

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

**DEPARTMENT:** Development Services Department  
**AGENDA DATE:** Consent 05/01/07  
**CONTACT PERSON/PHONE:** Eddie Garcia, Senior Planner – 541-4638  
**DISTRICT(S) AFFECTED:** 1

**SUBJECT:**

A Resolution that the city Manager be authorized to sign and accept on behalf of the City a Dedication Warranty Deed from Hunt Communities Holding, L.P., dedicating to the City real property for use as a public drainage, collection and detention of storm and surface waters described as a *6.203 acres out of S.J. Larkin Survey No. 266, City of El Paso, El Paso County*, and being more fully described by metes and bounds in Exhibit "A" of the Dedication Deed. SUB06-00123 (**District 1**)

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** Kelly Carpenter, AICP

**APPROVED FOR AGENDA:**

**RESOLUTION**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

That the City Manager be authorized to sign and accept on behalf of the City a Dedication Warranty Deed from Hunt Communities Holding, L.P. dedicating to the City real property for use as a public drainage, collection and detention of storm and surface waters described as a *6.203 acres out of S.J. Larkin Survey No. 266, City of El Paso, El Paso County*, and being more fully described by metes and bounds in Exhibit "A" of the Dedication Deed.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

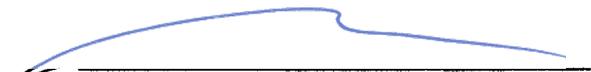
**THE CITY OF EL PASO**

\_\_\_\_\_  
John F. Cook, Mayor

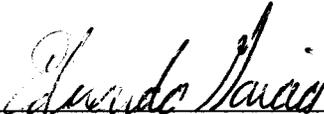
**ATTEST:**

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Lupe Cuellar  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Eduardo Garcia, Subdivision Coordinator  
Development Services Department



by Grantor up to the date of acceptance of this Dedication Warranty Deed by the City, and payment of such taxes after such acceptance is assumed by Grantee.

Dated: 1<sup>st</sup> of February, 2007.

Hunt Communities Holding, L.P., a Texas limited partnership

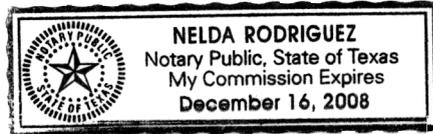
By: Hunt Communities GP, LLC, its General Partner

By: Justin Chapman  
Name: Justin Chapman  
Title: Vice President

STATE OF TEXAS            )  
  )  
COUNTY OF EL PASO    )

This instrument was acknowledged before me on February 1<sup>st</sup>, 2007, by Justin Chapman, Vice President of Hunt Communities GP, LLC, general partner of Hunt Communities Holding, L.P., on behalf of said limited partnership.

Nelda Rodriguez  
Notary Public in and for the State of Texas



ACCEPTED:  
CITY OF EL PASO, a Municipal Corporation  
By: \_\_\_\_\_  
Joyce A. Wilson, City Manager

Being a portion of  
S.J. Larkin Survey No. 266,  
City of El Paso,  
El Paso County, Texas.  
December 9, 2005

### METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of S.J. Larkin Survey No. 266, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at a found city monument at the centerline intersection of Redd Road and Parque Del Sol Drive within Lomas Del Sol Subdivision Unit 2 referenced in Volume 80, Page 30 & 30A, whence a found city monument at the centerline intersection of Altar Del Sol Place and Parque Del Sol Drive bears North  $73^{\circ}06'36''$  East a distance of 599.09 feet, thence along the centerline of Redd Road 49.52 feet along the arc of a curve to the right which has a radius of 1,160.00 feet, a central angle of  $2^{\circ}26'45''$ , and a chord which bears South  $13^{\circ}01'23''$  East a distance of 49.51 feet to a point; Thence leaving said centerline, North  $78^{\circ}12'00''$  East a distance of 55.09 feet to a set chiseled "X" on concrete at the east right of way line of Redd Road and the "TRUE POINT OF BEGINNING".

Thence, 40.05 feet along the arc of a curve to the right which has a radius of 25.00 feet, a central angle of  $91^{\circ}46'41''$ , and a chord which bears North  $29^{\circ}31'57''$  East a distance of 35.90 feet to a set nail with cap "5152" on rock wall at a point of curve return at the south right of way line of Parque Del Sol Drive (52 foot right of way);

Thence along said right of way, 246.52 feet along the arc of a curve to the left which has a radius of 4,104.68 feet, a central angle of  $3^{\circ}26'28''$ , and a chord which bears North  $73^{\circ}42'04''$  East a distance of 246.48 feet to a set nail with cap "5152" on rock wall;

Thence continuing with said right of way line, North  $71^{\circ}58'50''$  East a distance of 224.74 feet to a set nail with cap "5152" on rock wall at a point curvature;

Thence continuing with said right of way line, 185.30 feet along the arc of a curve to the left which has a radius of 2,026.00 feet, a central angle of  $5^{\circ}14'25''$ , and a chord which bears North  $69^{\circ}21'38''$  East a distance of 185.23 feet to a set  $\frac{1}{2}$ " rebar with cap "5152";

Thence leaving said right of way line, South  $20^{\circ}59'33''$  East a distance of 288.85 feet to a set  $\frac{1}{2}$ " rebar with cap "5152";

Thence, South  $00^{\circ}02'25''$  West a distance of 214.82 feet to a set  $\frac{1}{2}$ " rebar with cap "5152" at the north boundary line of Ridge View Estates Unit 16, referenced in Volume 75, Page 57;

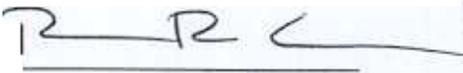
Thence, North 89°57'35" West (North 89°55'05" West, Volume 75, Page 57) a distance of 713.94 feet to a found 5/8" rebar with cap "2449" at the east right of way line of Redd Road (right of way transitions from 120 feet to 110 feet);

Thence with said right of way line, 251.28 feet along the arc of a curve to the left which has a radius of 1,027.66 feet, a central angle of 14°00'36", and a chord which bears North 07°02'23" West a distance of 250.66 feet to a non-tangential arc at the "TRUE POINT OF BEGINNING" and containing in all 270,206.83 square feet or 6.203 acres of land more or less.

Bearing basis is record for Lomas Del Sol Subdivision Unit 2 (vol. 80, pg. 30 & 30a), and found field evidence.

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

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



job #505-72

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

## **STAFF REPORT**

***Application No:*** SUB06-00123

***Legal Description:*** A portion of S.J. Larkin Survey No. 266, City of El Paso, El Paso County, Texas

***Type Request:*** Off-site Pond Dedication

***Property Owner:*** Hunt Communities Holding, L.P.

***Surveyor:*** Ron Conde

***Location:*** South of Helen of Troy Drive, West of Redd Road

***Representative District:*** 1

***Planning Area:*** Northwest

**CITY PLAN COMMISSION HEARING, NOVEMBER 16, 2006,  
1:30 P.M., COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

**SUB06-00123 – Off-site Pond Dedication – A portion of S.J. Larkin Survey No. 266, City of El Paso, El Paso County, Texas**

**GENERAL INFORMATION:**

The applicant is requesting to dedicate by metes and bounds, a 6.203-acre pond with frontage on Redd Road and Parque Del Sol Drive.

The applicant, prior to City Council action, shall be required to provide title commitment and deed for the subject property.

**STAFF RECOMMENDATION:**

The Development Coordinating Committee recommends **approval** of the off-site pond dedication. The off-site pond dedication is subject to the following requirements and conditions.

**Planning Division- Land Development Comments and Requirements:**

1. Computer printout for boundary of subdivision, showing error of closure, shall be submitted for review and approval.
2. Subdivision shall comply with all applicable chapters of the City of El Paso Municipal Code.
3. West Hills Unit 23 off-site drainage improvements system consists of four ponds of which this is one and Land Development section recommends that the complete system be dedicated concurrently.
4. Complete design, volume requirements, details and applicable information shall be provided, for review; improvements shall comply with applicable Subdivision Improvement Design Standards.
5. Provide the existing and proposed drainage patterns, conditions, etc.
6. Identify and or illustrate existing and or proposed improvements to the pond proposed to be dedicated.
7. Sidewalk, driveway and 6' rockwall shall be built as applicable; improvement plans shall comply with TAS.
8. As built documentation shall be provided prior to acceptance for maintenance by the City.
9. Show flood zone designation.

**Engineering Department- Traffic Division:**

No major traffic concerns.

**El Paso Water Utilities Comments:**

**General**

There are existing water and sanitary sewer mains along Redd Road and Parque Del Sol Drive fronting the subject property.

EPWU does not object to this request.

**Fire Department Comments and Requirements:**

No comments received.

**El Paso Electric Company**

No comments received.

**Texas Gas Service**

No comments received.

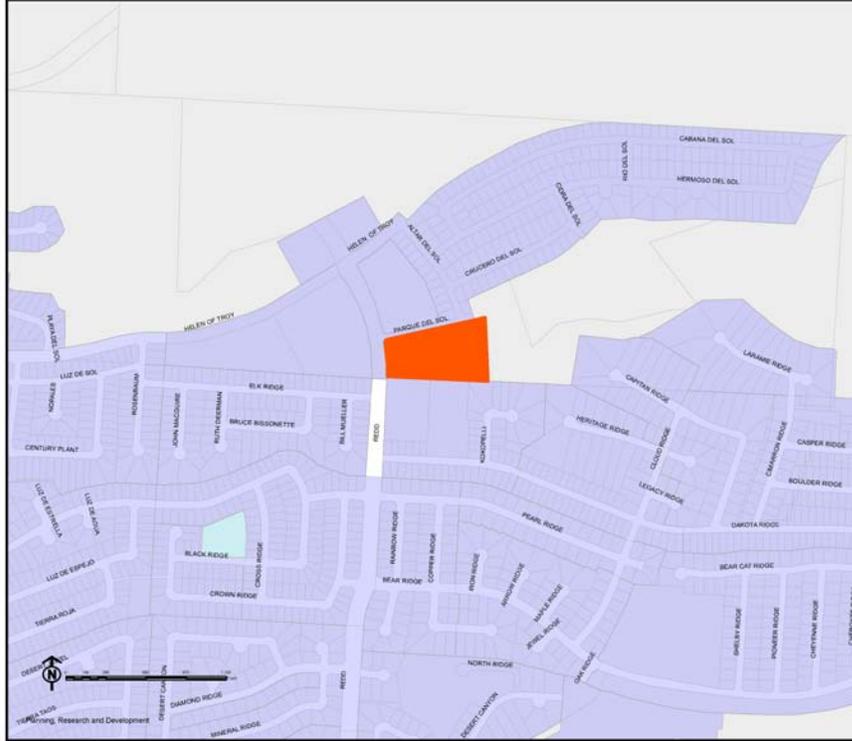
**Additional Requirements and General Comments:**

1. Prior to recording submit to Development Services Department — Planning Division the following:
  - a) Current tax certificates.
  - b) Title commitment and deed for the subject property.

**NOTE TO PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR HIS REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. IF YOU HAVE ANY QUESTIONS CONCERNING THIS REPORT, PLEASE CONTACT THE DEPARTMENT OF PLANNING AT 541-4635.**

# LOCATION

Redd Road / Helen of Troy Pond Dedication



AERIAL

Redd Road / Helen of Troy Pond Dedication

