



AGENDA

PLANNING & ZONING COMMISSION SPECIAL MEETING

THURSDAY, JANUARY 25, 2024, AT 5:30 P.M.

COUNCIL CHAMBERS, CITY HALL BUILDING

100 SOUTH MONROE STREET, EAGLE PASS, MAVERICK COUNTY, TEXAS

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

PUBLIC HEARINGS

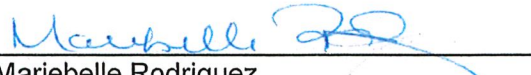
1. Continuation of a public hearing on the request submitted by Jesus A. Nieto for the rezoning of Lot 5 in Block 35 of Hillcrest Addition, also known as 1680 Rio Grande Street, from R-3 Duplex District to R-3A Apartment District; closing of public hearing and possible action.
2. Public hearing on the proposed Final Re-Plat of Lot 1A in Block 1 of Chorgas-Foster Unit 2, including (1) a subdivision variance from Section 23-36(a) regulating preliminary plat requirements, and (2) a sidewalk waiver from Section 23-64 regulating sidewalks; closing of public hearing and possible action.
3. Public hearing to consider the establishment of permanent zoning classification, service plan, and master plan designation on the voluntary annexations of the land legally known as being 22.79 acres, located in the I.&G.N.R.R.CO., Survey 21, Block 6, Abstract 627, Maverick County part of a 26.24 acres tract and a 53.36 acres tract both described in conveyance document to Eagle Pass Independent School District described respectively in Volume 1120, Pages 402-et seq., and Volume 1120, Pages 407-et seq., of the Maverick County Official Public Records, Maverick County, Texas and more particularly described by metes and bounds; closing of public hearing and possible action.

ADJOURNMENT

NOTE: The Commission reserves the right to consider business out of the posted agenda order and reserves the right to adjourn into executive session to discuss an item(s) not listed as an executive session on the posted agenda, but which qualifies to be discussed in closed session pursuant to Texas Government Code Chapter 551.

CERTIFICATION

I, THE UNDERSIGNED ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR, do hereby certify that the agenda mentioned above was posted on the Bulletin Board located in the Lobby at City Hall, 100 S. Monroe Street, Eagle Pass, Texas on January 22, 2024, at 2:15 p.m.



Mariebelle Rodriguez
Assistant Community Development Director

Item #1



Community Development Department Executive Summary REPORT TO THE PLANNING & ZONING COMMISSION

1680 Rio Grande Street Rezone Request

I. BACKGROUND

General Information

Applicant & Property Owner: Jesus A. Nieto

Location: 1680 Rio Grande St. **PID:** 10191

Legal Description: Hillcrest Addition, Block 35, Lot 5

Request: Rezone parcel from R-3 Duplex District to R-3A Apartment District, to allow for the construction of a 4-unit, 1-bedroom apartments.

Subject Property Information

Parcel Size: 7,500 sq ft

Current Zoning District: R-3 Duplex District

Master Plan: Residential

Current Use: Vacant and undeveloped

Proposed Use: Construction of 4-unit, 1-bedroom apartments

Vicinity Data

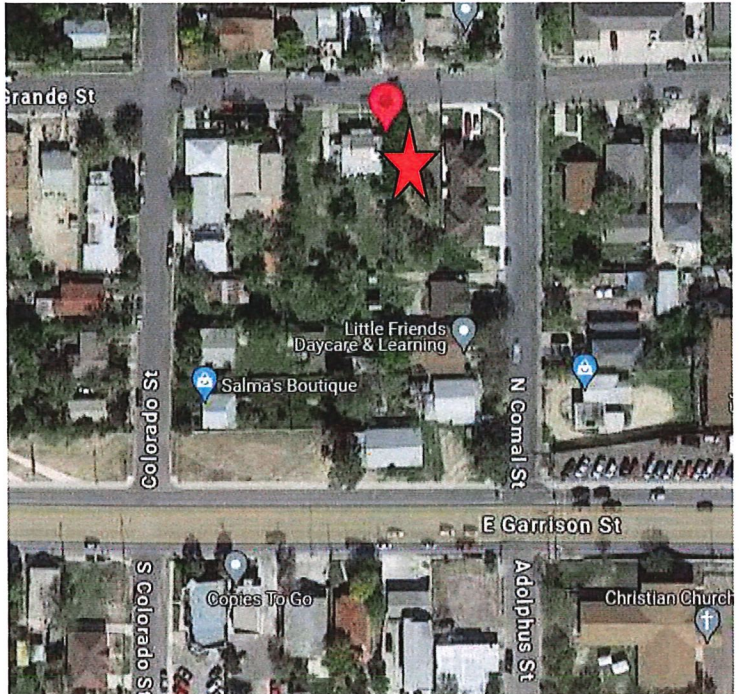
The site is in an area that is primarily comprised of single-family dwellings and multi-family uses.

Infrastructure

Property is currently served by public utilities/franchises, including water, sanitary sewer, storm sewer, telephone, electric service, gas, garbage, and cable.

Access to the site is provided by Rio Gande Street.

Aerial Map



Street View



II. PUBLIC NOTICE

Public Notification of the Planning and Zoning Commission public hearing to consider the rezone request was completed consistent with the provisions of *Chapter 211 of the State of Texas Local Government Code Title 7*. 29 notices were mailed to the abutting property owners within the 200 feet radius from the subject property on December 29, 2023.

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. Section 1(b)(4) of *Eagle Pass City Charter Article IX* authorizes the Planning and Zoning Commission to recommend or disapprove proposed changes to the *City of Eagle Pass Zoning Plan*. A request for a change in a zoning district designation for a property constitutes a change to the *Zoning Plan* and the *Zoning Plan Map*.
2. The applicant's request contains sufficient information for consideration by the Eagle Pass Planning and Zoning Commission. Information contained in this report and the Commission's associated public meeting will be used by the City Council in their consideration of the rezone request. Please refer to Attachment 1.
3. The *Master Plan* is the primary document used in the analysis as to the appropriateness of a rezone request. The *Master Plan Map* provides direction as to the areas of the City in which residential, commercial, and industrial development is to be situated.
4. The "Housing Goals" of the *Master Plan* are applicable to this rezone, as the eventual use will be residential. The rezone, if granted, will result in construction activities that will include the enforcement of the appropriate land development regulations resulting in appropriate lot sizes, paved streets with curb gutters, sidewalks, and adequate utility services.
5. The rezone request is consistent with the 'Land Use Development Goals' of the *City of Eagle Pass Master Plan*. The request to change from the R-3 Duplex District to R-3A Apartment District will allow for a continuation of the development in the neighborhood while retaining the community's character and scale. The change will facilitate the ultimate development of urban uses in a compatible arrangement that will make the community attractive to both residents and visitors and desirable to quality investments, while improving the residential and commercial environment of the city.

The purpose of the rezone is to allow for subsequent construction of apartments in the property, subject to conformance with all applicable codes.

6. The rezone request is consistent with the *Master Plan's* 'Street Objectives', 'Thoroughfare Goals', and 'Thoroughfare Objectives', as access to the rezone site will be provided by Rio Grande Street.
7. The rezone request conforms to the purpose of the City's zoning code, as the subsequent development of the property will result in a use that is consistent with intent of the *R-3A District* and consistent with residential and multi-family uses in the vicinity of the site, with a view to conserving the value of buildings and encouraging the most appropriate use of land adjacent that will have access to a public street. Please refer to Attachment 2 for a copy of the City's *Zoning District Map*.
8. The property is in an area that has multi-family residential use and should allow the property to be rezoned to a higher and better use. Please refer to Attachment 1 for a photograph of the rezone site.
9. The rezone request has been conditioned to ensure conformance with direction provided in the *Master Plan's* Storm Drainage Goals' and 'Storm Drainage Objectives'.

10. The rezone request is consistent with both the goals and objectives of the *Master Plan* and the purpose of the *City of Eagle Pass Code of Ordinances Appendix A* governing zoning as set forth in Conclusion 1 through 9 of this Report. The rezone request, therefore, should be approved.

B. Community Development Department Recommendation

The Planning and Zoning Commission recommend that the City Council prepare and **ADOPT** an Ordinance granting a zoning district change from R-3 Duplex District to R-3A Apartment District, for property legally known as 1680 Rio Grande Street, subject to the following conditions:

1. Subsequent development of the property shall comply with the following sections in the *City of Eagle Pass Code of Ordinances*:
 - Chapter 8 governing buildings
 - Chapter 12 governing the electrical code
 - Chapter 13 governing the fire code
 - Chapter 14 governing garbage and rubbish
 - Chapter 21 governing plumbing
 - Chapter 22 governing streets, sidewalks, and other public places
 - Chapter 23 governing landscaping and tree preservation
 - Chapter 27 governing water and sewers, including drainage
 - Appendix A governing off-street parking
 - Appendix A governing signs and fences

TRANSMITTED to the parties listed hereafter:

Mr. Nieto via e-mail
Planning and Zoning Commission Members via e-mail
Community Development Department Report dated January 4, 2024

Attachment 1 Application



PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, Texas 78852 • Telephone: (830) 773-7781 • Fax: (830) 773-7803
www.eaglepasstx.us • planning@eaglepasstx.us

ZONING CHANGE APPLICATION

Case No: _____

Applicant Information

Name: Jesus Aaron Nieto
Mailing Address: 1011 E 5TH ST APARTMENT 1561 AUSTIN, TX 78702
Phone: 830-421-6159 E-mail: JESUSNieto5413@gmail.com
Note: If you are not the owner of the property, you must attach a letter from the owner authorizing you to submit this application.

Property Owner Information

Name: Jesus Aaron Nieto
Mailing Address: 1011 E 5TH ST APARTMENT 1561 AUSTIN, TX 78702
Phone: 830-421-6159 E-mail: JESUSNieto5413@gmail.com

Property Information

Site Address: 1680 Rio Grande E. Pass TX MCAD Property ID # 10191
Legal Description: Lot(s) 5 Block 35 Subdivision Hillcrest Addition
(Property must be legally subdivided or be lot of record)
Front Yard Width (feet) 50 Rear Yard Width (feet) 50 Side Yard Width (feet) 150

Proposed Project

Amend Zoning Regulations contained in section 7 - R3 Duplex District
Amend the Official Zoning Map & Master Plan by changing 1,500 sq. ft. acres of land currently zoned R3 to be zoned R3A (Section 7.1)
Conforms with the Zoning Map? ☒ Yes ☐ No
Conforms with Master Plan Designation? ☒ Yes ☐ No
☒ currently Vacant Land ☐ Vacant Building ☐ Single Family Dwelling ☐ Commercial
☒ Multi-Family Dwellings ☐ Industrial ☐ Other _____

Detailed Explanation of Proposed Use	
Proposed Use of Property/Reason for Change:	
Proposing to build a 4, 1-bedroom apartments	
The current zoning does not allow for apartments (multi-family), therefore the rezone request was filed.	
Describe the character and/or nature of uses surrounding the property:	
Yes, there are multiple apartment buildings in the immediate area, nearby and a duplex right next door.	
Will the rezoned designation be compatible with the classification and use of adjoining lands? ☒ Yes ☐ No	
If No, how do you propose to reduce any adverse impact?	

Applicant Authorization	I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this zoning change application. I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the zoning change request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of the zoning change approval. I agree to provide any additional information requested by the City as they deem necessary for the processing of this application.
	<u>James A. Nieto</u> <u>11/21/2023</u> Applicant Signature Date

Office Use	Date Application Accepted for Review: <u>11/21/23</u> By: <u>NA</u>
	Contact Date for Supplemental Info: <u>NA</u> Supplemental Info Received: <u>NA</u>
	Completeness Review Date: <u>11/21/23</u> By: <u>NA</u>
	Application Returned to Applicant: <u>NA</u> (when applicable)
paid \$150 on 9/18/23 receipt #9797 MR:7/2020	



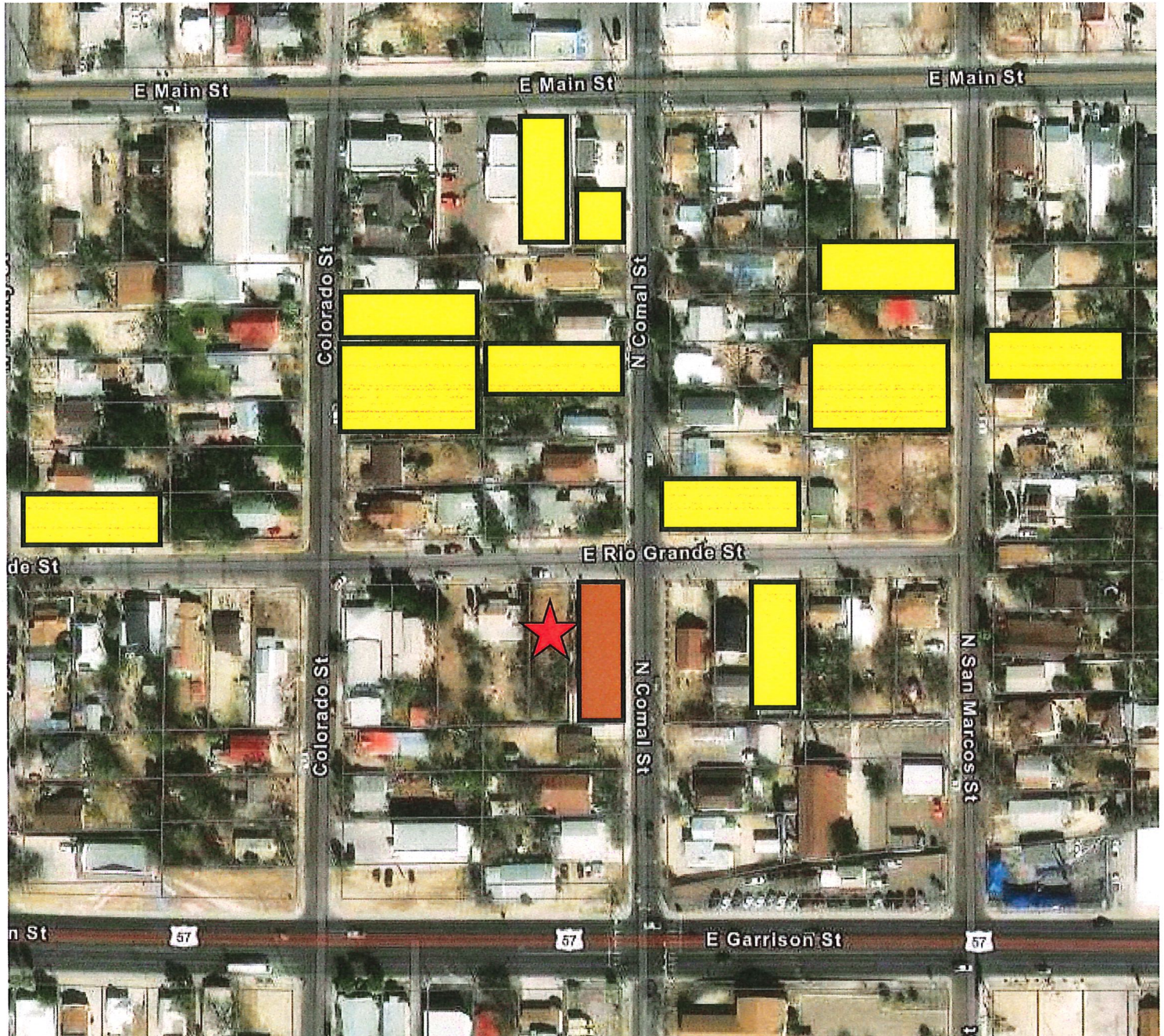
COLORADO

9A	9A	9	8	2
			150	3
			35	0
17	4.5		5	5
	10A	10	150	50
			150	50

COMAL

9A	9	10	2
		150	

Apartments in Vicinity

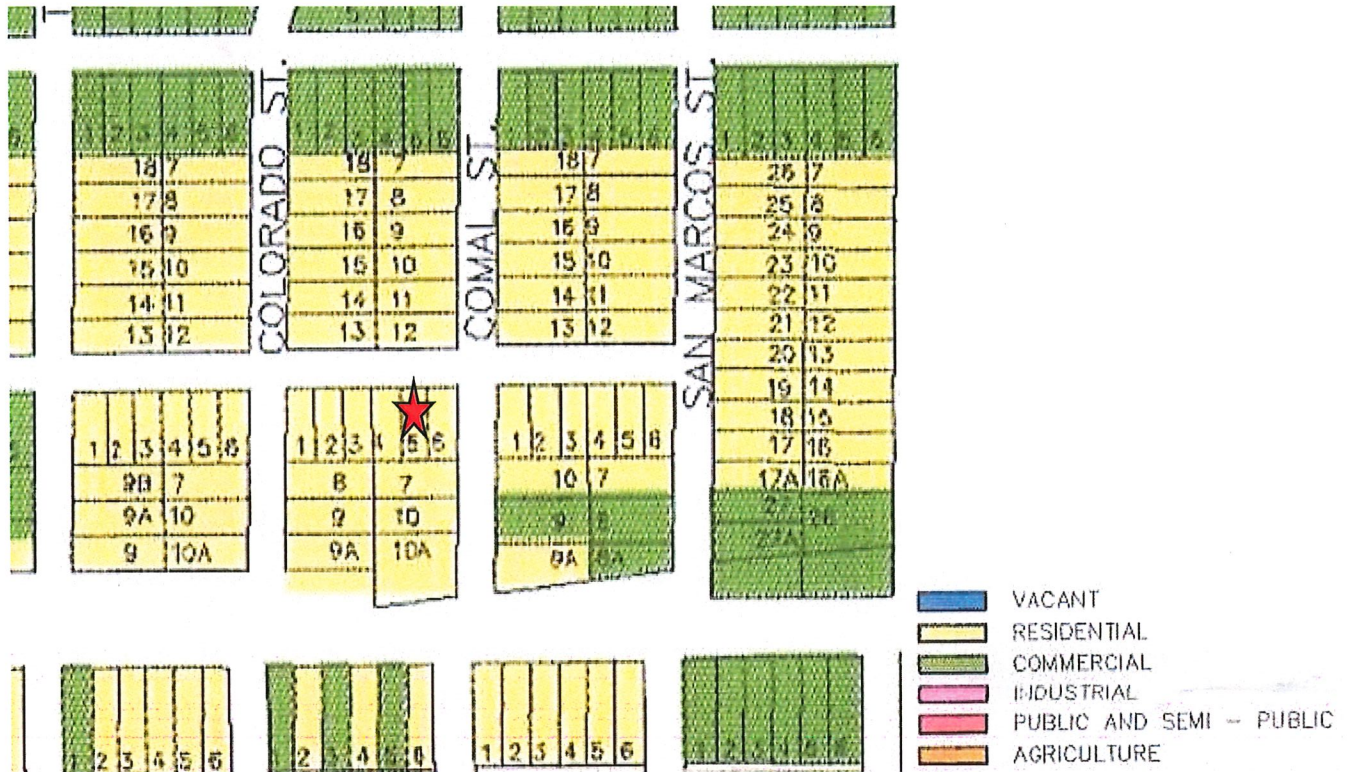


-  R3 Duplex District
-  R3A Apartment District
-  Subject Property

Attachment 2

Master Plan Map & Zoning District Map

Master Plan



Zoning Map



Item #2



**Community Development Department Executive Summary
REPORT TO THE PLANNING AND ZONING COMMISSION**

**Extension Request
Final Re-Plat Approval of Lot 1A in Block 1 of Chorgas Foster
Subdivision Unit 2**

I. APPLICANT & PROPERTY INFORMATION

Applicant: Mountain View Engineering I 2107 Veterans Blvd, Ste 4 I Del Rio, Tx 78840

Developer: Adrian Ortiz & Jesus A. Mendoza I Eagle Pass, Texas 78852

Location: Industrial Boulevard

Property ID Number: 8708902

Legal Description: Lot 1A in Block 1 of Chorgas Foster Subdivision Unit 2 (Replat)

Existing Use: vacant and undeveloped.

Request: A request to extend the final replat period.

Subject Property Information

Parcel Size: 3.621-acres

Topography: Generally flat

Vegetation: Native vegetation

Existing Use: Vacant and undeveloped

Zoning: B-3 General Business District

Master Plan: Commercial

Vicinity Data

The site is completely inside city limits and is located within an area that features commercial development to the north, east, and south.

Infrastructure

The property is currently served by public utilities/franchises, including water, sanitary sewer, storm sewer, telephone, electric service, gas, and garbage service.

Access to the site is provided by Industrial Boulevard.

II. STAFF ANALYSIS

The request to extend the replat approval period contains sufficient information for consideration by the Planning and Zoning Commission and City Council.

Within *City of Eagle Pass Code of Ordinances Section 23-25(g)(4)(a)* states, in part, that the approval of a subdivision shall be considered null and void if the preliminary/final plat is not submitted for approval within 6-months from the date of approval.

The applicant submitted their extension request on January 22, 2024 in conformance with *City of Eagle Pass Code of Ordinances Section 23-25(g)(4)(a)*.

This inadvertent delay due to unacceptable proposed improvements warrants an approval for an extension of the subdivision application.

Key Details:

Engineer of Record Hector Canales submitted an extension request on January 22, 2024. The January 16, 2024, deadline to submit revisions was not met. Thus, said deadline allows the City Review Team sufficient time to review and possibly accept proposed driveways and sidewalk waiver requests before the Planning and Zoning Meeting of January 25, 2024.

The revisions received January 22, 2024, have not yet received acceptance from the City Engineering Department, Public Works Department, and the Community Development Department.

The Community Development Department Recommends

That the Planning and Zoning Commission **GRANT** an extension for the final plat subdivision application and to table to the public hearing.

TRANSMITTED to the parties listed hereafter:

Crane Engineering via e-mail
Planning and Zoning Commission via e-mail
Oscar Garza, Maverick County Interim Planning Director
Eagle Pass Community Development Department Report dated January 4, 2024

Attachment 1 Extension Request

MOUNTAIN VIEW ENGINEERING

January 22, 2024

RESPONSE TO COMMENTS

Public Works has the following comments for Replat Lot 1A Blk 1 Chorgas Foster #2;

1. Lot 1A-6 does not depict the sidewalk being connected to existing sidewalk to Lot1B Block 1 2268 El Indio HWY. **We are requesting a sidewalk variance and postpone the construction of the sidewalk at the time of development of lot 6.**
2. Will Lot 1A-1 Block 1 share the driveway with Lot 1A-2 and Lot 1A-3 as well? **No Lot 1a-1 will access Eidson Road on the northern side of the property. Review of development plans should used to establish the exact location on Eidson Rd.**

Mr. Canales, below is an email from City Engineering Department. Please address accordingly.

1. Are they showing ALL the driveways? Or are the two outermost ones getting separate driveways? **The driveways depicted on the replat are for the ones sharing driveways. Lots 1a-1 and 1a-6 will have their own driveway to be reviewed and approved at the time of development**

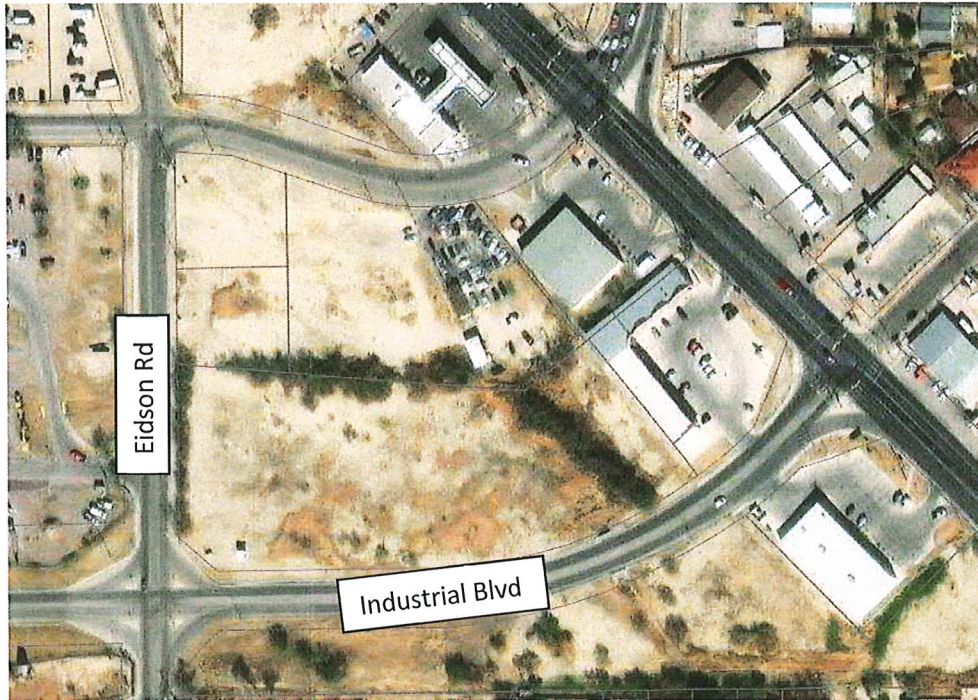
Mr. Canales, due to the amount of lots being proposed please make sure you also update the following:

1. Application **Will be resubmitted.**
2. Final Engineering Report **Attached**
3. Plat showing revised addressing – approved by 911 Specialist **Request has been sent to 911**

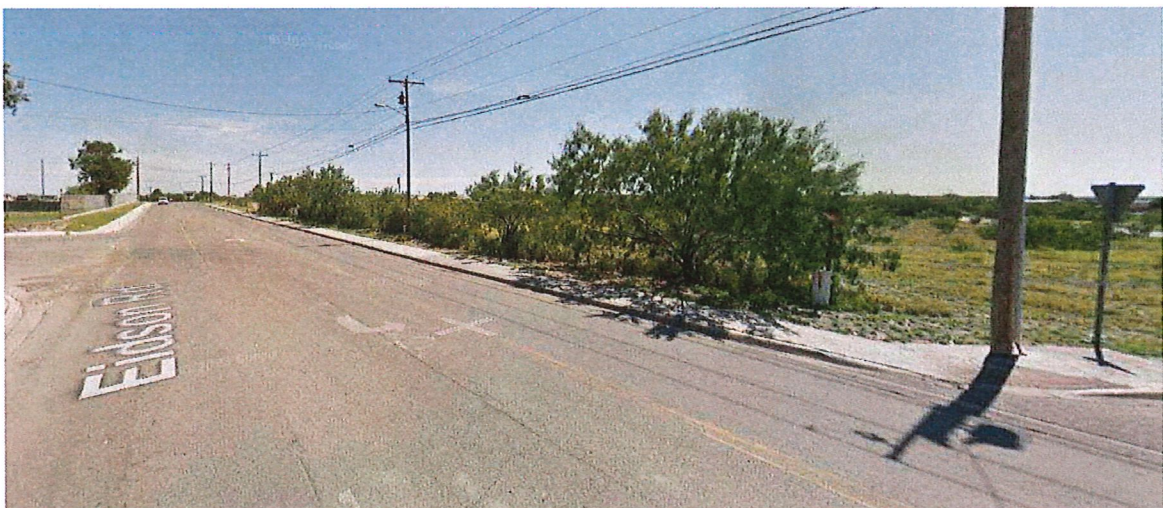
Also, the report says Rio Grande Coop is the service provider, is this correct?
Report has been revised to reflect AEP as the electrical servicer

Please submit a formal written extension request to avoid the denial of the application.
MVE is formally requesting an extension to avoid the denial of the application.

Aerial View



Site Photos





EDSON #0.

ORIGINAL PLAN

REMARKS
CONCRETE TOWER #2
LIFT 1 BLOCK 1/2
CONTAINING LIFT 1/2

RE-PLAT OF LOT 1A, BLOCK 1, OF THE CHORGE
RECORDED IN ENVELOPE 294, SIDE A

LOCK 1, CHORGAS-FOSTER
S. FOSTER UNIT #2 SUBDIVISION CITY OF
OF THE MAVERICK COUNTY DEED RECORD

WATER UNIT #2 SD
EAGLE PASS, MAVERICK COUNTY
6, MAVERICK COUNTY TEXAS

PLAT BOUNDARY
PLAT INT. BOUNDARY
BOUNDARY OTHER
EASEMENT
JAN. 2024

PLAT BOUNDARY
 PLAT INT. BOUNDARY
 BOUNDARY OTHER
 EASEMENT

AN. 2024



Item #3



Community Development Department Executive Summary REPORT TO THE PLANNING AND ZONING COMMISSION

Voluntary Annexation Petition of 22.79 acres of land

I. BACKGROUND

A. General Information

Applicant: Dirksen Engineering | 441 Fort Clark Rd. Ste B | Uvalde, Tx 78801

Developer: Eagle Pass Independent School District

Location: 5021 E. Main Street

Property ID Numbers: 8711285 and 8711286

Legal Description: Being 22.79 acres, located in the I.&G.N.R.R.CO., Survey 21, Block 6, Abstract 627, Maverick County part of a 26.24 acres tract and a 53.36 acres tract both described in conveyance document to Eagle Pass Independent School District described respectively in Volume 1120, Pages 402-et seq., and Volume 1120, Pages 407-et seq., of the Maverick County Official Public Records, Maverick County, Texas.

Request: To consider and approve the establishment of permanent zoning classification, service plan, and master plan designation on the annexations of the land described above.

B. Subject Property Information:

Vegetation: commercial landscaping

Existing Use: Fully Developed Sports Activity Center

Proposed Zoning: B-3 General Business District

Master Plan: No designation depicted.

C. Vicinity Data

The site is surrounded by large undeveloped land and located across from the Texas Department of Public Safety on Highway 277.

D. Infrastructure

The property is served by public utilities/franchises, including water, sanitary sewer, storm drainage, telephone, electric service, gas, cable, and garbage service.

Access to the site is provided by Highway 277 and Loop 480.

II. PUBLIC NOTICE

Public notification of the permanent zoning and annexation requests before the Planning and Zoning Commission was completed consistent with the provisions of *Chapter 211* of the *State of Texas Local Government Code Title 7*. A legal notice was published in the Eagle Pass News Gram on January 11, 2024.

III. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's public meeting will be used as part of the City Council's deliberation process for establishment of the 22.79 acres as proposed in the voluntary annexation petition. Please refer to Attachment 1 for the said application copy.
2. The proposed development will be consistent with the purpose of the Master Plan.
3. The development is and will be consistent with City design and specifications, as the subsequent development of the site will be required to conform to the following sections of *Article IV* in *Eagle Pass Code of Ordinances Chapter 23*:
 - ✓ *Section 23-62* governing utility easements
 - ✓ *Section 23-64* governing sidewalks
 - ✓ *Section 23-66* governing sanitary sewage disposal
 - ✓ *Section 23-67* governing potable water supply and fire flow
 - ✓ *Section 23-68* governing storm drainage
 - ✓ *Section 23-69* governing the size of building lots, including lot width, lot depth, lot orientation, and building setback areas
 - ✓ *Section 23-71* governing the installation and inspection of utility lines
4. The subsequent development of the property will be in conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* by facilitating the following benefits:
 - Protect private rights while considering public health, safety, and welfare.
 - Provide efficient and economical ways to move people and goods outside the City by an adequate plan for streets and highways.
 - Guide future development in an orderly manner, by stages according to a pattern, so that the City may have balanced land use.
 - Encourage a diversified economic base and encourage public and private investments in land and improvements.
 - Prevent and eliminate blight and slums, making the City attractive to people, commerce, and industry.
 - Create the desire for a more pleasing appearance of the City and incorporate into its physical development the basic principles of good design.
 - Protect and preserve the identity of each neighborhood through use of the guidance provided by the *Master Plan* and the *Code of Ordinances*.
 - Locate all land uses on land best suited for their needs, arranged in such a way as to be mutually beneficial and functional, with ample area to meet long-term needs.
 - Establish a proper relationship between open space, developed areas, building bulk, light, and air space, in all future development programs of land use.
 - Encourage and abet the development of civic, cultural, and other public and

quasi-public buildings in harmonious and functional groupings.

5. The subsequent development will allow for a use of the property that is consistent with the Master Plan for the following reasons:
 - A. The subsequent development design bears a substantial relationship to the public's health, safety, and welfare.
 - B. The subsequent development is in accordance with the policies of the Master Plan.
 - C. The subsequent development is warranted because of the necessity to create additional building lots in and because the proposed development is appropriate to accomplish the reasonable use of the property.
 - D. The subject property is suitable for development in general conformance with development standards of the *Master Plan*.
 - E. The subsequent development will benefit the City as a whole and will not be detrimental to nearby land uses of a similar nature.
 - F. The subsequent development will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.

Please refer to Attachment 2 for a copy of the *Master Plan* Map and a copy of the *Zoning District Map* for the City of Eagle Pass.

6. The petition for annexation for the approximately 22.79 acres of land is warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances* as noted on Conclusion 1 through and including Conclusion 5 of this report.

B. Community Development Department Recommendation

The Planning and Zoning Commission recommends that City Council adopt an Ordinance to incorporate an approximately 22.78 acres of land into the Eagle Pass City Limits and consider the establishment of permanent zoning classification to B-3 General Business District, including the service plan, and master plan designation on the annexations of the land.

TRANSMITTED to the parties listed hereafter:

Eagle Pass Independent School District c/o Samuel Mijares via e-mail
Planning and Zoning Commission via e-mail
Eagle Pass Community Development Department Report dated January 17, 2024

Attachment 1
Voluntary Annexation Petition



PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, TX 78852 • Telephone: (830) 773-7781 • Fax: (830) 773-7803
www.eaglepasstx.us • planning@eaglepasstx.us

APPLICATION FOR VOLUNTARY ANNEXATION

Applicant Information

Applicant (If not owner): Dirksen Engineering

Address: 441 Fort Clark Rd, Ste. B, Uvalde, TX 78801

Phone: 830-278-2100 E-mail: kendirksen@sbcglobal.net

Owner: Eagle Pass Independent School District

Address: 1420 Eldson Road, Eagle Pass, TX 78852

Phone: 830-773-5181 E-mail: samijares@eaglepassisd.net

Property Information

Site Address: 5021 E Main St MCAD Property ID No. 8711285 & 8711286

Legal Description (from deed): 26.64 Acres Abstract 1139 & Abstract 627

Acreage: 26.64

Existing Land Use: School Sports Complex

Proposed Land Use: School Sports Complex

Existing Zoning: B3 - General Business

Proposed Zoning: B3 - General Business

Required Application Attachments

The following documentation is required to be attached to this application:

- ☒ Letter signed by the property owner, requesting annexation.
- ☒ A warranty deed or other legal document demonstrating current ownership.
- ☒ A \$100 check made out to the "City of Eagle Pass".
- ☒ Twelve (12) signed and sealed surveyor's drawings (1' to 100")
 - a) Drawings must be full size (24" x 36") prints, showing the current city limits and labeled within one year of the application submittal date.
- ☒ One reduced copy (8.5" x 11") of the sealed surveyor's drawing.
- ☒ Signed and sealed metes and bounds from surveyor.

RECEIVED AT THE CITY
SECRETARY'S OFFICE

12/21/23

TIME: 9:40

FROM: G. Corp

[Signature]

STATEMENT OF OWNER / APPLICANT

I, the undersigned, hereby certify that: (1) I am the owner the land subject to this request for annexation; (2) I authorize Dirksen Engineering to act as my agent for all documents pertaining to this annexation application; (3) the information contained in this annexation application or accompanying information is true and correct; (4) I will advise the City in writing of any inaccurate, misleading or false statements in the annexation application or accompanying information; and (5) the City will be advised in writing of any change in ownership of the property that is the subject of this annexation application provided the change of ownership occurs prior to the recording of the final approved annexation plan, if any.

Dirksen
Owner / Applicant Signature

12/12/23
Date

STATE OF TEXAS §

COUNTY OF Maverick §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Samuel Myares (Name), Superintendent (Title), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 12 day of December, 2023.

Hilda Guillermina Mauricio
Notary Public, State of Texas





EAGLE PASS INDEPENDENT SCHOOL DISTRICT

December 7, 2023

Placido Madera
Planning Director – City of Eagle Pass
3295 Bob Rogers Drive
Eagle Pass, TX 78852

Re: Annexation of 22.79 Acres, Abstract 627, Maverick County, Texas

To Whom It May Concern:

The Eagle Pass ISD is platting the Eagle Pass Independent School District Sports Complex at the intersection of U.S. Loop 480 and Highway 277.

It is requested that 22.79 acres, located in the I.&G.N.R.R.CO., Survey 21, Block 6, Abstract 627, Maverick County part of a 26.64 acres tract and a 53.36 acres tract both described in conveyance document to Eagle Pass Independent School District described respectively in Volume 1120, Pages 402-et seq., and Volume 1120, Pages 407-et seq., of the Maverick County Official Public Records, Maverick County, Texas be annexed into the City of Eagle Pass.

The drawing and field notes are attached to this letter and application for Voluntary Annexation.

Sincerely,

Samuel Mijares
Superintendent
Eagle Pass ISD

GIFT WARRANTY DEED

Date: September 24, 2008

Grantor: Winn Exploration Co., Inc.

Grantor's Mailing Address:
19th Floor North Tower
800 North Shoreline
Corpus Christi, Tx. 78401

Grantee: Eagle Pass Independent School District

Grantee's Mailing Address:
P. O. Box 1409
Eagle Pass, Texas 78853

Consideration:
TEN and NO/100 (\$10.00) and other valuable
consideration.

Property (Including any improvements):

BEING 26.64 ACRES OF LAND, SITUATED IN THE MRS. L. H. TOWNSEND SURVEY 513, ABSTRACT NO. 1139, AND THE I. & G. N. R. R. SURVEY 21, ABSTRACT NO. 627, ALL IN MAVERICK COUNTY, TEXAS, BEING OUT OF AND PART OF A TRACT OF LAND CONVEYED FROM F. T. SERVICE CORP., SUBSTITUTE TRUSTEE, TO WINN EXPLORATION CO. INC., AS RECORDED IN VOL. 285, PG. 117, OF THE DEED RECORDS OF MAVERICK COUNTY. SAID 26.64 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A 5/8" IRON ROD SET, SAID POINT ALSO BEING ON A FENCE LINE AND THE COMMON SURVEY LINE OF SURVEY 513 AND SURVEY 22 AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. 277. SAID POINT LOCATED 50.78', S00°39'13"E FROM A FENCE POST TO THE NORTH AND 150.46', N00°39'13"W

DIRKSEN ENGINEERING

441 Fort Clark Road, Suite B, Uvalde, Texas 78801

TBPE FIRM # F-8848

TBPLS FIRM # 10193741

Office Tel. (830) 278-2100

Fax (830) 278-2102

FIELD NOTES FOR AN 22.79 ACRES PROPOSED CITY ANNEXATION SURVEY COMPLETED ON DECEMBER 6, 2023

Being 22.79 acres, located in the I.&G.N.R.R.CO., Survey 21, Block 6, Abstract 627, Maverick County part of a 26.64 acres tract and a 53.36 acres tract both described in conveyance document to Eagle Pass Independent School District described respectively in Volume 1120, Pages 402-et seq., and Volume 1120, Pages 407-et seq., of the Maverick County Official Public Records, Maverick County, Texas and more particularly described by metes and bounds as follows: (The bearings and distances shown herein conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone.) (All corners called for as being set are marked on the ground with ½ inch steel stakes with plastic identification caps stamped "DIRKSEN/6260" attached unless otherwise noted or shown.)

BEGINNING at a steel stake set (S.P.C. N:13444841.62, E:1509412.76) in the west line of Loop 480, at a southeast corner of a north line of U.S. Highway 277, at the remainder of a southeast corner of a remainder of a 1127.34 acres tract described in conveyance document to WECO & Associates, LTD recorded in Document Numbers 204028, 204029, and 204030 for the northeast corner of the herein described tract;

THENCE S 03°20'19" W, 398.89 feet to point in the north line of the existing city limits of Eagle Pass for the southeast corner of the herein described tract;

THENCE N 89°04'00" W, 2484.95 feet crossing said 26.64 acres tract and 53.36 acres tract to a point in a common line of said 53.36 acres tract with a remainder of a tract described in conveyance document to WECO & Associates, LTD recorded in Volume 429, Pages 98-et seq., for a southwest corner of the herein described tract;

THENCE N 00°54'50" E, 397.69 feet to a steel stake found for the northwest corner of the herein described tract;

THENCE S 89°05'10" E, 2501.82 feet to the **POINT OF BEGINNING** containing 22.79 acres of land within the herein described boundary surveyed by Dirksen Engineering on December 6, 2023.

THE STATE OF TEXAS;
COUNTY OF UVALDE:

It is hereby certified that the foregoing field note description and attached drawing were prepared from an actual on the ground survey made by personnel working under my direct supervision and that same are true and correct according to same said survey.

Kenneth R. Dirksen

Kenneth R. Dirksen, P.E., R.P.L.S., Registered Professional Land Surveyor No. 6260

23-3123 ANNEX



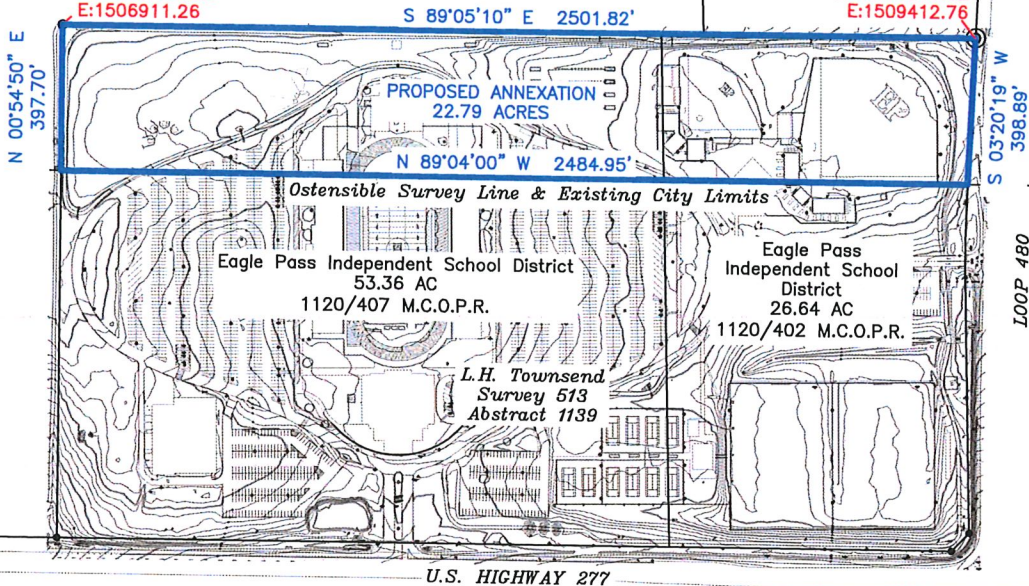
WECO & Associates, LTD.
429/98 M.C.O.P.R.
(Remainder)

I.&G.N.R.R.CO.
Survey 21
Block 6
Abstract 627

WECO & Associates, LTD.
1,127.34 Acres
Doc. No. 204028 M.C.O.P.R.
Doc. No. 204029 M.C.O.P.R.
Doc. No. 204030 M.C.O.P.R.
(Remainder)

SS FND
N:13444881.52
E:1506911.26

P.O.B.
N:13444841.62
E:1509412.76



DRAWING SHOWING

Being 22.79 acres, located in the I.&G.N.R.R.CO., Survey 21, Block 6, Abstract 627, Maverick County part of a 26.64 acres tract and a 53.36 acres tract both described in conveyance document to Eagle Pass Independent School District described respectively in Volume 1120, Pages 402-et seq., and Volume 1120, Pages 407-et seq., of the Maverick County Official Public Records, Maverick County, Texas.

LEGEND

- FOUND MONUMENT
- SET MONUMENT
- BOUNDARY LINE
- PLAT LINE
- DEED LINE
- X — FENCE LINE
- E OH — OVERHEAD ELEC./POWER POLE
- ① TELECOMMUNICATION PEDESTAL
- ② WATER METER
- ③ SANITARY SEWER CLEANOUT
- ④ SANITARY SEWER MANHOLE
- ⑤ ELECTRIC METER
- ↓ GUY WIRE
- CONCRETE

NOTES:

1. BEARINGS, DISTANCES, AND AREAS SHOWN HEREON CONFORM TO THE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH CENTRAL ZONE.
2. 1/2" DIAMETER STEEL STAKES WITH IDENTIFICATION CAPS STAMPED 'DIRKSEN/6260' SET AT ALL CORNERS UNLESS OTHERWISE NOTED OR SHOWN.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY DIRKSEN ENGINEERING SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON AND FOR THE PURPOSE SHOWN ABOVE. THE GRAPHIC REPRESENTATION SHOWN HEREON DEPOTS CERTAIN CONDITIONS FOUND EXISTING AS OF THE DATE OF THE ACTUAL SURVEY AND IS LIMITED TO THESE CONDITIONS FOUND AT THAT TIME. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THIS GRAPHIC WORK. ALL RIGHTS RESERVED, COPYRIGHT 2023, DIRKSEN ENGINEERING.

DIRKSEN ENGINEERING
UVALDE EAGLE PASS
TBPE FIRM #F-8848, TBPLS FIRM #10193741
441 FORT CLARK ROAD, SUITE B, UVALDE, TX - 78801
PH: (830) 278-2100, FAX: (830) 278-2102
EMAIL: KENDIRKSEN@SCGLOBAL.NET
WEBSITE: WWW.DIRKENG.COM

PREPARED FOR:
Samuel Mijares
Eagle Pass I.S.D.
1654 Veterans Blvd.
Eagle Pass, Tx 78852

PURPOSE OF SURVEY:
CITY ANNEX



STATE OF TEXAS
COUNTY OF UVALDE

THE UNDERSIGNED DOES HEREBY ATTEST THAT THIS DRAWING WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON BY MEN WORKING UNDER MY SUPERVISION AND THAT SAME IS TRUE AND CORRECT ACCORDING TO SAID SURVEY, AND THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, EASEMENTS OR RIGHTS OF WAY, EXCEPT AS NOTED OR SHOWN HEREON, AND THAT SAID PROPERTY ADJOINS A DEDICATED ROADWAY.

FIELD WORK COMPLETED DECEMBER 6, 2023.

Kenneth R. Dirksen
KENNETH R. DIRKSEN
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 6260

PROJECT#

23-3123

DES'D : KRD
DRAWN : VMS
APP'VD : KRD
DATE : 12-06-23

DRAWING NO.
23-3123

Attachment 2
Master Plan Map
Zoning District Map

The map displays a complex arrangement of land parcels. Key features include:

- Streets:** CAJAL BLVD. runs vertically along the left side. PATZCUARO DR. runs horizontally across the middle. BIG LAKE DR. runs horizontally at the bottom. LON BLVD. runs vertically along the right side.
- Pink Areas:** A large irregularly shaped area on the left is labeled "LAKEVIEW". To its right, a rectangular area is labeled "SWTUC 18".
- Green Areas:** Several rectangular plots are colored green, some containing lot numbers.
- Yellow Area:** A triangular plot near the top center is colored yellow.
- Red Area:** A small rectangular plot on the far right is colored red.
- Lots and Numbers:** Numerous individual lots are outlined and numbered. Some areas are labeled with "LOT 10", "LOT 11", etc.
- Other Labels:** "LAKEVIEW" appears twice in different locations. "SWTUC" is also present without a number.

A map of the area around the intersection of Kasey Ave and Courtney Ave. The map shows a green field, a road network, and a yellow building. Labels include 'Bob Rogers Dr', 'Cathleen St', 'Amy St', 'Kasey Ave', and 'Courtney Ave'.