

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

**AGENDA DATE:** August 16, 2022  
**PUBLIC HEARING DATE:** September 13, 2022

**CONTACT PERSON(S) NAME AND PHONE NUMBER:** Philip F. Etiwe, (915) 212-1553  
Luis Zamora, (915) 212-1552

**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 changing the zoning of the following real property known as: Parcel-7: the east 10 feet of Lot 4 and all of Lots 5, 6, and 7, Los Ranchitos Subdivision Replat, City of El Paso, El Paso County, Texas, from C-1 (Commercial) to R-4 (Residential); and, Parcel-8: Lots 8, 9, 10, 11, and 12, Los Ranchitos Subdivision Replat, City of El Paso, El Paso County, Texas, from C-2/sc (Commercial/special contract) to R-4/sc (Residential/special contract); and, Parcel-9: Lots 13, 14, 15, and 16, Los Ranchitos Subdivision, City of El Paso, El Paso County, Texas, from C-1/sc (Commercial/special contract) to R-4/sc (Residential/special contract); and, Parcel-10: Lot 85, Los Ranchitos Subdivision, City of El Paso, El Paso County, Texas, from C-1/sc (Commercial/special contract) to R-4/sc (Residential/special contract); and, Parcel-11: Lots 82, 83, and 84, Los Ranchitos Subdivision, City of El Paso, El Paso County, Texas, from C-1 (Commercial) to R-4 (Residential); and, Parcel-12: Lots 62 and 77, Los Ranchitos Subdivision, City of El Paso, El Paso County, Texas, from C-1 (Commercial) to R-4 (Residential); and, Parcel-13: Lot 76, Los Ranchitos Subdivision, City of El Paso, El Paso County, Texas, from C-1/sc (Commercial/special contract) to R-4/sc (Residential/special contract); and, Parcel-14: Lot 76, Los Ranchitos Subdivision, City of El Paso, El Paso County, Texas, from C-1 (Commercial) to R-4 (Residential); and, Parcel-15: Tract 11, Section 38, Block 81, Township 1, T&P Railway Co. Surveys, City Of El Paso, El Paso County, Texas, from A-M/sc (Apartment/Mobile Home Park/special contract) to R-4/sc (Residential/special contract); and, Parcel-16: lots 22, 23, 24, and 51, los Ranchitos Subdivision, City of El Paso, El Paso County, Texas, from R-4/sp (Residential/special permit) to R-4 (Residential), and that Special Permit Ordinance No. 12205 approved on December 20, 1994 is hereby rescinded; and, Parcel-17: Lots 27 and 28, Los Ranchitos Subdivision, City of El Paso, El Paso County, Texas, from R-4/sp (Residential/special permit) to R-4 (Residential), and that Special Permit Resolution No. SP 82-9 approved on June 1, 1982 is hereby rescinded; and, Parcel-18: Lots 54 and 55, Los Ranchitos Subdivision, City of El Paso, El Paso County, Texas, from A-O (Apartment/Office) to R-4 (Residential), The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with *Plan El Paso*, the City's Comprehensive Plan.

Subject Property: 5510 Will Ruth Ave.  
Applicant: El Paso Water, PZRZ22-00006

**BACKGROUND / DISCUSSION:**

The applicant is requesting to rezone to consolidate all subject properties under one zoning district and that previous special permits be rescinded. City Plan Commission recommended unanimously to approve 8-0 the proposed rezoning on June 16, 2022. As of August 9, 2022, the Planning Division has not received any communication in support or opposition to the rezoning request. 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?  YES  NO

**PRIMARY DEPARTMENT:** Planning & Inspections, Planning Division

**SECONDARY DEPARTMENT:** N/A

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

**DEPARTMENT HEAD:**

*Philip Fiwe*

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

**AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING REAL PROPERTY KNOWN AS:**

**PARCEL-7: THE EAST 10 FEET OF LOT 4 AND ALL OF LOTS 5, 6, AND 7, LOS RANCHITOS SUBDIVISION REPLAT, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM C-1 (COMMERCIAL) TO R-4 (RESIDENTIAL); AND,**

**PARCEL-8: LOTS 8, 9, 10, 11, AND 12, LOS RANCHITOS SUBDIVISION REPLAT, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM C-2/SC (COMMERCIAL/SPECIAL CONTRACT) TO R-4/SC (RESIDENTIAL/SPECIAL CONTRACT); AND,**

**PARCEL-9: LOTS 13, 14, 15, AND 16, LOS RANCHITOS SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM C-1/SC (COMMERCIAL/SPECIAL CONTRACT) TO R-4/SC (RESIDENTIAL/SPECIAL CONTRACT); AND,**

**PARCEL-10: LOT 85, LOS RANCHITOS SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM C-1/SC (COMMERCIAL/SPECIAL CONTRACT) TO R-4/SC (RESIDENTIAL/SPECIAL CONTRACT); AND,**

**PARCEL-11: LOTS 82, 83, AND 84, LOS RANCHITOS SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM C-1 (COMMERCIAL) TO R-4 (RESIDENTIAL); AND,**

**PARCEL-12: LOTS 62 AND 77, LOS RANCHITOS SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM C-1 (COMMERCIAL) TO R-4 (RESIDENTIAL); AND,**

**PARCEL-13: LOT 76, LOS RANCHITOS SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM C-1/SC (COMMERCIAL/SPECIAL CONTRACT) TO R-4/SC (RESIDENTIAL/SPECIAL CONTRACT); AND,**

**PARCEL-14: LOT 76, LOS RANCHITOS SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM C-1 (COMMERCIAL) TO R-4 (RESIDENTIAL); AND,**

**PARCEL-15: TRACT 11, SECTION 38, BLOCK 81, TOWNSHIP 1, T&P RAILWAY CO. SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM A-M/SC (APARTMENT/MOBILE HOME PARK/SPECIAL CONTRACT) TO R-4/SC (RESIDENTIAL/SPECIAL CONTRACT); AND,**

**PARCEL-16: LOTS 22, 23, 24, AND 51, LOS RANCHITOS SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-4/SP (RESIDENTIAL/SPECIAL PERMIT) TO R-4 (RESIDENTIAL), AND THAT SPECIAL PERMIT ORDINANCE NO. 12205 APPROVED ON DECEMBER 20, 1994 IS HEREBY RESCINDED; AND,**

**PARCEL-17: LOTS 27 AND 28, LOS RANCHITOS SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-4/SP (RESIDENTIAL/SPECIAL PERMIT) TO R-4 (RESIDENTIAL), AND THAT SPECIAL PERMIT RESOLUTION NO. SP 82-9 APPROVED ON JUNE 1, 1982 IS HEREBY RESCINDED; AND,**

**PARCEL-18: LOTS 54 AND 55, LOS RANCHITOS SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM A-O (APARTMENT/OFFICE) TO R-4 (RESIDENTIAL),**

**THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

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

**Zoning Case No: PZRZ22-00006**

22-1007-2935|1189014

Rezoning Ordinance Multiple Lots No Conditions | PZRZ22-00006 5510 Will Ruth

WNV

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of *Parcel-7: The east 10 feet of Lot 4 and all of Lots 5, 6, and 7, Los Ranchitos Subdivision Replat*, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit “A”, incorporated by reference; and, *Parcel-8: Lots 8, 9, 10, 11, and 12, Los Ranchitos Subdivision Replat*, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit “A”, incorporated by reference; and, *Parcel-9: Lots 13, 14, 15, and 16, Los Ranchitos Subdivision*, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit “A”, incorporated by reference; and, *Parcel-10: Lot 85, Los Ranchitos Subdivision*, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit “A”, incorporated by reference; and, *Parcel-11: Lots 82, 83, and 84, Los Ranchitos Subdivision*, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit “A”, incorporated by reference; and, *Parcel-12: Lots 62 and 77, Los Ranchitos Subdivision*, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit “A”, incorporated by reference; and, *Parcel-13: Lot 76, Los Ranchitos Subdivision*, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit “A”, incorporated by reference; and, *Parcel-14: Lot 75, Los Ranchitos Subdivision*, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit “A”, incorporated by reference; and, *Parcel-15: Tract 11, Section 38, Block 81, Township 1, T&P Railway Co. Surveys*, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit “A”, incorporated by reference; and, *Parcel-16: Lots 22, 23, 24, and 51, Los Ranchitos Subdivision*, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit “A”, incorporated by reference; and, *Parcel-17: Lots 27 and 28, Los Ranchitos Subdivision*, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit “A”, incorporated by reference; and, *Parcel-18: Lots 54 and 55, Los Ranchitos Subdivision*, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit “A”, incorporated by reference; be changed as listed for **PARCEL-7: FROM C-1 (COMMERCIAL) TO R-4**

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

**Zoning Case No:** PZRZ22-00006

22-1007-2935|1189014

Rezoning Ordinance Multiple Lots No Conditions | PZRZ22-00006 5510 Will Ruth

WNV



(RESIDENTIAL); **PARCEL-8:** FROM C-2/SC (COMMERCIAL/SPECIAL CONTRACT) TO R-4/SC (RESIDENTIAL/SPECIAL CONTRACT); **PARCEL-9:** FROM C-1/SC (COMMERCIAL/SPECIAL CONTRACT) TO R-4/SC (RESIDENTIAL/SPECIAL CONTRACT); **PARCEL-10:** FROM C-1/SC (COMMERCIAL/SPECIAL CONTRACT) TO R-4/SC (RESIDENTIAL/SPECIAL CONTRACT); **PARCEL-11:** FROM C-1 (COMMERCIAL) TO R-4 (RESIDENTIAL); **PARCEL-12:** FROM C-1 (COMMERCIAL) TO R-4 (RESIDENTIAL); **PARCEL-13:** FROM C-1/SC (COMMERCIAL/SPECIAL CONTRACT) TO R-4/SC (RESIDENTIAL/SPECIAL CONTRACT); **PARCEL-14:** FROM C-1 (COMMERCIAL) TO R-4 (RESIDENTIAL); **PARCEL-15:** A-M/SC (APARTMENT/MOBILE HOME PARK/SPECIAL CONTRACT) TO R-4/SC (RESIDENTIAL/SPECIAL CONTRACT); **PARCEL-16:** FROM R-4/SP (RESIDENTIAL/SPECIAL PERMIT) TO R-4 (RESIDENTIAL), AND THAT SPECIAL PERMIT ORDINANCE NO. 12205 APPROVED ON DECEMBER 20, 1994 IS HEREBY RESCINDED; **PARCEL-17:** FROM R-4/SP (RESIDENTIAL/SPECIAL PERMIT) TO R-4 (RESIDENTIAL), AND THAT SPECIAL PERMIT RESOLUTION NO. SP 82-9 APPROVED ON JUNE 1, 1982 IS HEREBY RESCINDED; and **PARCEL-18:** FROM A-O (APARTMENT/OFFICE) TO R-4 (RESIDENTIAL), as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**THE CITY OF EL PASO**

**ATTEST:**

\_\_\_\_\_  
Oscar Leeser  
Mayor

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

**APPROVED AS TO FORM:**

**APPROVED AS TO CONTENT:**

*Wendi N. Vineyard*  
\_\_\_\_\_  
Wendi N. Vineyard  
Assistant City Attorney

*Philip F. Etiwe*  
\_\_\_\_\_  
Philip F. Etiwe, Director  
Planning and Inspections Department

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

**Zoning Case No:** PZRZ22-00006

EXHIBIT "A"

Barragan And Associates Inc.

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

PARCEL-7  
DESCRIPTION

**Description** of the east 10 feet of Lot 4 and all of Lots 5, 6 and 7, Los Ranchitos Subdivision Replat, City of El Paso, El Paso County, Texas, filed for record in Volume 23, Page 26, 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 2802.86 feet to a point; **THENCE**, N 01° 58' 04" E, leaving said common section line, a distance of 327.80 feet to a point on the northerly line of a parcel described in Instrument No. 20170048752 (Tract 11, Section 38, Block 81, Township 1, T&P Railway Co. Surveys, El Paso County, Texas), Real Property Records of El Paso County, Texas, and also being the common southerly corner of two parcels of land described in Instrument No. 20170080546 (the east 10 feet of Lot 4 and all of Lots 5, 6 and 7, Los Ranchitos Subdivision Replat, City of El Paso, El Paso County, Texas, filed for record in Volume 23, Page 26, Plat Records of El Paso County, Texas) and Instrument No. 20190015667 (Lots 8, 9, 10, 11 and 12, Los Ranchitos Subdivision Replat, City of El Paso, El Paso County, Texas, filed for record in Volume 36, Page 12, Plat Records of El Paso County, Texas), Real Property Records of El Paso County, Texas, said point being the **POINT OF BEGINNING** of this description;

**THENCE**, N 88° 01' 56" W (S 88° 49' 00" W – Record), along the common line of said parcels of land described in Instrument No. 20170080546 (the east 10 feet of Lot 4 and all of Lots 5, 6 and 7) and Instrument No. 20170048752 (Tract 11), a distance of 174.95 feet to a point on the common southerly corner of said parcel described in Instrument No. 20170080546 (the east 10 feet of Lot 4 and all of Lots 5, 6 and 7) and a parcel described in Instrument No. 20130002234 (all of Lot 3, and the west 45 feet of Lot 4, Los Ranchitos Subdivision Replat, City of El Paso, El Paso County, Texas, filed for record in Volume 23, Page 26, Plat Records of El Paso County, Texas), Real Property Records of El Paso County, Texas;

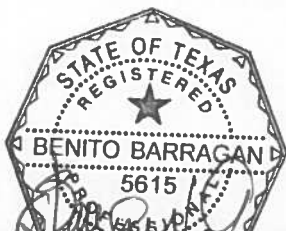
**THENCE**, N 01° 58' 04" E (N 01° 11' 00" W – Record), along the common line of said parcels of land described in Instrument No. 20170080546 (the east 10 feet of Lot 4 and all of Lots 5, 6 and 7) and Instrument No. 20130002234 (all of Lot 3, and the west 45 feet of Lot 4), a distance of 167.20 feet to a point on the southerly right-of-way line of Will Ruth Avenue;

**THENCE**, S 88° 01' 56" E (N 88° 49' 00" E – Record), along said southerly right-of-way line of Will Ruth Avenue, a distance of 174.95 feet to a point being the common northerly corner of said parcels of land described in Instrument No. 20170080546 (the east 10 feet of Lot 4 and all of Lots 5, 6 and 7) and Instrument No. 20190015667 (Lots 8, 9, 10, 11 and 12);

**THENCE**, S 01° 58' 04" W (S 01° 11' 00" E – Record), leaving said southerly right-of-way line of Will Ruth Avenue along the common line of said parcels of land described in Instrument No. 20170080546 (the east 10 feet of Lot 4 and all of Lots 5, 6 and 7) and Instrument No. 20190015667 (Lots 8, 9, 10, 11 and 12), a distance of 167.20 feet to the **POINT OF BEGINNING** of this description and containing in all 0.67 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, S.P.S. 5615,  
Barragan and Associates Inc.  
Texas Surveying Firm # 10151200  
January 28, 2022  
Parcel 7 – 5412 & 5424 Will Ruth – Re-Zoning  
Job No. 211228-02

FOUND NAIL  
IN 1-1/2" PIPE

WILL RUTH AVENUE

(55' R.O.W.)

(N88°49'00"E - RECORD)

S88°01'56"E 174.95'

5412

5424

LOS RANCHITOS  
SUBDIVISION  
REPLAT

VOL: 23 PG: 26  
\*P.R.E.P.C.

INST. NO. 20170080546  
\*R.P.R.E.P.C.

INST. NO. 20170080546  
\*R.P.R.E.P.C.

LOT 8  
INST. NO. 20190015667  
\*R.P.R.E.P.C.

LOS RANCHITOS  
SUBDIVISION  
REPLAT

VOL: 23 PG: 26  
\*P.R.E.P.C.

(N01°11'00"W - RECORD)

N01°58'04"E 167.20'

LOT 4  
LOT 5

LOT 5  
LOT 6

LOT 6  
LOT 7

LOT 7  
LOT 8

LOS RANCHITOS  
SUBDIVISION  
REPLAT

VOL: 36 PG: 12  
\*P.R.E.P.C.

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

N88°01'56"W 174.95'  
(S88°49'00"W - RECORD)

P.O.B.

TRACT 7A  
INST. NO. N/A  
\*R.P.R.E.P.C.

TRACT 11  
INST. NO. 20170048752  
\*R.P.R.E.P.C.

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

FOUND USA  
BRASS CAP  
MONUMENT  
IN CONCRETE

37  
38  
2  
1

SECTION LINE

N88°01'56"W 5277.85' - SEC TO SEC  
(S88°49'00"W - RECORD)

P.O.C.

(S88°49'00"W - RECORD)  
N88°01'56"W 2802.86'

FOUND  
SQUARE BOLT

MCCOMBS  
STREET

\*P.R.E.P.C. = PLAT RECORDS OF EL PASO COUNTY, TEXAS  
\*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) 2011, CENTRAL ZONE. DISTANCES ARE GROUND DISTANCE.
- 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.
- PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS, TERMS, CONDITIONS, COVENANTS, AND CONFIRMING THE SIZE AND USE OF ALL RECORDED TERMS, RESTRICTION CONDITIONS AND EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- NO POINTS SET.



GRID

1 inch = 40 ft.

LEGEND

- ☒ - ORIGINAL CORNER
- - CALCULATED POINT (NOT SET)

PAGE 2 OF 2

**B**  
Barragan  
&  
Associates  
Inc.

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

**Plat of Survey**  
**PARCEL-7**

THE EAST 10 FEET OF LOT 4 AND  
ALL OF LOTS 5, 6 AND 7,  
LOS RANCHITOS SUBDIVISION REPLAT,  
AN ADDITION TO THE  
CITY OF EL PASO,  
EL PASO COUNTY, TEXAS.  
AREA 0.67 ACRES ±

Plat Reference Vol/Bk 23 Pages 26

Scale: 1"=40' Date: 01-28-2022 Drawn By: BT

Prepared by and under supervision of:

STATE OF TEXAS  
REGISTERED  
BENITO BARRAGAN  
5615  
PROFESSIONAL  
LAND SURVEYOR

Benito Barragan TX R.P.L.S. No. 5615  
Job No. 211228-02 Copy Rights ©

Field: CC Book: N/A Page: N/A

N:\C Computer\WILL RUTH\_SURVEYS AND M&B\RE-ZONING\PARCEL 7-5412 & 5424 WILL RUTH\_RE-ZONING.dwg

# Barragan And Associates Inc.

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

## PARCEL-8 DESCRIPTION

**Description** of Lots 8, 9, 10, 11 and 12, Los Ranchitos Subdivision Replat, City of El Paso, El Paso County, Texas, filed for record in Volume 36, Page 12, 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 2527.86 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 common line of 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 Section 38, Block 81, Township 1, T&P Railway Co. Surveys, El Paso County, Texas, a distance of 327.80 feet to a point being the common easterly corner of two parcels of land described in Instrument No. 20170094374 (Tract 13, Section 38, Block 81, Township 1, T&P Railway Co. Surveys, El Paso County, Texas) and Instrument No. 20190015667 (Lots 8, 9, 10, 11 and 12, Los Ranchitos Subdivision Replat, City of El Paso, El Paso County, Texas, filed for record in Volume 36, Page 12, Plat Records of El Paso County, Texas), Real Property Records of El Paso County, Texas, said point being the **POINT OF BEGINNING** of this description;

**THENCE**, N 88° 01' 56" W (S 88° 49' 00" W – Record), along the common line of said parcels described in Instrument No. 20170094374 (Tract 13), Instrument No. 20190015667 (Lots 8, 9, 10, 11 and 12), and parcels described in Instrument No. 20170068079 (Tract 12, Section 38, Block 81, Township 1, T&P Railway Co. Surveys, El Paso County, Texas), and Instrument No. 20170048752 (Tract 11, Section 38, Block 81, Township 1, T&P Railway Co. Surveys, El Paso County, Texas), Real Property Records of El Paso County, Texas, a distance of 275.00 feet to a point on the common southerly corner of said parcel described in Instrument No. 20190015667 (Lots 8, 9, 10, 11 and 12), and a parcel described in Instrument No. 20170080546 (the east 10 feet of Lot 4 and all of Lots 5, 6 and 7, Los Ranchitos Subdivision Replat, City of El Paso, El Paso County, Texas, filed for record in Volume 23, Page 26, Plat Records of El Paso County, Texas), Real Property Records of El Paso County, Texas;

**THENCE**, N 01° 58' 04" E (N 01° 11' 00" W – Record), along the common line of said parcels described in Instrument No. 20170080546 (the east 10 feet of Lot 4 and all of Lots 5, 6 and 7) and Instrument No. 20190015667 (Lots 8, 9, 10, 11 and 12), a distance of 167.20 feet to a point on the southerly right-of-way of Will Ruth Avenue;

**THENCE**, S 88° 01' 56" E (N 88° 49' 00" E – Record), along said southerly right-of-way of Will Ruth Avenue, a distance of 275.00 feet to a point;

**THENCE**, S 01° 58' 04" W (S 01° 11' 00" E – Record), leaving said southerly right-of-way of Will Ruth Avenue along the common line of parcels described in Instrument No. 20190015667 (Lots 8, 9, 10, 11 and 12) and Instrument No. 20170046587 (Tracts 13, 14, 15 and 16, 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), Real Property Records of El Paso County, Texas, a distance of 167.20 feet to the **POINT OF BEGINNING** of this description and containing in all 1.06 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 No. 5615,  
Barragan and Associates Inc.  
Texas Surveying Firm # 10151200  
January 28, 2022  
Parcel 8 – 5440 Will Ruth – Re-Zoning  
Job No. 211228-02

FOUND NAIL  
IN 1-1/2" PIPE  
29 42  
38 43

**WILL RUTH AVENUE**

(55' R.O.W.)

(N88°49'00"E - RECORD)

S88°01'56"E 275.00'

5440

**LOS RANCHITOS  
SUBDIVISION REPLAT**  
VOL: 23 PG: 26  
\*P.R.E.P.C.

LOT 7  
INST. NO. 20170080546  
\*R.P.R.E.P.C.  
(N01°11'00"W - RECORD)  
N01°58'04"E 167.20'

LOT 8  
LOT 9

LOT 8  
LOT 9

LOT 9  
LOT 10

LOT 10  
LOT 11

LOT 11  
LOT 12

LOT 12

LOT 13  
INST. NO. 20170049567  
\*R.P.R.E.P.C.  
(S01°11'00"E - RECORD)  
S01°58'04"W 167.20'

LOT 15  
INST. NO. 20170049587  
\*R.P.R.E.P.C.  
SECTION LINE

**LOS RANCHITOS  
SUBDIVISION  
REPLAT**

VOL: 36 PG: 12  
\*P.R.E.P.C.

INST. NO. 20190015667  
\*R.P.R.E.P.C.

N88°01'56"W 275.00'  
(S88°49'00"W - RECORD)

P.O.B.

TRACT 11  
INST. NO. 20170048752  
\*R.P.R.E.P.C.

TRACT 12  
INST. NO. 20170068079  
\*R.P.R.E.P.C.

TRACT 13  
INST. NO. 20170094374  
\*R.P.R.E.P.C.

LOS RANCHITOS  
SUBDIVISION  
VOL: 2 PG: 4  
\*P.R.E.P.C.  
(N01°11'00"W - RECORD)  
N01°58'04"E 327.80'

MCCOMBS  
STREET

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

FOUND USA  
BRASS CAP  
MONUMENT  
IN CONCRETE

37 38  
2 1

SECTION LINE

N88°01'56"W 5277.85' - SEC TO SEC  
(S88°49'00"W - RECORD)

P.O.C.  
(S88°49'00"W - RECORD)

N88°01'56"W 2527.86'  
38 43  
FOUND SQUARE BOLT

\*P.R.E.P.C. = PLAT RECORDS OF EL PASO COUNTY, TEXAS  
\*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) 2011, CENTRAL ZONE. DISTANCES ARE GROUND DISTANCE.
2. 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. PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS, TERMS, CONDITIONS, COVENANTS, AND CONFIRMING THE SIZE AND USE OF ALL RECORDED TERMS, RESTRICTION CONDITIONS AND EASEMENTS PERTAINING TO THIS PROPERTY, IN SPIITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
5. NO POINTS SET.



**GRID**

1 inch = 50 ft.

**LEGEND**

- ⊗ — ORIGINAL CORNER
- — CALCULATED POINT (NOT SET)

**B**  
**Barragan & Associates Inc.**

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

**Plat of Survey  
PARCEL-8**

LOTS 8, 9, 10, 11 AND 12,  
LOS RANCHITOS SUBDIVISION REPLAT,  
AN ADDITION TO THE  
CITY OF EL PASO,  
EL PASO COUNTY, TEXAS.  
AREA 1.06 ACRES ±

Prepared by and under supervision of:



Benito Barragan TX, R.P.L.S. No. 5615  
Job No. 211228-02 Copy Rights ©  
Field: CC Book: N/A Page: N/A

Plat Reference Vol/Bk 36 Pages 12

Scale: 1"=50' Date: 01-28-2022 Drawn By: BT

N:\C Computer\WILL\_RUTH\_SURVEYS AND M&BS\RE-ZONING\PARCEL 8-5440 WILL RUTH\_RE-ZONING.dwg

# Barragan And Associates Inc.

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

## PARCEL-9 DESCRIPTION

**Description** of Lots 13, 14, 15, and 16, 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 2402.86 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 Roanoke Drive, a distance of 295.00 feet to a point on said westerly right-of-way line of Roanoke Drive and being the common easterly corner of the parcels described in Instrument No. 20170049587 (Tracts 13, 14, 15 and 16, 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 Instrument No. 20170071179 (Lots 17, 18, and 19, Los Ranchitos Subdivision), Real Property Records of El Paso County, Texas, said point being the **POINT OF BEGINNING** of this description;

**THENCE**, N 88° 01' 56" W (S 88° 49' 00" W – Record), leaving said westerly right-of-line of Roanoke Drive along the common line of said parcels described in Instrument No. 20170049587 (Tracts 13, 14, 15 and 16) and Instrument No. 20170071179 (Lots 17, 18, and 19), a distance of 125.00 feet to a point on the common westerly corner of said parcels and on the easterly line of a parcel described in Instrument No. 20170094374 (Tract 13, Section 38, Block 81, Township 1, T&P Railway Co. Surveys, El Paso County, Texas), Real Property Records of El Paso County, Texas;

**THENCE**, N 01° 58' 04" E (N 01° 11' 00" W – Record), along the common line of the parcels described in Instrument No. 20170049587 (Tracts 13, 14, 15 and 16), Instrument No. 20170094374 (Tract 13) and Instrument No. 20190015667 (Lots 8, 9, 10, 11 and 12, Los Ranchitos Subdivision Replat, City of El Paso, El Paso County, Texas, filed for record in Volume 36, Page 12, Plat Records of El Paso County, Texas), Real Property Records of El Paso County, Texas, a distance of 200.00 feet to a point on the southerly right-of-way line of Will Ruth Avenue;

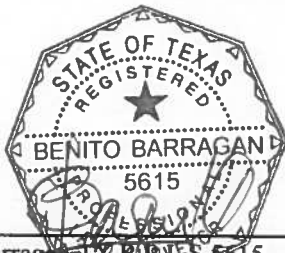
**THENCE**, S 88° 01' 56" E (N 88° 49' 00" E – Record), along said southerly right-of-way line of Will Ruth Avenue, a distance of 105.00 feet to a point being the beginning of a curve;

**THENCE**, 31.42 feet, leaving said southerly right-of-way line of Will Ruth Avenue along an arc of a curve to the right 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 westerly right-of-way line of Roanoke Drive;

**THENCE**, S 01° 58' 04" W (S 01° 11' 00" E – Record), along said westerly right-of-way line of Roanoke Drive, a distance of 180.00 feet to the **POINT OF BEGINNING** of this description and containing in all 0.57 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 No. 5615,  
Barragan and Associates Inc.  
Texas Surveying Firm # 10151200  
January 28, 2022

Parcel 9 – 5448-5432 Will Ruth & 9621-9617 Roanoke – Re-Zoning  
Job No. 211228-02



FOUND NAIL  
IN 1-1/2" PIPE

WILL RUTH AVENUE

(R.O.W. VARIES)

(N88°49'00"E - RECORD)

S88°01'56"E 105.00'

5448

5432

**LOS RANCHITOS  
SUBDIVISION REPLAT**

VOL: 36 PG: 12  
\*P.R.E.P.C.

INST. NO. 20170049587  
\*R.P.R.E.P.C.

INST. NO. 20170049587  
\*R.P.R.E.P.C.

LOT 11  
LOT 12  
INST. NO. 20190015667  
\*R.P.R.E.P.C.

(N01°11'00"W - RECORD)  
N01°58'04"E 200.00'

LOT 13 | LOT 14  
|  
LOT 15

INST. NO. 20170049587  
\*R.P.R.E.P.C.

LOT 15  
|  
LOT 16

INST. NO. 20170049587  
\*R.P.R.E.P.C.

N88°01'56"W 125.00'  
(S88°49'00"W - RECORD)

LOT 17  
INST. NO. 20170071179  
\*R.P.R.E.P.C.

**LOS RANCHITOS  
SUBDIVISION**

VOL: 2 PG: 4  
\*P.R.E.P.C.

TRACT 13  
INST. NO. 20170094374  
\*R.P.R.E.P.C.

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

P.O.B.

RANCHITO AVENUE

(60' R.O.W.)

LOT 54

LOT 53

SECTION LINE

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

MCCOMBS  
STREET

FOUND USA  
BRASS CAP  
MONUMENT  
IN CONCRETE

37 | 38  
2 | 1

SECTION LINE

N88°01'56"W 5277.85' - SEC TO SEC  
(S88°49'00"W - RECORD)

(S88°49'00"W - RECORD)  
N88°01'56"W 2402.86'

P.O.C.

FOUND  
SQUARE BOLT

38 | 43  
1 | 6

\*P.R.E.P.C. = PLAT RECORDS OF EL PASO COUNTY, TEXAS  
\*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) 2011, CENTRAL ZONE. DISTANCES ARE GROUND DISTANCE.
2. 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. PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS, TERMS, CONDITIONS, COVENANTS, AND CONFIRMING THE SIZE AND USE OF ALL RECORDED TERMS, RESTRICTION CONDITIONS AND EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
5. NO POINTS SET.



**GRID**

1 inch = 50 ft.

**LEGEND**

- ◻ — ORIGINAL CORNER
- — CALCULATED POINT (NOT SET)

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	31.42'	20.00'	20.00'	90°00'00"	S43°01'56"E	28.28'

PAGE 2 OF 2

**B** Barragan & Associates Inc.

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

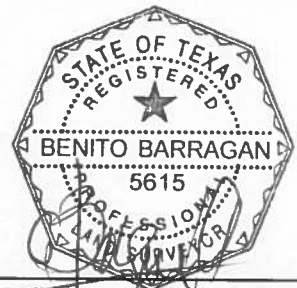
**Plat of Survey  
PARCEL-9**

LOTS 13, 14, 15, AND 16,,  
LOS RANCHITOS SUBDIVISION,  
AN ADDITION TO THE  
CITY OF EL PASO,  
EL PASO COUNTY, TEXAS.  
AREA 0.57 ACRES ±

Plat Reference Vol/Bk 2 Pages 4

Scale: 1"=50' Date: 01-28-2022 Drawn By: BT

Prepared by and under supervision of:



Benito Barragan TX, R.P.L.S. No. 5615  
Job No. 21228-02 Copy Rights ©  
Field: CC Book: N/A Page: N/A

N:\C Computer\WILL RUTH\_SURVEYS AND M&BS\RE-ZONING\PARCEL 9-5448-5432 WILL RUTH & 9621-9617 ROANOKE\_RE-ZONING.dwg

# Barragan And Associates Inc.

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

## PARCEL-10 DESCRIPTION

**Description** of Lot 85, 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 2272.71 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 common line of the parcels described in Instrument No. 20180066186 (Lots 54, 55 and 56, 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), Real Property Records of El Paso County, Texas, a distance of 397.50 feet to a point being the common corner of said parcels described in Instrument No. 20180066186 (Lots 54, 55 and 56) and the parcels in Instrument No. 20170088006 (Lot 85, SAVE AND EXCEPT a portion conveyed to the CITY OF EL PASO, Los Ranchitos Subdivision); Instrument No. 20180032780 (Lot 84, Los Ranchitos Subdivision), Real Property Records of El Paso County, Texas, said point being the **POINT OF BEGINNING** of this description;

**THENCE**, N 88° 01' 56" W (S 88° 49' 00" W – Record), along the common line of said parcels described in Instrument No. 20170088006 (Lot 85, SAVE AND EXCEPT a portion conveyed to the CITY OF EL PASO) and Instrument No. 20180066186 (Lots 54, 55 and 56), a distance of 70.15 feet to a point on the easterly right-of-way line of Roanoke Drive;

**THENCE**, N 01° 58' 04" E (N 01° 11' 00" W – Record), along said easterly right-of-way line of Roanoke Drive, a distance of 77.50 feet to a point 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 right 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 southerly right-of-way line of Will Ruth Avenue;

**THENCE**, S 88° 01' 56" E (N 88° 49' 00" E – Record), along said southerly right-of-way line of Will Ruth Avenue, a distance of 50.15 feet to a point being the common northerly corner of the parcels described in Volume 1467, Page 882 (parcel of land out of Lot 85, Los Ranchitos Subdivision), and Volume 897, Page 4 (parcel of land out of Lot 84, Los Ranchitos Subdivision), Real Property Records of El Paso County, Texas;

**THENCE**, S 01° 58' 04" W (S 01° 11' 00" E – Record), leaving said southerly right-of-way line of Will Ruth Avenue along the common line of said parcels described in Volume 1467, Page 882 (parcel of land out of Lot 85); Volume 897, Page 4 (parcel of land out of Lot 84); Instrument No. 20170088006 (Lot 85, SAVE AND EXCEPT a portion conveyed to the CITY OF EL PASO); and Instrument No. 20180032780 (Lot 84), a distance of 97.50 feet to the **POINT OF BEGINNING** of this description and containing in all 0.16 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, R.P.S., No. 5615,  
Barragan and Associates Inc.  
Texas Surveying Firm # 10151200  
January 28, 2022  
Parcel 10 – 5500 Will Ruth – Re-Zoning  
Job No. 211228-02



FOUND NAIL  
IN 1-1/2" PIPE

29 42  
38 43

**WILL RUTH AVENUE**  
(R.O.W. VARIES)

**ROANOKE DRIVE**  
(60' R.O.W.)

(N88°49'00"E - RECORD)  
**S88°01'56"E 50.15'**

VOL: 1467 PG: 882  
\*R.P.R.E.P.C.

VOL: 897 PG: 4  
\*R.P.R.E.P.C.

**5500**

(N01°11'00"W - RECORD)  
**N01°58'04"E 77.50'**

**LOT 85**  
INST. NO. 20170088006  
\*R.P.R.E.P.C.

**LOT 84**  
INST. NO. 20180032780  
\*R.P.R.E.P.C.

(S01°11'00"E - RECORD)  
**S01°58'04"W 97.50'**

**N88°01'56"W 70.15'**  
(S88°49'00"W - RECORD)

**P.O.B.**

**LOT 54**  
INST. NO. 20180066186  
\*R.P.R.E.P.C.

**LOT 55**  
INST. NO. 20180066186  
\*R.P.R.E.P.C.

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

(N01°11'00"W - RECORD)  
**N01°58'04"E 397.50'**

(N01°58'16"E 5292.74' - RECORD)  
**N01°11'00"W**

**MCCOMBS  
STREET**

FOUND USA  
BRASS CAP  
MONUMENT  
IN CONCRETE

37 38  
2 1

SECTION LINE

**N88°01'56"W 5277.85'** - SEC TO SEC  
(S88°49'00"W - RECORD)

(S88°49'00"W - RECORD)  
**N88°01'56"W 2272.71'**

**P.O.C.**

38 43  
6  
FOUND  
SQUARE BOLT

\*P.R.E.P.C. = PLAT RECORDS OF EL PASO COUNTY, TEXAS  
\*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) 2011, CENTRAL ZONE. DISTANCES ARE GROUND DISTANCE.
- 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.
- PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS, TERMS, CONDITIONS, COVENANTS, AND CONFIRMING THE SIZE AND USE OF ALL RECORDED TERMS, RESTRICTION CONDITIONS AND EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- NO POINTS SET.



**GRID**

1 inch = 30 ft.

**LEGEND**

- ORIGINAL CORNER
- CALCULATED POINT (NOT SET)

**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'

PAGE 2 OF 2

**B** Barragan & Associates Inc.

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

**Plat of Survey  
PARCEL-10**

**LOT 85,  
LOS RANCHITOS SUBDIVISION,  
AN ADDITION TO THE  
CITY OF EL PASO,  
EL PASO COUNTY, TEXAS.  
AREA 0.16 ACRES ±**

Plat Reference Vol/Bk 2 Pages 4

Scale: 1"=30' Date: 01-28-2022 Drawn By: BT

Prepared by and under supervision of:



Benito Barragan TX, R.P.L.S. No. 5615  
Job No. 211228-02 Copy Rights ©  
Field: CC 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

## PARCEL-11 DESCRIPTION

**Description** of Lots 82, 83, and 84, 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 2084.91 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 common line of the parcels described in Instrument No. 20170065731 (Lot 57, 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 Instrument No. 20170050802 (Lot 58, Los Ranchitos Subdivision), a distance of 397.50 feet to a point being the common corner of said parcels described in Instrument No. 20170065731 (Lot 57) and Instrument No. 20170050802 (Lot 58), and the parcels described in Instrument No. 20170066417 (Lots 82 and 83, Los Ranchitos Subdivision) and Instrument No. 20170052263 (Lot 81, Los Ranchitos Subdivision), Real Property Records of El Paso County, Texas, said point being the **POINT OF BEGINNING** of this description;

**THENCE**, N 88° 01' 56" W (S 88° 49' 00" W – Record), along the common line of said parcels described in Instrument No. 20170066417 (Lots 82 and 83) and Instrument No. 20170065731 (Lot 57) and the parcels described in Instrument No. 20180066186 (Lots 54, 55 and 56, Los Ranchitos Subdivision) and Instrument No. 20180032780 (Lot 84, Los Ranchitos Subdivision), Real Property Records of El Paso County, Texas, a distance of 187.80 feet to a point on the common corner of said parcels described in Instrument No. 20180066186 (Lots 54, 55 and 56), Instrument No. 20180032780 (Lot 84), and a parcel described in Instrument No. 20170088006 (Lot 85, SAVE AND EXCEPT a portion conveyed to the CITY OF EL PASO, Los Ranchitos Subdivision), Real Property Records of El Paso County, Texas;

**THENCE**, N 01° 58' 04" E (N 01° 11' 00" W – Record), along the common line of said parcels described in Instrument No. 20180032780 (Lot 84) and Instrument No. 20170088006 (Lot 85, SAVE AND EXCEPT a portion conveyed to the CITY OF EL PASO) and the parcels described in Volume 1467, Page 882 (parcel of land out of Lot 85, Los Ranchitos Subdivision) and Volume 897, Page 4 (parcel of land out of Lot 84, Los Ranchitos Subdivision), Real Property Records of El Paso County, Texas, a distance of 97.50 feet to a point on the southerly right-of-way of Will Ruth Avenue;

**THENCE**, S 88° 01' 56" E (N 88° 49' 00" E – Record), along said southerly right-of-way of Will Ruth Avenue, a distance of 187.80 feet to a point on the common northerly corner of said parcels described in Instrument No. 20170052263 (Lot 81) and Instrument No. 20170066417 (Lots 82 and 83);

**THENCE**, S 01° 58' 04" W (S 01° 11' 00" E – Record), leaving said southerly right-of-way of Will Ruth Avenue along the common line of said parcels described in Instrument No. 20170052263 (Lot 81) and Instrument No. 20170066417 (Lots 82 and 83), a distance of 97.50 feet to the **POINT OF BEGINNING** of this description and containing in all 0.42 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, P.S., No. 5615,  
Barragan and Associates, Inc.  
Texas Surveying Firm # 10151200  
January 28, 2022

Parcel 11 – 5504-5508-5512 Will Ruth – Re-Zoning  
Job No. 211228-02

FOUND NAIL  
IN 1-1/2" PIPE  
29 42  
38 43

**WILL RUTH AVENUE**

(R.O.W. VARIES)

(N88°49'00"E - RECORD)

S88°01'56"E 187.80'

VOL: 1467 PG: 882  
\*R.P.R.E.P.C.

VOL: 897 PG: 4  
\*R.P.R.E.P.C.

**5504**

**5508**

**5512**

LOT 85  
INST. NO. 20170088006  
\*R.P.R.E.P.C.

(N01°11'00"W - RECORD)  
N01°58'04"E 97.50'

LOT 84  
INST. NO. 20180032780  
\*R.P.R.E.P.C.

LOT 83  
INST. NO. 20170066417  
\*R.P.R.E.P.C.

LOT 82  
INST. NO. 20170066417  
\*R.P.R.E.P.C.

LOT 81  
INST. NO. 20170052263  
\*R.P.R.E.P.C.

S01°58'04"W 97.50'  
(S01°11'00"E - RECORD)

SECTION LINE

N88°01'56"W 187.80'  
(S88°49'00"W - RECORD)

P.O.B.

LOT 54  
INST. NO. 20180066186  
\*R.P.R.E.P.C.

LOT 55  
INST. NO. 20180066186  
\*R.P.R.E.P.C.

LOT 56  
INST. NO. 20180066186  
\*R.P.R.E.P.C.

LOT 57  
INST. NO. 20170065731  
\*R.P.R.E.P.C.

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

**LOS RANCHITOS  
SUBDIVISION**

VOL: 2 PG: 4  
\*P.R.E.P.C.

(N01°11'00"W - RECORD)  
N01°58'04"E 397.50'

LOT 58  
INST. NO. 20170050802  
\*R.P.R.E.P.C.

P.O.C.

(S88°49'00"W - RECORD)  
N88°01'56"W  
2084.91'

MCCOMBS STREET

37 38  
2 1

FOUND USA  
BRASS CAP  
MONUMENT  
IN CONCRETE

SECTION LINE

N88°01'56"W 5277.85' - SEC TO SEC  
(S88°49'00"W - RECORD)

FOUND  
SQUARE BOLT

**LEGEND**

- ⊙ - ORIGINAL CORNER
- - CALCULATED POINT (NOT SET)

\*P.R.E.P.C. = PLAT RECORDS OF EL PASO COUNTY, TEXAS  
\*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) 2011, CENTRAL ZONE. DISTANCES ARE GROUND DISTANCE.
2. 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. PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS, TERMS, CONDITIONS, COVENANTS, AND CONFIRMING THE SIZE AND USE OF ALL RECORDED TERMS, RESTRICTION CONDITIONS AND EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
5. NO POINTS SET.



**GRID**

1 inch = 40 ft.

**B**  
**Barragan & Associates Inc.**

LAND PLANNING & SURVEYING  
TEXAS SURVEYING FIRM# 10151200  
10950 Pellicano Dr. Building-F,  
El Paso, Tx 79935  
Phone (915) 591-5709 Fax (915) 591-5708

**Plat of Survey**  
**PARCEL-11**

LOTS 82, 83, AND 84,  
LOS RANCHITOS SUBDIVISION,  
AN ADDITION TO THE  
CITY OF EL PASO,  
EL PASO COUNTY, TEXAS.  
AREA 0.42 ACRES ±

Plat Reference Vol/Bk 2 Pages 4  
Scale: 1"=40' Date: 01-28-2022 Drawn By: BT

Prepared by and under supervision of:

Benito Barragan, R.P.L.S. No. 5615  
Job No. 211228-02 Copy Rights ©  
Field: CC Book: N/A Page: N/A

N:\C Computer\WILL\_RUTH\_SURVEYS AND M&B\RE-ZONING\PARCEL 11-5504-5508-5512 WILL\_RUTH\_RE-ZONING.dwg

# Barragan And Associates Inc.

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

## PARCEL-12 DESCRIPTION

**Description** of Lots 62 and 77, 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 1696.81 feet to a point; **THENCE**, N 01° 58' 04" E, leaving said common section line, a distance of 300.00 feet to a point on the northerly right-of-way line of Ranchito Avenue and being the common southerly corner of the parcels described in Instrument No. 20180000169 (Lots 62, 63, 64, 76, and 77, less the Northerly 5.0 feet of Lot 77, 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), Real Property Records of El Paso County, Texas, said point being the **POINT OF BEGINNING** of this description;

**THENCE**, N 88° 01' 56" W (S 88° 49' 00" W – Record), along said northerly right-of-way line of Ranchito Avenue, a distance of 50.15 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 right 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 easterly right-of-way line of Rutledge Place;

**THENCE**, N 01° 58' 04" E (N 01° 11' 00" W – Record), along said easterly right-of-way line of Rutledge Place, a distance of 155.00 feet to a point 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 right 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 southerly right-of-way line of Will Ruth Avenue;

**THENCE**, S 88° 01' 56" E (N 88° 49' 00" E – Record), along said southerly right-of-way line of Will Ruth Avenue, a distance of 50.15 feet to a point being the common northerly corner of said parcels described in Instrument No. 20180000169 (Lots 62, 63, 64, 76, and 77, less the Northerly 5.0 feet of Lot 77) and the parcel described in Volume 613, Page 282 (The N. 5 ft, of Lot 77, Los Ranchitos Subdivision), Real Property Records of El Paso County, Texas;

**THENCE**, S 01° 58' 04" W (S 01° 11' 00" E – Record), along the common line of said parcels described in Instrument No. 20180000169 (Lots 62, 63, 64, 76, and 77, less the Northerly 5.0 feet of Lot 77) and Volume 613, Page 282 (The N. 5 ft, of Lot 77), a distance of 195.00 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.



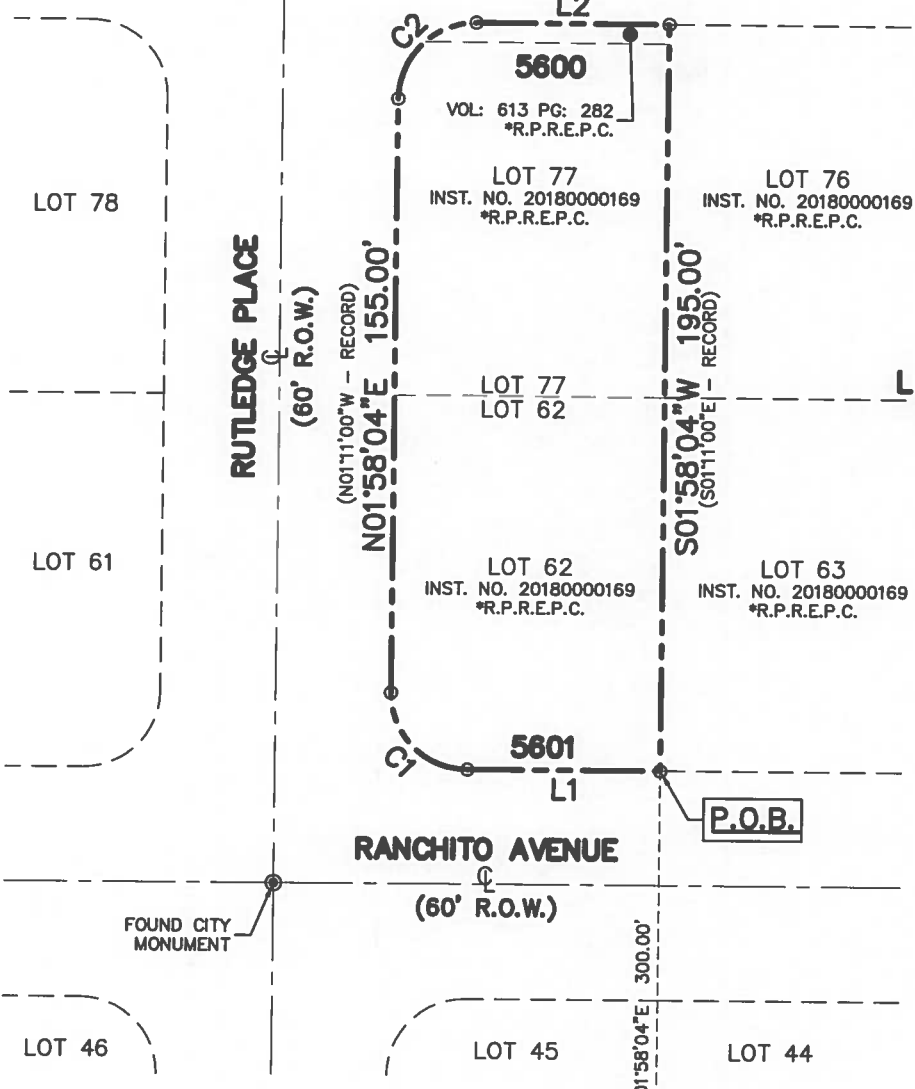
Benito Barragan, P.E., S 5675,  
Barragan and Associates Inc.  
Texas Surveying Firm # 10151200

January 28, 2022  
Parcel 12 – 5600 Will Ruth & 5601 Ranchito – Re-Zoning  
Job No. 211228-02

FOUND NAIL  
IN 1-1/2" PIPE  
29 42  
38 43

**WILL RUTH AVENUE**

(R.O.W. VARIES)



**LOS RANCHITOS SUBDIVISION**

VOL: 2 PG: 4  
\*P.R.E.P.C.

FOUND CITY MONUMENT

FOUND USA BRASS CAP MONUMENT IN CONCRETE

P.O.C.

SECTION LINE  
37 38 2 1  
N88°01'56"W 5277.85' - SEC TO SEC (S88°49'00"W - RECORD)  
N88°01'56"W 1696.81'  
38 43 1 6  
FOUND SQUARE BOLT

**LEGEND**

- ⊗ - ORIGINAL CORNER
- - CALCULATED POINT (NOT SET)



GRID  
1 inch = 50 ft.

\*P.R.E.P.C. = PLAT RECORDS OF EL PASO COUNTY, TEXAS  
\*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) 2011, CENTRAL ZONE. DISTANCES ARE GROUND DISTANCE.
2. 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. PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS, TERMS, CONDITIONS, COVENANTS, AND CONFIRMING THE SIZE AND USE OF ALL RECORDED TERMS, RESTRICTION CONDITIONS AND EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
5. NO POINTS SET.

LINE	BEARING	LENGTH	(RECORD)
L1	N88°01'56"W	50.15'	S88°49'00"W
L2	S88°01'56"E	50.15'	N88°49'00"E

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"	N46°58'04"E	28.28'

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

**Plat of Survey**  
**PARCEL-12**  
LOTS 62 AND 77,  
LOS RANCHITOS SUBDIVISION,  
AN ADDITION TO THE  
CITY OF EL PASO,  
EL PASO COUNTY, TEXAS.  
AREA 0.31 ACRES ±

Plat Reference Vol/Bk 2 Pages 4  
Scale: 1"=50' Date: 01-28-2022 Drawn By: BT

Prepared by and under supervision of:

Benito Barragan TX. R.P.L.S. No. 5615  
Job No. 211228-02 Copy Rights ©  
Field: CC Book: N/A Page: N/A

N:\C Computer\WILL\_RUTH\_SURVEYS AND M&BS\RE-ZONING\PARCEL 12-5600 WILL RUTH & 5601 RANCHITO\_RE-ZONING.dwg

# Barragan And Associates Inc.

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

## PARCEL-13 DESCRIPTION

**Description** of Lot 76, 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 1634.21 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 common line of the parcels described in Instrument No. 20180000169 (Lots 62, 63, 64, 76, and 77, less the Northerly 5.0 feet of Lot 77, 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) Real Property Records of El Paso County, Texas, a distance of 397.50 feet to a point being the common corner of said parcel described in Instrument No. 20180000169 (Lots 62, 63, 64, 76, and 77, less the Northerly 5.0 feet of Lot 77, Los Ranchitos Subdivision) and the parcel described in Instrument No. 20180045241 (Lot 75, save and except the North Five (5) feet thereof, Los Ranchitos Subdivision), Real Property Records of El Paso County, Texas, said point being the **POINT OF BEGINNING** of this description;

**THENCE**, N 88° 01' 56" W (S 88° 49' 00" W – Record), along the common line of said parcels described in Instrument No. 20180000169 (Lots 62, 63, 64, 76, and 77, less the Northerly 5.0 feet of Lot 77), a distance of 62.60 feet to a point on the common corner of said parcels described in Instrument No. 20180000169 (Lots 62, 63, 64, 76, and 77, less the Northerly 5.0 feet of Lot 77);

**THENCE**, N 01° 58' 04" E (N 01° 11' 00" W – Record), along the common line of said parcels described in Instrument No. 20180000169 (Lots 62, 63, 64, 76, and 77, less the Northerly 5.0 feet of Lot 77) and a parcel described in Volume 613, Page 282 (The N. 5 ft, of Lot 77, Los Ranchitos Subdivision), Real Property Records of El Paso County, Texas, a distance of 97.50 feet to a point on the southerly right-of-way line of Will Ruth Avenue;

**THENCE**, S 88° 01' 56" E (N 88° 49' 00" E – Record), along said southerly right-of-way line of Will Ruth Avenue, a distance of 62.60 feet to a point on the common corner of said parcels described in Instrument No. 20180000169 (Lots 62, 63, 64, 76, and 77, less the Northerly 5.0 feet of Lot 77) and Instrument No. 20180045241 (Lot 75, save and except the North Five (5) feet thereof);

**THENCE**, S 01° 58' 04" W (S 01° 11' 00" E – Record), leaving said southerly right-of-way line of Will Ruth Avenue along the common line of said parcels described in Instrument No. 20180000169 (Lots 62, 63, 64, 76, and 77, less the Northerly 5.0 feet of Lot 77) and Instrument No. 20180045241 (Lot 75, save and except the North Five (5) feet thereof), a distance of 97.50 feet to the **POINT OF BEGINNING** of this description and containing in all 0.14 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.

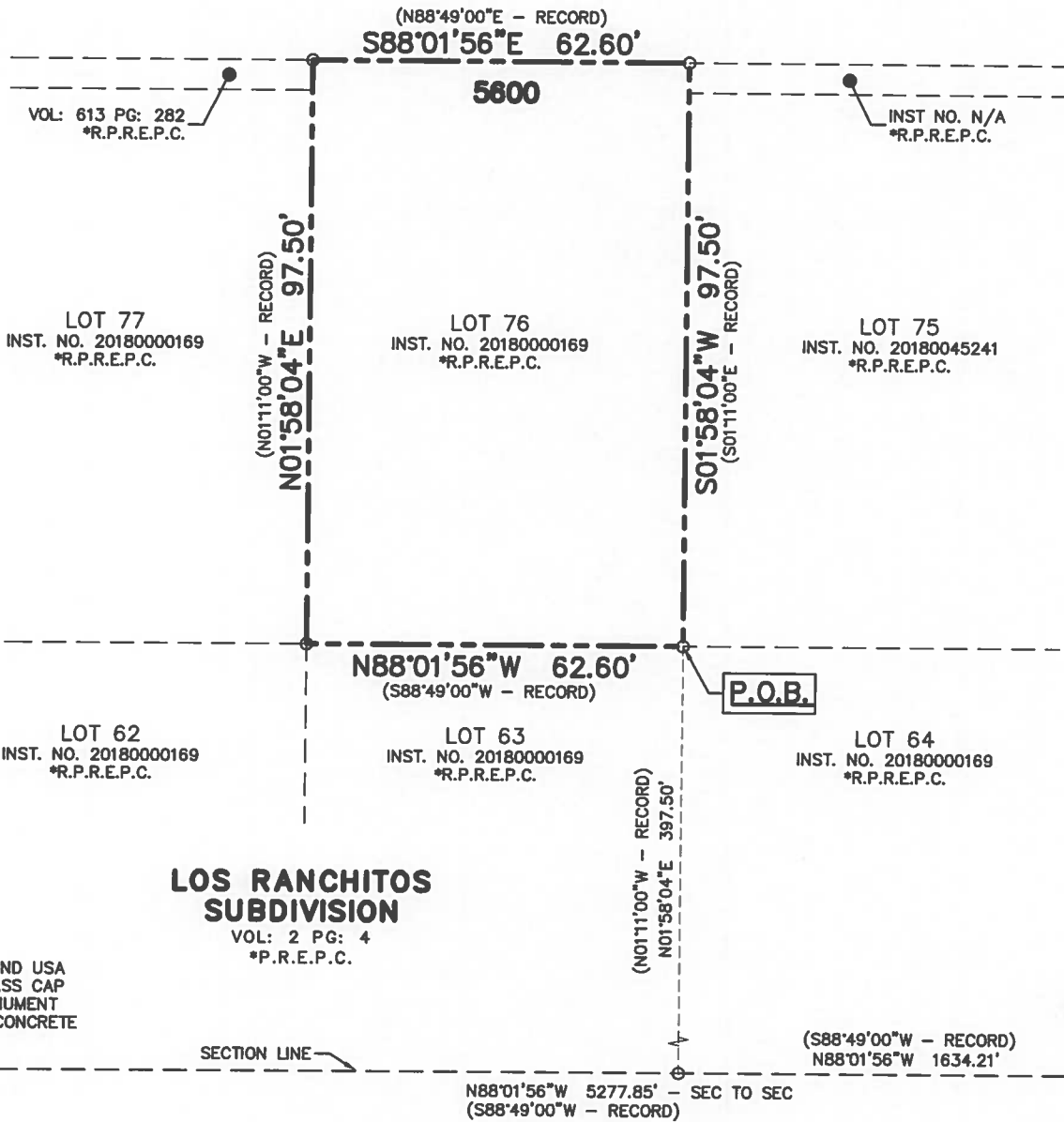


Benito Barragan, Registered Professional Surveyor No. 5615,  
Barragan and Associates Inc.  
Texas Surveying Firm # 10151200  
January 28, 2022  
Parcel 13 – 5600 Will Ruth – Re-Zoning  
Job No. 211228-02



FOUND NAIL  
IN 1-1/2" PIPE

**WILL RUTH AVENUE**  
(R.O.W. VARIES)



**LOS RANCHITOS  
SUBDIVISION**

VOL: 2 PG: 4  
\*P.R.E.P.C.

FOUND USA  
BRASS CAP  
MONUMENT  
IN CONCRETE

**P.O.C.**

37 38 2 1 SECTION LINE N88°01'56"W 5277.85' - SEC TO SEC (S88°49'00"W - RECORD) 38 43 1 6 FOUND SQUARE BOLT

\*P.R.E.P.C. = PLAT RECORDS OF EL PASO COUNTY, TEXAS  
\*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) 2011, CENTRAL ZONE. DISTANCES ARE GROUND DISTANCE.
2. 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. PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS, TERMS, CONDITIONS, COVENANTS, AND CONFIRMING THE SIZE AND USE OF ALL RECORDED TERMS, RESTRICTION CONDITIONS AND EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
5. NO POINTS SET.

**LEGEND**

- ⊙ - ORIGINAL CORNER
- - CALCULATED POINT (NOT SET)



**GRID**

1 inch = 30 ft.

**B** Barragan & Associates Inc.

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

**Plat of Survey  
PARCEL-13**

LOT 76,  
LOS RANCHITOS SUBDIVISION,  
AN ADDITION TO THE  
CITY OF EL PASO,  
EL PASO COUNTY, TEXAS.  
AREA 0.14 ACRES ±

Plat Reference Vol/Bk 2 Pages 4

Scale: 1"=30' Date: 01-28-2022 Drawn By: BT

Prepared by and under supervision of:



Benito Barragan TX, R.P.L.S. No. 5615  
Job No. 211228-02 Copy Rights ©  
Field: CC 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

## PARCEL-14 DESCRIPTION

**Description** of Lot 75, 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 1571.61 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 common line of the parcels described in Instrument No. 20180000169 (Lots 62, 63, 64, 76, and 77, less the Northerly 5.0 feet of Lot 77, 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 Instrument No. 20180045843 (Lots 65, 66 and 67, Los Ranchitos Subdivision), Real Property Records of El Paso County, Texas, a distance of 397.50 feet to a point being the common corner of said parcels described in Instrument No. 20180000169 (Lots 62, 63, 64, 76, and 77, less the Northerly 5.0 feet of Lot 77) and Instrument No. 20180045843 (Lots 65, 66 and 67) and the parcels described in Instrument No. 20180045241 (Lot 75, save and except the North Five (5) feet thereof, Los Ranchitos Subdivision); and Instrument No. 20170059122 (Lot 74, Los Ranchitos Subdivision), Real Property Records of El Paso County, Texas, said point being the **POINT OF BEGINNING** of this description;

**THENCE**, N 88° 01' 56" W (S 88° 49' 00" W – Record), along the common line of said parcels described in Instrument No. 20180000169 (Lots 62, 63, 64, 76, and 77, less the Northerly 5.0 feet of Lot 77) and Instrument No. 20180045241 (Lot 75, save and except the North Five (5) feet thereof), a distance of 62.60 feet to a point on the common corner of said parcels described in Instrument No. 20180000169 (Lots 62, 63, 64, 76, and 77, less the Northerly 5.0 feet of Lot 77) and Instrument No. 20180045241 (Lot 75, save and except the North Five (5) feet thereof);

**THENCE**, N 01° 58' 04" E (N 01° 11' 00" W – Record), along the common line of said parcels described in Instrument No. 20180000169 (Lots 62, 63, 64, 76, and 77, less the Northerly 5.0 feet of Lot 77) and Instrument No. 20180045241 (Lot 75, save and except the North Five (5) feet thereof), a distance of 97.50 feet to a point on the southerly right-of-way line of Will Ruth Avenue;

**THENCE**, S 88° 01' 56" E (N 88° 49' 00" E – Record), along said southerly right-of-way line of Will Ruth Avenue, a distance of 62.60 feet to a point on the common northerly corner of said parcels described in Instrument No. 20180045241 (Lot 75, save and except the North Five (5) feet thereof) and Instrument No. 20170059122 (Lot 74);

**THENCE**, S 01° 58' 04" W (S 01° 11' 00" E – Record), along the common line of said parcels described in Instrument No. 20180045241 (Lot 75, save and except the North Five (5) feet thereof) and Instrument No. 20170059122 (Lot 74), a distance of 97.50 feet to the **POINT OF BEGINNING** of this description and containing in all 0.14 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, P.L.S. 5615,  
Barragan and Associates Inc.  
Texas Surveying Firm # 10151200  
January 28, 2022  
Parcel 14 – 5608 Will Ruth – Re-Zoning  
Job No. 211228-02



FOUND NAIL  
IN 1-1/2" PIPE

29 42  
38 43

**WILL RUTH AVENUE**

(R.O.W. VARIES)

(N88°49'00"E - RECORD)  
**S88°01'56"E 62.60'**

**5608**

INST. NO. N/A  
\*R.P.R.E.P.C.

**LOT 76**  
INST. NO. 20180000169  
\*R.P.R.E.P.C.

**LOT 75**  
INST. NO. 20180045241  
\*R.P.R.E.P.C.

**LOT 74**  
INST. NO. 20170059122  
\*R.P.R.E.P.C.

(N01°11'00"W - RECORD)  
**N01°58'04"E 97.50'**

(S01°11'00"E - RECORD)  
**S01°58'04"W 97.50'**

**LOT 63**  
INST. NO. 20180000169  
\*R.P.R.E.P.C.

**LOT 64**  
INST. NO. 20180000169  
\*R.P.R.E.P.C.

**LOT 65**  
INST. NO. 20180045843  
\*R.P.R.E.P.C.

**N88°01'56"W 62.60'**  
(S88°49'00"W - RECORD)

**P.O.B.**

**LOS RANCHITOS  
SUBDIVISION**

VOL: 2 PG: 4  
\*P.R.E.P.C.

FOUND USA  
BRASS CAP  
MONUMENT  
IN CONCRETE

37 38  
2 1

SECTION LINE

(N01°11'00"W - RECORD)  
(N01°58'04"E 397.50')

(S88°49'00"W - RECORD)  
**N88°01'56"W 5277.85'** - SEC TO SEC  
(S88°49'00"W - RECORD)

(S88°49'00"W - RECORD)  
**N88°01'56"W 1571.61'**

**P.O.C.**

FOUND  
SQUARE BOLT

SECTION LINE

**McCOMBS  
STREET**

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

38 43  
1 6

\*P.R.E.P.C. = PLAT RECORDS OF EL PASO COUNTY, TEXAS  
\*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) 2011, CENTRAL ZONE. DISTANCES ARE GROUND DISTANCE.
2. 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. PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS, TERMS, CONDITIONS, COVENANTS, AND CONFIRMING THE SIZE AND USE OF ALL RECORDED TERMS, RESTRICTION CONDITIONS AND EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
5. NO POINTS SET.

**LEGEND**

- ⊗ - ORIGINAL CORNER
- - CALCULATED POINT (NOT SET)



**GRID**

1 inch = 30 ft.

PAGE 2 OF 2

**B** Barragan & Associates Inc.

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

**Plat of Survey  
PARCEL-14**

**LOT 75,  
LOS RANCHITOS SUBDIVISION,  
AN ADDITION TO THE  
CITY OF EL PASO,  
EL PASO COUNTY, TEXAS.  
AREA 0.14 ACRES ±**

Plat Reference Vol/Bk 2 Pages 4

Scale: 1"=30' Date: 01-28-2022 Drawn By: BT

Prepared by and under supervision of:



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Job No. 211228-02 Copy Rights ©  
Field: CC Book: N/A Page: N/A

N:\C Computer\WILL\_RUTH\_SURVEYS\_AND\_M&B\RE-ZONING\PARCEL\_14-5608 WILL\_RUTH\_RE-ZONING.dwg

# Barragan And Associates Inc.

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

## PARCEL-15 DESCRIPTION

**Description** of Tract 11, Section 38, Block 81, Township 1, T&P Railway Co. Surveys, 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 2681.20 feet to a point; **THENCE**, N 01° 58' 04" E, leaving said common section line, a distance of 30.00 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 (S 88° 49' 00" W – Record), along said northerly right-of-way line of Threadgill Avenue, a distance of 182.20 feet to a point;

**THENCE**, N 01° 58' 04" E (N 01° 11' 00" W – Record), passing the northerly right-of-way line of Threadgill Avenue and along the common line of Tract 10A and the parcel described in Instrument No. 20170048752 (Tract 11, Section 38, Block 81, Township 1, T&P Railway Co. Surveys, El Paso County, Texas), Real Property Records of El Paso County, Texas, a distance of 170.00 feet to a point;

**THENCE**, N 88° 01' 56" W (S 88° 49' 00" W – Record), along the common line of Tract 10A and the parcel described in Instrument No. 20170048752 (Tract 11), a distance of 100.00 feet to a point on the easterly line of Tract 7A;

**THENCE**, N 01° 58' 04" E (N 01° 11' 00" W – Record), along the common line of Tract 7A and the parcel described in Instrument No. 20170048752 (Tract 11), a distance of 127.80 feet to a point on the southerly line of a parcel described in Instrument No. 20170080546 (the east 10 feet of Lot 4 and all of Lots 5, 6 and 7, Los Ranchitos Subdivision Replat, City of El Paso, El Paso County, Texas, filed for record in Volume 23, Page 26, Plat Records of El Paso County, Texas), Real Property Records of El Paso County, Texas;

**THENCE**, S 88° 01' 56" E (N 88° 49' 00" E – Record), along the common line of said parcels described in Instrument No. 20170048752 (Tract 11) and Instrument No. 20170080546 (the east 10 feet of Lot 4 and all of Lots 5, 6 and 7) and the parcel described in Instrument No. 20190015667 (Lots 8, 9, 10, 11 and 12, Los Ranchitos Subdivision Replat, City of El Paso, El Paso County, Texas, filed for record in Volume 36, Page 12, Plat Records of El Paso County, Texas), Real Property Records of El Paso County, Texas, a distance of 282.20 feet to a point being the northerly common corner of the parcels described in Instrument No. 20170048752 (Tract 11) and Instrument No. 20170068079 (Tract 12, Section 38, Block 81, Township 1, T&P Railway Co. Surveys, El Paso County, Texas), Real Property Records of El Paso County, Texas;

**THENCE**, S 01° 58' 04" W (S 01° 11' 00" E – Record), along the common line of said parcels described in Instrument No. 20170048752 (Tract 11) and Instrument No. 20170068079 (Tract 12) and passing along the northerly right-of-way line of Threadgill Avenue, a distance of 297.80 feet to the **POINT OF BEGINNING** of this description and containing in all 1.54 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 No. 5615,  
Barragan and Associates Inc.  
Texas Surveying Firm # 10151200  
January 28, 2022  
Parcel 15 – 5401 Threadgill – Re-Zoning  
Job No. 211228-02

**LOS RANCHITOS  
SUBDIVISION  
REPLAT**

VOL: 23 PG: 26  
\*P.R.E.P.C.

**LOS RANCHITOS  
SUBDIVISION  
REPLAT**

VOL: 36 PG: 12  
\*P.R.E.P.C.

29 42  
38 43  
FOUND NAIL  
IN 1-1/2" PIPE

INST. NO. 20170080546  
\*R.P.R.E.P.C.

INST. NO. 20170080546  
\*R.P.R.E.P.C.

INST. NO. 20190015667  
\*R.P.R.E.P.C.

LOT 4  
LOT 5

LOT 5  
LOT 6

LOT 6  
LOT 7

LOT 7  
LOT 8

LOT 8  
LOT 9

LOT 9  
LOT 10

LOT 10  
LOT 11

S88°01'56"E 282.20'  
(N88°49'00"E - RECORD)

(N01°11'00"W - RECORD)  
N01°58'04"E 127.80'

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

TRACT 7A  
INST. NO. N/A  
\*R.P.R.E.P.C.

N88°01'56"W 100.00'  
(S88°49'00"W - RECORD)

TRACT 11  
INST. NO. 20170048752  
\*R.P.R.E.P.C.

TRACT 10A  
INST. NO. N/A  
\*R.P.R.E.P.C.

(N01°11'00"W - RECORD)  
N01°58'04"E 170.00'

S01°58'04"W 297.80'  
(S01°11'00"E - RECORD)

TRACT 12  
INST. NO. 20170068079  
\*R.P.R.E.P.C.

SECTION LINE

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

McCOMBS  
STREET

5401

P.O.B.

N88°01'56"W 182.20'  
(S88°49'00"W - RECORD)

N01°58'04"E 30.00'

(S88°49'00"W - RECORD)

N88°01'56"W 2681.20'

37 38

SECTION LINE



N88°01'56"W 5277.85' - SEC TO SEC  
(S88°49'00"W - RECORD)

**THREADGILL AVENUE**  
(R.O.W. VARIES)

FOUND SQUARE BOLT

P.O.C.

**LEGEND**

-  - ORIGINAL CORNER
-  - CALCULATED POINT (NOT SET)

\*P.R.E.P.C. = PLAT RECORDS OF EL PASO COUNTY, TEXAS  
\*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) 2011, CENTRAL ZONE. DISTANCES ARE GROUND DISTANCE.
2. 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. PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS, TERMS, CONDITIONS, COVENANTS, AND CONFIRMING THE SIZE AND USE OF ALL RECORDED TERMS, RESTRICTION CONDITIONS AND EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
5. NO POINTS SET.



**GRID**

1 inch = 60 ft.

PAGE 2 OF 2



**Barragan  
&  
Associates  
Inc.**

LAND PLANNING & SURVEYING  
TEXAS SURVEYING FIRM# 10151200  
10950 Pellicano Dr. Building-F,  
El Paso, Tx 79935  
Phone (915) 591-5709 Fax (915) 591-5708

**Plat of Survey  
PARCEL-15**

TRACT 11,  
SECTION 38, BLOCK 81, TOWNSHIP 1,  
T&P RAILWAY CO. SURVEYS,  
EL PASO COUNTY, TEXAS.  
AREA 1.54 ACRES ±

Plat Reference Vol/Bk N/A Pages N/A

Scale: 1"=60' Date: 01-28-2022 Drawn By: BT

Prepared by and under supervision of:



Benito Barragan TX, R.P.L.S. No. 5615  
Job No. 211228-02 Copy Rights ©  
Field: CC 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

## PARCEL-16 DESCRIPTION

**Description** of Lots 22, 23, 24 and 51, 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 2147.51 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 (S 88° 49' 00" W – Record), along said northerly right-of-way line of Threadgill Avenue, a distance of 175.35 feet to a point 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 right 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 easterly right-of-way line of Roanoke Drive;

**THENCE**, N 01° 58' 04" E (N 01° 11' 00" W – Record), along said easterly right-of-way line of Roanoke Drive, a distance of 77.50 feet to a point being the common westerly corner of the parcels described in Instrument No. 20170097001 (Lots 22, 23, 24, 51 and 52, 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 Instrument No. 20170081823 (Lot 53, Los Ranchitos Subdivision), Real Property Records of El Paso County, Texas;

**THENCE**, S 88° 01' 56" E (N 88° 49' 00" E – Record), leaving said easterly right-of-way line of Roanoke Drive along the common line of said parcels described in Instrument No. 20170097001 (Lots 22, 23, 24, 51 and 52) and Instrument No. 20170081823 (Lot 53), a distance of 132.75 feet to a point being the common corner of said parcels described in Instrument No. 20170097001 (Lots 22, 23, 24, 51 and 52);

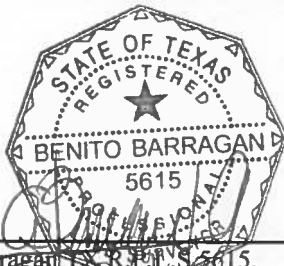
**THENCE**, N 01° 58' 04" E (N 01° 11' 00" W – Record), along the common line of said parcels described in Instrument No. 20170097001 (Lots 22, 23, 24, 51 and 52), a distance of 97.50 feet to a point on the southerly right-of-way line of Ranchitos Avenue;

**THENCE**, S 88° 01' 56" E (N 88° 49' 00" E – Record), along said southerly right-of-way line of Ranchitos Avenue, a distance of 62.60 feet to a point being the northerly common corner of the parcels described in Instrument No. 20170097001 (Lots 22, 23, 24, 51 and 52) and Instrument No. 20190053181 (Lot 50, Los Ranchitos Subdivision), Real Property Records of El Paso County, Texas;

**THENCE**, S 01° 58' 04" W (S 01° 11' 00" E – Record), along the common line of said parcels described in Instrument No. 20170097001 (Lots 22, 23, 24, 51 and 52) and Instrument No. 20190053181 (Lot 50) and the parcel described in Instrument No. 20180096467 (Lots 25 and 26, Los Ranchitos Subdivision), Real Property Records of El Paso County, Texas, a distance of 195.00 feet to the **POINT OF BEGINNING** of this description and containing in all 0.58 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, P.L.S. 5615,  
Barragan and Associates Inc.  
Texas Surveying Firm #10151200  
January 28, 2022

Parcel 16 – 5505 Threadgill & 5508 Ranchito – Re-Zoning  
Job No. 211228-02

**RANCHITO AVENUE**

(60' R.O.W.)

FOUND NAIL  
IN 1-1/2" PIPE

29 42  
38 43

(N88°49'00"E - RECORD)

S88°01'56"E 62.60'

5508

**LOS RANCHITOS  
SUBDIVISION**

VOL: 2 PG: 4  
\*P.R.E.P.C.

LOT 53  
INST. NO. 20170081823  
\*R.P.R.E.P.C.

LOT 52  
INST. NO. 20170097001  
\*R.P.R.E.P.C.

INST. NO. 20170097001  
\*R.P.R.E.P.C.

LOT 50  
INST. NO. 20190053181  
\*R.P.R.E.P.C.

(N01°11'00"W - RECORD)

N01°58'04"E 97.50'

(N88°49'00"E - RECORD)

S88°01'56"E 132.75'

LOT 51  
LOT 24

(S01°11'00"E - RECORD)

S01°58'04"W 195.00'

**ROANOKE DRIVE**  
(60' R.O.W.)

(N01°11'00"W - RECORD)

N01°58'04"E 77.50'

INST. NO. 20170097001  
\*R.P.R.E.P.C.

LOT 22  
LOT 23

INST. NO. 20170097001  
\*R.P.R.E.P.C.

LOT 23  
LOT 24

INST. NO. 20170097001  
\*R.P.R.E.P.C.

LOT 25  
INST. NO. 20180096467  
\*R.P.R.E.P.C.

5505

N88°01'56"W 175.35'  
(S88°49'00"W - RECORD)

(N01°58'04"E - RECORD)

N01°58'04"E 45.00'

P.O.B.

**McCOMBS STREET**

(N01°11'00"W - RECORD)

N01°58'18"E 5292.74'

**THREADGILL AVENUE**

(R.O.W. VARIES)

37 38

SECTION LINE

N88°01'56"W 5277.85' - SEC TO SEC  
(S88°49'00"W - RECORD)

(S88°49'00"W - RECORD)

N88°01'56"W 2147.51'

38 43

1 FOUND USA  
BRASS CAP  
MONUMENT  
IN CONCRETE

1 FOUND  
SQUARE BOLT

P.O.C.

\*P.R.E.P.C. = PLAT RECORDS OF EL PASO COUNTY, TEXAS  
\*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) 2011, CENTRAL ZONE. DISTANCES ARE GROUND DISTANCE.
2. 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. PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS, TERMS, CONDITIONS, COVENANTS, AND CONFIRMING THE SIZE AND USE OF ALL RECORDED TERMS, RESTRICTION CONDITIONS AND EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
5. NO POINTS SET.



**GRID**

1 inch = 40 ft.

**LEGEND**

- ◻ - ORIGINAL CORNER
- - CALCULATED POINT (NOT SET)

**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'

PAGE 2 OF 2

**Barragan & Associates Inc.**

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

**Plat of Survey  
PARCEL-16**

LOTS 22, 23, 24 AND 51,  
LOS RANCHITOS SUBDIVISION,  
AN ADDITION TO THE  
CITY OF EL PASO,  
EL PASO COUNTY, TEXAS.  
AREA 0.58 ACRES ±

Plat Reference Vol/Bk 2 Pages 4

Scale: 1"=40' Date: 01-28-2022 Drawn By: BT

Prepared by and under supervision of:



Benito Barragan TX, R.P.L.S. No. 5615  
Job No. 211228-02 Copy Rights ©  
Field: CC Book: N/A Page: N/A

N:\L Computer\WILL RUIH\_SURVEYS AND M&BS\RE-ZONING\PARCEL 16-5505 THREADGILL & 5508 RANCHITO\_RE-ZONING.dwg

# Barragan And Associates Inc.

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

## PARCEL-17 DESCRIPTION

**Description** of Lots 27 and 28, 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 1897.11 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 (S 88° 49' 00" W – Record), along said northerly right-of-way line of Threadgill Avenue, a distance of 125.20 feet to a point on the southerly common corner of the parcels described in Instrument No. 20170056402 (Lots 27, 28, 59, 60 and 61, 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 Instrument No. 20180096467 (Lots 25 and 26, Los Ranchitos Subdivision), Real Property Records of El Paso County, Texas;

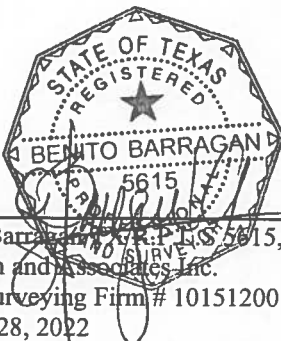
**THENCE**, N 01° 58' 04" E (N 01° 11' 00" W – Record), leaving said northerly right-of-way line of Threadgill Avenue along the common line of said parcels described in Instrument No. 20170056402 (Lots 27, 28, 59, 60 and 61) and Instrument No. 20180096467 (Lots 25 and 26), a distance of 97.50 feet to a point being the common corner of said parcels described in Instrument No. 20170056402 (Lots 27, 28, 59, 60 and 61) and Instrument No. 20180096467 (Lots 25 and 26) and the parcels described in Instrument No. 20190072506 (Lot 49, Los Ranchitos Subdivision) and Instrument No. 20190066794 (Lot 48, Los Ranchitos Subdivision), Real Property Records of El Paso County, Texas;

**THENCE**, S 88° 01' 56" E (N 88° 49' 00" E – Record), along the common line of said parcels described in Instrument No. 20170056402 (Lots 27, 28, 59, 60 and 61) and Instrument No. 20190066794 (Lot 48) and the parcel described in Instrument No. 20090042927 (Tracts 29, 46 and 47, Los Ranchitos Subdivision), Real Property Records of El Paso County, Texas, a distance of 125.20 feet to a point on the common corner of said parcels described in Instrument No. 20170056402 (Lots 27, 28, 59, 60 and 61) and Instrument No. 20090042927 (Tracts 29, 46 and 47);

**THENCE**, S 01° 58' 04" W (S 01° 11' 00" E – Record), along the common line of said parcels described in Instrument No. 20170056402 (Lots 27, 28, 59, 60 and 61) and Instrument No. 20090042927 (Tracts 29, 46 and 47), a distance of 97.50 feet to the **POINT OF BEGINNING** of this description and containing in all 0.28 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, P.E., S. 5615,  
Barragan and Associates Inc.  
Texas Surveying Firm # 10151200  
January 28, 2022  
Parcel 17 – 5521 & 5525 Threadgill – Re-Zoning  
Job No. 211228-02



**LOS RANCHITOS SUBDIVISION**

VOL: 2 PG: 4  
\*R.P.R.E.P.C.

29 42  
38 43  
FOUND NAIL  
IN 1-1/2" PIPE

LOT 49  
INST. NO. 20190072506  
\*R.P.R.E.P.C.

LOT 48  
INST. NO. 20190066794  
\*R.P.R.E.P.C.

LOT 47  
INST. NO. 20090042927  
\*R.P.R.E.P.C.

LOT 46  
INST. NO. 20090042927  
\*R.P.R.E.P.C.

(N88°49'00"E - RECORD)  
S88°01'56"E 125.20'

LOT 26  
INST. NO. 20180096467  
\*R.P.R.E.P.C.

(N01°11'00"W - RECORD)  
N01°58'04"E 97.50'

INST. NO. 20170056402  
\*R.P.R.E.P.C.

INST. NO. 20170056402  
\*R.P.R.E.P.C.

LOT 29  
INST. NO. 20090042927  
\*R.P.R.E.P.C.

(S01°11'00"E - RECORD)  
S01°58'04"W 97.50'

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

5521

5525

N88°01'56"W 125.20'  
(S88°49'00"W - RECORD)

P.O.B.

N01°58'04"E 45.00'

McCOMBS STREET

37 38  
2 1  
FOUND USA  
BRASS CAP  
MONUMENT  
IN CONCRETE

SECTION LINE

**THREADGILL AVENUE**

(R.O.W. VARIES)

N88°01'56"W 5277.85' - SEC TO SEC  
(S88°49'00"W - RECORD)

(S88°49'00"W - RECORD)  
N88°01'56"W 1897.11'

FOUND  
SQUARE BOLT

P.O.C.

\*P.R.E.P.C. = PLAT RECORDS OF EL PASO COUNTY, TEXAS  
\*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) 2011, CENTRAL ZONE. DISTANCES ARE GROUND DISTANCE.
2. 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. PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS, TERMS, CONDITIONS, COVENANTS, AND CONFIRMING THE SIZE AND USE OF ALL RECORDED TERMS, RESTRICTION CONDITIONS AND EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
5. NO POINTS SET.



**GRID**

1 inch = 30 ft.

**LEGEND**

- ⊗ - ORIGINAL CORNER
- - CALCULATED POINT (NOT SET)

PAGE 2 OF 2

**B** Barragan & Associates Inc.

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

**Plat of Survey  
PARCEL-17**

LOTS 27 AND 28,  
LOS RANCHITOS SUBDIVISION,  
AN ADDITION TO THE  
CITY OF EL PASO,  
EL PASO COUNTY, TEXAS.  
AREA 0.28 ACRES ±

Plat Reference Vol/Bk 2 Pages 4

Scale: 1"=30' Date: 01-28-2022 Drawn By: BT

Prepared by and under supervision of:



Benito Barragan TX, R.P.L.S. No. 5615  
Joa. No. 211228-02 Copy Rights ©  
Field: CC Book: N/A Page: N/A

I:\L\COMPUTER\WILL RUIH\_SURVEYS AND M&BS\RE-ZONING\PARCEL 17-5521 & 5525 THREADGILL\_RE-ZONING.dwg

# Barragan And Associates Inc.

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

## PARCEL-18 DESCRIPTION

**Description** of Lots 54 and 55, 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 2210.11 feet to a point; **THENCE**, N 01° 58' 04" E, leaving said common section line, a distance of 300.00 feet to a point on the northerly right-of-way line of Ranchito Avenue, said point being the **POINT OF BEGINNING** of this description;

**THENCE**, N 88° 01' 56" W (S 88° 49' 00" W – Record), along said northerly right-of-way line of Ranchito Avenue, a distance of 112.75 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 right 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 easterly right-of-way line of Roanoke Drive;

**THENCE**, N 01° 58' 04" E (N 01° 11' 00" W – Record), along said easterly right-of-way line of Roanoke Drive, a distance of 77.50 feet to a point being the common westerly corner of the parcels described in Instrument No. 20180066186 (Lots 54, 55 and 56, 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 Instrument No. 20170088006 (Lot 85, SAVE AND EXCEPT a portion conveyed to the CITY OF EL PASO, Los Ranchitos Subdivision), Real Property Records of El Paso County, Texas;

**THENCE**, S 88° 01' 56" E (N 88° 49' 00" E – Record), leaving said easterly right-of-way line of Roanoke Drive along the common line of said parcels described in Instrument No. 20180066186 (Lots 54, 55 and 56) and Instrument No. 20170088006 (Lot 85, SAVE AND EXCEPT a portion conveyed to the CITY OF EL PASO) and the parcel described in Instrument No. 20180032780 (Lot 84, Los Ranchitos Subdivision), Real Property Records of El Paso County, Texas, a distance of 132.75 feet to a point being the common corner of said parcels described in Instrument No. 20180066186 (Lots 54, 55 and 56) and Instrument No. 20180032780 (Lot 84) and the parcel described in Instrument No. 20170066417 (Lots 82 and 83, Los Ranchitos Subdivision), Real Property Records of El Paso County, Texas;

**THENCE**, S 01° 58' 04" W (S 01° 11' 00" E – Record), along the common line of said parcels described in Instrument No. 20180066186 (Lots 54, 55 and 56), a distance of 97.50 feet to the **POINT OF BEGINNING** of this description and containing in all 0.30 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, P.S., P.L.S. 5615,  
Barragan and Associates, Inc.  
Texas Surveying Firm # 10151200  
January 28, 2022  
Parcel 18 – 9620 Ranchito – Re-Zoning  
Job No. 211228-02



**LOS RANCHITOS  
SUBDIVISION**

VOL: 2 PG: 4  
\*P.R.E.P.C.

LOT 85  
INST. NO. 20170088006  
\*R.P.R.E.P.C.

LOT 84  
INST. NO. 20180032780  
\*R.P.R.E.P.C.

LOT 83  
INST. NO. 20170066417  
\*R.P.R.E.P.C.

LOT 54  
INST. NO. 20180066186  
\*R.P.R.E.P.C.

LOT 55  
INST. NO. 20180066186  
\*R.P.R.E.P.C.

LOT 56  
INST. NO. 20180066186  
\*R.P.R.E.P.C.

ROANOKE DRIVE  
(60' R.O.W.)

(N01°11'00"W - RECORD)  
N01°58'04"E 77.50'

(N88°49'00"E RECORD)  
S88°01'56"E 132.75'

S01°58'04"W 97.50'  
(S01°11'00"E - RECORD)

9620  
N88°01'56"W 112.75'  
(S88°49'00"W - RECORD)

RANCHITO AVENUE  
(60' R.O.W.)

N01°58'04"E 300.00'

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

MCCOMBS STREET

FOUND USA  
BRASS CAP  
MONUMENT  
IN CONCRETE

37 38  
2 1

SECTION LINE

N88°01'56"W 5277.85' - SEC TO SEC  
(S88°49'00"W - RECORD)

P.O.C.

(S88°49'00"W - RECORD)  
N88°01'56"W 2210.11'  
FOUND SQUARE BOLT

\*P.R.E.P.C. = PLAT RECORDS OF EL PASO COUNTY, TEXAS  
\*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) 2011, CENTRAL ZONE. DISTANCES ARE GROUND DISTANCE.
- 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.
- PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS, TERMS, CONDITIONS, COVENANTS, AND CONFIRMING THE SIZE AND USE OF ALL RECORDED TERMS, RESTRICTION CONDITIONS AND EASEMENTS PERTAINING TO THIS PROPERTY, IN SPITE OF THE ACCURACY OR DEFECTS OF THIS PLAT.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- NO POINTS SET.



**GRID**

1 inch = 30 ft.

**LEGEND**

- ORIGINAL CORNER
- CALCULATED POINT (NOT SET)

**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'

**B** Barragan & Associates Inc.

LAND PLANNING & SURVEYING  
TEXAS SURVEYING FIRM# 10151200  
10950 Pellicano Dr. Building-F,  
El Paso, Tx 79935  
Phone (915) 591-5709 Fax (915) 591-5708

**Plat of Survey  
PARCEL-18**

LOTS 54 AND 55,  
LOS RANCHITOS SUBDIVISION,  
AN ADDITION TO THE  
CITY OF EL PASO,  
EL PASO COUNTY, TEXAS.  
AREA 0.30 ACRES ±

Plat Reference Vol/Bk 2 Pages 4

Scale: 1"=30' Date: 01-28-2022 Drawn By: BT

Prepared by and under supervision of:



Benito Barragan TX, R.P.L.S. No. 5615  
Job No. 21228-02 Copy Rights ©  
Field: CC Book: N/A Page: N/A

N:\C Computer\WILL RUTH\_SURVEYS AND MB&A\RE-ZONING\PARCEL 18-9620 RANCHITO\_RE-ZONING.dwg

# 5510 Will Ruth Ave.

City Plan Commission — June 16, 2022

REZONING



**CASE NUMBER:** PZRZ22-00006  
**CASE MANAGER:** Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov  
**PROPERTY OWNER:** City of El Paso - El Paso Water Utilities / Public Service Board  
**REPRESENTATIVE:** Moreno Cardenas Inc.  
**LOCATION:** 5510 Will Ruth Ave. (District 4)  
**PROPERTY AREA:** 6.17 acres  
**REQUEST:** To rezone from: Parcel-7: C-1 (Commercial), Parcel-8: C-2/sc (Commercial/special contract), Parcel-9: C-1/sc (Commercial/special contract), Parcel-10: C-1/sc (Commercial/special contract), Parcel-11: C-1 (Commercial), Parcel-12: C-1 (Commercial), Parcel-13: C-1/sc (Commercial/special contract), Parcel-14: C-1 (Commercial), Parcel-15: A-M/sc (Apartment/Mobile Home Park/special contract), Parcel-16: R-4/sp (Residential/special permit), Parcel-17: R-4/sp (Residential/special permit), and Parcel-18: A-O (Apartment/Office) to R-4 (Residential) and that the special permit designations for Parcel-16 and Parcel-17 be rescinded  
**RELATED APPLICATIONS:** SURW22-00007 Roanoke, Ranchito, Rutledge, Albany, Threadgill Vacation; SUSU22-00033 Will Ruth Pond  
**PUBLIC INPUT:** None received as of June 9, 2022.

**SUMMARY OF REQUEST:** The applicant is requesting to rezone multiple vacant properties with different zoning districts to R-4 (Residential) for development of a stormwater retention pond site.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL** of the rezoning request as it is consistent with the G-3, Post-War future land use designation of *Plan El Paso*, the City's Comprehensive Plan and is in character with the surrounding neighborhood.

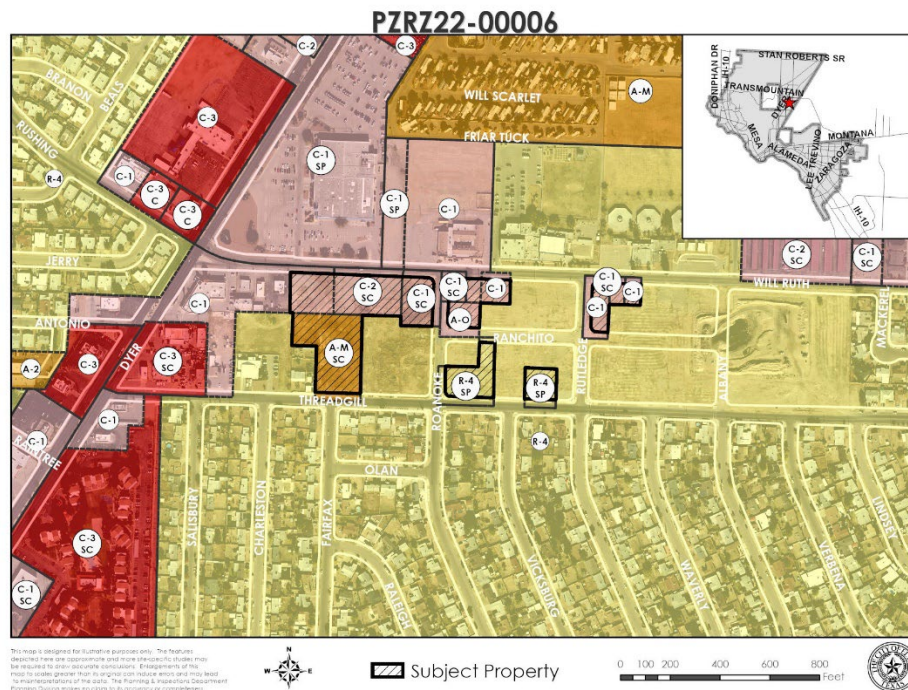


Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting to rezone multiple vacant properties totaling 6.17 acres from: Parcel-7: C-1 (Commercial), Parcel-8: C-2/sc (Commercial/special contract), Parcel-9: C-1/sc (Commercial/special contract), Parcel-10: C-1/sc (Commercial/special contract), Parcel-11: C-1 (Commercial), Parcel-12: C-1 (Commercial), Parcel-13: C-1/sc (Commercial/special contract), Parcel-14: C-1 (Commercial), Parcel-15: A-M/sc (Apartment/Mobile Home Park/special contract), Parcel-16: R-4/sp (Residential/special permit), Parcel-17: R-4/sp (Residential/special permit), and Parcel-18: A-O (Apartment/Office) to R-4 (Residential) for development of a stormwater retention pond site. The applicant has requested that the existing special permit designations for Parcel-16 and Parcel-17 be rescinded since there is no need for them. The conceptual site plan shows the proposed ponding site expanding through multiple lots and streets. Such properties are to be combined into one (1) lot. Proposed access is from Will Ruth Avenue and Threadgill Avenue.

**PREVIOUS CASE HISTORY:** Ordinance No. 6440 (attachment 6), passed on January 16, 1979 includes a special contract dated January 8, 1979 and amended on January 5, 1982 that subjects the property (Parcel-13) to the following conditions:

1. No certificates of occupancy and compliance shall be issued by the City for any building constructed on the property until First Parties have installed a concrete sidewalk along the boundary of the property which is adjacent to Will Ruth Avenue.  
Such sidewalk shall be installed in accordance with specifications to be approved by the City Engineer of the City of El Paso and the City Engineer must certify that such sidewalk has been satisfactorily installed before certificates of occupancy and compliance shall be issued.

*Note: Condition No. 1 was fulfilled.*

2. No driveways, curb cuts or other means of vehicular access will be permitted along the boundary of the property which is adjacent to Will Ruth Avenue, and no vehicular ingress and egress shall be permitted between the property and Will Ruth Avenue.

*Note: Condition No. 2 released on January, 5, 1982.*

Ordinance No. 6617 (attachment 7), passed on July 24, 1979 includes a special contract dated July 13, 1979 that subjects the property (Parcel-15) to the following conditions:

1. The property shall not be used for any purpose permitted in an A-M (Apartment Mobile Home Park) District under the zoning ordinance of the City of El Paso until the following conditions have been met:
  - a. First Party shall, at no cost to the City, install a concrete sidewalk and a curb along the boundary of the property which is adjacent to Threadgill Avenue.
  - b. First Party shall, at no cost to the City, construct a six-foot high rock wall around all boundaries of the property where such a wall is permitted by the El Paso City Code.

Such improvements shall be constructed in accordance with plans and specifications to be approved by the City Engineer and Building Official of the City of El Paso, and must be inspected and approved by them before any use permitted in an A-M District is made of the property and before certificates of occupancy and compliance are issued for any buildings constructed on the property.

*Note: Condition No. 1 will not apply if rezoned to R-4.*

2. All interior access roads located on the property shall be at least 35 feet wide.

*Note: Condition No. 2 does not apply.*

Ordinance No. 6618 (attachment 8), passed June 26, 1979 includes a special contact dated June 15, 1979 that subjects the property (Parcel-9) to the following conditions:

1. No building permits shall be issued for construction on the property until complete and detailed site development and architectural plans of the proposed development on the property have been approved

by the City Plan Commission of the City of El Paso. All construction and development on the property shall be done in accordance with the approved plans.

*Note: Condition No. 1 to be fulfilled if any buildings are to be built.*

2. No certificates of occupancy and compliance shall be issued for any buildings constructed on the property until First Parties have constructed concrete sidewalks along the boundaries of the property which are adjacent to Will Ruth Avenue and Roanoke Drive.

*Note: Condition No. 2 was fulfilled.*

Ordinance No. 8055 (attachment 9), passed May 22, 1984 includes a special contract dated May 29, 1979 that subjects the property (Parcel-10) to the following conditions:

1. Sidewalks shall be placed in the City's right-of-way at 5500 Will Ruth Avenue. Said sidewalks shall be removed by First Parties upon request by the City in order to widen Will Ruth Avenue.

*Note: Condition No. 1 was fulfilled.*

2. First Parties shall dedicate twenty (20) feet of right-of-way at that location.

*Note: Condition No. 2 was fulfilled.*

Ordinance No. 8150 (attachment 10), passed August, 28, 1984 includes a special contract dated September 7, 1984 that subjects the property (Parcel-8) to the following conditions:

"...no pool halls, no pornographic shops, no video arcades, no automotive repair shops, and no bars shall be allowed on the property."

*Note: Stated uses are not permitted under the proposed R-4 zone district.*

Resolution SP 82-9 (attachment 11), passed June 1, 1982 approved a special permit and a detailed site development plan (SP 82-9) to allow a church on a site less than three acres on Parcel-17.

*Note: The applicant is requesting that this special permit be terminated.*

Ordinance No. 12205 (attachment 12), passed December 20, 1994 approved a special permit and detailed site development plan (SP 94-23) to allow a church on a site less than three acres on Parcel-16 and subject to the following conditions:

- a. Provide and designate a minimum of two accessible parking spaces, one of which shall be designated van-accessible
- b. Pave all designated parking areas on this property.

*Note: The applicant is requesting that this special permit be terminated.*

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed use of stormwater retention pond is permitted in the R-4 (Residential) zone district and is in character with the neighborhood. Properties to the north are zoned R-4 (Residential) and C-1 (Commercial) and consist of a church and a community recreation facility. To the south, properties are zoned R-4 (Residential) consisting of single-family dwellings. Properties to the east are zoned R-4 (Residential) consisting of vacant lots, and properties to the west are zoned R-4 (Residential) and C-1 (Commercial) consisting of a restaurant and a single-family dwelling.

<b>COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Future Land Use Map:</b> Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><b>G-3, Post-War:</b> This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p>Yes. The proposed use of stormwater retention pond is to address the stormwater runoff for development in this community.</p>
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>R-4 (Residential) District:</b> The purpose of this district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.</p>	<p>Yes. The proposed use of stormwater retention pond is permitted by right in the R-4 (Residential) zone district. The proposed use will address stormwater runoff for development in this community.</p>
<p><b>Preferred Development Locations:</b> The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.</p>	<p>Yes. The proposed rezoning will ensure that the subject property completely falls under one zoning district and matches that of the surrounding properties.</p>
<b>THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	
<p><b>Historic District or Special Designations &amp; Study Area Plans:</b> Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.</p>	<p>This property does not fall within any historic districts, special designations, or study plan areas.</p>
<p><b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>By denial of the proposed rezoning request, there is the potential to negatively impact the development of the stormwater retention pond, thus negatively impacting existing and future city development.</p>
<p><b>Natural Environment:</b> Anticipated effects on the natural environment.</p>	<p>The subject property does not involve green field or environmentally sensitive land or arroyo disturbance.</p>
<p><b>Stability:</b> Whether the area is stable or in transition.</p>	<p>The area is stable with no rezoning cases within the last 10 years.</p>
<p><b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	<p>Property has been acquired by El Paso Water to be developed into a stormwater retention pond. Existing zoning districts other than the proposed will no longer be suitable for the property since they may create a split-zone lot.</p>

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The proposed stormwater retention pond will serve the community in improving stormwater runoff management. Sidewalks are proposed to be build along the property to serve the neighborhood.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** There are no adverse comments from reviewing departments.

**PUBLIC COMMENT:** The subject property does not reside within the boundaries of any neighborhood or civic associations identified by the City of El Paso. Notice of the proposed rezone was provided to all property owners within 300 feet of subject property on June 2, 2022. As of June 9, 2022, the Planning Division has not received any communication in support nor opposition. One (1) phone call of inquiry was received from the public.

**RELATED APPLICATIONS:** SURW22-00007 – Roanoke, Ranchito, Rutledge, Albany, Threadgill Vacation was approved by City Plan Commission on May 19, 2022 under a Right-of-Way (ROW) Vacation application to vacate all of Ranchito Avenue, and portions of Roanoke Drive, Rutledge Place, Albany Drive, and Threadgill Avenue. The ROW vacation is pending City Council action. SUSU22-00033 – Will Ruth Pond was approved by City Plan Commission on May 19, 2022 under a Resubdivision Combination application to resubdivide 24.19 acres of land into one (1) pond site and is pending recording with the County with the condition of this rezoning to be approved first.

#### **CITY PLAN COMMISSION OPTIONS:**

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

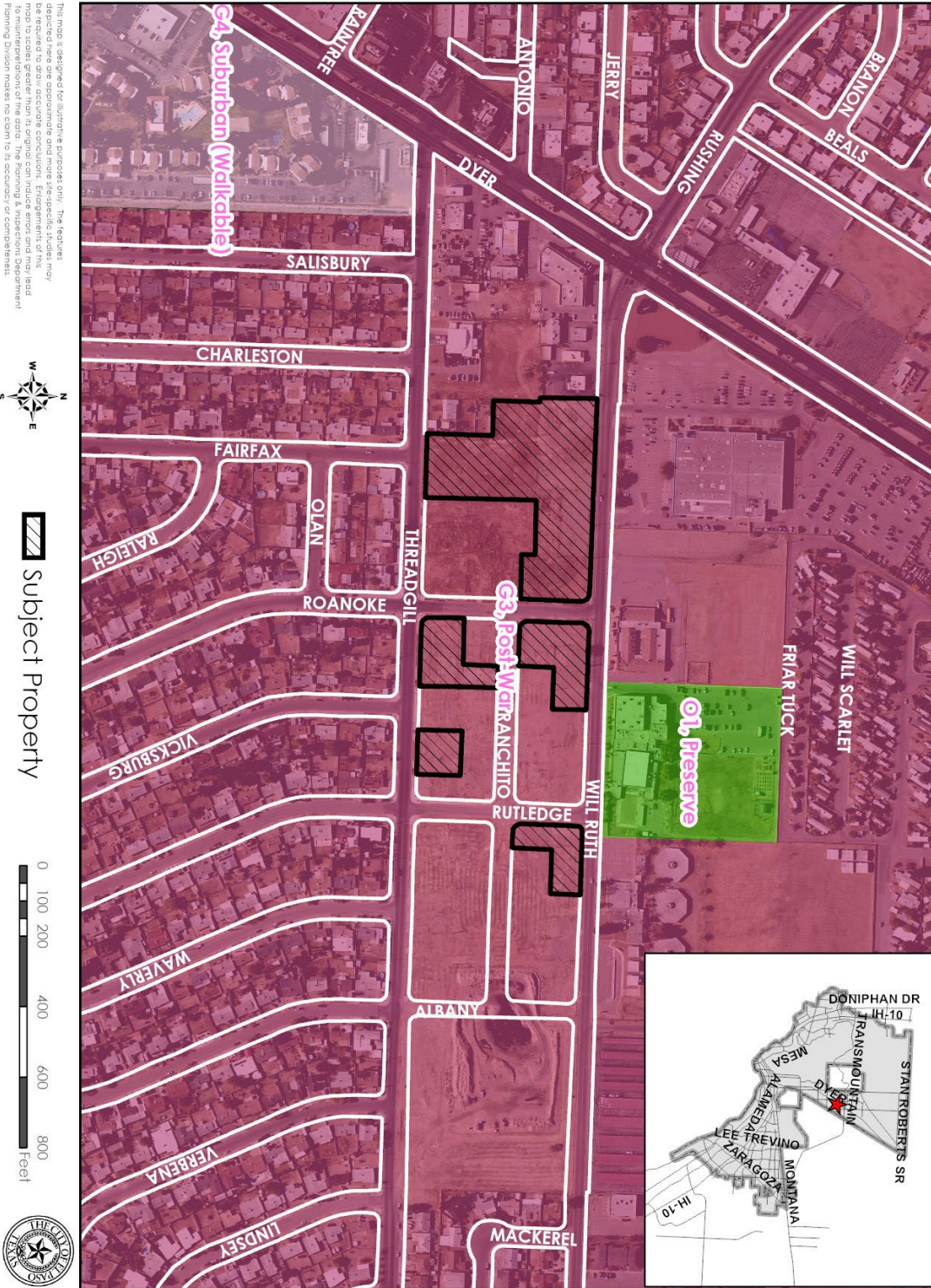
#### **ATTACHMENTS:**

1. Future Land Use Map
2. Neighborhood Notification Boundary Map
3. Conceptual Site Plan
4. Rezoning Map
5. Department Comments
6. Ordinance No. 6440
7. Ordinance No. 6617
8. Ordinance No. 6618
9. Ordinance No. 8055
10. Ordinance No. 8150
11. Resolution SP 82-9
12. Ordinance No. 12205



# ATTACHMENT 1

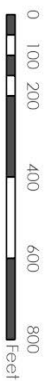
PZR22-00006



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Engagements of this map to scales greater than its original scale include errors and may lead to Planning Division not claim to its accuracy or completeness.



 Subject Property

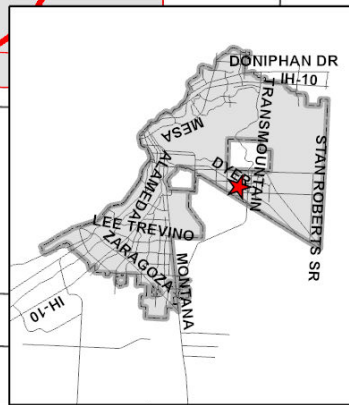
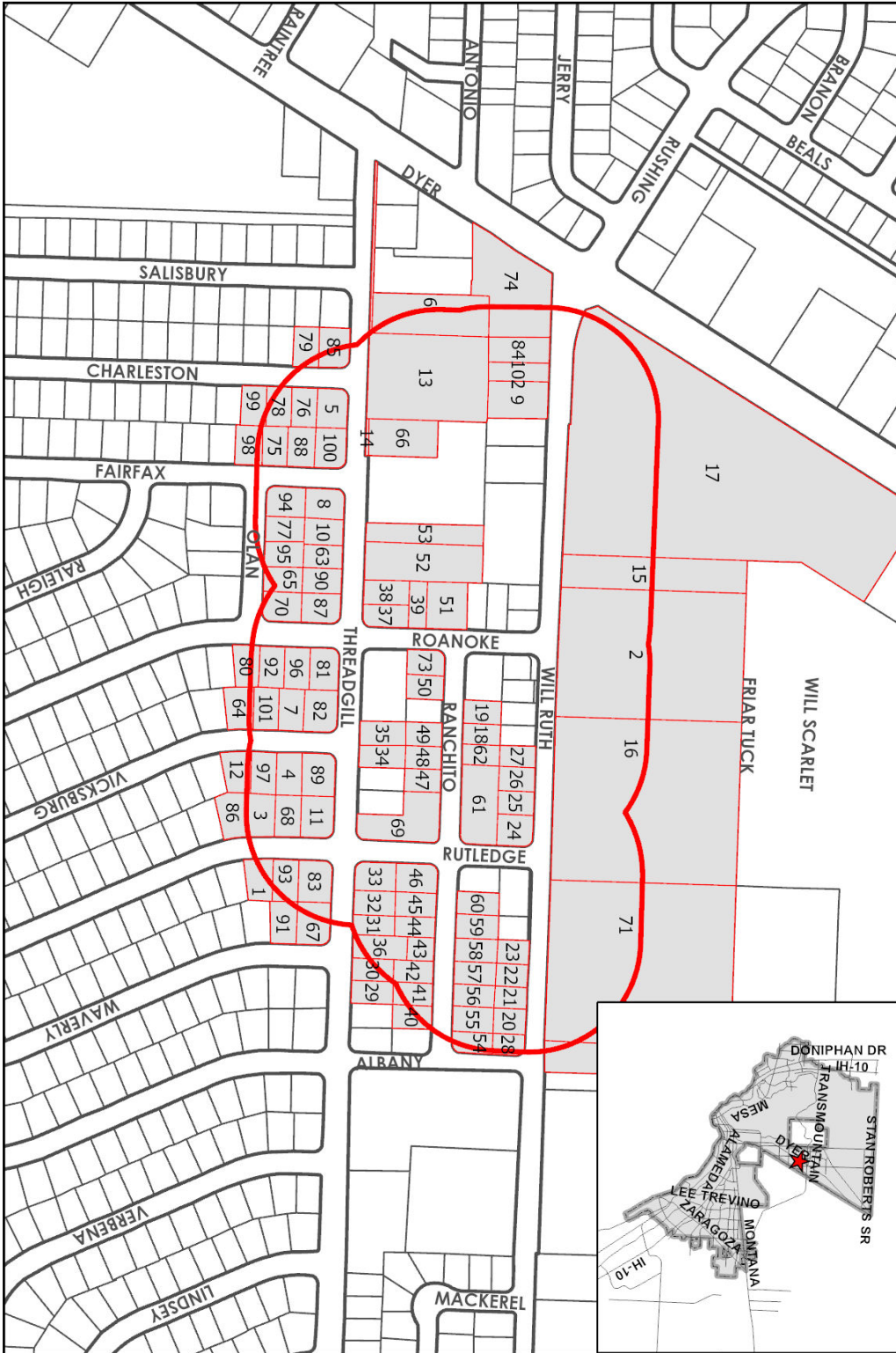


# ATTACHMENT 2

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Engagements of this map to scales greater than its original can induce error and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim of accuracy or completeness.



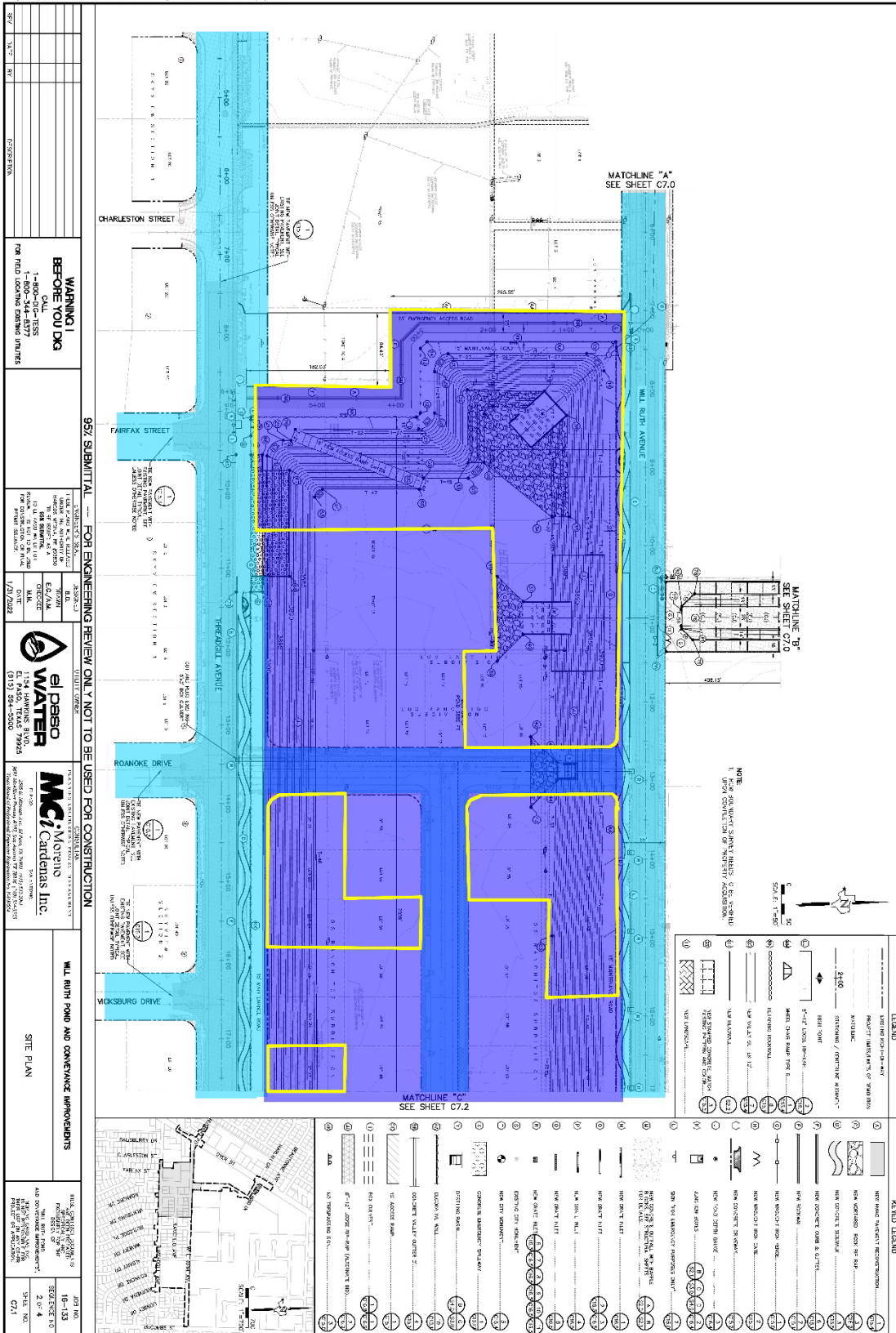
 Parcels within 300 feet



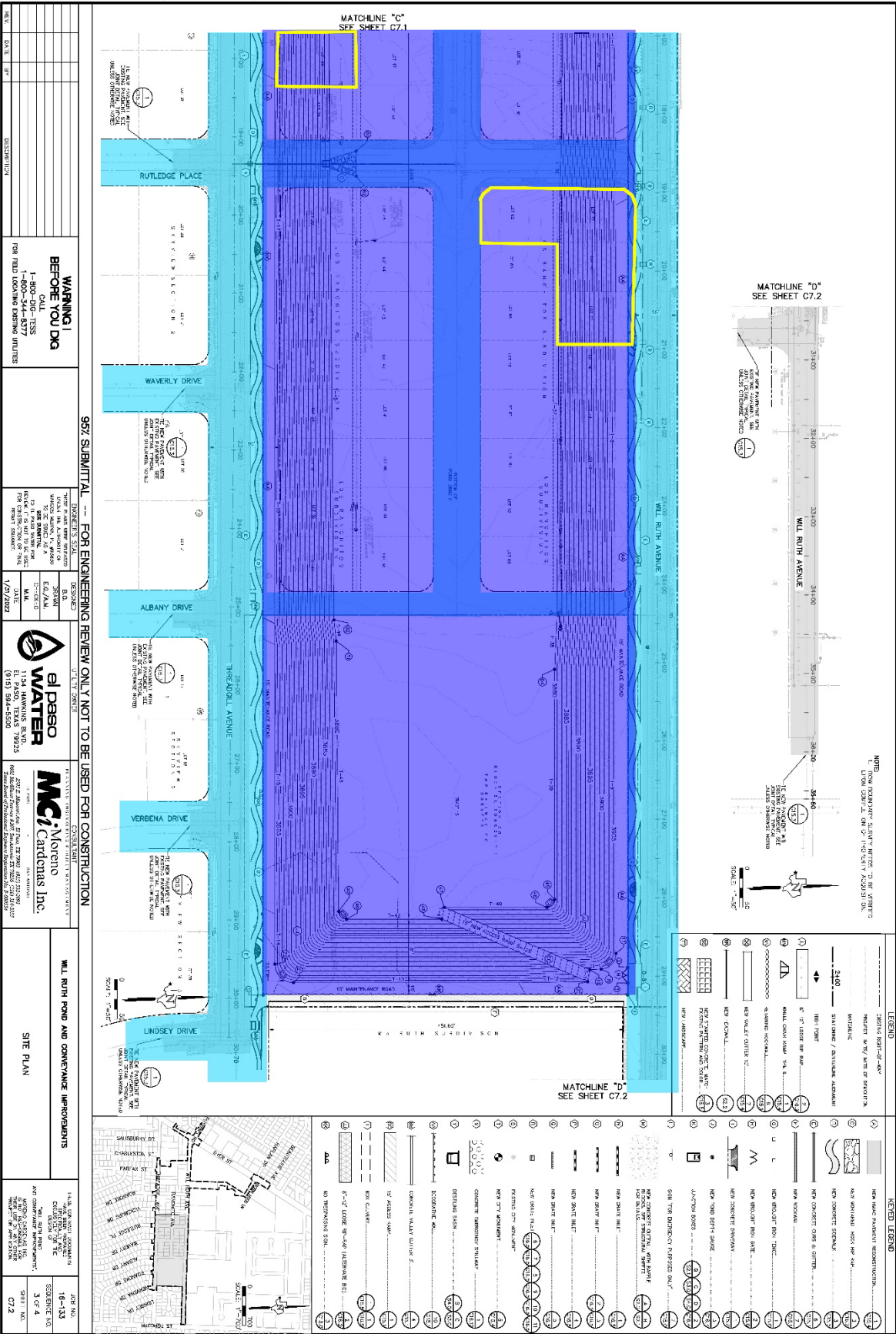
PZR22-00006



# ATTACHMENT 3



<p><b>WARNING!</b> BEFORE YOU DIG CALL 1-800-344-8377 FOR FIELD LOCATING DRIVING UNITS</p>		<p><b>95% SUBMITTAL</b> FOR ENGINEERING REVIEW ONLY NOT TO BE USED FOR CONSTRUCTION</p>		<p><b>el PASO WATER</b> 1154 HAWKINS BLVD. EL PASO, TEXAS 79926 (940) 242-5500</p>		<p><b>MC/ MORINO</b> 7710 1900 W. UNIVERSITY DALLAS, TEXAS 75208 (972) 242-1111</p>		<p><b>WILL RUTH ROAD AND CONVENIENCE IMPROVEMENTS</b></p>		<p><b>SITE PLAN</b></p>		<p>DATE OF DESIGN: 10-16-23 DATE OF LAST REVISION: 11-16-23 AND SHEET NUMBER: 2 OF 4 DATE OF PRELIMINARY DESIGN: 10-16-23 DATE OF PRELIMINARY DESIGN: 10-16-23 DATE OF PRELIMINARY DESIGN: 10-16-23</p>		<p>JOB NO: 18-113 ENGINEER: [Signature] SCALE: [Scale] SHEET NO: C7.1</p>	
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**WARNING!**  
**BEFORE YOU DIG**  
 CALL  
 1-800-906-7855  
 1-800-344-8377  
 FOR ROAD LOOKING EASTING UTILITIES

**95% SUBMITTAL -- FOR ENGINEERING REVIEW ONLY NOT TO BE USED FOR CONSTRUCTION**

**el PASO WATER**  
 1534 BLANKENS RD  
 EL PASO, TX 79902  
 (915) 594-5500

**MCi Construction**  
 2002 Z. Anderson Dr., Suite 200  
 El Paso, TX 79902  
 (915) 594-5500

**WILL RUTH ROAD AND CONVEYANCE IMPROVEMENTS**

**SITE PLAN**

JOB NO.  
 18-133  
 SHEET NO.  
 3 OF 4  
 SHEET NO.  
 C7.2

# ATTACHMENT 4

F:\18123\Final\Re-Zoning Map\Will Ruth Pond Re-Zoning Map.dwg Time: Mar 05, 2022 - 02:14pm



PARCEL #	EXISTING ZONING	PROPOSED ZONING	ADRS
7	C-1	R-4	0.07
8	C-1SC	R-4	0.07
9	C-1SC	R-4	0.16
10	C-1SC	R-4	0.16
11	C-1	R-4	0.42
12	C-1	R-4	0.31
13	C-1SC	R-4	0.14
14	C-1	R-4	0.14
15	R-4SP	R-4	0.58
16	R-4SP	R-4	0.58
17	R-4SP	R-4	0.28
18	A-O	R-4	0.30

**WILL RUTH POND  
SUBDIVISION  
RE-ZONING MAP**

MCJ  
Mortens  
Cardenas Inc.

# **ATTACHMENT 5**

## **Planning and Inspections Department - Planning Division**

Recommend approval. No adverse comments.

## **Planning and Inspections Department – Plan Review & Landscaping Division**

The generalized site plan is not being reviewed for conformance due to conceptual nature. No objections to proposed rezoning. At the time of submittal for building permit, the project will need to comply with all applicable provisions of the ICC, TAS and Municipal Code.

## **Planning and Inspections Department – Land Development**

No comments received.

## **Fire Department**

Recommend approval. No adverse comments.

## **Police Department**

No comments received.

## **Environment Services**

No comments received.

## **Streets and Maintenance Department**

TIA not required for this application.

## **Sun Metro**

No comments received.

## **El Paso Water**

No comments received.

## **Stormwater:**

EPWater-SW has no objections to this proposal.

## **El Paso County 911 District**

The 911 District has no comments/concerns regarding this zoning.

## **Texas Department of Transportation**

No comments received.

## **El Paso County Water Improvement District #1**

Not within the boundaries of EPCWID1.

# **ATTACHMENT 6**

**(See following pages)**



TO

1-19-79

DATE

ZONING SECTION

LAND PLANNING

MAPPING SECTION

E.D.P. SECTION

ADVANCE SECTION

*Paul [unclear] 1-2-79*

REPRODUCE:

RETURN TO: *BX*

By (Date):

FILED :

ORDINANCE NO:

*6440*

DATE:

*1-16-79*

CONTRACT:

*Yes! Resolution*

CASE NO.:

*78-4290*

NOTES:

6440

AN ORDINANCE CHANGING THE ZONING OF  
LOT 76, LOS RANCHITOS SUBDIVISION,  
THE PENALTY BEING AS PROVIDED IN  
SECTION 25-10 OF THE CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Lot 76, Los Ranchitos Subdivision be  
changed to C-1 (Commercial) within the meaning of the zoning  
ordinance and the zoning map changed accordingly.

PASSED AND APPROVED this 16th day of January 1979.

ATTEST:

[Signature]

City Clerk

[Signature]  
Mayor  
Pro-Tem

City Clerk

APPROVED AS TO FORM:

[Signature]  
City Attorney

I CERTIFY THAT THE FOLLOWING ZONING MAPS  
HAVE BEEN REVISED: L.D  
2-2-79 COUNTER  
2-2-79 ORIGINAL  
2-2-79 Bldg. Inspection  
2-2-79 CONTROL [Signature]

I certify that the zoning map has been revised to  
reflect the amendment of ordinance # 6440  
By [Signature] Date 2-2-79

6440

78-4290

CONTRACT

This contract, made this 8 day of January, 1979,  
by and between RUSSELL LARSEN and wife. EVELYN LARSEN, First  
Parties, and the CITY OF EL PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for rezoning  
of Lot 76, Los Ranchitos Subdivision, in the City of El Paso,  
El Paso County, Texas. To remove certain objections to such re-  
zoning, First Parties covenant that if the property is rezoned to  
C-1 (Commercial) within the meaning of the zoning ordinance of the  
City of El Paso, it shall be subject to the following restrictions,  
conditions and covenants:

1. No certificates of occupancy and compliance shall be  
issued by the City for any building constructed on the property  
until First Parties have installed a concrete sidewalk along the  
boundary of the property which is adjacent to Will Ruth Avenue.

Such sidewalk shall be installed in accordance with  
specifications to be approved by the City Engineer of the City of  
El Paso and the City Engineer must certify that such sidewalk has  
been satisfactorily installed before certificates of occupancy and  
compliance shall be issued.

2. No driveways, curb cuts or other means of vehicular access  
will be permitted along the boundary of the property which is  
adjacent to Will Ruth Avenue, and no vehicular ingress and egress  
shall be permitted between the property and Will Ruth Avenue.

This contract is a restriction, condition and covenant running  
with the land and a charge and servitude thereon, and shall bind  
First Parties and their successors in title. Any future conveyance  
of the land shall contain these restrictions, conditions and  
covenants and shall embody this contract by express reference.

The City may enforce this contract by injunction or any other  
legal or equitable remedy. The City Council of the City of El Paso  
may release the above restrictions, conditions and covenants in its  
discretion without the consent of any third person who may be  
benefited thereby.

WITNESS THE FOLLOWING SIGNATURES AND SEAL:

78-4290

Russell Larsen  
Russell Larsen

Evelyn Larsen  
Evelyn Larsen

THE CITY OF EL PASO  
By Pro-Ten  
Mayor

ATTEST:

W. R. Riegs  
City Clerk

APPROVED AS TO FORM:

Ann Adkin  
City Attorney

THE STATE OF TEXAS )  
COUNTY OF EL PASO )

BEFORE ME, the undersigned authority, on this day personally appeared RUSSELL LARSEN and his wife, EVELYN LARSEN, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8 day of January, 1979.

My Commission Expires:  
10-31-80

[Signature]  
Notary Public, El Paso County, Texas

THE STATE OF TEXAS )  
COUNTY OF EL PASO )

BEFORE ME, the undersigned authority, on this day personally appeared Don M. Ponder, Mayor Pro-Ten of the City of El Paso, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged before me that he had executed the same for the purposes and consideration and in the capacity therein expressed, and as the act and deed of the City of El Paso.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of January, 1979.

78-4290  
My Commission Expires:

[Signature]  
Notary Public, El Paso County, Texas

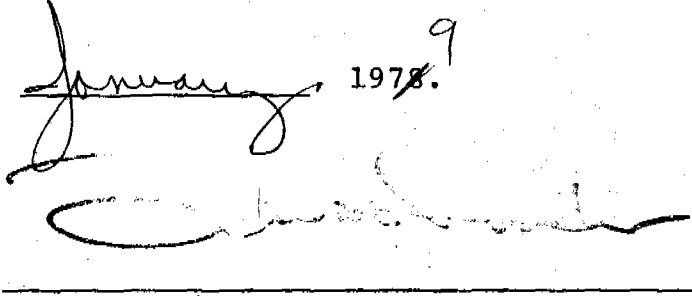
ANGELA  
9/30/80

RESOLUTION

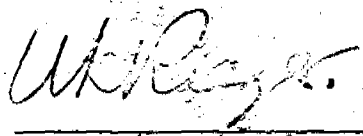
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the Mayor be authorized to sign a contract with Russell Larsen and Evelyn Larsen, placing certain restrictions, conditions and covenants on the property being rezoned by Ordinance No. 6440.

ADOPTED this 16th day of January, 1978<sup>9</sup>.



ATTEST:



City Clerk

City Clerk

Mayor

Pro-Tem

TO

1/20  
1/19/82  
DATE

ZONING SECTION	
LAND PLANNING	
MAPPING SECTION	✓ <i>MPD</i>
E.D.P. SECTION	
SPECIAL PERMIT/SITE DEVELOP. PLAN	
MPO	

*728-87*

REPRODUCE:

RETURN TO: *BK*  
By (DATE):

ORDINANCE NO: 6440  
DATE: 1/16/79

CONTRACT: yes dated 1/8/79  
CASE NO: 78-4296

NOTES:

*Partial  
Contract release  
dated 1/5/82*

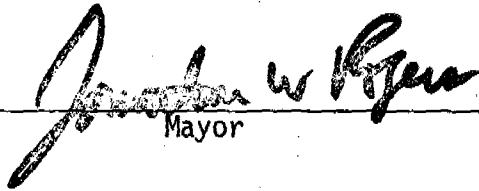


RESOLUTION

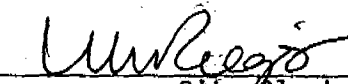
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the Mayor be authorized to sign an amendment to a contract dated January 8, 1979, by and between the CITY OF EL PASO and RUSSELL LARSEN and EVELYN LARSEN, releasing Paragraph 2 of said Contract.

ADOPTED this 5th Day of January 1982

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

*Partial Contract Release*

*Ord. #6440  
dated 1/16/79*

78-4290
JAN 19 1982
<b>DEPARTMENT OF PLANNING</b>
JAN 20 1982
PLANNING DEPARTMENT

THE STATE OF TEXAS)  
 )  
COUNTY OF EL PASO )

PARTIAL RELEASE

WHEREAS, by contract dated January 8, 1979 between RUSSELL LARSEN and wife, EVELYN LARSEN, First Parties, and the CITY OF EL PASO, Second Party, recorded in Book 964 at Page 507 of the Deed Records of El Paso County, Texas, certain restrictions, conditions and covenants were placed on Lot 76, Los Ranchitos Subdivision, in the City of El Paso, El Paso County, Texas; and

WHEREAS, the City Council of the City of El Paso has determined that the provisions of paragraph 2 of said contract, which reads as follows:

2. No driveways, curb cuts or other means of vehicular access will be permitted along the boundary of the property which is adjacent to Will Ruth Avenue, and no vehicular ingress and egress shall be permitted between the property and Will Ruth Avenue

are no longer necessary and should be released;

NOW THEREFORE, the City of El Paso has released and by these presents hereby releases Russell Larsen and wife, Evelyn Larsen, their successors and assigns and the above described property from the restrictions, conditions and covenants contained in paragraph 2 of said contract.

Except as herein released, all other terms of the above-described contract shall remain in full force and effect.

WITNESS the following signatures and seal this 5<sup>th</sup> day of January, 1982:

THE CITY OF EL PASO

ATTEST:

By

[Signature]  
Mayor

[Signature]  
City Clerk

I certify that the zoning <sup>control</sup> map has been revised to reflect the amendment of ordinance Resolution July-5-82  
By [Signature] Date 1-28-82

APPROVED AS TO FORM:

[Signature]  
Assistant City Attorney

78-4290  
JAN 19 1982  
DEPARTMENT  
OF PLANNING

# ATTACHMENT 7

(See following pages)

AN ORDINANCE CHANGING THE ZONING OF ALL OF TRACT 11, SECTION 38, BLOCK 81, TSP. 1, T & P RR SURVEYS, THE PENALTY BEING AS PROVIDED IN SECTION 25-10 OF THE EL PASO CITY CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of all of Tract 11, Section 38, Block 81, Tsp. 1, T & P RR Surveys, as more particularly described below, be changed to AM (Apartment-Mobile Home) within the meaning of the zoning ordinance, and the zoning map of the City of El Paso be revised accordingly:

From a point, said point being the most southeasterly corner of Lot 12 of Los Ranchitos Subdivision (Replat); thence south 88°49'00" west along the common boundary line between Lot 12, of said subdivision and Tract 13 of said Section a distance of 153.40 feet to the POINT OF BEGINNING;

THENCE south 01°11'00" east along the common boundary line between Tracts 11 and 12 of said section a distance of 327.80 feet;

THENCE south 88°49'00" west along the centerline of Threadgill Avenue a distance of 182.20 feet;

THENCE north 01°11'00" west a distance of 200.00 feet;

THENCE south 88°49'00" west along the northerly boundary line of Tract 10A of said section a distance of 100.00 feet;

THENCE north 01°11'00" west a distance of 127.80 feet;

THENCE north 88°49'00" east a distance of 282.20 feet to the point of beginning and containing in all 72,505.16 square feet or 1.665 acres of land more or less

PASSED AND APPROVED this 2<sup>nd</sup> day of July, 1979.

*[Signature]*  
\_\_\_\_\_  
Mayor

ATTEST:

*[Signature]*  
\_\_\_\_\_  
City Clerk

City Clerk

APPROVED AS TO FORM:

*[Signature]*  
\_\_\_\_\_  
City Attorney

I certify that the zoning map has been revised to reflect the amendment of ordinance # 6617 Date: 8-2-79

I CERTIFY THAT THE FOLLOWING MAPS HAVE BEEN REVISED: 2.0

8-2-79 COUNTER  
8-2-79 ORIGINAL  
8-2-79 Blody Inspection  
8-2-79 CONTROL  
*[Signature]*

79-4363  
JUL 26 1979  
DEPARTMENT OF PLANNING

CONTRACT

THIS CONTRACT, made this 13 day of July, 1979, by and between AMERICAN CAMPING AND OUTING INDUSTRIES, INC., a corporation, First Party, FIRST SAVINGS AND LOAN ASSOCIATION, Second Party, and the CITY OF EL PASO, Third Party, witnesseth:

Application has been made to the City of El Paso for rezoning of all of Tract 11, Section 38, Block 81, Tsp. 1, T & P RR Surveys in the City of El Paso, El Paso County, Texas, such property being more particularly described by Ordinance No. 6617 now pending before the City Council of the City of El Paso, a copy of which is attached hereto, marked Exhibit "A" and made a part hereof by reference. To remove certain objections to such rezoning, First Parties covenant that if the property is rezoned to AM (Apartment Mobile Home) within the meaning of the zoning ordinance of the City of El Paso, it shall be subject to the following restrictions, conditions and covenants:

1. The property shall not be used for any purpose permitted in an AM (Apartment-Mobile Home) District under the zoning ordinance of the City of El Paso until the following conditions have been met:
  - (a) First Party shall, at no cost to the City, install a concrete sidewalk and a curb along the boundary of the property which is adjacent to Threadgill Avenue.
  - (b) First Party shall, at no cost to the City, construct a six-foot high rock wall around all boundaries of the property where such a wall is permitted by the El Paso City Code.

Such improvements shall be constructed in accordance with plans and specifications to be approved by the City Engineer and Building Official of the City of El Paso, and must be inspected and approved by them before any use permitted in an AM District is made of the property and before certificates of occupancy and compliance are issued for any buildings constructed on the property.

2. All interior access roads located on the property shall be at least 35 feet wide.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and

79-4363

JUL 26 1979

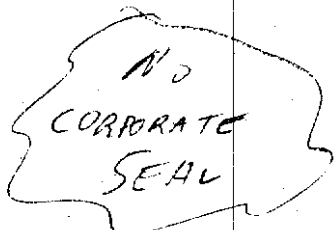
DEPARTMENT  
OF PLANNING

shall bind First Party and its successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

Second Party is the owner and holder of recorded liens on the property and consents to this contract.

WITNESS THE FOLLOWING SIGNATURES AND SEAL:



AMERICAN CAMPING AND OUTING INDUSTRIES, INC

By Walter Murray  
President

ATTEST:

Barbara J. Deussen  
Secretary

FIRST SAVINGS AND LOAN ASSOCIATION

By [Signature]  
President

ATTEST:

\_\_\_\_\_  
Secretary

THE CITY OF EL PASO

By Thomas L. Westfall  
Mayor

ATTEST:

W. R. [Signature]  
City Clerk

APPROVED AS TO FORM:

[Signature]  
City Attorney

79-4363  
JUL 26 1979  
DEPARTMENT  
OF PLANNING



THE STATE OF TEXAS)  
 )  
COUNTY OF EL PASO )

BEFORE ME, the undersigned authority, on this day personally appeared WALTER G. DENMAN, President of AMERICAN CAMPING AND OUTING INDUSTRIES, INC., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of said corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13 day of JULY, 1979.

*William E. Denman*  
WILLIAM E. DENMAN  
Notary Public, El Paso County, Texas

My Commission Expires:

May 31, 1983

THE STATE OF TEXAS)  
 )  
COUNTY OF EL PASO )

BEFORE ME, the undersigned authority, on this day personally appeared Richard L. Thomas, President of FIRST SAVINGS AND LOAN ASSOCIATION, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of said corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13th day of July, 1979.

*Jacquie M. Winston*  
Jacquie M. Winston  
Notary Public, El Paso County, Texas

My Commission Expires:

9-30-79

THE STATE OF TEXAS)  
 )  
COUNTY OF EL PASO )

BEFORE ME, the undersigned authority, on this day personally appeared Thomas D. Westfall Mayor of the City of El Paso, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged before me in my county aforesaid that he had executed the same for the purposes and consideration and in the capacity therein expressed, and as the act and deed of the City of El Paso.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day of July, 1979.

*Angela C. Guitem*  
Angela C. Guitem  
Notary Public, El Paso County, Texas

My Commission Expires:

ANGELA C. GUITEM, Notary Public  
9/30/80

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said City of El Paso and its assigns, forever. And the Grantors do hereby bind themselves, their heirs, executors, administrators, successors and assigns, to warrant and forever defend all and singular the said premises unto the said City of El Paso and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the following signatures this 13 day of July, 1979

Walter G. Denman III  
WALTER G. DENMAN, III

President

Barbara F. Denman  
BARBARA F. DENMAN

Secretary

NO  
CORPORATE  
SEAL

CORPORATION ACKNOWLEDGMENT

THE STATE OF Texas )  
COUNTY OF El Paso )

BEFORE ME, the undersigned authority, a notary public in and for El Paso County, Texas, on this day personally appeared WALTER G. DENMAN III & BARBARA F. DENMAN, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said American Camping & Outing Industries, Inc. corporation and that he executed the same as the act of such corporation for the purposes and consideration herein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 13 day of JULY, 1979

William E. Wenban  
WILLIAM E. WENBAN  
Notary Public in and for EL PASO  
County, TEXAS

THE STATE OF TEXAS )  
COUNTY OF \_\_\_\_\_ )

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_ and \_\_\_\_\_ his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said \_\_\_\_\_, wife of the said \_\_\_\_\_, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said \_\_\_\_\_ acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expresses, and that she did not wish to retract it.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

49-4363  
JUL 26 1979  
DEPARTMENT  
OF PLANNING

Notary Public in and for \_\_\_\_\_  
County, Texas

RIGHT-OF-WAY EASEMENT

THE STATE OF TEXAS )  
 )  
COUNTY OF El Paso )

KNOW ALL MEN BY THESE PRESENTS:

That American Camping and Outing Industries, Inc.,

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

of the County of El Paso, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of \$10.00 Ten Dollars----- Dollars and other good and valuable consideration to Grantors in hand paid by the City of El Paso, receipt of which is hereby acknowledged and for which no lien is retained, either expressed or implied, do by these presents grant, sell and convey unto the City of El Paso, an easement for the purposes of laying out, opening, constructing, operating, maintaining and reconstructing a 35 ft. wide easement-lt, 8, Los Ranchitos Subdvn. to connet Will Ruth Dr. facility thereon, together with necessary incidentals and appurtenances thereto, in, along, upon and across the following-described property in the County of El Paso, State of Texas, and being more particularly described as follows, to-wit:

Legal description of a parcel of land out of Lot 8, Los Ranchitos Subdivision, City of El Paso, belonging to American Camping and Outing Industries, Inc., to be acquired by the City of El Paso for a 35 feet wide easement through Lot 8;

From a point being the northeast corner of Lot 8 and a common corner with Lot 9 said point being the point of beginning.

Thence south  $01^{\circ} 11' 00''$  east, along a lot line common to Lots 8 and 9, a distance of one hundred sixty-seven and twenty hundredths (167.20) feet to a point being the southeast corner of Lot 8;

Thence south  $88^{\circ} 49' 00''$  west along a lot line common to Lot 8 and Tract 11, Section 38, Block 81, TSP 1, T & P RR Survey, a distance of thirty-five and no hundredths (35.00) feet to a point;

Thence north  $01^{\circ} 11' 00''$  west along the proposed west easement line, a distance of one hundred sixty-seven and twenty hundredths (167.20) feet to a point on the south right-of-way line of Will Ruth Avenue;

Thence north  $88^{\circ} 49' 00''$  east along the south right-of-way line of Will Ruth Avenue, a distance of thirty-five and no hundredths (35.00) feet to the point of beginning;

Said parcel of land containing 5,852 square feet or 0.134 acres more or less.

49-4363  
JUL 26 1973  
RECORDED  
CITY OF EL PASO

TO HAVE AND TO HOLD the same perpetually to the City of El Paso, its successors and assigns. And the Grantors do hereby bind themselves, their heirs, executors, administrators, successors, and assigns, to warrant and forever defend all and singular the said premises, unto the said City of El Paso, and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 13 day of JULY, 1979.

Walter F. Denman Resident  
WALTER F. DENMAN  
Barbara F. Denman Secretary  
BARBARA F. DENMAN

NO CORPORATE SEAL

CORPORATION ACKNOWLEDGMENT

THE STATE OF Texas )  
COUNTY OF El Paso )

BEFORE ME, the undersigned authority, a notary public in and for El Paso County, Texas, on this day personally appeared WALTER F. DENMAN, III & BARBARA F. DENMAN, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said American Camping & Outing Ind. Inc., a corporation and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 13 day of JULY, 1979.

William E. Newbin  
William E. Newbin  
Notary Public in and for EL PASO County, EL PASO

NOTARY PUBLIC

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_ and \_\_\_\_\_, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said \_\_\_\_\_, wife of the said \_\_\_\_\_, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said \_\_\_\_\_, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Notary Public in and for \_\_\_\_\_ County, Texas

79-4363  
JUL 28 1979  
COUNTY CLERK  
EL PASO, TEXAS

RESOLUTION

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

That the Mayor be authorized to sign a contract with AMERICAN CAMPING AND OUTING INDUSTRIES, INC., et al., placing certain restrictions, conditions and covenants on the property being rezoned by Ordinance No. 6671.

ADOPTED this 24th day of July, 1979.

*[Handwritten signature]*

\_\_\_\_\_  
Mayor

ATTEST:

*[Handwritten signature]*

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Clerk

79-4363  
JUL 26 1979  
CITY CLERK  
OF EL PASO

D E E D

STATE OF TEXAS )  
 )  
COUNTY OF El Paso )

KNOW ALL MEN BY THESE PRESENTS:

That American Camping and Outing Industries, Inc.,

of the County of El Paso, State of Texas, hereinafter referred to  
as Grantors, whether one or more, for and in consideration of the sum of \$10.00  
Ten Dollars and no hundredths

Dollars to Grantors in hand paid by the City of El Paso, receipt of which is hereby  
acknowledged, have granted, sold and conveyed and by these presents do grant, sell  
and convey unto the City of El Paso, the following described parcel of land situated  
in the County of El Paso, State of Texas:

Legal description of a parcel of land out of Tract 11, Section 38, Block 81,  
TSP 1, Texas and Pacific Railroad Survey of El Paso County, Belonging to  
American Camping and Outing Ind., Inc. to be acquired by the City of El Paso  
for additional right-of-way of Threadgill Avenue and being more particularly  
described as follows:

From a point being the southwest corner of Tract 11, said point being the point  
of beginning;

Thence north 01° 11' 00" west, along a line common to Tract 11 and 10-A, a distance  
of thirty and no hundredths (30.00) feet to a point;

Thence north 88° 49' 00" east, along the proposed north right-of-way line of  
Threadgill Avenue, a distance of one hundred eighty-two and twenty hundredths  
(182.20) feet to a point;

Thence south 01° 11' 00" east, along a line common to Tract 11 and 12, a distance  
of thirty and no hundredths (30.00) feet to a point;

Thence south 88° 49' 00" west, along the existing north right-of-way line of Threadgill  
Avenue, a distance of one hundred eighty-two and twenty hundredths (182.20) feet to  
the point of beginning;

Said parcel of land containing 5,466 square feet or 0.125 acres more or less.

79-4363  
JUL 26 1979  
DEPARTMENT  
OF PLANNING



7-26-79

TO

DATE

ZONING SECTION

LAND PLANNING

MAPPING SECTION

E.D.P. SECTION

ADVANCE SECTION

*Raul* *H* *7-26-79*

REPRODUCE:

RETURN TO: *lh*

By (Date):

FILED :

ORDINANCE NO: *6617*

DATE: *7-24-79*

CONTRACT: *Map + Deed + R.O.W. Easement +*

CASE NO.: *79-4363*

*Resolution*

NOTES:

# **ATTACHMENT 8**

**(See following pages)**

AN ORDINANCE CHANGING THE ZONING OF  
LOTS 13, 14, 15 AND 16, LOS RANCHITOS  
ADDITION, THE PENALTY BEING AS PRO-  
VIDED IN SECTION 25-10 OF THE EL PASO  
CITY CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Lots 13, 14, 15 and 16, Los Ranchitos  
Addition be changed to C-1 (Commercial) within the meaning of  
the zoning ordinance, and the zoning map of the City of El Paso  
be revised accordingly.

PASSED AND APPROVED this 3 day of July, 1979.

*[Handwritten signature]*

\_\_\_\_\_  
Mayor

ATTEST:

*[Handwritten signature]*  
\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

*[Handwritten signature]*  
\_\_\_\_\_  
City Attorney

I CERTIFY THAT THE FOLLOWING ZONING MAPS  
HAVE BEEN REVISED: J.C.  
7-3-79 COUNTER  
7-3-79 ORIGINAL  
7-3-79 *[Handwritten]* Inspection  
7-3-79 CONTROL *[Handwritten signature]*

I certify that the zoning map has been revised to  
reflect the amendment of ordinance #6618  
*[Handwritten signature]* Date 7-3-79

79-1378  
JUL 28 1979  
DEPARTMENT  
OF PLANNING

CONTRACT

THIS CONTRACT, made this 10 day of June, 1979, by and between CAROLINA PAPA, joined pro forma herein by her husband, JOHN R. PAPA, CELMIRA N. NARVAEZ and ENRIQUETA PORTILLO, First Parties, and the CITY OF EL PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for rezoning of Lots 13, 14, 15 and 16, Los Ranchitos Addition, in the City and County of El Paso, Texas. To remove certain objections to such rezoning, First Parties covenant that if the property is rezoned to C-1 (Commercial) within the meaning of the zoning ordinance of the City of El Paso, it shall be subject to the following restrictions, conditions and covenants:

1. No building permits shall be issued for construction on the property until complete and detailed site development and architectural plans of the proposed development on the property have been approved by the City Plan Commission of the City of El Paso. All construction and development on the property shall be done in accordance with the approved plans.

2. No certificates of occupancy and compliance shall be issued for any buildings constructed on the property until First Parties have constructed concrete sidewalks along the boundaries of the property which are adjacent to Will Ruth Avenue and Roanoke Drive. Such sidewalks shall be constructed in accordance with specifications to be approved by the City Engineer of the City of El Paso and shall be subject to inspection and approval by him before certificates of occupancy and compliance are issued.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Parties and their successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may release the above restrictions, conditions and covenants in

its discretion without the consent of any third person who may be benefited thereby.

WITNESS THE FOLLOWING SIGNATURES AND SEAL:

Carolina Papa  
Carolina Papa

John R. Papa  
John R. Papa

Celmira N. Narvaez  
Celmira N. Narvaez

Enriqueta Portillo  
Enriqueta Portillo

THE CITY OF EL PASO

BY Thomas D. Westfall  
Mayor

ATTEST:

City Clerk  
City Clerk

APPROVED AS TO FORM:

City Attorney  
City Attorney

THE STATE OF TEXAS )  
COUNTY OF EL PASO )

BEFORE ME, the undersigned authority, on this day personally appeared CAROLINA PAPA and her husband, JOHN R. PAPA, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15<sup>th</sup> day of June, 1979.

My Commission Expires:

6-30-80

Notary Public, El Paso County, Texas  
Notary Public, El Paso County, Texas

79-1378  
JUN 28 1979  
DEPARTMENT  
OF PLANNING

THE STATE OF TEXAS)  
 )  
COUNTY OF EL PASO )

BEFORE ME, the undersigned authority, on this day personally appeared CELMIRA N. NARVAEZ, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of June, 1979.

*Charm M. Daughler*  
Notary Public, El Paso County, Texas

My Commission Expires:

4-30-80

THE STATE OF TEXAS)  
 )  
COUNTY OF EL PASO )

BEFORE ME, the undersigned authority, on this day personally appeared ENRIQUETA PORTILLO, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of June, 1979.

*Charm M. Daughler*  
Notary Public, El Paso County, Texas

My Commission Expires:

4-30-80

THE STATE OF TEXAS)  
 )  
COUNTY OF EL PASO )

BEFORE ME, the undersigned authority, on this day personally appeared James M. [unclear], Mayor of the City of El Paso, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged before me in my county aforesaid that he had executed the same for the purposes and consideration and in the capacity therein expressed, and as the act and deed of the City of El Paso.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of June, 1979.

*Charm M. Daughler*  
Notary Public, El Paso County, Texas

My Commission Expires:

ANGELA S. CHENING, Notary Public  
4/30/80

79-1378  
JUN 28 1979  
DEPARTMENT  
OF PLANNING



RESOLUTION

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

That the Mayor be authorized to sign a contract with CAROLINA PAPA, et al. placing certain restrictions, conditions and covenants on the property being rezoned by Ordinance No.

6618.

ADOPTED this 26th day of June, 1979.

*[Handwritten signature]*

\_\_\_\_\_  
Mayor

ATTEST:

*[Handwritten signature]*  
\_\_\_\_\_  
City Clerk

79-4378  
JUN 28 1979  
DEPARTMENT  
OF PLANNING

7-3-79  
DATE

TO

ZONING SECTION	
LAND PLANNING	
MAPPING SECTION	<i>Paul</i>
E.D.P. SECTION	
ADVANCE SECTION	

*Paul*  
*7-3-79*

REPRODUCE:

RETURN TO:  
By (Date):  
FILED

*ph*

ORDINANCE NO:

*6618*

DATE:

*6-26-79*

CONTRACT:

*attached + res.*

CASE NO.:

*79-4378*

NOTES:

# **ATTACHMENT 9**

**(See following pages)**

CONTRACT

THIS CONTRACT, made this 29<sup>th</sup> day of MAY, 1984, by and between MITSUE WADDLE and JAMES B. WADDLE, JR. First Parties, and the CITY OF EL PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for rezoning all of Lot 85, Los Ranchitos Subdivision, City and County of El Paso, Texas. To remove certain objections to such rezoning, First Party covenants that if the property is rezoned to C-1 (Commercial) District within the meaning of the zoning ordinance of the City of El Paso, it shall be subject to the following restrictions, conditions and covenants:

1. Sidewalks shall be placed in the City's right-of-way at 5500 Will Ruth Avenue. Said sidewalks shall be removed by First Parties upon request by the City in order to widen Will Ruth Avenue.
2. First Parties shall dedicate twenty (20) feet of right-of-way at that location.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Parties and their successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

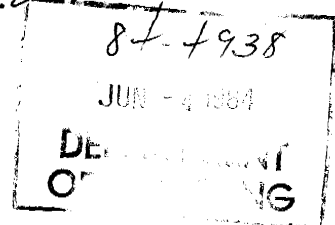
WITNESS THE FOLLOWING SIGNATURES AND SEAL:

FIRST PARTIES

*Mitsue Waddle*  
MITSUE WADDLE

*James B. Waddle, Jr.*  
JAMES B. WADDLE, JR.

*Ord. 8055  
(5/22/84)*



THE CITY OF EL PASO  
Second Party

By \_\_\_\_\_  
MAYOR

ATTEST:

William J. Regis  
City Clerk

APPROVED AS TO CONTENT:

Ray Gilman  
Planning, Research and  
Development

APPROVED AS TO FORM:

America Cullen-Garney  
Assistant City Attorney

THE STATE OF TEXAS )  
                                  )  
COUNTY OF EL PASO )

This instrument was acknowledged before me on this 4<sup>th</sup> day  
of June, 1984, by MITSUE WADDLE and JAMES B.  
WADDLE, JR.

William J. Regis  
Notary Public, State of Texas

My Commission Expires:  
3/23/85

THE STATE OF TEXAS )  
                                  )  
COUNTY OF EL PASO )

This instrument was acknowledged before me on this 29<sup>th</sup> day  
of May, 1984, by JONATHAN W. ROGERS, as Mayor  
of the City of El Paso.

Maria Gonzalez  
Notary Public, State of Texas

My Commission Expires:  
10/21/89

84-4938  
JUN -4 1984  
DEPARTMENT  
OF PLANNING

Ord. 8055  
(5/22/84)

757-0944  
Mr. Waddle

RESOLUTION

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

That the Mayor be authorized to sign a contract with MITSUE WADDLE and JAMES B. WADDLE, JR. placing certain restrictions, conditions and covenants on the property being rezoned by Ordinance No. 8055.

ADOPTED this 29<sup>th</sup> day of May, 1984.

Jonathan W. Rye  
Mayor

ATTEST:

W. Riege  
City Clerk

APPROVED AS TO FORM:

Cherissa Cullen-Orney  
Assistant City Attorney

Ord. 8055  
(5/22/84)

84-4938  
JUN - 4 1984  
DEPARTMENT  
OF PLANNING



D E E D

STATE OF TEXAS )  
COUNTY OF \_\_\_\_\_ )

KNOW ALL MEN BY THESE PRESENTS:

That JAMES B AND MITSUE WADDLE JR.

of the County of El Paso, State of Texas, hereinafter referred to  
as Grantors, whether one or more, for and in consideration of the sum of \_\_\_\_\_  
TEN DOLLARS AND NO/100 -----\$10.00

Dollars to Grantors in hand paid by the City of El Paso, receipt of which is hereby  
acknowledged, have granted, sold and conveyed and by these presents do grant, sell  
and convey unto the City of El Paso, the following described parcel of land situated  
in the County of El Paso, State of Texas:

Legal description of a parcel of land out of Lot 85, Los Ranchitos  
Subdivision, to be dedicated to the City of El Paso as additional right-  
of-way for Will Ruth Avenue.

From the intersection of the centerline of Will Ruth Avenue and Roanoke  
Street. Thence along the centerline of Roanoke, South  $01^{\circ}11'00''$  East,  
a distance of twenty seven and fifty hundredths (27.50) feet to the  
south right-of-way line extended of Will Ruth Avenue. Thence North  
 $88^{\circ}49'00''$  East, along the extended south right-of-way line of Will Ruth  
Avenue, a distance of fifty and no hundredths (50.00) feet to the point  
of beginning.

Thence North  $88^{\circ}49'00''$  East, along the south right-of-way line of Will  
Ruth Avenue, a distance of fifty and fifteen hundredths (50.15) feet.

Thence South  $01^{\circ}11'00''$  East, along the common lot line of Lots 84 and  
85, Los Ranchitos Subdivision, a distance of twenty and no hundredths  
(20.00) feet.

Thence South  $88^{\circ}49'00''$  West, a distance of fifty and fifteen hundredths  
(50.15) feet.

Thence along a curve to the left, an arc distance of thirty one and  
forty two hundredths (31.42) feet to a point on the east right-of-way  
line of Roanoke Street; said curve has a radius of twenty and no  
hundredths (20.00) feet, a central angle of  $90^{\circ}00'00''$ , and a chord  
distance of twenty eight and twenty eight hundredths (28.28) feet,  
bearing South  $43^{\circ}44'00''$  West.

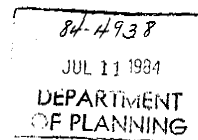
*Ord 8055 (5/22/84)  
Contract (5/29/84)*

84-4938  
JUL 11 1984  
DEPARTMENT  
OF PLANNING

Thence North  $01^{\circ}11'00''$  West, along the east right-of-way line of Ronoka Street, a distance of twenty and no hundredths (20.00) feet to a point for a curve.

Thence along a curve to the right an arc distance of thirty one and forty two hundredths (31.42) feet to a point on the south right-of-way line of Will Ruth Avenue, said point also being the point of beginning; said curve has a radius of twenty and no hundredths (20.00) feet, a central angle of  $90^{\circ}00'00''$ , and a chord distance of twenty eight and twenty eight hundredths (28.28) feet, bearing North  $43^{\circ}44'00''$  East.

Said parcel of land contains 1,402.36 square feet or 0.0322 acres, more or less.



TO HAVE AND TO HOLD the above-described premises, together with all and singular rights and appurtenances thereto in anywise belonging, unto the said City of El Paso and its assigns, forever. And the Grantors do hereby bind themselves, their heirs, executors, administrators, successors and assigns, to warrant and forever defend all and singular the said premises unto the said City of El Paso and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the following signatures this 9th day of July, 19 84

James B. Waddle Jr.  
JAMES B. WADDLE JR.

Mitsue Waddle  
MITSUE WADDLE

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS )  
COUNTY OF \_\_\_\_\_ )

BEFORE ME, \_\_\_\_\_, a notary public in and for said County and State, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name \_\_\_\_\_ subscribed to the foregoing instrument and acknowledged to me that \_\_\_\_\_ executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.

Notary Public in and for \_\_\_\_\_, County, Texas

JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS )  
COUNTY OF El Paso )

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JAMES B. WADDLE JR.

and MITSUE his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Mitsue Waddle, wife of the said James B. Waddle Jr., having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Mitsue Waddle acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office this the 9th day of July, 19 84.

Clayton R. Marshall DEPARTMENT  
Notary Public in and for El Paso COUNTY, TEXAS

WIFE'S SEPARATE ACKNOWLEDGMENT

THE STATE OF TEXAS )  
COUNTY OF \_\_\_\_\_ )

BEFORE ME, Refugia R. Marshall, a notary public in and for the said County and State, on this day personally appeared Mitsue Waddle, wife of James B. Waddle Jr. known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Mitsue Waddle acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 9th day of July, 1984.

Refugia R. Marshall  
Notary Public in and for El Paso County, Texas.

Parcel No. _____
County <u>El Paso</u>
Account No. _____
Between <u>RCW for Will Ruth Ave.</u> and _____
DEED BY _____
JAMES B WADDLE JR. AND MITSUE WADDLE
TO THE CITY OF EL PASO
FILED FOR RECORD
This _____ day of _____ A. D. 19 _____
at _____ o'clock _____ M.
RECORDED
This _____ day of _____ A. D. 19 _____
in _____ County, Texas, Records of Deeds, Book _____ Page _____
Clerk. _____ Deputy. _____

ENDORSEMENTS

THE STATE OF TEXAS )  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, Clerk of the County Court of said County, do hereby certify that the foregoing instrument of writing dated the \_\_\_\_\_ day of \_\_\_\_\_, A. D., 19 \_\_\_\_\_ with its authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in the Deed Records of said County, in volume \_\_\_\_\_ on page \_\_\_\_\_ Witness my hand and the seal of the County Court of said County at office in \_\_\_\_\_, Texas, the day and year last above written.

84-4938  
JUL 11 1984  
DEPARTMENT OF PLANNING

Clerk of Court \_\_\_\_\_ County, Texas  
By \_\_\_\_\_ Deputy

# **ATTACHMENT 10**

**(See following pages)**

8/30/04

TO

DATE

ZONING SECTION	
LAND PLANNING	
MAPPING SECTION ✓	<i>OK 9.17-04</i> <i>[Signature]</i>
E.D.P. SECTION	
SPECIAL PERMIT/SITE DEVELOP. PLAN	
MPO	

REPRODUCE:

RETURN TO: *[Signature]*

By (DATE):

ORDINANCE NO: *8150*

DATE: *8/28/04*

CONTRACT: *Blond (8/27/04)*

CASE NO: *84-4972*

NOTES:

*Also has a contract*

ORD. No. 3150

Date of Introduction 7/31/84

Date of ADOPTION 8-28-84

City Clerk UWR

008150

AN ORDINANCE CHANGING THE ZONING OF  
LOTS 8-12, LOS RANCHITOS SUBDIVISION,  
THE PENALTY BEING AS PROVIDED  
IN SECTION 25-96 OF THE EL PASO  
CITY CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Lots 8-12, Los Ranchitos Subdivision, be  
changed to C-2 (Commercial) District within the meaning of the zoning  
ordinance and the zoning map of the City be revised accordingly.

PASSED AND APPROVED this 28<sup>th</sup> day of August,  
1984.

Jonathan W. Rogers  
Mayor

ATTEST:

UWR  
City Clerk

APPROVED AS TO FORM:

Cheroca Cullen-Garney  
Assistant City Attorney

APPROVED AS TO CONTENT:

Caul J. Gonzales  
Planning, Research and  
Development

I CERTIFY THAT THE FOLLOWING ZONING MAPS  
HAVE BEEN REVISED: C.O.  
9-17-84 COUNTER  
8-31-84 ORIGINAL  
9-17-84 Bldg. Inspection  
9-17-84 CONTROL  
R. J. Gonzales

I certify that the zoning map has been revised to  
reflect the amendment of ordinance # 3150

By R. J. Gonzales Date 9-17-84

008150

AUG 29 1984  
DEPARTMENT  
OF PLANNING

CONTRACT DATED (9-7-84)



D E E D

STATE OF TEXAS )  
 )  
COUNTY OF EL PASO )

KNOW ALL MEN BY THESE PRESENTS:

That AMERICAN CAMPING AND OUTING INDUSTRIES, INC.

of the County of EL PASO, State of Texas, hereinafter referred to  
as Grantors, whether one or more, for and in consideration of the sum of \_\_\_\_\_  
TEN DOLLARS AND NO/100 -----\$10.00

Dollars to Grantors in hand paid by the City of El Paso, receipt of which is hereby  
acknowledged, have granted, sold and conveyed and by these presents do grant, sell  
and convey unto the City of El Paso, the following described parcel of land situated  
in the County of EL PASO, State of Texas:

A portion of Block 81, Township 1 Sections 1 and 2, Block 81, Texas and Pacific  
Railroad Survey and being more particularly described as follows:

Commencing at a survey corner common to Sections 37 and 38, Block 81, Township  
1 and Sections 1 and 2, Block 81, Township 2, Texas and Pacific Railway Surveys,  
thence North 88° 49' 00" East along a line common to Section 38- Block 81, Township  
1 and Section 1, Block 81, Township 2, a distance of one thousand six hundred fourteen  
and twenty seven hundredths (1614.27) feet to the easterly right of way line of  
Dyer Street (U. S. Highway No. 54), thence North 29° 23' 00" East along the easterly  
right of way line of Dyer Street (U. S. Highway No. 54) a distance of five hundred  
seventy four and ninety six hundredths (574.96) feet to the south right of way line  
of Will Ruth Road, thence North 88° 49' 00" East along the south right of way line of  
Will Ruth Road, a distance of five hundred sixty seven and twenty one hundredths  
(567.21) feet to the true point of beginning of this parcel of land;

Thence North 88° 49' 00" East along a line common to Lots 8 to 12, Los Ranchitos  
Subdivision, a distance of fifteen and zero hundredths (15.00) feet,

Thence South 88° 49' 00" West, a distance of two hundred seventy five and zero  
hundredths (275.00) feet to the west line of Lot 8,

Thence North 01° 11' 00" West along the west line of Lot 8, Los Ranchitos Subdivision  
a distance of fifteen and zero hundredths (15.00) feet to the point of beginning,

Said parcel of land contains 4125 square feet or 0.0947 acres of land more or less.

8/21/84  
AUG 29 1984  
DEPARTMENT  
OF PLANNING

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said City of El Paso and its assigns, forever. And the Grantors do hereby bind themselves, their heirs, executors, administrators, successors and assigns, to warrant and forever defend all and singular the said premises unto the said City of El Paso and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the following signatures this 27<sup>th</sup> day of August, 19 84

AMERICAN CAMPING AND OUTING INDUSTRIES INC.

BY:

Walter G. Denmann, III  
President

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS )  
 )  
COUNTY OF \_\_\_\_\_ )

BEFORE ME, \_\_\_\_\_, a notary public in and for said County and State, on this day personally appeared \_\_\_\_\_ known to me to be the person \_\_\_\_\_ whose name \_\_\_\_\_ subscribed to the foregoing instrument and acknowledged to me that \_\_\_\_\_ executed the same for the purposes and consideration therein expressed.

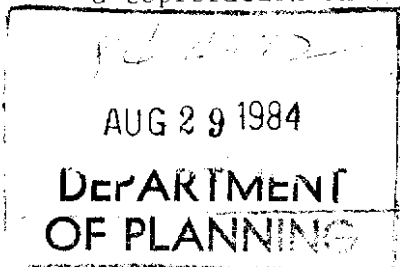
Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Notary Public in and for \_\_\_\_\_, County, Texas

CORPORATION ACKNOWLEDGEMENT

STATE OF TEXAS )  
 )  
COUNTY OF EL PASO )

This instrument was acknowledged before me on August 27, 1984 by WALTER G. DENMANN, III, President, American Camping and Outing Industries, Inc. a coporation on behalf of said coporation.



William L. Kieff  
My Commission expires on: 3-23-85

WIFE'S SEPARATE ACKNOWLEDGMENT

THE STATE OF TEXAS )
COUNTY OF \_\_\_\_\_ )

BEFORE ME, \_\_\_\_\_, a notary public in and for the said County and State, on this day personally appeared \_\_\_\_\_, wife of \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said \_\_\_\_\_, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_.

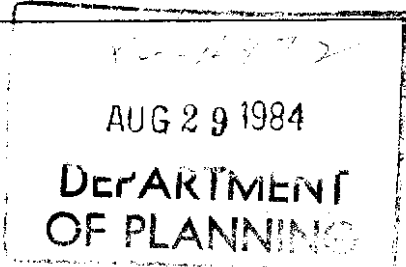
Notary Public in and for \_\_\_\_\_ County, Texas.

Parcel No. \_\_\_\_\_
County EL PASO
Account No. \_\_\_\_\_
Between ROW FOR Will Ruth Road and \_\_\_\_\_
DEED BY AMERICAN CAMPING AND OUTING INDUSTRIES INC.
TO THE CITY OF EL PASO
FILED FOR RECORD
This \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_\_\_\_ M. at \_\_\_\_\_ o'clock \_\_\_\_\_
RECORDED
This \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_\_\_\_ County, in \_\_\_\_\_ Texas, Records of Deeds, Book \_\_\_\_\_ Page \_\_\_\_\_
Clerk. Deputy.

ENDORSEMENTS

THE STATE OF TEXAS )
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, Clerk of the County Court of said County, do hereby certify that the foregoing instrument of writing dated the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19\_\_\_\_\_ with its authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in the Deed Records of said County, in volume \_\_\_\_\_ on page \_\_\_\_\_. Witness my hand and the seal of the County Court of said County at office in \_\_\_\_\_, Texas, the day and year last above written.



Clerk of Court \_\_\_\_\_ County, Texas
By \_\_\_\_\_, Deputy

CONTRACT

THIS CONTRACT, made this 7th day of SEPTEMBER, 1984, by and between AMERICAN CAMPING & OUTING INDUSTRIES, INC., First Party, and the CITY OF EL PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for rezoning Lots 8-12, Los Ranchitos Subdivision, City and County of El Paso, Texas. To remove certain objections to such rezoning, First Party covenants that if the property is rezoned to C-2 (Commercial) District, no pool halls, no pornographic shops, no video arcades, no automotive repair shops, and no bars shall be allowed on the property.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Party and its successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

WITNESS THE FOLLOWING SIGNATURES AND SEAL:

AMERICAN CAMPING & OUTING INDUSTRIES, INC.  
First Party

By Wally McManis  
Title President

ATTEST: [Signature]  
Secretary

THE CITY OF EL PASO  
Second Party

By [Signature]  
Mayor

ATTEST: [Signature]  
City Clerk

APPROVED AS TO CONTENT:  
[Signature]  
Planning, Research and Development

APPROVED AS TO FORM:  
[Signature]  
Assistant City Attorney

84-4972  
SEP 12 1984  
DEPARTMENT OF PLANNING

ORD # 8150

THE STATE OF TEXAS )  
 )  
COUNTY OF EL PASO )

This instrument was acknowledged before me on this 7<sup>th</sup> day of SEPTEMBER, 1984, by WALTER G. DENIMAN, III, representative for AMERICAN CAMPING & OUTING INDUSTRIES, INC.

William E. Newman  
Notary Public, State of Texas

My Commission Expires:

FEB. 24, 1987

THE STATE OF TEXAS )  
 )  
COUNTY OF EL PASO )

This instrument was acknowledged before me on this 11<sup>th</sup> day of September, 1984, by JONATHAN W. ROGERS, as Mayor of the City of El Paso.

Gloria Donaley  
Notary Public, State of Texas

My Commission Expires:

10/21/87

84-4972  
SEP 12 1984  
DEPARTMENT  
OF PLANNING

RESOLUTION

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

That the Mayor be authorized to sign a contract with AMERICAN CAMPING & OUTING INDUSTRIES, INC. placing certain restrictions, conditions and covenants on the property being rezoned by Ordinance No. 3727.

ADOPTED this 11<sup>th</sup> day of SEPTEMBER, 1984.

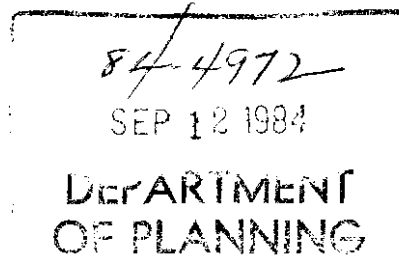
*Jonathan W. Rogers*  
Mayor

ATTEST:

*L. M. Riege*  
City Clerk

APPROVED AS TO FORM:

*W. M. Gibson*  
Assistant City Attorney



D E E D

STATE OF TEXAS )  
COUNTY OF EL PASO )

KNOW ALL MEN BY THESE PRESENTS:

That AMERICAN CAMPING AND OUTING INDUSTRIES, INC.

of the County of EL PASO, State of Texas, hereinafter referred to  
as Grantors, whether one or more, for and in consideration of the sum of \_\_\_\_\_  
TEN DOLLARS AND NO/100 ----- \$10.00

Dollars to Grantors in hand paid by the City of El Paso, receipt of which is hereby  
acknowledged, have granted, sold and conveyed and by these presents do grant, sell  
and convey unto the City of El Paso, the following described parcel of land situated  
in the County of EL PASO, State of Texas:

A portion of Block 81, Township 1 Sections 1 and 2, Block 81, Texas and Pacific  
Railroad Survey and being more particularly described as follows:

Commencing at a survey corner common to Sections 37 and 38, Block 81, Township  
1 and Sections 1 and 2, Block 81, Township 2, Texas and Pacific Railway Surveys,  
thence North 88° 49' 00" East along a line common to Section 38- Block 81, Township  
1 and Section 1, Block 81, Township 2, a distance of one thousand six hundred fourteen  
and twenty seven hundredths (1614.27) feet to the easterly right of way line of  
Dyer Street (U. S. Highway No. 54), thence North 29° 23' 00" East along the easterly  
right of way line of Dyer Street (U. S. Highway No. 54) a distance of five hundred  
seventy four and ninety six hundredths (574.96) feet to the south right of way line  
of Will Ruth Road, thence North 88° 49' 00" East along the south right of way line of  
Will Ruth Road, a distance of five hundred sixty seven and twenty one hundredths  
(567.21) feet to the true point of beginning of this parcel of land;

Thence North 88° 49' 00" East along a line common to Lots 8 to 12, Los Ranchitos  
Subdivision, a distance of fifteen and zero hundredths (15.00) feet,

Thence South 88° 49' 00" West, a distance of two hundred seventy five and zero  
hundredths (275.00) feet to the west line of Lot 8,

Thence North 01° 11' 00" West along the west line of Lot 8, Los Ranchitos Subdivision  
a distance of fifteen and zero hundredths (15.00) feet to the point of beginning,

Said parcel of land contains 4125 square feet or 0.0947 acres of land more or less.

84-4972  
OCT. 3 1984  
DEPARTMENT  
OF PLANNING

Ord # 8150  
(8/28/84)  
Deed (8/27/84)  
Contract (9/7/84)



WIFE'S SEPARATE ACKNOWLEDGMENT

THE STATE OF TEXAS )  
 )  
COUNTY OF \_\_\_\_\_ )

BEFORE ME, \_\_\_\_\_, a notary public in and for the said County and State, on this day personally appeared \_\_\_\_\_, wife of \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said \_\_\_\_\_, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Parcel No. 66860  
County EL PASO  
Account No. 13 31  
Between ROW FOR Will Ruth Road and \_\_\_\_\_

DEED COUNTY OF EL PASO  
BY \_\_\_\_\_  
AMERICAN CAMPING AND OUTING INDUSTRIES INC.

Notary Public in and for \_\_\_\_\_ County, Texas.

TO THE CITY OF EL PASO  
FILED FOR RECORD. El Paso County, Texas  
AUG 30 1934

This \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
RECORDED  
This \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_\_\_ in \_\_\_\_\_ County, Texas, Records of Deeds, Book \_\_\_\_\_ Page \_\_\_\_\_ Clerk. \_\_\_\_\_ Deputy. \_\_\_\_\_

ENDORSEMENTS

THE STATE OF TEXAS )  
 )  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, Clerk of the County Court of said County, do hereby certify that the foregoing instrument of writing dated the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 19\_\_\_\_ with its authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in the Deed Records of said County, in volume \_\_\_\_\_ on page \_\_\_\_\_ Witness my hand and the seal of the County Court of said County at office in \_\_\_\_\_, Texas, the day and year last above written.

Clerk of Court \_\_\_\_\_ County, Texas  
By \_\_\_\_\_, Deputy

# **ATTACHMENT 11**

**(See following pages)**

RESOLUTION GRANTING SPECIAL PERMIT 82-9  
FOR TRACTS 27 AND 28, LOS RANCHITOS SUB-  
DIVISION, PURSUANT TO SECTION 25-83 (ZONING)  
OF THE EL PASO CITY CODE

WHEREAS, Primitive Baptist Church of El Paso has applied for a special permit under Section 25-83 (Zoning) of the El Paso City Code to allow a church on a site less than three acres, and

WHEREAS, a report was made by the City Plan Commission and a public hearing was held regarding such application,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the City Council hereby grants a special permit under Section 25-83 of the El Paso City Code to allow a church on the property located on Tracts 27 and 28, Los Ranchitos Subdivision, City of El Paso, El Paso County, Texas.

The City Council finds said property to be in an R-4 (Residential District and that churches on a site less than three acres are uses authorized by special permit in R-4 districts under Section 25-22.5(11) of the El Paso City Code.

This permit is issued subject to the development standards in the R-4 district regulations and subject to the development being built in accordance with the approved site development plan.

This permit shall automatically terminate if any of said conditions are not complied with and construction shall stop or occupancy shall be discontinued until any such violation ceases.

ADOPTED this 1st day of June, 1982.

ATTEST:

W. W. [Signature]  
City Clerk

[Signature]  
Mayor

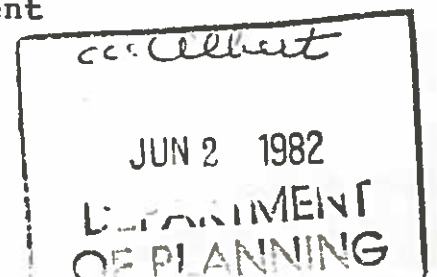
APPROVED AS TO FORM:

[Signature]  
Assistant City Attorney

APPROVED AS TO CONTENT:

[Signature]  
Planning Department

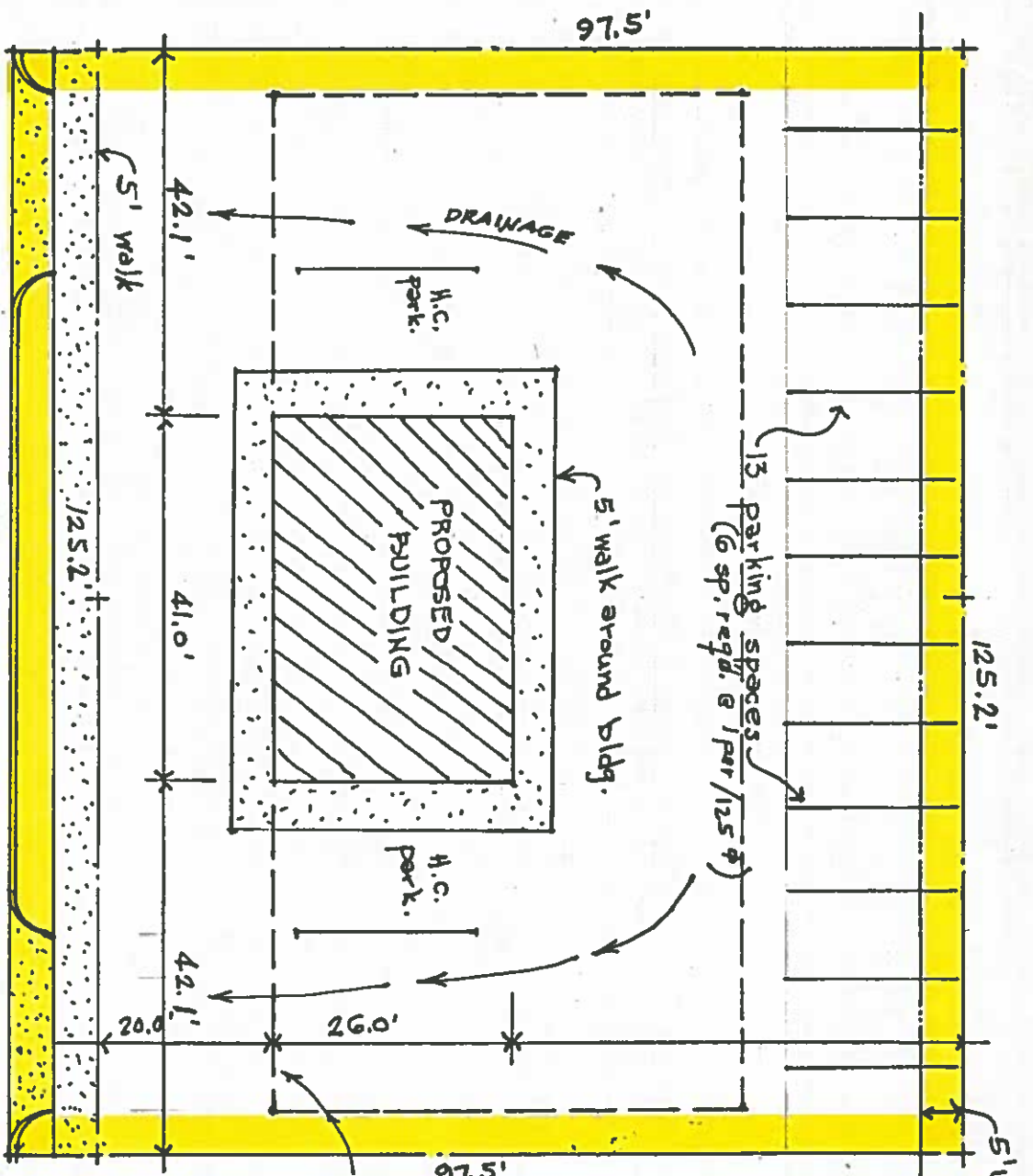
SP/82-9



PRIMITIVE BAPTIST CHURCH.  
El Paso, Texas

Plot Plan -  
1" = 20'

THREADGILL STREET



5' JURY ESWT.

5521-5525 Threadgill  
Tracts 27 & 28  
Los Ranchitos Subdivision  
El Paso, Texas.

Zoned R.4

2 x 626 x 9716" lots  
= 12,207.00 sq ft  
= 0.280 Acres.

Building setback line  
20' front yard  
5' side yards  
25' rear yard



§ 22.5 (11) Church on < 3 Ac. site  
by Special Permit

SP. 82-9

9 Mar. 82

# **ATTACHMENT 12**

**(See following pages)**

ORDINANCE NO. 012205

ORDINANCE GRANTING SPECIAL PERMIT NO. SP94-23, TO ALLOW FOR A CHURCH ON A SITE LESS THAN THREE ACRES ON TRACTS 22, 23, 24 & 51, LOS RANCHITOS. PURSUANT TO SECTION 20.14.040 (ZONING) OF THE EL PASO MUNICIPAL CODE.

WHEREAS, CENTRO PENTECOSTES "CARISMA" has applied for a Special Permit under Section 20.14.040 of the El Paso Municipal Code, to allow for a CHURCH ON A SITE LESS THAN THREE ACRES, and;

WHEREAS, a report was made to the City Plan Commission and a public hearing was held regarding such application;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the property described as follows is in a(n) R-4 District: TRACTS 22, 23, 24 & 51, LOS RANCHITOS, City and County of El Paso, Texas, as more particularly described in the attached and incorporated Exhibit "A", and municipally known and numbered as 5505 THREADGILL AVENUE & 5508 RANCHITO ROAD; and
2. That CHURCHES ON A SITE LESS THAN THREE ACRES are authorized by Special Permit in R-4 districts under Section 20.14.040 of the El Paso Municipal Code; and

3. That the requirements for A CHURCH ON A SITE LESS THAN THREE ACRES under Section 20.14.040 have been satisfied; and

4. That the City Council hereby grants a Special Permit under Section 20.14.040 of the El Paso Municipal Code, to allow a CHURCH ON A SITE LESS THAN THREE ACRES on the above-described property; and

5. That this Special Permit is issued subject to the development standards in the R-4 district regulations and subject to the approved Site Development Plan, signed by the Applicant, the Mayor and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and incorporated herein by reference for all purposes; and

6. That the Applicant is required to comply with the following additional requirements:

a. Provide and designate a minimum of two accessible parking spaces, one of which shall be designated van-accessible.

b. Pave all designated parking areas on this property.

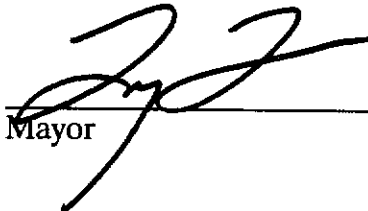
7. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued; and

8. That if the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. SP94-23 shall automatically terminate, and

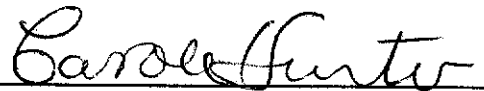
construction shall stop or occupancy shall be discontinued, until any such violation ceases.

ADOPTED this 20<sup>th</sup> day of December, 1994.

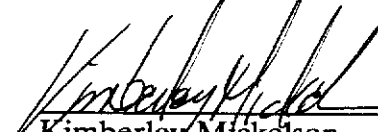
THE CITY OF EL PASO

  
\_\_\_\_\_  
Mayor

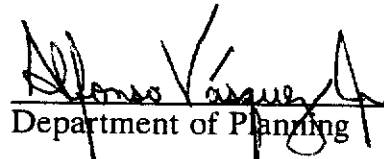
ATTEST:

  
\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Kimberley Mickelson,  
Assistant City Attorney

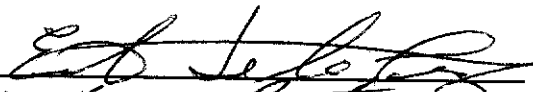
APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Department of Planning

AGREEMENT

CENTRO PENTECOSTES "CARISMA", the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Site Development Plan and in accordance with the standards identified in the R-4 District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 15 day of Nov, 1994.

By:   
\_\_\_\_\_  
Title: Rev - Pastor



ACKNOWLEDGMENT

THE STATE OF TEXAS )  
 )  
COUNTY OF EL PASO )

This instrument is acknowledged before me on this 15<sup>th</sup> day of November, 1994, by Ernesto De la Cruz as Pastor, on behalf of CENTRO PENTECOSTES "CARISMA", as Applicant.

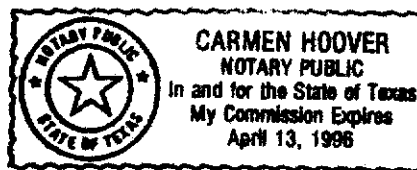
Carmen Hoover

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

My Commission Expires:

\_\_\_\_\_

SPECIAL PERMIT #SP94-23



**CITY OF EL PASO, TEXAS  
DEPARTMENT OF PLANNING, RESEARCH AND DEVELOPMENT**

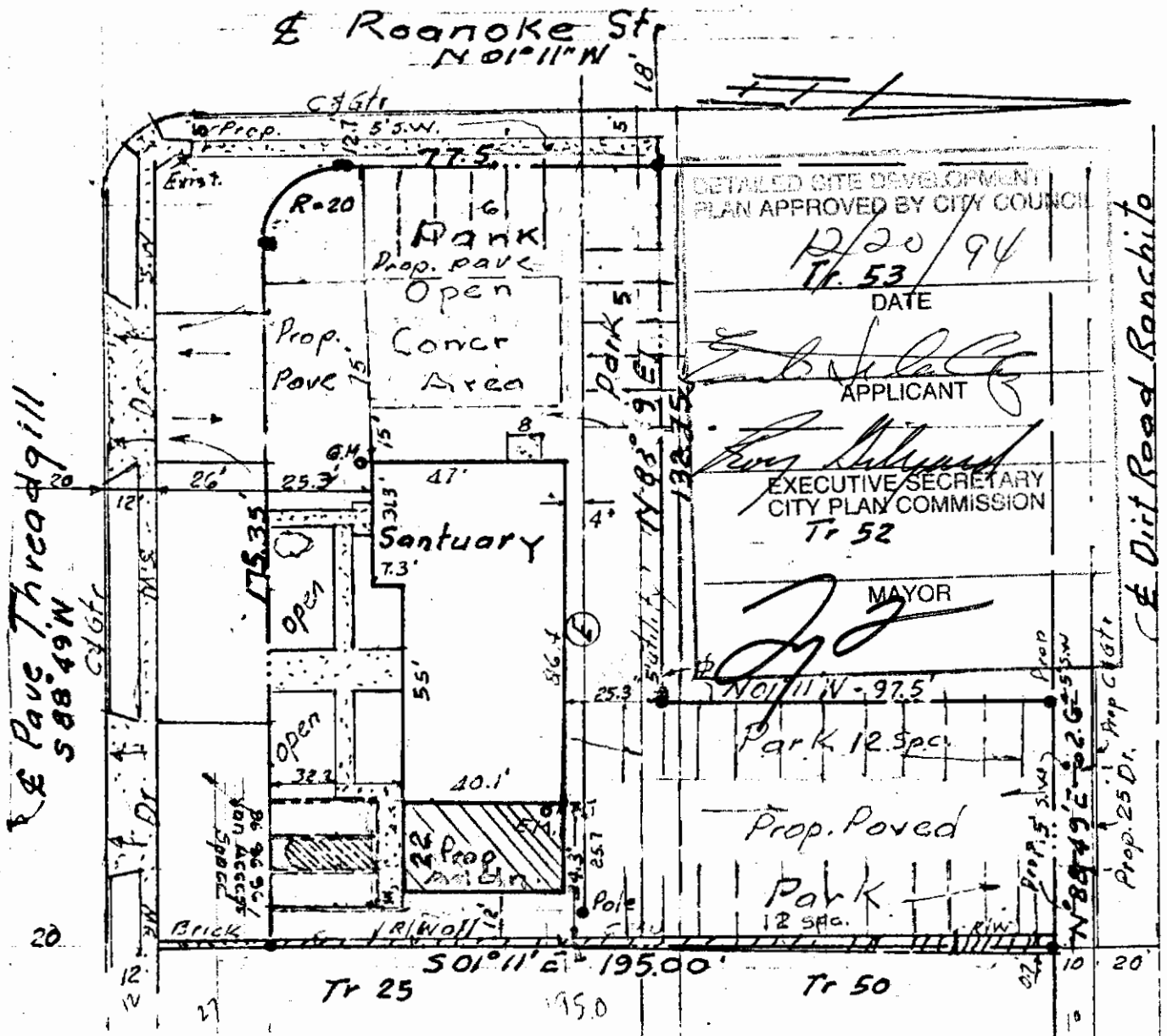
**SITE DEVELOPMENT PLAN**

CENTRO PENTECOSTES "CARISMA"

<b>NAME</b>	5505 THREADGILL, 79924	755-7577
<b>ADDRESS</b>	TRACTS 22, 23, 24, and 51	
<b>LEGAL DESCRIPTION</b>	LOS RANCHITOS SUBDIVISION, EL PASO, TEXAS	

PLEASE PUT MEASUREMENTS IN SCALE OF 1" = 50'.

**SHOW:** Boundaries of Tract; location arrangement use and architectural design of all structures; utility rights-of-way and easements; storm water drainage; vehicular and pedestrian ways; on-site parking area and spaces; open spaces; landscaped plan area; size and design of signs.



DETAILED SITE DEVELOPMENT PLAN APPROVED BY CITY COUNCIL  
 12/20/94  
 Tr. 53  
 DATE  
 [Signature]  
 APPLICANT  
 [Signature]  
 EXECUTIVE SECRETARY  
 CITY PLAN COMMISSION  
 Tr. 52  
 MAYOR  
 [Signature]

- NOTES
1. Floodlights - each corner of main bldg. lighting each way into open areas.
  2. Rebars Set All Corners
  3. 45 parking spaces shown space for more available.

PLANS SUBMITTED FOR CONSTRUCTION AND USE PERMITS MUST CONFORM TO APPROVED SITE DEVELOPMENT PLAN AS SHOWN. ENGINEER OR REGISTERED LAND SURVEYOR'S STAMP OR SIGNATURE REQUIRED.

SIGNATURE \_\_\_\_\_ DATE September 15, 1994

012205 Nicolas Perez, 3763 Ren Prof Land surveyor Revised 10/7/94

SP-94-23 Revised 11/9/94