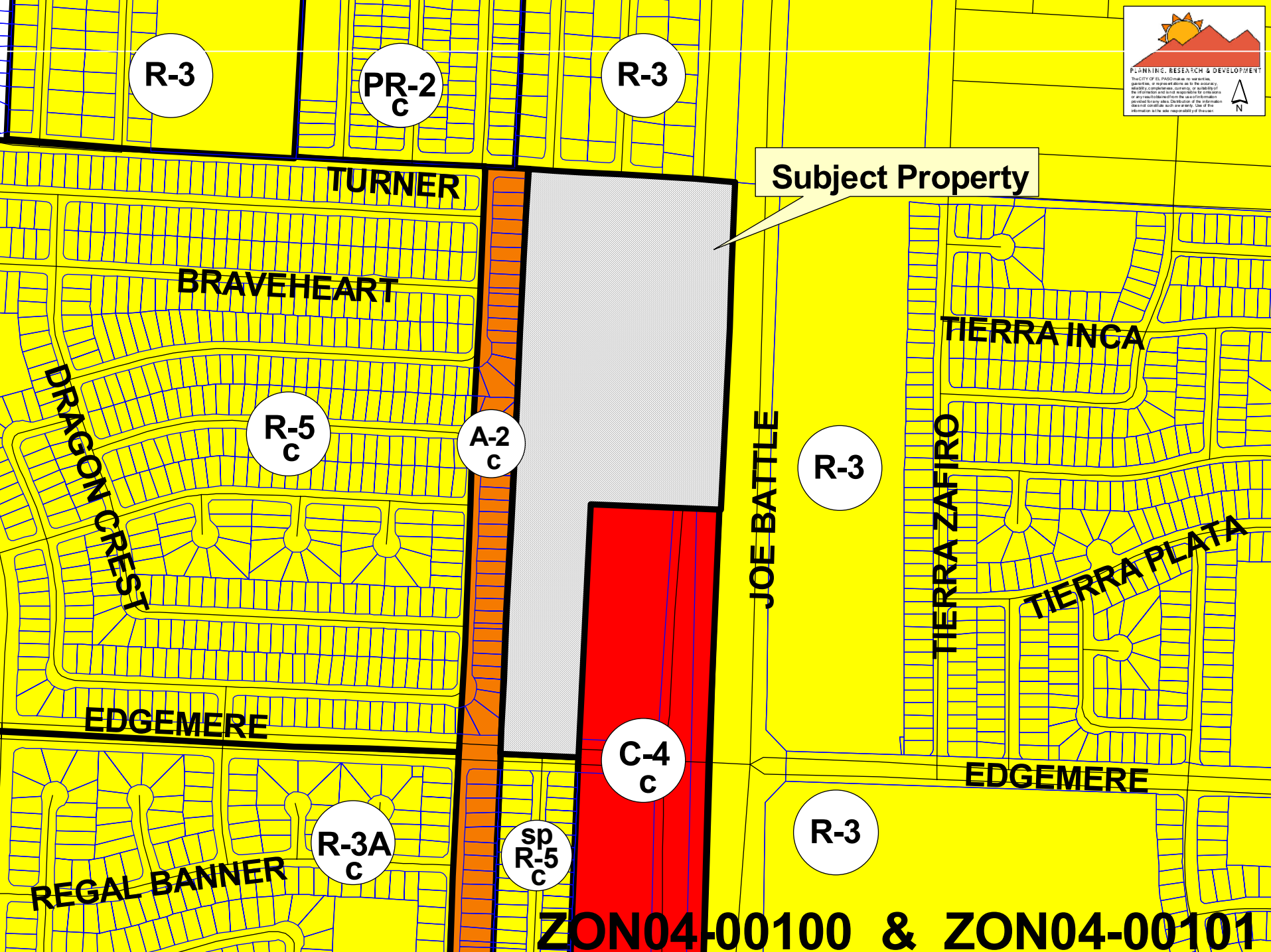

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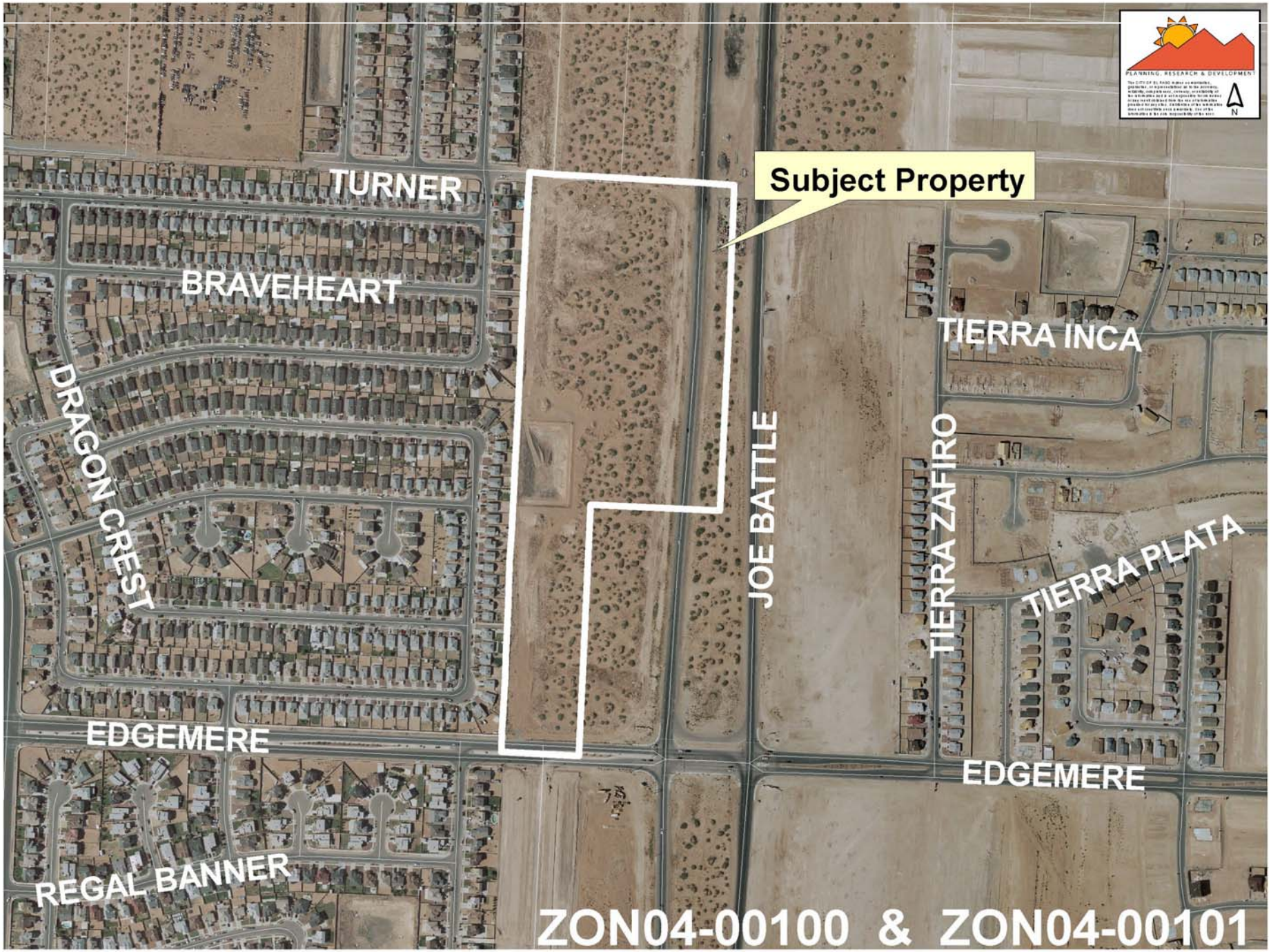
PLANNING, RESEARCH & DEVELOPMENT
N
Subject Property
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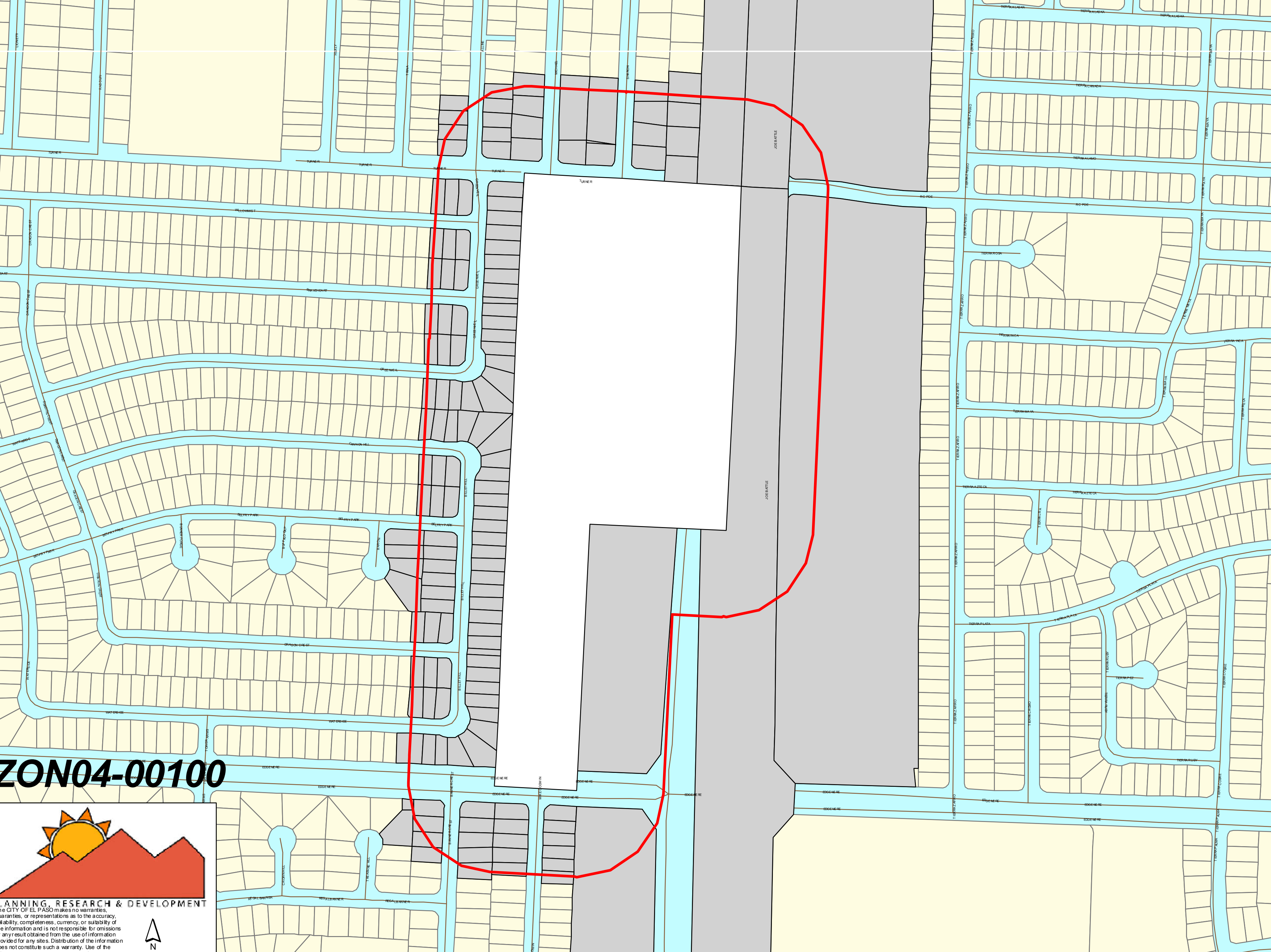
BRAVEHEART
DRAGON CREST
JOE BATTLE
TIERRA INCA
TIERRA ZAFIRO
TIERRA PLATA
EDGEMERE
EDGEMERE
REGAL BANNER
ZON04-00100 & ZON04-00101



LANNING, RESEARCH & DEVELOPMENT

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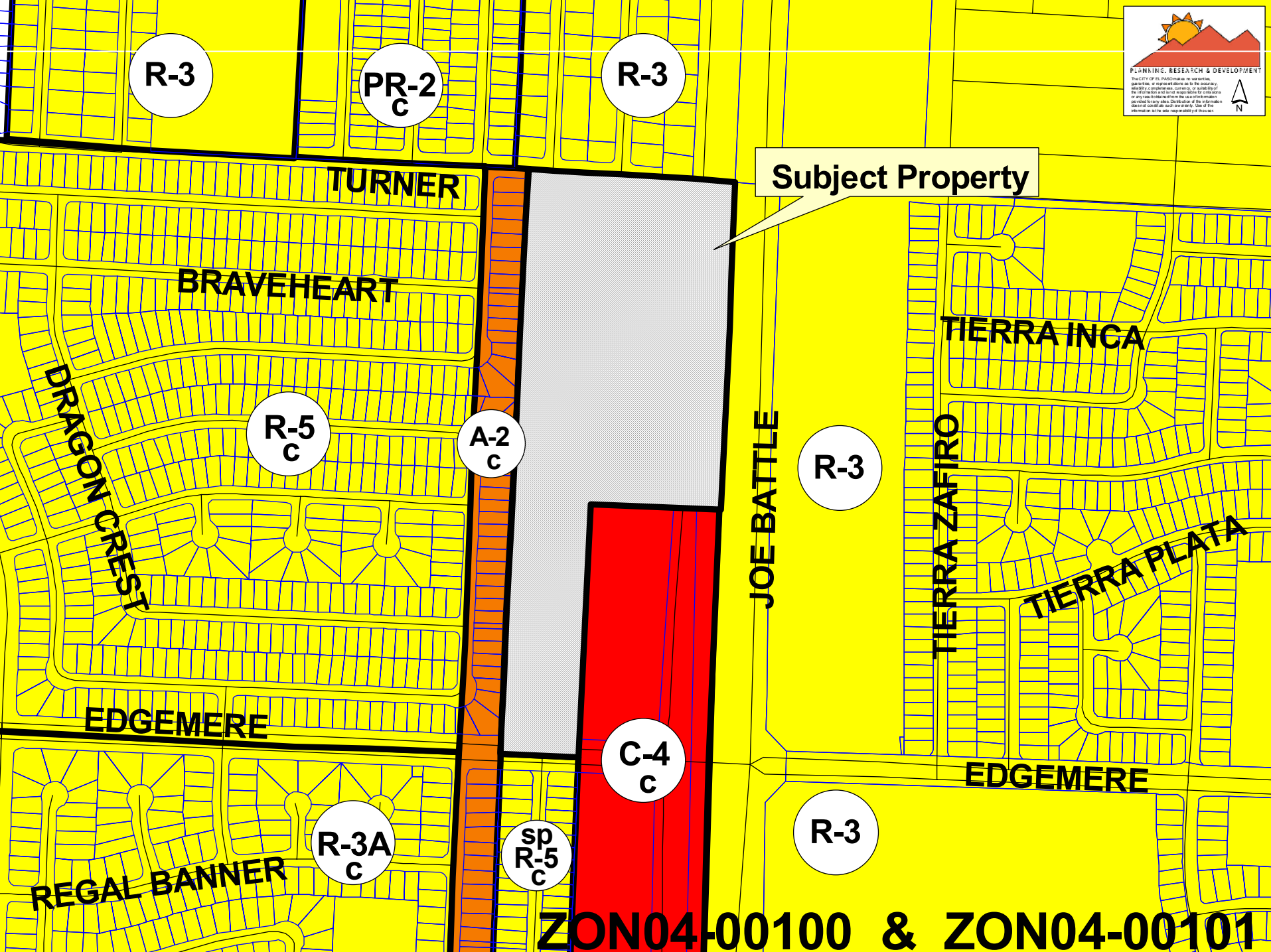

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ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACT 1E AND A PORTION OF TRACT 1H, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM A-2/C (APARTMENT/CONDITIONS) AND C-4/C (COMMERCIAL/CONDITIONS) TO R-5/C (RESIDENTIAL/CONDITIONS). THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

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

That the zoning of *Tract 1E and a portion of Tract 1H, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed **from A-2/c (Apartment/conditions) and C-4/c (Commercial/conditions) to R-5/c (Residential/conditions);** 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 _____ day of _____, 2004.

THE CITY OF EL PASO

_____
Joe Wardy, Mayor

ATTEST:

_____
Richarda Duffy Momsen, City Clerk

(additional signatures on the next page)

APPROVED AS TO CONTENT:

Fred Lopez, Zoning Coordinator
Planning, Research & Development

Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

APPROVED AS TO FORM:

Matt Watson, Assistant City Attorney

Being Tract 1E and a portion of Tract 1H,
Section 41, Block 79, Township 2,
Texas & Pacific Railroad Company Surveys
City of El Paso, El Paso County, Texas
Prepared for: JNC Land Company
July 19, 2004
(Proposed Arbour Green Unit Two)

Exhibit "A"

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Tract 1E, and a portion of Tract 1H, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

The "TRUE POINT OF BEGINNING" being a point on the intersection of the northerly right of way line of Edgemere Blvd. with the easterly boundary line of Vista Real Unit Four as recorded in volume 74, pages 59A and 59B, Real property records of El Paso County, Texas

Thence along the easterly boundary line of Vista Real Unit Four North 00°31'23" West a distance of 2057.04 feet to a point;

Thence leaving said boundary line North 89°58'06" East a distance of 600.00 feet to a point on the westerly right of way line of Joe Battle Blvd. (Loop 375);

Thence along said right of way line South 00°31'58" East a distance of 604.72 feet to a Point;

Thence continuing along said right of way line South 01°21'59" West a distance of 523.38 feet to a point;

Thence leaving said right of way line South 89°28'37" West a distance of 300.82 feet to a point;

Thence South 00°31'23" East a distance of 924.11 feet to a point on the northerly right of way line of Edgemere Blvd.

Thence along said right of way line South 89°29'00" West a distance of 282.00 feet to the "TRUE POINT OF BEGINNING" and containing 21.45 acres of land more or less.

NOTE: Not a ground survey

Ron R. Conde
R.P.L.S. No. 5152

STATE OF TEXAS
REGISTERED
RONALD ROBERT CONDE
5152
PROFESSIONAL
LAND SURVEYOR

job #704-45
R.C.
LGL-04\70445

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

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