City of El Paso – City Plan Commission Staff Report

Case No:	PZDS15-00025 (Related to Condition Release Application PZCR15-00006)
Application Type:	Detailed Site Development Plan Review
CPC Hearing Date:	February 11, 2016
Staff Planner:	Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov
Location:	310 Mesa Hills Drive
Legal Description:	Portion of Lot 1, Block 2, Mesa Hills West, City of El Paso, El Paso County, Texas
Acreage:	2.110 acres
Rep District:	8
Current Zoning:	C-1/sc (Commercial/special contract)
Existing Use:	Vacant
C/SC/SP/ZBA/LNC:	Condition imposed by Ordinance No. 7718, dated March 29, 1983 and Special Contract 82825, corrected in Special Contract 33164
Request:	Detailed Site Development Plan Review
Proposed Use:	Medical Office
Property Owner:	AHTX 1, LLC
Representative:	SMS Architects

SURROUNDING ZONING AND LAND USE
North: A-2/sc (Apartments/special contract) / Apartments
South: C-1/sc (Commercial/special contract) / Apartments
East: C-1/sc (Commercial/special contract) / Vacant
West: C-1/sc (Commercial/special contract) / Convenience Store and Gas Station

PLAN EL PASO DESIGNATION: G-4, Suburban (Walkable) (Northwest Planning Area)
NEAREST PARK: Galatzan Park (1,022 feet)
NEAREST SCHOOL: L.B. Johnson Elementary School (2,190 Feet)

NEIGHBORHOOD ASSOCIATIONS
Upper Valley Improvement Association
Upper Mesa Hills Neighborhood Association
Mesa Hills Neighborhood Association
Coronado Neighborhood Association

NEIGHBORHOOD INPUT
Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, *Notice* of the El Paso City Code.

CASE HISTORY
On March 29, 1983, City Council approved Ordinance No. 7718, rezoning the subject property imposed conditions through Special Contract No.82825, corrected in Special Contract No. 33164 as follows:

1. No building permits shall be issued for construction until a detailed site development plan has been approved by the Commission and City Council for the parcels for which the permits are being requested.

2. No building permits shall be issued for construction until a subdivision plat is approved and filed of record for the parcels for which the permits are being requested.

3. If Parcel 3 (A-0) is developed for offices, access to Cabaret Drive shall be prohibited.

4. The pedestrian path located in A.F. Miller Survey #215 (Tracts 4Kl and 4E) will be rerouted as shown on the map identified as Exhibit "A", attached hereto and made a part here of by reference. Except for that portion of the path in the right-of-way of Mesa Hills Drive, which has already been improved with sidewalk or street paving, the path shall be 5 feet wide, have a subgrade to be compacted to 90% of maximum dry density, have a base of crushed stone 4 inches thick and be paved with 13 inches of Hot Mix Asphaltic Concrete (H.M.A.C.). The drainage pipe, which comes under Quail Hollow Shopping Center and into Tract 215 - 4Kl from the northeast, shall be extended under the path so as to prevent said path from flooding during period of rain. A permanent six-foot high rock wall shall be constructed adjacent to the path and its common north / south boundary with Quail Hollow Shopping Center in Tract 4Kl, A.F. Miller Survey #215. The improvements in this paragraph 4 shall be completed prior to the issuance of a grading permit for the construction of Mesa Hills Drive.

5. A permanent six-foot high chain link fence will be installed as per Exhibit "A". To the extent that said permanent fence has not been installed prior to the issuance of a grading permit for the construction of Mesa Hills Drive, a temporary six-foot high chain link fence shall be substituted therefor and used during construction only. Said temporary fence shall be located in the south side of the right-of-way for Mesa Hills Drive, provided, however, that as an alternative it can be located on El Paso Independent School Property, if with their permission, as shown on Exhibit "A".

6. No building of any kind shall be permitted in the area described by metes and bounds in the attached Exhibit "B" which is made a part hereof by reference.

7. Before the City Council shall amend this contract, notice of such proposed change shall be mailed to the parent-teacher organization or association for Lyndon B. Johnson Elementary School and Morehead Intermediate School, in care of their respective school principals.

The present detailed site development plan review has been submitted to fulfill Condition #1.

APPLICATION DESCRIPTION

The detailed site development plan shows one proposed office building totaling 18,083 sq. ft. on a currently vacant 2.110 acre parcel. The proposed use is a medical office. The development requires 74 parking spaces and the applicant proposes 85 parking spaces, including 4 ADA accessible parking spaces and 6 bicycle parking spaces. Access to the subject property is proposed from Mesa Hills Drive and Suncrest Drive.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the detailed site development plan request as it meets all the requirements of Section 20.04.150, Detailed Site Development Plan.

ANALYSIS

20.04.140 When required.

Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.

A detailed site development plan review is required due to a condition imposed on the subject property. Special Contract No.82825, corrected in Special Contract No. 33164, that a detailed site development plan be approved by the City Plan Commission and City Council.

20.04.150 Procedure.

D. City plan commission approval. Pursuant to this Code, the city plan commission, in addition to the powers and duties identified in this chapter, shall have final authority on approval of all other detailed site development plans, unless a zoning condition, contract provision, other city code provision or state law require the detailed site development plan to be approved by city council.

1. The planning division shall make its recommendations to the city plan commission within thirty days after a complete application is submitted.
2. The city plan commission shall hold a public hearing at its regular meeting that is within thirty days from receipt of department recommendations.
3. The commission shall consider the following information when approving a proposed detailed site development plan: the boundaries of the tract proposed for development; location and arrangement of structures; determine if the use conforms to applicable zoning regulations, determine if historic landmark commission approval has been granted for architectural design of all structures if located in a historic district and the design conforms to such approval; location of utility rights-of-way and easements and stormwater drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces and landscape planted areas.
4. In no instance shall the city plan commission have authority to vary the yard standards applicable to the district.
5. The city plan commission shall approve the plan if it complies with all applicable code provisions.

Planning Staff has reviewed the detailed site development plan and recommends approval as it meets all of the requirements.

Plan El Paso- Future Land Use Map Designation
All applications for detailed site plan review shall demonstrate compliance with the following criteria:

G-4 – Suburban (Walkable): This sector applies to modern single use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the C-1 (Community Commercial) district is to provide compatible neighborhood convenience goods and services that serve day-to-day needs. It also permits locations for business and professional offices and retail category uses within adjacent residential areas of medium and high densities.

COMMENTS:

Planning and Inspections Department - Planning Division – Transportation
No objections.

TXDOT
No comments received. Mesa Hills Dr. and Suncrest Dr. are not TXDOT rights-of-way.

EPDOT:
No TIA required.

Planning and Inspections Department – Plan Review
No objection proposed DSP. At the time of submittal for building permit the project will need to comply with all applicable provisions of the IBC, TAS and local municipal code.

Planning and Inspections Department - Land Development
1. Show proposed runoff direction for future developments to the east.
2. Provide and secure a private drainage easement to allow unobstructed runoff from the eastern lots

through subject lot as per approved Mesa Hills West master drainage plans, prior to issuance of building permits.

Planning and Inspections Department - Landscape
No objection proposed DSP. At the time of submittal for building permit the project will need to comply with all applicable provisions of the IBC, TAS and local municipal code.

Fire Department
Recommend Approval.

El Paso Water Utilities
EPWU-PSB Planning & Development Section does not object to this request.

Water:

1. There is an existing 8-inch diameter water main located along the east side of Suncrest Drive, approximately 21 feet west of and parallel to the eastern right-of-way line of Suncrest Drive. This water main is available for service.

2. There is an existing 12-inch diameter water main located along the northwest side of Mesa Hills Drive, approximately 30 feet southeast of and parallel to the northwestern right-of-way line of Mesa Hills Drive. This water main is available for service.

3. Previous water pressure readings from fire hydrant #6035 located approximately 5-ft southeast of Mesa Hills Drive has yielded a static pressure of 95 (psi), a residual pressure of 90 (psi), and a discharge of 1,872 gallons per minute.

4. 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.

Sanitary Sewer:

1. There is an existing 8-inch diameter sanitary sewer main located along the west side of Suncrest Drive, approximately 30 feet east of and parallel to the western right-of-way line of Suncrest Drive. This sanitary sewer main is available for service.

2. There is an existing 12-inch diameter sanitary sewer main located along the southeast side of Mesa Hills Drive, approximately 40 feet northwest of and parallel to the southeastern right-of-way line of Mesa Hills Drive. This sanitary sewer main is available for service.

Reclaim Water:

1. There is an existing 12-inch diameter reclaimed water main located along the southeast side of Mesa Hills Drive, approximately 23 feet northwest of and parallel to the southeastern right-of-way line of Mesa Hills Drive. This reclaimed water main is not available for service.

General:

1. There is an existing 20-foot EPWU-PSB drainage easement located along the west side of the subject property. No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above reference EPWU-PSB easements without the written consent of EPWU-PSB. The Developer shall refrain from constructing rock walls, buildings, signs, curbs or any structure that will interfere with the access to the EPWU-PSB easements. There shall be at least 5-foot setback from the easement line to any sign or structure.

2. EPWU-PSB requires a new service application for service to the property. New service applications

should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-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.

El Paso Water Utilities-Stormwater Division

The site plan shows the installation of a private storm sewer system connecting to a storm drain structure that runs through this property which empties into the Mesa Hills Channel in the back. EWPU does not object to this, but recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

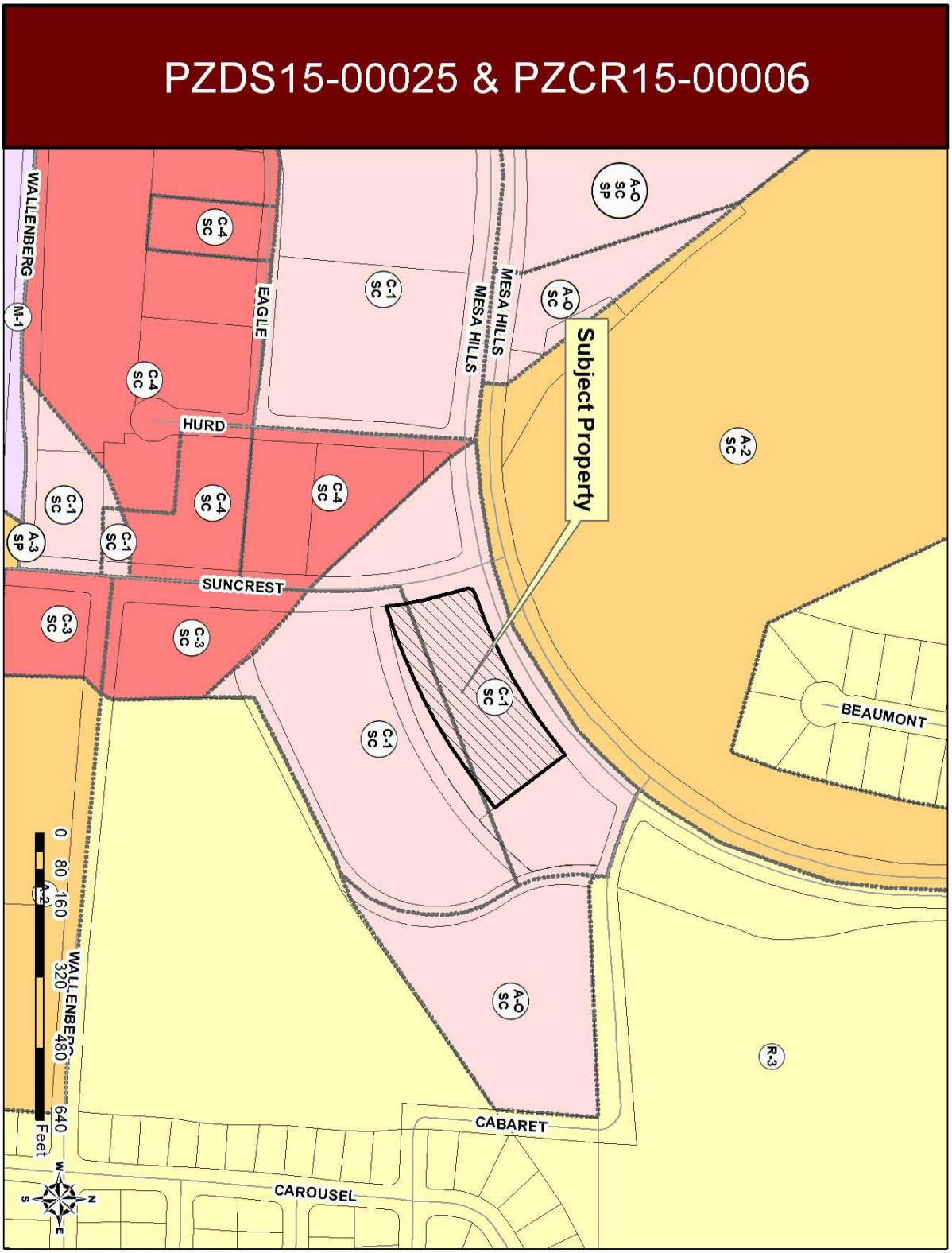
Sun Metro

Agree with revised site plan to accommodate bus stop.

Attachments

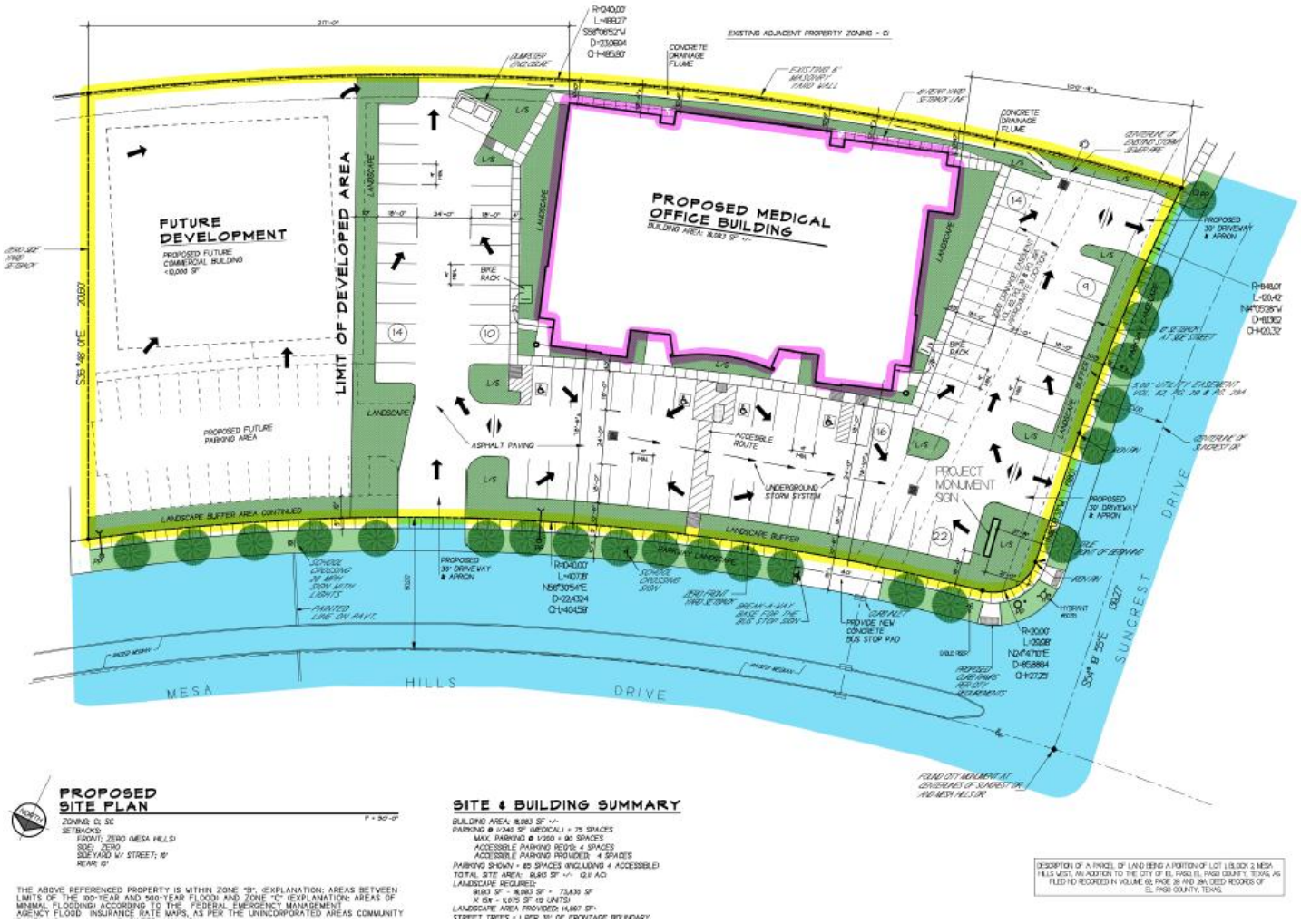
1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations
5. Ordinance No. 7718
6. Special Contract 82825
7. Special Contract 33164

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



PROPOSED SITE PLAN

ZONING: O, SC

SETBACKS:
FRONT: ZERO (MESA HILLS)
SIDE: ZERO
SIDEYARD W/ STREET: 10'
REAR: 10'

1" = 30'-0"

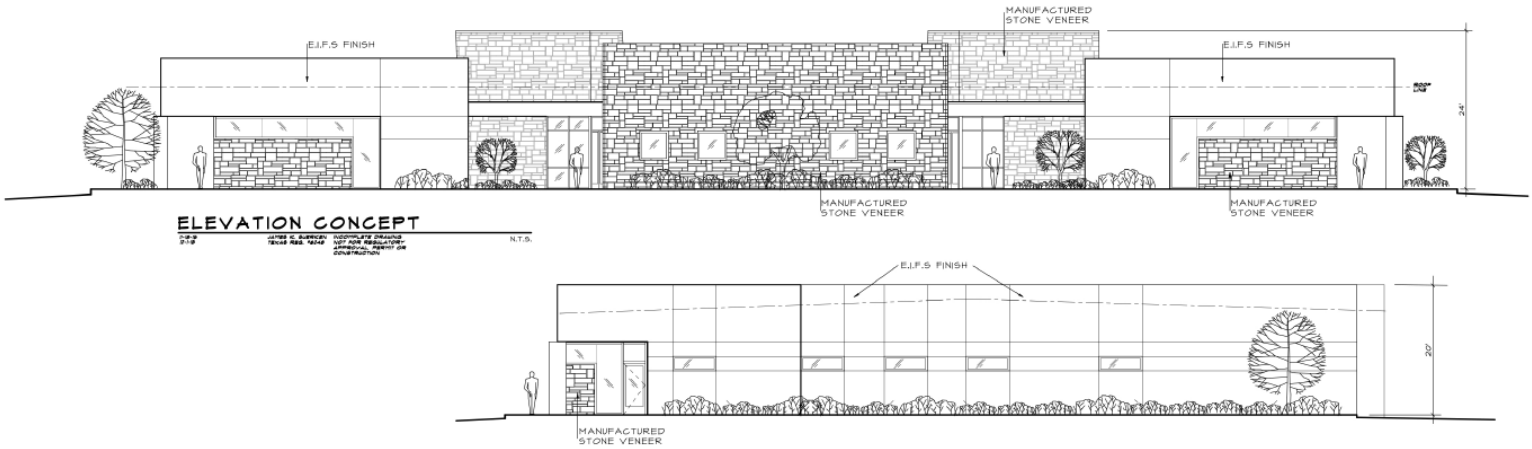
THE ABOVE REFERENCED PROPERTY IS WITHIN ZONE "B", (EXPLANATION: AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD) AND ZONE "C" (EXPLANATION: AREAS OF MINIMAL FLOODING) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, AS PER THE UNINCORPORATED AREAS COMMUNITY

SITE & BUILDING SUMMARY

BUILDING AREA: 16,083 SF +/-
PARKING @ 1/340 SF (MEDICAL) = 75 SPACES
MAX. PARKING @ 1/200 = 80 SPACES
ACCESSIBLE PARKING REQ'D: 4 SPACES
ACCESSIBLE PARKING PROVIDED: 4 SPACES
PARKING SPACES = 85 SPACES (INCLUDING 4 ACCESSIBLE)
TOTAL SITE AREA: 16,083 SF +/- (2.0 AC)
LANDSCAPE REQUIRED:
16,083 SF - 16,083 SF = 73,439 SF
X 15% = 10,975 SF (12 UNITS)
LANDSCAPE AREA PROVIDED: 14,697 SF+
STREET TREES = 1 PER 30' OF FRONTAGE ROADWAY

DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 2, MESA HILLS WEST, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, AS FILED AND RECORDED IN VOLUME 62, PAGE 28 AND 29A, DEED RECORDS OF EL PASO COUNTY, TEXAS.

ATTACHMENT 4: ELEVATIONS



ATTACHMENT 5: ORDINANCE NO. 7718

7718

AN ORDINANCE CHANGING THE ZONING
OF A PORTION OF TRACT 34A, A.F. MILLER
SURVEY #214 AND TRACT 4A, A.F. MILLER SURVEY
#215, THE PENALTY BEING AS PROVIDED IN
SECTION 25-96 OF THE EL PASO CITY CODE

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

That the zoning of a portion of Tract 34A, A.F. Miller Survey #214 and Tract 4A, A.F. Miller Survey #215, as more particularly described on the attached metes and bounds descriptions, identified as Parcel 1, Parcel 2 and Parcel 3 and made a part hereof by reference, be changed within the meaning of the zoning ordinance and the zoning map of the City of El Paso be revised accordingly, as follows:

Parcel 1 - 39.760 acres to A-2,
Parcel 2 - 12.584 acres to C-1,
Parcel 3 - 3.931 acres to A-O.

PASSED AND APPROVED THIS 29th day of MARCH, 1983.

Mayor

ATTEST:

City Clerk

I, certify that the zoning map has been revised to reflect the amendment of ordinance #7718
Date 4-4-83

APPROVED AS TO FORM:

Assistant City Attorney

I CERTIFY THAT THE FOLLOWING ZONING MAPS HAVE BEEN REVISED: L.D.
4-4-83 COUNTER
4-4-83 ORIGINAL
4-4-83 Bldg. Inspection
4-4-83 CONTROL

82-4813
MAR 31 1983
DEPARTMENT
PLANNING

APPROVED AS CONTENT:

Planning, Research and Development

7718

Contract dated 3/17/83

82825

CONTRACT

THIS CONTRACT, made this 1st day of March, 1983, by and between DERRICK & SCHAEFER, INC., First Party, and the CITY OF EL PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for rezoning portion of Tract 34A, A.F. Miller Survey #214 and Tract 4A, A.F. Miller Survey #215, City and County of El Paso, Texas which are more particularly described by metes and bounds as Parcels 1, 2 and 3 in the attached exhibits which are made a part hereof by reference. To remove certain objections to such rezoning, First Party covenants that if the property is respectively rezoned to A-2 (Apartment), C-1 (Commercial) and A-O (Apartment-Office) Districts within the meaning of the zoning ordinance of the City of El Paso, it shall be subject to the following restrictions, conditions and covenants:

1. No building permits shall be issued for construction until a detailed site development plan has been approved by the Commission and City Council for the parcels for which the permits are being requested.

2. No building permits shall be issued for construction until a subdivision plat is approved and filed of record for the parcels for which the permits are being requested.

3. If Parcel 3 (A-0) is developed for offices, access to Cabaret Drive shall be prohibited.

4. The pedestrian path located in A.F. Miller Survey #215 (Tracts 4K1 and 4E) will be rerouted as shown on the map identified as Exhibit "A", attached hereto and made a part herof by reference. Except for that portion of the path in the right-of-way of Mesa Hills Drive, which has already been improved with sidewalk or street paving, the path shall be 5 feet wide, have a subgrade to be compacted to 90% of maximum dry density, have a base of crushed stone 4 inches thick and be paved with 1½ inches of Hot Mix Asphaltic Concrete (H.M.A.C.). The drainage pipe, which comes under Quail Hollow Shopping Center and into Tract 215 - 4K1 from the northeast, shall be extended under the path so as to prevent said path from flooding during period of rain. A permanent six-foot high rock wall shall be constructed adjacent to the path and its common north/south boundary with Quail Hollow Shopping Center in Tract 4K1, A.F. Miller Survey #215. The improvements in this paragraph 4 shall be completed prior to the issuance of a grading permit for the construction of Mesa Hills Drive.

5. A permanent six-foot high chain link fence will be

1339-0463

installed as per Exhibit "A". To the extent that said permanent fence has not been installed prior to the issuance of a grading permit for the construction of Mesa Hills Drive, a temporary six-foot high chain link fence shall be substituted therefor and used during construction only. Said temporary fence shall be located in the south side of the right-of-way for Mesa Hills Drive, provided, however, that as an alternative it can be located on El Paso Independent School Property, if with their permission, as shown on Exhibit "A".

6. No building of any kind shall be permitted in the area described by metes and bounds in the attached Exhibit "B" which is made a part hereof by reference.

7. Before the City Council shall amend this contract, notice of such proposed change shall be mailed to the parent-teacher organization or association for Lyndon B. Johnson Elementary School and Morehead Intermediate School, in care of their respective school principals.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Party and its successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

WITNESS THE FOLLOWING SIGNATURES AND SEALS.

DERRICK & SHAEFER, INC.
First Party

By _____
Title Executive Vice President

ATTEST:

_____
Secretary

THE CITY OF EL PASO
Second Party

By _____
Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO CONTENT:

_____
Planning, Research and Development

APPROVED AS TO FORM:

_____
Assistant City Attorney

1339-0464

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 17th day of March, 1983, by Charles E. Bailey representative for DERRICK & SHAEFER, INC..

Mary T. Zuck
Notary Public, State of Texas

My Commission Expires:

11-11-85

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 30th day of March, 1983, by JONATHAN W. ROGERS, as Mayor of the City of El Paso.

Rose E. Bennett
Notary Public, State of Texas

My Commission Expires:

11/12/85

3

1339-0465

82825 #151- 7.00

FILED FOR RECORD
IN MY OFFICE

'83 APR 11 PM 2:43

COUNTY CLERK
EL PASO COUNTY, TEXAS
DEPUTY

STATE OF TEXAS COUNTY OF EL PASO

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of Real Property, El Paso County, Texas.

APR 11 1983

COUNTY, CLERK, El Paso County, Texas

1339-0466

ATTACHMENT 7: SPECIAL CONTRACT 33164

33164

106-150
89 8135

CORRECTION CONTRACT

THIS CORRECTION CONTRACT, made this 25th day of September, 1985, by and between DERRICK & SCHAEFER INCORPORATED, First Party, and the CITY OF EL PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for rezoning portion of Tract 34A, A.F. Miller Survey #214 and Tract 4A, A.F. Miller Survey #215, City and County of El Paso, Texas which are more particularly described by metes and bounds as Parcels 1, 2 and 3 in the attached exhibits which are made a part hereof by reference. To remove certain objections to such rezoning, First Party covenants that if the property is respectively rezoned to A-2 (Apartment), C-1 (Commercial) and A-0 (Apartment-Office) Districts within the meaning of the zoning ordinance of the City of El Paso, it shall be subject to the following restrictions, conditions and covenants:

1. No building permits shall be issued for construction until a detailed site development plan has been approved by the Commission and City Council for the parcels for which the permits are being requested.

2. No building permits shall be issued for construction until a subdivision plat is approved and filed of record for the parcels for which the permits are being requested.

3. If Parcel 3 (A-0) is developed for offices, access to Cabaret Drive shall be prohibited.

4. The pedestrian path located in A.F. Miller Survey #215 (Tracts 4K1 and 4E) will be rerouted as shown on the map identified as Exhibit "A", attached hereto and made a part hereof by reference. Except for that portion of the path in the right-of-way of Mesa Hills Drive, which has already been improved with sidewalk or street paving, the path shall be 5 feet wide, have a subgrade to be compacted to 90% of maximum dry density, have a base of crushed stone 4 inches thick and be paved with 11/2 inches of Hot Mix Asphaltic Concrete (H.M.A.C.). The drainage pipe, which comes under Quail Hollow Shopping Center and into Tract 215 - 4K1 from the northeast, shall be extended under the path so as to prevent said path from flooding during period of rain. A permanent six-foot high rock wall shall be constructed adjacent to the path and its common north/south boundary with Quail Hollow Shopping Center in Tract 4K1, A.F. Miller Survey #215. The improvements in this paragraph 4 shall be completed prior to the issuance of a grading permit for the construction of Mesa Hills Drive.

1598-0787

5. A permanent six-foot high chain link fence will be installed as per Exhibit "A". To the extent that said permanent fence has not been installed prior to the issuance of a grading permit for the construction of Mesa hills Drive, a temporary six-foot high chain link fence shall be substituted therefor and used during construction only. Said temporary fence shall be located in the south side of the right-of-way for Mesa Hills Drive, provided, however, that as an alternative it can be located on El Paso Independent School Property, if with their permission, as shown on Exhibit "A".

6. No building of any kind shall be permitted in the area described by metes and bounds in the attached Exhibit "B" as depicted on Exhibit "B(1)" which are made a part hereof by reference.

7. Before the City Council shall amend this contract, notice of such proposed change shall be mailed to the parent-teacher organization or association for Lyndon B. Johnson Elementary School and Morehead Intermediate School, in care of their respective school principals.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Party and its successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

This Correction Contract is executed and filed of record in the Deed Records of El Paso County, Texas, attaching Exhibits "A" and "B" which were erroneously not attached to that certain Contract dated March 17, 1983, between First Party and Second Party, recorded in Volume 1339, Page 463, County Clerk's Records, El Paso County, Texas, and to supplement the same by attaching Exhibit "B(1)" depicting the real property described on Exhibit "B".

1598-0788

WITNESS THE FOLLOWING SIGNATURES AND SEALS.

ATTEST:

- None Required -
Secretary

DERRICK & SCHAEFER INCORPORATED
First Party

BY: Michael E. Ridley
Title: Exec. Vice President

ATTEST:

City Clerk

THE CITY OF EL PASO
Second Party

BY:
Mayor

APPROVED AS TO CONTENT:

Planning, Research and Development

APPROVED AS TO FORM:

Assistant City Attorney

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on Sept. 25, 1985, by MICHAEL E. RIDLEY, Ex. Vice-President of DERRICK & SCHAEFER INCORPORATED, a corporation, on behalf of said corporation.

(Signature)

GLORIA GONZALEZ
(Print Name)

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

My commission expires:
10/21/87

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on Sept 25, 1985, by Jonathan Rogers, Mayor of THE CITY OF EL PASO, on behalf of said city.

(Signature)

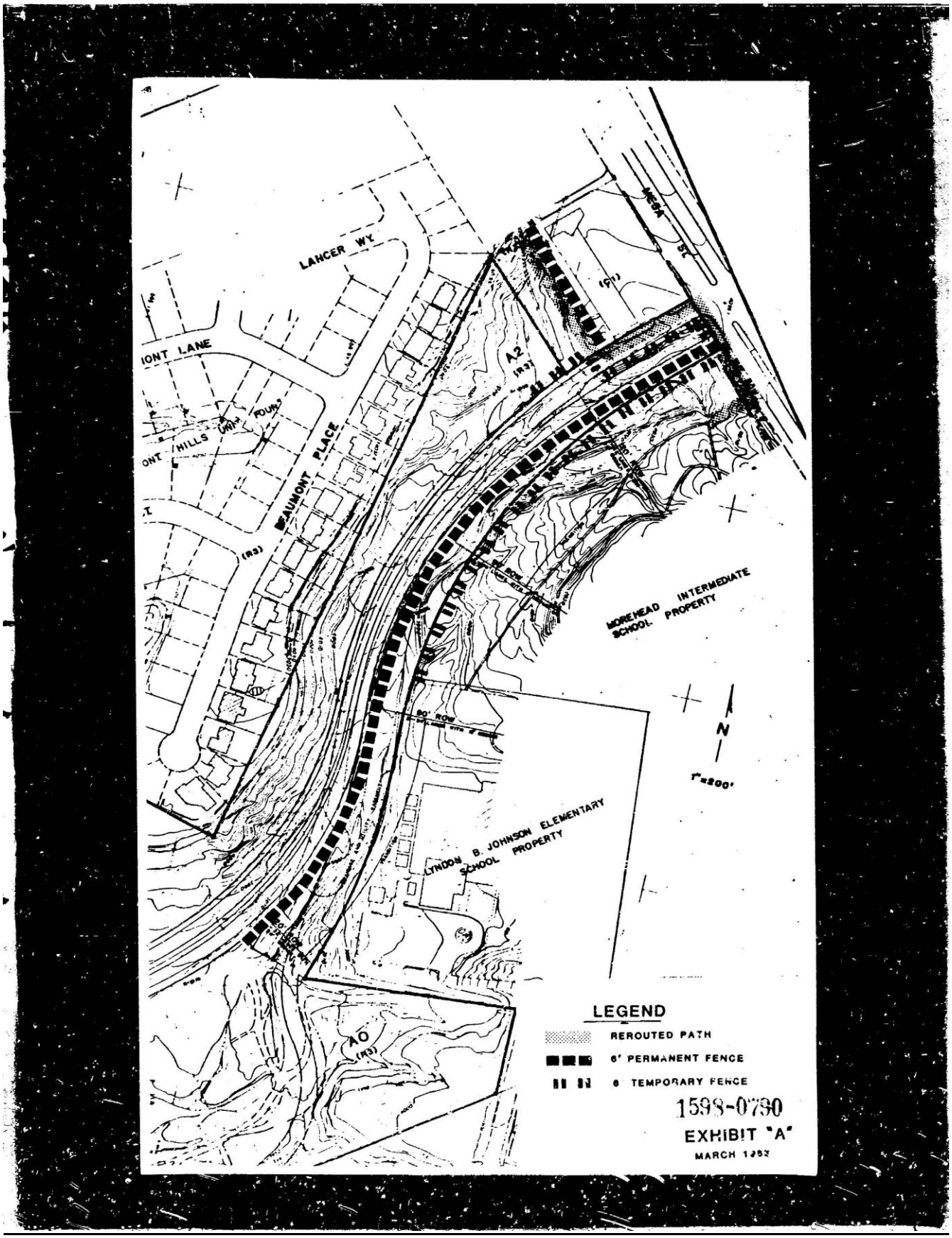
GLORIA GONZALEZ
(Print Name)

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

My commission expires:
10/21/87

- 3 -

1598-0789


LANCER WY
IONT LANE
ONT HILLS UNIT FOUR
BEAUMONT PLACE
A2
(R3)
MOREHEAD INTERMEDIATE SCHOOL PROPERTY
90' ROW
N
1"=200'
LYNDON B. JOHNSON ELEMENTARY SCHOOL PROPERTY
AO
(R3)
LEGEND
REROUTED PATH
6' PERMANENT FENCE
6' TEMPORARY FENCE
1598-0790
EXHIBIT "A"
MARCH 1983

"EXHIBIT B"

PROPERTY DESCRIPTION
8.441 Acres

Being a portion of Tract 34A in the A. F. Miller Survey No. 214 and Tract 4A in the A. F. Miller Survey No. 215 according to the map made for tax purposes and on file in the El Paso Central Appraisal District Office in the City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING for reference at the City Monument at the intersection of Mesa Street (U. S. Highway 80, 150 feet wide and Mesa Hills Drive (120 feet wide);

THENCE, South 46°08'54" West, a distance of 75.00 feet to the southwesterly right-of-way line of said Mesa Street;

THENCE, along said southwesterly right-of-way line of Mesa Street, South 43°51'06" East, a distance of 90.00 feet to the most northerly corner of Morehead School property;

THENCE, along the west line of said Morehead School property the following two courses:

South 46°08'54" West, a distance of 210.00 feet to the beginning of a curve to the left;

Along the arc of said curve (Delta Angle = 6°52'25", Radius = 1329.48 feet, Chord = South 42°42'42" West, 159.40 feet) a distance of 159.49 feet;

THENCE, leaving said west line of Morehead School property, North 43°53'43" West, a distance of 435.25 feet to the POINT OF BEGINNING for the herein described tract;

THENCE, South 10°01'02" West, a distance of 1015.91 feet;

THENCE, South 04°27'44" West, a distance of 398.54 feet;

THENCE, South 23°06'29" West, a distance of 210.85 feet;

THENCE, South 59°07'38" West, a distance of 205.18 feet;

THENCE, North 73°53'52" West, a distance of 237.73 feet;

THENCE, North 31°08'54" West, a distance of 850.00 feet;

THENCE, North 18°47'55" East, a distance of 65.32 feet;

THENCE, North 31°08'54" West, a distance of 260.00 feet;

THENCE, South 48°03'54" West, a distance of 461.71 feet;

THENCE, South 49°48'34" West, a distance of 579.55 feet;

THENCE, South 62°11'16" West, a distance of 572.84 feet to the east line of Crestmont Hills Addition Unit No. II;

THENCE, along the east line of Crestmont Hills Addition Unit No. II, and Crestmont Hills Addition Unit No. I, the following six courses:

North 07°17'37" East, a distance of 61.12 feet;

North 62°11'16" East, a distance of 532.28 feet;

North 49°48'34" East, a distance of 573.40 feet;

North 48°03'54" East, a distance of 475.60 feet;

North 17°07'06" West, a distance of 84.72 feet;

North 53°37'28" East, a distance of 20.17 feet to the most westerly corner of Crestmont Hills Unit IV;

Page 1 of 2.

1598-0791

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THENCE, along the south and east lines of said Crestmont Hills Unit IV the following four courses:

South 79°11'54" East, a distance of 5.79 feet;

South 31°08'54" East, a distance of 1171.27 feet;

South 73°53'52" East, a distance of 292.68 feet;

North 12°06'16" East, a distance of 1643.96 feet to the northeast corner of said Crestmont Hills Unit IV;

THENCE, leaving said east line of Crestmont Hills Unit IV, South 43°53'43" East, a distance of 60.31 feet to the POINT OF BEGINNING and containing 8.441 acres of land.

Prepared by:
TURNER COLLIE & BRADEN INC.
El Paso, Texas
February 9, 1983
TC&B Job Number 5070-017

1598-0792

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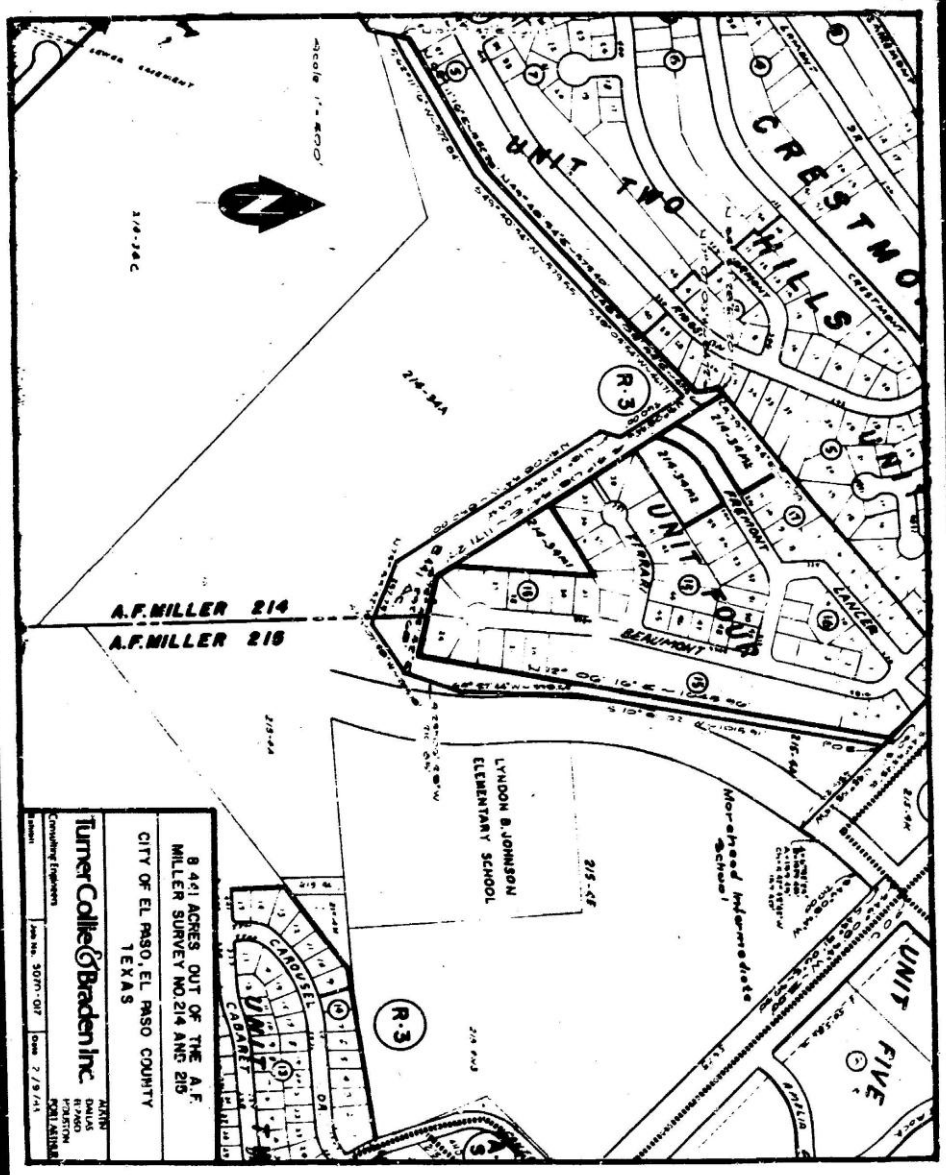
EXHIBIT "B(1)"



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33164

85 SEP 27 P 4:14

COUNTY OF EL PASO
STATE OF TEXAS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of El Paso County, Texas.

SEP 27 1985

COUNTY CLERK, El Paso County, Texas

1598-0794