

Ivy Avalos
Mayor

Ruben Reyes
At Large/Mayor Pro Tem

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Rudy Cruz, Jr.
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

NOTICE OF A REGULAR MEETING
OF THE
PLANNING AND ZONING COMMISSION
OF THE
CITY OF SOCORRO, TEXAS

THE FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATION FOR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY CLERK'S OFFICE AT (915) 858-2915 FOR FURTHER INFORMATION.

LA INSTALACIÓN ES ACCESIBLE PARA SILLAS DE RUEDAS Y HAY PLAZAS DE ESTACIONAMIENTOS DISPONIBLES. LAS SOLICITUDES DE ADAPTACIÓN PARA SERVICIOS DE TRADUCCION DEBEN HACERSE 48 HORAS ANTES DE ESTA REUNIÓN. COMUNÍQUESE CON LA OFICINA DEL SECRETARIO DE LA CIUDAD AL (915) 858-2915 PARA OBTENER MÁS INFORMACIÓN.

NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF SOCORRO, TEXAS WILL BE HELD ON TUESDAY THE 21ST, DAY OF DECEMBER 2021 AT 5:30 P.M. AT THE CITY HALL CHAMBERS, 860 N. RIO VISTA RD., SOCORRO, TEXAS AT WHICH TIME THE FOLLOWING WILL BE DISCUSSED:

THIS WRITTEN NOTICE, THE MEETING AGENDA, AND THE AGENDA PACKET, ARE POSTED ONLINE AT [HTTP://CI.SOCORRO.TX.US/2020-PLANNING-AND-ZONING-COMMISSION-AGENDAS](http://ci.socorro.tx.us/2020-planning-and-zoning-commission-agendas)

THE PUBLIC MUST CALL IN 844-854-2222 ACCESS CODE 579797 BY 5:00 PM MOUNTAIN STANDARD TIME (MST) ON DECEMBER 21ST, 2021 TO SIGN UP FOR PUBLIC COMMENT AND THE AGENDA ITEM THEY WISH TO COMMENT ON. THE PUBLIC THAT SIGNED UP TO SPEAK WILL BE CALLED UPON BY THE PRESIDING OFFICER DURING THE MEETING.

1. CALL TO ORDER.

2. ESTABLISHMENT OF QUORUM.

**REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
DECEMBER 21ST, 2021 A 5:30 PM**

3. NOTICE TO THE PUBLIC – OPEN FORUM

The time is reserved for members of the public who would like to address the Commission on any items that are not of the Commission Agenda and that are within the jurisdiction of the Commission. No action shall be taken.

4. CONSENT AGENDA

- a) Approval of the Meeting Minutes of December 7th, 2021.

REGULAR AGENDA-DISCUSSION AND ACTION


NOTICE TO THE PUBLIC AND APPLICANTS

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made.

5. Public hearing for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Lot 2, Block 1, Valle Sereno; Tract 25A, Block 15 Socorro Grant; Tracts 24B1, 25B3, Block 15, Socorro Grant; Tract 25A1A, Block 15, Socorro Grant, Socorro, TX. from R-1 (Single Family Residential) to R-2 (Medium Density Residential).
6. Consider and Take Action:
On the proposed amendment to the City of Socorro's Master Plan and Rezoning of Lot 2, Block 1, Valle Sereno; Tract 25A, Block 15 Socorro Grant; Tracts 24B1, 25B3, Block 15, Socorro Grant; Tract 25A1A, Block 15, Socorro Grant, Socorro, TX. from R-1 (Single Family Residential) to R-2 (Medium Density Residential).
7. Consider and Take Action:
On the proposed approval of a Replat, as per Section 38-10 of the City of Socorro's Municipal Code. Also, requesting a variance on the rear yard setback of 20'. Property is located at 601 Zebu Rd, being all of Lot 10, Block 10, Socorro Mission Subdivision Unit 1, Socorro, TX.
8. Planning & Zoning Commissioners Report.

**REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
DECEMBER 21ST, 2021 A 5:30 PM**

Dated this 17th day of December, 2021.



Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 12/17/21 3:45pm /BY: GR

**ALL PLANNING AND ZONING COMMISSION AGENDAS ARE PLACED ON THE
INTERNET AT THE ADDRESS BELOW:**

(www.ci.socorro.tx.us)

**REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
DECEMBER 21ST, 2021 A 5:30 PM**

9. Planning & Zoning Department Report.
10. Excuse absent commission members.
11. Adjournment:

EXECUTIVE SESSION

The Planning and Zoning Commission of the City of Socorro may retire into EXECUTIVE SESSION pursuant to Section 3.08 of the City of Socorro Charter and the Texas Government Code, Sections 551, Subchapter D to discuss any of the following: (The items listed below are matters of the sort routinely discuss in Executive Session, but the Planning and Zoning Commission of the City of Socorro may move to Executive Session any of the items on this agenda, consistent with the terms of the Open Meetings Act.) The Planning and Zoning Commission will return to open session to take any final action and may also, at any time during the meeting, bring forward any of the following items for public discussion, as appropriate.

Section 551.071 CONSULTATIONS WITH ATTORNEY
Section 551.072 DELIBERATION REGARDING REAL PROPERTY
Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFT
Section 551.074 PERSONNEL MATTERS
Section 551.076 DELIBERATION REGARDING SECURITY
Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

NOTICE TO PROPERTY OWNER

The Commission Policy requires that the applicant or representative be present at the public hearing for their item(s). Failure of the applicant or his/her/its representative to be present may result in the deletion of the matter from the agenda or such matter may be tabled until such time as the applicant or his/her/its representative is present.

I, the undersigned authority hereby certify that the above notice of meeting of the Planning and Zoning Commission of Socorro, Texas is a correct copy and that I posted this notice at least seventy-two (72) hours preceding the scheduled meeting at City Council Chambers, 860 N. Rio Vista, Socorro, Texas.

Ivy Avalos
Mayor

Ruben Reyes
At Large/ Pro Tem

Cesar Nevarez
District 1



Alejandro García
District 2

Rudy Cruz Jr.
District 3

Yvonne Colon-Villalobos
District 4

**PLANNING AND ZONING COMMISSION MEETING MINUTES
DECEMBER 07, 2021 @ 5:30 P.M.**

MEMBERS PRESENT:

Enrique Cisneros – Via Zoom
David Estrada
Miriam Cruz – Via Zoom
Ernest Gomez
Arturo LaFuente
Andrew Arroyos
Julie Dominguez

MEMBERS ABSENT:

STAFF PRESENT

Judith Rodriguez, Planning and Zoning Clerk
Eunice Marquez, Planning and Zoning Clerk
Yadira Magaña, Planning and Zoning Clerk
Merwan Bhatti, City Attorney
Carlos Gallinar- Interim City Planner - Via Zoom
Estevan Gonzales, IT Technician
Diana Rodriguez, Recreation Leader

1. CALL TO ORDER

The meeting was called to order at: 5:31 pm.

2. Establishment of Quorum

Quorum with 7 commissioners present.

3. Notice to the Public- Open Forum

No speakers for this item.

4. CONSENT AGENDA

1. Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Lot 2, Block 1, Valle Sereno; Tract 25A, Block 15 Socorro Grant; Tracts 24B1, 25B3, Block 15, Socorro Grant; Tract 25A1A, Block 15, Socorro Grant, Socorro, TX. from R-1 (Single Family Residential) to R-2 (Medium Density Residential).

2. Approval of the Meeting Minutes of November 16th, 2021.

A motion was made by Miriam Cruz to amend meeting minutes Seconded by Enrique Cisneros.
Motion Carried.

Ayes: Andrew Arroyos, Enrique Cisneros, David Estrada, Julie Dominguez, Ernest Gomez, Arturo La Fuente, Miriam Cruz
Nays:
Abstain:
Absent:

A motion was made by Andrew Arroyos to approve meeting minutes Seconded by Julie Dominguez.
Motion Carried.

Ayes: Andrew Arroyos, Enrique Cisneros, David Estrada, Julie Dominguez, Ernest Gomez, Arturo La Fuente, Miriam Cruz
Nays:
Abstain:
Absent:

REGULAR AGENDA-DISCUSSION AND ACTION

5. Public hearing for the proposed Conditional Use Permit to allow a Tire Shop in a C-2 (General Commercial) Zoning District-Historical and front setback variance, located at 10109 Socorro Road, Block 3, Algodon Subdivision, Lots 6, 7, and 8 in Socorro, TX 79927.

Open: 5:34 PM

Close: 5:35 PM

6. Consider and Take Action:

On the proposed Conditional Use Permit to allow a Tire Shop in a C-2 (General Commercial) Zoning District-Historical and front setback variance, located at 10109 Socorro Road, Block 3, Algodon Subdivision, Lots 6, 7, and 8 in Socorro, TX 79927.

A motion was made by Julie Dominguez to approve Seconded by Andrew Arroyos.
Motion Carried.

Ayes: Andrew Arroyos, David Estrada, Julie Dominguez, Ernest Gomez, Arturo La Fuente, Enrique Cisneros, Miriam Cruz

Nays:

Abstain:

Absent:

7. Consider and Take Action:

On the proposed approval of a Replat to create two lots from one current lot, as per Section 38-10 of the City of Socorro's Municipal Code. Also requesting a variance on the rear yard setback of 20' located at 601 Zebu Rd. being all of Lot 10, Block 10, Socorro Subdivision Unit 1.

A motion was made by Miriam Cruz to postpone Until December 19th, 2021, Seconded by Andrew Arroyos.
Motion Carried.

Ayes: Andrew Arroyos, David Estrada, Julie Dominguez, Ernest Gomez, Arturo La Fuente, Enrique Cisneros, Miriam Cruz

Nays:

Abstain:

Absent:

A motion was made by Miriam Cruz to open item and change date of next meeting from December 19th, 2021, to the 21st of December 2021 Seconded by Andrew Arroyos.

Motion Carried.

Ayes: Andrew Arroyos, David Estrada, Julie Dominguez, Ernest Gomez, Arturo La Fuente, Enrique Cisneros, Miriam Cruz

Nays:

Abstain:

Absent:

8. Consider and Take Action:

On the proposed approval of a Replat, as per Section 38-10 of the City of Socorro's Municipal Code, being all of Lot 2, Block 1, Athena West Subdivision Replat E.

A motion was made by Andrew Arroyos to approve. Seconded by David Estrada.
Motion Carried.

Ayes: Andrew Arroyos, David Estrada, Julie Dominguez, Ernest Gomez, Arturo La Fuente, Enrique Cisneros, Miriam Cruz

Nays:

Abstain:

Absent:

9. Planning & Zoning Commissioners Report.

Miriam Cruz asked I.T if The City of Socorro website was down.

May we reopen Item number #7 to correct the date of the next meeting to the 21st instead of the 19th of December 2021.

10. Planning and Zoning Department Report.

He was aware of the website maps being down.

I.T stated it should be up and running now.

11. Excuse absent commission members.

No one to excuse.

12. Adjournment:

A motion was made by Andrew Arroyos to approve. Seconded by Miriam Cruz to *adjourn at 5:59 pm.*

Ayes: Enrique Cisneros, Ernest Gomez, David Estrada, Miriam Cruz, Andrew Arroyos, Arturo La Fuente, Julie Dominguez

Nays:

Abstain:

Absent:

Eunice Marquez, Secretary

Date minutes were approved



CITY OF SOCORRO
PLANNING & ZONING COMMISSION
Meeting Date: December 21, 2021

REZONING APPLICATION
STAFF REPORT

**PLANNING & ZONING
COMMISSION REQUEST:**

APPROVAL OF A REZONING APPLICATION FROM R-1 TO R-2

NAME:

VALLE ESCONDIDO

PROPERTY ADDRESS:

Urrunaga Court and Celedon Circle / Carreta Lane

**PROPERTY LEGAL
DESCRIPTION:**

Lot 2, Block 1, Valle Sereno; Tract 25A, Block 15 Socorro Grant; Tracts 24B1, 25B3, Block 15, Socorro Grant; Tract 25A1A, Block 15, Socorro Grant, Socorro, Texas.

PROPERTY OWNER:

Omar G. Gutierrez, Carlos Aguirre

REPRESENTATIVE:

Jorge Ascarate, CEA Engineering

PROPERTY AREA:

4.5327 Acres

CURRENT ZONING:

R-1 Single Family Residential

CURRENT LAND USE:

Vacant Land

FUTURE LAND USE MAP:

Residential

PROPOSED LAND USE:

Single Family Residential

FLOOD MAP:

According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0250-B/ FEMA, September 4, 1991)

SUMMARY OF REQUEST:

Rezoning request from R-1 to R-2 to allow flexibility in lot dimensions for Infill Development. Plan shows 17 single family lots, one pond, and a new residential street.

Also requesting a variance of the front yard setback to allow a 10' setback and a variance on the rear yard setback to allow a 15' setback. The code requires 20' front and rear setbacks in R-2.

STAFF RECOMMENDATION:

Staff recommends approval with a condition to limit the density to Single Family homes.

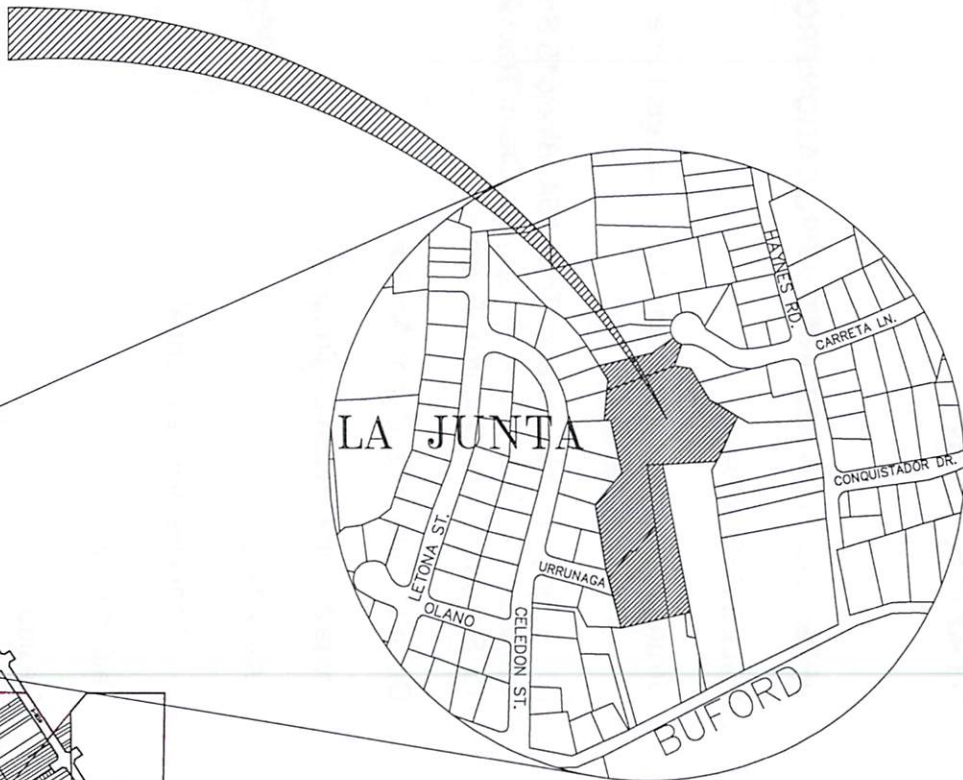
LOCATION MAP



PROJECT SITE;
VALLE ESCONDIDO
215 Carreta Ln. &
Tracts 25-A-1-A, 25-A-
25-B-1, 25-B-3
Socorro Grant



CITY OF SOCORRO



LOCATION MAP

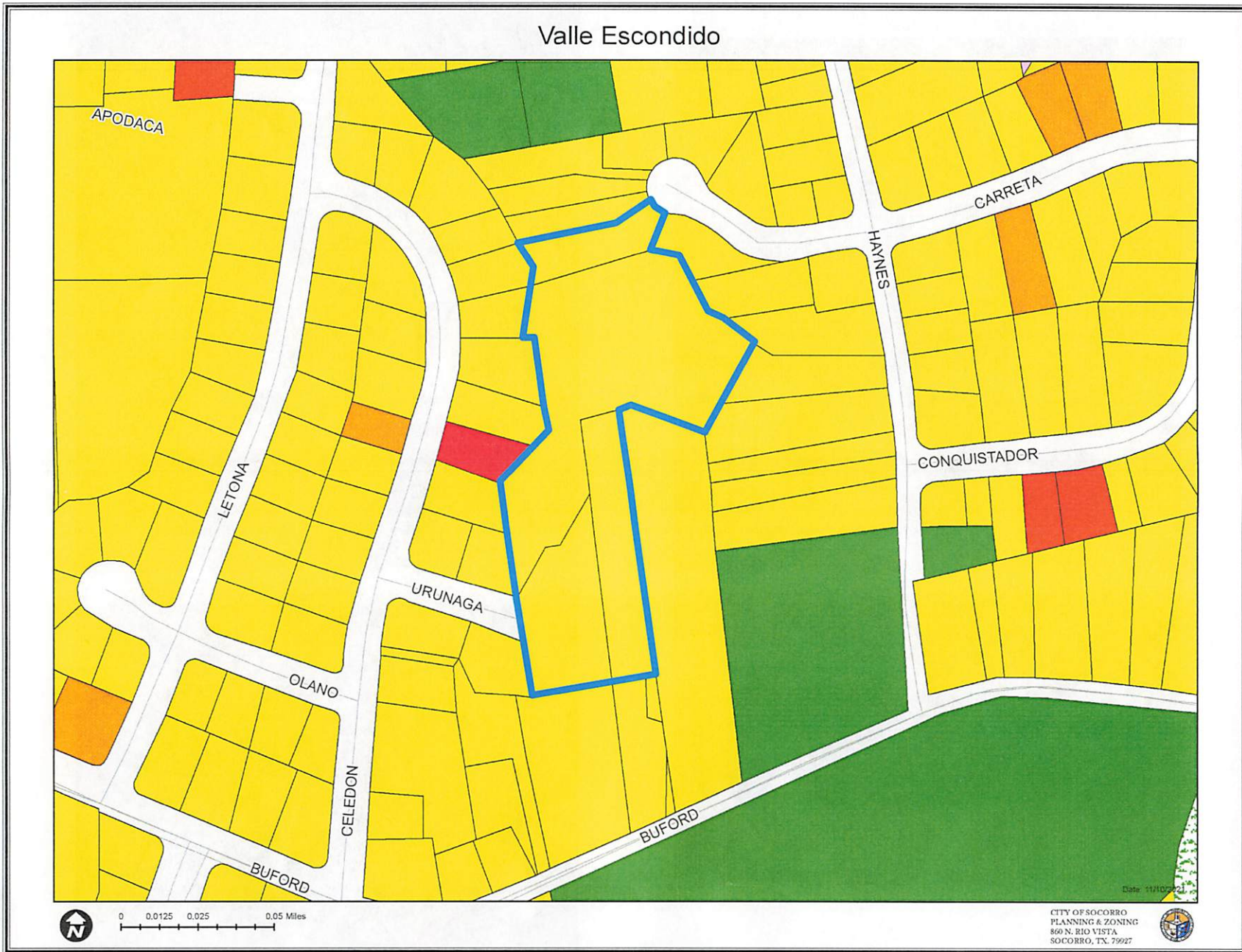
Scale: AS SHOWN



Planning and Zoning Department

850 N. Rio Vato Socorro, Texas 79927 Tel: (915) 872-6531 Fax: (915) 872-8673

ZONING MAP



CITY OF SOCORRO
PLANNING & ZONING
860 N. RIO VISTA
SOCORRO, TX. 79027

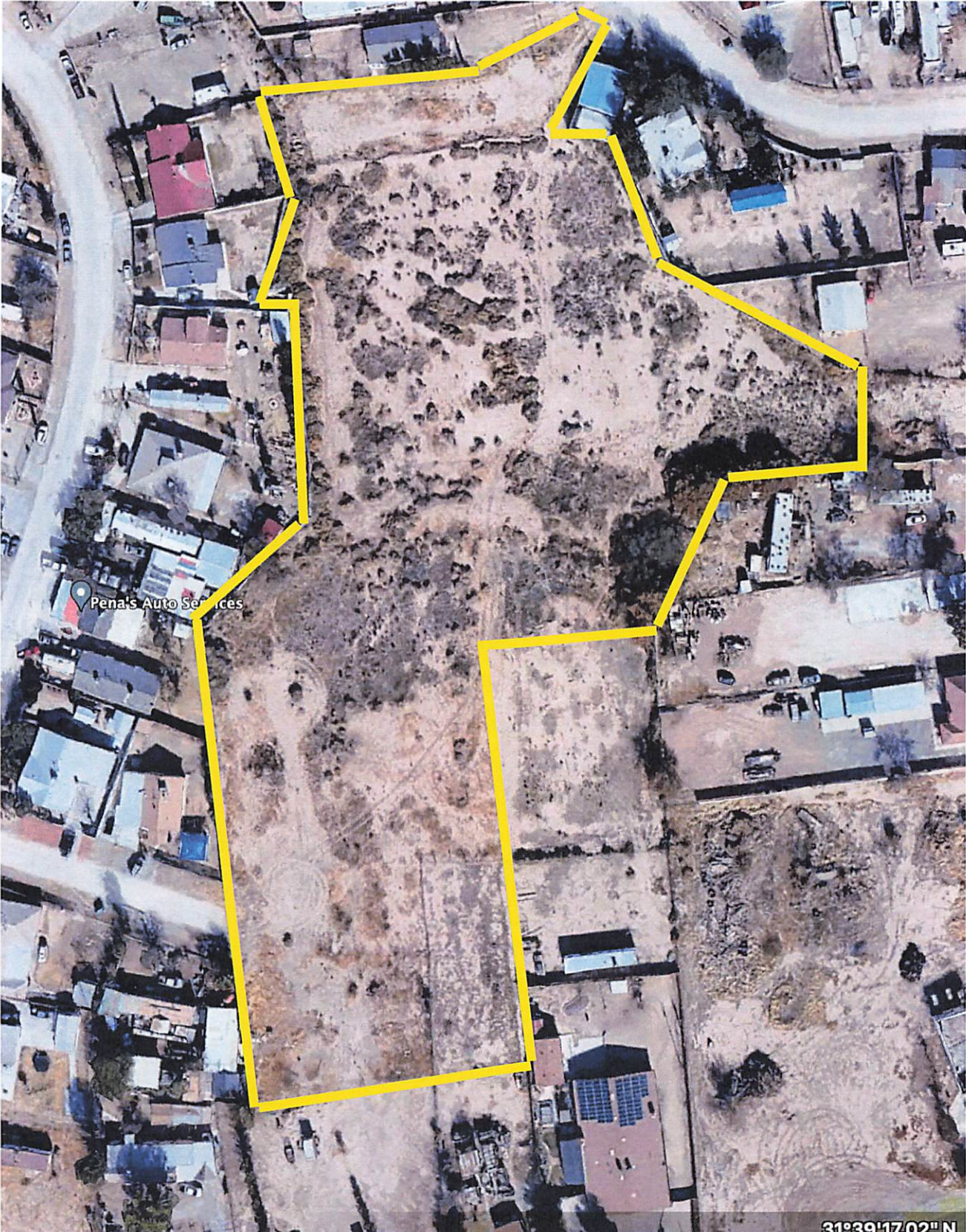


Date: 11/10/2012

SITE PICTURES



AERIAL PHOTO



31°39'17.02" N

AERIAL PHOTO



PLAN



200' Around Valle Escondido



Date: 11/12/2021



0 85 170 340 Feet

CITY OF SOCORRO
PLANNING & ZONING
860 N. RIO VISTA
SOCORRO, TX. 79927



Ivy Avalos
Mayor

Ruben Reyes
At Large/Mayor Pro Tem

Cesar Nevarez
District 1



Ralph Duran
District 2

Rudy Cruz, Jr.
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

December 3, 2021

Dear property owner,

You are hereby notified that a Planning and Zoning Commission meeting has been scheduled to hold a **PUBLIC HEARING** on December 21st, 2021 at 5:30 p.m. **BROADCASTED FROM CITY HALL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS VIA TELEPHONE CONFERENCE AND LIVE STREAMED.** The purpose of the Public Hearing is to receive public comments on the following:

-Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Lot 2, Block 1, Valle Sereno; Tract 25A, Block 15 Socorro Grant; Tracts 24B1, 25B3, Block 15, Socorro Grant; Tract 25A1A, Block 15, Socorro Grant, Socorro, TX. from R-1 (Single Family Residential) to R-2 (Medium Density Residential).

You have been notified because you own a property located within the 200-foot radius mandated by Municode Chapter 46-53 (c). Although you are not obligated to attend, interested parties are advised to attend the hearing to voice their concerns and/or comments. If you are unable to attend the hearing, your written comments will be considered. Written comments must be delivered to the City of Socorro Planning and Zoning Department during regular working hours, on or before the day of the hearing.

The public must call 844-854-2222 and use access code 579797 by 5:00 p.m. mountain standard time (MST) on December 21st, 2021 to join the meeting and to sign up to speak on the public hearing, the speaker will be called upon by the presiding officer during the public hearing.

Please contact our office the day of the scheduled meeting to confirm that the meeting will be held.

Respectfully,

Judith Rodriguez
Judith Rodriguez
Planning & Zoning Commission Secretary

Ivy Avalos
Mayor

Ruben Reyes
At Large/Mayor Pro Tem

Cesar Nevarez
District 1



Ralph Duran
District 2

Rudy Cruz, Jr.
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

3 de diciembre, 2021

Estimado dueño(a) de propiedad,

Se le notifica que habrá una **AUDIENCIA PUBLICA** durante la junta de la Comisión de Planeación y Zonificación el 21 de Diciembre del año 2021 a las 5:30 p.m. **TRANSMITIDO DESDE CÁMARAS DE AYUNTAMIENTO, 860 RIO VISTA RD., SOCORRO, TEXAS A TRAVÉS DE LA CONFERENCIA TELEFÓNICA Y EN VIVO POR MEDIO VIRTUAL.** El propósito de la audiencia pública es para recibir comentarios u opiniones del público sobre lo siguiente:

-Solicitud de audiencia pública para la enmienda propuesta al Plan Maestro de la Ciudad de Socorro y rezonificación del Lote 2, Valle Sereno, Bloque 1; Traque 25A, Bloque 15, Socorro Grant; Traques 24B1, 25B3, Bloque 15, Socorro Grant; Traque 25A1A, Bloque 15, Socorro Grant, Socorro, TX. de una zona R-1 (Residencial unifamiliar) a R-2 (Residencial de densidad media).

Usted ha sido notificado porque es dueño(a) de una propiedad ubicada dentro del radio de 200 pies de la propiedad en cuestión, dispuesto por el Capitulo 46-53 (c) de el Codigo Municipal.

Usted no está obligado(a) a asistir, pero si tiene algun comentario u opinión se le recomienda asistir a la audiencia. Si no puede asistir a la audiencia, se tendrán en cuenta sus observaciones por escrito. Los comentarios escritos deben ser entregados al Departamento de Planeación y Uso de Suelo durante las horas de trabajo regulares, antes o en el día de la audiencia.

El público debe llamar al 844-854-2222 y usar el código de acceso 579797 antes de las 5:00 p.m. del 21 de diciembre del año 2021 para unirse a la reunión e inscribirse para hablar durante la audiencia pública. El oficial conduciendo la reunión llamará la person para comentar en su artículo.

Por favor póngase en contacto con nuestra oficina el día de la junta para confirmar que la junta se llevará a cabo.

Atentamente,

Judith Rodriguez

Judith Rodriguez
Secretaria de la Comision de Planeación y Zonificación



CITY OF SOCORRO
PLANNING & ZONING COMMISSION Meeting
Date: December 21, 2021

SUBDIVISION REPLAT APPLICATION
STAFF REPORT

**PLANNING & ZONING
COMMISSION REQUEST:**

APPROVAL OF SUBDIVISION REPLAT

NAME:

SOCORRO MISSION SUBDIVISION UNIT 1 REPLAT A

**PROPERTY ADDRESS:
PROPERTY LEGAL
DESCRIPTION:**

601 Zebu Road

All of Lot 10, Block 10, Socorro Subdivision Unit 1

PROPERTY OWNER:

Jose Devora & Luis Eduardo Devora

REPRESENTATIVE:

Issac Rodriguez, H2O Terra

PROPERTY AREA:

22,610 SQ FT

CURRENT ZONING:

R-1 Single Family Residential

CURRENT LAND USE:

Single Family Structure

FUTURE LAND USE MAP:

Residential

FLOOD MAP:

According to the Flood Insurance Rate MAPs, the referenced property lies within Zone X; (Community Panel # 480212 0250-B/ FEMA, September 4, 1991)

SUMMARY OF REQUEST:

Replat: Applicant is requesting approval of a Replat to create two lots from one current lot, as per Section 38-10 of the City of Socorro's Municipal Code.

Also requesting a variance on the rear yard setback of 20'.
The code requires a 25' rear setback.
The property currently has a 5' setback.
The property meets all other dimensional standards.

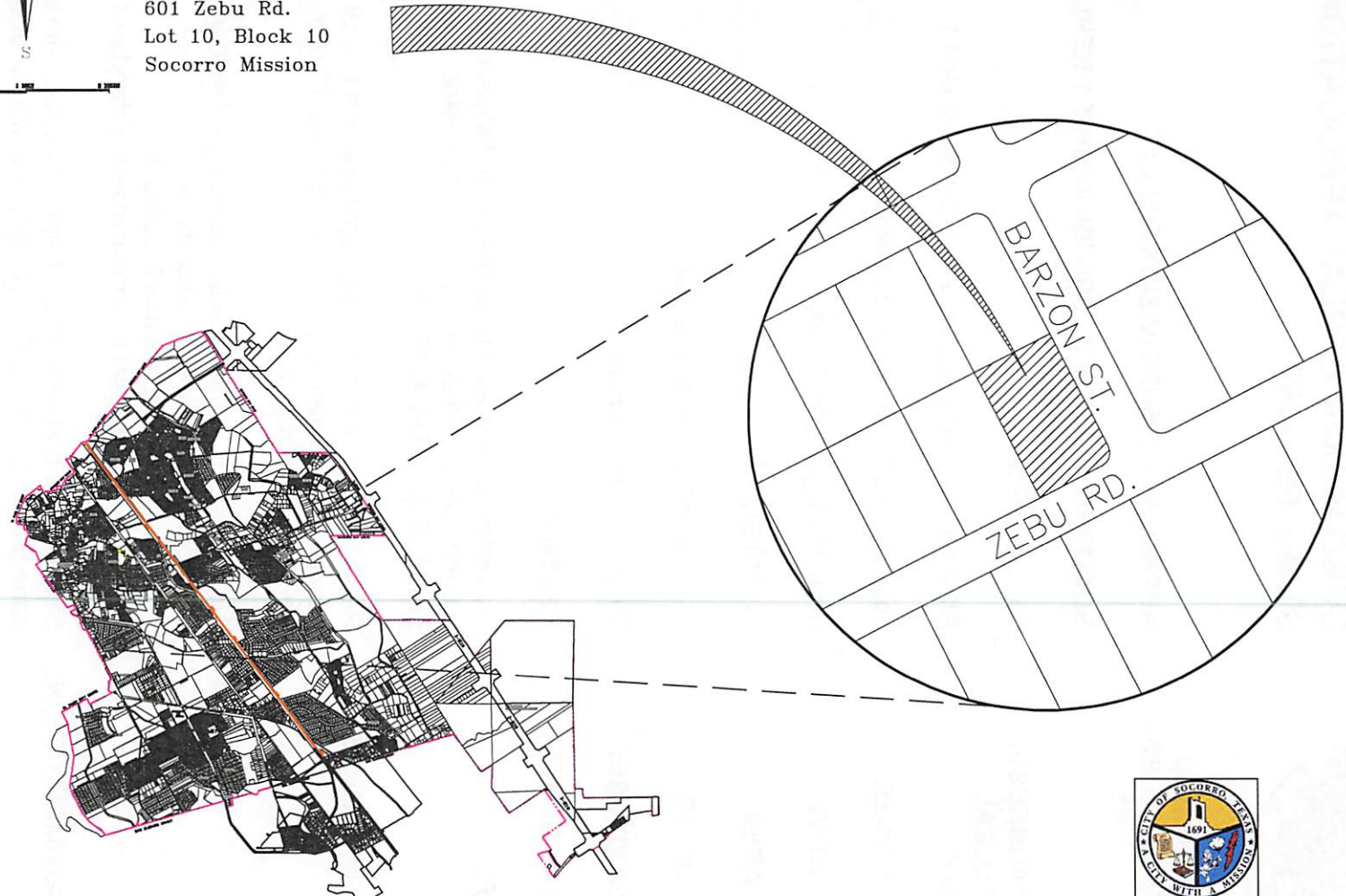
STAFF RECOMMENDATION:

Staff recommends approval. Replat complies with all code provisions of the City of Socorro's Municipal Code.

LOCATION MAP



PROJECT SITE;
601 Zebu Rd.
Lot 10, Block 10
Socorro Mission



CITY OF SOCORRO

LOCATION MAP

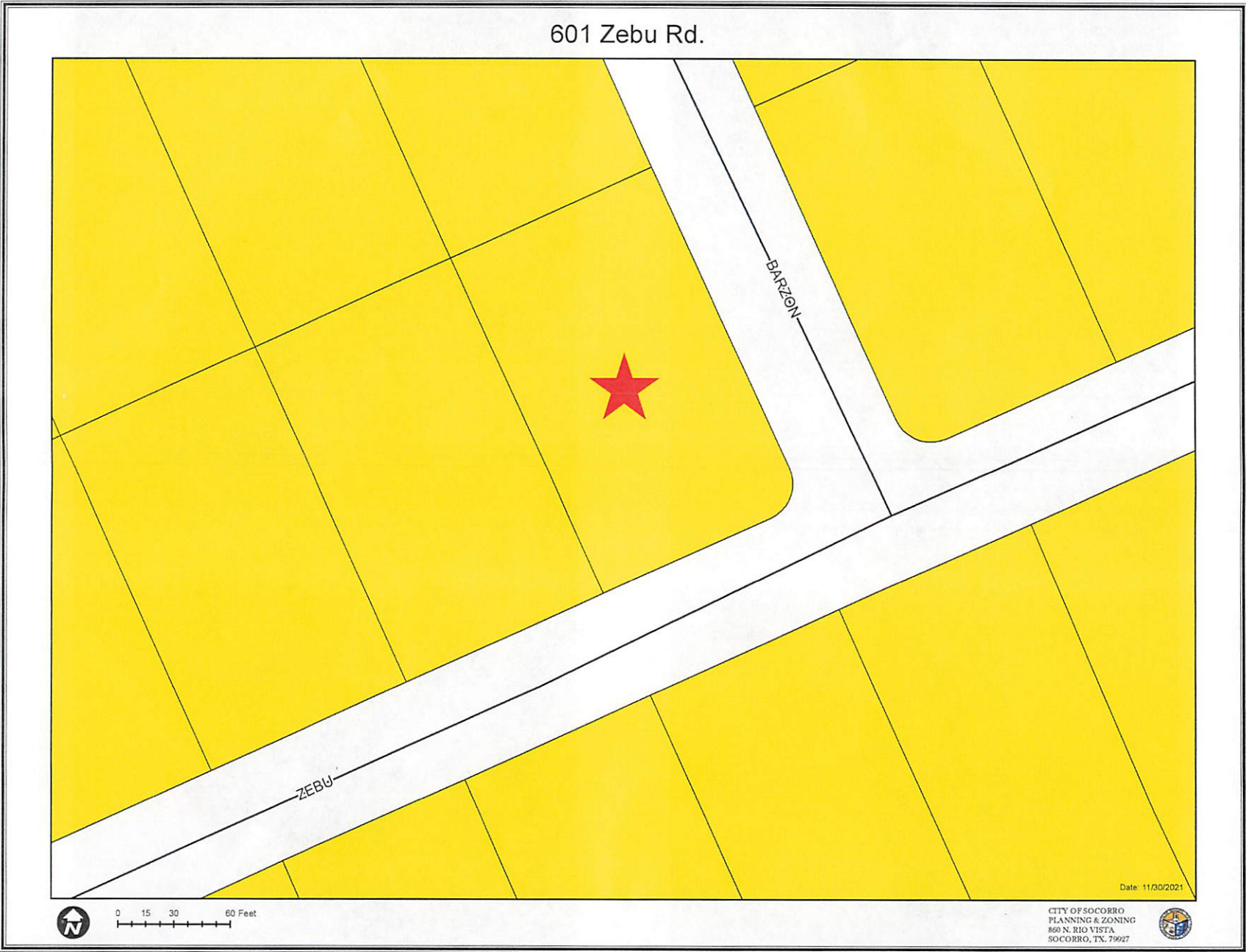
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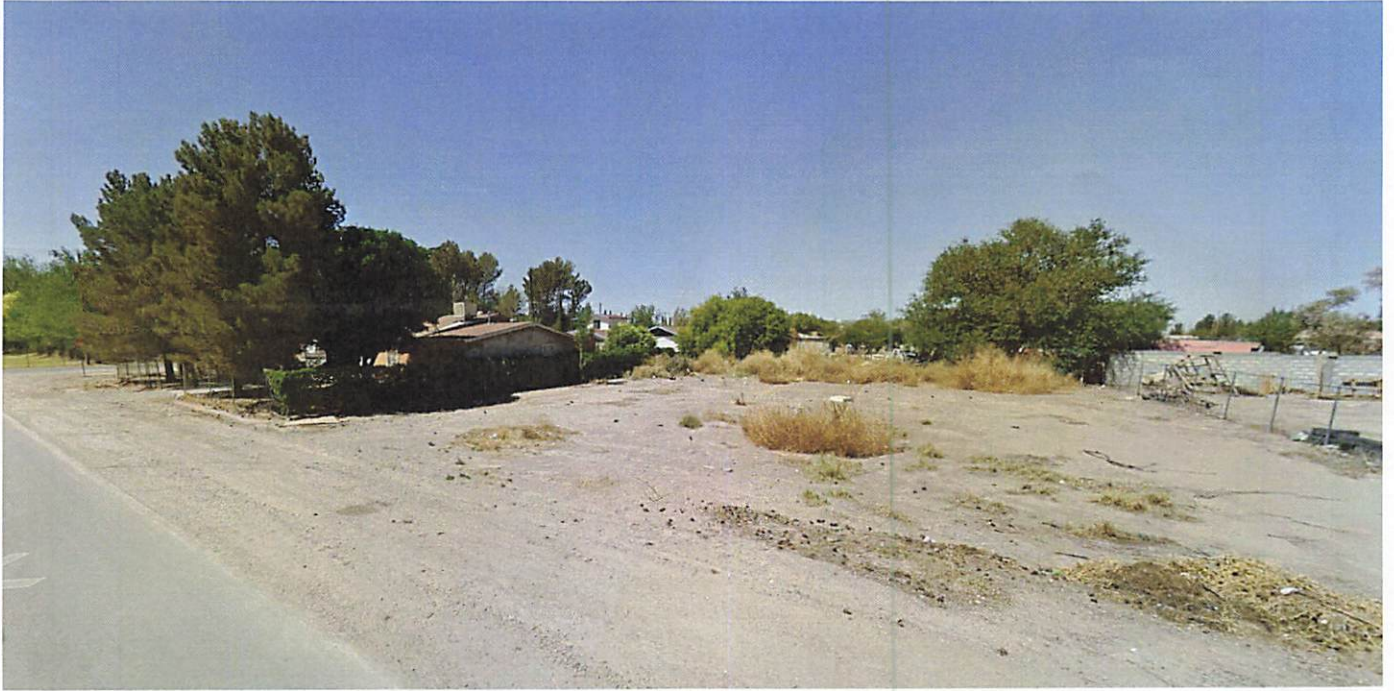
Planning and Zoning Department

800 N. Rio Vista Socorro, Texas 79927 Tel: (915) 472-4531 Fax: (915) 472-4673

ZONING MAP



SITE PICTURES



AERIAL PHOTO



ORIGINAL PLAT

30 CENTRAL
AL AL DIST

UNIT ONE
SOCORRO MISSION SUBDIVISION
UNIT 1

BEING ALL OF TRACTS 51, 55 AND PORTION OF TR. 52, BLK. 14
AND ALL OF TRACT 7, BLOCK 26,
SOCORRO GRANT, EL PASO COUNTY
CONTAINING 4,255,646.65 SQ. FT. OR 97.6962 AC.±

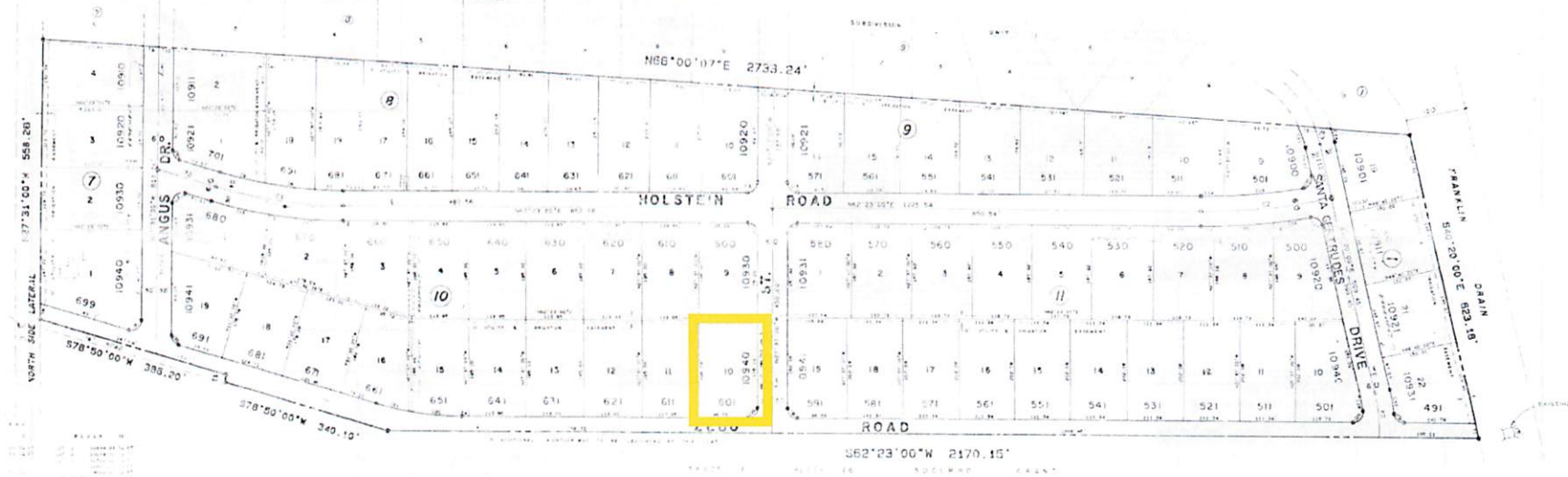


Table with 2 columns: DISTANCE, BEARING. Lists various measurements for the subdivision boundaries.

Table with 4 columns: LOT NO., AREA, BEARING, DISTANCE. Lists lot numbers and their corresponding area, bearing, and distance.



SECTION 10
SECTION 11
SECTION 12
SECTION 13
SECTION 14
SECTION 15
SECTION 16
SECTION 17
SECTION 18
SECTION 19
SECTION 20
SECTION 21
SECTION 22
SECTION 23
SECTION 24
SECTION 25
SECTION 26
SECTION 27
SECTION 28
SECTION 29
SECTION 30

SECTION 10
SECTION 11
SECTION 12
SECTION 13
SECTION 14
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SECTION 16
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SECTION 21
SECTION 22
SECTION 23
SECTION 24
SECTION 25
SECTION 26
SECTION 27
SECTION 28
SECTION 29
SECTION 30

SOCORRO MISSION
UNIT ONE
PEREZ AND ASSOCIATES

SCANNED

REPLAT

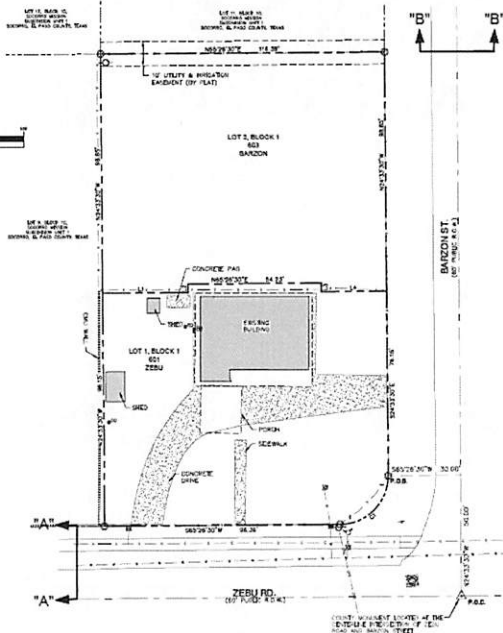
SOCORRO MISSION SUBDIVISION UNIT 1 REPLAT "A" PRELIMINARY PLAT

A PARCEL OF LAND BEING ALL OF LOT 10, BLOCK 10, SOCORRO MISSION SUBDIVISION UNIT 1
CITY OF SOCORRO, EL PASO COUNTY, TEXAS

CONTAINING IN ALL 22,610 SQ. FT.
OR 0.519 ACRES OF LAND MORE OR LESS

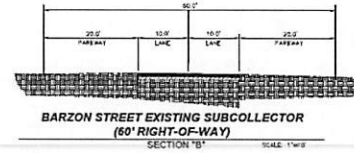
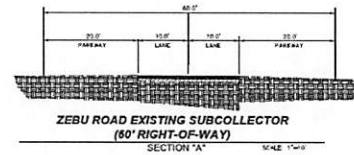


GRAPHIC SCALE
(1" = 50')
1" = 50' - 0"



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	290.00'	24.47'	20.00'	26.59'	S89°02'30"	90°00'00"

LINE	BEARING	LENGTH
L1	N89°02'30"E	31.28'
L2	N24°32'30"W	3.70'
L3	S24°32'30"W	3.70'
L4	N89°02'30"E	26.59'



PROPERTY DESCRIPTION

Description of a 0.519 acre parcel of land being all of Lot 10, Block 10, Socorro Mission Subdivision Unit One, City of Socorro, El Paso County, Texas, and being more particularly described as follows: to-wit:

Commencing at a fixed city monument located on the westerly intersection of Zebu Road and 10th Street and being 100 feet north of said street, Thence South 15° 32' 30" West, a distance of 10.28 feet to a point being on the southerly line of Barzon Street, Thence South 87° 53' 30" West, a distance of 10.00 feet to a point being on the westerly right of way line of Barzon Street, also being the "TRUE POINT OF BEGINNING"

Thence E 1/4 foot along a curve to the right having a radius of 290.00 feet having a central angle of 90° 00' 00" and a central chord being South 20° 00' 00" West, a distance of 20.00 feet to a point being on the northerly right of way of Zebu Road.

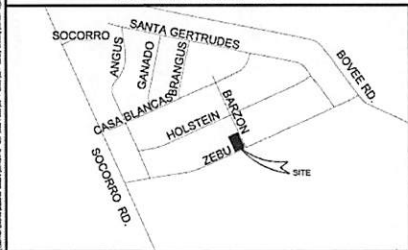
Thence North 87° 53' 30" West a distance of 10.00 feet to a point.

Thence North 87° 53' 30" East a distance of 10.00 feet to a point.

Thence South 24° 32' 30" West, a distance of 3.70 feet to the "TRUE POINT OF BEGINNING" and containing in all 22,610 square feet or 0.519 acres of more or less.



LOCATION MAP SCALE 1" = 600'



- ### NOTES:
- SUBJECT TO BE REVIEWED BY THE U.S. POSTAL SERVICE, AND ALTERNATE AND / OR ADDITIONAL MESSAGES LOCATION IS TO BE COORDINATED WITH THE BULK MAIL MANAGEMENT DIVISION OF THE U.S. POSTAL SERVICE.
 - RELEVANT COORDINATES FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, RESTRICTION NO. [blank] DATE [blank]
 - THIS DEVELOPMENT FOR THIS SUBDIVISION HAS BEEN FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, DATE [blank]
 - SUBJECT PROPERTY IS LOCATED IN ZONE "D" (ZONE REFERENCED TO BE OUTSIDE OF 500-YEAR FLOOD-PLAIN) AS DETERMINED ON EL PASO COUNTY, TEXAS UNINCORPORATED AREA FLOOD INSURANCE RATE MAP.
 - THIS PROPERTY LIES WITHIN THE SOCORRO INDEPENDENT SCHOOL DISTRICT.
 - LOT OWNER IS RESPONSIBLE FOR CONSTRUCTING SIDEWALKS AND DRIVEWAYS.
 - LOT OWNER IS RESPONSIBLE FOR MAINTAINING SIDEWALKS, DRIVEWAYS AND DRIVEWAY ADJUTING THEIR PROPERTY, INCLUDING SCHEDULING PAVING.
 - ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO PATROL SERVICE PROVIDED BY STORM WATER AS PER SECTION 104.003 OF THE EL PASO MUNICIPAL CODE. THE TYPICAL STREET AND LOT DRAINAGE DIRECTION MUST BE ALLOWED TO FLOW TO STORM ON THE SURFACE YARDS ON THE CITY OF EL PASO DEVELOPMENT SERVICES DEPARTMENT.
 - DATE OF PREPARATION: JUNE 4TH, 2021

NUMBER OF LOTS
2

H₂Terra
ENGINEERING, SURVEYING, SOLUTIONS
TYPE FPM NO. F-2153 TEXAS FPM NO. 12007700
2022 E. WILLS AVENUE, SU FPM, TX 79201
(972) 522-4148 FAX: (972) 522-4172

PRINCIPAL CONTACTS		CITY & ZIP		PHONE	FAX
NAME	ADDRESS	CITY & ZIP		PHONE	FAX
OWNER	ESOBORO GROUP	1801 W. HILL ST.		972.722.1138	972.722.1139
PREPARED BY	HOUSTON ENGINEERING ARCHITECTS	10000 W. HILL ST.		281.768.0000	281.768.0000

SOCORRO MISSION SUBDIVISION UNIT 1 REPLAT A
PRELIMINARY PLAT

REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY