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

DEPARTMENT: El Paso Water Utilities: Submitted: January 26, 2007

AGENDA DATE: **Introduction: February 6, 2007 ~ Public Hearing: February 20, 2007**

The El Paso Water Utilities is requesting this matter be placed on the City Council Agenda (INTRODUCTION) for February 6, 2007. A copy of this agenda item with its supporting documentation has been furnished to the City Attorney for his review prior to City Council action.

CONTACT PERSON/PHONE: Robert D. Andron, General Counsel
El Paso Water Utilities, (915) 594-5607

DISTRICT(S) AFFECTED: **District #4**

NORTHEAST EL PASO LAND SALE

SUBJECT:

An Ordinance authorizing the City Manager to sign a Special Warranty Deed conveying to Newman Ranch Partners, L.P., a strip of land twenty-four feet wide and three thousand two hundred feet long and being approximately 1.766 acres consisting of Tract 1A, Section 21, Block 80, Township 1, T&P Railway Company Surveys, City of El Paso, El Paso County, Texas, located in northeast El Paso near Dyer Street and Ashley Road. **(District 4)** [El Paso Water Utilities, Robert D. Andron, (915) 594-5506]

BACKGROUND / DISCUSSION:

Discussion of the what, why, where, when, and how to enable Council to have reasonably complete description of the contemplated action. This should include attachment of bid tabulation, or ordinance or resolution if appropriate. What are the benefits to the City of this action? What are the citizen concerns?

The El Paso Water Utilities Public Service Board (PSB), as trustee, has jurisdiction over certain land in El Paso, El Paso County, Texas. Newman Ranch Partners, L.P. (Newman) own an 89 acre parcel of land of roughly triangular shape which has a twenty-four feet wide by three thousand two hundred feet long strip of land separating the first one-eighth of the property from the remainder. Newman asked the PSB to sell the strip to them so as to develop the entire parcel. The PSB found the strip to be inexpedient to the water and wastewater system and authorized the sale of the strip and requested the City Council authorize the City Manager to sign a Special Warranty Deed to convey the land to Newman.

In accordance with Texas Local Government Code Section 272.001, as the abutting property owner, Newman can purchase the land without it going out to public competitive bid. The agreed upon sales price is $15,000.00. The City will receive five percent (5%) of the net sales proceeds.

PRIOR COUNCIL ACTION:

Has the Council previously considered this item or a closely related one?

On May 3, 2005, the City Council approved the sale of four (4) parcels of land totaling approximately 460 acres (for the proposed construction of housing) which are located near this

request. Also on July 12, 2005, the sale of another parcel (4.69 acres) near the same area was approved by City Council.

AMOUNT AND SOURCE OF FUNDING:

How will this item be funded? Has the item been budgeted? If so, identify funding source by account numbers and description of account. Does it require a budget transfer? n/a

BOARD / COMMISSION ACTION:

Authorized the sale of a strip of land twenty-four feet wide by three thousand two hundred feet long being 1.766 acres of land by resolution January 10th, 2007, by the El Paso Water Utilities Public Service Board.

********************REQUIRED AUTHORIZATION*********************

LEGAL: (if required)_____

FINANCE: (if required)_____

DEPARTMENT HEAD _____

(Example: if RCA is initiated by Purchasing, client department should sign also)

Information copy to appropriate Deputy City Manager

APPROVED FOR AGENDA:

CITY MANAGER: _____**DATE:** _____

Attachments

p:\20062007\January2007\CityCouncilItems\1.766AcresToNewmanRanchPartners\MemoAgendaItemRequest1.766AcreSaleToNewmanRanchPartnersNE.doc

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO SIGN A SPECIAL WARRANTY DEED CONVEYING TO NEWMAN RANCH PARTNERS, L.P., A STRIP OF LAND TWENTY-FOUR FEET WIDE AND THREE THOUSAND TWO HUNDRED FEET LONG AND BEING APPROXIMATELY 1.766 ACRES OF TRACT 1A, SECTION 21, BLOCK 80, TOWNSHIP 1, T&P RAILWAY COMPANY SURVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS, LOCATED IN NORTHEAST EL PASO NEAR DYER STREET AND ASHLEY ROAD.

WHEREAS, the El Paso Water Utilities Public Service Board (PSB), as Trustee, has jurisdiction over certain land in El Paso, El Paso County, Texas; and,

WHEREAS, Newman Ranch Partners, L.P., own a certain parcel of land in Tract 1A, Section 21, Block 80, Township 1, T&P Railway Company Surveys in northeast El Paso, City of El Paso, El Paso County, Texas consisting of approximately 89 acres; and,

WHEREAS, the PSB has jurisdiction over a certain diagonal strip of land separating the front one-eighth of the entire parcel from the remainder of the entire parcel; and,

WHEREAS, Newman Ranch Partners, L.P., has requested that the PSB sell the strip of land to them so as to allow the entire parcel to be developed as one unit; and,

WHEREAS, by Resolution dated January 10th, 2007, the El Paso Water Utilities Public Service Board (PSB), found the tract of land to be inexpedient to the water system and authorized the sale of the land and requested the City Council authorize the City Manager to sign a Special Warranty Deed conveying the land to Newman Ranch Partners, L.P.; and,

WHEREAS, Newman Ranch Partners, L.P., is permitted to purchase the land without bidding or public offering based on Local Government Code 272.001 which provides that the land may be sold in this manner due to its narrow shape and because of its shape and size cannot be used under current zoning, subdivision or other development control ordinances for another purpose; and,

WHEREAS, Newman Ranch Partners, L.P. has agreed to pay the estimated appraised value of $15,000.00 for the land; NOW THEREFORE,

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

That the City Manager is hereby authorized to sign a Special Warranty Deed conveying to Newman Ranch Partners, L.P., the abutting property owner, a tract of land being approximately 1.766 acres of land consisting of Tract 1A, Section 21, Block 80, Township 1, T&P Railway Company Surveys, City of El Paso, El Paso County, Texas.

Said tract of land is a parcel twenty-four feet wide and three thousand two hundred feet long. The property is located in northeast El Paso near Dyer Street and Ashley Road.

The City Manager is further authorized to sign any and all documents required to accomplish the conveyance of said property.

PASSED AND APPROVED this _____ day of _____, 2007.

THE CITY OF EL PASO

ATTEST:

_____
John F. Cook, Mayor

_____
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

_____
Robert D. Andron
General Counsel, El Paso Water Utilities

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED OF RECORD IN THE PUBLIC RECORDS: SOCIAL SECURITY NUMBER AND DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

Date: _____, 2007

Grantor: The City of El Paso, Texas, a Texas municipal corporation
On Behalf of El Paso Water Utilities Public Service Board

Grantor's Mailing Address (including county): Two Civic Center Plaza
El Paso, Texas
El Paso County, Texas 79901-1196

Grantee: Newman Ranch Partners, L.P.

Grantee's Mailing Address (including county): %Foster Schwartz Development Corp.

Consideration: TEN AND NO/100 DOLLARS and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed.

Property: Being approximately 1.766 acres consisting of Tract 1A, Section 21, Block 80, Township 1, T&P Railway Company Surveys, City of El Paso, El Paso County, Texas; and more particularly described in Exhibit "A", attached hereto and incorporated herein by this reference for all purposes.

Restrictions and Reservations from and Exceptions to Conveyance and Warranty:

1. This conveyance is subject to all easements, restrictions, reservations, dedications and other encumbrances of record or apparent upon the Property and all presently recorded instruments, other than lien and conveyances that affect the property.

2. Grantee shall not, discard, place or store upon such land, any radioactive material or other hazardous waste material which would contaminate or otherwise damage the ground water supply or sources of the City of El Paso.

3. Development of the property shall be governed by the following restrictions as to turf:
   a. Turf Areas, exclusive of non-irrigated or non-maintained landscape areas, shall not exceed the following percentages of the landscape area provided:
      i. Commercial, office, and industrial: 33⅓%
      ii. Apartments, duplexes and other multi-family dwellings, single-family detached or attached dwellings, and all other residential dwellings, including mobile and modular homes: 50%
      iii. All other developments excluding parks, golf courses, and cemeteries: 15%

b. Turf and/or sprinkler spray heads shall not be installed in the following locations:
   i. Along street curbs;
   ii. In areas whose width is less than 8 feet; and
   iii. In rights-of-way whose slopes are a ratio of 1:3 or greater from the horizontal.

4. Grantor hereby for itself, its successors and assigns forever, reserves all water in and under, and that may be produced from or attributable to the property. If the water estate is subject to existing production or an existing license, this reservation includes the production, the license and all benefits from it.

5. Grantee acknowledges that he has examined the property and accepts the land "AS IS" including, but not limited to, the present zoning and surface conditions.

6. Water and sanitary sewerage service will be provided in accordance with the most current Public Service Board Rules and Regulations of the El Paso Water Utilities at the time of application for service to the Developer and Land Administration Services Section of the El Paso Water Utilities.

7. Grantee shall be responsible for the costs of any necessary on-site & off-site extensions, relocations, replacements or adjustments of water and sanitary sewer mains and appurtenances as a result of the proposed subdivision improvement plans.

8. In order to promote water conservation, to ensure optimum water-use efficiency, and to prevent runoff into streets, it is the policy of the PSB to require landscape and irrigation restrictions in the sales of undeveloped land. Development of the property will be governed by the El Paso Municipal Code Title 15 (Public Services), Chapter 12 (Water and Sewer System) and Chapter 13 (Water Conservation), including no more than 50% turf in irrigated or maintained landscapable area.

Grantor, for the consideration and subject to the restrictions, reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee, Grantee's, heirs, executors, administrators, successors and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, when the claim is by, through, or under Grantor but not otherwise.

THE CITY OF EL PASO

_____
Joyce Wilson, City Manager

APPROVED AS TO FORM:

Robert D. Andron, General Counsel, PSB

(Signatures & Acknowledgments continued on following page)

This Deed is hereby accepted by Grantee under the terms, covenants, obligations and conditions stated herein:

NEWMAN RANCH PARTNERS, L.P.

By:_____

ATTEST:

_____
(print name) (title)

_____

ACKNOWLEDGMENTS

STATE OF TEXAS }
}
COUNTY OF EL PASO }

This instrument was acknowledged before me on the _____ day of _____, 2007, by Joyce Wilson, the City Manager of the City of El Paso.

_____
Notary Public, State of Texas

STATE OF TEXAS }
}
COUNTY OF EL PASO }

This instrument was acknowledged before me on the _____ day of _____, 2007 by _____, the _____ of Newman Ranch Partners, L.P.

_____
Notary Public, State of Texas

Exhibit "A"
1 of 2

Being a portion of Tract 1A,
Section 21, Block 80, Township 1,
Texas and Pacific Railway Company Surveys,
City of El Paso, El Paso County, Texas
October 20, 2006

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion Tract 1A, Section 21, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at a ¾" rebar found for the northeast corner of said Section 21, whence a 2" iron pipe in concrete found for the northwest corner of said Section 21 bears South 89°53'47" West, 5,285.17 feet; Thence, South 73°38'09" West a distance of 1,625.62 feet to a found ½" rebar with cap "2027" and the "TRUE POINT OF BEGINNING".

Thence, South 46°43'28" East a distance of 24.31 feet a set ½" rebar with cap "5152"

Thence parallel with and 660.00 feet from the northwesterly right of way line of Dyer Street, South 43°16'32" West a distance of 3,238.52 feet to a set ½" rebar with cap "5152";

Thence, North 52°05'03" West a distance of 23.47 feet to a set ½" rebar with cap "5152";

Thence, North 43°16'04" East a distance of 1,166.15 feet to a found ½" rebar with cap "2027";

Thence, North 43°15'15" East a distance of 2,074.56 feet to "TRUE POINT OF BEGINNING" and containing in all 76,944.47 square feet or 1.766 acres of land more or less.

Bearing basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods based at center of this site.

All referenced subdivisions are recorded in the Plat Records of the El Paso County, Texas unless otherwise specified.

STATE OF TEXAS
REGISTERED
RONALD ROBERT CONDE
5152
PROFESSIONAL
LAND SURVEYOR
10-22-06

job # 1006-03

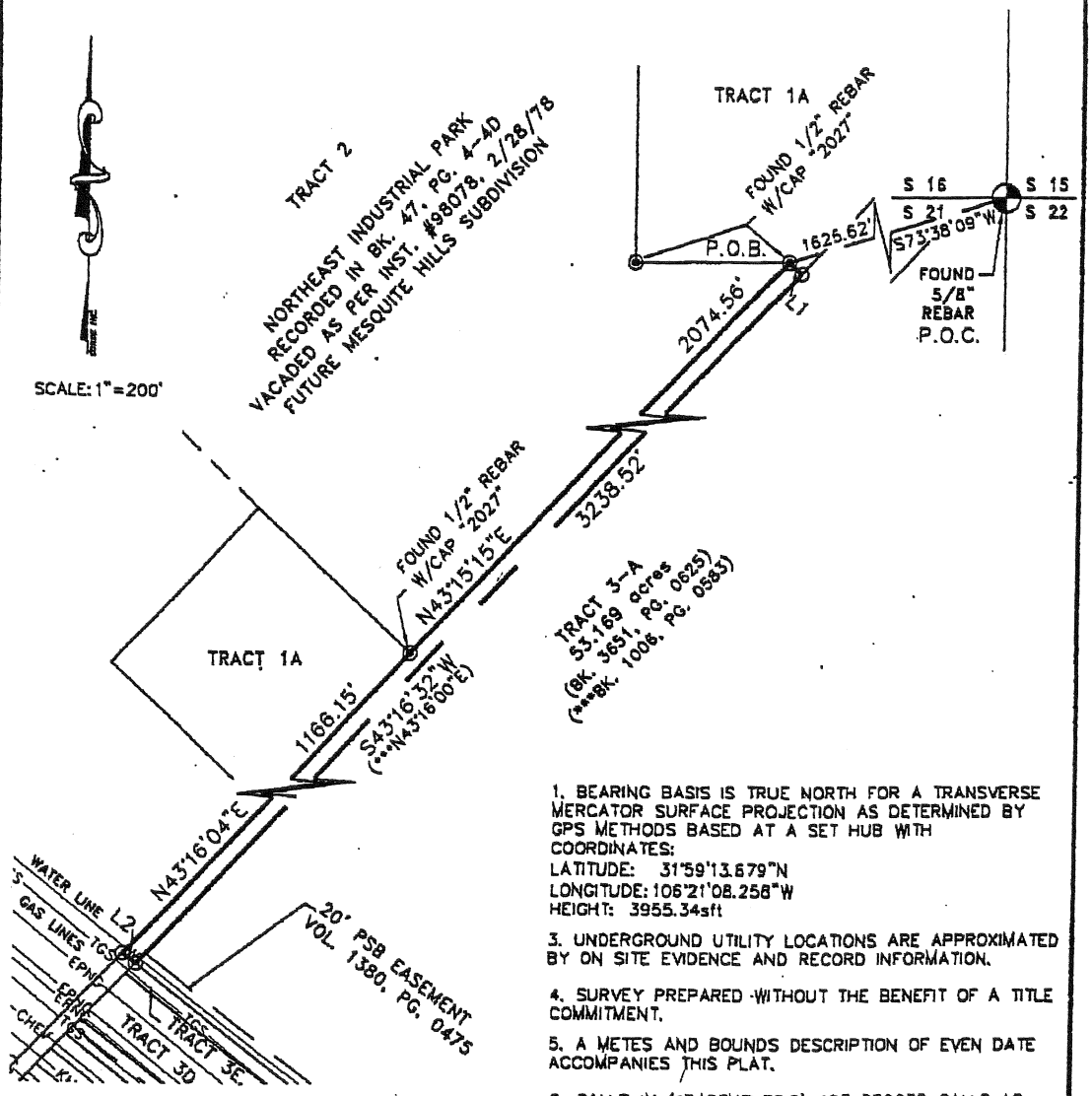
Ron R. Conde
R.P.L.S. No. 5152

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

Exhibit "A"
2 of 2

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.31	S46°43'28"E
L2	23.47	N52°05'03"W

SYMBOL LEGEND	
◉	FOUND CONTROL POINT
⊕	FOUND SECTION CORNER
○	SET 1/2" REBAR W/CAP 5152



1. BEARING BASIS IS TRUE NORTH FOR A TRANSVERSE MERCATOR SURFACE PROJECTION AS DETERMINED BY GPS METHODS BASED AT A SET HUB WITH COORDINATES:
LATITUDE: 31°59'13.679"N
LONGITUDE: 106°21'08.258"W
HEIGHT: 3955.34sft

3. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATED BY ON SITE EVIDENCE AND RECORD INFORMATION.

4. SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

5. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

6. CALLS IN (°PARENTHESIS) ARE RECORD CALLS AS DESCRIBED BY THE CORRESPONDING DEED THROUGH "°" SYMBOLS.

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN. ONLY PLATTED EASEMENTS ARE SHOWN.

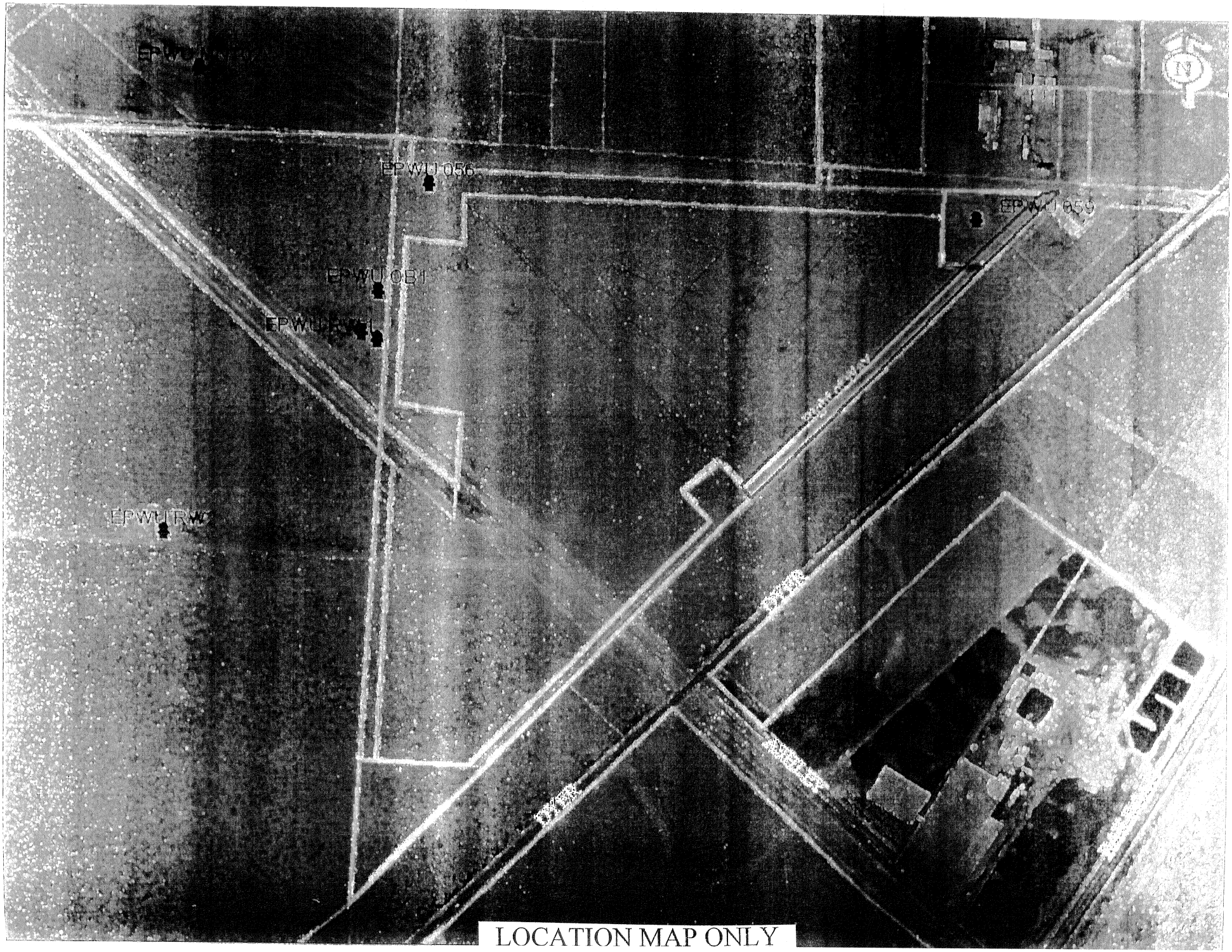
RON R. CONDE R.P.L.S #5152

JOB # 1006-63	DATE: OCTOBER 20, 2006	FIELD: D.A.	OFFICE: J.D.L.
LOCATED IN ZONE C	PANEL # 480214-0015D	DATED JANUARY 3, 1997	

STRIP OF LAND BEING A PORTION OF SECTION 21, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS CITY OF EL PASO, EL PASO COUNTY, TEXAS

CONDE ENGINEERING INC. CADD FILE: C:\SU\10\150576
1790 LEE TREVINO SUITE 400
EL PASO, TEXAS 79936

©COPYRIGHT 2006/CONDE INC.
ALL RIGHTS RESERVED



LOCATION MAP ONLY

EL PASO WATER UTILITIES
PUBLIC SERVICE BOARD

TO: **Joyce Wilson, City Manager**
City of El Paso, Texas

FROM: **Robert D. Andron, General Counsel**
El Paso Water Utilities Public Service Board

DATE: **January 26, 2007**

SUBJECT: **Request to place Items on City Council Agenda – Introduction: February 6, 2007.**

An Ordinance authorizing the City Manager to sign a Special Warranty Deed conveying to Newman Ranch Partners, L.P., a strip of land twenty-four feet wide and three thousand two hundred feet long and being approximately 1.766 acres of consisting of Tract 1A, Section 21, Block 80, Township 1, T&P Railway Company Surveys, City of El Paso, El Paso County, Texas, located in northeast El Paso near Dyer Street & Ashley Road. **(District #4)** [El Paso Water Utilities, Robert D. Andron, (915) 594-5506]

INTRODUCTION – City Council Agenda –February 6, 2007
PUBLIC HEARING – City Council Agenda –February 20, 2007

Background

The El Paso Water Utilities Public Service Board (PSB), as trustee, has jurisdiction over certain land in El Paso, El Paso County, Texas. Newman Ranch Partners, L.P. (Newman) own an 89 acre parcel of land of roughly triangular shape which has a twenty-four feet by three thousand two hundred feet long strip separating the first one-eighth of the property from the remainder. Newman asked the PSB to sell the strip to them so as to develop the entire parcel. The PSB found the strip to be inexpedient to the water and wastewater system and authorized the sale of the strip and requested the City Council authorize the City Manager to sign a Special Warranty Deed to convey the land to Newman.

In accordance with Texas Local Government Code Section 272.001, as the abutting property owner, Newman can purchase the land without it going out to public competitive bid. The agreed upon sales price is $15,000.00. The City will receive five percent (5%) of the net sale proceeds.

ACTION REQUESTED

That the City Manager be authorized to sign a Special Warranty Deed conveying to Newman Ranch Partners, L.P., land totaling approximately 1.766 acres consisting of Tract 1A, Section 21, Block 80, Township 1, T&P Railway Company Surveys, City of El Paso, El Paso County, Texas. Said property being a twenty-four feet by three thousand two hundred feet strip of land located in northeast El Paso. The City Manager further to be authorized to sign any and all documents required to accomplish the conveyance of said property.

REQUEST TO PLACE ITEMS ON THE CITY COUNCIL AGENDA

Attached are a copy of the Ordinance and a copy of the Special Warranty Deed for said property in this request. Upon passage of the Ordinance, it is requested that the City Clerk provide to this office a copy of the fully executed and numbered Ordinance for this parcel.

As to the deed, after City Council approval, execution by the City Manager and notarizing such signature, the City Clerk's Office will make a copy for her files, the City Clerk will route the original Special Warranty Deed to the El Paso Water Utilities Legal Section so that arrangements can be made for a closing on said parcel. After closing and once the Special Warranty Deed has been filed of record, this office will send a conformed copy to the City Clerk for the City's permanent records.

Please advise this office upon completion of your review and approval of the placement of this item on the City Council Agenda and my Secretary will contact the City Clerk and make arrangements to have a document packet hand-delivered to the City Clerk's Office and email backup documents as noted to those listed below. If there are any questions, please call me at 594-5607 or email bandron@epwu.org.

I will plan to attend the Public Hearing for the Ordinance which is scheduled at this time for the City Council agenda February 20, 2007. Thank you for your kind attention to these matters.

Attachments

Cc: The Honorable Mayor John Cook (email)
City Council Representatives (email)
Pat Adauto, Deputy City Manager for Building & Planning Services (email)
Charlie McNabb, City Attorney (email)
Theresa Cullen-Garney, Deputy City Attorney (email)
Richarda Duffy-Momsen, City Clerk (hard copies & email)
Nicholas J. Costanzo, Assistant General Manager (email)
Marcela Navarrete, Chief Finance Officer, PSB (email)
Land Administration, PSB (email)

RESOLUTION

A RESOLUTION AUTHORIZING THE SALE OF A STRIP OF PSB LAND TO NEWMAN RANCH PARTNERS, L.P., THE ABUTTING PROPERTY OWNER. SAID LAND BEING A STRIP OF LAND AND LEGALLY DESCRIBED AS A 1.766 ACRE PORTION OF TRACT 1A, SECTION 21, BLOCK 80, TOWNSHIP 1, T&P RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY AND UNDER THE JURISDICTION OF THE PUBLIC SERVICE BOARD. REQUESTING THE EL PASO CITY COUNCIL AUTHORIZE THE EL PASO CITY MANAGER TO EXECUTE A SPECIAL WARRANTY DEED CONVEYING THE LAND.

****

WHEREAS, the El Paso Water Utilities Public Service Board (PSB), as Trustee, has jurisdiction over certain lands in El Paso, El Paso County, Texas; and

WHEREAS, the PSB finds that this parcel of land is inexpedient to the water system and that it is in the public interest that said land should be sold to the abutting property owner; and

WHEREAS, the abutting property owner is allowed under Texas Local Government Code Section 272.001 to be the purchaser of this property in exception to the state competitive bidding process based on the fact that the land is a narrow strip and because of its shape and size cannot be used under zoning, subdivision or other development control ordinances for another purpose. The agreed upon compensation for the property is $15,000.00.

NOW, THEREFORE, BE IT RESOLVED BY THE PUBLIC SERVICE BOARD OF THE CITY OF EL PASO, EL PASO WATER UTILITIES:

Section 1. That the findings and recitations set out in the preamble to this Resolution are true and correct and are hereby adopted by the Public Service Board and made a part of this Resolution for all purposes.

Section 2. That the Public Service Board hereby finds the land the subject of this Resolution inexpedient to the needs of the water utility system and hereby approves the conveyance of the parcel of land, to wit:

> Being a portion of Tract 1A, Section 21, Block 80, Township 1, T & P Railway Company Surveys, City of El Paso, El Paso County, Texas and consisting of 1.766 acres of land, more or less as shown in Exhibit "A" hereto incorporated herein by this reference for all purposes.

Section 3. That the Public Service Board hereby requests the City Council authorize the City Manager to sign a Special Warranty Deed and any other necessary documents to convey the property to the abutting property owner.

Section 4. That a copy of this Resolution shall be transmitted to the City Attorney's Office for action to bring the matter before the City Council for action.

PASSED AND APPROVED at regular meeting of the Public Service Board of the City of El Paso, Texas, this 10th day of January, 2007, at which meeting a quorum was present, held in accordance with the provisions of V.T.C.A. Government Code, Sections 551.001 et. seq.

PUBLIC SERVICE BOARD

Chair

ATTEST:

Secretary-Treasurer

APPROVED AS TO FORM:

Robert D. Andron, General Counsel

P:\20062007\JANUARY2007\Resos\land.sale.newman.ranch.jan.2007.wpd

Exhibit "A"
1 of 2

Being a portion of Tract 1A,
Section 21, Block 80, Township 1,
Texas and Pacific Railway Company Surveys,
City of El Paso, El Paso County, Texas
October 20, 2006

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion Tract 1A, Section 21, Block 80, Township 1, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at a ⅝" rebar found for the northeast corner of said Section 21, whence a 2" iron pipe in concrete found for the northwest corner of said Section 21 bears South 89°53'47" West, 5,285.17 feet; Thence, South 73°38'09" West a distance of 1,625.62 feet to a found ½" rebar with cap "2027" and the "TRUE POINT OF BEGINNING".

Thence, South 46°43'28" East a distance of 24.31 feet a set ½" rebar with cap "5152"

Thence parallel with and 660.00 feet from the northwesterly right of way line of Dyer Street, South 43°16'32" West a distance of 3,238.52 feet to a set ½" rebar with cap "5152";

Thence, North 52°05'03" West a distance of 23.47 feet to a set ½" rebar with cap "5152";

Thence, North 43°16'04" East a distance of 1,166.15 feet to a found ½" rebar with cap "2027";

Thence, North 43°15'15" East a distance of 2,074.56 feet to "TRUE POINT OF BEGINNING" and containing in all 76,944.47 square feet or 1.766 acres of land more or less.

Bearing basis is true north for a Transverse Mercator Surface Projection as determined by GPS methods based at center of this site.

All referenced subdivisions are recorded in the Plat Records of the El Paso County, Texas unless otherwise specified.

STATE OF TEXAS
REGISTERED
RONALD ROBERT CONDE
5152
PROFESSIONAL
LAND SURVEYOR
10-20-06

job # 1006-03

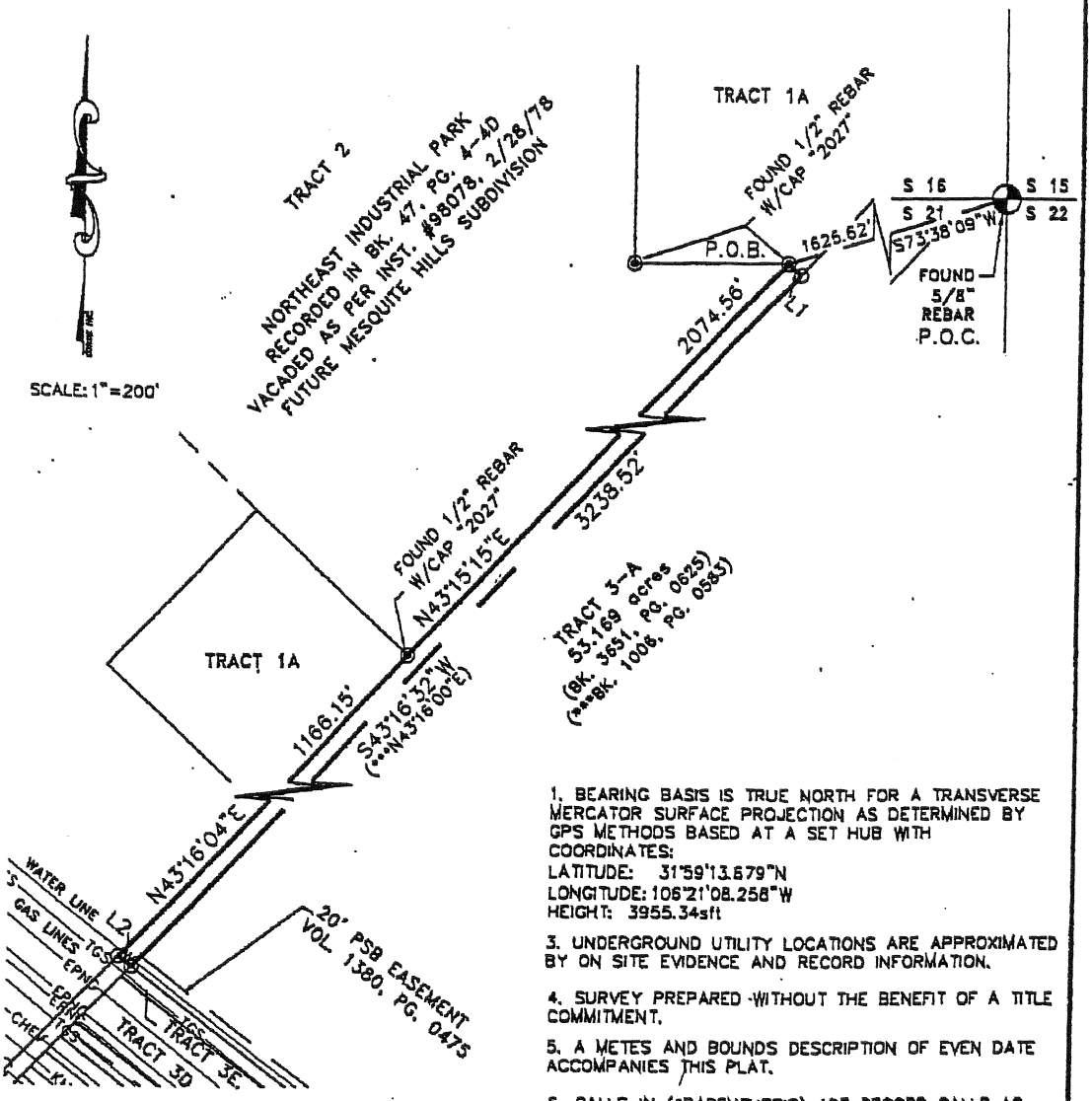
Ron R. Conde
R.P.L.S. No. 5152

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

Exhibit "A"
2 of 2

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.31	S46°43'28"E
L2	23.47	N52°05'03"W

SYMBOL LEGEND	
◉	FOUND CONTROL POINT
⊕	FOUND SECTION CORNER
○	SET 1/2" REBAR W/CAP 5152



1. BEARING BASIS IS TRUE NORTH FOR A TRANSVERSE MERCATOR SURFACE PROJECTION AS DETERMINED BY GPS METHODS BASED AT A SET HUB WITH COORDINATES:
LATITUDE: 31°59'13.679"N
LONGITUDE: 106°21'08.258"W
HEIGHT: 3955.34sft

3. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATED BY ON SITE EVIDENCE AND RECORD INFORMATION.

4. SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

5. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

6. CALLS IN (*PARENTHESIS) ARE RECORD CALLS AS DESCRIBED BY THE CORRESPONDING DEED THROUGH "*" SYMBOLS.

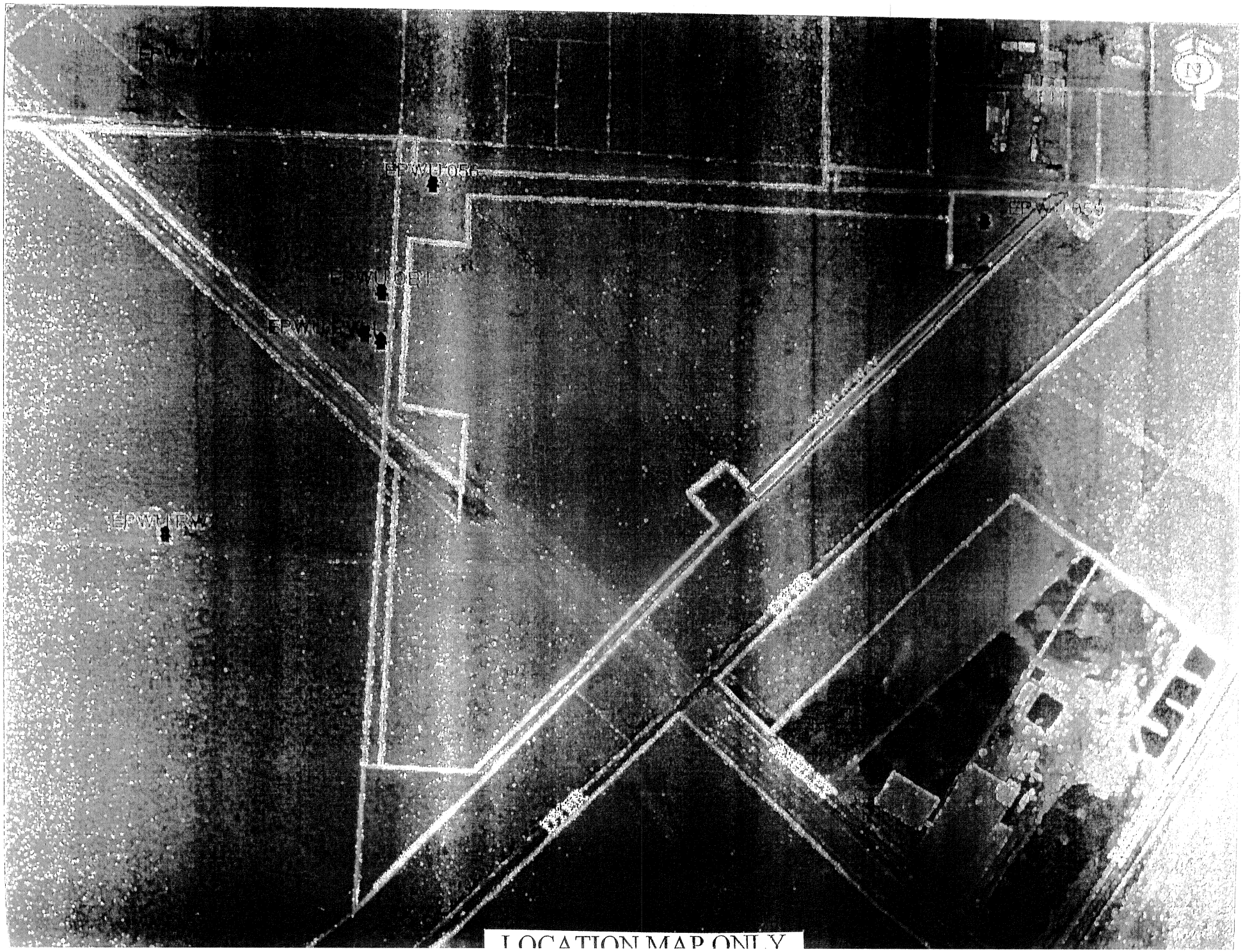
CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN. ONLY PLATTED EASEMENTS ARE SHOWN.

RON R. CONDE R.P.L.S #5152

JOB # 1006-63	DATE: OCTOBER 20, 2006	FIELD: D.A. OFFICE: J.D.I.
LOCATED IN ZONE C	PANEL # 480214-0015D	DATED JANUARY 3, 1997
	STRIP OF LAND BEING A PORTION OF SECTION 21, BLOCK 80, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS CITY OF EL PASO, EL PASO COUNTY, TEXAS	
	CONDE ENGINEERING INC. CADD FILE: C:\SU\10\50576 1790 LEE TREVINO SUITE 400 EL PASO, TEXAS 79936	

©COPYRIGHT 2006/CONDE INC.
ALL RIGHTS RESERVED


EPWU056
EPWU059
EPWU061
EPWU RW
LOCATION MAP ONLY