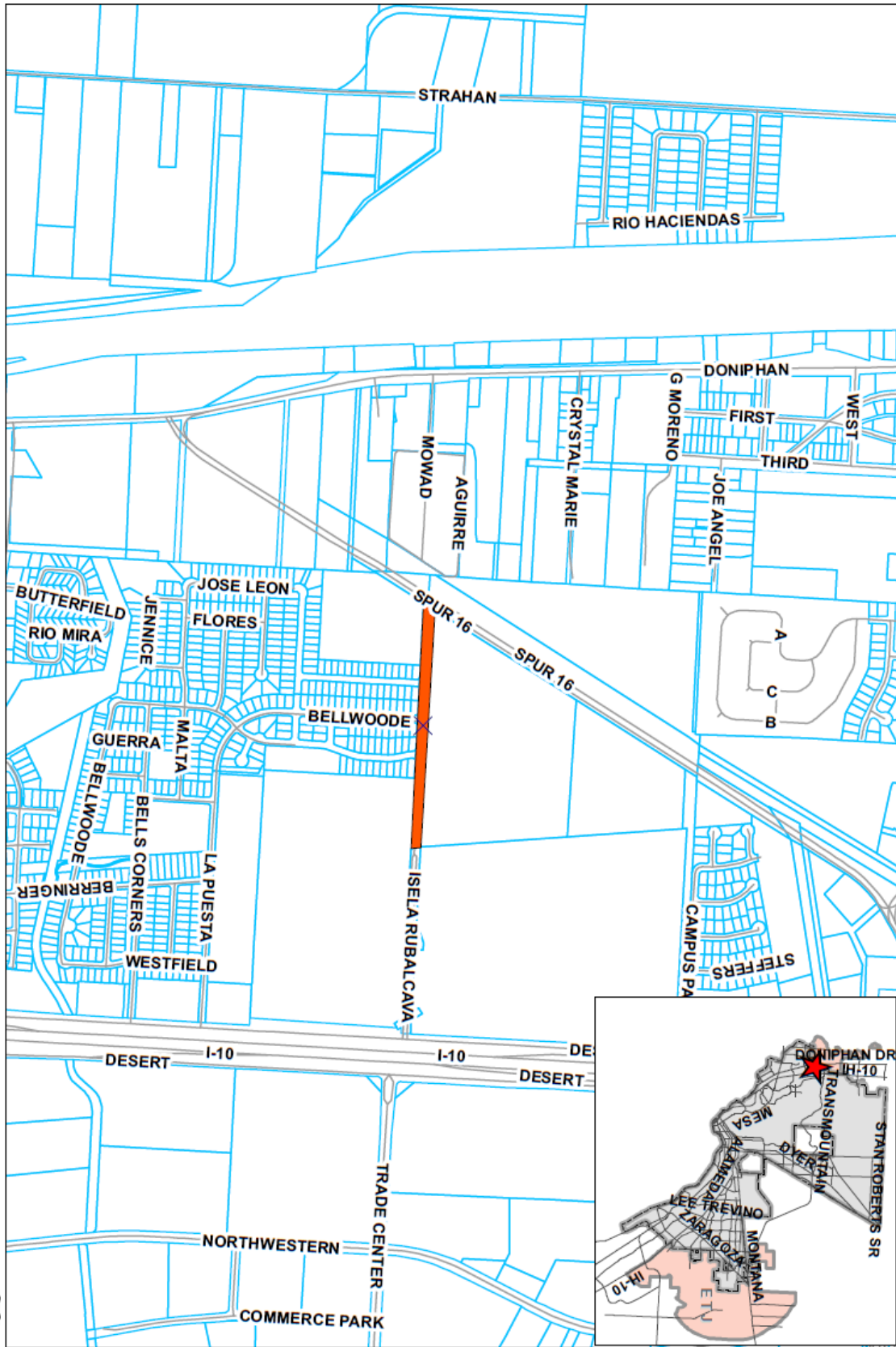
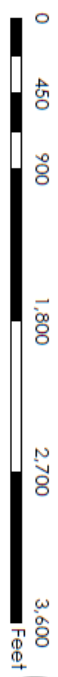
PUBLIC COMMENT: N/A

ATTACHMENTS:

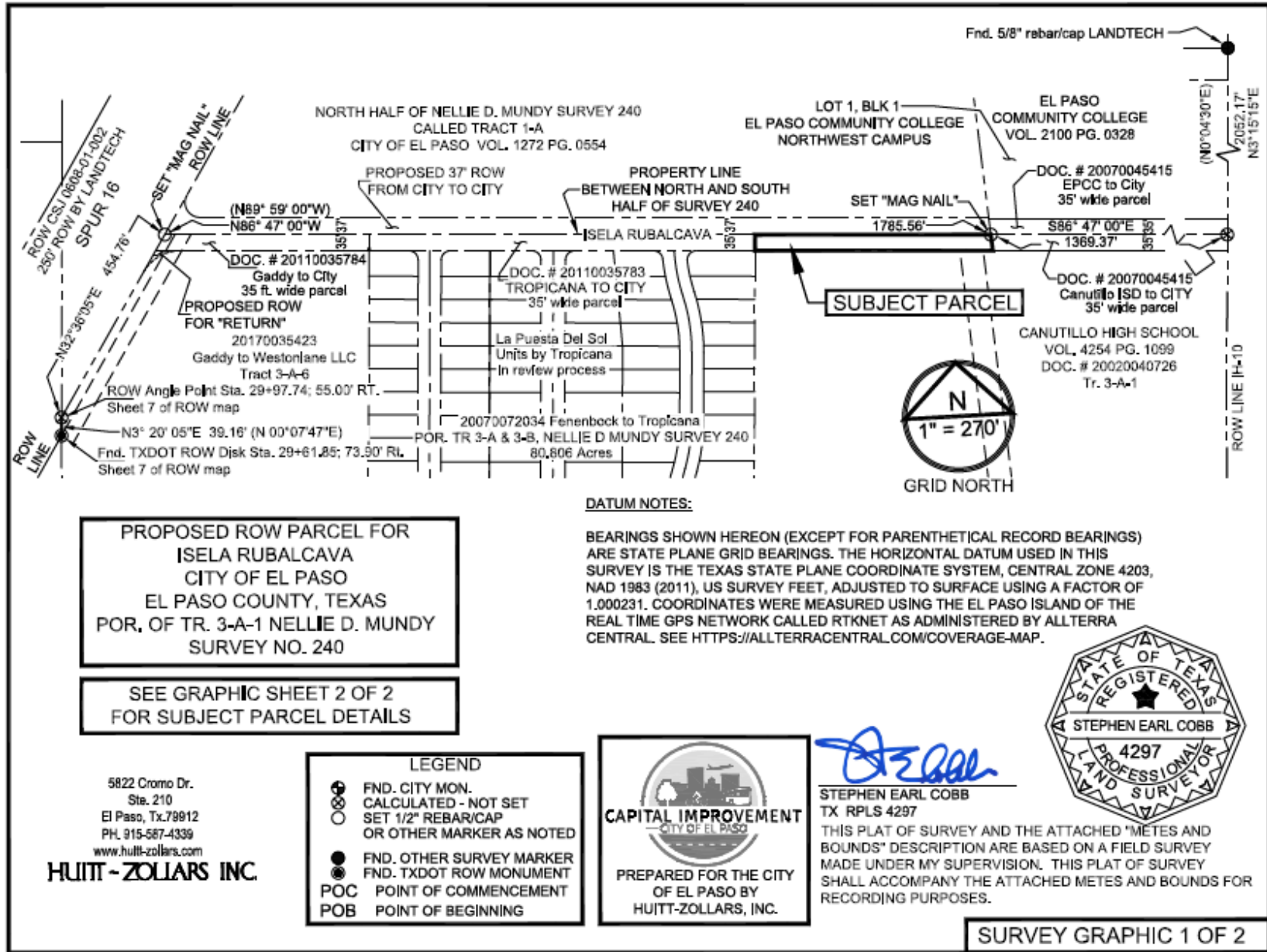
1. Location Map
2. Surveys
3. Metes and Bounds descriptions
4. Application
5. Department Comments

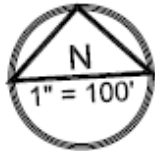
ATTACHMENT 1

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ATTACHMENT 2





GRID NORTH

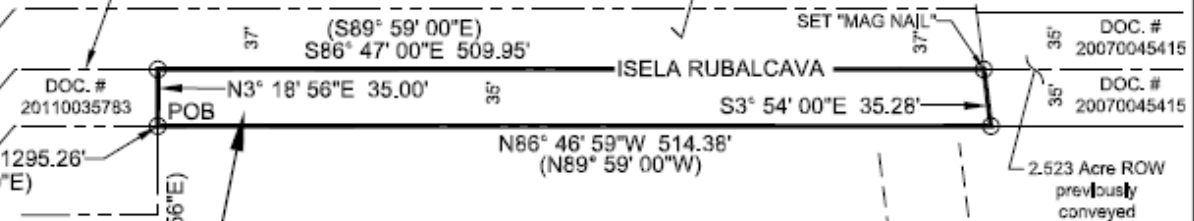
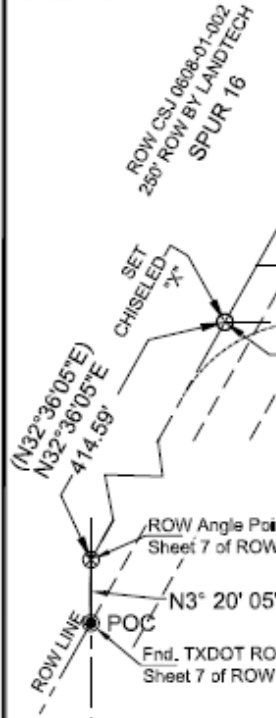
DATE	OCTOBER 23, 2019
JOB NO.	R306971.03
DRAWN BY	JZ & SEC
CHKD. BY	COBB
CITY PO #	190000322

LOT 1, BLK 1
EL PASO
COMMUNITY COLLEGE
NORTHWEST CAMPUS

EL PASO
COMMUNITY COLLEGE
VOL. 2100 PG. 0328

NORTH HALF OF NELLIE D. MUNDY SURVEY 240
CALLED TRACT 1-A
CITY OF EL PASO VOL. 1272 PG. 0554

PROPERTY LINE
BETWEEN NORTH AND SOUTH
HALF OF SURVEY 240



**SUBJECT
PARCEL**

LEGEND	
	FND. CITY MON.
	CALCULATED - NOT SET
	SET 1/2" REBAR/CAP OR OTHER MARKER AS NOTED
	FND. OTHER SURVEY MARKER
	FND. TXDOT ROW MONUMENT
	POC POINT OF COMMENCEMENT
	POB POINT OF BEGINNING

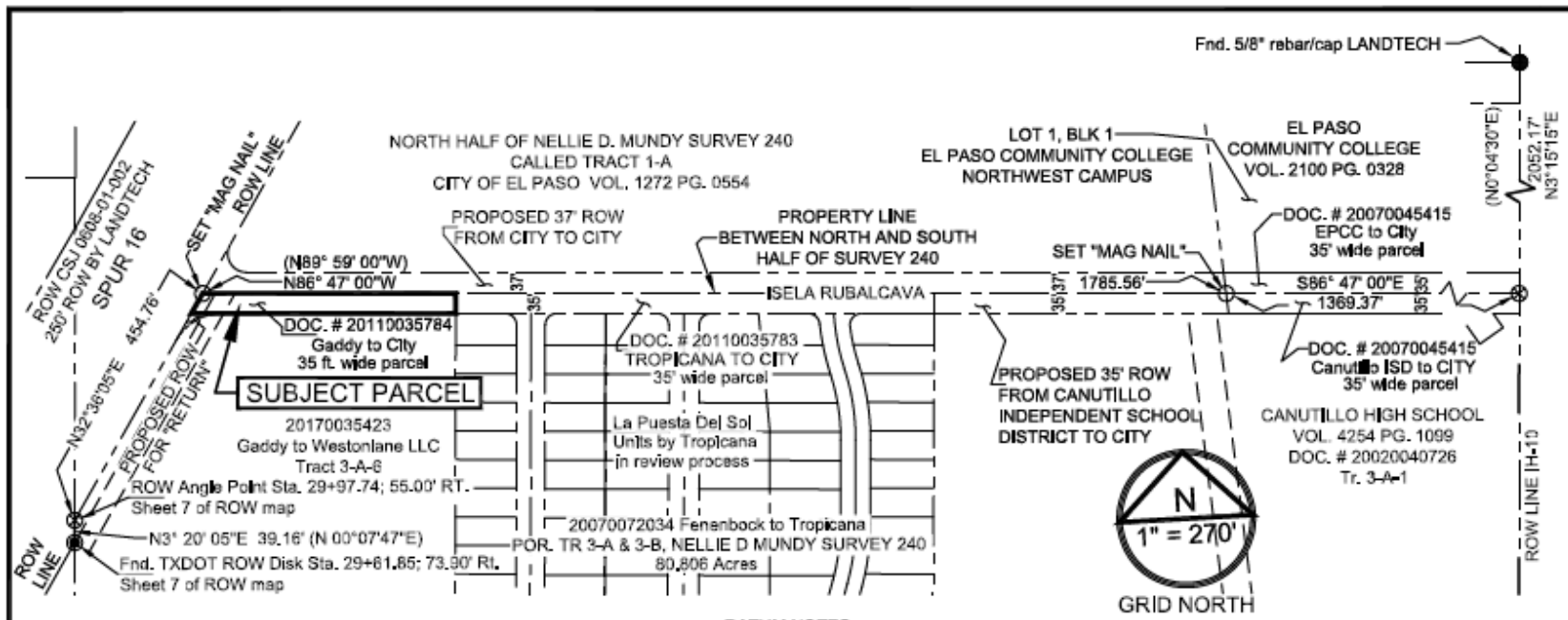
PROPOSED ROW PARCEL FOR
I SELA RUBALCAVA
CITY OF EL PASO
EL PASO COUNTY, TEXAS
POR. OF TR. 3-A-1 NELLIE D. MUNDY
SURVEY NO. 240

17,927 SQ. FT. OR 0.4115 ACRES

5822 Cromo Dr.
Sta. 210
El Paso, Tx. 79912
PH. 915-587-4339
www.huilt-zollars.com

HUIT-ZOLLARS INC.

SURVEY GRAPHIC 2 OF 2



**PROPOSED ROW PARCEL FOR
ISELA RUBALCAVA
CITY OF EL PASO
EL PASO COUNTY, TEXAS
POR. OF TR. 3-A-6
NELLIE D. MUNDY SURVEY NO. 240**

**SEE GRAPHIC SHEET 2 OF 2
FOR SUBJECT PARCEL DETAILS**

DATUM NOTES:

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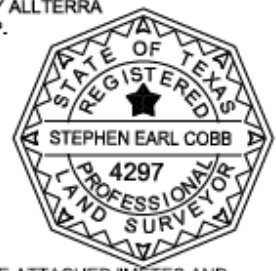
LEGEND

	FND. CITY MON.
	CALCULATED - NOT SET
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	FND. OTHER SURVEY MARKER
	FND. TXDOT ROW MONUMENT
	POC POINT OF COMMENCEMENT
	POB POINT OF BEGINNING



Stephen Earl Cobb

STEPHEN EARL COBB
TX RPLS 4297



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SURVEY GRAPHIC 1 OF 2

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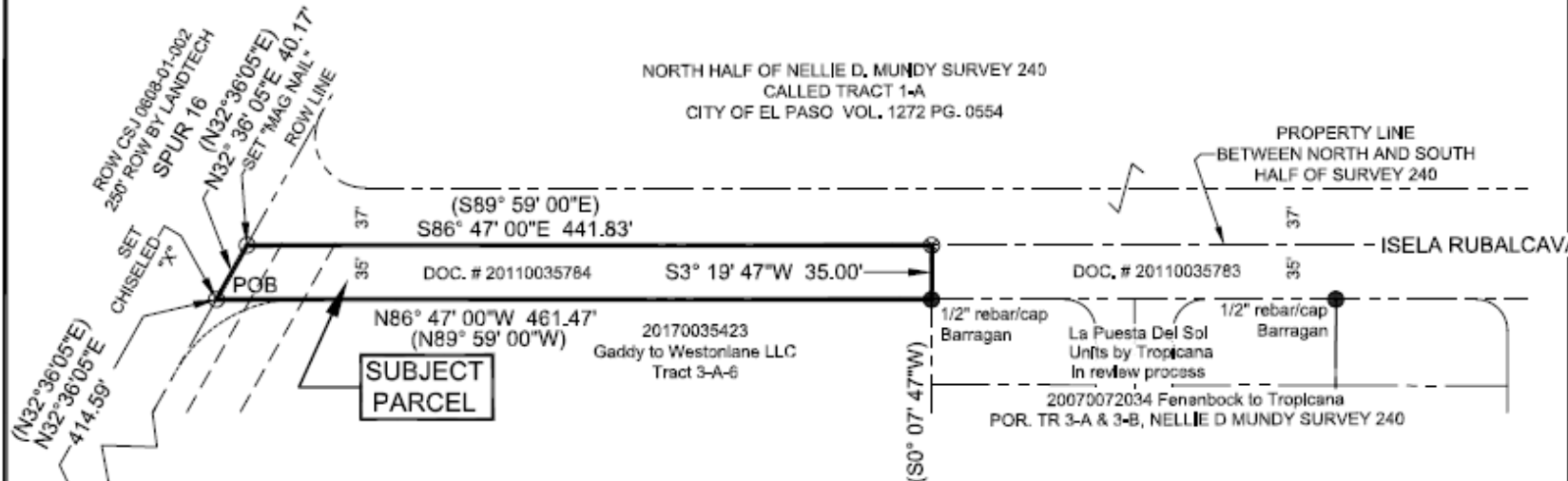


GRID NORTH

DATE	OCTOBER 23, 2019
JOB NO.	R306971.03
DRAWN BY	JZ & SEC
CHKD. BY	COBB
CITY PO #	190000322

NORTH HALF OF NELLIE D, MUNDY SURVEY 240
CALLED TRACT 1-A
CITY OF EL PASO VOL. 1272 PG. 0554

PROPERTY LINE
BETWEEN NORTH AND SOUTH
HALF OF SURVEY 240



SUBJECT PARCEL

**PROPOSED ROW PARCEL FOR
ISELA RUBALCAVA
CITY OF EL PASO
EL PASO COUNTY, TEXAS
POR. OF TR. 3-A-6
NELLIE D. MUNDY SURVEY NO. 240**

15,808 SQ. FT. OR 0.3629 ACRES

LEGEND

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	CALCULATED - NOT SET
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	FND. OTHER SURVEY MARKER
	FND. TXDOT ROW MONUMENT
	POC POINT OF COMMENCEMENT
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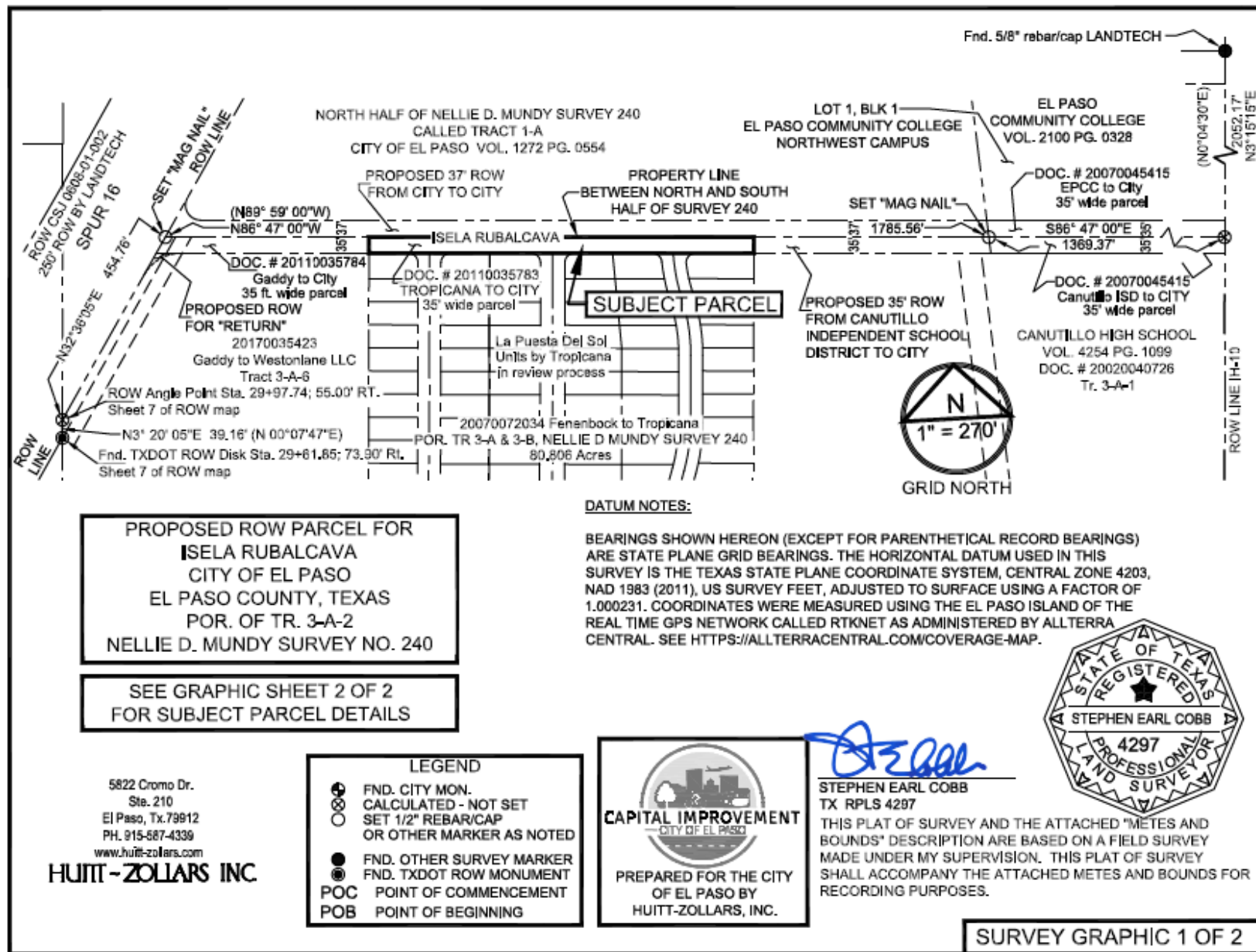
HUITT-ZOLLARS INC.

SURVEY GRAPHIC 2 OF 2

March 19, 2020

7

SURW20-00002



PROPOSED ROW PARCEL FOR
ISELA RUBALCAVA
 CITY OF EL PASO
 EL PASO COUNTY, TEXAS
 POR. OF TR. 3-A-2
 NELLIE D. MUNDY SURVEY NO. 240

SEE GRAPHIC SHEET 2 OF 2
 FOR SUBJECT PARCEL DETAILS

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 Ste. 210
 El Paso, Tx. 79912
 PH. 915-687-4339
 www.huitt-zollars.com
HUITT-ZOLLARS INC.

LEGEND

	FND. CITY MON.
	CALCULATED - NOT SET
	SET 1/2" REBAR/CAP
	OR OTHER MARKER AS NOTED
	FND. OTHER SURVEY MARKER
	FND. TXDOT ROW MONUMENT
	POC POINT OF COMMENCEMENT
	POB POINT OF BEGINNING

CAPITAL IMPROVEMENT
 CITY OF EL PASO

PREPARED FOR THE CITY
 OF EL PASO BY
 HUITT-ZOLLARS, INC.

DATUM NOTES:

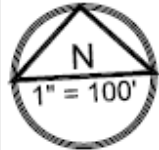
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Stephen Earl Cobb
STEPHEN EARL COBB
 TX RPLS 4297



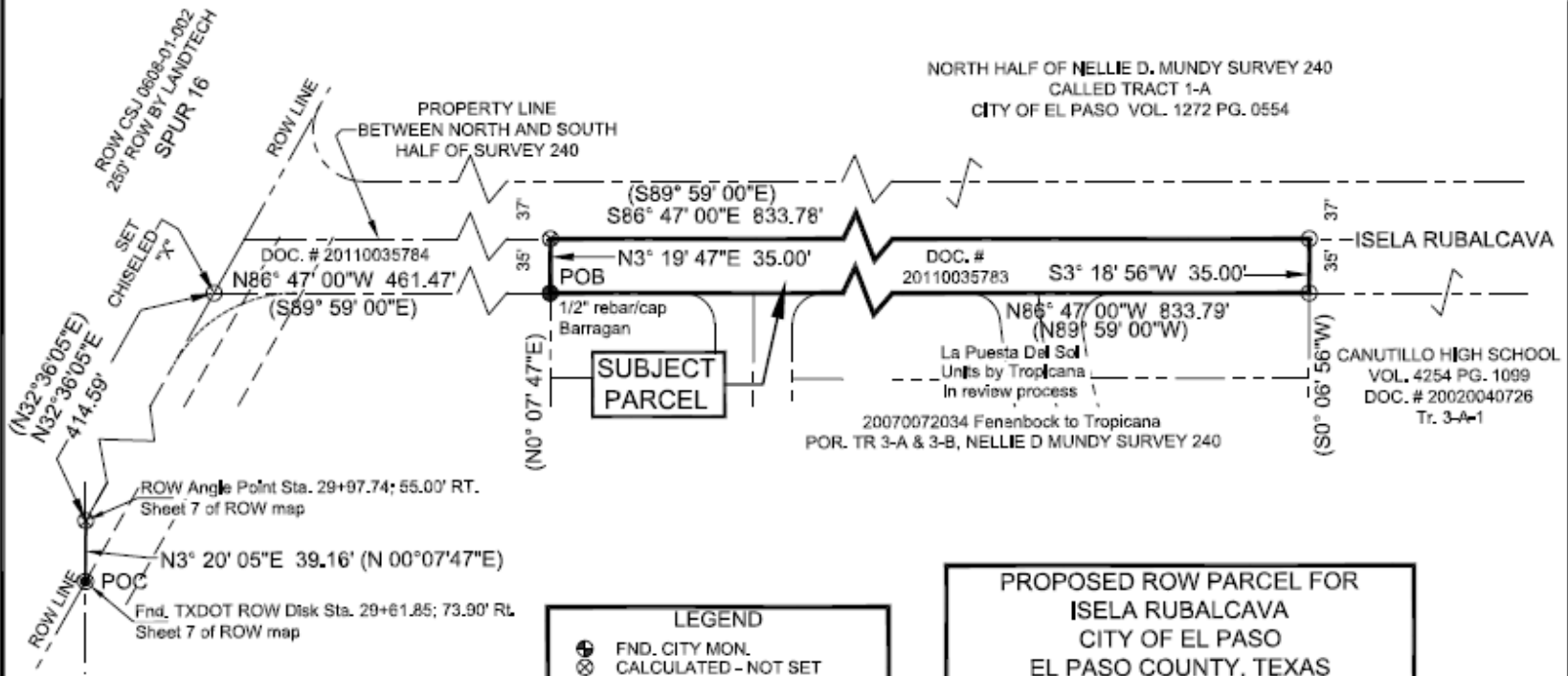
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SURVEY GRAPHIC 1 OF 2



GRID NORTH

DATE	OCTOBER 23, 2019
JOB NO.	R306971.03
DRAWN BY	JZ & SEC
CHKD. BY	COBB
CITY PO #	190000322



LEGEND

- ⊕ FND. CITY MON.
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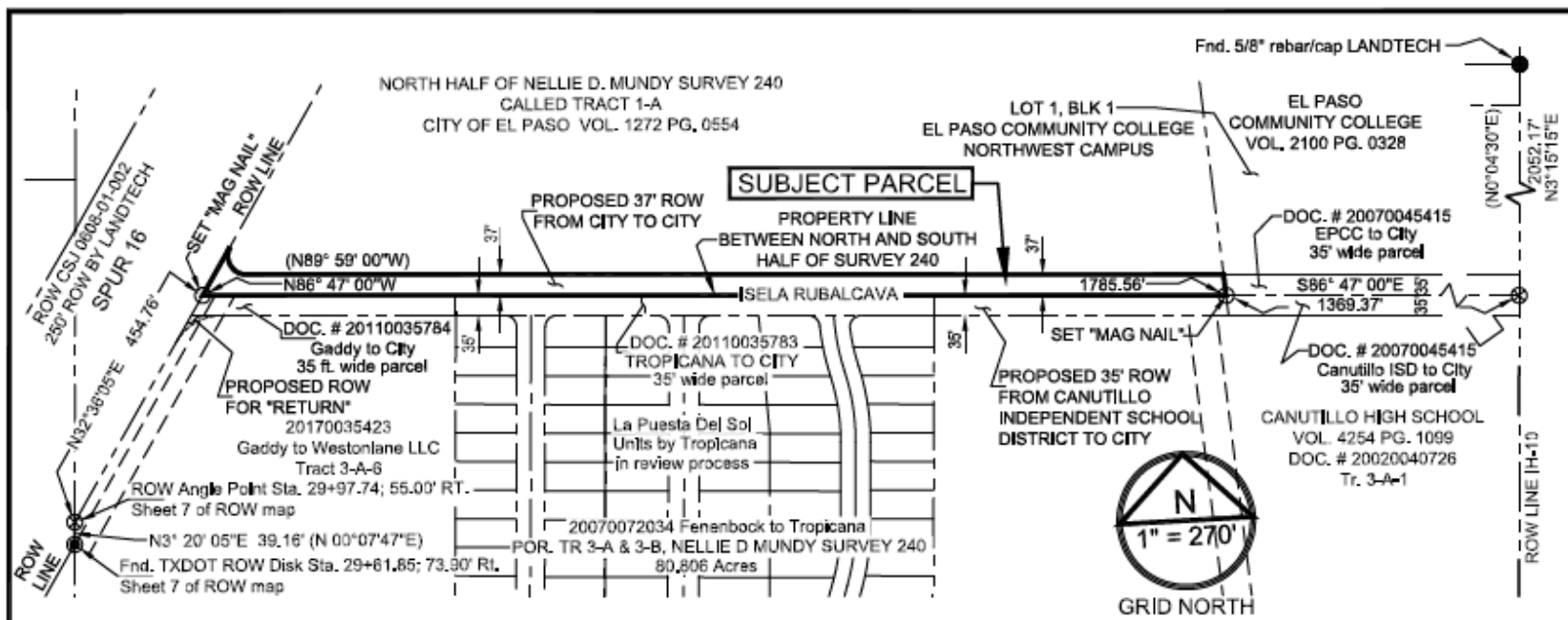
**PROPOSED ROW PARCEL FOR
ISELA RUBALCAVA
CITY OF EL PASO
EL PASO COUNTY, TEXAS
POR. OF TR. 3-A-2
NELLIE D. MUNDY SURVEY NO. 240**

29,182 SQ. FT. OR 0.6699 ACRES

5822 Cromo Dr.
Ste. 210
El Paso, Tx. 79912
PH. 915-587-4339
www.hutt-zollars.com

HUTT-ZOLLARS INC.

SURVEY GRAPHIC 2 OF 2



**PROPOSED ROW PARCEL FOR
ISELA RUBALCAVA
CITY OF EL PASO
EL PASO COUNTY, TEXAS
POR. OF TR. 1-A
NELLIE D. MUNDY SURVEY NO. 240**

**SEE GRAPHIC SHEET 2 OF 2
FOR SUBJECT PARCEL DETAILS**

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HUITT-ZOLLARS INC.

LEGEND	
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	FND. OTHER SURVEY MARKER
	FND. TXDOT ROW MONUMENT
	POC POINT OF COMMENCEMENT
	POB POINT OF BEGINNING

CAPITAL IMPROVEMENT
CITY OF EL PASO

PREPARED FOR THE CITY
OF EL PASO BY
HUITT-ZOLLARS, INC.

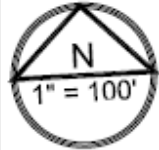
Stephen Earl Cobb

STEPHEN EARL COBB
TX RPLS 4297

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SURVEY GRAPHIC 1 OF 2



GRID NORTH

DATE	OCTOBER 23, 2019
JOB NO.	R306971.03
DRAWN BY	JZ & SEC
CHKD. BY	COBB
CITY PG #	1900000322

NORTH HALF OF NELLIE D. MUNDY SURVEY 240
CALLED TRACT 1-A
CITY OF EL PASO VOL. 1272 PG. 0554

LOT 1, BLK 1
EL PASO
COMMUNITY COLLEGE
NORTHWEST CAMPUS

EL PASO
COMMUNITY COLLEGE
VOL. 2100 PG. 0328

L=67.72'; R=32.50'; Delta=119°23'05"
CB=S27° 05' 28"E; Ch=56.12'; Tan=55.60'

**SUBJECT
PARCEL**

PROPERTY LINE
BETWEEN NORTH AND SOUTH
HALF OF SURVEY 240
(S89° 59' 00"E)
S86° 47' 00"E 1704.50'

SET CHISELED "X"

2.02'

ROW CSJ 0808-01-002
250' ROW BY LANDTECH
SPUR 16

SET
"MAG NAIL"

POB

ISELA RUBALCAVA
DOC. # 20110035784

S3° 54' 00"E
37.29'

DOC. #
20070045415

N86° 47' 00"W 1785.56'
(N89° 59' 00"W)

SET "MAG NAIL"

DOC. #
20070045415

2.523 Acre ROW
previously
conveyed

CANUTILLO HIGH SCHOOL
VOL. 4254 PG. 1099
DOC. # 20020040726
Tr. 3-A-1

ROW Angle Point Sta. 29+97.74; 55.00' RT.
Sheet 7 of ROW map

N3° 20' 05"E 39.16' (N 00°07'47"E)

POC

Fnd. TXDOT ROW Disk Sta. 29+61.85; 73.90' RL
Sheet 7 of ROW map

LEGEND

- ⊕ FND. CITY MON.
- ⊗ CALCULATED - NOT SET
- SET 1/2" REBAR/CAP OR OTHER MARKER AS NOTED
- FND. OTHER SURVEY MARKER
- ⊙ FND. TXDOT ROW MONUMENT
- POC POINT OF COMMENCEMENT
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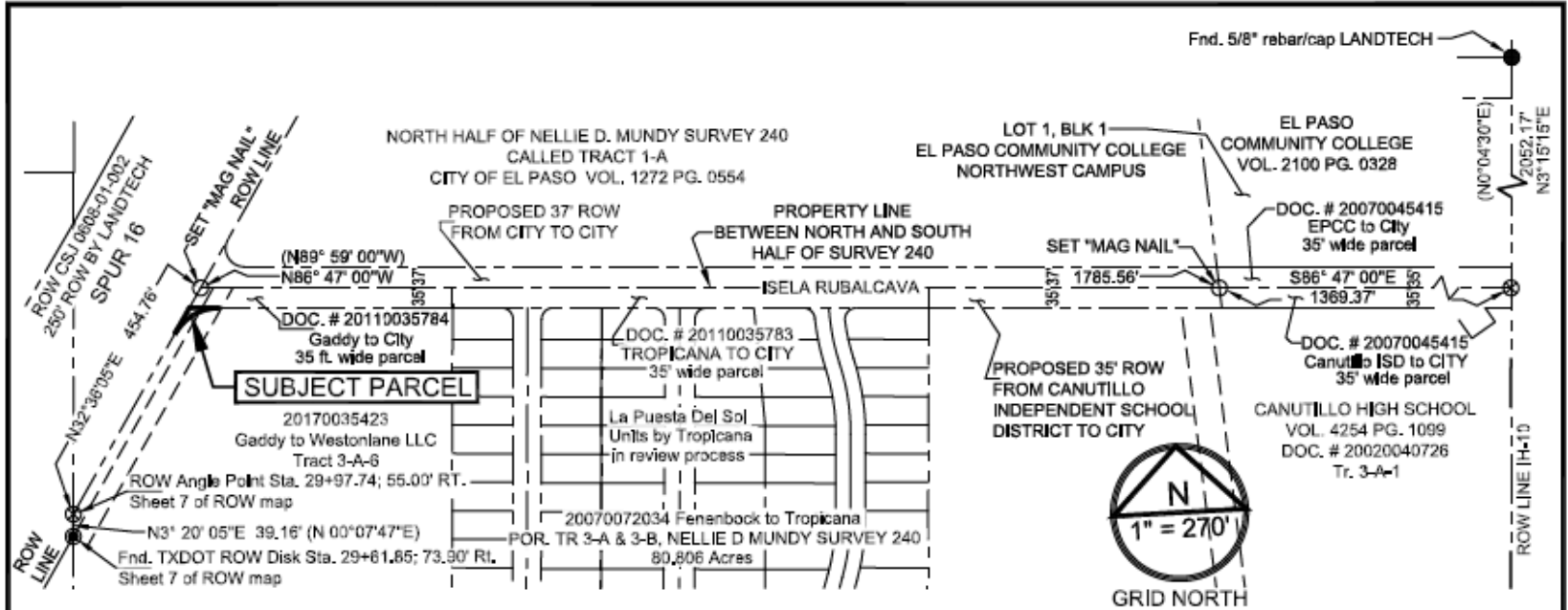
**PROPOSED ROW PARCEL FOR
ISELA RUBALCAVA
CITY OF EL PASO
EL PASO COUNTY, TEXAS
POR. OF TR. 1-A
NELLIE D. MUNDY SURVEY NO. 240**

66,301 SQ. FT. OR 1.5221 ACRES

5822 Cromo Dr.
Sta. 210
El Paso, Tx. 79912
PH. 915-587-4339
www.huilt-zollars.com

HUILT-ZOLLARS INC.

SURVEY GRAPHIC 2 OF 2



**PROPOSED ROW PARCEL FOR
ISELA RUBALCAVA
CITY OF EL PASO
EL PASO COUNTY, TEXAS
POR. OF TR. 3-A-6
NELLIE D. MUNDY SURVEY NO. 240**

**SEE GRAPHIC SHEET 2 OF 2
FOR SUBJECT PARCEL DETAILS**

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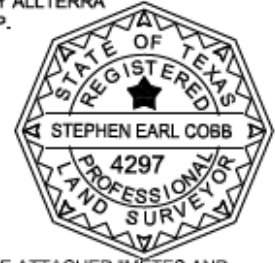
LEGEND

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CAPITAL IMPROVEMENT
CITY OF EL PASO

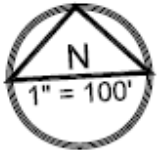
PREPARED FOR THE CITY
OF EL PASO BY
HUITT-ZOLLARS, INC.

Stephen Earl Cobb
STEPHEN EARL COBB
TX RPLS 4297



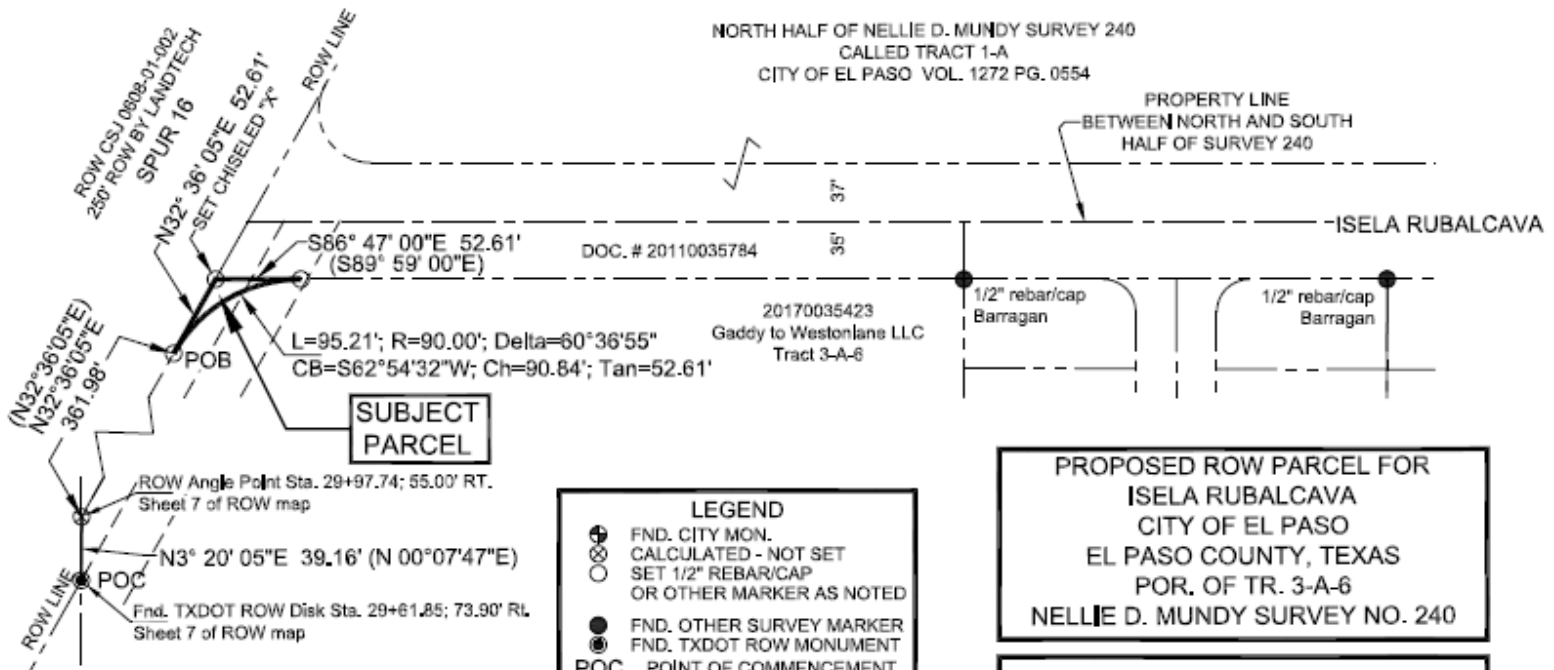
THIS PLAT OF SURVEY AND THE ATTACHED "METES AND BOUNDS" DESCRIPTION ARE BASED ON A FIELD SURVEY MADE UNDER MY SUPERVISION. THIS PLAT OF SURVEY SHALL ACCOMPANY THE ATTACHED METES AND BOUNDS FOR RECORDING PURPOSES.

SURVEY GRAPHIC 1 OF 2



GRID NORTH

DATE	OCTOBER 23, 2019
JOB NO.	R306971.03
DRAWN BY	JZ & SEC
CHKD. BY	COBB
CITY PO #	1900000322



LEGEND

- ⊕ FND. CITY MON.
- ⊗ CALCULATED - NOT SET
- SET 1/2" REBAR/CAP OR OTHER MARKER AS NOTED
- FND. OTHER SURVEY MARKER
- ⊙ FND. TXDOT ROW MONUMENT
- POC POINT OF COMMENCEMENT POINT OF BEGINNING

**PROPOSED ROW PARCEL FOR
ISELA RUBALCAVA
CITY OF EL PASO
EL PASO COUNTY, TEXAS
POR. OF TR. 3-A-6
NELLIE D. MUNDY SURVEY NO. 240**

450 SQ. FT. OR 0.0103 ACRES

5822 Cromo Dr.
Sta. 210
El Paso, Tx. 79912
PH. 915-587-4339
www.huilt-zollars.com

HUITT - ZOLLARS INC.

SURVEY GRAPHIC 2 OF 2

ATTACHMENT 3

PROPOSED ROW PARCEL FOR ISELA RUBALCAVA
CITY OF EL PASO, EL PASO COUNTY, TEXAS
POR. OF TR. 3-A-1 NELLIE D. MUNDY SURVEY NO. 240
17,927 SQ. FT. OR 0.4115 ACRES

The parcel of land herein described is a portion of Tract 3-A-1, Nellie D. Mundy Survey No. 240 in the City of El Paso, is a portion of that land conveyed to the Canutillo Independent School District in Document No. 20020040726 (Vol. 4254 Pg. 1099), Official Public Records of El Paso County, Texas, and is more particularly described by metes and bounds as follows [note that State Plane bearings are used herein, with record bearings in parentheses]:

COMMENCING FOR REFERENCE at a found TXDOT right-of-way brass disk on the southeast right-of-way line of Spur 16 (ROW CSJ 0608-01-002 map set by Landtech Sheet 7) at Sta. 29+61.85; 73.90' Rt., being also on the west boundary line of said Survey 240; Thence, with said west boundary line, and with a jog in the Spur 16 ROW line, North 03°20'05" East (N 00°07'47"E), 39.16 feet to an angle point at Sta. 29+97.74; 55.00' Rt.; Thence, with the southeast right-of-way line of said Spur 16 (250 ft. wide right-of-way) North 32°36'05" East (N32°36'05"E), 414.59 feet to a set chiseled "X" at the southwest corner of that 0.363 Acre City of El Paso parcel conveyed from Gaddy to the City of El Paso in Document No. 20110035784; Thence, with the south boundary line of said 0.363 Acre City of El Paso parcel, South 86°47'00" East (S89° 59' 00"E), at 461.47 feet pass a found 1/2" diameter rebar with plastic cap stamped BARRAGAN at the common southerly corner of said 0.363 Acre parcel and that certain 0.670 Acre parcel conveyed to the City of El Paso in Document No. 20110035783, for a total distance of 1295.26 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM 10472 at the southeast corner of said 0.670 Acre City of El Paso parcel and on the west boundary line of said Canutillo Independent School District parcel, for the POINT OF BEGINNING;

Thence, with the common boundary between said 0.670 Acre City of El Paso parcel and said Canutillo Independent School parcel, North 03°18'56" East (N0° 06' 56"E), 35.00 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM 10472 at the common north corner of said 0.670 Acre City of El Paso parcel and said Canutillo Independent School District parcel;

Thence, with the north boundary line of said Canutillo Independent School District parcel, South 86°47'00" East (S89° 59' 00"E), 509.95 feet to a set "Mag Nail" on the centerline of Isela Rubalcava at the west boundary line of that 2.523 Acre parcel conveyed from the Canutillo Independent School District and from El Paso Community College to the City of El Paso in Document No. 20070045415;

Thence, with the west boundary line of said 2.523 Acre City of El Paso parcel, South 03°54'00" East (S7° 06' 00"E), 35.28 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM 10472 at the southwest corner of said 2.523 Acre City of El Paso parcel;

Thence, North 86°46'59" West (N89° 59' 00"W), 514.38 feet to the POINT OF BEGINNING and containing 17,927 square feet or 0.4115 acres.

This description is based on a field survey performed under the supervision of Stephen Earl Cobb, Texas RPLS 4297. Bearings shown hereon (except for parenthetical record bearings) are State Plane Grid Bearings. The horizontal datum used in this survey is the Texas State Plane Coordinate System, Central Zone 4203, NAD 1983 (2011), US Survey Feet, adjusted to surface using a factor of 1.000231. Coordinates were measured using the El Paso Island of the real time GPS network called RTKNET as administered by ALLTERRA Central. See <https://allterracentral.com/coverage-map>. **A PLAT OF SURVEY ON LETTER SIZE SHEET(S) ATTACHED TO THIS "METES AND BOUNDS" SHALL ACCOMPANY THIS WRITTEN DESCRIPTION FOR RECORDING PURPOSES. THE SEAL AND SIGNATURE OF THIS SURVEYOR CERTIFYING THE ABOVE "METES AND BOUNDS" DESCRIPTION FOLLOWS ON SAID PLAT OF SURVEY.**

Stephen Earl Cobb, Texas RPLS 4297; October 23, 2019
Huitt-Zollars, Inc.; El Paso Office (Firm License Number 10025603)
5822 Cromo Drive, Suite 210, El Paso, Texas, 79912-5502; Phone 915-587-4339

PROPOSED ROW PARCEL FOR ISELA RUBALCAVA
CITY OF EL PASO, EL PASO COUNTY, TEXAS
POR. OF TR. 3-A-6, NELLIE D. MUNDY SURVEY NO. 240
15,808 SQ. FT. OR 0.3629 ACRES

The parcel of land herein described is a portion of Tract 3-A-6, Nellie D. Mundy Survey No. 240 in the City of El Paso, and is a portion of that property conveyed from Gaddy to Westonlane, LLC in Document No. 20170035423, and is all of that certain 0.363 Acre parcel conveyed from Gaddy to the City of El Paso in Document No. 20110035784, Official Public Records of El Paso County, Texas, and is more particularly described by metes and bounds as follows [note that State Plane bearings are used herein, with record bearings in parentheses]:

COMMENCING FOR REFERENCE at a found TXDOT right-of-way brass disk on the southeast right-of-way line of Spur 16 (ROW CSJ 0608-01-002 map set by Landtech Sheet 7) at Sta. 29+61.85; 73.90' Rt., being also on the west boundary line of said Survey 240 and the west boundary line of said Westonlane parcel; Thence, with said west boundary line, and with a jog in the Spur 16 ROW line, North 03°20'05" East (N 00°07'47"E), 39.16 feet to an angle point at Sta. 29+97.74; 55.00' Rt.; Thence, with the southeast right-of-way line of said Spur 16 (250 ft. wide right-of-way) North 32°36'05" East (N32°36'05"E), 414.59 feet to a set chiseled "X" at the southwest corner of said 0.363 Acre City of El Paso parcel for the **POINT OF BEGINNING**;

Thence, continuing with said Spur 16 right-of-way line, North 32°36'05" East, 40.17 feet to a set "Mag Nail at the northwest corner of said 0.363 Acre City of El Paso parcel;

Thence, with the north boundary line of said 0.363 Acre City of El Paso parcel, being also the south boundary line of another parcel conveyed to the City of El Paso in Volume 1272 at Page 0554, South 86°47'00" East (S89° 59' 00"E), 441.83 feet to the northeast corner of said 0.363 Acre City of El Paso parcel, being also the northwest corner of another 0.670 Acre parcel conveyed to the City of El Paso in Document No. 20110035783;

Thence, with the common boundary line between said 0.363 and 0.670 Acre parcels, South 03°19'47" West (S0° 07' 47"W), 35.00 feet to a found 1/2" diameter rebar with plastic cap stamped BARRAGAN at the southeast corner of said 0.363 Acre City of El Paso parcel;

Thence, with the south boundary line of said 0.363 Acre City of El Paso parcel, North 86°47'00" West (N89° 59' 00"W), 461.47 feet to the **POINT OF BEGINNING** and containing 15,808 square feet or 0.3629 acres.

This description is based on a field survey performed under the supervision of Stephen Earl Cobb, Texas RPLS 4297. Bearings shown hereon (except for parenthetical record bearings) are State Plane Grid Bearings. The horizontal datum used in this survey is the Texas State Plane Coordinate System, Central Zone 4203, NAD 1983 (2011), US Survey Feet, adjusted to surface using a factor of 1.000231. Coordinates were measured using the El Paso Island of the real time GPS network called RTKNET as administered by ALLTERRA Central. See <https://allterracentral.com/coverage-map>. **A PLAT OF SURVEY ON LETTER SIZE SHEET(S) ATTACHED TO THIS "METES AND BOUNDS" SHALL ACCOMPANY THIS WRITTEN DESCRIPTION FOR RECORDING PURPOSES. THE SEAL AND SIGNATURE OF THIS SURVEYOR CERTIFYING THE ABOVE "METES AND BOUNDS" DESCRIPTION FOLLOWS ON SAID PLAT OF SURVEY.**

Stephen Earl Cobb, Texas RPLS 4297; October 23, 2019
Huit-Zollars, Inc.; El Paso Office (Firm License Number 10025603)
5822 Cromo Drive, Suite 210, El Paso, Texas, 79912-5502
Phone 915-587-4339

PROPOSED ROW PARCEL FOR ISELA RUBALCAVA
CITY OF EL PASO, EL PASO COUNTY, TEXAS
POR. OF TR. 3-A-2, NELLIE D. MUNDY SURVEY NO. 240
29,182 SQ. FT. OR 0.6699 ACRES

The parcel of land herein described is a portion of Tract 3-A-2, Nellie D. Mundy Survey No. 240 in the City of El Paso, is a portion of that land conveyed from Fenenbock to Tropicana as described in Document No. 20070072034, and is that same 0.670 Acre parcel conveyed from Tropicana to the City of El Paso in Document No. 20110035783, Official Public Records of El Paso County, Texas, and is more particularly described by metes and bounds as follows [note that State Plane bearings are used herein, with record bearings in parentheses]:

COMMENCING FOR REFERENCE at a found TXDOT right-of-way brass disk on the southeast right-of-way line of Spur 16 (ROW CSJ 0608-01-002 map set by Landtech Sheet 7) at Sta. 29+61.85; 73.90' Rt., being also on the west boundary line of said Survey 240; Thence, with said west boundary line, and with a jog in the Spur 16 ROW line, North 03°20'05" East (N 00°07'47"E), 39.16 feet to an angle point at Sta. 29+97.74; 55.00' Rt.; Thence, with the southeast right-of-way line of said Spur 16 (250 ft. wide right-of-way) North 32°36'05" East (N32°36'05"E), 414.59 feet to a set chiseled "X" at the southwest corner of that 0.363 Acre City of El Paso parcel conveyed from Gaddy to the City of El Paso in Document No. 20110035784; Thence, with the south boundary line of said 0.363 Acre City of El Paso parcel, South 86°47'00" East (S89° 59' 00"E), 461.47 feet to a found 1/2" diameter rebar with plastic cap stamped BARRAGAN at the common southerly corner of said 0.363 Acre and 0.670 Acre parcels for the **POINT OF BEGINNING**;

Thence, with the common boundary line between said 0.363 Acre and 0.670 Acre parcels, North 03°19'47" East (N0° 07' 47"E), 35.00 feet to the north common corner of same;

Thence, with the north boundary line of said 0.670 Acre City of El Paso parcel, being also the south boundary line of another parcel conveyed to the City of El Paso in Volume 1272 at Page 0554, South 86°47'00" East (S89° 59' 00"E), 833.78 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM 10472 at the common north corner of said 0.670 Acre City of El Paso parcel and that certain parcel conveyed to the Canutillo Independent School District in Document No. 20020040726 (Vol. 4254 Pg. 1099), called Tract 3-A-1;

Thence, with the common boundary between said 0.670 Acre City of El Paso parcel and said Canutillo Independent School parcel, South 03°18'56" West (S0° 06' 56"W), 35.00 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM 10472 at the southeast corner of said 0.670 Acre parcel;

Thence, with the south boundary line of said 0.670 Acre City of El Paso parcel, North 86°47'00" West, 833.79 feet to the **POINT OF BEGINNING** and containing 29,182 square feet or 0.6699 acres.

This description is based on a field survey performed under the supervision of Stephen Earl Cobb, Texas RPLS 4297. Bearings shown hereon (except for parenthetical record bearings) are State Plane Grid Bearings. The horizontal datum used in this survey is the Texas State Plane Coordinate System, Central Zone 4203, NAD 1983 (2011), US Survey Feet, adjusted to surface using a factor of 1.000231. Coordinates were measured using the El Paso Island of the real time GPS network called RTKNET as administered by ALLTERRA Central. See <https://allterracentral.com/coverage-map>. **A PLAT OF SURVEY ON LETTER SIZE SHEET(S) ATTACHED TO THIS "METES AND BOUNDS" SHALL ACCOMPANY THIS WRITTEN DESCRIPTION FOR RECORDING PURPOSES. THE SEAL AND SIGNATURE OF THIS SURVEYOR CERTIFYING THE ABOVE "METES AND BOUNDS" DESCRIPTION FOLLOWS ON SAID PLAT OF SURVEY.**

Stephen Earl Cobb, Texas RPLS 4297; October 23, 2019
Huitt-Zollars, Inc.; El Paso Office (Firm License Number 10025603)
5822 Cromo Drive, Suite 210, El Paso, Texas, 79912-5502
Phone 915-587-4339

Metes and Bounds Page 1 of 1

PROPOSED ROW PARCEL FOR ISELA RUBALCAVA
CITY OF EL PASO, EL PASO COUNTY, TEXAS
POR. OF TR. 1-A, NELLIE D. MUNDY SURVEY NO. 240
66,301 SQ. FT. OR 1.5221 ACRES

The parcel of land herein described is a portion Tract 1-A, Nellie D. Mundy Survey No. 240, being a portion of that land conveyed to the City of El Paso, in the City of El Paso, described in Volume 1272 at Page 0554 (called the North Half of Nellie D. Mundy Survey 240), Official Public Records of El Paso County, Texas, and is more particularly described by metes and bounds as follows [note that State Plane bearings are used herein, with record bearings in parentheses]:

COMMENCING FOR REFERENCE at a found TXDOT right-of-way brass disk on the southeast right-of-way line of Spur 16 (ROW CSJ 0608-01-002 map set by Landtech Sheet 7) at Sta. 29+61.85; 73.90' Rt., being also on the west boundary line of said Survey 240; Thence, with said west boundary line, and with a jog in the Spur 16 ROW line, North 03°20'05" East (N 00°07'47"E), 39.16 feet to an angle point at Sta. 29+97.74; 55.00' Rt.; Thence, with the southeast right-of-way line of said Spur 16 (250 ft. wide right-of-way) North 32°36'05" East (N32°36'05"E), 454.76 feet to a set "Mag Nail" at the northwest corner of that 0.363 Acre parcel conveyed from Gaddy to the City of El Paso in Document No. 20110035784 for the **POINT OF BEGINNING**;

Thence, continuing with said Spur 16 right-of-way line, North 32°36'05" East, 98.06 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM 10472;

Thence, southeasterly, with a curve to the left having the following elements: Arc Length = 67.72 feet, Radius = 32.50 feet, Delta Angle = 119°23'05", Chord Bearing = South 27°05'28" East, and Chord Length = 56.12 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM 10472;

Thence, with a line that is 37.00 feet north of and parallel with the north boundary line of said 0.363 Acre City of El Paso parcel, and then 37.00 feet north of and parallel with the north boundary line of that certain 0.670 Acre parcel conveyed to the City of El Paso in Document No. 20110035783, South 86°47'00" East (S89° 59' 00"E), 1704.50 feet to a set chiseled "X" on the west boundary line of the platted "El Paso Community College Northwest Campus" (previously conveyed in Vol. 2100 at Pg. 0328);

Thence, South 03°54'00" East (S7° 06' 00"E), at 2.02 feet passing the northwest corner of that certain 2.523 Acre parcel conveyed to the City of El Paso for Isela Rubalcava right-of-way in Document No. 20070045415, or a total distance of 37.29 feet to a set "Mag Nail" set on the centerline of Isela Rubalcava on the west boundary line of said 2.523 Acre parcel;

Thence, North 86°47'00" West (N89° 59' 00"W), at 509.95 feet pass the northeast corner of said 0.670 Acre City of El Paso parcel, at 1343.73 feet pass the common north corner of said 0.670 and 0.363 Acre City of El Paso parcels, for a total distance of 1785.56 feet to the **POINT OF BEGINNING** and containing 66,301 square feet or 1.5221 acres.

This description is based on a field survey performed under the supervision of Stephen Earl Cobb, Texas RPLS 4297. Bearings shown hereon (except for parenthetical record bearings) are State Plane Grid Bearings. The horizontal datum used in this survey is the Texas State Plane Coordinate System, Central Zone 4203, NAD 1983 (2011), US Survey Feet, adjusted to surface using a factor of 1.000231. Coordinates were measured using the El Paso Island of the real time GPS network called RTKNET as administered by ALLTERRA Central. See <https://allterracentral.com/coverage-map>. **A PLAT OF SURVEY ON LETTER SIZE SHEET(S) ATTACHED TO THIS "METES AND BOUNDS" SHALL ACCOMPANY THIS WRITTEN DESCRIPTION FOR RECORDING PURPOSES. THE SEAL AND SIGNATURE OF THIS SURVEYOR CERTIFYING THE ABOVE "METES AND BOUNDS" DESCRIPTION FOLLOWS ON SAID PLAT OF SURVEY.**

Stephen Earl Cobb, Texas RPLS 4297; October 23, 2019
Huitt-Zollars, Inc.; El Paso Office (Firm License Number 10025603)
5822 Cromo Drive, Suite 210, El Paso, Texas, 79912-5502
Phone 915-587-4339

PROPOSED ROW PARCEL FOR ISELA RUBALCAVA
CITY OF EL PASO, EL PASO COUNTY, TEXAS
POR. OF TR. 3-A-6, NELLIE D. MUNDY SURVEY NO. 240
450 SQ. FT. OR 0.0103 ACRES

The parcel of land herein described is a portion of Tract 3-A-6, Nellie D. Mundy Survey No. 240 in the City of El Paso, and is a portion of that property conveyed from Gaddy to Westonlane, LLC in Document No. 20170035423, Official Public Records of El Paso County, Texas, and is more particularly described by metes and bounds as follows [note that State Plane bearings are used herein, with record bearings in parentheses]:

COMMENCING FOR REFERENCE at a found TXDOT right-of-way brass disk on the southeast right-of-way line of Spur 16 (ROW CSJ 0608-01-002 map set by Landtech Sheet 7) at Sta. 29+61.85; 73.90' Rt., being also on the west boundary line of said Survey 240 and the west boundary line of said Westonlane parcel; Thence, with said west boundary line, and with a jog in the Spur 16 ROW line, North 03°20'05" East (N 00°07'47"E), 39.16 feet to an angle point at Sta. 29+97.74; 55.00' Rt.; Thence, with the southeast right-of-way line of said Spur 16 (250 ft. wide right-of-way) North 32°36'05" East, 361.98 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM 10472 for the **POINT OF BEGINNING**;

Thence, continuing with said Spur 16 right-of-way line, North 32°36'05" East, 52.61 feet to a set chiseled "X" at the southwest corner of that certain parcel conveyed from Gaddy to the City of El Paso in Document No. 20110035784;

Thence, with the south boundary line of said City of El Paso parcel, South 86°47'00" East (S89° 59' 00"E), 52.61 feet to a set 1/2" dia. rebar with plastic cap stamped TX 4297 NM 10472;

Thence, southwesterly, with a curve to the left having the following elements: Arc Length = 95.21 feet, Radius = 90.00 feet, Delta Angle = 60°36'55", Chord Bearing = South 62°54'32" West, and Chord Length = 90.84 feet to the **POINT OF BEGINNING** and containing 450 square feet or 0.0103 acres.

This description is based on a field survey performed under the supervision of Stephen Earl Cobb, Texas RPLS 4297. Bearings shown hereon (except for parenthetical record bearings) are State Plane Grid Bearings. The horizontal datum used in this survey is the Texas State Plane Coordinate System, Central Zone 4203, NAD 1983 (2011), US Survey Feet, adjusted to surface using a factor of 1.000231. Coordinates were measured using the El Paso Island of the real time GPS network called RTKNET as administered by ALLTERRA Central. See <https://allterracentral.com/coverage-map>. **A PLAT OF SURVEY ON LETTER SIZE SHEET(S) ATTACHED TO THIS "METES AND BOUNDS" SHALL ACCOMPANY THIS WRITTEN DESCRIPTION FOR RECORDING PURPOSES. THE SEAL AND SIGNATURE OF THIS SURVEYOR CERTIFYING THE ABOVE "METES AND BOUNDS" DESCRIPTION FOLLOWS ON SAID PLAT OF SURVEY.**

Stephen Earl Cobb, Texas RPLS 4297; October 23, 2019
Huitt-Zollars, Inc.; El Paso Office (Firm License Number 10025603)
5822 Cromo Drive, Suite 210, El Paso, Texas, 79912-5502
Phone 915-587-4339

ATTACHMENT 4



DEDICATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY APPLICATION

Date: 1/8/2020

File No. SURW20-00002

1. APPLICANTS NAME City of El Paso
ADDRESS 218 N Campbell ZIP CODE 79901 TELEPHONE _____

2. Request is hereby made to dedicate the following: (check one)

Street Alley _____ Easement _____ Other _____

Street Name(s) Isela Rubalcava Subdivision Name Nellie D. Murdy Survey No. 240

Abutting Blocks N/A Abutting Lots Tracts 3-A-1, 3-A-2, 3-A-3, 1-A

3. Reason for dedication request: dedicate constructed street as ROW

4. Surface Improvements located in subject property to be dedicated:
None _____ Paving Curb & Gutter Power Lines/Poles _____ Fences/Walls _____ Structures _____ Other _____

5. Underground Improvements located in the existing rights-of-way:
None _____ Telephone _____ Electric _____ Gas _____ Water Sewer Storm Drain _____ Other _____

6. Future use of the dedicated right-of-way:
Yards _____ Parking _____ Expand Building Area _____ Replat with abutting Land _____ Other

7. Related Applications which are pending (give name or file number):
Zoning _____ Board of Adjustment _____ Subdivision _____ Building Permits _____ Other _____

8. Signatures: All owners of properties which abut the property to be dedicated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature	Legal Description	Telephone
_____	_____	_____
_____	_____	_____
_____	_____	_____

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Dedications 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 Dedication. If/We further understand that the fee, if the Dedication 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 dedication 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.

OWNER SIGNATURE: [Signature] REPRESENTATIVE SIGNATURE: [Signature]

REPRESENTATIVE (PHONE): 915 240 3247

REPRESENTATIVE (E-MAIL): copeda.j@elpasotexas.gov

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

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085



DEDICATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY APPLICATION

Date: 1/8/2020

File No. SURW20-00002

1. APPLICANTS NAME City of El Paso
ADDRESS 218 A Campbell ZIP CODE 79901 TELEPHONE _____

2. Request is hereby made to dedicate the following: (check one)
Street Alley _____ Easement _____ Other _____
Street Name(s) Truck Reducem Subdivision Name Nellie D. Moody Bldg No. 240
Abutting Blocks N/A Abutting Lots Tracts 3-A-1, 3-A-6, 3-A-2, 1-A,

3. Reason for dedication request: close central street as ROW

4. Surface Improvements located in subject property to be dedicated:
None _____ Paving Curb & Gutter Power Lines/Poles _____ Fences/Walls _____ Structures _____ Other _____

5. Underground Improvements located in the existing rights-of-way:
None _____ Telephone _____ Electric _____ Gas _____ Water Sewer Storm Drain _____ Other _____

6. Future use of the dedicated right-of-way:
Yards _____ Parking _____ Expand Building Area _____ Replat with abutting Land _____ Other

7. Related Applications which are pending (give name or file number):
Zoning _____ Board of Adjustment _____ Subdivision _____ Building Permits _____ Other _____

8. Signatures: All owners of properties which abut the property to be dedicated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature	Legal Description	Telephone
_____	_____	_____
_____	_____	_____
_____	_____	_____

The undersigned Owner/Applicant agree to understand that the processing of this Application will be handled in accordance with the procedure for Requesting Dedications 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 Dedication. D/W's further understand that the fee, if the Dedication 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 dedication 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 Ordinance.

OWNER SIGNATURE: [Signature] REPRESENTATIVE SIGNATURE: [Signature]

REPRESENTATIVE (PHONE): 915 240 3247

REPRESENTATIVE (E-MAIL): cedpedajie@elpaso.texas.gov

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

Planning & Inspections Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085



DEDICATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY APPLICATION

Date: 3/10/20 File No. _____

1. APPLICANTS NAME: City of El Paso

ADDRESS: 218 N. Campbell ZIP CODE: 79901 TELEPHONE: _____

2. Request is hereby made to dedicate the following: (check one)

Street [X] Alley _____ Easement _____ Other _____

Street Name(s): Isela Rubalcava Subdivision Name: Nellie D. Mundy Survey No. 240

Abutting Blocks: N/A Abutting Lots: Tracts 3-A-1, 3-A-6, 3-A-2, 1-A

3. Reason for dedication request: Dedicate constructed street as ROW

4. Surface Improvements located in subject property to be dedicated: None Paving [X] Curb & Gutter [X] Power Lines/Poles _____ Fences/Walls _____ Structures _____ Other _____

5. Underground Improvements located in the existing rights-of-way: None Telephone _____ Electric _____ Gas _____ Water [X] Sewer [X] Storm Drain _____ Other _____

6. Future use of the dedicated right-of-way: Yards _____ Parking _____ Expand Building Area _____ Replat with abutting Land _____ Other [X]

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 dedicated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature: [Handwritten Signature] Legal Description: _____ Telephone: 505-263-5099

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Dedications 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 Dedication. I/We further understand that the fee, if the Dedication 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 dedication 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.

OWNER SIGNATURE: _____ REPRESENTATIVE SIGNATURE: [Handwritten Signature] REPRESENTATIVE (PHONE): 915-240-3247 REPRESENTATIVE (E-MAIL): cepedaji@elpasotexas.gov

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

Planning & Inspections Department 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 (915) 212-0085

ATTACHMENT 5

Planning & Inspections Department- Planning Division

Planning does not object to the request.

Planning and Inspections - Land Development Division

Recommend approval. No objections.

El Paso Fire Department

Recommend approval.

Sun Metro

Recommend approval.

El Paso Water

EPWater does not object to this request.

Water:

There is an existing 8-inch diameter water main that extends along Isela Rubalcava Blvd., the alignment for this main varies along Isela Rubalcava Blvd. This main is available for service.

Previous water pressure reading from fire hydrant # 10127 located on the north east corner of Isela Rubalcava Ave. and the entrance to the Westside Sports Complex, yielded a static pressure of 96 psi, a residual pressure 60 psi and a discharge of 1087 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along the south side of Isela Rubalcava Blvd., approximately 15-feet north of and parallel to the southern right-of-way line of Isela Rubalcava Blvd. This main ends approximately 1,200-feet east of Spur 16. This sanitary sewer main is available for service.

Reclaim Water:

There is an existing 12-inch diameter reclaim water main that extends along the north side of Isela Rubalcava Blvd., approximately 17-feet south of and parallel to the northern right-of-way line of Isela Rubalcava Blvd. This main ends approximately 1,400-feet west of Desert Blvd. south. This reclaim water main is not available for service.

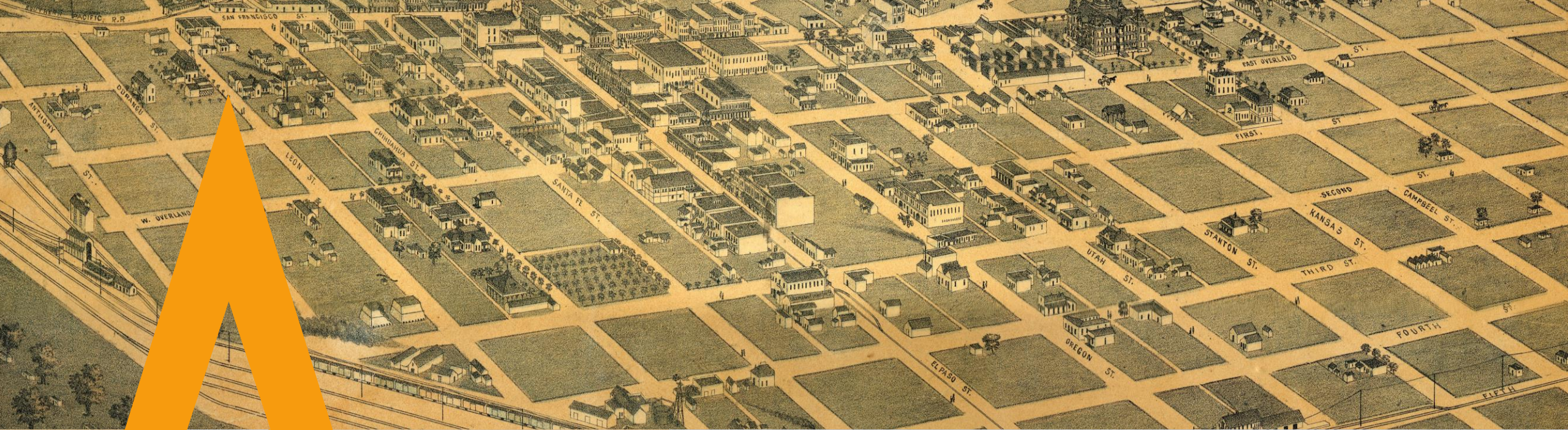
General:

Spur 16 and Desert Blvd. south are a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Spur 16 and Desert Blvd. south right-of-way requires written permission from TxDOT.

Application for additional water and sanitary sewer services should be made 6 to 8 weeks prior to construction work. New service applications are available at 1154 Hawkins, 3rd floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater-PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

El Paso County Water Improvement District #1

No objections.



ITEM

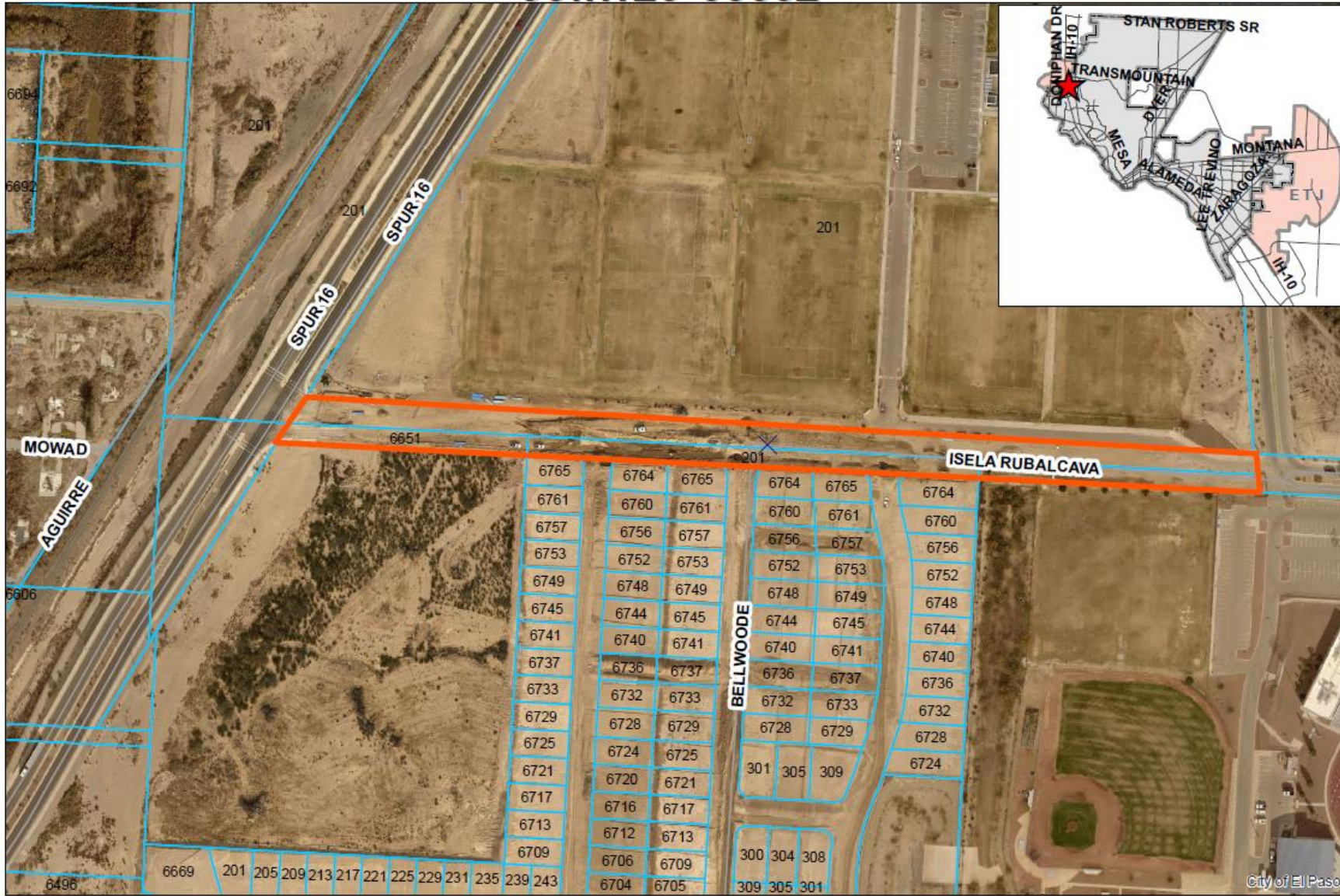
Isla Rubalcava ROW Dedication Right-of-Way Dedication

SURW20-00002



Strategic Goal 3.

Promote the Visual
Image of El Paso

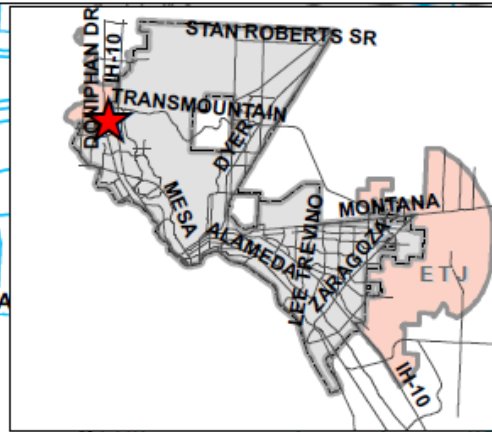
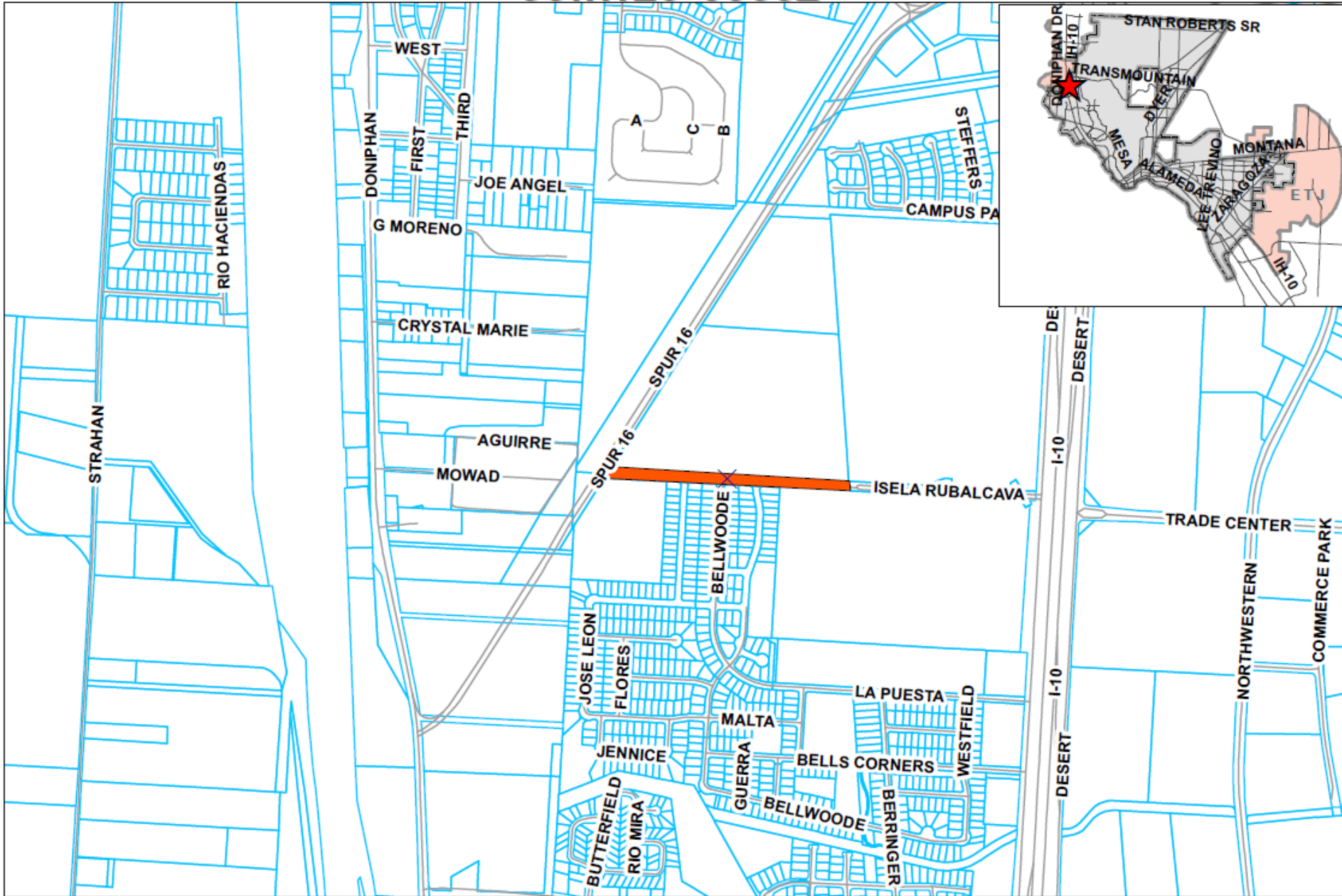


Aerial Map

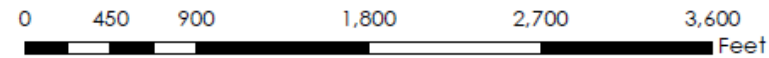
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

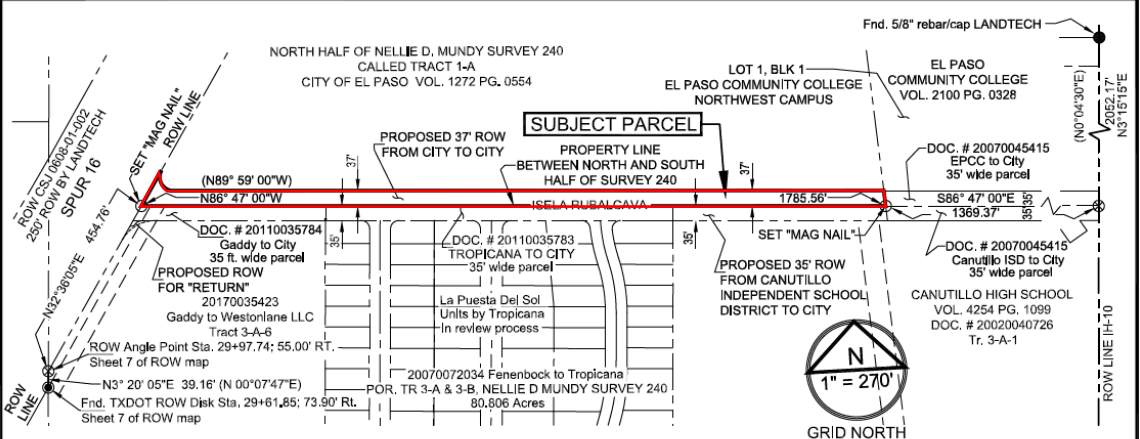


Location Map



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.





PROPOSED ROW PARCEL FOR
ISELA RUBALCAVA
CITY OF EL PASO
EL PASO COUNTY, TEXAS
POR. OF TR. 1-A
NELLIE D. MUNDY SURVEY NO. 240

SEE GRAPHIC SHEET 2 OF 2
FOR SUBJECT PARCEL DETAILS

DATUM NOTES:
BEARINGS SHOWN HEREON (EXCEPT FOR PARENTHETICAL RECORD BEARINGS) ARE STATE PLANE GRID BEARINGS. THE HORIZONTAL DATUM USED IN THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 1983 (2011), US SURVEY FEET, ADJUSTED TO SURFACE USING A FACTOR OF 1.000231. COORDINATES WERE MEASURED USING THE EL PASO ISLAND OF THE REAL TIME GPS NETWORK CALLED RTKNET AS ADMINISTERED BY ALLTERRA CENTRAL. SEE [HTTPS://ALLTERRACENTRAL.COM/COVERAGE-MAP](https://allterracentral.com/coverage-map).



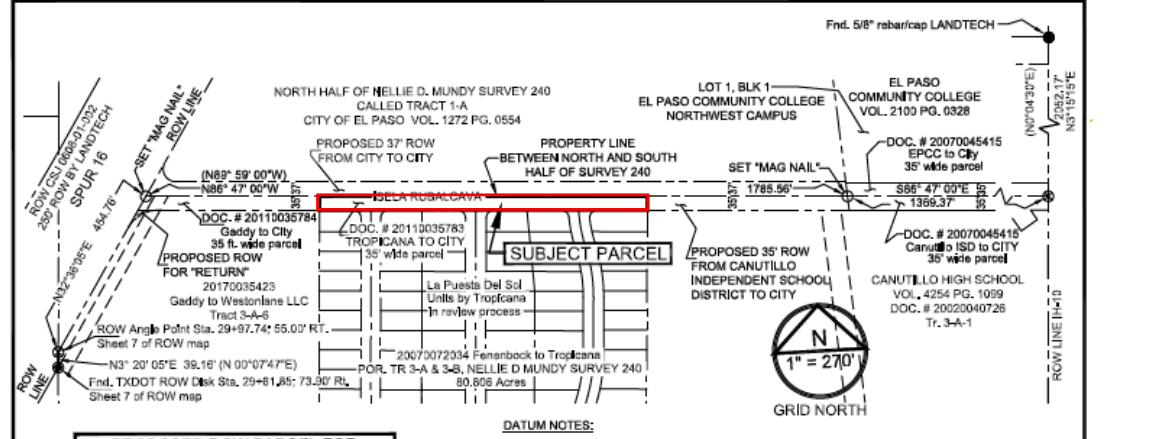
Signature
STEPHEN EARL COBB
TX RPLS 4297
THIS PLAT OF SURVEY AND THE ATTACHED "METES AND BOUNDS" DESCRIPTION ARE BASED ON A FIELD SURVEY MADE UNDER MY SUPERVISION. THIS PLAT OF SURVEY SHALL ACCOMPANY THE ATTACHED METES AND BOUNDS FOR RECORDING PURPOSES.

CAPITAL IMPROVEMENT
CITY OF EL PASO
PREPARED FOR THE CITY OF EL PASO BY HUITT-ZOLLARS, INC.

LEGEND
 ⊕ FND. CITY MON. CALCULATED - NOT SET
 ⊖ SET 1/2" REBAR/CAP OR OTHER MARKER AS NOTED
 ● FND. OTHER SURVEY MARKER
 ● FND. TXDOT ROW MONUMENT
 ● POC POINT OF COMMENCEMENT
 ● POB POINT OF BEGINNING

5822 Cromo Dr.
Ste. 210
El Paso, Tx. 79912
PH. 915-587-4339
www.huittzollars.com
HUITT-ZOLLARS INC.

SURVEY GRAPHIC 1 OF 2



PROPOSED ROW PARCEL FOR
ISELA RUBALCAVA
CITY OF EL PASO
EL PASO COUNTY, TEXAS
POR. OF TR. 3-A-2
NELLIE D. MUNDY SURVEY NO. 240

SEE GRAPHIC SHEET 2 OF 2
FOR SUBJECT PARCEL DETAILS

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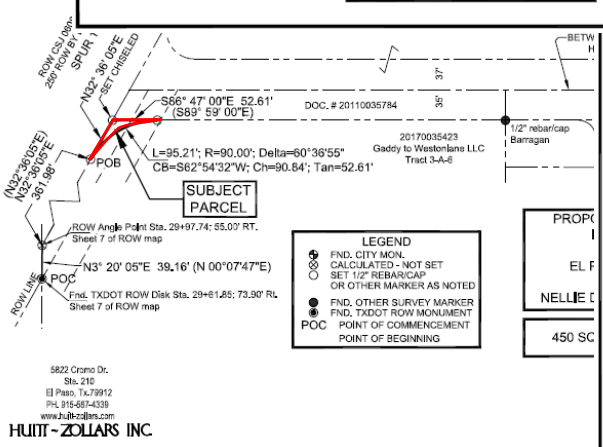
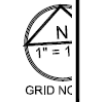
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SURVEY GRAPHIC 1 OF 2

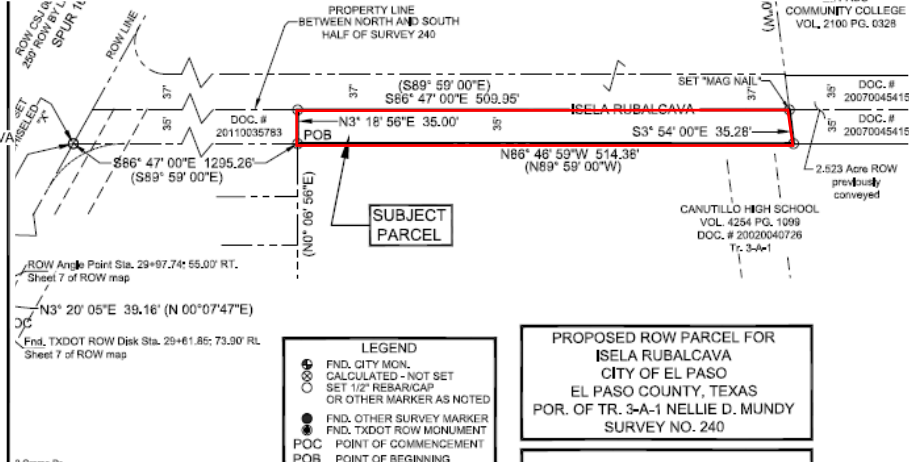


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SURVEY GRAPHIC 2 OF 2



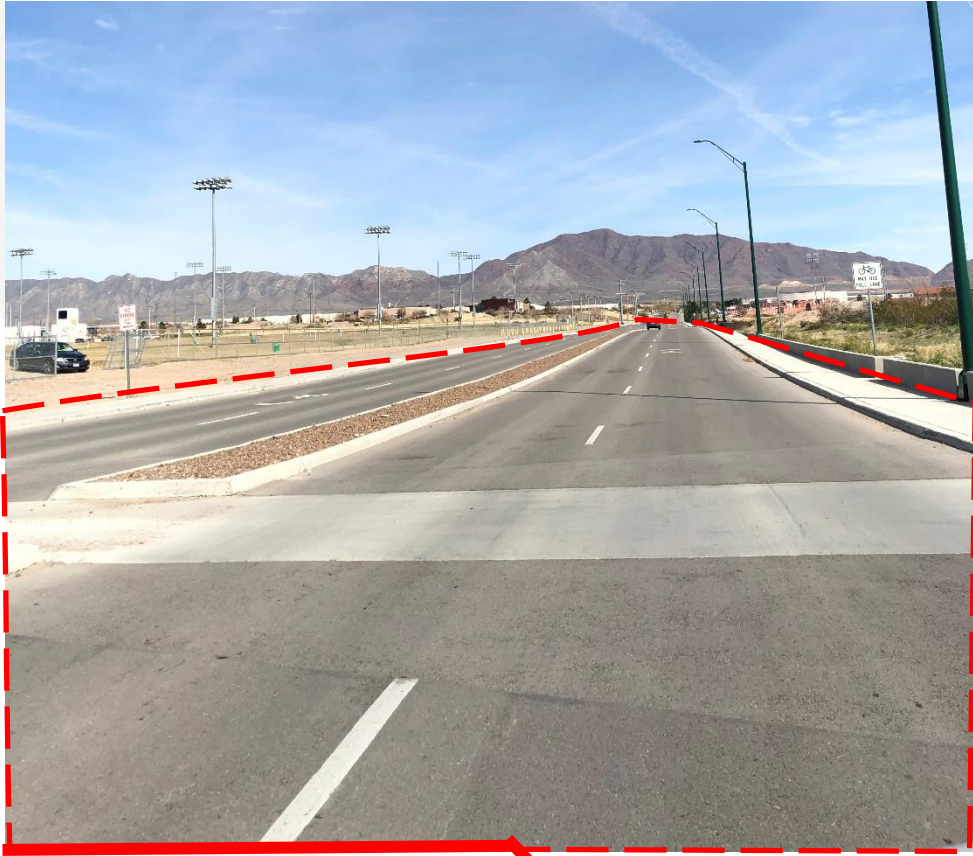
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HUITT-ZOLLARS INC.

PROPOSED ROW PARCEL FOR
ISELA RUBALCAVA
CITY OF EL PASO
EL PASO COUNTY, TEXAS
POR. OF TR. 3-A-1 NELLIE D. MUNDY SURVEY NO. 240

17,927 SQ. FT. OR 0.4115 ACRES

SURVEY GRAPHIC 2 OF 2



Recommendation

- Planning Division and DCC: Approval
- CPC Vote: Approval
- Public Input: N/A





Mission

Deliver exceptional services to support a high quality of life and place for our community



Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



Values

Integrity, Respect, Excellence, Accountability, People