

**RESOLUTION**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

A resolution that the City Manager be authorized to sign and accept on behalf of the City Public Pond Dedication Deed from **EIS PASO, LLC.**, dedicating to the **CITY OF EL PASO, TEXAS** for the use as public pond 0.87 acres of land legally described as Lots 55 through 58, Wells Park Subdivision First Replat, City Of El Paso, El Paso County, Texas, and being more fully described by metes and bounds and surveys in Exhibits "A" and "B" of the Dedication Deed attached hereto and made a part hereof for all purposes.

**APPROVED AND ADOPTED** this 24th day of October, 2023.

**THE CITY OF EL PASO:**



Oscar Leeser  
Mayor

**ATTEST:**

Laura D. Prine  
Laura D. Prine  
City Clerk

**APPROVED AS TO FORM:**

Russell Abeln  
Russell T. Abeln  
Senior Assistant City Attorney

**APPROVED AS TO CONTENT:**

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

**SURW23-00011**

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

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

KNOW ALL MEN BY THESE PRESENTS: That **EIS Paso, LLC**, ("Grantor"), does hereby DEDICATE, GRANT, and CONVEY to the City of El Paso, Texas, ("Grantee"), as public pond for utility purposes, including the right of ingress, egress, and regress therein, and easements to construct, maintain, public streets and utilities, or any other public purpose authorized by Local Government Code Section 273.001 and deemed necessary by Grantee into and through all that certain real property located in the City of El Paso, County of El Paso, State of Texas being 0.87 acres of land legally described as:


A 0.87-acre portion consisting of Lots 55 through 58, Wells Park Subdivision First Replat, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds and surveys in Exhibits "A" and "B" attached hereto and made a part hereof.

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

WITNESS the following signatures and seal this 9<sup>th</sup> day of October, 2023.

**GRANTOR**  
**EIS Paso, LLC:**

By: Mesita Investors, L.L.C.  
Its: Manager

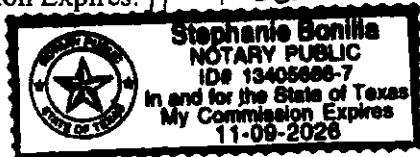
By:   
\_\_\_\_\_  
Meyer Marcus, Manager

ACKNOWLEDGMENT

STATE OF TEXAS §  
  §  
COUNTY OF EL PASO §

This instrument was acknowledged before me on the 9th day of October 2023, by Meyer Marcus as Manager of Mesita Investors, L.L.C., Manager of EIS Paso, LLC, on behalf of said limited liability company.

My Commission Expires: 11-9-2026



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

GRANTEE  
CITY OF EL PASO

FOR BY: Tracey Jerome  
Cary Westin, Interim City Manager

APPROVED AS TO FORM:

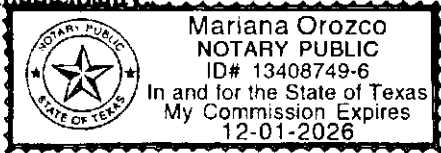
Russell Abeln  
Russell T. Abeln  
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

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

STATE OF TEXAS )  
  )  
COUNTY OF EL PASO )

This instrument was acknowledged before me this 30 day of OCTOBER 2023, by TRACEY JEROME FOR Cary Westin, Interim City Manager of the City of El Paso, a municipality, on behalf of said municipality.



MARIANA OROZCO  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

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

**EXHIBIT "A"**

Prepared for: Mimco, Inc.  
March 30, 2023

**METES AND BOUNDS DESCRIPTION**

Description of a parcel of land being Lots 55 through 58, Wells Park Subdivision First Replat, recorded in Volume 2, Page 48, Plat Records of El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at a found 1/2" rebar on the southerly right of way line of Montana Avenue, from which a found TX.D.O.T. brass cap bears South 67°51'24" East (South 64°45'28" East, File# 20220023592) a distance of 136.79 feet; Thence along said right of way line, South 81°12'00" West a distance of 105.49 feet to a found 1/2" rebar with cap marked TX 5152 for the northwesterly corner of Wells Park First Replat; from which a found 1/2" rebar with cap marked TX 2564 bears South 82°03'40" West a distance of 0.65 feet. Thence leaving said right of way line and along the westerly line of Wells Park First Replat, S00°33'00" East a distance of 50.23 to a set 1/2" rebar with cap marked TX 5152 for the **"TRUE POINT OF BEGINNING"**

Thence along the westerly said right of way line of Sharon Lane, 236.75 feet along the arc of a curve to the left which has a radius of 395.93 feet, a central angle of 34°15'38" a chord which bears, South 17°40'36" East a distance of 233.24 feet to a set 1/2" rebar with cap marked "TX. 5152" for a point of reverse curve;

Thence along said right of way line 114.82 feet along the arc of a curve to the right which has a radius of 192.05 feet, a central angle of 34°15'20" a chord which bears, South 17°40'40" East a distance of 113.12 feet to a set 1/2" rebar with cap marked "TX. 5152" on the westerly right of way line of Michael Drive;

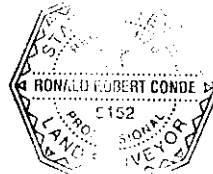
Thence along said right of way line, South 00°33'00" East a distance of 225.00 feet to a set 1/2" rebar with a cap marked "TX. 5152";

Thence leaving said right of way line, South 89°27'00" West a distance of 102.00 feet to a set 1/2" rebar with a cap marked "TX. 5152" on the westerly line of Wells Park First Replat;

Thence along said line, North 00°33'00" West a distance of 556.00 feet to **"TRUE POINT OF BEGINNING"** and containing 37.732 square feet or 0.8662 acres of land more or less.

Note: a drawing of even date accompanies this description.

Ron R. Conde  
R.P.L.S. No 5152



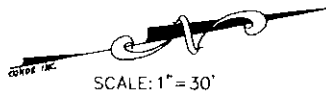
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CONDE INC  
ENGINEERING / LAND SURVEYING / PLANNING  
6080 SURETY DRIVE / SUITE 100 / EL PASO, TEXAS 79905  
(915) 592-0283 FAX (915) 592-0286 FIRM# 10078100

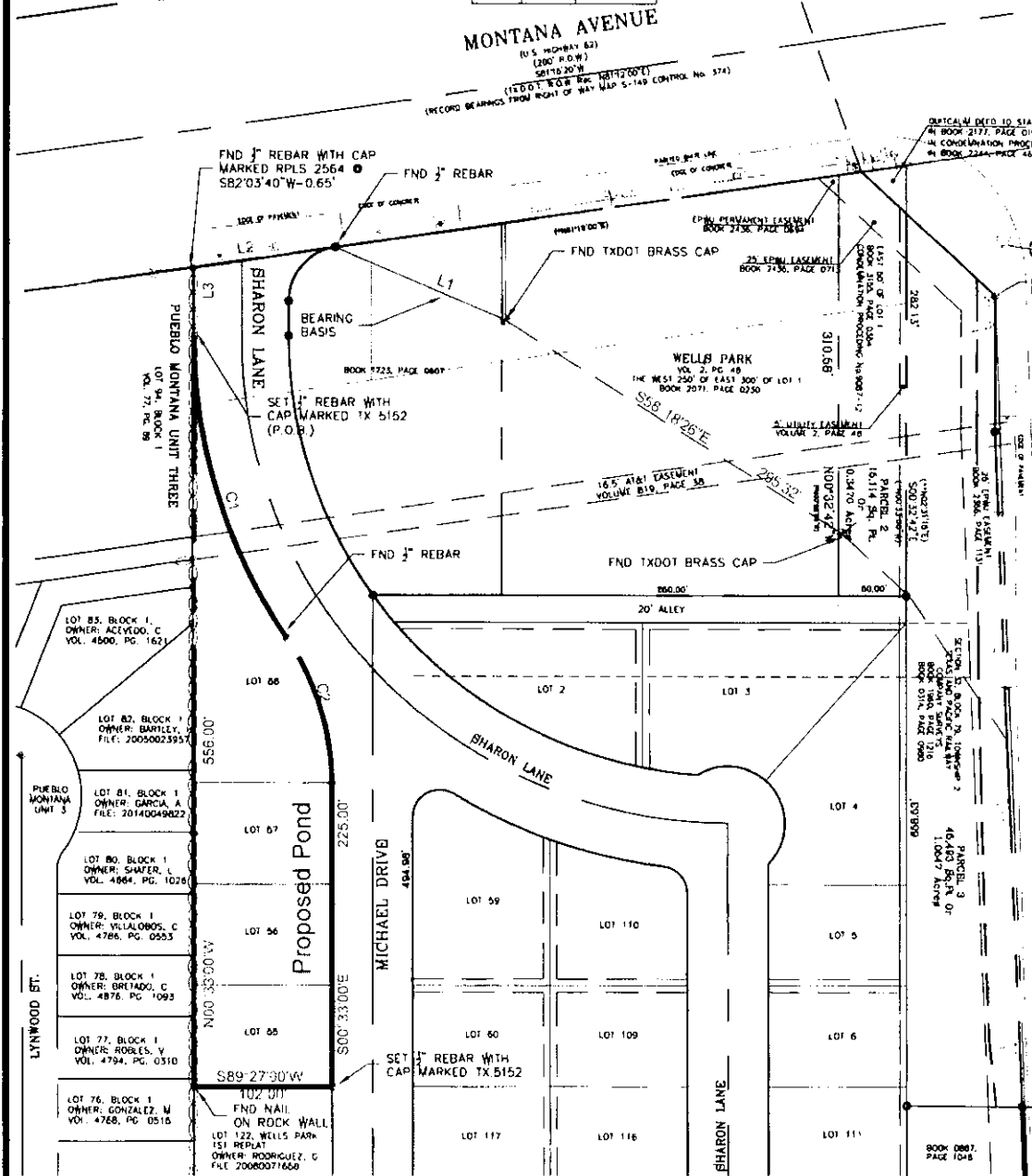
**EXHIBIT "B"**

| CURVE TABLE |        |         |         |         |             |           |
|-------------|--------|---------|---------|---------|-------------|-----------|
| CURVE       | RADIUS | LENGTH  | TANGENT | CHORD   | BEARING     | DELTA     |
| C1          | 395.93 | 236.75  | 122.03' | 233.24' | S17°40'36"E | 34°15'38" |
| C2          | 192.05 | 114.82' | 59.18'  | 113.12' | S17°40'40"E | 34°15'20" |

| LINE TABLE |         |             |
|------------|---------|-------------|
| LINE       | LENGTH  | BEARING     |
| L1         | 136.79' | S67°51'24"E |
| L2         | 105.49' | S81°12'00"W |
| L3         | 50.23'  | S00°33'00"E |



SCALE: 1" = 30'



**CERTIFICATION**

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF BASED ON THE FACTS EXISTING AT TIME OF THIS SURVEY.

RON R. CONDE R.P.L.S #5152

|  |                      |                        |              |
|--|----------------------|------------------------|--------------|
| JOB # 123-33   | DATE: MARCH 30, 2023 | FIELD: W.B.            | OFFICE: C.C. |
| LOCATED IN ZONE C  | PANEL # 480214-0037B | DATED OCTOBER 15, 1982 |              |
| RECORDED IN VOLUME 2, PAGE 52, PLAT RECORDS OF EL PASO COUNTY, TEXAS |                      |                        |              |

LOTS 55 THROUGH 58  
WELLS PARK ADDITION FIRST REPLAT  
CITY OF EL PASO, EL PASO COUNTY, TEXAS

CONDE INC.  
6080 SURETY SUITE 100  
FL. PASO, TEXAS 79905,

CADD FILE: S:\SUN\WELLS

FIRM#10078100

SCALE: 1" = 100'

Doc # 20230079849  
#Pages 5 #NFPages 1  
10/30/2023 04:08 PM  
Filed & Recorded in  
Official Records of  
El Paso County  
Delia Briones  
County Clerk  
Fees \$42.00

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*