

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

**DEPARTMENT:** Planning & Inspections Department  
**AGENDA DATE:** Introduction 7/7/15; Public Hearing 7/14/15  
**CONTACT PERSON/PHONE:** Jeff Howell, (915) 212-1607  
**DISTRICT(S) AFFECTED:** District 8

**SUBJECT:**

An ordinance vacating a 0.116-acre portion of Fairway Circle right-of-way (40-foot right-of-way, Block 4, Upper Valley Surveys), City of El Paso, El Paso County, Texas.  
Subject Property: North of Fairway Circle and East of Vista Del Monte Street  
Property Owner: El Paso Country Club Inc.  
**SURW14-00007 (District 8)**

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

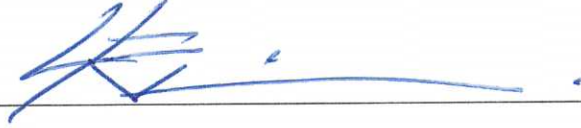
City Plan Commission (CPC) – Recommended approval on January 29, 2015

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

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

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

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



APPROVED FOR AGENDA:

CITY MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_

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

**AN ORDINANCE VACATING A 0.116-ACRE PORTION OF FAIRWAY CIRCLE RIGHT-OF-WAY (40-FOOT RIGHT-OF-WAY, BLOCK 4, UPPER VALLEY SURVEYS), CITY OF EL PASO, EL PASO COUNTY, TEXAS**

**WHEREAS**, the abutting property owner of Tract 18A, Block 4, Upper Valley Surveys has requested vacation of a parcel of land being a 0.116-acre portion of Fairway Circle right-of-way (40-foot right-of-way, Block 4, Upper Valley Surveys), City of El Paso, El Paso County, Texas; and,

**WHEREAS**, after public hearing the City Plan Commission recommended that a 0.116-acre portion of Fairway Circle right-of-way (40-foot right-of-way, Block 4, Upper Valley Surveys), City of El Paso, El Paso County, Texas, should be vacated and the City Council finds that said portion of right-of-way should be vacated as recommended;

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

That a determination has been made that it is in the best interest of the public that a 0.116-acre portion of Fairway Circle right-of-way (40-foot right-of-way, Block 4, Upper Valley Surveys), City of El Paso, El Paso County, Texas, and which is more fully described in the attached metes and bounds description and survey, identified as Exhibit "A" and made a part hereof by reference and is hereby vacated and subject to the following conditions:

1. A 10 foot utility easement be dedicated as part of this vacation, as requested by El Paso Electric as identified in Exhibit "B".

In addition, the City Manager is authorized to sign an instrument quitclaiming all of the City's right, title and interest in and to such vacated property to **El Paso County Club, Inc.**

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**THE CITY OF EL PASO**

\_\_\_\_\_  
Oscar Leeser  
Mayor

*(Signatures continued on following page)*

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

**ATTEST:**

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Kristen L. Hamilton-Karam  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Larry F. Nichols, Director  
Planning & Inspections Department

*(Quitclaim Deed on following page)*

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

#421646 / 15-1007-1356 / Fairway Circle ROW Vacation  
KLH-K

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

**QUITCLAIM DEED**

STATE OF TEXAS            )  
  )  
COUNTY OF EL PASO    )

**KNOW ALL MEN BY THESE PRESENTS:**

The City of El Paso (“Grantor”), for the appraised value of SIXTEEN THOUSAND SIX HUNDRED FIFTY AND 00/100 DOLLARS (\$16,650.00) as adequate consideration to Grantor in hand paid and agreed to be performed by El Paso County Club, Inc. (“Grantee”), has GRANTED, SOLD and CONVEYED and by these presents does hereby GRANT, SELL AND CONVEY unto El Paso County Club, Inc. certain “Property” which was vacated, closed, and abandoned by Ordinance No. \_\_\_\_\_, passed and approved by the City Council of the City of El Paso and described as *a 0.116-acre portion of Fairway Circle right-of-way (40-foot right-of-way, Block 4, Upper Valley Surveys), City of El Paso, El Paso County, Texas* situated in the County of El Paso, State of Texas, more fully described in the attached metes and bounds description and survey, identified as Exhibit “A,” and incorporated herein for any and all purposes.

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

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

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

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

AS A MATERIAL PART OF THE CONSIDERATION FOR THIS DEED, GRANTEE AGREES THAT GRANTEE IS TAKING THE PROPERTY AS IS, WITH ALL FAULTS, AND AS PART OF GRANTEE'S ACCEPTANCE OF TITLE WITH ANY AND ALL LATENT AND PATENT DEFECTS, AND THAT THERE ARE NO WARRANTIES BY GRANTOR THAT THE PROPERTY HAS A PARTICULAR FINANCIAL VALUE OR IS FIT FOR ANY PARTICULAR PURPOSE. GRANTEE ACKNOWLEDGES AND STIPULATES THAT GRANTEE IS NOT RELYING ON ANY REPRESENTATION, STATEMENT, OR OTHER ASSERTION WITH RESPECT TO THE PROPERTY CONDITION BUT IS RELYING ON GRANTEE'S EXAMINATION OF THE PROPERTY. GRANTEE TAKES THE PROPERTY WITH THE EXPRESS UNDERSTANDING AND STIPULATION THAT THERE ARE NO EXPRESS OR IMPLIED WARRANTIES OF ANY KIND.

IN WITNESS WHEREOF, this instrument is executed on this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.


**CITY OF EL PASO**

**ATTEST:**

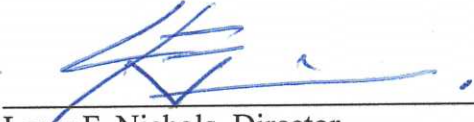
\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

\_\_\_\_\_  
Tomás González  
City Manager

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Kristen L. Hamilton-Karam  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Larry F. Nichols, Director  
Planning & Inspections Department

*(Acknowledgements on following page)*

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

**ACKNOWLEDGEMENT**

STATE OF TEXAS        )  
                                  )  
COUNTY OF EL PASO    )

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

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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

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

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

**AFTER FILING RETURN TO:**

**El Paso County Club, Inc.  
5000 Country Club Place  
El Paso, TX 79922**

**With copy to:**

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

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

# Exhibit A

Property description: A 0.116-acre portion of Fairway Circle right-of-way, El Paso, El Paso County, Texas

## METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.116-acre portion of Fairway Circle right-of-way (40-foot right-of-way, Block 4, Upper Valley Surveys), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

**COMMENCING** at the intersection of the southerly right-of-way of Meadowlark Drive (40-foot right-of-way, Block 4, Upper Valley Surveys) and easterly right-of-way of Vista Del Monte Street (40-foot right-of-way, Block 4, Upper Valley Surveys); Thence, South  $2^{\circ}11'00''$  East, along said easterly right-of-way, a distance of 1488.40 feet to the northerly right-of-way of Fairway Circle (40-foot right-of-way, Block 4, Upper Valley Surveys) and the **POINT OF BEGINNING** of this description;

**THENCE**, North  $87^{\circ}49'00''$  East, along said right-of-way, a distance of 1139.84 feet to the southeast corner of Tract 18A, Block 4, Upper Valley Surveys;

**THENCE**, South  $36^{\circ}44'00''$  West, a distance of 6.66 feet;

**THENCE**, South  $87^{\circ}53'27''$  West, a distance of 1135.66 feet;

**THENCE**, North  $2^{\circ}11'00''$  West, a distance of 3.71 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.116 acres (5,062 square feet) of land more or less.

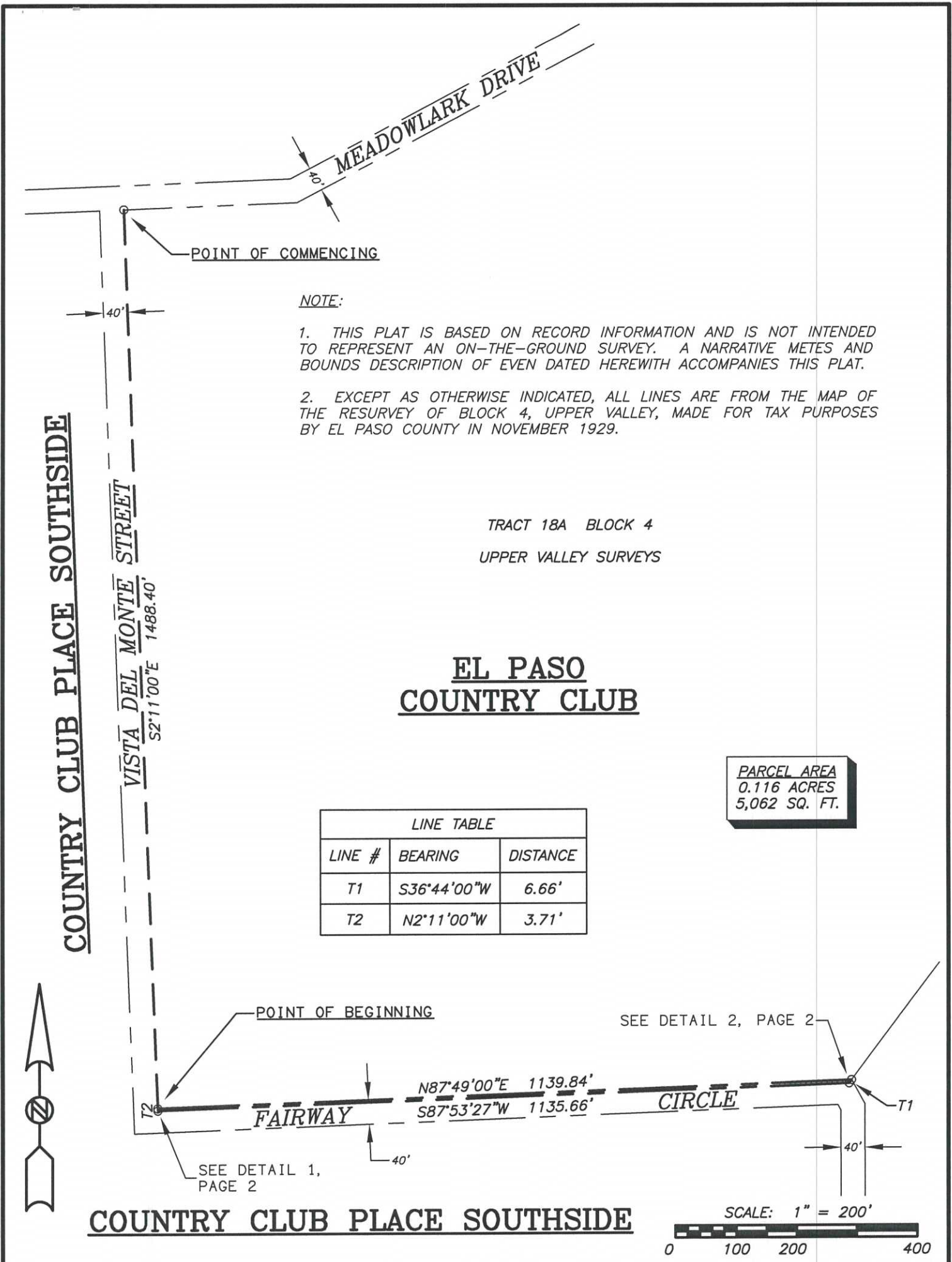
NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

ROBERT SEIPEL ASSOCIATES, INC.  
Professional Land Surveyors  
Texas Reg. Surveying Firm 10060500



Robert R. Seipel, R.P.L.S.  
President  
Texas License No. 4178

Job Number 14-0005A  
December 9, 2014



**NOTE:**

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 DATED HERewith ACCOMPANIES THIS PLAT.
2. EXCEPT AS OTHERWISE INDICATED, ALL LINES ARE FROM THE MAP OF THE RESURVEY OF BLOCK 4, UPPER VALLEY, MADE FOR TAX PURPOSES BY EL PASO COUNTY IN NOVEMBER 1929.

TRACT 18A BLOCK 4  
UPPER VALLEY SURVEYS

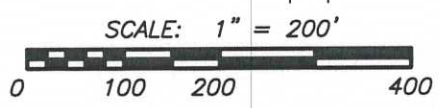
**EL PASO  
COUNTRY CLUB**

**PARCEL AREA**  
0.116 ACRES  
5,062 SQ. FT.

LINE TABLE		
LINE #	BEARING	DISTANCE
T1	$S36^{\circ}44'00''W$	6.66'
T2	$N2^{\circ}11'00''W$	3.71'



**COUNTRY CLUB PLACE SOUTHSIDE**



**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 0.116-ACRE PORTION OF FAIRWAY CIRCLE  
RIGHT-OF-WAY, EL PASO, EL PASO COUNTY, TEXAS.

TEXAS REG. SURVEYING FIRM 10060500

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ALL RIGHTS RESERVED

DATE: 12-09-14  
SCALE: 1" = 200'  
DRAWN BY: RRS  
CHK'D BY: RRS  
FB: ~  
FILE #: 14-0005A  
PAGE 1 OF 2

REVISED: 01-07-15

# Exhibit B

Property description: A 0.001-acre portion of Fairway Circle right-of-way, El Paso, El Paso County, Texas

## METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a 0.001-acre portion of Fairway Circle right-of-way (40-foot right-of-way, Block 4, Upper Valley Surveys), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

**COMMENCING** at the intersection of the southerly right-of-way of Meadowlark Drive (40-foot right-of-way, Block 4, Upper Valley Surveys) and easterly right-of-way of Vista Del Monte Street (40-foot right-of-way, Block 4, Upper Valley Surveys); Thence, South  $2^{\circ}11'00''$  East, along said easterly right-of-way, a distance of 1488.40 feet to the northerly right-of-way of Fairway Circle (40-foot right-of-way, Block 4, Upper Valley Surveys); Thence, North  $87^{\circ}49'00''$  East, along said right-of-way, a distance of 1117.80 feet to the **POINT OF BEGINNING** of this description;

**THENCE**, North  $87^{\circ}49'00''$  East, continuing along said right-of-way, a distance of 10.07 feet;

**THENCE**, South  $9^{\circ}06'35''$  East, a distance of 5.21 feet;

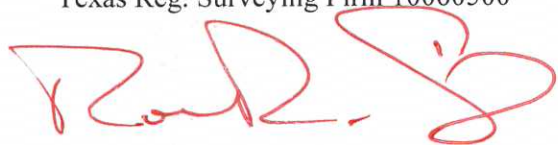
**THENCE**, South  $87^{\circ}53'27''$  West, a distance of 10.08 feet;

**THENCE**, North  $9^{\circ}06'35''$  West, a distance of 5.20 feet to the **POINT OF BEGINNING** of this description.

Said parcel of land contains 0.001 acres (52 square feet) of land more or less.

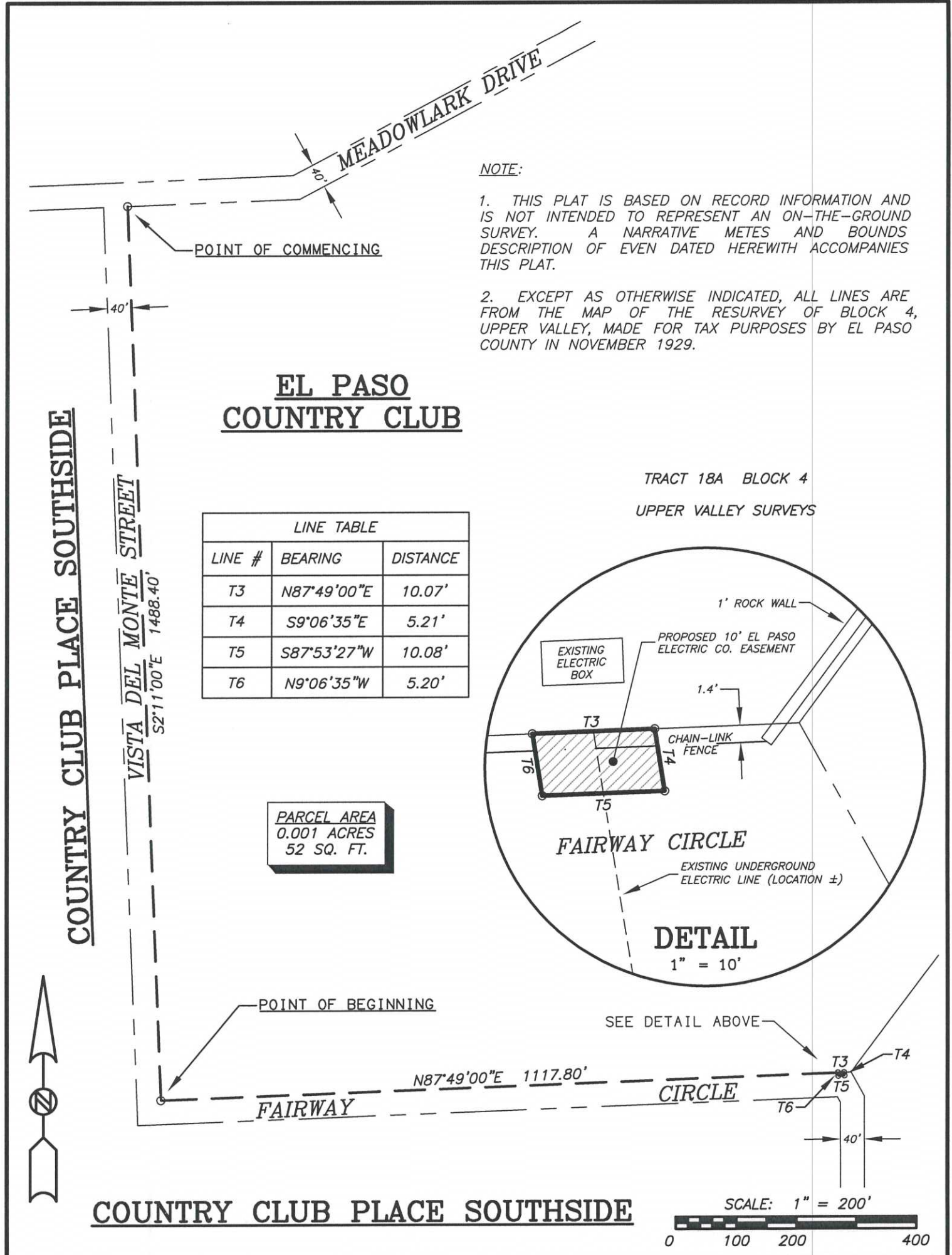
NOTE: THIS DESCRIPTION IS BASED ON RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT AN ON-THE-GROUND SURVEY. A PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.

ROBERT SEIPEL ASSOCIATES, INC.  
Professional Land Surveyors  
Texas Reg. Surveying Firm 10060500



Robert R. Seipel, R.P.L.S.  
President  
Texas License No. 4178

Job Number 14-0005B  
January 7, 2015



**NOTE:**

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 DATED HEREWITH ACCOMPANIES THIS PLAT.

2. EXCEPT AS OTHERWISE INDICATED, ALL LINES ARE FROM THE MAP OF THE RESURVEY OF BLOCK 4, UPPER VALLEY, MADE FOR TAX PURPOSES BY EL PASO COUNTY IN NOVEMBER 1929.



**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 0.001-ACRE PORTION OF FAIRWAY CIRCLE  
 RIGHT-OF-WAY, EL PASO, EL PASO COUNTY, TEXAS.

TEXAS REG. SURVEYING FIRM 10060500

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DATE: 01-07-15  
 SCALE: 1" = 200'  
 DRAWN BY: RRS  
 CHK'D BY: RRS  
 FB: ~  
 FILE #: 14-0005B

**MEMORANDUM**

**DATE:** June 30, 2015

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

**FROM:** Jeff Howell, Planner

**SUBJECT:** Right-of-Way Vacation SURW14-00007 (North of Fairway Circle and East of Vista Del Monte Street)

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The proposed right-of-way vacation was scheduled for the City Plan Commission (CPC), on January 29, 2015. The CPC recommended **approval** of the proposed right-of-way vacation.

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

**Property Owners/Applicant:** El Paso Country Club Inc.

**Attachments:** Staff Report



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

### REVISED

**Case No:** SURW14-00007 Fairway Circle Right-of-Way Vacation  
**Application Type:** Right-of-Way Vacation  
**CPC Hearing Date:** January 29, 2015  
**Staff Planner:** Jeff Howell, (915) 212-1607, [howelljb@elpasotexas.gov](mailto:howelljb@elpasotexas.gov)  
**Location:** North of Fairway Circle and East of Vista Del Monte St  
**Acreage:** 0.116 acres  
**Rep District:** 8  
**Existing Use:** Street right-of-way  
**Existing Zoning:** R-1 (Residential)  
**Proposed Zoning:** R-1 (Residential)  
**Property Owner:** El Paso Country Club Inc.  
**Applicant:** El Paso Country Club Inc.  
**Representative:** El Paso Country Club Inc.

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

**North:** R-1 (Residential) / Golf Course  
**South:** R-1 (Residential) / Single-family homes  
**East:** R-2/sc (Residential/special contract) / Single-family homes  
**West:** R-1 (Residential) / Single-family homes

**PLAN EL PASO DESIGNATION:** O1, Preserve/G3, Post-war

### **APPLICATION DESCRIPTION**

The applicant is proposing to vacate a 3' to 5' wide strip of Fairway Circle right-of-way, approximately 1,139' in length (0.116 acres), which is outside of their existing property line in order to construct a wall and preserve existing trees along the southern edge of the golf course.

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 200 feet of the subject property and within the original subdivision on January 15, 2015. The Planning Division did receive two phone calls from residents asking for information about the project.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of Fairway Circle Street Vacation subject to the following conditions:

**Planning Division Recommendation:**

Staff recommends **approval**.

**Planning and Inspections Department - Land Development**

We have reviewed subject plats and recommend **Approval**.

1. Any proposed boundary walls or improvements shall not impede street storm-water runoff from entering the subject property through the use of adequate openings.

**Parks and Recreation Department**

We have reviewed **Fairway Circle – Street Vacation**, a survey map and offer “No” objections to this proposed easement vacation request.

**El Paso Water Utilities**

The El Paso Water Utilities does not object to the proposed street vacation. There are no existing water mains, sanitary sewer mains or appurtenances within the portion of right-of way to be vacated.

**El Paso Fire Department**

No comments received.

**Sun Metro**

No comments received.

**TxDOT**

No comments received.

**Central Appraisal District**

No comments received.

**El Paso Electric Company**

We do have an existing underground 3 phase line just west of the detail 2 that we would like retain a 10’ easement on the small strip being vacated.

**Texas Gas Company**

Texas Gas Service currently maintains existing natural gas facilities within the above-mentioned Fairway Circle right-of-way, however, the facilities, per Texas Gas Service records, do not conflict with the proposed section requesting to be vacated. Therefore, Texas Gas Service offers a conditional non-objection to the plans submitted that is subject to field verification of the utility. In addition, Texas Gas Service requests that applicant contact Texas811 prior to excavation and construction to locate utility facilities. In the event that field verification or line locates determine a conflict with the proposed street vacation, applicant, owner, and or its representative will be responsible for all costs associated to relocate any gas facilities.

**El Paso Independent School District**

No comments received.

**Attachments**

1. Location Map
2. Aerial Map
3. Survey
4. Survey close-up
5. Application

ATTACHMENT 1



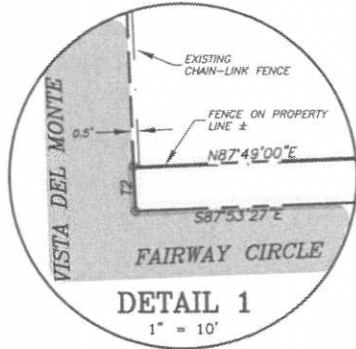
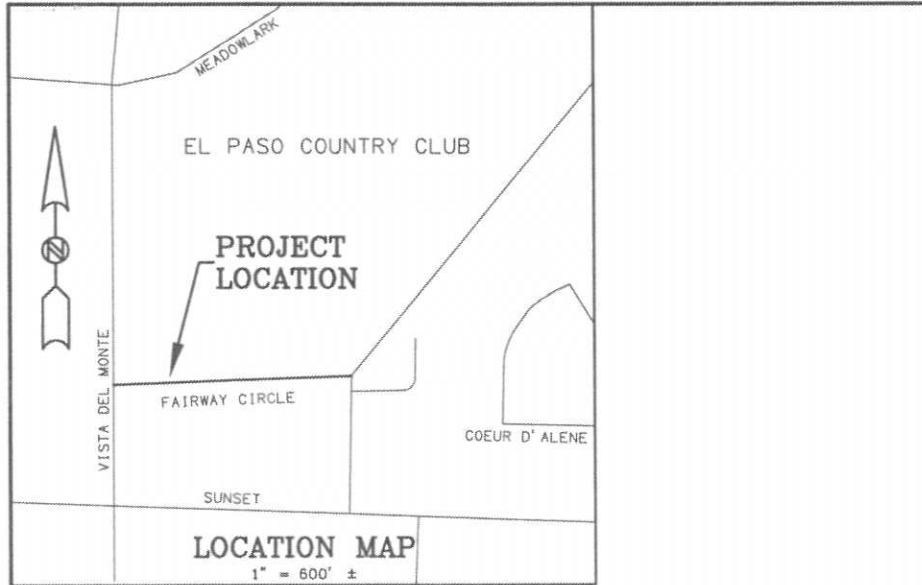
ATTACHMENT 2

FAIRWAY CIRCLE  
ROW VACATION

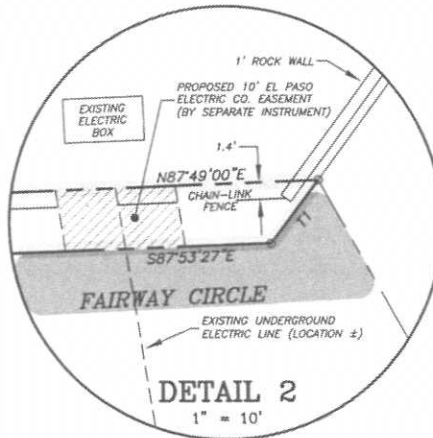




**ATTACHMENT 4**



LINE TABLE		
LINE #	BEARING	DISTANCE
T1	S36°44'00"W	6.66'
T2	N2°11'00"W	3.71'



**ROBERT SEIPEL ASSOCIATES, INC.**  
**PROFESSIONAL LAND SURVEYORS**

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

REVISED: 01-07-15	A 0.116-ACRE PORTION OF FAIRWAY CIRCLE RIGHT-OF-WAY, EL PASO, EL PASO COUNTY, TEXAS.	DATE: 12-09-14
	TEXAS REG. SURVEYING FIRM 10060500	SCALE: 1" = 200'
	COPYRIGHT © 2014 ROBERT SEIPEL ASSOCIATES, INC. ALL RIGHTS RESERVED	DRAWN BY: RRS
		CHK'D BY: RRS
		FB: ~
		FILE #: 14-0005A
		<b>PAGE 2 OF 2</b>

**ATTACHMENT 5**



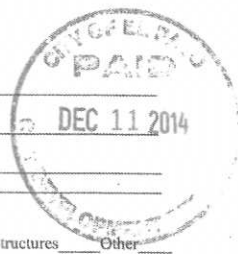
CITY OF EL PASO, TEXAS  
APPLICATION FOR VACATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY

Date: 12, 11, 14 File No. SURW14-00007

1. APPLICANTS NAME El Paso country club  
ADDRESS 5000 country club place ZIP CODE 79922 TELEPHONE 915-584-1111

2. Request is hereby made to vacate the following: (check one)  
Street  Alley  Easement  Other

Street Name(s) Fairway Subdivision Name \_\_\_\_\_  
Abutting Blocks \_\_\_\_\_ Abutting Lots \_\_\_\_\_



3. Reason for vacation request: \_\_\_\_\_

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

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

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

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

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

Signature	Legal Description	Telephone
<u>[Signature]</u>	_____	<u>915-637-4578</u>
_____	_____	_____
_____	_____	_____

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

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

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

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

OWNER SIGNATURE: [Signature]  
REPRESENTATIVE: [Signature]

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

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



# Recommendation/Public Input

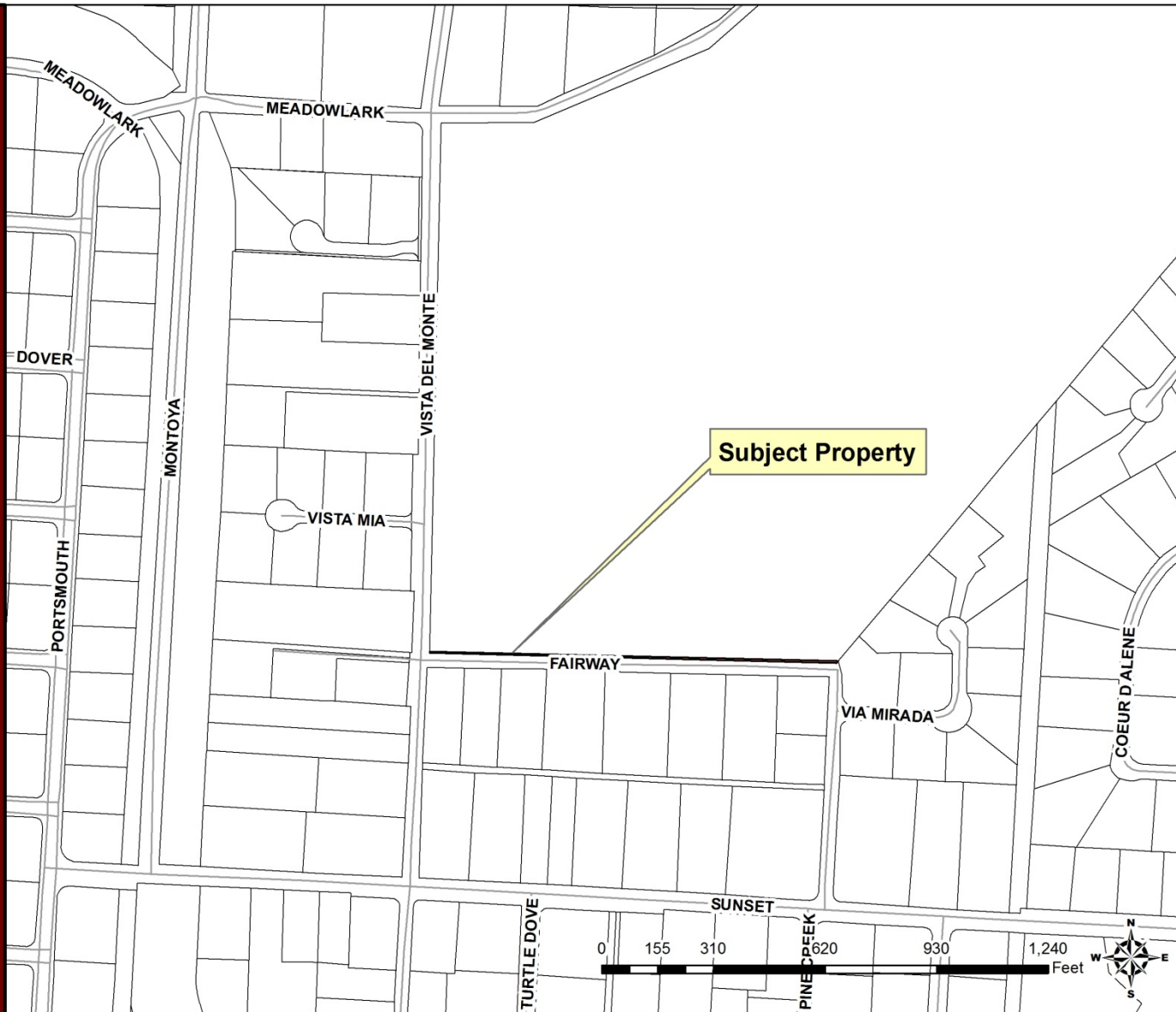
- **Planning & Inspections Recommendation:** Approval
- **CPC Vote:** Unanimous Approval

## **Strategic Goal #3-Promote the Visual Image of El Paso**

- 3.1 Provide business-friendly permitting and inspection processes
- 3.2 Improve the visual impression of the community.



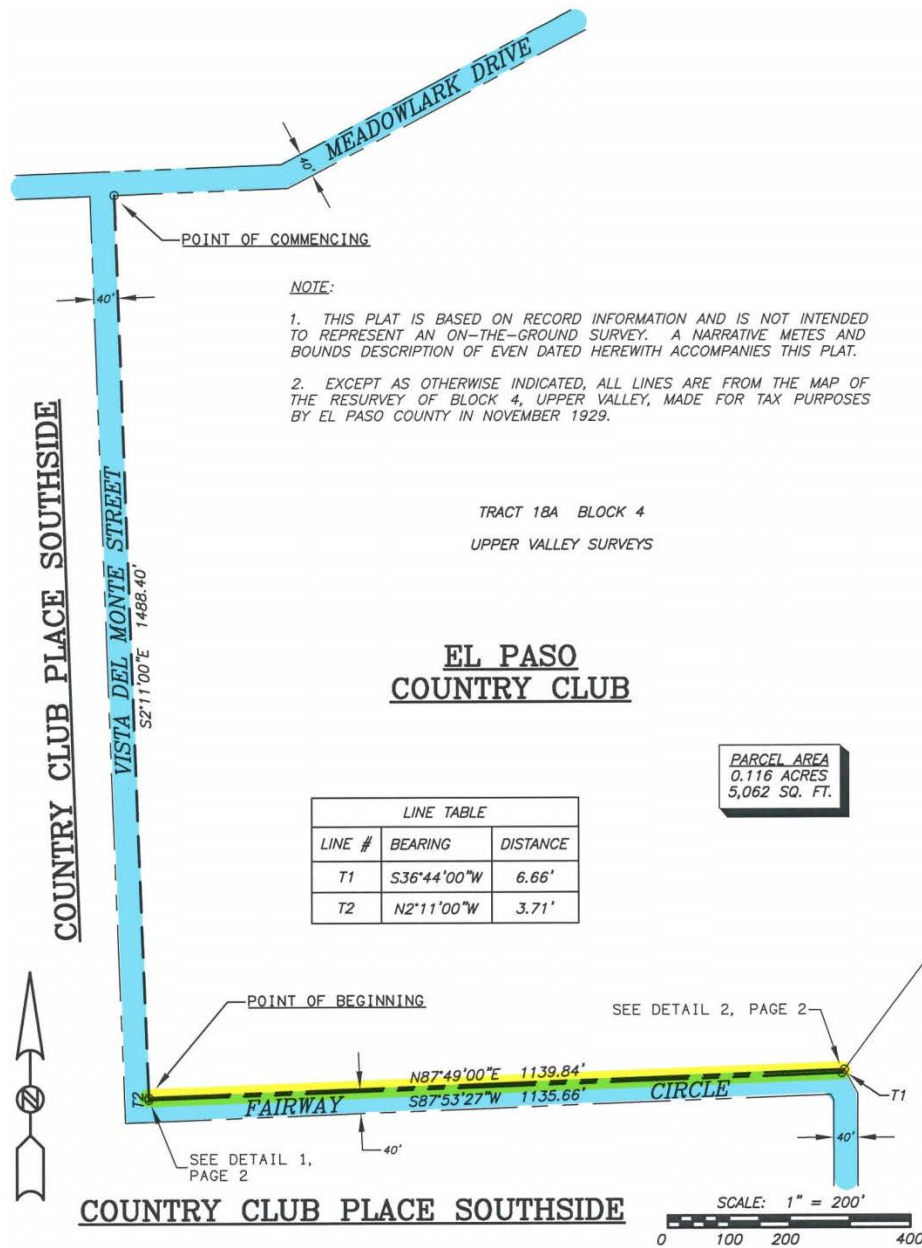
# FAIRWAY CIRCLE ROW VACATION



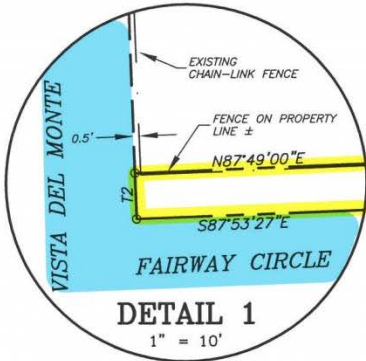
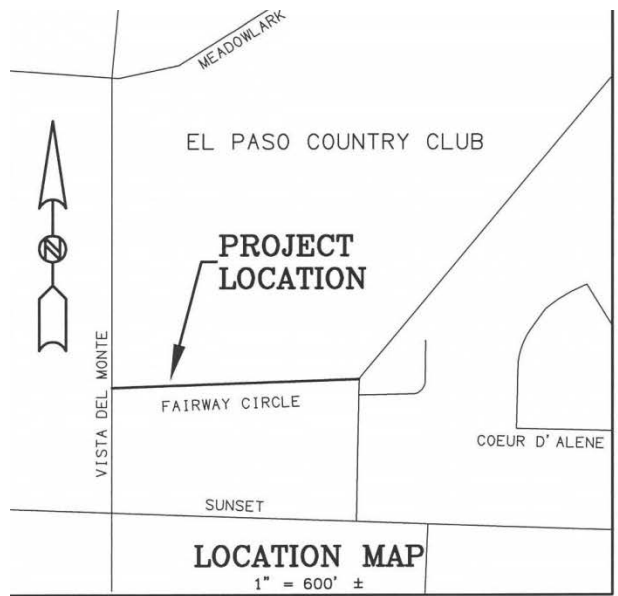


FAIRWAY CIRCLE  
ROW VACATION

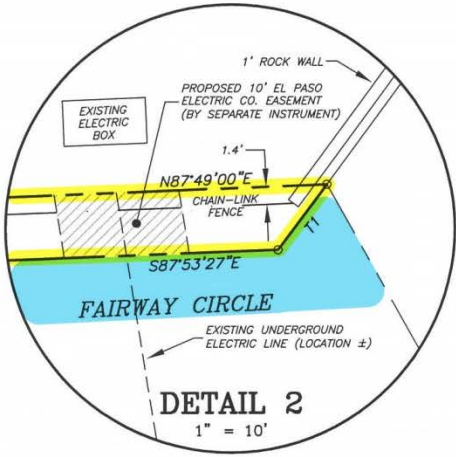




"Delivering Outstanding Services"



LINE TABLE		
LINE #	BEARING	DISTANCE
T1	S36°44'00"W	6.66'
T2	N2°11'00"W	3.71'



*"Delivering Outstanding Services"*



View looking toward the West

*“Delivering Outstanding Services”*



View looking toward the East

*“Delivering Outstanding Services”*



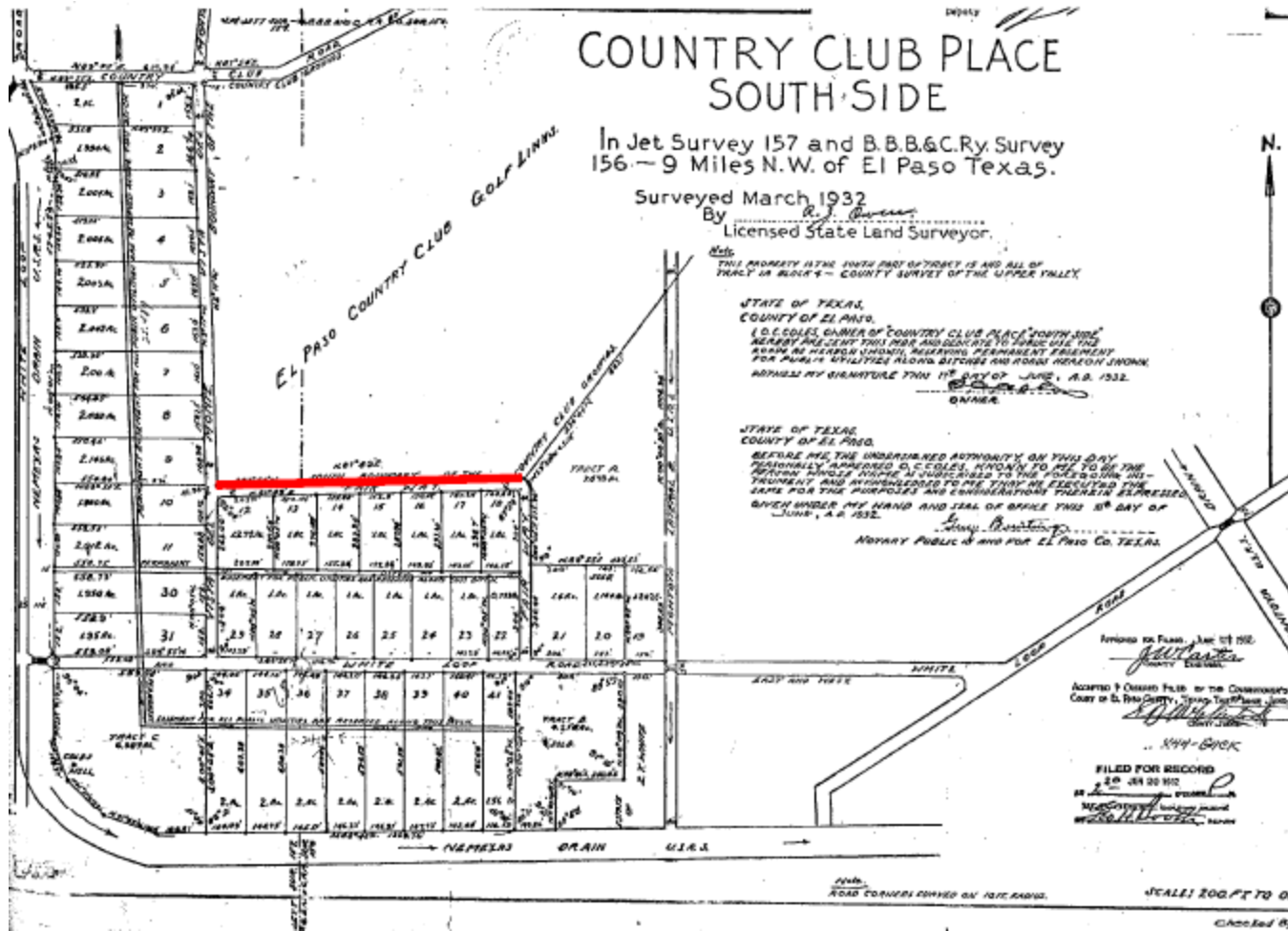
**View looking toward the property at the Western edge**

*"Delivering Outstanding Services"*



**View looking toward the property at the Eastern edge**

*“Delivering Outstanding Services”*





# FAIRWAY CIRCLE ROW VACATION





# FAIRWAY CIRCLE ROW VACATION

