



City of El Paso – City Plan Commission Staff Report

Case No: SURW15-00004 Ruhlen Court Street Vacation
Application Type: Right-of-Way Vacation
CPC Hearing Date: April 23, 2015
Staff Planner: Joaquin Rodriguez, (915) 212-1608
rodriguezjx3@elpasotexas.gov
Location: North of Yandell, East of Paisano
Acreage: .8365
Rep District: 8
Existing Use: Commercial Road
Existing Zoning: C-4 (Commercial) & M-2 (Manufacturing)
Proposed Zoning: N/A
Nearest Park: Mundy Park (.5 mi)
Nearest School: Vilas Elementary (.6 mi)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owner: City of El Paso and Union Pacific Rail Road
Applicant: City of El Paso
Representative: City of El Paso

SURROUNDING ZONING AND LAND USE

North: M-1 (Manufacturing)
South: M-2 (Manufacturing)
East: M-1 (Manufacturing)
West: M-2 (Manufacturing)

PLAN EL PASO DESIGNATION: G7, Industrial and/or Railyards

NEIGHBORHOOD INPUT:

Public and personal notice of this hearing was given in accordance with 19.38.010 and 19.38.020. Staff received no support or opposition to this request.

APPLICATION DESCRIPTION

The applicant proposes to vacate Ruhlen Court, and 2 unnamed right-of-ways near the City's downtown area. This vacation will accommodate the Texas Department of Transportation infrastructure improvements to Loop 375 Border Highway West.

DEVELOPMENT COORDINATING COMMITTEE

Recommends **approval of Rhulen Court Street Vacation** subject to the following staff comments and condition:

- A public utility easement will be retained for the entire width of Ruhlen Court to be vacated.

Planning Division Recommendation

Planning recommends approval

Planning and Inspections Department - Land Development

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

Parks and Recreation Department

No Comments Received

El Paso Water Utilities

We have reviewed the above referenced street vacation request and provide the following comments:

1. There is an existing 6-inch diameter water main, appurtenant structures, and water meter connections along Ruhlin Court within Parcel 20, part 2 described in Exhibit "A". EPWU plans to abandon the water main in conjunction with the TXDOT Border Highway Project. This main provides water service to adjacent properties and will remain active until the services are no longer needed and adjacent properties are vacated.
2. There are no existing water mains, sanitary sewer mains or appurtenances within the Parcel 20, Part 1 and the Portion of unnamed 25' wide public road described by the Exhibit "A", to be vacated.

El Paso Department of Transportation

No comments received.

El Paso County 911 District

No comments received.

El Paso Fire Department

No Comments Received

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

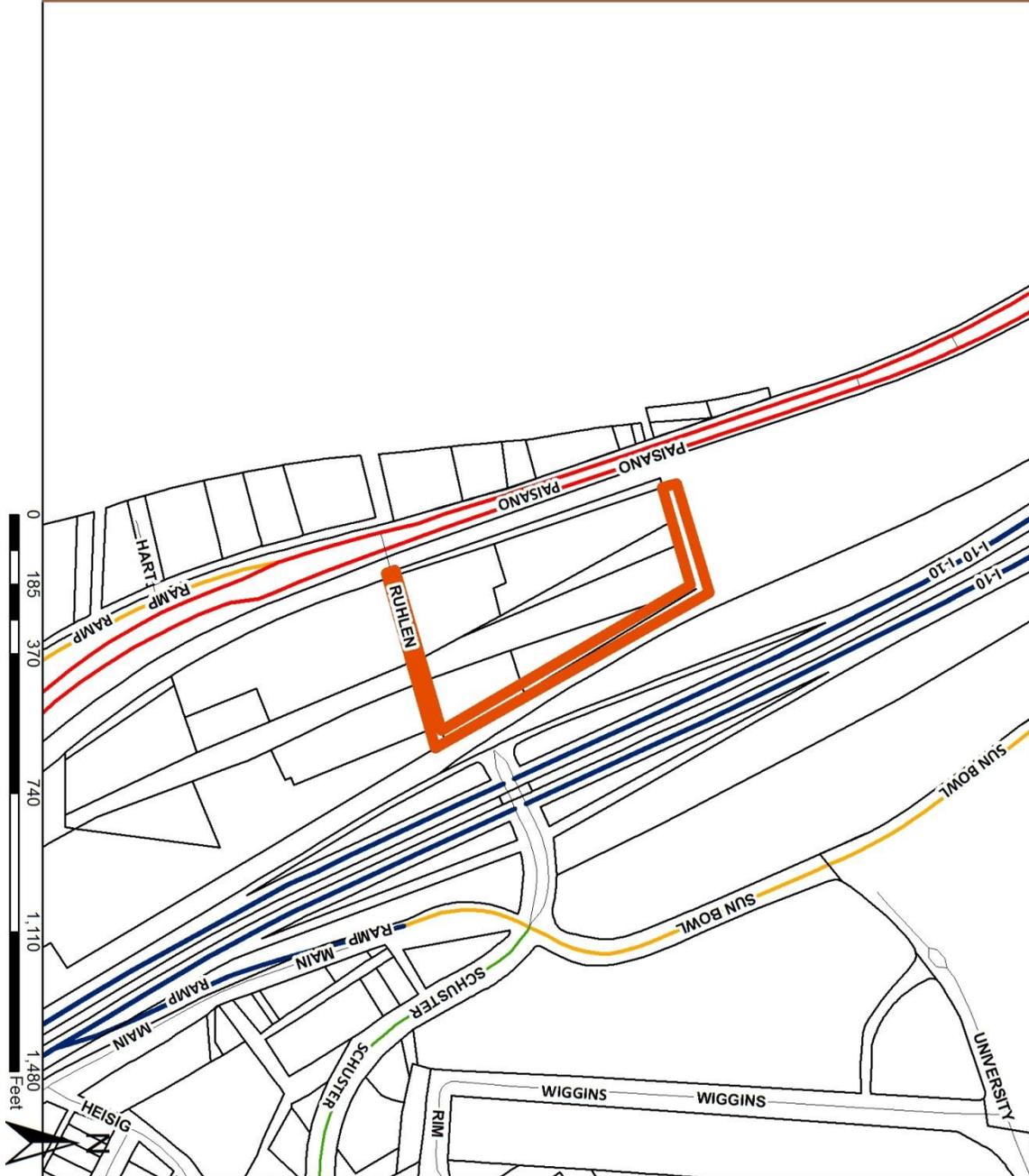
Texas Gas Service currently maintains both high pressure and intermediate pressure natural gas facilities along Ruhlen Court, therefore, TGS objects to the street vacation unless easement is provided for existing utilities or applicant agrees to be responsible for all costs associated with relocating gas facilities. Please note that our Engineers are currently coordinating with TXDOT regarding this property for Loop 375 Border Highway West. Questions regarding this street vacation may be addressed to Mr. Saul Magallanes, (915) 680.7356 or Mr. Francisco Campa, (915) 680.7275. (see attached)

Attachments

1. Location map
2. Aerial map
3. Application
4. Metes & Bounds & Surveys

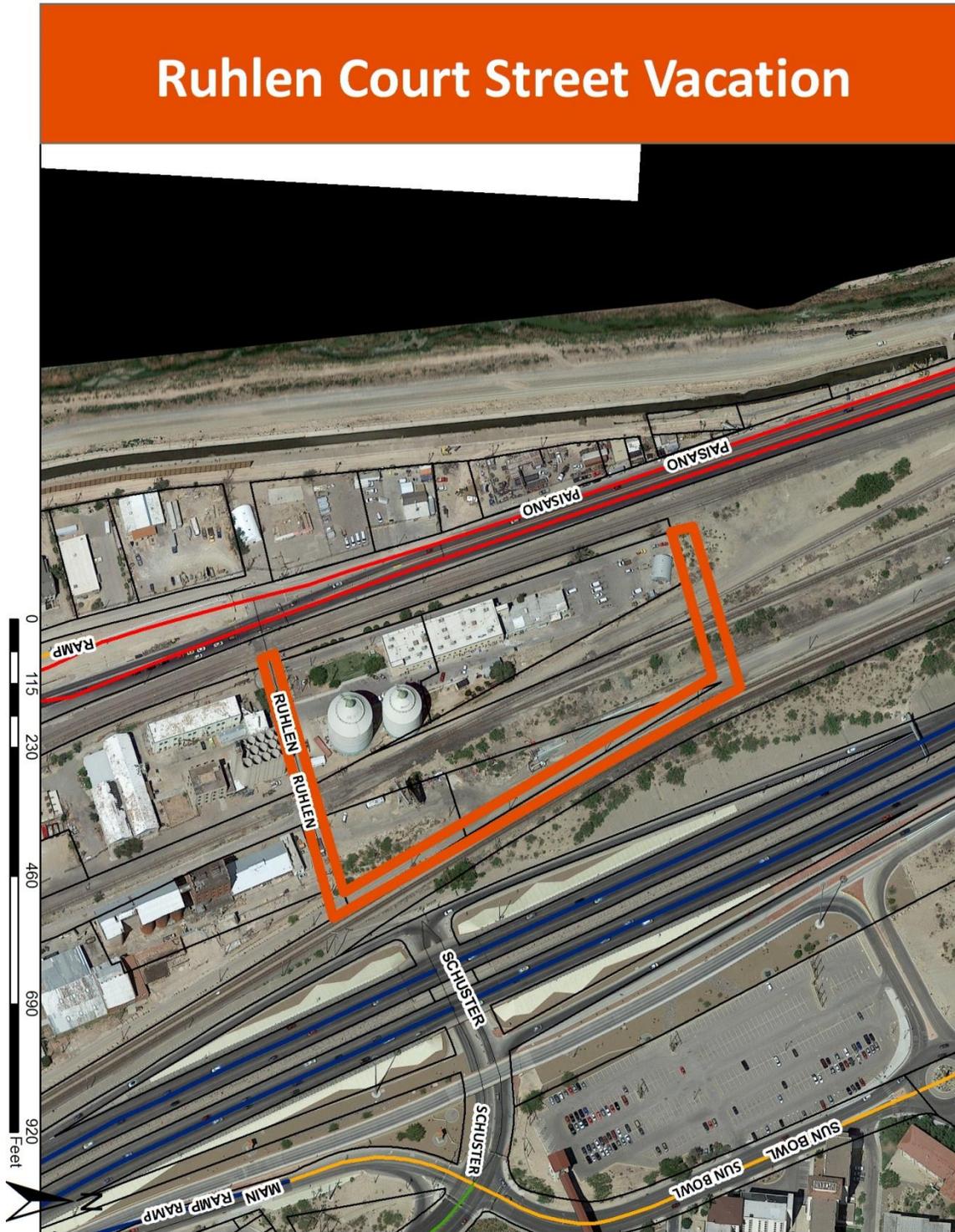
ATTACHMENT 1

Ruhlen Court Street Vacation



ATTACHMENT 2

Ruhlen Court Street Vacation



ATTACHMENT 3



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

Date: 03/30/2015 File No. SURW15-00004

1. APPLICANTS NAME CITY OF EL PASO
ADDRESS 300 N. Campbell ZIP CODE 79901 TELEPHONE 212-1844/212-1840

2. Request is hereby made to vacate the following: (check one)
Street X Alley Easement Other
Simeon Hart Survey, Abstract Number 43/
Street Name(s) Ruhlin Ct/unnamed 25;' ROW Subdivision Name Old Fort Bliss Plat (Vol. 54, pg 234)
Abutting Blocks Abutting Lots

3. Reason for vacation request: Border Highway West project

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

5. Underground Improvements located in the existing rights-of-way:
None X 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 X 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
TXDOT		<u>See Attached</u>	<u>512-531-5904</u>
UPRR	 <u>Greg Blighan, Mgr. - Augustinus</u>		<u>402-544-0774</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. I/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.

Refer to Schedule C for current fee. OWNER SIGNATURE: _____
REPRESENTATIVE: Oscar Jaloma 212-1844/Liza Ramirez-Tobias 212-1840

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) 541-4024

Attachment #4

EXHIBIT "A"

County: El Paso
Parcel: 20 Part 1
Highway: Loop 375 Border Highway West
Project Limits: From Racetrack Drive
To U.S.-54
RCSJ: 2552-04-041

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PROPERTY DESCRIPTIONS FOR PARCEL 20

PART 1

BEING a 0.1078 acre (4,697 square feet) tract of land situated in the Simeon Hart Survey, Abstract Number 43, City of El Paso, El Paso County, Texas, said tract being part of that unnamed area shown as Public Road 25 foot wide according to Old Fort Bliss Addition, a subdivision of record in Volume 54, Page 234 of the Deed Records of El Paso County, Texas, said 0.1078 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with cap stamped "HALFF" (hereinafter referred to as "with cap") set at the intersection of the east railroad right-of-way line of BNSF Railway Company (formerly the Atchison, Topeka, and Santa Fe Railroad Company) with the westerly railroad right-of-way line of El Paso and Southwestern Railroad (formerly known as the El Paso Terminal Railroad Company), as shown on the valuation map entitled "Right of Way and Track Map, Main Line, Southern Pacific Company, Operated by Southern Pacific Company, Rio Grande Division, El Paso County, Texas, From Station 11358+18.4 to Station 11406+61.6," sheet number V-2/4, the El Paso and Southwestern Railroad Company of Texas subsequently known as the Southern Pacific Company per the Confirmatory Deed, Assignment and Transfer dated October 31, 1961, and recorded in Volume 1634, Page 506 of the Official Public Records of Real Property, El Paso County, Texas (O.P.R.R.P.E.P.C.T.), said Southern Pacific Company subsequently known as Southern Pacific Transportation Company per the Certificate of Agreement of Merger dated December 2, 1969, and recorded in Volume 281, Page 1175 O.P.R.R.P.E.P.C.T., said Southern Pacific Transportation Company now known as Union Pacific Railroad Company per the Corrected Certificate of Merger dated February 24, 1998, and recorded on March 2, 1998, with the State of Delaware, Office of the Secretary of State, Authentication Number 8947666, said railroad right-of-way (hereinafter referred to as "UPRR right-of-way"), same being the proposed westerly right-of-way line of Loop 375 Border Highway West, for the northwest corner of that tract of land described as 0.338 acre in Exchange Deed to The Rescue Mission of El Paso, as recorded in Volume 1697, Page 0471 of the Official Public Records of Real Property, El Paso County, Texas (O.P.R.R.P.E.P.C.T.);

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THENCE North 75 degrees 13 minutes 23 seconds East, departing said east railroad right-of-way line of BNSF Railway Company, with said westerly railroad right-of-way line of UPRR right-of-way, and said proposed westerly right-of-way line of Loop 375 Border Highway West, same being the northerly line of said 0.338 acre tract, passing at a distance of 4.22 feet a 5/8-inch iron rod with aluminum cap marked "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set (hereinafter referred to as "A.D."), departing said proposed westerly right-of-way line of Loop 375 Border Highway West, continuing with said westerly railroad right-of-way line of UPRR right-of-way and said northerly line of the 0.338 acre tract, with the north line of that called 2.906 acre tract described to The Rescue Mission of El Paso, as recorded in Volume 1616, Page 1666 of the Deed Records of El Paso County, Texas, in all, a distance of 43.07 feet to a 1/2-inch iron rod with cap set at 110.71 feet right of Loop 375 Border Highway West Proposed Baseline Station 362+76.76 for southwest corner of said unnamed road and the POINT OF BEGINNING of the herein described parcel, having coordinates of X = 377,892.47, Y = 10,662,259.51;

- 1) THENCE North 18 degrees 50 minutes 37 seconds West, departing said north line of the 2.906 acre tract, with the west line of said unnamed road a distance of 25.06 feet to a 1/2-inch iron rod with cap set in said south railroad right-of-way line of UPRR right-of-way for the northwest corner of said unnamed public road;
- 2) THENCE North 75 degrees 13 minutes 23 seconds East, continuing with said south railroad right-of-way line of UPRR right-of-way, with said northeasterly line of the unnamed public road, a distance of 185.32 feet to a 1/2-inch iron rod with cap set at 73.00 feet left of Loop 375 Border Highway West Proposed Baseline Station 363+00.43 in the proposed easterly right-of-way line of Loop 375 Border Highway West, for the beginning of the Proposed Access Denial Line (hereinafter referred to as "A.D.L.") and a point of curvature of a non-tangent circular curve to the left having a radius of 4,092.00 feet, whose chord bears South 30 degrees 15 minutes 09 seconds East, a distance of 25.94 feet;
- 3) THENCE southeasterly, departing said south railroad right-of-way line of UPRR right-of-way and said northeasterly line of the unnamed public road, over and across said unnamed public road, with said A.D.L. and said proposed easterly right-of-way line of Loop 375 Border Highway West, with said curve, through a central angle of 00 degrees 21 minutes 48 seconds, and an arc distance of 25.94 feet to a 1/2-inch iron rod with cap set at 73.00 feet left of Loop 375 Border Highway West Proposed Baseline Station 363+26.84 in the southeast line of said unnamed public road, same being the northerly line of that tract described to Union Pacific Railroad Company, according to the Corrected Certificate of Merger dated February 24, 1998, and recorded on March 2, 1998, with the State of Delaware, Office of the Secretary of State, Authentication Number 8947666, for the end of said A.D.L.;

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- 4) THENCE South 75 degrees 13 minutes 23 seconds West, departing said proposed easterly right-of-way line of Loop 375 Border Highway West, with said southeast line of unnamed public road, passing at a distance of 76.01 feet the common northerly corner of said Union Pacific Railroad Company tract with that called 0.469 of an acre tract described to Rio Grande, El Paso and Santa Fe Railroad Company (now known as BNSF Railway Company) in said Exchange Deed as recorded in Volume 1697, Page 0471 (O.P.R.R.P.E.P.C.T.), continuing with said southeast line of unnamed public road, same being the northerly line of said BNSF Railway Company tract, passing at an additional distance of 65.25 feet a 1/2-inch iron rod with cap set for the common northerly corner of said BNSF Railway Company tract with said 2.906 acre tract, continuing with said southeast line of unnamed public road, same being said north line of the 2.906 acre tract, in all, a distance of 190.47 feet to the POINT OF BEGINNING and containing 0.1078 acre (4,697 square feet) of land, more or less.

PART 1 NET AREA
(SEE SUMMARY ON PAGE 8 OF 11)

EXHIBIT "A"

County: El Paso
Parcel: 20 Part 2
Highway: Loop 375 Border Highway West
Project Limits: From Racetrack Drive
To U.S.-54
RCSJ: 2552-04-041

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PROPERTY DESCRIPTIONS FOR PARCEL 20

PART 2

BEING a 0.5070 acre (22,084 square feet) tract of land situated in the Simeon Hart Survey, Abstract Number 43, City of El Paso, El Paso County, Texas, said tract being part of that unnamed area shown as Public Road 25 foot wide according to Old Fort Bliss Addition, a subdivision of record in Volume 54, Page 234 of the Deed Records of El Paso County, Texas, said 0.5070 acre tract also being a part of Ruhlen Court, a 25-foot wide right-of-way according to GLOBE ADDITION (formerly Lot 19 of OLD FORT BLISS) an addition to the City of El Paso, Texas, as recorded in Book 11, Page 47 of the Plat Records of El Paso County, Texas, said 0.5070 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with cap stamped "HALFF" (hereinafter referred to as "with cap") at the intersection of the east railroad right-of-way line of BNSF Railway Company (formerly the Atchison, Topeka, and Santa Fe Railroad Company) with the westerly railroad right-of-way line of El Paso and Southwestern Railroad (formerly known as the El Paso Terminal Railroad Company), as shown on the valuation map entitled "Right of Way and Track Map, Main Line, Southern Pacific Company, Operated by Southern Pacific Company, Rio Grande Division, El Paso County, Texas, From Station 11358+18.4 to Station 11406+61.6," sheet number V-2/4, the El Paso and Southwestern Railroad Company of Texas subsequently known as the Southern Pacific Company per the Confirmatory Deed, Assignment and Transfer dated October 31, 1961, and recorded in Volume 1634, Page 506 of the Official Public Records of Real Property, El Paso County, Texas (O.P.R.R.P.E.P.C.T.), said Southern Pacific Company subsequently known as Southern Pacific Transportation Company per the Certificate of Agreement of Merger dated December 2, 1969, and recorded in Volume 281, Page 1175 O.P.R.R.P.E.P.C.T., said Southern Pacific Transportation Company now known as Union Pacific Railroad Company per the Corrected Certificate of Merger dated February 24, 1998, and recorded on March 2, 1998, with the State of Delaware, Office of the Secretary of State, Authentication Number 8947666, said railroad right-of-way (hereinafter referred to as "UPRR right-of-way"), same being the proposed westerly right-of-way line of Loop 375 Border Highway West, for the northwest corner of that tract of land described as 0.338 acre in Exchange Deed to The Rescue Mission of El Paso, as recorded in Volume 1697, Page 0471 of the Official Public Records of Real Property, El Paso County, Texas (O.P.R.R.P.E.P.C.T.);

THENCE South 18 degrees 46 minutes 57 seconds East, with said easterly railroad right-of-way line of BNSF Railway Company and said proposed westerly right-of-way line of Loop 375 Border Highway West, same being the westerly line of said 0.338 acre tract, a distance of 746.84 feet to a 1/2-inch iron rod with cap set at 309.62 feet right of Loop 375 Border Highway West Proposed Baseline Station 369+91.97, in the northerly right-of-way line of Ruhlen Court, a 25-foot wide right-of-way according to said Globe Addition, for the southwest corner of said 0.338 acre tract and the POINT OF BEGINNING of the herein described parcel, having coordinates of X = 378,091.29, Y = 10,661,541.45;

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- 1) THENCE North 75 degrees 54 minutes 00 seconds East, departing said easterly railroad right-of-way line of BNSF Railway Company and said proposed westerly right-of-way line of Loop 375 Border Highway West, with said northerly right-of-way line of Ruhlen Court, same being the southerly line of said 0.338 acre tract, passing at a distance of 20.12 feet the southeast corner of said 0.338 acre tract, same being the southwest corner of that tract of land described as 2.906 acres in Warranty Deed to The Rescue Mission of El Paso, as recorded in Volume 1616, Page 1666, O.P.R.R.P.E.P.C.T, continuing with said northerly right-of-way line of Ruhlen Court, same being the southerly line of said 2.906 acres tract, passing at a distance of 220.45 feet a 60D nail found for the southeast corner of said 2.906 acre tract, same being the southwest corner of that tract described to Union Pacific Railroad Company (formerly the El Paso and Southwestern Railroad Company of Texas), according to the Corrected Certificate of Merger dated February 24, 1998, and recorded on March 2, 1998, with the State of Delaware, Office of the Secretary of State, Authentication Number 8947666, continuing with said northerly right-of-way line of Ruhlen Court, same being the southerly line of said Union Pacific Railroad Company tract, passing at an additional distance of 78.92 feet a 1/2-inch iron rod with cap set for the southeast corner of said Union Pacific Railroad Company tract, same being the southwest corner of that called 0.399 acre tract described to Rescue Mission of El Paso, Inc. as described in Document Number 20040097863 O.P.R.R.P.E.P.C.T., continuing with said northerly right-of-way line of Ruhlen Court, same being the southerly line of said 0.399 acre tract, in all, a total distance of 390.99 feet to a 9-inch nail found at the intersection of said northerly right-of-way line of Ruhlen Court with the westerly line of said unnamed public road;
- 2) THENCE North 30 degrees 59 minutes 04 seconds West, with said westerly line of the unnamed public road, same being the easterly line of said 0.399 acre tract, with the easterly line of said Union Pacific Railroad Company tract, a distance of 440.65 feet to a 1/2-inch iron rod with cap set for a point of curvature of a tangent circular curve to the right having a radius of 2,940.73 feet, whose chord bears North 28 degrees 53 minutes 15 seconds West, a distance of 215.20 feet;
- 3) THENCE northwesterly, continuing with said easterly line of said Union Pacific Railroad Company tract and said westerly line of the unnamed public road, with said curve, through a central angle of 04 degrees 11 minutes 38 seconds, and an arc distance of 215.25 feet to a 1/2-inch iron rod with cap set at the intersection of said easterly line of said Union Pacific Railroad Company tract and said westerly line of the unnamed public road with the proposed easterly right-of-way line of Loop 375 Border Highway West, for the beginning of the Proposed Access Denial Line (hereinafter referred to as "A.D.L.");

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- 4) THENCE South 31 degrees 02 minutes 57 seconds East, departing said easterly line of the Union Pacific Railroad Company tract and said westerly line of the unnamed public road, over and across said unnamed public road, with said proposed easterly right-of-way line of Loop 375 Border Highway West and said A.D.L., a distance of 68.04 feet to a 5/8-inch iron rod with aluminum cap marked "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set (hereinafter referred to as "A.D.") at 73.00 feet left of Loop 375 Border Highway West Proposed Baseline Station 365+18.30 for a point of curvature of a tangent circular curve to the left having a radius of 2,809.00 feet, whose chord bears South 33 degrees 19 minutes 51 seconds East, a distance of 223.67 feet; **
- 5) THENCE southeasterly, continuing with said proposed easterly right-of-way line of Loop 375 Border Highway West, continuing over and across said unnamed public road, with said A.D.L. and with said curve, through a central angle of 04 degrees 33 minutes 48 seconds, and an arc distance of 223.73 feet to A.D. set at 81.90 feet left of Loop 375 Border Highway West Proposed Baseline Station 367+41.79 for a point of reverse curvature of a tangent circular curve to the right, having a radius of 2,869.00 feet, whose chord bears South 33 degrees 54 minutes 53 seconds East, a distance of 170.01 feet;**
- 6) THENCE southeasterly, continuing with said proposed easterly right-of-way line of Loop 375 Border Highway West, over and across said unnamed public road, with said A.D.L. and said curve, through a central angle of 03 degrees 23 minutes 44 seconds, and an arc distance of 170.03 feet to A.D. at 90.40 feet left Loop 375 Border Highway West Proposed Baseline Station 369+11.58 for a point of tangency at the intersection of said proposed easterly right-of-way line of Loop 375 Border Highway West with the northeasterly line of said unnamed public road, same being the westerly railroad right-of-way line of Union Pacific Railroad Company, a railroad right-of-way described in Corrected Certificate of Merger, dated 3/2/1998 (unrecorded), shown as Parcel Number 7 on Southern Pacific Transportation Company Valuation Map Number V-12A/5 and Parcel Number 1 on Southern Pacific Transportation Company Valuation Map Number V-12A/6 (formerly the Galveston, Harrisburg, and San Antonio Railway);**
- 7) THENCE South 30 degrees 59 minutes 04 seconds East, with said northeasterly line of the unnamed public road and said westerly railroad right-of-way line of Union Pacific Railroad Company, with said proposed easterly right-of-way line of Loop 375 Border Highway West and said A.D.L. a distance of 228.88 feet to a 1/2-inch iron rod with cap stamped "TX2998" found at 90.15 feet left of Loop 375 Border Highway West Proposed Baseline Station 371+40.47, at the intersection of northeasterly line of the unnamed public road, said westerly railroad right-of-way line of Union Pacific Railroad Company and said proposed easterly right-of-way line of Loop 375 Border Highway West with the southerly right-of-way line of Ruhlen Court, for the end of said A.D.L., same being the northeast corner of that tract described as Parcel 1 to H.W. McKinney Wrecking, Inc. as recorded in Document Number 20080074471 O.P.R.R.P.E.P.C.T.;

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- 8) THENCE South 75 degrees 54 minutes 00 seconds West, departing said northeasterly line of the unnamed public road, said westerly railroad right-of-way line of Union Pacific Railroad Company and said proposed easterly right-of-way line of Loop 375 Border Highway West, with said southerly right-of-way line of Ruhlen Court, same being the northerly line of said H.W. McKinney Wrecking, Inc. tract, passing at a distance of 44.82 feet a found X cut for the northwest corner of said H.W. McKinney Wrecking, Inc. tract, same being the northeast corner of that tract described as First Tract to Rescue Mission of El Paso, Inc. as recorded in said Document Number 20040097863 O.P.R.R.P.E.P.C.T., continuing with said southerly right-of-way line of Ruhlen Court, same being the northerly line of said First Tract, passing at an additional distance of 77.60 feet a found X cut at the intersection of said southerly right-of-way line of Ruhlen Court with the easterly line of said Union Pacific Railroad Company tract, for the northwest corner of said First Tract, continuing with said southerly right-of-way line of Ruhlen Court, an additional distance of 101.17 feet to a 1/2-inch iron rod with cap set at the intersection of said southerly right-of-way line of Ruhlen Court with the westerly line of said Union Pacific Railroad Company tract, for the northeast corner of that tract described as South Portion to Rescue Mission of El Paso, Inc. as recorded in Document Number 20020056609 O.P.R.R.P.E.P.C.T., continuing with said southerly right-of-way line of Ruhlen Court, same being the northerly line of said South Portion tract, in all, a total distance of 424.34 feet to a 1/2-inch iron rod with cap set at the intersection of said southerly right-of-way line of Ruhlen Court with said easterly railroad right-of-way line of BNSF Railway Company and said proposed westerly right-of-way line of Loop 375 Border Highway West, for the northwest corner of said South Portion tract;

- 9) THENCE North 17 degrees 07 minutes 53 seconds West, departing said southerly right-of-way line of Ruhlen Court, with said easterly railroad right-of-way of BNSF Railway Company and said proposed westerly right-of-way line of Loop 375 Border Highway West a distance of 25.54 feet to the POINT OF BEGINNING and containing 0.5070 acre (22,084 square feet) of land, more or less.

PART 2 NET AREA
(SEE SUMMARY ON PAGE 8 OF 11)

County: El Paso
Parcel: 20
Highway: Loop 375 Border Highway West
Project Limits: From Racetrack Drive
To U.S.-54
RCSJ: 2552-04-041



AREA SUMMARY TABLE

Surveyed Area = 0.6148 acre (26,781 square feet)
Part 1 = 0.1078 acre (4,697 square feet)
Part 2 = 0.5070 acre (22,084 square feet)
Total = 0.6148 acre (26,781 square feet)

This property description is accompanied by a parcel plat of even date.

** The monument described and set in this call may be replaced with a TxDOT Type II Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Access is prohibited across the "Denial of Access Line" to the highway facility from the remainder of the property.

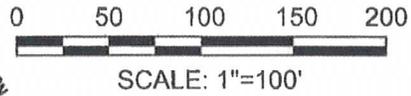
Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD 83/93/NAVD 88). Elevations were derived from GPS observations using geoid model 2012a (CONUS). All coordinates shown hereon are surface. The surface adjustment factor is 1.000231. Units: U.S. Survey Feet.

I, Dan H. Clark, Registered Professional Land Surveyor, hereby certify that this legal description and the accompanying parcel plat of even date represent an actual survey made on the ground under my supervision.

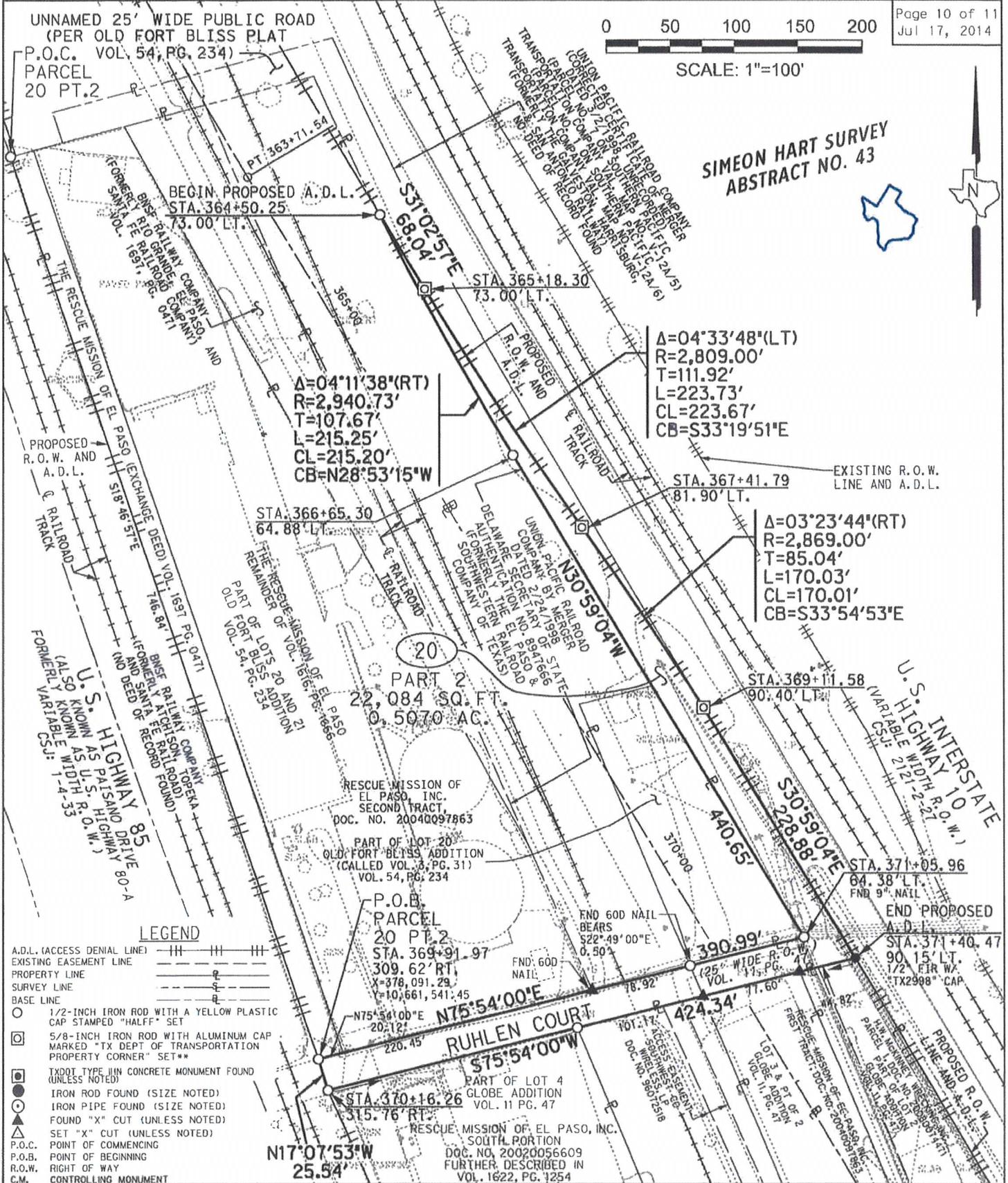
 

DAN H. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NUMBER 6011
TBPLS FIRM NO. 10029600





SIMEON HART SURVEY
ABSTRACT NO. 43



LEGEND

- A.D.L. (ACCESS DENIAL LINE) ————
- EXISTING EASEMENT LINE ————
- PROPERTY LINE ————
- SURVEY LINE ————
- BASE LINE ————
- 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" SET
- 5/8-INCH IRON ROD WITH ALUMINUM CAP MARKED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET**
- TxDOT TYPE III CONCRETE MONUMENT FOUND (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- IRON PIPE FOUND (SIZE NOTED)
- FOUND "X" CUT (UNLESS NOTED)
- SET "X" CUT (UNLESS NOTED)
- △ P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- C.M. CONTROLLING MONUMENT

A PLAT OF A SURVEY OF PARCEL
20 PART 2

PARCEL NUMBER	20 PT. 2	
	ACRES	SQUARE FEET



FILE	HIGHWAY PROJECT LOOP 375 BORDER HIGHWAY WEST	STATE DIST. 24
SCALE	FEDERAL AID PROJECT NO.	COUNTY EL PASO
1" = 100'	R. O. W. - C. S. J. NO. 2552-04-041	

SEE PAGE 11 OF 11 FOR
AREA SUMMARY TABLE

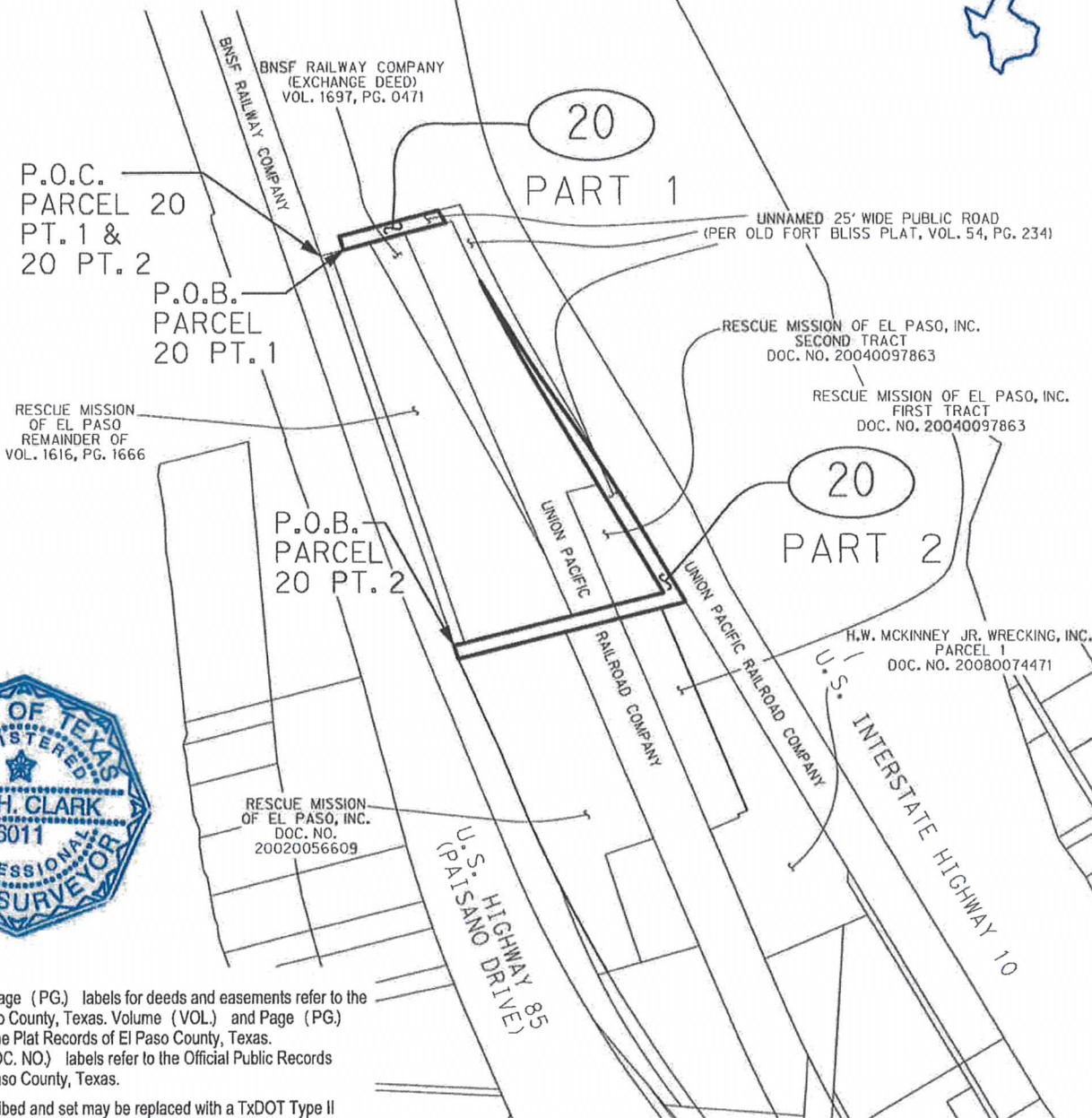
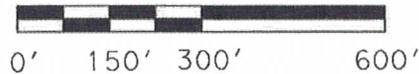
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AREA SUMMARY TABLE

PARCEL NUMBER	20 PARTS 1 & 2	
	ACRES	SQUARE FEET
SURVEYED AREA	0.6148	26,781
PART 1	0.1078	4,697
PART 2	0.5070	22,084
TOTAL	0.6148	26,781
REMAINDER	-	-

PARENT TRACT

SCALE 1" = 300'



Volume (VOL.) and Page (PG.) labels for deeds and easements refer to the Deed Records of El Paso County, Texas. Volume (VOL.) and Page (PG.) labels for plats refer to the Plat Records of El Paso County, Texas. Document Number (DOC. NO.) labels refer to the Official Public Records of Real Property of El Paso County, Texas.

** The monument described and set may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Access is prohibited across the "Denial of Access Line" to the highway facility from the remainder of the property.

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD 83/93/NAVD 88). Elevations were derived from GPS observations using geoid model 2012A (CONUS). All coordinates shown hereon are surface. The surface adjustment factor is 1.000231. Units: U.S. Survey Feet.

This survey was prepared without the benefit of a title commitment. Easements may exist where none are shown.

This parcel plat is accompanied by a property description of even date.

I, Dan H. Clark, Registered Professional Land Surveyor, hereby certify that this parcel plat and the accompanying legal description of even date represent an actual survey made on the ground under my supervision.

DH Clark 7/17/2014
 DAN H. CLARK
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NUMBER 6011
 TBPLS FIRM NO. 10029600

County: El Paso
Parcel: 21RR
Highway: Loop 375 Border Highway West
Project Limits: From Racetrack Drive
To U.S.-54
RCSJ: 2552-04-041



PROPERTY DESCRIPTION FOR PARCEL 21RR

BEING a 0.2217 acre (9,656 square feet) tract of land situated in the Simeon Hart Survey, Abstract Number 43, City of El Paso, El Paso County, Texas, said tract being part of that unnamed area shown as Public Road 25 foot wide according to Old Fort Bliss Plat, a subdivision of record in Volume 54, Page 234 of the Deed Records of El Paso County, Texas, said 0.2217 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 60D nail found at the intersection of the northerly right-of-way line of Ruhlen Court, a 25-foot wide right-of-way according to GLOBE ADDITION (Formerly Lot 19 of OLD FORT BLISS) an addition to the City of El Paso, Texas, as recorded in Book 11, Page 47 of the Plat Records of El Paso County, Texas, with the westerly railroad right-of-way line of El Paso and Southwestern Railroad (formerly known as the El Paso Terminal Railroad Company), as shown on the valuation map entitled "Right of Way and Track Map, Main Line, Southern Pacific Company, Operated by Southern Pacific Company, Rio Grande Division, El Paso County, Texas, From Station 11358+18.4 to Station 11406+61.6," sheet number V-2/4, the El Paso and Southwestern Railroad Company of Texas subsequently known as the Southern Pacific Company per the Confirmatory Deed, Assignment and Transfer dated October 31, 1961, and recorded in Volume 1634, Page 506 of the Official Public Records of Real Property, El Paso County, Texas (O.P.R.R.P.E.P.C.T.), said Southern Pacific Company subsequently known as Southern Pacific Transportation Company per the Certificate of Agreement of Merger dated December 2, 1969, and recorded in Volume 281, Page 1175 O.P.R.R.P.E.P.C.T., said Southern Pacific Transportation Company now known as Union Pacific Railroad Company per the Corrected Certificate of Merger dated February 24, 1998, and recorded on March 2, 1998, with the State of Delaware, Office of the Secretary of State, Authentication Number 8947666, said railroad right-of-way (hereinafter referred to as "UPRR right-of-way"), for the southeast corner of that tract of land described as 2.906 acres in Warranty Deed to The Rescue Mission of El Paso, as recorded in Volume 1616, Page 1666 O.P.R.R.P.E.P.C.T.;

THENCE North 75 degrees 54 minutes 00 seconds East, with said northerly right-of-way line of Ruhlen Court, a distance of 78.92 feet to a set 1/2-inch iron rod with cap stamped "HALFF" (hereinafter referred to as "with cap") in the easterly railroad right-of-way line of UPRR right-of-way, for the southwest corner of that called 0.399 acre tract of land described as Second Tract in Warranty Deed with Vendor's Lien to Rescue Mission of El Paso, Inc. as recorded in Document Number 20040097863 O.P.R.R.P.E.P.C.T., a 60D nail found bears South 22 degrees East, a distance of 0.50 feet;

THENCE North 75 degrees 54 minutes 00 seconds East, continuing with said northerly right-of-way line of Ruhlen Court, same being the southerly line of said 0.399 acre tract, a distance of 91.62 feet to a 1/2-inch found iron rod with "TX2998" cap at the intersection of said northerly right-of-way line of Ruhlen Court with the westerly line of said unnamed public road, for the southeast corner of said 0.399 acre tract;

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THENCE North 75 degrees 54 minutes 00 seconds East, departing said northerly right-of-way line of Ruhlen Court, over and across said unnamed public road, a distance of 26.96 feet to a 1/2-inch iron rod

with cap set in the northeasterly line of said unnamed public road, same being the westerly railroad right-of-way line of Union Pacific Railroad Company, a railroad right-of-way described in Corrected Certificate of Merger, dated 3/2/1998 (unrecorded), shown as Parcel Number 7 on Southern Pacific Transportation Company Valuation Map Number V-12A/5 and Parcel Number 1 on Southern Pacific Transportation Company Valuation Map Number V-12A/6 (formerly the Galveston, Harrisburg, and San Antonio Railway), and the proposed easterly right-of-way line of Loop 375 Border Highway West;

THENCE North 30 degrees 59 minutes 04 seconds West, with said northeasterly line of the unnamed public road and the westerly railroad right-of-way line of Union Pacific Railroad Company, with said proposed easterly right-of-way line of Loop 375 Border Highway West a distance of 202.23 feet to a 5/8-inch iron rod with aluminum cap marked "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set (hereinafter referred to as "A.D.") at 90.40 feet left Loop 375 Border Highway West Proposed Baseline Station 369+11.58 for the POINT OF BEGINNING of the herein described tract, having coordinates of X = 378,392.54, Y = 10,661,816.65, same being the beginning of the Proposed Access Denial Line (hereinafter referred to as "A.D.L.") a point of curvature of a non-tangent circular curve to the left having a radius of 2,869.00 feet, whose chord bears North 33 degrees 54 minutes 53 seconds West, a distance of 170.01 feet;**

- 1) THENCE northwesterly, departing said northeasterly line of the unnamed public road and the westerly railroad right-of-way line of Union Pacific Railroad Company, continuing with said proposed easterly right-of-way line of Loop 375 Border Highway West, over and across said unnamed public road, with said A.D.L. and said curve, through a central angle of 03 degrees 23 minutes 44 seconds, and an arc distance of 170.03 feet to A.D. at 81.90 feet left of Loop 375 Border Highway West Proposed Baseline Station 367+41.79 for point of reverse curvature of a tangent circular curve to the right having a radius of 2,809.00 feet, whose chord bears North 33 degrees 19 minutes 51 seconds West, a distance of 223.67 feet; **
- 2) THENCE northwesterly, continuing with said proposed easterly right-of-way line of Loop 375 Border Highway West, over and across said unnamed public road, with said A.D.L. and with said curve, through a central angle of 04 degrees 33 minutes 48 seconds, and an arc distance of 223.73 feet to A.D. set at 73.00 feet left of Loop 375 Border Highway West Proposed Baseline Station 365+18.30 for a point of tangency;**
- 3) THENCE North 31 degrees 02 minutes 57 seconds West, continuing with said proposed easterly right-of-way line of Loop 375 Border Highway West, over and across said unnamed public road and with said A.D.L., a distance of 68.04 feet to a 1/2-inch iron rod set with cap at 73.00 feet left of Loop 375 Border Highway West Proposed Baseline Station 364+50.25, at the

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intersection of said easterly right-of-way line of Loop 375 Border Highway West with said westerly line of unnamed public road and said easterly railroad right-of-way line of UPRR right-of-way, for the end of said A.D.L. and a point of curvature of a non-tangent circular curve to the right having a radius of 2,940.73 feet, whose chord bears North 25 degrees 37 minutes 20 seconds West, a distance of 119.93 feet;**

- 4) THENCE northwesterly, departing said proposed easterly right-of-way line of Loop 375 Border Highway West, with said westerly line of unnamed public road and said easterly railroad right-of-way line of UPRR right-of-way, with said curve, through a central angle of 02 degrees 20 minutes 12 seconds, and an arc distance of 119.94 feet to a 1/2-inch iron rod set with cap for an angle point in said westerly line of unnamed public road;
- 5) THENCE South 75 degrees 13 minutes 23 seconds West, continuing with said westerly line of unnamed public road, a distance of 11.57 feet to a 1/2-inch iron rod with cap set at 73.00 feet left of Loop 375 Border Highway West Proposed Baseline Station 363+26.84 in said proposed easterly right-of-way line of Loop 375 Border Highway West for the beginning of said A.D.L. same being a point of curvature of a non-tangent circular curve to the right having a radius of 4,092.00 feet, whose chord bears North 30 degrees 15 minutes 09 seconds West, a distance of 25.94 feet;
- 6) THENCE northwesterly, departing said westerly line of unnamed public road, over and across said unnamed public road, with said proposed easterly right-of-way line of Loop 375 Border Highway West and said A.D.L., with said curve, through a central angle of 00 degrees 21 minutes 48 seconds, and an arc distance of 25.94 feet to a 1/2-inch iron rod with cap set at 73.00 feet left of Loop 375 Border Highway West Proposed Baseline Station 363+00.43, at the intersection of said northeasterly line of unnamed public road and said westerly railroad right-of-way line of Union Pacific Railroad Company with said proposed easterly right-of-way line of Loop 375 Border Highway West, for the end of said A.D.L.;
- 7) THENCE North 75 degrees 13 minutes 23 seconds East, departing said proposed easterly right-of-way line of Loop 375 Border Highway West, with said northeasterly line of unnamed public road and said westerly railroad right-of-way line of Union Pacific Railroad Company, a distance of 40.48 feet to a 1/2-inch iron rod set with cap for a point of curvature of a non-tangent circular curve to the left having a radius of 2,914.93 feet, whose chord bears South 27 degrees 30 minutes 48 seconds East, a distance of 352.98 feet;

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- 8) THENCE southeasterly, continuing with said northeasterly line of unnamed public road and said westerly railroad right-of-way line of Union Pacific Railroad Company, with said curve, through a central angle of 06 degrees 56 minutes 33 seconds, and an arc distance of 353.20 feet to a 1/2-inch iron rod with cap set for a point of tangency;
- 9) THENCE South 30 degrees 59 minutes 04 seconds East, continuing with said northeasterly line of unnamed public road and said westerly railroad right-of-way line of Union Pacific Railroad Company, a distance of 246.25 feet to the POINT OF BEGINNING and containing 0.2217 acre (9,656 square feet) of land, more or less.

** The monument described and set in this call may be replaced with a TxDOT Type II Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Access is prohibited across the "Denial of Access Line" to the highway facility from the remainder of the property.

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD 83/93/NAVD 88). Elevations were derived from GPS observations using geoid model 2012a (CONUS). All coordinates shown hereon are surface. The surface adjustment factor is 1.000231. Units: U.S. Survey Feet.

This property description is accompanied by a parcel plat of even date.

I, Dan H. Clark, Registered Professional Land Surveyor, hereby certify that this legal description and the accompanying parcel plat of even date represent an actual survey made on the ground under my supervision.

 11/4/2014

Dan H. Clark
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NUMBER 6011
TBPLS FIRM NO. 10029600



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N31°02'57"W	68.04'
L2	S75°13'23"W	11.57'
L3	N75°13'23"E	40.48'

CURVE TABLE

CUV. NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD LENGTH	CHORD BEARING
C1	3°23'44"(LT)	2,869.00'	85.04'	170.03'	170.01'	N33°54'53"W
C2	4°33'48"(RT)	2,809.00'	111.92'	223.73'	223.67'	N33°19'51"W
C3	2°20'12"(RT)	2,940.73'	59.97'	119.94'	119.93'	N25°37'20"W
C4	0°21'48"(RT)	4,092.00'	12.97'	25.94'	25.94'	N30°15'09"W

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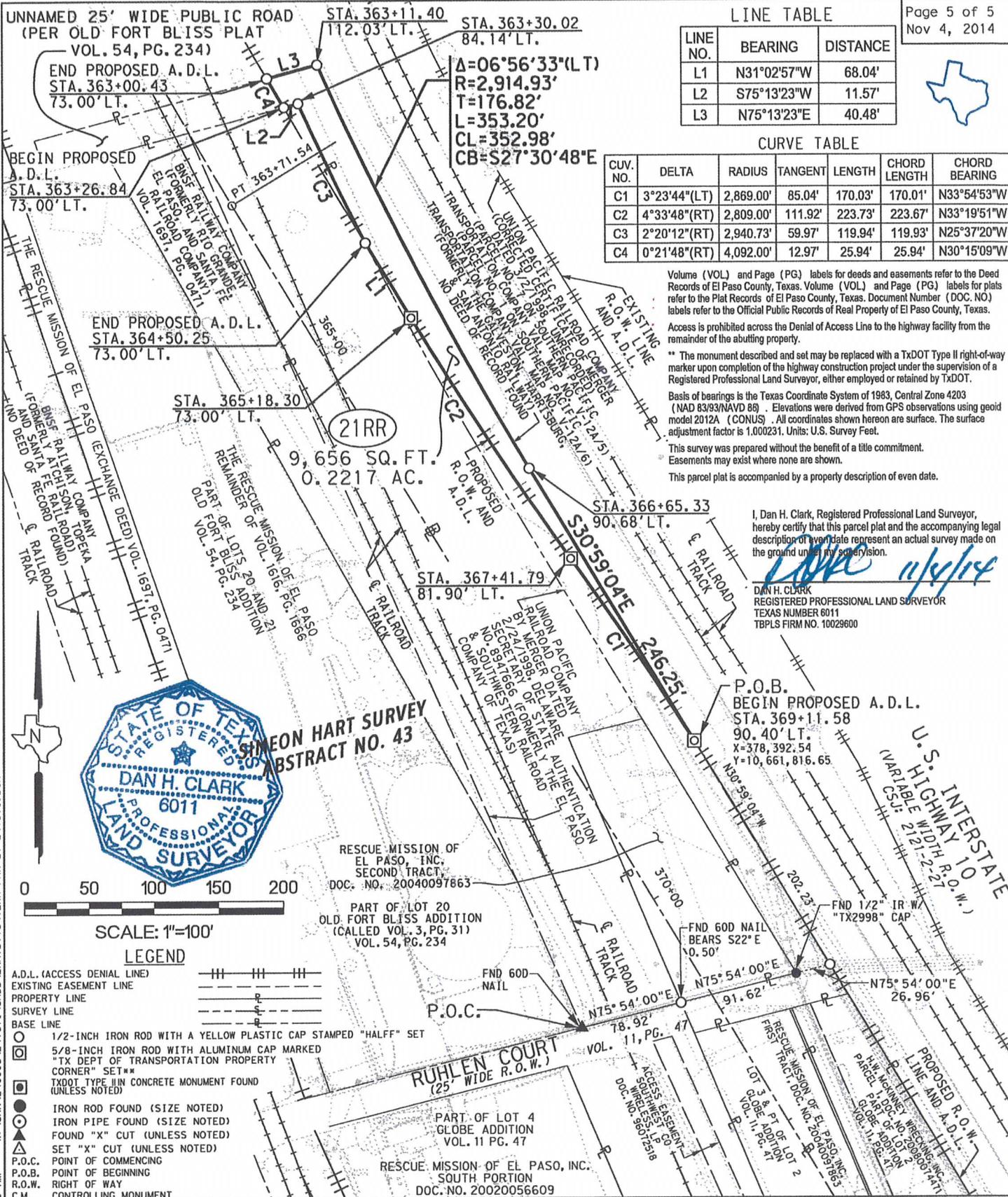
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DAN H. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NUMBER 6011
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SIMEON HART SURVEY
ABSTRACT NO. 43



SCALE: 1"=100'

LEGEND

- A.D.L. (ACCESS DENIAL LINE)
- EXISTING EASEMENT LINE
- PROPERTY LINE
- SURVEY LINE
- BASE LINE
- 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" SET
- 5/8-INCH IRON ROD WITH ALUMINUM CAP MARKED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET**
- TxDOT TYPE II CONCRETE MONUMENT FOUND (UNLESS NOTED)
- IRON ROD FOUND (SIZE NOTED)
- IRON PIPE FOUND (SIZE NOTED)
- FOUND "X" CUT (UNLESS NOTED)
- SET "X" CUT (UNLESS NOTED)
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- C.M. CONTROLLING MONUMENT

A PLAT OF A SURVEY OF PARCEL

21RR

PARCEL NUMBER

21RR



FILE	HIGHWAY PROJECT LOOP 375 BORDER HIGHWAY WEST	STATE DIST. 24
SCALE 1" = 100'	FEDERAL AID PROJECT NO. R.O.W. - C.S. J. NO. 2552-04-041	COUNTY EL PASO

ACQUISITION	0.2217	9,656
REMAINDER	-	-

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