

ORDINANCE NO. 019514**AN ORDINANCE VACATING A 53 SQUARE-FOOT PUBLIC UTILITY EASEMENT LOCATED WITHIN LOT 3, BLOCK 10, RIO VALLEY SUBDIVISION REPLAT A, CITY OF EL PASO, EL PASO COUNTY, TEXAS.**

WHEREAS, the abutting property owner has requested vacation of a 53 square-foot Public Utility Easement located within Lot 3, Block 10, Rio Valley Subdivision Replat A, City of El Paso, El Paso County, Texas; and,

WHEREAS, after a public hearing, the City Plan Commission has recommended a vacation of a 53 square-foot public utility easement located within Lot 3, Block 10, Rio Valley Subdivision Replat A, City of El Paso, El Paso County, Texas, and the City Council finds that said easement 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, a 53 square-foot public utility easement located within Lot 3, Block 10, Rio Valley Subdivision Replat A, 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.

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 easement to El Paso Accent Homes.

(Signatures on the following pages)

019514**ORDINANCE NO.** _____

HQ 23-681 | Tran #490569 | P&I

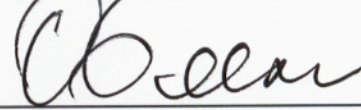
Ta Suil Easement Vacation

RTA

SUET22-00007

ADOPTED this 6 day of June, 2023.

THE CITY OF EL RASO



Oscar Leeser
Mayor

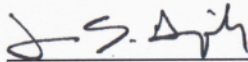


ATTEST:



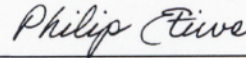
Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Juan Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

(Quit Claim Deed on the following page)

ORDINANCE NO. 019514

HQ 23-681 | Tran #490569 | P&I

Ta Sui Easement Vacation

RTA

SUET22-00007

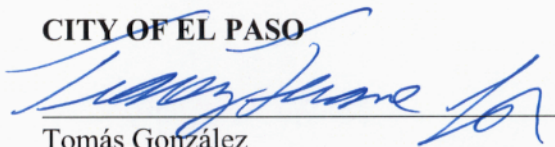
NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS }
 }
 } **QUITCLAIM DEED**
COUNTY 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 valuable consideration, the sufficiency of which is acknowledged, **THE CITY OF EL PASO**, has released and quitclaimed and by these presents does release and quitclaim unto the **El Paso Accent Homes, LLC.**, all its rights, title, interest, claim and demand in and to the property which was vacated, closed and abandoned by **Ordinance No. 019514**, passed and approved by the City Council of the City of El Paso and described as **A 53 SQUARE-FOOT UTILITY EASEMENT LOCATED WITHIN LOT 3, BLOCK 10, RIO VALLEY SUBDIVISION REPLAT A, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS**, which is more fully described in the attached metes and bounds description, identified as Exhibit "A" and in the attached survey identified as Exhibit "B" and made a part hereof by reference.


WITNESS the following signatures and seal this 10th day of June, 2023.

CITY OF EL PASO



Tomás González
City Manager

ATTEST:



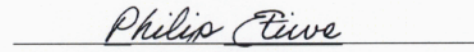
Laura D. Prine,
City Clerk

APPROVED AS TO FORM:



Juan S. Gonzalez
Senior Assistant City Attorney

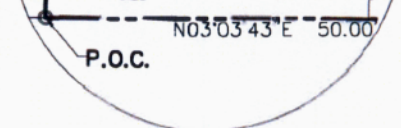
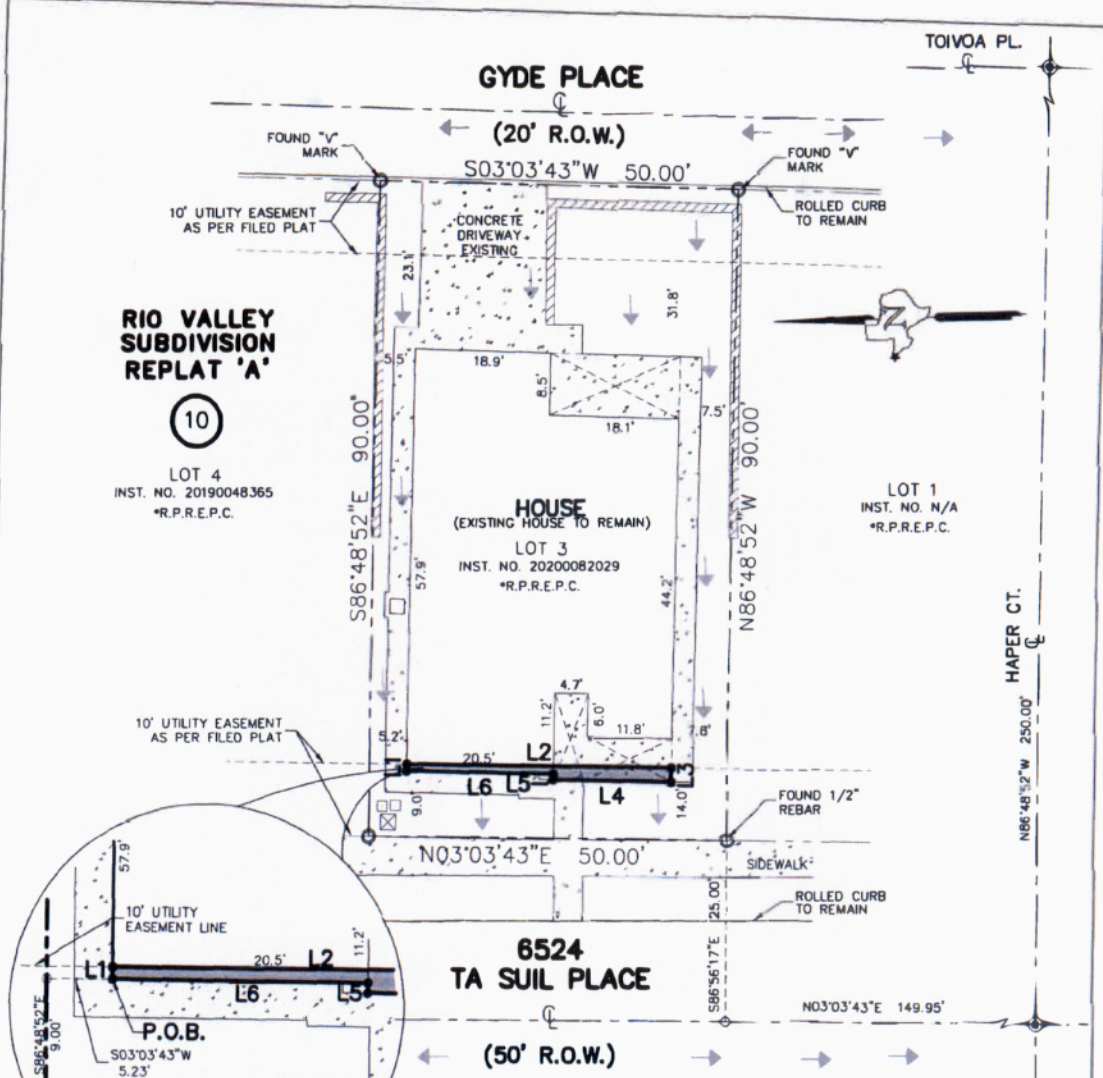
APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning and Inspections Department

(Acknowledgement on following page)

EXHIBIT A



**RIO VALLEY
SUBDIVISION
REPLAT 'A'**

(10)

LOT 4
INST. NO. 20190048365
*R.P.R.E.P.C.

HOUSE
(EXISTING HOUSE TO REMAIN)
LOT 3
INST. NO. 20200082029
*R.P.R.E.P.C.

LOT 1
INST. NO. N/A
*R.P.R.E.P.C.

**6524
TA SUIL PLACE**

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

NOTES

- PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X", PER F.I.R.M. PANEL NUMBER 480212 0125 B, LAST REVISION DATE 09-04-91. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.
- 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 DISTANCE.
- ONLY EASEMENTS SHOWN ON THE SUBDIVISION PLAT OR RECORDED EASEMENTS AS LISTED ON THE TITLE COMMITMENT ARE SHOWN. NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATIONS, RESTRICTIONS, BUILDING LINES AND/OR EASEMENTS WHICH MAY AFFECT SUBJECT PARCEL.
- PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS AND CONFIRMING THE SIZE AND USE OF ALL RECORDED EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
- THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS ONLY TO BE USED FOR TITLE INSURANCE BY THE HEREON NAMED BORROWER, MORTGAGE COMPANY, AND/OR TITLE COMPANY.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- A WRITTEN DESCRIPTION DATED 11-10-2022 ACCOMPANIES THIS PLAT.
- THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATED AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED; AND IS ADDRESSED EXCLUSIVELY TO THE PARTIES NAMED HEREON.

LEGEND

- — FOUND 1/2" REBAR W/CAP "B&A INC" (UNLESS NOTED OTHERWISE)
- ⊙ — FOUND ORIGINAL CITY MONUMENT
- — CALCULATED POINT (NOT SET)
- ▨ — ROCK WALL
- ▨ — COVERED AREA
- ▨ — CONCRETE
- — UTILITY PEDESTAL
- ⊗ — ELECTRIC BOX
- — DRAINAGE FLOW

LINE TABLE		
LINE	BEARING	LENGTH
L1	S86°33'49"E	0.96'
L2	S03°03'43"W	36.96'
L3	N86°33'49"W	2.00'
L4	N03°26'11"E	16.46'
L5	S86°33'49"E	0.80'
L6	N03°26'11"E	20.50'

B¹ Barragan & Associates Inc.

LAND PLANNING & SURVEYING
TBPELS FIRM # 10151200
10950 Pellicano Dr. Building-F,
El Paso, Tx 79935
Phone (915) 591-5709 Fax (915) 591-5706

Plat of Survey

PORTION OF A 10' WIDE EASEMENT WITHIN LOT 3, BLOCK 10, RIO VALLEY SUBDIVISION REPLAT "A", AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS. AREA 53 SQ. FEET ±

Plat Reference Clerk's File No. 20140049084

Scale: 1"=20' Date: 11-14-2022 Drawn By: AA

I hereby certify that the foregoing survey was made on the ground and under my supervision and I find and correct to the best of my knowledge and belief.

BENITO BARRAGAN
5615
PROFESSIONAL LAND SURVEYOR

Benito Barragan, TX, RPLS NO. 5615
Job No. 210908-19 Copy Rights ©
Field: GP Book: N/A Page: N/A

Barragan And Associates Inc.

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

METES AND BOUNDS DESCRIPTION

Description of a portion of a 10' utility easement within Lot 3, Block 10, Rio Valley Subdivision Replat "A", an addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof recorded in File No. 20140049084, Plat Records of El Paso County, Texas, and being more particularly described as follows:

COMMENCING, at a found 1/2" rebar with cap "B&A Inc" at the westerly common corner of Lot 3 and Lot 4, Block 10, Rio Valley Subdivision Replat "A", an addition to the city of El Paso, El Paso County, Texas, **THENCE**, S 86°48'52" E, along the common corner of lots 3 and 4, block 10 a distance of 9.00' to a point on the easterly line of a 10 foot wide easement; **THENCE**, S 03°03'43" W, leaving said common line along said easterly line, a distance of 5.23 feet to a northwesterly corner of a house, also being the **POINT OF BEGINNING** of this description:

THENCE, S 86°33' 49" E, a distance of 0.96 feet, to a point on the intersection of the northerly line of house with the easterly line of a 10' wide utility easement as shown on filed plat of Rio Valley Subdivision Replat "A";

THENCE, S 03°03'43" W, along the Easterly line of a 10' easement line a distance of 36.96 feet to a point on the easterly side of a covered area;

THENCE, N 86°33'49" W, along the easterly side of the covered area, a distance of 2.00 feet to a point to the southeast corner of said covered area;

THENCE, N 03°26' 11" E, along the south side of said covered area, a distance of 16.46 feet to a point on the northwesterly corner of said covered area;

THENCE, S 86°33'49" E, a distance of 0.80 feet to a point on the southwesterly corner of a house;

THENCE, N 03°26'11" E, along the westerly wall of a house, a distance of 20.50 feet to the **POINT OF BEGINNING** of this description and containing in all 53 sq. feet 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 derived from RTK observations to the Texas CO-OP network application. Referred to the Texas Coordinate System (NAD 83) central zone. Distances are ground and can be converted to grid by 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 Plat of Survey dated 11-14-2022 accompanies this description.



Benito Barragan, Texas R.P.L.S. 5615
Barragan and Associates Inc.
Texas Surveying Firm # 10151200
6524 Ta Sul Pl.
November 14, 2022

Doc # 20230043199
#Pages 6 #NFPages 1
06/15/2023 09:02 AM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$46.00

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