

ORDINANCE NO. **019403**

**AN ORDINANCE VACATING A 3.81 ACRE PORTION OF THREADGILL AVENUE, RANCHITO AVENUE, ROANOKE AVENUE, RUTLEDGE PLACE, AND ALBANY DRIVE, LOCATED WITHIN *LOS RANCHITOS SUBDIVISION*, CITY OF EL PASO, EL PASO COUNTY, TEXAS**

**WHEREAS**, the abutting property owner has requested vacation of a 3.81 ACRE PORTION OF THREADGILL AVENUE, RANCHITO AVENUE, ROANOKE AVENUE, RUTLEDGE PLACE, AND ALBANY DRIVE located within *Los Ranchitos Subdivision*, City of El Paso, El Paso County, Texas; and,

**WHEREAS**, after public hearing the City Plan Commission has recommended a vacation of a 3.81 acre portion of THREADGILL AVENUE, RANCHITO AVENUE, ROANOKE AVENUE, RUTLEDGE PLACE, AND ALBANY DRIVE located within *Los Ranchitos Subdivision*, City of El Paso, El Paso County, Texas, and the City Council finds that said right of way is not needed for public use and should be vacated as recommended.

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

That, in consideration of the receipt by the City of El Paso of TWENTY-FIVE AND 00/DOLLARS (\$25.00) and other good and valuable consideration, the sufficiency of which is acknowledged, 3.81 acre portion of Threadgill Avenue, Ranchito Avenue, Roanoke Avenue, Rutledge Place, and Albany located within *Los Ranchitos Subdivision*, City of El Paso, El Paso County, Texas, as further described in the attached metes and bounds description identified as Exhibit "A" and made a part hereof by reference, be and is hereby vacated, closed and abandoned, subject to the reservation of a full-width utility easement.

In addition, the City Manager is authorized to sign an instrument quitclaiming all of the City's right, title and interest in and to such vacated right of way to the El Paso Municipal Drainage Utility, by and through the El Paso Water Utilities – Public Service Board.

*(Signatures Begin on Following Page)*

ORDINANCE NO. **019403**

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

ADOPTED this 8th day of November, 2022.

THE CITY OF EL PASO:



Oscar Leeser  
Mayor



Laura D. Price  
City Clerk

APPROVED AS TO FORM:



Russell T. Abeln  
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director  
Planning & Inspections Department

ORDINANCE NO. 019403

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

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

THE STATE OF TEXAS }  
COUNTY OF EL PASO }

**QUITCLAIM DEED**

That in consideration of the receipt by the **CITY OF EL PASO** of Ten Dollars (\$10.00) and other valuable consideration, the sufficiency of which is acknowledged, **THE CITY OF EL PASO**, has released and quitclaimed and by these presents does release and quitclaim unto the El Paso Water Utilities – Public Service Board (the “Grantee”), all its rights, title, interest, claim and demand in and to the property which was vacated, closed and abandoned by Ordinance No. 019403 passed and approved by the City Council of the City of El Paso and described as **A PORTION OF THREADGILL AVENUE, RANCHITO AVENUE, ROANOKE AVENUE, RUTLEDGE PLACE, AND ALBANY PLACE OUT OF LOS RANCHITOS SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS**, which is more fully described in the attached metes and bounds description, identified as Exhibit “A” and in the attached survey identified as Exhibit “B” and made a part hereof by reference.

**WITNESS** the following signatures and seal this 8<sup>th</sup> day of November, 2022.

**ATTEST:**

Laura D. Prince  
Laura D. Prince, City Clerk

**CITY OF EL PASO:**

Tomás González  
Tomás González, City Manager

**APPROVED AS TO FORM:**

Russell T. Abeln  
Russell T. Abeln  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

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

*(Acknowledgement on following page)*

**019403**

**ORDINANCE NO.**

SURW22-00007 Roanoke, Ranchito, Rutledge, Albany, and Threadgill  
ROW Vacation  
RTA

**ROW Vacation SURW21-00002**

**THE STATE OF TEXAS     )**

**COUNTY OF EL PASO       )**

This instrument is acknowledged before me on this 16 day of November, 2022,  
nás González, as City Manager for the CITY OF EL PASO.

My Commission Expires: 06.01.2024

3



# Barragan And Associates Inc.

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

## PARCEL-1 DESCRIPTION

**Description** of a portion of Threadgill Avenue right-of-way within Los Ranchitos Subdivision, City of El Paso, El Paso County, Texas, filed for record in Volume 2, Page 4, Plat Records of El Paso County, Texas, and being more particularly described as follows:

**COMMENCING** at a found square bolt being the common corner of Sections 1, 6, 38 and 43, Block 1, Township 1, T&P Railway Co. Surveys, El Paso County, Texas; **THENCE**, N 88° 01' 56" W (S 88° 49' 00" W – Record), along the common section line of said Sections 1 and 38, a distance of 1221.06 feet to a point on the southeasterly most corner of Los Ranchitos Subdivision; **THENCE**, N 01° 58' 04" E (N 01° 11' 00" W – Record), leaving said common section line along the easterly line of Los Ranchitos Subdivision, a distance of 22.00 feet to the **POINT OF BEGINNING** of this description;

**THENCE**, N 88° 01' 56" W, leaving said easterly line of Los Ranchitos Subdivision, a distance of 1642.35 feet to a point;

**THENCE**, N 01° 58' 04" E, a distance of 8.00 feet to a point on the northerly right-of-way line of Threadgill Avenue;

**THENCE**, along the northerly right-of-way line of Threadgill Avenue, the following two (2) calls:

S 88° 01' 56" E (N 88° 49' 00" E – Record), a distance of 182.20 feet to a point;

N 01° 58' 04" E (N 01° 11' 00" W – Record), a distance of 15.00 feet to a point;

**THENCE**, S 88° 01' 56" E (N 88° 49' 00" E – Record), passing along the northerly right-of-way line of Threadgill Avenue, a distance of 1460.15 feet to a point on the easterly line of Los Ranchitos Subdivision;

**THENCE**, S 01° 58' 04" W (S 01° 11' 00" E – Record), along said easterly line of Los Ranchitos Subdivision, a distance of 23.00 feet to the **POINT OF BEGINNING** of this description and containing in all 0.80 acres more or less.

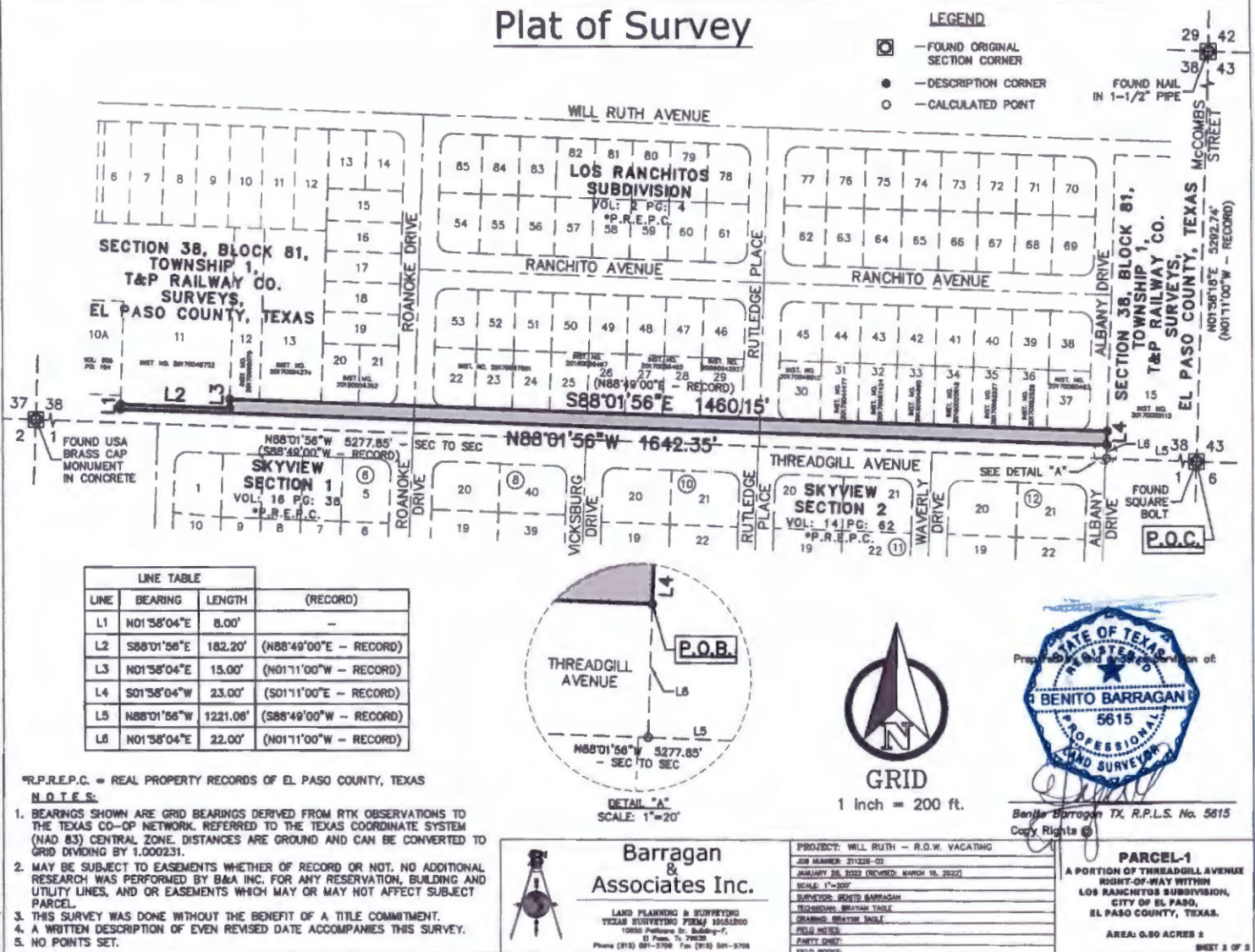
### NOTES:

1. May be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings shown are grid bearings derived from RTK Observations to the Texas CO-OP Network. Referred to the Texas Coordinate System (NAD 83) Central Zone. Distances are ground distances and may be converted to grid dividing by 1.000231.
3. This description does not intend to be a subdivision process which may be required by local or state code, and it is the client's/owner responsibility to comply with this code if required.
4. A survey of even revised date accompanies this description.



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

NAC Computer\WILL RUTH\_SURVEYS AND M&BS\HOW VACATING\PARCEL 1-WILL RUTH\_ROW VACATING.dwg





## Barragan And Associates Inc.

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

### PARCEL-2 DESCRIPTION

**Description** of a portion of Roanoke Drive right-of-way between Threadgill Avenue and Will Ruth Avenue, within Los Ranchitos Subdivision, City of El Paso, El Paso County, Texas, filed for record in Volume 2, Page 4, Plat Records of El Paso County, Texas, and being more particularly described as follows:

**COMMENCING** at a found square bolt being the common corner of Sections 1, 6, 38 and 43, Block 1, Township 1, T&P Railway Co. Surveys, El Paso County, Texas; **THENCE**, N 88° 01' 56" W (S 88° 49' 00" W – Record), along the common section line of said Sections 1 and 38, a distance of 2322.86 feet to a point; **THENCE**, N 01° 58' 04" E, leaving said common section line, a distance of 45.00 feet to a point on the northerly right-of-way line of Threadgill Avenue, said point being the **POINT OF BEGINNING** of this description;

**THENCE**, N 88° 01' 56" W, a distance of 100.00 feet to a point on said northerly right-of-way line of Threadgill Avenue, being the beginning of a curve;

**THENCE**, 31.42 feet, leaving said northerly right-of-way line of Threadgill Avenue along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears N 46° 58' 04" E, a distance of 28.28 feet to a point on the westerly right-of-way line of Roanoke Drive;

**THENCE**, N 01° 58' 04" E (N 01° 11' 00" W – Record), along the westerly right-of-way line of Roanoke Drive, a distance of 410.00 feet to a point being the beginning of a curve;

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

**THENCE**, S 88° 01' 56" E, a distance of 100.00 feet to a point on said southerly right-of-way line of Will Ruth Avenue, being the beginning of a curve;

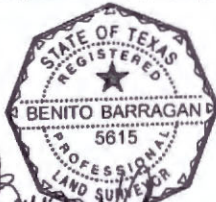
**THENCE**, 31.42 feet, leaving said southerly right-of-way line of Will Ruth Avenue, along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears S 46° 58' 03" W, a distance of 28.28 feet to a point on the easterly right-of-way line of Roanoke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

**THENCE**, S 01° 58' 04" W (S 01° 11' 00" E – Record), passing along said easterly right-of-way line of Roanoke Drive, a distance of 410.00 feet to a point on said easterly right-of-way line of Roanoke Drive, being the beginning of a curve;

**THENCE**, 31.42 feet, leaving said easterly right-of-way line of Roanoke Drive along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears S 43° 01' 56" E, a distance of 28.28 feet to the **POINT OF BEGINNING** of this description and containing in all 0.63 acres more or less.

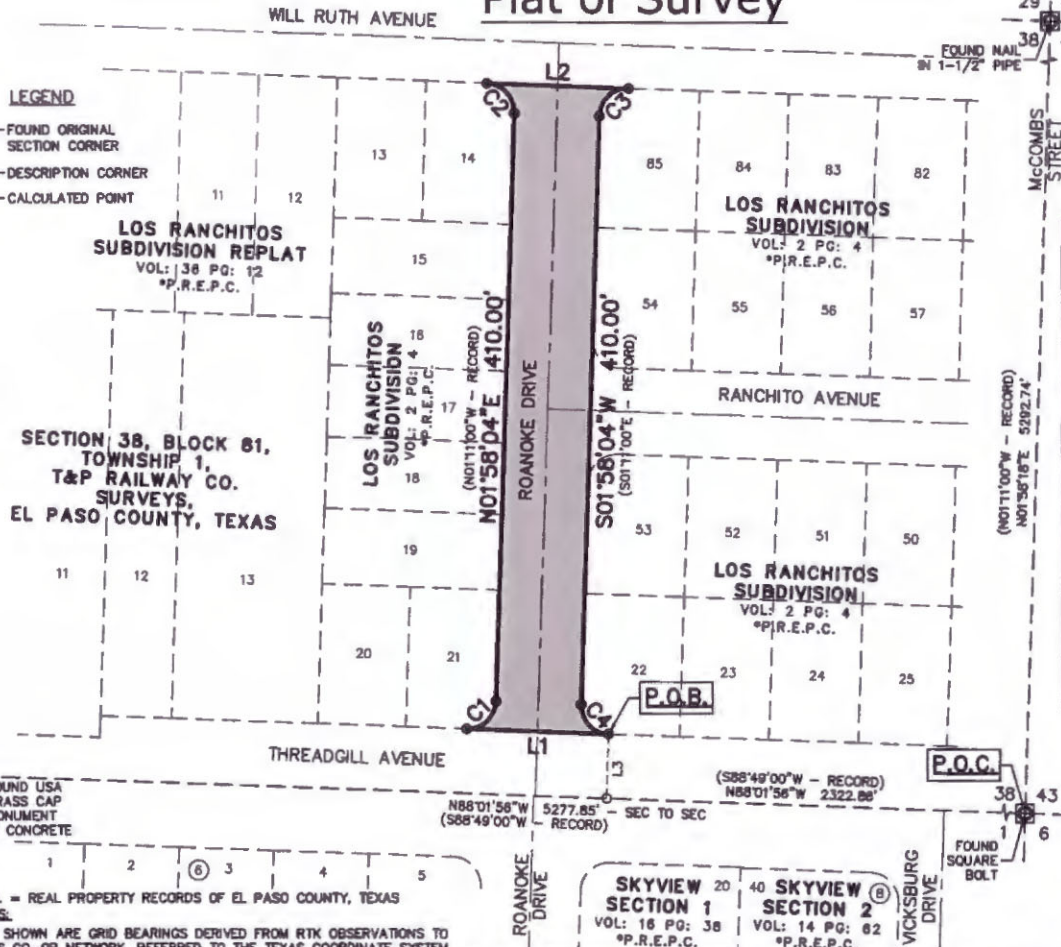
#### NOTES:

1. May be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings shown are grid bearings derived from RTK Observations to the Texas CO-OP Network. Referred to the Texas Coordinate System (NAD 83) Central Zone. Distances are ground distances and may be converted to grid dividing by 1.000231.
3. This description does not intend to be a subdivision process which may be required by local or state code, and it is the client's/owner responsibility to comply with this code if required.
4. A survey of even date accompanies this description.



Benito Barragan T.X.R.P.L.S. 5615,  
Barragan and Associates Inc.  
Texas Surveying Firm # 10151200  
January 28, 2022  
Parcel 2 – Will Ruth – R.O.W. Vacating  
Job No. 211228-02

# Plat of Survey



## LEGEND

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



GRID

1 inch = 100 ft.

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	31.42'	20.00'	20.00'	90°00'00"	N48°58'04"E	28.28'
C2	31.42'	20.00'	20.00'	90°00'00"	N43°01'55"W	28.28'
C3	31.42'	20.00'	20.00'	90°00'00"	S48°58'04"W	28.28'
C4	31.42'	20.00'	20.00'	90°00'00"	S43°01'55"E	28.28'

LINE	BEARING	LENGTH
L1	N88°01'56"W	100.00'
L2	S88°01'56"E	100.00'
L3	N01°58'04"E	45.00'

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

## NOTES

- BEARINGS SHOWN ARE GRID BEARINGS DERIVED FROM RTK OBSERVATIONS TO THE TEXAS CO-OP NETWORK, REFERRED TO THE TEXAS COORDINATE SYSTEM (NAD 83) CENTRAL ZONE. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID DIVIDING BY 1.000231.
- MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT. NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATION, BUILDING AND UTILITY LINES, AND OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- A WRITTEN DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY.
- NO POINTS SET.



**Barragan & Associates Inc.**

LAND PLANNING & SURVEYING  
TEXAS SURVEYING BOARD 10081200  
6000 Piedmont Dr. Suite 100  
El Paso, TX 79905  
Phone (915) 581-5700 Fax (915) 581-5708

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

JOB NUMBER: 211228-02  
DATE: JANUARY 30, 2022  
SCALE: 1"=100'  
SURVEYOR: BENITO BARRAGAN  
TECHNICIAN: BRAYAN TABLA  
DRAWN: BRAYAN TABLA  
FIELD NOTES:  
PARTY CHIEF:  
FIELD BOOKS:

Prepared by and under supervision of:



Benito Barragan, P.S., R.P.E.C. No. 5615  
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**PARCEL 2**  
A PORTION OF ROANOKE DRIVE  
RIGHT-OF-WAY BETWEEN THREADGILL  
AVENUE AND WILL RUTH AVENUE,  
WITHIN  
LOS RANCHITOS SUBDIVISION,  
CITY OF EL PASO,  
EL PASO COUNTY, TEXAS.  
AREA: 0.83 ACRES ±

SHEET 2 OF 2



## Barragan And Associates Inc.

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

### PARCEL-3 DESCRIPTION

**Description** of a portion of Ranchito Avenue right-of-way between Roanoke Drive and Rutledge Place, within Los Ranchitos Subdivision, City of El Paso, El Paso County, Texas, filed for record in Volume 2, Page 4, Plat Records of El Paso County, Texas, and being more particularly described as follows:

**COMMENCING** at a found square bolt being the common corner of Sections 1, 6, 38 and 43, Block 1, Township 1, T&P Railway Co. Surveys, El Paso County, Texas; **THENCE**, N 88° 01' 56" W (S 88° 49' 00" W – Record), along the common section line of said Sections 1 and 38, a distance of 1826.96 feet to a point; **THENCE**, N 01° 58' 04" E (N 01° 11' 00" W – Record), leaving said common section line and passing along the westerly right-of-way line of Rutledge Place, a distance of 220.00 feet to a point on said westerly right-of-way line of Rutledge Place, said point being the **POINT OF BEGINNING** of this description;

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

**THENCE**, N 88° 01' 56" W (S 88° 49' 00" W – Record), along said southerly right-of-way line of Ranchito Avenue, a distance of 475.90 feet to a point, being the beginning of a curve;

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

**THENCE**, N 01° 58' 04" E, a distance of 100.00 feet to a point on the easterly right-of-way line of Roanoke Drive, being the beginning of a curve;

**THENCE**, 31.42 feet, leaving said easterly right-of-way line of Roanoke Drive along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears S 43° 01' 56" E, a distance of 28.28 feet to a point on the northerly right-of-way line of Ranchito Avenue;

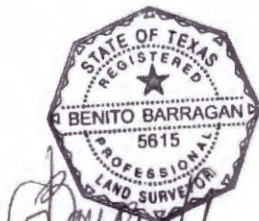
**THENCE**, S 88° 01' 56" E (N 88° 49' 00" E – Record), along said northerly right-of-way line of Ranchito Avenue, a distance of 475.90 feet to a point being the beginning of a curve;

**THENCE**, 31.42 feet, leaving said northerly right-of-way line of Ranchito Avenue along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears N 46° 58' 04" E, a distance of 28.28 feet to a point on the westerly right-of-way line of Rutledge Place;

**THENCE**, S 01° 58' 04" W, a distance of 100.00 feet to the **POINT OF BEGINNING** of this description and containing in all 0.72 acres more or less.

#### NOTES:

1. This property may be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings shown are grid bearings derived from RTK Observations to the Texas CO-OP Network. Referred to the Texas Coordinate System (NAD 83) Central Zone. Distances are ground distances and may be converted to grid dividing by 1.000231.
3. This description does not intend to be a subdivision process which may be required by local or state code, and it is the client's/owner responsibility to comply with this code if required.
4. A survey of even date accompanies this description.



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

# LEGEND

- FOUND ORIGINAL SECTION CORNER
- DESCRIPTION CORNER
- CALCULATED POINT

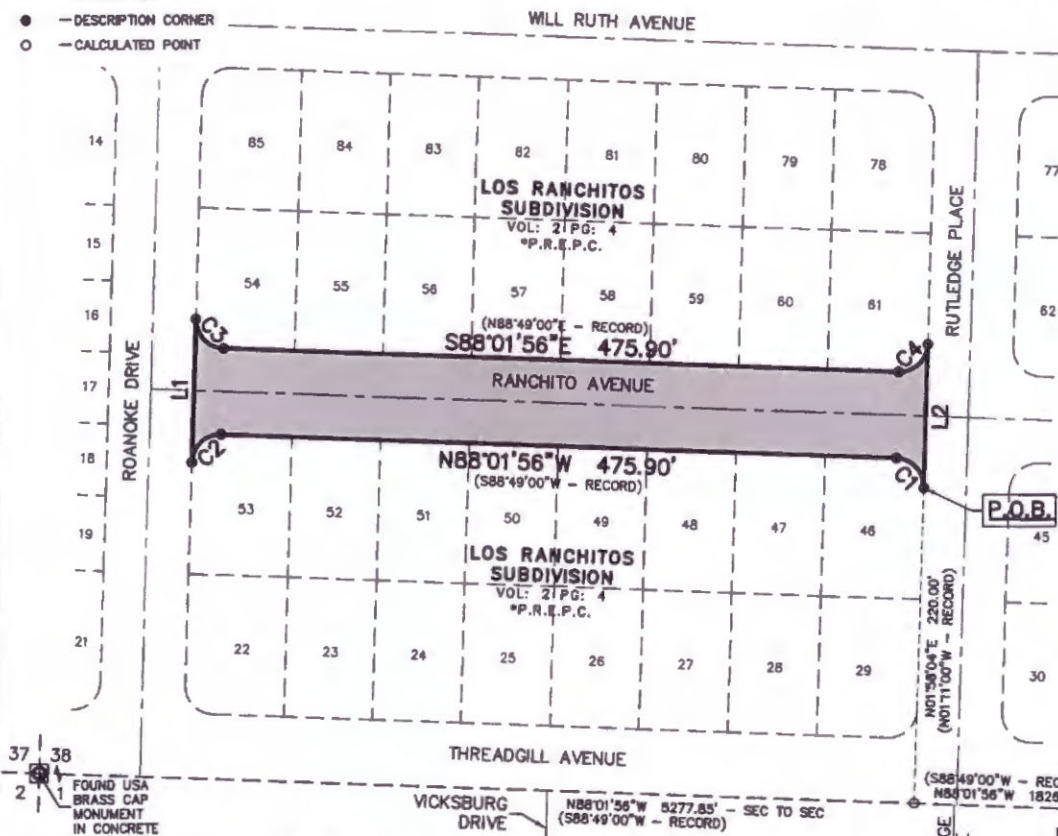
## Plat of Survey

FOUND NAIL  
IN 1-1/2" PIPE



GRID

1 inch = 100 ft.



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

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

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

- NOTES:**
1. BEARINGS SHOWN ARE GRID BEARINGS DERIVED FROM RTK OBSERVATIONS TO THE TEXAS CO-OP NETWORK, REFERRED TO THE TEXAS COORDINATE SYSTEM (NAD 83) CENTRAL ZONE. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID DIVIDING BY 1.000231.
  2. MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT. NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATION, BUILDING AND UTILITY LINES, AND OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
  3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
  4. A WRITTEN DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY.
  5. NO POINTS SET.

20

21

20

10

SKYVIEW SECTION 2

Barragan & Associates Inc.

LAND PLANNING & SURVEYING

TEXAS SURVEYING PERMITS 10012300

10900 Piedras Dr. Suite 100

El Paso, TX 79937

Phone (915) 391-5708 Fax (915) 391-5708

PROJECT: WILL RUTH - R.O.W. VACATING  
JOB NUMBER: 211228-02  
JANUARY 26, 2022  
SCALE: 1"=100'  
SURVEYOR: BENITO BARRAGAN  
TECHNICIAN: GRAYSON TAYLOR  
DRAWING: GRAYSON TAYLOR  
FIELD NOTES  
PARTY CHECK  
FIELD BOOKS



**PARCEL-3**  
A PORTION OF RANCHITO AVENUE  
RIGHT-OF-WAY BETWEEN ROANOKE  
DRIVE AND RUTLEDGE PLACE,  
WITHIN  
LOS RANCHITOS SUBDIVISION,  
CITY OF EL PASO,  
EL PASO COUNTY, TEXAS.  
AREA: 0.72 ACRES ±  
SHEET 2 OF 3



## Barragan And Associates Inc.

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

### PARCEL-4 DESCRIPTION

**Description** of a portion of Rutledge Place right-of-way between Threadgill Avenue and Will Ruth Avenue, within Los Ranchitos Subdivision, City of El Paso, El Paso County, Texas, filed for record in Volume 2, Page 4, Plat Records of El Paso County, Texas, and being more particularly described as follows:

**COMMENCING** at a found square bolt being the common corner of Sections 1, 6, 38 and 43, Block 1, Township 1, T&P Railway Co. Surveys, El Paso County, Texas; **THENCE**, N 88° 01' 56" W (S 88° 49' 00" W – Record), along the common section line of said Sections 1 and 38, a distance of 1746.96 feet to a point; **THENCE**, N 01° 58' 04" E, leaving said common section line, a distance of 45.00 feet to a point on the northerly right-of-way line of Threadgill Avenue, said point being the **POINT OF BEGINNING** of this description;

**THENCE**, N 88° 01' 56" W, a distance of 100.00 feet to a point on said northerly right-of-way line of Threadgill Avenue, being the beginning of a curve;

**THENCE**, 31.42 feet, leaving said northerly right-of-way line of Threadgill Avenue along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears N 46° 58' 04" E, a distance of 28.28 feet to a point on the westerly right-of-way line of Rutledge Place;

**THENCE**, N 01° 58' 04" E (N 01° 11' 00" W – Record), passing along said westerly right-of-way line of Rutledge Place, a distance of 410.00 feet to a point on said westerly right-of-way line of Rutledge Place, being the beginning of a curve;

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

**THENCE**, S 88° 01' 56" E, a distance of 100.00 feet to a point on said southerly right-of-way line of Will Ruth Avenue, being the beginning of a curve;

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

**THENCE**, S 01° 58' 04" W (S 01° 11' 00" E – Record), passing along said easterly right-of-way line of Rutledge Place, a distance of 410.00 feet to a point on said easterly right-of-way line of Rutledge Place, being the beginning of a curve;

**THENCE**, 31.42 feet, leaving said easterly right-of-way line of Rutledge Place along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears S 43° 01' 56" E, a distance of 28.28 feet to the **POINT OF BEGINNING** of this description and containing in all 0.63 acres more or less.

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2. Bearings shown are grid bearings derived from RTK Observations to the Texas CO-OP Network. Referred to the Texas Coordinate System (NAD 83) Central Zone. Distances are ground distances and may be converted to grid dividing by 1.000231.
3. This description does not intend to be a subdivision process which may be required by local or state code, and it is the client's/owner responsibility to comply with this code if required.
4. A survey of even date accompanies this description.



Benito Barragan T.X.R.P.L.S 5615,  
Barragan and Associates Inc.  
Texas Surveying Firm # 10151200  
January 28, 2022  
Parcel 4 – Will Ruth – R.O.W. Vacating  
Job No. 211228-02



# Plat of Survey

## LEGEND

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

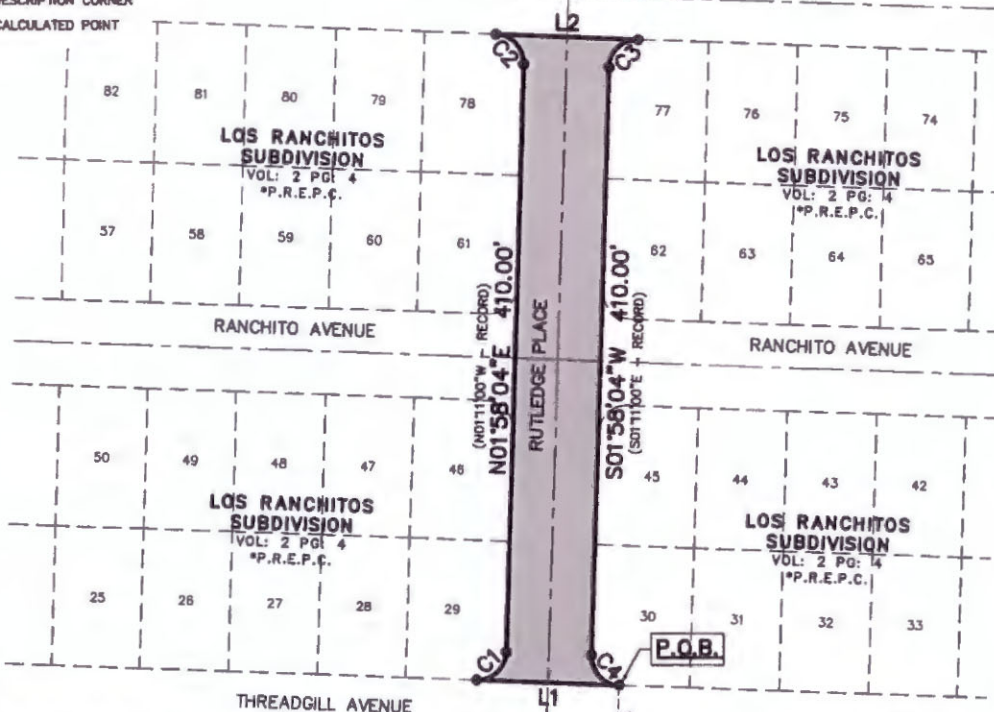
FOUND NAIL  
IN 1-1/2" PIPE

29 42  
38 43



GRID

1 inch = 100 ft.



(N01°11'00"W - RECORD)  
(N01°56'16"E - RECORD)

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

LINE TABLE			
LINE	BEARING	LENGTH	CHORD
L1	N88°01'56"W	100.00'	28.28'
L2	S88°01'56"E	100.00'	28.28'
L3	N01°58'04"E	45.00'	28.28'

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

1. BEARINGS SHOWN ARE GRID BEARINGS DERIVED FROM RTK OBSERVATIONS TO THE TEXAS CO-OP NETWORK REFERRED TO THE TEXAS COORDINATE SYSTEM (NAD 83) CENTRAL ZONE. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID DIVIDING BY 1.000231.
2. MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT. NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATION, BUILDING AND UTILITY LINES, AND OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. A WRITTEN DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY.
5. NO POINTS SET.



**Barragan & Associates Inc.**

LAND PLANNING & SURVEYING  
TEXAS SURVEYING FIRM # 1055290  
10850 Pflugman Dr., Suite 100  
El Paso, TX 79936  
Phone (915) 391-5700 Fax (915) 391-5708

PROJECT: WILL RUTH - R.O.W. VACATING  
JOB NUMBER: 211228-02  
JANUARY 26, 2022  
SCALE: 1"=100'  
SURVEYOR: BENITO BARRAGAN  
TECHNICIAN: BRAYAN TADE  
DRAWING: BRAYAN TADE  
FIELD NOTES:  
PARTY CHIEF:  
FIELD BOOKS:



Benito Barragan, P.E., P.L.S., No. 5615  
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**PARCEL-4**  
A PORTION OF RUTLEDGE PLACE  
RIGHT-OF-WAY BETWEEN THREADGILL  
AVENUE AND WILL RUTH AVENUE,  
WITHIN  
LOS RANCHITOS SUBDIVISION,  
CITY OF EL PASO,  
EL PASO COUNTY, TEXAS.  
AREA: 0.83 ACRES ±  
SHEET 2 OF 2

## Barragan And Associates Inc.

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

### PARCEL-5 DESCRIPTION

**Description** of a portion of Ranchito Avenue right-of-way between Rutledge Place and Albany Drive, within Los Ranchitos Subdivision, City of El Paso, El Paso County, Texas, filed for record in Volume 2, Page 4, Plat Records of El Paso County, Texas, and being more particularly described as follows:

**COMMENCING** at a found square bolt being the common corner of Sections 1, 6, 38 and 43, Block 1, Township 1, T&P Railway Co. Surveys, El Paso County, Texas; **THENCE**, N 88° 01' 56" W (S 88° 49' 00" W – Record), along the common section line of said Sections 1 and 38, a distance of 1251.06 feet to a point; **THENCE**, N 01° 58' 04" E (N 01° 11' 00" W – Record), leaving said common section line passing along the westerly right-of-way line of Albany Drive, a distance of 220.00 feet to a point on said westerly right-of-way line of Albany Drive, said point being the **POINT OF BEGINNING** of this description;

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

**THENCE**, N 88° 01' 56" W (S 88° 49' 00" W – Record), along said southerly right-of-way line of Ranchito Avenue, a distance of 475.90 feet to a point being the beginning of a curve;

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

**THENCE**, N 01° 58' 04" E, a distance of 100.00 feet to a point on said easterly right-of-way line of Rutledge Place, being the beginning of a curve;

**THENCE**, 31.42 feet, leaving said easterly right-of-way line of Rutledge Place along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears S 43° 01' 56" E, a distance of 28.28 feet to a point on the northerly right-of-way line of Ranchito Avenue;

**THENCE**, S 88° 01' 56" E (N 88° 49' 00" E – Record), along said northerly right-of-way line of Ranchito Avenue, a distance of 475.90 feet to a point being the beginning of a curve;

**THENCE**, 31.42 feet, leaving said northerly right-of-way line of Ranchito Avenue along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears N 46° 58' 04" E, a distance of 28.28 feet to a point on the westerly right-of-way line of Albany Drive;

**THENCE**, S 01° 58' 04" W, a distance of 100.00 feet to the **POINT OF BEGINNING** of this description and containing in all 0.72 acres more or less.

#### NOTES:

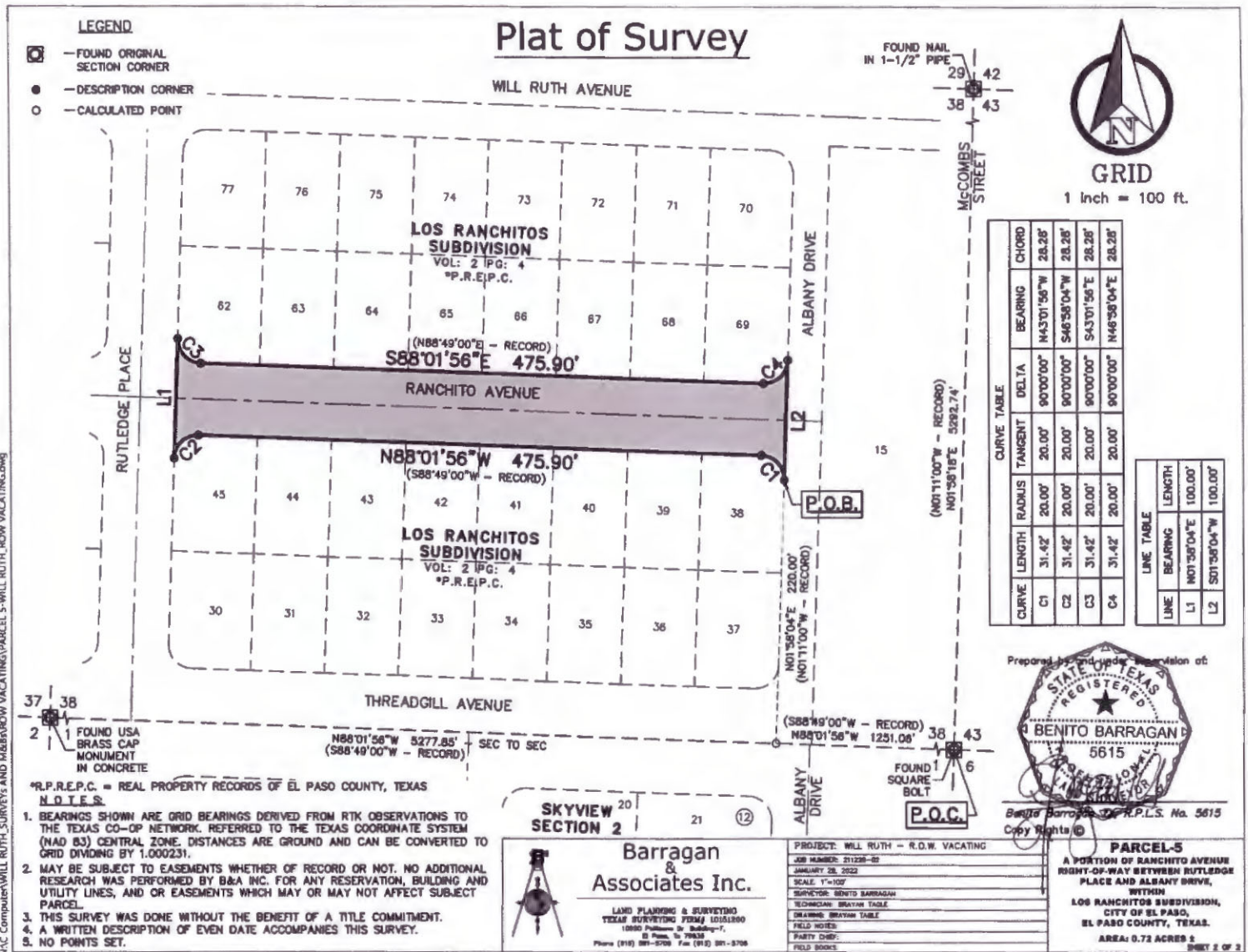
1. May be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings shown are grid bearings derived from RTK Observations to the Texas CO-OP Network. Referred to the Texas Coordinate System (NAD 83) Central Zone. Distances are ground distances and may be converted to grid dividing by 1.000231.
3. This description does not intend to be a subdivision process which may be required by local or state code, and it is the client's/owner responsibility to comply with this code if required.
4. A survey of even date accompanies this description.



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



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# Barragan And Associates Inc.

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

## PARCEL-6 DESCRIPTION

**Description** of a portion of Albany Drive right-of-way between Threadgill Avenue and Will Ruth Avenue, within Los Ranchitos Subdivision, City of El Paso, El Paso County, Texas, filed for record in Volume 2, Page 4, Plat Records of El Paso County, Texas, and being more particularly described as follows:

**COMMENCING** at a found square bolt being the common corner of Sections 1, 6, 38 and 43, Block 1, Township 1, T&P Railway Co. Surveys, El Paso County, Texas; **THENCE**, N 88° 01' 56" W (S 88° 49' 00" W – Record), along the common section line of said Sections 1 and 38, a distance of 1221.06 feet to a point on the southeasterly most corner of Los Ranchitos Subdivision; **THENCE**, N 01° 58' 04" E (N 01° 11' 00" W – Record), leaving said common section line and along the easterly line of Los Ranchitos Subdivision, a distance of 45.00 feet to a point on the easterly right-of-way line of Albany Drive, said point being the **POINT OF BEGINNING** of this description;

**THENCE**, N 88° 01' 56" W, leaving said easterly line of Los Ranchitos Subdivision and right-of-way line of Albany Drive, a distance of 50.00 feet to a point on the northerly right-of-way line of Threadgill Avenue, being the beginning of a curve;

**THENCE**, 31.42 feet, leaving said northerly right-of-way line of Threadgill Avenue along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears N 46° 58' 04" E, a distance of 28.28 feet to a point on the westerly right-of-way line of Albany Drive;

**THENCE**, N 01° 58' 04" E (N 01° 11' 00" W – Record), passing along said westerly right-of-way line of Albany Drive, a distance of 410.00 feet to a point on the westerly right-of-way line of Albany Drive, being the beginning of a curve;

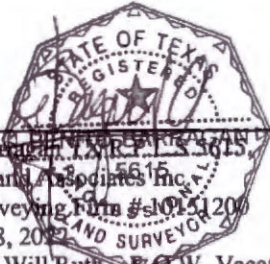
**THENCE**, 31.42 feet, leaving said westerly right-of-way line of Albany Drive along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears N 43° 01' 56" W, a distance of 28.28 feet to a point on the southerly right-of-way line of Will Ruth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

**THENCE**, S 88° 01' 56" E, a distance of 50.00 feet to a point on the easterly line of Los Ranchitos Subdivision and right-of-way line of Albany Drive;

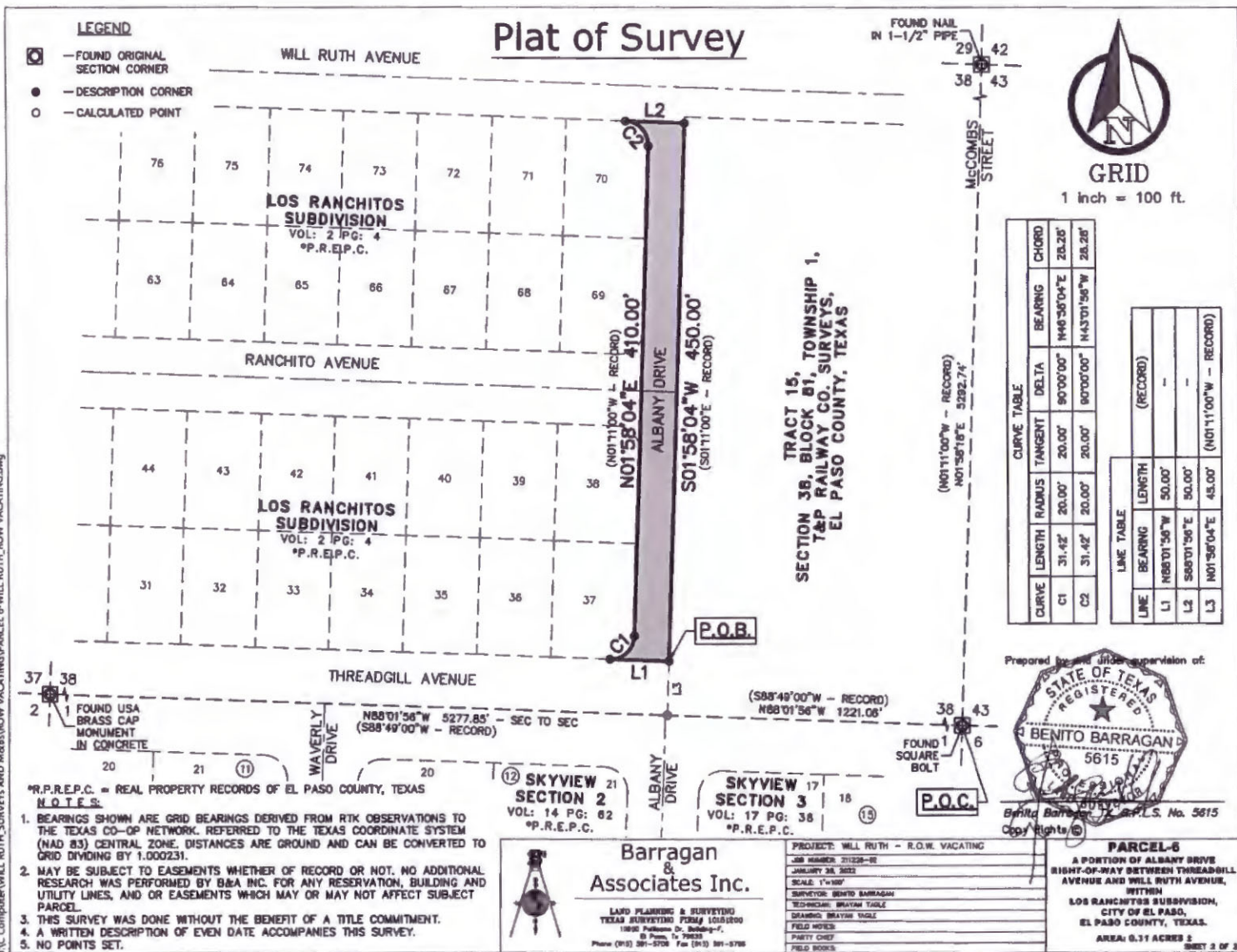
**THENCE**, S 01° 58' 04" W (S 01° 11' 00" E – Record), along said easterly line of Los Ranchitos Subdivision and right-of-way line of Albany Drive, a distance of 450.00 feet to the **POINT OF BEGINNING** of this description and containing in all 0.31 acres more or less.

### NOTES:

1. May be subject to easements whether of record or not. No Additional Research was performed by B&A Inc. for any reservations, restrictions, building lines, and or easements which may or may not affect this parcel.
2. Bearings shown are grid bearings derived from RTK Observations to the Texas CO-OP Network. Referred to the Texas Coordinate System (NAD 83) Central Zone. Distances are ground distances and may be converted to grid dividing by 1.000231.
3. This description does not intend to be a subdivision process which may be required by local or state code, and it is the client's/owner responsibility to comply with this code if required.
4. A survey of even date accompanies this description.

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

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Doc# 20220107646  
#Pages 17 #NPages 1  
11/30/2022 10:39:34  
Filed & Recorded in  
Official Records of  
El Paso County  
Dalia Briones  
County Clerk  
Fees \$90.00

**SCANNED**

I hereby certify that this instrument was filed on the date and time stamped  
hereon by me and was duly recorded by document number in the Recording  
Division of Real Property in El Paso County.



EL PASO COUNTY, TEXAS

*Dalia Briones*