

ORDINANCE NO. 019403

AN ORDINANCE VACATING A 3.81 ACRE PORTION OF THREADGILL AVENUE, RANCHITO AVENUE, ROANOKE AVENUE, RUTLEDGE PLACE, AND ALBANY DRIVE, LOCATED WITHIN *LOS RANCHITOS SUBDIVISION*, CITY OF EL PASO, EL PASO COUNTY, TEXAS

WHEREAS, the abutting property owner has requested vacation of a 3.81 ACRE PORTION OF THREADGILL AVENUE, RANCHITO AVENUE, ROANOKE AVENUE, RUTLEDGE PLACE, AND ALBANY DRIVE located within *Los Ranchitos Subdivision*, City of El Paso, El Paso County, Texas; and,

WHEREAS, after public hearing the City Plan Commission has recommended a vacation of a 3.81 acre portion of THREADGILL AVENUE, RANCHITO AVENUE, ROANOKE AVENUE, RUTLEDGE PLACE, AND ALBANY DRIVE located within *Los Ranchitos Subdivision*, City of El Paso, El Paso County, Texas, and the City Council finds that said right of way is not needed for public use and should be vacated as recommended.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That, in consideration of the receipt by the City of El Paso of TWENTY-FIVE AND 00/DOLLARS (\$25.00) and other good and valuable consideration, the sufficiency of which is acknowledged, 3.81 acre portion of Threadgill Avenue, Ranchito Avenue, Roanoke Avenue, Rutledge Place, and Albany located within *Los Ranchitos Subdivision*, City of El Paso, El Paso County, Texas, as further described in the attached metes and bounds description identified as Exhibit "A" and made a part hereof by reference, be and is hereby vacated, closed and abandoned, subject to the reservation of a full-width utility easement.

In addition, the City Manager is authorized to sign an instrument quitclaiming all of the City's right, title and interest in and to such vacated right of way to the El Paso Municipal Drainage Utility, by and through the El Paso Water Utilities – Public Service Board.

(Signatures Begin on Following Page)

ORDINANCE NO. 019403

ADOPTED this 8th day of November, 2022.

THE CITY OF EL PASO:



Oscar Leeser
Mayor



APPROVED AS TO FORM:



Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. 019403

22-1007-2955|1198992
SURW22-00007 Roanoke, Ranchito, Rutledge, Albany, and Threadgill ROW Vacation
Easement Vacation
RTA

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS }
 }
COUNTY OF EL PASO }

QUITCLAIM DEED

That in consideration of the receipt by the CITY OF EL PASO of Ten Dollars (\$10.00) and other valuable consideration, the sufficiency of which is acknowledged, THE CITY OF EL PASO, has released and quitclaimed and by these presents does release and quitclaim unto the El Paso Water Utilities – Public Service Board (the “Grantee”), all its rights, title, interest, claim and demand in and to the property which was vacated, closed and abandoned by Ordinance No. 019403 passed and approved by the City Council of the City of El Paso and described as A PORTION OF THREADGILL AVENUE, RANCHITO AVENUE, ROANOKE AVENUE, RUTLEDGE PLACE, AND ALBANY PLACE OUT OF LOS RANCHITOS SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, which is more fully described in the attached metes and bounds description, identified as Exhibit “A” and in the attached survey identified as Exhibit “B” and made a part hereof by reference.

WITNESS the following signatures and seal this 8th day of November, 2022.



ATTEST:

Laura D. Price
Laura D. Price, City Clerk

CITY OF EL PASO:

Tomás González
Tomás González, City Manager

APPROVED AS TO FORM:

Russell T. Abeln
Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etwie
Philip F. Etwie, Director
Planning and Inspections Department

(Acknowledgement on following page)

019403

Barragan And Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

PARCEL-1 DESCRIPTION

Description of a portion of Threadgill Avenue right-of-way within Los Ranchitos Subdivision, City of El Paso, El Paso County, Texas, filed for record in Volume 2, Page 4, Plat Records of El Paso County, Texas, and being more particularly described as follows:

COMMENCING at a found square bolt being the common corner of Sections 1, 6, 38 and 43, Block 1, Township 1, T&P Railway Co. Surveys, El Paso County, Texas; **THENCE**, N 88° 01' 56" W (S 88° 49' 00" W – Record), along the common section line of said Sections 1 and 38, a distance of 1221.06 feet to a point on the southeasterly most corner of Los Ranchitos Subdivision; **THENCE**, N 01° 58' 04" E (N 01° 11' 00" W – Record), leaving said common section line along the easterly line of Los Ranchitos Subdivision, a distance of 22.00 feet to the **POINT OF BEGINNING** of this description;

THENCE, N 88° 01' 56" W, leaving said easterly line of Los Ranchitos Subdivision, a distance of 1642.35 feet to a point;

THENCE, N 01° 58' 04" E, a distance of 8.00 feet to a point on the northerly right-of-way line of Threadgill Avenue;

THENCE, along the northerly right-of-way line of Threadgill Avenue, the following two (2) calls:

S 88° 01' 56" E (N 88° 49' 00" E – Record), a distance of 182.20 feet to a point;

N 01° 58' 04" E (N 01° 11' 00" W – Record), a distance of 15.00 feet to a point;

THENCE, S 88° 01' 56" E (N 88° 49' 00" E – Record), passing along the northerly right-of-way line of Threadgill Avenue, a distance of 1460.15 feet to a point on the easterly line of Los Ranchitos Subdivision;

THENCE, S 01° 58' 04" W (S 01° 11' 00" E – Record), along said easterly line of Los Ranchitos Subdivision, a distance of 23.00 feet to the **POINT OF BEGINNING** of this description and containing in all 0.80 acres more or less.

NOTES:

1. May be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings shown are grid bearings derived from RTK Observations to the Texas CO-OP Network. Referred to the Texas Coordinate System (NAD 83) Central Zone. Distances are ground distances and may be converted to grid dividing by 1.000231.
3. This description does not intend to be a subdivision process which may be required by local or state code, and it is the client's/owner responsibility to comply with this code if required.
4. A survey of even revised date accompanies this description.

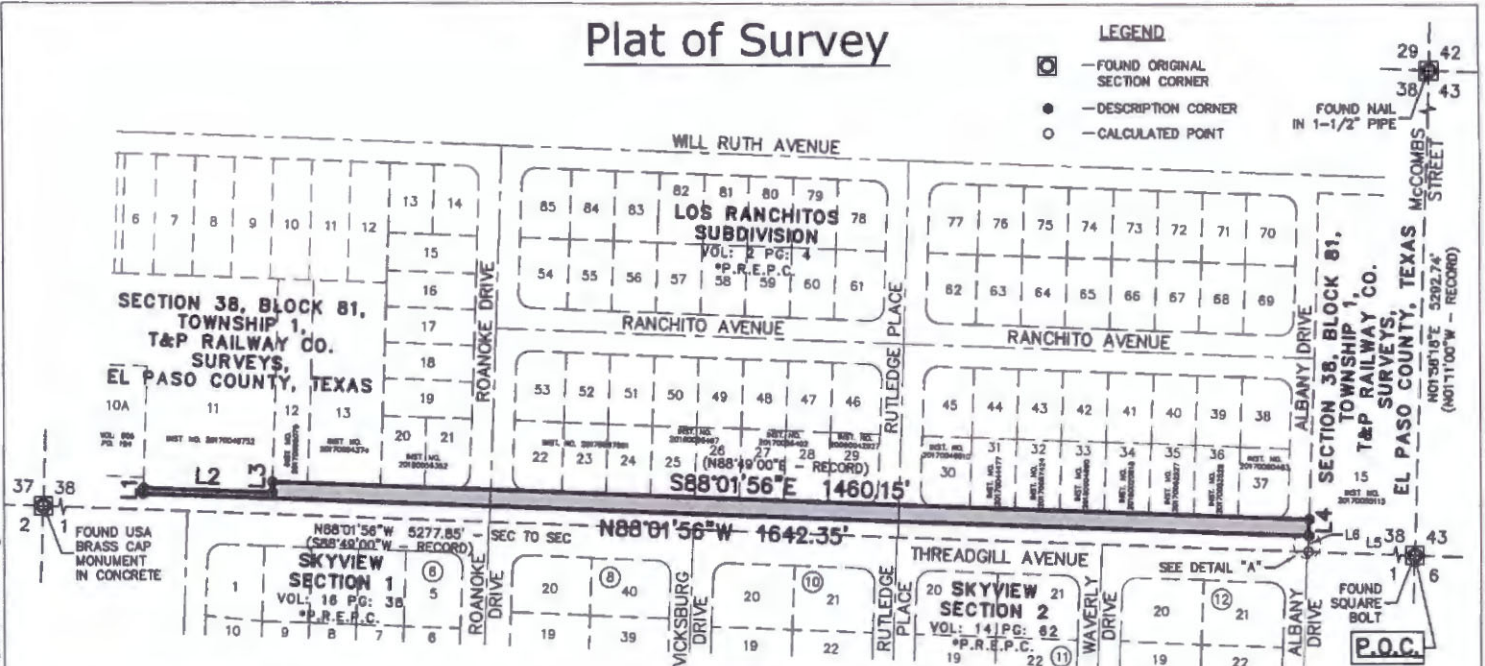


Benito Barragan, Registered Professional Surveyor No. 5615,
Barragan and Associates Inc.
Texas Surveying Firm # 10151200
January 28, 2022 (Revised Date: March 18, 2022)
Parcel 1 – Will Ruth – R.O.W. Vacating
Job No. 211228-02

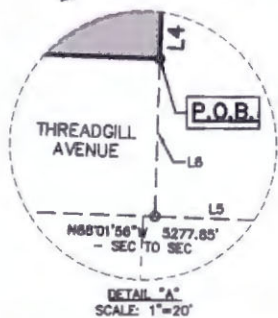
Plat of Survey

LEGEND

- ☐ — FOUND ORIGINAL SECTION CORNER
- — DESCRIPTION CORNER
- — CALCULATED POINT



LINE	BEARING	LENGTH	(RECORD)
L1	N01°38'04"E	8.00'	—
L2	S88°01'56"E	182.20'	(N88°49'00"E - RECORD)
L3	N01°38'04"E	15.00'	(N01°11'00"W - RECORD)
L4	S01°38'04"W	23.00'	(S01°11'00"E - RECORD)
L5	N88°01'56"W	1221.06'	(S88°49'00"W - RECORD)
L6	N01°38'04"E	22.00'	(N01°11'00"W - RECORD)



1 inch = 200 ft.



Benito Barragan TX, R.P.L.S. No. 5615
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*R.P.L.S. = REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS

- NOTES:**
1. BEARINGS SHOWN ARE GRID BEARINGS DERIVED FROM RTK OBSERVATIONS TO THE TEXAS CO-OP NETWORK, REFERRED TO THE TEXAS COORDINATE SYSTEM (NAD 83) CENTRAL ZONE. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID DIVIDING BY 1.000231.
 2. MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT. NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATION, BUILDING AND UTILITY LINES, AND OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
 3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 4. A WRITTEN DESCRIPTION OF EVEN REVISED DATE ACCOMPANIES THIS SURVEY.
 5. NO POINTS SET.



Barragan & Associates Inc.
LAND PLANNING & SURVEYING
TEXAS SURVEYING FIRM #1652800
10800 Parkway Dr. Building-7,
El Paso, TX 79928
Phone (915) 891-5700 Fax (915) 891-5708

PROJECT:	WILL RUTH - R.O.W. VACATING
JOB NUMBER:	21228-01
DATE:	JANUARY 26, 2022 (REVISED: MARCH 16, 2022)
SCALE:	1"=200'
SURVEYOR:	BENITO BARRAGAN
TRUSTEE:	BENITO BARRAGAN
DEARING:	RENTON BALE
FIELD NOTES:	
PARTY SHEET:	
FIELD BOOK:	

PARCEL-1
A PORTION OF THREADGILL AVENUE
RIGHT-OF-WAY WITHIN
LOS RANCHITOS SUBDIVISION,
CITY OF EL PASO,
EL PASO COUNTY, TEXAS.
AREA: 0.80 ACRES ±
SHEET 1 OF 2

NVC Computer/WILL RUTH SURVEYS AND MEASUREMENTS/Parcel 1-WILL RUTH, ROW VACATING/contg

Barragan And Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

PARCEL-2 DESCRIPTION

Description of a portion of Roanoke Drive right-of-way between Threadgill Avenue and Will Ruth Avenue, within Los Ranchitos Subdivision, City of El Paso, El Paso County, Texas, filed for record in Volume 2, Page 4, Plat Records of El Paso County, Texas, and being more particularly described as follows:

COMMENCING at a found square bolt being the common corner of Sections 1, 6, 38 and 43, Block 1, Township 1, T&P Railway Co. Surveys, El Paso County, Texas; **THENCE**, N 88° 01' 56" W (S 88° 49' 00" W – Record), along the common section line of said Sections 1 and 38, a distance of 2322.86 feet to a point; **THENCE**, N 01° 58' 04" E, leaving said common section line, a distance of 45.00 feet to a point on the northerly right-of-way line of Threadgill Avenue, said point being the **POINT OF BEGINNING** of this description;

THENCE, N 88° 01' 56" W, a distance of 100.00 feet to a point on said northerly right-of-way line of Threadgill Avenue, being the beginning of a curve;

THENCE, 31.42 feet, leaving said northerly right-of-way line of Threadgill Avenue along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears N 46° 58' 04" E, a distance of 28.28 feet to a point on the westerly right-of-way line of Roanoke Drive;

THENCE, N 01° 58' 04" E (N 01° 11' 00" W – Record), along the westerly right-of-way line of Roanoke Drive, a distance of 410.00 feet to a point being the beginning of a curve;

THENCE, 31.42 feet, leaving said westerly right-of-way line of Roanoke Drive, along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears N 43° 01' 56" W, a distance of 28.28 feet to a point on the southerly right-of-way line of Will Ruth Avenue;

THENCE, S 88° 01' 56" E, a distance of 100.00 feet to a point on said southerly right-of-way line of Will Ruth Avenue, being the beginning of a curve;

THENCE, 31.42 feet, leaving said southerly right-of-way line of Will Ruth Avenue, along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears S 46° 58' 03" W, a distance of 28.28 feet to a point on the easterly right-of-way line of Roanoke Drive;

THENCE, S 01° 58' 04" W (S 01° 11' 00" E – Record), passing along said easterly right-of-way line of Roanoke Drive, a distance of 410.00 feet to a point on said easterly right-of-way line of Roanoke Drive, being the beginning of a curve;

THENCE, 31.42 feet, leaving said easterly right-of-way line of Roanoke Drive along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears S 43° 01' 56" E, a distance of 28.28 feet to the **POINT OF BEGINNING** of this description and containing in all 0.63 acres more or less.

NOTES:

1. May be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings shown are grid bearings derived from RTK Observations to the Texas CO-OP Network. Referred to the Texas Coordinate System (NAD 83) Central Zone. Distances are ground distances and may be converted to grid dividing by 1.000231.
3. This description does not intend to be a subdivision process which may be required by local or state code, and it is the client's/owner responsibility to comply with this code if required.
4. A survey of even date accompanies this description.



Benito Barragan T.X.R.P.L.S 5615,
Barragan and Associates Inc.
Texas Surveying Firm # 10151200
January 28, 2022
Parcel 2 – Will Ruth – R.O.W. Vacating
Job No. 211228-02

Plat of Survey

WILL RUTH AVENUE

29 42
38 43
FOUND NAIL IN 1-1/2" PIPE
MCCOMB'S STREET



GRID

1 inch = 100 ft.

LEGEND

- ◻ — FOUND ORIGINAL SECTION CORNER
- — DESCRIPTION CORNER
- — CALCULATED POINT

LOS RANCHITOS SUBDIVISION REPLAT
VOL: 138 PG: 12
*P.R.E.P.C.

LOS RANCHITOS SUBDIVISION
VOL: 2 PG: 4
*P.R.E.P.C.

SECTION 38, BLOCK 81, TOWNSHIP 1, T&P RAILWAY CO. SURVEYS, EL PASO COUNTY, TEXAS

LOS RANCHITOS SUBDIVISION
VOL: 2 PG: 4
*P.R.E.P.C.

LOS RANCHITOS SUBDIVISION
VOL: 2 PG: 4
*P.R.E.P.C.

CURVE TABLE			
CURVE	LENGTH	RADIUS	TANGENT
C1	31.42'	20.00'	20.00'
C2	31.42'	20.00'	20.00'
C3	31.42'	20.00'	20.00'
C4	31.42'	20.00'	20.00'

CURVE TABLE			
DELTA	BEARING	CHORD	BEARING
90°00'00"	N48°38'04"E	28.28'	28.28'
90°00'00"	N43°01'55"W	28.28'	28.28'
90°00'00"	S48°38'04"W	28.28'	28.28'
90°00'00"	S43°01'55"E	28.28'	28.28'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°01'56"W	100.00'
L2	S88°01'56"E	100.00'
L3	N01°58'04"E	45.00'

Prepared by and under supervision of:



Benito Barragan, P.S., No. 5615
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37 38
2 FOUND USA BRASS CAP MONUMENT IN CONCRETE

THREADGILL AVENUE

(S88°49'00"W - RECORD)
N88°01'56"W 2,322.88'

P.O.B.

P.O.C.

FOUND SQUARE BOLT

*P.R.E.P.C. = REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS

- NOTES:**
- BEARINGS SHOWN ARE GRID BEARINGS DERIVED FROM RTK OBSERVATIONS TO THE TEXAS CO-OP NETWORK, REFERRED TO THE TEXAS COORDINATE SYSTEM (NAD 83) CENTRAL ZONE. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID DIVIDING BY 1.000231.
 - MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT. NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATION, BUILDING AND UTILITY LINES, AND OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
 - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 - A WRITTEN DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY.
 - NO POINTS SET.



Barragan & Associates Inc.

LAND PLANNING & SURVEYING
TEXAS REGISTERED PROFESSIONAL SURVEYORS
10900 Parkway Dr., Suite 100
El Paso, TX 79936
Phone (915) 581-5700 Fax (915) 581-5708

PROJECT: WILL RUTH - R.O.W. VACATING
JOB NUMBER: 211228-02
DATE: JANUARY 30, 2022
SCALE: 1"=100'
SURVEYOR: BENITO BARRAGAN
RECORDING: GRAYSON TABLE
DRAWING: GRAYSON TABLE
FIELD NOTES:
PARTY CHECK:
FIELD BOOKS:

PARCEL-2
A PORTION OF ROANOKE DRIVE
RIGHT-OF-WAY BETWEEN THREADGILL
AVENUE AND WILL RUTH AVENUE,
WITHIN
LOS RANCHITOS SUBDIVISION,
CITY OF EL PASO,
EL PASO COUNTY, TEXAS.
AREA: 0.83 ACRES ±
SHEET 2 OF 2

N:\C Computer\WILL RUTH SURVEYS AND MBB\BROW VACATING\PARCEL 2-WILL RUTH ROW VACATING.dwg

Barragan And Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

PARCEL-3 DESCRIPTION

Description of a portion of Ranchito Avenue right-of-way between Roanoke Drive and Rutledge Place, within Los Ranchitos Subdivision, City of El Paso, El Paso County, Texas, filed for record in Volume 2, Page 4, Plat Records of El Paso County, Texas, and being more particularly described as follows:

COMMENCING at a found square bolt being the common corner of Sections 1, 6, 38 and 43, Block 1, Township 1, T&P Railway Co. Surveys, El Paso County, Texas; **THENCE**, N 88° 01' 56" W (S 88° 49' 00" W – Record), along the common section line of said Sections 1 and 38, a distance of 1826.96 feet to a point; **THENCE**, N 01° 58' 04" E (N 01° 11' 00" W – Record), leaving said common section line and passing along the westerly right-of-way line of Rutledge Place, a distance of 220.00 feet to a point on said westerly right-of-way line of Rutledge Place, said point being the **POINT OF BEGINNING** of this description;

THENCE, 31.42 feet, leaving said westerly right-of-way line of Rutledge Place along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears N 43° 01' 56" W, a distance of 28.28 feet to a point on the southerly right-of-way line of Ranchito Avenue;

THENCE, N 88° 01' 56" W (S 88° 49' 00" W – Record), along said southerly right-of-way line of Ranchito Avenue, a distance of 475.90 feet to a point, being the beginning of a curve;

THENCE, 31.42 feet, leaving said southerly right-of-way line of Ranchito Avenue along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears S 46° 58' 04" W, a distance of 28.28 feet to a point on the easterly right-of-way line of Roanoke Drive;

THENCE, N 01° 58' 04" E, a distance of 100.00 feet to a point on the easterly right-of-way line of Roanoke Drive, being the beginning of a curve;

THENCE, 31.42 feet, leaving said easterly right-of-way line of Roanoke Drive along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears S 43° 01' 56" E, a distance of 28.28 feet to a point on the northerly right-of-way line of Ranchito Avenue;

THENCE, S 88° 01' 56" E (N 88° 49' 00" E – Record), along said northerly right-of-way line of Ranchito Avenue, a distance of 475.90 feet to a point being the beginning of a curve;

THENCE, 31.42 feet, leaving said northerly right-of-way line of Ranchito Avenue along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears N 46° 58' 04" E, a distance of 28.28 feet to a point on the westerly right-of-way line of Rutledge Place;

THENCE, S 01° 58' 04" W, a distance of 100.00 feet to the **POINT OF BEGINNING** of this description and containing in all 0.72 acres more or less.

NOTES:

1. This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings shown are grid bearings derived from RTK Observations to the Texas CO-OP Network. Referred to the Texas Coordinate System (NAD 83) Central Zone. Distances are ground distances and may be converted to grid dividing by 1.000231.
3. This description does not intend to be a subdivision process which may be required by local or state code, and it is the client's/owner responsibility to comply with this code if required.
4. A survey of even date accompanies this description.



Benito Barragan TX R.P.L.S 5615,
Barragan and Associates Inc.
Texas Surveying Firm #10151200
January 28, 2022
Parcel 3 – Will Ruth – R.O.W. Vacating
Job No. 211228-02

LEGEND

- ⊙ — FOUND ORIGINAL SECTION CORNER
- — DESCRIPTION CORNER
- — CALCULATED POINT

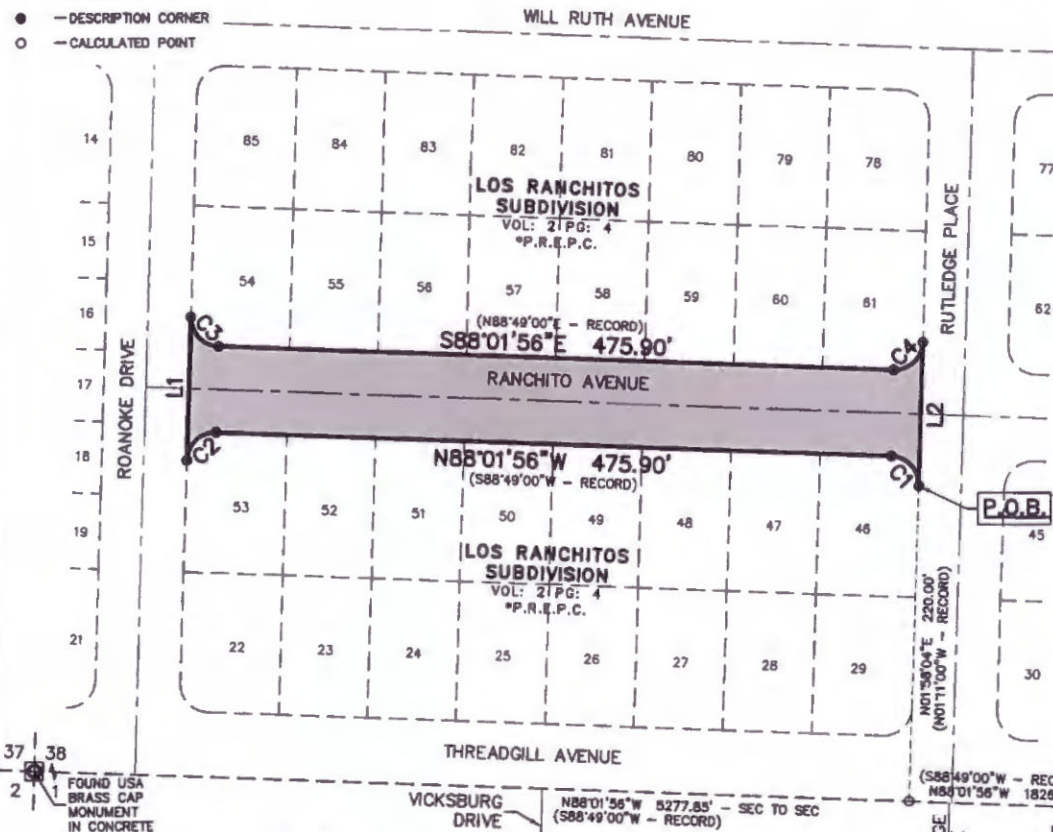
Plat of Survey

FOUND NAIL
IN 1-1/2" PIPE
29 42
38 43



GRID

1 inch = 100 ft.



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	31.42'	20.00'	20.00'	90°00'00"	N43°01'58\"/>	

LINE TABLE

LINE	BEARING	LENGTH
L1	N01°58'04\"/>	

- *R.P.R.E.P.C. = REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS
- NOTES:**
- BEARINGS SHOWN ARE GRID BEARINGS DERIVED FROM RTK OBSERVATIONS TO THE TEXAS CO-OP NETWORK. REFERRED TO THE TEXAS COORDINATE SYSTEM (NAD 83) CENTRAL ZONE. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID DIVIDING BY 1.000231.
 - MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT. NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATION, BUILDING AND UTILITY LINES, AND OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
 - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 - A WRITTEN DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY.
 - NO POINTS SET.

20 10 21 **SKYVIEW SECTION 2**

Barragan & Associates Inc.

LAND PLANNING & SURVEYING
TEXAS SURVEYING FEEL# 10101000
10800 Palomares Dr. Suite 101-F
El Paso, TX 79937
Phone (915) 391-5708 Fax (915) 391-5708

PROJECT: WILL RUTH - R.O.W. VACATING

JOB NUMBER: 21128-02
DATE: JANUARY 26, 2022
SCALE: 1"=100'

SURVEYOR: BENITO BARRAGAN
TECHNICIAN: BRAYAN TAGLE
DRAWING: BRAYAN TAGLE
FIELD NOTES:
PARTY CHECK:
FIELD BOOKS:

Prepared by and under supervision of:

Benito Barragan, P.S., No. 5615
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PARCEL-3
A PORTION OF RANCHITO AVENUE
RIGHT-OF-WAY BETWEEN ROANOKE
DRIVE AND RUTLEDGE PLACE,
WITHIN
LOS RANCHITOS SUBDIVISION,
CITY OF EL PASO,
EL PASO COUNTY, TEXAS.
AREA: 0.72 ACRES ±

BHEET 2 OF 2

M:\C Computer\WILL RUTH SURVEYS AND M&B\ROW VACATING\PARCEL 3-WILL RUTH ROW VACATING.dwg

Barragan And Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

PARCEL-4 DESCRIPTION

Description of a portion of Rutledge Place right-of-way between Threadgill Avenue and Will Ruth Avenue, within Los Ranchitos Subdivision, City of El Paso, El Paso County, Texas, filed for record in Volume 2, Page 4, Plat Records of El Paso County, Texas, and being more particularly described as follows:

COMMENCING at a found square bolt being the common corner of Sections 1, 6, 38 and 43, Block 1, Township 1, T&P Railway Co. Surveys, El Paso County, Texas; **THENCE**, N 88° 01' 56" W (S 88° 49' 00" W – Record), along the common section line of said Sections 1 and 38, a distance of 1746.96 feet to a point; **THENCE**, N 01° 58' 04" E, leaving said common section line, a distance of 45.00 feet to a point on the northerly right-of-way line of Threadgill Avenue, said point being the **POINT OF BEGINNING** of this description;

THENCE, N 88° 01' 56" W, a distance of 100.00 feet to a point on said northerly right-of-way line of Threadgill Avenue, being the beginning of a curve;

THENCE, 31.42 feet, leaving said northerly right-of-way line of Threadgill Avenue along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears N 46° 58' 04" E, a distance of 28.28 feet to a point on the westerly right-of-way line of Rutledge Place;

THENCE, N 01° 58' 04" E (N 01° 11' 00" W – Record), passing along said westerly right-of-way line of Rutledge Place, a distance of 410.00 feet to a point on said westerly right-of-way line of Rutledge Place, being the beginning of a curve;

THENCE, 31.42 feet, leaving said westerly right-of-way line of Rutledge Place along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears N 43° 01' 56" W, a distance of 28.28 feet to a point on the southerly right-of-way line of Will Ruth Avenue;

THENCE, S 88° 01' 56" E, a distance of 100.00 feet to a point on said southerly right-of-way line of Will Ruth Avenue, being the beginning of a curve;

THENCE, 31.42 feet, leaving said southerly right-of-way line of Will Ruth Avenue along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears S 46° 58' 04" W, a distance of 28.28 feet to a point on the easterly right-of-way line of Rutledge Place;

THENCE, S 01° 58' 04" W (S 01° 11' 00" E – Record), passing along said easterly right-of-way line of Rutledge Place, a distance of 410.00 feet to a point on said easterly right-of-way line of Rutledge Place, being the beginning of a curve;

THENCE, 31.42 feet, leaving said easterly right-of-way line of Rutledge Place along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears S 43° 01' 56" E, a distance of 28.28 feet to the **POINT OF BEGINNING** of this description and containing in all 0.63 acres more or less.

NOTES:

1. This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings shown are grid bearings derived from RTK Observations to the Texas CO-OP Network. Referred to the Texas Coordinate System (NAD 83) Central Zone. Distances are ground distances and may be converted to grid dividing by 1.000231.
3. This description does not intend to be a subdivision process which may be required by local or state code, and it is the client's/owner responsibility to comply with this code if required.
4. A survey of even date accompanies this description.



Benito Barragan T.X.R.P.L.S 5615,
Barragan and Associates Inc.
Texas Surveying Firm # 10151200
January 28, 2022
Parcel 4 – Will Ruth – R.O.W. Vacating
Job No. 211228-02

N:\C:\Computer\WILL RUTH SURVEYS AND M&B\BROW VACATING\PARCEL 4-WILL RUTH_ROW VACATING.dwg

Plat of Survey

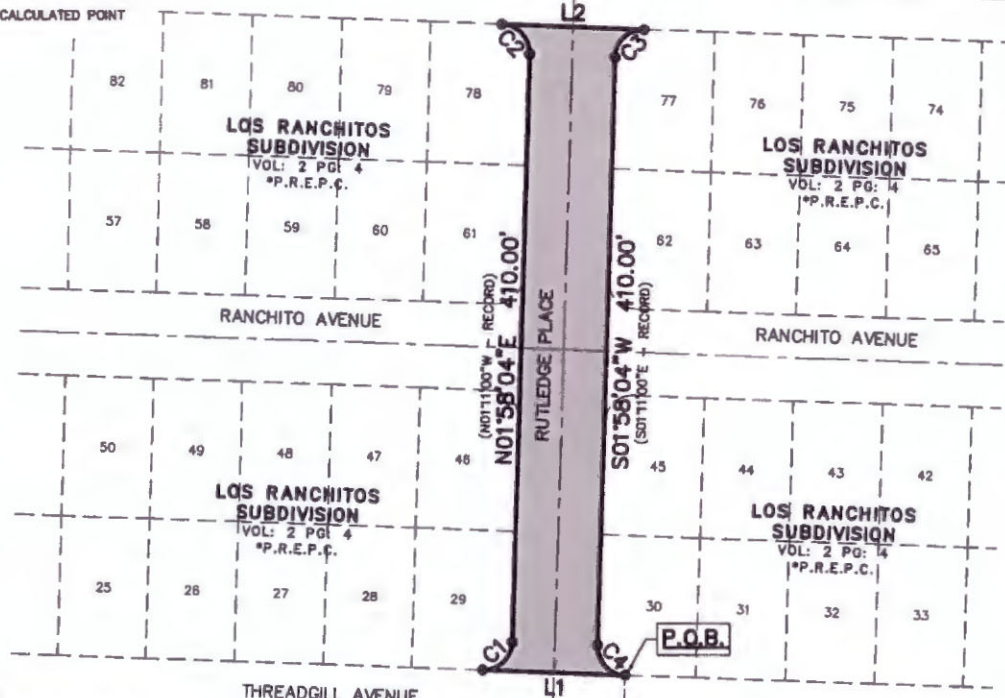
LEGEND

- ⊙ - FOUND ORIGINAL SECTION CORNER
- - DESCRIPTION CORNER
- - CALCULATED POINT

FOUND NAIL
IN 1-1/2" PIPE
29 42
38 43



GRID
1 inch = 100 ft.



(N01°11'00\"/>

CURVE TABLE			
CURVE	LENGTH	RADIUS	TANGENT
C1	31.42'	20.00'	20.00'
C2	31.42'	20.00'	20.00'
C3	31.42'	20.00'	20.00'
C4	31.42'	20.00'	20.00'

CURVE TABLE			
DELTA	BEARING	CHORD	CHORD
90°00'00"	N48°50'04\"/>		

LINE TABLE	
LINE	LENGTH
L1	100.00'
L2	100.00'
L3	45.00'

37 38
2 1
FOUND USA BRASS CAP MONUMENT IN CONCRETE

VICKSBURG DRIVE

THREADGILL AVENUE

N88°01'56\"/>

(S88°49'00\"/>

38 43
1 6
FOUND SQUARE BOLT

WAVERLY DRIVE

P.O.B.

SKYVIEW SECTION 2
VOL: 14 PG: 82
*P.R.E.P.C.

- *P.R.E.P.C. = REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS
NOTES:
- BEARINGS SHOWN ARE GRID BEARINGS DERIVED FROM RTK OBSERVATIONS TO THE TEXAS CO-OP NETWORK REFERRED TO THE TEXAS COORDINATE SYSTEM (NAD 83) CENTRAL ZONE. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID DIVIDING BY 1.000231.
 - MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT. NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATION, BUILDING AND UTILITY LINES, AND OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
 - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 - A WRITTEN DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY.
 - NO POINTS SET.



Barragan & Associates Inc.
LAND PLANNING & SURVEYING
TEXAS SURVEYING FIRM# 1015290
1880 Palmdale Dr., Suite 107
El Paso, TX 79936
Phone (915) 391-5700 Fax (915) 391-5705

PROJECT:	WILL RUTH - R.O.W VACATING
JOB NUMBER:	211228-02
DATE:	JANUARY 26, 2022
SCALE:	1"=100'
SURVEYOR:	BENITO BARRAGAN
TECHNICIAN:	BRAYAN TAGLE
DRAWING:	BRAYAN TAGLE
FIELD NOTES:	
PARTY CHIEF:	
FIELD BOOKS:	

Prepared by Benito Barragan, P.E.
Benito Barragan, P.E., P.L.S., No. 5615
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PARCEL-4
A PORTION OF RUTLEDGE PLACE
RIGHT-OF-WAY BETWEEN THREADGILL
AVENUE AND WILL RUTH AVENUE,
WITHIN
LOS RANCHITOS SUBDIVISION,
CITY OF EL PASO,
EL PASO COUNTY, TEXAS.
AREA: 0.83 ACRES ±
SHEET 2 OF 2

Barragan And Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

PARCEL-5 DESCRIPTION

Description of a portion of Ranchito Avenue right-of-way between Rutledge Place and Albany Drive, within Los Ranchitos Subdivision, City of El Paso, El Paso County, Texas, filed for record in Volume 2, Page 4, Plat Records of El Paso County, Texas, and being more particularly described as follows:

COMMENCING at a found square bolt being the common corner of Sections 1, 6, 38 and 43, Block 1, Township 1, T&P Railway Co. Surveys, El Paso County, Texas; **THENCE**, N 88° 01' 56" W (S 88° 49' 00" W – Record), along the common section line of said Sections 1 and 38, a distance of 1251.06 feet to a point; **THENCE**, N 01° 58' 04" E (N 01° 11' 00" W – Record), leaving said common section line passing along the westerly right-of-way line of Albany Drive, a distance of 220.00 feet to a point on said westerly right-of-way line of Albany Drive, said point being the **POINT OF BEGINNING** of this description;

THENCE, 31.42 feet, leaving said westerly right-of-way line of Albany Drive along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears N 43° 01' 56" W, a distance of 28.28 feet to a point on the southerly right-of-way line of Ranchito Avenue;

THENCE, N 88° 01' 56" W (S 88° 49' 00" W – Record), along said southerly right-of-way line of Ranchito Avenue, a distance of 475.90 feet to a point being the beginning of a curve;

THENCE, 31.42 feet, leaving said southerly right-of-way line of Ranchito Avenue along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears S 46° 58' 04" W, a distance of 28.28 feet to a point on the easterly right-of-way line of Rutledge Place;

THENCE, N 01° 58' 04" E, a distance of 100.00 feet to a point on said easterly right-of-way line of Rutledge Place, being the beginning of a curve;

THENCE, 31.42 feet, leaving said easterly right-of-way line of Rutledge Place along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears S 43° 01' 56" E, a distance of 28.28 feet to a point on the northerly right-of-way line of Ranchito Avenue;

THENCE, S 88° 01' 56" E (N 88° 49' 00" E – Record), along said northerly right-of-way line of Ranchito Avenue, a distance of 475.90 feet to a point being the beginning of a curve;

THENCE, 31.42 feet, leaving said northerly right-of-way line of Ranchito Avenue along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears N 46° 58' 04" E, a distance of 28.28 feet to a point on the westerly right-of-way line of Albany Drive;

THENCE, S 01° 58' 04" W, a distance of 100.00 feet to the **POINT OF BEGINNING** of this description and containing in all 0.72 acres more or less.

NOTES:

1. May be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings shown are grid bearings derived from RTK Observations to the Texas CO-OP Network. Referred to the Texas Coordinate System (NAD 83) Central Zone. Distances are ground distances and may be converted to grid dividing by 1.000231.
3. This description does not intend to be a subdivision process which may be required by local or state code, and it is the client's/owner responsibility to comply with this code if required.
4. A survey of even date accompanies this description.



Benito Barragan T.X. R.P.L.S. 5615,
Barragan and Associates Inc.
Texas Surveying Firm # 10151200
January 28, 2022
Parcel 5 – Will Ruth – R.O.W. Vacating
Job No. 211228-02

Plat of Survey

LEGEND

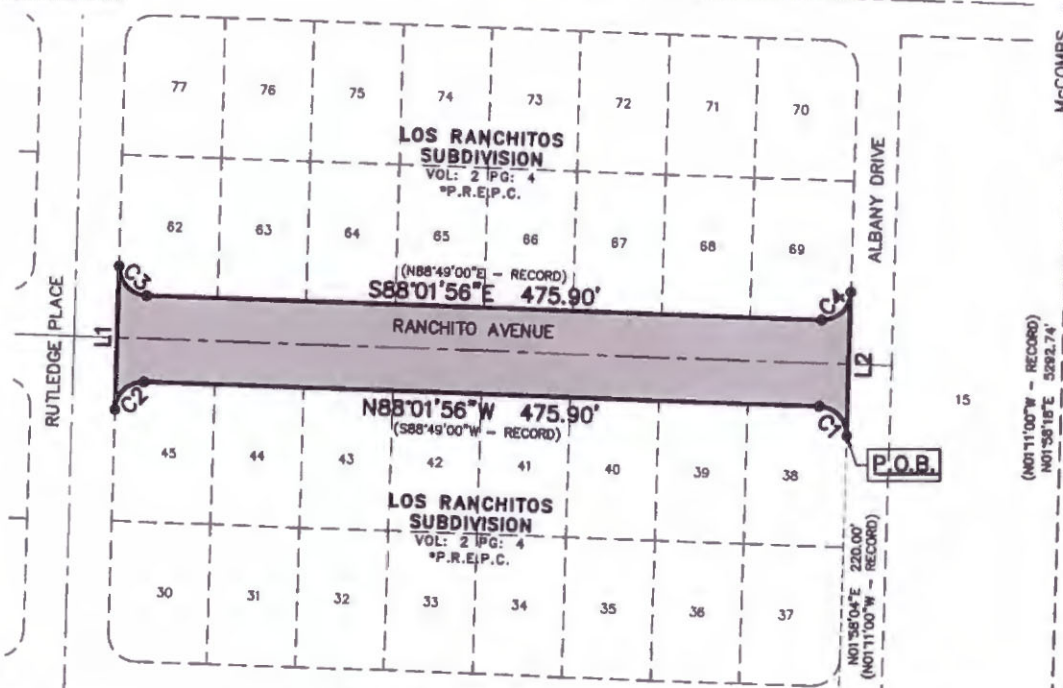
- ☐ - FOUND ORIGINAL SECTION CORNER
- - DESCRIPTION CORNER
- - CALCULATED POINT

FOUND NAIL
IN 1-1/2" PIPE
29 42
38 43



GRID

1 inch = 100 ft.



CURVE TABLE			
CURVE	LENGTH	RADIUS	TANGENT
C1	31.42'	20.00'	20.00'
C2	31.42'	20.00'	20.00'
C3	31.42'	20.00'	20.00'
C4	31.42'	20.00'	20.00'

CURVE TABLE		
CHORD	BEARING	DELTA
28.28'	N43°01'56\"/>	

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°35'04\"/>	

37 38
2 1 FOUND USA BRASS CAP MONUMENT IN CONCRETE

N88°01'56\"/>

FOUND SQUARE BOLT
1 6
P.O.C.

Prepared by and under seal of:

Benito Barragan, P.R.P.L.S. No. 5615
Copy Rights ©

- *R.P.R.E.P.C. = REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS
- NOTES:**
- BEARINGS SHOWN ARE GRID BEARINGS DERIVED FROM RTK OBSERVATIONS TO THE TEXAS CO-OP NETWORK, REFERRED TO THE TEXAS COORDINATE SYSTEM (NAD 83) CENTRAL ZONE. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID DIVIDING BY 1.000231.
 - MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT. NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATION, BUILDING AND UTILITY LINES, AND OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
 - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 - A WRITTEN DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY.
 - NO POINTS SET.

SKYVIEW SECTION 2 20 21 12

Barragan & Associates Inc.

LAND PLANNING & SURVEYING
TEXAS SURVEYING FIRM# 10018390
10002 Phillips Dr. Suite 101
El Paso, TX 79938
Phone (915) 891-5700 Fax (915) 891-5708

PROJECT: WILL RUTH - R.O.W. VACATING
JOB NUMBER: 21228-02
JANUARY 28, 2022
SCALE: 1"=100'
SURVEYOR: BENITO BARRAGAN
TECHNICIAN: BRAYAN TIGLE
DRAWING: BRAYAN TIGLE
FIELD NOTES:
PARTY DIBP:
FIELD BOOKS:

PARCEL-5
A PORTION OF RANCHITO AVENUE
RIGHT-OF-WAY BETWEEN RUTLEDGE
PLACE AND ALBANY DRIVE,
WITHIN
LOS RANCHITOS SUBDIVISION,
CITY OF EL PASO,
EL PASO COUNTY, TEXAS.
AREA: 0.72 ACRES ±
SHEET 2 OF 3

C:\Computer\WILL RUTH SURVEYS AND MBBROW VACATING\PARCEL 5-WILL RUTH ROW VACATING.dwg

Barragan And Associates Inc.

10950 Pellicano Dr., Building "F", El Paso, Texas 79935 Ph. (915) 591-5709 Fax (915) 591-5706

PARCEL-6 DESCRIPTION

Description of a portion of Albany Drive right-of-way between Threadgill Avenue and Will Ruth Avenue, within Los Ranchitos Subdivision, City of El Paso, El Paso County, Texas, filed for record in Volume 2, Page 4, Plat Records of El Paso County, Texas, and being more particularly described as follows:

COMMENCING at a found square bolt being the common corner of Sections 1, 6, 38 and 43, Block 1, Township 1, T&P Railway Co. Surveys, El Paso County, Texas; **THENCE**, N 88° 01' 56" W (S 88° 49' 00" W – Record), along the common section line of said Sections 1 and 38, a distance of 1221.06 feet to a point on the southeasterly most corner of Los Ranchitos Subdivision; **THENCE**, N 01° 58' 04" E (N 01° 11' 00" W – Record), leaving said common section line and along the easterly line of Los Ranchitos Subdivision, a distance of 45.00 feet to a point on the easterly right-of-way line of Albany Drive, said point being the **POINT OF BEGINNING** of this description;

THENCE, N 88° 01' 56" W, leaving said easterly line of Los Ranchitos Subdivision and right-of-way line of Albany Drive, a distance of 50.00 feet to a point on the northerly right-of-way line of Threadgill Avenue, being the beginning of a curve;

THENCE, 31.42 feet, leaving said northerly right-of-way line of Threadgill Avenue along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears N 46° 58' 04" E, a distance of 28.28 feet to a point on the westerly right-of-way line of Albany Drive;

THENCE, N 01° 58' 04" E (N 01° 11' 00" W – Record), passing along said westerly right-of-way line of Albany Drive, a distance of 410.00 feet to a point on the westerly right-of-way line of Albany Drive, being the beginning of a curve;

THENCE, 31.42 feet, leaving said westerly right-of-way line of Albany Drive along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears N 43° 01' 56" W, a distance of 28.28 feet to a point on the southerly right-of-way line of Will Ruth Avenue;

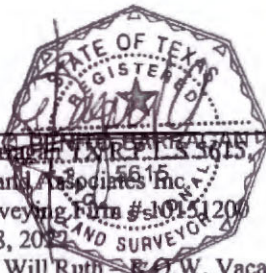
THENCE, S 88° 01' 56" E, a distance of 50.00 feet to a point on the easterly line of Los Ranchitos Subdivision and right-of-way line of Albany Drive;

THENCE, S 01° 58' 04" W (S 01° 11' 00" E – Record), along said easterly line of Los Ranchitos Subdivision and right-of-way line of Albany Drive, a distance of 450.00 feet to the **POINT OF BEGINNING** of this description and containing in all 0.31 acres more or less.

NOTES:

1. May be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings shown are grid bearings derived from RTK Observations to the Texas CO-OP Network. Referred to the Texas Coordinate System (NAD 83) Central Zone. Distances are ground distances and may be converted to grid dividing by 1.000231.
3. This description does not intend to be a subdivision process which may be required by local or state code, and it is the client's/owner responsibility to comply with this code if required.
4. A survey of even date accompanies this description.

Benito Barragan
Barragan and Associates Inc.
Texas Surveying Firm #10151200
January 28, 2012
Parcel 6 – Will Ruth E.O.W. Vacating
Job No. 211228-02



Doc# 20220107646
#Pages 17 #NPages 1
11/30/2022 10:39:34
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$90.00

SCANNED

I hereby certify that this instrument was filed on the date and time stamped
hereon by me and was duly recorded by document number in the Recording
Division of Real Property in El Paso County.



EL PASO COUNTY, TEXAS

Delia Briones