Rene Rodriguez Representative At Large

Cesar Nevarez, District 1 Mayor Pro Tem



Ralph Duran
District 2

Victor Perez, District 3

Yvonne Colon-Villalobos

District 4

Adriana Rodarte City Manager

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

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.

#### SUPPLEMENTAL NOTICE OF MEETING BY VIRTUAL SERVICES

IN ACCORDANCE WITH ORDER OF THE OFFICE OF THE GOVERNOR ISSUED MARCH 16, 2020, THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOCORRO WILL CONDUCT THE MEETING SCHEDULED FOR TUESDAY MAY 19, 2020, AT 5:30 PM BROADCASTED FROM CITY HALL CHAMBERS, 860 RIO VISTA RD., SOCORRO, TEXAS VIA TELEPHONE CONFERENCE AND LIVE STREAMED IN ORDER TO ADVANCE THE PUBLIC HEALTH GOAL OF LIMITING THE NUMBER OF PEOPLE PHYSICALLY PRESENT AT OUR LOCATION (ALSO CALLED "SOCIAL DISTANCING") TO SLOW THE SPREAD OF THE CORONAVIRUS (COVID-19). THERE WILL BE NO PHYSICAL PUBLIC ACCESS TO THE LOCATION DESCRIBED ABOVE.

THIS WRITTEN NOTICE, THE MEETING AGENDA, AND THE AGENDA PACKET, ARE POSTED ONLINE AT HTTP://CI.SOCORRO.TX.US/2020-PLANNING-AND-ZONING-COMMISSION-AGENDAS THE PUBLIC CAN ACCESS THE MEETING BY CALLING TOLL FREE-NUMBER 844-854-2222 ACCESS CODE 323610.

THE PUBLIC MUST CALL IN 844-854-2222 ACCESS CODE 323610 BY 5:00 PM MOUNTAIN STANDARD TIME (MST) ON MAY 19, 2020 TO SIGN UP FOR PUBLIC COMMENT AND THE AGENDA ITEM THEY WISH TO COMMENT ON. THE PUBLIC THAT SIGNED UP TO SPEAK WILL BE CALLED UPON BY THE PRESIDING OFFICER DURING THE MEETING.

Notice is hereby given that a regular meeting of the Planning and Zoning Commission of the City of Socorro, Texas will be held **Tuesday**, **May 19**, **2020** at 5:30 p.m. broadcasted from 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.

### REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION May 19, 2020 at 5:30 PM

#### 3. CONSENT AGENDA

Consider and Take Action:

On the approval of meeting minutes for the April 21, 2020 and May 5, 2020 Planning and Zoning Commission meeting.

#### 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) Public Hearing – Rezoning:

Consider and take action on the public hearing for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 9, Socorro Grant, Block 17, located at 10143 Socorro Road from R-1 (Single Family Residential) to C-1 (Light Commercial) to allow parking of semi-trucks.

#### (b) <u>Public Hearing – Rezoning:</u>

Consider and take action on the public hearing for the proposed amendment to the City of Socorro's Master Plan and rezoning of Tract 4-B, Socorro Grant, Block 27, from A-1 (Agricultural) to R-1 (Single Family Residential) for a new development.

#### (c) Plat Approval:

Consider and Take Action on the plat approval for Mendivil Subdivision, being all of lot 7M, Block 12, Socorro Grant, located at 11408 Haney Road.

#### (d) Plat Approval:

Consider and Take Action on the preliminary plat approval for Pilot Express Subdivision, being a 12.92 ac. Tract of land in Robert E. Nix Survey No. 304 ABST 7893 and Robert E. Nix Survey No. 305 ABST 7892 in El Paso County, Texas.

### REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION May 19, 2020 at 5:30 PM

- 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.

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.

### REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION May 19, 2020 at 5:30 PM

Dated this 15th, day of May 2020.

Sergio Morales, Planning & Zoning Secretary

DATE &TIME POSTED: 5-15-2020 12:00 p.u. /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 Meeting Minutes

April 21, 2020

Members Present	Members Absent	Staff Present	Others Present
Ernest Gomez	Daniel Lopez	Job Terrazas Via Phone	Merwan Bhatti Via Phone
David Estrada		Sergio Morales	
Arturo Lafuente		Mayela Granados	
Andrew Arroyos		Esteban Gonzales	
Enrique Cisneros			
Phone in at 5:39 p.m.			

#### Items for discussion and action:

#### 1. Call to order.

Chairperson Mr. Arturo Lafuente called the meeting to order at 5:34 p.m.

#### 2. Notice to the Public - Open Forum.

No one spoke at this time.

#### 3. Consent Agenda.

#### a. Consider and Take Action:

On the approval of meeting minutes for the April 7, 2020 Planning and Zoning Commission meeting.

A motion was made by Mr. David Estrada to approve, seconded by Mr. Arturo Lafuente. Motion was carried with 4 commissioners present in favor.

#### 4. Regular Agenda – Discussion and Action:

#### a. <u>Conditional Use Permit – Public Hearing:</u>

Consider and Take Action on the Public hearing for the proposed Conditional Use Permit for a tire shop on Lot 8, Block 2, Poole Subdivision, located at 10881 Alameda Avenue to allow a tire shop.

PUBLIC HEARING OPEN: 5:50 p.m. Juan Herrera the applicant stated he would build everything necessary to run his business according to the City's guidelines.
PUBLIC HEARING CLOSE: 5:551 p.m.

A motion was made by Mr. Andrew Arroyos to approve with the City's and staff recommendations, seconded by Mr. Ernest Gomez. Motion was carried with 3 commissioners yes, 1 no, and 1 abstained.

#### b. Rezoning – Public Hearing:

Consider and Take Action on the Public hearing for the proposed rezoning of Tract 16-D-1, Block 10, Socorro Grant, located at 11401 Alameda Avenue for a commercial venture.

PUBLIC HEARING OPEN: 6:03 p.m. No one spoke. PUBLIC HEARING CLOSE: 6:04 p.m.

A motion was made by Mr. Andrew Arroyos to delete the item following the applicant's wishes, seconded by Mr. David Estrada. Motion was carried with all commissioners present in favor.

o Lafuente, seconded by Mr.
que Cisneros. Motion was carried
ales, Secretary

5. Planning and Zoning Commissioners Report:

### CITY OF SOCORRO PLANNING AND ZONING COMMISSION Meeting Minutes

May 5, 2020

Members Present	Members Absent	Staff Present	Others Present
David Estrada	Ernest Gomez	Job Terrazas Via Livestream	Merwan Bhatti Via
Arturo Lafuente		Sergio Morales	Livestream
Daniel Lopez		Mayela Granados	
Andrew Arroyos		Esteban Gonzales	
Livestream 5:52 p.m.			
Enrique Cisneros			
LIvestream 5:39 p.m.			

#### Items for discussion and action:

#### 1. Call to order.

Chairperson Mr. Daniel Lopez called the meeting to order at 5:35 p.m.

#### 2. Notice to the Public - Open Forum.

Margarita Perez stated that the properties next to hers and behind hers are not being maintained, 10930 & 10924 East Burt. Her husband has been cleaning 5 feet into their neighbor's properties but to no avail, she requested Code Enforcement get involved and send letters to the property owners and send Vector Control to spray.

#### 3. Consent Agenda.

#### a. Consider and Take Action:

On the approval of meeting minutes for the April 21, 2020 Planning and Zoning Commission meeting.

A motion was made by Mr. Daniel Lopez to delete the item and include it in the next agenda, seconded by Mr. David Estrada. Motion was carried with 4 commissioners present in favor.

#### 4. Regular Agenda - Discussion and Action:

#### a. Plat Approval:

Consider and Take Action on the plat approval for Carrasco Subdivision, being a portion of Tract 14B and Tract 2A, Block 1, Socorro Grant, located at 725 Anderson Road.

A motion was made by Mr. Daniel Lopez to approve, seconded by Mr. Enrique Cisneros. Motion was carried with 3 commissioners yes and 2 abstained.

#### b. Plat Approval:

Consider and Take Action on the preliminary plat approval for Baba Section One Subdivision, being a portion of the O.A. Danielson Survey No. 316 in El Paso County, Texas.

A motion was made by Mr. Enrique Cisneros to approve with staff recommendations, seconded by Mr. Andrew Arroyos. Motion was carried with all commissioners in favor.

#### 5. Planning and Zoning Commissioners Report:

Nothing to report

Various subjects were discussed.	
7. Excuse absent commission members.	
A motion to approve absent commission members Enrique Cisneros. Motion was carried with all	pers was made by Mr. Andrew Arroyos, seconded by Mr. commissioners in favor.
8. Consider and take action on adjournment.	
Mr. Daniel Lopez stated since no further business is coming forth to the commission the meeting is adjudently adjourned at 6:47 p.m.	
Daniel Lopez, Chairperson	Sergio Morales, Secretary

6. Planning and Zoning Department Report:

Rene Rodriguez At Large Mayor Pro Tem

Cesar Nevarez District 1 Mayor Pro-Tem



Ralph Duran
District 2

Victor Perez,
District 3

Yvonne Colon-Villalobos

District 4

Adriana Rodarte
City Manager

DATE:

May 19, 2020

TO:

CC:

PLANNING AND ZONING COMMISSION

FROM:

Job Terrazas, Building Official Adriana Rodarte, City Manager

#### **SUBJECT:**

Public hearing for the proposed Amendment to the City of Socorro's Master Plan and rezoning of Tract 9, Socorro Grant, Block 17 located at 10143 Socorro Rd. from R-1, Single Family Residential to C-1, Light Commercial to allow parking of semi-trucks.

#### **SUMMARY:**

The property is southerly located at 770 feet from the intersection of Socorro Rd. and Moon Rd., and it has an approximate area of 25,265 Sq. Ft. (0.58 acres).

#### **BACKGROUND:**

Existing land use: One mobile home.

Proposed land use: Parking for Semi-Trucks and Trailers.

According to our Future Land Use map, the projected land use for this property is: Residential.

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**; this classification is the safest area with the less possibility of being flooded (Community Panel # 480212 0250-B / FEMA, September 4, 1991).

#### Adjacent Land Uses:

North:

R-1, Single Family Residential

South:

R-3, High Density Residential

East:

R-1, Single Family Residential

West:

C-2, General Commercial

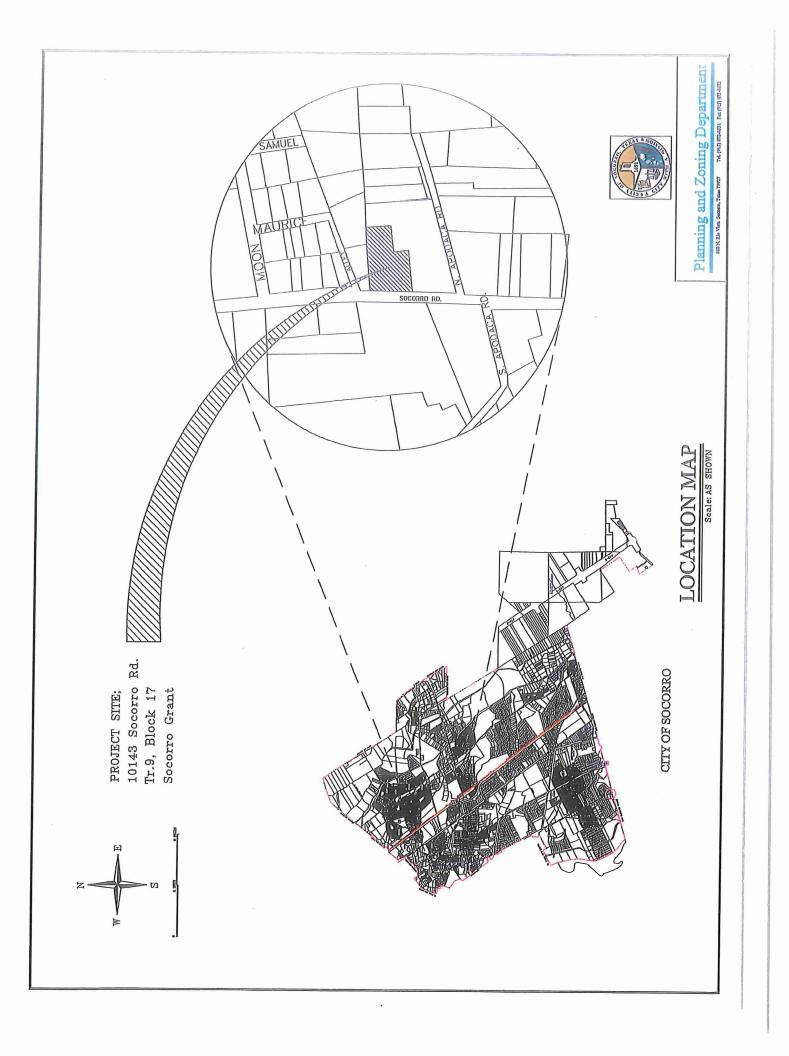
#### STATEMENT OF THE ISSUE:

Parking of semi-trucks is not allowed in a residential zone. In order to allow the parking of these vehicles, the property will need a commercial classification.

#### STAFF RECOMMENDATION:

This business application was presented before the HLC to verify compliance with our Historical Regulations and was approved on January 6, 2014. The HLC recommended to the P&Z Department to propose to restrict the parking to two trucks if the business would be allowed. The rezoning to M-1 proposed March 14, 2014 was denied after a public hearing was conducted and because it was determined that the current width of the road where this property is located (Socorro Rd.) is too narrow for the appropriate ingress/egress of semi-trucks, creating unsafe conditions for traffic.

Therefore, the Planning and Zoning Department recommends DENIAL.





# PLANNING AND ZONING DEPARTMENT REZONING APPLICATION CITY OF SOCORRO

1.	Name: Isidro lorses	_
	Address: 9599 Cayman /n. Phone: 915 3299	7770
	Representative:	
	Address: Phone:	
	Email Address: doutowes Q. attinet	_
2.	Property Location: 10143 Socorro rd. Socorro, TX, 799	27
	Legal Description: Track 9 Block 17	
	If legal description is not available, a metes and bounds description will be required.	
	Area (Sq. ft. or Acreage)  R-1  Current Zoning  Current Land Use	
	Proposed Zoning Proposed Land Use  Proposed Land Use	
3.	All owners of record must sign document.	
	Luz Torres du Jones	
	ote: Each item on this form must be completed and all supporting documentation must be ibmitted before this request can be scheduled for a public hearing.	
_	Representative/Owner Date	
	Representative/Owner Date	

ALL FEES ARE NON-REFUNDABLE / NO GUARANTEE IS MADE IT WILL BE APPROVED LAS TARIFAS NO SON REEMBOLSABLES / NINGUNA GARANTÍA SE HACE QUE SE APROBARÁ

Rene Rodriguez At Large Mayor Pro Tem

Cesar Nevarez District 1 Mayor Pro-Tem



Ralph Duran
District 2

Victor Perez, District 3

Yvonne Colon-Villalobos

District 4

Adriana Rodarte City Manager

DATE:

May 19, 2020

TO:

PLANNING AND ZONING COMMISSION

FROM:

Job Terrazas, Building Official

CC:

Adriana Rodarte, City Manager

#### **SUBJECT:**

Public hearing for the proposed Amendment to the City of Socorro's Master Plan and rezoning of Tract 4-B, Socorro Grant, Block 27 from A-1, Agricultural to R-1, Single Family Residential for a new development.

#### **SUMMARY:**

The property is easterly located at 1500 feet from the intersection of Socorro Rd. and Sylvia Ct., and it has an approximate area of 108,900 Sq. Ft. (2.5 acres).

#### **BACKGROUND:**

According to the Flood Insurance Rate Maps, the referenced property lies within **Zone X**. According to our Future Land Use Map, the projected land use for this property is: Agricultural The current land use: Vacant Lot

Proposed land use: Residential

#### Adjacent Land Uses:

North: R-1 (Single Family Residential)

South: R-1 (SFR), R-2 (MDR), A-1 (AGR)

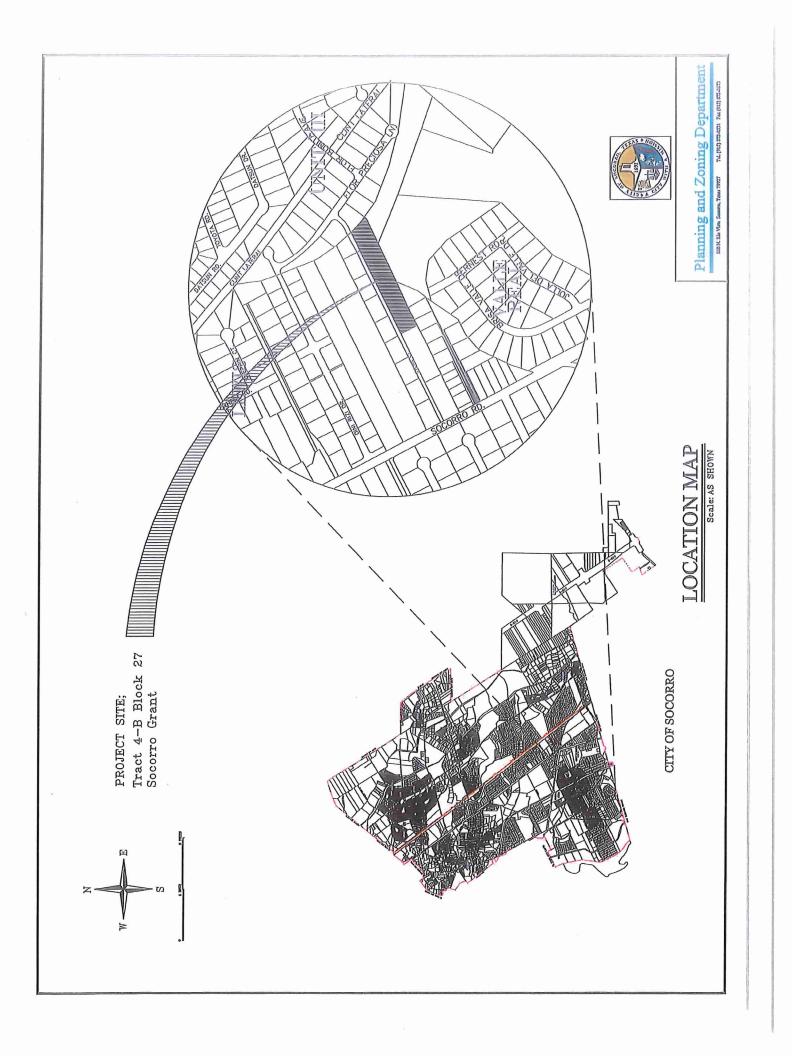
East: R-1 (Single Family Residential) West: R-1 (Single Family Residential)

#### STATEMENT OF THE ISSUE:

The zoning classification is currently A-1, Agricultural. It is necessary to rezone the land to be used for residential lots.

#### **STAFF RECOMMENDATION:**

The Planning and Zoning Department recommends APPROVAL.





## PLANNING AND ZONING DEPARTMENT REZONING APPLICATION CITY OF SOCORRO

1.	Name: RACI Flores
	Address: O Sylvin Court Phone:
	Name: RACIFIES  Address: OSylvia Court Phone:  Representative: Melvia Gomez
	Address: 11385 JAMES WATT Das to Phone: 915-241-383
	Email Address:
2.	Property Location:
	Legal Description: TRACK 4B Block 27 Socorro 25 Acres
	If legal description is not available, a metes and bounds description will be required.
	Area (Sq. ft. or Acreage)  A-1  Current Zoning  Agriculture  Current Land Use
	Proposed Zoning  Residentia  Proposed Land Use
3.	All owners of record must sign document.
	e: Each item on this form must be completed and all supporting documentation must be nitted before this request can be scheduled for a public hearing.
	Representative/Owner Date

ALL FEES ARE NON-REFUNDABLE / NO GUARANTEE IS MADE IT WILL BE APPROVED LAS TARIFAS NO SON REEMBOLSABLES / NINGUNA GARANTÍA SE HACE QUE SE APROBARÁ

**Rene Rodriguez** Representative At Large

Cesar Nevarez
District 1
Mayor Pro-Tem



Ralph Duran
District 2

Victor Perez,
District 3

Yvonne Colon-Villalobos

District 4

Adriana Rodarte
City Manager

DATE:

May 19, 2020

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 Mendivil Subdivision, being all of lot 7M, Block 12, Socorro Grant, located at 11408 Haney Rd.

#### **SUMMARY**

The subject property is located about 2,300 feet westerly from Alameda. The property is owned by Luz Maria Mendivil.

#### BACKGROUND

The proposed plat is as follows:

Lot #1 Area......32,625 sq. ft. (0.7490 acres) Lot #2 Area......54,409 sq. ft. (1.2491 acres)

Total Area Area...87,032 sq. ft. (1.9980 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.

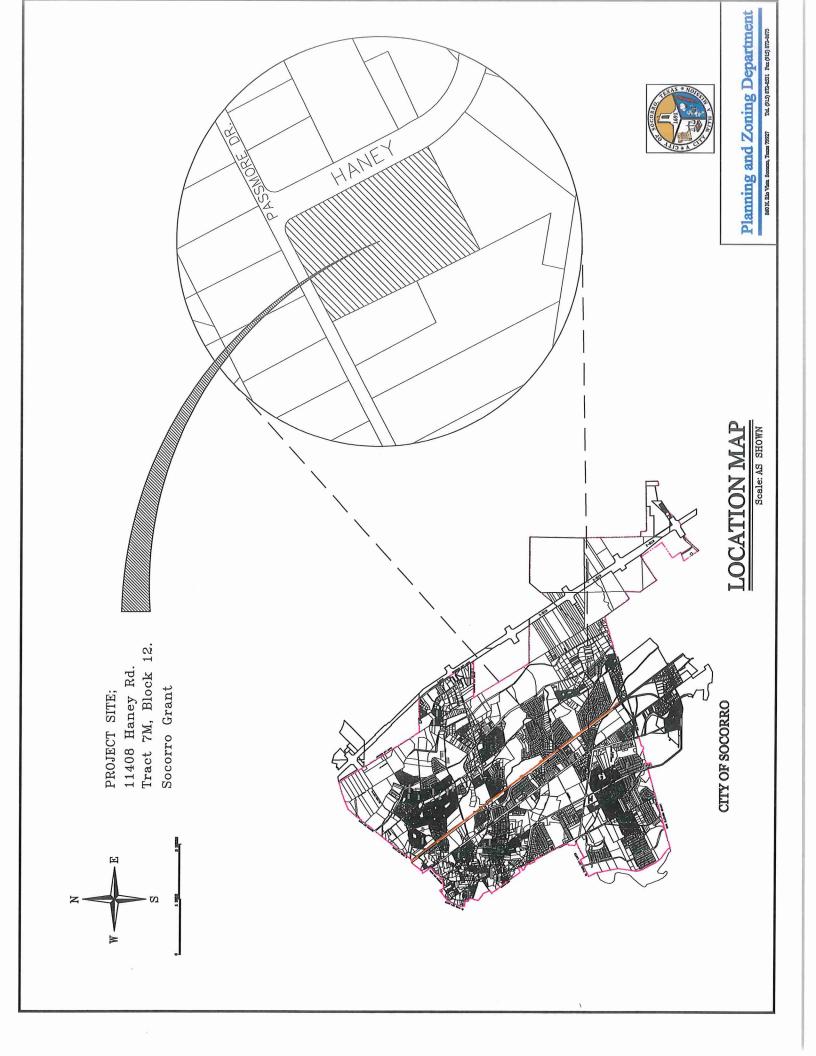
#### STATEMENT OF THE ISSUE

The proposed plat will generate two lots for a future investment. The applicant will build a home in lot 1 after the plat is recorded.

#### STAFF RECOMMENDATION

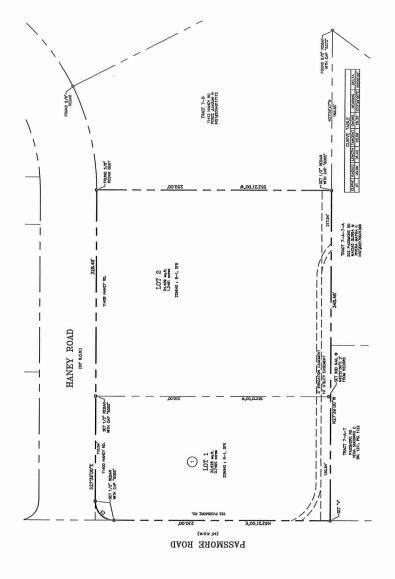
The Planning and Zoning Department recommends APPROVAL.

- Extension of City's utilities is not required for this plat.
- Additional ROW is not required to be dedicated by this plat.



# MENDIVIL SUBDIVISION

BEING ALL OF LOT 7M, BLOCK 12, SOCORRO GRANT, EL PASO COUNTY, TEXAS, TOTAL CONTAINING: 1.9980 ACRES



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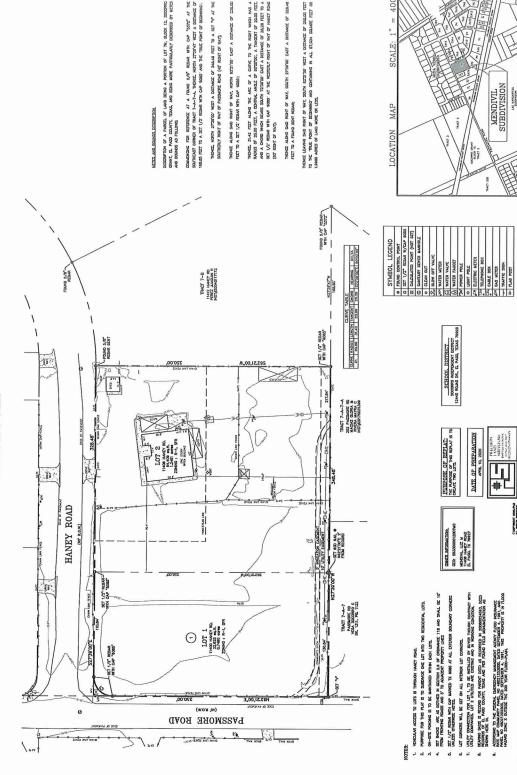




# MENDIVIL SUBDIVISION

BEING ALL OF LOT 7M, BLOCK 12, SOCORRO GRANT, EL PASO COUNTY, TEXAS, TOTAL CONTAINING: 1.9980 ACRES

# PRELIMINARY PLAT



MENDIVIL SUBDIVISION

SCHOOL DISTRICT SOCORRO INDPONDENT DETRECT 12440 ROAMS DR. D. PASO, TEXAS 78923

PURPOSE OF REPLAT: THE PURPOSE OF THE REPLAT IS TO CHEATE THO LOTE.

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GEG. SSANGOCOTZODIAO
11400 HANEY ROAD
D. PASO, TX 79627

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SET 1/2" RETURN WITH CAP MANNED TX 6085 AT ALL EXTENSIR BOLNEWIY CORNETS UNLESS OTHERWISE MOTED.

LOT CORNETS WILL BE SET ON ALL INTEROR LOT CORNETS.

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DATE OF PREPARATION
APRA 10, 2020
INCESSOR
INCES

AL NOTE RESING



Rene Rodriguez Representative At Large

Cesar Nevarez, District 1 Mayor Pro-Tem



Ralph Duran
District 2

Victor Perez, District 3

Yvonne Colon-Villalobos

District 4

Adriana Rodarte
City Manager

DATE:

May 19, 2020

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 Pilot Express Subdivision, being a 12.92ac tract of land in Robert E. Nix Survey No. 304 ABST 7893 and Robert E. Nix Survey No. 305 ABST 7892 in El Paso County, Texas.

#### **SUMMARY**

The subject property is located about 500 feet westerly from the intersection of I-10 and FM 1110. The property is owned by Pilot Xpress LLC.

#### **BACKGROUND**

The proposed plat is as follows:

Lot #1 Area.....291,477 sq. ft. (6.6914 acres) Lot #2 Area.....271,448 sq. ft. (6.2316 acres)

Total Area Area...562,926 sq. ft. (12.9230 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.

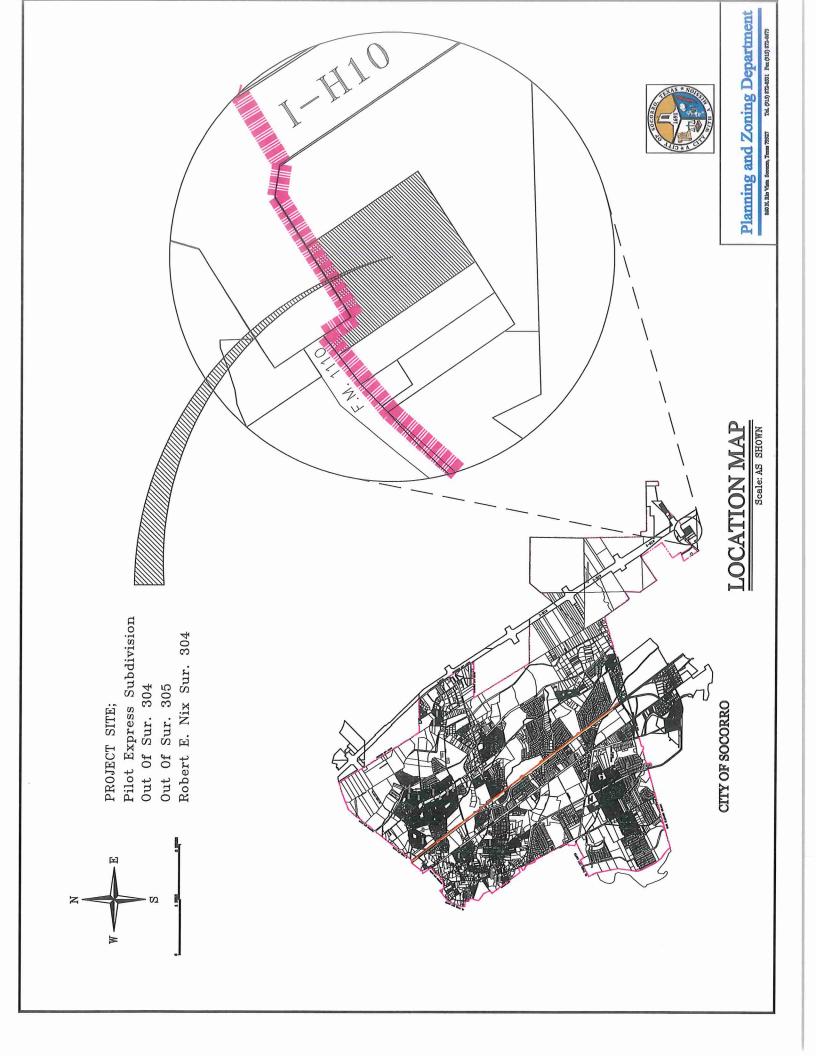
#### STATEMENT OF THE ISSUE

The proposed plat is presented to divide the property into two lots. The applicant is requesting to split the property for their internal documents/contracts.

Access to the rear lot will be granted by recording a perpetual shared access easement by means of a separate instrument. The shared easement is shown in the final plat.

#### STAFF RECOMMENDATION

The Planning and Zoning Department recommends APPROVAL with the condition that Lot 2 is granted an easement recorded by a separate instrument in the county deed records.



#### INTERPORTOR OF THE PROPERTY OF HI DRI, MI, THI LADI KAGORID AUTHORITY ON THIS DAN PURGONALLY ANY ARLD. AND COUTIER, KNOW TO MI THE PIECON RIGOTE VANIE & GUECHIETZ O THE TORGOING INSTITUTENT, AND ACKNOWLEDGIT TO MITTLEF THAT ELECT PERSON CHICKTER THE SAME FOR THE VERWORL AND CONDIDERATIONS THEREIN STATED. FURTHER, INVE, THE UNDERSINKED, BO HIREENV DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STRIFTS, ALLEYS, PARKS, WATRECORDERS, DEADNS, CASCEDING AND CHALLE PETER SHOWN OF THIS PLAT FURTHER PERFORT AND CONSUMERY STREAMS. THE TATA THE TO CENTRY TATA FORD, THE TO THE VEST AND AWARD THE TATO THE TA CERTIFICATE OF OWNERSHIP AND DEDICATION TIAT, I, TERY T, RUDINGS, DO HERBIN CHETBY THAT MADE AN ACTUAL AND AND AN ACTUAL AND AND AN ACTUAL AND AND AND THE THE LAND, AND AND THE THE THAT WHEN BEIGHTER TO REVER WHICH THE AND AND ACTUAL AND SURVEYOR'S CERTIFICATE COUNTY CLERK RECORDING CERTIFICATE GENERAL NOTES A ACCORDING TO THE APPEOXIMATE SCALE OF THE PLOSE PREJUGATE EATE MAY THEN COMMENTY PAREL NO GREEN EATH AND RELYSED SLITCHBER 4. FOR AND BE LOCA TOP YOUR WHICH IS NOT A SPECIAL PLOOD HAZARD AREA. RECORDED THE STANDARY OF TEASS AND FILED CHOOLY CLEAR ALL AND COUNTY, TEASS AND FILED CHOOL REPETABLIST SHARING. S. ADBECNIS: 1994CLINT CUT-OFT ROAD 1. THIS FLAY IS CONTAINED WITHIN THE CITY OF SOCORROS SYTHATER PROBLES, BRENDETION REVIEW COPY 4. STATISTICAL DATA:: A) GROSS ARITA-12-9290 ACRES B) GROSS ARITA-12-9290 ACRES C) DEDR'ATION - 2549 ACRES D) NET ARITA-12-9290 ACRES NOTARY MIBLIC, STATE OF ITENUESSE LAND USE: TRANSPORTATION THE STATE OF ITSMISSIE THE COUNTY OF KNEY GRAPHIC SCALE IN FEET 0 80 160 240 SONTRICH DATE STATE OF TEAMS MARTIN FTRICT TO 40 45th ACR TRACT OFFICIAL 2 BIT NOCE TOWN OFFICIAL SHEET SHEET IF AND SCORE FROME IF AND SCORE FROM THE GROUND AND ALL SON CHET PLACT OF LAND STRUKTURD THE BROWNET BY KENTRY NO. AN ARRICANTED THE WAY SHREPTOR THE WAY SHREPTOR THE STRUKEN | BENCHMARK | BENC PILOT EXPRESS SUBDIVISION BLOCK 1, LOTS 1 - 2 Θ \$59\*26'17"W 649.79 LOT 2 6,2316 AC N62"02"55"E 5.90" ARM-TO-MARKET NO. 1110 ALLE WIDTH PUBLIC RIGHT-OF-WAY POINT OF BEGINNING 35'26'E 146.17' STECH, HARRANTY DEED ANGELL TO THE TOTAL THE T Or College State of S COUNTY OF EL PASO, TEXAS CERTIFICATE OF PLAT APPROVAL COMMISSIONERS COMET, IL PASO COUNTY, TEXAS TL PAND CUUNTY JUIGIT TL PASO COUNTY CLUBA REGISTRATE ACTION TO THE CAPACITY CAPACITY TO THE CAPACITY THE SHALL WITH A VALUE OF THE SHALL WHITH THE SHALL WE ARREST THE SHALL WHITH THE CAPACITY TO SHALL WHITH THE CAPACITY THE SHALL WHITH THE CAPACITY THE CA INTERPORT AND TO ADDITIONAL TO ADDITIONAL TO ADDITIONAL CITY OF SOCORRO CERTIFICATE OF PLAT APPROVAL METES AND BOUNDS DESCRIPTION REHINNNE AT A FOLND SOF STELL REHAR ALONG THE SOUTHELST LINE OF ARM-FOAKARET NO. LID-LAKA, CLINT CUT-OFF ROAD LA VARIABLE WIDT TAINT-O-WAYT MARKING AS RETRIBOR CUBAGE OF THE AFORESAID LENDY RACT AND THE HEREY DESCRIBED TRACE. HINGCE, SOUTH JOTHOF TAKET (SOUTH JYNDEY FASTE, ALONG A COMADN IN BITTANIES, ASID 13049 ACHI TRACT AND SAID LITTUNGHI TRACT, AND STREAM BITTANIES AND TESTET OF A COUND TO PIPET VARIENCE THE SAFET MOST COUNDE BAND ACHI TRACT WHO DIENSA, AN INTERDOC COUNDE OF SAND LETTUNGHI TH TO THE MATH SHOP CORMAR OF THE INTERN BICACHIBLD TRACT. INDEC, NORTH JUDYS "WEST NORTH, 1973)" WEST, ALLONG THE COMBIO CHEST STATE OF THE CHEST OF THE LOCATION MAP CITY COUNCIL OF THE CITY OF SOCIEKO, HIXAS.

# LOCATION MAP

# METES AND BOUNDS DESCRIPTION

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PILOT EXPRESS SUBDIVISION BLOCK 1, LOTS 1-2

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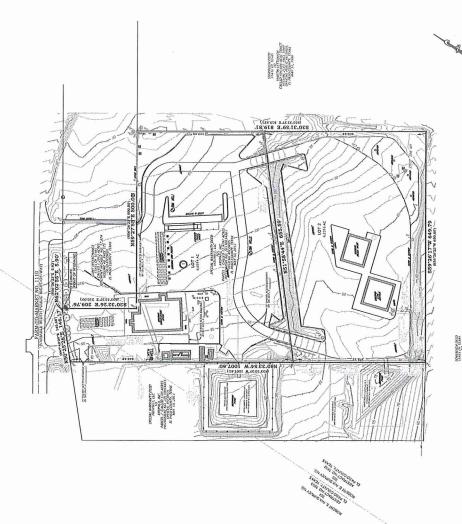
COPSITE DRAINAGE IS PROVIDED TO TWO PRIV PONDS PLIL INSTRUMENT NO. 20140076357.

GENERAL NOTES

L. LAND USE: TRANSPORTATION.

L. ADDRESSEE: 1996 CLINT CUT - OFT ROAD

L. THIS PLAT IS CONTAINED WITHIN THE CITY OF
STOTUBERY LEYS AT REATHER THOM. DINNOSTION.



# CERTIFICATE OF OWNERSHIP AND DEDICATION

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DAVID CLOTHIER, PRESIDENT PROFESPERS LLC, A DELAWARE LIMITED SHE LOVAN DRIVE

## THE COUNTY OF KNOX

REFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AND ESCHOLLE. KNOWN TO ME TO RETHEORY WHOSE AAME IS SERVERIED. FOR THE ORELOND IN STERMENT, AND ACKNOWELDINGD TO ME THAT SUCH PERSONAL SANCE THE SANCE THE PROPOSE, AND CONSIDIARATIONS THERE IN STATES.

NOT SEV PUBLIC STATE OF TENSIONS

# SURVEYOR'S CERTIFICATE

REVIEW COPY
THEN T. REDBOCK, R.P.L.S.
REGISTRE OF PROPERSONAL JAND STREAMS
TITTAN RETORIER ATION NO. 4443 DRBAN SURVEYNG, BSC FRAN NO. 10621105 2164 N. COMMERCE ST, VICTORIA, TX THOI (361) 572-856



GRAPHIC SCALE IN FEET
0 80 160 240

BENCHMARK

ILLYCHAUS. DESCRIPTION LECKNEN

EN NO.1 WAG MAR EFF 19425

FON NO.2 WAG MAR EFF 19805



