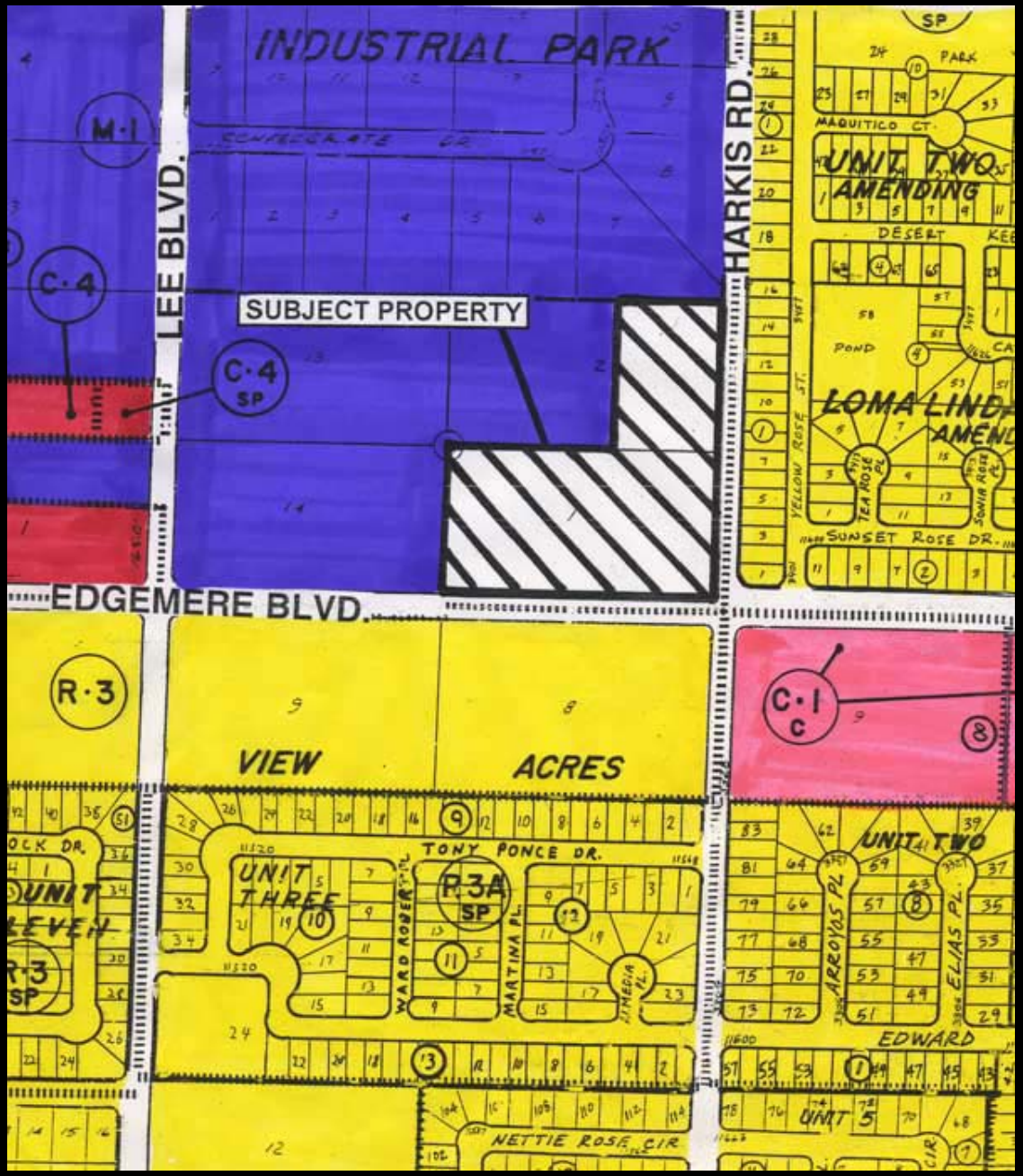
ZON04-00026 & ZON04-00027



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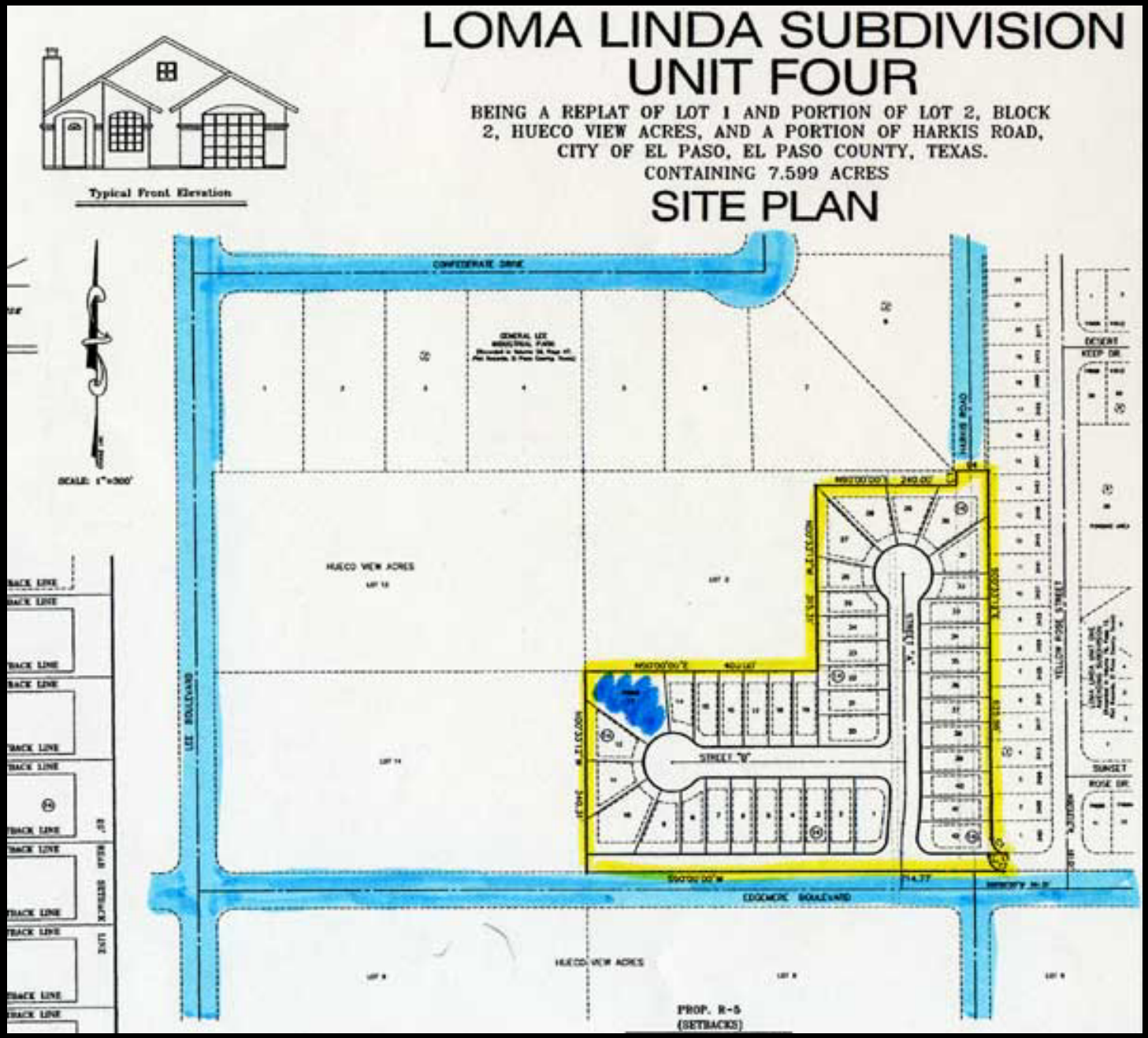

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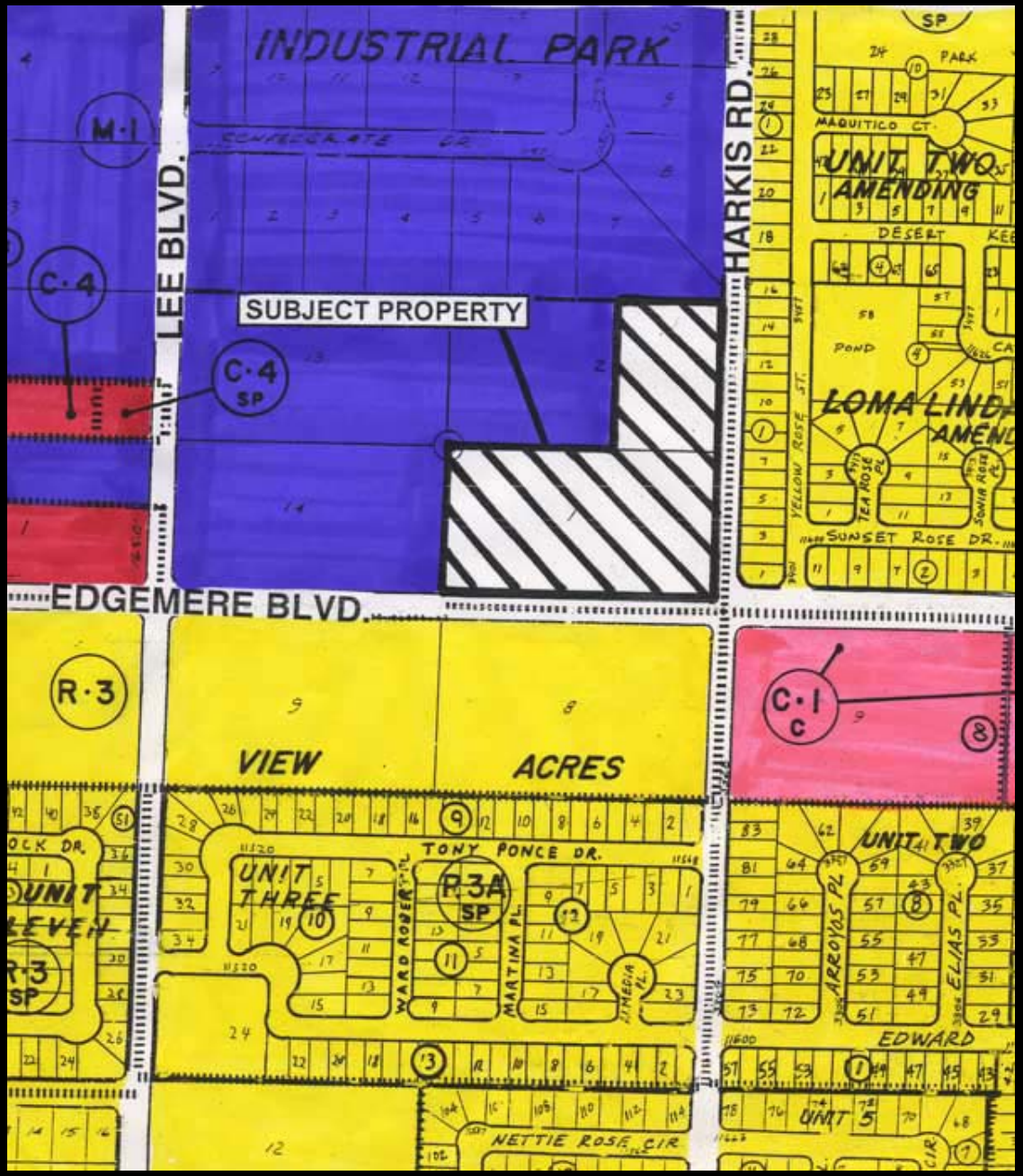


ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOT 1 AND A PORTION OF LOT 2, BLOCK 2, HUECO VIEW ACRES AND A PORTION OF HARKIS ROAD, EL PASO, EL PASO COUNTY, TEXAS (NORTH OF EDGEMERE BLVD.) FROM M-1 (MANUFACTURING) TO R-5 (RESIDENTIAL). THE PENALTY BEING AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *Lot 1 and a Portion of Lot 2, Block 2, Hueco View Acres and a Portion of Harkis Road, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed from M-1 (Manufacturing) to R-5 (Residential), within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this **22nd** day of **June, 2004.**

THE CITY OF EL PASO

_____

Joe Wardy. Mayor

ATTEST:

_____

Richarda Duffy Momsen, City Clerk

APPROVED AS TO CONTENT:

Kimberly Forsyth, Urban Planner
Planning, Research & Development

Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

5/26/2004

EXHIBIT A Page 1 of 3 Pages

Highway:
Limits: From Pratt Avenue Northerly to U.S. Highway 62 & 180 (Montana Avenue)
County: El Paso
Account No.:
ROW CSJ: 924-06-171
Owner: Fernando A. and Elizabeth C. Martinez Family Trust

Property Description for
Parcel 23

Being a 3.2626 (142,117 square feet) acre parcel of land, situated in Lot 2, Block 2, Hueco View Acres, as recorded in Volume 4, Page 41, Plat Records of El Paso County, Texas, conveyed to Fernando A. and Elizabeth C. Martinez Family Trust, as recorded in Volume 4235, Page 1938, Deed Records of El Paso County, Texas, said 3.2626 acres of land, being more particularly described by metes and bounds as follows with all bearings and coordinates referenced to the Texas State Plane Coordinate System, Central Zone, North American Datum 1983 (1993 Adjustment). All coordinates and distances are surface based upon NGS Station "Sherman RM5" and may be converted to grid values by applying the combined scale factor of 0.999787552 at said NGS Station "Sherman RM5".

COMMENCING for reference at a 5/8" rebar with cap stamped "LAND-MARK TX4869 NM11402" set at 669.97 feet right of and perpendicular to Lee Boulevard Baseline Station 49+32.48 lying at the northwest corner of said Lot 2, Block 2, Hueco View Acres, as recorded in Volume 4, Page 41, Plat Records of El Paso County, Texas, conveyed to Fernando A. and Elizabeth C. Martinez Family Trust, as recorded in Volume 4235, Page 1938, Deed Records of El Paso County, Texas; said point being the TRUE POINT OF BEGINNING, having surface coordinates of Y=10,665,557.3165 and X=446,213.1919;

(1) THENCE, South 86°53'13" East, with the northerly boundary line of said Lot 2, a distance of 640.00 feet to a 5/8" rebar with cap stamped "LAND-MARK TX4869 NM11402" set at 1,309.94 feet right of and perpendicular to Lee Boulevard Baseline Station 49+26.30 at the northeast corner of said Lot 2, and the existing westerly right-of-way line of Hardis Road (50.00 feet wide) for a corner of this parcel;

(2) THENCE, South 02°33'35" West, with said existing westerly right-of-way line, a distance of 25.00 feet to a 5/8" rebar with cap stamped "LAND-MARK TX4869 NM11402" set at 1,309.94 feet right of and perpendicular to Lee Boulevard Baseline Station 49+01.30 in the easterly boundary line of said Lot 2 for a corner of this parcel;

EXHIBIT A Page 2 of 3 Pages

(3) THENCE, North 86°53'13" West a distance of 240.00 feet to a 5/8" rebar with cap stamped "LAND-MARK TX4869 NM11402" set at 1,069.95 feet right of and perpendicular to Lee Boulevard Baseline Station 49+03.61 for a corner of this parcel;

(4) THENCE, South 02°33'35" West a distance of 315.31 feet to a 5/8" rebar with cap stamped "LAND-MARK TX4869 NM11402" set at 1,069.95 feet right of and perpendicular to Lee Boulevard Baseline Station 45+88.31 in the southerly boundary line of said Lot 2 for a corner of this parcel;

(5) THENCE, North 86°53'13" West, with said southerly boundary line of said Lot 2, a distance of 400.00 feet to a 5/8" rebar with cap stamped "LAND-MARK TX4869 NM11402" set at 669.97 feet right of and perpendicular to Lee Boulevard Baseline Station 45+92.17 at the southwest corner of said Lot 2 for a corner of this parcel;

(6) THENCE, North 02°33'35" East, with the westerly boundary line of said Lot 2, a distance of 340.31 feet to the TRUE POINT OF BEGINNING and containing a computed area of 3.2626 acres (142,117 square feet) of land, more or less.

This Metes and Bounds description is accompanied by a separate plat of the same date. The proposed baseline information recited herein is based on a design schematic drawing provided by Moreno Cardenas, Inc.

I Larry L. Drewes, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

07-03-02

Larry L. Drewes Date
Registered Professional Land Surveyor
Texas License No. 4869

STATE OF TEXAS REGISTERED LARRY LEE DREWES 4869 PROFESSIONAL LAND SURVEYOR

LAND-MARK PROFESSIONAL SURVEYING, INC.
1405 Vanderbilt, Suite A
El Paso, Texas 79935
(915)-598-1300
May 2, 2002

NOTES

1. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (1993 ADJUSTMENT) ALL COORDINATES AND DISTANCES ARE SURFACE BASED UPON NGS STATION "SHERMAN RM5" AND MAY BE CONVERTED TO GRID VALUES BY USING THE COMBINED SCALE FACTOR OF .987652 AT SAID NGS STATION "SHERMAN RM5"
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT INCLUDE EASEMENTS AND INFORMATION PERTAINING TO THESE TRACTS. RECORD INFORMATION SHOWN ON THIS MAP IS BASED ON PUBLIC RECORD INFORMATION.

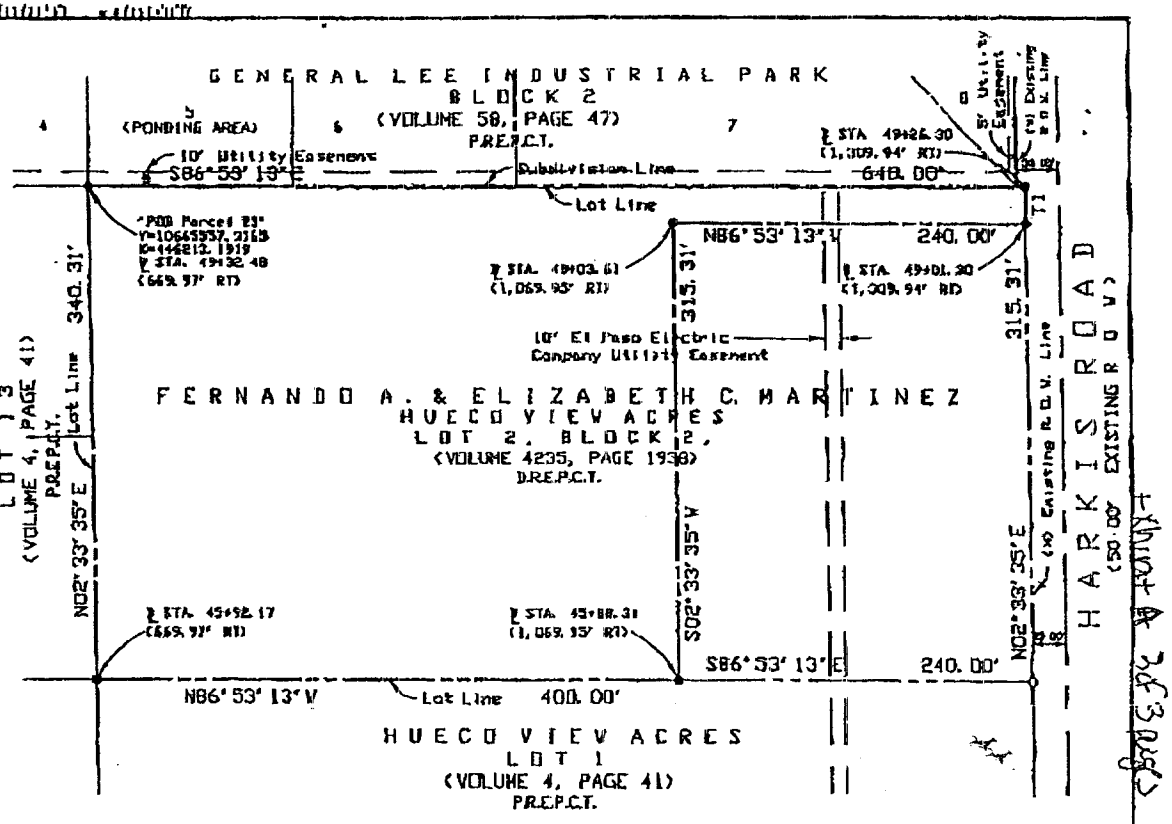
   THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY MORENO CARDENAS, INC.
4. ALL BEARINGS AND DISTANCES AROUND WHOLE PROPERTY INSETS ARE BASED ON DEED RECORD INFORMATION AND ROTATED TO MATCH PROPOSED R.O.W. LINE.
5. THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.
6. (*)EXISTING RIGHT-OF-WAY AS PER HUECO VIEW ACRES SUBDIVISION, AS RECORDED IN VOLUME 4, PAGE 41, PLAT RECORDS OF EL PASO COUNTY, TEXAS.
7. P.R.E.P.C.T. = PLAT RECORDS OF EL PASO COUNTY, TEXAS.
8. D.R.E.P.C.T. = DEED RECORDS OF EL PASO COUNTY, TEXAS.

LEGEND

1/2" REBAR WITH CAP STAMPED "LANDMARK TX 4889 INTERIOR"

CHAIN LINK FENCE

UTILITY POLE



0 50 100
SCALE 1" = 100'

LINE	DIRECTION	DISTANCE
[illegible]	[illegible]	[illegible]

LEGAL A PORTION OF LOT 2, BLOCK 2, HUECO VIEW ACRES

YIELD	= 4.9993 ACRES 217,798 SQ. FT.
REQUIRED	= 3.2626 ACRES 142,117.78 SQ. FT.
REMAINING	= 1.7372 ACRES 75,671.50 SQ. FT.

STATE OF TEXAS REGISTERED LARRY L. DALWEE 4889 PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PLAT OF SURVEY SHOWS THE FACTS FOUND AT THE TIME OF THE SURVEY

LARRY L. DALWEE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4889

Land-Mark Professional Surveying, Inc.
1405 Vandalia Drive, Suite A1
El Paso, Texas 79935
(915) 598-1300 FAX (915) 598-1228

Texas Department of Transportation
EL PASO DISTRICT

Rev.	Description	Date	Dr

RIGHT-OF-WAY ACQUISITION
OWNER LANDS NOW OR LATE OF
FERNANDO A. AND ELIZABETH MARTINEZ

SITUATED IN CITY OF EL PASO EL PASO COUNTY TEXAS

ROW CSJ 3[illegible]
Parcel # 1[illegible]
Date MAY 2002
Drawn By [illegible] Checked By [illegible]
Sheet 1 OF 1