

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



**DEPARTMENT:** Planning and Inspections

**AGENDA DATE:** 8/5/25

**PUBLIC HEARING DATE:** 8/19/25

**CONTACT PERSON NAME:** Philip F. Etiwe

**PHONE NUMBER:** (915) 212-1553

**2nd CONTACT PERSON NAME:** Alex Alejandre

**PHONE NUMBER:** (915) 212-1642

**DISTRICT(S) AFFECTED:** 8

**STRATEGIC GOAL:**

#3 Promote the Visual Image of El Paso

**SUBGOAL:**

3.2 Set one standard for infrastructure across the city

**SUBJECT:**

An Ordinance amending Ordinance No. 019580 vacating a 1.061 acre portion of Randolph Street and Blacker Avenue Rights-Of-Way, to include the entirety of the intersection of Randolph Street and Blanchard Avenue, located within Alexander Addition, City of El Paso, El Paso County, Texas

Subject Property: Randolph Street and Blacker Avenue

Applicant: Board of Regents of the University of Texas System SURW23-00013

**BACKGROUND / DISCUSSION:**

The applicant is requesting to amend the previously approved ordinance that vacated portions of Randolph Street and Blacker Avenue within Alexander Addition, the amendment is to include the entirety of the intersection of Randolph Street and Blacker Avenue which was left out of the previously approved ordinance, and to correctly reference the applicant's name.

**COMMUNITY AND STAKEHOLDER OUTREACH:**

Notices were mailed on July 3, 2025 and notice in the El Paso Times was posted on July 9, 2025.

**PRIOR COUNCIL ACTION:**

City Council approved the original ordinance on December 12, 2023.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

N/A

NAME	AMOUNT (\$)

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**DEPARTMENT HEAD:**

Philip FIVE

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING ORDINANCE NO. 019580 VACATING A 1.061 ACRE PORTION OF RANDOLPH STREET AND BLACKER AVENUE RIGHTS-OF-WAY, TO INCLUDE THE ENTIRETY OF THE INTERSECTION OF RANDOLPH STREET AND BLANCHARD AVENUE, LOCATED WITHIN ALEXANDER ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS.**

**WHEREAS**, the El Paso City Council approved Ordinance No. 019580 on December 12, 2023 (“Prior Ordinance”), vacating a 0.948 acre portion of Randolph Street and Blacker Avenue rights-of-way, located within the Alexander Addition, City of El Paso, El Paso County, Texas; and

**WHEREAS**, a Quitclaim Deed (“Quitclaim Deed”) executed December 12, 2023 following approval of the Prior Ordinance from the City of El Paso contained the incomplete name of the Grantee thereunder and did not contain the complete legal description of the property;

**WHEREAS**, the legal description used in the Prior Ordinance and Quitclaim Deed did not describe the entirety of the property to be vacated, quitclaimed, and released by the City of El Paso; and

**WHEREAS**, the City of El Paso and the Board of Regents of The University of Texas System desire to amend the Prior Ordinance and the Quitclaim Deed to confirm and correct the name of the Grantee and to include a correct and complete legal description of the property; and

**WHEREAS**, after a public hearing the City Plan Commission has recommended this amendment of Ordinance No. 019580 to include the complete legal description of the property, including the entirety of the intersection of Randolph Street and Blanchard Avenue, and the City Council finds that said rights-of-way are 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, in accordance with Texas Local Government Code 272 (j) to promote and maintain a public purpose related to higher education, the entire 1.061 acre portion of Randolph Street and Blacker Avenue rights-of-way including the entirety of the intersection of Randolph Street and Blanchard Avenue located within Alexander Addition, 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 rights-of-way to the Board of Regents of The University of Texas System.

*Signatures on following page*

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**THE CITY OF EL PASO**

**ATTEST:**

\_\_\_\_\_  
**Renard U. Johnson**  
Mayor

\_\_\_\_\_  
**Laura D. Prine**  
City Clerk

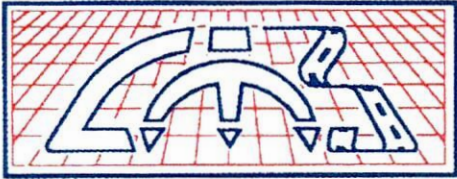
**APPROVED AS TO FORM:**

*Russel T. Abeln*  
\_\_\_\_\_  
**Russell Abeln**  
Senior Assistant City Attorney

**APPROVED AS TO CONTENT:**

*Philip Etiwe*  
\_\_\_\_\_  
**Philip Etiwe**, Director  
Planning & Inspections Department

# EXHIBIT A



***Land-Mark Professional Surveying, Inc.***

*"Serving Texas, New Mexico & Arizona"*

## **METES AND BOUNDS DESCRIPTION**

**A PORTION OF RANDOLPH STREET (70 FEET WIDE) AND A PORTION OF BLACKER AVENUE (70 FEET WIDE), ALL WITHIN ALEXANDER ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;**

**BEGINNING**, at a point lying at the northwesterly corner of Block 118, Alexander Addition and lying in the southeasterly right-of-way line of Blacker Avenue; *whence* an existing city monument lying 10 feet north and 10 feet east of the centerline intersection of N. Kansas Street and E. Hague Road, bears North  $64^{\circ}28'52''$  East, a distance of 1975.75 feet;

**THENCE**, South  $56^{\circ}11'17''$  West, with said southeasterly right-of-way line, a distance of 330.00 feet, to a point lying at the northwesterly corner of Block 119, Alexander Addition and in the northeasterly right-of-way line of Hawthorne Street, for a corner of this parcel; *whence* an existing city monument lying at the centerline intersection of W. Schuster Avenue and Lawton Drive bears South  $12^{\circ}53'42''$  East, a distance of 1022.38 feet;

**THENCE**, North  $33^{\circ}48'43''$  West, with said northeasterly right-of-way line, a distance of 70.00 feet to a point lying at the southwesterly corner of Block 122, Alexander Addition and lying in the northwesterly right-of-way line of Blacker Avenue, for a corner of this parcel;

**THENCE**, North  $56^{\circ}11'17''$  East, with said northwesterly right-of-way line, a distance of 260.00 feet to a point lying at the southeasterly corner of Block 122, Alexander Addition and lying in the southwesterly right-of-way line of Randolph Street, for a corner of this parcel;

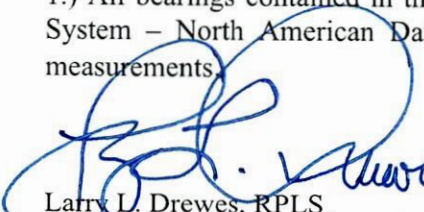
**THENCE**, North  $33^{\circ}48'43''$  West, with said southwesterly right-of-way line, a distance of 330.00 feet to a point lying at the southeasterly corner of Block 157, Alexander Addition and lying in the northwesterly right-of-way line of Blanchard Avenue, for a corner of this parcel;

**THENCE**, North  $56^{\circ}11'17''$  East, with said northwesterly right-of-way line, a distance of 70.00 feet to a point lying at the southwesterly corner of Block 156, Alexander Addition and lying in the northeasterly right-of-way line of Randolph Street, for a corner of this parcel;

**THENCE**, South  $33^{\circ}48'43''$  East, with said northeasterly right-of-way line, a distance of 400.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 1.061 Acres (46,200 Square feet) more or less.

1.) All bearings contained in this description are based upon the Central Zone of the Texas Coordinate System – North American Datum (NAD) of 1983 (1993); and 2.) Distances are horizontal surface measurements.

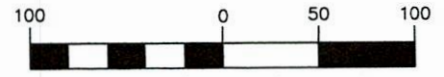
  
Larry L. Drewes, RPLS  
Texas License No. 4869  
Job Number 34085-A  
February 25, 2025







# GRAPHIC SCALE

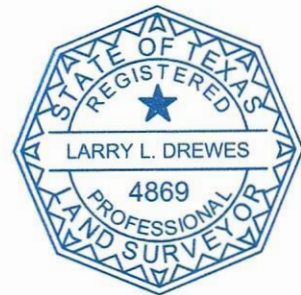


( IN FEET )  
1 inch = 100 ft.

## Notes:

- 1.) A metes and bounds description with same date accompanies this plat.
- 2.) Bearings shown hereon are based on the Central Zone of the Texas Coordinate System— North American Datum (NAD) of 1983 (1993).

City Monument lying 10 feet North and 10 feet East of the intersection of N. Kansas Street and E. Hague Road.

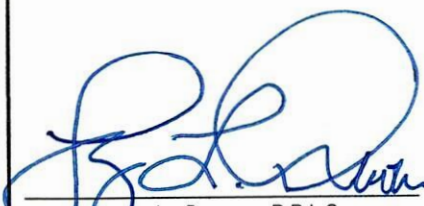


City Monument at the intersection of W. Schuster Avenue and Lawton Drive

**AREA**  
1.061 Acres  
46,200 Sq. Ft.

LINE	DIRECTION	DISTANCE
L1	N33°48'43"W	70.00'
L2	N56°11'17"E	70.00'

I hereby certify that the foregoing boundary survey was made by me or under my supervision.

  
Larry L. Drewes, R.P.L.S.  
Texas 4869 N.M. 11402

## Plat of Survey

**A PORTION OF RANDOLPH STREET  
AND A PORTION OF BLACKER AVENUE  
WITHIN ALEXANDER ADDITION,  
EL PASO COUNTY, TEXAS**



**Land-Mark Professional  
Surveying, Inc.**

1420 Bessemer Drive, Suite 'A'  
El Paso, Texas 79936  
(915) 598-1300

Texas Licensed Surveying Firm  
Registration Number 10125900  
email: Larry@Land-marksurvey.com  
"Serving Texas, New Mexico  
and Arizona"

Job No. 25-02-34085-A

Scale: 1" = 100'

Date: February 25, 2025

**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    }**

WHEREAS, the Board of Regents of The University of Texas System is the owner of Blocks 122, 156 and 157 within the Alexander Addition in El Paso County, Texas, both of which blocks the property abut Blanchard Avenue;

WHEREAS, by Deed Without Warranty further described below, Tenant Hospitals Limited, a Texas limited partnership, conveyed to the Board of Regents of The University of Texas System Block 123 within the Alexander Addition in El Paso County, Texas;

WHEREAS, after a public hearing, the City of El Paso Plan Commission recommended the vacation of the Randolph Street and Blacker Avenue right-of-way located within Alexander Addition, City of El Paso, El Paso, Texas (“Original Vacation Property”), which is further described and set forth on Exhibit A attached hereto;

WHEREAS, under City of El Paso Ordinance No. 019580 (“Ordinance”) adopted December 12, 2023, and in accordance with Texas Local Government Code 272(j), the City Council of the City of El Paso found that the right-of-way is not needed for public use, should be vacated as recommended by the City of El Paso Plan Commission and that a portion of Randolph Street and Blacker Avenue should be vacated, closed, abandoned and quitclaimed to Grantee named herein;

WHEREAS, following said approval of the Ordinance, a Quitclaim Deed releasing and quitclaiming the property to “University of Texas at El Paso” was executed by the City of El Paso and was filed of record along with the Ordinance and without any legal description included or attached on January 3, 2024 under Document Number 20240000307 in the Official Public Records of Real Property in El Paso County, Texas;

WHEREAS, the City of El Paso subsequently filed for record a Quitclaim Deed, which included the legal description of the Original Vacation Property, the Ordinance, and a copy of the executed but previously unrecorded Deed Without Warranty from Tenant Hospitals Limited, a Texas limited partnership to the Board of Regents of the University of Texas System, on February 6, 2024 under Document Number 20240008358 in the Official Public Records of Real Property in El Paso County, Texas;

WHEREAS, the City of El Paso subsequently filed for record a Quitclaim Deed, along with the Ordinance, correcting Grantee’s name to the “Board of Regents of The University of Texas System” but did not include a legal description, on April 29, 2024 under Document Number 20240030057 in the Official Public Records of Real Property in El Paso County, Texas;

WHEREAS, the Original Vacation Property legal description did not describe the entirety of the property to be quitclaimed and released by the City of El Paso;

WHEREAS, after a public hearing of the City Plan Commission, on \_\_\_\_\_, 2024, the City Council of the City of El Paso by \_\_\_\_\_ *Ordinance No?* confirmed its intent was that the entirety of the intersection of Randolph Street and Blanchard Avenue in the Alexander Addition of the City of El Paso ("Vacated Intersection"), which is further described and set forth on Exhibit B attached hereto, should be vacated, closed and abandoned and should further be quitclaimed and released to the Grantee named herein; and

WHEREAS, the parties desire to correct the Quitclaim Deed filed of record by confirming the name of the Grantee as stated below and by including a correct and complete legal description of the property intended to be quitclaimed and released by the City of El Paso;

NOW, THEREFORE, **THE CITY OF EL PASO**, has released and quitclaimed and by these presents does release and quitclaim unto the **Board of Regents of The University of Texas System** (the "Grantee"), all rights, title, interests, claim and demand in and to the property which was vacated, closed and abandoned by Ordinance Nos. 019580 and \_\_\_\_\_, passed and approved by the City Council of the City of El Paso and described as **A PORTION OF RANDOLPH STREET AND BLACKER AVENUE, LOCATED WITHIN ALEXANDER ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS**, which is more fully described in the attached metes and bounds description and survey, identified as Exhibit C and made a part hereof by reference.

WITNESS the following signatures and seal this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**CITY OF EL PASO**

\_\_\_\_\_  
Dionne Mack, City Manager

**ATTEST:**

\_\_\_\_\_  
Laura D. Prine, City Clerk

**APPROVED AS TO FORM:**

*Russel T. Abeln*

\_\_\_\_\_  
Russell T. Abeln  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

*Phillip F. Etiwe*

\_\_\_\_\_  
Phillip F. Etiwe, Director  
Planning and Inspections Department

*(Acknowledgement on following page)*



**THE STATE OF TEXAS                    }**

**COUNTY OF EL PASO                    }**

      This instrument is acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_,  
2025, by Dionne Mack, as City Manager for the CITY OF EL PASO.

\_\_\_\_\_  
Notary Public, State of Texas  
Notary's Printed or Typed Name:

My Commission Expires:

\_\_\_\_\_

**AFTER FILING RETURN TO:**

The University of Texas System  
Attn: Real Estate Office  
210 West 7th Street, Suite 14.651  
Austin, Texas 78701

**EXHIBIT A**  
**Original Vacation Property**

A PORTION OF RANDOLPH STREET (70 FEET WIDE) AND A PORTION OF BLACKER AVENUE (70 FEET WIDE), ALL WITHIN ALEXANDER ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a point lying at the northeasterly corner of Block 122, Alexander Addition, and in the southeasterly right-of-way line of Blanchard Avenue;

**THENCE**, North  $56^{\circ}11'17''$  East, with said southeasterly right-of-way line, a distance of 35.00 feet to a point lying in the centerline of Randolph Street, for a corner of this parcel;

**THENCE**, South  $33^{\circ}48'43''$  East, with said centerline of Randolph Street, a distance of 295.00 feet to a point lying at the centerline intersection of said Blacker Avenue and said Randolph Street, for a corner of this parcel; *whence* an existing city monument lying 10 feet north and 10 feet east of the centerline intersection of N. Kansas Street and E. Hague Road, bears North  $65^{\circ}19'20''$  East, a distance of 2015.65 feet;

**THENCE**, South  $56^{\circ}11'17''$  West, with said centerline of Blacker Avenue, a distance of 295.00 feet, to a point lying in the northeasterly right-of-way line of Hawthorne Street, for a corner of this parcel; *whence* an existing city monument lying at the centerline intersection of W. Schuster Avenue and Lawton Drive bears South  $13^{\circ}34'25''$  East, a distance of 1055.15 feet;

**THENCE**, North  $33^{\circ}48'43''$  West, departing said centerline of Blacker Avenue and with said northeasterly right-of-way line, a distance of 35.00 feet to a point lying at the southwesterly corner of said Block 122, Alexander Addition and in the northwesterly right-of-way line of Blacker Avenue, for a corner of this parcel;

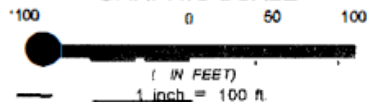
**THENCE**, North  $56^{\circ}11'17''$  East, with said northwesterly with said right-of-way line, a distance of 260.00 feet to a point lying at the southeasterly corner of said Block 122, Alexander Addition and in the southwesterly right-of-way line of said Randolph Street, for a corner of this parcel;

**THENCE**, North  $33^{\circ}48'43''$  West, with said southwesterly right-of-way line of Blanchard Avenue, a distance of 260.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 0.446 Acres (19,425 square feet) more or less.



GRAPHIC SCALE



Notes:

- 1.) A metes and bounds description with same date accompanies this plat.
- 2.) Bearings shown hereon are based on the Central Zone of the Texas Coordinate System- North American Datum (NAD) of 1983 (1993).

City Monument lying 10 feet North and 10 feet East of the intersection of N. Kansas Street and E. Hague Road.



City Monument at the intersection of W. Schuster Avenue and Lawton Drive

0.446 Acres 19,425 Sq. Ft.

LINE	DIRECTION	DISTANCE
L1	N.33°48'4.3"W	.35.00'
L2	N56°11'17"E	.35.00'

**A PORTION OF RANDOLPH STREET (70 FEET WIDE) AND A PORTION OF BLACKER AVENUE (70 FEET WIDE), ALL WITHIN ALEXANDER ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;**

**BEGINNING**, at a point lying at the northeasterly corner of Block 122, Alexander Addition, and in the southeasterly right-of-way line of Blanchard Avenue;

**THENCE**, North  $56^{\circ}11'17''$  East, with said southeasterly right-of-way line, a distance of 35.00 feet to a point lying in the centerline of Randolph Street, for a corner of this parcel;

**THENCE**, South  $33^{\circ}48'43''$  East, with said centerline of Randolph Street, a distance of 295.00 feet to a point lying at the centerline intersection of said Blacker Avenue and said Randolph Street, for a corner of this parcel; *whence* an existing city monument lying 10 feet north and 10 feet east of the centerline intersection of N. Kansas Street and E. Hague Road, bears North  $65^{\circ}19'20''$  East, a distance of 2015.65 feet;

**THENCE**, South  $56^{\circ}11'17''$  West, with said centerline of Blacker Avenue, a distance of 295.00 feet, to a point lying in the northeasterly right-of-way line of Hawthorne Street, for a corner of this parcel; *whence* an existing city monument lying at the centerline intersection of W. Schuster Avenue and Lawton Drive bears South  $13^{\circ}34'25''$  East, a distance of 1055.15 feet;

**THENCE**, North  $33^{\circ}48'43''$  West, departing said centerline of Blacker Avenue and with said northeasterly right-of-way line, a distance of 35.00 feet to a point lying at the southwesterly corner of said Block 122, Alexander Addition and in the northwesterly right-of-way line of Blacker Avenue, for a corner of this parcel;

**THENCE**, North  $56^{\circ}11'17''$  East, with said northwesterly right-of-way line, a distance of 260.00 feet to a point lying at the southeasterly corner of said Block 122, Alexander Addition and in the southwesterly right-of-way line of said Randolph Street, for a corner of this parcel;

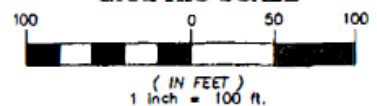
**THENCE**, North  $33^{\circ}48'43''$  West, with said southwesterly right-of-way line of Blanchard Avenue, a distance of 260.00 feet to the **POINT OF BEGINNING**.

Said parcel contains ~~0.446 Acres~~ (19,425 Square feet) more or less.

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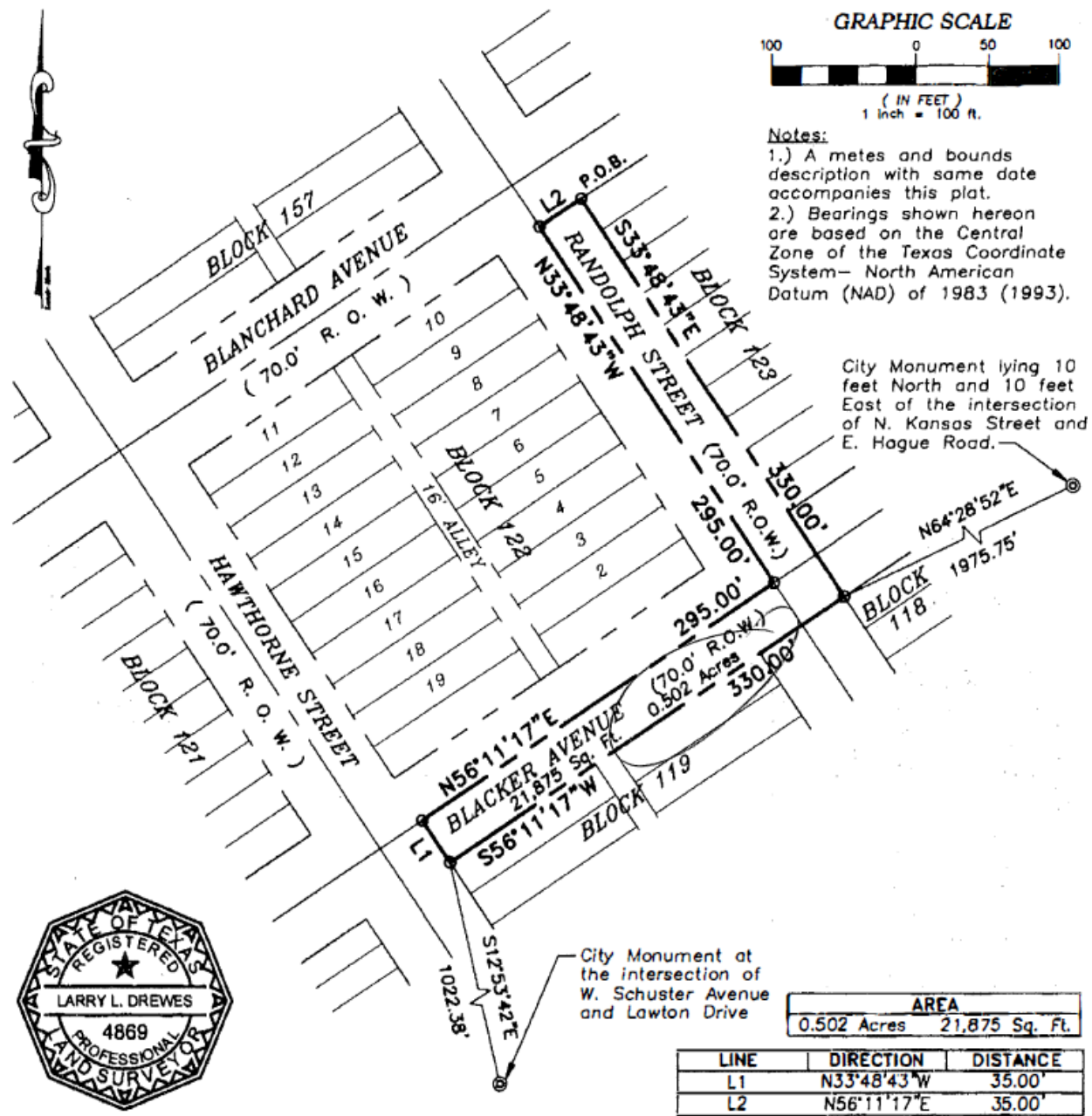


GRAPHIC SCALE



Notes:

- 1.) A metes and bounds description with same date accompanies this plat.
- 2.) Bearings shown hereon are based on the Central Zone of the Texas Coordinate System— North American Datum (NAD) of 1983 (1993).



AREA	
0.502 Acres	21,875 Sq. Ft.

LINE	DIRECTION	DISTANCE
L1	N33°48'43"W	35.00'
L2	N56°11'17"E	35.00'



**EXHIBIT B**  
**Vacated Intersection**

A PORTION OF RANDOLPH STREET (70 FEET WIDE), ALL WITHIN ALEXANDER ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a point lying at the northwesterly corner of Block 123, Alexander Addition and lying in the southeasterly right-of-way line of Blanchard Avenue; *whence* an existing city monument lying 10 feet north and 10 feet east of the centerline intersection of N. Kansas Street and E. Hague Road, bears South 33°48'43" East, a distance of 330.00 feet and North 64°28'52" East, a distance of 1975.75 feet;

**THENCE**, South 56°11'17" West, with said southeasterly right-of-way line, a distance of 70.00 feet, to a point lying at the northeasterly corner of Block 122, Alexander Addition and lying in the southwesterly right-of-way line of Randolph Avenue, for a corner of this parcel;

**THENCE**, North 33°48'43" West, with said southwesterly right-of-way line, a distance of 70.00 feet to a point lying at the southeasterly corner of Block 157, Alexander Addition and lying in the northwesterly right-of-way line of Blanchard Avenue, for a corner of this parcel;

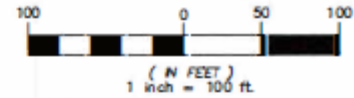
**THENCE**, North 56°11'17" East, with said northwesterly right-of-way line, a distance of 70.00 feet to a point lying at the southwesterly corner of Block 156, Alexander Addition and lying in the northeasterly right-of-way line of Randolph Street, for a corner of this parcel;

**THENCE**, South 33°48'43" East, with said northeasterly right-of-way line, a distance of 70.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 0.112 Acres (4,900 Square feet) more or less.



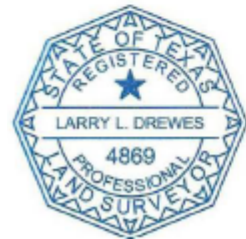
# GRAPHIC SCALE



## Notes:

- 1.) A metes and bounds description with same date accompanies this plat.
- 2.) Bearings shown hereon are based on the Central Zone of the Texas Coordinate System— North American Datum (NAD) of 1983 (1993).

City Monument lying 10 feet North and 10 feet East of the intersection of N. Kansas Street and E. Hague Road.



**AREA**  
0.112 Acres  
4,900 Sq. Ft.

LINE	DIRECTION	DISTANCE
L1	S56°11'17"W	70.00'
L2	N33°48'43"W	70.00'
L3	N56°11'17"E	70.00'
L4	S33°48'43"E	70.00'

## EXHIBIT C

### Entirety of Blacker Avenue and Randolph Street to be Quitclaimed and Released to Grantee

A PORTION OF RANDOLPH STREET (70 FEET WIDE) AND A PORTION OF BLACKER AVENUE (70 FEET WIDE), ALL WITHIN ALEXANDER ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a point lying at the northwesterly corner of Block 118, Alexander Addition and lying in the southeasterly right-of-way line of Blacker Avenue; *whence* an existing city monument lying 10 feet north and 10 feet east of the centerline intersection of N. Kansas Street and E. Hague Road, bears North 64°28'52" East, a distance of 1975.75 feet;

**THENCE**, South 56°11'17" West, with said southeasterly right-of-way line, a distance of 330.00 feet, to a point lying at the northwesterly corner of Block 119, Alexander Addition and in the northeasterly right-of-way line of Hawthorne Street, for a corner of this parcel; *whence* an existing city monument lying at the centerline intersection of W. Schuster Avenue and Lawton Drive bears South 12°53'42" East, a distance of 1022.38 feet;

**THENCE**, North 33°48'43" West, with said northeasterly right-of-way line, a distance of 70.00 feet to a point lying at the southwesterly corner of Block 122, Alexander Addition and lying in the northwesterly right-of-way line of Blacker Avenue, for a corner of this parcel;

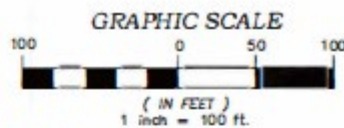
**THENCE**, North 56°11'17" East, with said northwesterly right-of-way line, a distance of 260.00 feet to a point lying at the southeasterly corner of Block 122, Alexander Addition and lying in the southwesterly right-of-way line of Randolph Street, for a corner of this parcel;

**THENCE**, North 33°48'43" West, with said southwesterly right-of-way line, a distance of 330.00 feet to a point lying at the southeasterly corner of Block 157, Alexander Addition and lying in the northwesterly right-of-way line of Blanchard Avenue, for a corner of this parcel;

**THENCE**, North 56°11'17" East, with said northwesterly right-of-way line, a distance of 70.00 feet to a point lying at the southwesterly corner of Block 156, Alexander Addition and lying in the northeasterly right-of-way line of Randolph Street, for a corner of this parcel;

**THENCE**, South 33°48'43" East, with said northeasterly right-of-way line, a distance of 400.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 1.06 Acres (46,200 Square feet) more or less.



Notes:  
1.) A metes and bounds description with same date accompanies this plat.  
2.) Bearings shown hereon are based on the Central Zone of the Texas Coordinate System— North American Datum (NAD) of 1983 (1993).

City Monument lying 10 feet North and 10 feet East of the intersection of N. Kansas Street and E. Hague Road.



City Monument at the intersection of W. Schuster Avenue and Lawton Drive

**AREA**  
1.061 Acres  
46,200 Sq. Ft.

LINE	DIRECTION	DISTANCE
L1	N33°48'43"W	70.00'
L2	N56°11'17"E	70.00'

