

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

DEPARTMENT: Development Services Department

AGENDA DATE: May 9, 2006

CONTACT PERSON/PHONE: Fred Lopez, AICP, 541-4925

DISTRICT(S) AFFECTED: 4

SUBJECT:

Discussion and action on a resolution that the City Manager be authorized to sign and accept on behalf of the City a Storm Drain Easement and Dedicatory Certificate from the El Paso Electric Company granting to the City an easement and dedication of real property for use of the installation of storm drain infrastructure and public right-of-way located within Sandstone Ranch Unit One Subdivision, a portion of Section 22, Block 81, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas. (District 4)

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 (5-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: George Sarmiento, AICP

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

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 Storm Drain Easement and Dedicatory Certificate from the El Paso Electric Company granting to the City an easement and dedication of real property for use of the installation of storm drain infrastructure and public right-of-way located within Sandstone Ranch Unit One Subdivision, *a portion of Section 22, Block 81, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas.*

PASSED AND APPROVED this _____ day of _____, 2006.

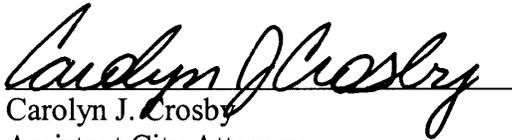
THE CITY OF EL PASO

John F. Cook
Mayor

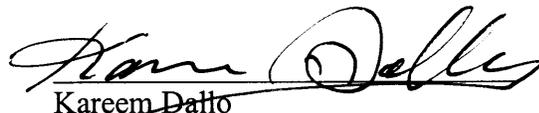
ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:


Carolyn J. Crosby
Assistant City Attorney

APPROVED AS TO CONTENT:


Kareem Datto
Development Services Department

STAFF REPORT

Request: Storm Drain Easement and Dedicatory Certificate for Sandstone Ranch Unit One

Legal Description: A portion of Section 22, Block 81, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas

Property Owner: El Paso Electric Company

Applicant: City of El Paso

Representative District: 4

Planning Area: Northeast

General Information:

Sandstone Ranch Unit One Subdivision was sold by the PSB to the Developer, and abuts an El Paso Electric Company right-of-way ("ROW"). As a fee simple owner of the property the Electric Company will allow the dedication of streets with storm drain infrastructure across their property and will be required to also sign the plat. The City will eventually accept these improvements for maintenance if constructed in accordance with the subdivision improvement plans. Without crossing the ROW the developer could not have legal access to the property nor allow for drainage of the property.

DEDICATORY CERTIFICATE

State of Texas }
 }
County of El Paso }

Description of Property

1. El Paso Electric Company (EPE) is the owner in fee simple of real property in the Sandstone Ranch Unit One Subdivision, as indicated on the accompanying plat and located in El Paso County, as shown on Exhibit "A", plat for Sandstone Ranch Unit One Subdivision, which is attached and incorporated by reference for all purposes. This EPE property is more particularly described as follows: two (2) streets, Jon Cunningham Boulevard and Loma De Plata Drive in Section 22, Block 81, Township 1, Texas and Pacific Railroad Survey (Property).

Offer of Dedication

2. By this instrument, EPE offers to dedicate, subject to the provisions of this Certificate, the Property to the City of El Paso (City) and the public in general for use as two streets, to be known as Jon Cunningham Boulevard and Loma De Plata Drive, in order to provide access to the Sandstone Ranch Unit One Subdivision.

The City and Tropicana Development (Developer) accept EPE's offer, as evidenced by the signatures by City and Developer below.

Limitations on Use

3. EPE places the following limitations and conditions on the use of the Property:
 - a. Within ninety (90) days of completion of the streets, Developer agrees to fence both sides of each street and to install gates, all as approved by EPE.
 - b. Pursuant to City ordinance, Developer agrees to construct driveways and the contiguous portion of the sidewalk capable of withstanding weight in excess of 70,000 pounds on both sides of each street in alignment with the gates.
 - c. Development or improvement in the area shall not pond or alter the flow of water on, in, or around the Property and in EPE's adjacent land, except as shown on the proposed drainage and construction plans, which EPE has reviewed.
 - d. The City and Developer agree EPE shall not be charged or assessed for any paving, fencing, sidewalks, guttering and/or curbing or any other improvement which may hereafter at any time be required by the City and installed upon the Property and adjacent to EPE's remaining land.

- e. The City agrees that it will be responsible for upkeep and maintenance of the Property, to include the streets, parkways, and sidewalks.
- f. If upon the City's request, EPE agrees to adjust or relocate its electric facilities, the City will be responsible for the adjustment or relocation costs, and such adjustment or relocation will be carried out during EPE's off-peak season.
- g. Developer agrees the lots abutting EPE's land adjacent to the Property will carry language as part of the covenants that no access, trash, trespass, or use will be allowed onto or on EPE's land.
- h. **THE CITY AGREES TO RELEASE EPE FROM ANY CLAIM BY THE CITY AGAINST EPE ARISING FROM THE CITY'S USE OF THE PROPERTY OR FROM THE EXISTENCE OF ANY STRUCTURES PLACED THEREON BY THE CITY; PROVIDED HOWEVER, THIS RELEASE WILL NOT EXTEND TO CLAIMS ATTRIBUTABLE TO EPE'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT.**

Reservation in EPE

- 4. EPE conveys, by this dedication, only easements in the Property and for the stated public use. Fee simple interest and all other interest not inconsistent with the stated public purpose are reserved in EPE.

Obligations of EPE

- 5. EPE shall not be bound by this dedication to construct, install, or maintain improvements to the Property. EPE makes no representation, promise, or guarantee that such construction, installation, or maintenance will be carried out.

Disclaimer and Waiver

- 6. **CITY AND DEVELOPER AGREE AND ACKNOWLEDGE THAT EPE HAS NOT MADE ANY WARRANTY, EXPRESS, IMPLIED, OR AT COMMON LAW, BY STATUTE OR OTHERWISE, RELATING TO THE PROPERTY. EPE NEGATES AND DISCLAIMS, AND CITY AND DEVELOPER WAIVE, ANY WARRANTY OF (1) MERCHANTABILITY, (2) FITNESS FOR A PARTICULAR PURPOSE, OR (3) HABITABILITY AS TO THE PROPERTY. IT IS THE INTENTION OF THE PARTIES THAT THE PROPERTY BE PROVIDED BY EPE AND USED BY THE CITY AND DEVELOPER ON AN AS IS BASIS.**

Reservation of Right of Termination

7. At the option of EPE, the easements herein dedicated shall end and revert to EPE in the event the Property ceases to be used for the purpose stated, or the stated limitations on use are breached and not cured following reasonable notice. EPE will provide ninety (90) days prior, written notice of termination.

Executed this 11th day of April, 2006

EL PASO ELECTRIC COMPANY



Name: Hector R. Puente
Title: Vice President – Transmission & Distribution

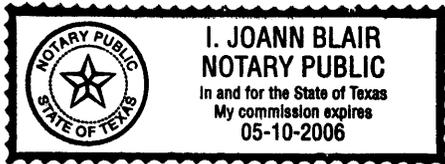
ACKNOWLEDGMENT

State of Texas }
County of El Paso }

This instrument was acknowledged before me this 11th day of April, 2006 by Hector R. Puente, Vice President of El Paso Electric Company.



Notary Public, State of Texas



Accepted By:
City of El Paso

Name: Joyce Wilson
Title: City Manager

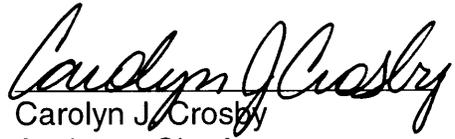
ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

This instrument was acknowledged before me on the _____ day of _____, 2006, by Joyce Wilson, City Manager of the City of El Paso, on behalf of the City of El Paso.

Notary Public, State of Texas

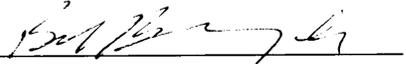
APPROVED AS TO FORM:


Carolyn J. Crosby
Assistant City Attorney

APPROVED AS TO CONTENT:


Kareem Dallo
Development Services Department

Accepted By:
Tropicana Development

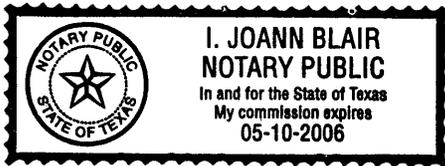


Name: Bob Bowling, Sr.

Title: President

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

This instrument was acknowledged before me on the 11th day of April, 2006, by Bob Bowling, Sr., President of Tropicana Development, on behalf of Tropicana Development.



Notary Public, State of Texas

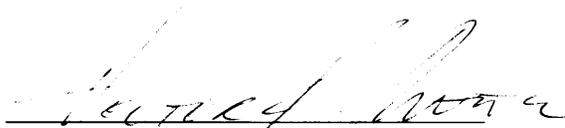
Grantor reserves the right to full use and enjoyment of the Property except for the purposes herein granted. Grantee shall maintain its property and infrastructure and shall not interfere with any structure or tangible personal property of Grantor within the Property.

If Grantee ceases to use the easement for its described purpose or fails to cure its breach under the easement following reasonable notice, then Grantor shall terminate the easement. Grantor will provide Grantee with ninety (90) days prior, written notice of the termination. Grantee shall then execute any and all necessary documents and promptly clear and restore the Property at Grantee's expense, in order to terminate Grantee's interest in the easement.

WITNESS THE FOLLOWING SIGNATURES AND SEAL this 11th day of April, 2006.

GRANTOR:

EL PASO ELECTRIC COMPANY



Name: Hector R. Puente

Title: Vice President – Transmission & Distribution

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

This instrument was acknowledged before me this 11th day of April, 2006 by Hector R. Puente, Vice President of El Paso Electric Company.



Notary Public, State of Texas

The above instrument together with all conditions thereto is hereby accepted this _____ day of _____, 2006.

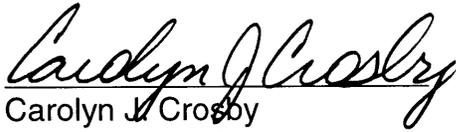
GRANTEE:

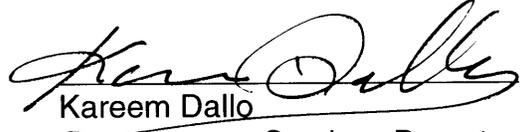
City of El Paso

By: _____
Name: Joyce Wilson
Title: City Manager

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:


Carolyn J. Crosby
Assistant City Attorney


Kareem Dallo
Development Services Department

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

This instrument was acknowledged before me on the _____ day of _____, 2006, by Joyce Wilson, City Manager of the City of El Paso, on behalf of the City of El Paso.

Notary Public, State of Texas

Being a portion of 200 Feet of El Paso Electric Company R.O.W.
Section 22, Block 81, Township 1,
Texas and Pacific Railroad Company Surveys
City of El Paso, El Paso County, Texas

November 26, 2005
Revised: March 28, 2006

METES AND BOUNDS DESCRIPTION

Easement 1
Exhibit "A"

FIELD NOTE DESCRIPTION of a parcel of Land being a portion of Section 22, Block 81, Township 1, Texas and Pacific Railroad 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 the common Section corner of Sections 19, 20, 21 and 22, **THENCE**, leaving said common section corner and along the common section line of Sections 19 and 22, North 88°01'18" West, a distance of 1197.51 feet to a point; **THENCE**, leaving said common section line of Sections 19 and 22, South 01°58'42" West, a distance of 3692.97 feet to a point; **THENCE**, North 88°01'18" West, a distance of 105.00 feet to a point; **THENCE**, North 01°58'42" East, a distance of 13.00 feet to a point; **THENCE**, North 88°01'18" West, a distance of 541.00 feet to a point; **THENCE**, North 01°58'42" East, a distance of 10.00 feet to a point; **THENCE**, North 88°01'18" West, a distance of 696.00 feet to the **POINT OF BEGINNING** of the herein described parcel;

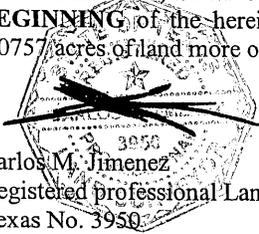
THENCE, South 01°58'43" West, a distance of 65.00 feet to a point;

THENCE, 20.00 feet along the arc of a curve to the right whose radius is 916.96 feet, whose interior angle is 01°14'59", whose chord bears North 87°22'18" West, a distance of 20.00 feet to a point;

THENCE, North 01°58'43" East, a distance of 164.77 feet to a point;

THENCE, South 88°01'18" East, a distance of 20.00 feet to a point;

THENCE, South 01°58'43" West, a distance of 100.00 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 3,298.46 square feet or 0.0757 acres of land more or less.



Carlos M. Jimenez
Registered professional Land Surveyor
Texas No. 3950

CAD Consulting Co.
1790 Lee Trevino Drive, Suite 503
El Paso, Texas 79936
(915) 633-6422
c:/2005/253161-1

Being a portion of 200 Feet of El Paso Electric Company R.O.W.
Section 22, Block 81, Township 1,
Texas and Pacific Railroad Company Surveys
City of El Paso, El Paso County, Texas

November 26, 2005
Revised: March 28, 2006

METES AND BOUNDS DESCRIPTION

Easement 2
Exhibit "A"

FIELD NOTE DESCRIPTION of a parcel of Land being a portion of 200 Feet of El Paso Electric Company R.O.W. of Section 22, Block 81, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

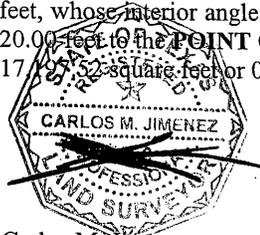
COMMENCING FOR REFERENCE at the common Section corner of Sections 19, 20, 21 and 22, **THENCE**, leaving said common section corner and along the common section line of Sections 19 and 22, North 88°01'18" West, a distance of 1197.51 feet to a point; **THENCE**, leaving said common section line of Sections 19 and 22, South 01°58'42" West, a distance of 3692.97 feet to a point; **THENCE**, North 88°01'18" West, a distance of 105.00 feet to a point; **THENCE**, North 01°58'42" East, a distance of 13.00 feet to a point; **THENCE**, North 88°01'18" West, a distance of 541.00 feet to a point; **THENCE**, North 01°58'42" East, a distance of 10.00 feet to a point; **THENCE**, North 88°01'18" West, a distance of 696.00 feet to a point; **THENCE**, South 01°58'43" West, a distance of 117.00 feet to the **POINT OF BEGINNING** of the herein described parcel;

THENCE, South 01°58'43" West, a distance of 860.01 feet to a point;

THENCE, 20.01 feet along the arc of a curve to the right whose radius is 445.70 feet, whose interior angle is 02°34'20", whose chord bears North 86°27'52" West, a distance of 20.01 feet to a point;

THENCE, North 01°58'43" East, a distance of 859.67 feet to a point;

THENCE, 20.00 feet along the arc of a curve to the left whose radius is 968.96 feet, whose interior angle is 01°10'58", whose chord South 87°24'23" East, a distance of 20.00 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 17,477.32 square feet or 0.3948 acres of land more or less.



Carlos M. Jimenez
Registered professional Land Surveyor
Texas No. 3950

CAD Consulting Co.
1790 Lee Trevino Drive, Suite 503
El Paso, Texas 79936
(915) 633-6422
c:/2005/253161-2

Being a portion of 200 Feet of El Paso Electric Company R.O.W.
Section 22, Block 81, Township 1,
Texas and Pacific Railroad Company Surveys
City of El Paso, El Paso County, Texas

November 26, 2005
Revised: March 28, 2006

METES AND BOUNDS DESCRIPTION

Easement 3
Exhibit "A"

FIELD NOTE DESCRIPTION of a parcel of Land being a portion of 200 Feet of El Paso Electric Company R.O.W. of Sections 22, Block 81, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

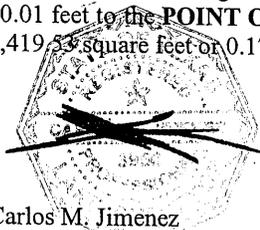
COMMENCING FOR REFERENCE at the common Section corner of Sections 19, 20, 21 and 22, **THENCE**, leaving said common section corner and along the common section line of Sections 19 and 22, North 88°01'18" West, a distance of 1197.51 feet to a point; **THENCE**, leaving said common section line of Sections 19 and 22, South 01°58'42" West, a distance of 3692.97 feet to a point; **THENCE**, North 88°01'18" West, a distance of 105.00 feet to a point; **THENCE**, North 01°58'42" East, a distance of 13.00 feet to a point; **THENCE**, North 88°01'18" West, a distance of 541.00 feet to a point; **THENCE**, North 01°58'42" East, a distance of 10.00 feet to a point; **THENCE**, North 88°01'18" West, a distance of 696.00 feet to a point; **THENCE**, South 01°58'43" West, a distance of 1041.00 feet to the **POINT OF BEGINNING** of the herein described parcel;

THENCE, South 01°58'43" West, a distance of 371.20 feet to a point;

THENCE, North 87°56'36" West, a distance of 20.00 feet to a point;

THENCE, North 01°58'43" East, a distance of 370.54 feet to a point;

THENCE, 20.01 feet along the arc of a curve to the right whose radius is 317.93 feet, whose interior angle is 03°36'24", whose chord South 89°49'27" East, a distance of 20.01 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 7,419.53 square feet or 0.1703 acres of land more or less.



Carlos M. Jimenez
Registered professional Land Surveyor
Texas No. 3950

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1790 Lee Trevino Drive, Suite 503
El Paso, Texas 79936
(915) 633-6422
c:/2005/253161-3

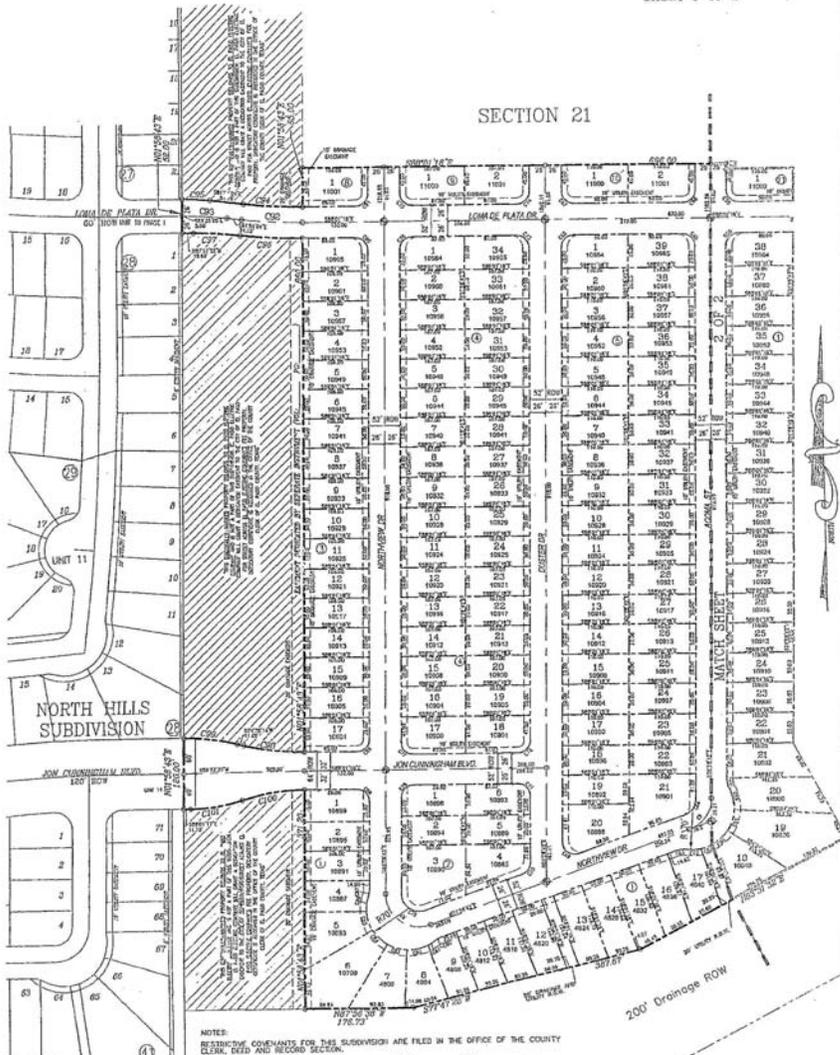
SUBDIVISION PLAT (SHEET 1 OF 2)

EXHIBIT "A"
Page 1 of 2

SANDSTONE RANCH UNIT 1

BEING A PORTION OF SECTIONS 21,
BLOCK 81, TOWNSHIP 1,
TEXAS AND PACIFIC RAILROAD COMPANY SURVEY,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
38.76 ± ACRES
SHEET 1 OF 2

GRAPHIC SCALE
(IN FEET)
1 Inch = 100 Ft.



| CHORD | DELTA | BEARING | ARC | CHORD BEARING | CHORD |
|-------|---------|---------|--------|---------------|--------|
| 001 | 222.10 | 257.00 | 275.50 | S171.43N | 223.77 |
| 002 | 282.10 | 458.00 | 211.55 | S271.43E | 200.98 |
| 003 | 119.00 | 54.00 | 101.51 | S89.20E | 81.75 |
| 004 | 097.10 | 605.00 | 86.52 | S52.14S | 88.44 |
| 005 | 101.00 | 54.00 | 68.42 | N138.22E | 84.24 |
| 006 | 110.00 | 54.00 | 107.25 | S63.01E | 91.79 |
| 007 | 030.27 | 400.00 | 24.13 | S00.23S | 21.13 |
| 008 | 087.05 | 400.00 | 58.27 | S04.12E | 26.65 |
| 009 | 0819.24 | 400.00 | 58.11 | S13.31E | 58.05 |
| 010 | 0827.64 | 400.00 | 61.33 | S22.04E | 61.71 |
| 011 | 027.00 | 20.00 | 31.42 | N71.78E | 26.29 |
| 012 | 020.00 | 20.00 | 31.42 | N08.21E | 28.78 |
| 013 | 037.42 | 400.00 | 38.48 | S44.20E | 78.46 |
| 014 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 015 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 016 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 017 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 018 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 019 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 020 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 021 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 022 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
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| 029 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 030 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 031 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 032 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 033 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 034 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
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| 037 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
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| 039 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 040 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 041 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 042 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 043 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 044 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 045 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 046 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 047 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 048 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 049 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 050 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 051 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 052 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
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| 056 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 057 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 058 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 059 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
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| 066 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 067 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 068 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 069 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
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| 078 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 079 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 080 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 081 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 082 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 083 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 084 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 085 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 086 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 087 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 088 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 089 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 090 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 091 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 092 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 093 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 094 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 095 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 096 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 097 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 098 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 099 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |
| 100 | 0814.10 | 400.00 | 47.88 | S18.43E | 47.86 |

NOTES:
RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT NO. BOOK PAGE DATE
SET 5/8" BEARER AT ALL EXTERIOR BOUNDARY CORNERS.
TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT NO. BOOK PAGE DATE

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND CONFORMS WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS PROFESSIONAL AND TECHNICAL STANDARDS.
CARLOS D. GONZALEZ, P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR, MEASUREMENT NO. 3650

- LEGEND
- ◊ PROPOSED CITY MONUMENT
 - ⊕ EXISTING CITY MONUMENT
 - PROPERTY CORNERS

OF PREPARATION:
JULY 21, 2005
3/30/06 (Updated Addresses)
4/05/06 (MODIFIED DEEDS)
LOT CORNERS WILL BE SET UP UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
THIS PROPERTY LIES IN ZONE "C", AS DESIGNATED BY F.E.M.A., CITY OF EL PASO, AUGUST 5, 1991, COMMUNITY PANEL NO. 430214-0014 D.
PROPERTY OWNERS OF ADJOINING LOTS HAVING A COMMON DRAINAGE EASEMENT SHALL BE LIABLE FOR ANY ROCK WALL OR LANDSCAPING REPAIRS AND COSTS REQUIRED BY ANY NECESSARY MAINTENANCE TO DRAINAGE STRUCTURES WITHIN THE EASEMENT.

CD CONSULTING CC
1790 N. LEE TRAVINO DR.
EL PASO, TEXAS 79
TEL (915) 633-6422 FAX (

