

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

DEPARTMENT: Planning and Inspections, Planning Division

AGENDA DATE: Public Hearing (Consent Agenda): March 30, 2021

CONTACT PERSON NAME AND PHONE NUMBER:

Philip F. Etiwe, 915-212-1553, Etiwepf@elpasotexas.gov
Armida R. Martinez, 915-212-1605, Martinezar@elpasotexas.gov

DISTRICT(S) AFFECTED: 5

STRATEGIC GOAL: 3 – Promote the visual image of El Paso

SUBGOAL: 3.1 – Provide business friendly permitting and inspection processes
3.2 – Improve the visual impression of the community

SUBJECT:

A Resolution authorizing the City Manager to sign and accept on behalf of the City Public Right-of-Way Dedication Deed from the City of El Paso, dedicating to the City of El Paso, Texas for the use as a public right-of-way 0.0077 acres of land legally described as a 0.0077-acre portion of Lot 1, Block 103, Tierra Del Este Unit Twenty Two, City of El Paso, El Paso County, Texas; and being more fully described by metes and bounds and surveys in Exhibits "A" and "B" of the Dedication Deeds attached hereto and made a part hereof for all purposes. Subject property: North of Edgemere Blvd. and West of RC Poe Rd. Owner: City of El Paso **SURW20-00003 (District 5)**

BACKGROUND / DISCUSSION:

On October 29, 2020, the City Plan Commission reviewed and unanimously recommended to approve (8-0) the proposed right-of-way dedication This City-initiated request formally dedicates the subject portion of RC Poe as public right-of-way. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

There is no prior City Council action on this proposed request.

AMOUNT AND SOURCE OF FUNDING:

N/A

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

DEPARTMENT HEAD:



Philip F. Etiwe, Director
Planning and Inspections Department

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 Public Right-Of-Way Dedication Deed from the **CITY OF EL PASO**, dedicating to the **CITY OF EL PASO, TEXAS** for the use as a public right-of-way 0.0077 acres of land legally described as a portion of Lot 1, Block 103, Tierra Del Este Unit Twenty Two, City of El Paso, El Paso County, Texas and being more fully described by metes and bounds and survey in Exhibits "A" and "B" of the Dedication Deed attached hereto and made a part hereof for all purposes.

APPROVED this _____ day of _____, 2021.


THE CITY OF EL PASO:

Oscar Leeser
Mayor

ATTEST:

Laura Prine
City Clerk

APPROVED AS TO FORM:



Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning and Inspections Department

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

STATE OF TEXAS §
 § **DEDICATION DEED**
COUNTY OF EL PASO §

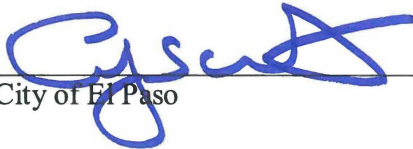
KNOW ALL MEN BY THESE PRESENTS: That the **City of El Paso**, (“Grantor”), does hereby DEDICATE, GRANT, and CONVEY to the City of El Paso, Texas, (“Grantee”), as right-of-way for public street and utility purposes, including the right of ingress, egress, and regress therein, and easements to construct, maintain, public streets and utilities, or any other public purpose authorized by Local Government Code Section 273.001 and deemed necessary by Grantee into and through all that certain real property located in the City of El Paso, County of El Paso, State of Texas being 0.0077 acres of land legally described as:

A 0.0077acre portion of Lot 1, Block 103, Tierra Del Este Unit Twenty Two, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds and survey in Exhibits "A" and "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above conveyed property for the purposes aforesaid unto the City of El Paso, its successors and assigns, forever and the Grantor hereby binds itself and its successors and assigns to warrant and forever defend all and singular the rights herein granted, unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the following signatures and seal this _____ day of _____, 2021.

City of El Paso:

By:  _____
City of El Paso

(Acknowledgment on following page)

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF EL PASO §

This instrument was acknowledged before me on the 19th day of March 2021, by Cary Westin as Tomás González on behalf of City of El Paso.



My Commission Expires: 06-01-22

Angel Rocha

Notary Public, State of Texas
Notary's Printed Name:

GRANTEE
CITY OF EL PASO

By: [Signature]
Tomás González, City Manager

APPROVED AS TO FORM:

[Signature]
Leslie E. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

[Signature] for
Philip F. Etiwe, Director
Planning and Inspections Department

STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument was acknowledged before me this 19th day of March 2021, by Cary Westin for Tomás González, City Manager of the City of El Paso, a municipality, on behalf of said municipality.



Angel Rocha

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

AFTER RECORDING, RETURN TO:

City of El Paso
Planning & Inspections Department – Planning Division
Attn: Planning Director
801 Texas Avenue
El Paso, Texas 79901

EXHIBIT A

0.0077 ACRE PARCEL METES AND BOUNDS DESCRIPTION

A 0.0077-ACRE PARCEL OF LAND SITUATE WITHIN THE CORPORATE LIMITS OF THE CITY OF EL PASO, EL PASO COUNTY, TEXAS AS A PORTION OF LOT 1, BLOCK 103, TIERRA DEL ESTE UNIT 22 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT A 5/8-INCH REBAR WITH SURVEY CAP NO. "TX5372" FOUND ON THE NORTH RIGHT-OF-WAY LINE OF EDMERE BOULEVARD (110' RIGHT-OF-WAY) FOR THE SOUTH-WEST CORNER OF SAID LOT 1; WHENCE, A CHISELED "V" FOUND IN CONCRETE FOR THE NORTH-WEST CORNER OF LOT 2, BLOCK 103, TIERRA DEL ESTE UNIT 22 BEARS NORTH 00°32'46" WEST, 533.24 FEET; THENCE, LEAVING THE WEST BOUNDARY LINE OF SAID LOT 1 AND FOLLOWING THE NORTH RIGHT-OF-WAY LINE OF EDMERE BOULEVARD, NORTH 70°43'07" EAST, 106.53 FEET TO A CHISELED "V" FOUND IN CONCRETE FOR A POINT OF CURVATURE; THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF EDMERE BOULEVARD ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,445.00 FEET, A CENTRAL ANGLE OF 12°29'58", AN ARC LENGTH OF 533.39 FEET AND WHOSE LONG CHORD BEARS NORTH 64°28'08" EAST, 532.33 FEET TO A 1/2-INCH REBAR WITH SURVEY CAP NO. "TX5337" SET FOR THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT:

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF EDMERE BOULEVARD, AND FOLLOWING THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 32°44'31", AN ARC LENGTH OF 48.57 FEET AND WHOSE LONG CHORD BEARS NORTH 10°45'51" EAST, 47.92 FEET TO A 1/2-INCH REBAR WITH SURVEY CAP NO. "TX5337" SET ON THE SOUTH-WEST RIGHT-OF-WAY LINE OF R. C. POE ROAD FOR THE END OF SAID NON-TANGENT CURVE TO THE LEFT;

THENCE, FOLLOWING THE SOUTH-WEST RIGHT-OF-WAY LINE OF R. C. POE ROAD, SOUTH 33°18'43" EAST, 9.82 FEET TO A CHISELED "X" SET IN CONCRETE FOR A POINT OF CURVATURE;

THENCE, CONTINUING ALONG THE SOUTH-WEST RIGHT-OF-WAY LINE OF R. C. POE ROAD AND FOLLOWING THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°20'59", AN ARC LENGTH OF 39.88 FEET AND WHOSE LONG CHORD BEARS SOUTH 12°21'46" WEST, 35.77 FEET TO A CHISELED "X" SET IN CONCRETE ON THE NORTH RIGHT-OF-WAY LINE OF EDMERE BOULEVARD FOR A POINT OF COMPOUND CURVATURE;

THENCE, FOLLOWING THE NORTH RIGHT-OF-WAY LINE OF EDMERE BOULEVARD ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,445.00 FEET, A CENTRAL ANGLE OF 00°10'53", AN ARC LENGTH OF 7.74 FEET AND WHOSE LONG CHORD BEARS SOUTH 56°07'42" WEST, 7.74 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 0.0077 ACRES (335 SQUARE FEET), MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS OF RECORD.

THE BEARINGS LISTED IN THE ABOVE DESCRIPTION ARE REFERENCED TO THE SUBDIVISION PLAT FOR TIERRA DEL ESTE UNIT 22. THE LISTED DISTANCES ARE GROUND DISTANCES IN U. S. SURVEY FEET.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT OF SURVEY AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Isaac Camacho

ISAAC CAMACHO DATE: 7/08/2020
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5337
DATE OF FIELD SURVEY: 6/2/2020



SHEET 2 OF 2

REV.	DATE	BY	DESCRIPTION

0.0077 ACRE PARCEL
BEING PORTION OF LOT 1, BLOCK 103,
TIERRA DEL ESTE UNIT TWENTY TWO
CITY OF EL PASO,
EL PASO COUNTY, TEXAS.

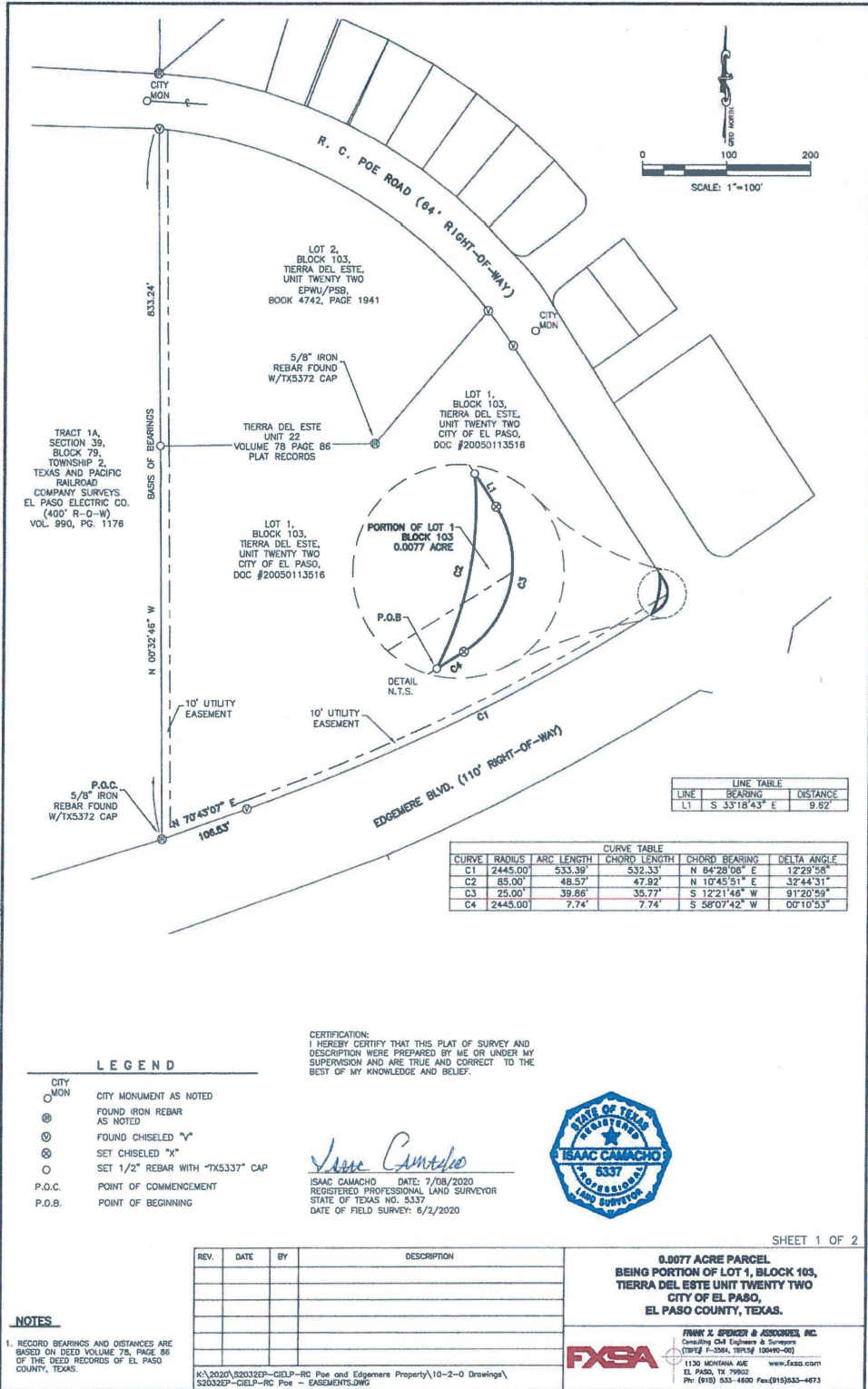


FRANK X BREMER & ASSOCIATES, INC.
Civil Engineers & Surveyors
(TXBCE) T-3384, TSP/LM, 100490-00
1130 BENTLEY AVE
EL PASO, TX 79902
Ph: (915) 533-4800 Fax: (915) 533-4673

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82032EP-CIELP-RC Poe - EASEMENTS.DWG

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EXHIBIT B



RC Poe and Edgemere Right-Of-Way Dedication



City Plan Commission — October 29, 2020

CASE NUMBER/TYPE:	SURW20-00003 – RIGHT-OF-WAY DEDICATION
CASE MANAGER:	Armida R. Martinez, (915) 212-1605, Martinezar@elpasotexas.gov
PROPERTY OWNER:	City of El Paso
REPRESENTATIVE:	City of El Paso
LOCATION:	North of Edgemere Blvd. and West of RC Poe Rd. (District 5)
PROPERTY AREA:	0.0077 acres
ZONING DISTRICT(S):	C-1/special permit (Commercial/special permit)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of the right-of-way dedication.

RC Poe and Edgemere ROW Dedication



Figure A: Proposed survey with surrounding area

DESCRIPTION OF REQUEST: The applicant is requesting to dedicate 0.0077 acres of land as public right-of-way at the intersection of RC Poe and Edgemere. The dedication of right-of-way will allow public use of the existing sidewalk that is currently located within private property.

CASE HISTORY/RELATED APPLICATIONS: A special permit (PZST20-00002) was approved by City Council on September 2, 2020 to allow for the development of a new far east bus terminal for Sun Metro.

NEIGHBORHOOD CHARACTER: Surrounding neighborhood characteristics are identified in the following table.

Surrounding Zoning and Use	
North	C-1/sp (Commercial/special permit) / Fire Station
South	C-2/sp (Commercial/special permit) / Shopping Center
East	C-1 (Commercial) / Shopping Center
West	C-2 (Commercial) / Vacant
Nearest Public Facility and Distance	
Park	Kip Hall Park (0.35 miles)
School	El Dorado High School (0.08 miles.)
Plan El Paso Designation	
G4, Suburban (Walkable)	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

CITY PLAN COMMISSION OPTIONS:

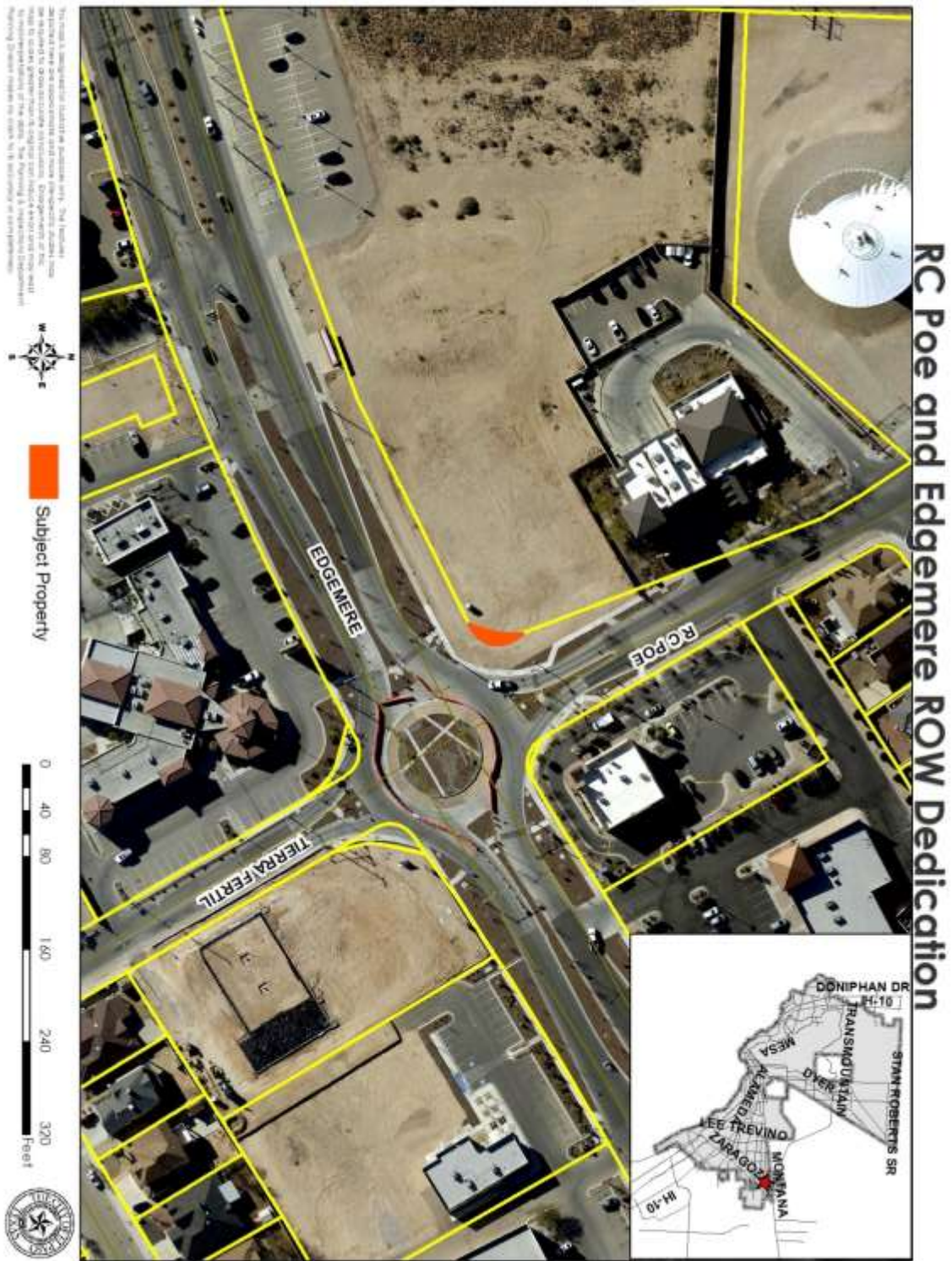
The City Plan Commission has the authority to advise City Council on right-of-way dedication requests. When a request is brought forward to the CPC for review, the Commission may take any of the following actions:

1. **Recommend Approval:** The CPC finds that the proposed request is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Recommend Approval with Conditions:** The CPC may recommend that City Council impose additional conditions on approval of the request that bring the request into conformance with all applicable requirements of Title 19 of the El Paso City Code.
3. **Recommend Denial:** The CPC finds that the proposed request is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

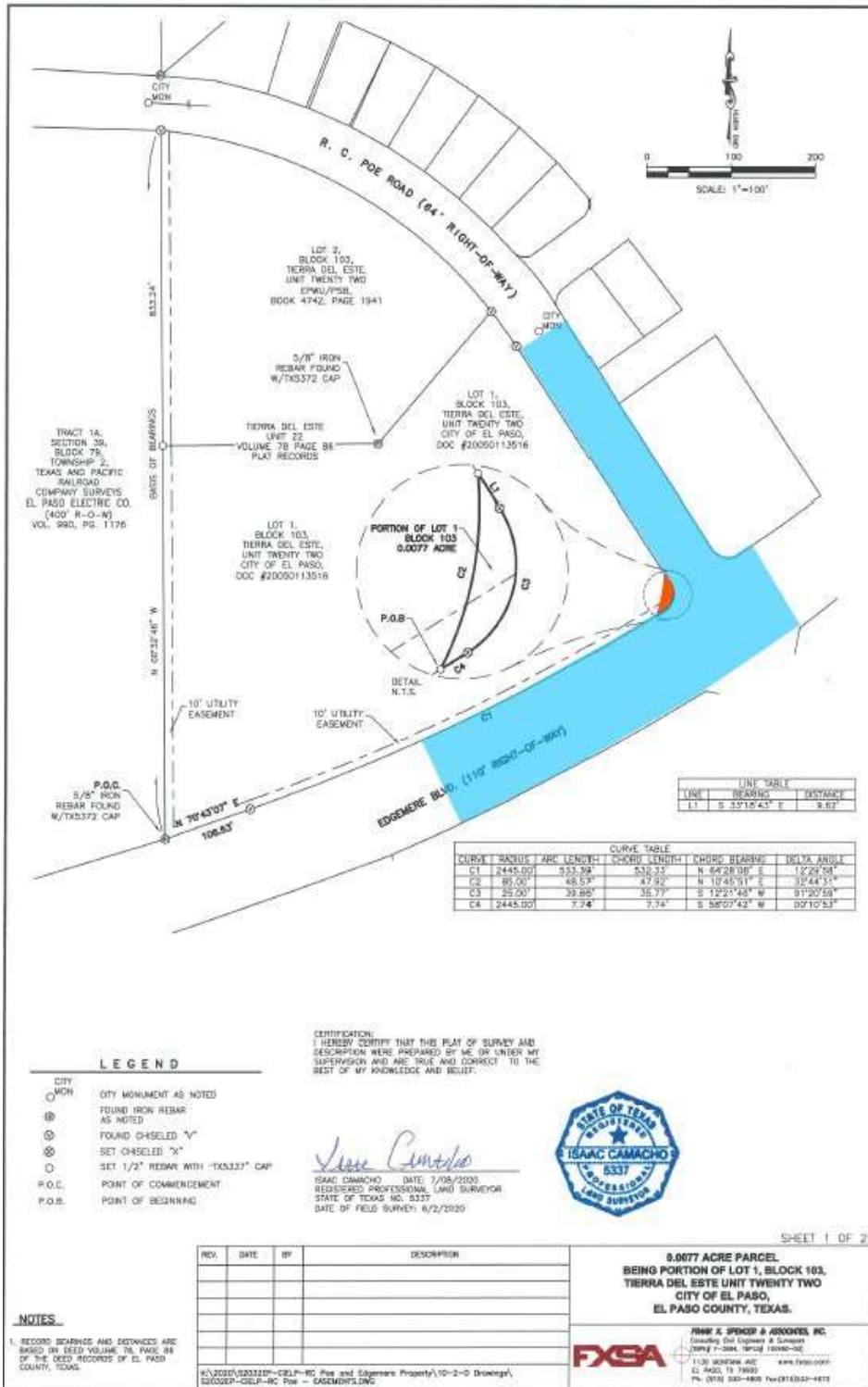
ATTACHMENTS:

1. Aerial Map
2. Survey
3. Metes and Bounds Description
4. Application
5. Department Comments

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3

0.0077 ACRE PARCEL METES AND BOUNDS DESCRIPTION

A 0.0077-ACRE PARCEL OF LAND SITUATE WITHIN THE CORPORATE LIMITS OF THE CITY OF EL PASO, EL PASO COUNTY, TEXAS AS A PORTION OF LOT 1, BLOCK 105, TERRA DEL ESTE UNIT 22 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT A 5/8-INCH REBAR WITH SURVEY CAP NO. "193372" FOUND ON THE NORTH RIGHT-OF-WAY LINE OF EDGEWATER BOULEVARD (1110' RIGHT-OF-WAY) FOR THE SOUTHWEST CORNER OF SAID LOT 1; WHENCE, A CHISELED "V" FOUND IN CONCRETE FOR THE NORTHWEST CORNER OF LOT 2, BLOCK 105, TERRA DEL ESTE UNIT 22 BEARS NORTH 00°32'46" WEST, 833.24 FEET; THENCE, LEAVING THE WEST BOUNDARY LINE OF SAID LOT 1 AND FOLLOWING THE NORTH RIGHT-OF-WAY LINE OF EDGEWATER BOULEVARD, NORTH 70°43'07" EAST, 198.93 FEET TO A CHISELED "V" FOUND IN CONCRETE FOR A POINT OF CURVATURE; THENCE, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF EDGEWATER BOULEVARD ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,440.00 FEET, A CENTRAL ANGLE OF 122°26'58", AN ARC LENGTH OF 535.39 FEET AND WHOSE LONG CHORD BEARS NORTH 84°28'18" EAST, 532.83 FEET TO A 1/2-INCH REBAR WITH SURVEY CAP NO. "193331" SET FOR THE POINT OF BEGINNING OF THE PARCEL, HENCE DESCRIBED AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF EDGEWATER BOULEVARD, AND FOLLOWING THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 48.00 FEET, A CENTRAL ANGLE OF 28°44'31", AN ARC LENGTH OF 38.88 FEET AND WHOSE LONG CHORD BEARS NORTH 07°45'11" EAST, 47.82 FEET TO A 1/2-INCH REBAR WITH SURVEY CAP NO. "193337" SET ON THE SOUTHWEST RIGHT-OF-WAY LINE OF R. C. POE ROAD FOR THE END OF SAID NON-TANGENT CURVE TO THE LEFT;

THENCE, FOLLOWING THE SOUTHWEST RIGHT-OF-WAY LINE OF R. C. POE ROAD, SOUTH 87°18'43" EAST, 9.82 FEET TO A CHISELED "V" SET IN CONCRETE FOR A POINT OF CURVATURE;

THENCE, CONTINUING ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF R. C. POE ROAD AND FOLLOWING THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 81°22'59", AN ARC LENGTH OF 38.88 FEET AND WHOSE LONG CHORD BEARS SOUTH 12°14'48" WEST, 35.77 FEET TO A CHISELED "V" SET IN CONCRETE ON THE NORTH RIGHT-OF-WAY LINE OF EDGEWATER BOULEVARD FOR A POINT OF COMPOUND CURVATURE;

THENCE, FOLLOWING THE NORTH RIGHT-OF-WAY LINE OF EDGEWATER BOULEVARD ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,440.00 FEET, A CENTRAL ANGLE OF 00°10'53", AN ARC LENGTH OF 7.74 FEET AND WHOSE LONG CHORD BEARS SOUTH 89°07'42" WEST, 7.74 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 0.0077 ACRES (335 SQUARE FEET), MORE OR LESS AND BEING SUBJECT TO ALL ENCUMBRANCES OF RECORD.

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CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT OF SURVEY AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Isaac Camacho
ISAAC CAMACHO DATE: 7/20/2020
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5337
DATE OF FIELD SURVEY: 6/2/2020



SHEET 3 OF 2

REV.	DATE	BY	DESCRIPTION

**0.0077 ACRE PARCEL
BEING PORTION OF LOT 1, BLOCK 105,
TERRA DEL ESTE UNIT TWENTY TWO
CITY OF EL PASO,
EL PASO COUNTY, TEXAS.**

FXSA FERRIS & SPONDER & ASSOCIATES, INC.
Consulting Civil Engineers & Surveyors
13014 F-308A, TERLUG #100-00
EL PASO, TX 79902 www.fxsa.com
PH: (971) 381-4900 FAX: (971) 381-1812

ATTACHMENT 4



DEDICATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY APPLICATION

Date: 7/21/2020 File No. _____

1. APPLICANTS NAME City of El Paso - Capital Improvement Department
 ADDRESS 300 N. Garret ZIP CODE 79901 TELEPHONE _____
2. Request is hereby made to dedicate the following: (check one)
 Street Alley _____ Easement _____ Other _____
 Street Name(s) Edgemont and R.C. Pae Subdivision Name Tierra Del Este #22
 Abutting Blocks Block 103 Abutting Lots Lot 1
3. Reason for dedication request: An existing sidewalk currently exists on private property. This request is to dedicate this portion of right-of-way in order to abut to the sidewalk with the right-of-way at the corner of two intersecting streets
4. Surface Improvements located in subject property to be dedicated:
 None Paving Curb & Gutter _____ Power Lines/Poles _____ Fences/Walls _____ Structures _____ Other
5. Underground Improvements located in the existing rights-of-way:
 None Telephone _____ Electric _____ Gas _____ Water _____ Sewer _____ Storm Drain _____ Other _____
6. Future use of the dedicated right-of-way:
 Yards _____ Parking _____ Expand Building Area _____ Replat with abutting Land _____ Other
7. Related Applications which are pending (give name or file number):
 Zoning _____ Board of Adjustment _____ Subdivision _____ Building Permits _____ Other _____
8. Signatures: All owners of properties which abut the property to be dedicated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature	Legal Description	Telephone
<u>Samuel Rodriguez</u> <small>Requester's Representative Tel: 915.233.1111 ext. 1111</small>	_____	_____
_____	_____	_____
_____	_____	_____

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Dedications and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the City to grant the Dedication. If/We further understand that the fee, if the Dedication is granted will be determined by the City of El Paso and a Certified or Cashier's Check must be presented before the request will be recommended for Council action.

The undersigned acknowledges that he or she is authorized to do so, and upon the City's request will provide evidence satisfactory to the City confirming these representations.

The granting of a dedication request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable City ordinances.

OWNER SIGNATURE Samuel Rodriguez Requester's Representative
Tel: 915.233.1111 ext. 1111 REPRESENTATIVE SIGNATURE Aldo Cosme Requester's Representative
Tel: 915.233.1111 ext. 1111

REPRESENTATIVE (PHONE) 212-1818

REPRESENTATIVE (E-MAIL) cosmea@epcedo.es.gov

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

Planning & Inspections Department
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 5

Planning and Inspections Department- Planning Division

Recommend Approval.

Planning and Inspections Department- Land Development Division

No objection to proposed ROW dedication.

Parks and Recreation Department

No comments received.

Sun Metro

Recommend Approval. No objections.

Fire Department

Recommend Approval.

Streets and Maintenance Department

Verify that an adequate amount of R.O.W. has been requested to construct in compliance with DSC and ADA requirements.

Capital Improvement Department

No comments received.

El Paso Water

We have reviewed the above referenced proposed right-of-way dedication and provide the following comments:

Existing fire hydrant No. 9083 is located in the immediate vicinity of the portion of Lot 1, Block 103, Tierra Del Este Unit Twenty-Two proposed to be dedicated as public right-of-way. A written request to the El Paso Water will be required if the fire hydrant is to be relocated. The hydrant is described below.

Annexation fees are due at the time of new service application for individual water meters within the subject property (1999).

The El Paso Water does not object to this dedication.

EPWater-PSB Comments

Water:

Along R C Poe Road fronting the Property there is an existing twenty-four (24) inch diameter water transmission main. This main is located approximately 27 feet west of the east right-of-way line of R C Poe Road. This main is not available for service as per the El Paso Water – Public Service Board Rules and Regulations.

Along R C Poe Road fronting the Property there is an existing twelve (12) inch diameter water main. This main is located approximately 18 feet west of the east right-of-way line of R C Poe Road. This main is available for service.

Along Edgemere Boulevard fronting the Property there is an existing thirty (30) inch diameter water transmission main. This main is located approximately 37 feet south of the north right-of-way line of Edgemere Boulevard. This main is not available for service as per the El Paso Water – Public Service Board Rules and Regulations.

Along Edgemere Boulevard fronting the Property there is an existing twelve (12) inch diameter water main. This main is located approximately 25 feet south of the north right-of-way line of Edgemere Boulevard. This main is available for service.

Previous water pressure readings conducted on fire hydrant number 9083 located along Edgemere Boulevard at the corner of R C Poe Road have yielded a static pressure of 62 pounds per square inch (psi), residual pressure of 58 psi, discharge of 1,210 gallons per minute (gpm).

Sanitary Sewer:

Along R C Poe Road fronting the Property there is an existing eight (8) inch diameter sanitary sewer main. This main is located approximately 21 feet east of the west right-of-way line of R C Poe Road. In the immediate vicinity of the portion of Lot 1, Block 103, Tierra Del Este Unit Twenty-Two proposed to be dedicated as public right-of-way, the depth of this main is approximately 12 vertical feet. This main is available for service.

Along Edgemere Boulevard fronting the Property there is an existing twenty-one (21) inch diameter sanitary sewer main. This main is located approximately 50 feet north of the south right-of-way line of Edgemere Boulevard. In the immediate vicinity of the portion of Lot 1, Block 103, Tierra Del Este Unit Twenty-Two proposed to be dedicated as public right-of-way, the depth of this main is approximately thirty-four (34) vertical feet. This main is not available for service as per the El Paso Water – Public Service Board Rules and Regulations.

General:

EPWater requires a new service application for the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Texas Gas

No comments received.

El Paso Electric

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso Police Department

We do not see any conflicts.

El Paso County Water Improvement District #1

The attached plat is not within the boundaries of EPCWID.