

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Planning & Inspections, Planning Division

AGENDA DATE: August 11, 2020

CONTACT PERSON NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Kevin W. Smith, (915) 212-1566

DISTRICT(S) AFFECTED: Extraterritorial Jurisdiction (ETJ)

STRATEGIC GOAL: #3 Promote the Visual Image of El Paso

SUBGOAL: 3.1 Provide business friendly permitting and inspection processes
3.2 Improve the visual impression of the community

SUBJECT:

A resolution stating that the City Council of the City of El Paso makes no objection to the establishment of one or more Public Improvement Districts by the County of El Paso with respect to the development of property located in El Paso County owned by Ranchos Real Land Holdings, LLC.

BACKGROUND / DISCUSSION:

Ranchos Real Land Holdings, LLC, owner of over 1,000 acres of land located in the extraterritorial jurisdiction (ETJ) of the City of El Paso, has requested that El Paso County authorize the creation of one or more Public Improvement Districts (PIDs) to facilitate development of the property. In accordance with Chapter 372 of the Texas Local Government Code, the City may object to the establishment of a PID within the ETJ. The resolution affirms that the City of El Paso does not, and will not, object. **Note: updated metes and bounds provided for Exhibit A on August 7, 2020.**

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:



Philip F. Etiwe – Planning and Inspections Director

RESOLUTION

WHEREAS, Chapter 372 of the Texas Local Government Code authorizes municipalities and counties to create public improvement districts ("PID").

WHEREAS, Ranchos Real Land Holdings, LLC ("Developer") is the owner of real property located in El Paso County, but within the City of El Paso's extraterritorial jurisdiction, described in Exhibit "A" attached hereto and made a part hereof (the "Property").

WHEREAS, the Developer desires that the County of El Paso, Texas establish one or more PIDs covering all or any portion of the Property.

WHEREAS, a County may establish PIDs within the extraterritorial jurisdiction of the City provided the City does not object to their establishment.

WHEREAS, the City has reviewed the proposed development and has no objection to the establishment of one or more PIDs by the County of El Paso, Texas with respect to the Property.

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

THAT, the City Council of the City of El Paso makes no objection to the establishment of one or more PIDs by the County of El Paso, Texas with respect to the development of the Property.

APPROVED THIS _____ **DAY OF** _____, 2020.

City of El Paso:

Dee Margo
Mayor

ATTEST:

Laura D. Prine, City Clerk

APPROVED AS TO FORM:

Omar A. De La Rosa
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe, Director
Planning & Inspections Department

EXHIBIT "A"

Parcel 1 of 3

**PROPERTY DESCRIPTION
METES AND BOUNDS**

Parcel of land being a portion out of Section 7, Block 78, Township 2, Texas and Pacific Railroad Surveys, in El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing at a city monument lying on the centerline intersection of Grog Lane and Vista del Este Street; Thence South 00° 33' 12" East, a distance of 30.00 feet to a point lying on the southerly boundary line of said Section 7, Block 78, Township 2, Texas and Pacific Railroad Surveys, in El Paso, El Paso County, Texas; Thence, North 89° 58' 08" West, with the southerly boundary line of said Section 7, a distance of 916.25 feet to a point; Thence, North 00° 33' 12" West, a distance of 60.00 feet to a set 1/4" iron for a property corner herein being described, said point being THE TRUE POINT OF BEGINNING of this description;

THENCE, North 89° 58' 08" West, a distance of 792.05 feet to a set 1/4" iron for a boundary corner;

THENCE, North 00° 33' 12" West, a distance of 489.99 feet to a found 5/8" iron with plastic cap stamped "TX2449" for a boundary corner;

THENCE, South 89° 58' 08" East, a distance of 792.05 feet to a set 1/4" iron for a boundary corner;

THENCE, South 00° 33' 12" East, a distance of 489.99 feet back to the TRUE POINT OF BEGINNING of this description.

Said parcel of land containing 8.9090 acres (388,076 sq. ft.) of land, more or less.

A PLAT OF BOUNDARY SURVEY ACCOMPANIES THIS METES AND BOUNDS INSTRUMENT.

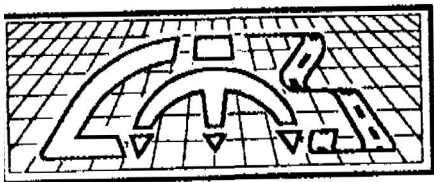
El Paso, El Paso County, Texas.

May 4, 2015.

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Exhibit "A"



Land - Mark Professional Surveying Inc.

"Serving Texas, New Mexico and Arizona"

FIELD NOTE DESCRIPTION

A 599.264 ACRE PARCEL OF LAND BEING OUT OF SURVEY No. 18, BLOCK 78, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD SURVEYS, EL PASO COUNTY, TEXAS, AS DEFINED BY THE BAKER SURVEY OF 1937 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 5/8" rebar with cap stamped "LAND-MARK TX4869 NM11402" set at the westerly common corner of Survey Nos. 18 and 19, Block 78, Township 2, Texas and Pacific Railroad Surveys and being the **POINT OF BEGINNING** of this parcel description; Said corner has a coordinate value of X=178,107.13 feet and Y=817,968.51 feet, in the Central Zone of the Texas Coordinate System (NAD-27); whence N.G.S. Station "Paso-Reset", with a coordinate value of X=159,637.938 feet and Y= 803,089.757 feet, in the Central Zone of the Texas Coordinate System (NAD-27), bears South 48°04'38" West, a distance of 8540.039 varas (23722.33 feet);

THENCE, North 00°36'42" West, with the common boundary line of said Survey No. 18 and Survey No. 37, Block 79, Township 2, Texas & Pacific Railway Surveys, a distance of 1885.351 varas (5237.09 feet) to an existing 2-inch iron pipe lying at the westerly common boundary corner of said Survey No. 18 and Survey No. 7, Block 78, Township 2, Texas & Pacific Railway Surveys, El Paso County, Texas for a corner of this parcel;

THENCE, South 89°59'40" East, with the common boundary line of said Survey Nos. 7 and 18, a distance of 1438.992 varas (3997.20 feet) to a 5/8" rebar with cap stamped "LAND-MARK TX4869 NM11402", set for a corner of this parcel;

THENCE, South 00°37'03" East, with the westerly boundary line of a 40 acre parcel conveyed to Robert Malooly, as recorded in Document No. 20050074103, Official Records of El Paso County, Texas, a distance of 475.200 varas (1320.00 feet) to a 5/8" rebar with cap stamped "LAND-MARK TX4869 NM11402", set for a corner of this parcel;

THENCE, South 89°59'40" East, with the southerly boundary line of said 40 acre parcel conveyed to Robert Malooly, a distance of 475.200 varas (1320.00 feet) to a 5/8" rebar with cap stamped "LAND-MARK TX4869 NM11402", set in the common boundary line of said Survey No. 18 and Survey No. 17, Block 78, Township 2, Texas & Pacific Railway Surveys, El Paso County, Texas, for a corner of this parcel;

THENCE, South 00°37'03" East, with the common boundary line of said Survey Nos. 17 and 18, a distance of 1410.127 varas (3917.02 feet) to a 5/8" rebar with cap stamped "LAND-MARK TX4869 NM11402", set at the easterly common boundary corner of said Survey Nos. 18 and 19, Block 78, Township 2, Texas & Pacific Railway Surveys, El Paso County, Texas for a corner of this parcel;

THENCE, North 89°59'42" West, with the common boundary line of said Survey Nos. 18 and 19, a distance of 1914.390 varas (5317.75 feet) to the **POINT OF BEGINNING**.

Exhibit "A"
Parcel 2 of 3

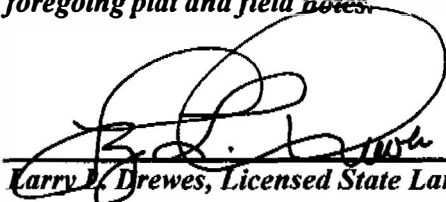
FIELD NOTES of a survey of 599.264 acres out of
a portion of Survey No. 18, Block 78, Township 2,
T. & P. R.R. Co. Surveys, El Paso County, Texas

Page 2 of 2

Said Parcel contains 599.264 acres (26,103,959 square feet) more or less.

Notes: 1.) Mapping Angle = $-03^{\circ}04'04''$; 2.) Combined Grid Factor = 0.99976862; 3.) Distances are horizontal surface measurements; 4.) Coordinates are based on the Central Zone of the Texas Coordinate System (NAD-27); 5.) This survey was based upon the Baker Survey, which was performed by R.W. Baker, July 1 through December 15, 1937 and was filed in the Texas General Land Office, April 5, 1956 in the El Paso County Rolled Sketches File No. 46 and; 6.) A plat with the same date accompanies this field note description.

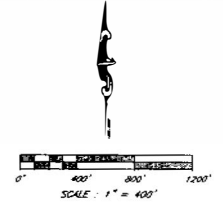
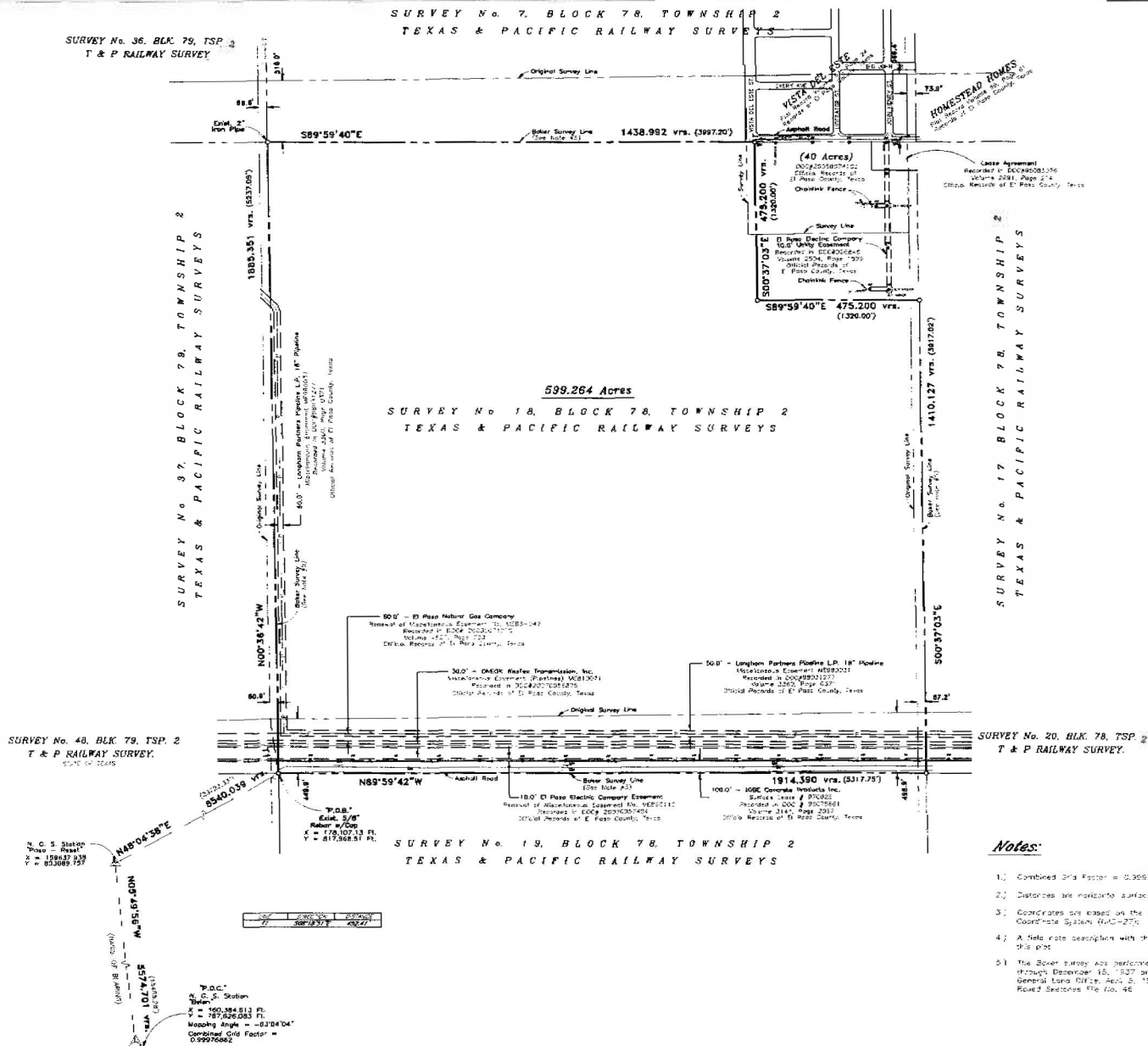
I, Larry L. Drewes, Licensed State Land Surveyor of El Paso County, Texas, do hereby certify that the foregoing Survey was made by me on the ground, according to law, and that the limits, boundaries and corners, with marks, natural and artificial, are truly and correctly described in the foregoing plat and field notes.









Larry L. Drewes, Licensed State Land Surveyor

Date: June 20, 2007
Job No. 06-03-23323A

Exhibit “A”
Parcel 2 of 3



LEGEND

-  = SET S/B* REBAR WITH CAP STAMPED
 LOAD=MARK T44855 APM1402* UNLESS
 OTHERWISE NOTED.
-  = EXHAUST = Power Pole 40/50 40 50
-  = Sign
-  = Gas Line
-  = Pipeline
-  = Overhead Electric Line

AREA

552 264 Acres 26 103.952 Square Feet

CERTIFICATION

I, Larry L. Brown, Licensed State Land Surveyor of El Paso County, Texas, do hereby certify that the foregoing Survey was made by me on the ground, according to law, and that the limits, boundaries and owners, with marks, natural and artificial, are truly correct described in the foregoing plat and field notes.

LARRY L. DREWS, L. S. L. S.

Date: November 16, 2006

Lab No. 06-03-23123

REVIEWS

01-24-07	Title Block, Notes, Record Form, and Etc...
05-05-07	Surface Lease #870025
07-12-07	New Title Commitment Form
DRAWN BY:	T.F. CHECKED BY:

PLAT SURVEY

OF
SURVEY No. 18, BLOCK 78,
TOWNSHIP 2, TEXAS & PACIFIC
RAILWAY SURVEYS
EL PASO COUNTY, TEXAS



Exhibit "A"
Parcel 3 of 3

PROPERTY DESCRIPTION

Description of a 407.1184 acre parcel of land being a Portion of Section 7, Block 78, Township 2, T & P R.R. Surveys, El Paso County, Texas and being more particularly described by metes and bounds as follows to wit:

Starting at an existing 3"Ø pipe in concrete located at the Southwesterly section corner of said Section 7, Thence North 00° 35' 15" West a distance of 79.80 feet to a set 5/8" diameter rebar with plastic cap stamped Roe Engr., L.C. TX 2449, said point being the "True Point of Beginning",

Thence North 00° 35' 15" West along said westerly section line of Section 7 a distance of 5242.48 feet to a set 5/8" diameter rebar with plastic cap stamped Roe Engr., L.C. TX 2449;

Thence South 89° 59' 30" East a distance of 3450.06 feet to a set 5/8" diameter rebar with plastic cap stamped Roe Engr., L.C. TX 2449;

Thence South 00° 33' 12" East a distance of 560.14 feet to a set 5/8" diameter rebar with plastic cap stamped Roe Engr., L.C. TX 2449;

Thence North 89° 59' 30" West a distance of 404.47 feet to a set 5/8" diameter rebar with plastic cap stamped Roe Engr., L.C. TX 2449;

Thence South 00° 33' 12" East a distance of 500.00 feet to a set 5/8" diameter rebar with plastic cap stamped Roe Engr., L.C. TX 2449;

Thence South 89° 59' 30" East a distance of 871.25 feet to a set 5/8" diameter rebar with plastic cap stamped Roe Engr., L.C. TX 2449 lying on the westerly right-of-way line of Vista Del Este Street;

Thence South 00° 33' 12" East along said westerly right-of-way line a distance of 1240.00 feet to a set 5/8" diameter rebar with plastic cap stamped Roe Engr., L.C. TX 2449;

Thence North 89° 59' 30" West a distance of 871.25 feet to a set 5/8" diameter rebar with plastic cap stamped Roe Engr., L.C. TX 2449;

Thence South 00° 33' 12" East a distance of 59.65 feet to a set 5/8" diameter rebar with plastic cap stamped Roe Engr., L.C. TX 2449;

Thence South 89° 58' 08" East a distance of 404.47 feet to a found 1/2" diameter rebar;

Thence South 00° 33' 12" East a distance of 466.63 feet to a set 5/8" diameter rebar with plastic cap stamped Roe Engr., L.C. TX 2449;

Thence South 89° 58' 08" East a distance of 466.78 feet to a set 5/8" diameter rebar with plastic cap stamped Roe Engr., L.C. TX 2449 lying on the westerly right-of-way line of Vista Del Este Street;

Thence South 00° 33' 12" East along said westerly right-of-way line a distance of 697.04 feet to a set 5/8" diameter rebar with plastic cap stamped Roe Engr., L.C. TX 2449;

Thence North 89° 58' 08" West a distance of 871.25 feet to a set 5/8" diameter rebar with plastic cap stamped Roe Engr., L.C. TX 2449;

Thence South 00° 33' 12" East a distance of 1250.00 feet to a set 5/8" diameter rebar with plastic cap stamped Roe Engr., L.C. TX 2449;

Thence North 89° 58' 08" West a distance of 792.07 feet to a set 5/8" diameter rebar with plastic cap stamped Roe Engr., L.C. TX 2449;

Thence South 00° 33' 12" East a distance of 489.98 feet to a set 5/8" diameter rebar with plastic cap stamped Roe Engr., L.C. TX 2449, said point lying on the northerly right-of-way line of Greg Drive as recorded under Clerk's File No. 20050058309, Real Property Records of El Paso County, Texas

Thence North 89° 58' 08" West along said northerly right-of-way line a distance of 2230.60 feet to a set 5/8" diameter rebar with plastic cap stamped Roe Engr., L.C. TX 2449;

Thence along a curve to the right a distance of 31.20 feet, a radius of 20.00 feet, whose central angle is 89° 22' 53", and whose chord bears North 45° 16' 42" West a distance of 28.13 feet back to the "True Point of Beginning" and said parcel containing in all 17,734,078.91 square feet or 407.1184 acres of land more or less.