

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

DEPARTMENT: Planning and Inspections, Planning Division

AGENDA DATE: Public Hearing (Consent): 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: 7

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 Road Easement Dedication Deeds from the Catholic Properties of El Paso, Inc., Jose Luis Lopez Jr. Joined by Fabiola C. Lopez, Victoria Alvarez and Francisco Alvarez Jr., Jose Luis Garcia and Irene Gurany-Garcia, Wenceslao Briseno and Maria Briseno, Ruben and Carmen Perea, Ruben Perea Jr., Librado Vasquez, Jr., Librado Vazquez Jr. joined by Dora H. Vazquez, and Martha Irene Vazquez, dedicating to the City of El Paso, Texas eleven road easements totaling an approximate area of 0.416 acres in size. Right-of-Way improvements will be constructed within the easements which are being more fully described by metes and bounds and surveys in Exhibits "A" and "B" of the Dedication Deeds. Subject Property: South of Craddock at James. Owners: Catholic Properties of El Paso, Inc., Jose Luis Lopez Jr. Joined by Fabiola C. Lopez, Victoria Alvarez and Francisco Alvarez Jr., Jose Luis Garcia and Irene Gurany-Garcia, Wenceslao Briseno and Maria Briseno, Ruben and Carmen Perea, Ruben Perea Jr., Librado Vasquez, Jr., Librado Vazquez Jr. joined by Dora H. Vazquez, and Martha Irene Vazquez. **SUET19-00007 (District 7)**

BACKGROUND / DISCUSSION:

On February 20, 2020, the CPC reviewed and recommended approval of the proposed easement 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 Road Easement Dedication Deeds from the **CATHOLIC PROPERTIES OF EL PASO, INC., JOSE LUIS LOPEZ JR. JOINED BY FABIOLA C. LOPEZ, VICTORIA ALVAREZ AND FRANCISCO ALVAREZ JR., JOSE LUIS GARCIA AND IRENE GURANY-GARCIA, WENCESLAO BRISENO AND MARIA BRISENO, RUBEN AND CARMEN PEREA, RUBEN PEREA JR., LIBRADO VASQUEZ, JR., LIBRADO VAZQUEZ JR. JOINED BY DORA H. VAZQUEZ, AND MARTHA IRENE VAZQUEZ**, dedicating to the **CITY OF EL PASO, TEXAS** eleven road easements totaling an approximate area of 0.416 acres in size. Right-of-Way improvements will be constructed within the easements which are being more fully described by metes and bounds and surveys in Exhibits "A" and "B" of the Dedication Deeds; and,

APPROVED AND ADOPTED this _____ day of _____, 2020.

THE CITY OF EL PASO

Dee Margo
Mayor

ATTEST:

Laura 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

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

DEDICATION DEED

KNOW ALL MEN BY THESE PRESENTS: That the **Catholic Properties of El Paso, Inc.**, ("Grantor"), does hereby give and dedicate to the City of El Paso, Texas, ("Grantee"), a road easement with an area of 0.206 acres in size. Right-of-Way improvements will be constructed within the easement located within the following parcel of land in the City of El Paso, El Paso County, Texas:

A 0.206-acre portion of Tract 1, Christy Tract, 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 13 day of May, 2020.

Catholic Properties of El Paso, Inc.

By: Samir O. Ouellet Executive Director

Owner(s)

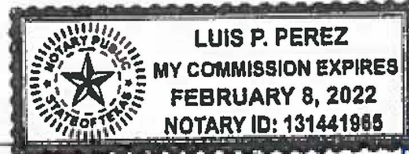
(Acknowledgment on following page)

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

This instrument was acknowledged before me on the 13 day of May
2020, by Sergio Andres Sandoval as Ex President on behalf of
Catholic Properties of El Paso, Inc.

My Commission Expires: 2/8/2022



Notary Public, State of Texas

Notary's Printed Name: Luis P. Perez

GRANTEE
CITY OF EL PASO

By: _____
Tomàs González, City Manager

APPROVED AS TO FORM:

Russell T. Abeln
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

Property description: A 0.206-acre portion of Tract 1, Christy Tract, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.206-acre portion of Tract 1, Christy Tract (Book 6, Page 48, Plat Records, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at the common intersection between the southerly right-of-way of Craddock Avenue (30-foot right-of-way, Christy Tract) and the westerly right-of-way of James Street (30-foot right-of-way, Christy Tract) and the **POINT OF BEGINNING** of this description;

THENCE, South 18°47'00" West, along the westerly right-of-way of James Street, a distance of 817.30 feet to the northerly boundary of Tract 4, Christy Tract;

THENCE, North 71°10'00" West, along said boundary, a distance of 11.00 feet;

THENCE, North 18°47'00" East, a distance of 817.30 feet to the southerly right-of-way of Craddock Avenue;

THENCE, South 71°10'00" East, along said right-of-way, a distance of 11.00 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.206 acres (8,990 square feet) of land more or less.

NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

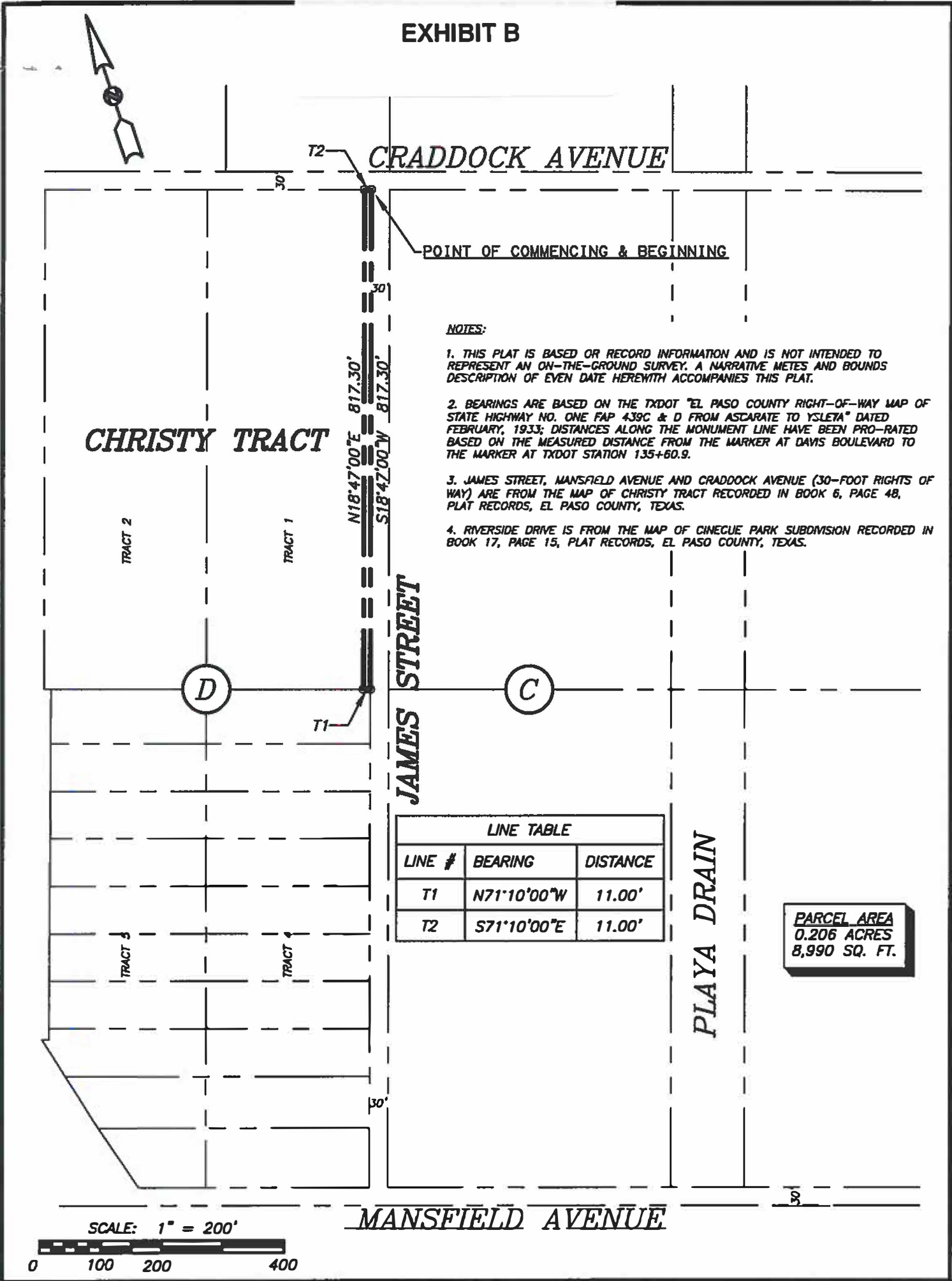
ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors
Texas Reg. Surveying Firm



Mark W. Balansay, R.P.L.S.
Texas License No. 6489

Job Number 16-0047
April 23, 2018

EXHIBIT B



NOTES:

1. THIS PLAT IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A NARRATIVE METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS PLAT.
2. BEARINGS ARE BASED ON THE TXDOT "EL PASO COUNTY RIGHT-OF-WAY MAP OF STATE HIGHWAY NO. ONE FAP 439C & D FROM ASCARATE TO YSLEYA" DATED FEBRUARY, 1933; DISTANCES ALONG THE MONUMENT LINE HAVE BEEN PRO-RATED BASED ON THE MEASURED DISTANCE FROM THE MARKER AT DAVIS BOULEVARD TO THE MARKER AT TXDOT STATION 135+60.9.
3. JAMES STREET, MANSFIELD AVENUE AND CRADDOCK AVENUE (30-FOOT RIGHTS OF WAY) ARE FROM THE MAP OF CHRISTY TRACT RECORDED IN BOOK 6, PAGE 48, PLAT RECORDS, EL PASO COUNTY, TEXAS.
4. RIVERSIDE DRIVE IS FROM THE MAP OF CINECUE PARK SUBDIVISION RECORDED IN BOOK 17, PAGE 15, PLAT RECORDS, EL PASO COUNTY, TEXAS.

PARCEL AREA
0.206 ACRES
8,990 SQ. FT.



ROBERT SEIPEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928

[Handwritten signature]

A 0.206-ACRE PORTION OF TRACT 1, CHRISTY TRACT,
EL PASO, EL PASO COUNTY, TEXAS.

TEXAS REG. SURVEYING FIRM 10060500

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ALL RIGHTS RESERVED

DATE: 04-23-18
SCALE: 1" = 200'
DRAWN BY: MUB
CHK'D BY: MUB
FB: ~
FILE #: 16-0047B
REVISED:

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

DEDICATION DEED

KNOW ALL MEN BY THESE PRESENTS: That **Jose Luis Lopez, Jr. joined by Fabiola C. Lopez**, (“Grantor”), does hereby give and dedicate to the City of El Paso, Texas, (“Grantee”), a road easement with an area of 0.020 acres in size. Right-of-Way improvements will be constructed within the easement located within the following parcel of land in the City of El Paso, El Paso County, Texas:


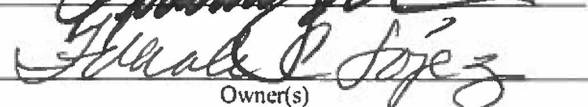
A 0.020-acre portion of Tract 4, Christy Tract, El Paso, El Paso County, Texas, and being more particularly described by metes and bounds and surveys in Exhibits "A" and "B" attached hereto and made a part hereof.

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 18th day of May, 2020.

Jose Luis Lopez Jr. joined by Fabiola Lopez

By: 

Owner(s)

(Acknowledgment on following page)

ACKNOWLEDGMENT

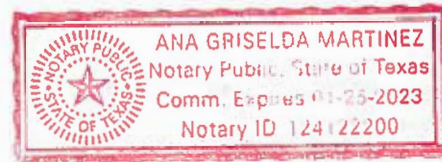
STATE OF TEXAS §
 §
COUNTY OF EL PASO §

This instrument was acknowledged before me on the 18th day of May
2020, by Jose L. Lopez, Fabiola Lopez as Grantors on behalf of Jose
Luis Lopez Jr. joined by Fabiola Lopez

My Commission Expires:

Ana G. Martinez
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
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

Property description: A 0.020-acre portion of Tract 4, Christy Tract, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.020-acre portion of Tract 4, Christy Tract (Book 6, Page 48, Plat Records, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at the common intersection between the southerly right-of-way of Craddock Avenue (30-foot right-of-way, Christy Tract) and the westerly right-of-way of James Street (30-foot right-of-way, Christy Tract); Thence, South $18^{\circ}47'00''$ West, along the westerly right-of-way of James Street, a distance of 906.30 feet to the northerly boundary of that certain parcel of land described July 22, 1991, in Book 2328, Page 258, Deed Records, El Paso County, Texas and the **POINT OF BEGINNING** of this description;

THENCE, South $18^{\circ}47'00''$ West, continuing along said right-of-way, a distance of 78.00 feet to the southerly boundary of said parcel;

THENCE, North $71^{\circ}10'00''$ West, along said boundary, a distance of 11.00 feet;

THENCE, North $18^{\circ}47'00''$ East, a distance of 78.00 feet to the northerly boundary of said parcel;

THENCE, South $71^{\circ}10'00''$ East, along said boundary, a distance of 11.00 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.020 acres (858 square feet) of land more or less.

NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

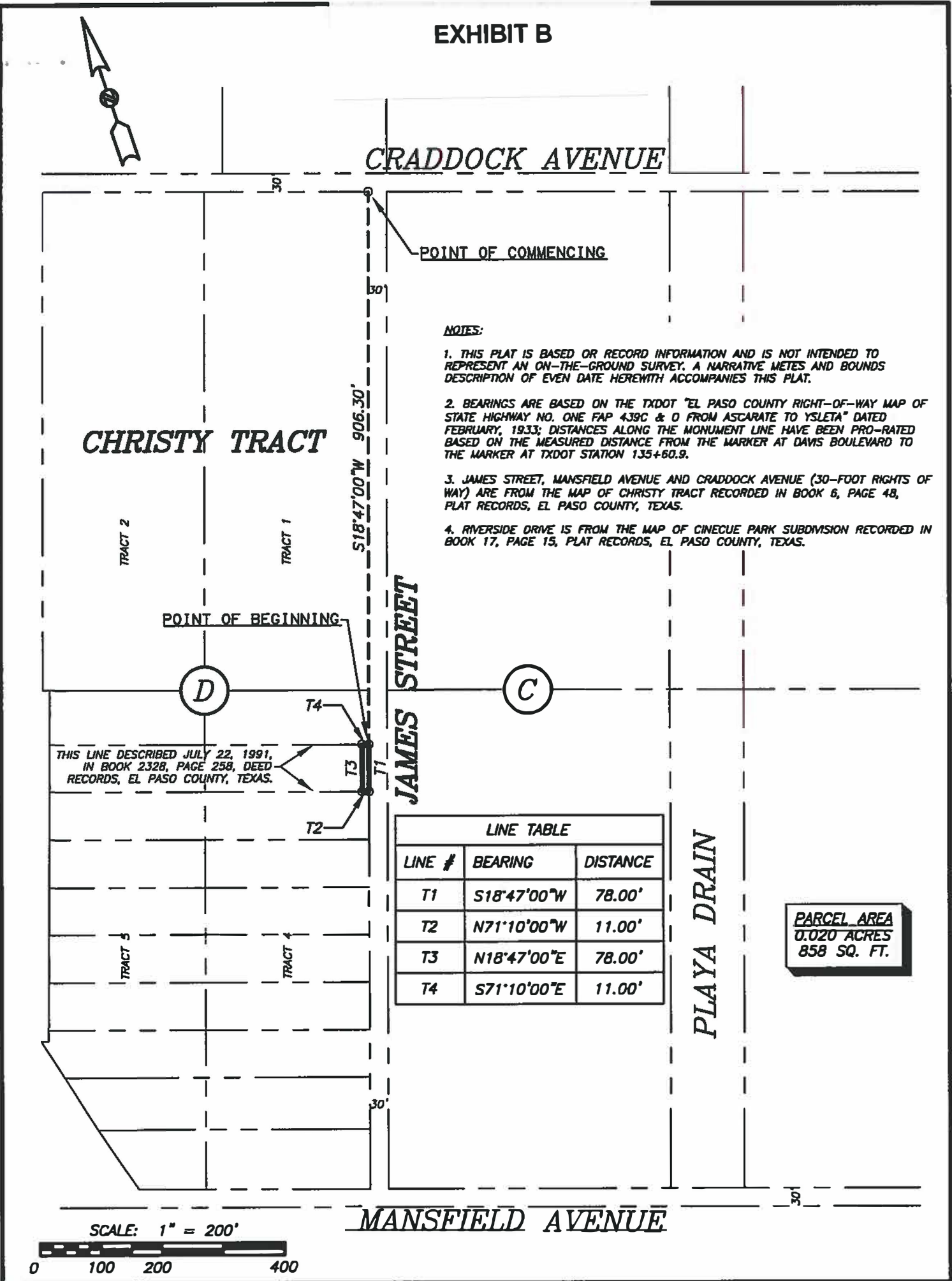
ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors
Texas Reg. Surveying Firm



Mark U. Balansay, R.P.L.S.
Texas License No. 6489

Job Number 16-0047B
April 23, 2018

EXHIBIT B



NOTES:

1. THIS PLAT IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A NARRATIVE METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS PLAT.
2. BEARINGS ARE BASED ON THE TXDOT "EL PASO COUNTY RIGHT-OF-WAY MAP OF STATE HIGHWAY NO. ONE FAP 439C & D FROM ASCARATE TO YSLETA" DATED FEBRUARY, 1933; DISTANCES ALONG THE MONUMENT LINE HAVE BEEN PRO-RATED BASED ON THE MEASURED DISTANCE FROM THE MARKER AT DAVIS BOULEVARD TO THE MARKER AT TXDOT STATION 135+60.9.
3. JAMES STREET, MANSFIELD AVENUE AND CRADDOCK AVENUE (30-FOOT RIGHTS OF WAY) ARE FROM THE MAP OF CHRISTY TRACT RECORDED IN BOOK 6, PAGE 48, PLAT RECORDS, EL PASO COUNTY, TEXAS.
4. RIVERSIDE DRIVE IS FROM THE MAP OF CINECUE PARK SUBDIVISION RECORDED IN BOOK 17, PAGE 15, PLAT RECORDS, EL PASO COUNTY, TEXAS.



ROBERT SEIPEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928

[Handwritten signature]

A 0.020-ACRE PORTION OF TRACT 4, CHRISTY TRACT,
EL PASO, EL PASO COUNTY, TEXAS.

TEXAS REG. SURVEYING FIRM 10060500

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ALL RIGHTS RESERVED

DATE: 04-23-18
SCALE: 1" = 200'
DRAWN BY: MUB
CHK'D BY: MUB
FB: ~
FILE #: 16-0047D
REVISED:

STATE OF TEXAS

§

DEDICATION DEED

COUNTY OF EL PASO

§

§

KNOW ALL MEN BY THESE PRESENTS: That **Victoria Alvarez and Francisco Alvarez, Jr.**, ("Grantor"), does hereby give and dedicate to the City of El Paso, Texas, ("Grantee"), a road easement with an area of 0.020 acres in size. Right-of-Way improvements will be constructed within the easement located within the following parcel of land in the City of El Paso, El Paso County, Texas:

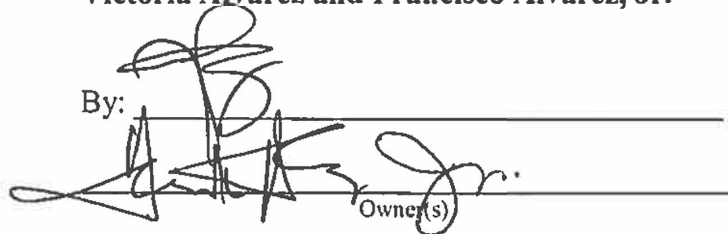
A 0.020-acre portion of Tract 4, Christy Tract, El Paso, El Paso County, Texas, and being more particularly described by metes and bounds and surveys in Exhibits "A" and "B" attached hereto and made a part hereof.

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 18th day of May, 2020.

Victoria Alvarez and Francisco Alvarez, Jr.

By: 
Owner(s)

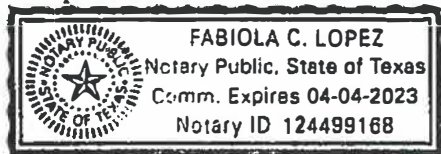
(Acknowledgment on following page)

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

This instrument was acknowledged before me on the 18th day of May
2020, by Victoria Alvarez Francisco Alvarez Jr Grantor on behalf of **Victoria**
Alvarez and Francisco Alvarez, Jr.

My Commission Expires:



GRANTEE
CITY OF EL PASO

Fabiola C. Lopez
Notary Public, State of Texas
Notary's Printed Name:
FABIOLA C. LOPEZ

By: _____
Tomàs González, City Manager

APPROVED AS TO FORM:

Russell T. Abeln
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

Property description: A 0.020-acre portion of Tract 4, Christy Tract, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.020-acre portion of Tract 4, Christy Tract (Book 6, Page 48, Plat Records, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at the common intersection between the southerly right-of-way of Craddock Avenue (30-foot right-of-way, Christy Tract) and the westerly right-of-way of James Street (30-foot right-of-way, Christy Tract); Thence, South 18°47'00" West, along the westerly right-of-way of James Street, a distance of 984.30 feet to the northerly boundary of that certain parcel of land described July 22, 1991, in Book 2328, Page 258, Deed Records, El Paso County, Texas and the **POINT OF BEGINNING** of this description;

THENCE, South 18°47'00" West, continuing along said right-of-way, a distance of 78.00 feet to the northerly boundary of that certain parcel of land described November 16, 1989, in Book 2120, Page 2006, Deed Records, El Paso County, Texas;

THENCE, North 71°10'00" West, along said boundary, a distance of 11.00 feet;

THENCE, North 18°47'00" East, a distance of 78.00 feet to the northerly boundary of said parcel described July 22, 1991;

THENCE, South 71°10'00" East, along said boundary, a distance of 11.00 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.020 acres (858 square feet) of land more or less.

NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

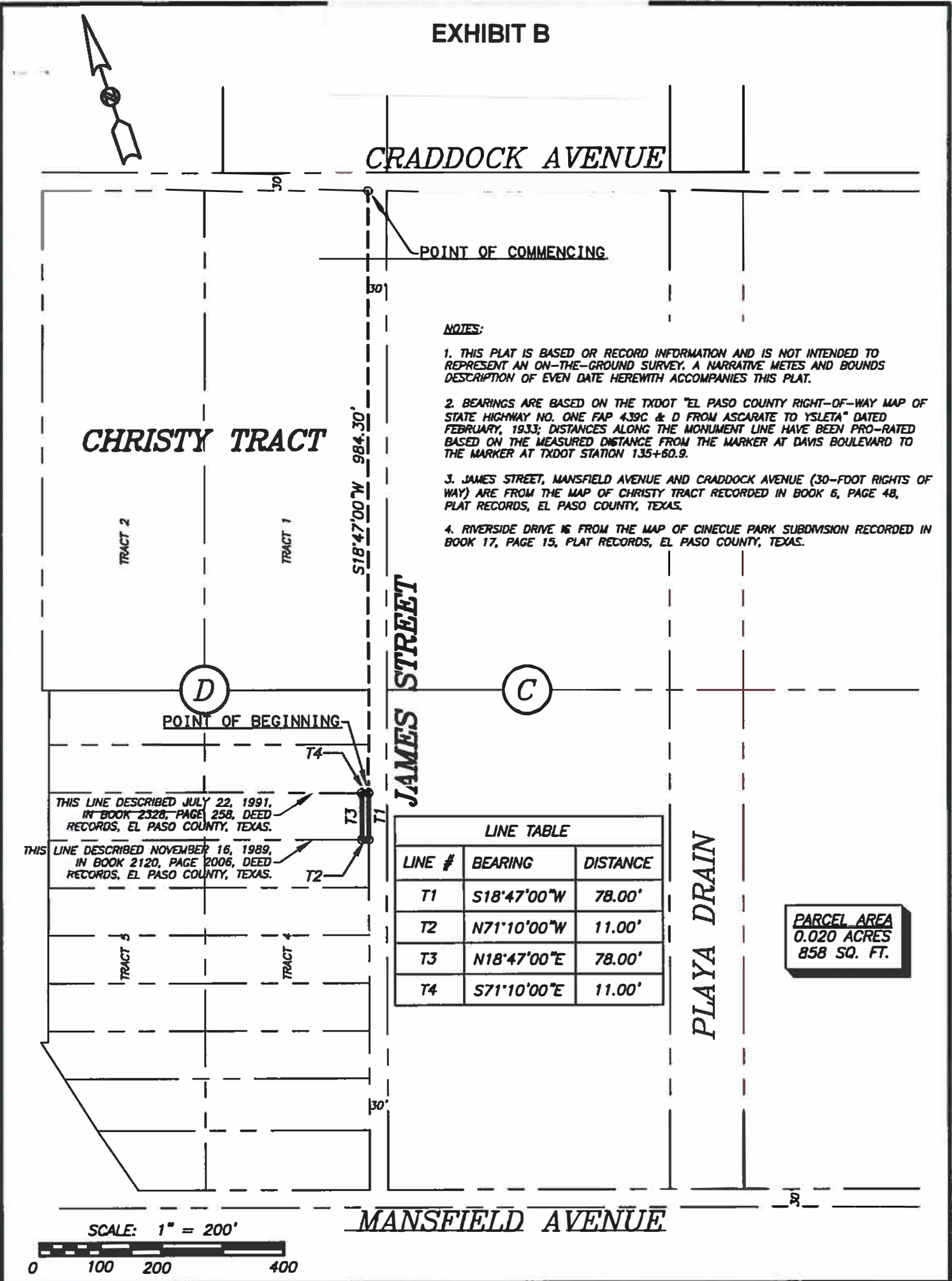
ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors
Texas Reg. Surveying Firm



Mark U. Balansay, R.P.L.S.
Texas License No. 6489

Job Number 16-0047C
April 23, 2018

EXHIBIT B



NOTES:

- 1. THIS PLAT IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A NARRATIVE METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS PLAT.
- 2. BEARINGS ARE BASED ON THE TxDOT "EL PASO COUNTY RIGHT-OF-WAY MAP OF STATE HIGHWAY NO. ONE F&P 439C & D FROM ASCARATE TO YSLETA" DATED FEBRUARY, 1933; DISTANCES ALONG THE MONUMENT LINE HAVE BEEN PRO-RATED BASED ON THE MEASURED DISTANCE FROM THE MARKER AT DAVIS BOULEVARD TO THE MARKER AT TxDOT STATION 135+60.9.
- 3. JAMES STREET, MANSFIELD AVENUE AND CRADDOCK AVENUE (30-FOOT RIGHTS OF WAY) ARE FROM THE MAP OF CHRISTY TRACT RECORDED IN BOOK 6, PAGE 48, PLAT RECORDS, EL PASO COUNTY, TEXAS.
- 4. RIVERSIDE DRIVE IS FROM THE MAP OF CINECUE PARK SUBDIVISION RECORDED IN BOOK 17, PAGE 15, PLAT RECORDS, EL PASO COUNTY, TEXAS.

LINE TABLE		
LINE #	BEARING	DISTANCE
T1	S18°47'00"W	78.00'
T2	N71°10'00"W	11.00'
T3	N18°47'00"E	78.00'
T4	S71°10'00"E	11.00'

PARCEL AREA
0.020 ACRES
858 SQ. FT.



ROBERT SEIPEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928

[Handwritten signature in red ink]

A 0.020-ACRE PORTION OF TRACT 4, CHRISTY TRACT,
EL PASO, EL PASO COUNTY, TEXAS.

TEXAS REG. SURVEYING FIRM 10060500

COPYRIGHT © 2018 ROBERT SEIPEL ASSOCIATES, INC.
ALL RIGHTS RESERVED

DATE: 04-23-18
SCALE: 1" = 200'
DRAWN BY: MUB
CHK'D BY: MUB
FB: ~
FILE #: 16-0047E
REVISED:

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

DEDICATION DEED

KNOW ALL MEN BY THESE PRESENTS: That **Jose Luis Garcia and Irene Gurany-Garcia**, ("Grantor"), does hereby give and dedicate to the City of El Paso, Texas, ("Grantee"), a road easement with an area of 0.020 acres in size. Right-of-Way improvements will be constructed within the easement located within the following parcel of land in the City of El Paso, El Paso County, Texas:

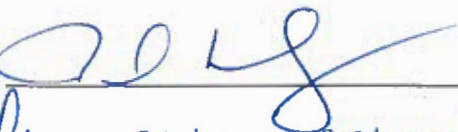
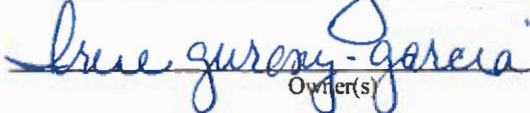
A 0.020-acre portion of Tract 4, Christy Tract, El Paso, El Paso County, Texas, and being more particularly described by metes and bounds and surveys in Exhibits "A" and "B" attached hereto and made a part hereof.

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 18th day of May, 2020.

Jose Luis Garcia and Irene Gurany-Garcia

By: 

Owner(s)

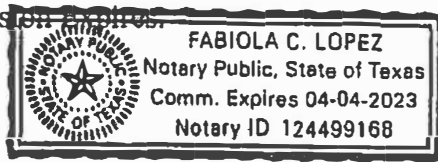
(Acknowledgment on following page)

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

This instrument was acknowledged before me on the 18th day of May, 2020, by Jose Luis Garcia; Irene Gurany-Garcia Grantors on behalf of Jose Luis Garcia and Irene Gurany-Garcia

My Commission Expires:



Fabiola C. Lopez
Notary Public, State of Texas
Notary's Printed Name:
FABIOLA C. LOPEZ

GRANTEE
CITY OF EL PASO

By: _____
Tomàs González, City Manager

APPROVED AS TO FORM:

Russell T. Abeln
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

Property description: A 0.020-acre portion of Tract 4, Christy Tract, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.020-acre portion of Tract 4, Christy Tract (Book 6, Page 48, Plat Records, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at the common intersection between the southerly right-of-way of Craddock Avenue (30-foot right-of-way, Christy Tract) and the westerly right-of-way of James Street (30-foot right-of-way, Christy Tract); Thence, South $18^{\circ}47'00''$ West, along the westerly right-of-way of James Street, a distance of 1062.30 feet to the northerly boundary of that certain parcel of land described November 16, 1989, in Book 2120, Page 2006, Deed Records, El Paso County, Texas and the **POINT OF BEGINNING** of this description;

THENCE, South $18^{\circ}47'00''$ West, continuing along said right-of-way, a distance of 78.00 feet to the northerly boundary of that certain parcel of land described April 24, 1986, in Book 1668, Page 1097, Deed Records, El Paso County, Texas;

THENCE, North $71^{\circ}10'00''$ West, along said boundary, a distance of 11.00 feet;

THENCE, North $18^{\circ}47'00''$ East, a distance of 78.00 feet to the northerly boundary of said parcel described November 16, 1989;

THENCE, South $71^{\circ}10'00''$ East, along said boundary, a distance of 11.00 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.020 acres (858 square feet) of land more or less.

NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors
Texas Reg. Surveying Firm



Mark U. Balansay, R.P.L.S.
Texas License No. 6489

Job Number 16-0047D
April 23, 2018

-POINT OF COMMENCING

CHRISTY TRACT

TRACT 2

ABSTRACT

518°47'00"W 1062 30'

JAMES STREET

©

POINT OF BEGINNING.

THIS LINE DESCRIBED NOVEMBER 16, 1989,
IN BOOK 2120, PAGE 2006, DEED
RECORDS, EL PASO COUNTY, TEXAS.

THIS LINE DESCRIBED APRIL 24, 1986,
IN BOOK 1668, PAGE 1097, DEED
RECORDS, EL PASO COUNTY, TEXAS.

TRACT 3

TRACT 4

MANSFIELD AVENUE

SCALE: 1" = 200'

LINE TABLE		
LINE #	BEARING	DISTANCE
T1	S18°47'00"W	78.00'
T2	N71°10'00"W	11.00'
T3	N18°47'00"E	78.00'
T4	S71°10'00"E	11.00'

PARCEL AREA
0.020 ACRES
858 SQ. FT.

PLAYA DRAIN



ROBERT SEIPEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928

**A 0.020-ACRE PORTION OF TRACT 4, CHRISTY TRACT,
EL PASO, EL PASO COUNTY, TEXAS.**

TEXAS REG. SURVEYING FIRM 10060500

COPYRIGHT © 2018 ROBERT SEIPEL ASSOCIATES, INC.
ALL RIGHTS RESERVED

DATE: 04-23-18

SCALE: 1" = 200'

DRAWN BY: MUB

CHK'D BY: MUB

FB: 2

FILE #: 16-0047F

REVISED:

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

DEDICATION DEED

KNOW ALL MEN BY THESE PRESENTS: That **Wenceslao Briseno and Maria Briseno**, (“Grantor”), does hereby give and dedicate to the City of El Paso, Texas, (“Grantee”), a road easement with an area of 0.020 acres in size. Right-of-Way improvements will be constructed within the easement located within the following parcel of land in the City of El Paso, El Paso County, Texas:

A 0.020-acre portion of Tract 4, Christy Tract, 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 18th day of May, 2020.

Wenceslao Briseno and Maria Briseno
By: [Signature]
[Signature]
Owner(s)

(Acknowledgment on following page)

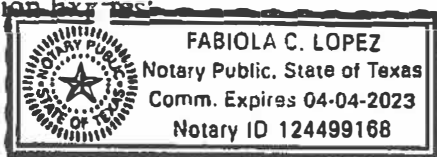
ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF EL PASO §

This instrument was acknowledged before me on the 18th day of May, 2020, by Wenceslao Briseno and Maria Briseno as grantor on behalf of **Wenceslao Briseno and Maria Briseno**

My Commission Expires:



Fabiola C. Lopez
Notary Public, State of Texas
Notary's Printed Name:
FABIOLA C. LOPEZ

GRANTEE
CITY OF EL PASO

By: _____
Tomàs 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 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

Property description: A 0.020-acre portion of Tract 4, Christy Tract, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.020-acre portion of Tract 4, Christy Tract (Book 6, Page 48, Plat Records, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at the common intersection between the southerly right-of-way of Craddock Avenue (30-foot right-of-way, Christy Tract) and the westerly right-of-way of James Street (30-foot right-of-way, Christy Tract); Thence, South 18°47'00" West, along the westerly right-of-way of James Street, a distance of 1140.30 feet to the northerly boundary of that certain parcel of land described April, 24 1986, in Book 1668, Page 1097, Deed Records, El Paso County, Texas and the **POINT OF BEGINNING** of this description;

THENCE, South 18°47'00" West, continuing along said right-of-way, a distance of 78.00 feet to the southerly boundary of said parcel;

THENCE, North 71°10'00" West, along said boundary, a distance of 11.00 feet;

THENCE, North 18°47'00" East, a distance of 78.00 feet to the northerly boundary of said parcel;

THENCE, South 71°10'00" East, along said boundary, a distance of 11.00 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.020 acres (858 square feet) of land more or less.

NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

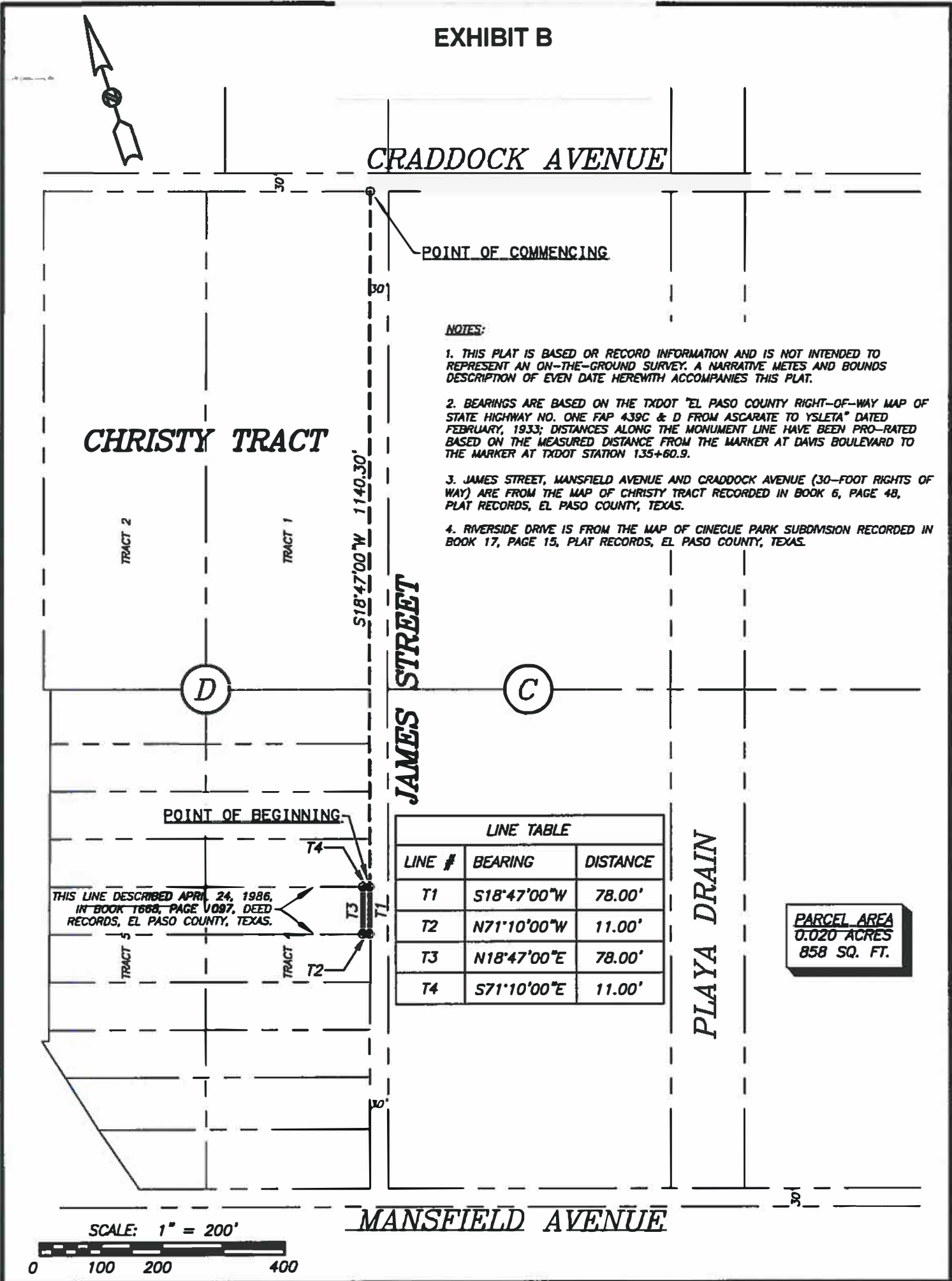
ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors
Texas Reg. Surveying Firm



Mark U. Balansay, R.P.L.S.
Texas License No. 6489

Job Number 16-0047E
April 23, 2018

EXHIBIT B



ROBERT SEIPEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928

[Handwritten signature in red ink]

A 0.020-ACRE PORTION OF TRACT 4, CHRISTY TRACT,
EL PASO, EL PASO COUNTY, TEXAS.

TEXAS REG. SURVEYING FIRM 10060500

COPYRIGHT © 2018 ROBERT SEIPEL ASSOCIATES, INC.
ALL RIGHTS RESERVED

DATE: 04-23-18
SCALE: 1" = 200'
DRAWN BY: MUB
CHK'D BY: MUB
FB: ~
FILE #: 16-0047G
REVISED:

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

DEDICATION DEED

KNOW ALL MEN BY THESE PRESENTS: That **Ruben and Carmen Perea**, (“Grantor”), does hereby give and dedicate to the City of El Paso, Texas, (“Grantee”), a road easement with an area of 0.020 acres in size. Right-of-Way improvements will be constructed within the easement located within the following parcel of land in the City of El Paso, El Paso County, Texas:

A 0.020-acre portion of Tract 4, Christy Tract, 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 18th day of May, 2020.

Ruben and Carmen Perea

By: [Signature] [Signature] SA
Carmen Perea
Owner(s)

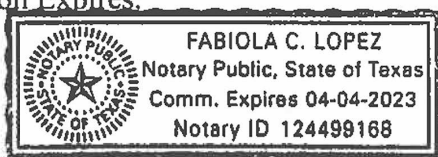
(Acknowledgment on following page)

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

This instrument was acknowledged before me on the 18th day of May, 2020, by Ruben; Carmen Perea as Grantor on behalf of **Ruben and Carmen Perea**

My Commission Expires:



GRANTEE
CITY OF EL PASO

Fabiola C. Lopez
Notary Public, State of Texas
Notary's Printed Name:
FABIOLA C. LOPEZ

By: _____
Tomàs González, City Manager

APPROVED AS TO FORM:

Russell T. Abeln
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

Property description: A 0.020-acre portion of Tract 4, Christy Tract, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.020-acre portion of Tract 4, Christy Tract (Book 6, Page 48, Plat Records, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at the common intersection between the southerly right-of-way of Craddock Avenue (30-foot right-of-way, Christy Tract) and the westerly right-of-way of James Street (30-foot right-of-way, Christy Tract); Thence, South $18^{\circ}47'00''$ West, along the westerly right-of-way of James Street, a distance of 1218.30 feet to the southerly boundary of that certain parcel of land described April 24, 1986, in Book 1668, Page 1097, Deed Records, El Paso County, Texas and the **POINT OF BEGINNING** of this description;

THENCE, South $18^{\circ}47'00''$ West, continuing along said right-of-way, a distance of 78.00 feet to the northerly boundary of that certain parcel of land described December 10, 1987, in Book 1872, Page 363, Deed Records, El Paso County, Texas;

THENCE, North $71^{\circ}10'00''$ West, along said boundary, a distance of 11.00 feet;

THENCE, North $18^{\circ}47'00''$ East, a distance of 78.00 feet to the southerly boundary of said parcel described April 24, 1986;

THENCE, South $71^{\circ}10'00''$ East, along said boundary, a distance of 11.00 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.020 acres (858 square feet) of land more or less.

NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

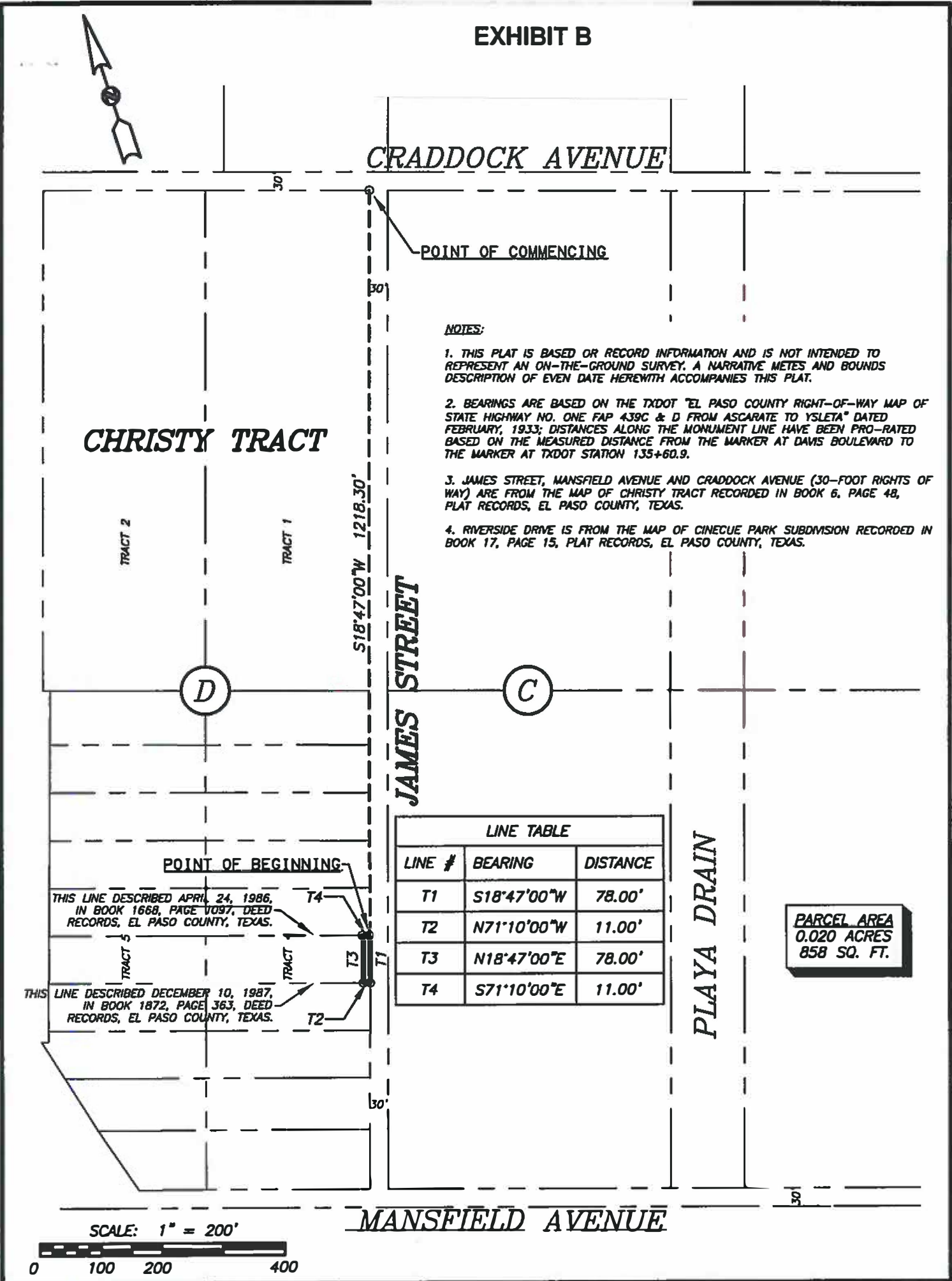
ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors
Texas Reg. Surveying Firm



Mark U. Balansay, R.P.L.S.
Texas License No. 6489

Job Number 16-0047F
April 23, 2018

EXHIBIT B



LINE TABLE		
LINE #	BEARING	DISTANCE
T1	S18°47'00"W	78.00'
T2	N71°10'00"W	11.00'
T3	N18°47'00"E	78.00'
T4	S71°10'00"E	11.00'

PARCEL AREA
0.020 ACRES
858 SQ. FT.



ROBERT SEIPEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928

[Handwritten signature]

A 0.020-ACRE PORTION OF TRACT 4, CHRISTY TRACT,
EL PASO, EL PASO COUNTY, TEXAS.

TEXAS REG. SURVEYING FIRM 10060500

COPYRIGHT © 2018 ROBERT SEIPEL ASSOCIATES, INC.
ALL RIGHTS RESERVED

DATE: 04-23-18
SCALE: 1" = 200'
DRAWN BY: MUB
CHK'D BY: MUB
FB: ~
FILE #: 16-0047H
REVISED:

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

DEDICATION DEED

KNOW ALL MEN BY THESE PRESENTS: That **Ruben Perea, Jr.**, (“Grantor”), does hereby give and dedicate to the City of El Paso, Texas, (“Grantee”), a road easement with an area of 0.020 acres in size. Right-of-Way improvements will be constructed within the easement located within the following parcel of land in the City of El Paso, El Paso County, Texas:

A 0.020-acre portion of Tract 4, Christy Tract, 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 18th day of May, 2020.

Ruben Perea, Jr.

By: 

Owner(s)

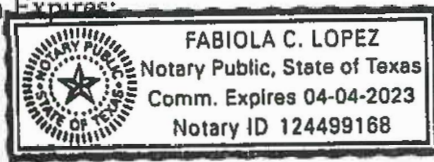
(Acknowledgment on following page)

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

This instrument was acknowledged before me on the 18th day of May, 2020, by Ruben Perea Jr. as Grantor on behalf of **Ruben Perea, Jr.**

My Commission Expires:



Fabiola C. Lopez
Notary Public, State of Texas
Notary's Printed Name:
FABIOLA C. LOPEZ

GRANTEE
CITY OF EL PASO

By: _____
Tomàs González, City Manager

APPROVED AS TO FORM:

Russell T. Abeln
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

Property description: A 0.020-acre portion of Tract 4, Christy Tract, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.020-acre portion of Tract 4, Christy Tract (Book 6, Page 48, Plat Records, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at the common intersection between the southerly right-of-way of Craddock Avenue (30-foot right-of-way, Christy Tract) and the westerly right-of-way of James Street (30-foot right-of-way, Christy Tract); Thence, South 18°47'00" West, along the westerly right-of-way of James Street, a distance of 1296.30 feet to the northerly boundary of that certain parcel of land described December 10, 1987, in Book 1872, Page 363, Deed Records, El Paso County, Texas and the **POINT OF BEGINNING** of this description;

THENCE, South 18°47'00" West, continuing along said right-of-way, a distance of 78.00 feet to the southerly boundary of said parcel;

THENCE, North 71°10'00" West, along said boundary, a distance of 11.00 feet;

THENCE, North 18°47'00" East, a distance of 78.00 feet to the northerly boundary of said parcel;

THENCE, South 71°10'00" East, along said boundary, a distance of 11.00 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.020 acres (858 square feet) of land more or less.

NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

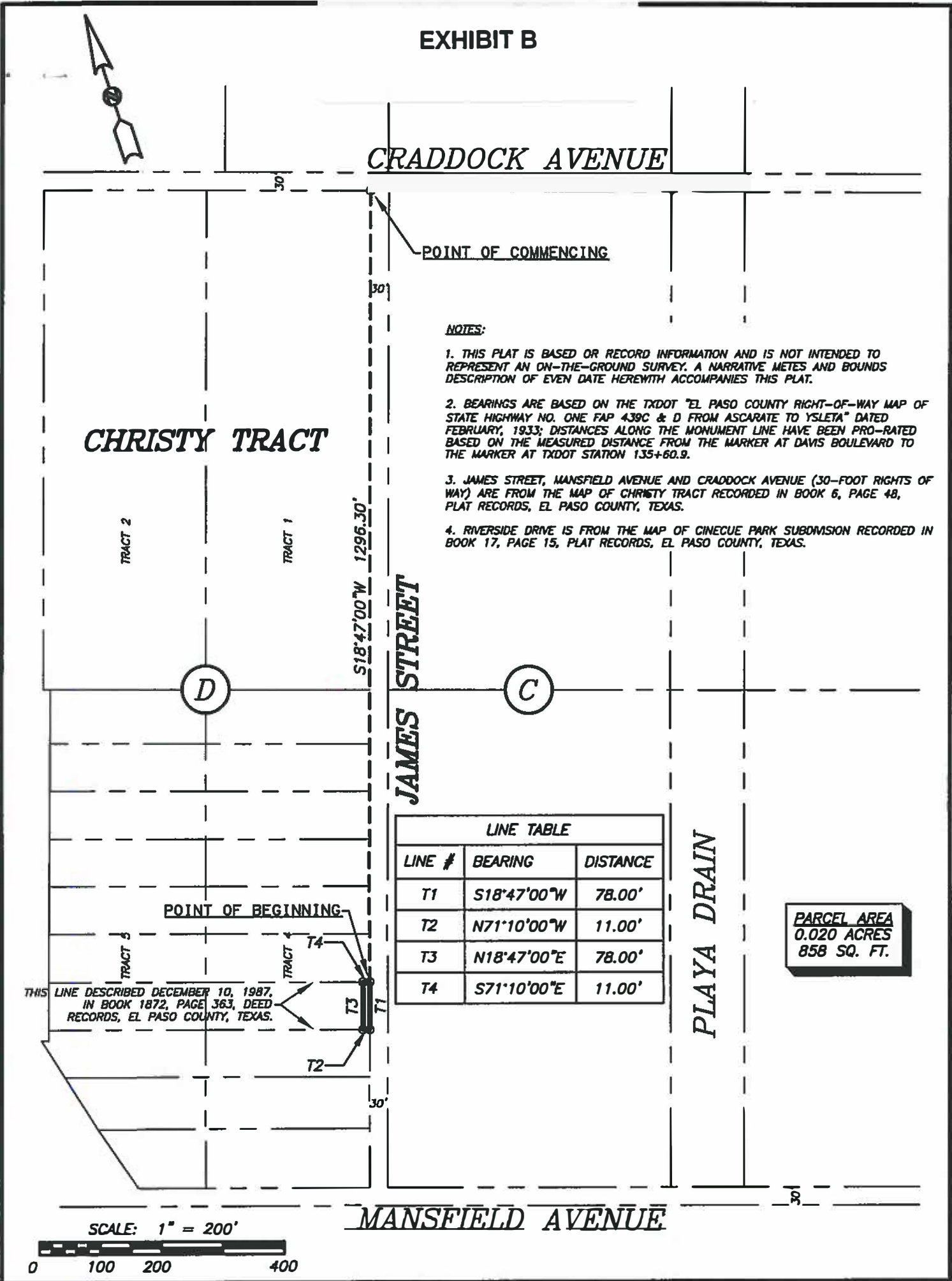
ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors
Texas Reg. Surveying Firm



Mark L. Balansay, R.P.L.S.
Texas License No. 6489

Job Number 16-0047G
April 23, 2018

EXHIBIT B



ROBERT SEIPEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928

[Handwritten signature]

A 0.020-ACRE PORTION OF TRACT 4, CHRISTY TRACT,
EL PASO, EL PASO COUNTY, TEXAS.

TEXAS REG. SURVEYING FIRM 10060500

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ALL RIGHTS RESERVED

DATE: 04-23-18
SCALE: 1" = 200'
DRAWN BY: MUB
CHK'D BY: MUB
FB: ~
FILE #: 16-0047J
REVISED:

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

DEDICATION DEED

KNOW ALL MEN BY THESE PRESENTS: That **Librado Vasquez, Jr.**, ("Grantor"), does hereby give and dedicate to the City of El Paso, Texas, ("Grantee"), a road easement with an area of 0.020 acres in size. Right-of-Way improvements will be constructed within the easement located within the following parcel of land in the City of El Paso, El Paso County, Texas:

A 0.020-acre portion of Tract 4, Christy Tract, 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 18th day of May, 2020.

Librado Vasquez, Jr.

By: 

Owner(s)

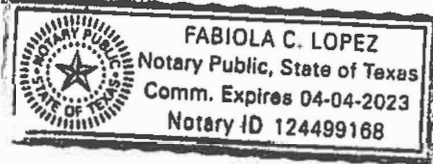
(Acknowledgment on following page)

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

This instrument was acknowledged before me on the 18th day of May, 2020, by Librado Vasquez Jr. as Grantor on behalf of **Librado Vasquez, Jr.**

My Commission Expires:



GRANTEE
CITY OF EL PASO

Fabiola C. Lopez
Notary Public, State of Texas
Notary's Printed Name:
FABIOLA C. LOPEZ.

By: _____
Tomàs González, City Manager

APPROVED AS TO FORM:

Russell T. Abeln
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

Property description: A 0.020-acre portion of Tract 4, Christy Tract, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.020-acre portion of Tract 4, Christy Tract (Book 6, Page 48, Plat Records, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at the common intersection between the southerly right-of-way of Craddock Avenue (30-foot right-of-way, Christy Tract) and the westerly right-of-way of James Street (30-foot right-of-way, Christy Tract); Thence, South $18^{\circ}47'00''$ West, along the westerly right-of-way of James Street, a distance of 1374.30 feet to the southerly boundary of that certain parcel of land described December 10, 1987, in Book 1872, Page 363, Deed Records, El Paso County, Texas and the **POINT OF BEGINNING** of this description;

THENCE, South $18^{\circ}47'00''$ West, continuing along said right-of-way, a distance of 77.97 feet to the southerly boundary of that certain parcel of land described January 22, 1990, in Book 2141, Page 407, Deed Records, El Paso County, Texas;

THENCE, North $71^{\circ}10'00''$ West, along said boundary, a distance of 11.00 feet;

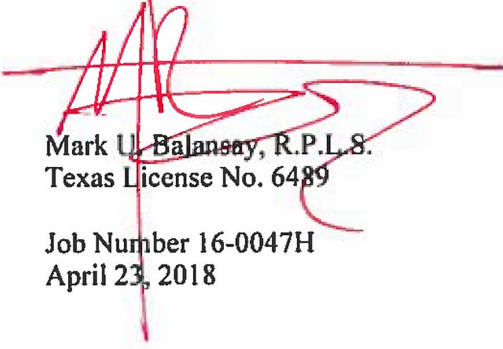
THENCE, North $18^{\circ}47'00''$ East, a distance of 77.97 feet to the southerly boundary of said parcel described December 10, 1987;

THENCE, South $71^{\circ}10'00''$ East, along said boundary, a distance of 11.00 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.020 acres (858 square feet) of land more or less.

NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

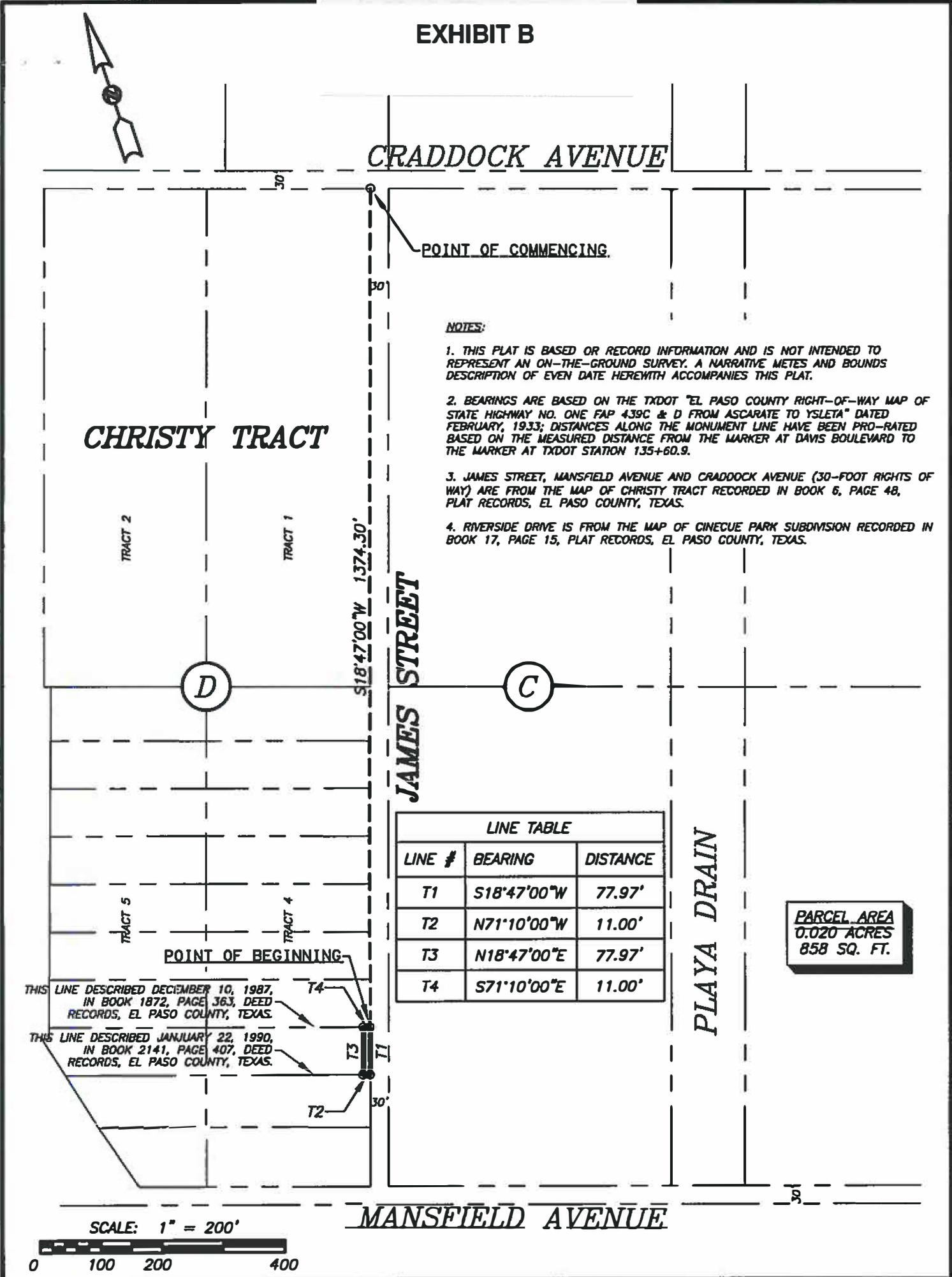
ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors
Texas Reg. Surveying Firm



Mark U. Balansay, R.P.L.S.
Texas License No. 6489

Job Number 16-0047H
April 23, 2018

EXHIBIT B



LINE TABLE		
LINE #	BEARING	DISTANCE
T1	S18°47'00"W	77.97'
T2	N71°10'00"W	11.00'
T3	N18°47'00"E	77.97'
T4	S71°10'00"E	11.00'

PARCEL AREA
0.020 ACRES
858 SQ. FT.



ROBERT SEIPEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928

[Handwritten signature]

A 0.020-ACRE PORTION OF TRACT 4, CHRISTY TRACT,
EL PASO, EL PASO COUNTY, TEXAS.

TEXAS REG. SURVEYING FIRM 10060500

COPYRIGHT © 2018 ROBERT SEIPEL ASSOCIATES, INC.
ALL RIGHTS RESERVED

DATE: 04-23-18
SCALE: 1" = 200'
DRAWN BY: MUB
CHK'D BY: MUB
FB: ~
FILE #: 16-0047K
REVISED:

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

DEDICATION DEED

KNOW ALL MEN BY THESE PRESENTS: That **Librado Vasquez, Jr. joined by Dora H. Vasquez**, ("Grantor"), does hereby give and dedicate to the City of El Paso, Texas, ("Grantee"), a road easement with an area of 0.020 acres in size. Right-of-Way improvements will be constructed within the easement located within the following parcel of land in the City of El Paso, El Paso County, Texas:



A 0.020-acre portion of Tract 4, Christy Tract, 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 18th day of May, 2020.

Librado Vasquez, Jr. joined by Dora H. Vasquez

By:  _____
 _____
Owner(s)

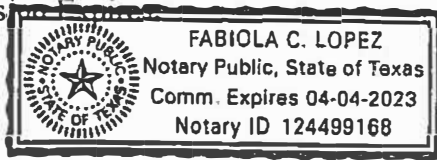
(Acknowledgment on following page)

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

This instrument was acknowledged before me on the 18th day of May, 2020, by Librado Vasquez Dora H Vasquez as Mayor on behalf of **Librado Vasquez, Jr. joined by Dora H. Vasquez**

My Commission Expires



Fabiola C. Lopez
Notary Public, State of Texas
Notary's Printed Name:
FABIOLA C. LOPEZ.

GRANTEE
CITY OF EL PASO

By: _____
Tomàs González, City Manager

APPROVED AS TO FORM:

Russell T. Abeln
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

Property description: A 0.020-acre portion of Tract 4, Christy Tract, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.020-acre portion of Tract 4, Christy Tract (Book 6, Page 48, Plat Records, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at the common intersection between the southerly right-of-way of Craddock Avenue (30-foot right-of-way, Christy Tract) and the westerly right-of-way of James Street (30-foot right-of-way, Christy Tract); Thence, South $18^{\circ}47'00''$ West, along the westerly right-of-way of James Street, a distance of 1452.27 feet to the southerly boundary of that certain parcel of land described January 22, 1990, in Book 2141, Page 407, Deed Records, El Paso County, Texas and the **POINT OF BEGINNING** of this description;

THENCE, South $18^{\circ}47'00''$ West, continuing along said right-of-way, a distance of 85.00 feet to the northerly boundary of that certain parcel of land described April 24, 1986, in Book 1668, Page 1097, Deed Records, El Paso County, Texas;

THENCE, North $71^{\circ}10'00''$ West, along said boundary, a distance of 11.00 feet;

THENCE, North $18^{\circ}47'00''$ East, a distance of 85.00 feet to the southerly boundary of said parcel described January 22, 1990;

THENCE, South $71^{\circ}10'00''$ East, along said boundary, a distance of 11.00 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.022 acres (935 square feet) of land more or less.

NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors
Texas Reg. Surveying Firm



Mark U. Balansay, R.P.L.S.
Texas License No. 6489

Job Number 16-0047J
April 23, 2018

EXHIBIT B

CRADDOCK AVENUE

POINT OF COMMENCING

CHRISTY TRACT

NOTES:

1. THIS PLAT IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A NARRATIVE METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS PLAT.
2. BEARINGS ARE BASED ON THE TXDOT "EL PASO COUNTY RIGHT-OF-WAY MAP OF STATE HIGHWAY NO. ONE FAP 439C & D FROM ASCARATE TO YSLETA" DATED FEBRUARY, 1933; DISTANCES ALONG THE MONUMENT LINE HAVE BEEN PRO-RATED BASED ON THE MEASURED DISTANCE FROM THE MARKER AT DAVIS BOULEVARD TO THE MARKER AT TXDOT STATION 135+60.9.
3. JAMES STREET, MANSFIELD AVENUE AND CRADDOCK AVENUE (30-FOOT RIGHTS OF WAY) ARE FROM THE MAP OF CHRISTY TRACT RECORDED IN BOOK 6, PAGE 48, PLAT RECORDS, EL PASO COUNTY, TEXAS.
4. RIVERSIDE DRIVE IS FROM THE MAP OF CINECUE PARK SUBDMISION RECORDED IN BOOK 17, PAGE 13, PLAT RECORDS, EL PASO COUNTY, TEXAS.

JAMES STREET

PLAYA DRAIN

LINE TABLE		
LINE #	BEARING	DISTANCE
T1	S18°47'00"W	85.00'
T2	N71°10'00"W	11.00'
T3	N18°47'00"E	85.00'
T4	S71°10'00"E	11.00'

PARCEL AREA
0.022 ACRES
935 SQ. FT.

POINT OF BEGINNING

THIS LINE DESCRIBED JANUARY 22, 1990,
IN BOOK 2141, PAGE 407, DEED
RECORDS, EL PASO COUNTY, TEXAS.

THIS LINE DESCRIBED APRIL 24, 1986,
IN BOOK 1668, PAGE 1097, DEED
RECORDS, EL PASO COUNTY, TEXAS.

SCALE: 1" = 200'



MANSFIELD AVENUE



ROBERT SEIPEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928

A 0.020-ACRE PORTION OF TRACT 4, CHRISTY TRACT,
EL PASO, EL PASO COUNTY, TEXAS.

TEXAS REG. SURVEYING FIRM 10060500

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ALL RIGHTS RESERVED

DATE: 04-23-18

SCALE: 1" = 200'

DRAWN BY: MUB

CHK'D BY: MUB

FB:

FILE #: 16-0047L

REVISED:

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

DEDICATION DEED

KNOW ALL MEN BY THESE PRESENTS: That **Martha Irene Vasquez**, ("Grantor"), does hereby give and dedicate to the City of El Paso, Texas, ("Grantee"), a road easement with an area of 0.025 acres in size. Right-of-Way improvements will be constructed within the easement located within the following parcel of land in the City of El Paso, El Paso County, Texas:

A 0.025-acre portion of Tract 4, Christy Tract, 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 5 day of 18, 2020.

Martha Irene Vasquez

By: Martha Irene Vasquez

Owner(s)

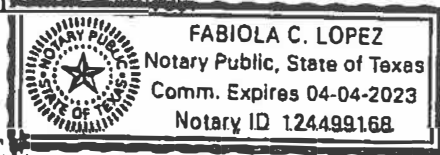
(Acknowledgment on following page)

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

This instrument was acknowledged before me on the 8th day of May
2020, by Martha Irene Vasquez as Grantor on behalf of Martha
Irene Vasquez

My Commission Expires:



GRANTEE
CITY OF EL PASO

Fabiola C. Lopez
Notary Public, State of Texas
Notary's Printed Name:
FABIOLA C. LOPEZ

By: _____
Tomàs González, City Manager

APPROVED AS TO FORM:

Russell T. Abeln
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

Property description: A 0.025-acre portion of Tract 4, Christy Tract, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.025-acre portion of Tract 4, Christy Tract (Book 6, Page 48, Plat Records, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at the common intersection between the southerly right-of-way of Craddock Avenue (30-foot right-of-way, Christy Tract) and the westerly right-of-way of James Street (30-foot right-of-way, Christy Tract); Thence, South $18^{\circ}47'00''$ West, along the westerly right-of-way of James Street, a distance of 1537.27 feet to the northerly boundary of that certain parcel of land described April 24, 1986, in Book 1668, Page 1097, Deed Records, El Paso County, Texas and the **POINT OF BEGINNING** of this description;

THENCE, South $18^{\circ}47'00''$ West, continuing along said right-of-way, a distance of 97.33 feet to the northerly right-of-way of Mansfield Avenue (30-foot right-of-way, Christy Tract);

THENCE, North $71^{\circ}10'00''$ West, along said right-of-way, a distance of 11.00 feet;

THENCE, North $18^{\circ}47'00''$ East, a distance of 97.33 feet to the northerly boundary of said parcel;

THENCE, South $71^{\circ}10'00''$ East, along said boundary, a distance of 11.00 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.025 acres (1,071 square feet) of land more or less.

NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

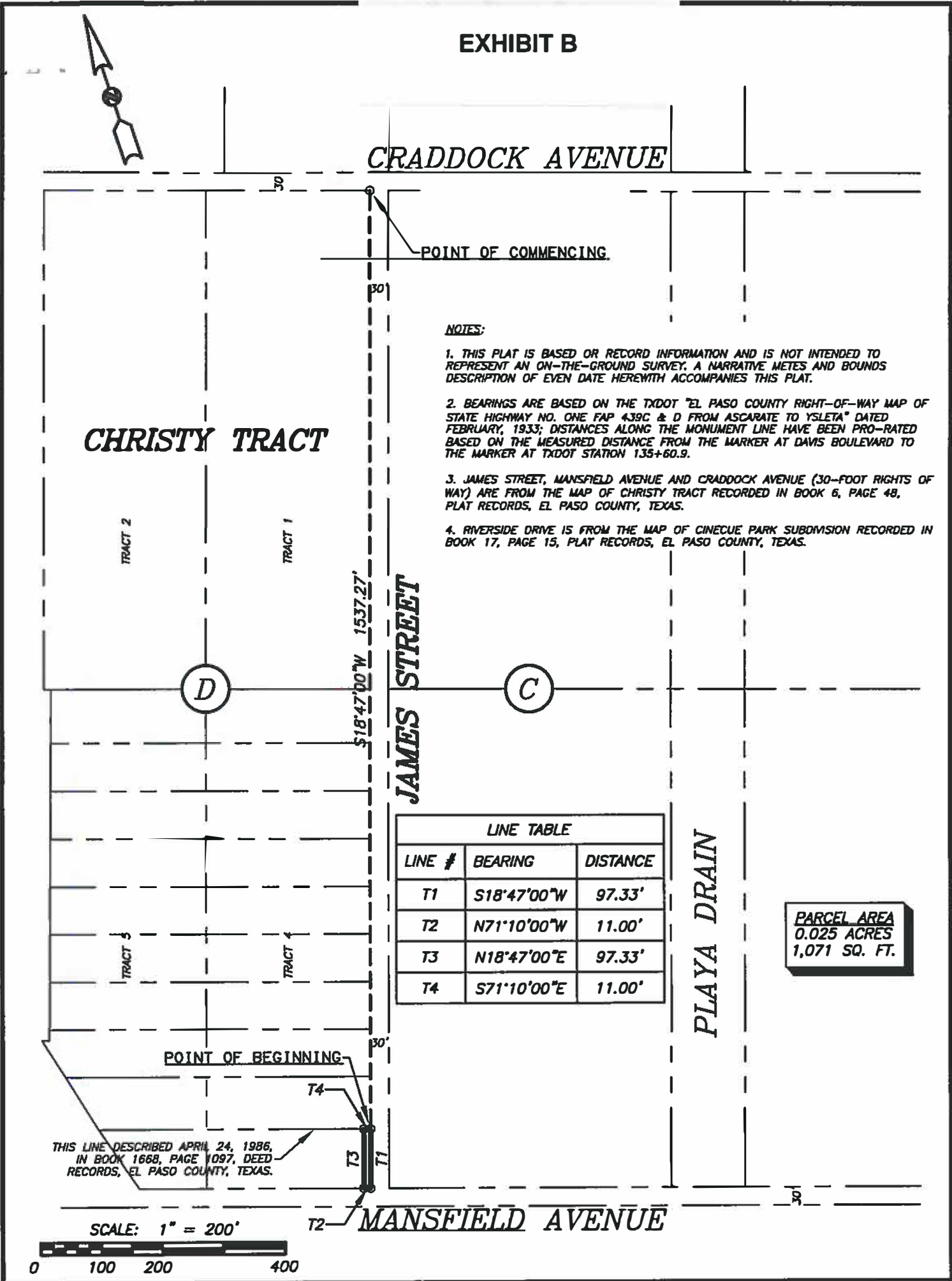
ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors
Texas Reg. Surveying Firm



Mark U. Balansay, R.P.L.S.
Texas License No. 6489

Job Number 16-0047K
April 23, 2018

EXHIBIT B



ROBERT SEIPEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928

[Handwritten signature in red ink]

A 0.025-ACRE PORTION OF TRACT 4, CHRISTY TRACT,
EL PASO, EL PASO COUNTY, TEXAS.

TEXAS REG. SURVEYING FIRM 10060500

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DATE: 04-23-18
SCALE: 1" = 200'
DRAWN BY: MUB
CHK'D BY: MUB
FB: ~
FILE #: 16-0047M
REVISED:

MEMORANDUM

DATE: May 26, 2020

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

FROM: Nelson Ortiz, Lead Planner

SUBJECT: **SUET19-00007 – James Street Easement Dedication**

On February 20, 2020, the City Plan Commission (CPC) recommended to approve this request.

The CPC determined that the request 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: Catholic Properties of El Paso, Inc., Jose Luis Lopez Jr. Joined by Fabiola C. Lopez, Victoria Alvarez and Francisco Alvarez Jr., Jose Luis Garcia and Irene Gurany-Garcia, Wenceslao Briseno and Maria Briseno, Ruben and Carmen Perea, Ruben Perea Jr., Librado Vasquez, Jr., Librado Vazquez Jr. joined by Dora H. Vazquez, and Martha Irene Vazquez.

Attachments: Staff report

James Street Easement Dedication

City Plan Commission — February 20, 2020



CASE NUMBER/TYPE:

SUET19-00007 – Easement Dedication

CASE MANAGER:

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

PROPERTY OWNER:

Catholic Properties of El Paso, Roberto Avalos Jr., Jose Luis Lopez Jr. joined by Fabiola C. Lopez, Victoria Alvarez and Francisco Alvarez Jr., Jose Luis Garcia and Irene Gurany-Garcia, Wenceslao Briseno and Maria Briseno, Ruben and Carmen Perea, Ruben Perea Jr., Librado Vazquez Jr. joined by Dora H. Vazquez, and Martha Irene Vazquez

REPRESENTATIVE:

City of El Paso

LOCATION:

South of Craddock at James (District 7)

PROPERTY AREA:

0.414 acre

VESTED RIGHTS STATUS:

Not Vested

PARK FEES:

Park Fees Not Required

ZONING DISTRICT(S):

R-F (Ranch and Farm) & R-1/sp (Residential/special permit)

PUBLIC INPUT:

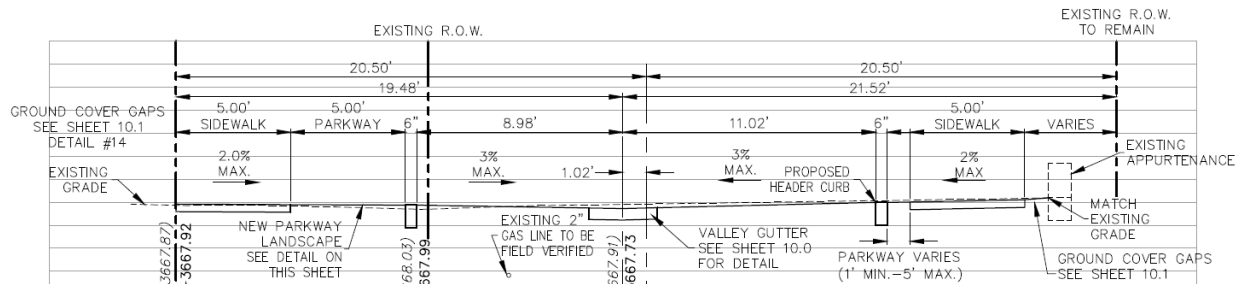
N/A

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



Figure A: Aerial with surrounding area

DESCRIPTION OF REQUEST: The applicants are requesting to dedicate an 11' wide right-of-way easement over the front of their property. Currently, the James Street ROW is being reconstructed through a City's capital improvement project. The project proposes new roadway, landscape parkways and sidewalks per the cross-section below. The subject easement is meant to accommodate the improvements.



NEIGHBORHOOD CHARACTER: The subject and surrounding properties are zoned R-F (Ranch and Farm) and R-1/sp (Residential/ special permit) and the land uses are residential. The nearest park is J. P. Shawer (0.42 mi.). The nearest school is Ysleta Pre-Kinder (0.18 mi.). The property is not located within any Impact Fee Service Areas.

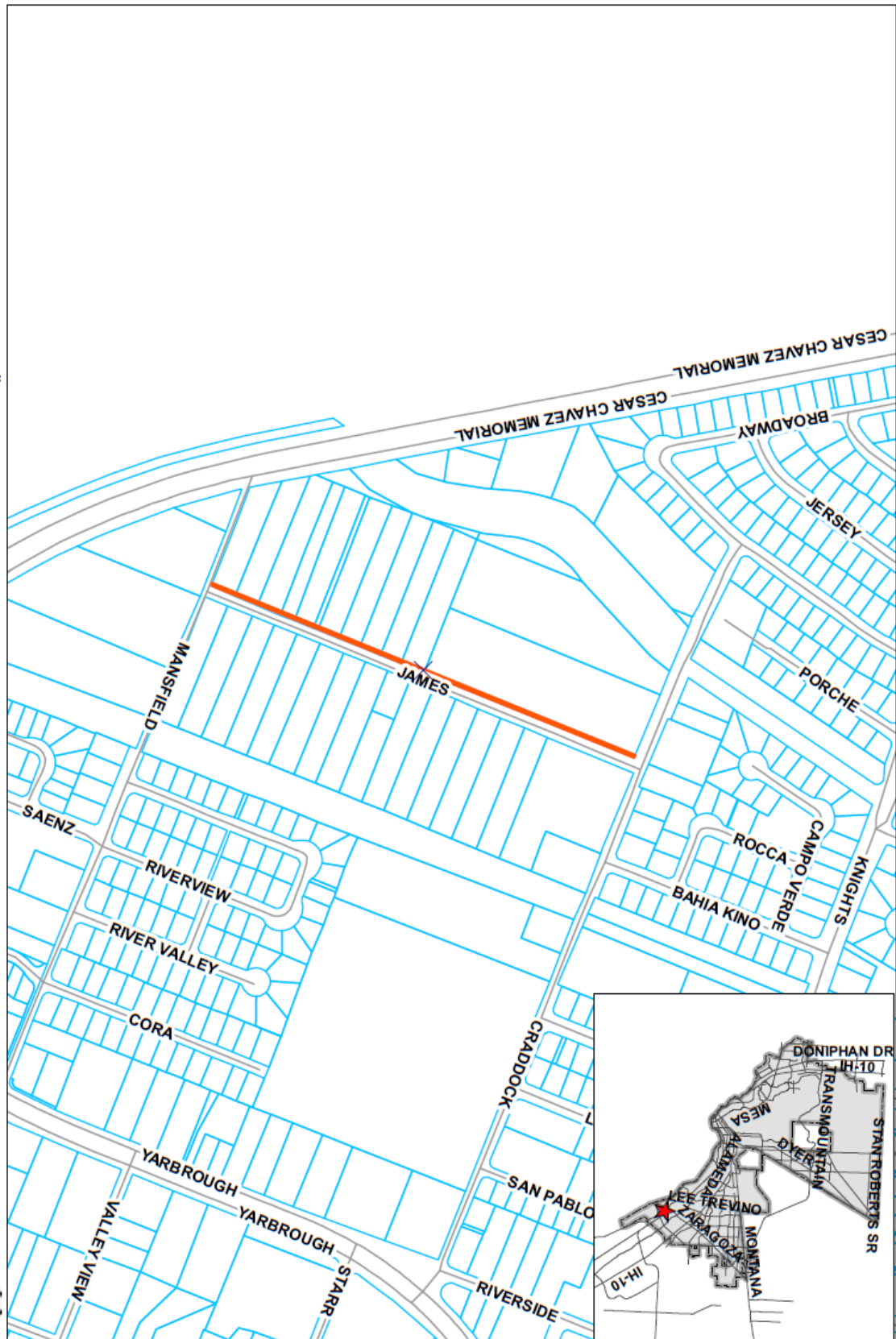
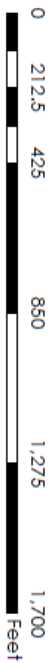
PUBLIC COMMENT: N/A

ATTACHMENTS:

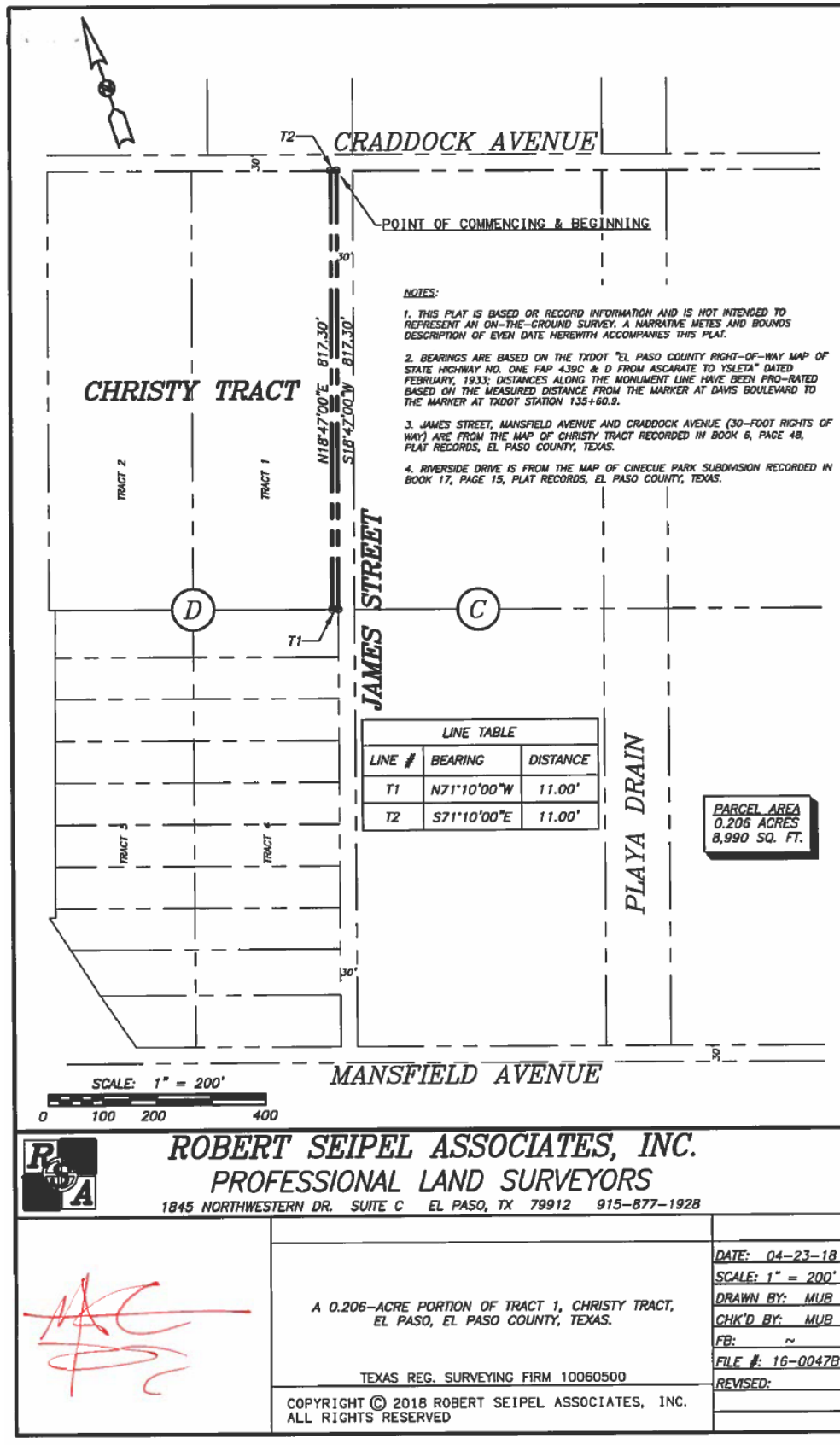
1. Location Map
2. Surveys
3. Metes and Bounds descriptions
4. Application
5. Department Comments

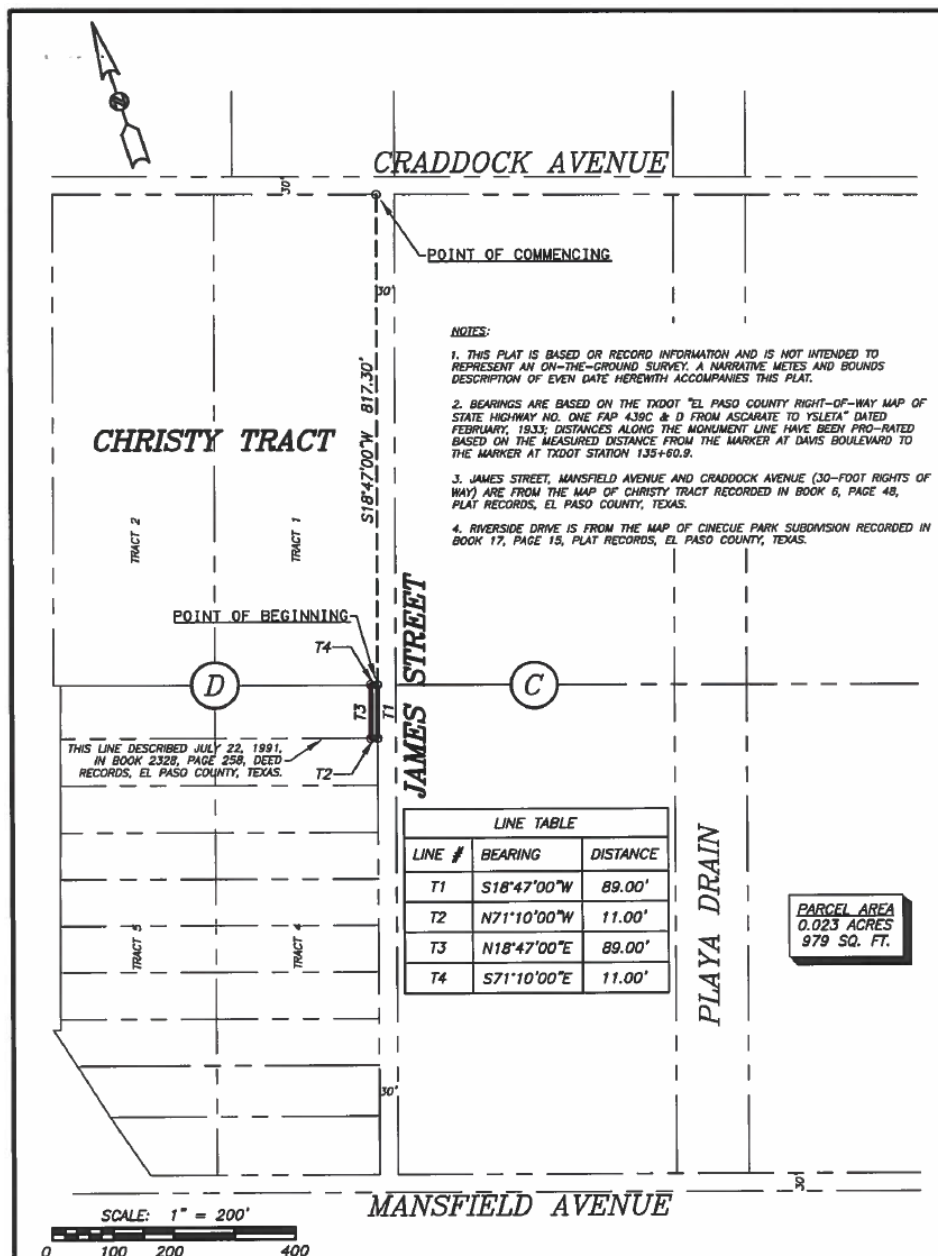
ATTACHMENT 1

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 & Inspection Department Planning Division makes no claim to its accuracy or completeness.



ATTACHMENT 2





ROBERT SEIPEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928

[Handwritten signature]

A 0.023-ACRE PORTION OF TRACT 4, CHRISTY TRACT,
EL PASO, EL PASO COUNTY, TEXAS.

TEXAS REG. SURVEYING FIRM 10060500

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ALL RIGHTS RESERVED

DATE: 04-23-18

SCALE: 1" = 200'

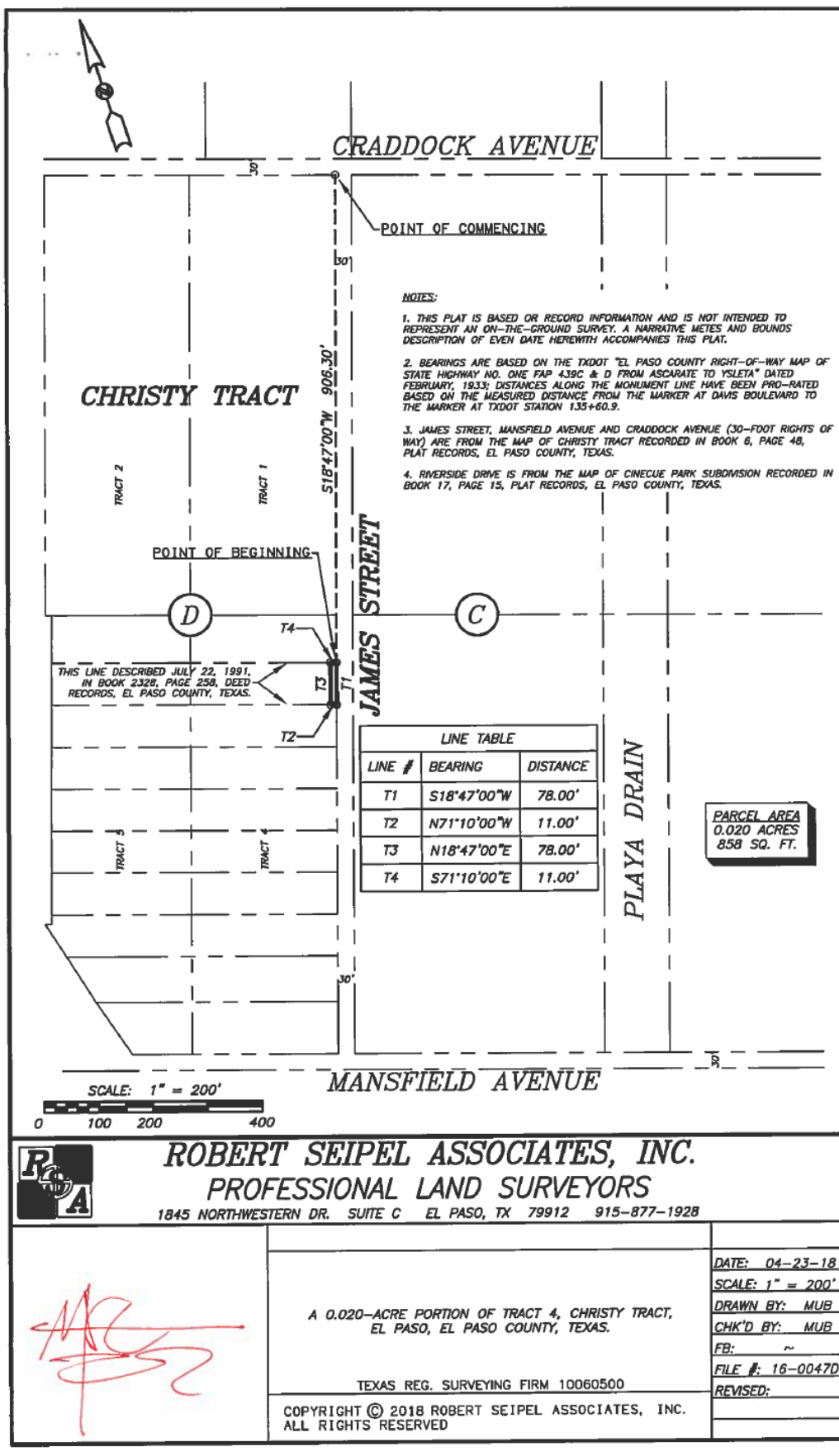
DRAWN BY: MUB

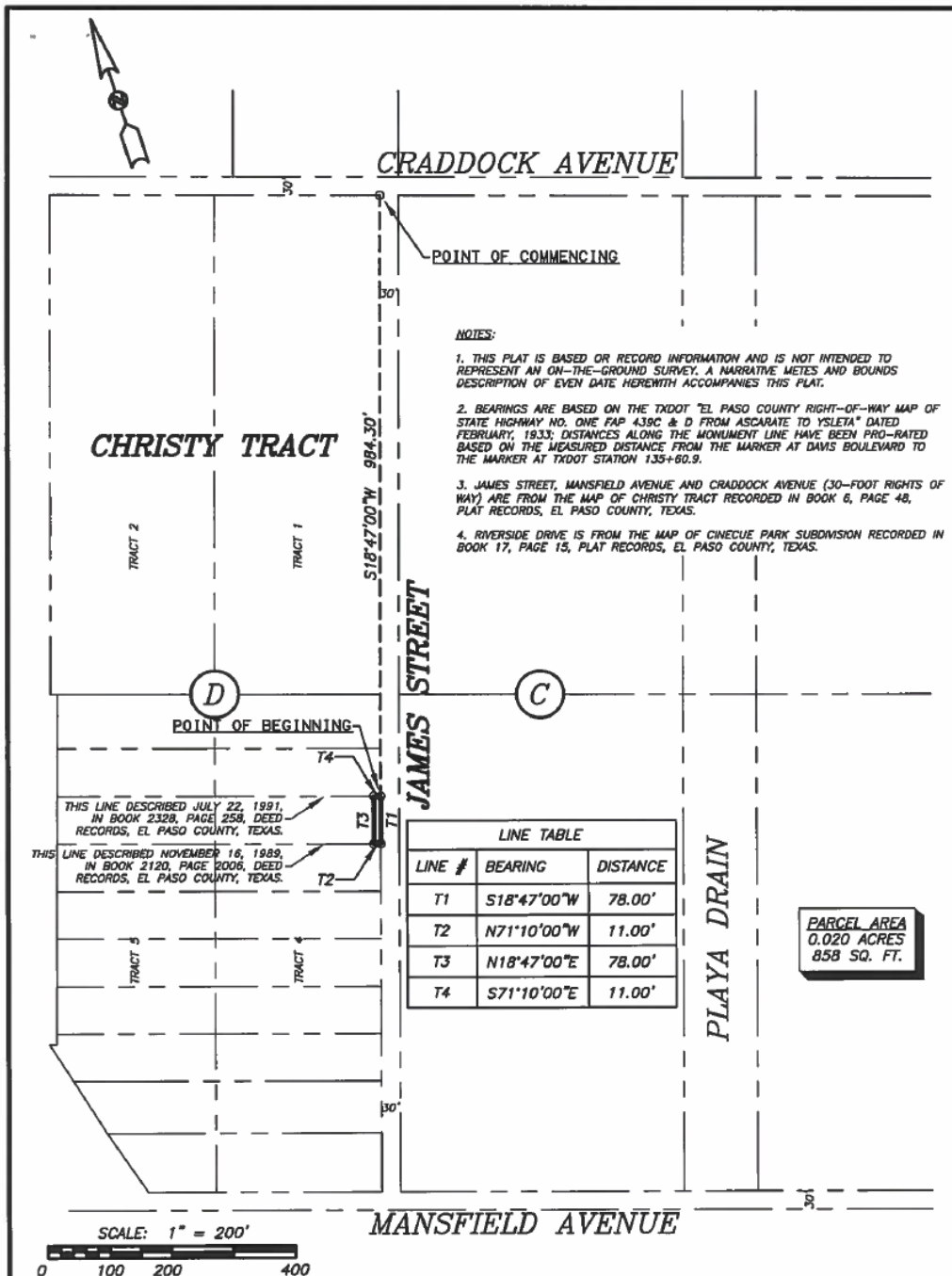
CHK'D BY: MUB

FB: ~

FILE #: 16-0047C

REVISED:





NOTES:

1. THIS PLAT IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A NARRATIVE METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS PLAT.

2. BEARINGS ARE BASED ON THE TXDOT "EL PASO COUNTY RIGHT-OF-WAY MAP OF STATE HIGHWAY NO. ONE FAP 439C & D FROM ASCARATE TO YSLETA" DATED FEBRUARY, 1933; DISTANCES ALONG THE MONUMENT LINE HAVE BEEN PRO-RATED BASED ON THE MEASURED DISTANCE FROM THE MARKER AT DAVIS BOULEVARD TO THE MARKER AT TXDOT STATION 135+60.9.

3. JAMES STREET, MANSFIELD AVENUE AND CRADDOCK AVENUE (30-FOOT RIGHTS OF WAY) ARE FROM THE MAP OF CHRISTY TRACT RECORDED IN BOOK 6, PAGE 48, PLAT RECORDS, EL PASO COUNTY, TEXAS.

4. RIVERSIDE DRIVE IS FROM THE MAP OF CINECUE PARK SUBDIVISION RECORDED IN BOOK 17, PAGE 15, PLAT RECORDS, EL PASO COUNTY, TEXAS.

LINE TABLE

LINE #	BEARING	DISTANCE
T1	S18°47'00"W	78.00'
T2	N71°10'00"W	11.00'
T3	N18°47'00"E	78.00'
T4	S71°10'00"E	11.00'

PARCEL AREA
0.020 ACRES
858 SQ. FT.



ROBERT SEIPEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928

[Handwritten signature]

A 0.020-ACRE PORTION OF TRACT 4, CHRISTY TRACT,
EL PASO, EL PASO COUNTY, TEXAS.

TEXAS REG. SURVEYING FIRM 10060500

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ALL RIGHTS RESERVED

DATE: 04-23-18

SCALE: 1" = 200'

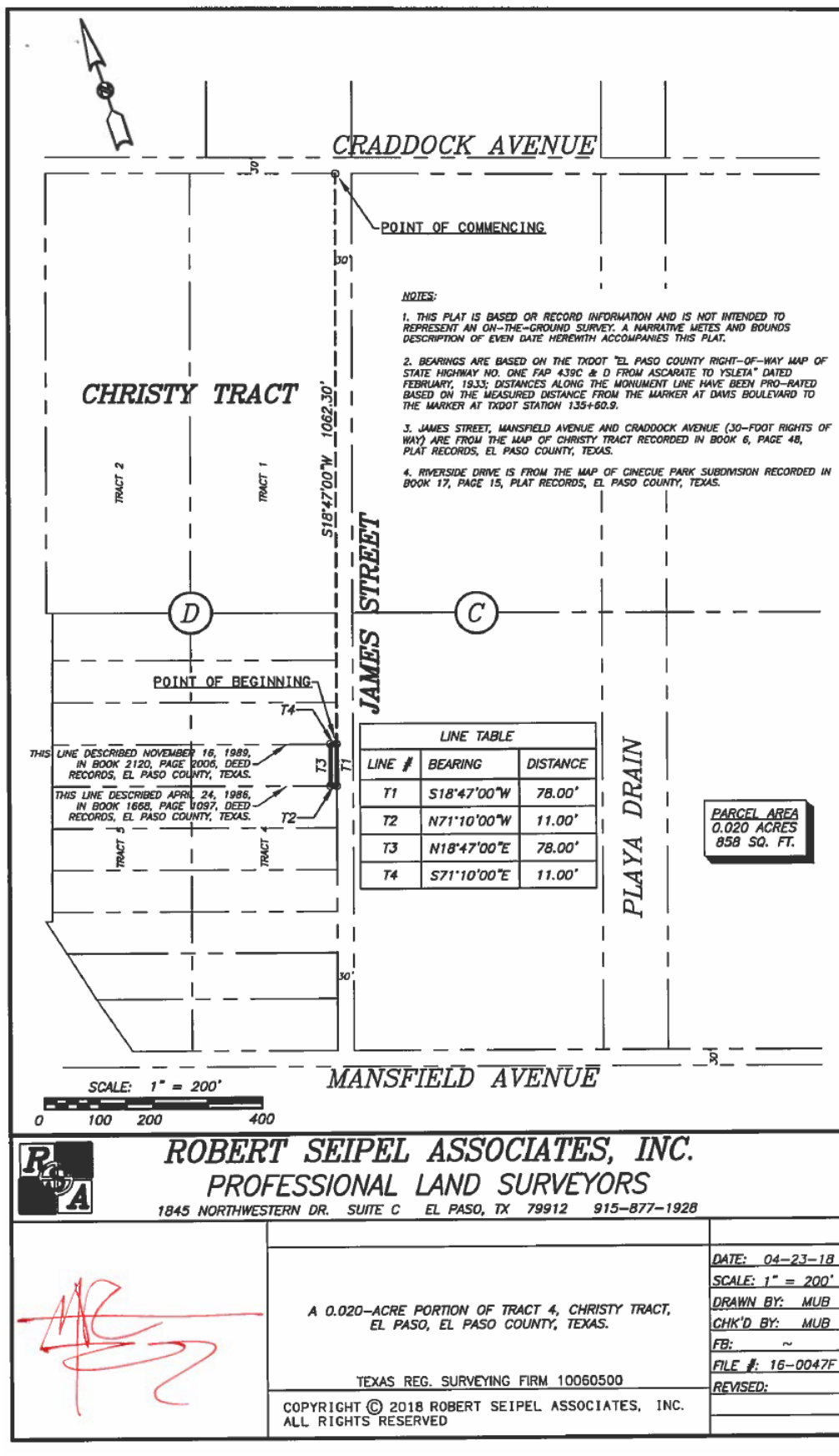
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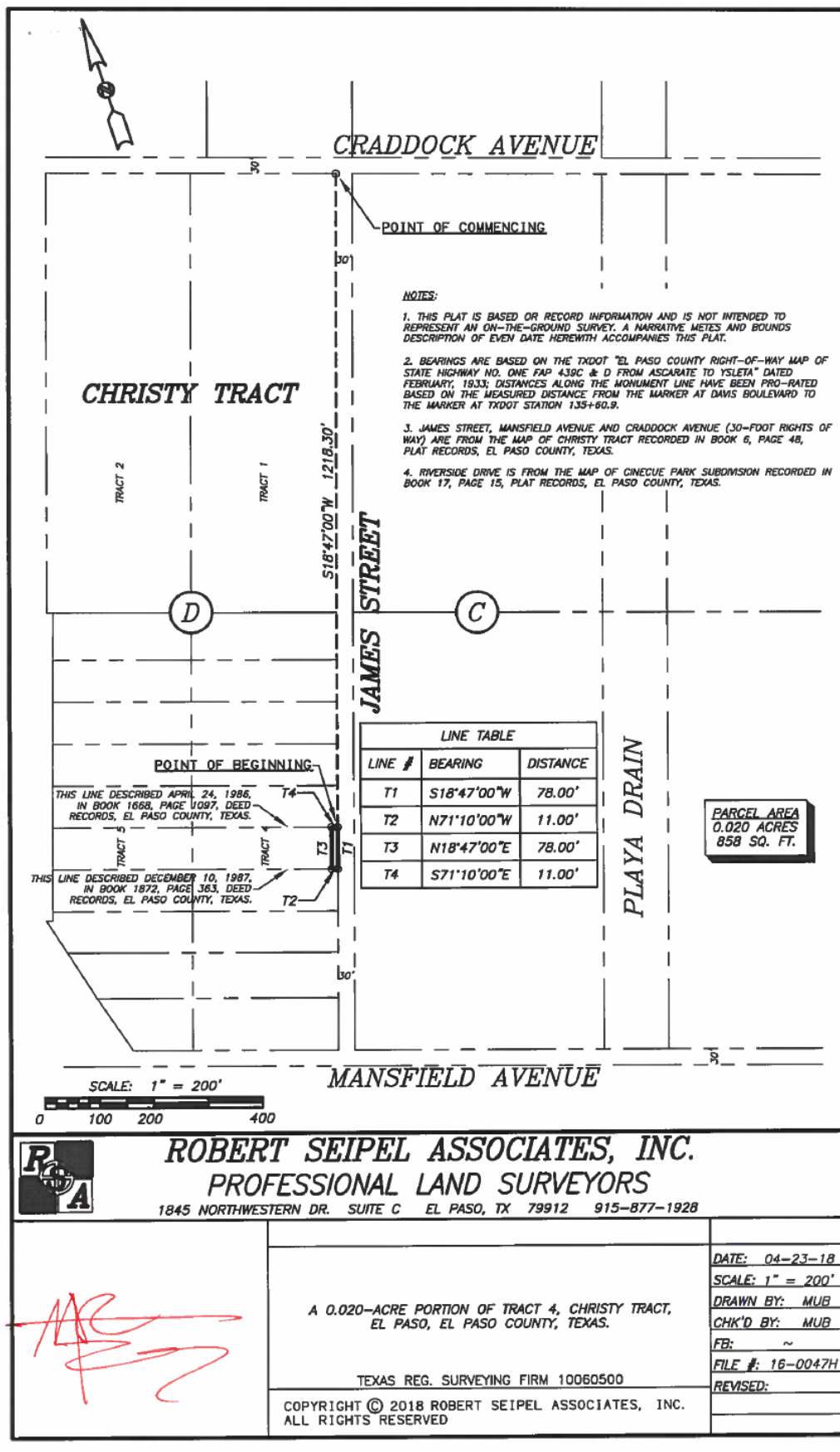
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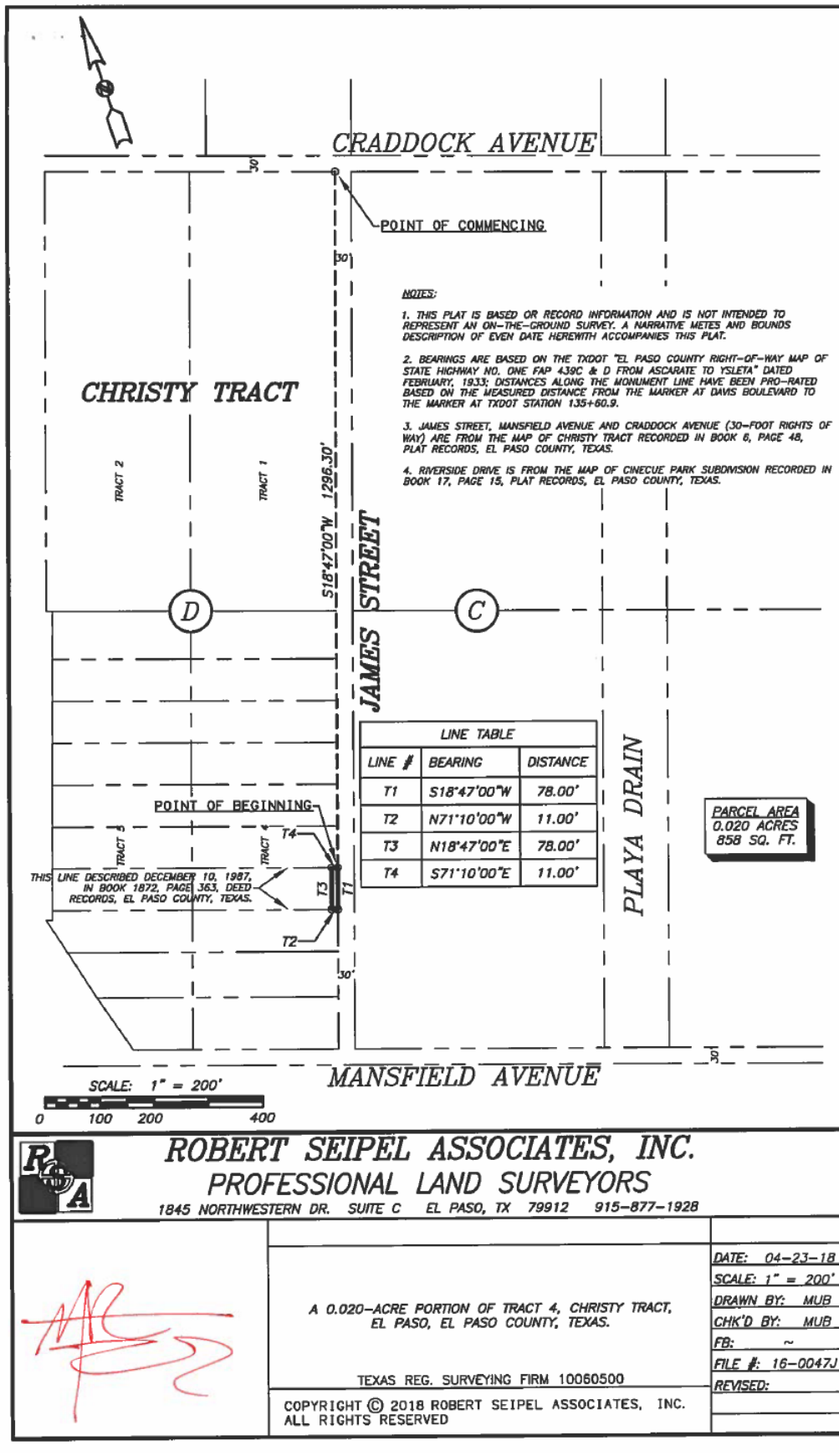
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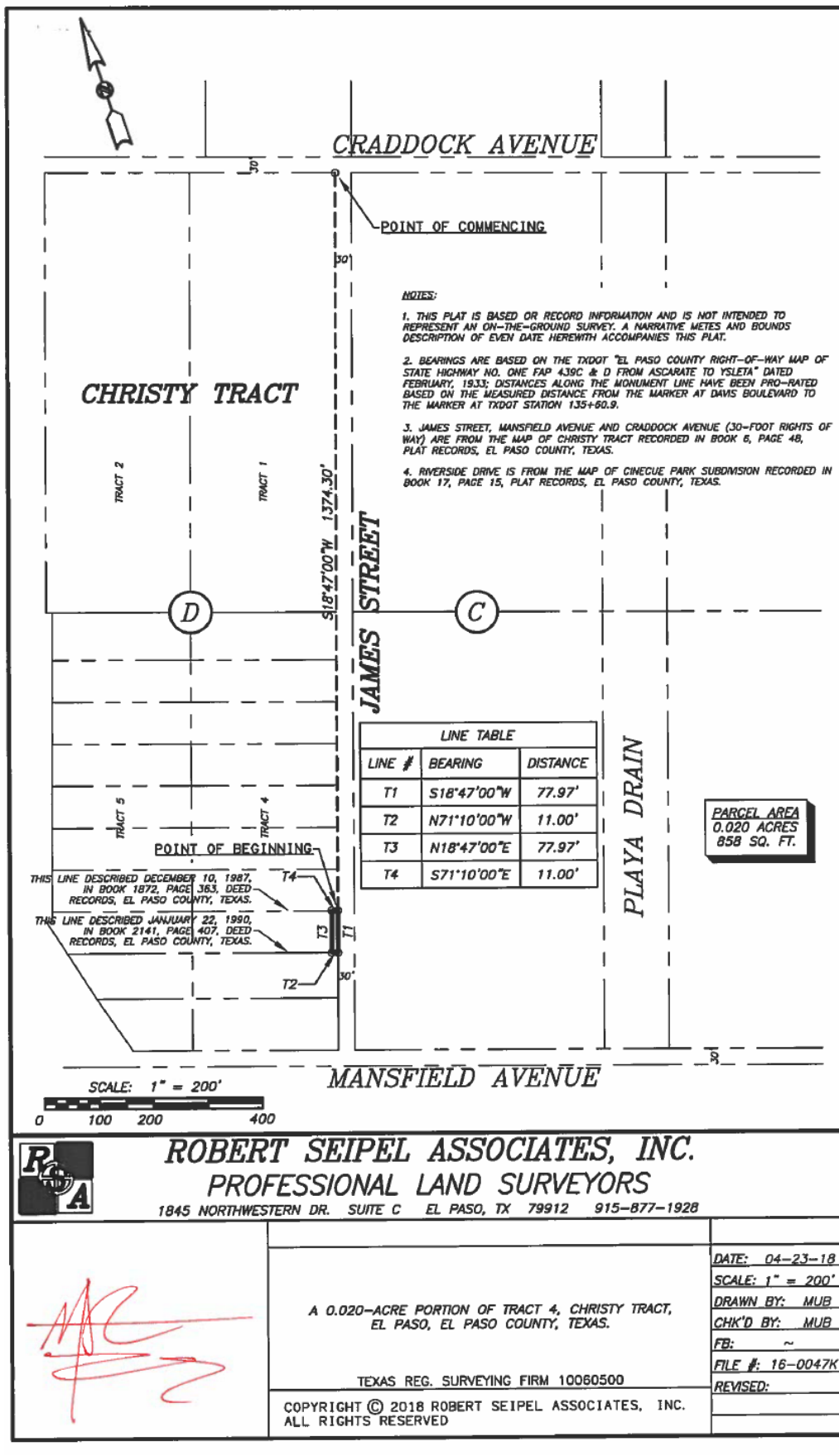
FILE #: 16-0047E

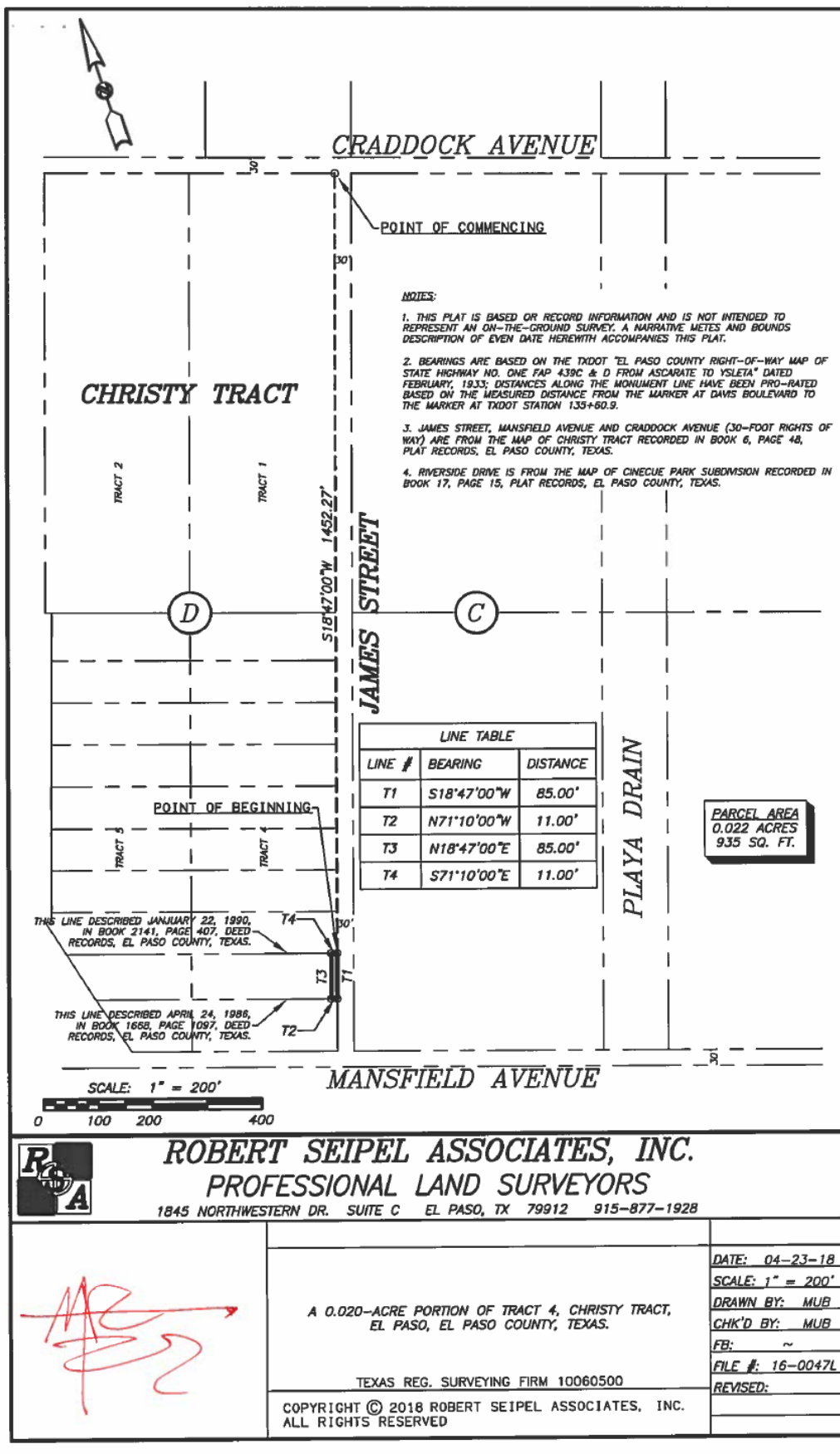
REVISED:

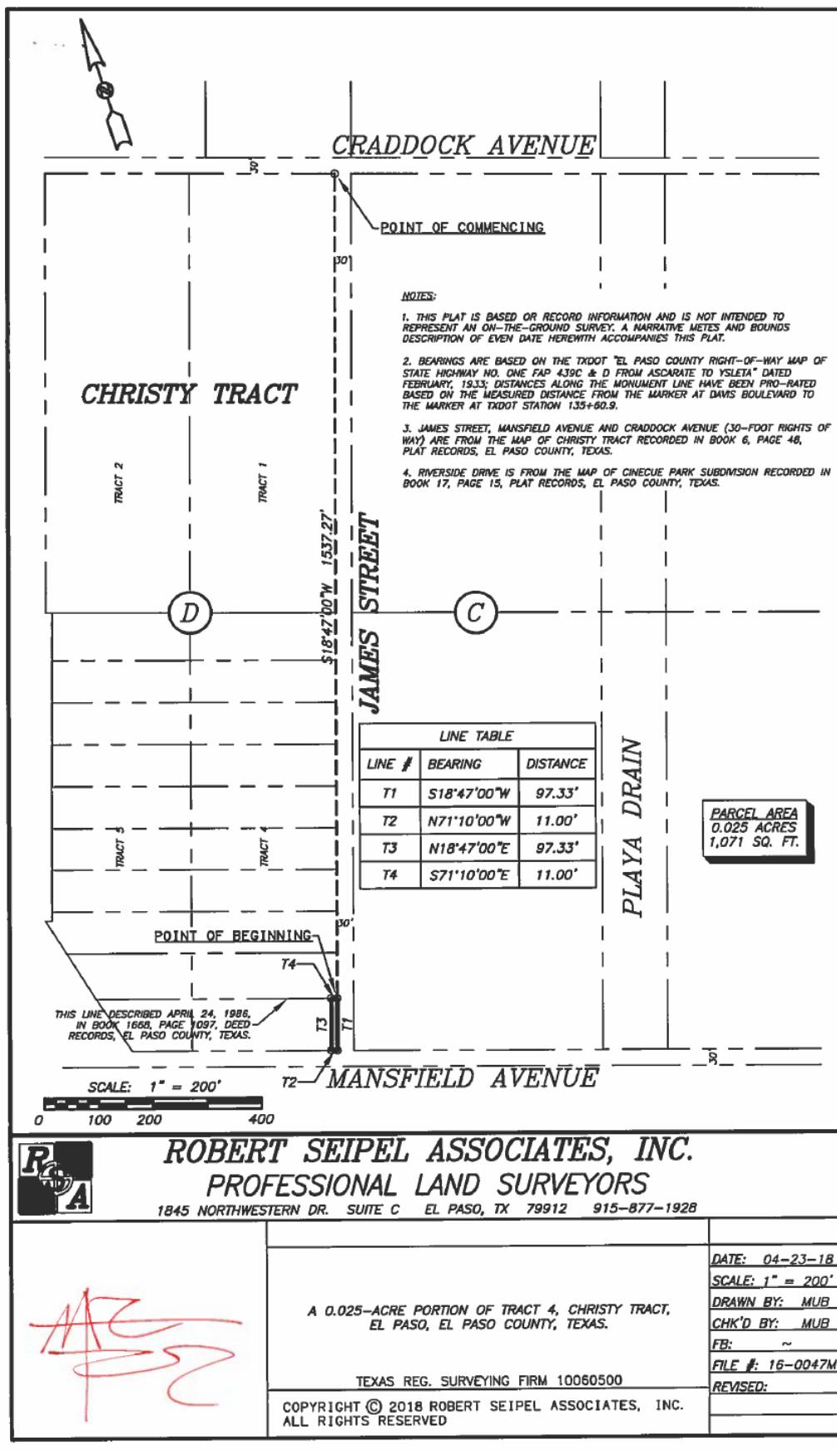












ATTACHMENT 3

Property description: A 0.206-acre portion of Tract 1, Christy Tract, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.206-acre portion of Tract 1, Christy Tract (Book 6, Page 48, Plat Records, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at the common intersection between the southerly right-of-way of Craddock Avenue (30-foot right-of-way, Christy Tract) and the westerly right-of-way of James Street (30-foot right-of-way, Christy Tract) and the **POINT OF BEGINNING** of this description;

THENCE, South 18°47'00" West, along the westerly right-of-way of James Street, a distance of 817.30 feet to the northerly boundary of Tract 4, Christy Tract;

THENCE, North 71°10'00" West, along said boundary, a distance of 11.00 feet;

THENCE, North 18°47'00" East, a distance of 817.30 feet to the southerly right-of-way of Craddock Avenue;

THENCE, South 71°10'00" East, along said right-of-way, a distance of 11.00 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.206 acres (8,990 square feet) of land more or less.

NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors
Texas Reg. Surveying Firm



Mark W. Balansay, R.P.L.S.
Texas License No. 6489

Job Number 16-0047
April 23, 2018

16-0047.docx

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Property description: A 0.023-acre portion of Tract 4, Christy Tract, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.023-acre portion of Tract 4, Christy Tract (Book 6, Page 48, Plat Records, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at the common intersection between the southerly right-of-way of Craddock Avenue (30-foot right-of-way, Christy Tract) and the westerly right-of-way of James Street (30-foot right-of-way, Christy Tract); Thence, South 18°47'00" West, along the westerly right-of-way of James Street, a distance of 817.30 feet to the southerly boundary of Tract 1, Christy Tract and the **POINT OF BEGINNING** of this description;

THENCE, South 18°47'00" West, continuing along said right-of-way, a distance of 89.00 feet to the southerly boundary of that certain parcel of land described July 22, 1991, in Book 2328, Page 258, Deed Records, El Paso County, Texas;

THENCE, North 71°10'00" West, along said boundary, a distance of 11.00 feet;

THENCE, North 18°47'00" East, a distance of 89.00 feet to the southerly boundary of Tract 1, Christy Tract;

THENCE, South 71°10'00" East, along said boundary, a distance of 11.00 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.023 acres (979 square feet) of land more or less.

NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors
Texas Reg. Surveying Firm



Mark U. Balansay, R.P.L.S.
Texas License No. 6489

Job Number 16-0047A
April 23, 2018

16-0047A.docx

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Property description: A 0.020-acre portion of Tract 4, Christy Tract, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.020-acre portion of Tract 4, Christy Tract (Book 6, Page 48, Plat Records, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at the common intersection between the southerly right-of-way of Craddock Avenue (30-foot right-of-way, Christy Tract) and the westerly right-of-way of James Street (30-foot right-of-way, Christy Tract); Thence, South $18^{\circ}47'00''$ West, along the westerly right-of-way of James Street, a distance of 906.30 feet to the northerly boundary of that certain parcel of land described July 22, 1991, in Book 2328, Page 258, Deed Records, El Paso County, Texas and the **POINT OF BEGINNING** of this description;

THENCE, South $18^{\circ}47'00''$ West, continuing along said right-of-way, a distance of 78.00 feet to the southerly boundary of said parcel;

THENCE, North $71^{\circ}10'00''$ West, along said boundary, a distance of 11.00 feet;

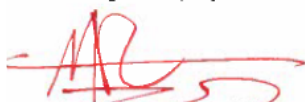
THENCE, North $18^{\circ}47'00''$ East, a distance of 78.00 feet to the northerly boundary of said parcel;

THENCE, South $71^{\circ}10'00''$ East, along said boundary, a distance of 11.00 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.020 acres (858 square feet) of land more or less.

NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors
Texas Reg. Surveying Firm



Mark U. Balansay, R.P.L.S.
Texas License No. 6489

Job Number 16-0047B
April 23, 2018

16-0047B.docx

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Property description: A 0.020-acre portion of Tract 4, Christy Tract, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.020-acre portion of Tract 4, Christy Tract (Book 6, Page 48, Plat Records, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at the common intersection between the southerly right-of-way of Craddock Avenue (30-foot right-of-way, Christy Tract) and the westerly right-of-way of James Street (30-foot right-of-way, Christy Tract); Thence, South 18°47'00" West, along the westerly right-of-way of James Street, a distance of 984.30 feet to the northerly boundary of that certain parcel of land described July 22, 1991, in Book 2328, Page 258, Deed Records, El Paso County, Texas and the **POINT OF BEGINNING** of this description;

THENCE, South 18°47'00" West, continuing along said right-of-way, a distance of 78.00 feet to the northerly boundary of that certain parcel of land described November 16, 1989, in Book 2120, Page 2006, Deed Records, El Paso County, Texas;

THENCE, North 71°10'00" West, along said boundary, a distance of 11.00 feet;

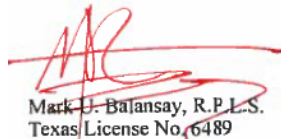
THENCE, North 18°47'00" East, a distance of 78.00 feet to the northerly boundary of said parcel described July 22, 1991;

THENCE, South 71°10'00" East, along said boundary, a distance of 11.00 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.020 acres (858 square feet) of land more or less.

NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors
Texas Reg. Surveying Firm



Mark D. Balansay, R.P.L.S.
Texas License No. 6489

Job Number 16-0047C
April 23, 2018

16-0047C.docx

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Property description: A 0.020-acre portion of Tract 4, Christy Tract, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.020-acre portion of Tract 4, Christy Tract (Book 6, Page 48, Plat Records, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at the common intersection between the southerly right-of-way of Craddock Avenue (30-foot right-of-way, Christy Tract) and the westerly right-of-way of James Street (30-foot right-of-way, Christy Tract); Thence, South $18^{\circ}47'00''$ West, along the westerly right-of-way of James Street, a distance of 1062.30 feet to the northerly boundary of that certain parcel of land described November 16, 1989, in Book 2120, Page 2006, Deed Records, El Paso County, Texas and the **POINT OF BEGINNING** of this description;

THENCE, South $18^{\circ}47'00''$ West, continuing along said right-of-way, a distance of 78.00 feet to the northerly boundary of that certain parcel of land described April 24, 1986, in Book 1668, Page 1097, Deed Records, El Paso County, Texas;

THENCE, North $71^{\circ}10'00''$ West, along said boundary, a distance of 11.00 feet;

THENCE, North $18^{\circ}47'00''$ East, a distance of 78.00 feet to the northerly boundary of said parcel described November 16, 1989;

THENCE, South $71^{\circ}10'00''$ East, along said boundary, a distance of 11.00 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.020 acres (858 square feet) of land more or less.

NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors
Texas Reg. Surveying Firm



Mark U. Balansay, R.P.L.S.
Texas License No. 6489

Job Number 16-0047D
April 23, 2018

16-0047D.docx

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Property description: A 0.020-acre portion of Tract 4, Christy Tract, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.020-acre portion of Tract 4, Christy Tract (Book 6, Page 48, Plat Records, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at the common intersection between the southerly right-of-way of Craddock Avenue (30-foot right-of-way, Christy Tract) and the westerly right-of-way of James Street (30-foot right-of-way, Christy Tract); Thence, South $18^{\circ}47'00''$ West, along the westerly right-of-way of James Street, a distance of 1140.30 feet to the northerly boundary of that certain parcel of land described April, 24 1986, in Book 1668, Page 1097, Deed Records, El Paso County, Texas and the **POINT OF BEGINNING** of this description;

THENCE, South $18^{\circ}47'00''$ West, continuing along said right-of-way, a distance of 78.00 feet to the southerly boundary of said parcel;

THENCE, North $71^{\circ}10'00''$ West, along said boundary, a distance of 11.00 feet;

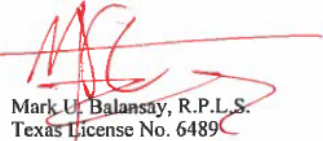
THENCE, North $18^{\circ}47'00''$ East, a distance of 78.00 feet to the northerly boundary of said parcel;

THENCE, South $71^{\circ}10'00''$ East, along said boundary, a distance of 11.00 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.020 acres (858 square feet) of land more or less.

NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors
Texas Reg. Surveying Firm



Mark U. Balansay, R.P.L.S.
Texas License No. 6489

Job Number 16-0047E
April 23, 2018

16-0047E.docx

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Property description: A 0.020-acre portion of Tract 4, Christy Tract, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.020-acre portion of Tract 4, Christy Tract (Book 6, Page 48, Plat Records, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at the common intersection between the southerly right-of-way of Craddock Avenue (30-foot right-of-way, Christy Tract) and the westerly right-of-way of James Street (30-foot right-of-way, Christy Tract); Thence, South 18°47'00" West, along the westerly right-of-way of James Street, a distance of 1218.30 feet to the southerly boundary of that certain parcel of land described April 24, 1986, in Book 1668, Page 1097, Deed Records, El Paso County, Texas and the **POINT OF BEGINNING** of this description;

THENCE, South 18°47'00" West, continuing along said right-of-way, a distance of 78.00 feet to the northerly boundary of that certain parcel of land described December 10, 1987, in Book 1872, Page 363, Deed Records, El Paso County, Texas;

THENCE, North 71°10'00" West, along said boundary, a distance of 11.00 feet;

THENCE, North 18°47'00" East, a distance of 78.00 feet to the southerly boundary of said parcel described April 24, 1986;

THENCE, South 71°10'00" East, along said boundary, a distance of 11.00 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.020 acres (858 square feet) of land more or less.

NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors
Texas Reg. Surveying Firm



Mark U. Balansay, R.P.L.S.
Texas License No. 6489

Job Number 16-0047F
April 23, 2018

16-0047F.docx

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Property description: A 0.020-acre portion of Tract 4, Christy Tract, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.020-acre portion of Tract 4, Christy Tract (Book 6, Page 48, Plat Records, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at the common intersection between the southerly right-of-way of Craddock Avenue (30-foot right-of-way, Christy Tract) and the westerly right-of-way of James Street (30-foot right-of-way, Christy Tract); Thence, South 18°47'00" West, along the westerly right-of-way of James Street, a distance of 1296.30 feet to the northerly boundary of that certain parcel of land described December 10, 1987, in Book 1872, Page 363, Deed Records, El Paso County, Texas and the **POINT OF BEGINNING** of this description;

THENCE, South 18°47'00" West, continuing along said right-of-way, a distance of 78.00 feet to the southerly boundary of said parcel;

THENCE, North 71°10'00" West, along said boundary, a distance of 11.00 feet;

THENCE, North 18°47'00" East, a distance of 78.00 feet to the northerly boundary of said parcel;

THENCE, South 71°10'00" East, along said boundary, a distance of 11.00 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.020 acres (858 square feet) of land more or less.

NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors
Texas Reg. Surveying Firm



Mark U. Balansay, R.P.L.S.
Texas License No. 6489

Job Number 16-0047G
April 23, 2018

16-0047G.docx

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Property description: A 0.020-acre portion of Tract 4, Christy Tract, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.020-acre portion of Tract 4, Christy Tract (Book 6, Page 48, Plat Records, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at the common intersection between the southerly right-of-way of Craddock Avenue (30-foot right-of-way, Christy Tract) and the westerly right-of-way of James Street (30-foot right-of-way, Christy Tract); Thence, South $18^{\circ}47'00''$ West, along the westerly right-of-way of James Street, a distance of 1374.30 feet to the southerly boundary of that certain parcel of land described December 10, 1987, in Book 1872, Page 363, Deed Records, El Paso County, Texas and the **POINT OF BEGINNING** of this description;

THENCE, South $18^{\circ}47'00''$ West, continuing along said right-of-way, a distance of 77.97 feet to the southerly boundary of that certain parcel of land described January 22, 1990, in Book 2141, Page 407, Deed Records, El Paso County, Texas;

THENCE, North $71^{\circ}10'00''$ West, along said boundary, a distance of 11.00 feet;

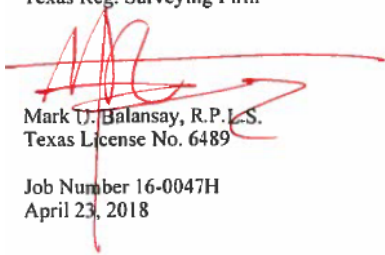
THENCE, North $18^{\circ}47'00''$ East, a distance of 77.97 feet to the southerly boundary of said parcel described December 10, 1987;

THENCE, South $71^{\circ}10'00''$ East, along said boundary, a distance of 11.00 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.020 acres (858 square feet) of land more or less.

NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors
Texas Reg. Surveying Firm



Mark U. Balansay, R.P.L.S.
Texas License No. 6489

Job Number 16-0047H
April 23, 2018

16-0047H.docx

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Property description: A 0.020-acre portion of Tract 4, Christy Tract, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.020-acre portion of Tract 4, Christy Tract (Book 6, Page 48, Plat Records, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at the common intersection between the southerly right-of-way of Craddock Avenue (30-foot right-of-way, Christy Tract) and the westerly right-of-way of James Street (30-foot right-of-way, Christy Tract); Thence, South $18^{\circ}47'00''$ West, along the westerly right-of-way of James Street, a distance of 1452.27 feet to the southerly boundary of that certain parcel of land described January 22, 1990, in Book 2141, Page 407, Deed Records, El Paso County, Texas and the **POINT OF BEGINNING** of this description;

THENCE, South $18^{\circ}47'00''$ West, continuing along said right-of-way, a distance of 85.00 feet to the northerly boundary of that certain parcel of land described April 24, 1986, in Book 1668, Page 1097, Deed Records, El Paso County, Texas;

THENCE, North $71^{\circ}10'00''$ West, along said boundary, a distance of 11.00 feet;

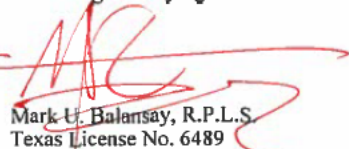
THENCE, North $18^{\circ}47'00''$ East, a distance of 85.00 feet to the southerly boundary of said parcel described January 22, 1990;

THENCE, South $71^{\circ}10'00''$ East, along said boundary, a distance of 11.00 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.022 acres (935 square feet) of land more or less.

NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors
Texas Reg. Surveying Firm



Mark U. Balansay, R.P.L.S.
Texas License No. 6489

Job Number 16-0047J
April 23, 2018

16-0047J.docx

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Property description: A 0.025-acre portion of Tract 4, Christy Tract, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.025-acre portion of Tract 4, Christy Tract (Book 6, Page 48, Plat Records, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at the common intersection between the southerly right-of-way of Craddock Avenue (30-foot right-of-way, Christy Tract) and the westerly right-of-way of James Street (30-foot right-of-way, Christy Tract); Thence, South 18°47'00" West, along the westerly right-of-way of James Street, a distance of 1537.27 feet to the northerly boundary of that certain parcel of land described April 24, 1986, in Book 1668, Page 1097, Deed Records, El Paso County, Texas and the **POINT OF BEGINNING** of this description;

THENCE, South 18°47'00" West, continuing along said right-of-way, a distance of 97.33 feet to the northerly right-of-way of Mansfield Avenue (30-foot right-of-way, Christy Tract);

THENCE, North 71°10'00" West, along said right-of-way, a distance of 11.00 feet;

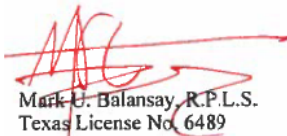
THENCE, North 18°47'00" East, a distance of 97.33 feet to the northerly boundary of said parcel;

THENCE, South 71°10'00" East, along said boundary, a distance of 11.00 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.025 acres (1,071 square feet) of land more or less.

NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

ROBERT SEIPEL ASSOCIATES, INC.
Professional Land Surveyors
Texas Reg. Surveying Firm



Mark U. Balansay, R.P.L.S.
Texas License No. 6489

Job Number 16-0047K
April 23, 2018

16-0047K.docx

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ATTACHMENT 4



DEDICATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY APPLICATION

Date: _____ File No. SUET19-00007

1. APPLICANTS NAME Playa Neighborhood Association (Ivan Lopez Campos- Representative)
ADDRESS 505 James Street, El Paso, Texas ZIP CODE 79915 TELEPHONE (915)820-7353
2. Request is hereby made to dedicate the following: (check one)
Street _____ Alley _____ Easement x Other _____
Street Name(s) James Street Subdivision Name Christy Tract
Abutting Blocks _____ Abutting Lots _____
3. Reason for dedication request: Improvements on James Street including sidewalks, driveways, parkway, and underground utilities
4. Surface Improvements located in subject property to be dedicated:
None _____ Paving _____ Curb & Gutter _____ Power Lines/Poles _____ Fences/Walls _____ Structures _____ Other x
5. Underground Improvements located in the existing rights-of-way: (Accurate Location of Utilities TBD)
None _____ Telephone _____ Electric x Gas x 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	Legal Description	Telephone
See attached Document		

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: See Attached Document

REPRESENTATIVE SIGNATURE: [Signature]

REPRESENTATIVE (PHONE): (915) 820-7353

REPRESENTATIVE (E-MAIL): playaneighborhoodassociation@gmail.com

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 OF PUBLIC EASEMENT JAMES STREET

SIGNATURE OF ABUTTING
PROPERTY OWNER

ADDRESS


PHONE


LEGAL DESCRIPTION


 501 JAMES STREET
EL PASO, TEXAS 79915 (915) 502 8774 TRACT 4, CHRISY TRACT,
EL PASO COUNTY, TEXAS

 505 JAMES STREET
EL PASO, TEXAS 79915 915. 203. 6807 TRACT 4, CHRISY TRACT,
EL PASO COUNTY, TEXAS


 509 JAMES STREET
EL PASO, TEXAS 79915 915-355-4039 TRACT 4, CHRISY TRACT,
EL PASO COUNTY, TEXAS

 513 JAMES STREET
EL PASO, TEXAS 79915 915-328-5717 TRACT 4, CHRISY TRACT,
EL PASO COUNTY, TEXAS

 517 JAMES STREET
EL PASO, TEXAS 79915 915-240-4266 TRACT 4, CHRISY TRACT,
EL PASO COUNTY, TEXAS

 521 JAMES STREET
EL PASO, TEXAS 79915 915 774-0924 TRACT 4, CHRISY TRACT,
EL PASO COUNTY, TEXAS

 525 JAMES STREET
EL PASO, TEXAS 79915 525-4179 TRACT 4, CHRISY TRACT,
EL PASO COUNTY, TEXAS

 533 JAMES STREET
EL PASO, TEXAS 79915 (915) 253-8453 TRACT 4, CHRISY TRACT,
EL PASO COUNTY, TEXAS

 537 JAMES STREET
EL PASO, TEXAS 79915 915 3531218 TRACT 4, CHRISY TRACT,
EL PASO COUNTY, TEXAS

DEDICATION OF PUBLIC EASEMENT JAMES STREET

SIGNATURE OF ABUTTING
PROPERTY OWNER

ADDRESS

PHONE

LEGAL DESCRIPTION



7880 CRADDOCK A
VENUE, EL PASO, TEXAS
79915

TRACT 1, CHRISY TRACT,
EL PASO COUNTY, TEXAS

DEDICATION OF PUBLIC EASEMENT JAMES STREET

SIGNATURE OF ABUTTING
PROPERTY OWNER

ADDRESS

PHONE

LEGAL DESCRIPTION



529 JAMES STREET
EL PASO, TEXAS 79915

(915) 253-8453

TRACT 4, CHRISY TRACT,
EL PASO COUNTY, TEXAS

ATTACHMENT 5

Planning & Inspections Department- Planning Division

Planning does not object to the request and provides the following comment:

- Any existing private improvements (walls, fences, gates, etc.) within the 11' right-of-way easement area must be removed from the subject area.

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 James Street. This main is available for service.

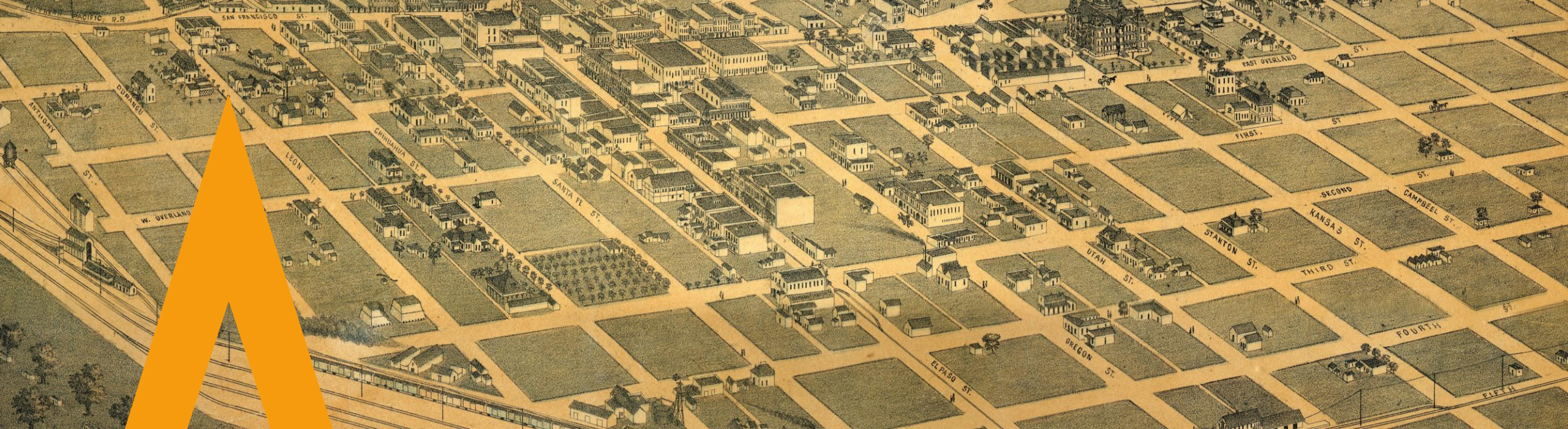
Previous water pressure reading from fire hydrant # 5433 located on James Street approximately 100' north of Mansfield Avenue, have yielded a static pressure of 110 psi, residual pressure of 80 psi, discharge of 1,007 gallons per minute. The owner should, for his own protection and at his own expense, 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 James Street. This main is available for service.

General:

EPWater requires a new service application for additional services to the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.



ITEM

James Street Easement Dedication Easement Dedication

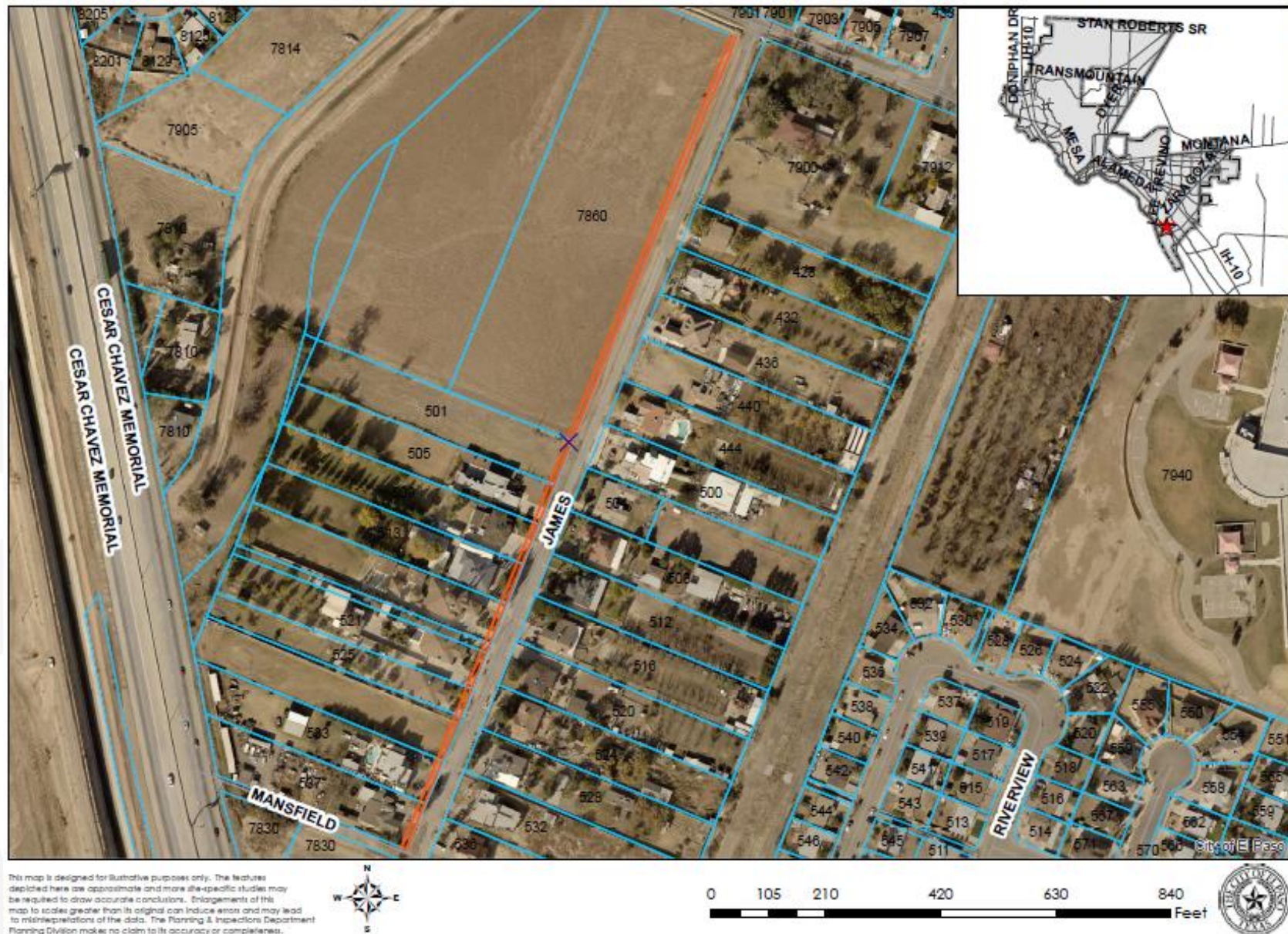
SUET19-00007



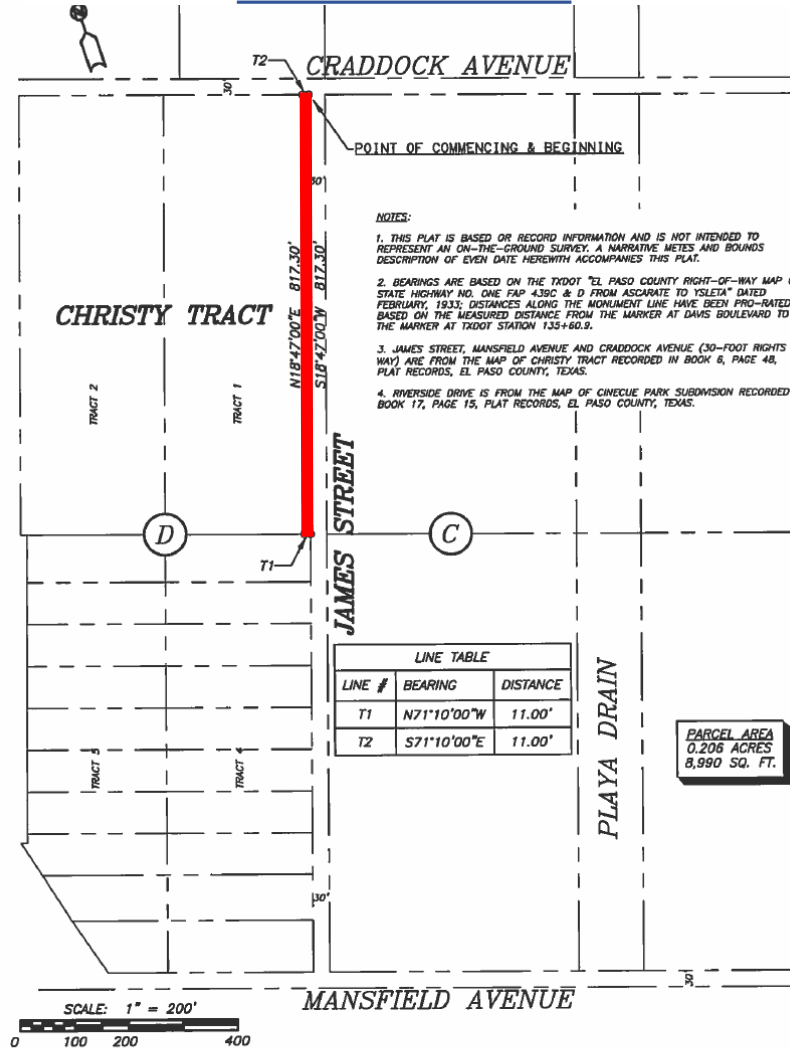
Strategic Goal 3.

Promote the Visual
Image of El Paso

Aerial Map



7860 CRADDOCK



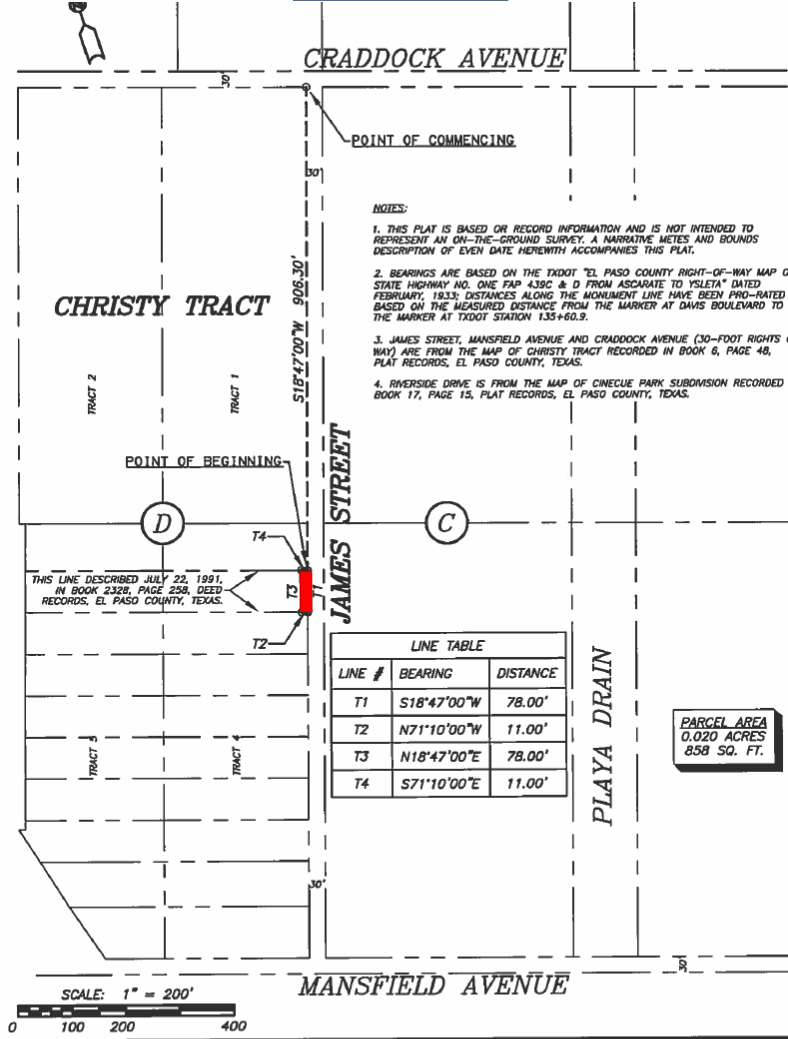
ROBERT SEIPEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928

DATE: 04-23-18
SCALE: 1" = 200'
DRAWN BY: MUB
CHK'D BY: MUB
FB: ~
FILE #: 16-0047B
REVISED:

A 0.206-ACRE PORTION OF TRACT 1, CHRISTY TRACT,
EL PASO, EL PASO COUNTY, TEXAS.

TEXAS REG. SURVEYING FIRM 10060500
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505 JAMES



ROBERT SEIPEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928

DATE: 04-23-18
SCALE: 1" = 200'
DRAWN BY: MUB
CHK'D BY: MUB
FB: ~
FILE #: 16-0047D
REVISED:

A 0.020-ACRE PORTION OF TRACT 4, CHRISTY TRACT,
EL PASO, EL PASO COUNTY, TEXAS.

TEXAS REG. SURVEYING FIRM 10060500
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Surveys

509 JAMES

CRADDOCK AVENUE

POINT OF COMMENCING

CHRISTY TRACT

NOTES:

1. THIS PLAT IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A NARRATIVE METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS PLAT.

2. BEARINGS ARE BASED ON THE TxDOT "EL PASO COUNTY RIGHT-OF-WAY MAP OF STATE HIGHWAY NO. ONE (FAP 439C & D FROM ASCARATE TO YSLETA)" DATED FEBRUARY, 1933. DISTANCES ALONG THE MONUMENT LINE HAVE BEEN PRO-RATED BASED ON THE MEASURED DISTANCE FROM THE MARKER AT DAVIS BOULEVARD TO THE MARKER AT TxDOT STATION 135+80.9.

3. JAMES STREET, MANSFIELD AVENUE AND CRADDOCK AVENUE (30-FOOT RIGHTS OF WAY) ARE FROM THE MAP OF CHRISTY TRACT RECORDED IN BOOK 6, PAGE 48, PLAT RECORDS, EL PASO COUNTY, TEXAS.

4. RIVERSIDE DRIVE IS FROM THE MAP OF CINECUE PARK SUBDIVISION RECORDED IN BOOK 17, PAGE 15, PLAT RECORDS, EL PASO COUNTY, TEXAS.

JAMES STREET

POINT OF BEGINNING

T4

T3

T2

T1

TRACT 5

TRACT 4

TRACT 3

TRACT 2

TRACT 1

TRACT 1

TRACT 2

TRACT 3

TRACT 4

TRACT 5

TRACT 6

TRACT 7

TRACT 8

TRACT 9

TRACT 10

TRACT 11

TRACT 12

TRACT 13

TRACT 14

TRACT 15

LINE TABLE

LINE #	BEARING	DISTANCE
T1	S18°47'00"W	78.00'
T2	N71°10'00"W	11.00'
T3	N18°47'00"E	78.00'
T4	S71°10'00"E	11.00'

PLAYA DRAIN

PARCEL AREA
0.020 ACRES
858 SQ. FT.

MANSFIELD AVENUE

SCALE: 1" = 200'

0 100 200 400

513 JAMES

CRADDOCK AVENUE

POINT OF COMMENCING

CHRISTY TRACT

NOTES:

1. THIS PLAT IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A NARRATIVE METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS PLAT.

2. BEARINGS ARE BASED ON THE TxDOT "EL PASO COUNTY RIGHT-OF-WAY MAP OF STATE HIGHWAY NO. ONE (FAP 439C & D FROM ASCARATE TO YSLETA)" DATED FEBRUARY, 1933. DISTANCES ALONG THE MONUMENT LINE HAVE BEEN PRO-RATED BASED ON THE MEASURED DISTANCE FROM THE MARKER AT DAVIS BOULEVARD TO THE MARKER AT TxDOT STATION 135+80.9.

3. JAMES STREET, MANSFIELD AVENUE AND CRADDOCK AVENUE (30-FOOT RIGHTS OF WAY) ARE FROM THE MAP OF CHRISTY TRACT RECORDED IN BOOK 6, PAGE 48, PLAT RECORDS, EL PASO COUNTY, TEXAS.

4. RIVERSIDE DRIVE IS FROM THE MAP OF CINECUE PARK SUBDIVISION RECORDED IN BOOK 17, PAGE 15, PLAT RECORDS, EL PASO COUNTY, TEXAS.

JAMES STREET

POINT OF BEGINNING

T4

T3

T2

T1

TRACT 5

TRACT 4

TRACT 3

TRACT 2

TRACT 1

TRACT 1

TRACT 2

TRACT 3

TRACT 4

TRACT 5

TRACT 6

TRACT 7

TRACT 8

TRACT 9

TRACT 10

TRACT 11

TRACT 12

TRACT 13

TRACT 14

TRACT 15

LINE TABLE

LINE #	BEARING	DISTANCE
T1	S18°47'00"W	78.00'
T2	N71°10'00"W	11.00'
T3	N18°47'00"E	78.00'
T4	S71°10'00"E	11.00'

PLAYA DRAIN

PARCEL AREA
0.020 ACRES
858 SQ. FT.

MANSFIELD AVENUE

SCALE: 1" = 200'

0 100 200 400



ROBERT SEIPEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928

[Handwritten signature]

A 0.020-ACRE PORTION OF TRACT 4, CHRISTY TRACT,
EL PASO, EL PASO COUNTY, TEXAS.

TEXAS REG. SURVEYING FIRM 10060500

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DATE: 04-23-18
SCALE: 1" = 200'
DRAWN BY: MUB
CHK'D BY: MUB
FB: ~
FILE #: 16-0047E
REVISED:



ROBERT SEIPEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928

[Handwritten signature]

A 0.020-ACRE PORTION OF TRACT 4, CHRISTY TRACT,
EL PASO, EL PASO COUNTY, TEXAS.

TEXAS REG. SURVEYING FIRM 10060500

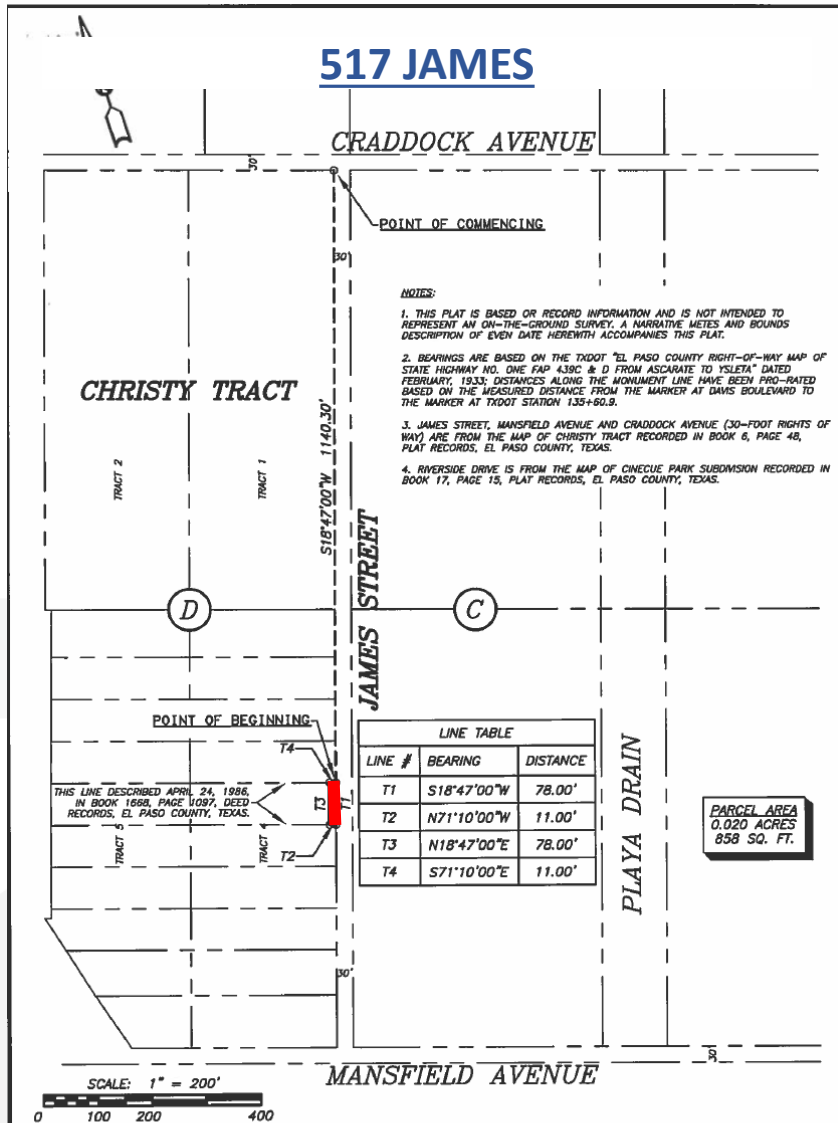
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FILE #: 16-0047F
REVISED:



Surveys

Surveys

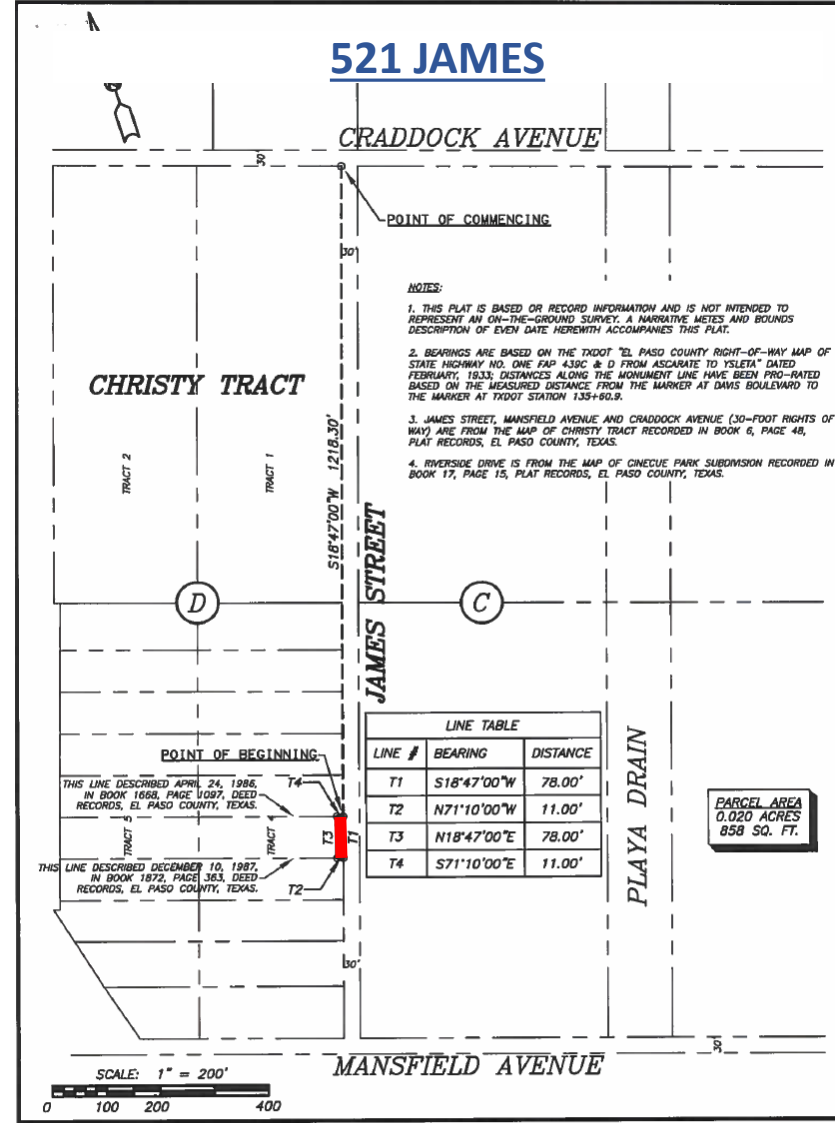


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PROFESSIONAL LAND SURVEYORS
1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928

DATE: 04-23-18
SCALE: 1" = 200'
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CHK'D BY: MUB
FB: ~
FILE #: 16-0047G
REVISED:

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EL PASO, EL PASO COUNTY, TEXAS.

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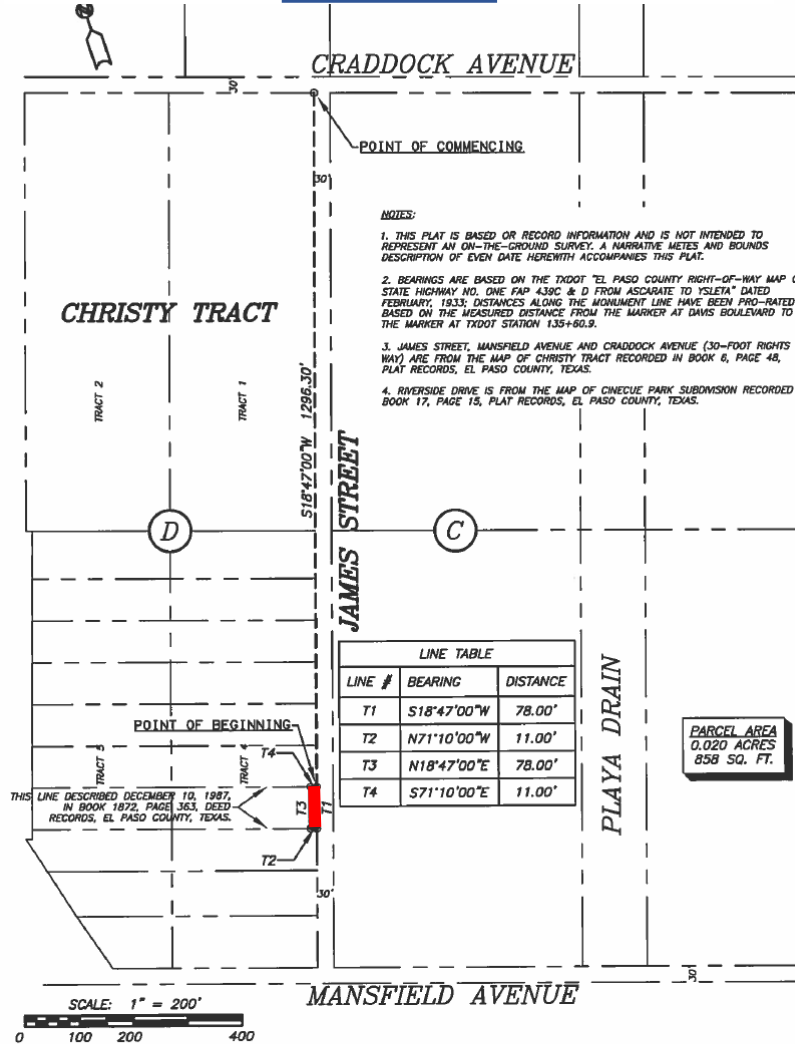
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PROFESSIONAL LAND SURVEYORS
1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928

DATE: 04-23-18
SCALE: 1" = 200'
DRAWN BY: MUB
CHK'D BY: MUB
FB: ~
FILE #: 16-0047H
REVISED:

A 0.020-ACRE PORTION OF TRACT 4, CHRISTY TRACT,
EL PASO, EL PASO COUNTY, TEXAS.

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525 JAMES



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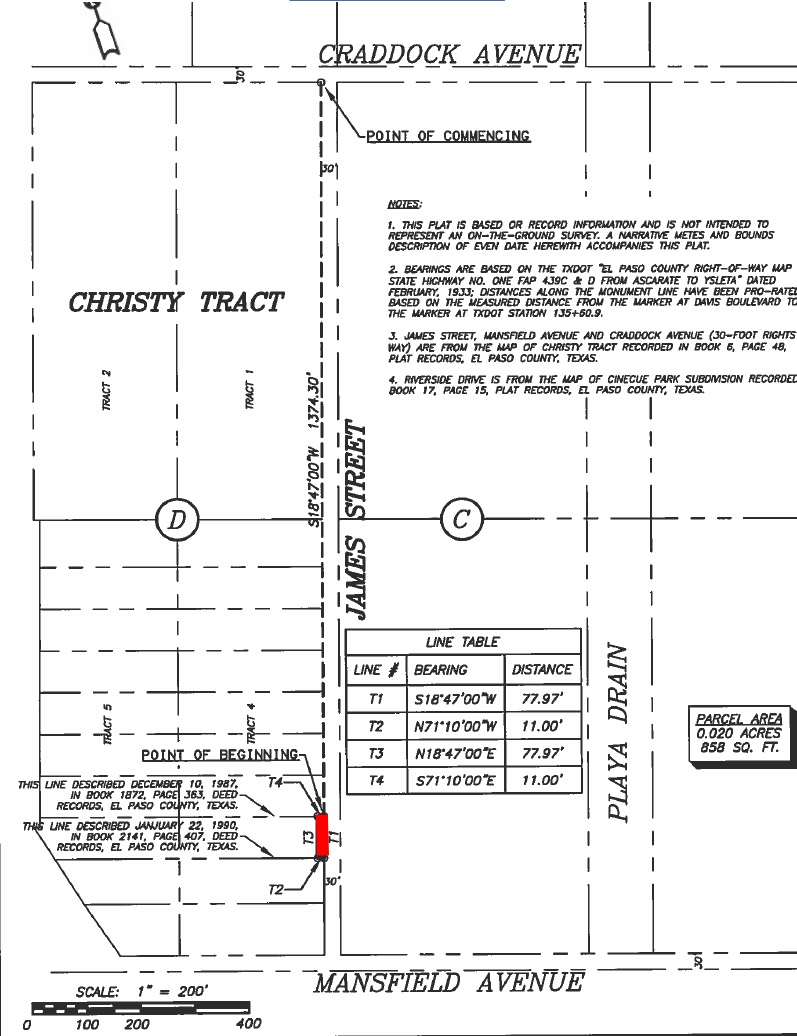
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SCALE: 1" = 200'
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CHK'D BY: MUB
FB: ~
FILE #: 16-0047J
REVISED:

A 0.020-ACRE PORTION OF TRACT 4, CHRISTY TRACT,
 EL PASO, EL PASO COUNTY, TEXAS.

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529 JAMES



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PROFESSIONAL LAND SURVEYORS
 1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928

DATE: 04-23-18
SCALE: 1" = 200'
DRAWN BY: MUB
CHK'D BY: MUB
FB: ~
FILE #: 16-0047K
REVISED:

A 0.020-ACRE PORTION OF TRACT 4, CHRISTY TRACT,
 EL PASO, EL PASO COUNTY, TEXAS.

TEXAS REG. SURVEYING FIRM 10060500

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Surveys

533 JAMES

CRADDOCK AVENUE

POINT OF COMMENCING

NOTES:

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3. JAMES STREET, MANSFIELD AVENUE AND CRADDOCK AVENUE (30-FOOT RIGHTS OF WAY) ARE FROM THE MAP OF CHRISTY TRACT RECORDED IN BOOK 6, PAGE 48, PLAT RECORDS, EL PASO COUNTY, TEXAS.
4. RIVERSIDE DRIVE IS FROM THE MAP OF CINEQUE PARK SUBDIVISION RECORDED IN BOOK 17, PAGE 15, PLAT RECORDS, EL PASO COUNTY, TEXAS.

CHRISTY TRACT

JAMES STREET

LINE TABLE		
LINE #	BEARING	DISTANCE
T1	S18°47'00"W	85.00'
T2	N71°10'00"W	11.00'
T3	N18°47'00"E	85.00'
T4	S71°10'00"E	11.00'

PLAYA DRAIN

PARCEL AREA
0.022 ACRES
935 SQ. FT.

POINT OF BEGINNING

THIS LINE DESCRIBED JANUARY 22, 1990,
IN BOOK 2141, PAGE 407, DEED
RECORDS, EL PASO COUNTY, TEXAS.

THIS LINE DESCRIBED APRIL 24, 1986,
IN BOOK 1608, PAGE 1097, DEED
RECORDS, EL PASO COUNTY, TEXAS.

SCALE: 1" = 200'

MANSFIELD AVENUE



ROBERT SEIPEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928

DATE: 04-23-18
SCALE: 1" = 200'
DRAWN BY: MUB
CHK'D BY: MUB
FB: ~
FILE #: 16-0047L
REVISED:

A 0.020-ACRE PORTION OF TRACT 4, CHRISTY TRACT,
EL PASO, EL PASO COUNTY, TEXAS.

TEXAS REG. SURVEYING FIRM 10060500

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537 JAMES

CRADDOCK AVENUE

POINT OF COMMENCING

NOTES:

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CHRISTY TRACT

JAMES STREET

LINE TABLE		
LINE #	BEARING	DISTANCE
T1	S18°47'00"W	97.33'
T2	N71°10'00"W	11.00'
T3	N18°47'00"E	97.33'
T4	S71°10'00"E	11.00'

PLAYA DRAIN

PARCEL AREA
0.025 ACRES
1,071 SQ. FT.

POINT OF BEGINNING

THIS LINE DESCRIBED APRIL 24, 1986,
IN BOOK 1608, PAGE 1097, DEED
RECORDS, EL PASO COUNTY, TEXAS.

SCALE: 1" = 200'

MANSFIELD AVENUE



ROBERT SEIPEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

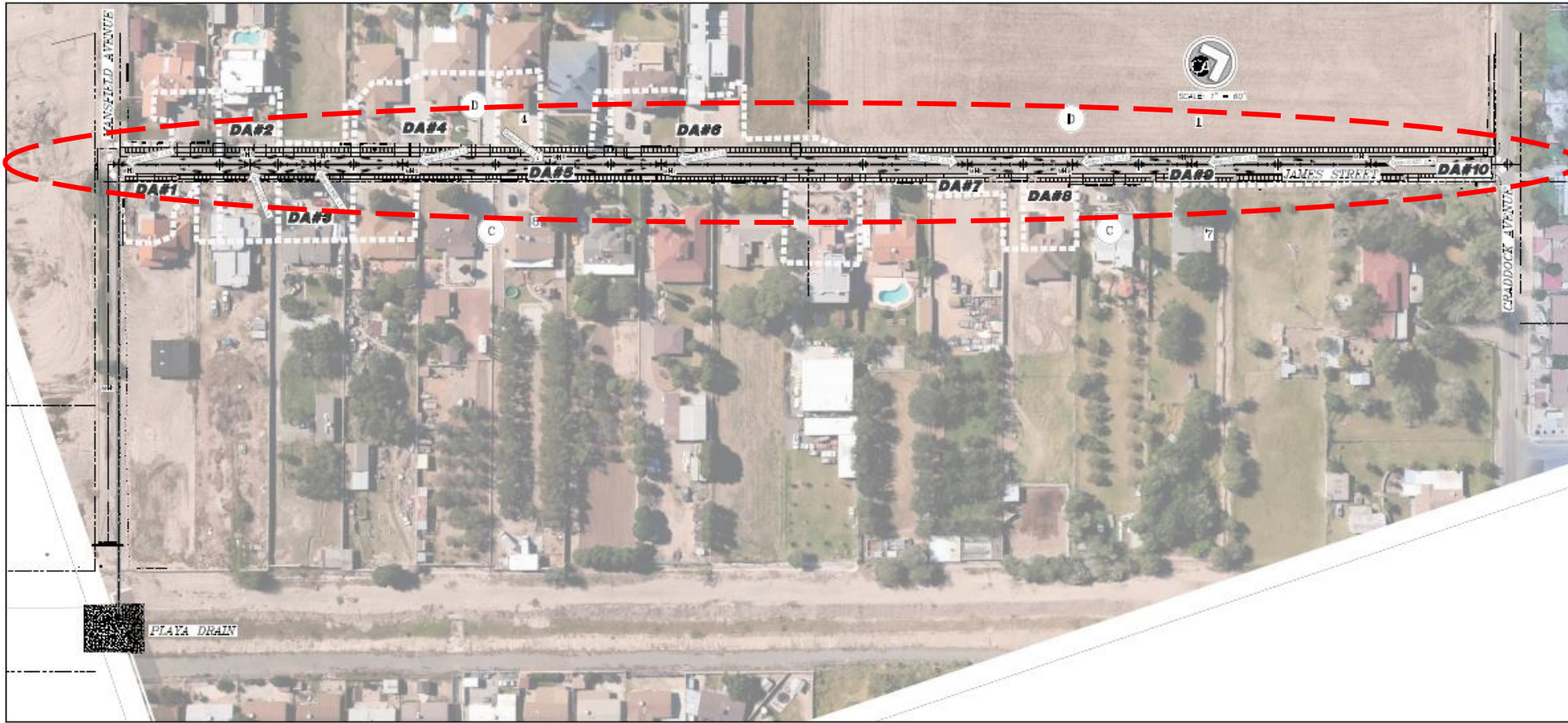
1845 NORTHWESTERN DR. SUITE C EL PASO, TX 79912 915-877-1928

DATE: 04-23-18
SCALE: 1" = 200'
DRAWN BY: MUB
CHK'D BY: MUB
FB: ~
FILE #: 16-0047M
REVISED:

A 0.025-ACRE PORTION OF TRACT 4, CHRISTY TRACT,
EL PASO, EL PASO COUNTY, TEXAS.

TEXAS REG. SURVEYING FIRM 10060500

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NOTES:

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL 480214-44C, REISED FEBRUARY 16, 2006, THIS PROJECT LIES IN FLOOD HAZARD ZONE "X".
STORM SEWER TO CONVEY STREET RUN-OFF INTO PLAYA DRAIN TO COMPLY WITH 100 YEAR STORM DESIGN.



DRAINAGE AREA NO.	ACRES	TWO-YEAR CONCENTRATION	COEFFICIENT	INTENSITY IS	DESIGN FLOW (CFS)
DA-1	0.040	S	0.85	4.15	1.00
DA-2	0.050	S	0.75	4.15	1.05
DA-3	0.047	S	0.85	4.15	0.98
DA-4	0.060	S	0.85	4.15	1.25
DA-5	0.060	S	0.85	4.15	1.25
DA-6	0.047	S	0.75	4.15	1.00
DA-7	0.049	S	0.75	4.15	1.03
DA-8	0.042	S	0.75	4.15	0.98
DA-9	0.060	S	0.85	4.15	1.25
DA-10	0.027	S	0.85	4.15	0.70

BLT CALCULATIONS
 RUN THROUGH BLT FORMULA
 $Q = C \times I \times A$
 (C = COEFFICIENT, I = INTENSITY, A = AREA)

WARNING
 BEFORE YOU DIG
 CONTRACTOR SHALL
 FIELD LOCATE ALL EXISTING
 UNDERGROUND IMPROVEMENTS
 IN PROJECT AREA



FILE No. 238540

FINAL

DRAINAGE PLAN
 SHEET
 6.0 OF 3.4

DATE	REVISIONS	BY	CHK
02/27/17	1	EL PASO	EL PASO
02/27/17	2	EL PASO	EL PASO
02/27/17	3	EL PASO	EL PASO

FIRM NAME
 GSA DESIGN GROUP, INC.
 10405 Northwood Dr., Ste C
 El Paso, Texas 79902
 (915) 817-4334
 www.gsaengineering.com

ENGINEER SEAL
 NANCY HAYES
 124316
 EXPIRATION DATE: 12/31/2024

PROJECT NAME
 JAMES STREET
 DRAINAGE
 IMPROVEMENTS

218 N. Campbell Street, El Paso, TX. 79901
 Telephone : (915) 212-0065
CAPITAL IMPROVEMENT
 CITY OF EL PASO





SW

NE

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