



SMARTCODE APPLICATION
EL PASO, TEXAS

INFILL - REGIONAL CENTER DEVELOPMENT
SPECIAL DISTRICT - SD1

MESA 7 MIXED USE



PREPARED FOR HUNT DEVELOPMENT GROUP
15 JULY 2019



csa design group, inc.

CLIENT:



HUNT DEVELOPMENT GROUP

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Site Location

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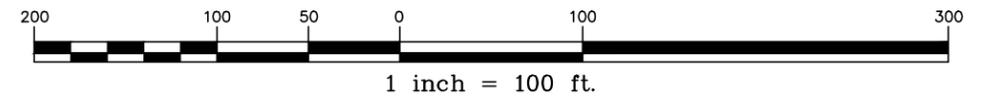
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— Application Boundary

(this boundary reflects the controlling legal description of 7.638 acres)

SITE AERIAL



METES AND BOUNDS DESCRIPTION

The parcel of land herein described is 7.638 acres, being a portion of Lots 1 and 3 and all of Lot 2, University Center (Book 23, Page 35, Plat Records, El Paso County, Texas), El Paso, El Paso County, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at a city monument at the intersection of the monument lines of Kansas Street and Baltimore Avenue, said monument lines lying 10 feet east and 10 feet north of the respective centerlines of Kansas Street and Baltimore Avenue, from which a city monument at the intersection of the monument lines of Kansas Street and University Avenue bears South 37° 35' 00" East, a distance of 1979.83 feet, said monument line on University Avenue lying 10 feet north of the centerline of University Avenue; Thence, South 52° 25' 00" West, along the monument line of Baltimore Avenue, a distance of 729.97 feet to the westerly right-of-way of Mesa Street (120-foot right-of-way, March 19, 1956, Book 1287, Page 603, Deed Records, El Paso County, Texas); Thence, North 37° 35' 00" West, along said right-of-way, a distance of 224.25 feet; Thence, 798.49 feet continuing along said right-of-way and along the arc of a curve to the right, having a radius of 1492.69 feet, a central angle of 30° 38' 57", and a chord which bears North 22° 15' 31" West, a distance of 789.00 to a bridge nail set on the northerly boundary of that certain parcel of land described December 15, 1971, in Book 378, Page 921, Deed Records, El Paso County, Texas, for the POINT OF BEGINNING of this description;

THENCE, South 86° 32' 00" West, along said boundary, a distance of 215.02 feet to a chiseled "X" set on the westerly boundary of said parcel;

THENCE, South 3° 28' 00" East, along said boundary, a distance of 125.00 feet to a chiseled "crow's foot set on the southerly boundary of said parcel;

THENCE, North 86° 32' 00" East, along said boundary, a distance of 7.91 feet to a chiseled "X" set on the westerly boundary of that certain parcel of land described December 12, 1983, in Book 1406, Page 442, Deed Records, El Paso County, Texas;

THENCE, South 15° 54' 25" East, along said boundary, a distance of 153.84 feet (deed - 153.61 feet);

THENCE, 0.68 feet continuing along said boundary and along the arc of a curve to the left, having a radius of 1692.69 feet, a central angle of 0° 01' 23", and a chord which bears South 16° 47' 22" East, a distance of 0.68 feet to a concrete nail set on the northerly boundary of that certain parcel of land described March 29, 1974, in Book 513, Page 141, Deed Records, El Paso County, Texas;

THENCE, South 86° 32' 00" West, along said boundary, a distance of 196.20 feet (deed - 196.54 feet) to a marked "X" set on the easterly right-of-way of Sun Bowl Drive (100-foot right-of-way, plat of University Center);

THENCE, North 12° 42' 20" West, along said right-of-way, a distance of 780.85 feet to a set bridge nail;

THENCE, North 5° 13' 56" West, continuing along said right-of-way, a distance of 135.05 feet to a bridge nail set on the northerly boundary of that certain parcel of land described December 29, 1978, in Book 960, Page 752, Deed Records, El Paso County, Texas;

THENCE, North 86° 32' 36" East, along said boundary, a distance of 295.66 feet (deed - 295.81 feet);

THENCE, South 4° 12' 17" East, continuing along said boundary, a distance of 53.58 feet to a set bridge nail;

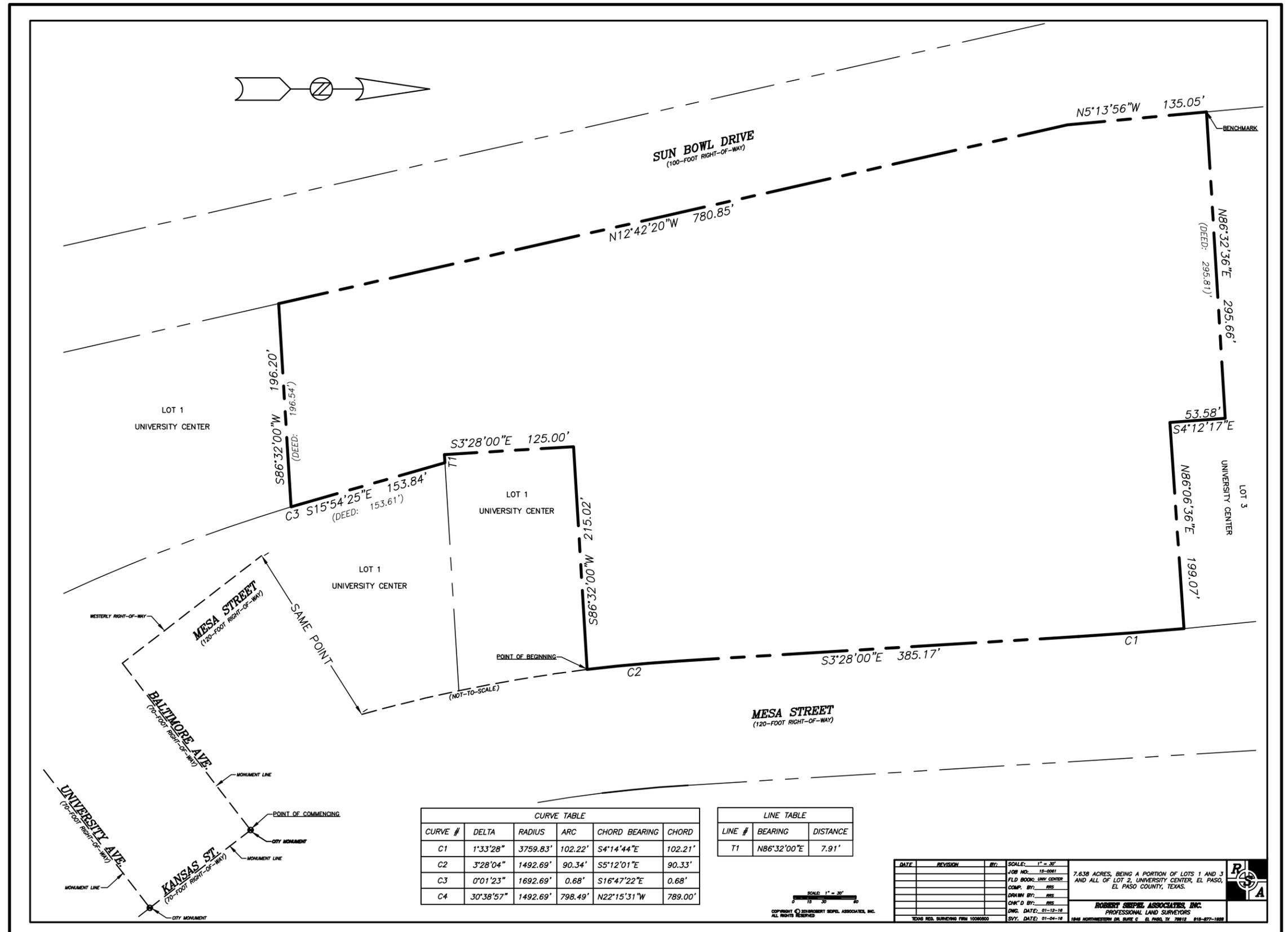
THENCE, North 86° 06' 36" East, continuing along said boundary, a distance of 199.07 feet to a bridge nail set on the westerly right-of-way of Mesa Street;

THENCE, 102.22 feet along said right-of-way and along the arc of a curve to the right, having a radius of 3759.83 feet, a central angle of 1° 33' 28", and a chord which bears South 4° 14' 44" East, a distance of 102.21 feet to a set chiseled "X";

THENCE, South 3° 28' 00" East, continuing along said right-of-way, a distance of 385.17 feet to a set chiseled "X";

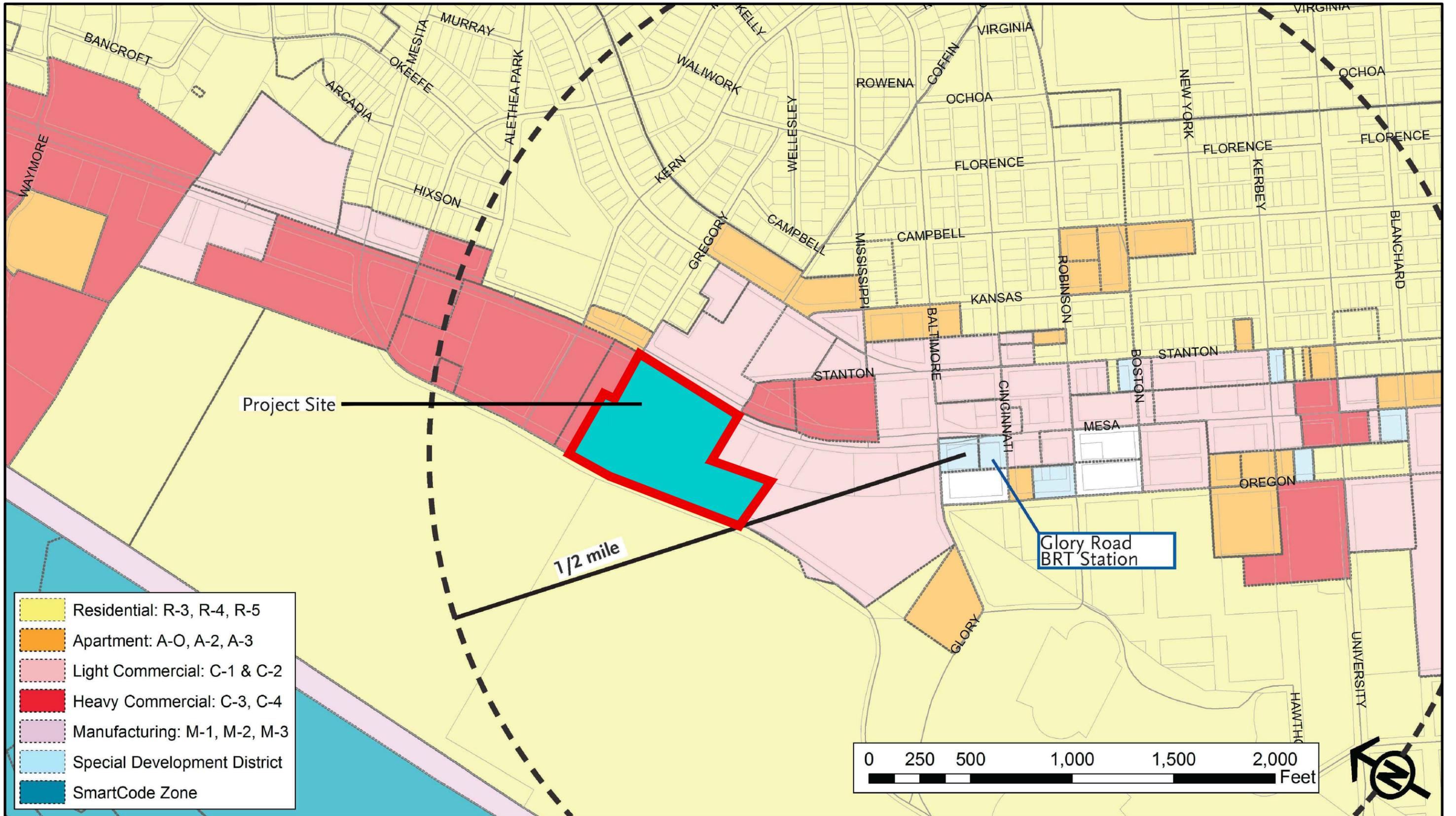
THENCE, 90.34 feet along the arc of a curve to the left, having a radius of 1492.69 feet, a central angle of 3° 28' 04", and a chord which bears South 5° 12' 01" East, a distance of 90.33 feet to the POINT OF BEGINNING of this description.

Said parcel of land contains 7.638 acres (332,707 square feet) of land more or less.

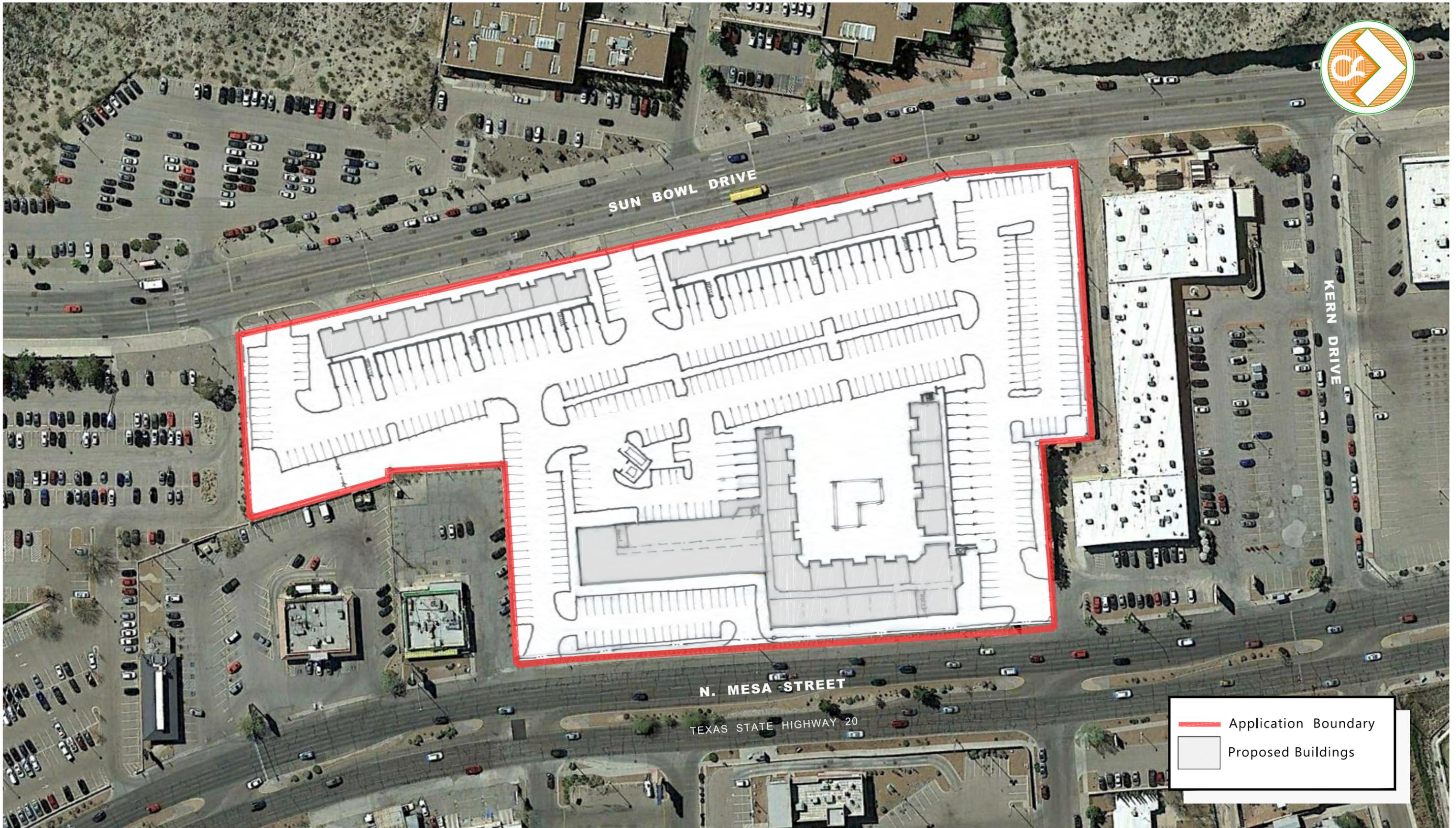


LEGAL DESCRIPTIONS

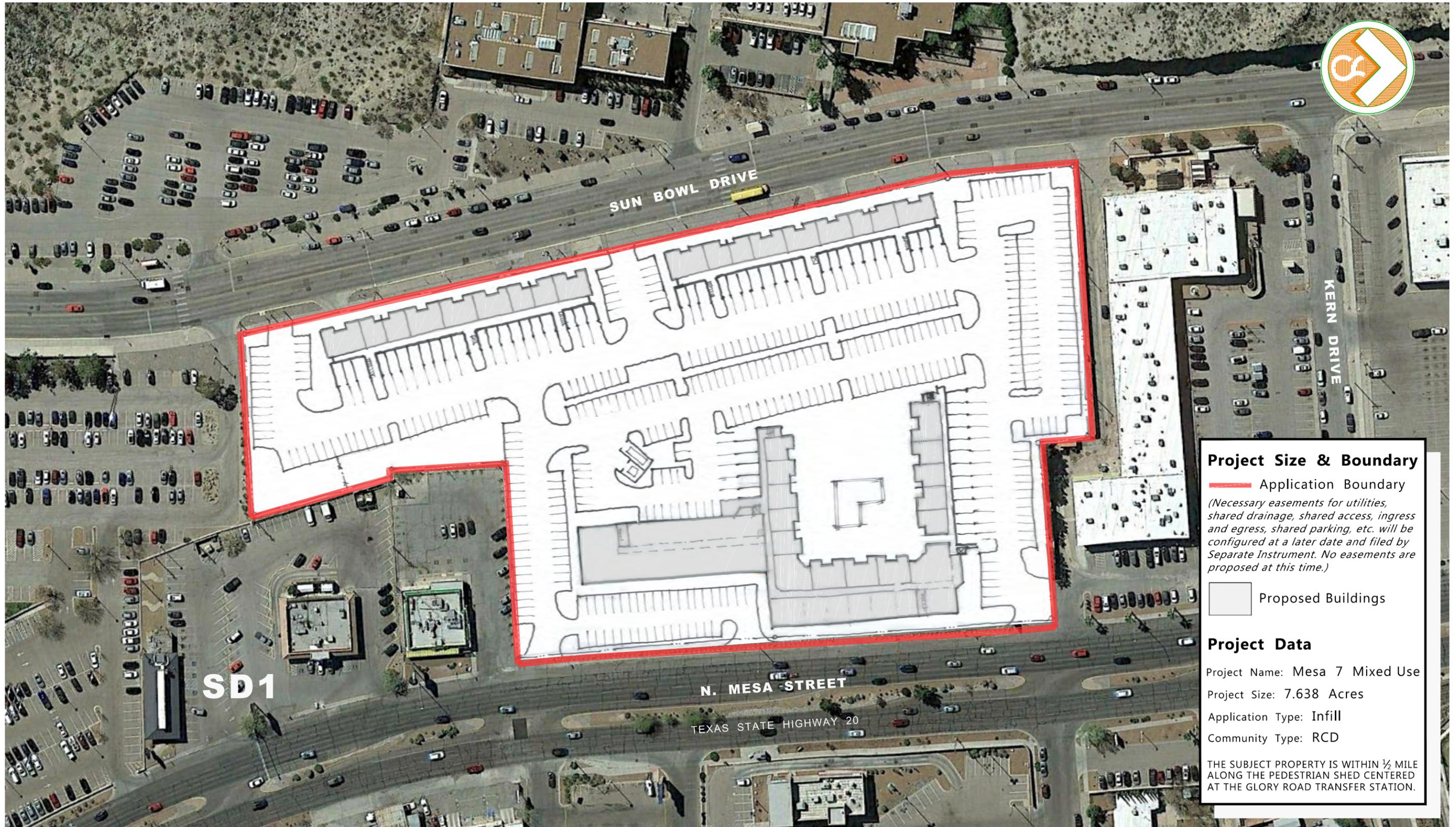




EXISTING ZONING



ILLUSTRATIVE SITE PLAN



Project Size & Boundary

— Application Boundary
(Necessary easements for utilities, shared drainage, shared access, ingress and egress, shared parking, etc. will be configured at a later date and filed by Separate Instrument. No easements are proposed at this time.)

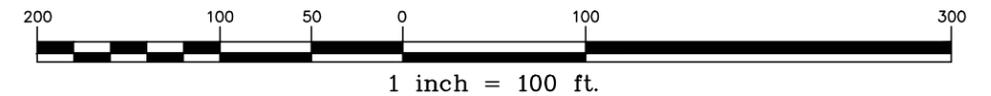
▭ Proposed Buildings

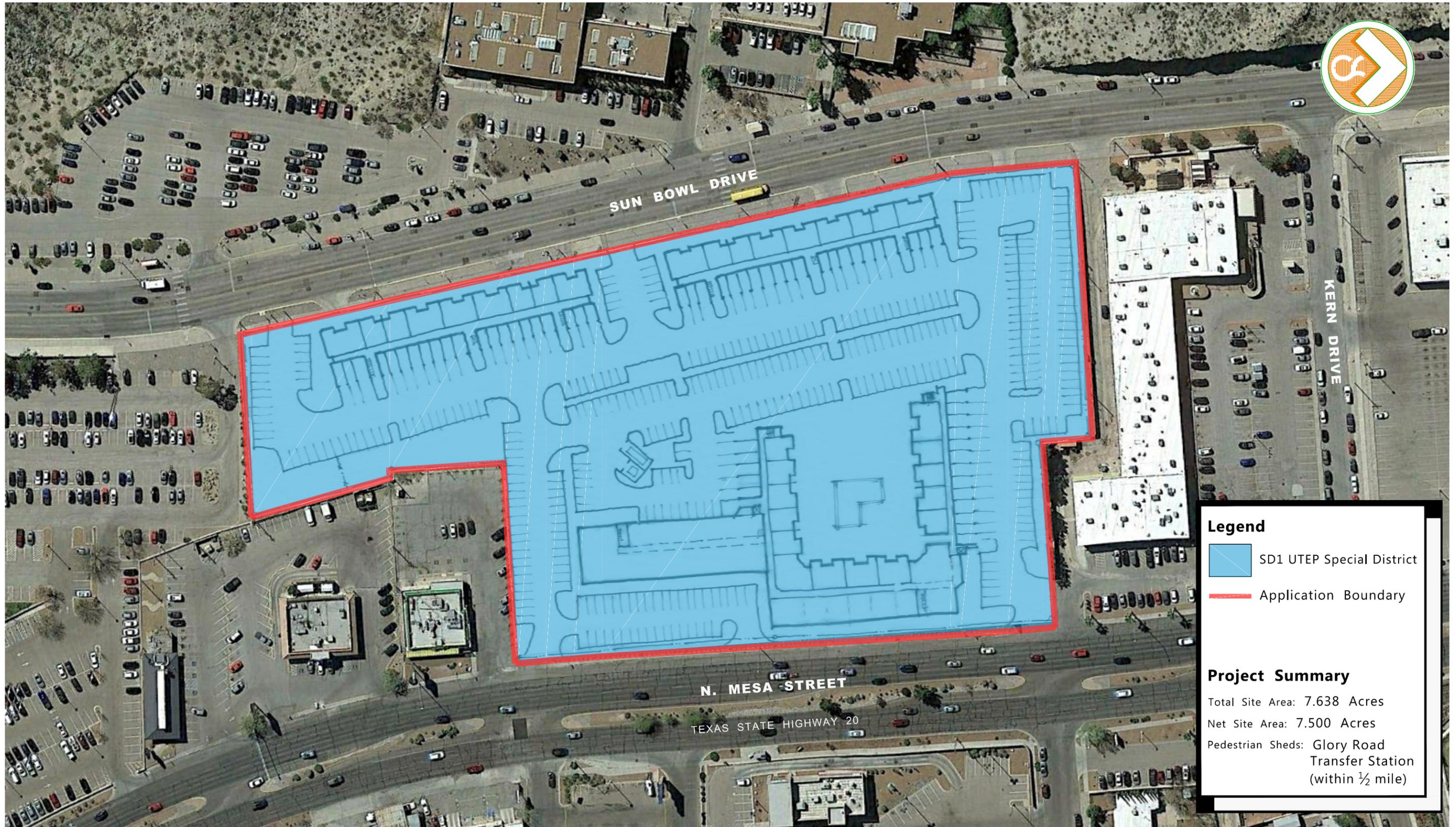
Project Data

Project Name: Mesa 7 Mixed Use
 Project Size: 7.638 Acres
 Application Type: Infill
 Community Type: RCD

THE SUBJECT PROPERTY IS WITHIN 1/2 MILE ALONG THE PEDESTRIAN SHED CENTERED AT THE GLORY ROAD TRANSFER STATION.

PROJECT BOUNDARY & DEVELOPABLE AREA





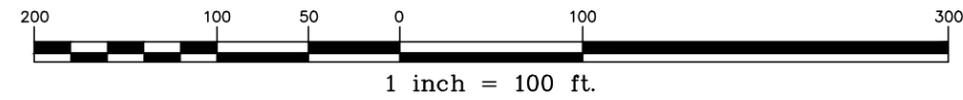
Legend

- SD1 UTEP Special District
- Application Boundary

Project Summary

Total Site Area: 7.638 Acres
 Net Site Area: 7.500 Acres
 Pedestrian Sheds: Glory Road Transfer Station (within 1/2 mile)

REGULATING PLAN





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 FOR RECORDING