

Dedicated to Outstanding Customer Service for a Better Community

S E R V I C E S O L U T I O N S S U C C E S S



Date: October 8, 2012

To: Carlos Gallinar, Deputy Director for City Development, Planning

From: Nanette Smejkal, Director of Parks and Recreation 

Re: Use of Parkland at Esmeralda Park and Ellis Lateral Linear Trail

Date: October 8, 2012

I am requesting the following item on the November 1, 2012 City Plan Commission meeting agenda for discussion and action:

Review use of 1.885 acre of a portion of Esmeralda Park and .012 acres of a portion of Ellis Lateral Linear Trail.

Under Section 2.08.080 of El Paso Municipal Code, the use of a portion of the property for El Paso Electric Transmission line is considered a park alteration, and therefore must be reviewed by the CPC.

In addition, under Chapter 26 of the Texas Parks and Wildlife Code, the use or taking of public land designated as a park for other purposes may not be approved unless the municipality determines that:

1. There is no feasible and prudent alternative;
2. The project includes all reasonable planning to minimize harm to the lands, as a park, resulting from the use or taking.

The City Council will conduct a public hearing and decide whether or not to approve the contemplated use of the parkland.

A metes and bounds description and survey of the impacted parkland are attached.

Cc: Kristin Hamilton, Legal
Liza Ramirez-Tobias, Capital Assets

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Cortney Carlisle Niland

City Manager
Joyce A. Wilson



Frank X. Spencer & Associates, Inc.
Consulting Civil Engineers & Surveyors

1130 Montana Ave., El Paso, Texas 79902

Ph: 915-533-4600 • F: 915-533-4673

www.fxsa.com

TBPLS #100490-00 • TBPE #F-3584

METES AND BOUNDS DESCRIPTION

A 1.885 ACRE TRACT OF LAND BEING A PORTION OF PUBLIC PARK LOT 25, BLOCK 7, RIVER PARK WEST UNIT THREE, AN ADDITION TO THE CITY OF EL PASO, ACCORDING TO THE PLAT RECORDED AT VOLUME 79, PAGE 25, PLAT RECORDS, EL PASO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found rebar with yellow cap marked "LANDMARK" on the northerly right-of-way line of Arcraft Road (SH-178) (right-of-way width varies) at the common southwesterly corner of Lot 24 and the southeasterly corner of Public Park Lot 25, Block 7, River Park West Unit Three;

Thence, North 89° 22' 08" West (N89°34'35"W), along the said northerly right-of-way line, a distance of 124.31 feet to a found rebar with yellow cap marked "LANDMARK";

THENCE, continuing with the said northerly right-of-way line, the following four (4) courses:

North 58° 08' 38" West (N58°18'18"W), a distance of 145.18 feet, to a found 5/8 inch rebar;

North 89° 20' 32" West (N89°34'07"W), a distance of 197.12 feet, to a found rebar with yellow cap marked "LANDMARK";

South 61° 33' 57" West (S61°18'59"W), a distance of 108.37 feet, to a found rebar with aluminum cap;

South 86° 25' 37" West (S86°14'19"W), a distance of 301.90 feet, to a found rebar with yellow cap marked "LANDMARK" for the common southerly boundary corner of said River Park West Unit Three and River Park West Unit Nine, an addition to the City of El Paso, according to the plat recorded in File No. 20060016841, El Paso County, Texas;

THENCE, North 02° 51' 55" East (N02°40'50"E), leaving said right-of-way line and along the common boundary line of said River Park West Unit Nine, a distance of 67.55 feet, to a set 5/8 inch rebar with aluminum cap marked "FXS RPLS 2198" for a P.I.;

THENCE, North 22° 53' 29" West (N23°06'00"W), continuing with said common boundary line, a distance of 148.86 feet, to a set Mag nail on rockwall, for the northwest corner of Public Park Lot 25, same being the southwest corner of Lot 26, Block 7, River Park West Unit Three;

THENCE, North 67° 08' 46" East (N66°54'00"E), with said common lot line, a distance of 110.04 feet, to a found chiseled "X" on sidewalk on the southwesterly right-of-way line of Alina Baltazar Drive (52.00' right-of-way);

THENCE, along said right-of-way line, 72.84 feet along an arc of a curve to the left having a radius of 70.00 feet, a delta angle of 59°37'03", and a chord bearing of South 30° 49' 04" East and a distance of 69.59 feet, to a set chiseled "X", for the point of intersection of the west line of a 20 foot utility easement as shown on said plat with the southwest line of Alina Baltazar Drive;

THENCE, South 02° 34' 58" East, leaving said right-of-way line, a distance of 107.08 feet, to a set 5/8 inch rebar with aluminum cap marked "FXS RPLS 2198", for a point 75.00 feet perpendicular distance from said Aircraft Road (SH-178) right-of-way;

THENCE, 75.00 feet perpendicular distance from and parallel to said right-of-way line the following five (5) courses;

North 86° 25' 37" East, a distance of 193.17 feet, to a set 5/8 inch rebar with aluminum cap marked "FXS RPLS 2198";

North 61° 33' 57" East, a distance of 111.29 feet, to a set 5/8 inch rebar with aluminum cap marked "FXS RPLS 2198";

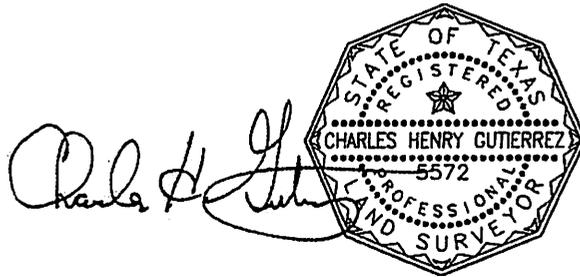
South 89° 20' 32" East, a distance of 237.52 feet, to a set 5/8 inch rebar with aluminum cap marked "FXS RPLS 2198";

South 58° 08' 38" East, a distance of 145.16 feet, to a set chiseled "X";

South 89° 22' 08" East, a distance of 103.48 feet, to a set Mag nail on rockwall, lying on the common boundary line of Public Park Lot 25 and Lot 24, Block 7, River Park West Unit Three;

Thence, South 00° 44' 08" West (S00°25'35"W), a distance of 75.00 feet, to the **POINT OF BEGINNING**, containing 1.885 Acres (82,125 square feet) of land, more or less.

Frank X. Spencer & Associates, Inc.



Charles Gutierrez, RPLS
Texas License No. 5572

Date: 8/30/2011

CURVE TABLE			
CHORD BEARING	DELTA BEARING	RADIUS	LENGTH
69.59	70.00	72.84	75.00
59.37	70.00	72.84	75.00
59.37	70.00	72.84	75.00

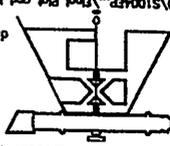
LINE TABLE					
LINE LENGTH	BEARING	LINE LENGTH	BEARING		
L1	124.31	N89°22'08"W	L2	145.18	N58°08'38"W
L3	197.12	N89°20'32"W	L4	108.37	S61°33'57"W
L5	301.90	S86°25'37"W	L6	67.55	N02°51'55"E
L7	148.86	N22°53'29"W	L8	110.04	N67°08'46"E
L9	107.08	S02°34'58"E	L10	193.17	N86°25'37"E
L11	111.29	N61°33'57"E	L12	237.52	S89°20'32"E
L13	145.16	S58°08'38"E	L14	103.48	S89°22'08"E
L15	75.00	S00°44'08"W			

SURVEYOR'S NOTES:

1. THIS SURVEY MAY BE SUBJECT TO OTHER EASEMENTS AND COVENANTS OF RECORDS NOT SHOWN. A TITLE REPORT WAS NOT FURNISHED FOR THIS SURVEY.
2. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT

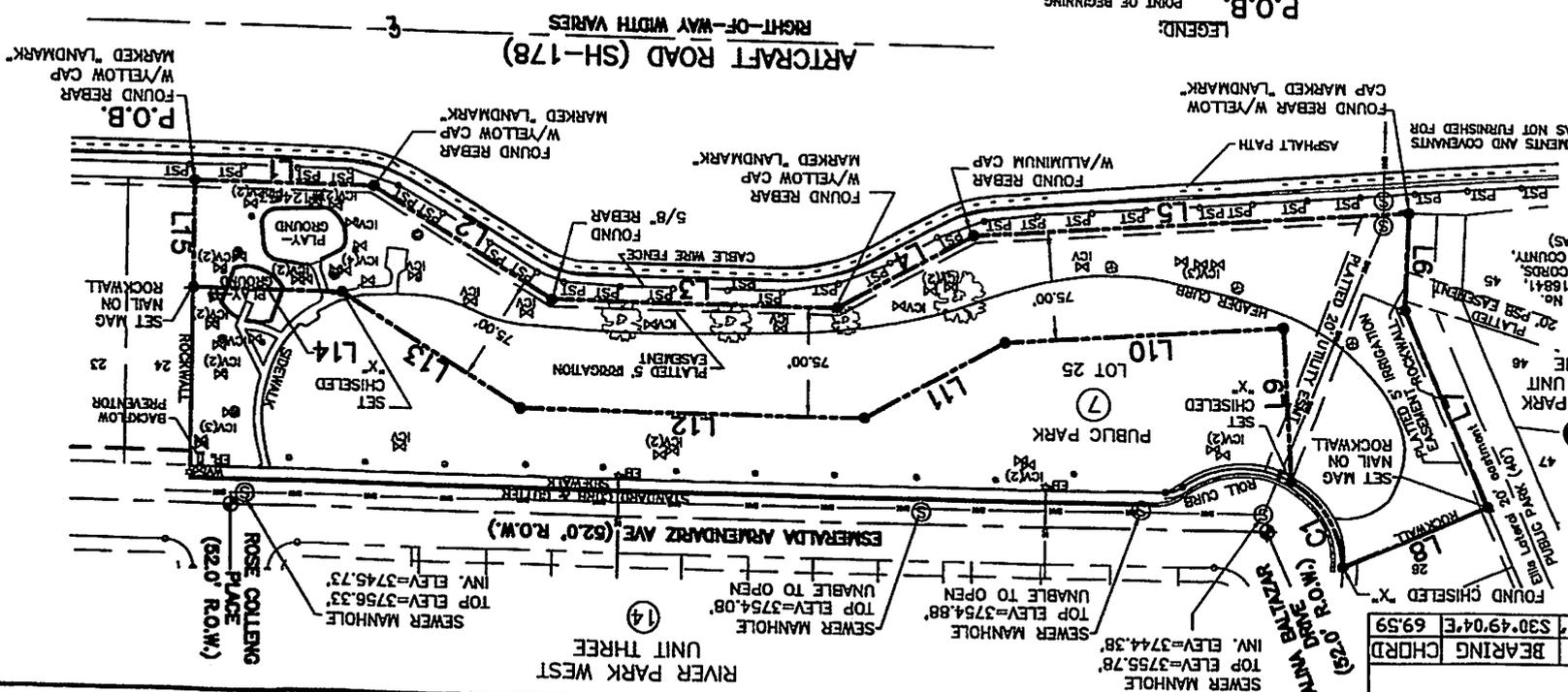
- REFERENCES:**
1. STATE OF TEXAS DEPARTMENT OF TRANSPORTATION PLANS FOR PROPOSED (AIRCRAFT ROAD), EL PASO COUNTY, CITY OF EL PASO, SH 178 (AIRCRAFT ROAD), REVISED DATE 3-18-88.
 2. PARK DEDICATED BY PLAT, DATED FEBRUARY 18, 2004, FILED IN VOLUME 79, PAGE 25, PLAT RECORDS, EL PASO COUNTY, TEXAS.

CER & ASSOCIATES, INC.
 Consulting Civil Engineers & Land Surveyors
 (TBP# F-3584, TBP# 100490-00)
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 EL PASO, TEXAS 79804
 TEL: 915-533-4600
 FAX: 915-533-4673
 e-mail: epl@cerand.com



- LEGEND:**
- POINT OF BEGINNING
 - EXISTING CITY MONUMENT
 - SANITARY SEWER MANHOLE
 - WATER VALVE
 - IRRIGATION CONTROL VALVE
 - ELECTRIC PANEL
 - ELECTRIC BOX (HIGH VOLTAGE)
 - LIGHT POLE
 - POST
 - PINE TREE
 - TREE
 - SANITARY SEWER LINE
 - UNDERGROUND ELECTRIC LINE

AREA
 1.885 ACRES
 82,125 SQ. FT. +/-



I HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
 SURVEY DATE: AUGUST 24, 2011

PORTION OF PUBLIC PARK LOT 25, BLOCK 7, RIVER PARK WEST UNIT 3, CITY OF EL PASO, EL PASO COUNTY, TEXAS

Registered Professional Land Surveyor #5572

EASEMENT DESCRIPTION

Being a portion of a 40' wide park within River Park West Unit 9, in the City of El Paso, El Paso County, Texas, adjacent to the Northerly right-of-way line of Artcraft Road and more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped TX-4869 found at the southern most common corner of River Park West Unit 9 and Lot 25, Block 7, River Park West Unit 3 and on the northerly right-of-way line of Artcraft Road (SH 178)*;

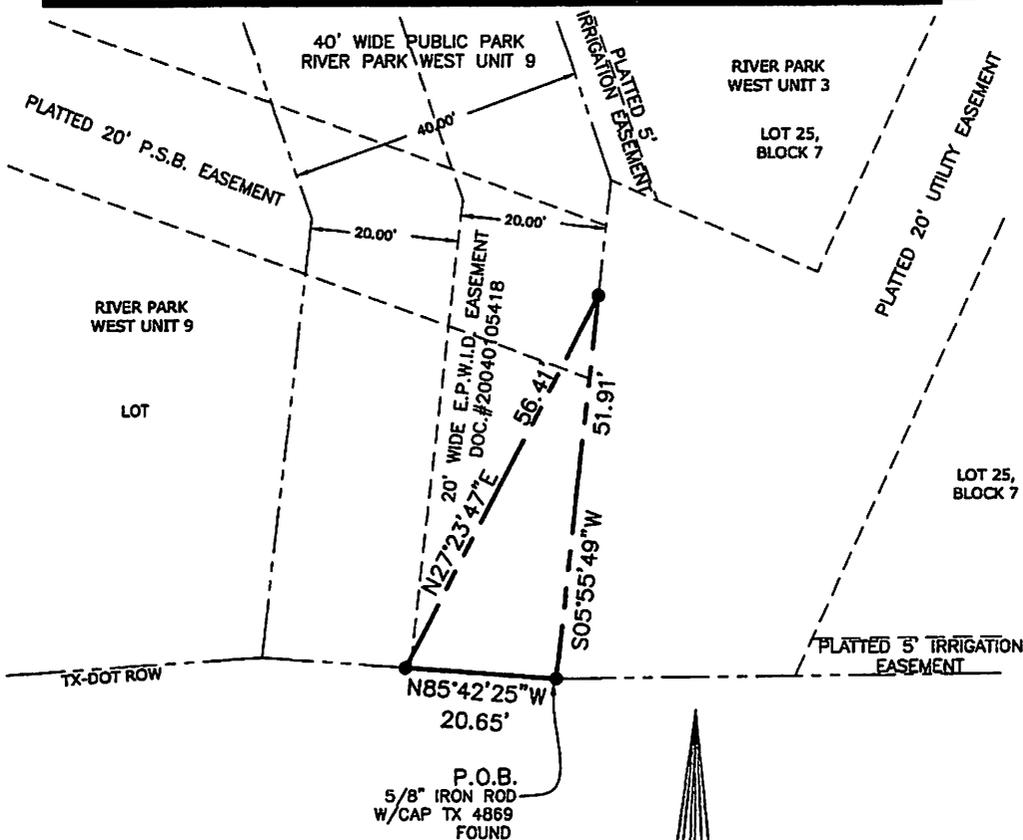
Thence, continuing along said right-of-way line, North 85°42'25" West 20.65 feet to a point;

Thence, North 27°23'47" East 56.41 feet to a point on the common boundary line of River Park West Unit 9 and Lot 25, Block 7, River Park West Unit 3;

Thence, with said boundary line, South 05°55'49" West 51.91 feet to the POINT OF BEGINNING, containing 536 sq. ft. or 0.012 acres.

Basis of Bearing is Grid North, Texas State Plane Coordinate System, Texas Central 4203.

*Right-of-Way information provided by Tx DOT according to State of Texas Department of Transportation Plans of Proposed Right-of-Way Project, SH 178 (Artcraft Road), Revision Date: 5-19-97.



CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION AND IS TRUE AND CORRECT FOR THE DATE OF SURVEY.

B. R. Monroe

B. R. MONROE R.P.L.S. TX 5586



1 inch = 20 ft.

LEGEND

P.O.B. POINT OF BEGINNING



PORTION OF 40' WIDE PUBLIC PARK,
RIVER PARK WEST UNIT 9,
CITY OF EL PASO, EL PASO COUNTY, TEXAS

PLAT RECORD:
VOLUME:
PAGE:

... \Projects\EPEC BOR Datum\dwg\BOR ELLIS.dwg

DATE OF SURVEY: 07/28/05 SCALE: 1"=20' OFFICE:hlg FIELD:cc

TSC SURVEYING COMPANY

5959 GATEWAY WEST, STE 222,

PHONE 915-772-6500
FAX 915-772-6621
EL PASO, TEXAS 79925

City Park