

Elia Garcia
Mayor

Rene Rodriguez
Representative
At Large

Cesar Nevarez
District 1



Ralph Duran
District 2

Victor Perez
District 3
Mayor Pro Tem

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

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting. Please contact the City Clerk's office at (915) 858-2915 or fax (915) 858-9288 for further information.

Notice is hereby given that a regular meeting of the Planning and Zoning Commission of the City of Socorro, Texas will be held **Tuesday, February 19, 2019** at 5:30 p.m. at City Council Chambers, 860 N. Rio Vista, Socorro, Texas at which time the following will be discussed:

1. **CALL TO ORDER.**
2. **NOTICE TO THE PUBLIC – OPEN FORUM**

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

3. **CONSENT AGENDA**

- a. Consider and Take Action:
On the approval of meeting minutes for the February 5, 2019 Planning and Zoning Commission meeting.
- b. Consider and Take Action:
On the Public hearing request for the proposed amendment to the City of Socorro Master Plan and Rezoning of Tracts 13B & 18, Block 12 and Tracts 1, 3A, & 3C, Block 27, Socorro Grant, from A-1 (Agricultural) to R-2 (Medium Density Residential) and Open Space for a future development.
- c. Consider and Take Action:
On the Public hearing request for the proposed amendment to the City of Socorro Master Plan and Rezoning of Lot 31, Block 11, Delip Subdivision, located at 10209 India Court from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to build a duplex.

4. 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.

(a) Plat – Public Hearing

- (1) Proposed: Hernandez Subdivision
Legal: Tracts 10F7, 10F7A, and 10F10, Block 3, Socorro Grant
Location: 10921 Burt Road
Property Owner: Juan R. Hernandez
Representative: Owner
Attachment:

(b) Replat – Public Hearings

- (1) Proposed: McAdoo Acres Replat A
Legal: Lot 5, Block 2, McAdoo Acres
Location: 11291 Mark Mabon
Property Owner: Enrique Casanaz
Representative: Eduardo Gonzalez
Attachment:
- (2) Proposed: Aldama Estates Replat C
Legal: Lot 1, Block 7, Aldama Estates
Location: 208 Midnight Sun Drive
Property Owner: Rosa Maria Tellez
Representative: CAD Consulting Co.
Attachment:
- (3) Proposed: Hueco Junction Unit One
Legal: Tracts 12A, 12C, Block 5, Socorro Grant and Lot 1, Block 2, of Eastlake Valley Subdivision
Location: Intersection of Old Hueco Tanks Rd. and Nuevo Hueco Tanks Blvd.
Property Owner: El Paso James, LTD. & Eastlake Valley, LLC.
Representative: CEA Group
Attachment:

(c) Ordinances

- (1) Consider and Take Action:

REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION
February 19, 2019 at 5:30 PM

On an Ordinance amending Chapter 46 of the Code of Ordinances of the City of Socorro, Texas to abolish and/or reclassify the M-1 and M-2 Individual zoning districts.

(2) Consider and Take Action:

On an Ordinance to adopt a quitclaim deed and Ordinance to vacate a portion of Old Hueco Tanks Road.

5. Planning and Zoning Commissioners Report:
6. Planning and Zoning Department Report:
7. Excuse absent commission members:
8. 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.

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
February 19, 2019 at 5:30 PM

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.

Dated this 15th, day of February 2019.



Sergio Morales, Planning & Zoning Secretary

DATE & TIME POSTED: 2-15-19 2:00pm /BY: 

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

(www.ci.socorro.tx.us)

CITY OF SOCORRO PLANNING AND ZONING COMMISSION

Regular Meeting Minutes

January 15, 2019

Members Present	Members Absent	Staff Present	Others Present
Arturo Lafuente Daniel Lopez Enrique Cisneros	Ernest Gomez David Estrada Andrew Arroyos Jose Landeros	Job Terrazas Sergio Morales	

Items for discussion and action:**1. Call to order.**

Chairperson Mr. Daniel Lopez called the meeting to order at 5:32 p.m.

2. Notice to the Public – Open Forum.

No one signed up to speak.

3. Consent Agenda.**a. Consider and Taka Action:**

On the approval of meeting minutes for the January 15, 2019 Planning and Zoning Commission meeting.

b. Consider and Take Action:

On the public hearing request for the proposed amendment to the City of Socorro Master Plan and Rezoning of Lot 10, Block 1, Buford View Estates located at 254 Buford, from R-1 (Single Family Residential) to C-1 (Light Commercial) to establish an adult daycare.

A motion was made by Mr. Daniel Lopez to approve, seconded by Mr. Arturo Lafuente. Motion was carried with 3 commissioners present in favor.

4. Planning and Zoning Commissioners Report:

Various Subjects were discussed.

5. Planning and Zoning Department Report:

Various Subjects were discussed.

6. Excuse absent commission members.

A motion to excuse absent commission members was made by Mr. Arturo Lafuente, seconded by Mr. Daniel Lopez. Motion was carried with all commissioners in favor.

7. Consider and take action on adjournment.

Mr. Daniel Lopez stated since no further items are coming forth the meeting is adjourned. Meeting adjourned at 5:56 p.m.

 Daniel Lopez, Chairperson

 Sergio Morales, Secretary

Elia Garcia
Mayor

Rene Rodriguez
Representative
At Large

Cesar Nevarez
District 1



Ralph Duran
District 2

Victor Perez
District 3/Mayor Pro-Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: February 19, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Public hearing request for the proposed Amendment to the City of Socorro's Master Plan and rezoning of Tracts 13B & 18, Block 12 and Tracts 1, 3A & 3C, Block 27, Socorro Grant from A-1 (Agricultural) to R-2 (Medium Density Residential) and Open Space for a future development.

SUMMARY:

The property matter of this request is located is 465' feet east of Socorro Rd. This property has an estimated area of 1,994,612 sf. (45.79 acres), owned by Enrique Escobar.

BACKGROUND:

Background of this case will be presented once the research has been carried out. This case was presented to the P&ZC on January 15, 2018. Petitioner requested to postpone the public hearing to redesign the proposed areas to be rezoned.

STATEMENT OF THE ISSUE:

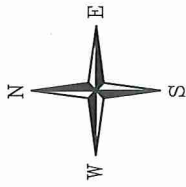
The statement will be provided once the research has been carried out.

ALTERNATIVE:

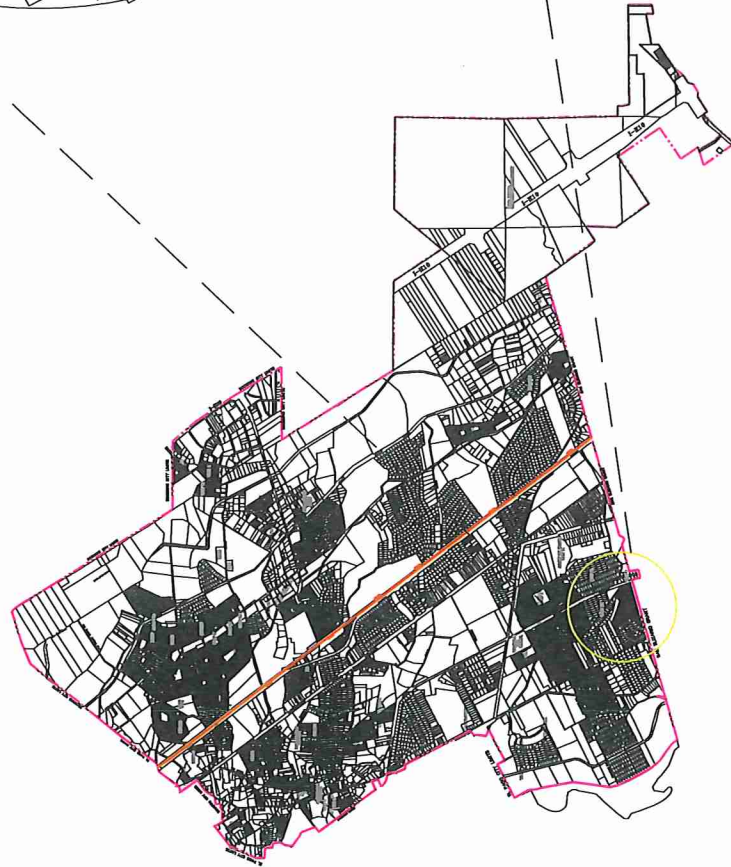
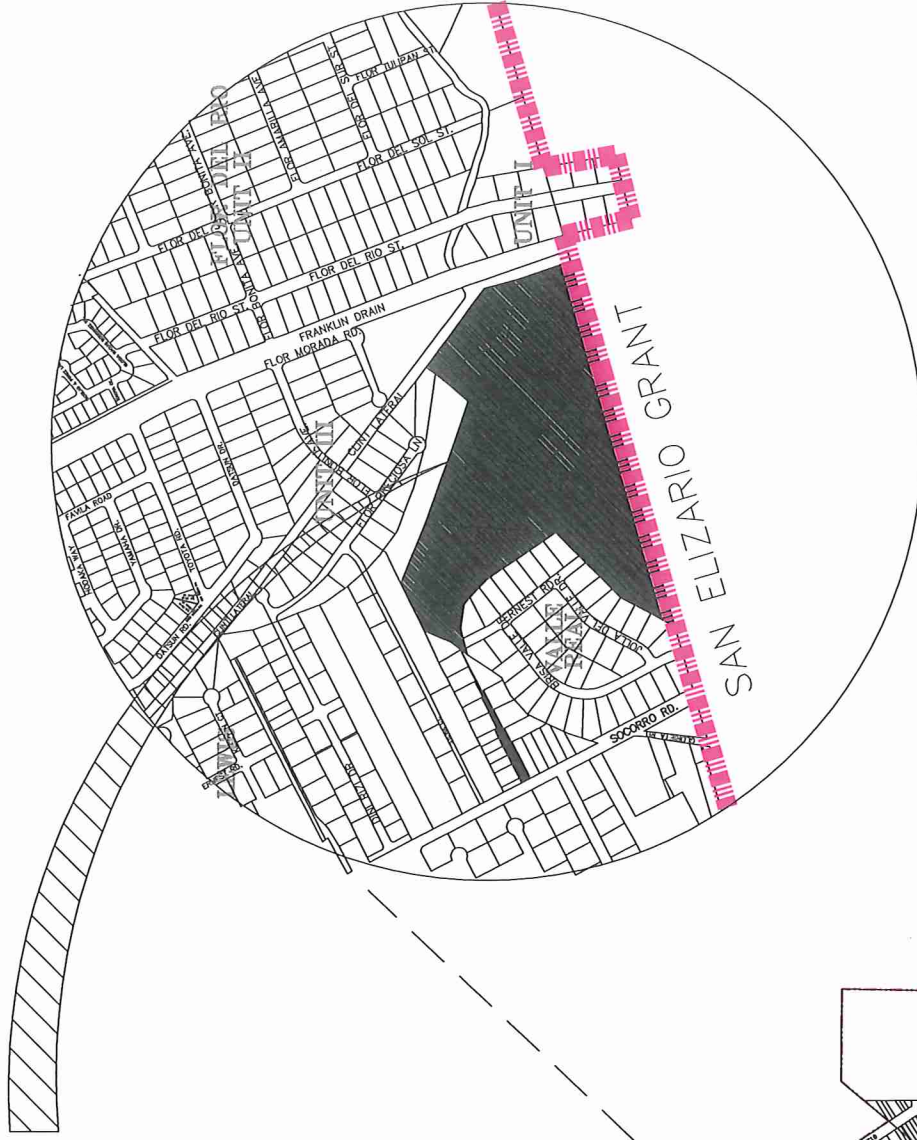
Possible alternatives will be provided at the time of the Public Hearing.

STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL of this request in order to conduct a full research for the Public Hearing.



PROJECT SITE:
Tr.13B & Blk.12
Tr.1,3A,3C Blk.27
Socorro Grant



LOCATION MAP

Scale: AS SHOWN



PRECISION LAND SURVEYORS

10441 VALLE DE ORO DR.
El Paso, Texas 79927
Ph# (915) 222-5227

OPEN SPACE PARCEL

Being Tract 13-B and a portion of Tract 18, Block 12, and
a portion of Tracts 1 and 3-C, Block 27,
Socorro Grant,
El Paso County, Texas
January 30, 2019;

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Tract 13-B and a portion of Tract 18, Block 12, and a portion of Tracts 1 and 3-C, Block 27, Socorro Grant, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at a found railroad spike at the intersection of Socorro Road with Glorieta Road, whence a found square bolt at the centerline intersection of Socorro Road with Dindinger Road bears, North $24^{\circ}27'21''$ West a distance of 3,862.34 feet, thence along the centerline of Socorro Road, South $24^{\circ}27'21''$ East a distance of 434.39 feet to a point at the common line between San Elizario Grant, Block 26 and Socorro Grant, Block 27, thence along said common line, North $76^{\circ}43'39''$ East a distance of 1,797.38 feet to the **"TRUE POINT OF BEGINNING"**;

Thence, North $13^{\circ}16'21''$ West a distance of **180.00 feet** to a point;

Thence, South $76^{\circ}43'39''$ West a distance of **102.07 feet** to a point;

Thence, North $13^{\circ}16'21''$ West a distance of **297.34 feet** to a point at a non-tangential curve;

Thence, 214.24 feet along the arc of a curve to the left which has a **radius of 1157.33 feet**, a **central angle of $10^{\circ}36'23''$** , a tangent of 107.43 feet, and a **chord** which bears North $30^{\circ}33'10''$ East a distance of **213.93 feet** to a point at a non-tangential curve;

Thence, 175.17 feet along the arc of a curve to the left which has a **radius of 718.00 feet**, a **central angle of $13^{\circ}58'42''$** , a tangent of 88.02 feet, and a **chord** which bears South $73^{\circ}06'15''$ East a distance of **174.73 feet** to a point;

Thence, North $12^{\circ}27'12''$ West a distance of **105.24 feet** to a point;

Thence, North $77^{\circ}32'48''$ East a distance of **60.00 feet** to a point at a non-tangential curve;

Thence, 72.07 feet along the arc of a curve to the left which has a **radius of 105.00 feet**, a **central angle of $39^{\circ}19'27''$** , a tangent of 37.52 feet, and a **chord** which bears North $32^{\circ}06'55''$ West a distance of **70.66 feet** to a point;

Thence, North $17^{\circ}13'10''$ East a distance of **138.96 feet** to a point at the southeasterly line of said Tract 3-B;

Thence, North $42^{\circ}54'39''$ East a distance of **303.06 feet** to a point at the most westerly corner of Lot 6, Block 3, Flor Del Rio Subdivision and the west line of Clint Lateral;

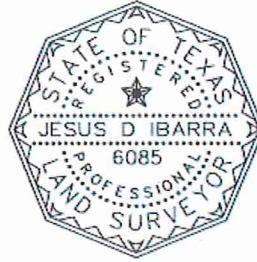
Thence along said west line of Clint Lateral, South $50^{\circ}02'29''$ East a distance of **490.84 feet** to a point;

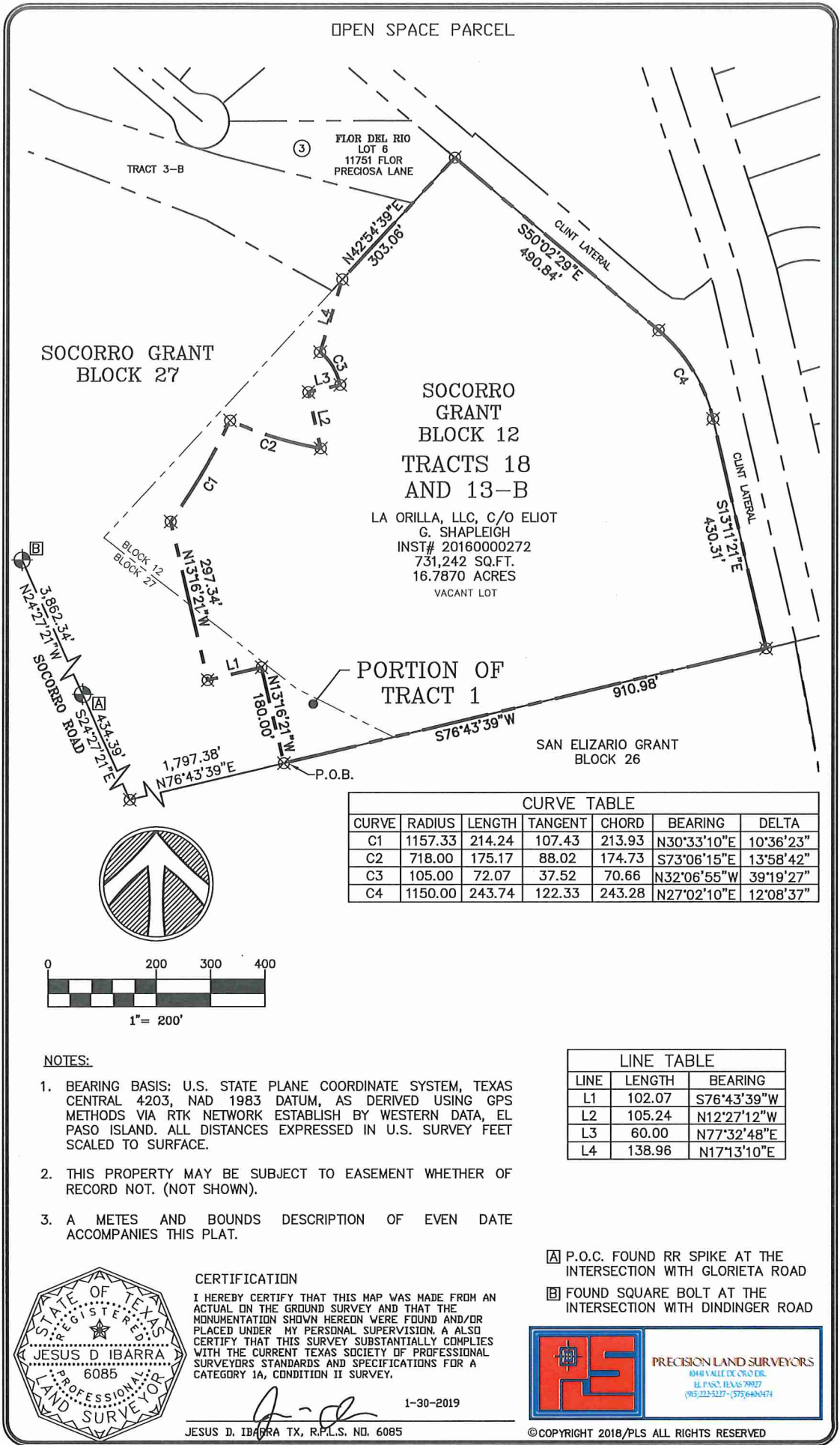
Thence, 192.96 feet along the arc of a curve to the right which has a **radius of 300.00 feet**, a **central angle of $36^{\circ}51'08''$** , a tangent of 99.95 feet, and a **chord** which bears South $31^{\circ}36'55''$ East a distance of **189.65 feet** to a point;

Thence, South $13^{\circ}11'21''$ East a distance of **430.31 feet** to a point at the common line between San Elizario Grant, Block 26 and Socorro Grant, Block 27;

Thence along said common line, **South 76°43'39" West** a distance of **910.98 feet** to **"TRUE POINT OF BEGINNING"** and containing in all **731,242 square feet** or **16.7870 acres** of land more or less.


Jesus D. Ibarra, RPLS No.6085
January 30, 2019





OPEN SPACE PARCEL

FLOR DEL RIO
LOT 6
11751 FLOR
PREGIOSA LANE

SOCORRO GRANT
BLOCK 27

SOCORRO
GRANT
BLOCK 12
TRACTS 18
AND 13-B

LA ORILLA, LLC, C/O ELIOT
G. SHAPLEIGH
INST# 20160000272
731,242 SQ.FT.
16.7870 ACRES
VACANT LOT

PORTION OF
TRACT 1

SAN ELIZARIO GRANT
BLOCK 26

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1157.33	214.24	107.43	213.93	N30°33'10"E	10°36'23"
C2	718.00	175.17	88.02	174.73	S73°06'15"E	13°58'42"
C3	105.00	72.07	37.52	70.66	N32°06'55"W	39°19'27"
C4	1150.00	243.74	122.33	243.28	N27°02'10"E	12°08'37"

LINE TABLE

LINE	LENGTH	BEARING
L1	102.07	S76°43'39"W
L2	105.24	N12°27'12"W
L3	60.00	N77°32'48"E
L4	138.96	N17°13'10"E

NOTES:

1. BEARING BASIS: U.S. STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL 4203, NAD 1983 DATUM, AS DERIVED USING GPS METHODS VIA RTK NETWORK ESTABLISH BY WESTERN DATA, EL PASO ISLAND. ALL DISTANCES EXPRESSED IN U.S. SURVEY FEET SCALED TO SURFACE.
2. THIS PROPERTY MAY BE SUBJECT TO EASEMENT WHETHER OF RECORD NOT. (NOT SHOWN).
3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP WAS MADE FROM AN ACTUAL ON THE GROUND SURVEY AND THAT THE MONUMENTATION SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION. I ALSO CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.



Jesus D. Ibarra
JESUS D. IBARRA TX, R.P.L.S. NO. 6085

1-30-2019

- Ⓐ P.O.C. FOUND RR SPIKE AT THE INTERSECTION WITH GLORIETA ROAD
- Ⓑ FOUND SQUARE BOLT AT THE INTERSECTION WITH DINDINGER ROAD





PRECISION LAND SURVEYORS

10441 VALLE DE ORO DR.
El Paso, Texas 79927
Ph# (915) 222-5227

RESIDENTIAL PARCEL

Being a portion of Tract 18, Block 12, and
a portion of Tracts 1, 3-A and 3-C, Block 27,
Socorro Grant,
El Paso County, Texas
January 30, 2019

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being portion of Tract 18, Block 12, and a portion of Tracts 1, 3-A and 3-C, Block 27, Socorro Grant, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

“**TRUE POINT OF BEGINNING**” being a found 1/2” rebar with cap “4297” at the northeast corner of Tract 3-D-9 and the southerly line of Tract 4-B, both within Block 27, Socorro Grant;

Thence, **North 65°56'39” East** a distance of **318.34 feet** to a point at the most westerly corner of Tract 3-B, Block 27, Socorro Grant;

Thence along the southwesterly line of said Tract 3-B, **South 66°14'21” East** a distance of **389.67 feet** to a point;

Thence continuing along the southwesterly line of said Tract 3-B, **South 69°07'21” East** a distance of **518.00 feet** to a point;

Thence continuing along the southwesterly line of said Tract 3-B, **South 60°53'39” East** a distance of **264.24 feet** to a point at the most southerly corner of said Tract 3-B;

Thence along the southeasterly line of said Tract 3-B, **North 42°54'39” East** a distance of **28.34 feet** to a point;

Thence leaving the southeasterly line of said Tract 3-B, **South 17°13'10” West** a distance of **138.96 feet** to a point at a non-tangential curve;

Thence, 72.07 feet along the arc of a curve to the right which has a **radius** of **105.00 feet**, a **central angle** of **39°19'27”**, a tangent of 37.52 feet, and a chord which bears **South 32°06'55” East** a distance of **70.66 feet** to a point;

Thence, **South 77°32'48” West** a distance of **60.00 feet** to a point;

Thence, **South 12°27'12” East** a distance of **105.24 feet** to a point at a non-tangential curve;

Thence, 175.17 feet along the arc of a curve to the right which has a **radius** of **718.00 feet**, a **central angle** of **13°58'42”**, a tangent of 88.02 feet, and a chord which bears **North 73°06'15” West** a distance of **174.73 feet** to a point at a non-tangential curve;

Thence, 214.24 feet along the arc of a curve to the right which has a **radius** of **1157.33 feet**, a **central angle** of **10°36'23”**, a tangent of 107.43 feet, and a chord which bears **South 30°33'10” West** a distance of **213.93 feet** to a point;

Thence, **South 13°16'21” East** a distance of **297.34 feet** to a point;

Thence, **North 76°43'39” East** a distance of **102.07 feet** to a point;

Thence, **South 13°16'21” East** a distance of **180.00 feet** to a point at the common line between San Elizario Grant, Block 26 and Socorro Grant, Block 27;

Thence along said common line, **South 76°43'39” West** a distance of **1350.67 feet** to a point at the southeast corner of Lot 7, Block 4, Valle Real Subdivision, El Paso County, Texas;

Thence along the easterly line of Block 4, Valle Real Subdivision, El Paso County, Texas, **North 30°26'39" East** a distance of **367.30 feet** to a point at the easterly common corner of Lots 3 and 4;

Thence continuing along said easterly line of Block 4, **North 47°24'39" East** a distance of **549.90 feet** to a point at the most easterly corner of Lot 8, Block 1 of said Valle Real Subdivision;

Thence along the northeasterly line of Block 1 of said Valle Real Subdivision, **North 31°07'21" West** a distance of **498.30 feet** to a point;

Thence continuing along the northeasterly line of Block 1 of said Valle Real Subdivision, **North 44°37'21" West** a distance of **201.70 feet** to a point;

Thence continuing along the northeasterly line of Block 1 of said Valle Real Subdivision, **North 79°01'21" West** a distance of **145.30 feet** to a point;

Thence continuing along the northerly line of Block 1 of said Valle Real Subdivision, **South 77°50'39" West** a distance of **61.94 feet** to a point at the east right of way line of Ernest Road;

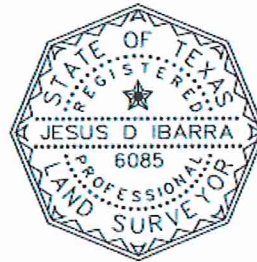
Thence along said right of way line, **North 24°28'14" West** a distance of **17.88 feet** to a point;

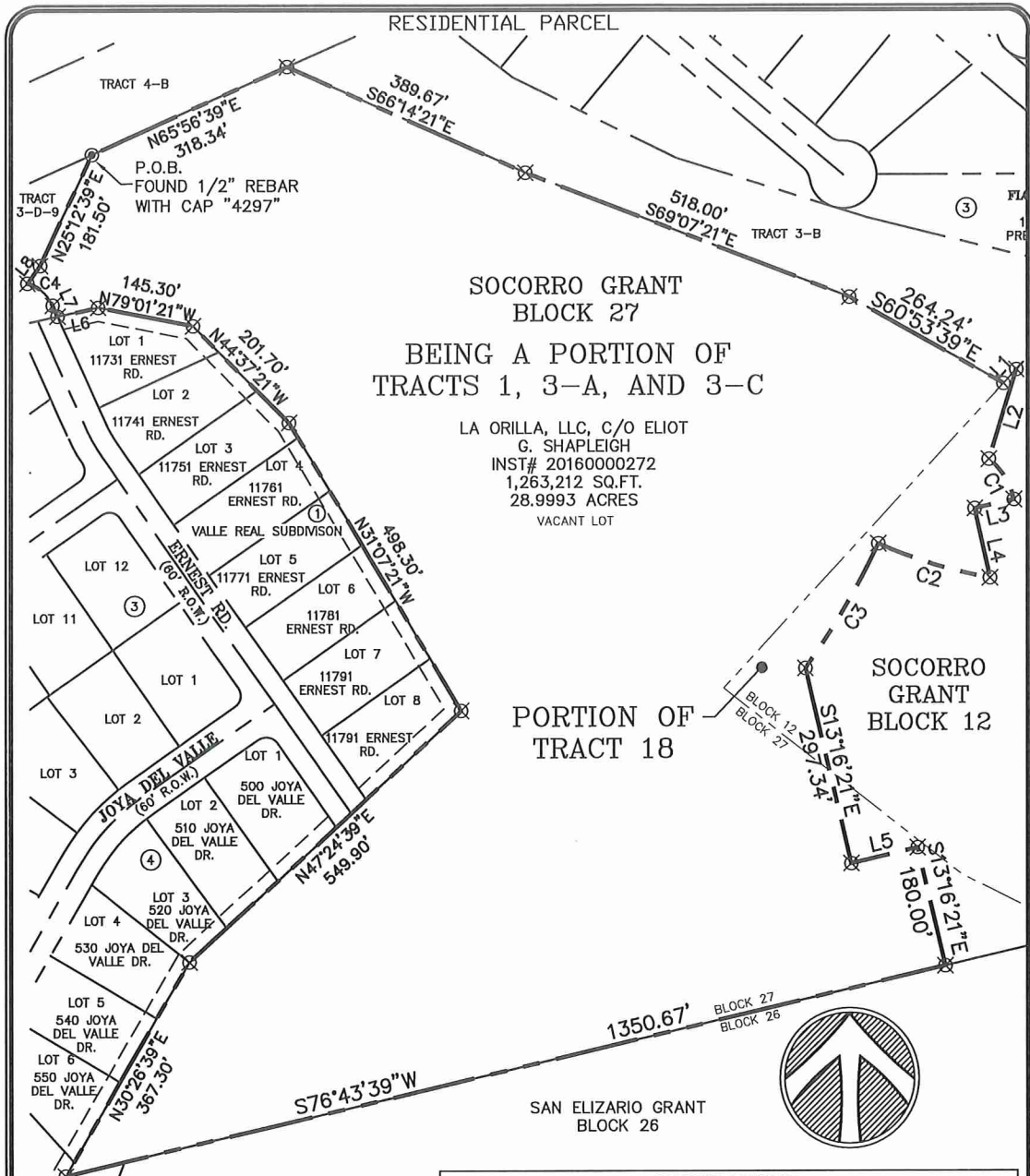
Thence continuing along said right of way line, 51.73 feet along the arc of a curve to the left which has a **radius of 60.00 feet**, a **central angle of 49°24'04"**, a tangent of 27.60 feet, and a chord which bears **North 49°10'16" West** a distance of **50.15 feet** to a point at the southeast corner of said Tract 3-D-9;

Thence along the easterly line of said Tract 3-D-9, **North 36°32'39" East** a distance of **32.06 feet** to a point;

Thence continuing along the easterly line of said Tract 3-D-9, **North 25°12'39" East** a distance of **181.50 feet** to "**TRUE POINT OF BEGINNING**" and containing in all **1,263,212 square feet** or **28.9993 acres** of land more or less.


Jesus D. Ibarra, RPLS No.6085
January 30, 2019





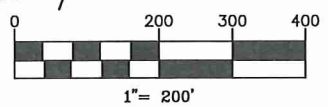
SOCORRO GRANT
BLOCK 27
BEING A PORTION OF
TRACTS 1, 3-A, AND 3-C

LA ORILLA, LLC, C/O ELIOT
G. SHAPLEIGH
INST# 2016000272
1,263,212 SQ.FT.
28.9993 ACRES
VACANT LOT

PORTION OF
TRACT 18

SOCORRO
GRANT
BLOCK 12

SAN ELIZARIO GRANT
BLOCK 26

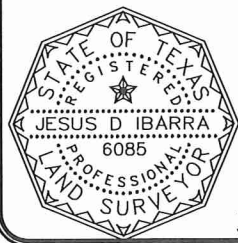


CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	105.00	72.07	37.52	70.66	S32°06'55"E	39°19'27"
C2	718.00	175.17	88.02	174.73	N73°06'15"W	13°58'42"
C3	1157.33	214.24	107.43	213.93	S30°33'10"W	10°36'23"
C4	63.60	69.56	38.72	66.14	N41°49'32"W	62°39'44"

NOTES:

1. BEARING BASIS: U.S. STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL 4203, NAD 1983 DATUM, AS DERIVED USING GPS METHODS VIA RTK NETWORK ESTABLISH BY WESTERN DATA, EL PASO ISLAND. ALL DISTANCES EXPRESSED IN U.S. SURVEY FEET SCALED TO SURFACE.
2. THIS PROPERTY MAY BE SUBJECT TO EASEMENT WHETHER OF RECORD NOT. (NOT SHOWN).
3. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.34	N42°54'39"E
L2	138.96	S17°13'10"W
L3	60.00	S77°32'48"W
L4	105.24	S12°27'12"E
L5	102.07	N76°43'39"E
L6	61.94	S77°50'39"W
L7	17.75	N24°28'14"W
L8	32.06	N36°32'39"E



CERTIFICATION
I HEREBY CERTIFY THAT THIS MAP WAS MADE FROM AN ACTUAL ON THE GROUND SURVEY AND THAT THE MONUMENTATION SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION. I ALSO CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

J. Ibarra
1-30-2019
JESUS D. IBARRA TX, R.P.L.S. NO. 6085

PRECISION LAND SURVEYORS
1814 ALLEE DEL CROZIER
EL PASO, TEXAS 79907
(936) 223-5227 - (936) 640-0474

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PLANNING AND ZONING DEPARTMENT

Request for Rezoning

1. Name: ENRIQUE ESCOBAR

Address: 337 E. BORDERLAND #7 EL PASO, TEXAS 79932 Phone: 915-581-2939

Representative: TRE & ASSOCIATES, LLC.

Address: 110 MESA PARK DR. STE. 200 EL PASO, TX 79912 Phone: 915-852-9093

2. Property Location: _____

Legal Description: TRACTS 13-B AND 18, BLOCK 12, TRACTS 1, 3-A, 3-C BLOCK 27
SOCORRO GRANT, EL PASO COUNTY, TEXAS

If legal description is not available, a metes and bounds description will be required.

<u>45.79 AC</u>	<u>A-1</u>	<u>AGRICULTURAL</u>
Area (Sq. ft. or Acreage)	Current Zoning	Current Land Use
<u>R-2 / OPEN SPACE</u>	<u>RESIDENTIAL / OPEN SPACE</u>	
Proposed Zoning	Proposed Land Use	

3. All owners of record must sign document.

Each item on this form must be completed and all exhibits must be submitted before this request can be scheduled for a public hearing.

Rezoning per parcel/tract: Less than one acre - \$650.00
 1 to 10 acres - \$750.00
 10.1 to 30 acres- \$950.00
 30.1 to 50 acres- \$1,150.00
 50.1 to 75 acres- \$1,400.00
 75.1 or more - \$1,650.00

ALL FEES ARE NONREFUNDABLE

860 N. Rio Vista · Socorro, Texas 79927 · Tel: (915) 872-8531 · Fax: (915) 872-8673 · www.socorrotexas.org

Elia Garcia
Mayor

Rene Rodriguez
Representative
At Large

Cesar Nevarez
District 1



Ralph Duran
District 2

Victor Perez
District 3
Mayor Pro-Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: February 19, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Public hearing request for the proposed amendment to the City of Socorro Master Plan and rezoning of Lot 31, Block 11, Delip Subdivision, located at 10209 India Court from R-1 (Single Family Residential) to R-2 (Medium Density Residential) to build a duplex.

SUMMARY:

The property matter of this request is located at 240 feet east from North Loop Dr. The property has an estimated area of 6,256 sf. (0.14 acres). This property is owned by Rosa Ortega.

BACKGROUND:

Background of this case will be presented once the research has been carried out.

STATEMENT OF THE ISSUE:

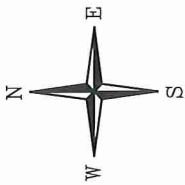
The statement will be provided once the research has been carried out.

ALTERNATIVE:

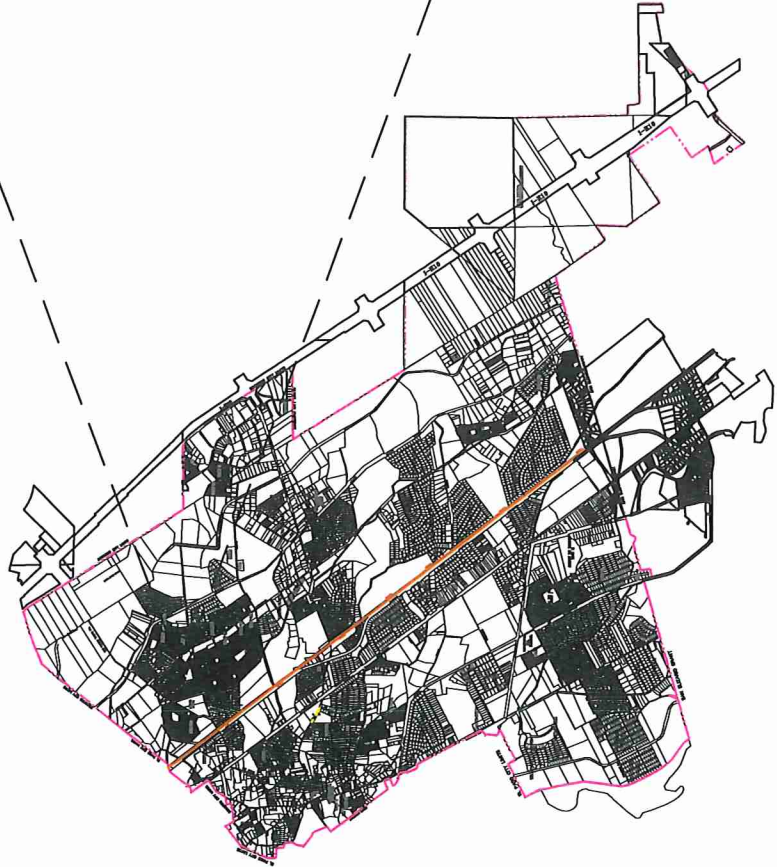
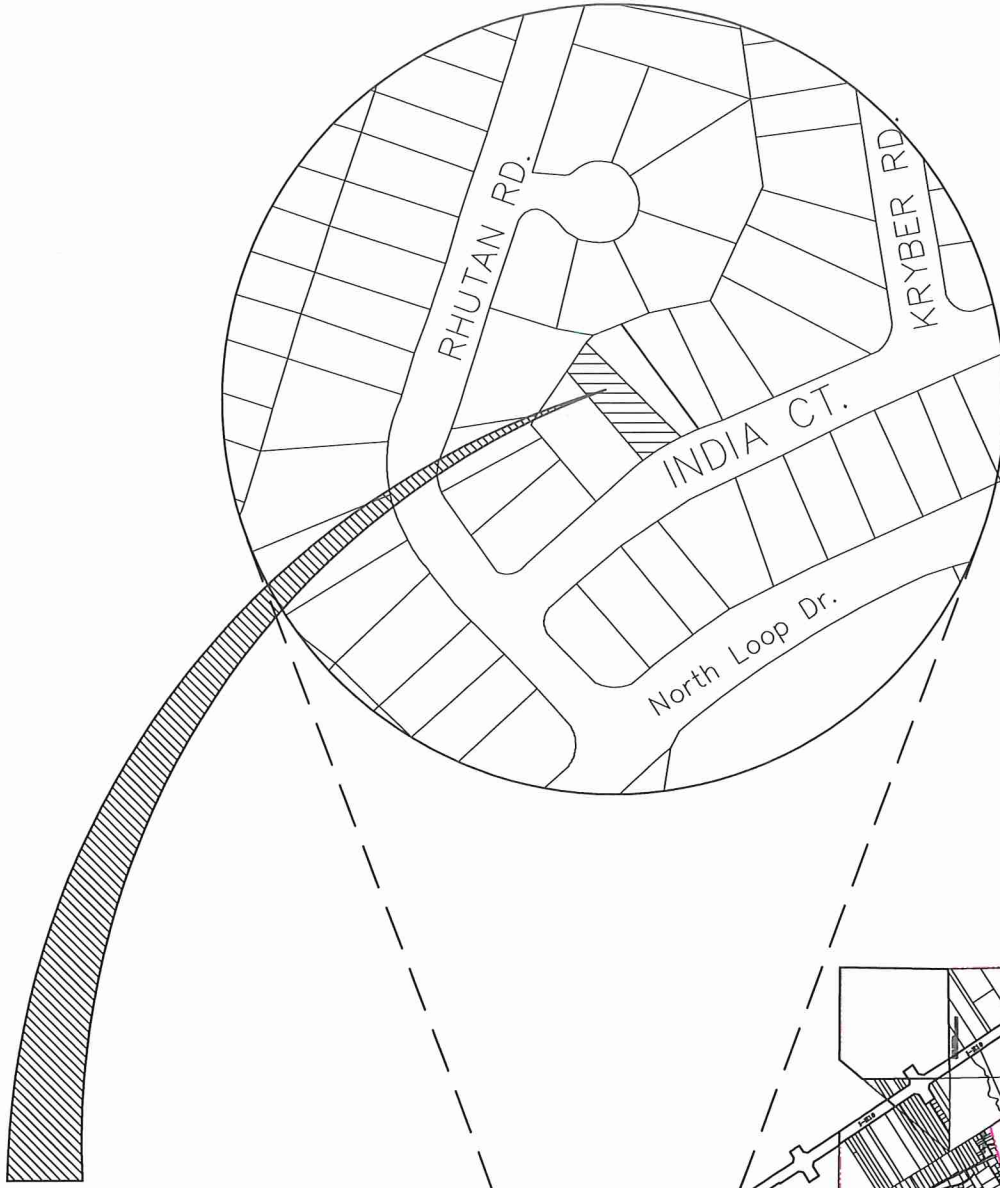
Possible alternatives will be provided at the time of the Public Hearing.

STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL of this request in order to conduct a full research for the Public Hearing.



PROJECT SITE;
10209 India Ct.
Lot 31, Block 11
Delip Subdivision



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN





PLANNING AND ZONING DEPARTMENT
REQUEST TO AMEND ZONING MAP AND/OR
CITY OF SOCORRO MASTER PLAN

1. Name: Rosa Ortega
Address: 11413 Soto Phone: (915) 637 4965
Representative: _____
Address: _____ Phone: _____
Email Address: corrosivemnky73@yahoo.com

2. Property Location: 10209 India CT
Legal Description: Lot 31, Block 11 Delip Subdivision

If legal description is not available, a metes and bounds description will be required.

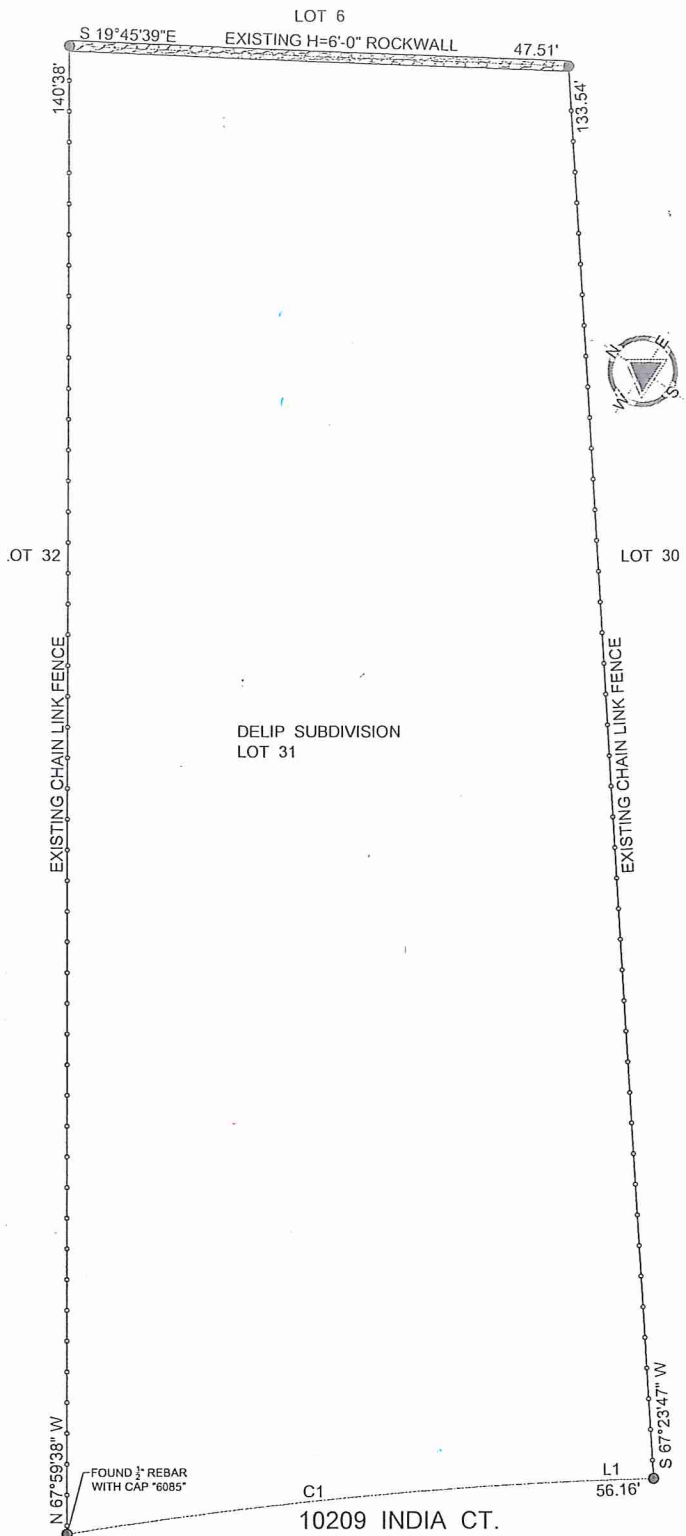
.1436 (6254 SQ FT) R-1 VACANT
Area (Sq. ft. or Acreage) Current Zoning Current Land Use
R2 Duplex
Proposed Zoning Proposed Land Use

3. All owners of record must sign document.

Note: Each item on this form must be completed and all supporting documentation must be submitted before this request can be scheduled for a public hearing.

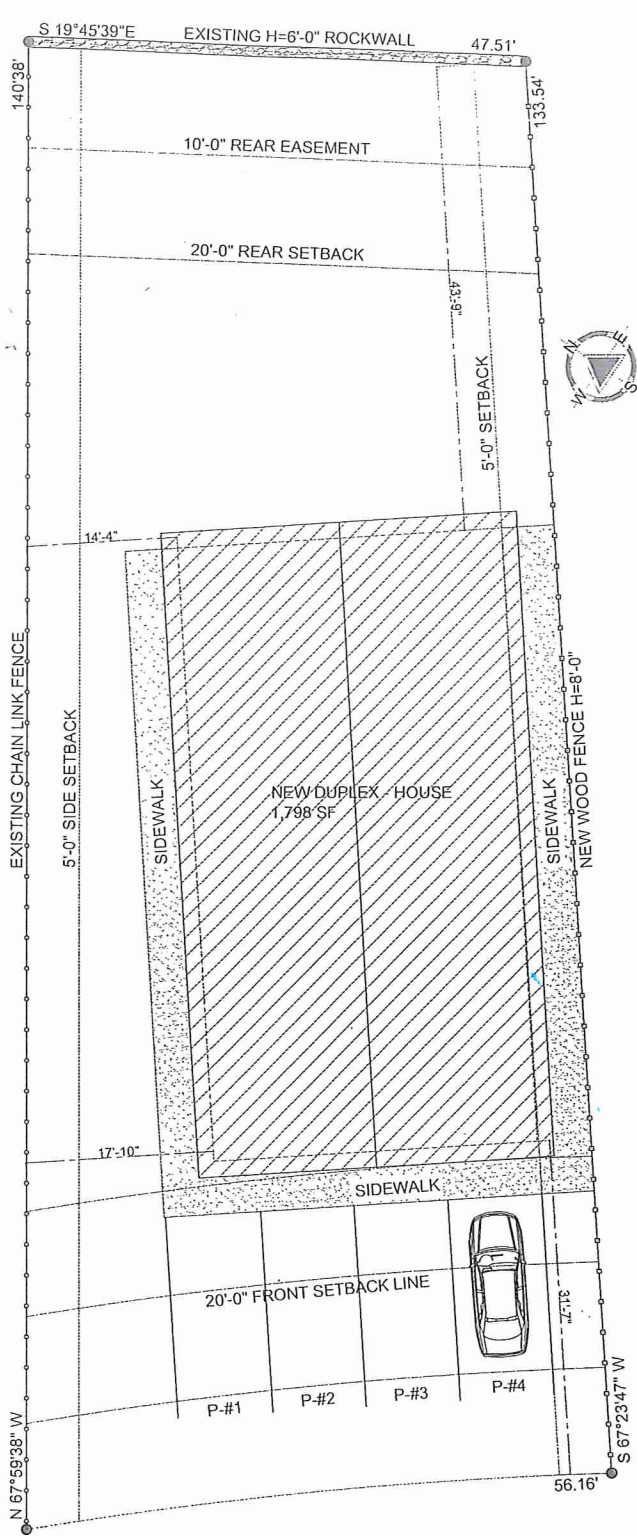
[Signature] 2-4-19
Representative/Owner Date

ALL FEES ARE NON-REFUNDABLE



EXISTING PLOT PLAN

SCALE: 1:100



PROPOSED PLOT PLAN

SCALE: 1:100

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	412.53	46.13	23.09	46.11	N27°56'14"W	6°24'27"

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00	N24°44'25"W

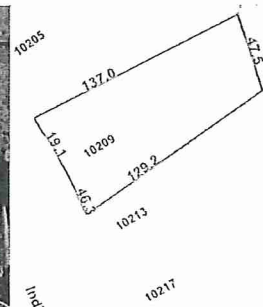
LEGAL DESCRIPTION

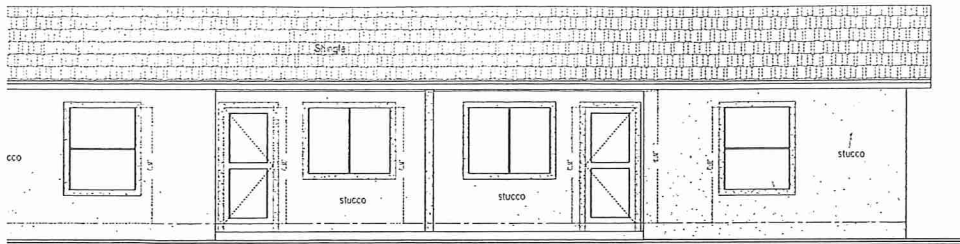
Property ID: 324581
 Owner ID: 433886
 Site Address: 10209 INDIA CT. SOCORRO
 Property Type: Real
 Neighborhood Code: ND39710200

Geographic ID: D39700001100310
 Owner Name: PARRA FIDEL & JOSEFINA M
 Mailing Address: 10276 GRIFFITH ST
 SAN JOSE, CA 95127 4121
 Legal Description: 11 DELIP LOT 31 (6256 SQ FT)
 Abstract/Subdivision: DELIP (D397)

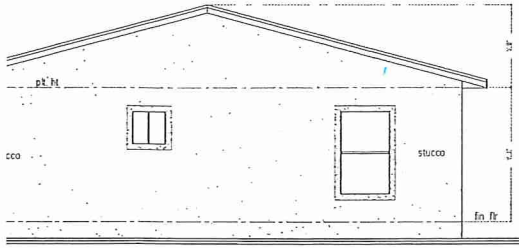


SITE LOCATION

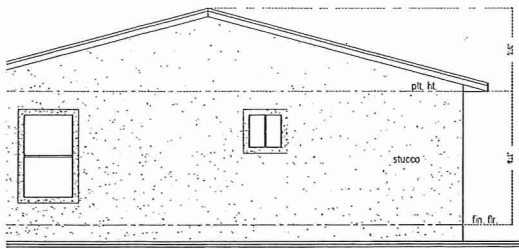




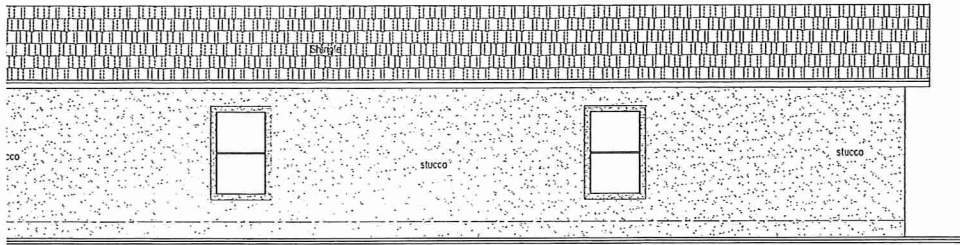
ELEV.



ELEV.



ELEV.



ELEV.



3 PLAN

Proposed: New Duplex – House

Owner: ROSA ORTEGA

Address: 10209 INDIA CT.

SOCORRO, TEXAS. 79927

1,798.00 SF.

REVISIONS

1	
2	
3	

DRAWING:



ISSUE DATE :
FEB, 02, 2019

ISSUED FOR :
CONSTRUCTION

SHEET NO.
SITE

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Ralph Duran
District 2

Victor Perez
District 3 / Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: February 19, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT

Consider and Take Action on the Plat approval for Hernandez Subdivision, being all of Tracts 10F7, 10F7A and 10F10, Block 3, Socorro Grant at 10921 Burt Rd.

SUMMARY

The subject property is located about 950' feet south from Horizon Blvd. The properties are owned by Juan R. Hernandez.

BACKGROUND

The proposed plat contains a total area of 80,000 sq. ft. (1.837 acres).

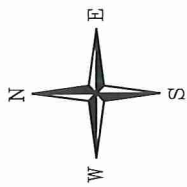
According to the Flood Insurance Rate Maps, the referenced property lies within Zone X.

STATEMENT OF THE ISSUE

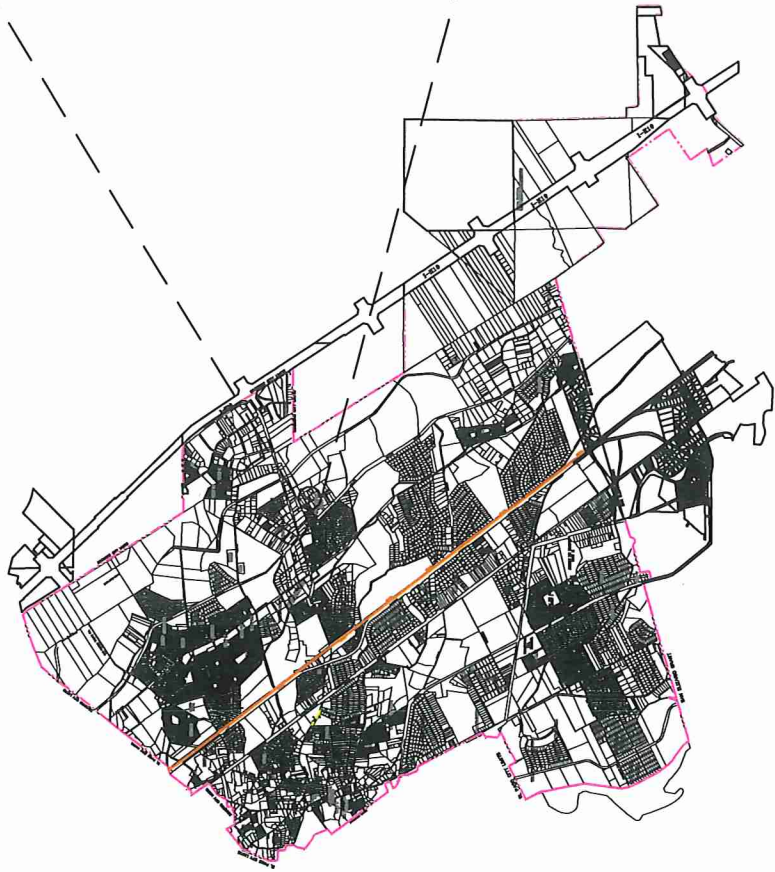
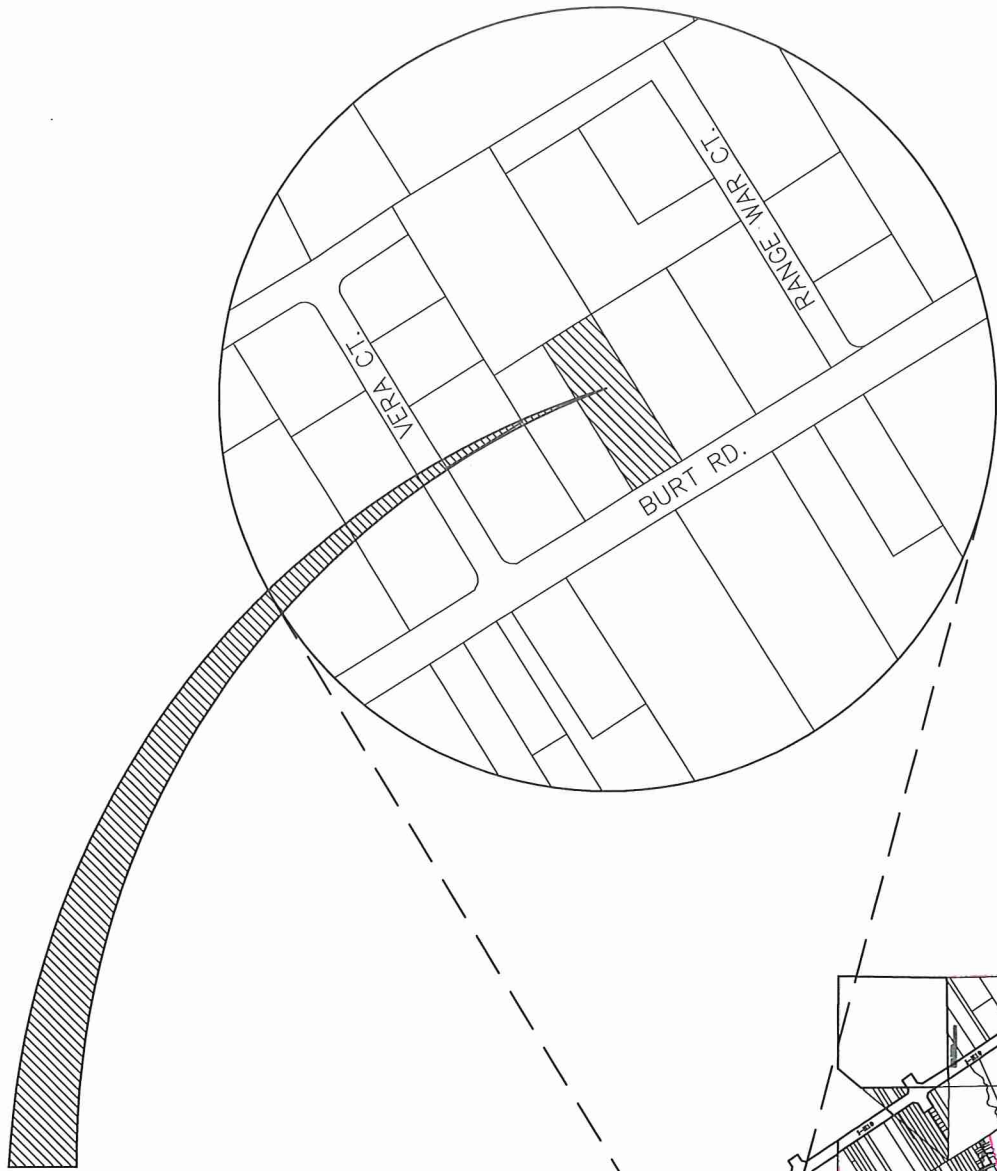
The proposed plat was requested to combine three tracts of land into one large plat to allow the keeping of large animals. The size of the existing tracts is not large enough to allow large animals.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL to allow the applicant to record the new plat as proposed.



PROJECT SITE;
10921 Burt Road
Tr. 10-F-7 Block 3
Socorro Grant



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN



HERNANDEZ SUBDIVISION

BEING ALL OF
TRACTS 10F7, 10F7A, AND 10F10, BLOCK 3,
SOCORRO GRANT
CITY OF SOCORRO,
EL PASO COUNTY, TEXAS
CONTAINING: 80,000.00 Sq. Ft. OR 1.837 ACRES

DEDICATION
STATE OF TEXAS
COUNTY OF EL PASO

Juan Ramon Hernandez Loya and Sonia Hernandez owners of this land, hereby present this plat for the purpose of dedicating to the City of Socorro, Texas, the easements, rights, and interests in and to the land shown on this plat, including easements for utility lines, water, sewer, gas, electric, and other services, and easements for underground utilities, the right to set service poles along side of lines, and easements for ingress and egress for service and construction and the right to turn, maintain, repair, and replace.

Juan Ramon Hernandez Loya
Sonia Hernandez
City of Socorro
79028

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Juan Ramon Hernandez Loya and Sonia Hernandez, 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 considerations therein stated.

Given under my hand and seal this _____ day of _____, 2019 A.D.

Notary Public in and for El Paso,
County, Texas
My Commission expires _____

CITY OF SOCORRO PLANNING DEPARTMENT

This subdivision is hereby approved as to the platting and as to the conditions of the dedication in accordance with Chapter 212.0085 of the Texas Local Government Code, made this _____ day of _____, 2019.

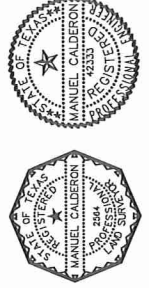
City Planner _____ Secretary _____

CITY OF SOCORRO
CERTIFICATE OF PLAT APPROVAL
UNDER TEXAS LOCAL GOVERNMENT CODE 212.009(c)
We the undersigned certify that this plat of HERNANDEZ SUBDIVISION was reviewed and approved by the City of Socorro on _____ day of _____, 2019, A.D.

Attest: _____ Mayor of the City of Socorro
_____ Secretary of the City of Socorro

COUNTY CLERK'S RECORDING CERTIFICATE
I, _____ County clerk of El Paso County, certify that the plat bearing this certificate was filed for record on _____ of the plat records of El Paso County, Texas.

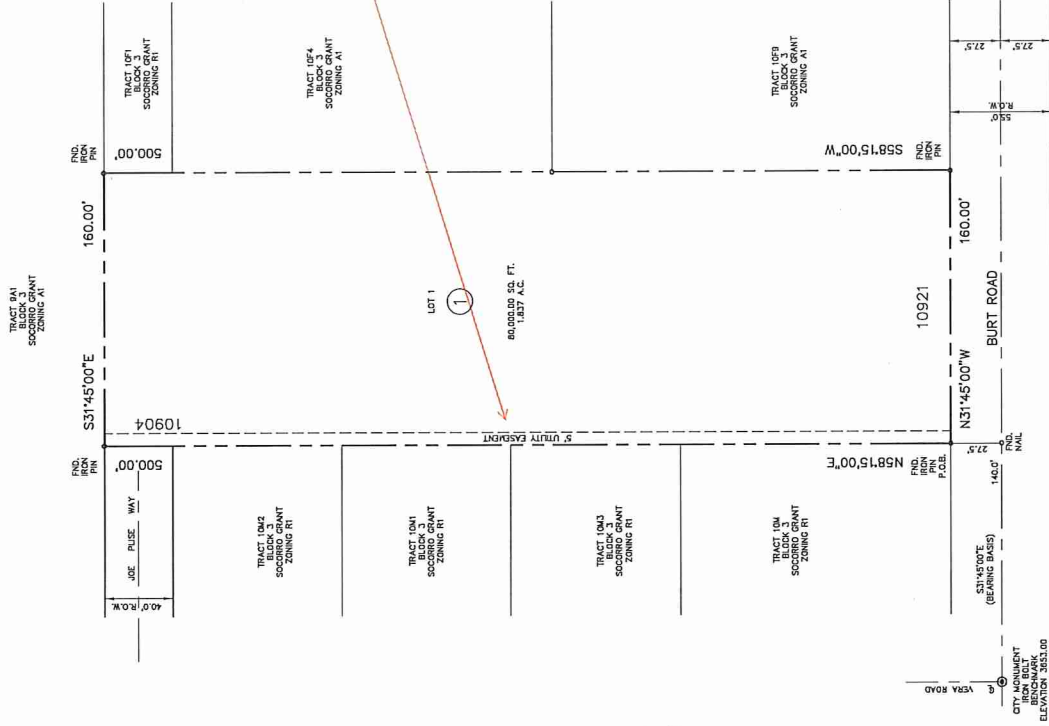
PRELIMINARY FOR REVIEW ONLY



Prepared by and under the supervision of Manuel Calderon, P.E., R.P.L.S., Registered Professional Engineer No. 42333 I hereby certify that all monuments are in place.

Manuel Calderon, P.E., R.P.L.S.

DATE PREPARED: APRIL 23, 2019
FILE NAME: HERNANDEZ SUBDIVISION
OFFICE: VP-C1



Show ROW and Center line for Cold Creek Rd.

NAME OF SUBDIVISION:
JUAN RAMON HERNANDEZ LOYA AND SONIA HERNANDEZ
17408 SONDERA GRANDE DRIVE
CITY OF SOCORRO, TEXAS 79098

Texas Licensed Surveying Firm No. 100206000
Texas Registration Engineering Firm No. F-3789
8031 TRAWOOD DR., EL PASO, TX. 79926 (915) 855-7652
EMAIL: CALDERONENGINEERING@ELPBZCLASS.COM

Calderon Engineering

METES AND BOUNDS DESCRIPTION OF HERNANDEZ SUBDIVISION

Description of a parcel of land being all of Tracts 10F7, 10F7A, and 10F10, Block 3, Socorro Grant, City of Socorro, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found iron pin marking the Southwest corner of Tract 10M, the Northwest corner of Tract 10F7A, and on the East right-of-way line of Bart Road;

Thence North 58°15'00" East, along the common boundary line of Tracts 10M, 10M3, 10M1, 10M2, 10F10 and 10F7A a distance 500.00 feet to a found iron pin;

Thence South 31°45'00" East, along the common boundary line of Tracts 10F10 and 9A1 a distance of 160.00 feet to a found iron pin;

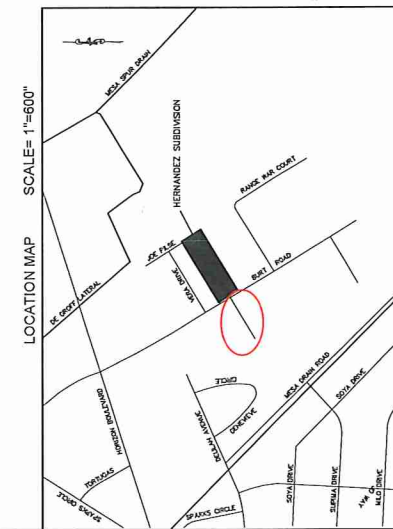
Thence South 58°15'00" West along the common boundary lines of Tracts 10F1, 10F4, 10F9, 10F7, and 10F10 a distance of 500.00 feet to a found iron pin;

Thence North 31°45'00" West, along the East right-of-way line of Bart Road and along the West boundary line of Tracts 10F7 and 10F7A a distance of 160.00 feet to the "Point of Beginning" and containing in all 80,000.00 square feet or 1.837 acres of land more or less.

Provide Flood Zone designation.

ON-SITE PONDING NOTES AND RESTRICTIONS

- 1. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO ON-SITE PONDING. LOT ACCUMULATED RUNOFF GENERATED FROM THEIR RESPECTIVE LOT TO BE STORED IN A PONDING AREA LOCATED ON THE LOT. THE PONDING AREA SHALL BE LOCATED ON THE LOT, SHALL BE BASED ON A ONE HUNDRED YEAR STORM, AND SHALL BE CAPABLE OF HOLDING THE ON-SITE PONDING VOLUME FOR THE ENTIRE DURATION OF THE ON-SITE PONDING. NO MORE THAN FIFTY PERCENT (50%) OF THE AREA OF ANY PONDING AREA SHALL BE COVERED BY IMPERVIOUS SURFACES. ALL PONDING AREAS SHALL BE TEMPORARILY OR PERMANENTLY, WHICH SHALL BE DETERMINED BY THE CITY ENGINEER. ALL PONDING AREAS SHALL BE MAINTAINED IN A SAFE AND SOUND CONDITION BY THE OWNER OF THE LOT ON WHICH THE PONDING AREA IS LOCATED. THE CITY ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CITY OF SOCORRO OF ANY PONDING AREA THAT IS NOT MAINTAINED IN A SAFE AND SOUND CONDITION. THE CITY ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CITY OF SOCORRO OF ANY PONDING AREA THAT IS NOT MAINTAINED IN A SAFE AND SOUND CONDITION. THE CITY ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CITY OF SOCORRO OF ANY PONDING AREA THAT IS NOT MAINTAINED IN A SAFE AND SOUND CONDITION. THE CITY ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CITY OF SOCORRO OF ANY PONDING AREA THAT IS NOT MAINTAINED IN A SAFE AND SOUND CONDITION.



DANNENBAUM ENGINEERING CO. – EI PASO, LLC
10737 GATEWAY BLVD. WEST SUITE 112 • EL PASO, TEXAS 79935 • (915)629-0401

January 21, 2019

Mr. Mike Medina
City Planning Director
City of Socorro
860 N. Rio Vista
Socorro, Texas 79927

RE: *Review of the Hernandez Subdivision Plat submitted January 8, 2019.*

Mr. Medina, we have reviewed the Hernandez Subdivision Preliminary and Final Plats submitted to us on January 8, 2019. In reviewing of the Plat(s), we submit the following comments and recommendations:

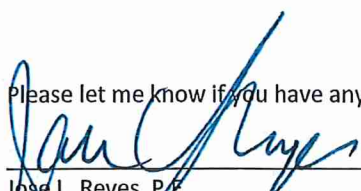
Preliminary Plat:

1. Provide an existing Drainage Plan, show existing drainage flows.
2. Provide a lot and block number for the proposed Subdivision.
3. Provide the existing type and thickness of the pavement for all streets abutting proposed Subdivision.
4. Show the existing Cold Creek Rd. improvements.
5. Identify (Size & Type) all (Wtr, San. & Storm Swr, Gas, Electric, Communication, etc.) Existing and Proposed Utilities within abutting Streets and the Proposed Utility Easements.
6. Provide the location to the nearest existing fire hydrants and street lights and the location of any proposed fire hydrants and street lights.
7. Provide the proposed land use Zone for the proposed Subdivision.
8. Provide a Typical Street Cross Section include Sidewalk and Driveway Details.
9. Recommend using run-off coefficient of 0.5. Correct Pond calculations.
10. Show proposed driveways.
11. Driveways shall be concrete or other approved hard surface, from the edge of street pavement to a minimum of 20' inside of a lot, minimum 12' wide to a maximum of 25' wide.
12. Show side slopes on the cross sections at 3H : 1V.
13. Provide a drainage barrier between abutting lots.
14. Provide soils report, including percolation rates and the High Ground Water Table Elevation at the Ponding Area location.
15. Provide the Flood Zone information.
16. Identify the dashed line within Burt Rd. ROW.

Final Plat:

1. Show the existing Cold Creek Rd. ROW and Centerline.
2. Provide the Flood Zone information.
3. Include the word "irrigation" within the 5' Utility Easement on the Plat.

Please let me know if you have any questions regarding these comments.



Jose L. Reyes, P.E.
El Paso Division Manager
Dannenbaum Engineering

Attached: Plat(s) Redline Comments



SUBDIVISION SUMMARY PROCEDURE
ORDINANCE NO. 77, SECTION 9

Note: Whenever there is no need for dedication of streets or easements as described in Section II of these regulations, the City Council may waive the requirements for topography, street, utility and/or storm drainage as set forth.

REPLAT / LOT UNIFICATION APPLICATION

Date: 10/25/18
Name of Subdivider: Juan R Hernandez
Home Address: 12408 Sombra Grande
Phone Number: (915) 740-7218 (915) 881-7220 Sonia Hernandez

1. Legal description of property to be subdivided: _____

2. Present zoning: _____ Area (Sq. Ft.) _____ Present Land Use _____
3. Proposed land division:
Lot 1 Area: _____ Acres
Lot 2 Area: _____ Acres
Total Area: _____ Acres
4. Is dedication of easement required? No _____. If yes, appropriate letter from utilities is required.

DOCUMENTS REQUIRED

1. Plat of proposed subdivision done by a registered land surveyor showing existing easements.
2. Title guarantee by a Certified Abstractor showing that the subdivider owns or controls the proposed property and that the property is free from any liens or other encumbrances.
3. Property deed of proposed subdivision.
4. Location of existing structures and septic systems on the proposed subdivision. Future development requires the appropriate permits.
5. Documents from government agencies.

FEES

Application Fee:	\$150.00	—	
Preliminary Plat Review:	\$100.00	—	\$ 550
Final Plat Review:	\$100.00	—	
Engineering Report Review:	\$200.00	—	
Capital Improvement fee	\$400.00	—	

Total (non-refundable): _____

Under the Environmental Protection Agency's (EPA) regulations, construction sites larger than five (5) acres are required to have a storm water run-off plan and maintain detailed records during the project's operation.


Applicant's Signature

10/25/2018
Date

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Ralph Duran
District 2

Victor Perez
District 3 / Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: February 19, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT

Consider and Take Action on the replat approval for McAdoo Acres Replat A, being all of Lot 5, Block 2, McAdoo Acres located at 11291 Mark Mabon Ct.

SUMMARY

The subject property is located about 1,200 feet northeast from North Loop in the corner of Mark Mabon & Jim Bean Dr. The property is owned by Enrique Casana.

BACKGROUND

The proposed land division is as follows:

Lot #1 Area.....10,057 sq. ft. (0.23 acres)
Lot #2 Area.....10,123 sq. ft. (0.23 acres)
Total Area Area...20,180 sq. ft. (0.46 acres)

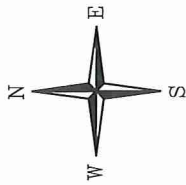
According to the Flood Insurance Rate Maps, the referenced property lies within an area determined to be outside of the 500-year flood plain, more particularly described as Zone X.

STATEMENT OF THE ISSUE

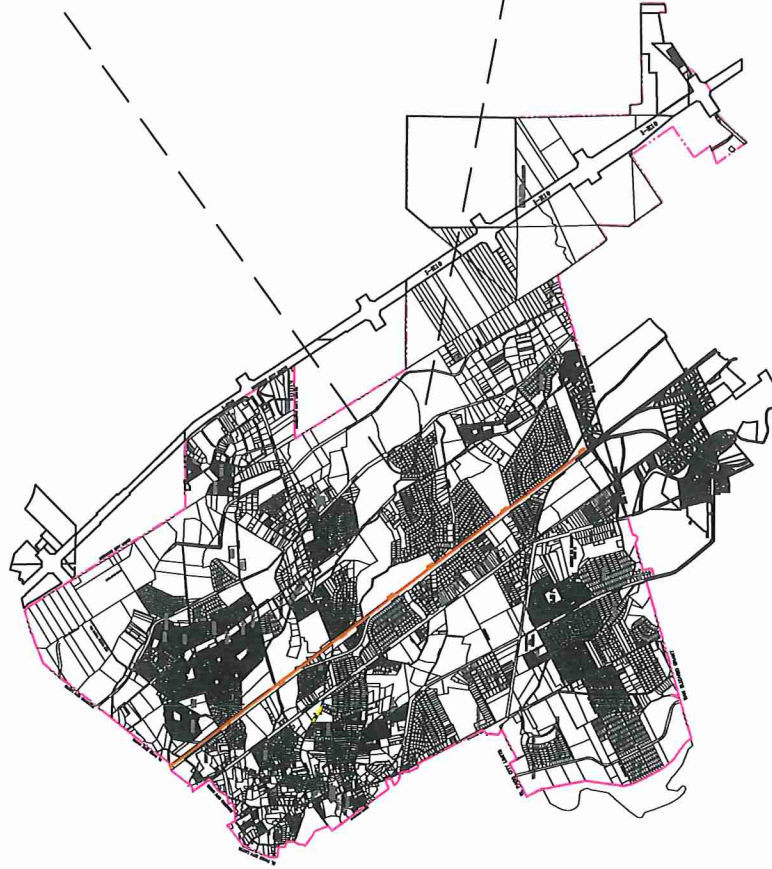
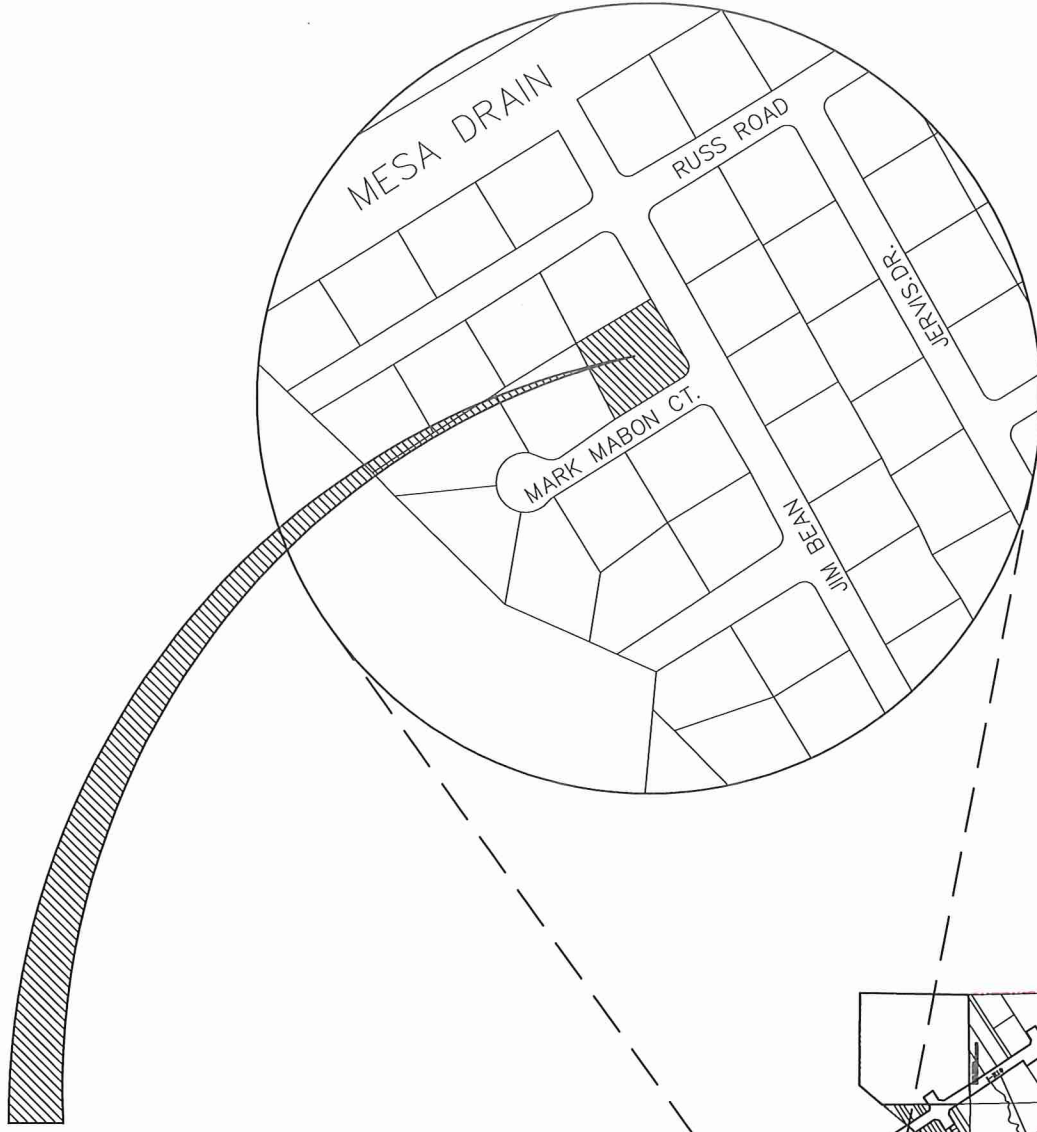
The proposed lot split was requested by the applicant to build a home in the second lot. It is necessary to subdivide the land because the zoning does not allow the construction of a second dwelling.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends DENIAL because McAdoo Acres subdivision was designed to contain half-acre lots. Approval of this request may be considered a subterfuge to defeat the purposes of the original subdivision design criteria and creating an increase in "subdivision density" currently being regulated by zoning law.



PROJECT SITE;
11291 Mark Mabon Court
Lot 5, Block 2
McAdoo Acres



CITY OF SOCORRO



LOCATION MAP

Scale: AS SHOWN

**METES AND BOUNDS DESCRIPTION OF
MCADOO ACRES REPLAT A**

Description of a parcel of land being all of Lot 5, Block 2, Mcadoo Acres, City of Socorro, El Paso County, Texas, as filed and recorded in Volume 61, Pages 42 and 42A, Deed Records of El Paso County, Texas and being more particularly described by metes and bounds as follows:

Beginning as a found iron pin marking the Northwest corner of Lot 5 and the South corner of Lot 6 and on the East right-of-way line of Mark Mabon Court, all in Block 2, Mcadoo Acres,

Thence North 62°43'34" East, along the common boundary line of Lots 5 and 6 a distance of 135.44 feet to a found iron pin;

Thence South 31°45'00" East, along the common boundary line of Lots 4 and 5 a distance of 147.04 feet to a found iron pin;

Thence South 06°19'26" West, along the South boundary line of Lot 5 and the North right-of-way line of Jim Bean Drive a distance of 115.80 feet to a found iron pin;

Thence 30.69 feet along the arc of a curve to the right, whose interior angle is 87°55'34", whose radius is 20 feet, and whose chord bears North 75°42'47" East a distance of 27.77 feet to a found iron pin;

Thence North 31°45'00" West, along the West boundary line of Lot 5 and the East right-of-way line of Mark Mabon Court a distance of 133.82 feet to the "Point of Beginning" and containing in all 20,180.00 square feet or 0.463 acres of land more or less.

ON-SITE PONDING NOTES AND RESTRICTIONS:

1. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO ON-SITE PONDING. LOT OWNER RESPONSIBILITY FOR MAINTENANCE AND REPAIRS TO ACCOMMODATE PONDING SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
2. NO CONSTRUCTION OR LANDSCAPING SHALL BE PERMITTED UNTIL 1/2 OF THE REQUIRED PONDING AREAS HAVE BEEN COMPLETED.
3. ON-SITE PONDING AREAS SHALL HAVE MINIMUM ONE (1) VERTICAL FOOT DEPTH ON A ONE HUNDRED YEAR STORM (157 INCHES DEEP BASED ON A ONE HUNDRED YEAR STORM).
4. ON-SITE PONDING AREAS SHALL BE MAINTAINED TO REMAIN FUNCTIONAL AND SHALL BE SUBJECT TO THE CITY OF SOCORRO'S PONDING REGULATIONS. PONDING AREAS SHALL BE MAINTAINED TO REMAIN FUNCTIONAL AND SHALL BE SUBJECT TO THE CITY OF SOCORRO'S PONDING REGULATIONS.
5. IN THE EVENT THAT THE FUNCTIONALITY OF AN ON-SITE POND BECOMES IMPAIRED, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING THE PONDING AREA.
6. ANY ON-SITE PONDING REGULATIONS SHALL BE ENFORCED BY MANICURE.
7. OWNERS OF PROPERTY ADJACENT TO PONDING AREAS SHALL BE RESPONSIBLE FOR MAINTAINING THE PONDING AREAS AND SHALL BE SUBJECT TO THE CITY OF SOCORRO'S PONDING REGULATIONS.
8. THE CONFORMANCE OF PROPERTY PONDING SHALL BE ENFORCED BY MANICURE.
9. THE CONFORMANCE OF PROPERTY PONDING SHALL BE ENFORCED BY MANICURE.
10. ON-SITE PONDING REGULATIONS SHALL BE ENFORCED BY MANICURE.
11. ON-SITE PONDING REGULATIONS SHALL BE ENFORCED BY MANICURE.

**McADOO ACRES
REPLAT A**

BEING A REPLAT OF
LOT 5, BLOCK 2,
MCADOO ACRES
CITY OF SOCORRO,
EL PASO COUNTY, TEXAS
CONTAINING: 20,180.00 Sq. Ft. OR 0.463 ACRES

DEDICATION

STATE OF TEXAS
COUNTY OF EL PASO

Enrique Casadas owner of this land, hereby presents this map and dedications to the use of the public, the right to set service poles along side lot lines, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

ENRIQUE CASADAS
2019
City of Socorro

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Enrique Casadas known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal this _____ day of _____, 2019 A.D.

Notary Public in and for El Paso,
County, Texas
My Commission expires _____

CITY OF SOCORRO PLANNING DEPARTMENT

This subdivision is hereby approved as to the platting and as to the conditions of the dedication in accordance with Chapter 212.008B of the Texas Local Government Code.

City Planner _____ Secretary _____
Date _____ Date _____

**CITY OF SOCORRO
CERTIFICATE OF PLAT APPROVAL
UNDER TEXAS LOCAL GOVERNMENT CODE 212.008(c)**

We the undersigned certify that this plat of Mcadoo Acres
Replat A was reviewed and approved by the City of Socorro
on _____ day of _____, 2019, A.D.

Mayor of the City of Socorro _____ Date _____
Secretary of the City of Socorro _____ Date _____

COUNTY CLERK'S RECORDING CERTIFICATE

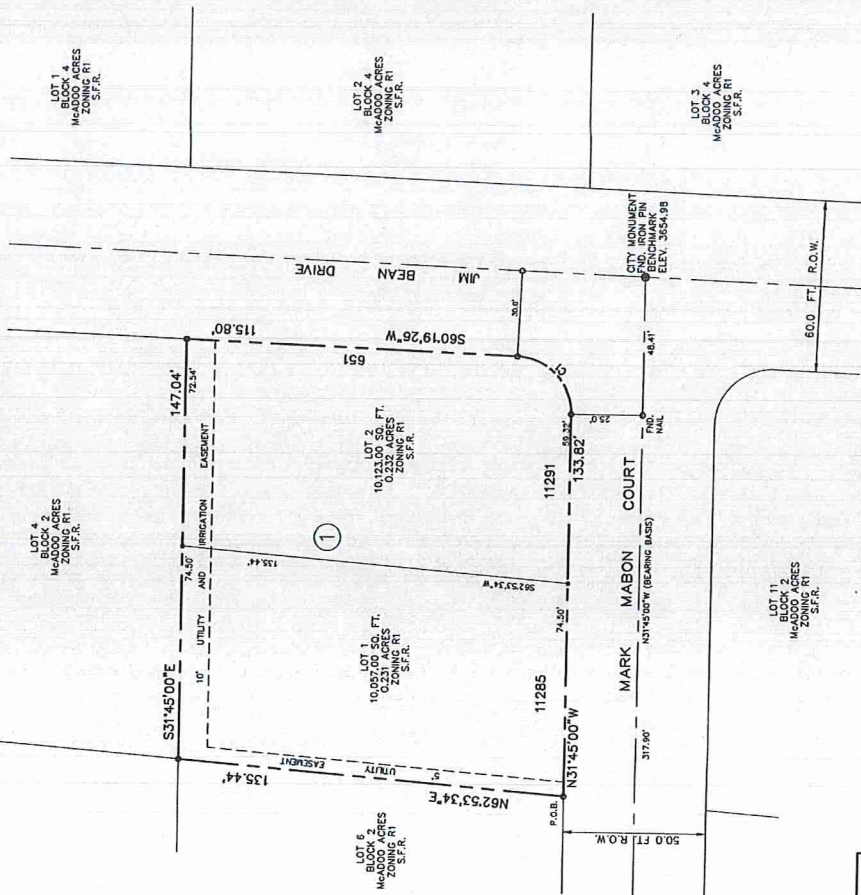
bearing this certificate was filed for record on _____, _____ and was recorded in Doc. _____ of the plat records of El Paso County.

El Paso County, Clerk

Prepared by and under the supervision of Manuel Calderon, P.E., R.P.L.S.,
Registered Professional Engineer No. 42533
Licensed Professional Land Surveyor No. 2594
I hereby certify that all monuments are in place.

Manuel Calderon, P.E., R.P.L.S.

DATE PREPARED: April 13, 2019
FILE NAME: MCADOO ACRES
DRAWN BY: MJC



COURSE	BEARING	DISTANCE	BEARING	DISTANCE
1	S 31° 45' 00" E	135.44	N 31° 45' 00" W	133.82
2	S 06° 19' 26" W	115.80	N 75° 42' 47" E	27.77
3	S 31° 45' 00" E	147.04	N 31° 45' 00" W	135.44
4	S 06° 19' 26" W	115.80	N 75° 42' 47" E	27.77
5	S 31° 45' 00" E	147.04	N 31° 45' 00" W	133.82
6	S 06° 19' 26" W	115.80	N 75° 42' 47" E	27.77

FLOOD HAZARD MAP NO. 402212-033B-B, P.M.C.D. DATE: SEPTEMBER 4, 1991.
FLOOD ZONE: X

PRELIMINARY FOR REVIEW ONLY

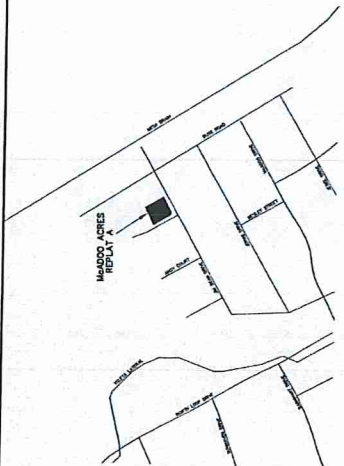
NAME OF SUBDIVIDER:
ENRIQUE CASADAS
15151 Highway 281, Suite 100
CITY OF SOCORRO, TEXAS 78087

Texas Licensed Surveying Firm No. 10220-00
Texas Registration Engineering Firm No. 45176
3021 TRAWOOD DR., EL PASO, TX 78038 (817) 865-7552
EMAIL: CALDERONENGINEERING@ELPBCILASS.COM

Engineering

Walderon

LOCATION MAP SCALE= 1"=600'



SYMBOL	MEANING
○	IRON PIN SET
○	IRON PIN FOUND
○	CITY MONUMENT
○	BLOCK NUMBER
○	MARKET LINE
○	LOT LINE

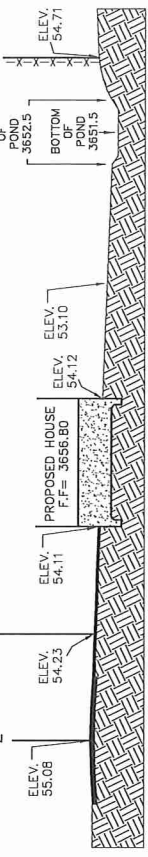
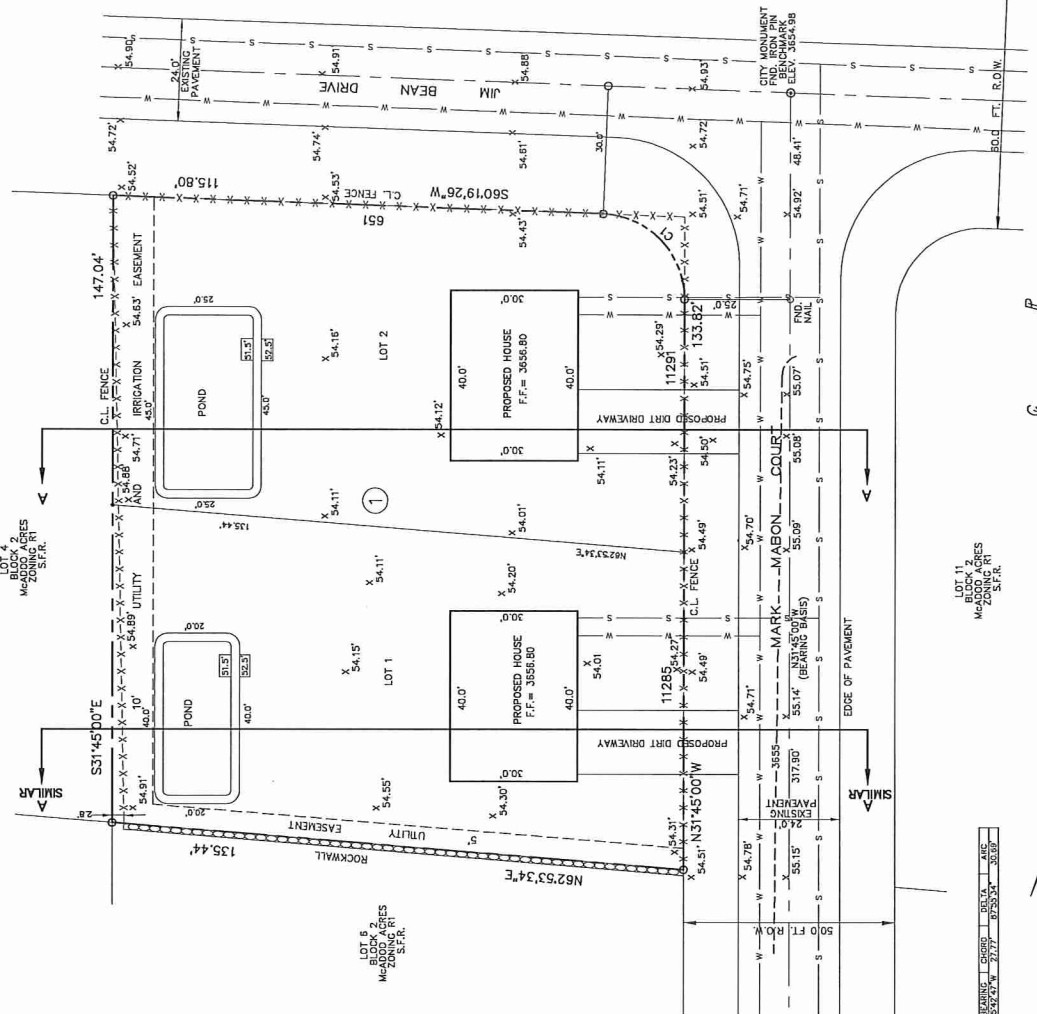
PRELIMINARY McADOO ACRES REPLAT A

BEING A REPLAT OF
LOT 5, BLOCK 2,
McADOO ACRES
CITY OF SOCORRO,
EL PASO COUNTY, TEXAS
CONTAINING: 20,180.00 Sq. Ft. OR 0.463 ACRES

DRAINAGE CALCULATIONS
BUILDING PAD: 1,200 S.F.
1/2 ABUTTING R.O.W.: 7,300 S.F.
OPEN AREA: 8,423 S.F.
TOTAL WATERSHED AREA: 17,423 S.F.
AVERAGE RUN-OFF COEFFICIENT:
C = (1700 S.F. x 0.90) + (7300 S.F. x 0.80) + (8423 S.F. x 0.33) = 0.62

REQUIRED PONDING AREA CAPACITY:
Q = $\frac{ARC}{12} = \frac{0.48 AC \times 4' \times 0.62}{12} = 0.09 AC-FT$

DESIGNED POND CAPACITY:
TOP OF POND: 3851.5
BOTTOM OF POND: 3651.5
AREA: 0.10 AC. FT.
VOLUME: 0.15 AC-FT



SECTION A-A

FLOOD PANEL NO. 480212, 0239 B, PANEL DATE, SEPTEMBER 4, 1991.
FLOOD ZONE X

NAME OF SUBDIVIDER:
SERGIO GONZALEZ
Texas Licensed Surveying Firm No. 020200-09
Texas Registration Engineering Firm No. F-3786
CITY OF SOCORRO, TEXAS 79927

Engineering

Waldron

3031 TRAWOOD DR. EL PASO, TX 79906 (915) 955-3532
EMAIL: CALDERONENGINEERING@ELPCLASS.COM

Prepared by and under the supervision of Manuel Calderon, P.E., R.P.L.S.
Registered Professional Engineer No. 42333
Registered Professional Land Surveyor No. 2564



DATE PREPARED: August 13, 2018
FILE NAME: McADOO ACRES
OFFICE: RMCS

METES AND BOUNDS DESCRIPTION OF McADOO ACRES REPLAT A

Description of a parcel of land being all of Lot 5, Block 2, McAdoo Acres, City of Socorro, El Paso County, Texas and being more particularly 42 and 42A, Diced Reservoirs of El Paso County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a found iron pin marking the Northwest corner of Lot 5 and the Southwest corner of Lot 6 and on the East right-of-way line of Mark Mabon Court, all in Block 2, McAdoo Acres;

Thence North 62°53'34" East, along the common boundary line of Lots 5 and 6 a distance of 135.44 feet to a found iron pin;

Thence South 31°45'00" East, along the common boundary line of Lots 4 and 5 a distance of 147.04 feet to a found iron pin;

Thence South 69°19'26" West, along the South boundary line of Lot 5 and the North right-of-way line of Jim Bean Drive a distance of 115.80 feet to a found iron pin;

Thence 30.69 feet along the arc of a curve to the right, whose interior angle is 87°55'34", whose radius is 20 feet, and whose chord bears North 75°42'47" East a distance of 27.77 feet to a found iron pin;

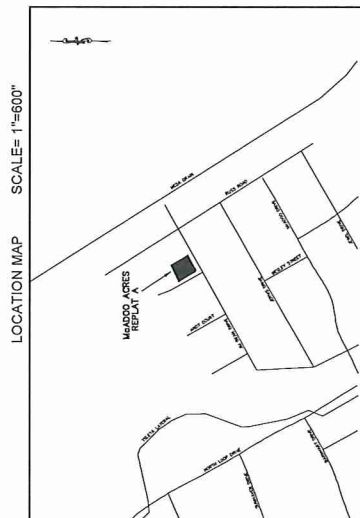
Thence North 31°45'00" West, along the West boundary line of Lot 5 and the East right-of-way line of Mark Mabon Court a distance of 133.82 feet to the top of a found iron pin and containing in all 20,180.00 square feet or 0.463 acres of land more or less.

ON-SITE PONDING NOTES AND RESTRICTIONS:

1. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO ON-SITE PONDING. LOT OWNER IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PONDING SYSTEM FOR EACH RESPECTIVE LOT.
2. THE PONDING SYSTEM SHALL BE DESIGNED TO PREVENT FLOODING FROM THEIR ROADWAY FROM DRAINING INTO AN ON-SITE PONDING LOT.
3. THE PONDING SYSTEM SHALL BE DESIGNED TO PREVENT FLOODING FROM THEIR ROADWAY FROM DRAINING INTO AN ON-SITE PONDING LOT.
4. NO PERSON SHALL BE PERMITTED TO MAKE THE FUNCTIONALITY OF AN ON-SITE POND, NO MORE THAN 24 HOURS BEFORE THE PONDING SYSTEM IS TO BE USED, TO BE USED TO STORE WATER FOR ANY PURPOSES OTHER THAN PONDING PURPOSES, WHICH SHALL BE DETERMINED BY THE ENGINEER.
5. THE PONDING SYSTEM SHALL BE DESIGNED TO PREVENT FLOODING FROM THEIR ROADWAY FROM DRAINING INTO AN ON-SITE PONDING LOT.
6. ANY OWNER NOTICED IN WRITING BY THE CITY OF SOCORRO OF CONSTRUCTION REQUIRED TO BE COMPLETED WITHIN FORTY-FIVE (45) CALENDAR DAYS OF RECEIPT OF THIS NOTICE, HOWEVER, COMPLETION OF CONSTRUCTION SHALL BE SUBJECT TO THE DISCRETION OF THE ENGINEER.
7. THE PONDING SYSTEM SHALL BE DESIGNED TO PREVENT FLOODING FROM THEIR ROADWAY FROM DRAINING INTO AN ON-SITE PONDING LOT.
8. THE PONDING SYSTEM SHALL BE DESIGNED TO PREVENT FLOODING FROM THEIR ROADWAY FROM DRAINING INTO AN ON-SITE PONDING LOT.
9. THE PONDING SYSTEM SHALL BE DESIGNED TO PREVENT FLOODING FROM THEIR ROADWAY FROM DRAINING INTO AN ON-SITE PONDING LOT.
10. THESE ON-SITE PONDING REQUIREMENTS SHALL BE FILED IN THE COUNTY CLERK'S OFFICE.

LEGEND:

SYMBOL	MEANING
●	IRON PIN SET
○	IRON PIN FOUND
⊙	CITY MONUMENT
⊚	BENCH MARK
⊛	PROPERTY LINE
---	LOT LINE
—W—	WATER LINE
—S—	SEWER LINE
X 54-01	EXISTING ELEVATION





SUBDIVISION SUMMARY PROCEDURE
MUNICODE CHAPTER 38-13

Note: The Council has authorized the City building official or his designee to approve a subdivision as a combined preliminary and final plat in any case where no public purposes would be served by separate steps. Such summary approval shall be given only when one or both following conditions exist:

1. The subdivision contains four or fewer lots;
2. Revision of subdivision, where the combination or recombination or portions of previously platted lots does not increase the total number of lots.

In all cases, the subdivision plat being considered for approval under this summary procedure shall be prepared according to the standards for plans and data for both preliminary and final plats as contained herein.

MUNICODE CHAPTER 38-7(a)(1)

Note: Whenever there is no need for dedication of streets or easements as described in Section 38-4 or 38-13, the City Council may waive the requirements for topography, street, utility and/or storm drainage as set forth.

LOT SPLIT APPLICATION

Date: 10-30-18

Name of Subdivider: ENRIQUE CASANAZ — EDUARDO GONZALEZ

Home Address: 238 MIDNIGHT SUN SOCORRO TX

Phone Number: (915) 490-7073

1. Legal description of property to be subdivided: LOTS BLOK 2 MCADOO ACRES

2. Present zoning: R-1 Area (Sq. Ft.) 20,180 Present Land Use NE/ RESIDENTIAL

3. Proposed land division:

Lot 1 Area: 10,057.00 .231 Acres

Lot 2 Area: 10,123.00 .232 Acres

Total Area: 20,180 Acres

4. Is dedication of easement required? No _____. If yes, appropriate letter from utilities is required.

DOCUMENTS REQUIRED

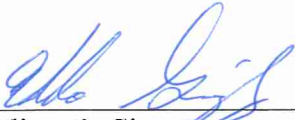
1. Plat of proposed subdivision done by a registered land surveyor showing existing easements.
2. Title guarantee by a Certified Abstractor showing that the subdivider owns or controls the proposed property and that the property is free from any liens or other encumbrances.
3. Property deed of proposed subdivision.
4. Location of existing structures and septic systems on the proposed subdivision. Future development requires the appropriate permits.
5. Property Tax Certificate.

FEES

Application Fee:	\$150.00
Preliminary Plat Review:	\$100.00
Final Plat Review:	\$100.00
Engineering Report Review:	\$200.00
Capital Improvement fee	<u>\$400.00</u> (per lot)

Total (non-refundable): _____

Under the Environmental Protection Agency's (EPA) regulations, construction sites larger than five (5) acres are required to have a storm water run-off plan and maintain detailed records during the project's operation.



Applicant's Signature

10-30-18

Date

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Ralph Duran
District 2

Victor Perez
District 3/Mayor Pro-Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: February 19, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT:

Consider and Take Action on the replat approval for Aldama Estates Replat C, being all of Lot 1, Block 7, Aldama Estates located at 208 Midnight Sun Dr.

SUMMARY:

The property is located at the intersection of Midnight Sun and Sunny Brooke Lane. It is owned by Rosa Maria Tellez.

BACKGROUND:

The proposed land division is as follows:

Lot #1 Area.....13,261 sq. ft. (0.3044 acres)
Lot #2 Area.....10,037 sq. ft. (0.2304 acres)
Lot #3 Area.....10,037 sq. ft. (0.2304 acres)
Lot #4 Area.....21,150 sq. ft. (0.4855 acres)

Total Area Area.....54,485 sq. ft. (1.25 acres)

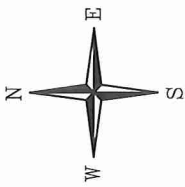
According to the Flood Insurance Rate Maps, the referenced property lies within Zone X.

STATEMENT OF THE ISSUE:

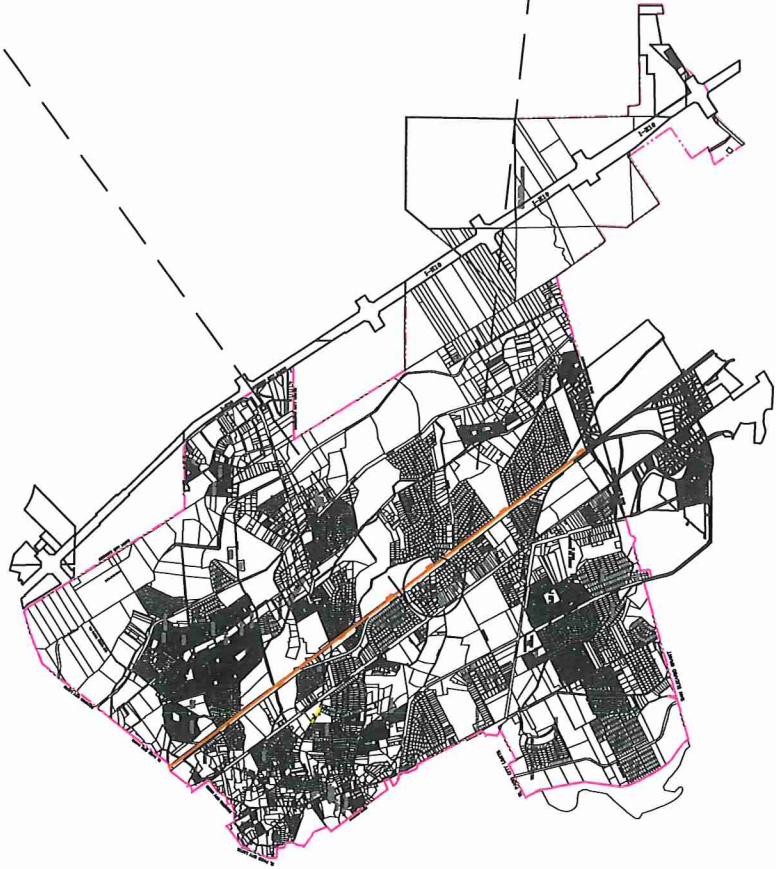
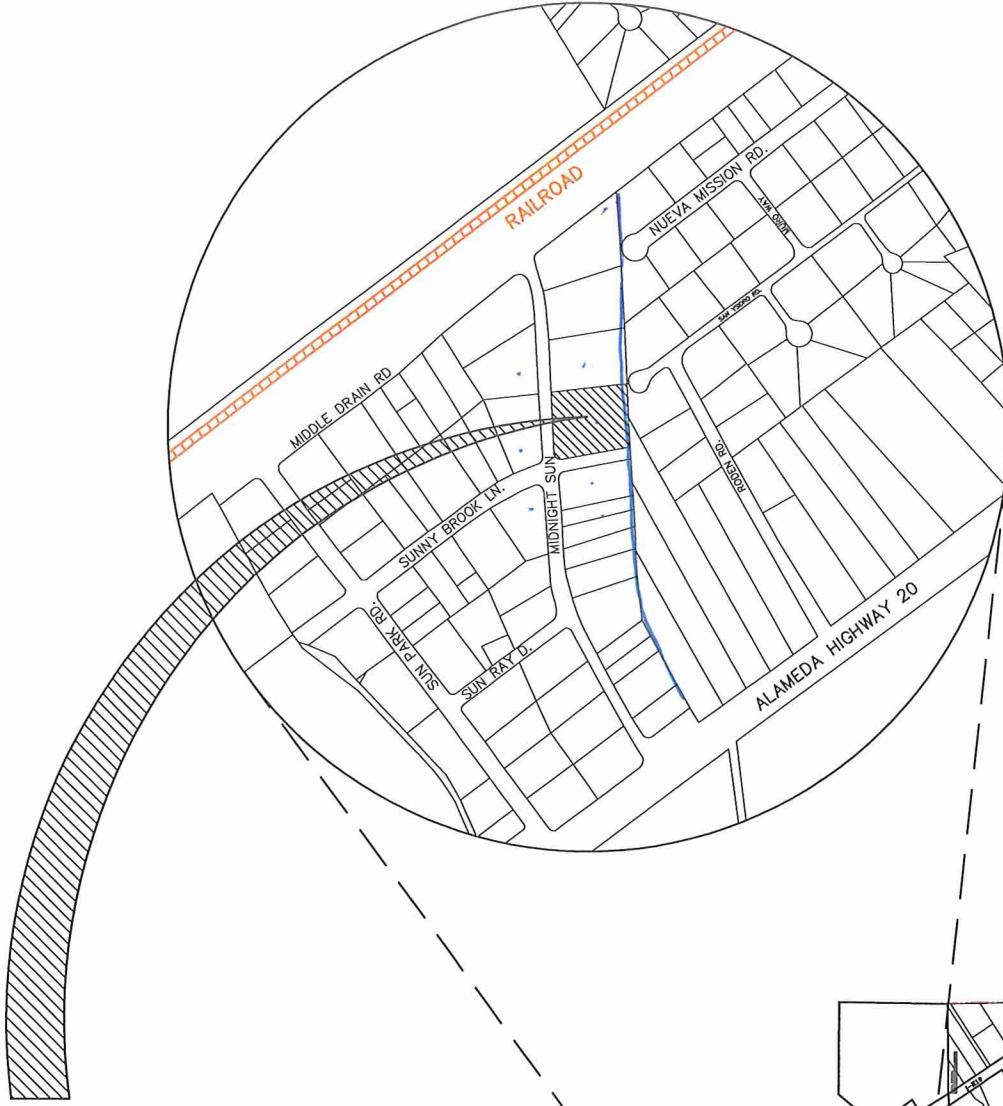
The proposed replat is located within a previously approved subdivision. This plat is considered a minor plat doesn't require extension of roadways or other utilities.

STAFF RECOMMENDATION:

The Planning and Zoning Department recommends APPROVAL to allow the applicant to record the plat as proposed.



PROJECT SITE;
208 Midnight Sun Dr.
Lot 1, Block 7
Aldama Estates Replat C



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN





PLANNING AND ZONING DEPARTMENT
APPLICATION FOR SUBDIVISION APPROVAL

Date: _____

REQUIRED DOCUMENTS

1. Plat of proposed subdivision done by a registered engineer and land surveyor showing easements.
2. Title guarantee by a Certified Abstractor showing that the applicant owns or controls the proposed property and that the property is free from any liens or other encumbrances.
3. Property deed of proposed subdivision.
4. Property Tax Certificate.

Application must be completed and validated prior to subdivision processing.

Subdivision Name: ALDAMA ESTATES REPLAT C

1. Legal description of Area: LOT 1, BLOCK 7, ALDAMA ESTATES
 _____ El Paso County, Texas.

2. Proposed Land Uses:

	Acres	Sites		Acres	Sites
Single Family	1.2508	5	Office		
Duplex			Street & Alley		
Apartment			Ponding/Drainage		
Mobile Home			Institutional		
P.U.D.			Other (Specify)		
Park/Pond					
School					
Commercial			Total No. Sites		
Industrial			Total Acreage		

3. What is existing zoning of the above described property? R-1

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s). Yes No

5. Which of the following public improvements will be installed in this development:

Pavement		Water Lines	
Sidewalks, Curb and Gutter		Street Name Signs	
Storm Sewer		Protective Fence	
Flood Retention Pond		Guardrails	
Fire Protection		Street Lights	
Survey Monuments		U/G Electric Lines	
Sanitary Sewer		Other (Specify)	

6. Are sidewalks proposed along all dedicated streets? Yes No
 If only along some streets, which ones? _____

7. What type of telephone easements are proposed?
 Underground _____ Overhead _____ Both

What type of electrical easements are proposed?
 Underground _____ Overhead _____ Both

What type of cable T.V. easements are proposed?
 Underground _____ Overhead _____ Both

8. What type of drainage is proposed?

9. Remarks and/or explanation of special circumstances:

10. Owner of record: ROSA M. TELLEZ 491-9000
 Name & address Zip Phone

11. Developer: _____
 Name & address Zip Phone

12. Engineer: CAD CONSULTING CO. 633-6422
 Name & address Zip Phone

Applicant's Signature: 

Capacity: _____

SUBDIVISION FEES

Application Fee	\$150.00 or \$5.00 per lot (whichever is greater)
Preliminary Plat Review	\$100.00
Variance Request	\$100.00
Eng. Report Review	\$200.00
Construction Plans & Spec. Review	\$100.00
Construction Inspection & Testing	\$100.00
Final Plat Review	\$100.00
Capital Improvement Fee	\$400.00 per lot (Ord. 77-7)
Parkland Fee (if no physical park is provided)	2.5% of the total project cost

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Ralph Duran
District 2

Victor Perez
District 3 / Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: February 19, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: Job Terrazas, Building Official
CC: Adriana Rodarte, City Manager

SUBJECT

Consider and Take Action on the replat approval for Hueco Junction Unit One being a replat of a portion of Tracts 12A, 12C, Block 5, Socorro Grant and Lot 1, Block 2, Eastlake Valley Subdivision located at the intersection of Old Hueco Tanks Road and Nuevo Hueco Tanks Blvd.

SUMMARY

The subject property is located approximately 1,100 feet northeast from North Loop Dr. It has an area of 139,392 sf. (3.20 acres). The owner is El Paso Jamas LTD.

BACKGROUND

The proposed land division is as follows:

Lot #1 Area.....49,858 sq. ft. (1.14 acres)
Lot #2 Area.....41,220 sq. ft. (0.95 acres)
Lot #3 Area.....38,607 sq. ft. (0.89 acres)

Total Area Area...129,685 sq. ft. (2.98 acres)

According to the Flood Insurance Rate Maps, the referenced property lies within an area determined to be outside of the 500-year flood plain, more particularly described as Zone X.

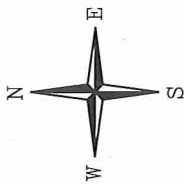
STATEMENT OF THE ISSUE

The proposed replat is necessary to redesign the intersection of OHTR and NHTB. A quitclaim deed is already in process for the vacation of a portion of OHTR.

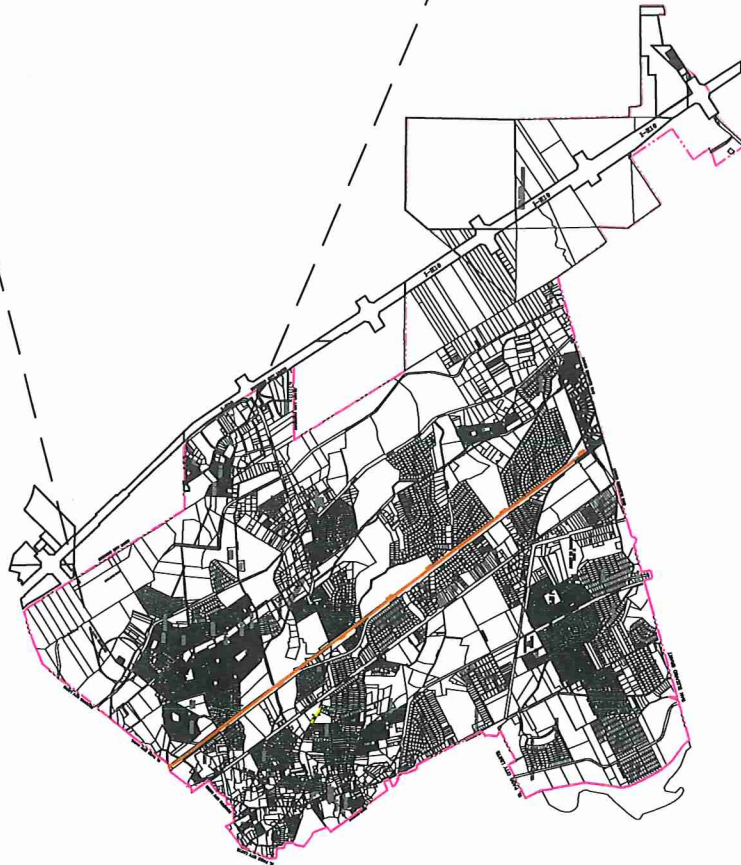
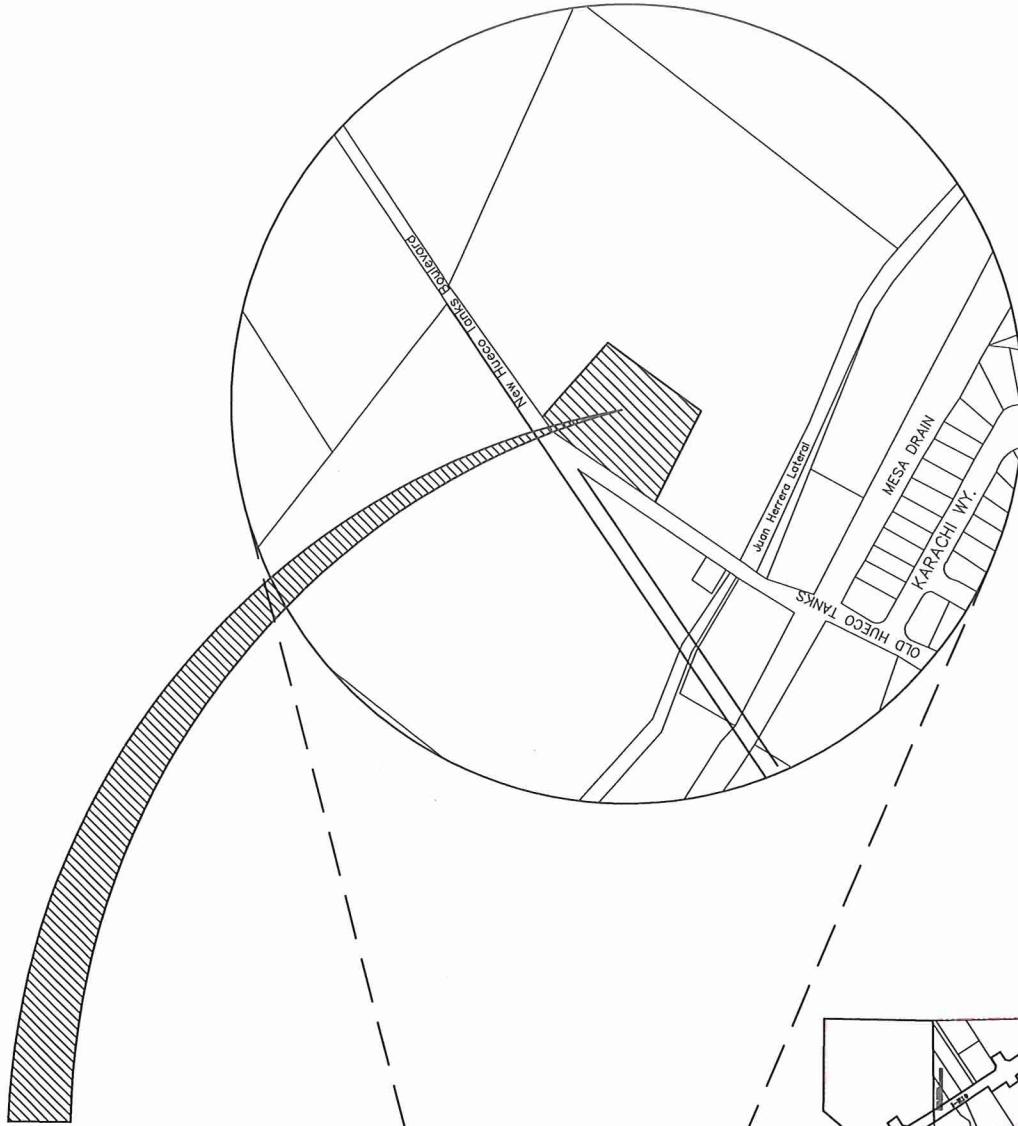
STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL to allow the developer to redesign the intersection with the necessary improvements with the following condition:

1. The quitclaim deed shall be recorded with the County clerk by the petitioner before the plat.



PROJECT SITE;
Nuevo Junction U-1
Lots 1 Through 11, Block 2
Eastlake Valley



CITY OF SOCORRO

LOCATION MAP

Scale: AS SHOWN



HUECO JUNCTION UNIT ONE

A PORTION OF TRACT 12A, ALL OF TRACT 12C, OF BLOCK 5, SOCORRO GRANT AND LOT 1, BLOCK 2, OF EASTLAKE VALLEY SUBDIVISION, CITY OF SOCORRO, EL PASO COUNTY, TEXAS CONTAINING 3.20 ACRES ±

DEDICATION

EL PASO JAMES LTD the owner of this unit, do hereby present this road and dedicate their respective portions of property to be used for the purpose of a public road for the benefit of the public and to be used and controlled as a public road consistent with and through the right to form interfering lines and streets, construction, and the right to form interfering lines and streets.

Witness my signature this _____ day of _____ 2010.

BILL MAGAN, VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

I, _____, Secretary of the City of Socorro, do hereby certify that this dedication was approved by the City Council of Socorro, Texas, in a public hearing held on _____, 2010, and that the same is on file and of record for the purpose and consideration herein expressed.

Given under my hand and seal of office this _____ day of _____ 2010.

History Public in and for El Paso County

My Commission Expires _____

CITY OF SOCORRO PLANNING DEPARTMENT

This subdivision is hereby approved as to the plat and as to the conditions of the subdivision in accordance with Chapter 212.0005 of the Texas Local Government Code, made this _____ day of _____ 2010.

Planning Director of the City of Socorro

Secretary

CITY OF SOCORRO

CERTIFICATE OF PLAT APPROVAL

UNDER TEXAS LOCAL GOVERNMENT CODE 212.009 (C)

We the undersigned certify that this plat of Hueco Junction Unit One was reviewed and approved by the City of Socorro, on _____ day of _____ 2010.

Mayor of the City of Socorro

Date

Date

Attest: Secretary of the City of Socorro

City

County

by Deputy

This dedication is hereby approved by and under the supervision of ECA Group.

The City Council, in a public hearing held on _____, 2010, approved and authorized the filing of this plat of subdivision and the recording of this plat of subdivision in the Public Records of El Paso County, Texas, on _____, 2010, in the _____ of the Public Records.

JOSE L. AZCARRATE, P.E.
Professional Engineer
Texas License No. 25272

Larry Street, Tr. R.P.L.L.S. No. 4099

ENGINEER

OTOPD

TEXAS REGISTERED ENGINEERING FIRM - 548

4710 W. WOODBURN DR. #100, EL PASO, TX 79904

EL PASO COUNTY, TEXAS

CONTACT: JORGE L. AZCARRATE, P.E.

JORGE L. AZCARRATE, P.E.
Professional Engineer
Texas License No. 25272

EL PASO COUNTY, TEXAS

CONTACT: LARRY DREWES, R.P.L.L.S.

"Surveying, Tracing, Area, Volume and Planning"

FINAL PLAT

GRAPHIC SCALE

1 inch = 50 ft.

(IN FEET)

1 inch = 50 ft.

1 inch = 50 ft.

1 inch = 50 ft.

SCALE: 1" = 600'

LOCATION MAP

HUECO JUNCTION UNIT ONE

TRACT 12B

TRACT 12A

TRACT 12C

TRACT 12D

TRACT 12E

TRACT 12F

TRACT 12G

TRACT 12H

TRACT 12I

TRACT 12J

TRACT 12K

TRACT 12L

TRACT 12M

TRACT 12N

TRACT 12O

TRACT 12P

TRACT 12Q

TRACT 12R

TRACT 12S

TRACT 12T

TRACT 12U

TRACT 12V

TRACT 12W

TRACT 12X

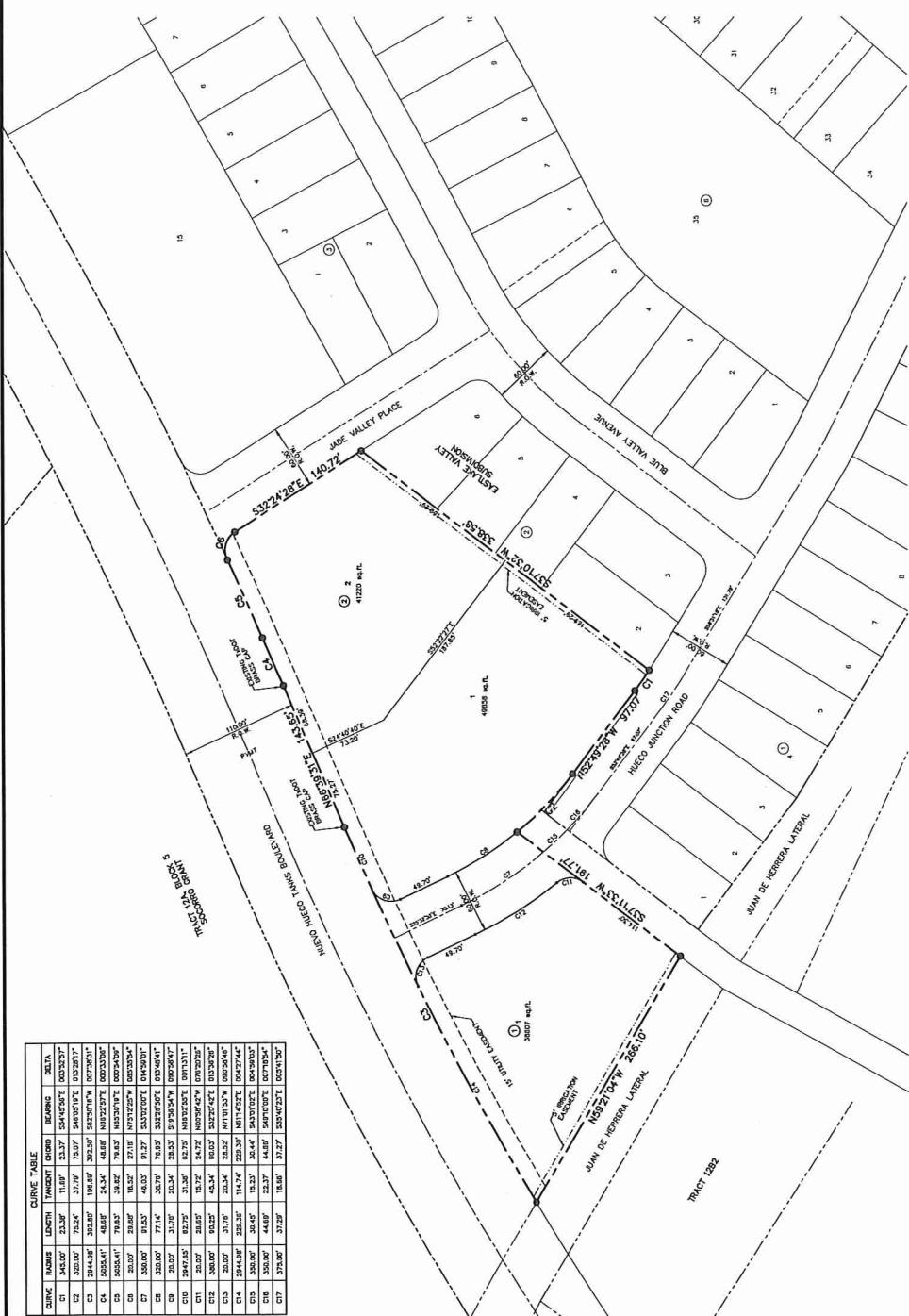
TRACT 12Y

TRACT 12Z

CURVE	TABLE	LENGTH	TANGENT	CHORD	BEARING	BETA
C1	3450.00'	23.50'	11.89'	23.27'	254°45'51"	00°25'27"
C2	3202.00'	73.24'	37.78'	72.57'	248°03'11"	03°28'17"
C3	2448.45'	302.89'	152.78'	299.78'	162°46'28"	00°00'00"
C4	3005.41'	78.83'	38.82'	78.82'	162°46'28"	00°00'00"
C5	3010.00'	28.80'	16.52'	27.18'	075°22'29"	00°00'00"
C6	3500.00'	81.53'	46.03'	81.27'	233°20'01"	01°49'01"
C7	3500.00'	71.45'	38.37'	70.97'	233°20'01"	01°49'01"
C8	3500.00'	71.45'	38.37'	70.97'	233°20'01"	01°49'01"
C9	3500.00'	71.45'	38.37'	70.97'	233°20'01"	01°49'01"
C10	3947.65'	82.75'	31.38'	82.72'	169°52'52"	01°13'11"
C11	3510.00'	28.80'	16.52'	27.17'	102°58'42"	01°29'37"
C12	3500.00'	81.53'	46.03'	81.27'	233°20'01"	01°49'01"
C13	3500.00'	81.53'	46.03'	81.27'	233°20'01"	01°49'01"
C14	3500.00'	81.53'	46.03'	81.27'	233°20'01"	01°49'01"
C15	3500.00'	81.53'	46.03'	81.27'	233°20'01"	01°49'01"
C16	3500.00'	81.53'	46.03'	81.27'	233°20'01"	01°49'01"
C17	3743.00'	27.26'	16.58'	27.27'	255°02'21"	00°51'50"

COMMERCIAL	3
SCHOOL DISTRICT	0
PARK	0
TOTAL	0

REMARKS:
 THIS PLAN SHOWS THE BANK
 ELEVATION-665.81 FEET (PAVED OR LOTE PLAN DATA)
 LOCATED ABOUT 143 FEET SOUTHWEST OF EL PASO AT THE WEST TEXAS
 EAST OF THE CHINA ROAD BEHIND THE FARM AND STATION IS
 FEET NORTH OF A PLAN CENTER, 21.9 FEET SOUTH OF A BANK WALL, AND
 FEET NORTH OF A PLAN CENTER, 21.9 FEET SOUTH OF A BANK WALL, AND
 MILE. ACCESS TO THE BANK POINT IS THROUGH A SUNDY LOGO PARK.



DATE OF PREPARATION: NOVEMBER 2010

HUECO JUNCTION UNIT ONE

A PORTION OF TRACTS 12A, 12C, BLOCK 5,
SOCORRO GRANT AND LOT 1, BLOCK 2, OF
EASTLAKE VALLEY SUBDIVISION, CITY OF SOCORRO,
EL PASO COUNTY, TEXAS
CONTAINING 3.20 ACRES ±

LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET FRONT OF WAY
- TOP OF CURB
- SIDEWALK
- PROPERTY LINE
- STREET CENTERLINE
- UTILITY EASEMENT
- IRRIGATION EASEMENT
- EXISTING MAJOR CENTER LINES
- EXISTING MIDDLE CENTER LINES
- EXISTING WATER LINES
- EXISTING SEWER LINES
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING STORM SEWER SYSTEM
- LOT AND BLOCK NUMBER
- DRAINAGE FLOW
- HIGH POINT
- LOW POINT
- PROPOSED MONUMENT
- EXISTING MONUMENT
- PORTION TO BE WALKED AS PART OF THE PLAT

COMMERCIAL	-	3
PARK	-	0
TOTAL	-	3

SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT
USPO DISTRICT FOR EL PASO, TEXAS PLATS

BENCHMARK

14-25
SURFACE COORDINATES: NAD 83 EARTH 2011 (14-44881.25)
14-25
UNADJUSTED COORDINATES: NAD 83 EARTH 2011 (14-44881.25)
NOTE: HORIZONTAL COORDINATES ARE LISTED AS (EASTING, NORTING). THE
VERTICAL COORDINATES ARE LISTED AS (ELEVATION). THE
COORDINATE SYSTEMS CONTAINED TO GRID COORDINATES, DIVIDED BY THE
CONVERSION FACTOR OF 100,000.

OWNER
EL PASO JAMAS, LTD
EL PASO, TX 79912

SURVEYOR



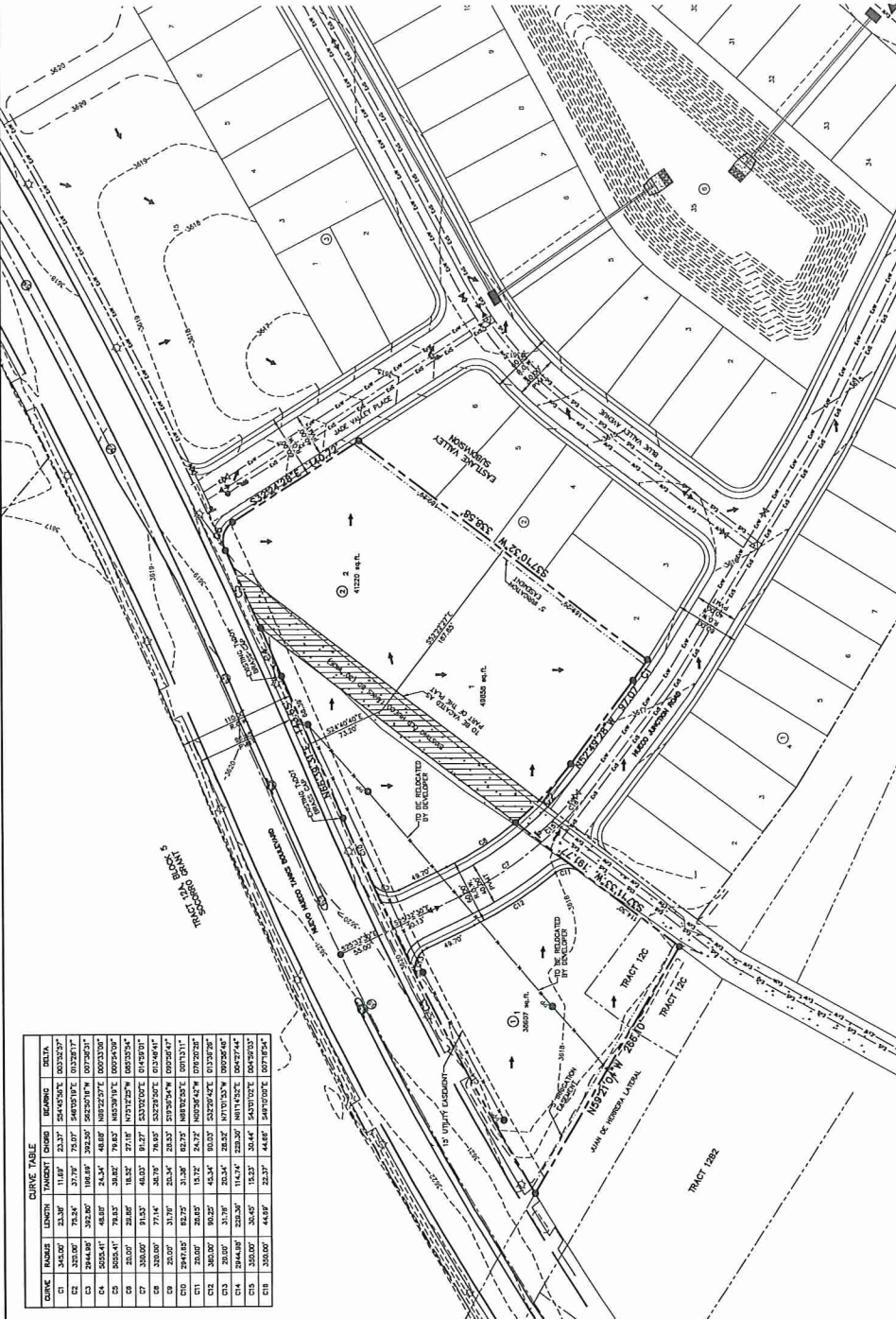
ENGINEER



CONTACT: JORGE L. AZCARATE, P.E.

CONTACT: LARRY DREYFUS, R.P.L.S.
"Serving Texas, One Mile at a Time"

DATE OF PREPARATION: OCTOBER 2018



PRELIMINARY PLAT
GRAPHIC SCALE
1 inch = 20 ft.



CHUNK NUMBER	LENGTH	TIMESTAMP	CHUNK DATA
C1	300.00'	25.30'	111.87' 25.37' 54.953581' 180253000'
C2	300.00'	25.30'	111.87' 25.37' 54.953581' 180253000'
C3	300.00'	25.30'	111.87' 25.37' 54.953581' 180253000'
C4	300.00'	25.30'	111.87' 25.37' 54.953581' 180253000'
C5	300.00'	25.30'	111.87' 25.37' 54.953581' 180253000'
C6	300.00'	25.30'	111.87' 25.37' 54.953581' 180253000'
C7	300.00'	25.30'	111.87' 25.37' 54.953581' 180253000'
C8	300.00'	25.30'	111.87' 25.37' 54.953581' 180253000'
C9	300.00'	25.30'	111.87' 25.37' 54.953581' 180253000'
C10	300.00'	25.30'	111.87' 25.37' 54.953581' 180253000'
C11	300.00'	25.30'	111.87' 25.37' 54.953581' 180253000'
C12	300.00'	25.30'	111.87' 25.37' 54.953581' 180253000'
C13	300.00'	25.30'	111.87' 25.37' 54.953581' 180253000'
C14	300.00'	25.30'	111.87' 25.37' 54.953581' 180253000'
C15	300.00'	25.30'	111.87' 25.37' 54.953581' 180253000'
C16	300.00'	25.30'	111.87' 25.37' 54.953581' 180253000'





PLANNING AND ZONING DEPARTMENT
APPLICATION FOR SUBDIVISION APPROVAL

Date: 6/27/2018

REQUIRED DOCUMENTS

1. Plat of proposed subdivision done by a registered engineer and land surveyor showing easements.
2. Title guarantee by a Certified Abstractor showing that the applicant owns or controls the proposed property and that the property is free from any liens or other encumbrances.
3. Property deed of proposed subdivision.
4. Property Tax Certificate.

Application must be completed and validated prior to subdivision processing.

Subdivision Name: Hueco Junction Unit 1

1. Legal description of Area: A PORTION TRACTS 12A, AND ALL OF TRACT 12C, BLOCK 5, SOCORRO GRANT AND LOT 1 BLOCK 2, OF EASTLAKE VALLEY SUBDIVISION, CITY OF SOCORRO, EL PASO COUNTY, TEXAS CONTAINING 3.20 ACRES ± El Paso County, Texas.

2. Proposed Land Uses:

	Acres	Sites		Acres	Sites
Single Family			Office		
Duplex			Street & Alley	0.22	1
Apartment			Ponding/Drainage		
Mobile Home			Institutional		
P.U.D.			Other (Specify)		
Park/Pond					
School					
Commercial	2.98	3	Total No. Sites	4	
Industrial			Total Acreage	3.20	

3. What is existing zoning of the above described property? C-2, R-2
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s). Yes _____ No _____

5. Which of the following public improvements will be installed in this development:

Pavement	X	Water Lines	X
Sidewalks, Curb and Gutter	X	Street Name Signs	X
Storm Sewer		Protective Fence	
Flood Retention Pond		Guardrails	
Fire Protection		Street Lights	X
Survey Monuments	X	U/G Electric Lines	X
Sanitary Sewer	X	Other (Specify)	

6. Are sidewalks proposed along all dedicated streets? Yes X No _____
 If only along some streets, which ones? _____

7. What type of telephone easements are proposed?
 Underground _____ Overhead _____ Both X

What type of electrical easements are proposed?
 Underground _____ Overhead _____ Both X

What type of cable T.V. easements are proposed?
 Underground _____ Overhead _____ Both X

8. What type of drainage is proposed?
 SURFACE FLOW TO EASTLAKE VALLEY SUBDIVISION

9. Remarks and/or explanation of special circumstances:

10. Owner of record: _____
 Name & address Zip Phone

11. Developer: _____
 Name & address Zip Phone

12. Engineer: _____
 Name & address Zip Phone

Applicant's Signature: _____

Capacity: _____

SUBDIVISION FEES

Application Fee	\$150.00 or \$5.00 per lot (whichever is greater)
Preliminary Plat Review	\$100.00
Variance Request	\$100.00
Eng. Report Review	\$200.00
Construction Plans & Spec. Review	\$100.00
Construction Inspection & Testing	\$100.00
Final Plat Review	\$100.00
Capital Improvement Fee	\$400.00 per lot (Ord. 77-7)
Parkland Fee (if no physical park is provided)	2.5% of the total project cost

Elia Garcia
Mayor

Rene Rodriguez
Representative
At Large

Cesar Nevarez
District 1



Ralph Duran
District 2

Victor Perez
District 3/Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: February 19, 2019
TO: PLANNING & ZONING COMMISSION
FROM: Michael Medina, City Planner
CC: Adriana Rodarte, City Manager

SUBJECT

Consider and Take Action on an Ordinance amending Chapter 46 of the Code of Ordinances of the City of Socorro, Texas to abolish and/or reclassify the M-1 and M-2 Industrial zoning districts.

SUMMARY

The M-1 and M-2 zoning districts are the only zoning districts in the City of Socorro that permits the industrial use. An amendment is needed to abolish and/or reclassify the types of uses that are permitted in the industrial zoning districts.

BACKGROUND

Currently the purpose of the *M-1* district is to accommodate a wide variety of light manufacturing, processing, storage, packaging, compounding, wholesaling, and distribution operations. The purpose of the *M-2* district is to accommodate all types of manufacturing, processing, storage, packing, compounding, wholesaling, and distribution operations.

STATEMENT OF THE ISSUE

The issue with the afore-mentioned zoning districts is that most of the zones allow uses that are incompatible with other zoning districts. These industrial zones have been used mostly for the storage, dismantling and distribution of junked vehicles. This land use is been declared a public nuisance by the neighbors due to the physical condition of the premises. Some properties are also manifestly capable of being a fire hazards, unsafe or unsecure as to endanger life, limb or property.

STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL for the proposed amendment to abolish and/or reclassify all industrial zones in Socorro.

Elia Garcia
Mayor

Rene Rodriguez
Representative
At Large

Cesar Nevarez
District 1



Ralph Duran
District 2

Victor Perez
District 3
Mayor Pro-Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

ORDINANCE _____

AN ORDINANCE AMENDING CHAPTER 46 – ZONING TO AMEND VARIOUS SECTIONS THEREUNDER, PERTAINING TO ABOLISHMENT OF THE M-1 LIGHT INDUSTRIAL AND M-2 HEAVY INDUSTRIAL DISTRICTS AND AMENDING THE MASTER PLAN AND THE COMPREHENSIVE PLAN TO CHANGE ALL REFERENCES THEREIN TO INDUSTRIAL TO COMMERCIAL: THE PENALTY BEING PROVIDED IN SECTION 46-20-3 OF THE SOCORRO CITY CODE.

WHEREAS, after reasonable consideration, the Socorro City Council has determined that the reclassification of any lands within the City of Socorro to the M-1-Light Industrial and M-2-Heavy Industrial is not consistent in promoting the health, safety, morals and the general welfare of the City; and

WHEREAS, there is a need to amend specific various provisions of Chapter 46 – Zoning and to amend the Master Plan and Comprehensive Plan changing all references to “Industrial” therein to “Commercial” to further promote and benefit development of the City in accordance with its policies; and

WHEREAS, the Zoning and Planning Commission has recommended approval of, and the Socorro City Council finds that, the amendments proposed herein will further protect and provide for the public health, safety, morals and general welfare of the community.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOCORRO, TEXAS, THAT:

Section 1. Chapter 46 – Zoning, Article IV. – District Regulations, Division 10; M-1-Light Industrial District of the Socorro City Code is deleted in its entirety with respect to any new development.

Section 2. Chapter 46 – Zoning, Article IV. – District Regulations, Division 11; M-2-Heavy Industrial District of the Socorro City Code is deleted in its entirety with respect to any new development.

Section 3. Chapter 46 – Zoning, Article IV. – District Regulations, Division 1.-Generally, Section 46-172.-Districts established, subsection (b)(9) of the Socorro City Code, is amended to delete the phrase M-1-Light Industrial District and inserting the word “Reserved”.

Section 4. Chapter 46 – Zoning, Article IV. – District Regulations, Division 1.-Generally, Section 46-172.-Districts established, subsection (b)(10) of the Socorro City Code, is amended to delete the phrase M-2-Heavy Industrial District and inserting the word “Reserved”.

Section 5. Chapter 46 – Zoning, Article V. – SUPPLEMENTAL REGULATIONS FOR ALL DISTRICTS, Section 46-634. – Signs, subsection (23), is amended to delete the reference to M-1 and M-2.

Section 6. The City’s Master Plan and Comprehensive Plan are hereby amended to change all references to “Industrial” to “Commercial”.

Section 7. This Ordinance shall take effect and shall be in full force and effect from and after its adoption and publication provided by law.

Section 8. The City Clerk is hereby ordered to cause this Ordinance to be incorporated into the Code of Ordinances of the City of Socorro, Texas and the City Planning Supervisor is hereby ordered to cause the City’s Master Plan and Comprehensive Plan to be amended to incorporate the changes described herein.

READ, APPROVED AND ADOPTED this _____ day of _____ 2019.

CITY OF SOCORRO, TEXAS

Elia Garcia, Mayor

ATTEST:

Olivia Navarro, City Clerk

APPROVED AS TO FORM:

James A. Martinez
Socorro City Attorney

APPROVED AS TO CONTENT:

Adriana Rodarte, City Manager

Introduction and First Reading:

Second Reading and Adoption:

Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Ralph Duran
District 2

Victor Perez
District 3/Mayor Pro-Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

DATE: February 19, 2019
TO: PLANNING AND ZONING COMMISSION
FROM: Michael Medina, City Planner
CC: Adriana Rodarte, City Manager

SUBJECT:

Consider and Take Action on an Ordinance to adopt a quitclaim deed and Ordinance to vacate a portion of Old Hueco Tanks Road.

SUMMARY:

The property is located at the intersection of Old Hueco Tanks Road and Nuevo Hueco Tanks Blvd.

BACKGROUND:

The final plat for Eastlake Valley subdivision was approved February 1, 2018. In this subdivision, there is a roadway named Hueco Junction Road that runs north to south. This roadway is currently aligned with one of the medians that were built in the Nuevo Hueco Tanks Blvd.

STATEMENT OF THE ISSUE:

The developer is requesting to replat block 2 in Eastlake Valley subdivision to eliminate four lots and redesign the roadway to connect to the median available in the Nuevo Hueco Tanks Blvd. The proposed plan requires the vacation of a portion of Old Hueco Tanks to allow the petitioner to combine a tract of land and extend Hueco Junction Road to provide access to the future residents from Eastlake Valley Subdivision.

STAFF RECOMMENDATION:

In order to improve the quality of life for the residents in the vicinity and allow a safe transition from Old Hueco Tanks to Nuevo Hueco Tanks, the Planning and Zoning Department recommends APPROVAL to ratify the quitclaim deed and Ordinance to allow the applicant to file the plat as proposed.

EASTLAKE VALLEY

A PORTION OF TRACT 8 AND ALL OF TRACT 15, BLOCK 4, SOCORRO GRANT CITY OF SOCORRO, EL PASO COUNTY, TEXAS, CONTAINING 74.82 ACRES ± SHEET 1 OF 2

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

CITY OF EL PASO

Eastlake Valley, LLC owner of the 74.82 acre tract of land encompassed within the proposed Eastlake Valley subdivision, hereby certifies that the proposed subdivision complies with the requirements of the El Paso Subdivision Act, Chapter 212, Subchapter C, of the Texas Local Government Code, and that the proposed subdivision complies with the requirements of the Texas Local Government Code § 212.002 and the Texas Local Government Code § 212.003. The proposed subdivision is being filed for the purpose of:

- The water quality and connections to the lots meet, or will meet, the minimum state standards;
- The sewer connections to the lots or public utility mains, or will meet, the minimum state standards; and
- The gas connections, if available, provided to the lots meet, or will meet, the minimum state standards.

Enrique Escobar, Mayor of the City of Socorro, State of Texas, hereby certifies that he has read and approved the plat and the information contained therein and acknowledges that he has executed the same for the purposes and considerations stated above.

Given under my hand and seal this _____ day of _____, 20____.

ACKNOWLEDGEMENT

Before me, the undersigned authority, on this day personally appeared Enrique Escobar, Mayor of the City of Socorro, State of Texas, who acknowledged to me that he executed the same for the purposes and considerations stated above.

Notary Public in and for the State of Texas.

My Commission expires: _____ day of _____, 20____.

Planning Director of the City of Socorro

CITY OF SOCORRO
CERTIFICATE OF PLAT APPROVAL

UNDER TEXAS LOCAL GOVERNMENT CODE 212.009 (C)
We the undersigned certify that this plat of Eastlake Valley was reviewed and approved by the City of Socorro, on _____ day of _____, 20____.

Mayor of the City of Socorro _____ Date _____

Attest: Secretary of the City of Socorro _____ Date _____

FILED

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day of _____, 20____, in File No. _____ of the Plat Records.

County Clerk _____

Subdivision Improvement Plans prepared by and under the supervision of CEA Group.

Joseph L. Azcarate, P.E.
Licensed Professional Engineer
Texas License No. 25876

ENGINEER

CEA CONSULTING COMPANY
1700 N. LEE TREVINO DR. SUITE 400
EL PASO, TEXAS 79906
TEL (915) 633-6422
WWW.CEAGROUP.COM

CONTACT: JORGE L. AZCARATE, P.E.

CONTACT: CARLOS M. JIMENEZ, R.

OWNER

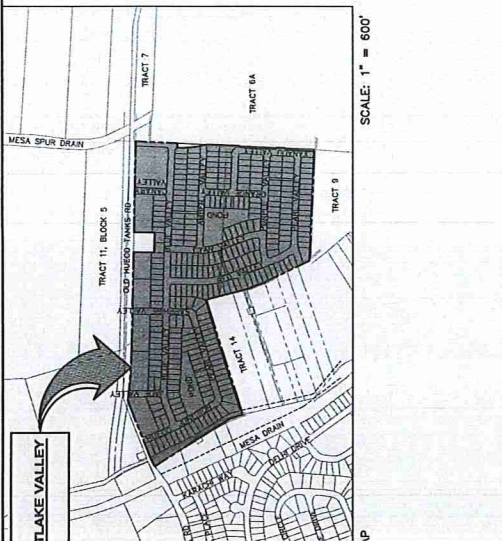
EASTLAKE VALLEY, LLC
1700 N. LEE TREVINO DR. SUITE 400
EL PASO, TEXAS 79906
TEL (915) 633-6422

DATE OF PREPARATION: DEC 20____

- NOTES:**
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO EASTLAKE VALLEY SUBDIVISION IN ACCORDANCE WITH THE CITY OF SOCORRO SUBDIVISION ACT, CHAPTER 212, SUBCHAPTER C, OF THE TEXAS LOCAL GOVERNMENT CODE. THE WATER AND SEWER MAINS AND CONNECTIONS TO THE LOTS WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION WITHIN TWO YEARS FROM THE PLAT FILING DATE.
 - THE CITY OF SOCORRO HAS REVIEWED THE SUBDIVISION AND HAS DETERMINED THAT THE SUBDIVISION COMPLIES WITH THE REQUIREMENTS OF THE CITY OF SOCORRO SUBDIVISION ACT, CHAPTER 212, SUBCHAPTER C, OF THE TEXAS LOCAL GOVERNMENT CODE. THE CITY OF SOCORRO HAS REVIEWED THE SUBDIVISION AND HAS DETERMINED THAT THE SUBDIVISION COMPLIES WITH THE REQUIREMENTS OF THE CITY OF SOCORRO SUBDIVISION ACT, CHAPTER 212, SUBCHAPTER C, OF THE TEXAS LOCAL GOVERNMENT CODE.
 - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, UNDER FILE NO. _____.
 - THE POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX SERVICE.
 - THIS SUBDIVISION LIES WITHIN ZONE "C" AS DESIGNATED IN PARCEL NO. 480212.02260. THE SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE CITY OF SOCORRO SUBDIVISION ACT, CHAPTER 212, SUBCHAPTER C, OF THE TEXAS LOCAL GOVERNMENT CODE.
 - DEED RESTRICTIONS SHALL BE ENFORCED BY MANUFACTURE RELIEF WITHOUT THE REQUIREMENT FOR BOND OR OTHER SECURITY.
 - ALL STREETS WITHIN SUBDIVISION SHALL BE PUBLIC STREETS AND DEDICATED TO CITY OF SOCORRO.
 - BOIDS OF RECORD IS FROM THE SOCORRO GRANT BLOCK 4.
 - - DENOTES PROPOSED MONUMENT. FOR EXACT LOCATION CONTACT CITY OF SOCORRO.
 - NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLINGS SHALL BE LOCATED ON EACH LOT.
 - - DENOTES A FOUND 1/2" REBAR WITH CAP.
 - DENOTES A 5" IRRIGATION LAYOUT.

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S03°31'00"E	118.50'	L31	N03°00'00"E	20.00'
L2	S22°56'00"W	80.64'	L32	S43°00'00"W	20.00'
L3	N43°31'54"W	185.00'	L33	S58°28'00"W	11.15'
L4	S58°28'00"W	185.00'	L34	N43°31'54"W	9.40'
L5	S03°31'54"E	185.00'	L35	N07°52'00"E	28.11'
L6	N07°52'00"E	39.00'	L36	N07°52'00"E	7.00'
L7	N43°31'54"E	5.84'	L37	N69°28'00"W	22.25'
L8	N43°31'54"E	8.00'	L38	N43°31'54"W	3.07'
L9	N43°31'54"W	78.33'	L39	S05°49'00"E	13.57'
L10	S78°30'00"E	3.80'	L40	S33°31'54"E	23.13'
L11	N69°28'00"W	46.97'	L41	S78°30'00"E	27.86'
L12	N03°00'00"E	46.97'	L42	S05°49'00"E	11.31'
L13	S22°56'00"W	30.62'	L43	N07°52'00"E	2.58'
L14	N43°31'54"W	30.62'	L44	S78°30'00"E	3.80'
L15	S22°56'00"W	8.53'	L45	N07°52'00"E	15.42'
L16	N07°52'00"E	50.46'	L46	S33°31'54"E	26.99'
L17	S22°56'00"W	50.46'	L47	S05°49'00"E	52.35'
L18	S43°00'00"W	7.00'	L48	S78°30'00"E	51.00'
L19	N43°31'54"E	46.98'	L49	S43°00'00"W	21.00'
L20	S43°00'00"W	15.74'	L50	S43°00'00"E	32.10'
L21	S03°31'54"E	18.49'	L51	N07°52'00"E	20.00'
L22	S03°31'54"E	10.60'	L52	N07°52'00"E	25.77'
L23	N43°31'54"E	16.15'	L53	N43°31'54"E	4.11'
L24	N43°31'54"E	48.69'	L54	N07°52'00"E	10.89'
L25	S03°31'54"E	18.02'	L55	S78°30'00"E	3.80'
L26	S43°00'00"W	15.38'	L56	S78°30'00"E	38.47'
L27	S33°31'54"E	25.00'	L57	S03°31'54"E	56.13'

SCALE: 1" = 600'



Elia Garcia
Mayor

Rene Rodriguez
At Large

Cesar Nevarez
District 1



Ralph Duran
District 2

Victor Perez
District 3/Mayor Pro Tem

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

ORDINANCE _____

AN ORDINANCE VACATING A PORTION OF OLD HUECO TANKS ROAD WHICH LIES WHOLLY WITHIN LOTS 1 AND 2, BLOCK 2, HUECO JUNCTION UNIT ONE, CITY OF SOCORRO, EL PASO COUNTY, TEXAS.

WHEREAS, the City Council has heretofore decided that a portion of Old Hueco Tanks Road located within Lots 1 and 2, Block 2, Hueco Junction Unit One, City of Socorro, El Paso County, Texas, should be vacated and City Council finds that said portion of right-of-way is not needed for public use and should be vacated.

NOW, THEREFORE, be it ordained by the City Council of the City of Socorro:

1. That a determination has been made that it is in the best interest of the public that a portion of Old Hueco Tanks Road, lying wholly within Lots 1 and 2, Block 2, Hueco Junction Unit One, City of Socorro, El Paso County, Texas, and which is more particularly described in the attached metes & bounds description identified as Exhibit "A" and made a part hereof by reference, be vacated by the City of Socorro.

2. In addition, the Mayor is authorized to sign an instrument quitclaiming all of the City's right, title and interest in and to such vacated property to El Paso Jamas, Ltd., a Texas limited partnership.

PASSED AND APPROVED THIS _____ DAY OF _____, 2019.

CITY OF SOCORRO, TEXAS

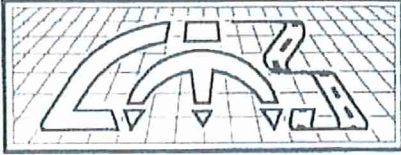
Elia Garcia, Mayor

ATTEST:

APPROVED AS TO CONTENT:

Olivia Navarro, City Clerk

Michael Medina, City Planner



Land - Mark Professional Surveying Inc.

"Serving Texas, New Mexico and Arizona"

FIELD NOTE DESCRIPTION

EXISTING OLD HUECO TANKS ROAD (30 FEET WIDE) VACATION

A 0.227 ACRE PARCEL OF LAND BEING A PORTION OF EXISTING OLD HUECO TANKS ROAD (30 FEET WIDE), IN ACCORDANCE WITH THE CURRENT REVISION OF THE 1927 SURVEY OF BLOCK 5, SOCORRO GRANT BY THE COUNTY SURVEYOR (CARTER) ON FILE WITH THE EL PASO CENTRAL APPRAISAL DISTRICT, EL PASO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at the northeasterly corner of Tract 12B2, Block 5, Socorro Grant; **THENCE**, North $59^{\circ}21'04''$ West, with the northeasterly boundary line of a parcel of land conveyed to Emmitt R. Johnson in Volume 140, Page 544, filed for record on 10/03/1966 and with the southwesterly right-of-way line of the Juan De Herrera Lateral, filed for record in Volume 324, Volume 597, on 10/4/1918, a distance of 286.82 feet to a point lying in the existing southeasterly right-of-way line of Nuevo Hueco Tanks Road (110 feet wide); **THENCE**, Northeasterly with a curve to the right and with said existing southeasterly right-of-way line, an arc distance of 449.32 feet to a point; Said curve having a radius of 2944.98 feet, a central angle of $08^{\circ}44'30''$, and a chord that bears North $62^{\circ}17'15''$ East, a distance of 448.88 feet; **THENCE**, North $66^{\circ}39'31''$ East, continuing with said existing southeasterly right-of-way line, a distance of 143.67 feet to a point; **THENCE**, Northeasterly with a curve to the left and continuing with said existing southeasterly right-of-way line, an arc distance of 48.68 feet to the **POINT OF BEGINNING**; Said point having a surface coordinate value of X=447,176.32 feet and Y= 10,625,619.91 feet; Said curve having a radius of 5055.41 feet, a central angle of $00^{\circ}33'06''$, and a chord that bears North $66^{\circ}22'57''$ East, a distance of 48.68 feet;

THENCE, Northeasterly with the arc of curve to the left and continuing with said existing southeasterly right-of-way line, an arc distance of 62.73 feet to a point lying in the existing southeasterly right-of-way line of Old Hucco Tanks (30 feet wide) in accordance with the current revision of the 1927 survey of Block 5, Socorro Grant by the County Surveyor (Carter) on file with the El Paso Central Appraisal district; Said curve having a radius of 5055.41 feet, a central angle of $00^{\circ}42'40''$, and a chord that bears North $65^{\circ}45'05''$ East, a distance of 62.73 feet;

THENCE, South $37^{\circ}10'56''$ West, with said existing southeasterly right-of-way line, a distance of 360.08 feet to a point, for a corner of this parcel;

THENCE, Northwesterly with the arc of curve to the right, an arc distance of 30.55 feet to a point lying in said existing northwesterly right-of-way line of Old Hueco Tanks (30 feet wide); Said curve having a radius of 320.00 feet, a central angle of $05^{\circ}28'09''$, and a chord that bears North $42^{\circ}04'50''$ West, a distance of 30.53 feet;

1420 Bessemer • El Paso, Texas 79936
Tel. (915) 598-1300 • Fax (915) 598-1221 • E-mail address: Larry@Land-Marksurvey.com

EXHIBIT "A"
(Page 2 of 2)

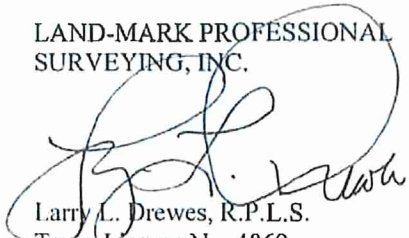
*EXISTING OLD HUECO TANKS ROAD
(30 FEET WIDE) VACATION
Page 2 of 2*

THENCE, North 37°10'56" East, with said northwesterly right-of-way line, a distance of 299.30 feet to the **POINT OF BEGINNING**.

Said parcel contains 0.227 Acres (9,894 Square feet) more or less.

This parcel description is accompanied by a survey plat of same date also prepared by the undersigned, which is attached to and made a part of this description for all purposes. The coordinates shown on said plat of survey and cited in this parcel description are surface coordinates expressed in U.S. Survey feet. The surface coordinates were derived from the scaling of Texas State Plane Coordinates, NAD 83 (CORS 96, EPOCH 2002), Texas Central Zone 4203 by a factor of 1.000231. To convert surface coordinates to State Plane Grid Coordinates, divide the surface coordinates by the surface factor 1.000231. Distances shown on the plat of survey are surface distances and may also be converted to grid distances by dividing by 1.000231.

LAND-MARK PROFESSIONAL
SURVEYING, INC.



Larry L. Drewes, R.P.L.S.
Texas License No. 4869
Job Number 31149
November 7, 2018



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

QUITCLAIM DEED

STATE OF TEXAS)
)
COUNTY OF EL PASO) KNOW ALL PERSONS BY THESE PRESENTS:

That the CITY OF SOCORRO (“Grantor”) for \$25.00 cash and other good and valuable consideration, has quitclaimed and by these presents does hereby quitclaim any and all right, title and interest unto EL PASO JAMAS, LTD., a Texas limited partnership (“Grantee”) whose address is 2244 Trawood, Suite 100, El Paso, Texas 79935, all that certain parcel of land situated in El Paso County, Texas, which property was vacated by Ordinance No. _____, passed and approved by the City Council of the City of Socorro, Texas, and more particularly described as follows:

A portion of Old Hueco Tanks Road, lying wholly within Lots 1 and 2, Block 2, Hueco Junction Unit One, City of Socorro, El Paso County, Texas, and being more particularly described by metes and bound in Exhibit "A" attached hereto and made a part hereof for all purposes as shown on the Plat of Survey attached hereto as Exhibit "B" (the “Property”).

THE PROPERTY IS BEING CONVEYED ON AN "AS IS" BASIS WITH ALL FAULTS, AND GRANTOR DISCLAIMS, AND GRANTEE DOES NOT RELY UPON, ANY EXPRESS OR IMPLIED WARRANTIES OF ANY KIND RELATING TO THE PROPERTY.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns. Neither Grantor nor Grantor’s successors or assigns will have, claim or demand any right or title to the Property or any part of it.

This conveyance is made without warranty of title, either expressed or implied.

(Signatures on Next Page)

IN WITNESS WHEREOF this Quitclaim Deed is executed this _____ day of _____, 2019.

CITY OF SOCORRO

By: _____
Elia Garcia, Mayor

ATTEST:

Olivia Navarro, City Clerk

APPROVED AS TO CONTENT:

Michael Medina, City Planner

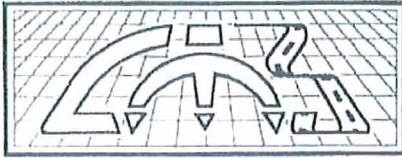
STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me this _____ day of _____, 2019, by Elia Garcia, Mayor of the City of Socorro.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

AFTER RECORDING, RETURN TO:

El Paso Jamas, Ltd.
2244 Trawood, Suite 100
El Paso, Texas 79935



Land - Mark Professional Surveying Inc.

"Serving Texas, New Mexico and Arizona"

FIELD NOTE DESCRIPTION

**EXISTING OLD HUECO TANKS ROAD (30 FEET WIDE)
VACATION**

A 0.227 ACRE PARCEL OF LAND BEING A PORTION OF EXISTING OLD HUECO TANKS ROAD (30 FEET WIDE), IN ACCORDANCE WITH THE CURRENT REVISION OF THE 1927 SURVEY OF BLOCK 5, SOCORRO GRANT BY THE COUNTY SURVEYOR (CARTER) ON FILE WITH THE EL PASO CENTRAL APPRAISAL DISTRICT, EL PASO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at the northeasterly corner of Tract 12B2, Block 5, Socorro Grant; **THENCE**, North $59^{\circ}21'04''$ West, with the northeasterly boundary line of a parcel of land conveyed to Emmitt R. Johnson in Volume 140, Page 544, filed for record on 10/03/1966 and with the southwesterly right-of-way line of the Juan De Herrera Lateral, filed for record in Volume 324, Volume 597, on 10/4/1918, a distance of 286.82 feet to a point lying in the existing southeasterly right-of-way line of Nuevo Hueco Tanks Road (110 feet wide); **THENCE**, Northeasterly with a curve to the right and with said existing southeasterly right-of-way line, an arc distance of 449.32 feet to a point; Said curve having a radius of 2944.98 feet, a central angle of $08^{\circ}44'30''$, and a chord that bears North $62^{\circ}17'15''$ East, a distance of 448.88 feet; **THENCE**, North $66^{\circ}39'31''$ East, continuing with said existing southeasterly right-of-way line, a distance of 143.67 feet to a point; **THENCE**, Northeasterly with a curve to the left and continuing with said existing southeasterly right-of-way line, an arc distance of 48.68 feet to the **POINT OF BEGINNING**; Said point having a surface coordinate value of $X=447,176.32$ feet and $Y=10,625,619.91$ feet; Said curve having a radius of 5055.41 feet, a central angle of $00^{\circ}33'06''$, and a chord that bears North $66^{\circ}22'57''$ East, a distance of 48.68 feet;

THENCE, Northeasterly with the arc of curve to the left and continuing with said existing southeasterly right-of-way line, an arc distance of 62.73 feet to a point lying in the existing southeasterly right-of-way line of Old Hueco Tanks (30 feet wide) in accordance with the current revision of the 1927 survey of Block 5, Socorro Grant by the County Surveyor (Carter) on file with the El Paso Central Appraisal district; Said curve having a radius of 5055.41 feet, a central angle of $00^{\circ}42'40''$, and a chord that bears North $65^{\circ}45'05''$ East, a distance of 62.73 feet;

THENCE, South $37^{\circ}10'56''$ West, with said existing southeasterly right-of-way line, a distance of 360.08 feet to a point, for a corner of this parcel;

THENCE, Northwesterly with the arc of curve to the right, an arc distance of 30.55 feet to a point lying in said existing northwesterly right-of-way line of Old Hueco Tanks (30 feet wide); Said curve having a radius of 320.00 feet, a central angle of $05^{\circ}28'09''$, and a chord that bears North $42^{\circ}04'50''$ West, a distance of 30.53 feet;

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EXISTING OLD HUECO TANKS ROAD
(30 FEET WIDE) VACATION
Page 2 of 2

THENCE, North 37°10'56" East, with said northwesterly right-of-way line, a distance of 299.30 feet to the **POINT OF BEGINNING**.

Said parcel contains 0.227 Acres (9,894 Square feet) more or less.

This parcel description is accompanied by a survey plat of same date also prepared by the undersigned, which is attached to and made a part of this description for all purposes. The coordinates shown on said plat of survey and cited in this parcel description are surface coordinates expressed in U.S. Survey feet. The surface coordinates were derived from the scaling of Texas State Plane Coordinates, NAD 83 (CORS 96, EPOC 2002), Texas Central Zone 4203 by a factor of 1.000231. To convert surface coordinates to State Plane Grid Coordinates, divide the surface coordinates by the surface factor 1.000231. Distances shown on the plat of survey are surface distances and may also be converted to grid distances by dividing by 1.000231.

LAND-MARK PROFESSIONAL
SURVEYING, INC.

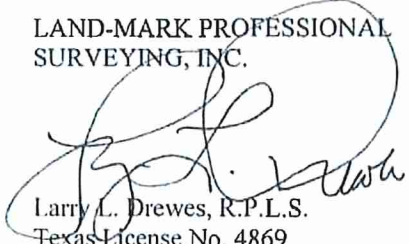
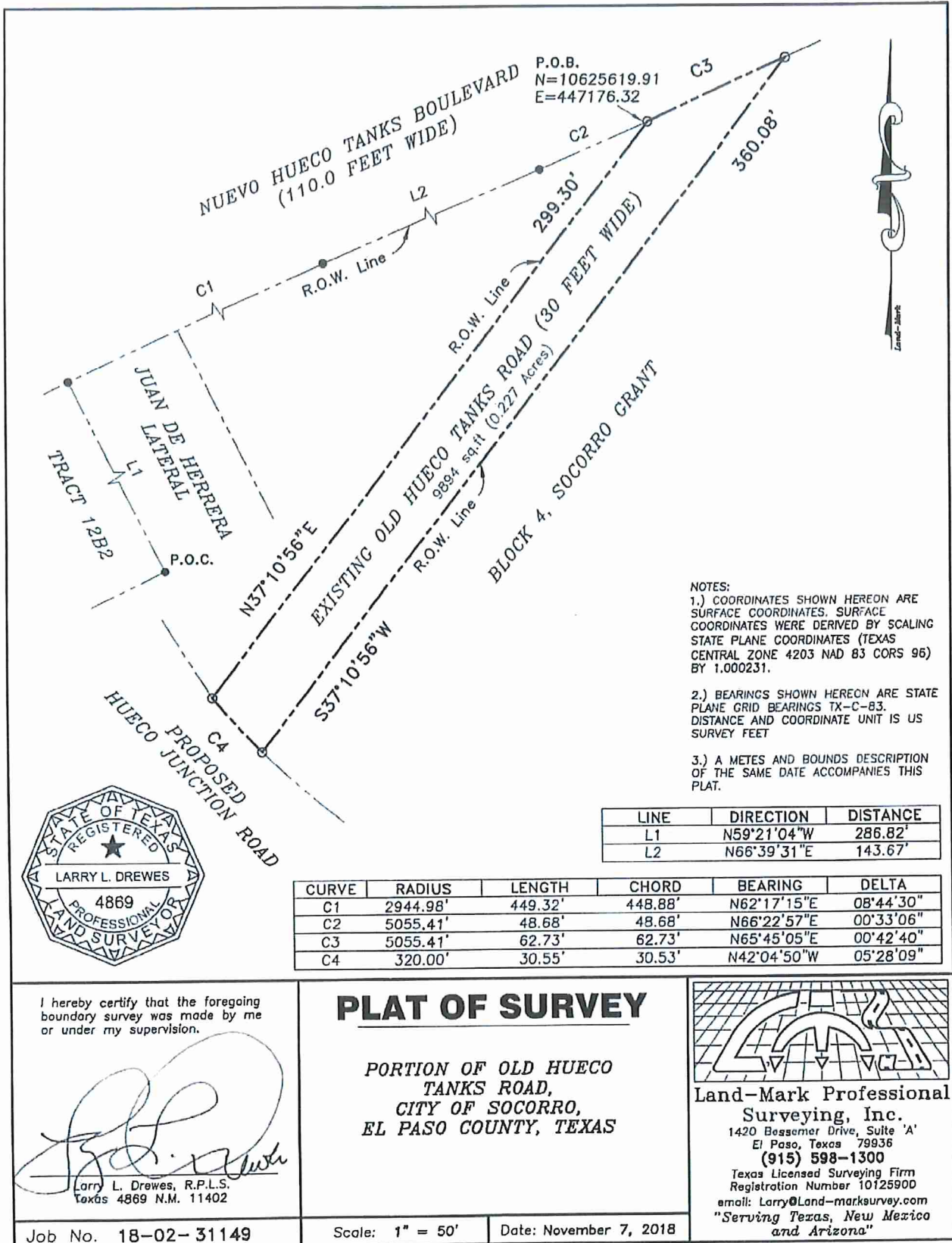

Larry L. Drewes, R.P.L.S.
Texas License No. 4869
Job Number 31149
November 7, 2018



EXHIBIT "B"



- NOTES:
- 1.) COORDINATES SHOWN HEREON ARE SURFACE COORDINATES. SURFACE COORDINATES WERE DERIVED BY SCALING STATE PLANE COORDINATES (TEXAS CENTRAL ZONE 4203 NAD 83 CORS 96) BY 1.000231.
 - 2.) BEARINGS SHOWN HEREON ARE STATE PLANE GRID BEARINGS TX-C-83. DISTANCE AND COORDINATE UNIT IS SURVEY FEET
 - 3.) A METES AND BOUNDS DESCRIPTION OF THE SAME DATE ACCOMPANIES THIS PLAT.

LINE	DIRECTION	DISTANCE
L1	N59°21'04"W	286.82'
L2	N66°39'31"E	143.67'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2944.98'	449.32'	448.88'	N62°17'15"E	08°44'30"
C2	5055.41'	48.68'	48.68'	N66°22'57"E	00°33'06"
C3	5055.41'	62.73'	62.73'	N65°45'05"E	00°42'40"
C4	320.00'	30.55'	30.53'	N42°04'50"W	05°28'09"



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

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

PLAT OF SURVEY

PORTION OF OLD HUECO
 TANKS ROAD,
 CITY OF SOCORRO,
 EL PASO COUNTY, TEXAS



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 "Serving Texas, New Mexico
 and Arizona"

Job No. 18-02-31149

Scale: 1" = 50'

Date: November 7, 2018