

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

AGENDA DATE: October 25, 2022
PUBLIC HEARING DATE: November 8, 2022

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Jorge Olmos, (915) 212-1607

DISTRICT(S) AFFECTED: District 4

STRATEGIC GOAL: #3 Promote the Visual Image of El Paso

SUBGOAL: 3.2 Set one standard for infrastructure across the city

SUBJECT:

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.

Applicant: El Paso Water Utilities – Public Service Board, SURW22-00007

BACKGROUND / DISCUSSION:

The applicant is requesting to vacate all of Ranchito Avenue, and portions of Roanoke Drive, Rutledge Place, Albany Drive, and Threadgill Avenue to allow for the development of the land into a stormwater detention facility. The City Plan Commission recommended 8-0 to approve the proposed right-of-way (ROW) vacation on May 19, 2022. The applicant has provided funds in the amount of \$515,000, the amount of the appraised market value of right-of-way (ROW) being vacated. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? X YES ___ NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division

SECONDARY DEPARTMENT: N/A

*****REQUIRED AUTHORIZATION***** **DEPARTMENT**

HEAD:

Philip Etiwe

ORDINANCE NO. _____

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. _____

ADOPTED this _____ day of _____, 2022.


THE CITY OF EL PASO:

ATTEST:

Oscar Leeser
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

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

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.



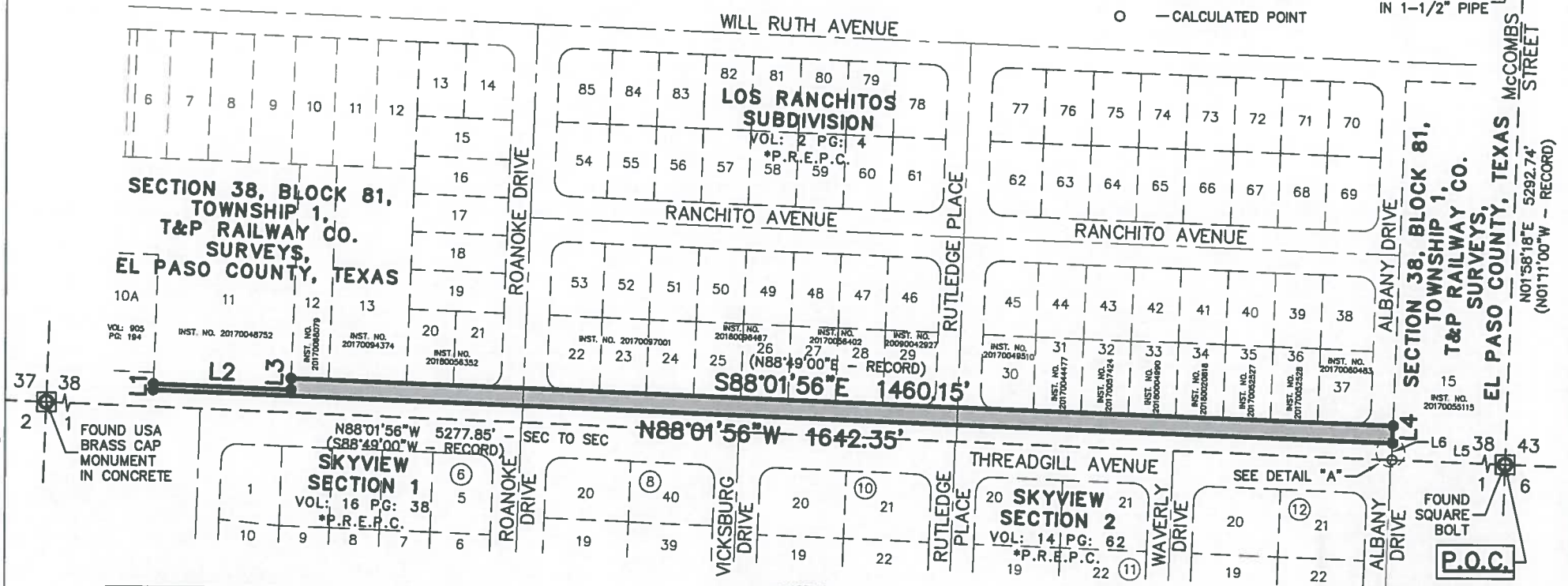
Benito Barragan, Registered Professional Surveyor No. 5615,
Barragan and Associates Inc.
Texas Surveying Firm # 10151200
January 28, 2022 (Revised Date: March 18, 2022)
Parcel 1 – Will Ruth – R.O.W. Vacating
Job No. 211228-02

Plat of Survey

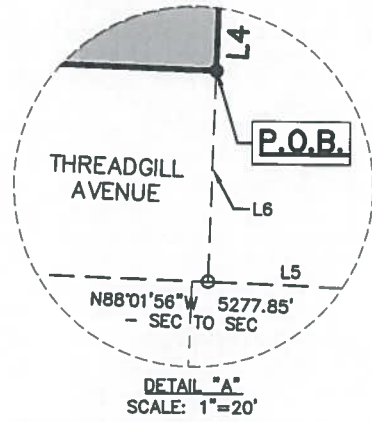
LEGEND

- FOUND ORIGINAL SECTION CORNER
- DESCRIPTION CORNER
- CALCULATED POINT

FOUND NAIL
IN 1-1/2" PIPE



LINE TABLE			
LINE	BEARING	LENGTH	(RECORD)
L1	N01°58'04"E	8.00'	-
L2	S88°01'56"E	182.20'	(N88°49'00"E - RECORD)
L3	N01°58'04"E	15.00'	(N01°11'00"W - RECORD)
L4	S01°58'04"W	23.00'	(S01°11'00"E - RECORD)
L5	N88°01'56"W	1221.06'	(S88°49'00"W - RECORD)
L6	N01°58'04"E	22.00'	(N01°11'00"W - RECORD)



GRID
1 inch = 200 ft.



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

*R.P.R.E.P.C. = 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# 10151200
10950 Paliccano Dr. Building-F,
El Paso, Tx 79935
Phone (915) 591-5709 Fax (915) 591-5708

PROJECT:	WILL RUTH - R.O.W. VACATING
JOB NUMBER:	211228-02
DATE:	JANUARY 28, 2022 (REVISED: MARCH 18, 2022)
SCALE:	1"=200'
SURVEYOR:	BENITO BARRAGAN
TECHNICIAN:	BRAYAN TAGLE
DRAWING:	BRAYAN TAGLE
FIELD NOTES:	
PARTY CHIEF:	
FIELD BOOKS:	

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 ±

N:\C Computer\WILL RUTH SURVEYS AND M&B\ROW VACATING\PARCEL 1-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-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;

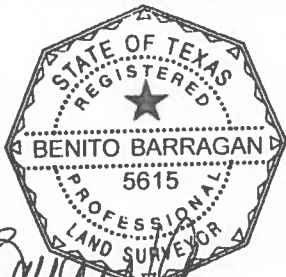
THENCE, 31.42 feet, leaving said southerly right-of-way line of Will Ruth Avenue, along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears S 46° 58' 03" W, a distance of 28.28 feet to a point on the easterly right-of-way line of Roanoke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

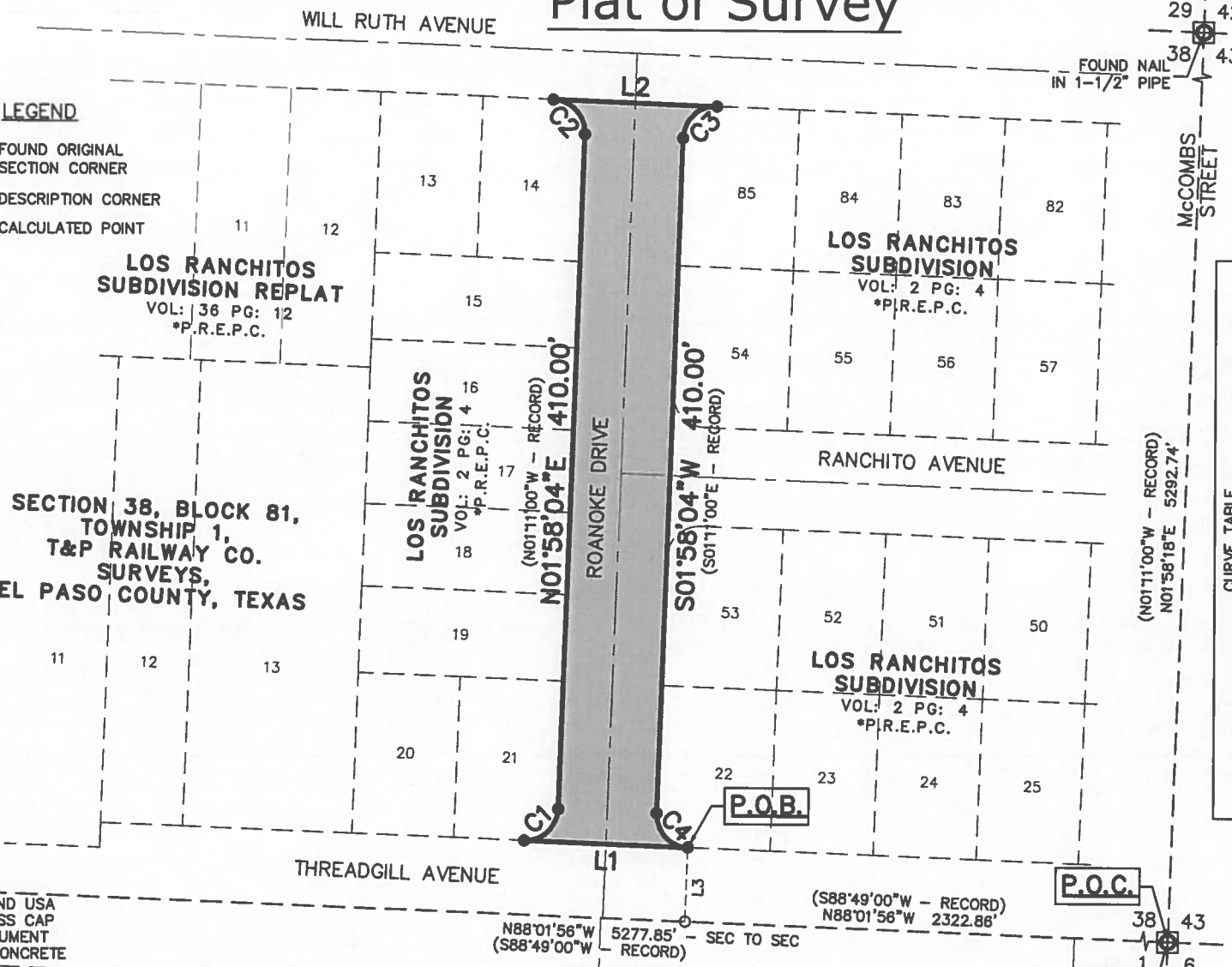
N:\AC Computer\WILL_RUTH_SURVEYS AND M&B\ROW VACATING\PARCEL 2-WILL RUTH_ROW VACATING.dwg

Plat of Survey



GRID

1 inch = 100 ft.



- LEGEND**
- ⊗ — FOUND ORIGINAL SECTION CORNER
 - — DESCRIPTION CORNER
 - — CALCULATED POINT

LOS RANCHITOS SUBDIVISION REPLAT
VOL: 36 PG: 12
*P.R.E.P.C.

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

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

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

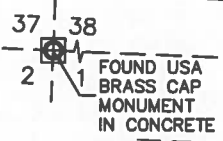
**SECTION 38, BLOCK 81,
TOWNSHIP 1,
T&P RAILWAY CO.
SURVEYS,
EL PASO COUNTY, TEXAS**

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	31.42'	20.00'	20.00'	90°00'00"	N46°58'04"E	28.28'
C2	31.42'	20.00'	20.00'	90°00'00"	N43°01'56"W	28.28'
C3	31.42'	20.00'	20.00'	90°00'00"	S46°58'04"W	28.28'
C4	31.42'	20.00'	20.00'	90°00'00"	S43°01'56"E	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'



*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 1
VOL: 16 PG: 38
*P.R.E.P.C.

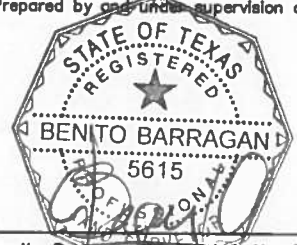
SKYVIEW SECTION 2
VOL: 14 PG: 62
*P.R.E.P.C.

Barragan & Associates Inc.

LAND PLANNING & SURVEYING
TEXAS SURVEYING FIRM# 10161200
10950 Pelicano Dr. Building-F,
El Paso, Tx 79935
Phone (915) 591-5709 Fax (915) 591-5708

PROJECT: WILL RUTH - R.O.W. VACATING
JOB NUMBER: 211228-02
JANUARY 28, 2022
SCALE: 1"=100'
SURVEYOR: BENITO BARRAGAN
TECHNICIAN: BRAYAN TAGLE
DRAWING: BRAYAN TAGLE
FIELD NOTES:
PARTY CHIEF:
FIELD BOOKS:

Prepared by and under supervision of:



Benito Barragan, R.P.S., No. 5615
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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: 0.63 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-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.



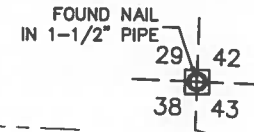
Benito Barragan TX R.P.L.S 5615,
Barragan and Associates Inc.
Texas Surveying Firm # 10151200
January 28, 2022
Parcel 3 – Will Ruth – R.O.W. Vacating
Job No. 211228-02

NAC Computer\WILL_RUTH_SURVEYS_AND_M&B\5\ROW_VACATING\PARCEL 3--WILL RUTH_ROW_VACATING.dwg

LEGEND

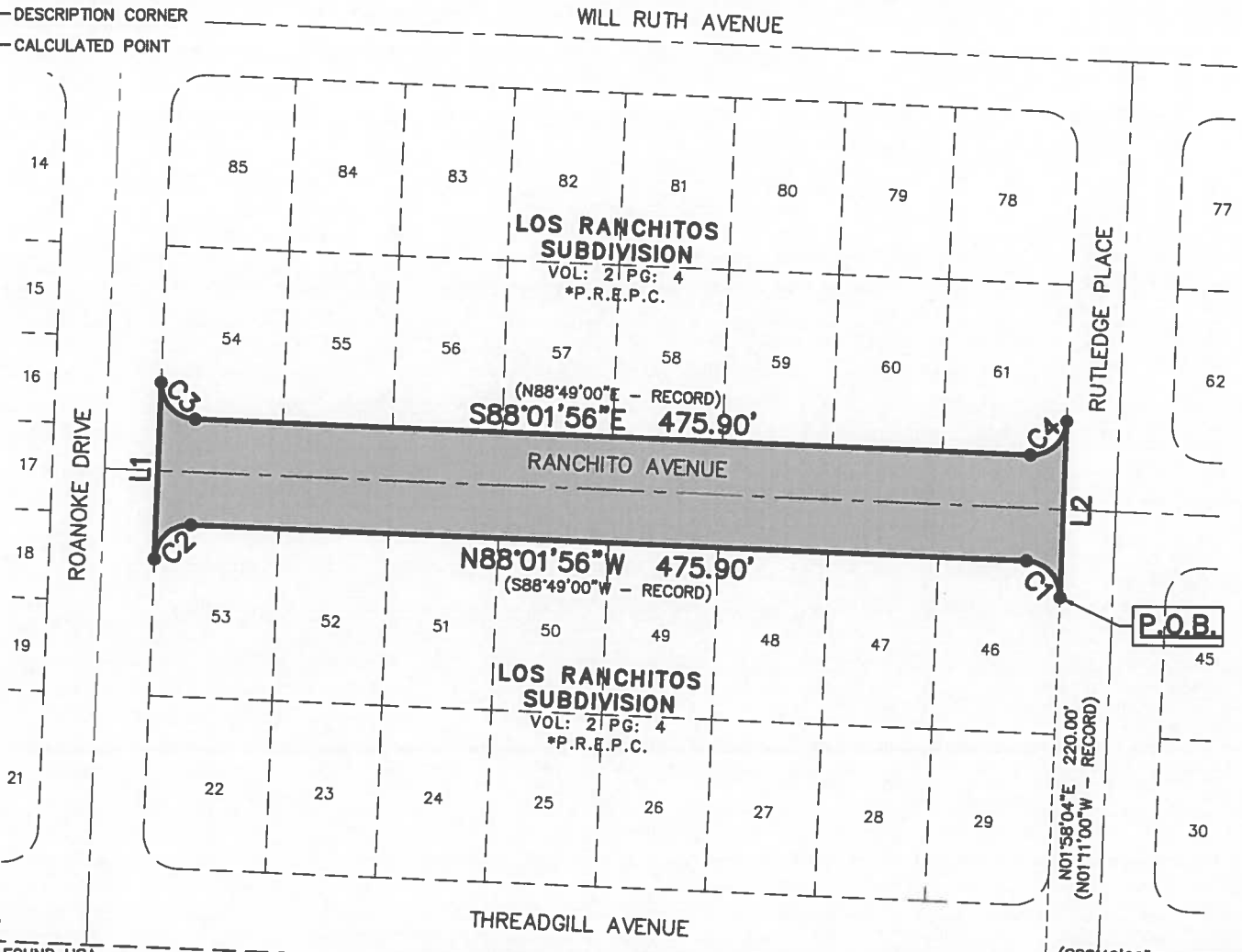
- ⊙ — FOUND ORIGINAL SECTION CORNER
- — DESCRIPTION CORNER
- — CALCULATED POINT

Plat of Survey



GRID

1 inch = 100 ft.

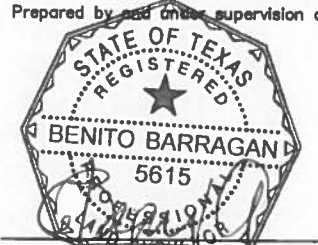


CURVE TABLE			
CURVE	LENGTH	RADIUS	TANGENT
C1	31.42'	20.00'	20.00'
C2	31.42'	20.00'	20.00'
C3	31.42'	20.00'	20.00'
C4	31.42'	20.00'	20.00'

CURVE TABLE			
DELTA	BEARING	CHORD	
90°00'00"	N43°01'56"W	28.28'	
90°00'00"	S46°58'04"W	28.28'	
90°00'00"	S43°01'56"E	28.28'	
90°00'00"	N46°58'04"E	28.28'	

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°58'04"E	100.00'
L2	S01°58'04"W	100.00'

Prepared by and under supervision of:



Benito Barragan, 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.
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 - 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 FIRM# 10161200
10950 Pelicano Dr. Building-F,
El Paso, Tx 79935
Phone (915) 591-5709 Fax (915) 591-5708

PROJECT: WILL RUTH - R.O.W. VACATING
JOB NUMBER: 211228-02
JANUARY 28, 2022
SCALE: 1"=100'
SURVEYOR: BENITO BARRAGAN
TECHNICIAN: BRAYAN TAGLE
DRAWING: BRAYAN TAGLE
FIELD NOTES:
PARTY CHIEF:
FIELD BOOKS:

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 ±
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-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;

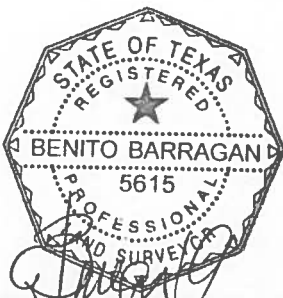
THENCE, 31.42 feet, leaving said southerly right-of-way line of Will Ruth Avenue along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears S 46° 58' 04" W, a distance of 28.28 feet to a point on the easterly right-of-way line of Rutledge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

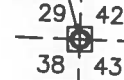
N:\C Computer\WILL_RUTH_SURVEYS AND M&B\BROW VACATING\PARCEL 4-WILL RUTH_ROW VACATING.dwg

LEGEND

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

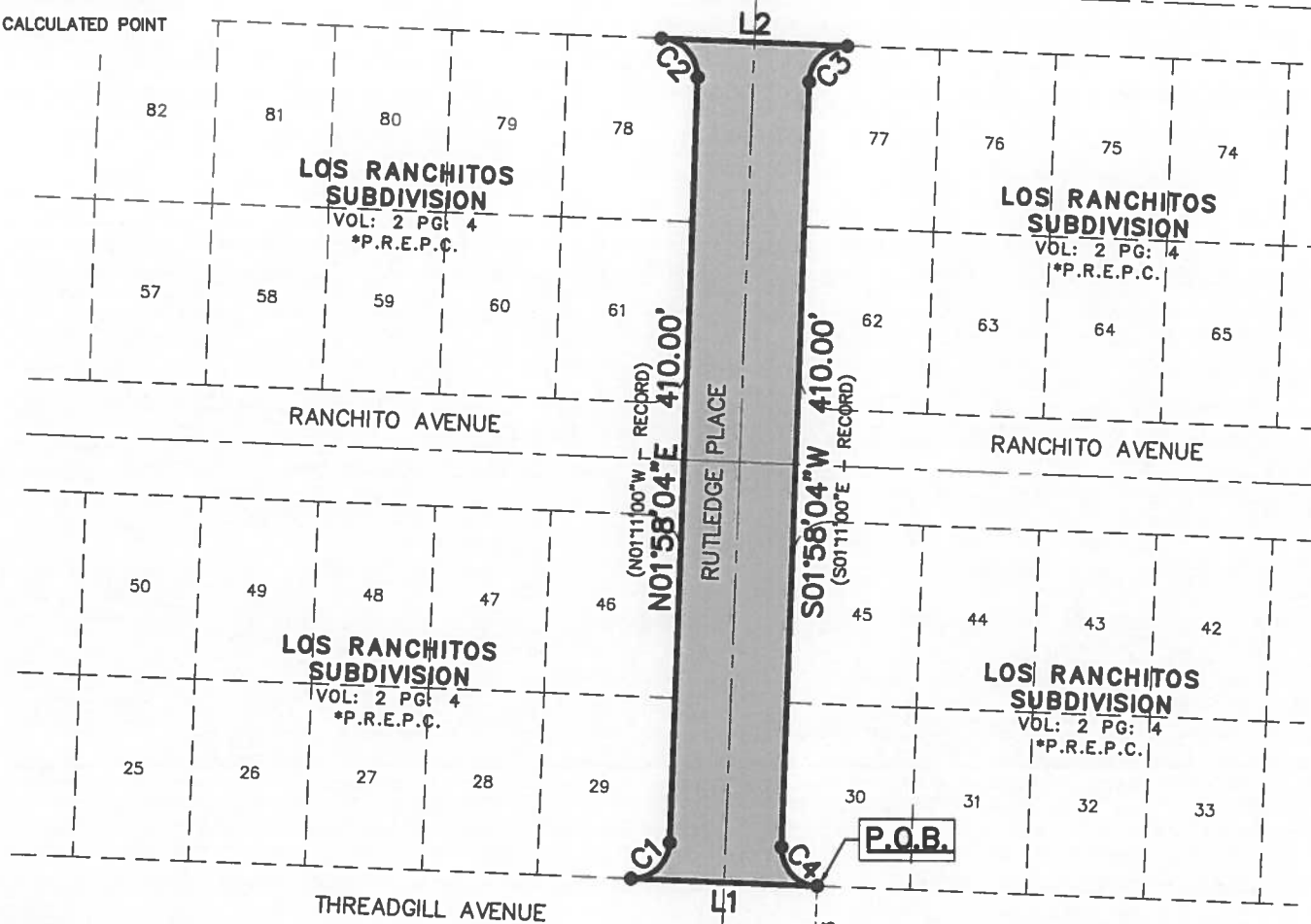
Plat of Survey

FOUND NAIL
IN 1-1/2" PIPE



GRID

1 inch = 100 ft.



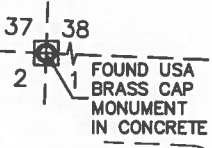
McCOMBS STREET

(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			
CHORD	BEARING	DELTA	TANGENT
28.28'	N46°58'04\"/>		

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°01'56\"/>	



*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
VOL: 14 PG: 62
*P.R.E.P.C.



Barragan & Associates Inc.
LAND PLANNING & SURVEYING
TEXAS SURVEYING FIRM# 10161200
10950 Pellicano Dr. Building-F,
El Paso, Tx 79935
Phone (915) 591-5709 Fax (915) 591-5708

PROJECT: WILL RUTH - R.O.W. VACATING
JOB NUMBER: 211228-02
JANUARY 28, 2022
SCALE: 1"=100'
SURVEYOR: BENITO BARRAGAN
TECHNICIAN: BRAYAN TAGLE
DRAWING: BRAYAN TAGLE
FIELD NOTES:
PARTY CHIEF:
FIELD BOOKS:

Prepared by and under supervision of:



Benito Barragan, 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: 0.63 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.



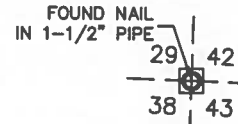
Benito Barragan TX R.P.L.S 5615,
Barragan and Associates Inc.
Texas Surveying Firm # 10151200
January 28, 2022
Parcel 5 – Will Ruth – R.O.W. Vacating
Job No. 211228-02

N:\AC Computer\WILL_RUTH_SURVEYS AND M&B\5-ROW VACATING\PARCEL 5-WILL RUTH_ROW VACATING.dwg

LEGEND

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

Plat of Survey



GRID

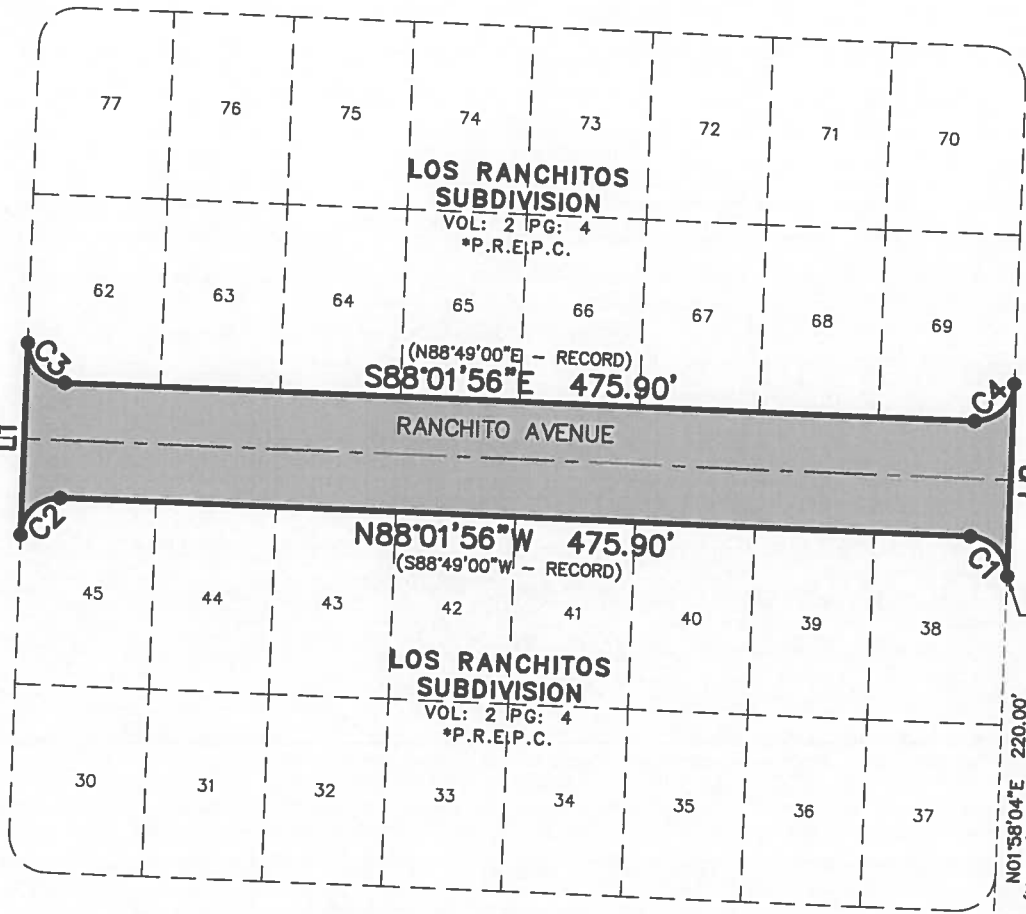
1 inch = 100 ft.

WILL RUTH AVENUE

MCCOMB'S STREET

ALBANY DRIVE

RUTLEDGE PLACE



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'

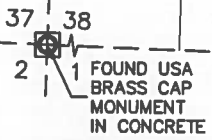
CURVE TABLE			
DELTA	BEARING	CHORD	
90°00'00"	N43°01'56"W	28.28'	
90°00'00"	S46°58'04"W	28.28'	
90°00'00"	S43°01'56"E	28.28'	
90°00'00"	N46°58'04"E	28.28'	

LINE TABLE	
LINE	LENGTH
L1	100.00'
L2	100.00'

(N01°11'00"W - RECORD)
N01°58'18"E 5292.74'

(S88°49'00"E - RECORD)
N01°58'04"E 220.00'

(S88°49'00"W - RECORD)
N88°01'56"W 1251.06'



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

- NOTES:**
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 - 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.

Prepared by and under supervision of:



Benito Barragan, R.P.L.S. No. 5615
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SKYVIEW SECTION 2



Barragan & Associates Inc.

LAND PLANNING & SURVEYING
TEXAS SURVEYING FIRM# 10161200
10950 Pellicano Dr. Building-F,
El Paso, Tx 79935
Phone (915) 591-5709 Fax (915) 591-5706

PROJECT: WILL RUTH - R.O.W. VACATING
JOB NUMBER: 211228-02
JANUARY 28, 2022
SCALE: 1"=100'
SURVEYOR: BENITO BARRAGAN
TECHNICIAN: BRAYAN TAGLE
DRAWING: BRAYAN TAGLE
FIELD NOTES:
PARTY CHIEF:
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 2

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;

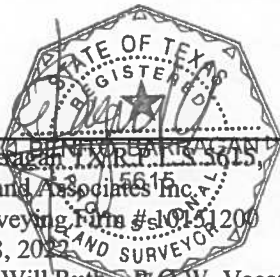
THENCE, 31.42 feet, leaving said westerly right-of-way line of Albany Drive along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears N 43° 01' 56" W, a distance of 28.28 feet to a point on the southerly right-of-way line of Will Ruth Avenue;

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.



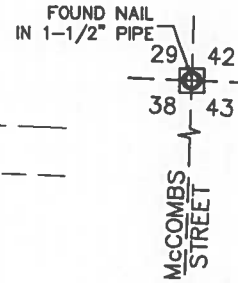
Benito Barragan, Registered Professional Surveyor,
Barragan and Associates Inc.
Texas Surveying Firm #10151200
January 28, 2022
Parcel 6 – Will Ruth E.O.W. Vacating
Job No. 211228-02

N:\AC Computer\WILL RUTH_SURVEYS AND M&B\ROW VACATING\PARCEL 6-WILL RUTH_ROW VACATING.dwg

LEGEND

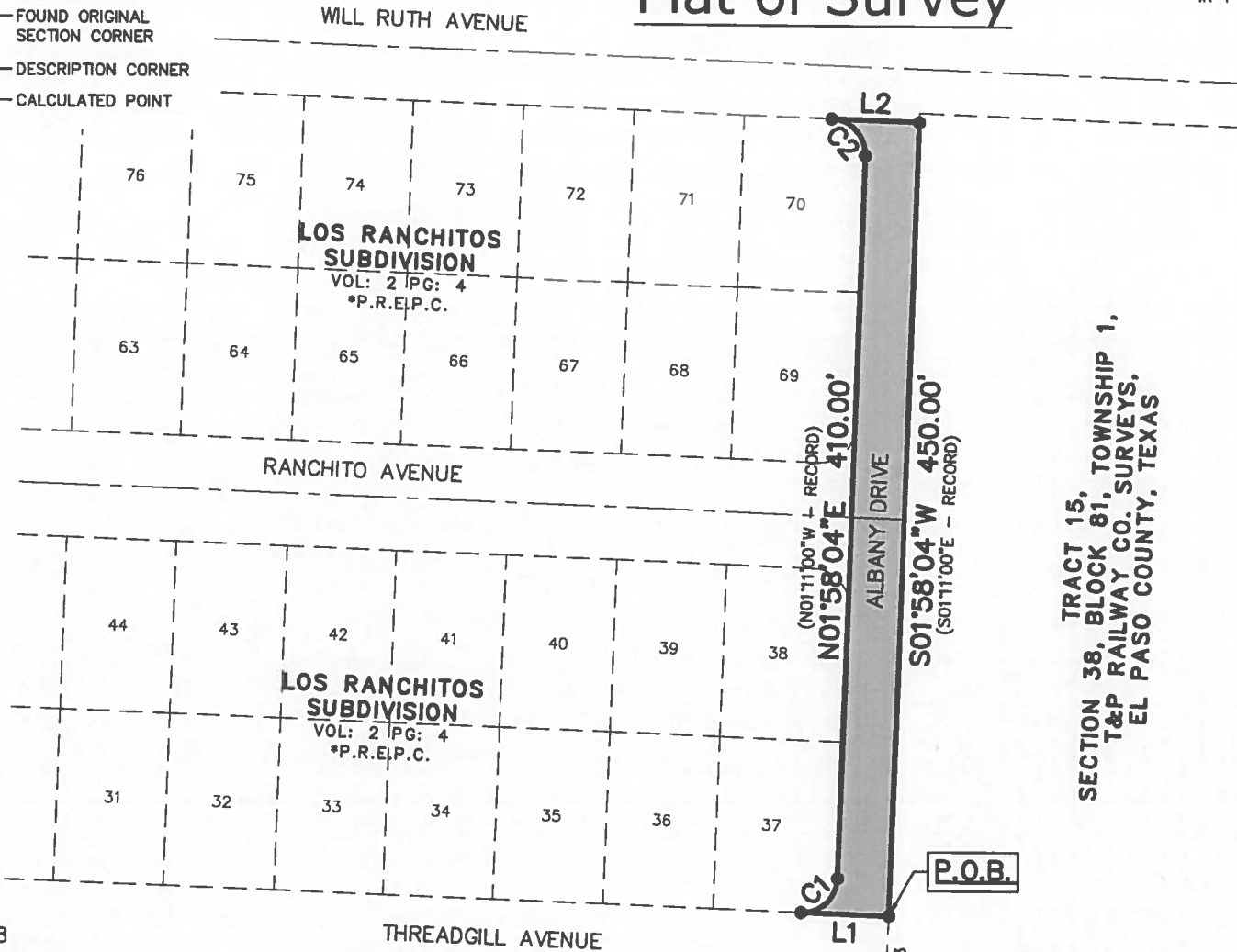
- ◻ — FOUND ORIGINAL SECTION CORNER
- — DESCRIPTION CORNER
- — CALCULATED POINT

Plat of Survey



GRID

1 inch = 100 ft.



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

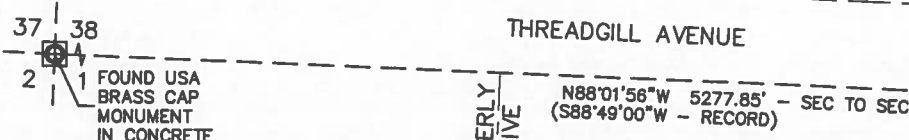
LOS RANCHITOS SUBDIVISION
VOL: 2 PG: 4
*P.R.E.P.C.

**TRACT 15,
SECTION 38, BLOCK 81, TOWNSHIP 1,
T&P RAILWAY CO. SURVEYS,
EL PASO COUNTY, TEXAS**

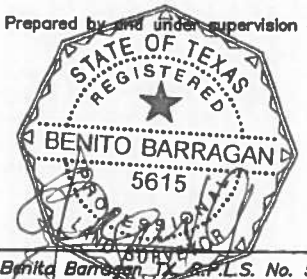
CURVE TABLE			
CURVE	LENGTH	RADIUS	TANGENT
C1	31.42'	20.00'	20.00'
C2	31.42'	20.00'	20.00'

CURVE TABLE			
DELTA	BEARING	CHORD	
90°00'00"	N46°58'04"E	28.28'	
90°00'00"	N43°01'56"W	28.28'	

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°01'56"W	50.00'
L2	S88°01'56"E	50.00'
L3	N01°11'00"E	45.00'



Prepared by and under supervision of:



*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
VOL: 14 PG: 62
*P.R.E.P.C.

SKYVIEW SECTION 3
VOL: 17 PG: 38
*P.R.E.P.C.



Barragan & Associates Inc.

LAND PLANNING & SURVEYING
TEXAS SURVEYING FIRM# 10151200
10050 Pellicano Dr. Building-F,
El Paso, Tx 79935
Phone (915) 591-5709 Fax (915) 591-5708

PROJECT:	WILL RUTH - R.O.W. VACATING
JOB NUMBER:	211228-02
JANUARY 28, 2022	
SCALE:	1"=100'
SURVEYOR:	BENITO BARRAGAN
TECHNICIAN:	BRAYAN TAGLE
DRAWING:	BRAYAN TAGLE
FIELD NOTES:	
PARTY CHIEF:	
FIELD BOOKS:	

Benito Barragan, J.R., P.L.S. No. 5615
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PARCEL-6
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.
AREA: 0.31 ACRES ±
SHEET 2 OF 2

WILL RUTH POND SUBDIVISION

BEING A REPLAT OF LOT 34, BLOCK 1, McRUTH SUBDIVISION; A PORTION OF TRACTS 11, 12, 13, AND 15, SECTION 38, BLOCK 81, TOWNSHIP 1, T & P RAILWAY CO. SURVEYS; ALL OF LOTS 5 THROUGH 7, AND A PORTION OF LOT 4, RANCHITOS SUBDIVISION REPLAT OF LOTS 3,4,5,6, & 7; ALL OF LOTS 8 THROUGH 12, RANCHITOS SUBDIVISION REPLAT OF LOTS 8,9,10,11, & 12; AND ALL OF LOTS 13 THROUGH 85, ALL OF RANCHITO AVENUE, AND PORTIONS OF ROANOKE DRIVE, RUTLEDGE PLACE, ALBANY DRIVE, AND THREADGILL AVENUE, LOS RANCHITOS SUBDIVISION, CITY EL PASO, EL PASO COUNTY, TEXAS
 AREA: ±24.19 ACRES

PRELIMINARY PLAT

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 DISTANCES AND MAY BE CONVERTED TO GRID DIVIDING BY 1.000231.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. INSTRUMENT NO. _____ DATE _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. INSTRUMENT NO. _____ DATE _____
- VEHICULAR ACCESS TO THE SUBDIVISION WILL BE FROM THREADGILL AVENUE AND WILL RUTH AVENUE. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. INSTRUMENT NO. _____ DATE _____
- ALL DEVELOPED AND HISTORICAL STORM WATER RUNOFF SHALL BE ADDRESSED WITHIN THE SUBDIVISION LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (DSC, 19.19.010A) AND (DDM, 11.1).
- THE PROPOSED WILL RUTH POND SUBDIVISION SHALL CONSIST OF (1) ONE LOT TO BE USED FOR A STORMWATER DRAINAGE BASIN.
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT. NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATION, BUILDING LINE, AND OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
- * = EXISTING 5' AND 10' UTILITY EASEMENTS (LOS RANCHITOS SUBDIVISION IN VOLUME 2, PAGE 4) WITHIN THIS PROPOSED SUBDIVISION WILL BE VACATED BY THIS REPLAT.
- ** = EXISTING EL PASO ELECTRIC CO. UTILITY EASEMENTS SHOWN WITHIN THIS PROPOSED SUBDIVISION WILL BE VACATED BY THIS REPLAT.
- *** = EXISTING R.O.W.'S (LOS RANCHITOS SUBDIVISION IN VOLUME 2, PAGE 4) WITHIN THIS PROPOSED SUBDIVISION WILL BE VACATED BY SEPARATE INSTRUMENT.

REASON FOR REPLAT: CONSTRUCTION OF A STORMWATER DRAINAGE BASIN.

BENCHMARK:
 FOUND CITY MONUMENT ON THE CENTERLINE INTERSECTION OF RANCHITO AVENUE AND RUTLEDGE PLACE.
 ELEVATION: 3899.33' (NAVD 88 DATUM)

FLOODZONE:
 THIS PROJECT IS LOCATED WITHIN ZONES "AE" & "X" AS DESIGNATED IN PANEL 218 OF 800, MAP NUMBER 48141C0218F, DATED "PRELIMINARY JULY 8, 2020", OF THE FLOOD INSURANCE RATE MAPS IN THE AREA OF EL PASO COUNTY, TEXAS.
 ZONE "AE" - SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION (BFE).
 ZONE "X" - AREAS OF 1% ANNUAL CHANCE FLOOD WITH DEPTH LESS THAN ONE FOOT.

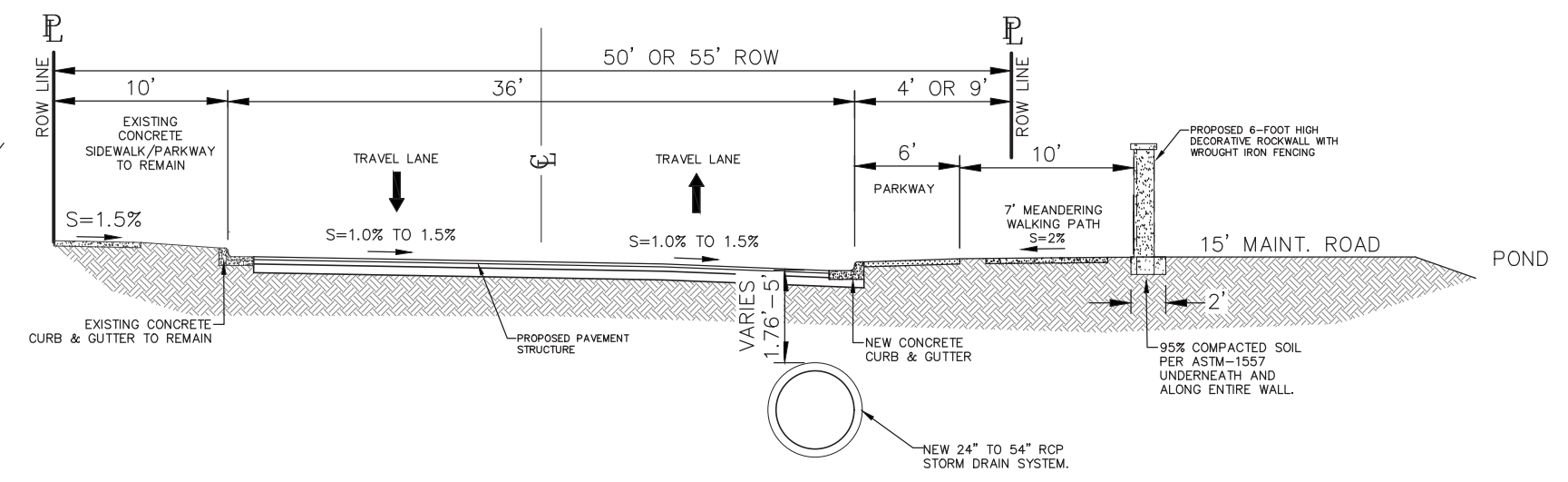
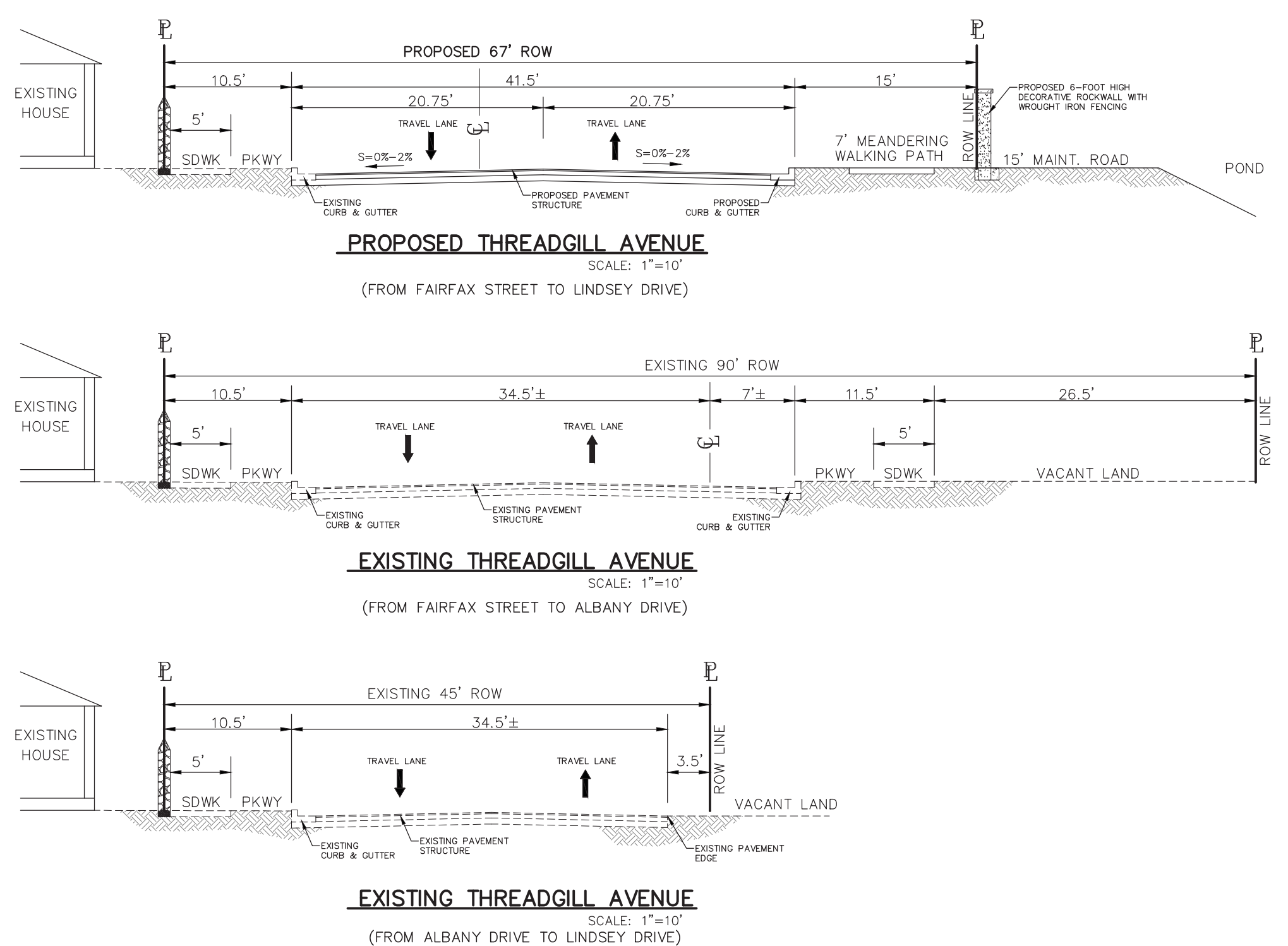
LEGEND
 ○ SET 1/2" REBAR WITH CAP STAMPED "B&A INC." (UNLESS OTHERWISE NOTED)
 *R.P.R.E.P.C. REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
 *P.R.E.P.C. PLAT RECORDS OF EL PASO COUNTY, TEXAS.

SITE ADDRESS
 5510 WILL RUTH AVENUE

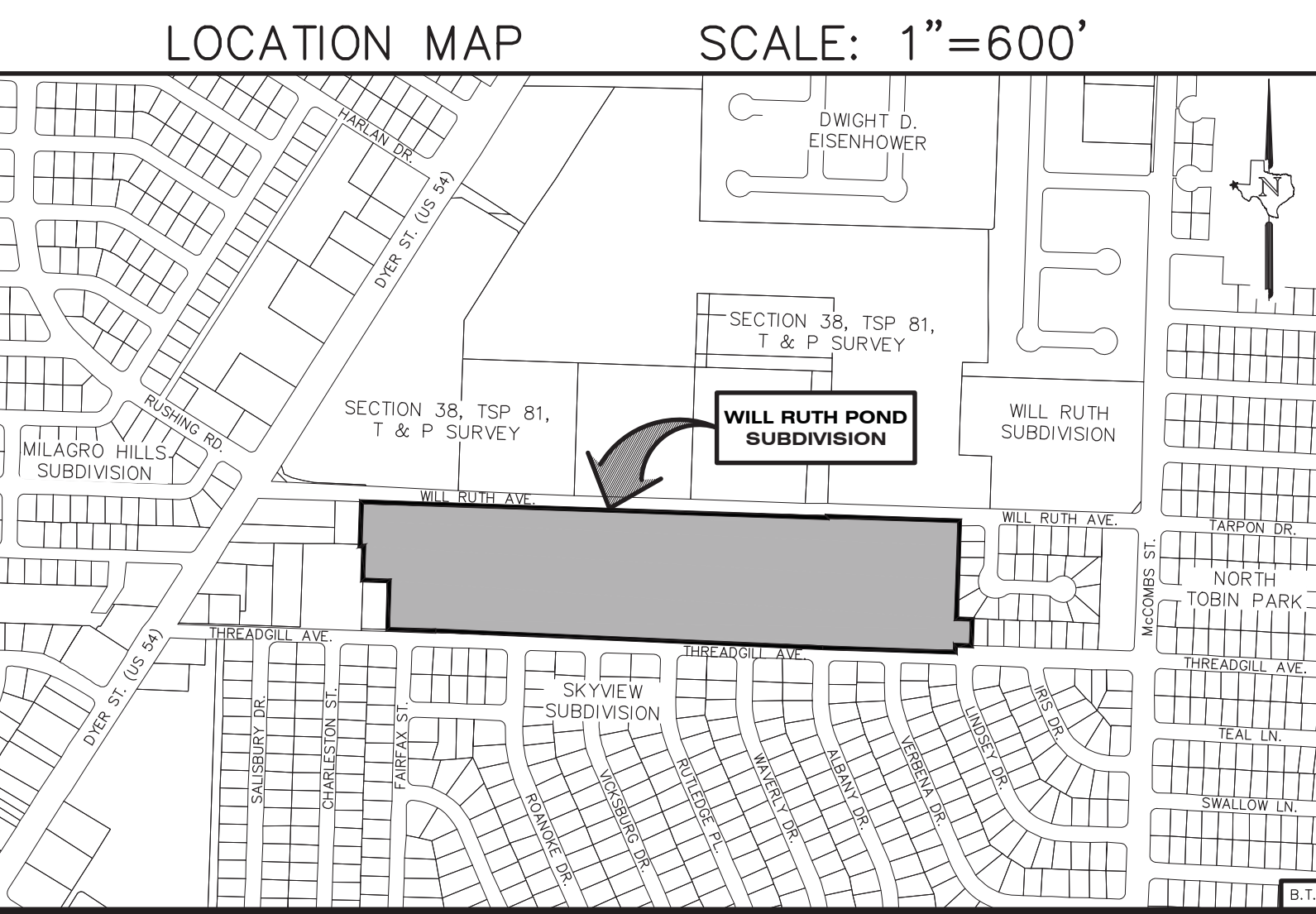
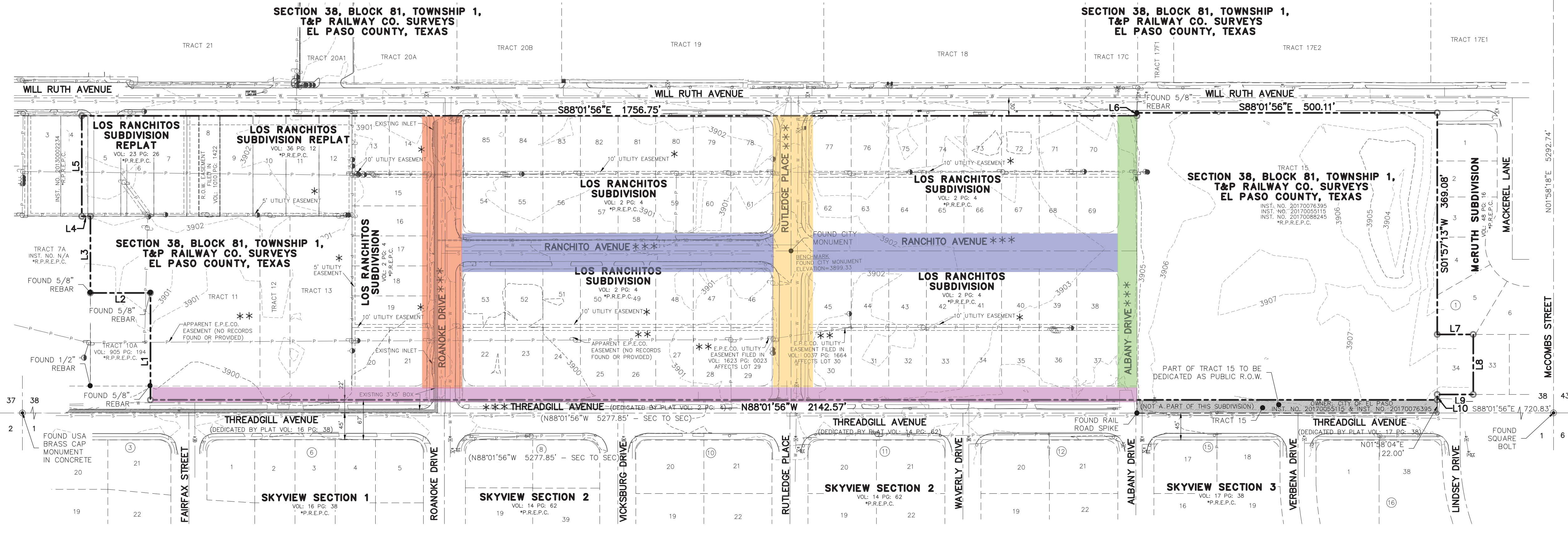
SCHOOL DISTRICT
 EL PASO INDEPENDENT SCHOOL DISTRICT

RIGHT-OF-WAY TO BE VACATED

- Roanoke Drive- Parcel 2
- Threadgill Avenue - Parcel 1
- Ranchito Avenue - Parcels 3 & 5
- Rutledge Place - Parcel 4
- Albany Drive - Parcel 6



EXISTING & PROPOSED TYPICAL SECTION (WILL RUTH AVE.)
 (FROM STA. 7+50 TO 29+40) SCALE: 1"=8'



LINE	BEARING	LENGTH
L1	N01°58'04"E	178.00'
L2	N88°01'56"W	100.00'
L3	N01°58'04"E	127.80'
L4	N88°01'56"W	14.40'
L5	N01°58'04"E	167.20'
L6	N01°58'04"E	5.00'
L7	S88°02'47"E	60.00'
L8	S01°57'13"W	100.00'
L9	N88°02'47"W	60.00'
L10	S01°57'13"W	8.92'

LEGEND	
	CURB
	IRON FENCE
	POST - BOLLARD
	ROCK WALL
	SIGN
	POWER POLE
	WATER VALVE
	FIRE HYDRANT
	BUSH
	WATER METER
	ANCHOR
	UTILITY BOX
	LAMP
	MANHOLE, COMMUNICATIONS
	MANHOLE, SEWER
	MAILBOX
	TRAFFIC SIGNAL
	BENCH
	MAJOR CONTOUR
	MINOR CONTOUR
	TRAFFIC SIGNAL LIGHT
	POWER LINE
	SANITARY SEWER
	APPROXIMATE LOCATION OF WATER LINE
	CONCRETE
	PAVEMENT
	APPROXIMATE LOCATION OF COMMUNICATIONS LINE
	APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINE
	APPROXIMATE RIGHT-OF-WAY (AS PER PLANS, REFER TO SURVEY NOTE NO. 4)

OWNER: Name THE EL PASO MUNICIPAL DRAINAGE UTILITY, BY AND THROUGH EL PASO WATER UTILITIES / PUBLIC SERVICE BOARD Address 1154 HAWKINS BLVD. City & Zip El Paso, TX, 79925 Phone (915) 594-5500

ENGINEER
 PLANNING-ENGINEERING-PROJECT MANAGEMENT
MCI Moreno Cardenas Inc.
 EL PASO SAN ANTONIO
 2505 E. Missouri Ave. El Paso, TX 79903 (915) 532-2091
 9601 McAllister Freeway #207 San Antonio, TX 78216 (210) 314-3553
 Texas Board of Professional Engineers Registration No. F-000554

SURVEYOR
Barragan & Associates Inc.
 LAND PLANNING & LAND SURVEYING
 TBPLS FIRM # 10151200
 10950 Pellicano Dr. Bldg. F - El Paso TX 79935
 Phone (915) 591-5709 Fax (915) 591-5706

CONTACT: MARCOS MEDINA, P.E.

CONTACT: BENITO BARRAGAN, R.P.L.S.

DATE OF PREPARATION: MARCH 23, 2022

Roanoke, Ranchito, Rutledge, Albany, Threadgill Right-of-Way Vacation



City Plan Commission — May 19, 2022

CASE NUMBER/TYPE:	SURW22-00007 – RIGHT-OF-WAY VACATION
CASE MANAGER:	Jorge Olmos, (915) 212-1607, OlmosJA@elpasotexas.gov
PROPERTY OWNER:	El Paso Municipal Drainage Utility, by and through El Paso Water Utilities – Public Service Board
REPRESENTATIVE:	Moreno Cardenas, Inc.
LOCATION:	East of Dyer Street and south of Purple Heart Memorial Highway (District 4)
PROPERTY AREA:	3.81 acres
ZONING DISTRICT(S):	R-4 (Residential)
RELATED APPLICATIONS:	Will Ruth Pond Subdivision (SUSU22-00033)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL WITH A CONDITION** of the Roanoke, Ranchito, Rutledge, Albany, Threadgill Right-of-Way (ROW) Vacation, subject to the following:

- That the MTP amendment for Roanoke be approved by City Council prior to the approval of the ROW vacation request by City Council.

Ranchito, Roanoke, Rutledge, Albany, & Threadgill ROW Vacation



Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant seeks to vacate all of Ranchito Avenue, and portions of Roanoke Drive, Rutledge Place, Albany Drive, and Threadgill Avenue, generally located east of Dyer Street and south of Purple Heart Memorial Highway. The area requested to be vacated is 3.81 acres in size. The applicant is vacating the right-of-way (ROW) in order to allow for the construction of stormwater detention facilities. The right-of-way is not improved, with no easements within the area to be vacated.

CASE HISTORY/RELATED APPLICATIONS: There is an existing subdivision case for the properties abutting the right-of-way (ROW), which proposes to resubdivide 24.19 acres of land into one pond site.

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

Surrounding Zoning and Use	
North	R-4 (Residential), C-1 (Commercial) / School, church, recreation center
South	R-4 (Residential) / Residential development
East	R-4 (Residential) / Vacant
West	R-4 (Residential), C-1 SC (Commercial/special conditions) / Vacant
Nearest Public Facility and Distance	
Park	Student Memorial Park (0.35 miles)
School	Irvin High School (0.35 miles)
Plan El Paso Designation	
G-3, Post War	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: Notices of the proposed right-of-way vacation were sent on May 3, 2022 to all property owners within 200 feet of the subject property. As of May 12, 2022, staff has not received any communication regarding this request.

CITY PLAN COMMISSION OPTIONS:

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

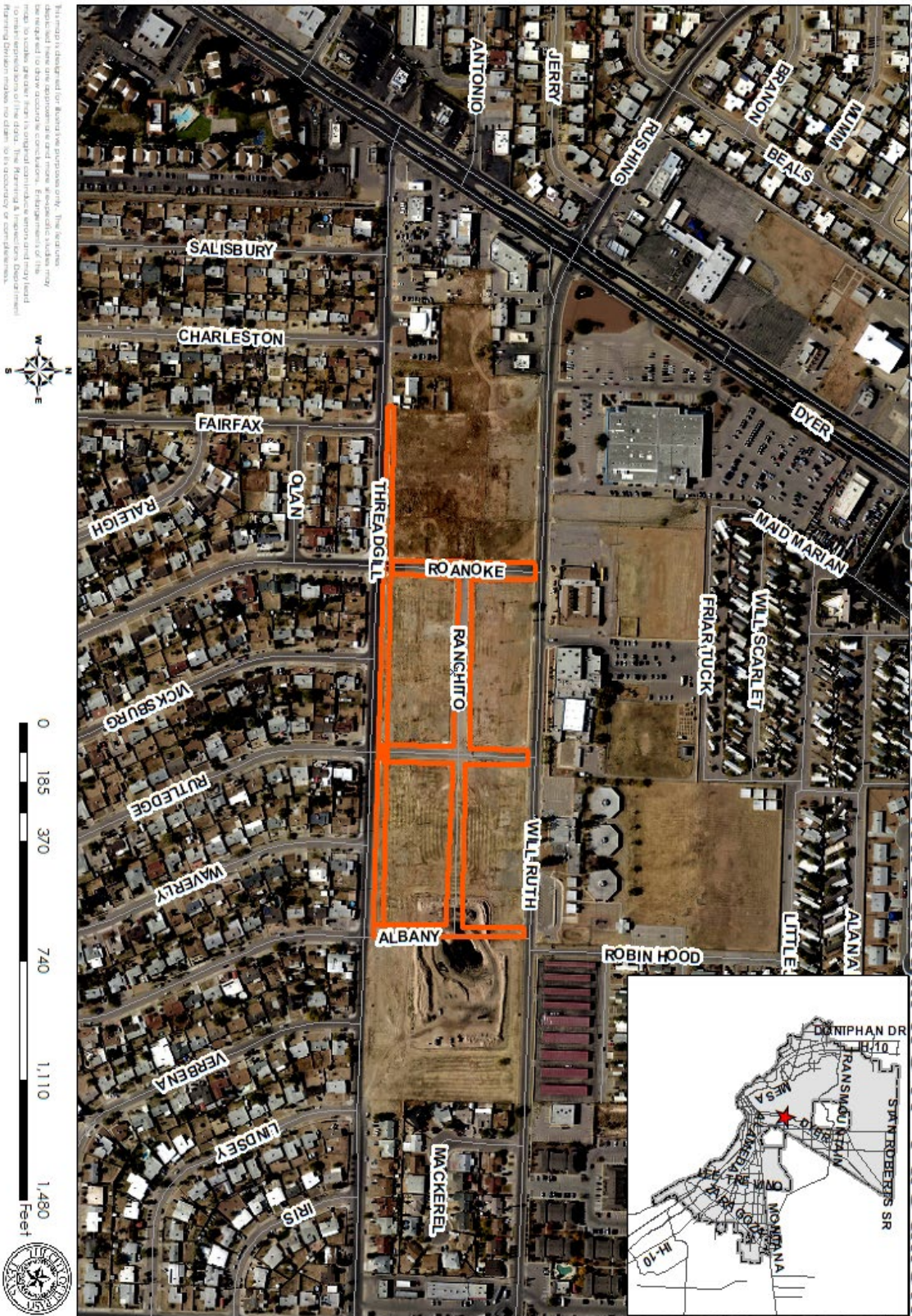
1. **Recommend Approval:** The CPC finds that the proposed vacation request is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Recommend Approval with Conditions:** The CPC may recommend that City Council impose additional conditions 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.

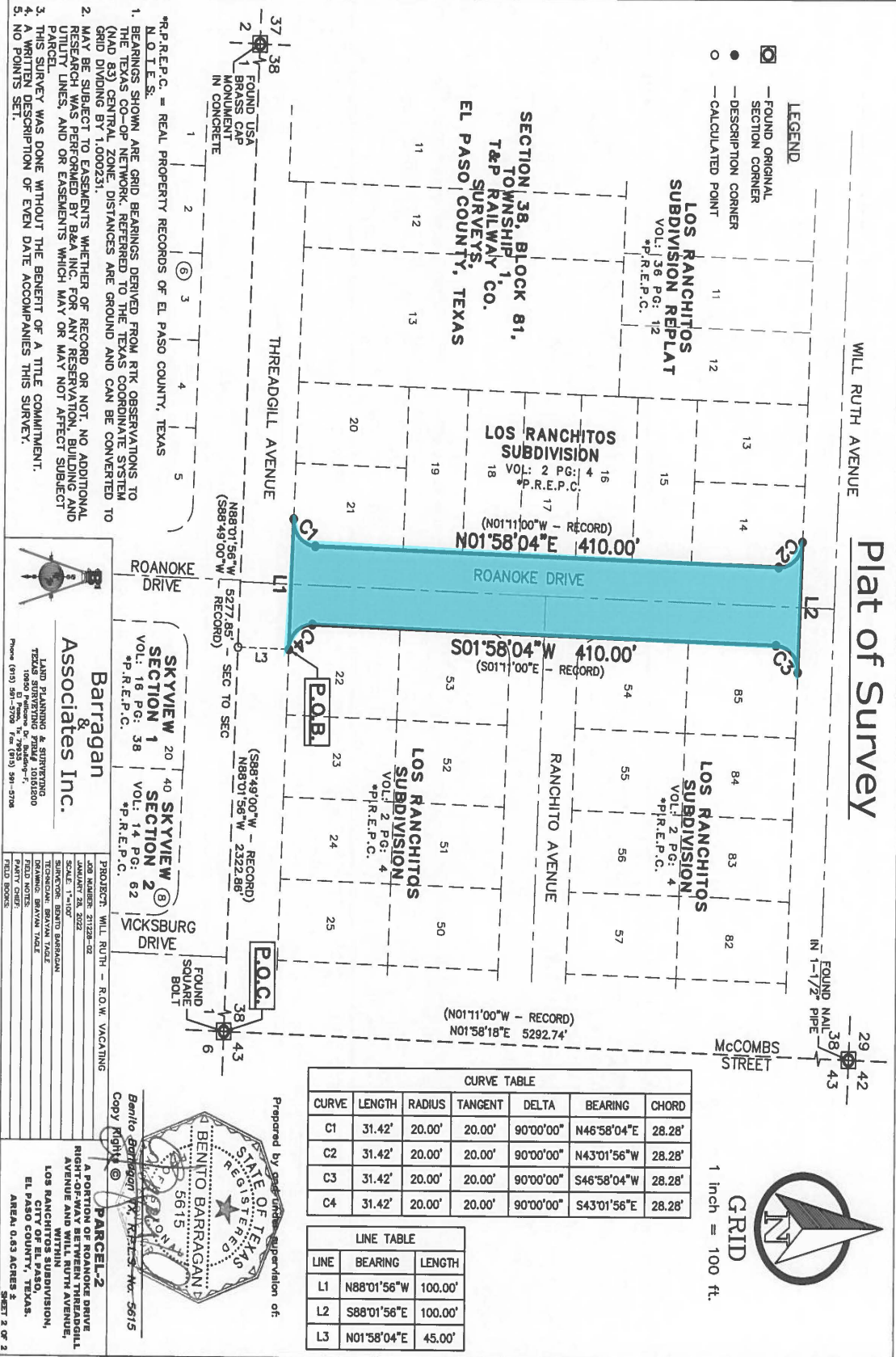
ATTACHMENTS:

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

ATTACHMENT 1

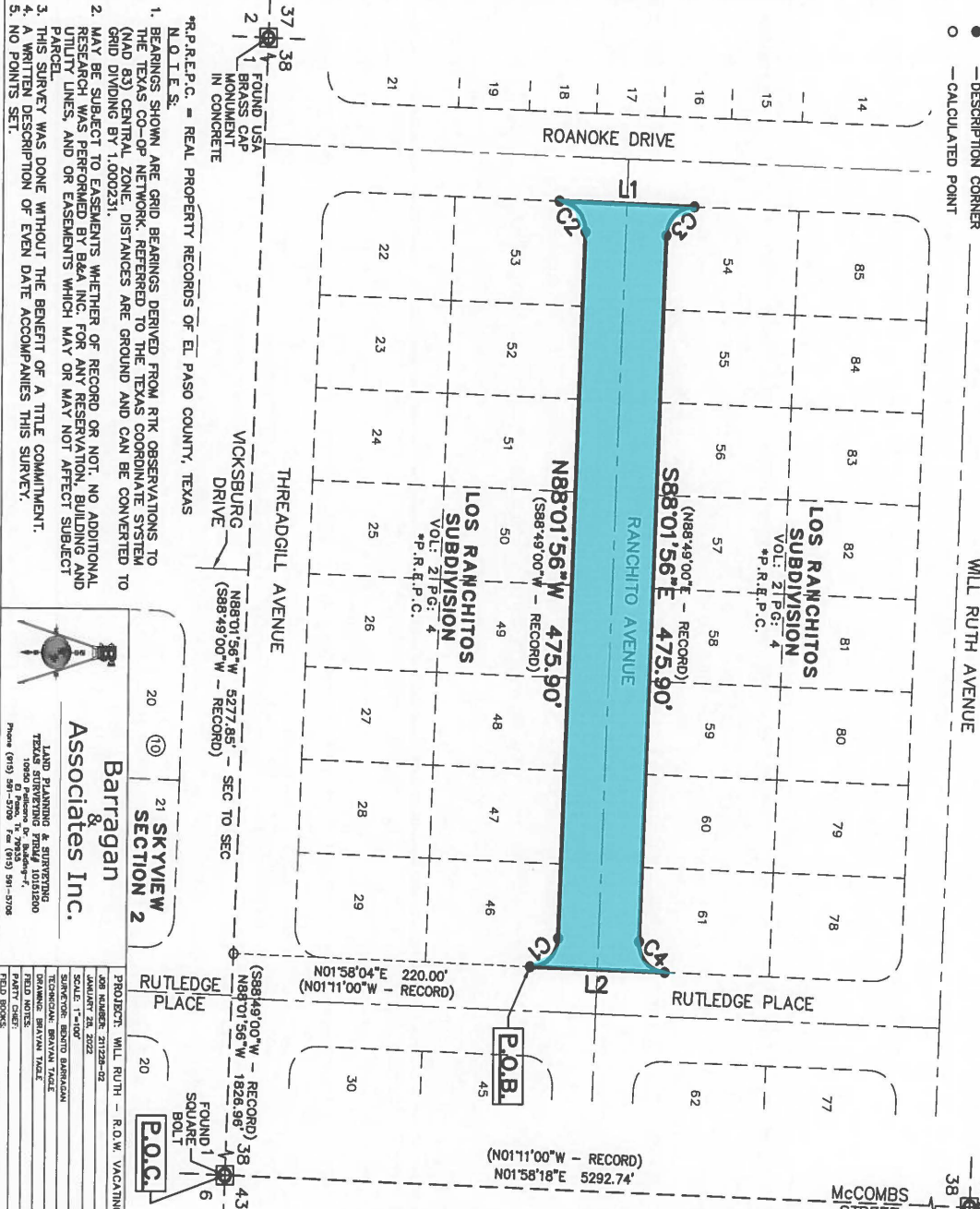
Ranchito, Rodnoke, Rutledge, Albany, & Threddgill ROW Vacation





Plat of Survey

- LEGEND**
- FOUND ORIGINAL SECTION CORNER
 - DESCRIPTION CORNER
 - CALCULATED POINT



- NOTES.**
1. BEARINGS SHOWN ARE GRID BEARINGS DERIVED FROM RTK OBSERVATIONS TO THE TEXAS CO-OP NETWORK, REFERRED TO THE TEXAS COORDINATE SYSTEM TO GRID DIVISION BY 1,000,231.
 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 PLAT LINES, AND OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT
 3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 4. A WRITTEN DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY.
 5. NO POINTS SET.

Barragan & Associates Inc.
 LAND PLANNING & SURVEYING
 TEXAS SURVEYING FIRM 10151200
 10151200
 10151200
 10151200
 Phone (915) 591-5708 Fax (915) 591-5708

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

SECTION 21 SKYVIEW 2

FOUND 1 SQUARE BOLT

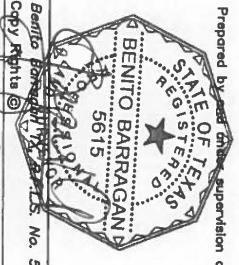
FOUND 1 SQUARE BOLT

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	31.42'	20.00'	20.00'	90°00'00"	N43°01'56"W	28.28'
C2	31.42'	20.00'	20.00'	90°00'00"	S48°58'04"W	28.28'
C3	31.42'	20.00'	20.00'	90°00'00"	S43°01'56"E	28.28'
C4	31.42'	20.00'	20.00'	90°00'00"	N48°58'04"E	28.28'

LINE TABLE

LINE	BEARING	LENGTH
L1	N01°58'04"E	100.00'
L2	S01°58'04"W	100.00'



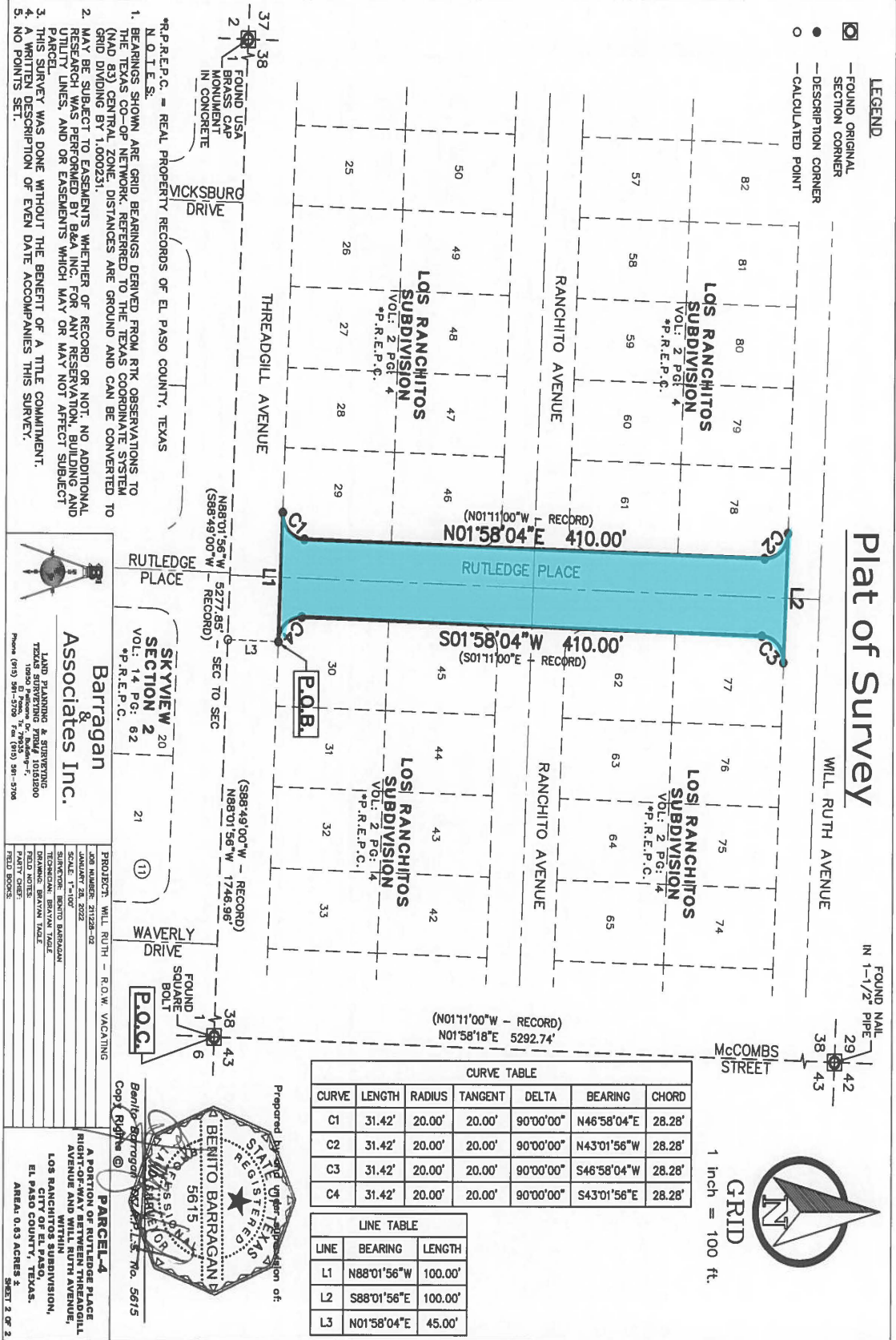
Prepared by *[Signature]* under supervision of *[Signature]*

PARCEL-3

A PORTION OF THE RIGHT-OF-WAY BETWEEN ROANOKE DRIVE AND RUTLEDGE PLACE, LOS RANCHITOS SUBDIVISION, EL PASO COUNTY, TEXAS. AREA: 0.72 ACRES ±

SHEET 2 OF 2





- LEGEND**
- FOUND ORIGINAL SECTION CORNER
 - DESCRIPTION CORNER
 - CALCULATED POINT

Plat of Survey

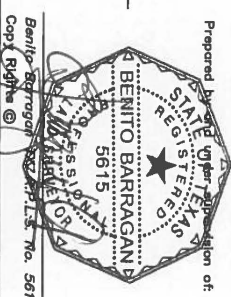
- NOTES:**
1. BEARINGS SHOWN ARE GRID BEARINGS DERIVED FROM RTK OBSERVATIONS TO THE TEXAS CO-OP NETWORK, REFERRED TO THE TEXAS COORDINATE SYSTEM TO GRID (SIC) LOCAL ZONE. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID (SIC) BY 1.000231.
 2. MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT. NO ADDITIONAL RESEARCH HAS BEEN DONE FOR ANY PERMITS, 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 DATE ACCOMPANIES THIS SURVEY.
 5. NO POINTS SET.

Barragan & Associates Inc.
 LAND PLANNING & SURVEYING
 10500 Redwood Dr., Suite 100
 Dallas, TX 75243
 Phone: (972) 981-5729 Fax: (972) 981-5700

PROJECT:	WILL RUTH - R.O.W. VACATING
JOB NUMBER:	31728-02
DATE:	JANUARY 26, 2022
SCALE:	1"=100'
TECHNICAL:	BENITO BARRAGAN
DRAWING:	BRUNN TALE
FIELD NOTES:	
PARTY CHECK:	
FIELD BOOKS:	

Prepared by: *Benito Barragan*
 Copied by: *Ruth*

PARCEL-4
 A PORTION OF RUTLEDGE PLACE RIGHT-OF-WAY BETWEEN THREADGILL AVENUE AND WILL RUTH AVENUE, LOS RANCHITOS SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.
 AREA: 0.43 ACRES ±
 SHEET 2 OF 2



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	31.42'	20.00'	20.00'	90°00'00"	N46°58'04"E	28.28'
C2	31.42'	20.00'	20.00'	90°00'00"	N43°01'56"W	28.28'
C3	31.42'	20.00'	20.00'	90°00'00"	S46°58'04"W	28.28'
C4	31.42'	20.00'	20.00'	90°00'00"	S43°01'56"E	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'



ATTACHMENT

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, R.P.S. 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

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;

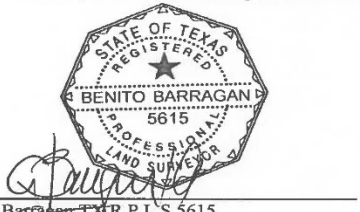
THENCE, 31.42 feet, leaving said southerly right-of-way line of Will Ruth Avenue, along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears S 46° 58' 03" W, a distance of 28.28 feet to a point on the easterly right-of-way line of Roanoke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

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

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, 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&P 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

ATTACHMENT 4



VACATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY APPLICATION

Date: 01/10/2022 File No. _____

1. APPLICANTS NAME: MILLS PLAZA PROPERTIES VIII, LP
 ADDRESS 123 W Mills Ave Suite 600 El Paso, Texas ZIP CODE 79901 TELEPHONE 915-504-7152

2. Request is hereby made to vacate the following: (check one)
 Street Alley Easement Other
 Street Name(s) 415 N Mesa/414 N. Oregon Subdivision Name MILLS ADDITION
 Abutting Blocks 2 Abutting Lots 10

3. Reason for vacation request: TO COMBINE ABUTTING LOTS TO CREATE A LARGER LOT FOR FUTURE DEVELOPMENT

4. Surface Improvements located in subject property to be vacated:
 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 vacated 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 vacated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature	Legal Description	Telephone
 _____	Parcel 1: 0.239 Acres of Block 2, Mills Map Addition	915-504-7152
 _____	Parcel 2: 0.178 Acres of Block 2, Mills Map Addition	915-504-7152

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations 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 Vacation. I/We further understand that the fee, if the Vacation 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 vacation 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: REPRESENTATIVE SIGNATURE: _____

REPRESENTATIVE (PHONE): 915 203 7277

REPRESENTATIVE (E-MAIL): ghallou@eli-engineering.com

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

No objections, staff recommends approval.

Planning and Inspections Department- Land Development Division

Any proposed improvements shall not impede the flow of storm-water runoff.

Parks and Recreation Department

No objections to proposed application.

Sun Metro

No comments received.

IT Department

No comments or concerns on this application.

Fire Department

No adverse comments, recommend approval.

Streets and Maintenance Department

TIA is not required.

Capital Improvement Department

No comments received.

El Paso Water

No comments received.

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 County

No comments received.

El Paso County Water Improvement District #1

No comments received.