

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 **RIVER OAKS PROPERTIES, LTD.**, dedicating to the **CITY OF EL PASO, TEXAS** for the use as public right-of-way 0.11 acres of land legally described as a portion of Tract 5C8, Block 2, Ascarate Grant, 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 Deed attached hereto and made a part hereof for all purposes.

APPROVED this 29th day of August, 2023.

CITY OF EL PASO

Oscar Leiser
Mayor



ATTEST:

Laura D. Prine
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Russell Abeln
Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:

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

SURW23-00007

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 **River Oaks Properties, Ltd.**, ("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 0.11 acres of land legally described as:

A portion of Tract 5C8, Block 2, Ascarate Grant, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds and surveys 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 25th day of August, 2023.

GRANTOR:

By:  Adam Z. Frank
River Oaks Properties, Ltd.

(Acknowledgment on following page)

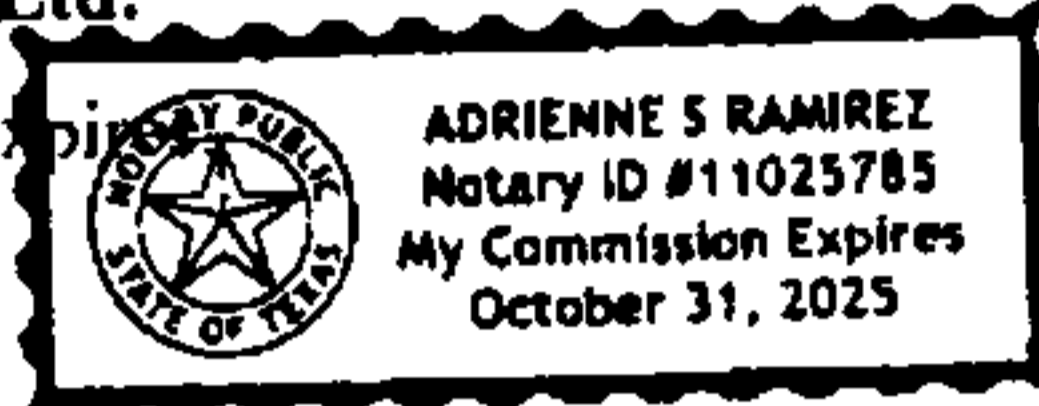
SURW23-00007

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF EL PASO §

This instrument was acknowledged before me on the 25th day of August 2023, by Adam Z Frank as President on behalf of River Oaks Properties, Ltd.

My Commission Expires



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

GRANTEE
CITY OF EL PASO

By: Tracey Jerome for Cary Westin, Interim City Manager

APPROVED AS TO FORM:

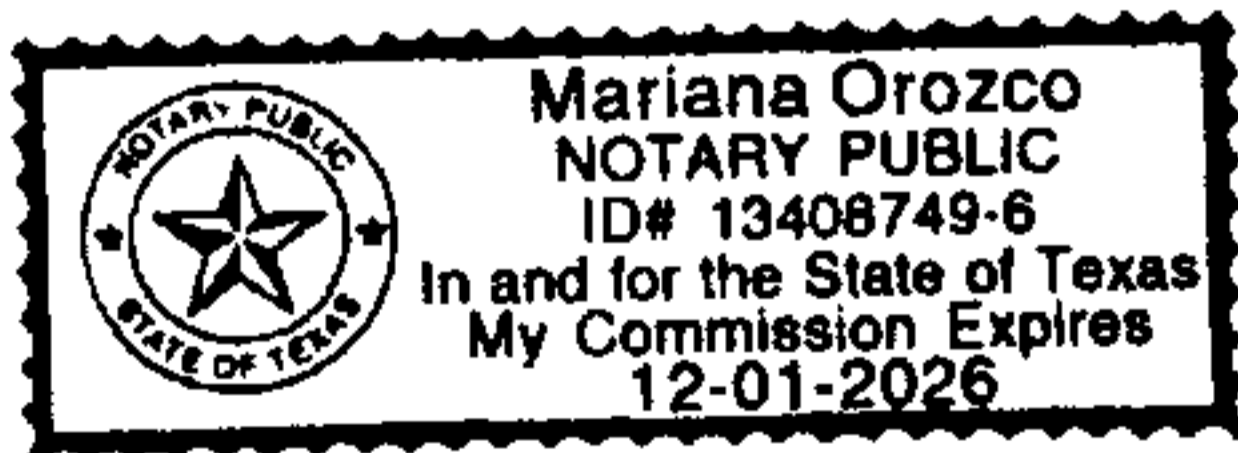
Russell Abeln
Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:

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

STATE OF TEXAS)
COUNTY OF EL PASO)

TRACEY JEROME FOR Cary Westin, Interim City Manager of the City of El Paso, a municipality, on behalf of said municipality. This instrument was acknowledged before me this 11 day of SEPTEMBER 2023.



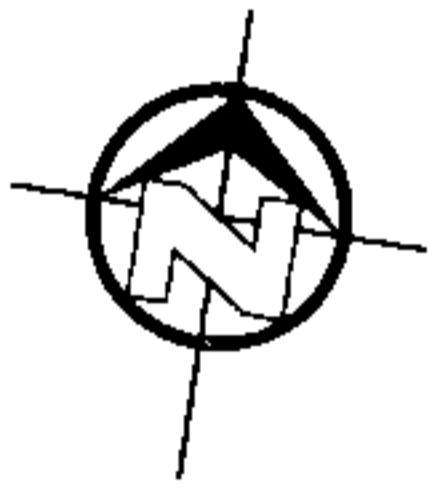
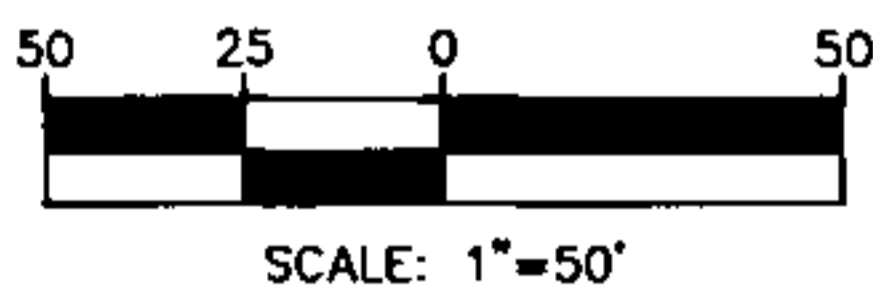
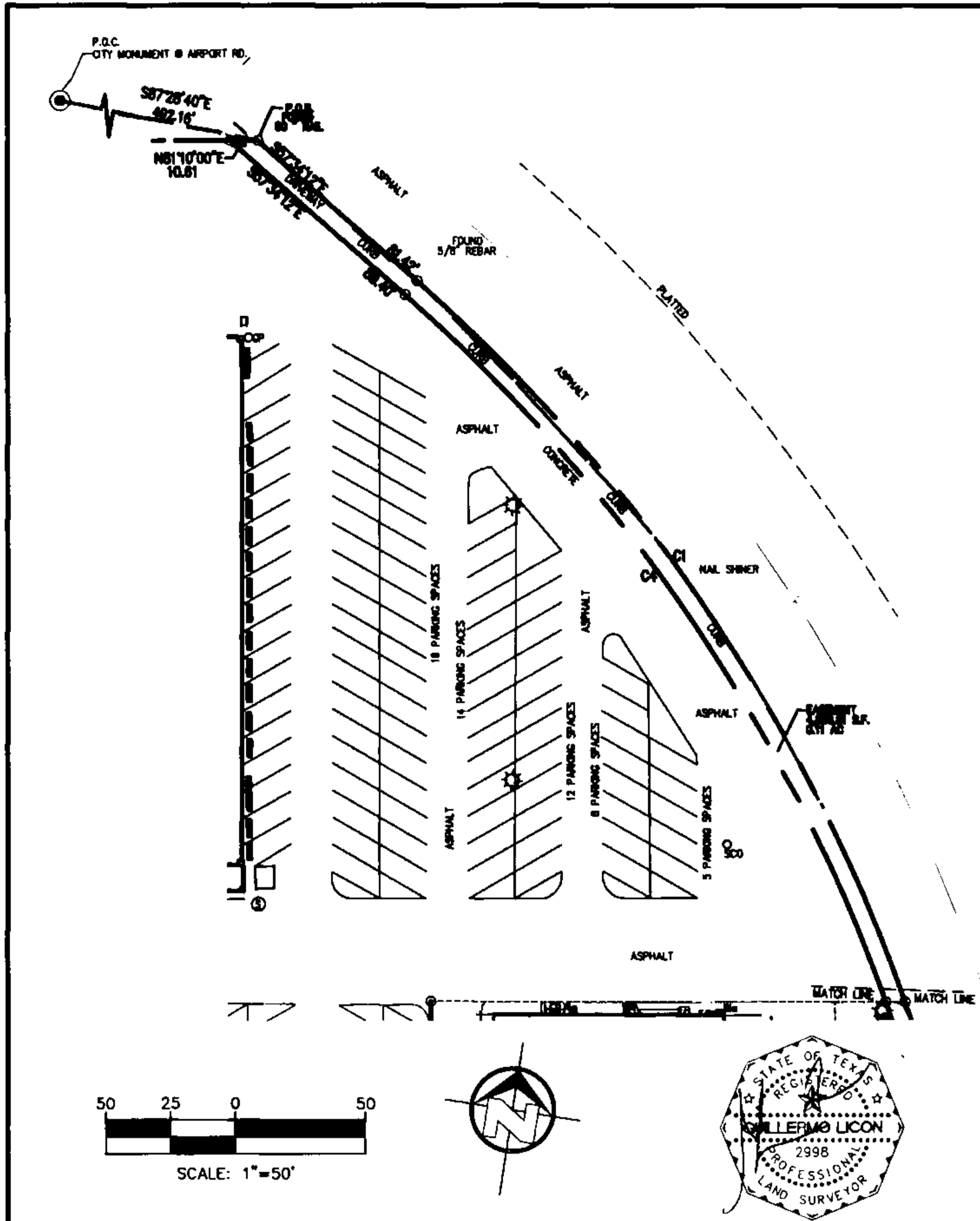
MARIANA OROZCO
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

AFTER RECORDING, RETURN TO:

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

SURW23-00007

Exhibit A



NOTES:	BASIS OF BEARING:
1. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT OF SURVEY.	THE BEARINGS SHOWN HEREON ARE BASED ON ASCARATE GRANT, BLOCK 2, CITY OF EL PASO EL PASO COUNTY, TEXAS.
2. SET 1/2" IRON WITH SLI CAP STAMPED TX2998 ON ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.	VERTICAL AND HORIZONTAL DATUM:
3. DEED REFERENCE INSTRUMENT No. N/A	VERTICAL AND HORIZONTAL DATUM IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (NAVD88).
4. THIS PLAT OF SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.	

SLI ENGINEERING, INC. Reg. No. F-1902
 SURVEYING Reg. No. 100120-00
 CERTIFICATION
 I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS PERFORMED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

 GUILLERMO LICON, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS LICENSE NO. 2998
 DATE: 08-01-2023

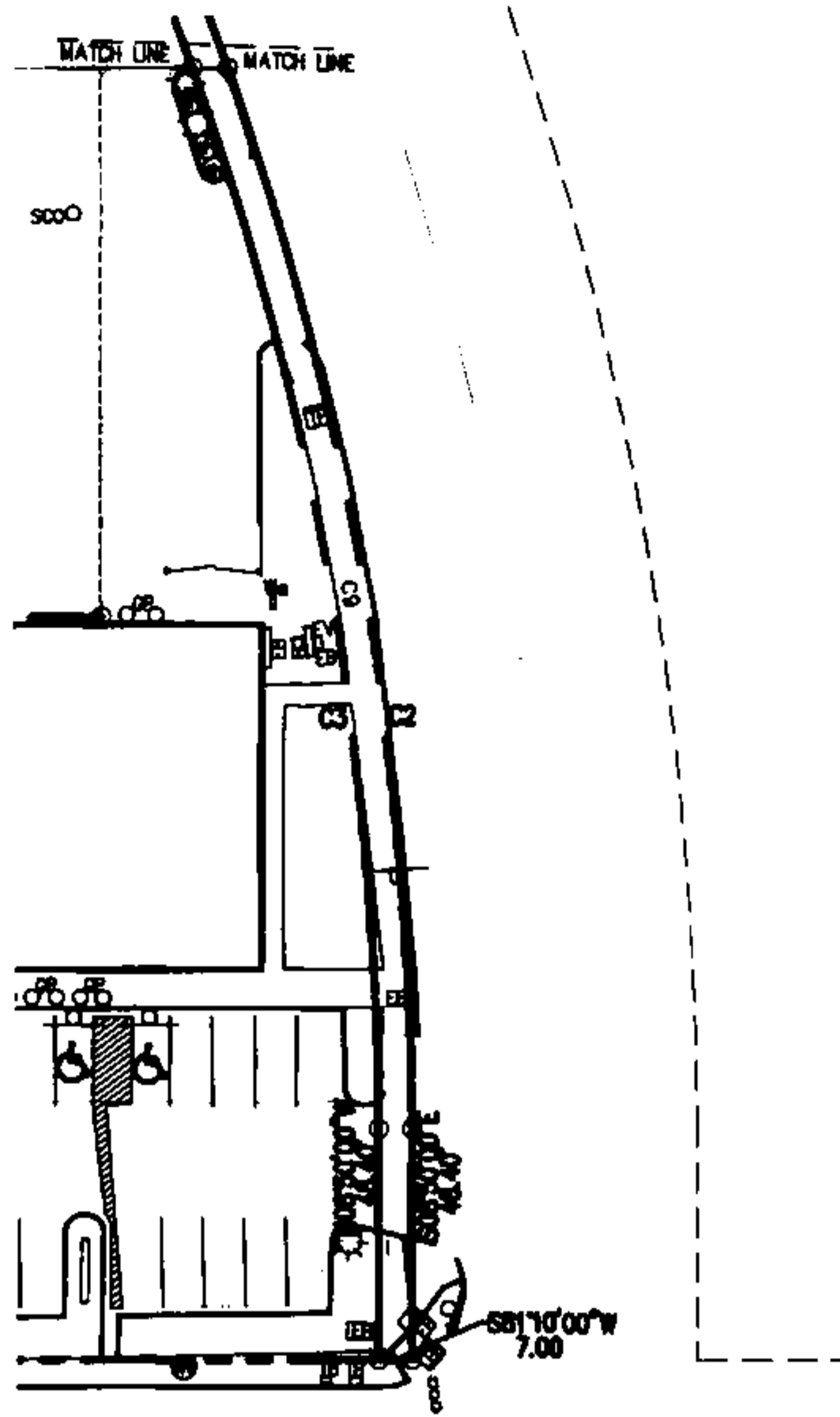
PLAT OF SURVEY

SLI ENGINEERING, INC.
 ONE ENGINEER
 LAND SURVEYORS
 LAND PLANNERS
 1800 WESTINGHOUSE BLVD.
 EL PASO, TEXAS
 (915) 834-4427

A PORTION OF TRACT 5C8,
 BLOCK 2, ASCARATE GRANT, IN
 THE CITY OF EL PASO, EL PASO
 COUNTY, TEXAS.

JOB # 06-18-4295 DR. BY: AP
 SCALE: 1"=50' F.B. #:
 DATE: 1/17/2023 DWG.: 18-4295\FINAL

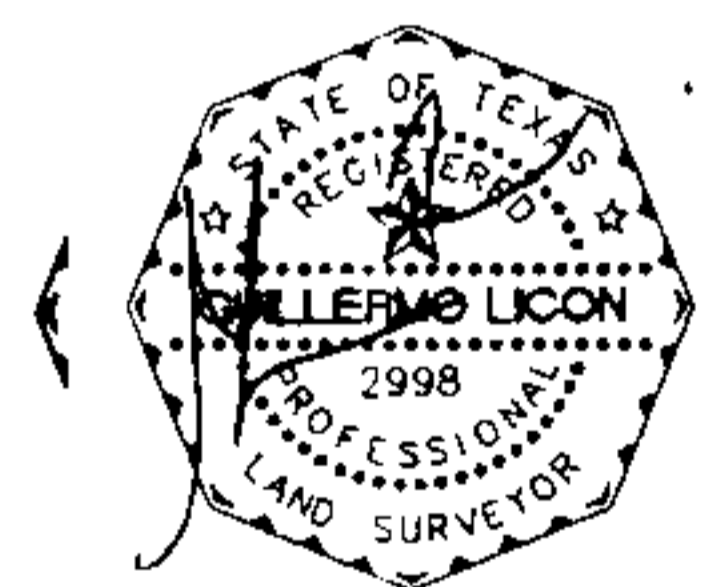
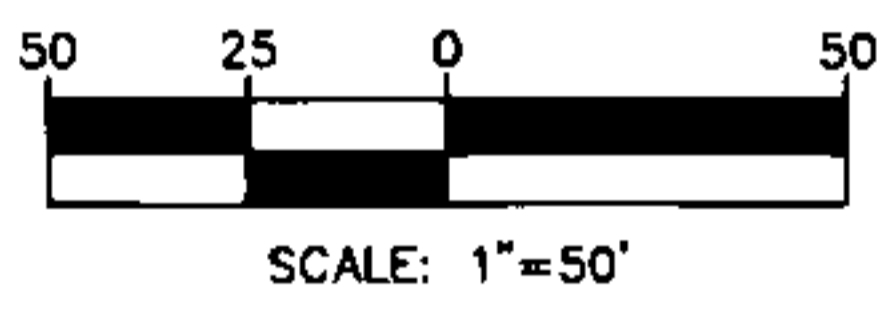
Copyright 2023 SLI Engineering, Inc.
 This map and survey are being provided solely for the use of all parties listed in the certification and their assigns and no license has been created, expressed or implied, to copy the surveys and/or map(s) except as necessary in conjunction with the original transaction. This transaction shall be effective within six (6) months from the date hereon JANUARY 17, 2023.



LEGEND

PLATTED	-----
TIE LINE	-----
BOUNDARY LINE	-----
CITY MONUMENT	⊙

BASIS OF BEARING:
 FOUND EXISTING CITY MONUMENT
 LYING AT THE INTERSECTION OF THE
 CENTERLINE OF CHERBOURG AVENUE
 AND AIRPORT ROAD.



<p style="text-align: center;">NOTES:</p> <ol style="list-style-type: none"> 1. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT OF SURVEY. 2. SET 3/4" IRON WITH SLI CAP STAMPED TX2998 ON ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED. 3. DEED REFERENCE INSTRUMENT No. N/A 4. THIS PLAT OF SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. 	<p style="text-align: center;">BASIS OF BEARING:</p> <p>THE BEARINGS SHOWN HEREON ARE BASED ON ASCARATE GRANT, BLOCK 2, CITY OF EL PASO EL PASO COUNTY, TEXAS.</p> <p style="text-align: center;">VERTICAL AND HORIZONTAL DATUM:</p> <p>VERTICAL AND HORIZONTAL DATUM IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (NAVD88).</p>
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SLI ENGINEERING, INC. Reg. No. F-1902
 SURVEYING Reg. No. 100120-00
 CERTIFICATION
 I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS PERFORMED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Guillermo Licon

GUILLERMO LICON, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS LICENSE NO. 2998

DATE: 08-01-2023

PLAT OF SURVEY

SLI ENGINEERING, INC.
CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS
 6800 WESTINGHOUSE DRIVE
 EL PASO, TEXAS
 (915) 834-4487

A PORTION OF TRACT 5C8,
 BLOCK 2, ASCARATE GRANT, IN
 THE CITY OF EL PASO, EL PASO
 COUNTY, TEXAS.

JOB # 06-18-4295 DR. BY: AP
 SCALE: 1"=50' F.B. #:
 DATE: 1/17/2023 DWG.: 18-4295/FINAL

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Exhibit B

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	336.51	662.32	171.97	332.91	N43°01'01"W	29°06'39"
C2	226.92	662.32	114.58	225.81	S18°38'54"E	19°37'48"
C3	227.02	655.32	114.66	225.88	N39°56'06"W	19°50'54"
C4	330.46	655.32	168.82	326.97	N39°56'06"W	28°53'33"

**METES AND BOUNDS
Kenworthy**

A portion of Tract 5C8, Block 2, Ascarate Grant, in the city of El Paso, El Paso County, Texas, and is more particularly described by Metes and Bound as follows:

Commencing at a city monument found on the northerly line of said Tract 5 and the monument line of Airport Road, formerly Fred Wilson Road; THENCE South 87°28'40" West, a distance of 492.16 feet to a point, said point also being the "TRUE POINT OF BEGINNING" of this metes and bounds description.

THENCE, South 57°34'12" East, along the westerly right-of-way line of Sioux Drive, a distance of 81.42 feet to a point for a curve;

THENCE, along said right-of-way, 336.51 feet, along the arc of a curve to the right, having a radius of 662.32 feet, a central angle of 29°06'39" and chord which bears South 43°01'01" West, a distance of 332.91 feet to a point for a curve;

THENCE, along said right-of-way, 226.92 along the arc of a curve to the right, having a radius of 662.32 a central angle of 19°37'48" and chord which bears South 18°38'54" East, a distance of 225.81 feet to a point for a property corner;

THENCE, South 08°50'00" East, along the westerly right-of-way line of Sioux Drive, a distance of 48.40 feet to a point for property corner;

THENCE, South 81°10'00" West, a distance of 7.00 feet to a point for a property corner;

THENCE, North 08°10'00" West, a distance of 48.40 feet to a point for a curve;

THENCE, 227.02 feet, along the arc of a curve to the right, having a radius of 655.32 feet, a central angle of 19°50'54" and chord which bears North 39°56'06" West, a distance of 225.88 feet to a point for a curve;

THENCE, 330.46 feet, along the arc of a curve to the left, having a radius of 655.32 feet, a central angle of 28°53'33" and chord which bears North 39°56'06" West, a distance of 326.97 feet to a point for boundary corner;

THENCE, North 81°10'00" East, a distance of 10.61 feet to the "TRUE POINT OF BEGINNING" of this property description.

Said parcel of land containing 4,859.81 Sq. Ft. (0.11 Acres) of land, more or less.



SLJ ENGINEERING, INC. Reg. No. F-1902
SURVEYING Reg. No. 100120-00
CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS PERFORMED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GUILLERMO LICON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 2998

DATE: 08.01.2023

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PLAT OF SURVEY

SLI CIVIL ENGINEERING
LAND SURVEYING
LAND PLANNING
3002 WESTERN DRIVE
EL PASO, TEXAS
(915) 904-4477

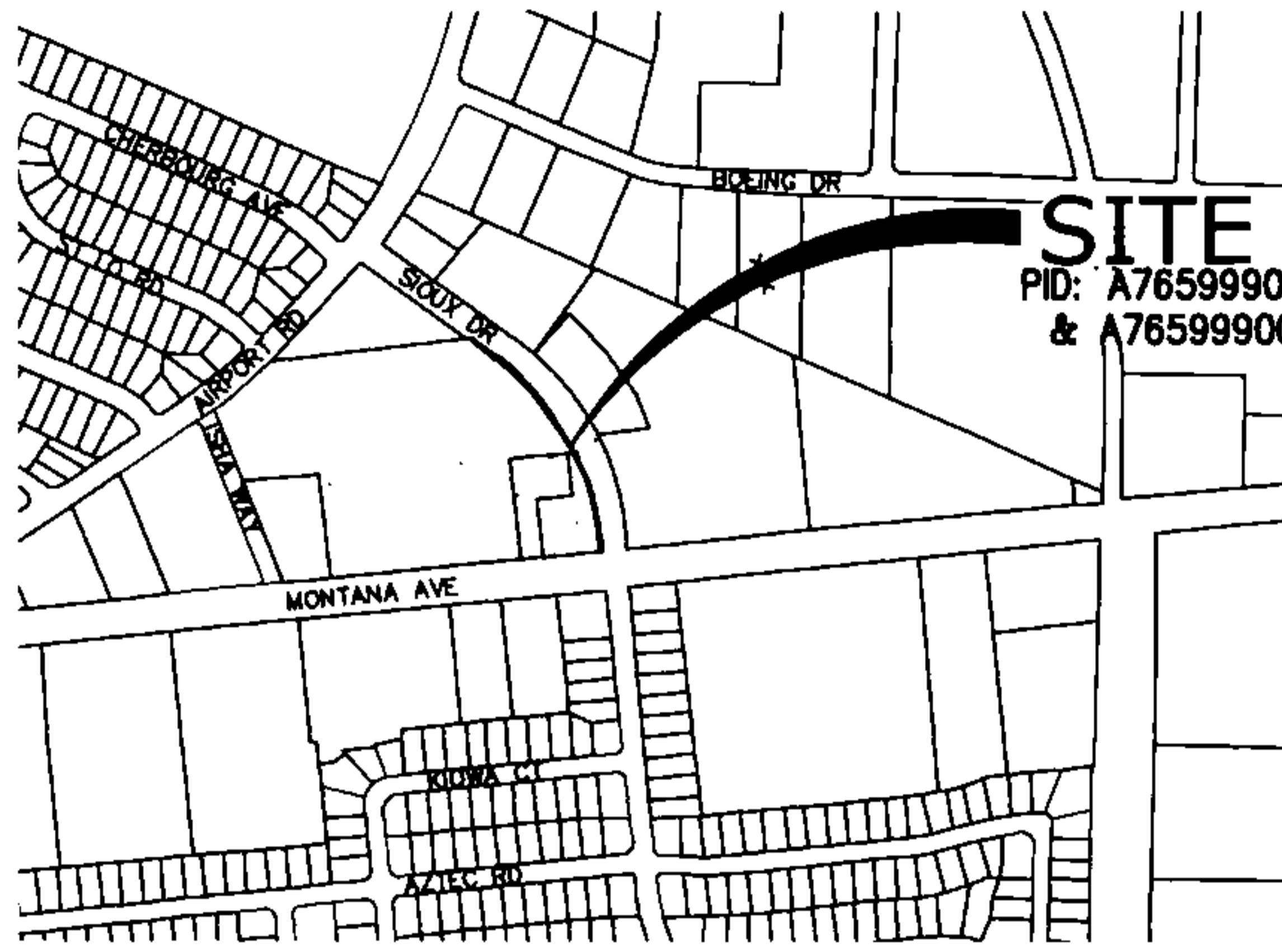
SLJ ENGINEERING, INC.

JOB # 06-18-4295 DR. BY: AP

SCALE: 1"=50' F.B. #:

DATE: 1/17/2023 DWG: 18-4295\FINAL

A PORTION OF TRACT 5C8,
BLOCK 2, ASCARATE GRANT, IN
THE CITY OF EL PASO, EL PASO
COUNTY, TEXAS.



SITE
 PID: A765999002E0556
 & A765999002E0562

SCALE: 1"=600'



SLI ENGINEERING, INC. Reg. No. F-1902
 SURVEYING Reg. No. 100120-00
 CERTIFICATION
 I HEREBY CERTIFY THAT THE FOREGOING
 BOUNDARY AND IMPROVEMENT SURVEY WAS
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 KNOWLEDGE AND BELIEF.

GUILLERMO LICON, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS LICENSE NO. 2998

DATE: 08-01-2023

PLAT OF SURVEY

SLI
 CIVIL ENGINEER
 LAND SURVEYOR
 LAND PLANNER
 4040 W. SHILOH BLVD.
 EL PASO, TEXAS
 79907-4407

SLI ENGINEERING, INC.

JOB # 06-18-4295 DR. BY: AP
 SCALE: 1"=50' F.B. #
 DATE: 1/17/2023 DWG.: 18-4295\FINAL

A PORTION OF TRACT 5C8,
 BLOCK 2, ASCARATE GRANT, IN
 THE CITY OF EL PASO, EL PASO
 COUNTY, TEXAS.

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 hereon JANUARY 17, 2023.

Doc # 20230075077
#Pages 7 #NFPages 1
10/12/2023 08:07 AM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$50.00

eRecorded

I hereby certify that this instrument was filed on the date and time stamped
heron by me and was duly recorded by document number in the Official
Public Records of real Property in El Paso County.



EL PASO COUNTY, TEXAS

Delia Briones