

Ivy Avalos
Mayor

Ruben Reyes
At Large/Mayor Pro Tem

Cesar Nevarez
District 1



Alejandro Garcia
District 2

Rudy Cruz, Jr.
District 3

Yvonne Colon-Villalobos
District 4

Adriana Rodarte
City Manager

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

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

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

NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF SOCORRO, TEXAS WILL BE HELD ON TUESDAY THE 2ND DAY OF AUGUST 2022 AT 5:30 P.M. AT THE CITY COUNCIL CHAMBERS, 860 N. RIO VISTA RD., SOCORRO, TEXAS AT WHICH TIME THE FOLLOWING WILL BE DISCUSSED:

THIS WRITTEN NOTICE, THE MEETING AGENDA, AND THE AGENDA PACKET, ARE POSTED ONLINE AT [HTTP://COSTX.US/PLANNING-ZONING/](http://COSTX.US/PLANNING-ZONING/) THE PUBLIC MUST CALL IN 844-854-2222 ACCESS CODE 579797 BY 4:30 PM MOUNTAIN STANDARD TIME (MST) ON AUGUST 2ND, 2022 TO SIGN UP FOR PUBLIC COMMENT AND THE AGENDA ITEM THEY WISH TO COMMENT ON. THE PUBLIC THAT SIGNED UP TO SPEAK WILL BE CALLED UPON BY THE PRESIDING OFFICER DURING THE MEETING.

1. CALL TO ORDER.
2. ESTABLISHMENT OF QUORUM.

**REGULAR MEETING AGENDA – SOCORRO PLANNING & ZONING COMMISSION
AUGUST 2ND, 2022, A 5:30 PM**

3. NOTICE TO THE PUBLIC – OPEN FORUM

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

4. CONSENT AGENDA

- a) Approval of Meeting minutes of July 19th, 2022.
- b) Public hearing request for the proposed amendment to the City of Socorro’s Master Plan and Rezoning of Robert E. Nix Survey No. 303, City of Socorro, Texas from Unclassified to IC-MUD (Industrial Commercial-Mixed Use District).

NOTICE TO THE PUBLIC AND APPLICANTS

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

5. Consider and Take Action:

On the proposed approval of Final Subdivision Plat for Valle Nuevo Commercial Center Unit 1 located at intersection of North Loop Rd. and Nuevo Hueco Tanks Rd., being a portion of Tracts 11, 11B, 12A, 12A3, 13A2, 14, and 14-A, Block 5, Socorro Grant, City of Socorro, El Paso County, Texas.

6. Consider and Take Action:

On the proposed approval of Preliminary Subdivision Plat for Socorro Logistics Unit 2 located at intersection of North Loop Rd. and Nuevo Hueco Tanks Rd., being a portion of Tracts 8, 9, 10A, and 11C and a portion of Tracts 10A1 and 11C1, Block 5, Socorro Grant, Socorro, Texas.

7. Consider and Take Action:

On the proposed approval of Preliminary and Final Subdivision Plat for Angel’s Park Unit 3 located on FM 1110, being a portion of Robert E. Nix Survey No. 304, El Paso County, Texas.

8. Planning and Zoning Commissioners Report.

**REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
AUGUST 2ND, 2022, A 5:30 PM**

9. Planning and Zoning Department Report.

10. Excuse absent Commission members.

11. Adjournment

EXECUTIVE SESSION

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

Section 551.071 CONSULTATIONS WITH ATTORNEY

Section 551.072 DELIBERATION REGARDING REAL PROPERTY

Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFT

Section 551.074 PERSONNEL MATTERS

Section 551.076 DELIBERATION REGARDING SECURITY

Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

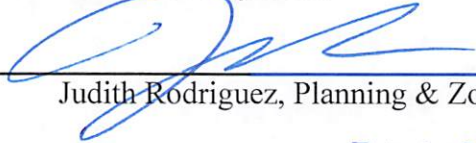
NOTICE TO PROPERTY OWNER

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

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

REGULAR MEETING AGENDA - SOCORRO PLANNING & ZONING COMMISSION
AUGUST 2ND, 2022, A 5:30 PM

Dated this 29th of July 2022.



Judith Rodriguez, Planning & Zoning Secretary

DATE & TIME POSTED: 7/29/22 4pm /BY: JR

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

([HTTP://COSTX.US/PLANNING-ZONING/](http://costx.us/planning-zoning/))

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Yvonne Colon-Villalobos
District 4

**PLANNING AND ZONING COMMISSION MEETING MINUTES
JULY 19TH, 2022 @ 5:30 P.M.**

MEMBERS PRESENT:

Andrew Arroyos
Ernest Gomez
David Estrada
Miriam Cruz
Juan Baquera
Enrique Cisneros- Via ZOOM

MEMBERS ABSENT:

Julie Dominguez

STAFF PRESENT

Yadira Magana, Planning and Zoning Clerk
Judith Rodriguez, Planning and Zoning Clerk
Merwan Bhatti, City Attorney
Carlos Gallinar, City Planner
Estevan Gonzales, IT Technician
Diana Rodriguez, Multimedia Specialist

1. CALL TO ORDER

The meeting was called to order at: 5:30 pm.

2. ESTABLISHMENT OF QUORUM

Quorum with 5 commissioners present and 1 via Zoom.

3. NOTICE TO THE PUBLIC-OPEN FORUM

None

4. CONSENT AGENDA

- a) Approval of Meeting minutes of July 5th, 2022.

A motion was made by Andrew Arroyos to Approve. Seconded by David Estrada.

Motion Carried

Ayes: Andrew Arroyos, Ernest Gomez, David Estrada, Miriam Cruz, and Juan Baquera

Nays:

Abstain: Enrique Cisneros

Absent: Julie Dominguez

REGULAR AGENDA-DISCUSSION AND ACTION

5. Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of Robert E. Nix Survey No. 302, Robert E. Nix Survey No. 304, City of Socorro, Texas from Unclassified to IC-MUD (Industrial Commercial-Mixed Use District).

Mr. Arroyos opened public hearing at **5:32pm**

Mr. Arroyos closed public hearing at **5:32pm**

6. Consider and Take Action:

On the proposed amendment to the City of Socorro's Master Plan and Rezoning of Robert E. Nix Survey No. 302, Robert E. Nix Survey No. 304, City of Socorro, Texas from Unclassified to IC-MUD (Industrial Commercial-Mixed Use District).

A motion was made by Andrew Arroyos to approve. Seconded by Juan Baquera.

Motion Carried

Speakers-applicant: Enrique Escobar and Jorge Azcarate

Ayes: Andrew Arroyos, Ernest Gomez, David Estrada, Miriam Cruz, Enrique Cisneros, and Juan Baquera.

Nays:

Abstain:

Absent: Julie Dominguez

7. Public hearing request for the proposed amendment to the City of Socorro's Master Plan and Rezoning of 845 Delilah Ave., being Block 3, Socorro Grant, Tract 4-C-1-C, Socorro, Texas from R-1 (Single Family Residential) to C-2 (General Commercial) and to approve a Conditional Use Permit to allow a trucking company with a condition prohibiting commercial vehicles onto Delilah Avenue.

Mr. Arroyos opened public hearing at **5:45pm**
Mr. Arroyos closed public hearing at **5:46pm**

8. Consider and Take Action:

On the proposed amendment to the City of Socorro's Master Plan and Rezoning of 845 Delilah Ave., being Block 3, Socorro Grant, Tract 4-C-1-C, Socorro, Texas from R-1 (Single Family Residential) to C-2 (General Commercial) and to approve a Conditional Use Permit to allow a trucking company with a condition prohibiting commercial vehicles onto Delilah Avenue.

A motion was made by Andrew Arroyos to approve with staff recommendation to prohibit any access from Delilah Street. Seconded by Ernest Gomez.

Motion Carried

Ayes: Andrew Arroyos, Ernest Gomez, David Estrada, Miriam Cruz, Enrique Cisneros, and Juan Baquera.

Nays:

Abstain:

Absent: Julie Dominguez

9. Planning and Zoning Commissioners Report.

Mr. Arroyos inquired regarding special training, in response Mr. Gallinar stated that will be announced in future meetings.

A motion was made by Ms. Miriam Cruz to go into executive session, seconded by Mr. David Estrada.

Motion Carried

Ayes: Andrew Arroyos, Ernest Gomez, David Estrada, Miriam Cruz, Enrique Cisneros, and Juan Baquera.

Nays:

Abstain:

Absent: Julie Dominguez

EXECUTIVE SESSION START: 6:01 p.m.

EXECUTIVE SESSION END: 6:13 p.m.

10. Planning and Zoning Department Report.

Next agenda: Discussion about the City Council District map.

11. Excuse absent Commission members

A motion was made by Ernest Gomez to excuse. Seconded by Andrew Arroyos.

Motion Carried.

Ayes: Andrew Arroyos, Ernest Gomez, David Estrada, Miriam Cruz, Enrique Cisneros,
and Juan Baquera.

Nays:

Abstain:

Absent: Julie Dominguez

12. Adjournment:

A motion was made by Andrew Arroyos to adjourn. Seconded by Miriam Cruz.

Motion Carried.

Ayes: Andrew Arroyos, Ernest Gomez, David Estrada, Julie Dominguez, Miriam Cruz, and
Juan Baquera.

Nays:

Abstain:

Absent: Julie Dominguez

Meeting adjourned at **6:15pm.**

Andrew Arroyos, Chairman

Date minutes were approved

Judith Rodriguez, Secretary

Date minutes were approved



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: AUGUST 2, 2022**

**FINAL SUBDIVISION PLAT
STAFF REPORT**

SUBJECT:
APPROVAL OF A FINAL SUBDIVISION PLAT.

NAME: VALLE NUEVO COMMERCIAL CENTER UNIT 1 FINAL PLAT

PROPERTY ADDRESS: Intersection of North Loop Road and Nuevo Huevo Tanks Road

PROPERTY LEGAL DESCRIPTION: Being a portion of Tracts 11, 11B, 12A, 12A3, 13A2, 14, and 14-A, Block 5, Socorro Grant, City of Socorro, El Paso County, Texas.

PROPERTY OWNER: Lower East Valley Holding Co., LLC

REPRESENTATIVE: Jorge Grajeda, CEA Group

PROPERTY AREA: 23.56 Acres

CURRENT ZONING: Industrial-Commercial Mixed Used District

CURRENT LAND USE: Vacant

FUTURE LAND USE MAP: Light Industrial

PROPOSED LAND USE: Commercial

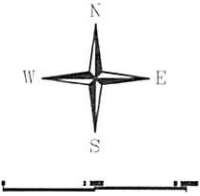
FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0236-B/ FEMA, September 4, 1991)

SUMMARY OF REQUEST: Final Plat: Applicant is requesting approval of a Final Plat, The applicant is subdividing eighteen (18) commercial lots and one pond for a total of 19 parcels. Plat also includes 4 public-rights-of-way and a ROW dedication of 0.42 acres for future street extension.

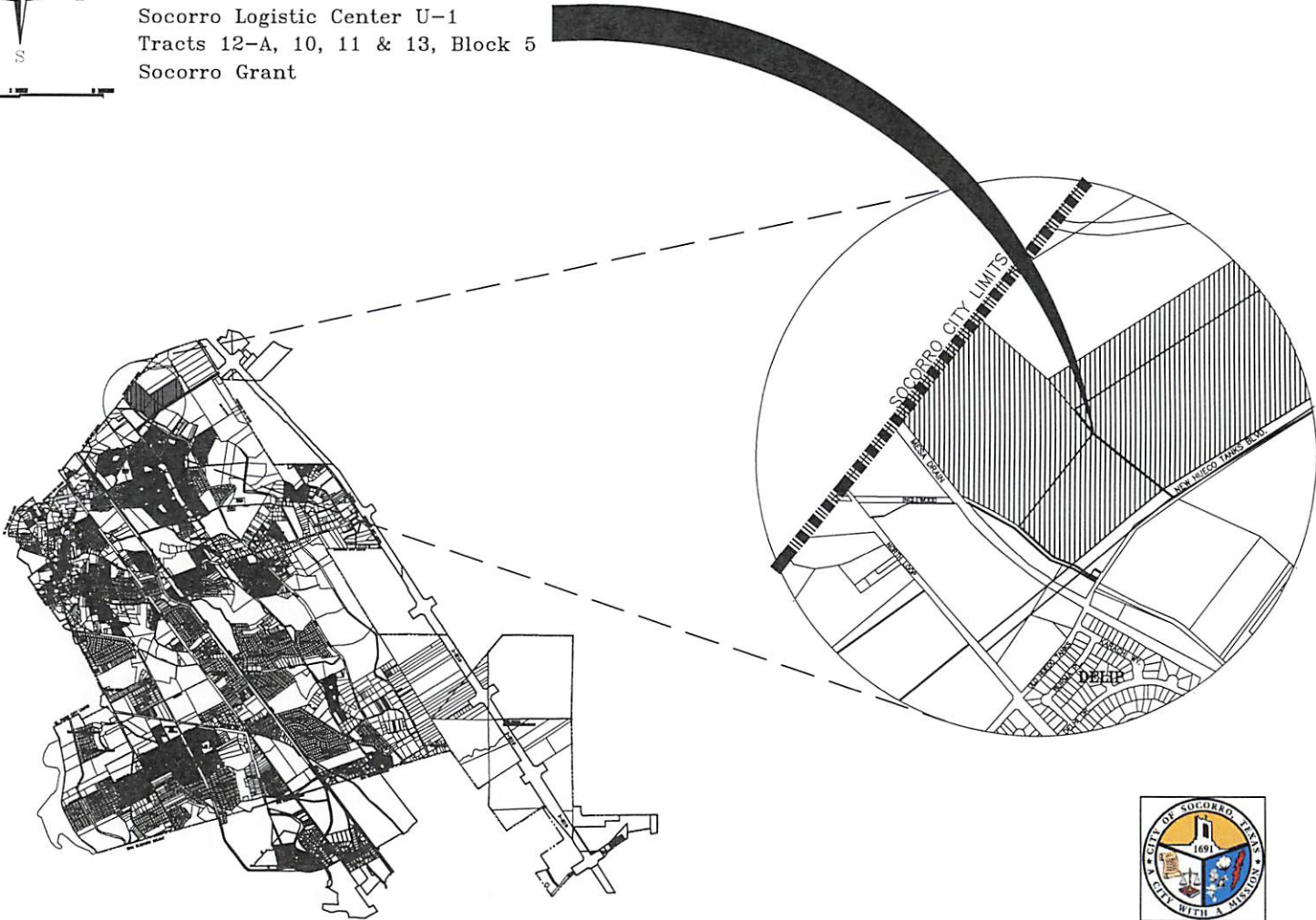
Preliminary Plat was approved by the PNZ on September 7, 2021 and by the City Council on November 4, 2022

STAFF RECOMMENDATION: Staff recommends APPROVAL.

LOCATION MAP



PROJECT SITE;
Socorro Logistic Center U-1
Tracts 12-A, 10, 11 & 13, Block 5
Socorro Grant



CITY OF SOCORRO

LOCATION MAP

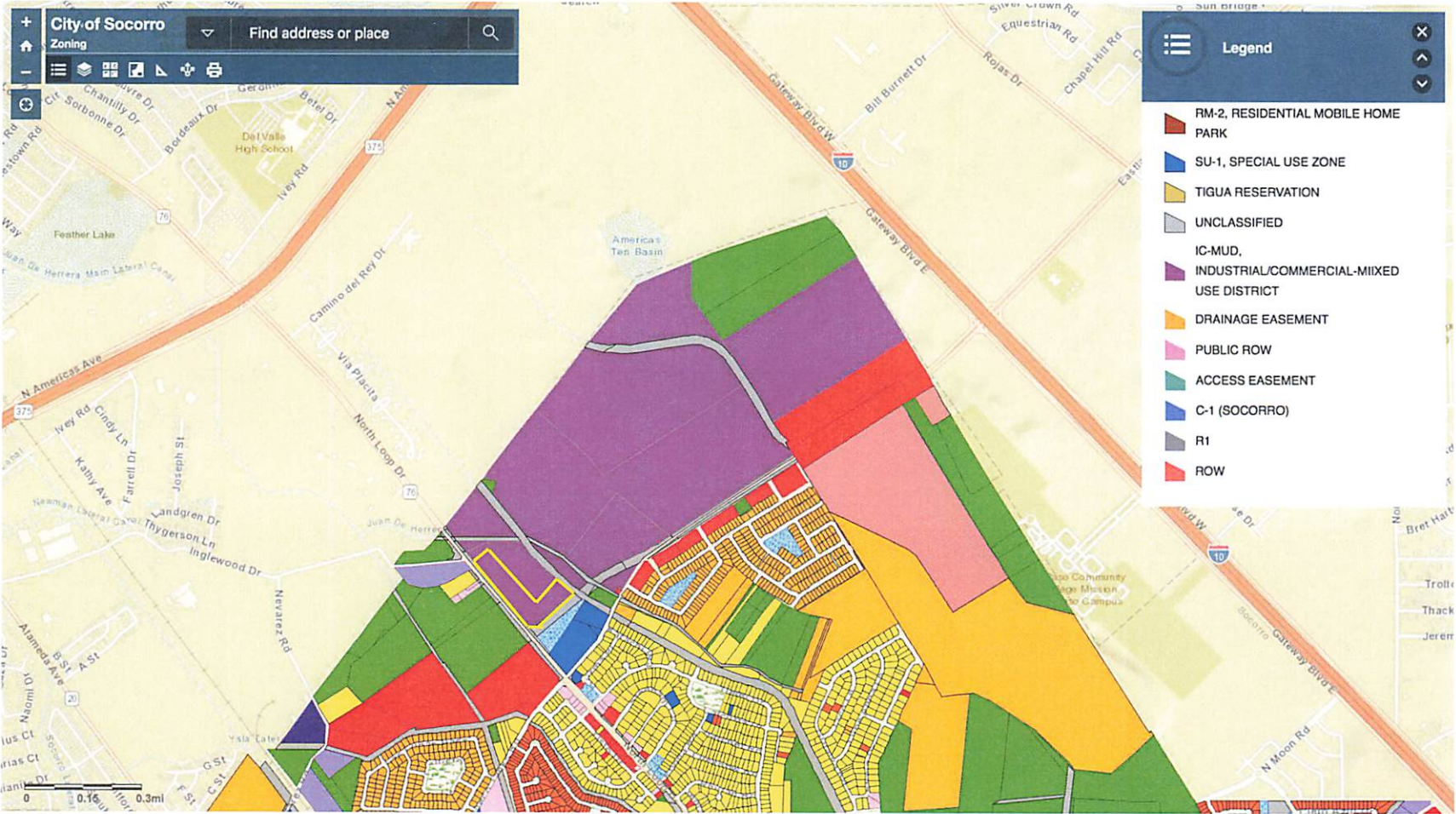
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Planning and Zoning Department

860 N. Rio Vista Socorro, Texas 79027 Tel. (915) 872-8531 Fax (915) 872-8673

ZONING MAP



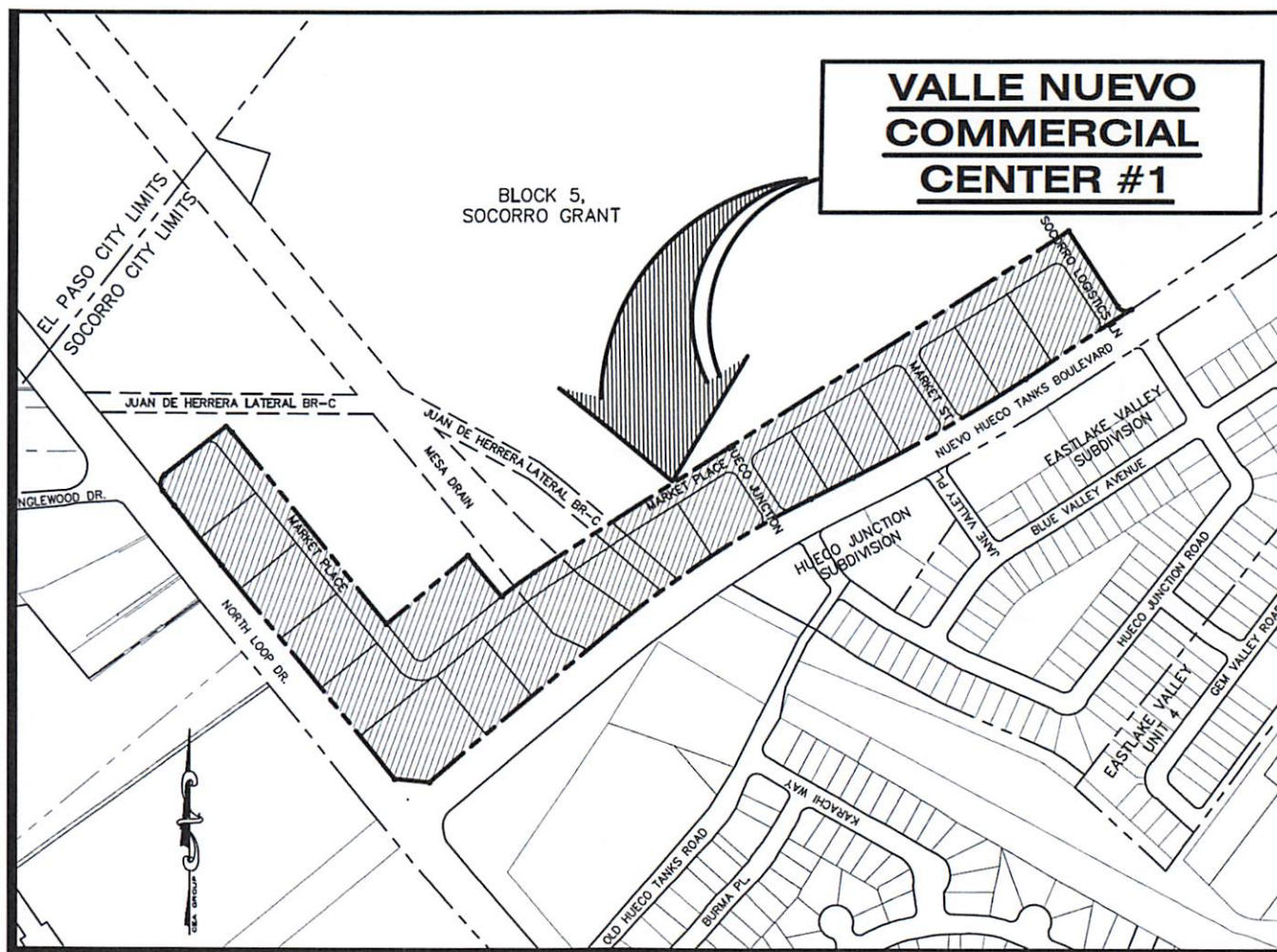
SITE PICTURES



AERIAL PHOTO



DOCUMENTATION





**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: AUGUST 2, 2022**

**PRELIMINARY SUBDIVISION PLAT
STAFF REPORT**

SUBJECT:
APPROVAL OF A PRELIMINARY SUBDIVISION PLAT.

NAME: SOCORRO LOGISTICS UNIT 2 PRELIMINARY PLAT

PROPERTY ADDRESS: Intersection of North Loop Road and Nuevo Hueco Tanks Road

PROPERTY LEGAL DESCRIPTION: Being a portion of Tracts 8, 9, 10A, and 11C and a portion of Tracts 10A1 and 11C1, Block 5, Socorro Grant, Socorro, Texas.

PROPERTY OWNER: Socorro Land Partners, LLC

REPRESENTATIVE: Jorge Grajeda, CEA Group

PROPERTY AREA: 60.74 Acres

CURRENT ZONING: Industrial-Commercial Mixed Used District

CURRENT LAND USE: Vacant

FUTURE LAND USE MAP: Light Industrial

PROPOSED LAND USE: Warehousing / Logistics Center

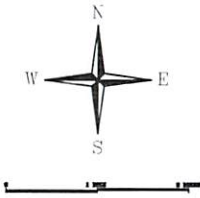
FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0236-B/ FEMA, September 4, 1991)

SUMMARY OF REQUEST: Preliminary Plat: Request to approve a preliminary plat as part of the Socorro Logistics Master Plan. Plat includes two lots and one public right-of-way. Ponds will be privately maintained.

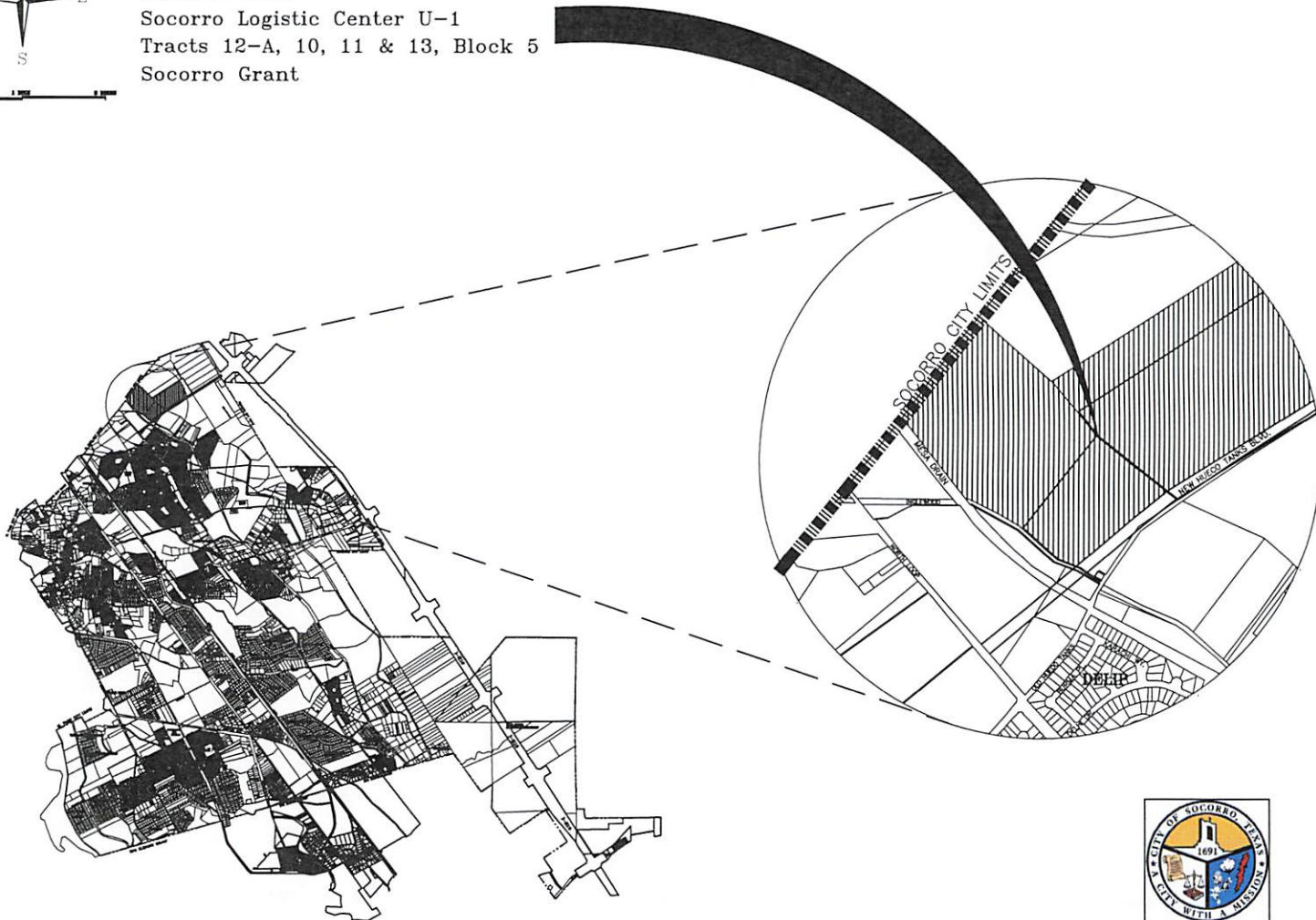
Socorro Logistics Masterplan was approved by City Council on November 4, 2021.

STAFF RECOMMENDATION: Staff recommends APPROVAL.

LOCATION MAP



PROJECT SITE;
Socorro Logistic Center U-1
Tracts 12-A, 10, 11 & 13, Block 5
Socorro Grant



CITY OF SOCORRO

LOCATION MAP

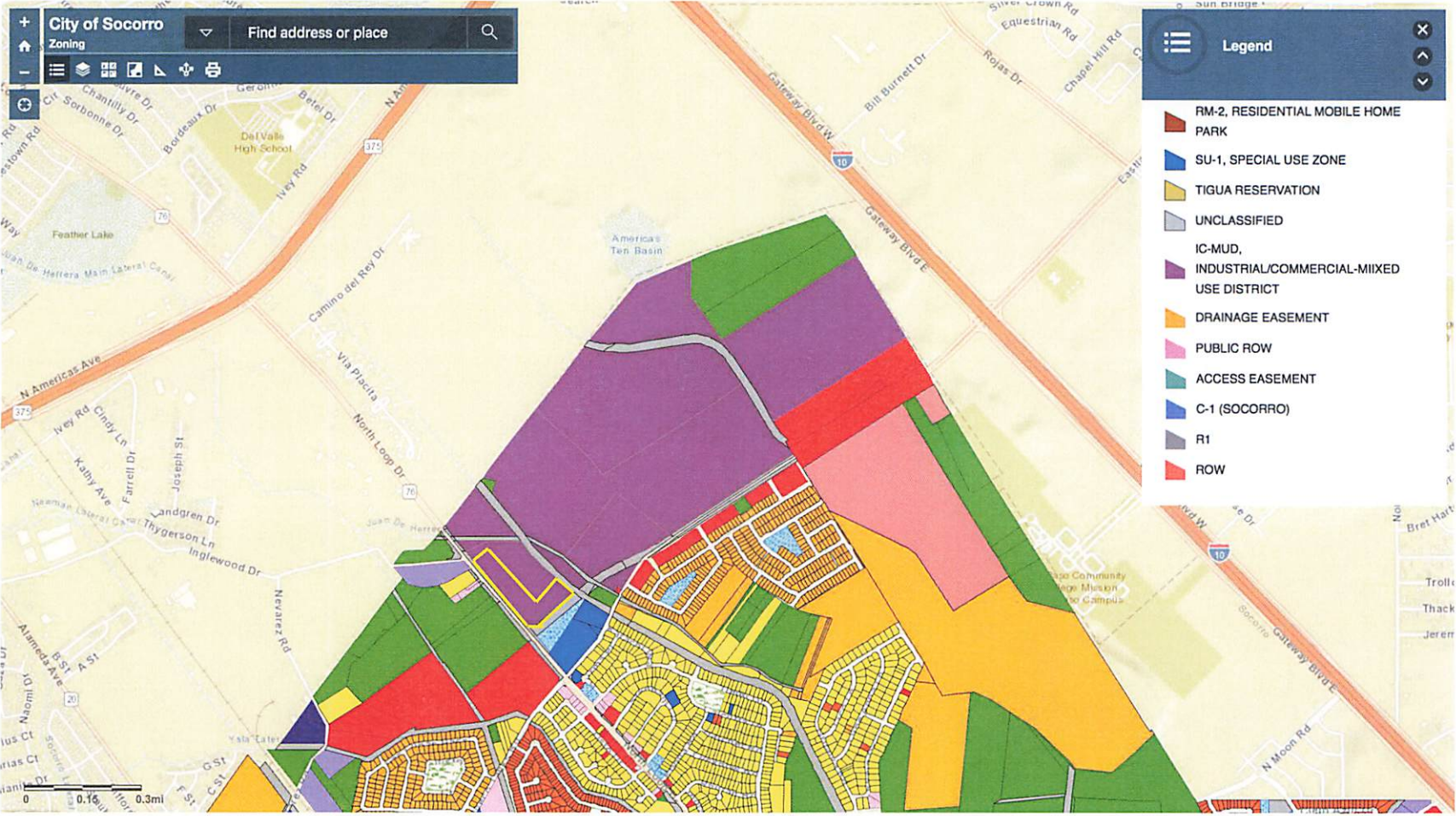
Scale: AS SHOWN



Planning and Zoning Department

860 N. Rio Vista Socorro, Texas 79927 Tel. (915) 872-8511 Fax (915) 872-8673

ZONING MAP



SITE PICTURES



AERIAL PHOTO



PRELIMINARY PLAT

SOCORRO LOGISTICS CENTER UNIT TWO

BEING ALL OF TRACT 8, 9, 10A AND 11C, AND A PORTION OF TRACT 10A1 AND 11C1, BLOCK 5, SOCORRO GRANT, CITY OF SOCORRO, EL PASO COUNTY, TEXAS, CONTAINING 60.74± ACRES (SHEET 1 OF 2)

- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - STREET RIGHT OF WAY
 - TOP OF CURB
 - SIDEWALK
 - PROPERTY LINE
 - STREET CENTERLINE
 - UTILITY EASEMENT (TOP OF L.S.)
 - IRRIGATION EASEMENT
 - ① LOT AND BLOCK NUMBER
 - PROPOSED ALLEY
 - & STORM SEWER PIPE
 - DRAINAGE FLOW
 - HIGH POINT
 - LOW POINT
 - FUTURE LOT FLOW DIRECTION
 - EXISTING DRAINAGE FLOW
 - EXISTING HIGH POINT
 - EXISTING LOW POINT
 - EXISTING MONUMENT
 - EXISTING MONUMENT
 - EXISTING MAJOR CONTOUR LINES
 - EXISTING MINOR CONTOUR LINES
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - EXISTING LIGHT POLE
 - EXISTING IRRIGATION VALVE
 - EXISTING TRAFFIC SIGN

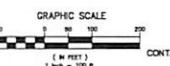
TOTAL LOTS

INDIVIDUAL	11
TOTAL	11

FLOOD ZONE:
THE SUBDIVISION LOTS WITHIN FLOODPLAIN ZONE "C" AND ZONE "A" AS DESIGNATED IN PANEL NO. 480121 DESIGN, DATED SEPTEMBER 4, 1962, AND PANEL NO. 480122 DESIGN, DATED SEPTEMBER 4, 1962, AND PANEL NO. 480123 DESIGN, DATED OCTOBER 24, 2014 (BEST AVAILABLE DATA) OF THE FLOOD INSURANCE RATE MAPS OF EL PASO COUNTY, TEXAS, DESIGNATED ZONE "C" INCLUDES AREAS DETERMINED TO BE FUTURE 500-YEAR FLOODPLAIN ZONE "A" IS A SPIN SUBJECT TO MANIPULATION BY THE ANNUAL CHANCE FLOOD.

BENCHMARK:
BENCH MARK ONE (BM ONE) LOCATED AT CORNER OF NEBBIA LANE, AS SHOWN ON LATEST VALLEY SUBDIVISION ELEVATION SHEET # (SEE BUREAU OF RECONSTRUCTION).

PRELIMINARY PLAT



OWNER/DEVELOPER
SOCORRO LAND PARTNERS, LLC
1716 MEADOWS ST. SUITE 100
SOCORRO, TX 78790
PHONE: (512) 436-3433
CONTACT: ADAM DUEHR, DEVELOPMENT DIRECTOR

ENGINEER
cea EST. N. DORRIS ST. PLAZA 300
SUITE 100
1716 MEADOWS ST. SUITE 100
SOCORRO, TX 78790
PHONE: (512) 436-3433
WWW.CEAGROUP.COM
CONTACT: JORGE GRAEDA, P.E.

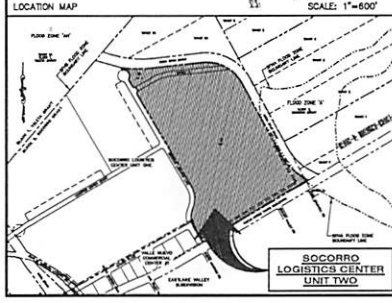
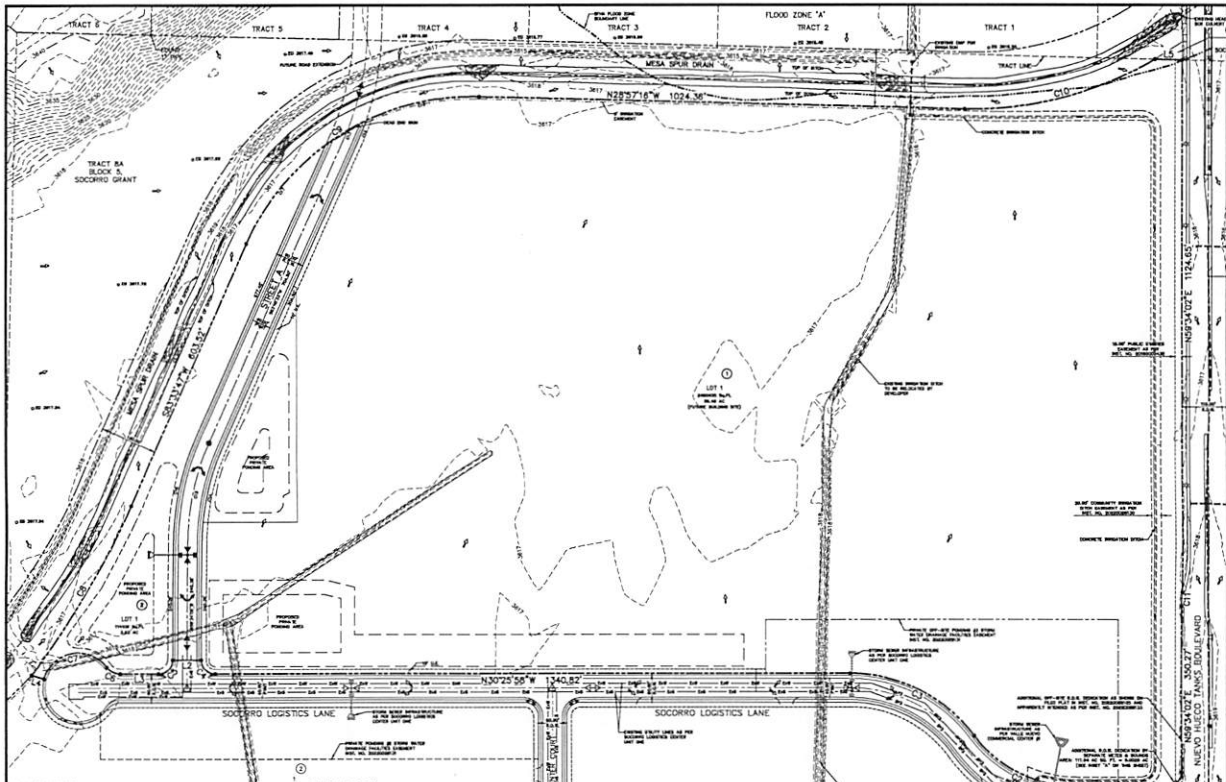
SURVEYOR
Barragan Associates Inc.
LAND PLANNING & LAND SURVEYING
18000 PARKWAY DR. SUITE 100
FARMERSVILLE, TX 76844
PHONE: (817) 381-8700 FAX: (817) 381-8700
CONTACT: BENITO BARRAGAN, R.L.P.S.

DATE OF PREPARATION: JULY 2022

CURVE TABLE					LINE TABLE	
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CU	33.07'	24.87'	13.86'	24.46'	S89°50'00"E	89°50'00"
CD	30.00'	25.00'	13.47'	24.46'	S84°32'00"E	84°32'00"

LINE	BEARING	LENGTH
L1	S89°50'00"E	1.00'
L2	N02°27'47"E	8.07'

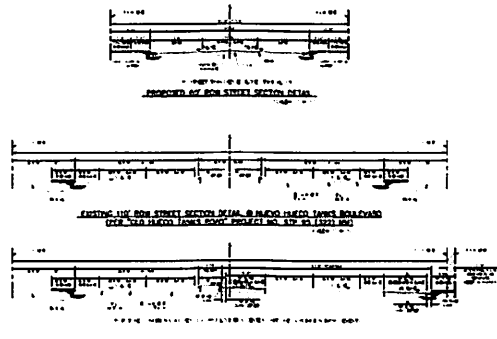
- NOTES:**
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO SOCORRO LOGISTICS CENTER UNIT TWO BY THE VALLEY VALLEY WATER DISTRICT UTILITIES IN ACCORDANCE WITH THEIR MAZES AND REGULATIONS AND WITH SECTION 10.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON SOCORRO LOGISTICS LANE AND WILL BE CONNECTED TO HOME BY THE SUBDIVISION.
 - TAX CERTIFICATES FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. INSTRUMENT NO. _____ DATE _____
 - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. INSTRUMENT NO. _____ DATE _____
 - WATER LOT COVENANTS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES. (BY OTHERS) SET 1/2" REBAR AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE SHOWN.
 - THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVISION SHALL COORDINATE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE BY DETERMINING THE TYPE OF DELIVERY SERVICE FOR THE PROPOSED SUBDIVISION. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICES SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
 - THIS SUBDIVISION LIES WITHIN FLOODPLAIN ZONE "C" AND ZONE "A" AS DESIGNATED IN PANEL NO. 480121 DESIGN, DATED SEPTEMBER 4, 1962, AND PANEL NO. 480122 DESIGN, DATED OCTOBER 24, 2014 (BEST AVAILABLE DATA) OF THE FLOOD INSURANCE RATE MAPS OF EL PASO COUNTY, TEXAS, DESIGNATED ZONE "C" INCLUDES AREAS DETERMINED TO BE FUTURE 500-YEAR FLOODPLAIN ZONE "A" IS A SPIN SUBJECT TO MANIPULATION BY THE ANNUAL CHANCE FLOOD.
 - ALL STREETS WITHIN THIS SUBDIVISION SHALL BE PUBLIC AND DEDICATED TO THE CITY OF SOCORRO.
 - ALL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED TO RESIDENTIAL PURPOSES ONLY.
 - BOUNDARY MONUMENTS.
 - ALL INDUSTRIAL LOTS SHALL ALLOW THE EXPRESS AND INGRESS TO EACH OTHER, AS DOCUMENTED ON THE COVENANTS.
 - LOT OWNERS ARE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF THE SIDEWALK AND LANDSCAPING FRONTING THEIR LOT.



DATE TIME		SPE NAME	
1	10/10/10	1	10/10/10
2	10/10/10	2	10/10/10
3	10/10/10	3	10/10/10
4	10/10/10	4	10/10/10
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63	10/10/10	63	10/10/10
64	10/10/10	64	10/10/10
65	10/10/10	65	10/10/10
66	10/10/10	66	10/10/10
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96	10/10/10	96	10/10/10
97	10/10/10	97	10/10/10
98	10/10/10	98	10/10/10
99	10/10/10	99	10/10/10
100	10/10/10	100	10/10/10

SOCORRO LOGISTICS CENTER UNIT TWO

BEING ALL OF TRACT 8, 9, 10A AND 11C, AND A PORTION OF TRACT 10A1 AND 11C1, BLOCK 5, SOCORRO GRANT, CITY OF SOCORRO, EL PASO COUNTY, TEXAS. CONTAINING 60.74± ACRES (SHEET 2 OF 2)

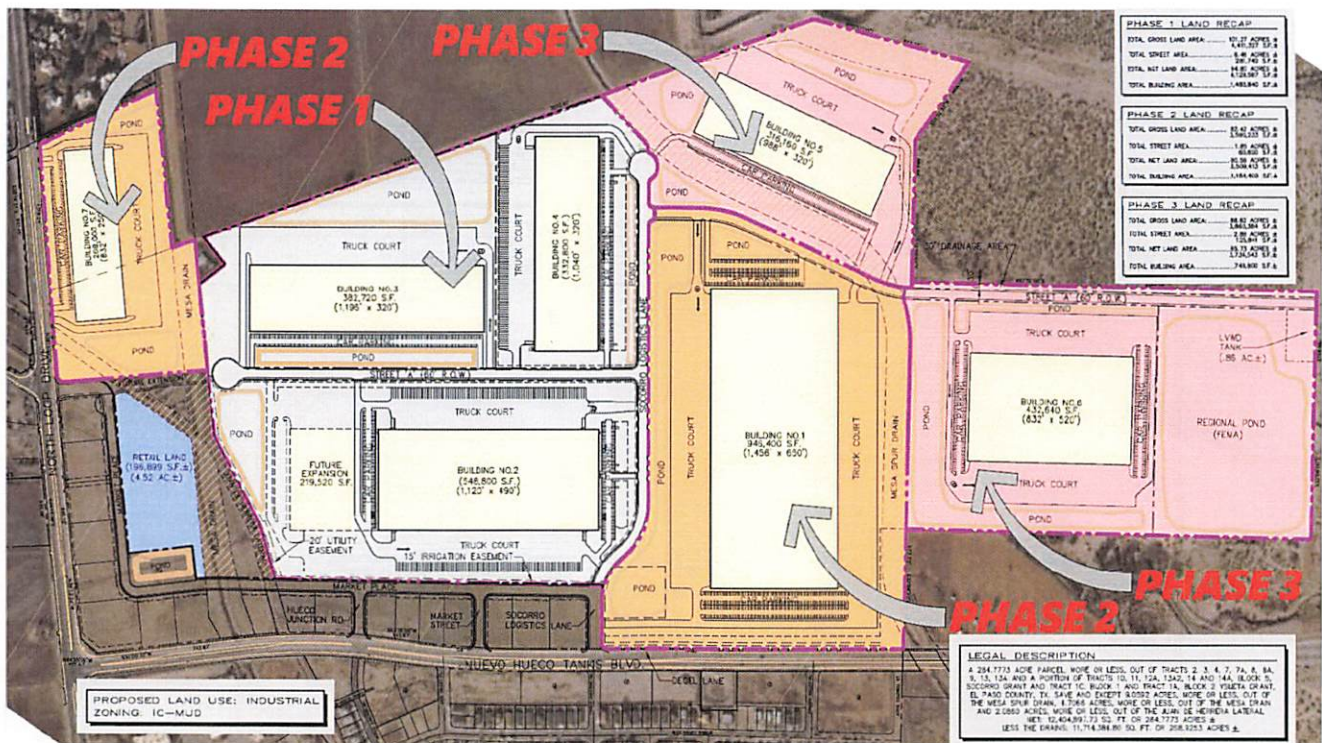


OWNER/DEVELOPER
SOCORRO LAND PARTNERS, LLC
 CONTACT: ADAM GUERRA, DEVELOPMENT DIRECTOR

ENGINEER
Barragan Associates Inc.
 CONTACT: BENITO BARRAGAN, R.P.L.S.

DATE OF PREPARATION: JULY 2022

SOCORRO LOGISTICS - DEVELOPMENT PHASING OVERVIEW



PHASE 1 LAND RECAP	
TOTAL GROSS LAND AREA	152.07 ACRES
TOTAL STREET AREA	1.80 ACRES
TOTAL NET LAND AREA	150.27 ACRES
TOTAL BUILDING AREA	1,084,810 S.F.

PHASE 2 LAND RECAP	
TOTAL GROSS LAND AREA	184.00 ACRES
TOTAL STREET AREA	1.80 ACRES
TOTAL NET LAND AREA	182.20 ACRES
TOTAL BUILDING AREA	1,084,810 S.F.

PHASE 3 LAND RECAP	
TOTAL GROSS LAND AREA	184.00 ACRES
TOTAL STREET AREA	1.80 ACRES
TOTAL NET LAND AREA	182.20 ACRES
TOTAL BUILDING AREA	749,800 S.F.

LEGAL DESCRIPTION
 A 204.7733 ACRE PARCEL, MORE OR LESS, OUT OF TRACTS 2, 3, 4, 7, 7A, 8, 8A, 8, 10, 12A AND A PORTION OF TRACTS 10, 11, 12A, 12B, 14 AND 14A, BLOCK 10, SOCORRO GRANT AND TRACT 1C, BLOCK 1 AND TRACT 1A, BLOCK 3, VISTA GRANT, EL PASO COUNTY, TEXAS AND EXCEPT 8.0000 ACRES, MORE OR LESS, OUT OF THE MESA DRIVE DRAIN, 4.7000 ACRES, MORE OR LESS, OUT OF THE MESA DRIVE DRAIN AND 2.0850 ACRES, MORE OR LESS, OUT OF THE JUAN DE HEREDIA LATERAL, NET 12,648,911.73 SQ. FT. OR 284.7773 ACRES, LESS THE DRAIN, 11,714,584.00 SQ. FT. OF 268,825.5 ACRES &.

PSRBB
INDUSTRIAL GROUP, INC.
 180 NORTHMEADOW BLVD. #1
 EL PASO, TEXAS 79912
 (972) 871-3322 FAX
 (972) 871-2548

SOCORRO LOGISTICS CENTER MASTER PLAN
 SCALE: 1" = 400'-0"
 21404-G-MR-03-00
 DATE: 08-10-21

TPAGROUP
 1716 PEACHTREE STREET, N.W. | SUITE 400 | ATLANTA, GA 30339



**CITY OF SOCORRO
PLANNING & ZONING COMMISSION
MEETING DATE: AUGUST 2, 2022**

**PRELIMINARY & FINAL SUBDIVISION PLAT
(COMBO)
STAFF REPORT**

SUBJECT: APPROVAL OF A PRELIMINARY AND FINAL SUBDIVISION PLATS.

NAME: ANGEL'S PARK UNIT THREE SUBDIVISION

PROPERTY ADDRESS: Located on FM 1110

PROPERTY LEGAL DESCRIPTION: A portion of Robert E. Nix Survey No. 304, El Paso County, Texas

PROPERTY OWNER: Lettunich Development Group, LTD

REPRESENTATIVE: Ricardo Felix, TRE & Associates

PROPERTY AREA: 6.54 Acres

CURRENT ZONING: Unclassified

CURRENT LAND USE: Vacant

FUTURE LAND USE MAP: Light Industrial

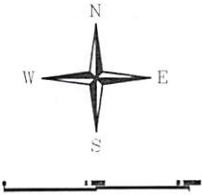
PROPOSED LAND USE: N/A

FLOOD MAP: According to the Flood Insurance Rate Maps, the referenced property lies within Zone X; (Community Panel # 480212 0237-B/ FEMA, September 4, 1991)

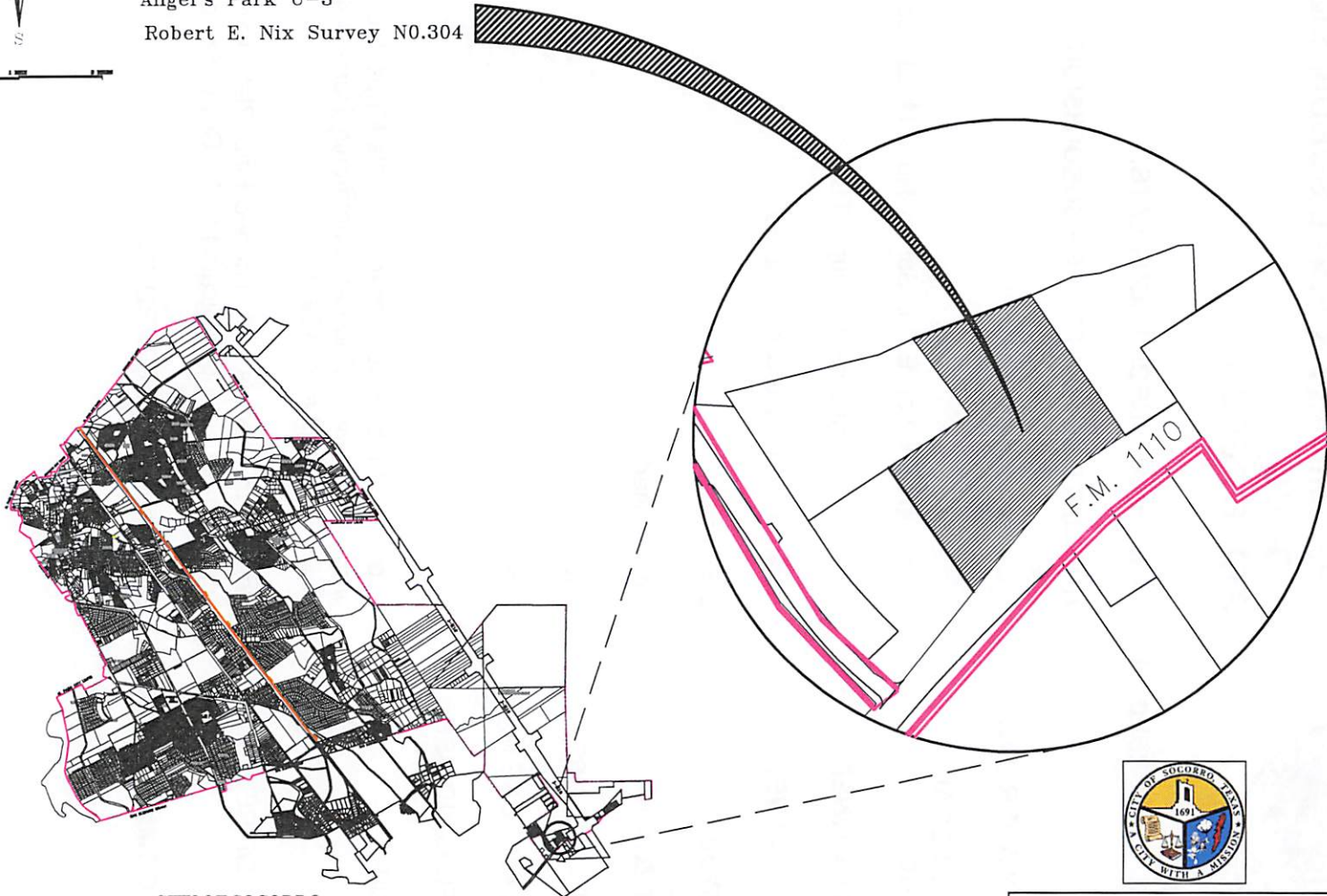
SUMMARY OF REQUEST: Request to approve Preliminary & Final Plat. There are no public improvements being dedicated to the City of Socorro.

STAFF RECOMMENDATION: Staff recommends APPROVAL.

LOCATION MAP



PROJECT SITE;
Angel's Park U-3
Robert E. Nix Survey N0.304



CITY OF SOCORRO

LOCATION MAP

Scale AS SHOWN

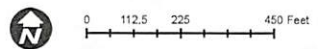
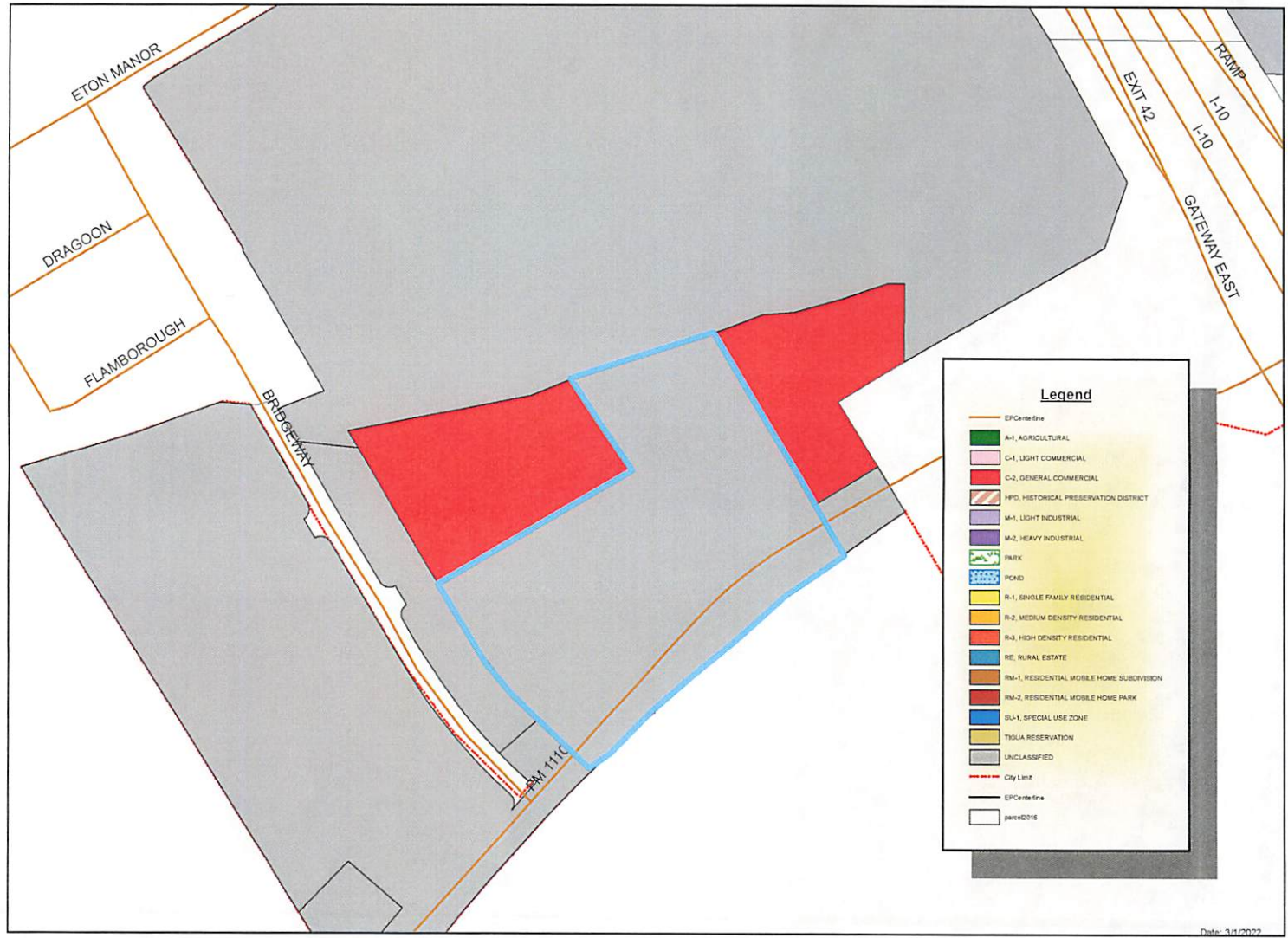


Planning and Zoning Department

800 N. Rio Vista Socorro, Texas 79027 Tel: (505) 875-4531 Fax: (505) 875-6678

ZONING MAP

Zoning Map Angel's Park U-3

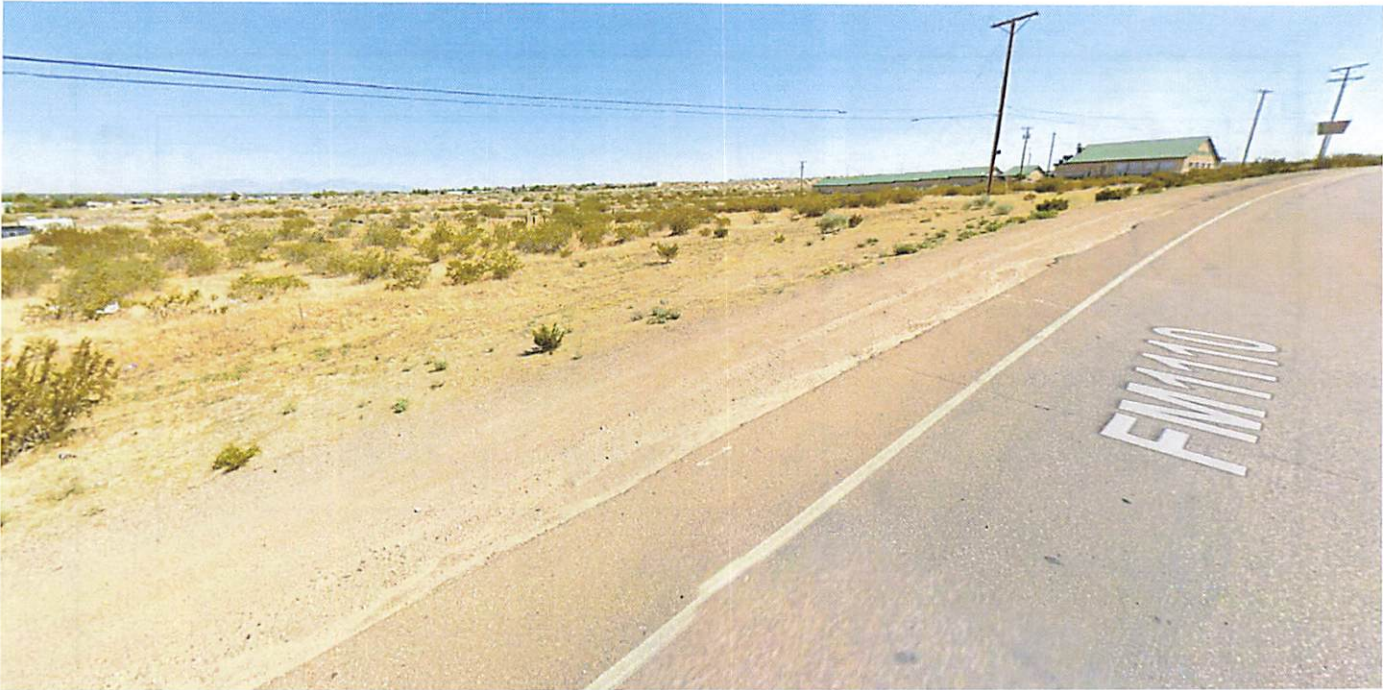


Date: 3/1/2022

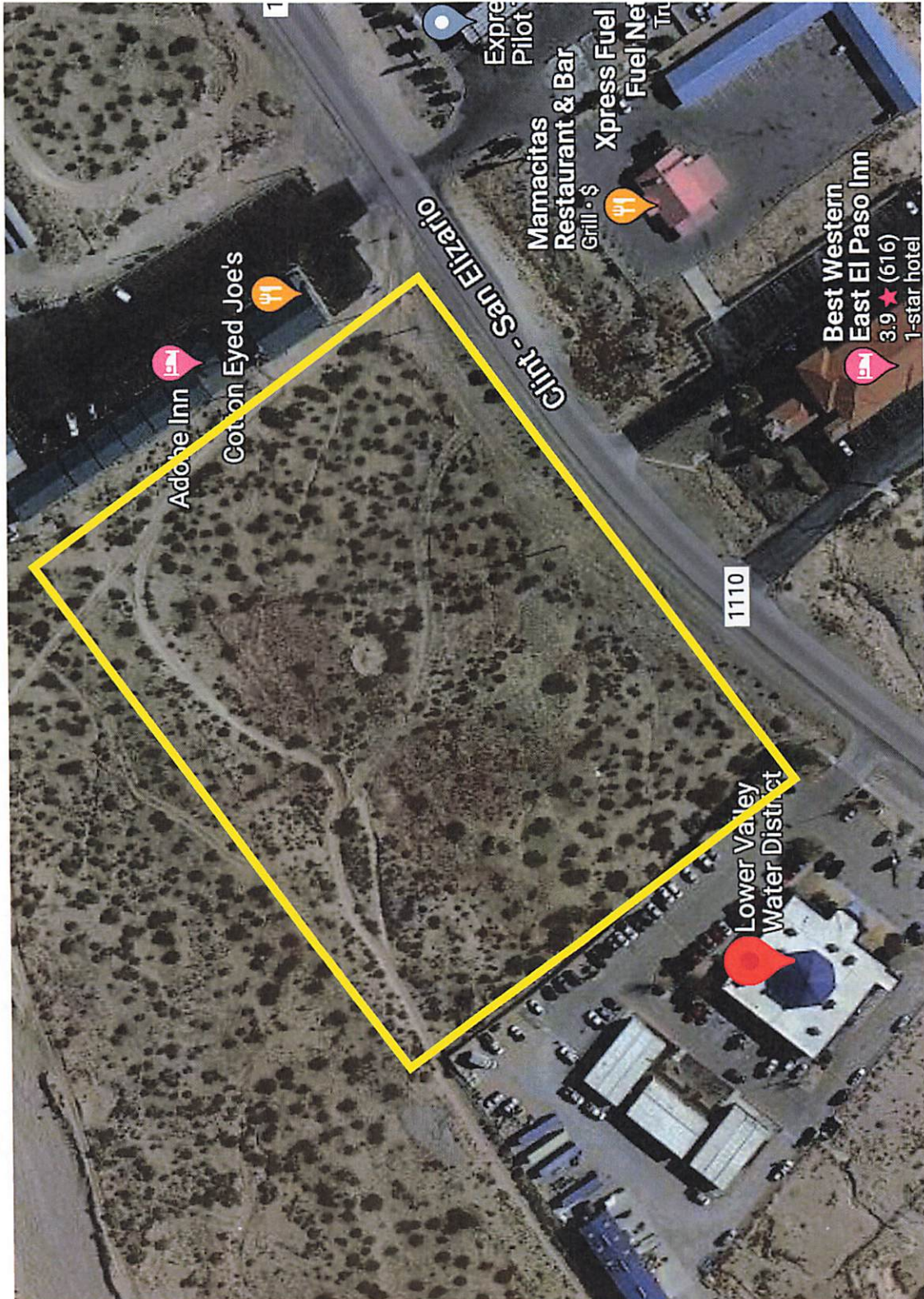
CITY OF SOCORRO
PLANNING & ZONING
860 N. RIO VISTA
SOCORRO, TX. 79927



SITE PICTURES



AERIAL PHOTO



PRELIMINARY PLAT

PRELIMINARY ANGEL'S PARK UNIT THREE

A PORTION OF
ROBERT E. NIX SURVEY NO. 304,
EL PASO COUNTY, TEXAS.
AREA 6.55 ACRES ±

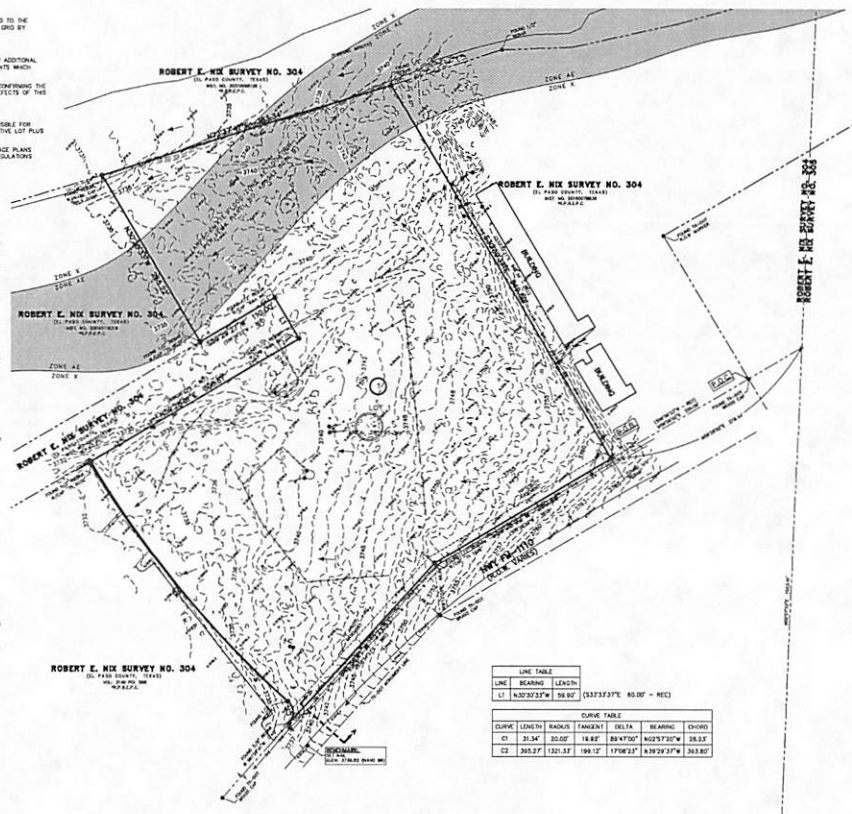
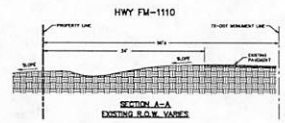
N
MAGNETIC NORTH
N
TRUE NORTH

0 100 200
FEET

SCHOOL DISTRICT
CLINT HOUSTON SCHOOL DISTRICT
AREA 10000100000
EL PASO, TX 79901

LEGEND

- CHAIN LINK FENCE
- CURB
- POST - BOLLARD
- ▨ ROOF WALL
- SON
- WIRE FENCE
- ANCHOR
- ⊞ AIR RAIL PEDESTAL
- ⊞ CABLE BOX
- POWER POLE
- DITCHED POWER LINE
- TELEPHONE LINE (APPROXIMATE LOCATION)
- UTILITY LINE
- WATER LINE (APPROXIMATE LOCATION)
- CONCRETE
- ASPHALT
- - - - - MAJOR CONTOUR
- - - - - MINOR CONTOUR
- SPOT ELEVATION



LINE TABLE	
LINE	LENGTH
L1	N 32°32'33" W 98.97'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	31.34'	30.00'	18.82'	89°47'00"	N 02°57'30" W	28.37'
C2	305.97'	320.33'	196.17'	17°09'33"	S 83°29'37" W	363.80'

- GENERAL NOTES:**
1. TAX CERTIFICATES FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. INSTRUMENT NO. _____ DATE _____.
 2. THE PROPERTIES HAVE EXISTING UNITED STATES PATENT SERVICE.
 3. THIS SUBDIVISION LIES WITHIN ZONE "C" AND ZONE "A" AS DESIGNATED IN PARAG. NO. 4002222222 DATED SEPTEMBER 04, 1998, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "C" INDICATES AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
 4. DEED REFERENCE: VOLUME 3028, PAGE 838, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
 5. BEARINGS SHOWN ARE GRID BEARINGS DERIVED FROM FIX OBSERVATIONS TO THE TEXAS GRID-WAY NETWORK, REFERRED TO THE TEXAS COORDINATE SYSTEM (TACS) GRID. CONTING ZONE DISTANCES ARE GRID AND CAN BE CONVERTED TO GRID BY DIVING BY 1.0002.
 6. PROPOSED LOTS HAVE EXISTING WATER AND SEWER SERVICES PROVIDED BY LOWER VALLEY WATER DISTRICT.
 7. PROPERTY MAY BE SUBJECT TO EASEMENTS OR OTHER MATTERS WHETHER OF RECORD OR NOT (NOT SHOWN). NO ADDITIONAL RECORDS ARE PROVIDED BY BARRAGAN & ASSOCIATES FOR ANY RESTRICTIONS, RESTRICTIONS, EASEMENTS AND EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCELS.
 8. THE PROPERTY OWNERS ARE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL TITLE COMMITMENT PROVISIONS AND CONTENDING THE SUE AND USE OF ALL RECORDS PERTAINING TO THIS PROPERTY, IN WHOLE OR IN PART OF THE RECORDS OR OBJECTS OF THIS PLAT.
 9. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 10. ANGEL'S PARK UNIT THREE IS SUBJECT TO ON-SITE FLOODING OF STORM WATER RUNOFF. LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING ADEQUATE MEASURES TO ACCOMMODATE ALL STORM WATER RUNOFF GENERATED FROM THEIR RESPECTIVE LOT PLUS ONE-HALF THE RUNOFF GENERATED FROM ALL ADJUTING STREET RIGHT-OF-WAYS DIRECTLY FRONTING THE LOT.
 11. LOT OWNERS SHALL OBTAIN APPROVAL FROM CITY OF EL PASO PRIOR TO LOT DEVELOPMENT, GRADING AND DRAINAGE PLANS PREPARED BY A TITLE LICENSED ENGINEER ARE REQUIRED TO INSURE REQUIREMENTS TO ALL CITY SUBDIVISION REGULATIONS ARE BEING MET.

METES AND BOUNDS DESCRIPTION

Beginning at a 6.55 acre parcel of land being a portion out of Robert E. Nix Survey No. 304, El Paso County, Texas, and being more particularly described as follows:

COMMENCING for reference at a found 1x4x4 Brass Cop Monument, located on the westerly right-of-way line of Interstate Highway No. 10 and the northerly right-of-way line of Highway FM-1110 (Cont. Cut-Off Road), in Robert E. Nix Survey No. 304, El Paso County, Texas, being the southeasterly corner of a property described in a Deed from Dilsigunur N. Patel and Navinshankar M. Patel to Barrag & Associates, Inc. in Instrument No. 20160078836, Real Property Records of El Paso County, Texas, THENCE, S 59°28'23" W (S 58°28'23" W-Rec), along the northerly right-of-way line of Highway FM-1110 (Cont. Cut-Off Road), a distance of 200.09 feet (200.00 feet-Rec) to a found 1/2" rebar, said rebar being the POINT OF BEGINNING;

THENCE, S 59°28'23" W (S 58°28'23" W-Rec), along the northerly right-of-way line of Highway FM-1110 (Cont. Cut-Off Road), a distance of 200.09 feet to a found 1/2" rebar with cap stamped "TX 1879";

THENCE, S 47°36'31" W (S 38°54'33" E-Rec), continuing along the northerly right-of-way line of Highway FM-1110 (Cont. Cut-Off Road), a distance of 272.53 feet to a point for a non-tangent curve, for the most southeasterly corner of a property described in a Deed to Lower Valley Water District, filed in Volume 3148, Page 568, Real Property Records of El Paso County, Texas, WHENCE, a found 5/8" rebar bears, S 61°28'41" W, a distance of 0.40 feet;

THENCE, along the westerly line of a property to Lower Valley Water District, located in Volume 3148, Page 568, and Instrument No. 20160078836, Real Property Records of El Paso County, Texas, for the following curve:

31.34 feet along the arc of a non-tangent curve to the left, with a radius of 30.00 feet, an interior angle of 89°47'00", and a chord which bears N 02°57'30" W, a distance of 28.37 feet to a found 1/2" rebar, said rebar being a point of tangency;

355.37 feet along the arc of a curve to the right, with a radius of 121.33 feet, an interior angle of 17°09'33", and a chord which bears N 39°29'37" W, a distance of 363.80 feet to a found 1/2" rebar with cap stamped "TX 5022";

N 32°32'33" E (N 02°57'30" E-Rec), a distance of 308.81 feet to a set 1/2" rebar w/cap stamped "88A, Inc.,"

N 30°30'33" W (N 32°32'33" W-Rec), a distance of 58.90 feet to a set 1/2" rebar w/cap stamped "88A, Inc.,"

S 59°28'23" W (N 32°32'33" W-Rec), a distance of 110.00 feet to a found 1/2" rebar with cap stamped "TX 6022;

N 30°30'33" W (N 32°32'33" W-Rec), a distance of 245.22 feet to a found rebar with cap aluminum cap stamped "9PL3 2198";

THENCE, N 72°17'47" E, a distance of 383.34 feet to a found 1/2" rebar for the northeasterly corner of a property described in a Deed to Barrag & Associates, Inc. in Instrument No. 20160078836, Real Property Records of El Paso County, Texas, WHENCE, a found 1/2" rebar (top on the northerly line of said property bears, N 72°15'58" E, a distance of 147.15 feet);

THENCE, S 30°30'33" E (S 32°32'33" E-Rec), along the westerly line of the aforementioned property, a distance of 248.50 feet (249.34 feet) to the POINT OF BEGINNING of this description and containing in all 6.55 acres of land more or less.



OWNER: Name: Lufkin Development Group, LTD. Address: P.O. Box 925 City & Zip: Fabers, Texas 79925 Phone: _____

SURVEYOR: Barragan & Associates Inc. 10850 Palfonso Dr. Bldg. F D. El Paso, TX 79935 (915) 591-5708

SUBJECT

Barragan & Associates Inc.
LAND PLANNING & LAND SURVEYING
TEPLS FIRM # 10151100
10900 Palfonso Dr. Bldg. F - El Paso TX 79935
Phone (915) 591-5708 Fax (915) 591-5704
www.barragan.com

DATE OF PREPARATION: NOVEMBER 2021

GENERAL NOTES:

1. ALL IDENTIFIERS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. INSTRUMENT NO. _____ DATE _____
2. THE PROPOSED LOTS ARE BEING LINED BY THE LOCAL SERVICE.
3. THIS SUBDIVISION LIES WITHIN FLOOD ZONE UNHAZARDOUS "Z" AND FLOOD ZONE "AC" AS DESIGNATED IN PARAG. NO. 400113 (2011) R. DATED SEPTEMBER 24, 1981, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. FLOOD ZONE UNHAZARDOUS "Z" INDICATES AREAS ESTIMATED TO BE OUTSIDE 100-YEAR FLOODPLAIN. FLOOD ZONE "AC" INDICATES AREAS DEEMED TO BE OUTSIDE 100-YEAR FLOODPLAIN.
4. DEED REFERENCE: VOLUME 3026, PAGE 828, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
5. RECORDS SHOW AREAS AND BEARING DATA FROM ERM OBSERVATIONS TO THE TEXAS CO-OP NETWORK, REFERRED TO THE TEXAS COORDINATE SYSTEM (TACS) 2011. CENTRAL ZONE. DISTANCES ARE GIVEN AND CAN BE CONVERTED TO GRID BY DIVIDING BY 1.000231.
6. PROPOSED LOTS HAVE EXISTING WATER SERVICE PROVIDED BY LOWER VALLEY WATER DISTRICT. SEWER SERVICES WILL BE PROVIDED BY SEPTIC TANK.
7. PROPERTY MAY BE SUBJECT TO EASEMENTS OR OTHER MATTERS OF RECORD OR NOT, COUNTY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, NO ADDITIONAL RESEARCH WAS PERFORMED BY L&A INC. FOR ANY REASONS. RESTRICTIONS, EASEMENTS, ETC. ARE NOT SHOWN ON THIS PLAT. THE BUYER SHALL BE RESPONSIBLE FOR DETERMINING THE EXISTENCE OF ANY SUCH MATTERS AND FOR THE PROTECTION OF HIS/HER INTERESTS.
8. ANGEL'S PARK UNIT THREE IS SUBJECT TO ON-STREET FLOODING OF STORM WATER RUNOFF. LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING SUFFICIENT PROVISIONS TO ACCOMMODATE ALL STORM WATER RUNOFF GENERATED FROM THEIR RESPECTIVE LOT. HALF THE RUNOFF GENERATED FROM ALL ADJACENT STREET FRONT-OF-YARDS DIRECTLY FRONTING THE LOT.
9. LOT OWNERS SHALL OBTAIN APPROVAL FROM CITY OF SOCORRO PRIOR TO LOT DEVELOPMENT. GRADING AND DRAINAGE PLANS PREPARED BY A TEXAS LICENSED ENGINEER ARE REQUIRED TO ENSURE COMPLIANCE WITH ALL CITY SUBDIVISION REGULATIONS AND ZONING ORD.
10. LOT 1 SHALL ACCEPT HISTORIC FLOWS FROM UPSTREAM BUT SHALL NOT BE RESPONSIBLE FOR RECEIPT OR CONVEYANCE OF DEVELOPED FLOWS.

METS AND BOUNDS DESCRIPTION

Description of a 6.55 acre parcel of land being a portion of Robert E. Nix Survey No. 304, El Paso County, Texas, and being more particularly described as follows:

COMMENCEMENT: for reference to a found Te-Drill Brass Cap Monument, located on the westerly right-of-way line of Interstate Highway No. 10 and the northerly right-of-way line of Highway FM-1110 (Cont. Cut-Off Road), in Robert E. Nix Survey No. 304, El Paso County, Texas, being the southwest corner of a property described in a Deed from Dimpumar N. Patel and Nandakumari M. Patel, Inc. filed in instrument No. 2016027836, Real Property Records of El Paso County, Texas; **THENCE**, S 09°28'02" W (S 54°26'23" W-Rec), along the northerly right-of-way line of Highway FM-1110 (Cont. Cut-Off Road), a distance of 200.09 feet (200.00 feet-Rec) to a found 1/2" rebar, said rebar being the **POINT OF BEGINNING**;

THENCE, S 59°28'02" W (S 54°26'23" W-Rec), along the northerly right-of-way line of Highway FM-1110 (Cont. Cut-Off Road), a distance of 260.89 feet to a found 1/2" rebar with cap stamped "TX 1978";

THENCE, S 41°02'01" W (S 38°33'33" E-Rec), continuing along the northerly right-of-way line of Highway FM-1110 (Cont. Cut-Off Road), a distance of 275.53 feet to a point for a non-tangent curve, for the most westerly corner of a property described in a Deed to Lower Valley Water District, filed in Volume 2149, Page 568, Real Property Records of El Paso County, Texas; **WHENCE** a found 5/8" rebar bears S 61°28'41" W, a distance of 0.42 feet;

31.34 feet along the arc of a non-tangent curve to the left, with a radius of 20.00 feet, an interior angle of 89°47'00", and a chord which bears N 02°37'20" W, a distance of 28.23 feet to a found 1/2" rebar, said rebar being a point of tangency;

353.27 feet along the arc of a curve to the right, with a radius of 1321.33 feet, an interior angle of 17°08'21", and a chord which bears N 39°29'27" W, a distance of 383.90 feet to a found 1/2" rebar with cap stamped "TX 8022";

N 38°28'01" E (N 54°26'23" E-Rec), a distance of 306.81 feet to a set 1/2" rebar with cap stamped "S&A, Inc.";

N 30°30'33" W (N 33°33'33" W-Rec), a distance of 58.90 feet to a set 1/2" rebar with cap stamped "S&A, Inc.";

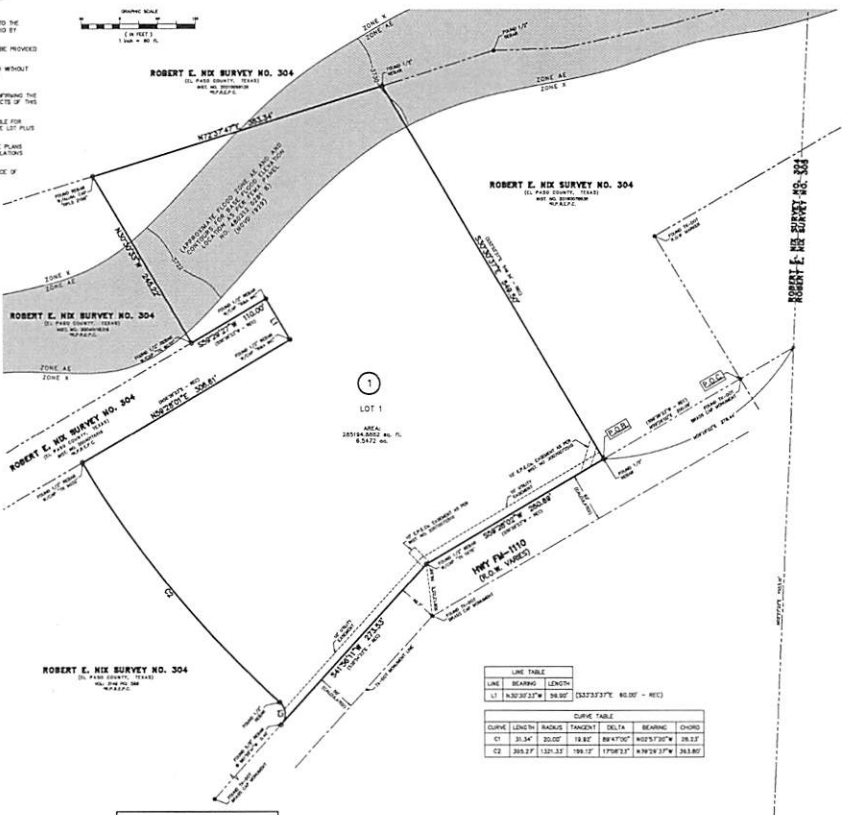
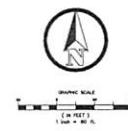
S 49°29'27" W (N 33°33'33" W-Rec), a distance of 110.00 feet to a found 1/2" rebar with cap stamped "TX 6322";

N 30°30'33" W (N 33°33'33" W-Rec), a distance of 245.22 feet to a found rebar with cap aluminum cap stamped "RPLS 2198";

THENCE, N 72°37'47" E, a distance of 383.34 feet to a found 1/2" rebar for the northwesterly corner of a property described in a Deed to Home, Inc., filed in instrument No. 20160078836, Real Property Records of El Paso County, Texas; **WHENCE**, a found 1/2" rebar along the northerly line of said property bears N 72°35'04" E, a distance of 142.15 feet;

THENCE, S 30°30'33" E (S 33°33'33" E-Rec), along the westerly line of the aforementioned property, a distance of 549.50 feet (549.28 feet) to the **POINT OF BEGINNING** of this description and containing in all 6.55 acres of land more or less.

LOCATION MAP



LINE	BEARING	LENGTH
1	N 38°28'01" W	306.81
2	S 41°02'01" W	275.53
3	S 59°28'02" W	260.89
4	S 09°28'02" W	200.09

CURVE	LENGTH	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	31.34	20.00	18.82	89°47'00"	N 02°37'20" W	28.23
C2	353.27	1321.33	198.17	17°08'21"	N 39°29'27" W	383.90

OWNER: Name: Lettunch Development Group, LTD. Address: P.O. Box 925 City & Zip: Fabam, Texas 79938 Phone: _____

SURVEYOR: Barragan & Associates Inc. 10850 Pelicano Dr. (Bldg. F) El Paso, TX 79935 (915) 561-5706

Barragan & Associates Inc.
 LAND PLANNING & LAND SURVEYING
 TEXAS PERM # 10161200
 10850 Pelicano Dr. Bldg. F - El Paso TX 79935
 Phone (915) 561-5706 Fax (915) 561-5706
 www.barraganandassociates.com
 DATE OF PREPARATION: NOVEMBER 2021

ANGEL'S PARK UNIT THREE

A PORTION OF
 ROBERT E. NIX SURVEY NO. 304,
 EL PASO COUNTY, TEXAS,
 AREA 6.5472 ACRES ±

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

We, LETTUNCH DEVELOPMENT GROUP, LTD., on behalf of the 828 acre tract of land encompassed within Angel's Park Unit Three, hereby dedicate the land as depicted in the subdivision plat, and dedicated to utility easements, the public easements herein shown.

I certify that I have complied with the requirements of Texas Local Government Code § 212.012 and that:

- (1) The plat meets the requirements of the code book, or all meet, the minimum plat standards;
- (2) I have complied with the requirements of the code book, or all meet, the minimum requirements of state law;
- (3) I have complied with the requirements of the code book, or all meet, the minimum plat standards; and
- (4) I have complied with the requirements of the code book, or all meet, the minimum plat standards.

We attest that the plat is correct in this plat and is true and correct.

BY: LETTUNCH, LTD.
 ITS GENERAL PARTNER

BY: _____
 AUTHORIZED MEMBER DATE _____

ACKNOWLEDGMENT

STATE OF TEXAS
 COUNTY OF EL PASO

BEFORE ME, the undersigned authority, on this day personally appeared LETTUNCH DEVELOPMENT GROUP, LTD., known to me through their Texas Department of Public Safety Driver License to be the owner whose name is subscribed to the foregoing instrument, who, being by the first duly sworn, declared that the execution thereof was free and correct and acknowledged that they executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for El Paso County My Commission Expires _____

CITY OF SOCORRO PLANNING DEPARTMENT

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITION OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212.005 OF THE TEXAS LAND GOVERNMENT CODE.

CITY PLANNER _____ DATE _____

SECRETARY _____ DATE _____

**CITY OF SOCORRO
 CERTIFICATE OF PLAT APPROVAL
 LOCAL GOVERNMENT CODE § 232.005(a) AND § 212.015(b):**

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ANGEL'S PARK UNIT THREE, WAS ACCEPTED AND ADMITS BY THE CITY OF SOCORRO, UNDER CHAPTER 212 OF THE TEXAS LAND GOVERNMENT CODE.

MAKOR OF THE CITY OF SOCORRO _____ DATE _____

ATTEST, SECRETARY OF THE CITY OF SOCORRO _____ DATE _____

FILING

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

County Clerk _____ By Deputy _____

This plat represents a survey made on the ground by me or under my supervision and compiled with the current Texas Board of Professional Land Survey Professionals and Technical Standards.

David Barragan, R.P.L.S.
 Registered Professional Land Surveyor
 Texas License No. 5615