



City of El Paso – City Plan Commission Staff Report

Case No: PZDS16-00011
Application Type: Detailed Site Development Plan Review
CPC Hearing Date: May 19, 2016
Staff Planner: Jeff Howell, 915-212-1607, howelljb@elpasotexas.gov

Location: 1095 Doniphan Park Circle
Legal Description: A portion of Lot 1, Block 4, Sunland Business Center, City of El Paso, El Paso County, Texas
Acreage: 1.568 acres
Rep District: 8
Current Zoning: C-4/sc (Commercial/special contract)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: Special Contract: Condition imposed by Ordinance No. 8551, dated January 7, 1986
Request: Detailed Site Development Plan Review
Proposed Use: Hotel

Property Owner: Permian Basin Star, LLC
Representative: SLI Engineering, Inc.

SURROUNDING ZONING AND LAND USE

North: C-4/sc (Commercial/special contract) / Vacant
South: C-3 (Commercial) / Apartments
East: C-4/sc (Commercial/special contract) / Vacant, Communication Facility
West: C-3/sc (Commercial/special contract) / Office Park, R-5 (Residential) / Single-family dwellings, R-4 (Residential) / Vacant

PLAN EL PASO DESIGNATION: G-7, Industrial and/or Railyards (Northwest Planning Area)

NEAREST PARK: Pacific Park (3,201 feet)

NEAREST SCHOOL: Zach White Elementary School (7,458 Feet)

NEIGHBORHOOD ASSOCIATIONS

Upper Valley Improvement Association
Upper Mesa Hills Neighborhood Association
Upper Valley 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 January 7, 1986, City Council approved Ordinance No. 8551, rezoning the subject property imposed conditions through Special Contract as follows:

1) Prior to issuance of any building permits for Parcels 1 and 2, a detailed site plan must be approved by the Commission and the Mayor and City Council.

2) Prior to the issuance of any building permits, a subdivision plat must be filed of record for Parcels 1, 2

and 3.

3) *Prior to the issuance of certificates of occupancy, a subdivision plat must be filed of record for Parcel 4.*

4) *Prior to the issuance of certificates of occupancy for Parcel 4, the property owners must construct an additional south bound lane within the existing right-of-way width of Sunland Park Drive.*

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

APPLICATION DESCRIPTION

The request is for a detailed site development plan review for the property located at 1095 Doniphan Park Drive as required by Ordinance No. 8551, dated January 7, 1986 (see Attachment 4). The detailed site development plan shows a four story hotel building totaling 50,400 s.f on a currently vacant 1.568 acre parcel. The development requires 64 parking spaces and the applicant proposes 82 parking spaces, including 4 ADA accessible parking spaces and 6 bicycle parking spaces. Access to the subject property is proposed from Doniphan Park Circle.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommendation is **PENDING** of the detailed site development plan request due to revisions to meet the requirements of Section 20.04.150, Detailed Site Development Plan subject to the following condition:

An access agreement/easement be finalized between the property owner and El Paso Natural Gas Company to utilize their property for access to the proposed development and parking prior to City Council.

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. Ordinance No. 8551, rezoning the subject property imposed conditions through Special Contract required 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-7 – Industrial and/or Railyards: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso’s economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mixed-use communities if the rail yards were moved out of town

The purpose of the C-4 (Commercial District) district is to provide commercial uses intended to serve the entire City to permit heavy commercial uses characterized by automotive and light warehousing. It also provides a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the Central Business District, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.

COMMENTS:

Planning and Inspections Department - Planning Division – Transportation

No objections.

TXDOT

Not TXDOT rights-of-way.

Planning and Inspections Department – Plan Review

Per section 18.46.060.A.6.a, parking is not permitted within the required frontage landscape buffer. Due to height of building aerial access roads may be required for EPFD per appendix D of the 2009 IFC.

Planning and Inspections Department - Land Development

Show proposed drainage flow patterns and label the proposed private ponding locations.

Add note to the detailed site plan: “The retention of the difference between Historic and Developed Stormwater runoff discharge volumes shall be retained within subdivision limits and must ensure that the historic runoff volume, peak and duration are maintained as per (DSC, 19.19.010A and DDM, 11.1). Compensatory storm-water storage equal to fill displacement shall be provided within subdivision limits.

The subject property is located in Flood Hazard Zone A. Coordinate with FEMA and the City of El Paso to meet the CLOMR and LOMR requirements.

Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

Planning and Inspections Department - Landscape

Per section 18.46.060.A.6.a, parking is not permitted within the required frontage landscape buffer. 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

Pending.

El Paso Water Utilities

EPWU does not object to this request.

Water:

There is an existing 8-inch diameter water main extending along Doniphan Park Circle (North and South). This water main is available for service.

There is an existing 53-inch diameter water transmission main along a 30' PSB Easement that follows the alignment of Doniphan Park Circle (South). No direct service connections are allowed to these mains as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

Previous water pressure from fire hydrant #6046 located approximately on Doniphan Park Circle and 1025' NE of Doniphan Drive, has yield a static pressure of 74 (psi), a residual pressure of 60 (psi), and a discharge of 750 gallons per minute.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main extending along Doniphan Park Circle (North). This main is available for service.

There is an existing 12-inch diameter sanitary sewer main extending along Doniphan Park Circle (South). This main is available for service.

There is an existing 30-inch sanitary forcemain sewer along 40' PSB Easement of Doniphan Park Circle. No direct service connections are allowed to these mains as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

General:

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

El Paso Water Utilities-Stormwater Division

Provide an acceptable drainage plan in accordance with Section 19.01.050 of the current city ordinance.

Not required but recommended:

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

Sun Metro does not oppose this request.

Texas Gas

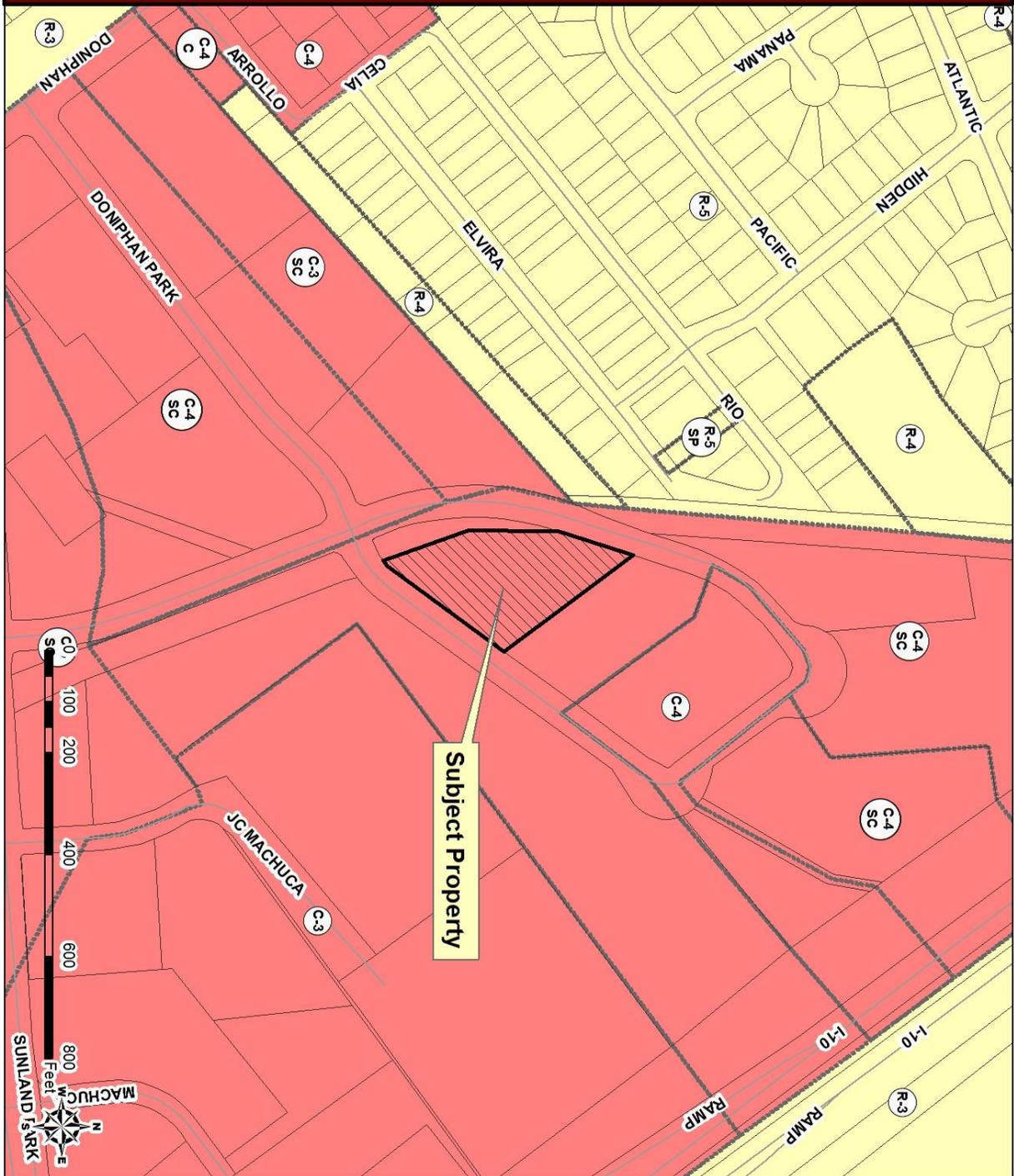
Texas Gas Service does not foresee any issues in the construction of this project; Texas Gas Service requires that all streets be public right-of-way and have dedicated utility easements. Texas Gas Service has no objections to the proposed project limits. It is the consultant and/or surveyor to illustrate the lines on the plans and to notify Texas Gas Service if the proposed improvements will be in conflict with our existing facilities. It is the contractor responsibility to call for line spots before digging.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations
5. Ordinance No. 8551 dated January 7, 1986

ATTACHMENT 1: ZONING MAP

PZDS16-00011

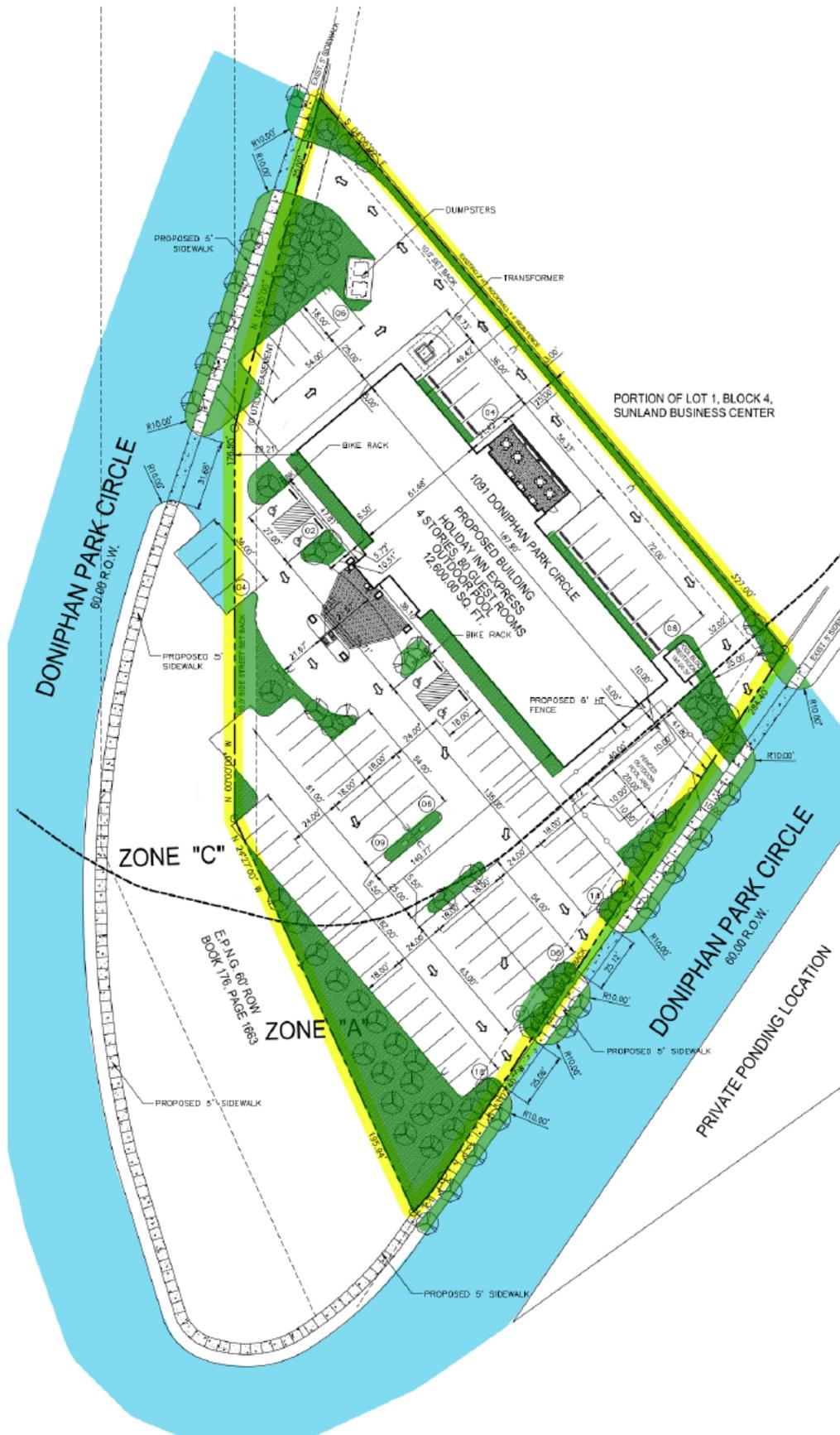


ATTACHMENT 2: AERIAL MAP

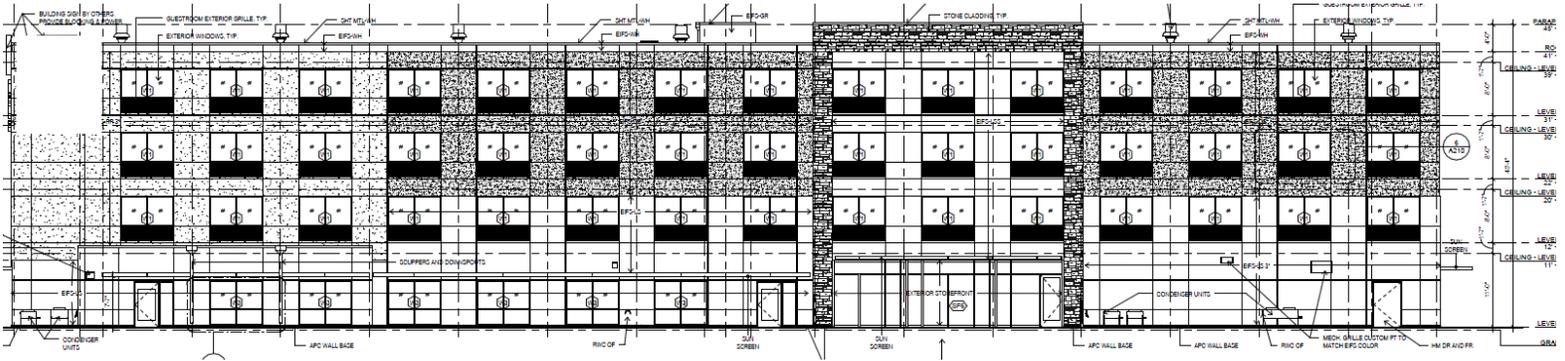
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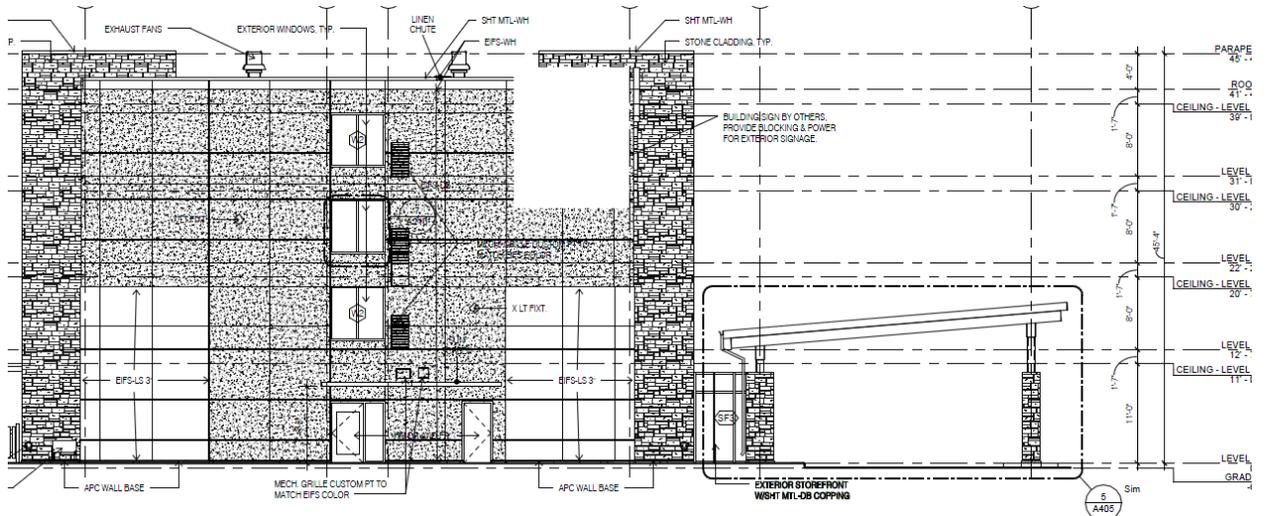
ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: ELEVATIONS



FRONT



SIDE

ATTACHMENT 5: ORDINANCE NO. 8551, DATED JANUARY 7, 1986

8551

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF TRACTS 16A AND 16M, AND ALL OF TRACT 16M1, A. F. MILLER SURVEY 213; ALL OF TRACT 4E AND A PORTION OF TRACT 4A, 4J AND 4L, T.F.WHITE SURVEY 3, AND A PORTION OF TRACT 3, SUNLAND COMMERCIAL DISTRICT 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 Tracts 16A and 16M, and all of Tract 16M1, A. F. Miller Survey 213 and all of Tract 4E and a portion of Tracts 4A, 4J and 4L, T. F. White Survey 3, and a portion of Tract 3, Sunland Commercial District as more particularly described in the attached Exhibits "A" through "D", be changed in the following manner:

Parcel 1 (27.011 acres) - from R-4 (Residential) to C-4 (Commercial)

Parcel 2 (6.31 acres) - from R-4 to C-3 (Commercial)

Parcel 3 (9.64 acres) - from R-4 to C-4 (Commercial)

Parcel 4 (5.96 acres) - from R-4 to C-3 (Commercial)

within the meaning of the zoning ordinance, subject to a special contract placing certain restrictions, conditions and covenants on the property, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this 7th day of January, 1986.

Jonathan W. Reyes
Mayor

ATTEST:
Carole Bente
City Clerk

I certify that the zoning map has been revised to reflect the amendment of ordinance # 8551 on 2-3-86 Date 2-3-86

APPROVED AS TO FORM:

Assistant City Attorney

APPROVED AS TO CONTENT:
Roy Silyard
Planning Department

I CERTIFY THAT THE FOLLOWING ZONING MAPS HAVE BEEN REVISED: C.I.D.
2-3-86 COUNTER
2-3-86 ORIGINAL
2-3-86 Blky. Inspection
2-3-86 CONTROL

8551
Contract (1/28/86)

85-5119
RECEIVED
JAN 30 1986
PLANNING DEPARTMENT

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 amend or release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby, and without affecting the validity, or necessitating the amendment of, the ordinance passed by the City Council embodying this change of zoning and subject to this contract.

Second Party is the owner and holder of a recorded lien on the property and consents to this contract.

WITNESS THE FOLLOWING SIGNATURES AND SEALS.

First Party
SUNLAND PARK I-10 JOINT VENTURE
John R. Schatzman & Co., Managing
Venturer

By John R. Schatzman
Title PRESIDENT

ATTEST:

[Signature]
Asst. Secretary

FIRST FINANCIAL CORPORATION
Second Party

By [Signature]
Title C.E.O.

ATTEST:

[Signature]
Secretary

THE CITY OF EL PASO
Third Party

By [Signature]
Mayor

ATTEST:

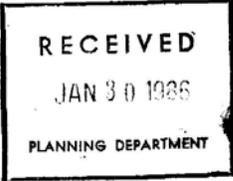
[Signature]
City Clerk

APPROVED AS TO CONTENT:

[Signature]
Planning Department

APPROVED AS TO FORM:

[Signature]
Assistant City Attorney



85-5119

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 24th day of January, 1985, by John R. Schatzman as representative for SUNLAND PARK I-10 JOINT VENTURE, John R. Schatzman & Co., Managing Venturer.

[Signature]
Notary Public, State of Texas

My Commission Expires:

6-21-86

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 24th day of January, 1986 by Terry M. O'Donnell, representative of FIRST FINANCIAL CORPORATION.

[Signature]
Notary Public, State of Texas

My Commission Expires:

3/21/89

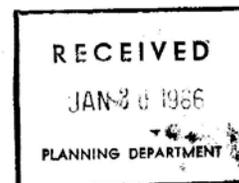
THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this 28th day of January, 1985, by JONATHAN ROGERS, AS Mayor of the City of El Paso.

[Signature]
Notary Public, State of Texas

My Commission Expires:

6/30/89



85-5719

Property Description: A portion of Tract 16A, A.F. Miller Survey No. 213, a portion of Tract 3, Sunland Commercial District and a portion of Tract 4A, T.F. White Survey No. 3, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Tract 16A, A.F. Miller Survey No. 213, a portion of Tract 3, Sunland Commercial District and a portion of Tract 4A, T.F. White Survey No. 3, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at a found Texas Highway Department monument lying at the easterly right-of-way line of Doniphan Drive and the common boundary line between George Wilson Survey No. 91 and Tract 4A, T.F. White Survey No. 3;

THENCE, North 45° 05' 40" East, along said boundary line, a distance of 1243.37 feet to a point lying on the westerly line of a 60-foot El Paso Natural Gas Company right-of-way line, said point being the TRUE POINT OF BEGINNING of this description;

THENCE, North 00° 00' 00" West, along said right-of-way line, a distance of 1264.40 feet to a point;

THENCE, North 64° 11' 58" East, a distance of 66.67 feet to a point lying on the easterly line of a 60-foot El Paso Natural Gas Company right-of-way;

THENCE, North 00° 00' 00" East, along said right-of-way line, a distance of 45.59 feet to a point;

THENCE, North 49° 53' 58" East, a distance of 60.00 feet to a point lying on the westerly right-of-way line of Interstate Highway No. 10;

THENCE, South 40° 06' 02" East, along said right-of-way line, a distance of 1477.99 feet to a point;

THENCE, South 49° 53' 58" West, a distance of 1051.40 feet to a point lying on the common boundary line between Lot 1, Block 1, J.C. Machuca Addition and Tract 3, Sunland Commercial District;

THENCE, South 40° 06' 02" East, along said boundary line, a distance of 406.18 feet to a point;

THENCE, South 62° 09' 00" East, continuing along said boundary line, a distance of 36.49 feet to a point;

THENCE, South 53° 54' 29" West, a distance of 273.14 feet to a point lying on the easterly line of a 40-foot City of El Paso Easement;

THENCE, North 24° 27' 00" West, along said easement line, a distance of 789.78 feet to a point lying on the westerly line of a 60-foot El Paso Natural Gas Company right-of-way line;

THENCE, North 00° 00' 00" West, along said right-of-way line, a distance of 199.81 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 27.01103 acres (1,176,600.64 sq. ft.) of land more or less.

SUB-LAND, INC.
Consulting Engineers -- Land Surveyors

Robert R. Seipel
Registered Public Surveyor
Texas License No. 4178

October 25, 1985
Job Number 09-85-5648
4107A

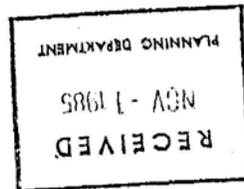


EXHIBIT "A"

PARCEL ONE
85-5119

Property Description: A portion of Tract 4A, T.F. White Survey No. 3, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Tract 4A, T.F. White Survey No. 3, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at a found Texas Highway Department monument lying at the easterly right-of-way line of Doniphan Drive and the common boundary line between George Wilson Survey No. 91 and Tract 4A, T.F. White Survey No. 3, said point being the TRUE POINT OF BEGINNING of this description;

THENCE, North 45° 05' 40" East, along said boundary line, a distance of 1243.37 feet to a point lying on the westerly line of a 60-foot El Paso Natural Gas Company right-of-way;

THENCE, South 00° 00' 00" East, along said right-of-way line, a distance of 199.81 feet to a point;

THENCE, South 24° 27' 00" East, continuing along said right-of-way line, a distance of 105.11 feet to a point;

THENCE, South 45° 05' 40" West, a distance of 1083.09 feet to a point lying on the easterly right-of-way line of Doniphan Drive;

THENCE, North 40° 44' 00" West, along said right-of-way line, a distance of 240.64 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 6.30920 acres (274,828.95 sq. ft.) of land more or less.

SUB-LAND, INC.
Consulting Engineers -- Land Surveyors

Robert R. Seipel
Registered Public Surveyor
Texas License No. 4178

October 25, 1985
Job Number 09-85-5648
4104A



PARCEL 2 to

85-5119

C 3

EXHIBIT "B"

Property Description: A portion of Tract 4A, T.F. White Survey No. 3 and a portion of Tract 3, Sunland Commercial District, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Tract 4A, T.F. White Survey No. 3 and a portion of Tract 3, Sunland Commercial District, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at a found Texas Highway Department monument lying at the easterly right-of-way line of Doniphan Drive and the common boundary line between George Wilson Survey No. 91 and Tract 4A, T.F. White Survey No. 3; Thence, South 40° 44' 00" East, along said right-of-way line, a distance of 240.64 feet to the TRUE POINT OF BEGINNING of this description;

THENCE, North 45° 05' 40" East, a distance of 1083.09 feet to a point lying on the westerly line of a 60-foot El Paso Natural Gas Company right-of-way;

THENCE, South 24° 27' 00" East, along said right-of-way line, a distance of 684.67 feet to a point;

THENCE, South 83° 39' 16" West, a distance of 255.00 feet to a point;

THENCE, South 75° 02' 12" West, a distance of 150.62 feet to a point;

THENCE, South 66° 46' 40" West, a distance of 177.55 feet to a point;

THENCE, South 58° 42' 22" West, a distance of 114.61 feet to a point;

THENCE, South 52° 24' 14" West, a distance of 113.61 feet to a point;

THENCE, South 49° 16' 00" West, a distance of 146.35 feet to a point lying on the easterly right-of-way line of Doniphan Drive;

THENCE, North 40° 44' 00" West, along said right-of-way line, a distance of 290.46 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 9.63992 acres (419,914.81 sq. ft.) of land more or less.

SUB-LAND, INC.
Consulting Engineers -- Land Surveyors

Robert R. Seipel
Registered Public Surveyor
Texas License No. 4178

October 25, 1985
Job Number 09-85-5648
4108A

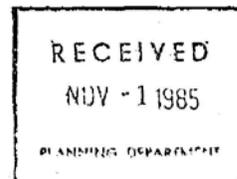


EXHIBIT "C"

PARCEL 3) to C-4
85-5119

Property Description: A portion of Tract 4A, T.F. White Survey No. 3, a portion of Tract 3, Sunland Commercial District and a portion of J.C. Machuca Road, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Tract 4A, T.F. White Survey No. 3, a portion of Tract 3, Sunland Commercial District and a portion of J.C. Machuca Road, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at a found Texas Highway Department monument lying at the common boundary line between George Wilson Survey No. 91 and Tract 4A, T.F. White Survey No. 3 and the easterly right-of-way line of Doniphan Drive; Thence South 40° 44' 00" East, along said right-of-way line, a distance of 531.10 feet to the TRUE POINT OF BEGINNING of this description;

THENCE, North 49° 16' 00" East, a distance of 146.35 feet to a point;

THENCE, North 52° 24' 14" East, a distance of 113.61 feet to a point;

THENCE, North 58° 42' 22" East, a distance of 114.61 feet to a point;

THENCE, North 66° 46' 40" East, a distance of 177.55 feet to a point;

THENCE, North 75° 02' 12" East, a distance of 150.62 feet to a point;

THENCE, North 83° 39' 16" East, a distance of 255.00 feet to a point;

THENCE, North 53° 54' 29" East, a distance of 273.14 feet to a point lying on the common boundary line between Lot 1, Block 1, J.C. Machuca Addition and Tract 3, Sunland Commercial District;

THENCE, North 49° 53' 58" East, along said boundary line, a distance of 92.03 feet to a point lying on the centerline of J.C. Machuca Road;

THENCE, along said centerline the following courses:

South 33° 27' 27" East, a distance of 57.05 feet to a point for a curve;

170.06 feet along the arc of a curve to the right, having a radius of 360.00 feet, a central angle of 27° 04' 00" and a chord which bears South 19° 55' 27" East, a distance of 168.49 feet to a point;

South 06° 23' 27" East, a distance of 53.37 feet to a point lying on the common boundary line between Tract 4A, T.F. White Survey No. 3, Sunland Commercial District;

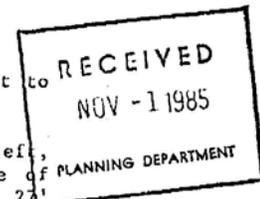
THENCE, South 62° 09' 00" East, along said boundary line, a distance of 157.88 feet to a point lying on the northerly right-of-way line of Sunland Park Drive;

THENCE, along said right-of-way line the following courses:

South 83° 39' 16" West, a distance of 698.49 feet to a point for a curve;

520.92 feet along the arc of a curve to the left, having a radius of 867.94 feet, a central angle of 34° 23' 16" and a chord which bears South 66° 27' 38" West, a distance of 513.14 feet to a point;

South 49° 16' 00" West, a distance of 146.35 feet to a point lying on the easterly right-of-way line of Doniphan Drive;



PARCEL 4 1/2
85-5119 C-3

EXHIBIT "D"

THENCE, North 40° 44' 00" West, along said right-of-way line, a distance of 170.00 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 5.95809 acres (259,534.23 sq. ft.) of land more or less.

SUB-LAND, INC.
Consulting Engineers -- Land Surveyors

Robert R. Seipel
Registered Public Surveyor
Texas License No. 4178

October 25, 1985
Job Number 09-85-5648
4109A

5119

Property Description: A portion of Tract 16A, A.F. Miller Survey No. 213, a portion of Tract 3, Sunland Commercial District and a portion of Tract 4A, T.F. White Survey No. 3, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Tract 16A, A.F. Miller Survey No. 213, a portion of Tract 3, Sunland Commercial District and a portion of Tract 4A, T.F. White Survey No. 3, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at a found Texas Highway Department monument lying at the easterly right-of-way line of Doniphan Drive and the common boundary line between George Wilson Survey No. 91 and Tract 4A, T.F. White Survey No. 3;

THENCE, North 45° 05' 40" East, along said boundary line, a distance of 1243.37 feet to a point lying on the westerly line of a 60-foot El Paso Natural Gas Company right-of-way line, said point being the TRUE POINT OF BEGINNING of this description;

THENCE, North 00° 00' 00" West, along said right-of-way line, a distance of 1264.40 feet to a point;

THENCE, North 64° 11' 58" East, a distance of 66.67 feet to a point lying on the easterly line of a 60-foot El Paso Natural Gas Company right-of-way;

THENCE, North 00° 00' 00" East, along said right-of-way line, a distance of 45.59 feet to a point;

THENCE, North 49° 53' 58" East, a distance of 60.00 feet to a point lying on the westerly right-of-way line of Interstate Highway No. 10;

THENCE, South 40° 06' 02" East, along said right-of-way line, a distance of 1477.99 feet to a point;

THENCE, South 49° 53' 58" West, a distance of 1051.40 feet to a point lying on the common boundary line between Lot 1, Block 1, J.C. Machuca Addition and Tract 3, Sunland Commercial District;

THENCE, South 40° 06' 02" East, along said boundary line, a distance of 406.18 feet to a point;

THENCE, South 62° 09' 00" East, continuing along said boundary line, a distance of 36.49 feet to a point;

THENCE, South 53° 54' 29" West, a distance of 273.14 feet to a point lying on the easterly line of a 40-foot City of El Paso Easement;

THENCE, North 24° 27' 00" West, along said easement line, a distance of 789.78 feet to a point lying on the westerly line of a 60-foot El Paso Natural Gas Company right-of-way line;

THENCE, North 00° 00' 00" West, along said right-of-way line, a distance of 199.81 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 27.01103 acres (1,176,600.64 sq. ft.) of land more or less.

SUB-LAND, INC.
Consulting Engineers -- Land Surveyors

Robert R. Seipel
Registered Public Surveyor
Texas License No. 4178

October 25, 1985
Job Number 09-85-5648
4107A

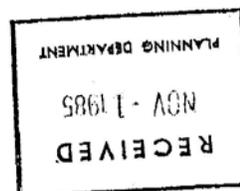
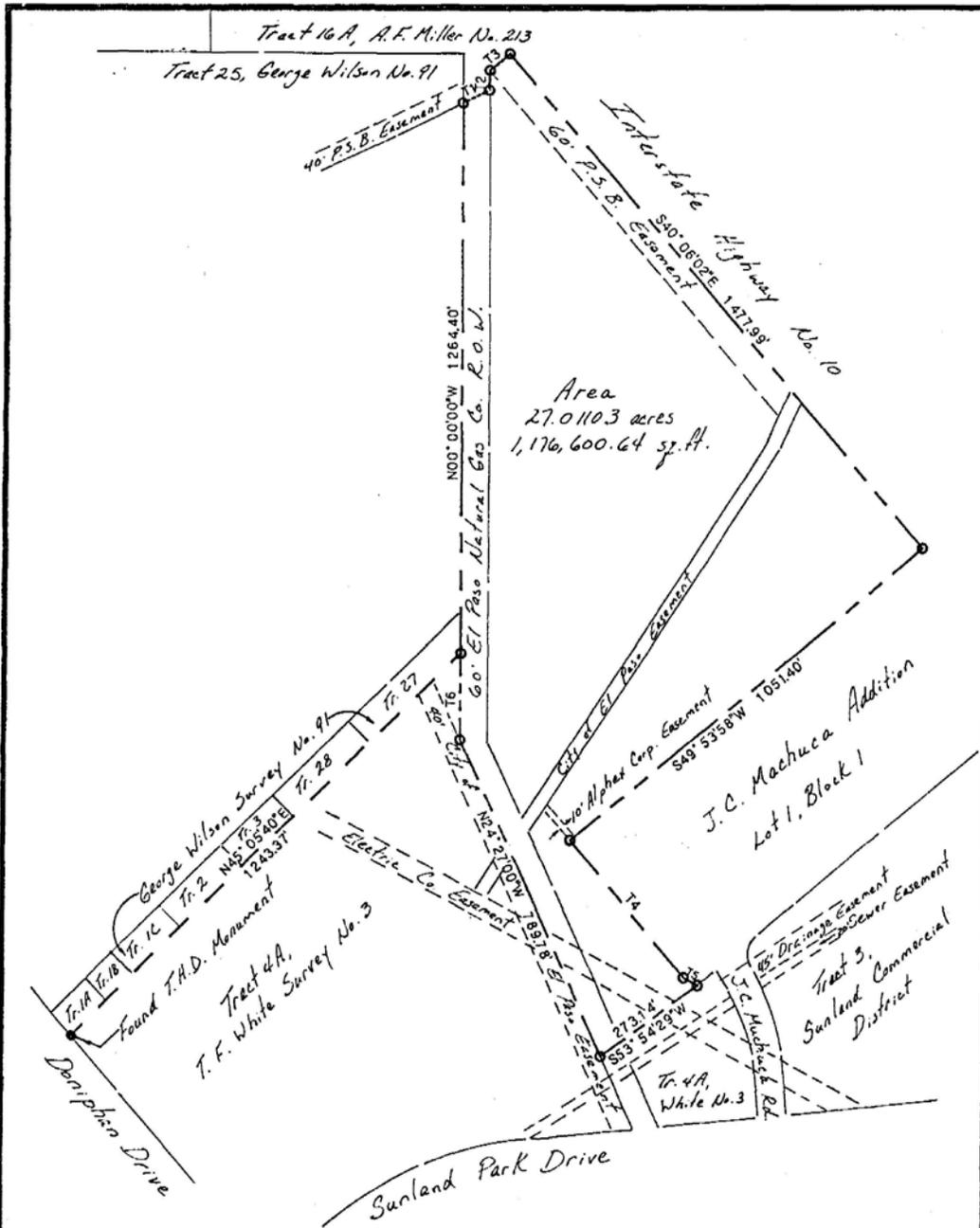


EXHIBIT "A"

PARCEL ONE
85-5119



Area
27.01103 acres
1,176,600.64 sq. ft.

NO.	BEARING	DISTANCE
T1	N64°11'58"E	66.67'
T2	N00°00'00"E	45.59'
T3	N49°53'58"E	60.00'
T4	S40°06'02"E	406.18'
T5	S62°09'00"E	36.49'
T6	N00°00'00"W	199.81'

Parcel 1

SLI
SUB-LAND INC.
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS
 5600 WESTWIND DRIVE
 EL PASO, TEXAS
 915-384-4457

JOB #: 09-855418 DR. BY: A.M.C.
 SCALE: 1"=300' COMP. BY: A.E.V.
 DATE: 10-25-85 F.B. #: ---

A portion of Tract 16A, A.F. Miller Survey No. 213, a portion of Tract 3, Sunland Commercial District and a portion of Tract 4A, T.F. White Survey No. 3, El Paso County, Texas



85-5119

Property Description: A portion of Tract 4A, T.F. White Survey No. 3, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Tract 4A, T.F. White Survey No. 3, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at a found Texas Highway Department monument lying at the easterly right-of-way line of Doniphan Drive and the common boundary line between George Wilson Survey No. 91 and Tract 4A, T.F. White Survey No. 3, said point being the TRUE POINT OF BEGINNING of this description;

THENCE, North 45° 05' 40" East, along said boundary line, a distance of 1243.37 feet to a point lying on the westerly line of a 60-foot El Paso Natural Gas Company right-of-way;

THENCE, South 00° 00' 00" East, along said right-of-way line, a distance of 199.81 feet to a point;

THENCE, South 24° 27' 00" East, continuing along said right-of-way line, a distance of 105.11 feet to a point;

THENCE, South 45° 05' 40" West, a distance of 1083.09 feet to a point lying on the easterly right-of-way line of Doniphan Drive;

THENCE, North 40° 44' 00" West, along said right-of-way line, a distance of 240.64 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 6.30920 acres (274,828.95 sq. ft.) of land more or less.

SUB-LAND, INC.
Consulting Engineers -- Land Surveyors

Robert R. Seipel
Registered Public Surveyor
Texas License No. 4178

October 25, 1985
Job Number 09-85-5648
4104A



PARCEL 2 to
85-5119 C 3

EXHIBIT "B"

Property Description: A portion of Tract 4A, T.F. White Survey No. 3 and a portion of Tract 3, Sunland Commercial District, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Tract 4A, T.F. White Survey No. 3 and a portion of Tract 3, Sunland Commercial District, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at a found Texas Highway Department monument lying at the easterly right-of-way line of Doniphan Drive and the common boundary line between George Wilson Survey No. 91 and Tract 4A, T.F. White Survey No. 3; Thence, South 40° 44' 00" East, along said right-of-way line, a distance of 240.64 feet to the TRUE POINT OF BEGINNING of this description;

THENCE, North 45° 05' 40" East, a distance of 1083.09 feet to a point lying on the westerly line of a 60-foot El Paso Natural Gas Company right-of-way;

THENCE, South 24° 27' 00" East, along said right-of-way line, a distance of 684.67 feet to a point;

THENCE, South 83° 39' 16" West, a distance of 255.00 feet to a point;

THENCE, South 75° 02' 12" West, a distance of 150.62 feet to a point;

THENCE, South 66° 46' 40" West, a distance of 177.55 feet to a point;

THENCE, South 58° 42' 22" West, a distance of 114.61 feet to a point;

THENCE, South 52° 24' 14" West, a distance of 113.61 feet to a point;

THENCE, South 49° 16' 00" West, a distance of 146.35 feet to a point lying on the easterly right-of-way line of Doniphan Drive;

THENCE, North 40° 44' 00" West, along said right-of-way line, a distance of 290.46 feet to the TRUE POINT OF BEGINNING of this description.

Said parcel of land contains 9.63992 acres (419,914.81 sq. ft.) of land more or less.

SUB-LAND, INC.
Consulting Engineers -- Land Surveyors

Robert R. Seipel
Registered Public Surveyor
Texas License No. 4178

October 25, 1985
Job Number 09-85-5648
4108A

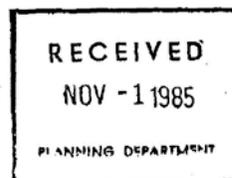
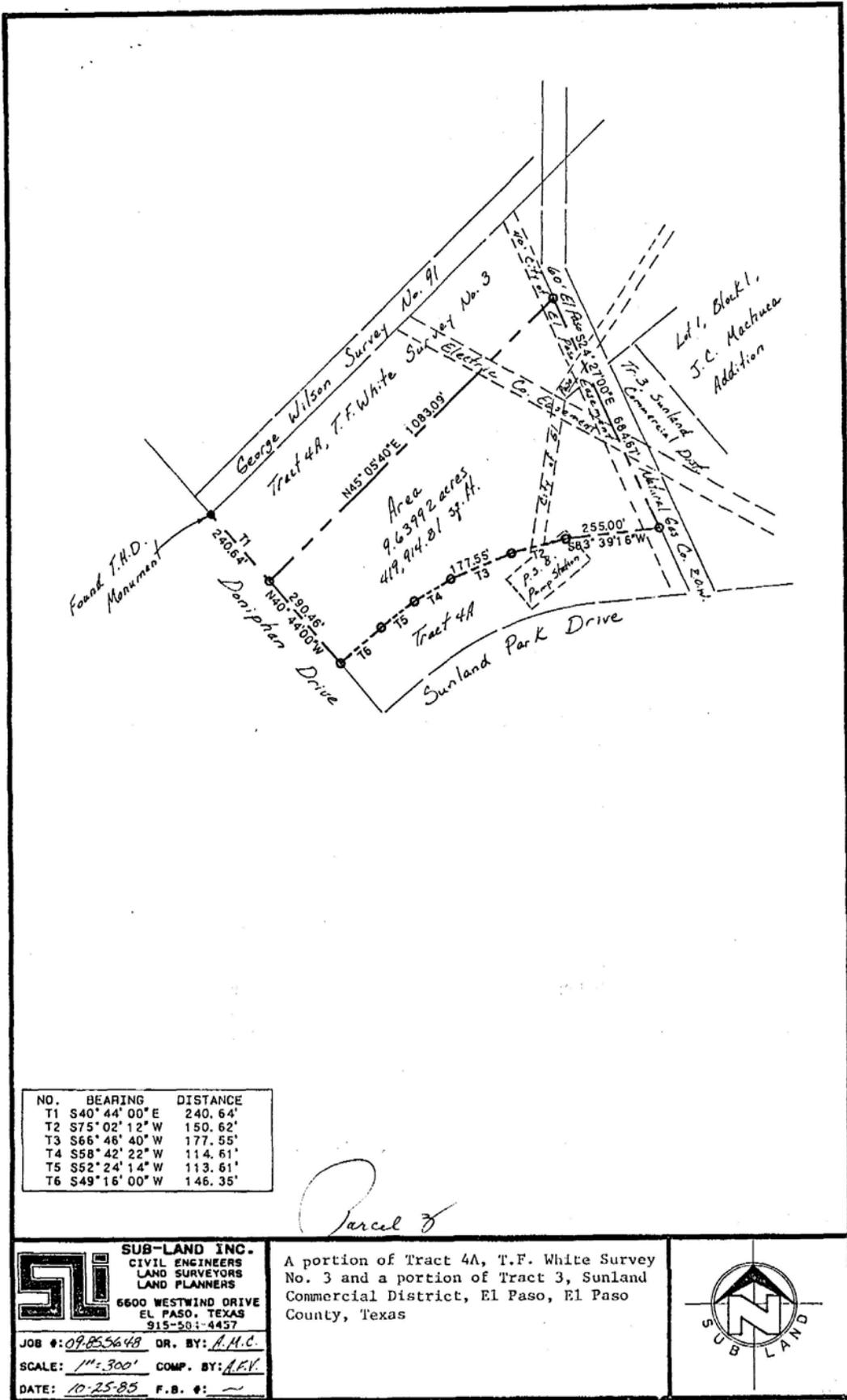


EXHIBIT "C"

PARCEL 3 to C4
85-5119



Property Description: A portion of Tract 4A, T.F. White Survey No. 3, a portion of Tract 3, Sunland Commercial District and a portion of J.C. Machuca Road, El Paso, El Paso County, Texas

METES AND BOUNDS DESCRIPTION

The parcel of land herein described is a portion of Tract 4A, T.F. White Survey No. 3, a portion of Tract 3, Sunland Commercial District and a portion of J.C. Machuca Road, El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

Commencing at a found Texas Highway Department monument lying at the common boundary line between George Wilson Survey No. 91 and Tract 4A, T.F. White Survey No. 3 and the easterly right-of-way line of Doniphan Drive; Thence South 40° 44' 00" East, along said right-of-way line, a distance of 531.10 feet to the TRUE POINT OF BEGINNING of this description;

THENCE, North 49° 16' 00" East, a distance of 146.35 feet to a point;

THENCE, North 52° 24' 14" East, a distance of 113.61 feet to a point;

THENCE, North 58° 42' 22" East, a distance of 114.61 feet to a point;

THENCE, North 66° 46' 40" East, a distance of 177.55 feet to a point;

THENCE, North 75° 02' 12" East, a distance of 150.62 feet to a point;

THENCE, North 83° 39' 16" East, a distance of 255.00 feet to a point;

THENCE, North 53° 54' 29" East, a distance of 273.14 feet to a point lying on the common boundary line between Lot 1, Block 1, J.C. Machuca Addition and Tract 3, Sunland Commercial District;

THENCE, North 49° 53' 58" East, along said boundary line, a distance of 92.03 feet to a point lying on the centerline of J.C. Machuca Road;

THENCE, along said centerline the following courses:

South 33° 27' 27" East, a distance of 57.05 feet to a point for a curve;

170.06 feet along the arc of a curve to the right, having a radius of 360.00 feet, a central angle of 27° 04' 00" and a chord which bears South 19° 55' 27" East, a distance of 168.49 feet to a point;

South 06° 23' 27" East, a distance of 53.37 feet to a point lying on the common boundary line between Tract 4A, T.F. White Survey No. 3, Sunland Commercial District;

THENCE, South 62° 09' 00" East, along said boundary line, a distance of 157.88 feet to a point lying on the northerly right-of-way line of Sunland Park Drive;

THENCE, along said right-of-way line the following courses:

South 83° 39' 16" West, a distance of 698.49 feet to a point for a curve;

520.92 feet along the arc of a curve to the left, having a radius of 867.94 feet, a central angle of 34° 23' 16" and a chord which bears South 66° 27' 38" West, a distance of 513.14 feet to a point;

South 49° 16' 00" West, a distance of 146.35 feet to a point lying on the easterly right-of-way line of Doniphan Drive;



EXHIBIT "D"

PARCEL 4 to
85-5119 G-3

THENCE, North 40° 44' 00" West, along said right-of-way line, a distance of 170.00 feet to the TRUE POINT OF BEGINNING of this description.

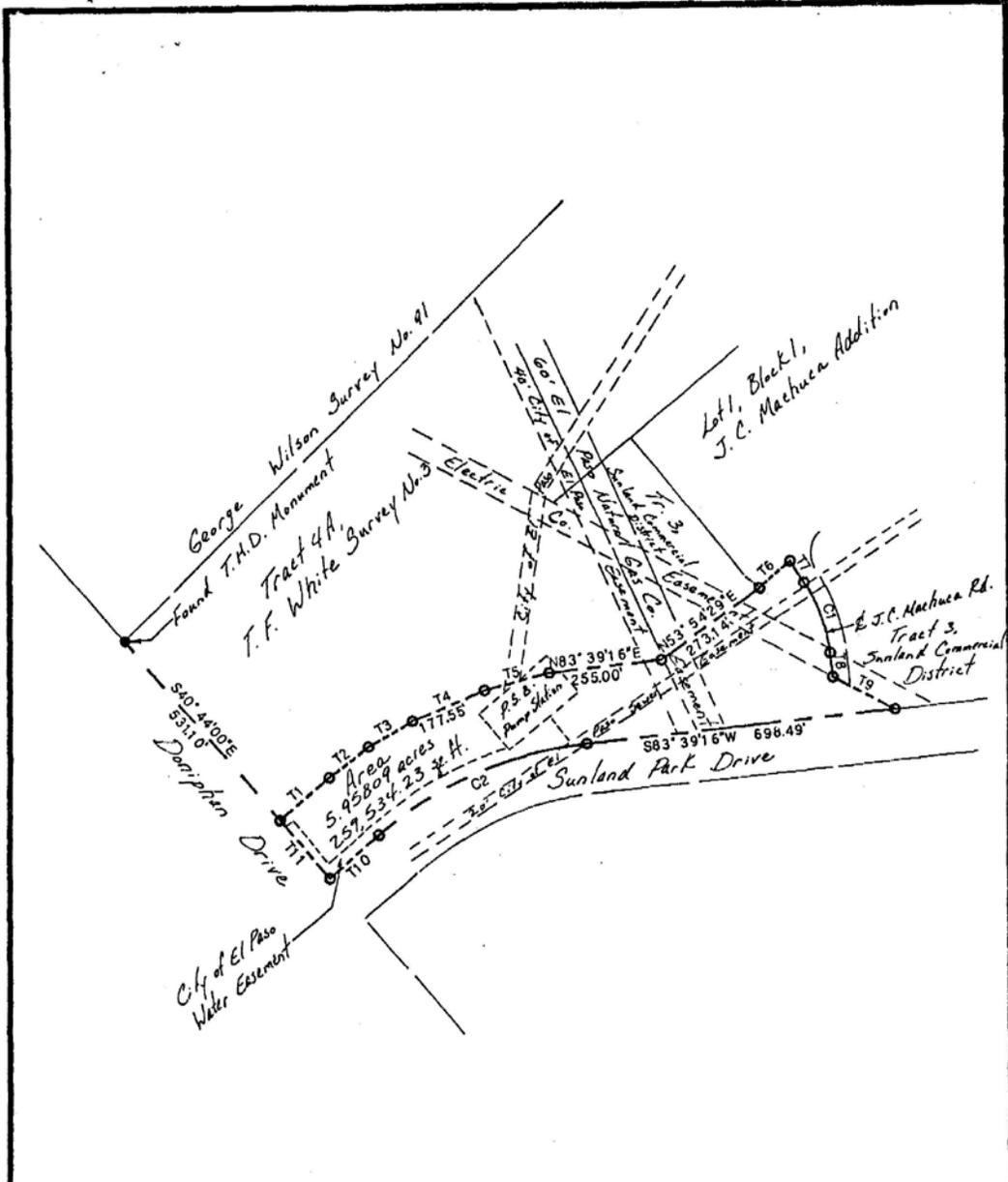
Said parcel of land contains 5.95809 acres (259,534.23 sq. ft.) of land more or less.

SUB-LAND, INC.
Consulting Engineers -- Land Surveyors

Robert R. Seipel
Registered Public Surveyor
Texas License No. 4178

October 25, 1985
Job Number 09-85-5648
4109A

85-5119



NO.	BEARING	DISTANCE
T1	N49°16'00\"E	146.35'
T2	N52°24'14\"E	113.61'
T3	N58°42'22\"E	114.61'
T4	N66°46'40\"E	177.55'
T5	N75°02'12\"E	150.62'
T6	N49°53'58\"E	92.03'
T7	S33°27'27\"E	57.05'
T8	S06°23'27\"E	53.37'
T9	S62°09'00\"E	157.88'
T10	S49°16'00\"W	146.35'
T11	N40°44'00\"W	170.00'

Parcel 4

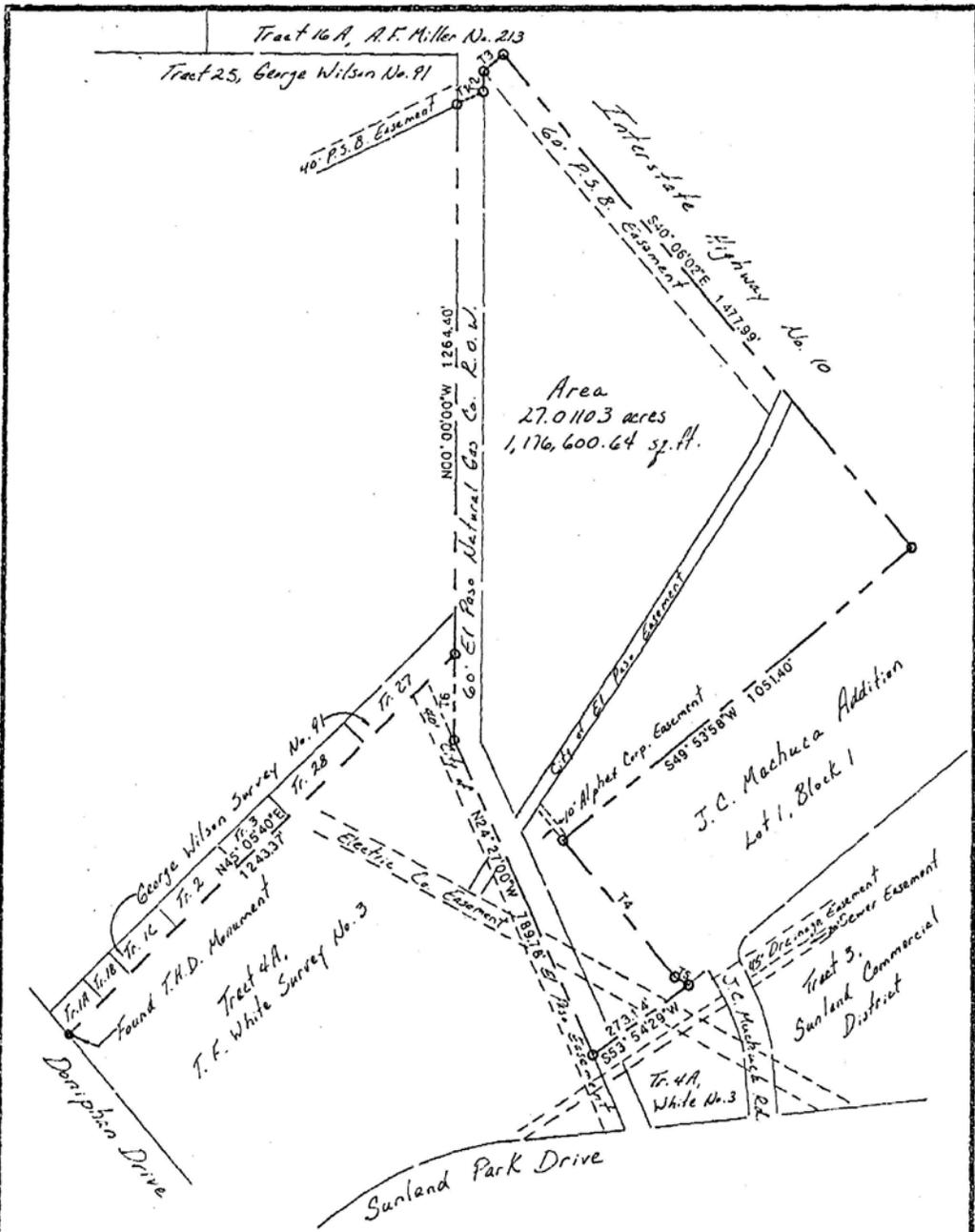
NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S19°55'27\"E	168.49'	27°04'00\"	360.00'	170.06'	86.65'
C2	S66°27'38\"W	513.14'	34°23'16\"	867.94'	520.92'	268.57'

SUB-LAND INC.
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS
 6600 WESTWIND DRIVE
 EL PASO, TEXAS
 915-584-4457

JOB #: *01-855648* DR. BY: *A.M.C.*
 SCALE: *1"=300'* COMP. BY: *A.F.V.*
 DATE: *10-25-85* F.S. #: *—*

A portion of Tract 4A, T.F. White Survey No. 3 and a portion of Tract 3, Sunland Commercial District and a portion of J.C. Machuca Road, El Paso, El Paso County, Texas





Area
27.0103 acres
1,176,600.64 sq. ft.

NO.	BEARING	DISTANCE
T1	N64° 11' 58" E	66.67'
T2	N00° 00' 00" E	45.59'
T3	N49° 53' 58" E	60.00'
T4	S40° 06' 02" E	406.18'
T5	S62° 09' 00" E	36.49'
T6	N00° 00' 00" W	199.81'

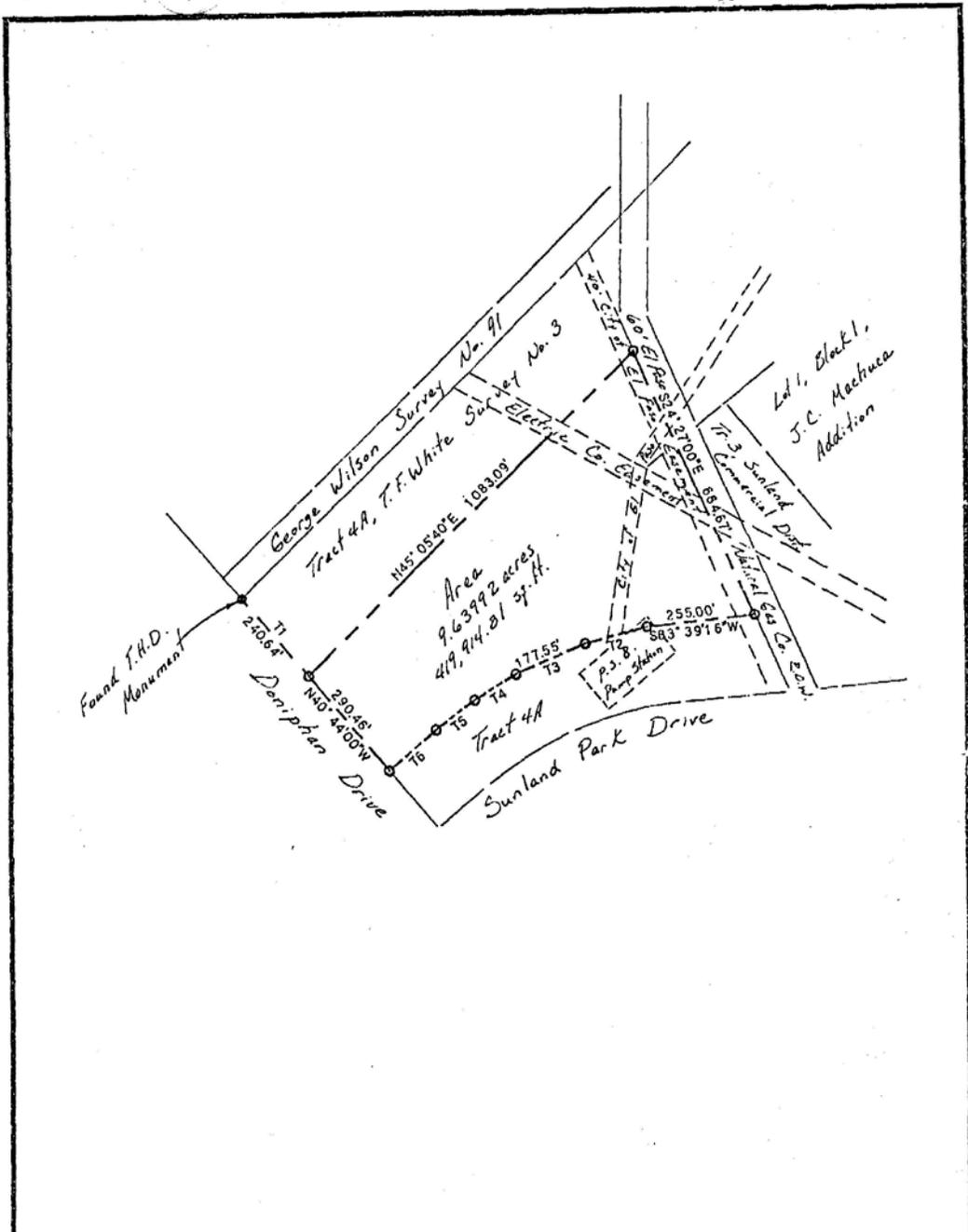
SUB-LAND INC.
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6600 WESTWIND DRIVE
EL PASO, TEXAS
915-504-4457

JOB #: 09-855618 DR. BY: A.M.C.
SCALE: 1" = 300' COMP. BY: A.C.V.
DATE: 10-25-85 F.B. #:

A portion of Tract 16A, A.F. Miller Survey No. 213, a portion of Tract 3, Sunland Commercial District and a portion of Tract 4A, T.F. White Survey No. 3, El Paso El Paso County, Texas



519



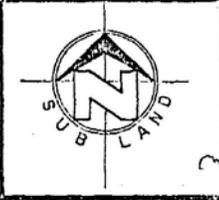
NO.	BEARING	DISTANCE
T1	S40°44'00"E	240.64'
T2	S75°02'12"W	150.62'
T3	S66°46'40"W	177.55'
T4	S58°42'22"W	114.61'
T5	S52°24'14"W	113.61'
T6	S49°16'00"W	146.35'

Parcel 8

SI SUB-LAND INC.
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS
 6600 WESTWIND DRIVE
 EL PASO, TEXAS
 915-501-4437

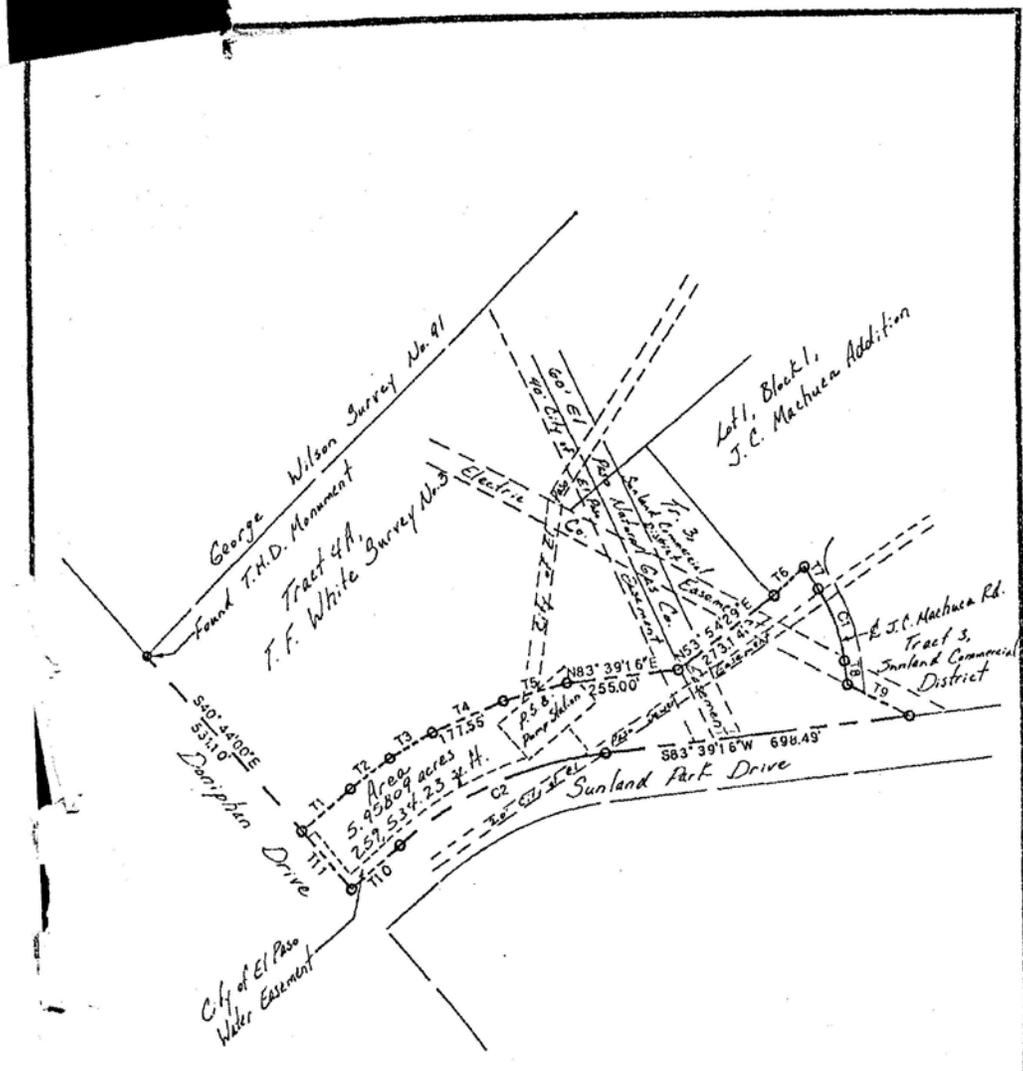
JOB #: 09-85-5648 DR. BY: A.M.C.
 SCALE: 1" = 300' COMP. BY: A.E.V.
 DATE: 10-25-85 F.B. #: ~

A portion of Tract 4A, T.F. White Survey No. 3 and a portion of Tract 3, Sunland Commercial District, El Paso, El Paso County, Texas



47.16

5119



BEARING	DISTANCE
N49°16'00"E	146.35'
N52°24'14"E	113.61'
N58°42'22"E	114.61'
N66°46'40"E	177.55'
N75°02'12"E	150.62'
N49°53'58"E	92.03'
S33°27'27"E	57.05'
S06°23'27"E	53.37'
S62°09'00"E	157.88'
S49°16'00"W	146.35'
S10°44'00"W	170.00'

Parcel 4

BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
S9°55'27"E	168.49'	27°04'00"	360.00'	170.06'	86.65'
S5°27'38"W	513.14'	34°23'16"	867.94'	520.92'	268.57'

SUB-LAND INC.
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS
 6600 WESTWIND DRIVE
 EL PASO, TEXAS
 915-504-4457
 DR. BY: *A.M.C.*
 COMP. BY: *A.H.*
 F.B. #:

A portion of Tract 4A, T.F. White Survey No. 3 and a portion of Tract 3, Sunland Commercial District and a portion of J.C. Machuca Road, El Paso, El Paso County, Texas

