

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

**DEPARTMENT:** Capital Improvement Department

**AGENDA DATE:** February 2, 2021

**CONTACT PERSON/PHONE:** Sam Rodriguez, P.E., City Engineer, 212-0065

**DISTRICT(S) AFFECTED:** ALL

**STRATEGIC GOAL:** No. #7: Enhance and Sustain El Paso's Infrastructure Network

**SUBJECT:**

At the request of EPWater, City of El Paso will dedicate transferred land as Right-of-Way, thereby allowing potential future minor re-plat if needed by EPWater for the development within the industrial park. The expansion of the public right-of-way along Winn Road will provide better access to and will accommodate increased traffic to the nearby EPWater Riverside International Industrial Park and its tenants.

**BACKGROUND / DISCUSSION:**

On October 29, 2018 the EPWater transferred approximately 2.355 acres from the EPWater's land inventory to the City's land inventory under the Joint Resolution to allow the City to widen the public right-of-way to 90 foot along Winn Road and at the intersection of Winn Road and Pan American Drive.

**SELECTION SUMMARY:**

N/A

**PROTEST**

No protest received for this requirement.

Protest received.

**COUNCIL REPRESENTATIVE BRIEFING:**

Was a briefing provided?  Yes or  Not Applicable (Routine)  
If yes, select the applicable districts.

District 1

District 2

- District 3
- District 4
- District 5
- District 6
- District 7
- District 8
- All Districts

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

N/A

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

**DEPARTMENT HEAD:**



**RESOLUTION**

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

That the City Manager or designee is authorized to dedicate for use of the public as public right-of-way portions of the following property: Portions of Lot 1, Block 4, Riverside International Industrial Center recorded in Volume 74 Page 3, Plat Records of El Paso County Texas; A portion of Lot 1, Block 2, Riverside International Industrial Center, recorded in Volume 74 Page 3, Plat Records of El Paso County, Texas; A portion of Tract 5, Block 53, Ysleta Grant Survey; a portion of Tract 5A, Block 53, Ysleta Grant Survey; a portion of Tract 6A, Block 53, Ysleta Grant Survey as shown on Map dated July 1928; a portion of Tract 6A, Block 53, Ysleta Grant Survey, as shown on Map dated July 1928; Lot 1, Block 5, Riverside International Industrial Central, recorded in Volume 74 Page 3, Plat Records of El Paso County, Texas; a portion of Lot 1, Block 3, Riverside International Industrial Center, recorded in Volume 74, Page 3, Plat Records of El Paso County Texas.

Further, the City Manager or designee is authorized to execute a dedication deed and to record such deed in the El Paso County records.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2021.


**THE CITY OF EL PASO:**

\_\_\_\_\_  
Oscar Leeser  
Mayor


**ATTEST:**

\_\_\_\_\_  
Laura D. Prine  
City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Omar De La Rosa  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Samuel Rodriguez, P.E., City Engineer  
Capital Improvement Department



metes and bounds in Exhibit A attached hereto and made part hereof for all purposes (the “Property”).

**Reservations from Conveyance:**

None

**Exceptions to Conveyance:**

All encumbrances of record and all other encroachments whether recorded or not.

**Exceptions to Warranty:**

This deed is without warranty, express or implied, whether made by this instrument or by law.

**Conveyance:**

Notwithstanding anything to the contrary, this conveyance is made as Deed of Dedication for the Property to be used as public right of way and all related uses including but not limited to traffic fixtures, utilities, and all other uses allowed under federal, state, or local law. This property may be used solely by the City of El Paso for public purposes as a City dedicated street and related uses. Should the Property cease to be used as public right of way, the Property will automatically revert back to the Grantor. GRANTOR, for the consideration and subject to the 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 wise belonging, to have and hold it to GRANTEE, GRANTEE’S heirs, executors, administrators, successors or assigns forever.

When the context of this instrument requires, singular nouns and pronouns will include the plural.

**GRANTOR:** City of El Paso, Texas

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Tomás González,  
City Manager

**ACKNOWLEDGMENT**

STATE OF TEXAS           §  
  §  
COUNTY OF EL PASO     §

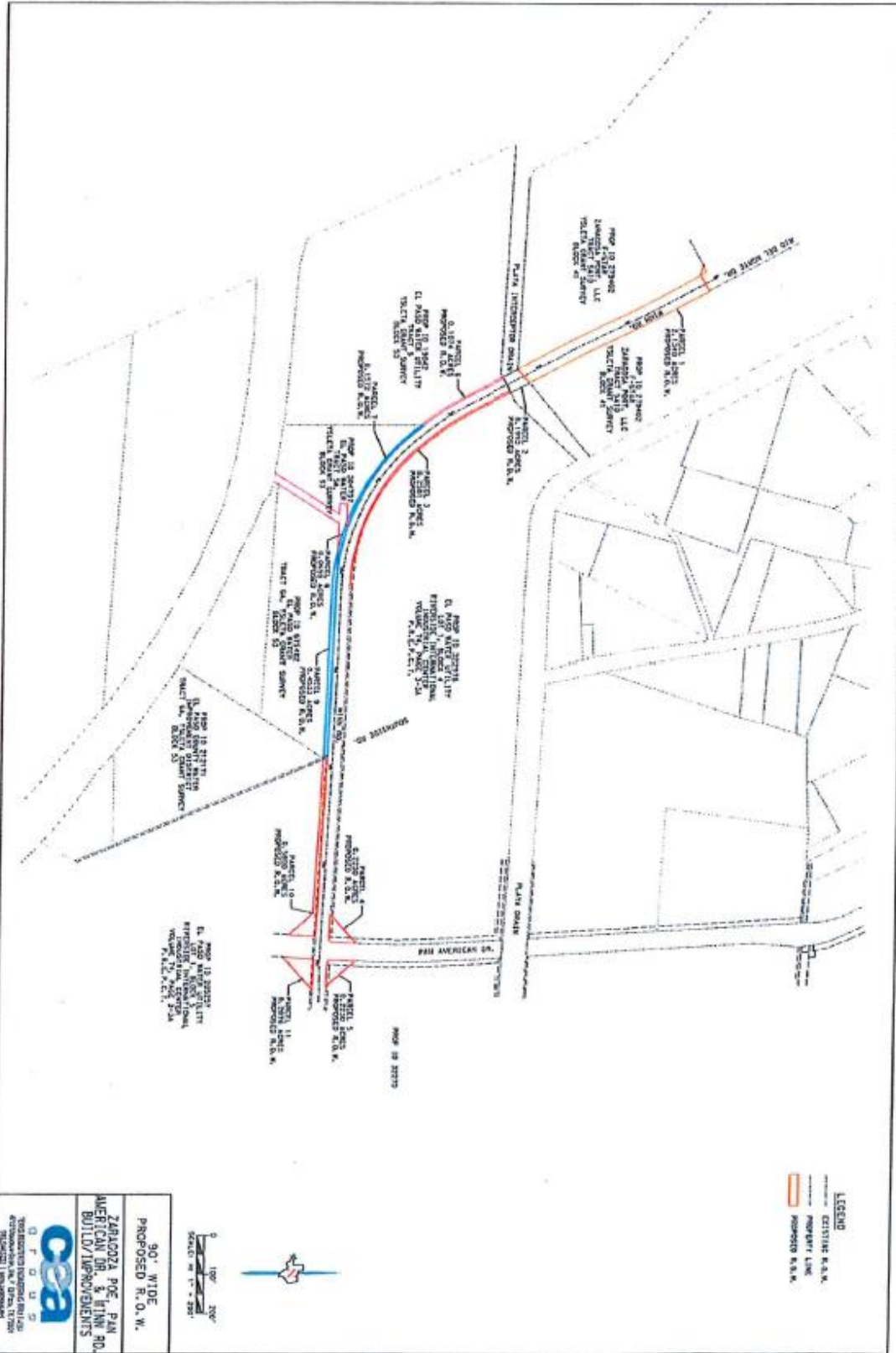
This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, by Tomás González as City Manager of the City of El Paso, Texas.

\_\_\_\_\_  
Notary Public, in and for the State of Texas

My Commission Expires:  
\_\_\_\_\_

AFTER RECORDING RETURN TO:  
City of El Paso  
P.O. Box 1890  
El Paso County, Texas 79950-1890

# Exhibit "A"



## METES AND BOUNDS DESCRIPTION

Parcel 3

Page 9 of 16  
12/13/2017

County: El Paso  
Proposed Right of Way  
Limits: From Rio del Norte Drive to Pan American Drive

### Property Description Proposed Right of Way

Being a 0.258 acre (11,241Sq. Ft.) tract of land, situated in Lot 1 Block 4, Riverside International Industrial Center, recorded in Volume 74 Page 3, Plat Records of El Paso County, Texas, being more particularly described by Metes and Bounds as follows:

**COMMENCING** at a 1/2 inch diameter rebar with yellow plastic cap stamped "TX4297" found for the common corner in the Southeasterly line of a Playa Intercepting Drain Tract and the Northwesterly line of Lot 1 Block 4, Riverside International Industrial Center;

**THENCE**, South 64°00'34" West, along the common line of said Playa Intercepting Drain Tract and Lot 1 Block 4, Riverside International Industrial Center for a distance of 54.58 feet, to a 5/8 inch diameter Rebar with Aluminum cap stamped FXS RPLS 2198 set for the North corner of this Easement (hereinafter referred to as "with cap"), and the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, South 28°14'49" East, for a distance of 216.30 feet, to a 5/8 inch diameter Rebar with cap set for an angle corner, and the beginning of a tangent curve to the left having a Central Angle of 11°07'34" and a Radius of 1,165.00 feet;

**THENCE**, along said curve to the left a distance of 226.23 feet to a 5/8 inch diameter Rebar with cap set for an angle corner of this Easement;

**THENCE**, South 39°22'23" East, for a distance of 74.82 feet, to a 5/8 inch diameter Rebar with cap set for an angle corner of this Easement and the beginning of a tangent curve to the left having a Central Angle of 48°17'26" and a Radius of 1,005.00 feet;

**THENCE**, along said curve to the left a distance of 847.04 feet to a 5/8 inch diameter Rebar with cap set for the East corner of this Easement;

**THENCE**, North 87°39'49" West, for a distance of 26.84 feet, to a 5/8 inch diameter Rebar with cap set for the South corner of this Easement, and the beginning of a tangent curve to the right having a Central Angle of 48°17'26" and a Radius of 975.00 feet;

**THENCE**, along said curve to the right a distance of 821.76 feet to a 5/8 inch diameter Rebar with cap set for the an angle corner of this Easement;



**THENCE**, North 39°22'23" West, for a distance of 79.36 feet, to a 5/8 inch diameter Rebar with cap set for an angle corner of this Easement and the beginning of a tangent curve to the right having a Central Angle of 11°07'34" and a Radius of 1,175.00 feet;

**THENCE**, along said curve to the right a distance of 228.17 feet to a 5/8 inch diameter Rebar with cap set for corner;

**THENCE**, North 28°14'49" West, a distance of 216.70 feet, to a 5/8 inch diameter Rebar with cap set for the West corner of this Easement, on the Southeasterly line of Playa Intercepting Drain from which a 1/2 inch diameter Rebar with plastic yellow cap stamped TX4297, found for the South Corner of said Drain, Bears South 64°00'34" West a distance of 100.48 feet;

**THENCE**, North 64°00'34" East, along said Southeasterly line a distance of 10.01 feet to the POINT OF BEGINNING and containing 11,241 Sq. Ft. or 0.258 Acres of land, more or less.


This property description is accompanied by a parcel plat of even date on Page 11 of 16.

Bearings and Distances are based on the Texas State Plane Coordinate System, NAD83, (2011) Central Zone, and adjusted to Surface using TxDOT Surface Adjustment Factor of 1.000231.

I hereby certify that this property description is a true and correct representation of a survey performed on the ground under my direct supervision.

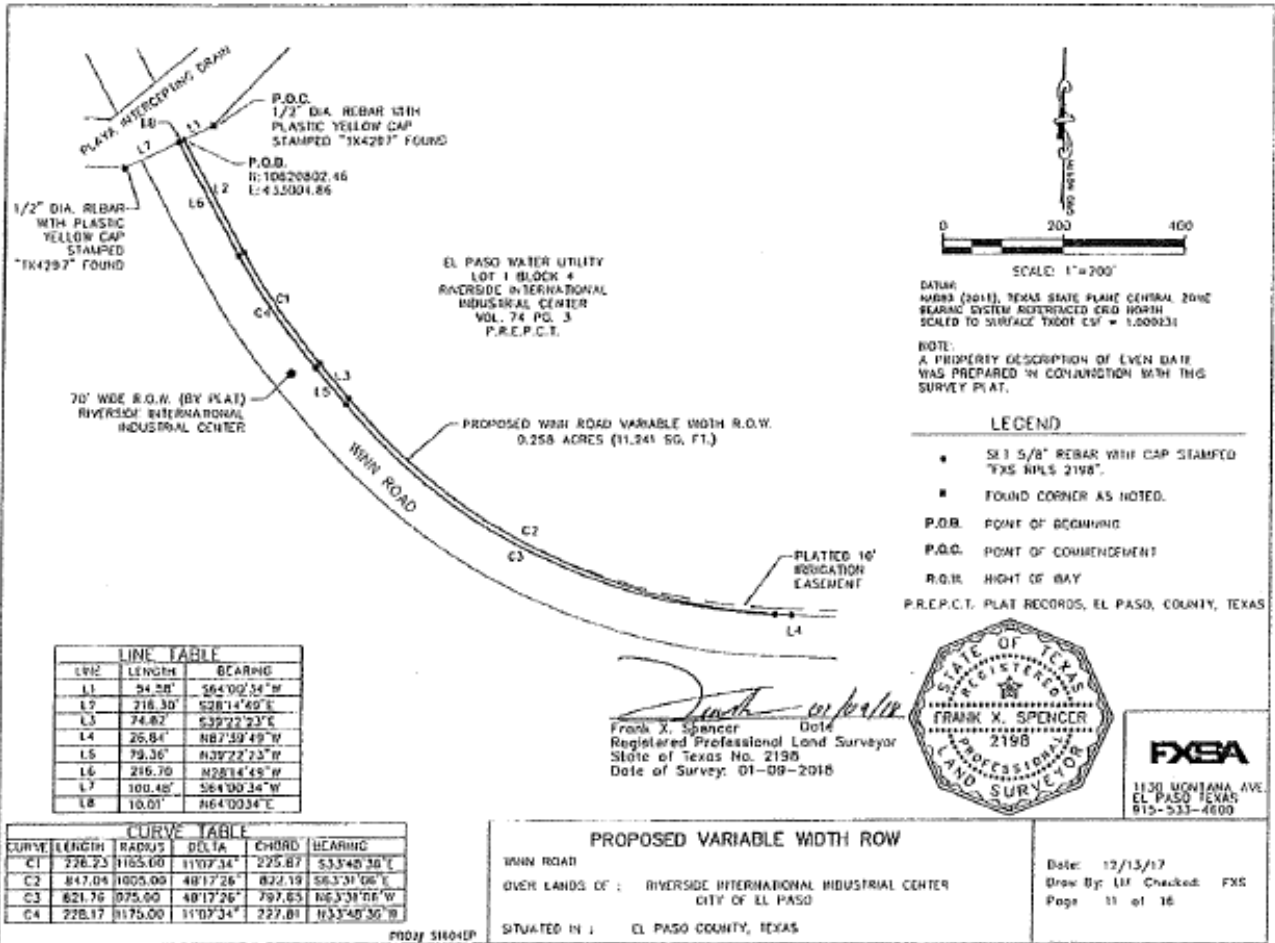
Frank X. Spencer & Associates, Inc.  
1130 Montana Ave.  
El Paso, Texas 79902

**FXSA**

 01/09/18  
Frank X. Spencer Date:  
Registered Professional Land Surveyor  
State of Texas No. 2198  
Surveyed on the Ground: 01-09-2018



Parcel 3



LINE	LENGTH	BEARING
L1	34.28'	S64°00'34" W
L2	216.30'	S28°14'49" E
L3	74.82'	S32°22'23" E
L4	26.84'	N87°39'49" W
L5	79.36'	N32°22'23" W
L6	216.70'	N28°14'45" W
L7	100.48'	S64°00'34" W
L8	10.01'	N64°00'34" E

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	226.23	1165.00	110°34'	225.87	S33°48'36" E
C2	847.04	1005.00	48°17'26"	822.19	S63°31'06" E
C3	621.76	075.00	48°17'26"	797.65	N63°31'06" W
C4	226.17	1175.00	110°34'	227.01	N33°48'36" W

*Frank X. Spencer*  
 Frank X. Spencer Date  
 Registered Professional Land Surveyor  
 State of Texas No. 2198  
 Date of Survey: 01-09-2018

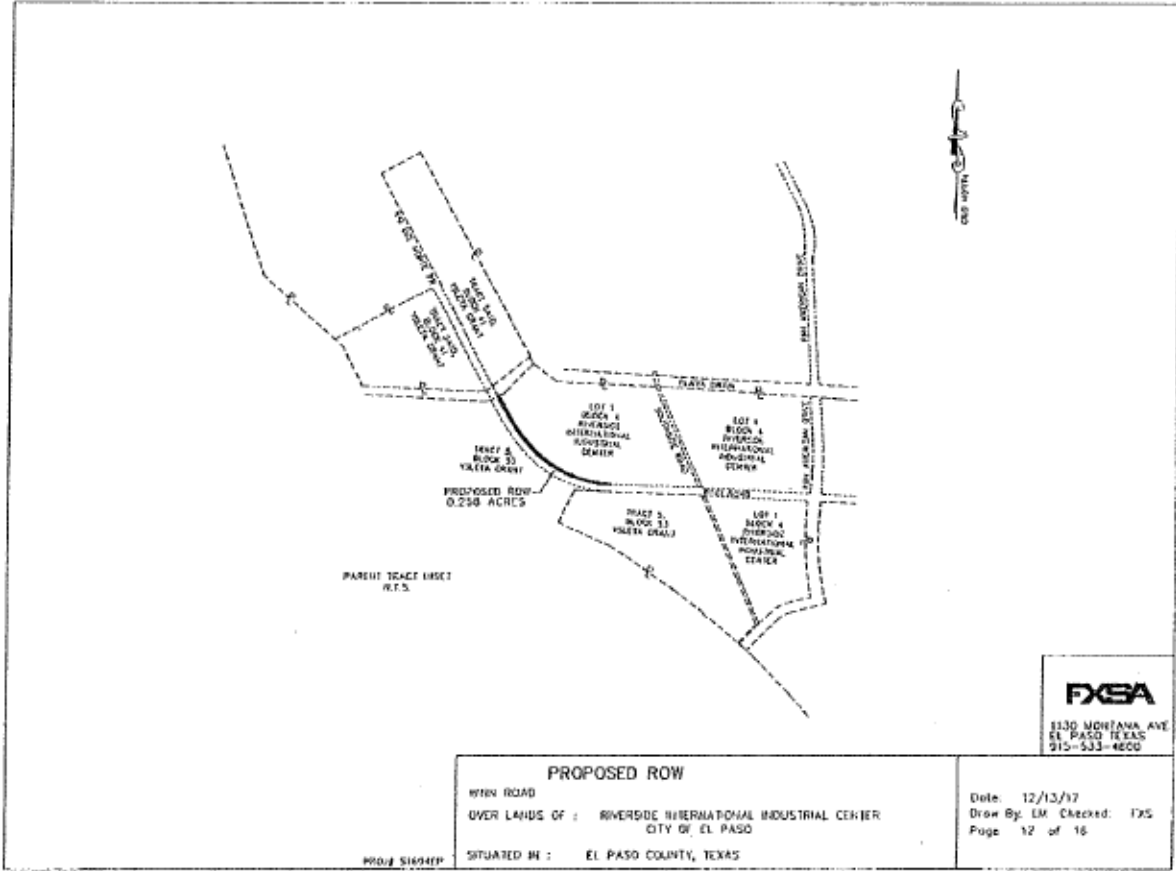


**FXSA**  
 1130 MONTANA AVE.  
 EL PASO, TEXAS  
 915-533-4600

**PROPOSED VARIABLE WIDTH ROW**  
 WINN ROAD  
 OVER LANDS OF: RIVERSIDE INTERNATIONAL INDUSTRIAL CENTER  
 CITY OF EL PASO  
 SITUATED IN: EL PASO COUNTY, TEXAS

Date: 12/13/17  
 Draw By: LM Checked: FXS  
 Page 11 of 16

Parcel 3



**FXSA**  
 2130 MONTANA AVE  
 EL PASO, TEXAS  
 915-533-4600

**PROPOSED ROW**  
 WINN ROAD  
 OVER LANDS OF : RIVERSIDE INTERNATIONAL INDUSTRIAL CENTER  
 CITY OF EL PASO  
 SITUATED IN : EL PASO COUNTY, TEXAS

Date: 12/13/17  
 Drawn By: EM Checked: FXS  
 Page 12 of 16

Parcel 4

Page 13 of 16  
12/14/2017

County: El Paso  
Proposed Right of Way Easement  
Limits: From Rio del Norte Drive to Pan American Drive

Property Description  
Proposed Right of Way Easement

Being a 0.223 acre (9,715 Sq. Ft.) tract of land, situated in Lot 1 Block 4, Riverside International Industrial Center, recorded in Volume 74 Page 3, Plat Records of El Paso County, Texas, being more particularly described by Metes and Bounds as follows:

**COMMENCING** at a 5/8 inch diameter rebar with Aluminum cap stamped "FXS RPLS 2198" found on the West Right of Way line of Pan American Drive (90 Ft. wide R.O.W.);

**THENCE**, South 03°21'54" West, along said Right of Way Line for a distance of 10.08 feet, to a 5/8 inch diameter Rebar with Aluminum Cap stamped FXS RPLS 2198 set for the North corner of this Easement (hereinafter referred to as "with cap"), and the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, South 03°21'54" West, for a distance of 120.06 feet, to a 5/8 inch diameter Rebar with cap set for the East corner of this Easement, and the beginning of a tangent curve to the right having a Central Angle of 89°49'21" and a Radius of 20.00 feet;

**THENCE**, along said curve to the right a distance of 31.35 feet to the North Right of Way line of Winn Road, (70 Ft. wide R.O.W.) and a 5/8 inch diameter Rebar with Cap set for the South corner of this Easement;

**THENCE**, North 86°48'45" West, along said Right of Way line for a distance of 120.06 feet, to a 5/8 inch diameter Rebar with cap set for the West corner of this Easement;

**THENCE**, North 48°16'34" East, a distance of 198.30 feet to the **POINT OF BEGINNING** and containing 9,715 Sq. Ft. or 0.223 Acres of land, more or less.

This property description is accompanied by a parcel plat of even date on Page 3 of 4.

Parcel 4

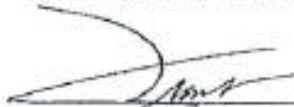
Page 14 of 16  
12/14/2017

Bearings and Distances are based on the Texas State Plane Coordinate System, NAD83, (2011) Central Zone, and adjusted to Surface using TxDOT Surface Adjustment Factor of 1.000231.

I hereby certify that this property description is a true and correct representation of a survey performed on the ground under my direct supervision.

Frank X. Spencer & Associates, Inc.  
1130 Montana Ave.  
El Paso, Texas 79902

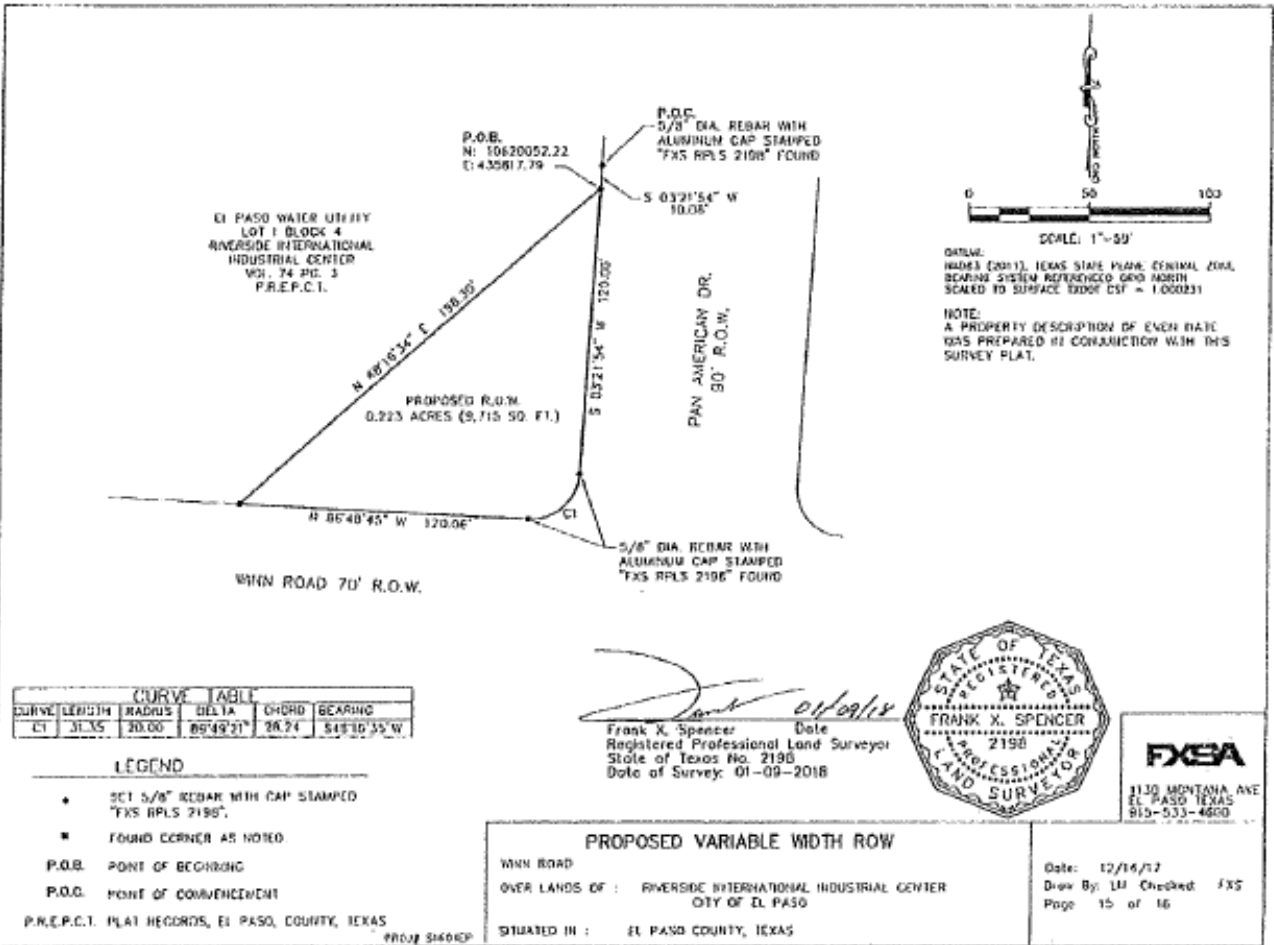


 01/09/18

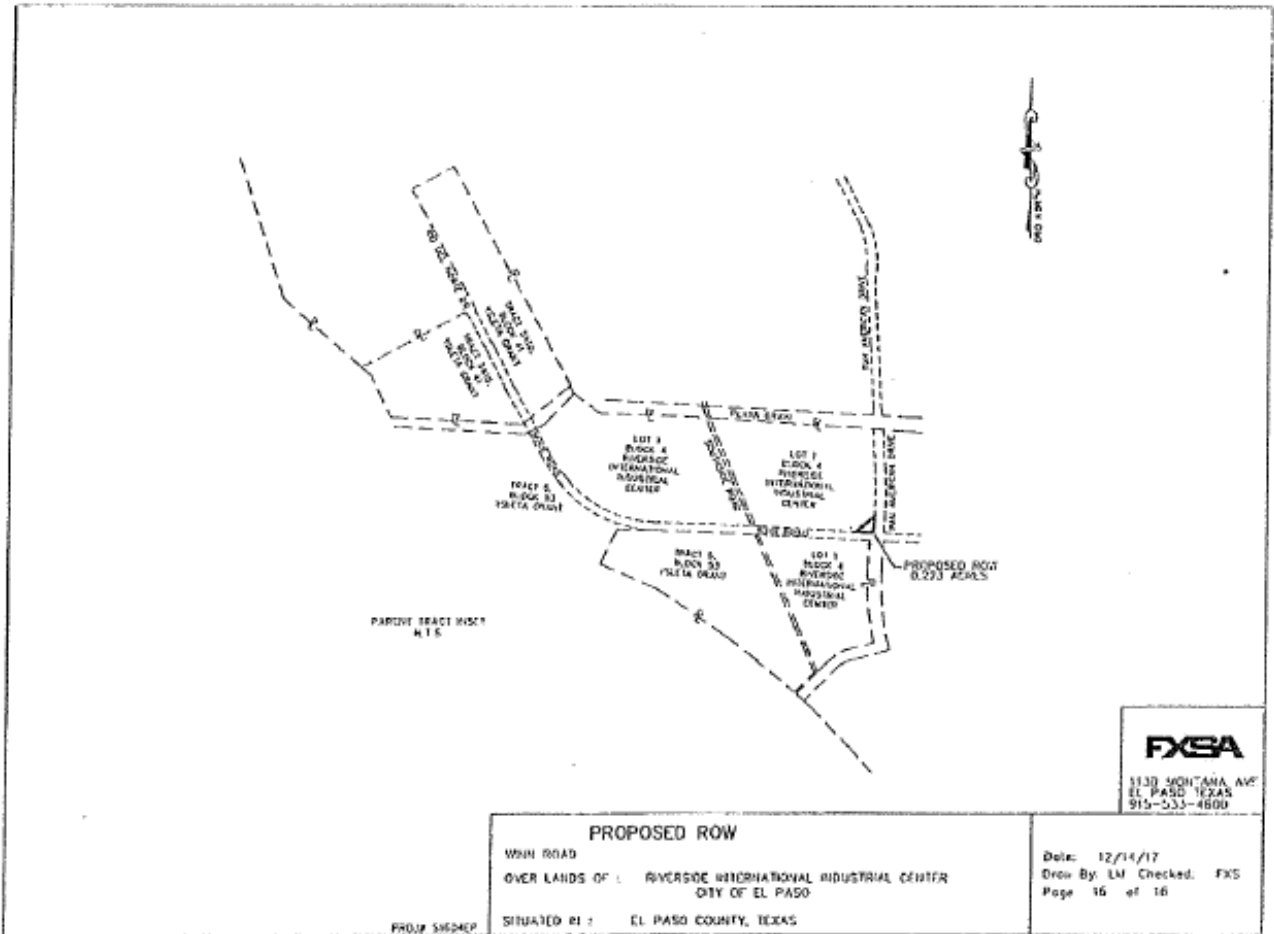
Frank X. Spencer      Date:  
Registered Professional Land Surveyor  
State of Texas No. 2198  
Surveyed on the Ground: 01-09-2018



Parcel 4



Parcel 4



County: El Paso  
Proposed Right of Way  
Limits: From Rio del Norte Drive to Pan American Drive

Property Description  
Proposed Right of Way

Being a 0.223 acre (9,714 Sq. Ft.) tract of land, situated in Lot 1 Block 2, Riverside International Industrial Center, recorded in Volume 74 Page 3, Plat Records of El Paso County, Texas, being more particularly described by Metes and Bounds as follows:

**COMMENCING** at a City Monument found at the intersection of Winn Road and Pan American Drive;

**THENCE**, North 42°37'33" East, for a distance of 71.11 feet, to a 5/8 inch diameter Rebar with Aluminum cap stamped FXS RPLS 2198 set (hereinafter referred to as "with cap"), for an angle corner of this Easement on the East Right of Way line of 90 feet wide Pan American Drive;

**THENCE**, North 03°21'54" East, for a distance of 119.98 feet, continuing along said 90 feet wide Pan American Drive to a 5/8 inch diameter Rebar with cap set for the North corner of this Easement;

**THENCE**, South 41°39'29" East, for a distance of 197.91 feet, to a 5/8 inch diameter Rebar with cap set for the Southeast corner of this Easement in the North line of 70 Ft. wide Winn Road ROW from which a City Monument found on the Center line of 70 feet wide Winn Road, bears South 84°46'31" East, a distance of 814.13 feet;

**THENCE**, North 86°40'52" West, for a distance of 119.98 feet, continuing along said 70 feet wide Winn Road ROW, to a 5/8 inch diameter Rebar with cap found and the beginning of a non tangent curve to the right having a Central Angle of 90°02'46" and a Radius of 20.00 feet;

**THENCE**, along said curve to the right a distance of 31.43 feet to the POINT OF BEGINNING and containing 9,714 Sq. Ft. or 0.223 Acres of land, more or less.

This property description is accompanied by a parcel plat of even date on Page 3 of 4.

Bearings and Distances are based on the Texas State Plane Coordinate System, NAD83, (2011) Central Zone, and adjusted to Surface using TxDOT Surface Adjustment Factor of 1.000231.

I hereby certify that this property description is a true and correct representation of a survey performed on the ground under my direct supervision.



Parcel 5

Page 2 of 4  
02/08/2018

Frank X. Spencer & Associates, Inc.  
1130 Montana Ave.  
El Paso, Texas 79902

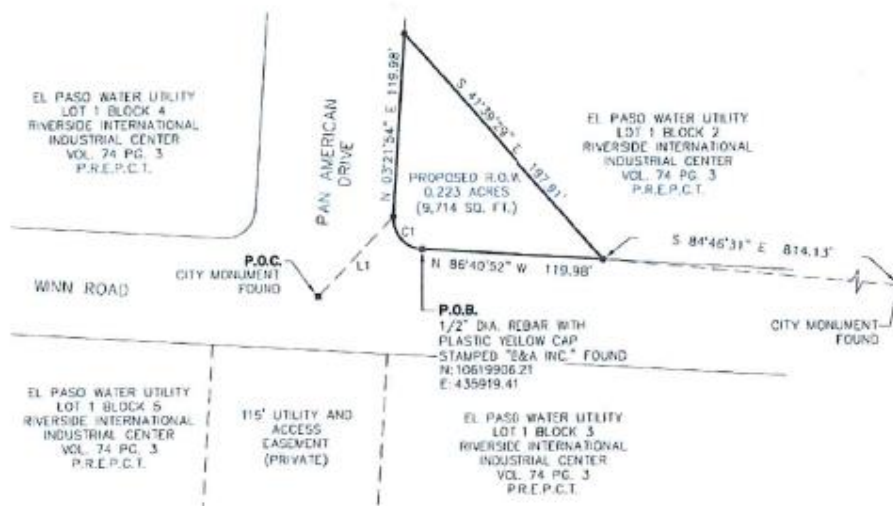


 02/15/18

Frank X. Spencer      Date:  
Registered Professional Land Surveyor  
State of Texas No. 2198  
Surveyed on the Ground: 02-14-2018



Parcel 5



DATUM:  
NAD83 (2011), TEXAS STATE PLANE CENTRAL ZONE  
BEARING SYSTEM REFERENCED GRID NORTH  
SCALED TO SURFACE TxDOT CSF = 1.000231

NOTE:  
A PROPERTY DESCRIPTION OF EVEN DATE  
WAS PREPARED IN CONJUNCTION WITH THIS  
SURVEY PLAT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	71.11'	N42°32'33"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	31.43	20.00	90°02'46"	N41°39'29"W

LEGEND

- SET 5/8" REBAR WITH CAP STAMPED "FXS RPLS 2198"
  - FOUND CORNER AS NOTED.
- P.O.B.** POINT OF BEGINNING  
**P.O.C.** POINT OF COMMENCEMENT

P.R.E.P.C.T. PLAT RECORDS, EL PASO, COUNTY, TEXAS

PROJ# S1604EP

*Frank X. Spencer*  
 Frank X. Spencer Date  
 Registered Professional Land Surveyor  
 State of Texas No. 2198  
 Date of Survey: 02-14-2018



**FXSA**  
 1130 MONTANA AVE.  
 EL PASO, TEXAS  
 915-531-4600

PROPOSED R.O.W.

WINN ROAD  
 OVER LANDS OF : RIVERSIDE INTERNATIONAL INDUSTRIAL CENTER  
 CITY OF EL PASO  
 SITUATED IN : EL PASO COUNTY, TEXAS

Date: 01/30/18  
 Draw By: LM Checked: FXS  
 Page 3 of 4

Parcel 5



**FXSA**  
 1130 MONTANA AVE.  
 EL PASO, TEXAS  
 915-533-4600

**PROPOSED R.O.W.**  
 WINN ROAD  
 OVER LANDS OF : RIVERSIDE INTERNATIONAL INDUSTRIAL CENTER  
 CITY OF EL PASO  
 SITUATED IN : EL PASO COUNTY, TEXAS

Date: 01/30/16  
 Drawn By: LM Checked: FXS  
 Page 4 of 4

PROJ 515045

County: El Paso  
Proposed Right of Way  
Limits: From Rio del Norte Drive to Pan American Drive

Property Description  
Proposed Right of Way

Being a 0.107 acre (4,678 Sq. Ft.) tract of land, being part of Tract 5 Block 53, Ysleta Grant Survey, being more particularly described by Metes and Bounds as follows:

**COMMENCING** at a 1/2 inch diameter rebar with yellow plastic cap stamped "TX4297" found for the common corner of the Southeasterly line of a Playa Intercepting Drain Tract and the Northwesterly line of Lot 1 Block 4, Riverside International Industrial Center;

**THENCE**, South 64°00'34" West, for a distance of 134.66 feet, to a 5/8 inch diameter Rebar with Aluminum Cap stamped FXS RPLS 2198 set for the North corner of this Easement , (hereinafter referred to as "with cap"), in the Southwest line of 70 Ft. wide Winn Road ROW and the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, South 28°14'52" East, along the Southwest line of said 70 Ft. wide ROW for a distance of 219.46 feet, to a 5/8 inch diameter Rebar with cap set for an angle corner of this Easement; and the beginning of a tangent curve to the left having a Central Angle of 11°07'34" and a Radius of 1,245.00 feet;

**THENCE**, along said curve to the left a distance of 241.76 feet to a 5/8 inch diameter Rebar with cap set for the East corner of this Easement;

**THENCE**, South, for a distance of 15.74 feet, to a 5/8 inch diameter Rebar with cap set for the South corner of this Easement; and the beginning of a tangent curve to the right having a Central Angle of 11°07'34" and a Radius of 1,255.00 feet;

**THENCE**, along said curve to the left a distance of 243.70 feet to a 5/8 inch diameter Rebar with cap set for corner;

**THENCE**, North 28°14'49" West, a distance of 219.85 feet, to a 5/8 inch diameter Rebar with cap set for the West corner of this Easement on the Southeasterly Right of Way line of Playa Intercepting Drain, from which a 1/2 inch diameter Rebar with plastic yellow cap stamped "TX4297" found for corner bears South 64°00'34" West a distance of 20.42 feet;

**THENCE**, North 64°00'34" East, along the Southeasterly line of said Right of Way line a distance of 9.99 feet to the POINT OF BEGINNING and containing 4,678 Sq. Ft. or 0.107 Acres of land, more or less.

This property description is accompanied by a parcel plat of even date on Page 3 of 12.


Bearings and Distances are based on the Texas State Plane Coordinate System, NAD83, (2011) Central Zone, and adjusted to Surface using TxDOT Surface Adjustment Factor of 1.000231.

I hereby certify that this property description is a true and correct representation of a survey performed on the ground under my direct supervision.

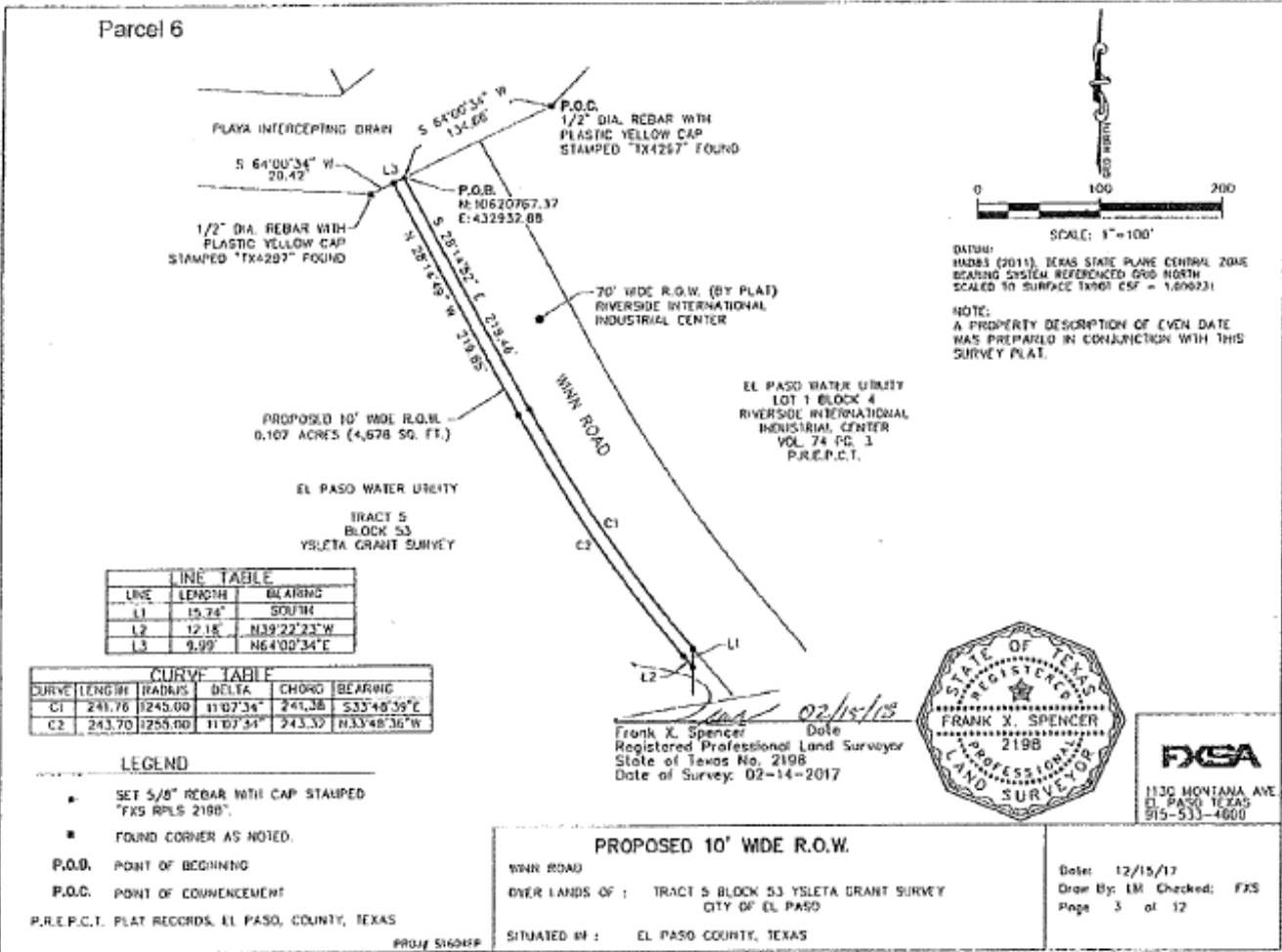
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Frank X. Spencer & Associates, Inc.  
1130 Montana Ave.  
El Paso, Texas 79902

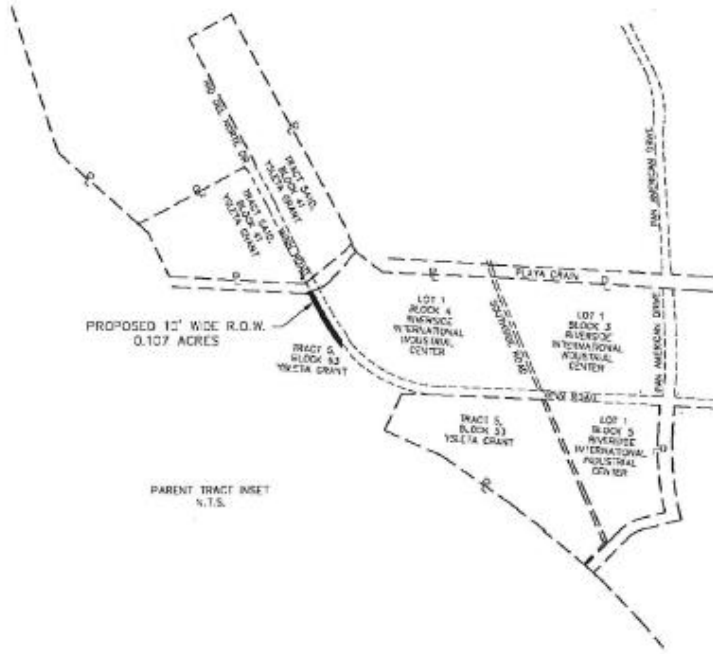


 02/15/18  
Frank X. Spencer      Date:  
Registered Professional Land Surveyor  
State of Texas No. 2198  
Surveyed on the Ground: 02-14-2017





Parcel 6



PROPOSED 10' WIDE R.O.W.  
0.107 ACRES

PARENT TRACT INSET  
N.T.S.

**FXSA**  
 1120 MONTANA AVE.  
 EL PASO, TEXAS  
 915-533-4807

**PROPOSED 10' WIDE R.O.W.**

WINN ROAD  
 OVER LANDS OF : TRACT 5 BLOCK 53 YSLETA GRANT SURVEY  
 CITY OF EL PASO  
 SITUATED IN : EL PASO COUNTY, TEXAS

Date: 12/15/17  
 Drawn By: LM Checked: FXS  
 Page 4 of 12

PROJ# 51504EP

County: El Paso  
Proposed Right of Way  
Limits: From Rio del Norte Drive to Pan American Drive

Property Description  
Proposed Right of Way

Being a 0.157 acre (6,849 Sq. Ft.) tract of land, being part of Tract 5A Block 53, Ysleta Grant Survey, being more particularly described by Metes and Bounds as follows:

**COMMENCING** at a 1/2 inch diameter rebar with yellow plastic cap stamped "TX4297" found for a common corner, of the Playa Intercepting Drain and Tract 5, Block 53 Ysleta Grant Survey;

**THENCE**, South 34°54'12" East, for a distance of 464.03 feet, to a 5/8 inch diameter Rebar with Aluminum cap stamped FXS RPLS 2198 set for the North corner of this Easement (hereinafter referred to as "with cap"), in the South line of 70 Ft. wide Winn Road ROW and the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, South 39°22'26" East, for a distance of 79.36 feet, to a 5/8 inch diameter Rebar with cap set for an angle corner, and the beginning of a non-tangent curve to the left having a Central Angle of 32°23'09" and a Radius of 1,045.00 feet;

**THENCE**, along said curve to the left a distance of 590.67 feet to a 5/8 inch diameter Rebar with cap set for the East corner of this Easement, on the North Right of Way line of a 40 feet wide road, from which a 5/8 inch diameter rebar found at the South line of 70 Ft. wide Winn Road ROW, Bears South 85°40'57" East a distance of 1,157.11 feet;

**THENCE**, North 87°39'49" West, along the North line of said 40 Ft. wide road, a distance of 44.28 feet, to a 5/8 inch diameter Rebar with cap set for the South corner of this Easement and the beginning of a non-tangent curve to the right having a Central Angle of 29°14'08" and a Radius of 1,095.00 feet;

**THENCE**, along said curve to the left a distance of 558.73 feet to a 5/8 inch diameter Rebar with cap set for an angle corner of this Easement;

**THENCE**, North 39°22'23" West, a distance of 62.65 feet, to a 5/8 inch diameter Rebar with cap set for the West corner of this Easement;

**THENCE**, North, a distance of 15.74 feet to the **POINT OF BEGINNING** and containing 6,849 Sq. Ft. or 0.157 Acres of land, more or less.

This property description is accompanied by a parcel plat of even date on Page 3 of 8.



Bearings and Distances are based on the Texas State Plane Coordinate System, NAD83, (2011) Central Zone, and adjusted to Surface using TxDOT Surface Adjustment Factor of 1.000231.

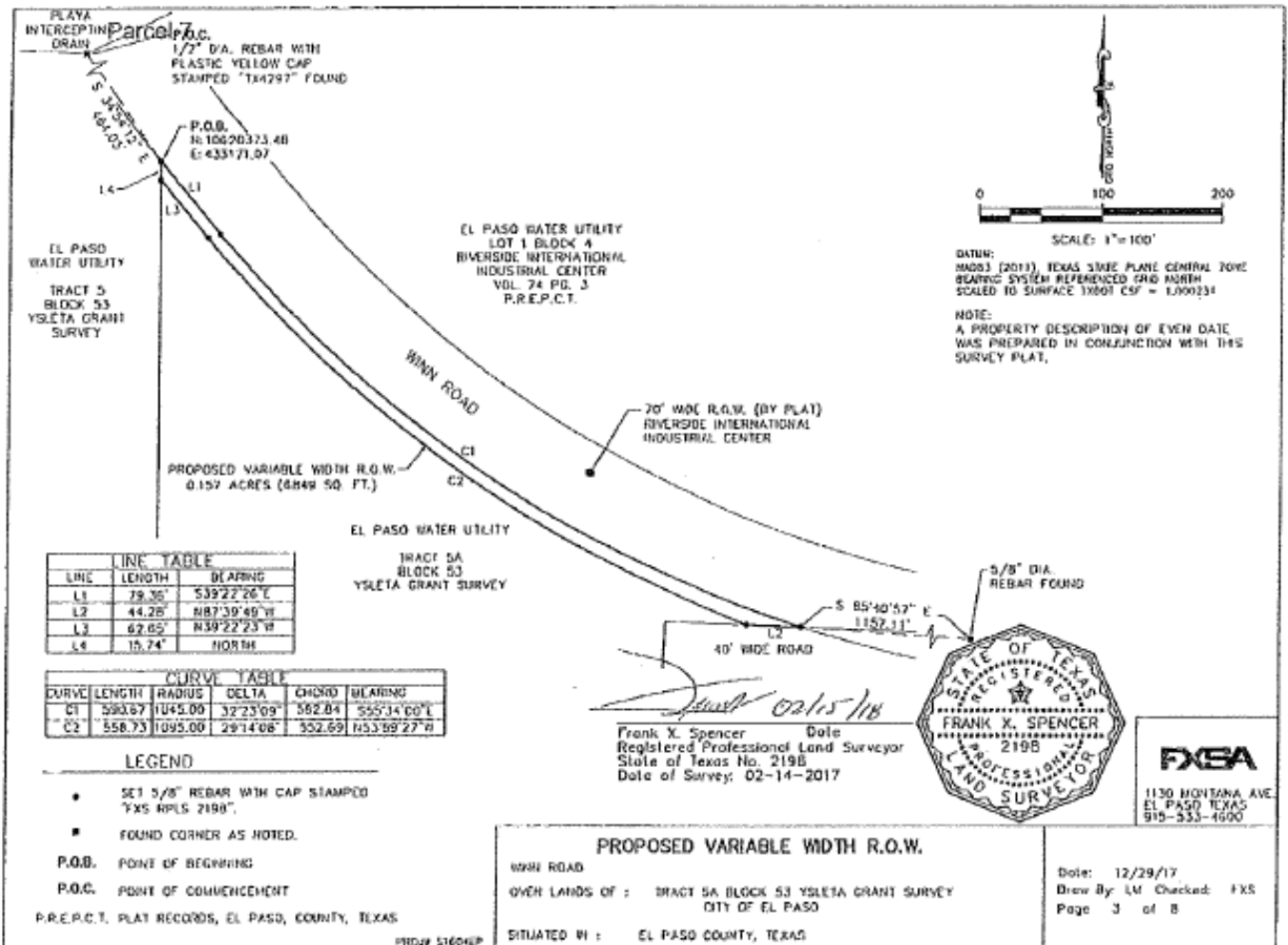
I hereby certify that this property description is a true and correct representation of a survey performed on the ground under my direct supervision.

Frank X. Spencer & Associates, Inc.  
1130 Montana Ave.  
El Paso, Texas 79902



 02/18/18  
Frank X. Spencer      Date:  
Registered Professional Land Surveyor  
State of Texas No. 2198  
Surveyed on the Ground: 02-14-2018



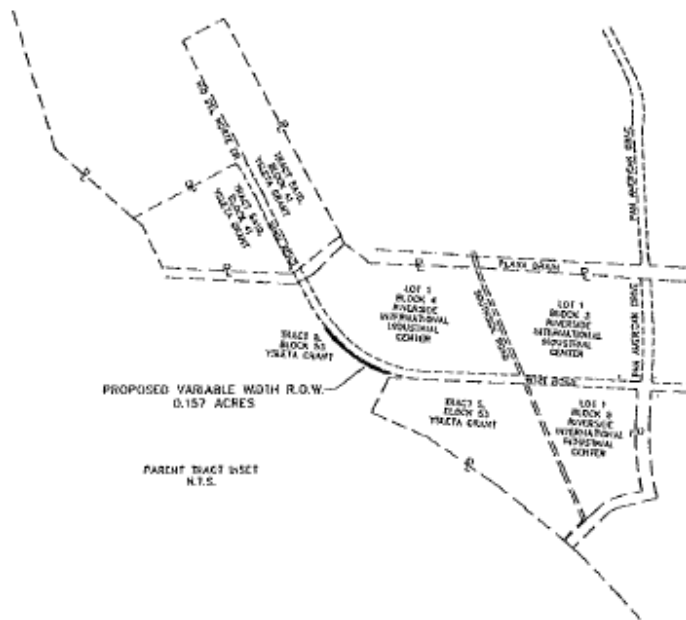


LINE TABLE		
LINE	LENGTH	BEARING
L1	78.36'	S39°22'26"E
L2	44.28'	N87°39'49"W
L3	62.65'	N39°22'23"W
L4	15.74'	NORTH

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	593.87	1045.00	32°23'09"	582.84 S55°34'00"E
C2	558.73	1095.00	29°14'08"	552.69 N53°59'27"W

- LEGEND**
- SET 5/8" REBAR WITH CAP STAMPED "FXS NPLS 2198".
  - FOUND CORNER AS NOTED.
- P.O.B.** POINT OF BEGINNING  
**P.O.C.** POINT OF COMMENCEMENT  
 P.R.E.P.C.T. PLAT RECORDS, EL PASO, COUNTY, TEXAS

Parcel 7



PROPOSED VARIABLE WIDTH R.O.W.  
0.157 ACRES

PARENT TRACT INSET  
N.T.S.

**FXSA**

1130 MONTANA AVE.  
EL PASO, TEXAS  
915-533-4500

**PROPOSED VARIABLE WIDTH R.O.W.**

WINN ROAD

OVER LANDS OF : TRACT 5A BLOCK 53 YSLETA GRANT SURVEY  
CITY OF EL PASO

SITUATED IN : EL PASO COUNTY, TEXAS

Date: 12/29/17

Draw By: UM Checked: JCS

Page 4 of 8

PROJ# 51606P

County: El Paso  
Proposed Right of Way  
Limits: From Rio del Norte Drive to Pan American Drive

Property Description  
Proposed Right of Way

Being a 0.066 acre (2,856 Sq. Ft.) tract of land, being part of Tract 6A Block 53, Ysleta Grant Survey, as shown on Map dated July 1928, being more particularly described by Metes and Bounds as follows:

**COMMENCING** at a 5/8 inch diameter rebar found in the South line of 70 Ft. wide Winn Road ROW for a common corner, of Tract 6A, Block 53 Ysleta Grant Survey and Lot 1 Block 5 Riverside International Industrial center, as shown on Plat Recorded in Vol. 74 Page 3, Plat Records El Paso County, Texas;

**THENCE**, North 87°39'49" West, for a distance of 870.05 feet, to a 5/8 inch diameter Rebar with Aluminum cap stamped FXS RPLS 2198 set for the East corner of this Easement (hereinafter referred to as "with cap"), in the South line of 70 Ft. wide Winn Road ROW and the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, North 87°39'49" West, for a distance of 181.48 feet, to a 5/8 inch diameter Rebar with cap set for an angle corner of this Easement, and the beginning of a non-tangent curve to the right having a Central Angle of 08°05'15" and a Radius of 1,095.00 feet;

**THENCE**, along said curve to the right a distance of 154.56 feet to a 5/8 inch diameter Rebar with cap set for the West corner of this Easement, on the North Right of Way line of a 40 feet wide road;

**THENCE**, South 87°39'49" East, along the North Right of Way line of said 40 Ft. wide road, a distance of 44.28 feet, to a 5/8 inch diameter Rebar with cap set for an angle corner of this Easement and the beginning of a non-tangent curve to the left having a Central Angle of 15°54'17" and a Radius of 1,045.00 feet;

**THENCE**, along said curve to the left a distance of 290.08 feet to the **POINT OF BEGINNING** and containing 2,856 Sq. Ft. or 0.066 Acres of land, more or less.

This property description is accompanied by a parcel plat of even date on Page 3 of 8.

Bearings and Distances are based on the Texas State Plane Coordinate System, NAD83, (2011) Central Zone, and adjusted to Surface using TxDOT Surface Adjustment Factor of 1.000231.


Parcel 8

Page 2 of 8  
01/25/2018

I hereby certify that this property description is a true and correct representation of a survey performed on the ground under my direct supervision.

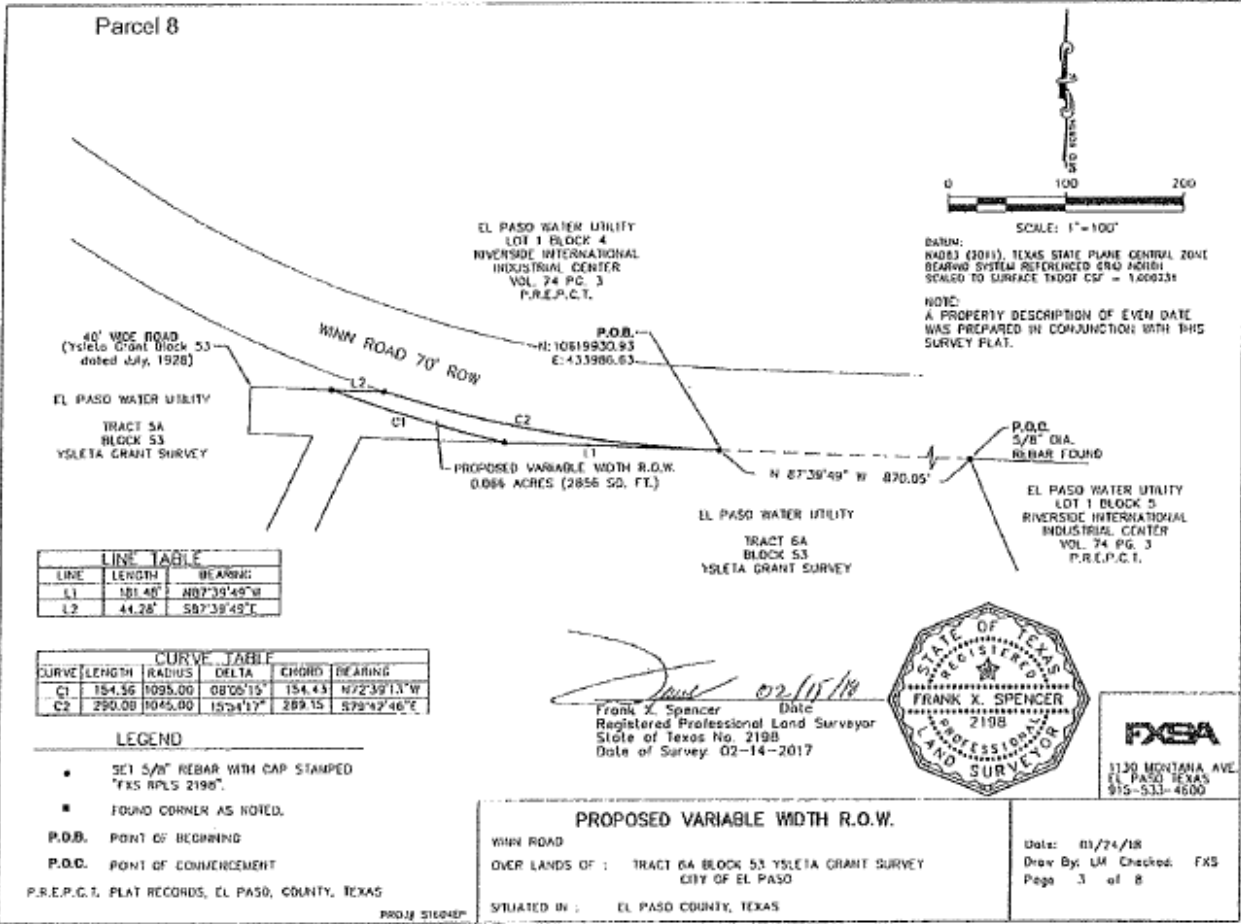
Frank X. Spencer & Associates, Inc.  
1130 Montana Ave.  
El Paso, Texas 79902



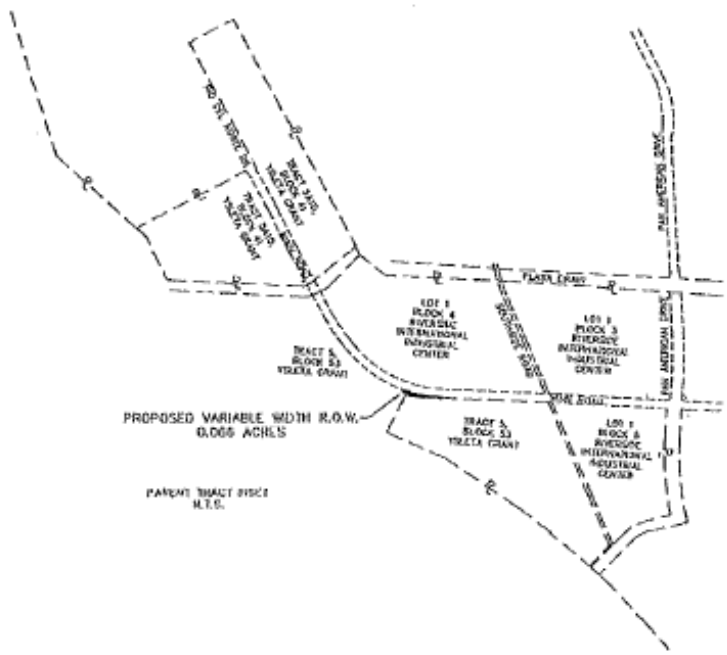
 02/16/18

Frank X. Spencer      Date:  
Registered Professional Land Surveyor  
State of Texas No. 2198  
Surveyed on the Ground: 02-14-2018





Parcel 8



**FXSA**  
 1130 MONTANA AVE.  
 EL PASO, TEXAS  
 915-533-4600

**PROPOSED VARIABLE WIDTH R.O.W.**  
 WINN ROAD  
 OVER LANDS OF : TRACT 6A BLOCK 53 YLETA GRANT SURVEY  
 CITY OF EL PASO  
 SITUATED IN : EL PASO COUNTY, TEXAS

Date: 01/24/18  
 Draw By: LM Checked: FXS  
 Page 4 of 8

County: El Paso  
Proposed Right of Way  
Limits: From Rio del Norte Drive to Pan American Drive

Property Description  
Proposed Right of Way

Being a 0.453 acre (19,743 Sq. Ft.) tract of land, being part of Tract 6A Block 53, Ysleta Grant Survey, as shown on Map dated July 1928, being more particularly described by Metes and Bounds as follows:

**COMMENCING** at a City Monument found at the intersection of Winn Road and Pan American Drive;

**THENCE**, North 88°49'32" West, for a distance of 996.70 feet, to a 5/8 inch diameter Rebar found for the East corner of this Easement, in the South line of 70 Ft. wide Winn Road ROW and the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, South 23°09'52" East, for a distance of 22.32 feet, to a 5/8 inch diameter Rebar with Aluminum cap stamped FXS RPLS 2198 set (hereinafter referred to as "with cap") for the Southeast corner of this Easement;

**THENCE**, North 86°48'45" West, for a distance of 9.75 feet, to a 5/8 inch diameter Rebar with cap set for an angle corner of this Easement;

**THENCE**, North 87°39'49" West, for a distance of 843.06 feet, to a 5/8 inch diameter Rebar with cap set for an angle corner of this Easement, and the beginning of a non-tangent curve to the right having a Central Angle of 10°58'03" and a Radius of 1,095.00 feet;

**THENCE**, along said curve to the left a distance of 209.60 feet to a 5/8 inch diameter Rebar with cap set for the West corner of this Easement, on the South Right of Way line of a 40 feet wide road;

**THENCE**, South 87°39'49" East, along the South line of said 40 Ft. wide road, a distance of 181.48 feet, to a 5/8 inch diameter Rebar with cap set for the North corner of this Easement;

**THENCE**, South 87°39'49" East, a distance of 870.05 feet to the **POINT OF BEGINNING** and containing 19,743 Sq. Ft. or 0.453 Acres of land, more or less.

This property description is accompanied by a parcel plat of even date on Page 3 of 8.



Bearings and Distances are based on the Texas State Plane Coordinate System, NAD83, (2011) Central Zone, and adjusted to Surface using TxDOT Surface Adjustment Factor of 1.000231.

I hereby certify that this property description is a true and correct representation of a survey performed on the ground under my direct supervision.

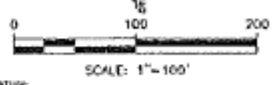
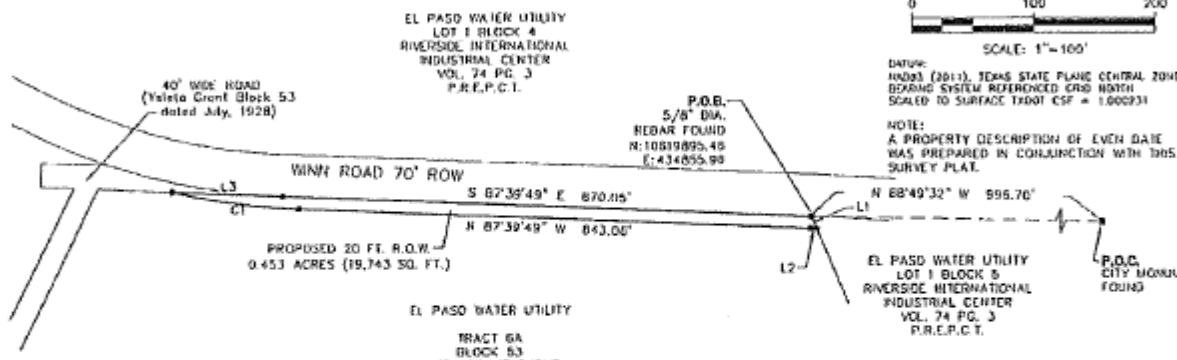
Frank X. Spencer & Associates, Inc.  
1130 Montana Ave.  
El Paso, Texas 79902



  
Frank X. Spencer      Date: 02/15/18  
Registered Professional Land Surveyor  
State of Texas No. 2198  
Surveyed on the Ground: 02-14-2018



Parcel 9



DATE: 02/14/2017, TEXAS STATE PLANE CENTRAL ZONE BEARING SYSTEM REFERENCED GRID NORTH  
 SCALED TO SURFACE 19801 CSF = 1.000931

NOTE: A PROPERTY DESCRIPTION OF EACH DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY PLAT.

LINE	LENGTH	BEARING
L1	22.32'	S23°09'52"E
L2	9.75'	N88°48'45"W
L3	181.48'	S87°39'49"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
CT	209.66	1095.00	10°58'03"	209.28	N82°10'47"W

LEGEND

- SET 5/8" REBAR WITH CAP STAMPED 'FXS RPLS 2198'
  - FOUND CORNER AS NOTED.
- P.O.B. POINT OF BEGINNING  
 P.O.C. POINT OF COMMENCEMENT  
 P.R.E.P.C.T. PLAT RECORDS, EL PASO, COUNTY, TEXAS

*Frank X. Spencer*  
 Frank X. Spencer Date  
 Registered Professional Land Surveyor  
 State of Texas No. 2198  
 Date of Survey: 02-14-2017



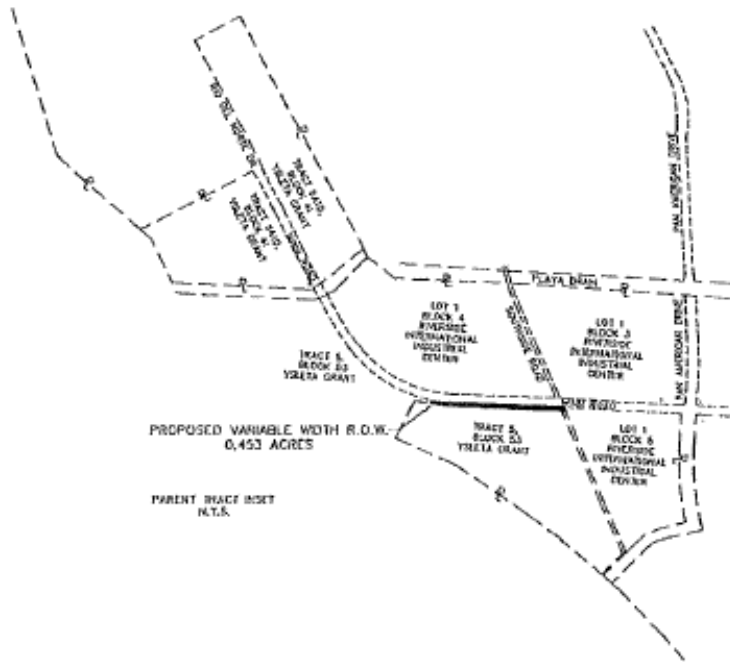
**FXSA**  
 1130 MONTANA AVE.  
 EL PASO, TEXAS  
 915-533-4600

PROPOSED VARIABLE WIDTH R.O.W.

WINN ROAD  
 OVER LANDS OF : TRACT 6A BLOCK 53 YSLETA GRANT SURVEY  
 CITY OF EL PASO  
 SITUATED IN : EL PASO COUNTY, TEXAS

Date: 01/29/18  
 Drawn By: LM Checked: FXS  
 Page 3 of 8

Parcel 9



**FXSA**  
 1130 MONTANA AVE.  
 EL PASO, TEXAS  
 915-533-1600

**PROPOSED VARIABLE WIDTH R.O.W.**  
 WINN ROAD  
 OVER LANDS OF : TRACT 5A BLOCK 53 YSLETA GRANT SURVEY  
 CITY OF EL PASO  
 SITUATED IN : EL PASO COUNTY, TEXAS

Date: 01/28/18  
 Draw By: LM Checked: FXS  
 Page 4 of 8

PROJ# 33864EP

County: El Paso  
Proposed Right of Way  
Limits: From Rio del Norte Drive to Pan American Drive

Property Description  
Proposed Right of Way

Being a 0.580 acre (25,264 Sq. Ft.) tract of land, situated in Lot 1 Block 5, Riverside International Industrial Center, recorded in Volume 74 Page 3, Plat Records of El Paso County, Texas, being more particularly described by Metes and Bounds as follows:

**COMMENCING** at a City Monument found at the intersection of Winn Road and Pan American Drive;

**THENCE**, South 65°05'34" West, for a distance of 76.87 feet, to a 5/8 inch diameter Rebar with Aluminum Cap stamped FXS RPLS 2198 set for the Northeast corner of this Easement (hereinafter referred to as "with cap"), in the South line of 70 Ft. wide Winn Road ROW and the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, South 03°20'23" West, for a distance of 136.74 feet, to a 5/8 inch diameter Rebar with cap set for the Southwest corner of this Easement;

**THENCE**, North 41°43'26" West, for a distance of 164.84 feet, to a 5/8 inch diameter Rebar with cap set for an angle corner of this Easement;

**THENCE**, North 86°48'45" West, for a distance of 801.01 feet, to a 5/8 inch diameter Rebar with cap set for the Southwest corner of this Easement;

**THENCE**, North 23°09'52" West, for a distance of 22.32 feet, to a 5/8 inch diameter Rebar found on the South line of 70 Ft. wide Winn Road ROW, for the Northwest corner of this Easement;

**THENCE**, South 86°48'45" East, a distance of 927.66 feet to the **POINT OF BEGINNING** and containing 25,264 Sq. Ft. or 0.580 Acres of land, more or less.

This property description is accompanied by a parcel plat of even date on Page 3 of 8.

Bearings and Distances are based on the Texas State Plane Coordinate System, NAD83, (2011) Central Zone, and adjusted to Surface using TxDOT Surface Adjustment Factor of 1.000231.

I hereby certify that this property description is a true and correct representation of a survey performed on the ground under my direct supervision.

Parcel 10

Page 2 of 8  
02/08/2018

Frank X. Spencer & Associates, Inc.  
1130 Montana Ave.  
El Paso, Texas 79902

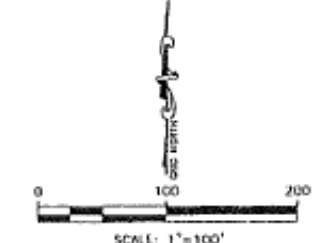
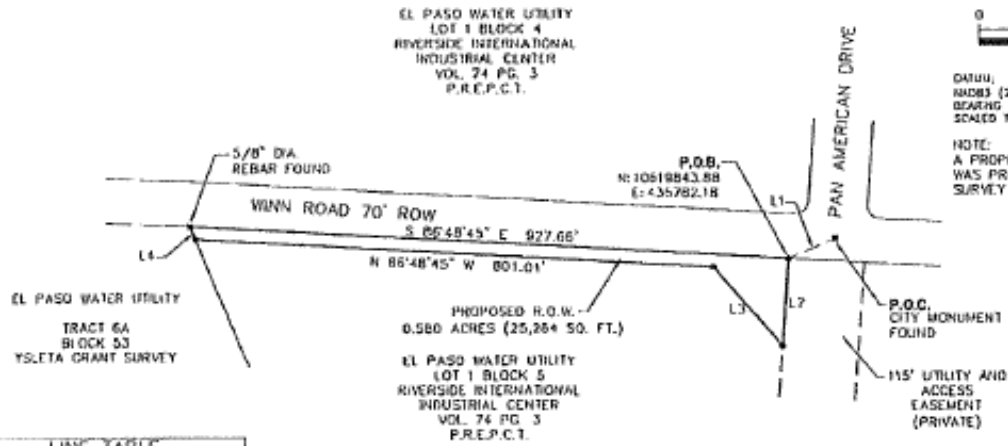


 *02/15/18*

Frank X. Spencer      Date:  
Registered Professional Land Surveyor  
State of Texas No. 2198  
Surveyed on the Ground: 02-14-2018



Parcel 10



DATA:  
 NAD83 (2011) TEXAS STATE PLANE CENTRAL ZONE  
 BEARING SYSTEM REFERENCED GRID NORTH  
 SCALED TO SURFACE 10001 CSF = 1.000231

NOTE:  
 A PROPERTY DESCRIPTION OF EVEN DATE  
 WAS PREPARED IN CONNECTION WITH THIS  
 SURVEY PLAT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	76.87'	S65°05'34\"W
L2	136.74'	S03°20'23\"W
L3	164.84'	N41°43'26\"W
L4	22.32'	N23°00'52\"W

LEGEND

- SET 5/8\" REBAR WITH CAP STAMPED \"FXS RPLS 2198\".
  - FOUND CORNER AS NOTED.
- P.O.B. POINT OF BEGINNING  
 P.O.C. POINT OF COMMENCEMENT  
 P.R.E.P.C.T. PLAT RECORDS, EL PASO, COUNTY, TEXAS

*Frank X. Spencer* 02/15/18  
 Frank X. Spencer Date  
 Registered Professional Land Surveyor  
 State of Texas No. 2198  
 Date of Survey: 07-14-2018

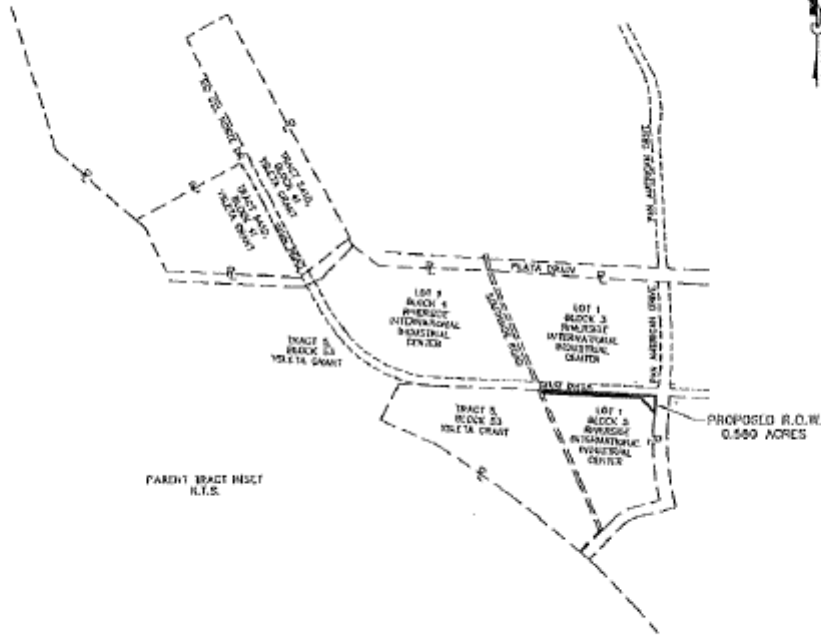


**FXS**  
 1130 MONTANA AVE.  
 EL PASO, TEXAS  
 915-533-4606

**PROPOSED R.O.W.**  
 WINN ROAD  
 OVER LANDS OF : RIVERSIDE INTERNATIONAL INDUSTRIAL CENTER  
 CITY OF EL PASO  
 SITUATED IN : EL PASO COUNTY, TEXAS

Date: 01/30/18  
 Draw By: LM Checked: FXS  
 Page 3 of 8

Parcel 10



**FXSA**  
 1130 MONTANA AVE.  
 EL PASO, TEXAS  
 915-533-6000

**PROPOSED R.O.W.**  
 WINN ROAD  
 OVER LANDS OF : RIVERSIDE INTERNATIONAL INDUSTRIAL CENTER  
 CITY OF EL PASO  
 SITUATED IN : EL PASO COUNTY, TEXAS

Date: 01/30/18  
 Draw By: LM Checked: FXS  
 Page 4 of 8

PROJ. SHEET

County: El Paso  
Proposed Right of Way  
Limits: From Rio del Norte Drive to Pan American Drive

Property Description  
Proposed Right of Way

Being a 0.288 acre (12,528 Sq. Ft.) tract of land, situated in Lot 1 Block 3, Riverside International Industrial Center, recorded in Volume 74 Page 3, Plat Records of El Paso County, Texas, being more particularly described by Metes and Bounds as follows:

**COMMENCING** at a City Monument found at the intersection of Winn Road and Pan American Drive;

**THENCE**, South 49°52'08" East, for a distance of 58.26 feet, to a 5/8 inch diameter Rebar with Aluminum Cap stamped FXS RPLS 2198 set for the Northwest corner of this Easement (hereinafter referred to as "with cap"), in the South line of 70 Ft. wide Winn Road ROW and the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, South 86°48'45" East, for a distance of 158.33 feet, continuing along said 70 Ft. wide Winn Road ROW, to a 5/8 inch diameter Rebar with cap set for the East corner of this Easement, from which a City Monument found on the Centerline of 70 Ft. wide Winn Road, bears South 89°44'38" East, a distance of 794.87 feet;

**THENCE**, South 48°16'34" West, for a distance of 224.15 feet, to a 5/8 inch diameter Rebar with cap set for the South corner of this Easement in the East line of a 115 feet utility and access Easement;

**THENCE**, North 03°20'21" East, for a distance of 158.26 feet, continuing along said 115 feet utility Easement, to the **POINT OF BEGINNING** and containing 12,528 Sq. Ft. or 0.288 Acres of land, more or less.

This property description is accompanied by a parcel plat of even date on Page 3 of 4.

Bearings and Distances are based on the Texas State Plane Coordinate System, NAD83, (2011) Central Zone, and adjusted to Surface using TxDOT Surface Adjustment Factor of 1.000231.

I hereby certify that this property description is a true and correct representation of a survey performed on the ground under my direct supervision.



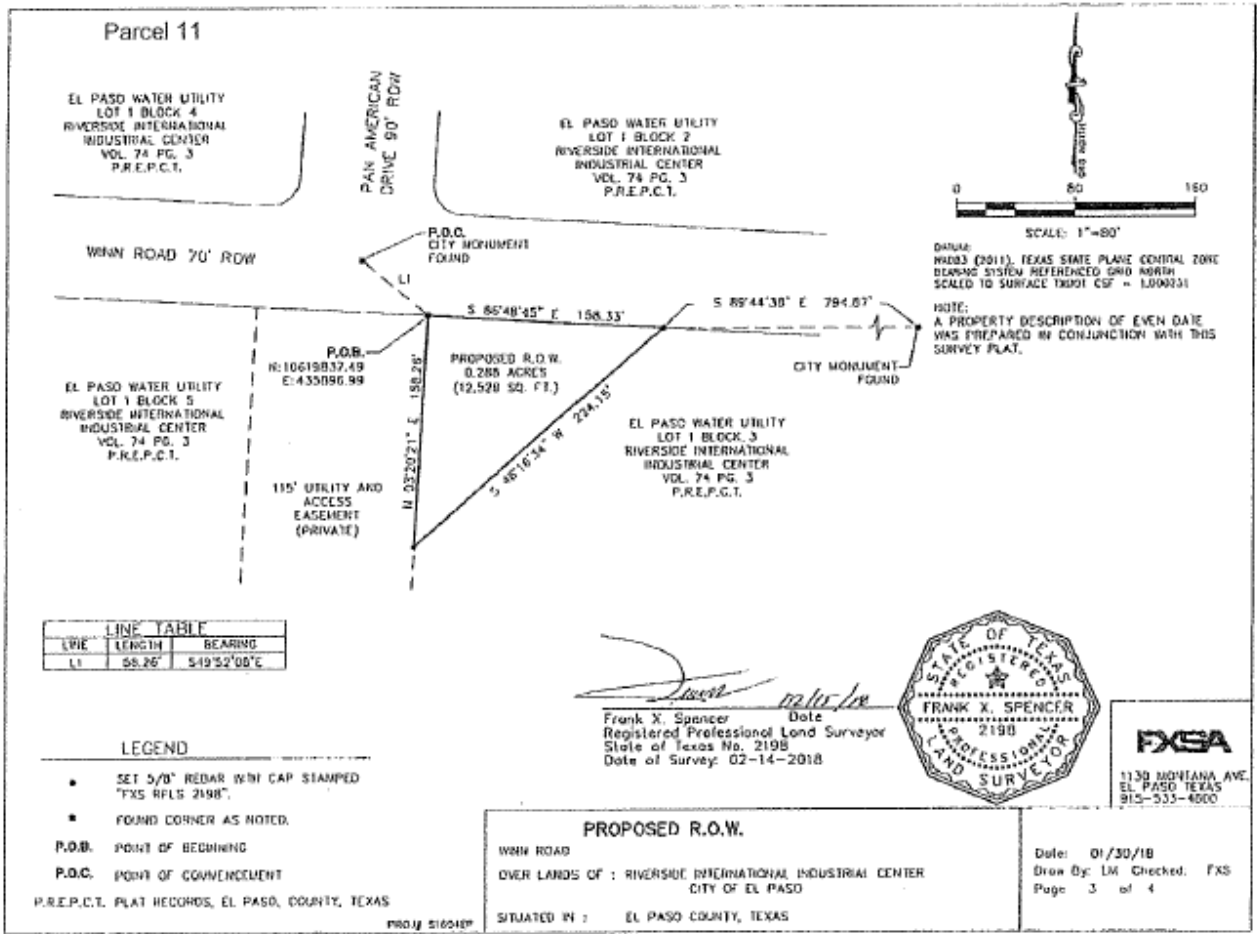
Frank X. Spencer & Associates, Inc.  
1130 Montana Ave.  
El Paso, Texas 79902



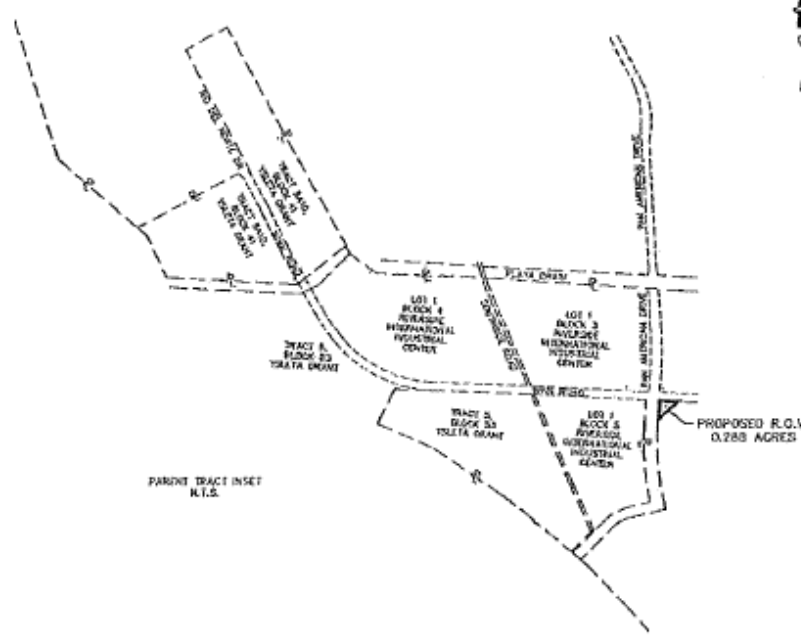
 02.15.18

Frank X. Spencer      Date:  
Registered Professional Land Surveyor  
State of Texas No. 2198  
Surveyed on the Ground: 02-14-2018





Parcel 11



**FXSA**  
 1130 MONTANA AVE.  
 EL PASO TEXAS  
 915-533-4600

**PROPOSED R.O.W.**  
 WINN ROAD  
 OVER LANDS OF : RIVERSIDE INTERNATIONAL INDUSTRIAL CENTER  
 CITY OF EL PASO  
 SITUATED IN : EL PASO COUNTY, TEXAS

Date: 01/30/18  
 Drawn By: EM Checked: FXS  
 Page 4 of 4

PROJ 51004EP