AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
THURSDAY, SEPTEMBER 14, 2023, 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. Public hearing to consider the establishment of permanent zoning classification, service plan, and master plan designation on the voluntary annexations of the land described below:

   Being 1322.07 acres composed of 552.19 acres in S.S. Sanders Survey 24, Abstract 824, 554.84 acres in S. S. Sanders Survey 25, Abstract 825 and 215.06 in S.S. Sanders Survey 26 Abstract 826 Maverick County, Texas and part of 1357.09 acres described as Exhibit A in conveyance to Beyer Junfin, etal. recorded in Document Number 2113541 of Maverick County Official Public Records, Maverick County, Texas

   Being 416.44 acres composed of 58.64 acres in S.S. Sanders Survey 25, Abstract 825 and 379.37 acres in S. S. Sanders Survey 26, Abstract 826 Maverick County, Texas and part of a 160.95 acres tract described as Exhibit B in conveyance to Beyer Junfin, etal. recorded in Document Number 2113541 of the Maverick County Official Public Records, Maverick County, Texas

   Being 297.98 acres composed of 185.45 acres in Antonio Sanchez Survey 512, Abstract 1170, 80.96 acres in S.S. Sanders Survey 25, Abstract 825 and 31.45 acres in S. S. Sanders Survey 26, Abstract 826 Maverick County, Texas and out of a 314.63 acres tract described as Exhibit C in conveyance to Beyer Junfin, etal. recorded in Document Number 2113541 of Maverick County Official Public Records, Maverick County, Texas

   Being 112.09 acres composed of 34.57 acres in S. S. Sander Survey 24, Abstract 824 and 77.52 acres in S. S. Sanders Survey 25, Abstract 825 Maverick County, Texas and part of 136.52 acres described as Exhibit D in conveyance to Beyer Junfin, etal. recorded in Document Number 2113541 of the Maverick County Official Public Records, Maverick County, Texas

2. Public hearing on the request submitted by Jose A. Jimenez for the rezoning of Lot 12 in Block 39 of South Heights (898 Kifuri Street), from I Industrial District to R-1 First One-Family Dwelling District; closing of public hearing and possible action.

3. Public hearing on the request submitted by Juan and Maribel Salazar for the rezoning of Lot 11 in Block 55 of Hillcrest Addition (2010 Olive Street), from R-3 Duplex District to R-3(A) Apartment District; closing of public hearing and possible action.

4. Public hearing on the request submitted by Gonzalez and Gonzalez Real Estate, LLC for the rezoning of Lots 1-4 in Block 5 of College Hills Subdivision Unit 1, from B-1 Neighborhood Business District to B-3 General Business District; closing of public hearing and possible action.

NEW BUSINESS

5. Consideration and possible recommendation on the closing of a portion of Madison Street at its intersection with Main Street and Quarry Street.

6. Presentation by Engineering Department and Public Works Department related to storm drainage city projects.

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 PLANNING 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 September 11, 2023 at 3:00 p.m.

Placido Madera

Placido Madera
Planning Director

Item #1

Planning Department Executive Summary

REPORT TO THE PLANNING & ZONING COMMISSION

Voluntary Annexation of 2,148.58 acres of land

I. BACKGROUND

A. General Information

Applicant and Property Owners: Junfin, Beyer & Sonia │Zamora, Sergio & Linda Y

Location: FM 1021 & State Hwy 480

Property ID Numbers: 3908, 3906, 3902, 3904, 3901, 3905, 3909, 4280, and 4561

Legal Description:

> Being 1322.07 acres composed of 552.19 acres in S.S. Sanders Survey 24, Abstract 824, 554.84 acres in S. S. Sanders Survey 25, Abstract 825 and 215.06 in S.S. Sanders Survey 26 Abstract 826 Maverick County, Texas and part of 1357.09 acres described as Exhibit A in conveyance to Beyer Junfin, etal. recorded in Document Number 2113541 of Maverick County Official Public Records, Maverick County, Texas
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> Being 416.44 acres composed of 58.64 acres in S.S. Sanders Survey 25, Abstract 825 and 379.37 acres in S. S. Sanders Survey 26, Abstract 826 Maverick County, Texas and part of a 160.95 acres tract described as Exhibit B in conveyance to Beyer Junfin, etal. recorded in Document Number 2113541 of the Maverick County Official Public Records, Maverick County, Texas
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> Being 297.98 acres composed of 185.45 acres in Antonio Sanchez Survey 512, Abstract 1170, 80.96 acres in S.S. Sanders Survey 25, Abstract 825 and 31.45 acres in S. S. Sanders Survey 26, Abstract 826 Maverick County, Texas and out of a 314.63 acres tract described as Exhibit C in conveyance to Beyer Junfin, etal. recorded in Document Number 2113541 of Maverick County Official Public Records, Maverick County, Texas
>
> Being 112.09 acres composed of 34.57 acres in S. S. Sander Survey 24, Abstract 824 and 77.52 acres in S. S. Sanders Survey 25, Abstract 825 Maverick County, Texas and part of 136.52 acres described as Exhibit D in conveyance to Beyer Junfin, etal. recorded in Document Number 2113541 of the Maverick County Official Public Records, Maverick County, Texas

Request: To consider 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: Cleared **Existing Use:** Vacant and undeveloped

Current Zoning: No designation **Proposed Zoning:** I (Industrial)

Master Plan: no designation depicted

C. Vicinity Data

The site is located within an area that features undeveloped land.

D. Infrastructure

The property will be 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 FM 1021 and State Hwy 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*.

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 2,148.58 acres as proposed in the voluntary annexation petition. Please refer to Attachment 1 for a 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 for 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 a 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 2,148.58 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. Planning Department Recommendation

The Planning and Zoning Commission recommend that City Council adopt an Ordinance to incorporate an approximately 2,148.58 acres of land into the Eagle Pass City Limits.

TRANSMITTED to the parties listed hereafter:

Sonia Junfin via e-mail
Planning and Zoning Commission via e-mail
Eagle Pass Planning Department Report dated September 8, 2023

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): _____

Address: _____

Phone: _____ E-mail: _____

Owner: Junfin, Beyer & Sonia; Zamora, Segio & Linda Y.

Address: 2076 N. Veterans Blvs. Ste. D1, Eagle Pass, TX 78852

Phone: (830) 968-9592 E-mail: sonia.junfin@valdezjunfin.com

Property Information

Site Address: FM 1021 & State Hwy 480 MCAD Property ID No. 3908, 3906, 3902, 3904, 3901, 3905 3909, 4820, 4561

Legal Description (from deed): See attached, Multiple descriptions

Acreage: 2,148.58

Existing Land Use: Undeveloped

Proposed Land Use: Industrial

Existing Zoning: N/A (outside city limits)

Proposed Zoning: "I"

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.

VOLUNTARY ANNEXATION PETITION

TO THE CITY MANAGER OF THE CITY OF EAGLE PASS, TEXAS:

The undersigned owner of the hereinafter described tract of land, which is (1) one-half mile or less in width, (2) contiguous to the city limits, (3) vacant and without residents, or on which less than three (3) qualified voters reside, and (4) not within the extraterritorial jurisdiction of any other municipality, hereby petition your Honorable Body to extend the present city limits so as to include as a part of the City of Eagle Pass, Texas, the following described property, which described property is additionally detailed in Exhibit "A", attached hereto and made a part hereof, to wit:

A total of 2,224.25 acres of land, being described as five (5) separate tracts:

1. A 1,322.07-acre tract,
2. A 416.44-acre tract,
3. A 297.98-acre tract,
4. A 75.67-acre tract, and
5. A 112.09-acre tract

All being described therein on Exhibit "A" and shown by deed instruments recorded in the Official Public Records of Maverick County, Texas.

I HEREBY CERTIFY, UNDER OATH, that the above-described tracts of land are contiguous and adjacent to the City of Eagle Pass, Texas, are not more than one-half mile in width, are not within the extraterritorial jurisdiction of any other municipality, and that this petition is signed and duly acknowledged by each and every owner having an interest in said land in order to request annexation into City limits.

By: Beyer Junfin ("Owner 1")

THE STATE OF TEXAS

COUNTY OF MAVERICK

BEFORE ME, the undersigned authority, on this day personally appeared Beyer Junfin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledges to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 6th day of October, 2022.

BRENDA ROIG
NOTARY PUBLIC
STATE OF TEXAS
ID. 126018619
EXP. 04-22-2025

Notary Public, State of Texas

More Owner Signatures on following pages

BRENDA ROIG
NOTARY PUBLIC
STATE OF TEXAS
ID 126018619
EXP. 04-22-2025

By: Sonia Junfin ("Owner 2")

THE STATE OF TEXAS

COUNTY OF MAVERICK

BEFORE ME, the undersigned authority, on this day personally appeared Sonia Junfin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledges to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 6th day of October, 2022.

BRENDA ROIG
NOTARY PUBLIC
STATE OF TEXAS
ID 126018619
EXP. 04-22-2025

Notary Public, State of Texas

By: Sergio Zamora ("Owner 3")

THE STATE OF TEXAS

COUNTY OF MAVERICK

BEFORE ME, the undersigned authority, on this day personally appeared Sergio Zamora, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledges to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 6th day of October, 2022.

BRENDA ROIG
NOTARY PUBLIC
STATE OF TEXAS
ID 126018619
EXP. 04-22-2025

Notary Public, State of Texas

More Owner Signatures on following page

Linda Y Zamora

By: Linda Y. Zamora ("Owner 4")

THE STATE OF TEXAS

COUNTY OF MAVERICK

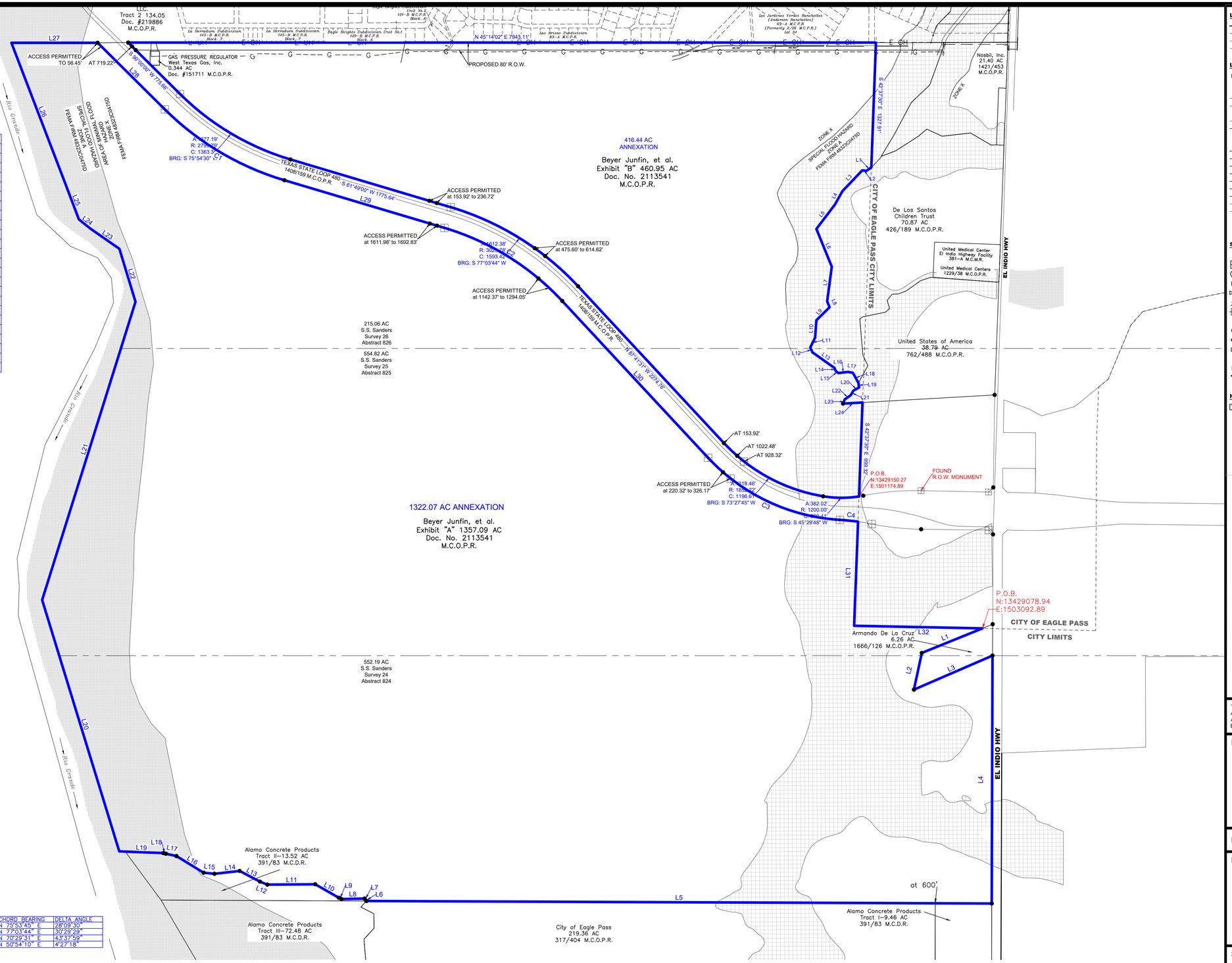
BEFORE ME, the undersigned authority, on this day personally appeared Linda Y. Zamora, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledges to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 6th day of October, 2022.

BRENDA ROIG
NOTARY PUBLIC
STATE OF TEXAS
ID 126018619
EXP. 04-22-2025

Roig

Notary Public, State of Texas



Line Table 416.44 AC Annexation

LINE	BEARING	DISTANCE
L1	S 11°43'58" W	63.18'
L2	S 51°05'33" W	43.31'
L3	S 01°00'27" E	305.21'
L4	S 15°35'14" E	165.21'
L5	S 07°29'42" E	323.49'
L6	S 66°54'45" E	433.85'
L7	S 37°06'25" E	370.52'
L8	S 66°50'47" E	68.17'
L9	S 00°26'17" W	196.22'
L10	S 40°19'18" E	185.32'
L11	S 18°59'45" E	114.46'
L12	S 66°49'04" E	56.96'
L13	N 80°30'08" E	286.76'
L14	S 66°05'03" E	35.58'
L15	N 82°23'36" E	36.08'
L16	N 38°22'05" E	104.01'
L17	N 55°48'11" E	52.05'
L18	S 73°28'27" E	122.52'
L19	S 52°24'52" E	49.48'
L20	S 17°01'27" W	68.35'
L21	S 15°25'09" E	56.59'
L22	S 10°20'35" W	80.04'
L23	S 24°08'02" E	46.13'
L24	N 41°58'31" E	206.68'

Line Table 1322.07 AC Annexation

LINE	BEARING	DISTANCE
L1	S 23°08'02" W	694.68'
L2	S 32°34'14" E	398.78'
L3	N 21°47'25" E	910.02'
L4	S 44°35'00" E	2634.55'
L5	S 45°27'46" W	6642.62'
L6	N 49°33'38" W	13.43'
L7	S 79°37'19" W	22.82'
L8	S 44°06'00" W	244.86'
L9	S 70°19'29" W	32.14'
L10	S 75°03'11" W	287.60'
L11	S 44°46'37" W	509.12'
L12	S 67°25'38" W	84.64'
L13	S 73°01'35" W	243.95'
L14	S 38°42'40" W	268.90'
L15	S 50°57'24" W	116.12'
L16	S 76°49'19" W	338.43'
L17	S 57°31'19" W	114.81'
L18	S 59°10'42" W	26.98'
L19	S 47°28'25" W	469.37'
L20	N 61°49'37" W	2794.39'
L21	N 27°22'57" W	3319.87'
L22	N 61°37'20" W	587.94'
L23	S 80°03'56" W	371.44'
L24	S 83°48'34" W	161.36'
L25	N 65°32'20" W	398.07'
L26	N 65°41'44" W	1610.29'
L27	N 45°14'02" E	915.99'
L28	N 90°00'00" E	1004.66'
L29	N 61°49'00" E	1774.30'
L30	S 87°41'31" E	2274.76'
L31	S 42°37'30" E	1106.36
L32	N 46°22'46" E	1363.16'

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3035.08'	1491.61'	1476.64'	N 75°53'45" E	28°09'30"
C2	2799.79'	1489.98'	1472.46'	N 77°03'44" E	30°29'29"
C3	2082.22'	1585.69'	1547.65'	N 70°29'31" E	43°37'59"
C4	2500.00'	194.38'	194.33'	N 50°54'10" E	4°27'18"

DRAWING SHOWING:

Being 1322.07 acres composed of 552.19 acres in S.S. Sanders Survey 24, Abstract 824, 554.82 acres in S.S. Sanders Survey 25, Abstract 825 and 215.06 acres in S.S. Sanders Survey 26, Abstract 826 Maverick County, Texas and part of a 1357.09 acres tract described as Exhibit A in conveyance to Beyer Junfin, et al. recorded in Document Number 2113541 of the Maverick County Official Public Records, Maverick County, Texas.

DRAWING SHOWING:

Being 416.44 acres composed of 58.64 acres in S.S. Sanders Survey 25, Abstract 825 and 379.37 acres in S.S. Sanders Survey 26, Abstract 826 Maverick County, Texas and part of a 460.95 acres tract described as Exhibit B in conveyance to Beyer Junfin, et al. recorded in Document Number 2113541 of the Maverick County Official Public Records, Maverick County, Texas.

CITY LIMITS ANNEXATION

SCALE : 1" = 500'

0 500' 1000' 1500'

LINETYPE LEGEND (PROFILE)

PROPOSED GRADE CL
EXISTING GRADE CL
EXISTING GRADE LT
EXISTING GRADE RT

LINETYPE LEGEND (PLAN)

EXISTING/ DEMOLISH		PROPOSED
	BOUNDARY	
	EASEMENT	
	SETBACK	
	LOTS	
	ABSTRACT	
	DEED	
X	FENCE	X
	WATER SUPPLY	W
	SANITARY SEWER	WW
SS	STORM SEWER	SS
E	POWER	E
T	TELEPHONE	T
ATT	ATT	ATT
TWC	TWC	TWC
G	GAS	G
C	CONDUIT	C
SF	SILT FENCE	SF
FR	FIBER ROLL	FR
	CONTR MINOR	571
	CONTOUR MAJOR	575

SYMBOL LEGEND

FOUND MONUMENT
FOUND MONUMENT-CONC
SET 1/2" STEEL STAKE
WATER VALVE
FIRE HYDRANT
POWER POLE
LUMINAIRE
GUY WIRE
FENCE CORNER POST
SPOT ELEVATION / BM
MAIL BOX
BOLLARD
BACKFLOW PREVENTER
FIRE DEPARTMENT CONNECTION
TELEPHONE PEDESTAL
GAS SERVICE
SANITARY MANHOLE
CLEAN OUT
DOUBLE CLEAN OUT
STORM SEWER MANHOLE
WATER SERVICE
ELEC SERVICE
SHRUB
TREE
SIGN
TRAFFIC SIGNAL
REVISION NO.
2556 911 ADDRESS

HATCH LEGEND

ASPHALT
CONCRETE

STATE OF TEXAS
REGISTERED
KENNETH R. DIRKSEN
6260
PROFESSIONAL
LAND SURVEYOR

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 AUGUST 19, 2022

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

THESE DRAWINGS ARE THE PROPERTY OF DIRKSEN ENGINEERING AND SHALL NOT BE USED ON OTHER WORK WITHOUT THEIR APPROVAL. IF THIS SHEET DOES NOT MEASURE 24"X36" IT HAS BEEN MODIFIED. COPYRIGHT 2022.

FIRM NAME & ADDRESS

DIRKSEN ENGINEERING
UVALDE EAGLE PASS
TBPE FIRM #F-8848, TBPLS FIRM #10193741
107 W SOUTH ST., UVALDE, TX - 78801
PH: (830) 278-2100, FAX: (830) 278-2102
EMAIL: KENDIRKSEN@SBCGLOBAL.NET
WEBSITE: WWW.DIRKENG.COM

PROJECT# 22-2600

PROJECT NAME & ADDRESS

JUNFIN SUBDIVISION
Eagle Pass, TX

SHEET TITLE

CITY LIMITS ANNEXATION

THIS DRAWING AUTHORIZED BY KENNETH R. DIRKSEN, P.E. ON 08-18-22.

PLANS ISSUED FOR REVIEW ONLY. NOT FOR CONSTRUCTION OR BIDDING PURPOSES.

SHEET 1 OF 1 SHEETS

DES'D : KRD
DRAWN : JWRM
APPV'D : KRD
DATE : 08-18-22

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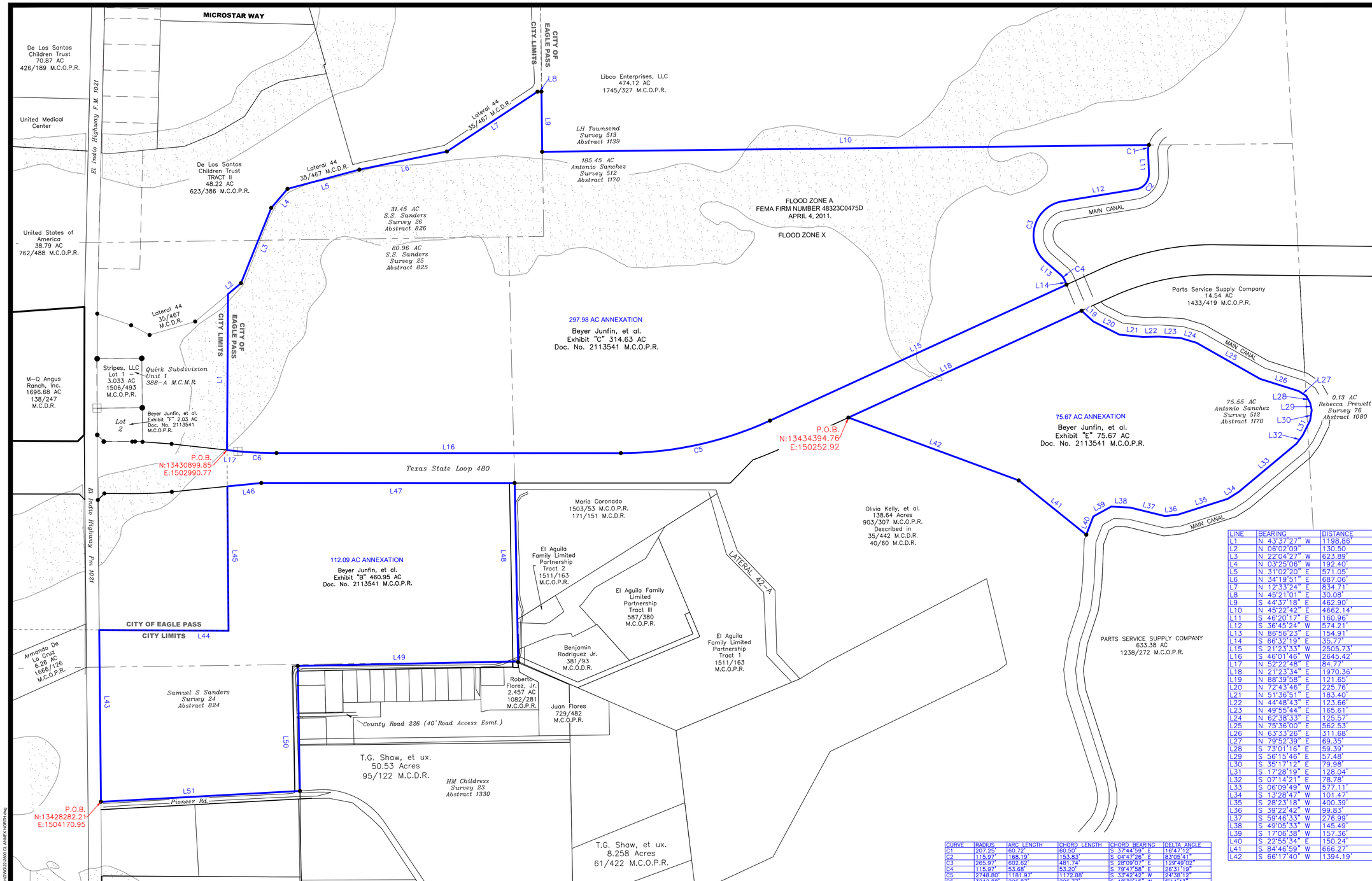


LINE	BEARING	DISTANCE
L1	N 43°37'27" W	1198.86'
L2	N 06°02'09"	130.50
L3	N 22°04'27" W	623.89'
L4	N 03°25'06" W	192.40'
L5	N 31°02'20" E	571.05'
L6	N 34°19'51" E	687.06'
L7	N 12°33'24" E	834.71'
L8	N 45°21'01" E	30.08'
L9	S 44°37'18" E	462.90'
L10	N 45°22'42" E	4662.14'
L11	S 46°20'17" E	160.96'
L12	S 36°45'24" W	574.21'
L13	N 86°56'23" E	154.91'
L14	S 66°32'19" E	35.77'
L15	S 21°23'33" W	2505.73'
L16	S 46°01'46" W	2645.42'
L17	N 52°22'48" E	84.77'
L18	N 21°23'34" E	1970.36'
L19	N 88°39'58" E	121.65'
L20	N 72°43'46" E	225.76'
L21	N 51°36'51" E	183.40'
L22	N 44°48'43" E	123.66'
L23	N 49°55'44" E	165.61'
L24	N 62°38'33" E	125.57'
L25	N 76°36'00" E	562.53'
L26	N 63°33'26" E	311.68'
L27	N 79°52'39" E	69.35'
L28	S 73°01'16" E	59.39'
L29	S 56°15'46" E	57.48'
L30	S 35°17'12" E	79.98'
L31	S 17°28'19" E	128.04'
L32	S 07°14'21" E	78.78'
L33	S 06°09'49" W	577.11'
L34	S 13°28'47" W	101.47'
L35	S 28°23'18" W	400.39'
L36	S 39°22'42" W	99.83'
L37	S 59°46'33" W	276.99'
L38	S 49°05'33" W	145.49'
L39	S 17°06'38" W	157.36'
L40	S 22°55'34" E	150.24'
L41	S 84°46'59" W	666.27'
L42	S 66°17'40" W	1394.19'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	207.25'	60.72'	60.50'	S 37°44'59" E	16°47'12"
C2	115.97'	168.19'	153.83'	S 04°47'26" E	83°05'41"
C3	265.97'	602.62'	481.74'	S 28°09'07" E	129°49'02"
C4	115.97'	53.68'	53.20'	S 79°47'58" E	26°31'19"
C5	2748.80'	1181.97'	1172.88'	S 33°42'42" W	24°38'12"
C6	3242.88'	296.87'	296.77'	S 48°39'15" W	5°14'43"

LINE	BEARING	DISTANCE
L43	N 44°33'46" W	1320.69'
L44	N 46°22'46" E	993.58'
L45	N 44°27'40" W	1109.96'
L46	N 40°22'45" E	262.76'
L47	N 46°01'47" E	1946.19'
L48	S 45°04'08" E	1370.81'
L49	S 44°50'09" W	1692.95'
L50	S 44°57'52" E	961.07'
L51	S 42°53'58" W	1530.73'

CITY LIMITS ANNEXATION

SCALE : 1" = 350'

0 350' 700' 1050'

DRAWING SHOWING:

Being 297.98 acres composed of 185.45 acres in Antonio Sanchez Survey 512, Abstract 1170, 80.96 acres in S.S. Sanders Survey 25, Abstract 825 and 31.45 acres in S.S. Sanders Survey 26, Abstract 826 Maverick County, Texas and out of a 314.63 acres tract described as Exhibit C in conveyance to Beyer Junfin, et al. recorded in Document Number 2113541 of the Maverick County Official Public Records, Maverick County, Texas.

&

Being 75.67 acres composed of 75.55 acres in Antonio Sanchez Survey 512, Abstract 1170, 0.13 acre in Rebecca Prewett Survey 76, Abstract 1180 out of a 75.67 acres tract described as Exhibit E in conveyance to Beyer Junfin, et al. recorded in Document Number 2113541 of the Maverick County Official Public Records, Maverick County, Texas.

DRAWING SHOWING:

Being 112.09 acres composed of 34.57 acres in S.S. Sanders Survey 24, Abstract 824 and 77.52 acres in S.S. Sanders Survey 25, Abstract 825 Maverick County, Texas and part of a 136.52 acres described as Exhibit D in conveyance to Beyer Junfin, et al. recorded in Document Number 2113541 of the Maverick County Official Public Records, Maverick County, Texas

LINETYPE LEGEND (PROFILE)

PROPOSED GRADE CL
EXISTING GRADE CL
EXISTING GRADE LT
EXISTING GRADE RT

LINETYPE LEGEND (PLAN)

EXISTING/ DEMOLISH		PROPOSED
	BOUNDARY	
	EASEMENT	
	SETBACK	
	LOTS	
	ABSTRACT	
	DEED	
	FENCE	X
	WATER SUPPLY	W
	SANITARY SEWER	WW
SS	STORM SEWER	SS
E	POWER	E
T	TELEPHONE	T
ATT	ATT	ATT
TWC	TWC	TWC
G	GAS	G
C	CONDUIT	C
SF	SILT FENCE	SF
FR	FIBER ROLL	FR
	CONTOUR MINOR	571
	CONTOUR MAJOR	575

SYMBOL LEGEND

FOUND MONUMENT
FOUND MONUMENT-CONC
SET 1/2" STEEL STAKE
WATER VALVE
FIRE HYDRANT
POWER POLE
LUMINAIRE
GUY WIRE
FENCE CORNER POST
SPOT ELEVATION / BM
MAIL BOX
BOLLARD
BACKFLOW PREVENTER
FIRE DEPARTMENT CONNECTION
TELEPHONE PEDESTAL
GAS SERVICE
SANITARY MANHOLE
CLEAN OUT
DOUBLE CLEAN OUT
STORM SEWER MANHOLE
WATER SERVICE
ELEC SERVICE
SHRUB
TREE
SIGN
TRAFFIC SIGNAL
REVISION NO.
2556 911 ADDRESS

HATCH LEGEND

ASPHALT
CONCRETE

STATE OF TEXAS REGISTERED KENNETH R. DIRKSEN 6260 PROFESSIONAL LAND SURVEYOR

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 AUGUST 19, 2022
UPDATE CITY LIMITS OCTOBER 19, 2022

Kenneth R. Dirksen

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

THESE DRAWINGS ARE THE PROPERTY OF DIRKSEN ENGINEERING AND SHALL NOT BE USED ON OTHER WORK WITHOUT THEIR APPROVAL. IF THIS SHEET DOES NOT MEASURE 24"X36" IT HAS BEEN MODIFIED. COPYRIGHT 2022.

FIRM NAME & ADDRESS

DIRKSEN ENGINEERING
UVALDE EAGLE PASS
TBPE FIRM #F-8848, TBPLS FIRM #10193741
107 W SOUTH ST., UVALDE, TX - 78801
PH: (830) 278-2100, FAX: (830) 278-2102
EMAIL: KENDIRKSEN@SBCGLOBAL.NET
WEBSITE: WWW.DIRKENG.COM

PROJECT# 22-2600

PROJECT NAME & ADDRESS

DUBAI VILLAGE
EAGLE PASS, TX

SHEET TITLE

CITY LIMITS ANNEXATION

STATE OF TEXAS REGISTERED KENNETH R. DIRKSEN 82628 PROFESSIONAL ENGINEER
10/19/2022

SHEET 1 OF 1 SHEETS

DES'D : KRD
DRAWN : KRD
APPV'D : KRD
DATE : 10-19-2022

PEN STYLE : DIRK.ctb
SHEET SET : 8x11in (Dubai Village)
FILENAME : S:\Projects\2022-2600 Junfin\DWG\22-2600 CL ANNEX NORTH.dwg

LOGIN : kim
PLOTTED : 10/19/2022 5:27 PM

DIRKSEN ENGINEERING

107 W South St., Uvalde, Texas 78801

TBPE FIRM # F-8848 TBPLS FIRM # 10193741

Office Tel. (830) 278-2100 Fax (830) 278-2102

FIELD NOTES FOR A 1322.07 ACRES ANNEXATION SURVEY COMPLETED ON AUGUST 18, 2022

Being 1322.07 acres composed of 552.19 acres in S.S. Sanders Survey 24, Abstract 824, 554.82 acres in S.S. Sanders Survey 25, Abstract 825 and 215.06 acres in S.S. Sanders Survey 26, Abstract 826 Maverick County, Texas and part of a 1357.09 acres tract described as Exhibit A in conveyance to Beyer Junfin, et al. recorded in Document Number 2113541 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 point (N:13429078.94, E:1503092.89) in the north line of a 6.26 acres tract described in conveyance document to Armando De La Cruz recorded in Volume 1666, Pages 126 – et seq. of the Maverick County Official Public Records and in the existing city limits line for the north corner of the herein described tract, from which a steel stake found at the north corner of said 6.26 acres tract bears N 23°08'02" E, at 116.83 feet;

THENCE With said 6.25 acres tract for the following three (3) calls:

1. S 23º08'02" W, 694.68 feet to a steel stake found;
2. S 32º34'14" E, 398.78 feet to a steel stake found;
3. N 21°47'25" E, 910.02 feet to a steel stake found in the southwest line of El Indio Highway for a north corner of the herein described tract;

THENCE S 44°35'00" E, 2634.55 feet to a steel stake found at the north corner of 9.46 acres tract described in conveyance document to Alamo Concrete Products recorded in Volume 391, Pages 83 – et seq. of the Maverick County Deed Records for the eastmost corner of the herein described tract;

THENCE S 45°27'46" W, 6642.62 feet, at 600' passing the north corner of a 219.36 acres tract described in conveyance document to the City of Eagle Pass recorded in Volume 317, Pages 388 – et seq. of the Maverick County Official Public Records and continuing to a steel stake found at the north corner of a 13.52 acres tract described as Tract II and a 72.48 acres tract described in Tract III in conveyance document to Alamo Concrete Products recorded in Volume 391, Pages 83 – et seq. of the Maverick County deed records for an angle point in the southeast line of the herein described tract;

THENCE With the northwest line of said 13.52 acres tract for the following fourteen (14) calls:

1. N 49°33'38" W, 13.43 feet to a steel stake found;
2. S 79°37'19" W, 22.82 feet to a steel stake found;
3. S 44°06'00" W, 244.86 feet to a steel stake found;
4. S 70°19'29" W, 32.14 feet to a steel stake found;
5. S 75°03'11" W, 287.60 feet to a steel stake found;
6. S 44°46'37" W, 509.12 feet to a steel stake found;
7. S 67°25'38" W, 84.64 feet to a steel stake found;
8. S 73°01'35" W, 243.95 feet to a steel stake found;
9. S 38°42'40" W, 268.90 feet to a steel stake found;
10. S 50°57'24" W, 116.12 feet to a steel stake found;
11. S 76°49'19" W, 338.43 feet to a steel stake found;
12. S 57°31'19" W, 114.81 feet to a steel stake found;
13. S 59°10'42" W, 26.98 feet to a steel stake found;
14. S 47°28'25" W, 469.37 feet to a point in the left bank of the Rio Grande River for the south corner of the herein described tract;

THENCE With the left bank of the Rio Grande River for the following seven (7) calls:

1. N 61°49'37" W, 2794.39 feet to a point;
2. N 27°22'57" W, 3319.87 feet to a point;
3. N 61°37'20" W, 587.94 feet to a point;
4. S 80°03'56" W, 371.44 feet to a point;
5. S 83°48'34" W, 161.36 feet to a point;
6. N 65°32'20" W, 398.07 feet to a point;

7. N 65°41'44" W, 1610.29 feet to appoint in the southeast line of a 30.095 acres tract described in conveyance document to Leonard Pecan Farm, LLC recorded in Document Number 219885 of the Maverick County Official Public Records for the west corner of the herein described tract;

THENCE N 45°14'02" E, 915.99 feet to a steel stake found in the southeast right of way of Texas State Loop 480 for a north corner of the herein described tract;

THENCE With the southeast right of way of Texas State Loop 480 for the following ten (10) calls:

1. N 90°00'00" E, 1004.66 feet along an access permitted line, at 56.45 feet passing the beginning of an access denial line and continuing to a right of way monument found at the beginning of a curve to the left;
2. Easterly with said curve to the left having a radius of 3035.08 feet, chord bearing N 75°53'45" E, chord distance 1476.64 feet, for an arc distance of 1491.61 feet to a steel stake found for a tangent point;
3. N 61°49'00" E, 1774.30 feet, at 1611.98 feet passing as steel stake found marking the end of said access denial line and at 1692.83 feet passing a steel stake found marking the beginning of another access denial line and continuing to a right of way monument found at the beginning of a curve to the right;
4. Easterly with said curve to the right having a radius of 2799.79 feet, chord bearing N 77°03'44" E, chord distance 1472.46 feet, at an arc distance of 1142.37 feet passing a steel stake found at the end of said access denial line, at an arc distance of 1294.05 feet beginning another access denial line and continuing for an arc distance of 1489.98 feet to a steel stake found for a tangent point;
5. S 87°41'31" E, 2274.76 feet to a right of way monument found at the beginning of a curve to the left;
6. Easterly with said curve to the left having a radius of 2082.22 feet, chord bearing N 70°29'31" E, chord distance 1547.65 feet, at an arc distance of 220.32 feet passing a steel stake found at the end of said access denial line, at an arc distance of 326.17 feet passing a right of way monument found marking the beginning another access denial line and continuing for an arc distance of 1585.69 feet to a right of way monument found at the beginning of a curve to the right;
7. Northeasterly with said curve to the right having a radius of 2500.00 feet, chord bearing N 50°54'10" E, chord distance 194.33 feet, for an arc distance of 194.38 feet to a point in the existing city limits line for a north corner of the herein described tract;

THENCE Crossing said 1357.09 acres tract and following the existing city limits line for the following two (2) calls:

1. S 42°37'30" E, 1106.36 feet to a point;
2. N 46°22'46" E, 1363.16 feet to the **POINT OF BEGINNING** containing 1322.07 acres of land within the herein described boundary as surveyed by Dirksen Engineering on August 18, 2022.

THE STATE OF TEXAS:
COUNTY OF UVALDE:

It is hereby certified that the foregoing field note description and Attached plat 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

22-2611-1322.07 AC

STATE OF TEXAS
REGISTERED
KENNETH R. DIRKSEN
6260
PROFESSIONAL
LAND SURVEYOR

DIRKSEN ENGINEERING

107 W SOUTH ST., Uvalde, Texas 78801

TBPE FIRM # F-8848 TBPLS FIRM # 10193741

Office Tel. (830) 278-2100 Fax (830) 278-2102

FIELD NOTES FOR A 416.44 ACRES ANNEXATION SURVEY COMPLETED ON AUGUST 08, 2022

Being 416.44 acres composed of 58.64 acres in S.S. Sanders Survey 25, Abstract 825 and 379.37 acres in S.S. Sanders Survey 26, Abstract 826 Maverick County, Texas and part of a 460.95 acres tract described as Exhibit B in conveyance to Beyer Junfin, et al. recorded in Document Number 2113541 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 found (N:13429150.27, E:1501174.89) in the north line of Texas State Loop 480, an access denial line, from which a right of way monument found bears northeasterly with a curve to the left, having a radius of 1200.00 feet, an arc length of 46.68 feet, a chord bearing N 35°15'44" E, chord length 46.68 feet and northeasterly with a curve to the right, having a radius of 2892.29 feet, an arc length of 617.46 feet, a chord bearing N 40°15'49" E, chord length 616.29 feet for the southeast corner of the herein described tract;

THENCE With the north line of Texas State Loop 480 and generally with fence for the following seven (7) calls;

1. Southwesterly with a curve to the right, having a radius of 1200.00 feet, an arc length of 382.02 feet, a chord bearing S 44°29'48" W, chord length 380.41 feet to steel stake set;
2. Southwesterly with a curve to the right, having a radius of 1852.22 feet, an arc length of 1218.46 feet, a chord bearing S 73°27'45" W, chord length 1196.61 feet, at an arc length of 928.32 feet passing a found right of way monument at the end of said access denial line, at an arc distance of 1022.48 passing a steel stake found at the beginning of an access denial line and continuing to steel stake found;
3. N 87°41'31" W, 2274.76 feet to a steel stake set;
4. Southwesterly with a curve to the left, having a radius of 3029.78 feet, an arc length of 1612.38 feet, a chord bearing S 77°03'44" W, chord length 1593.42 feet, at an arc length of 475.60 feet passing a steel stake set at the end of said access denial line, at an arc distance of 614.62 feet passing a steel stake set at the begging of an access denial line and continuing to a found right of way monument;
5. S 61°49'00" W, 1775.64 feet, at 153.92 feet passing a steel stake set at the end of said access denial line, at 236.72 feet passing a steel stake set at the beginning of an access denial line and continuing to a found steel stake;
6. Southwesterly with a curve to the right, having a radius of 2799.79 feet, an arc length of 1377.19 feet, a chord bearing S 75°54'30" W, chord length 1363.35 feet to a found right of way monument;
7. S 90°00'00" W, 775.66 feet, at 719.22 feet passing a steel stake set at the beginning of an access denial line and continuing to a steel stake set in the southeast line of a 134.05 acres tract described in conveyance document to Heavenly Farms, LLC. recorded in Document Number 219886 of the Maverick County Official Public Records for the southwest corner of the herein described tract;

THENCE N 45°14'02" E, 7943.11 feet with the southeast line of said 134.05 acres tract, the southeast line of Block 7 of the La Herradura Subdivision recorded on Envelope 145, Side B, the southeast line of Block 6 of the Eagle Heights Subdivision Unit Number 1 recorded on Envelope 129, Side B, the southeast line of Block 6 of the Eagle Heights Subdivision Unit Number 2 recorded on Envelope 131, Side B, the southeast line of Block 1 and Block 2 of the Las Brisas Subdivision recorded on Envelope 83, Side A, the southeast line of Los Jardines Verdes Ranchettes Subdivision recorded on Envelope 69, Side A of the Maverick County Plat Records, to a point in the southeast line of the City Limits of Eagle Pass, Texas for the north corner of the herein described tract;

THENCE S 42°37'30" E, 1327.91 feet with the City Limits of Eagle Pass, Texas to a point in the west line of a 70.87 acres tract described in conveyance document to De Los Santos Children Trust recorded in Volume 426, Pages 189-et seq.;

THENCE With the west line of said 70.87 acres tract and along a drainage ditch for the following eighteen (18) calls;

1. S 11°43'58" W, 63.18 feet to a point;
2. S 51°05'33" W, 43.31 feet to a point;
3. S 01°00'27" E, 305.21 feet to a point;

KRD

4. S 15°35'14" E, 165.21 feet to a point;
5. S 07°29'42" E, 323.49 feet to a point;
6. S 66°54'45" E, 433.85 feet to a point;
7. S 37°06'25" E, 370.52 feet to a point;
8. S 66°50'47" E, 68.17 feet to a point;
9. S 00°26'17" W, 196.22 feet to a point;
10. S 40°19'18" E, 185.32 feet to a point;
11. S 18°59'45" E, 114.46 feet to a point;
12. S 66°49'04" E, 56.96 feet to a point;
13. N 80°30'08" E, 286.76 feet to a point;
14. S 66°05'03" E, 35.58 feet to a point;
15. N 82°23'36" E, 36.08 feet to a point;
16. N 38°22'05" E, 104.01 feet to a point;
17. N 55°48'11" E, 52.05 feet to a point;
18. S 73°28'27" E, 122.52 feet to a point in the west line of a 38.79 acres tract described in conveyance document to the United States of America recorded in Volume 362, Pages 488-et seq, of the Maverick County Official Public Records;

THENCE With the west and south line of said 38.79 acres tract for the following six (6) calls;

1. S 52°24'52" E, 49.48 feet to a point;
2. S 17°01'27" W, 68.35 feet to a point;
3. S 15°25'09" E, 56.59 feet to a point;
4. S 10°20'35" W, 80.04 feet to a point;
5. S 24°08'02" E, 46.13 feet to a steel stake set;
6. N 41°58'31" E, 206.68 feet to the City Limits of Eagle Pass, Texas for an east corner of said herein described tract;

THENCE S 42°37'30" E, 999.32 feet crossing said a 460.95 acres tract to the **POINT OF BEGINNING** containing 416.44 acres of land within the herein described boundary as surveyed by Dirksen Engineering on August 08, 2022.

THE STATE OF TEXAS:
COUNTY OF UVALDE:

It is hereby certified that the foregoing field note description and Attached plat 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, P.E., R.P.L.S.
Registered Professional Land Surveyor No. 6260

22-2611 416.44 AC

STATE OF TEXAS
REGISTERED
KENNETH R. DIRKSEN
6260
PROFESSIONAL
LAND SURVEYOR

DIRKSEN ENGINEERING

107 W SOUTH ST., Uvalde, Texas 78801

TBPE FIRM # F-8848 TBPLS FIRM # 10193741

Office Tel. (830) 278-2100 Fax (830) 278-2102

FIELD NOTES FOR A 297.98 ACRES ANNEXATION SURVEY COMPLETED ON AUGUST 18, 2022

Being 297.98 acres composed of 185.45 acres in Antonio Sanchez Survey 512, Abstract 1170, 80.96 acres in S.S. Sanders Survey 25, Abstract 825 and 31.45 acres in S.S. Sanders Survey 26, Abstract 826 Maverick County, Texas and out of a 314.63 acres tract described as Exhibit C in conveyance to Beyer Junfin, et al. recorded in Document Number 2113541 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 point (N:13430899.85, E:1502990.77) in the west line of Texas State Loop 480, in the southeast line of said 314.63 acres tract and in the existing city limits line for the south corner of the herein described tract, from which a steel stake found bears S 52°22'48" W at 428.10 feet;

THENCE N 43°37'27" W, 1198.86 feet crossing said 314.63 acres tract and following the existing city limits line to a point in the southeast line of Lateral 44 described in Volume 35, Pages 467 – et seq. of the Maverick County Deed Records for the west most corner of the herein described tract;

THENCE With the southeast line of Lateral 44 and following the existing city limits line for the following seven (7) calls;

1. N 06°02'09" E, 130.50 to a steel stake found;
2. N 22°04'27" W, 623.89 to a steel stake found;
3. N 03°25'06" W, 192.40 to a steel stake found;
4. N 31°02'20" E, 571.05 to a steel stake found;
5. N 34°19'51" E, 687.06 to a steel stake found;
6. N 12°33'24" E, 834.71 to a steel stake found;
7. N 45°21'01" E, 30.08 to a steel stake found in the south line of a 474.12 acres tract described in conveyance document to Libco Enterprises, LLC recorded in Volume 1745, Pages 327 – et seq. of the Maverick County Official Public Records for a north corner of the herein described tract;

THENCE With the southwest and southeast corner of said 474.12 acres for the following two (2) calls:

1. S 44°37'18" E, 462.90 feet to a steel stake found for a reentrant corner;

2. N 45°22'42" E, 4662.14 feet to a steel stake found in the south line of the Main Canal operated by the Maverick County Water Control and Industrial District Number 1 for the northmost corner of the herein described tract;

THENCE With the south boundary of the main canal for the following eight (8) calls:

1. Southeasterly with a curve to the left having a radius of 207.25 feet, chord bearing S 37°44'59" E, chord distance 60.50 feet for an arc length of 60.72 feet to a tangent;
2. S 46°20'17" E, 160.96 feet to the beginning of a curve to the right;
3. Southerly with said curve to the right having a radius of 115.97 feet, chord bearing S 04°47'26" E, chord distance 153.83 feet for an arc length of 168.19 feet to a tangent;
4. S 36°45'24" W, 574.21 feet to the beginning of a curve to the left;
5. Southeasterly with said curve to the left having a radius of 265.97 feet, chord bearing S 28°09'07" E, chord distance 481.74 feet for an arc distance of 602.62 feet to a tangent;
6. N 86°56'23" E, 154.91 feet to the beginning of a curve to the right;
7. Easterly with said curve to the right having a radius of 115.97 feet, chord bearing S 79°47'58" E, chord distance 53.20 feet, for an arc distance of 53.68 feet to a point of tangency;
8. S 66°32'19" E, 35.77 feet to a steel stake found in the west line of Texas State Loop 480 for a northeast corner of the herein described tract;

THENCE With the west right of way of Texas State Loop 480 for the following six (6) calls:

1. S 21°23'33" W, 2505.73 feet to a steel stake found at the beginning of a curve to the right;
2. Southwesterly with said curve to the right having a radius of 2748.80 feet, chord bearing S 33°42'42" W, chord bearing 1172.88 feet for an arc distance of 1181.97 feet to a right of way monument found at a point of tangency;
3. S 46°01'46" W, 2645.42 feet to the beginning of a curve to the right;

4. Southwesterly with said curve to the right having a radius of 3242.88 feet, chord bearing S 48º39'15" W, chord distance 296.77 feet, for an arc distance of 296.87 feet to an "X" chiseled in concrete for point of tangency;
5. S 52°22'48" W, 84.77 feet to the **POINT OF BEGINNING** containing 297.98 acres of land within the herein described boundary as surveyed by Dirksen Engineering on August 18, 2022.

THE STATE OF TEXAS:
COUNTY OF UVALDE:

It is hereby certified that the foregoing field note description and Attached plat 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, P.E., R.P.L.S.
Registered Professional Land Surveyor No. 6260

22-2600-297.98 AC

STATE OF TEXAS
REGISTERED
KENNETH R. DIRKSEN
6260
PROFESSIONAL
LAND SURVEYOR

DIRKSEN ENGINEERING

107 W SOUTH ST., Uvalde, Texas 78801

TBPE FIRM # F-8848 TBPLS FIRM # 10193741

Office Tel. (830) 278-2100 Fax (830) 278-2102

FIELD NOTES FOR A 75.67 ACRES BOUNDARY SURVEY COMPLETED ON AUGUST 18, 2022

Being 75.67 acres composed of 75.55 acres in Antonio Sanchez Survey 512, Abstract 1170, 0.13 acre in Rebecca Prewett Survey 76, Abstract 1180 out of a 75.67 acres tract described as Exhibit E in conveyance to Beyer Junfin, et al. recorded in Document Number 2113541 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 found (N:13434394.76, E:1506252.91) in the east right of way Texas State Loop 480 at the northwest corner of a 138.64 acres tract described in conveyance document to Olivia Kelley, et al. recorded in Volume 903, Pages 307 – et seq. of the Maverick County Official Public Records and further described in Volume 40, Pages 60 – et seq. and Volume 35, Pages 442 – et seq. of the Maverick County Deed Records for the south corner of the herein described tract;

THENCE N 21°23'34" E, 1970.36 feet with the east right of way of Texas State Loop 480 to a steel stake found at intersection with the south line of the Main Canal operated by the Maverick County Water Control and Industrial District Number 1 for the northwest corner of the herein described tract;

THENCE With the south right of way of the Main Canal for the following twenty-two (22) calls:

1. N 88°39'58" E, 121.65 feet to a point;
2. N 72°43'46" E, 225.76 feet to a point;
3. N 51°36'51" E, 183.40 feet to a point;
4. N 44°48'43" E, 123.66 feet to a point;
5. N 49°55'44" E, 165.61 feet to a point;
6. N 62°38'33" E, 125.57 feet to a point;
7. N 75°36'00" E, 562.53 feet to a point;
8. N 63°33'26" E, 311.68 feet to a point;
9. N 79°52'39" E, 69.35 feet to a point;
10. S 73°01'16" E, 59.39 feet to a point;
11. S 56°15'46" E, 57.48 feet to a point;
12. S 35°17'12" E, 79.98 feet to a point;
13. S 17°28'19" E, 128.04 feet to a point;
14. S 07°14'21" E, 78.78 feet to a point;
15. S 06°09'49" W, 577.11 feet to a point;
16. S 13°28'47" W, 101.47 feet to a point;
17. S 28°23'18" W, 400.39 feet to a point;
18. S 39°22'42" W, 99.83 feet to a point;
19. S 59°46'33" W, 276.99 feet to a point;
20. S 49°05'33" W, 145.49 feet to a point;
21. S 17°06'38" W, 157.36 feet to a point;
22. S 22°55'34" E, 150.24 feet to a steel stake set at the north corner of said 138.64 acres for the southeast corner of the herein described tract;

DIRKSEN ENGINEERING

TBPE FIRM # F-8848 TBPLS FIRM # 10193741

THENCE With the north line of said 138.64 acres tract for the following two (2) calls:

1. S 84°46'59" W, 666.27 feet to a steel stake set;
2. S 66°17'40" W, 1394.19 feet to the **POINT OF BEGINNING** containing 75.67 acres of land within the herein described boundary as surveyed by Dirksen Engineering on August 19, 2021.

THE STATE OF TEXAS:
COUNTY OF UVALDE:
It is hereby certified that the foregoing field note description and
Attached plat 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, P.E., R.P.L.S.
Registered Professional Land Surveyor No. 6260

22-2600-76.67 AC

STATE OF TEXAS
REGISTERED
KENNETH R. DIRKSEN
6260
PROFESSIONAL
LAND SURVEYOR

DIRKSEN ENGINEERING

107 W SOUTH ST., Uvalde, Texas 78801

TBPE FIRM # F-8848 TBPLS FIRM # 10193741

Office Tel. (830) 278-2100 Fax (830) 278-2102

FIELD NOTES FOR A 112.09 ACRES ANNEXATION SURVEY COMPLETED ON AUGUST 08, 2022

Being 112.09 acres composed of 34.57 acres in S.S. Sanders Survey 24, Abstract 824 and 77.52 acres in S.S. Sanders Survey 25, Abstract 825 Maverick County, Texas and part of a 136.52 acres described as Exhibit D in conveyance to Beyer Junfin, et al. recorded in Document Number 2113541 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 the (N:13428282.21, E:1504170.95) northeast intersection of El Indio Highway with Old Pioneer Road for the southwest corner of the herein described tract;

THENCE S 44°33'46" W, 1320.69 feet with the northeast right of way line of El Indio Highway to a point in the existing city limits line;

THENCE Following the City Limits of Eagle Pass, Texas for the following two (2) calls:

1. N 46°22'46" E, 993.58 feet to a point;
2. N 44°27'40" W, 1109.96 feet to a point in the southeast right of way line of Texas Loop 480 for the west corner of the herein described tract;

THENCE With the southeast line of Texas Loop 480 for the following two (2) calls;

1. N 40°22'45" E, 262.76 to a steel stake found for an angle point;
2. N 46°01'47" E, 1946.19 feet to a steel stake found in the ostensible north line of Abstract 825 at the southeast corner of a tract described in conveyance document to Maria Coronado recorded in Volume 1503, Pages 53 – et seq. of the Maverick County Official Public Records and further described in Volume 171, Pages 151 – et seq. of the Maverick County Deed Records for the north corner of the herein described tract;

THENCE S 45°04'08" E, 1370.81 with the north line of Abstract 825 and the north line of County Road 227 described as a 40 feet wide easement in Volume 86, Pages 68 – et seq. of the Maverick County Deed Records to a steel stake set at the north corner of 40 feet wide roadway dedication described in Volume 86, Page 66 – et seq. of the Maverick County Deed Records for an east corner of the herein described tract;

THENCE S 45°00'00" W, 1692.95 feet with the southwest line of Abstract 825 and the northwest line of said County Road 227 to a steel stake set at the north line of another 40 feet wide roadway easement described in Volume 86, Pages 68 – et seq. of the Maverick County Deed Records for a reentrant corner of the herein described tract;

THENCE S 44°57'52" E, 961.07 feet with the north line of Abstract 824 and a north line of County Road 227 and said 40 feet wide easement to a steel stake set in the northwest line of Pioneer Road at the south corner of a 50.53 acres tract described in conveyance document to T.G. Shaw, et ux. recorded in Volume 95, Pages 122 – et seq. of the Maverick County Deed Records for the east corner of the herein described tract;

THENCE S 42°53'58" W, 1530.73 feet the **POINT OF BEGINNING** containing 112.09 acres of land within the herein described boundary as surveyed by Dirksen Engineering on August 08, 2022.

THE STATE OF TEXAS:
COUNTY OF UVALDE:

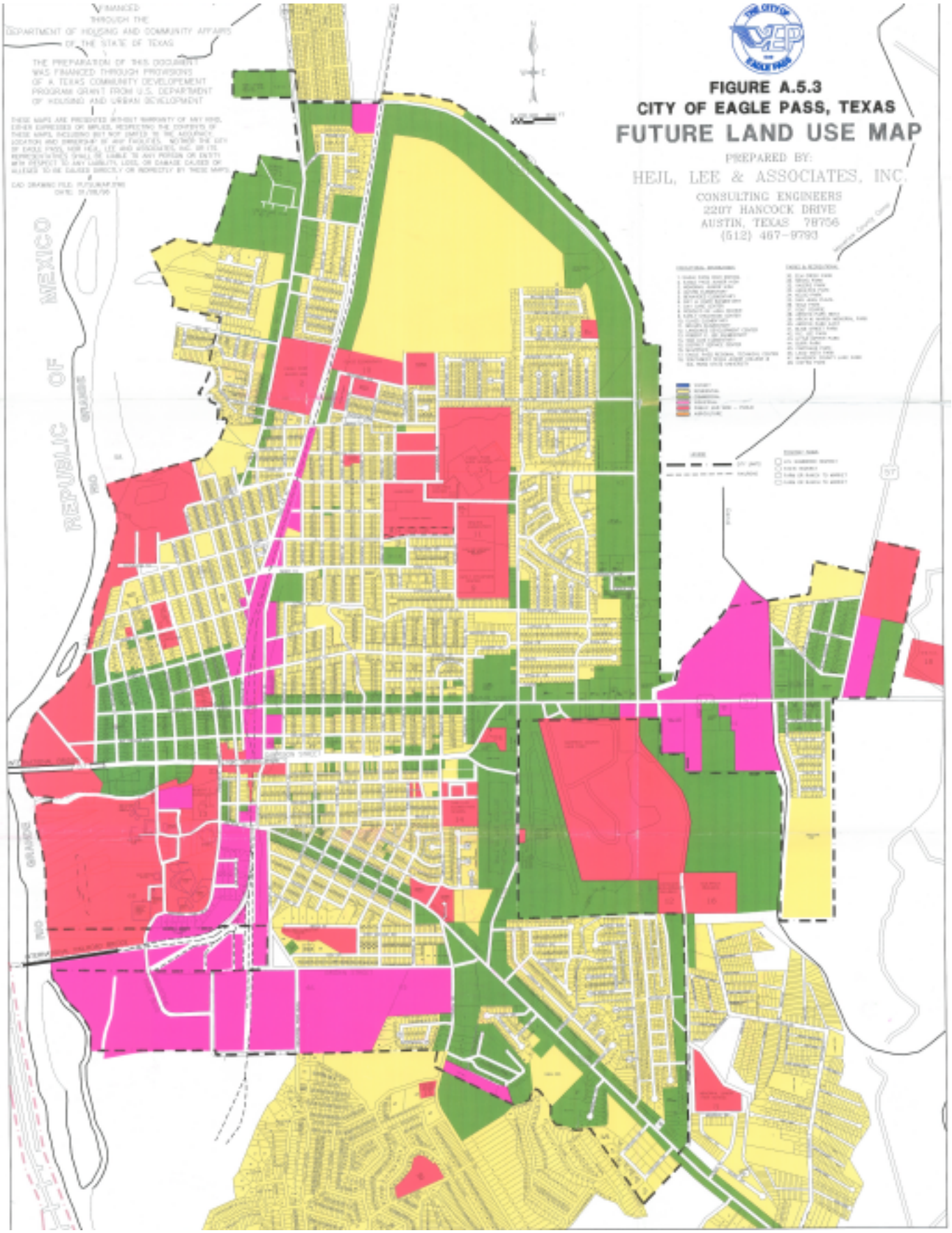
It is hereby certified that the foregoing field note description and Attached plat were prepared from an actual on the ground survey Made by personnel working under my direct supervision and that Same are true and correct according to same said survey.

Kenneth R. Dirksen, P.E., R.P.L.S.
Registered Professional Land Surveyor No. 6260
22-2600 112.09 AC

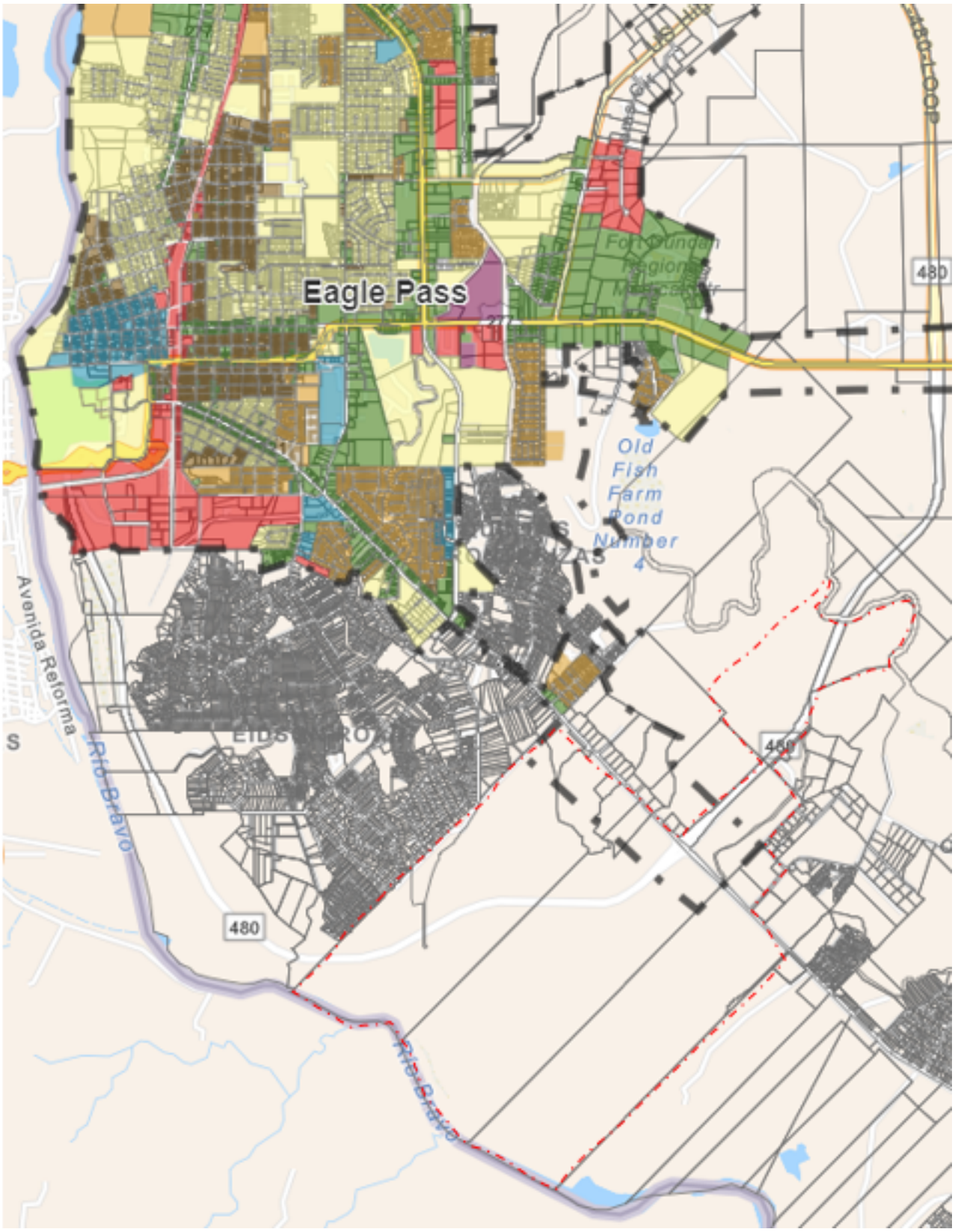
STATE OF TEXAS REGISTERED KENNETH R. DIRKSEN 6260 PROFESSIONAL LAND SURVEYOR

Attachment 2
Master Plan Map
Zoning District Map

Master Plan Map



Zoning District Map



Item #2

Planning Department Executive Summary

REPORT TO THE PLANNING & ZONING COMMISSION

898 Kifuri Street Rezone Request

Aerial Map

I. BACKGROUND

General Information

Applicant & Property Owner: Jose Alfredo Jimenez

Location: 898 Kifuri Street **PID:** 19461

Legal Description: Lot 12 in Block 39 of South Heights

Request: Rezone parcel from I-Industrial District to R-1 First One-Family Dwelling District.

Subject Property Information

Current Use: Commercial

Proposed Use: Single-Family Dwelling

Parcel Size: 9,000-square feet

Current Zoning District: I-Industrial

Master Plan: Industrial

Vicinity Data

The site is in an area that is primarily comprised of single-family dwellings, duplex dwellings, and industrial businesses.

Infrastructure

Property is currently served by public utilities/franchises, including water, sanitary sewer, storm sewer, telephone, electric service, gas, garbage, and cable. Access to this lot is provided by Kifuri Street.

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*. 22 notices were mailed to the abutting property owners within the 200 feet radius from the subject property on September 1, 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 of the still 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 I-Industrial District to R-1 First One-Family Dwelling 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 the use to be converted to a single-family dwelling, subject to conformance with all applicable codes. Applicant is required to secure building permits for the remodeling of the dwelling.

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 Kifuri 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-1 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 residential use and should allow the property to be rezoned to an appropriate 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 *Maste 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. Planning Department Recommendation

The Planning and Zoning Commission recommend that the City Council prepare and **ADOPT** an Ordinance granting a zoning district change from I-Industrial District to R-1 First One-Family Dwelling District for property legally defined as Lot 12 in Block 39 of South Heights, also known 898 Kifuri Street.

TRANSMITTED to the parties listed hereafter:

Jose Alfredo Jimenez via mail
Planning and Zoning Commission Members via e-mail
Eagle Pass Planning Department Report dated September 8, 2023

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: 9501

Applicant Information

Name: Jose Alfredo Jimenez

Mailing Address: 1121 Kiriaka Dr. Eagle Pass, TX 78852

Phone: 830513.1355 E-mail: none

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 Informationn

Name: JAM 15

Mailing Address:

Phone: E-mail:

Property Information

Site Address: 898 Kiriaki St MCAD Property ID # 60092 19461

Legal Description: Lot(s) 12 Block 39 Subdivision South Heights Division
(Property must be legally subdivided or be lot of record)

Front Yard Width (feet) 40 ft Rear Yard Width (feet) 40 ft Side Yard Width (feet) 60 ft

Proposed Project

Amend Zoning Regulations contained in section 10

Amend the Official Zoning Map & Master Plan by changing .20666 acres of land currently zoned Industrial to be zoned R1 First one-family dwelling district

Conforms with the Zoning Map? ☑ Yes ☒ No

Conforms with Master Plan Designation? ☐ Yes ☒ No

☐ Vacant Land ☐ Vacant Building ☑ Single Family Dwelling ☐ Commercial

☐ Multi-Family Dwellings ☐ Industrial ☐ Other

current: Commercial use

Detailed Explanation of Proposed Use
Proposed Use of Property/Reason for Change:
change use from commercial use to a single family house.
Describe the character and/or nature of uses surrounding the property:
uses in the area are residential dwellings
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.

Applicant Signature _____ Date 8/21/23

Office Use

Date Application Accepted for Review: 8/21/23 By: V.B

Contact Date for Supplemental Info: _____ Supplemental Info Received: _____

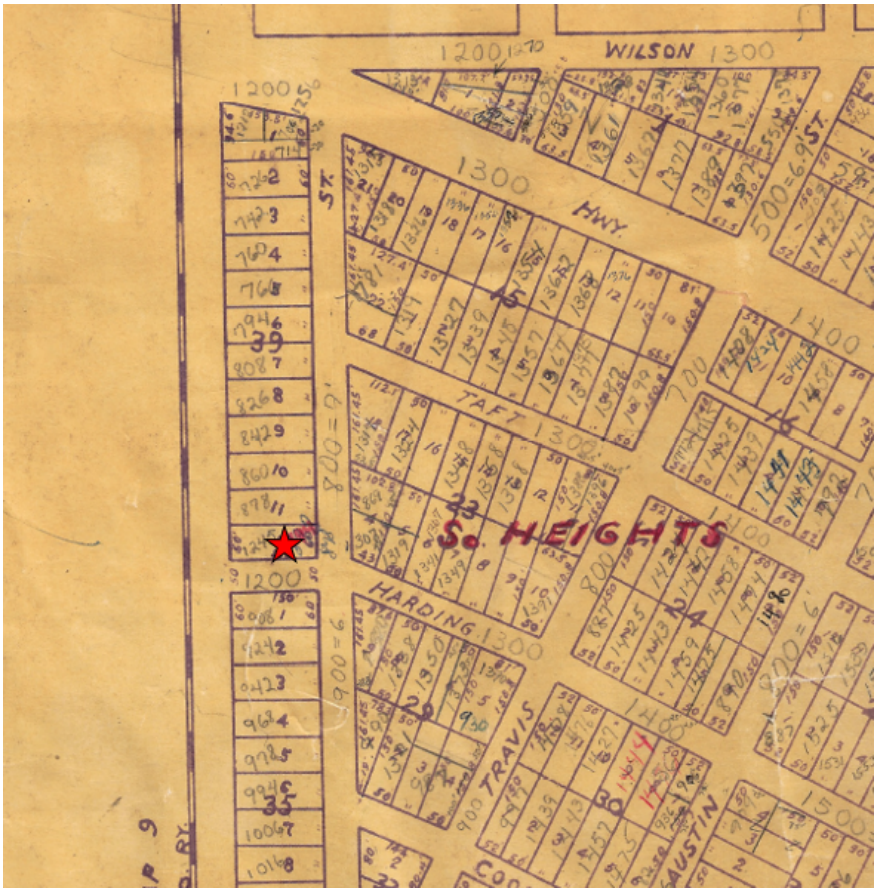
Completeness Review Date: _____ By: _____

Application Returned to Applicant: _____ (when applicable)

MR:7/2020

Aerial View

Plat of Record



Site Photos

Attachment 2
Master Plan & Zoning Map

Zoning Map

Master Plan

Item #3

Planning Department Executive Summary

REPORT TO THE PLANNING & ZONING COMMISSION

2010 Olive Street Rezone Request

I. BACKGROUND

General Information

Applicant & Property Owner: Juan & Maribel Salazar

Location: 2010 Olive Street **PID:** 10456

Legal Description: Lot 11 in Block 55 of Hillcrest Addn.

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

Aerial Map

Subject Property Information

Current Use: Vacant

Proposed Use: Multi-Family Dwelling

Parcel Size: 7,500-square feet

Current Zoning District: R-3 Duplex District

Master Plan: Residential

Vicinity Data

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

Infrastructure

Property is currently served by public utilities/franchises, including water, sanitary sewer, storm sewer, telephone, electric service, gas, garbage, and cable. Access to this lot is provided by Olive Street.

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*. 25 notices were mailed to the abutting property owners within the 200 feet radius from the subject property on September 1, 2023

III. RECOMMENDED FINDINGS OF FACT

A. <u>Conclusions</u>

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 of the still 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 an apartment building on 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 Olive and Brazos 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 *Maste 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. Planning 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-3(A) Apartment District for property legally defined as Lot 11 in Block 55 of Hillcrest Addition, also known 2010 Olive Street, subject to the following condition:

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 zoning, governing off-street parking
   - Appendix A governing zoning, governing fences (Section 12(d)(1)(a) & (c)

TRANSMITTED to the parties listed hereafter:

Juan Carlos & Maribel Salazar via e-mail
Planning and Zoning Commission Members via e-mail
Eagle Pass Planning Department Report dated September 8, 2023

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: 9110

Applicant Information

Name: Juan Carlos, MARIBEL SALAZAR

Mailing Address: 2010 olive st EAGLE PASS TX 78852

Phone: 830 325-4927 + 830 325 1877 E-mail: maribel.salazar1708@hotmail.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 Informationn

Name: Juan carlos + MARIBEL SALAZAR

Mailing Address: 2010 olive st EAGLE PASS TX 78852

Phone: 830 325.4927 - 830325.1877 E-mail: maribel.salazar1708@hotmail.com.

Property Information

Site Address: 2010 olive st MCAD Property ID # 10456

Legal Description: Lot(s) 11 Block 55 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

Amend the Official Zoning Map & Master Plan by changing 7,500 sq ft ~~acres~~ of land currently zoned R3 to be zoned R3A

Conforms with the Zoning Map? ☑ Yes ☐ No

Conforms with Master Plan Designation? ☑ Yes ☐ No

☑ Vacant Land ☑ Vacant Building ☐ Single Family Dwelling ☐ Commercial

☑ Multi-Family Dwellings ☐ Industrial ☐ Other

proposed apartments

RECEIVED 4/20/2 VM
8/14/23 MK

Detailed Explanation of Proposed Use
Proposed Use of Property/Reason for Change:
3 one bed room apt. / 1 duplex 1 Apt.
Describe the character and/or nature of uses surrounding the property:
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.

Juan C Salazar — 04-20-2023
Applicant Signature — Date

Mark Salazar — 04-20-2023

Office Use

Date Application Accepted for Review: 4/20/23 By: VD

Contact Date for Supplemental Info: – Supplemental Info Received: –

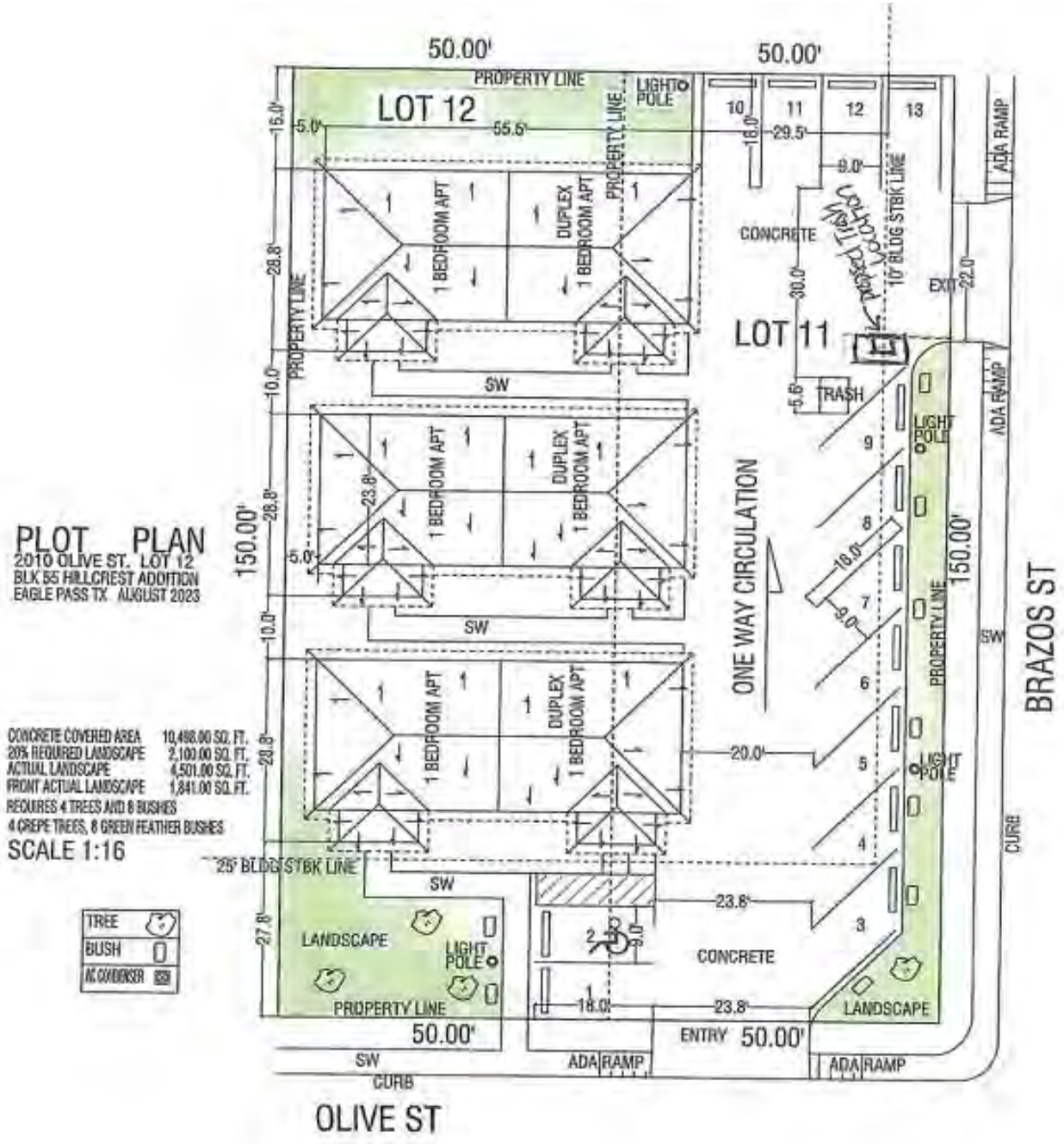
Completeness Review Date: 4/20/23 By: MC

Application Returned to Applicant: NA (when applicable)

MR:7/2020

Site Photos

Plot Plan


PLOT PLAN
2010 OLIVE ST. LOT 12
BLK 55 HILLCREST ADDITION
EAGLE PASS TX AUGUST 2023
CONCRETE COVERED AREA 10,498.00 SQ. FT.
20% REQUIRED LANDSCAPE 2,100.00 SQ. FT.
ACTUAL LANDSCAPE 4,501.00 SQ. FT.
FRONT ACTUAL LANDSCAPE 1,841.00 SQ. FT.
REQUIRES 4 TREES AND 8 BUSHES
4 CREPE TREES, 8 GREEN FEATHER BUSHES
SCALE 1:16
TREE
BUSH
AC CONDENSER
LOT 12
LOT 11
50.00'
150.00'
PROPERTY LINE
LIGHT POLE
1 BEDROOM APT
DUPLEX 1 BEDROOM APT
CONCRETE
10' BLDG STBK LINE
EXIT
TRASH
ONE WAY CIRCULATION
ADA RAMP
SW
25' BLDG STBK LINE
LANDSCAPE
ENTRY
CURB
BRAZOS ST
OLIVE ST

Attachment 2
Zoning Map & Master Plan

Zoning Map

Master Plan

Item #4

Planning Department Executive Summary

REPORT TO THE PLANNING & ZONING COMMISSION

Lots 1-4 in Block 5 of College Hills Subdivision Unit 1 Rezone Request

Aerial Map

I. BACKGROUND

General Information

Applicant & Property Owner: Gonzalez & Gonzalez Real Estate, LLC

Location: Megan Street

PID: 60940, 60941, 60942, and 60943

Legal Description: Lots 1-4 in Block 5 of College Hills Subdivision Unit 1

Request: Rezone parcels from B-1 Neighborhood Business District to B-3 General Business District, to allow for the construction of apartments.

Subject Property Information

Current Use: Vacant and undeveloped

Proposed Use: Multi-Family Dwellings

Parcel Size: 1.829

Master Plan: No depiction (area out of range)

Vicinity Data

The site is in an area that is primarily comprised of commercial developments (medical) and multi-family dwellings.

Infrastructure

Property is currently served by public utilities/franchises, including water, sanitary sewer, storm sewer, telephone, electric service, gas, garbage, and cable. Access to this lot is provided by Megan Street.

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*. 10 notices were mailed to the abutting property owners within the 200 feet radius from the subject property on September 1, 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 of the still 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 B-1 Neighborhood Business District to B-3 General Business 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 an multi-family apartment building on 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 Megan 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 B-3 General Business District and consistent with 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 *Maste 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. Planning Department Recommendation

The Planning and Zoning Commission recommend that the City Council prepare and **ADOPT** an Ordinance granting a zoning district change from B-1 Neighborhood Business District to B-3 General Business District for property legally defined as Lots 1-4 in Block 5 of College Hills Subdivision Unit 1, 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 zoning, governing off-street parking
   - Appendix A governing zoning, governing fences (Section 12(d)(1)(a) & (c)

TRANSMITTED to the parties listed hereafter:

Gonzalez & Gonazalez Real Estate, LLC via e-mail
Planning and Zoning Commission Members via e-mail
Eagle Pass Planning Department Report dated September 7, 2023

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: 9467

Applicant Information

Name: Gonzalez and Gonzalez Real Estate LLC

Mailing Address: 269 N. Ceylon St., Eagle Pass, TX, 78852

Phone: 830-757-8323 E-mail: hector@gonzalezandassociates.org

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 Informationn

Name: Gonzalez and Gonzalez Real Estate LLC

Mailing Address: 269 N. Ceylon St., Eagle Pass, TX, 78852

Phone: 830-757-8323 E-mail: hector@gonzalezandassociates.org

Property Information

Site Address: 3118 Megan St, Eagle Pass MCAD Property ID # 60940, 60941, 60942 & 60943

Legal Description: Lot(s) 1-4 Block 5 Subdivision College Hills
(Property must be legally subdivided or be lot of record)

Front Yard Width (feet) _____ Rear Yard Width (feet) _____ Side Yard Width (feet) _____

Proposed Project

Amend Zoning Regulations contained in section 9.1 B-3

Amend the Official Zoning Map & Master Plan by changing 1.829 acres of land currently zoned B-1 Neighborhood Business Dist to be zoned B-3 General Business

Conforms with the Zoning Map? ■ Yes ☐ No

Conforms with Master Plan Designation? ■ Yes ☐ No

☐ Vacant Land ☐ Vacant Building ☐ Single Family Dwelling ☐ Commercial

■ Multi-Family Dwellings ☐ Industrial ☐ Other _____

RECEIVED 8/3/23 VB

Detailed Explanation of Proposed Use
Proposed Use of Property/Reason for Change:
Multi-Family Apartment Building
Describe the character and/or nature of uses surrounding the property:
Commercial Office Building
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.

Applicant Signature _____ Date 8-1-23

Office Use

Date Application Accepted for Review: 8/3/23 By: VB

Contact Date for Supplemental Info: — Supplemental Info Received: —

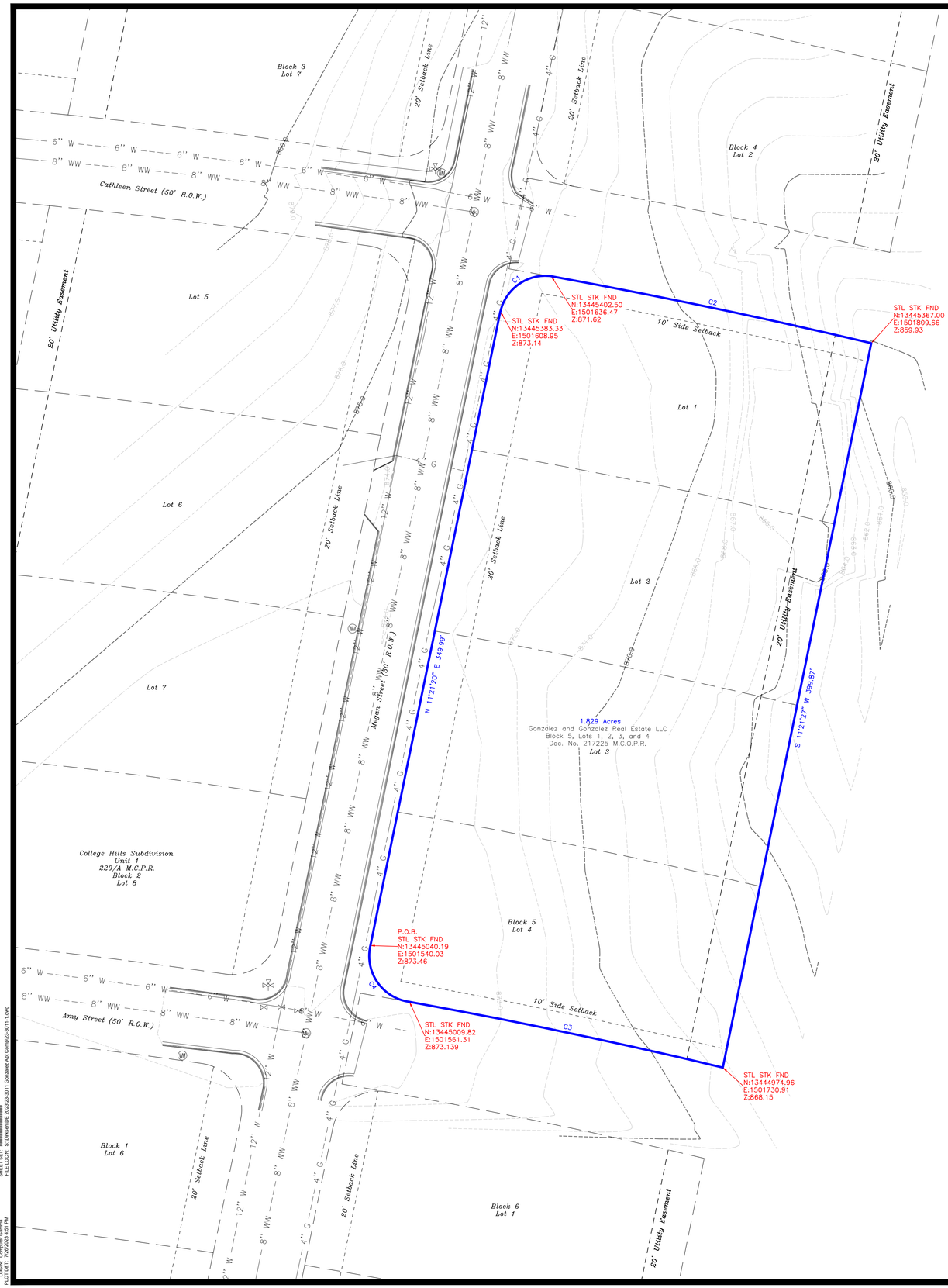
Completeness Review Date: 8/3/23 By: MM

Application Returned to Applicant: — (when applicable)

MR:7/2020

Site Area and nearby apartments

Site Photos



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	36.76'	33.54'	N 55°07'45" E	84°15'28"
C2	3440.03'	176.82'	176.80'	S 78°24'53" E	2°56'42"
C3	3040.05'	173.17'	173.15'	N 78°23'06" W	3°15'50"
C4	25.00'	41.78'	37.08'	N 35°00'33" W	95°44'09"

DRAWING SHOWING

Being 1.829 Acres, Lots 1, 2, 3, and 4, Block 5 of the College Hills Subdivision Unit 1, as shown on the plat recorded in Slide 229, Side A of the Maverick County Plat Records, and being the same Lots 1, 2, 3, and 4 described in conveyance document to Gonzalez and Gonzalez Real Estate LLC, recorded in Document Number 217225 of the Maverick County Official Public Records, Maverick County, Texas.

ALTA / ACSM LAND TITLE SURVEY

TO: HECTOR GONZALEZ AND GONZALEZ AND GONZALEZ REAL ESTATE LLC LTD AS FOLLOWS:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 5, 6, 8, 11, 13, 15, and 16 from Table A thereof. The field work was completed on July 11, 2023.

Kenneth R. Dirksen R.P.L.S. 6260

STATE OF TEXAS
REGISTERED
KENNETH R. DIRKSEN
6260
PROFESSIONAL
LAND SURVEYOR

NOTES:
1. SEE CORRESPONDING FIELD NOTES FOR FURTHER DESCRIPTION.BEARINGS, DISTANCES, AND AREAS SHOWN HEREON CONFORM TO THE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH CENTRAL ZONE. ELEVATIONS SHOWN CONFORM TO NAVD 88, GEOID 18.
2. THE TRACT SHOWN HEREON IS LOCATED WITHIN THE CITY OF EAGLE PASS TEXAS. ZONED B1 - NEIGHBORHOOD BUSINESS DISTRICT. 20' FRONT SETBACK, 10' SIDE SETBACK, AND NO REAR SETBACK.
3. THE TRACT SHOWN HEREON IS LOCATED INSIDE AREA OF MINIMAL FLOOD HAZARD ZONE X AS SHOWN ON FEMA FIRM MAP 48323C0455D, EFFECTIVE ON APRIL 4, 2011.
4. 1/2" DIAMETER STEEL STAKES WITH IDENTIFICATION CAPS STAMPED "DIRKSEN/6260" SET AT ALL CORNERS UNLESS OTHERWISE NOTED OR SHOWN.
5. NO DEBRIS PILE WERE OBSERVED ON THE DATE OF SURVEY.
6. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO MEGAN STREET, A PUBLIC RIGHT OF WAY.

GRID NORTH

SCALE: 1"=30'

LEGEND

- FOUND MONUMENT
- SET MONUMENT
- BOUNDARY LINE
- DEED LINE
- PLAT LINE
- SETBACK LINE
- EASEMENT LINE
- 12" PVC WATER LINE
- 6" PVC WATER LINE
- 8" SANITARY SEWER LINE
- 4" HDPE GAS LINE
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT

VICINITY MAP:
EAGLE PASS, TEXAS

SITE

SCALE: 1"=1000'

LOCAL CONTACTS:
TXDOT - RICARDO GIRON - (830)-313-8134
CITY OF EAGLE PASS WATER WORKS - MIKE SANCHEZ - (830)-776-8075
AEP TEXAS - JOSHUA GALVAN - (830)-335-9033
TEXAS STATE NATURAL GAS, INC. - ISAAC LIBSON - (830)-776-0465
AT&T - SCOTT GATES - (956)-436-3561
SPECTRUM - DERARDO GOMEZ - (830)-776-0465

THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY DIRKSEN ENGINEERING SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SPECIFICALLY NAMED IN THE CAPTION ABOVE. THE GRAPHIC REPRESENTATION SHOWN HEREON DEPICTS CERTAIN CONDITIONS FOUND EXISTING AS OF THE DATE OF THE ACTUAL SURVEY AND IS LIMITED TO THESE CONDITIONS FOUND AT THAT TIME. NO OTHER USE OR USE BY OTHER PARTIES IS IMPLIED TO COPY THIS GRAPHIC WORK. ALL RIGHTS RESERVED. COPYRIGHT 2023, DIRKSEN ENGINEERING.

FIRM NAME & ADDRESS
DIRKSEN ENGINEERING
UVALDE EAGLE PASS
TBPE FIRM #F-8848, TBPLS FIRM #10193741
441 FORT CLARK ROAD, SUITE B, UVALDE, TX 78801
PH: (830) 278-2150, FAX: (830) 278-2152
EMAIL: KENDIRSEN@SBCGLOBAL.NET
WEBSITE: WWW.DIRKSENG.COM

PREPARED FOR:
Hector Gonzalez
269 North Ceylon Street
Eagle Pass, Tx 78852

PURPOSE OF SURVEY:
ALTA

PROJECT#
23-3011

DES'D	KRD	DRAWING NO.
DRAWN	F.JL	23-3011
APPV'D	KRD	
DATE	7-13-23	

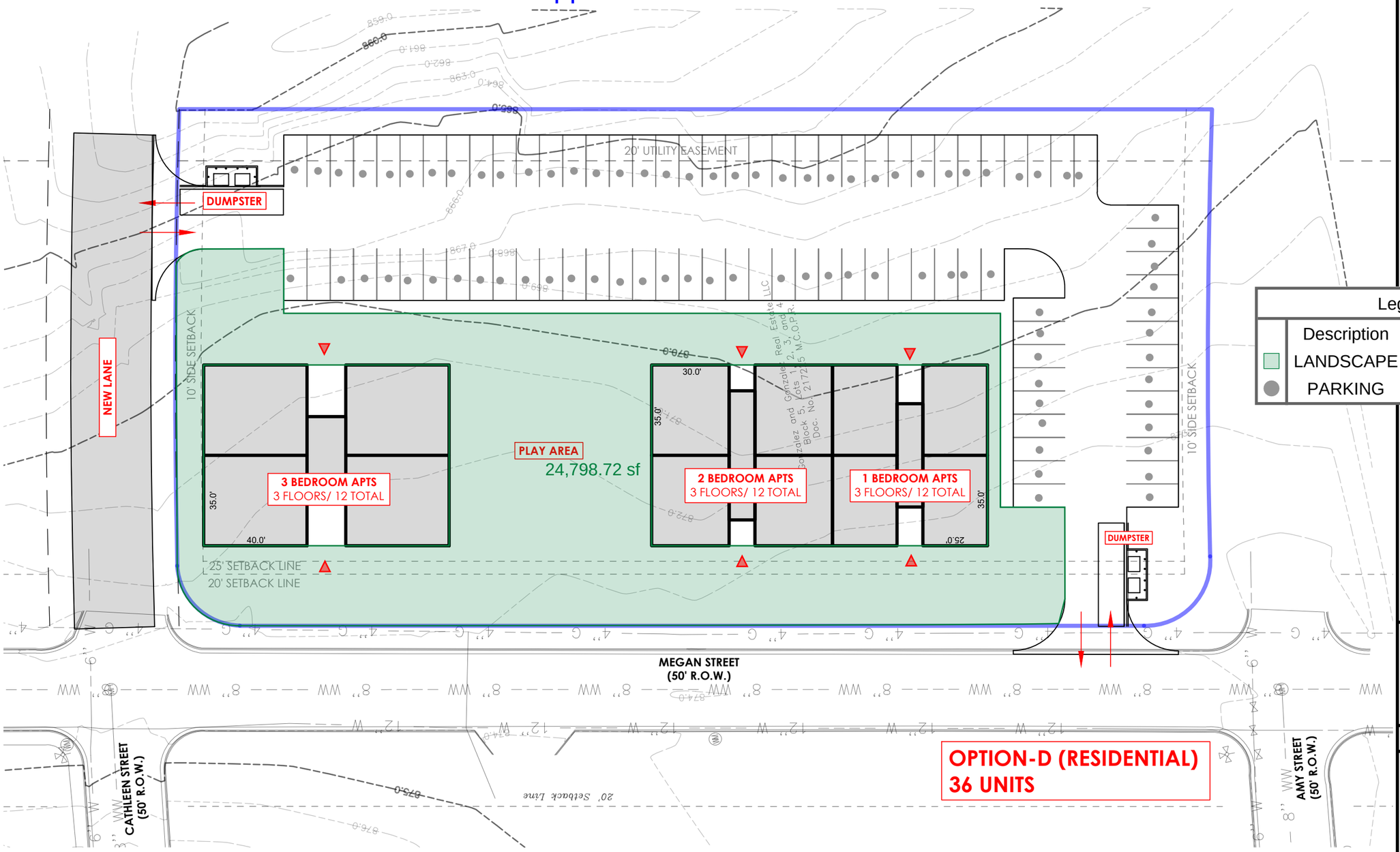
PEN STYLE: DRK.ctb
PLOT SCALE: 1:1000000000000000
FILE LOCN: S:\Dirksen\DE 2023\23-3011 Gonzalez Apt Comp\23-3011-1.dwg

LOGIN: Computer Gamma
PLOT DATE: 7/26/2023 4:51 PM

PRELIMINARY SITE PLAN

Not approved for construction

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION



Legend		
Description	Quantity	Unit
LANDSCAPE	24,798.72	sf
PARKING	85	Count

TYPE	PARKING REQ'D	NO. OF APTS	PARKING REQ'D
1 BEDROOM APT	1.5 PER DWELLING	12	18
2 BEDROOM APT	2.0 PER DWELLING	12	24
3 BEDROOM APT	2.5 PER DWELLING	12	30
TOTAL PARKING REQD			72
ADDN'L 5% FOR VISITORS			3.6
TOTAL APARTMENT PARKING REQD			**75.6** BAYS

SITE LAYOUT

SCALE 1" = 40'-0"

PRELIMINARY DRAWING

FIRM NAME & ADDRESS

POLARIS ARCHITECTURE
441 FORT CLARK RD. STE C.
UVALDE TX-78801
WWW.POLARISARCH.COM
DESIGNS@POLARISARCH.COM
(830) 900-6060
TBAE FIRM NO. BR 3478

PROJECT# 23-0120

PROJECT NAME & ADDRESS

MEGAN ST APARTMENTS

EAGLE PASS, TX

SHEET TITLE

SHEET

OF ** SHEETS

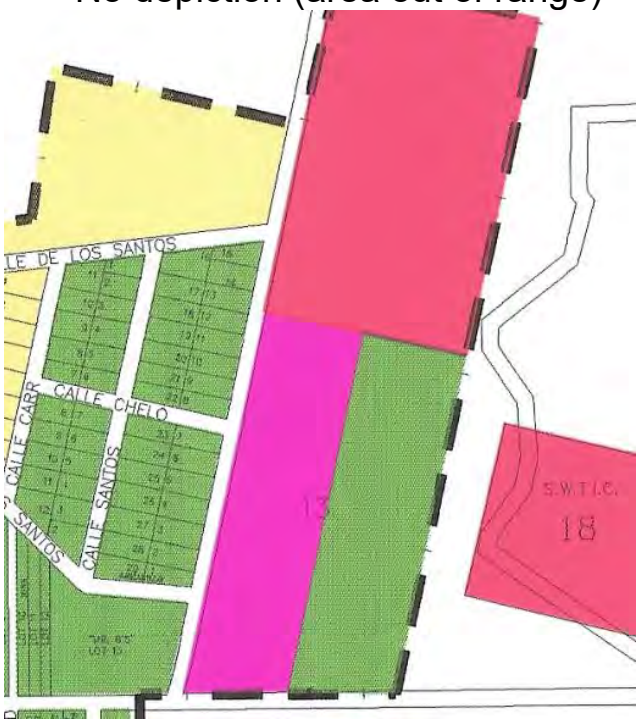
THESE DRAWINGS ARE THE PROPERTY OF POLARIS ARCHITECTURE AND SHALL NOT BE USED ON OTHER WORK WITHOUT THEIR APPROVAL. IF THIS SHEET DOES NOT MEASURE 24"X36" IT HAS BEEN MODIFIED. COPYRIGHT 2023.

CTB : PA.CTB
SHEET SET : ####
FILE LOCN : D:\DROPBOX\PROFESSIONAL\DESIGN & DRAFTING\POLARIS ARCHITECTURE\PROJECTS\2023 PROJECTS\23-0120 MEGAN ST APARTMENTS\DRAWINGS\23-0120 SHT-MAIND.DWG
LOGIN : NAMAN GARG
PLOT D&T : 8/1/2023 8:09 AM

Attachment 2
Master Plan & Zoning Map

Master Plan

No depiction (area out of range)



Zoning District Map

- Zoning
  - B1 - Neighborhood Business District
  - R1 - First One-family District
  - R-3 - Duplex District
  - R2 - Second One-family District
  - I - Industrial District
  - B2 - Central Business District
  - F - Floodway District

Item #5

August 10, 2023

Mayor & City Council
100 S. Monroe Street
Eagle Pass, Texas 78852

RE: Petition to abandon portion of Madison Street

Mayor & City Council,

On November 17, 2022, Mayor and City Council approved and adopted the final version of the Downtown Master Plan. Within this document, several catalytic projects were identified, whose impact would greatly benefit the revitalization of the downtown area. One such project is the Central Plaza project. Which provides the creation of a new green space for everyone downtown. The Central Plaza project is a public-private-partnership between the City of Eagle Pass and IBC bank, in which the city is set to exchange the 300 block of Madison Street for the IBC parking area currently located on 439 ER. Main Street.

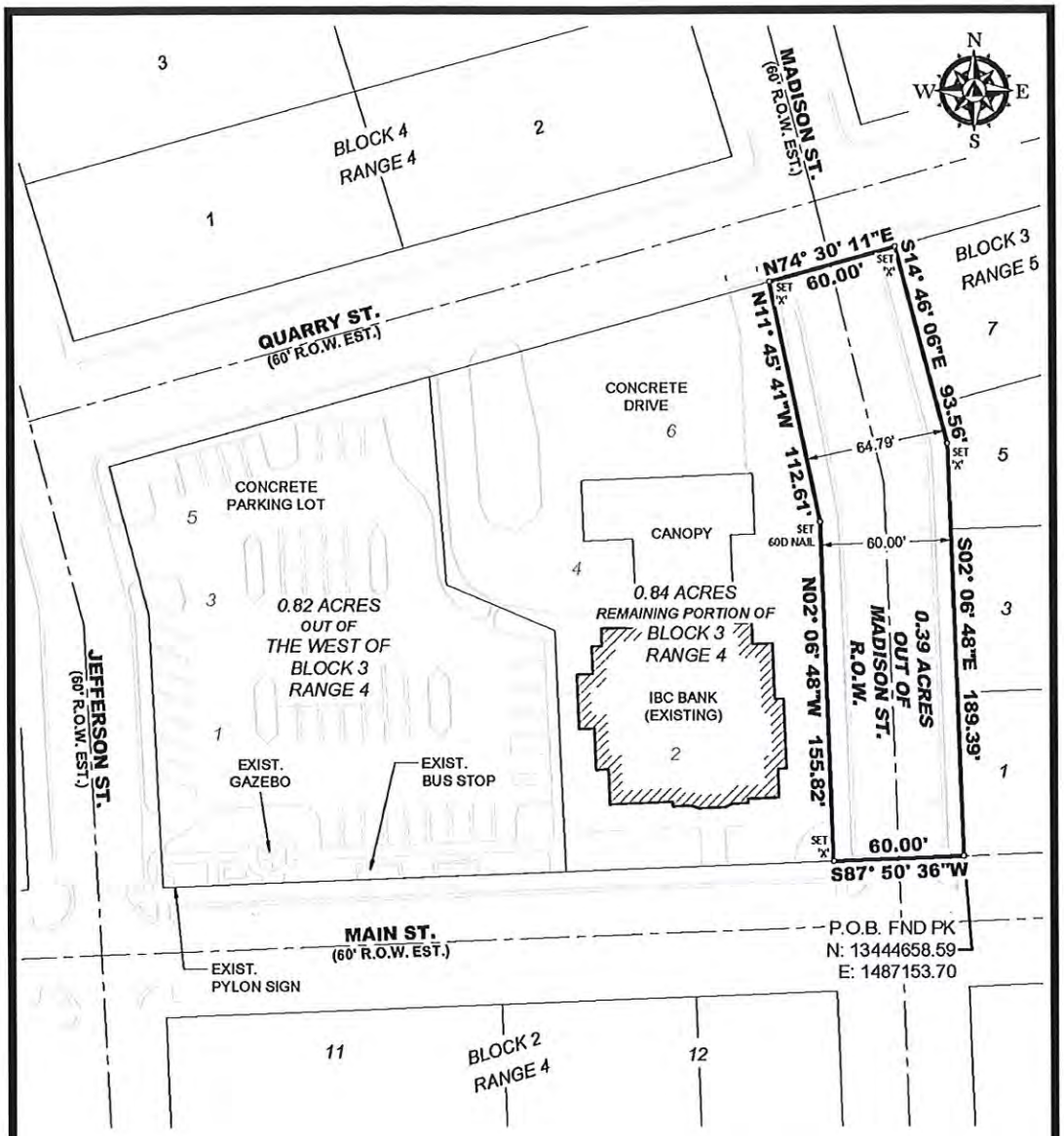
This petition is to abandon portion of Madison Street from the intersection of Quarry and Madison to Main and Madison as shown in Exhibit A. The closure of this road would provide a new private parking area for IBC while allowing the City of Eagle Pass to rebuild the current IBC parking and transform it into a central plaza for the purpose of public use as depicted in Exhibit B.

As per Article IV, Chapter 22 of the local municipal code, the names, and addresses of the abutting properties are listed along with a signature indicating their approval or disapproval of this closure.

Sincerely,

Arturo Marquez, CEcD
Director, Economic Development Department

ATTACHEMENT A



NOTE
1. PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER FEMA MAP 48323C0434D. EFFECTIVE DATE: APRIL 04, 2011.
2. THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, AND TIED TO WDS.
3. THIS WORK DOES NOT REPRESENT A CHAIN OF TITLE EXAMINATION. SURFACE/MINERAL FEE IN EITHER SUBJECT AND/OR ADJACENT TRACTS MAY NOT BE CURRENT AND/OR HISTORICALLY CORRECT AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

LEGEND			
	PROPERTY LINE	o SIR	SET IRON ROD*
	RD CENTERLINE	o FIR	FOUND IRON ROD
	EASEMENT	o FC	FENCE CORNER
	BLDG. STRUCT.	o PK	PK NAIL FOUND
	LOT LINE	o MAG	MAG NAIL FOUND
	EST. LOT LINE	o UTS	UNABLE TO SET
//	WOOD FENCE	—◇—	CHAINLINK FENCE
	BLOCK WALL	—x—	BARBWIRE FENCE

*SET 1/2" IRON ROD WITH BLUE PLASTIC CAP LABELED "PCE 100097-00"

BASIS OF BEARING
DATUM BASED ON TEXAS STATE PLAN COORDINATE SYSTEM, NAD-83, SOUTH CENTRAL ZONE, AND TIED TO WDS.

(CALLS IN PARENTHESIS FROM RECORDED PLAT CORNERS)

STATE OF TEXAS REGISTERED EDUARDO J. GUTIERREZ 5839 PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF SURVEYOR
I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY AND ATTACHED FIELD NOTES WERE PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.

EDUARDO J. GUTIERREZ, R.P.L.S. No 5839 — DATE 4-7-23

THIS SURVEY IS VALID ONLY WITH ORIGINAL SEAL IN RED INK
ENGINEERING REGISTRATION No. F-8019 — SURVEY REGISTRATION No. 100097-00

LEGAL DESCRIPTION

BEING 0.39 ACRES OUT OF MADISON ST. RIGHT-OF-WAY, BETWEEN BLOCK 3, RANGE 4, AND BLOCK 3, RANGE 5, IN THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS

DRAWN BY:	M.T.L.	SCALE:	1"=60'
CHECKED BY:	E.J.G.	JOB #:	17943-23
APPROVED BY:	E.J.G.	FILE NAME:	17943-23_BASE.dwg
FIELD DATE: 2/2/23, 3/21/23 J.R. R.A.R.		SHEET:	2 OF 2

PREMIER ENGINEERING SURVEYING
1302 CALLE DEL NORTE, SUITE 2
LAREDO, TEXAS 78041
PH: (956) 717-1199 FAX: (956) 717-1196
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1302 CALLE DEL NORTE, SUITE 2 LAREDO, TX 78041 PH: 956-717-1199 FAX: 956-717-1196
premier-ce.com

0.39 ACRES OUT OF
MADISON ST. R.O.W.
CITY OF EAGLE PASS

BEING 0.39 ACRES out of Madison St. right-of-way, between Block 3, Range 4, and Block 3, Range 5, in the City of Eagle Pass, Maverick County, Texas, and being more described by metes and bounds as follows:

BEGINNING at a found PK nail on the north right-of-way of Main St. (60-foot R.O.W. estimated), east right-of-way of Madison St., southwest corner of Lot 1, Block 3, Range 5, of the City of Eagle Pass, Maverick County, Texas, the southeast corner hereof;

THENCE, S 87° 50' 36" W a distance of ***60.00 FEET*** to a set 'X'-mark in concrete on the west right-of-way line of Madison St. (60-foot R.O.W. estimated), southeast corner of Lot 2, Block 3, Range 4, the southwest corner hereof;

THENCE, N 02° 06' 48" W a distance of ***155.82 FEET*** with the west right-of-way line of Madison St. (60-foot R.O.W. estimated), east line of Block 3, Range 4, to a set 60D nail, a deflection to the left hereof;

THENCE, N 11° 45' 41" W a distance of ***112.61 FEET*** with the west right-of-way line of Madison St. (60-foot R.O.W. estimated), east line of Block 3, Range 4, to a set 'X'-mark in concrete on the south right-of-way line of Quarry St. (60-foot R.O.W. estimated), the northwest corner hereof;

THENCE, N 74° 30' 11" E a distance of ***60.00 FEET*** with the south right-of-way line of Quarry St. (60-foot R.O.W. estimated) to a set 'X'-mark on concrete on the east right-of-way line of Madison St. (60-foot R.O.W. estimated), northwest corner of Lot 7, Block 3, Range 5, the northeast corner hereof;

THENCE, S 14° 46' 06" E a distance of ***93.56 FEET*** with the east right-of-way line of Madison St. (60-foot R.O.W. estimated), west line of said Block 3, Range 5, to a set 'X'-mark on concrete, a deflection to the right hereof;

THENCE, S 02° 06' 48" E a distance of ***189.39 FEET*** with the east right-of-way line of Madison St. (60-foot R.O.W. estimated), west line of said Block 3, Range 5, to the ***POINT OF BEGINNING***, and containing ***0.39 ACRES,*** more or less.

BASIS OF BEARING:
DATUM BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, SOUTH CENTRAL ZONE, AND TIED TO WDS.

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE FOREGOING "FIELD NOTES" AND ATTACHED "PLAT OF SURVEY" WERE PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.

EDUARDO J. GUTIERREZ, R.P.L.S. NO. 5839

4-7-23
DATE:

STATE OF TEXAS
REGISTERED
EDUARDO J. GUTIERREZ
5839
PROFESSIONAL
LAND SURVEYOR

ATTACHEMENT B

JEFFERSON STREET
MAIN STREET

EAGLE PASS
ART & CULTURE
CENTER
Sammy's Office Supply
FINANCE
LOANS

Item #6

Drainage Master Plan

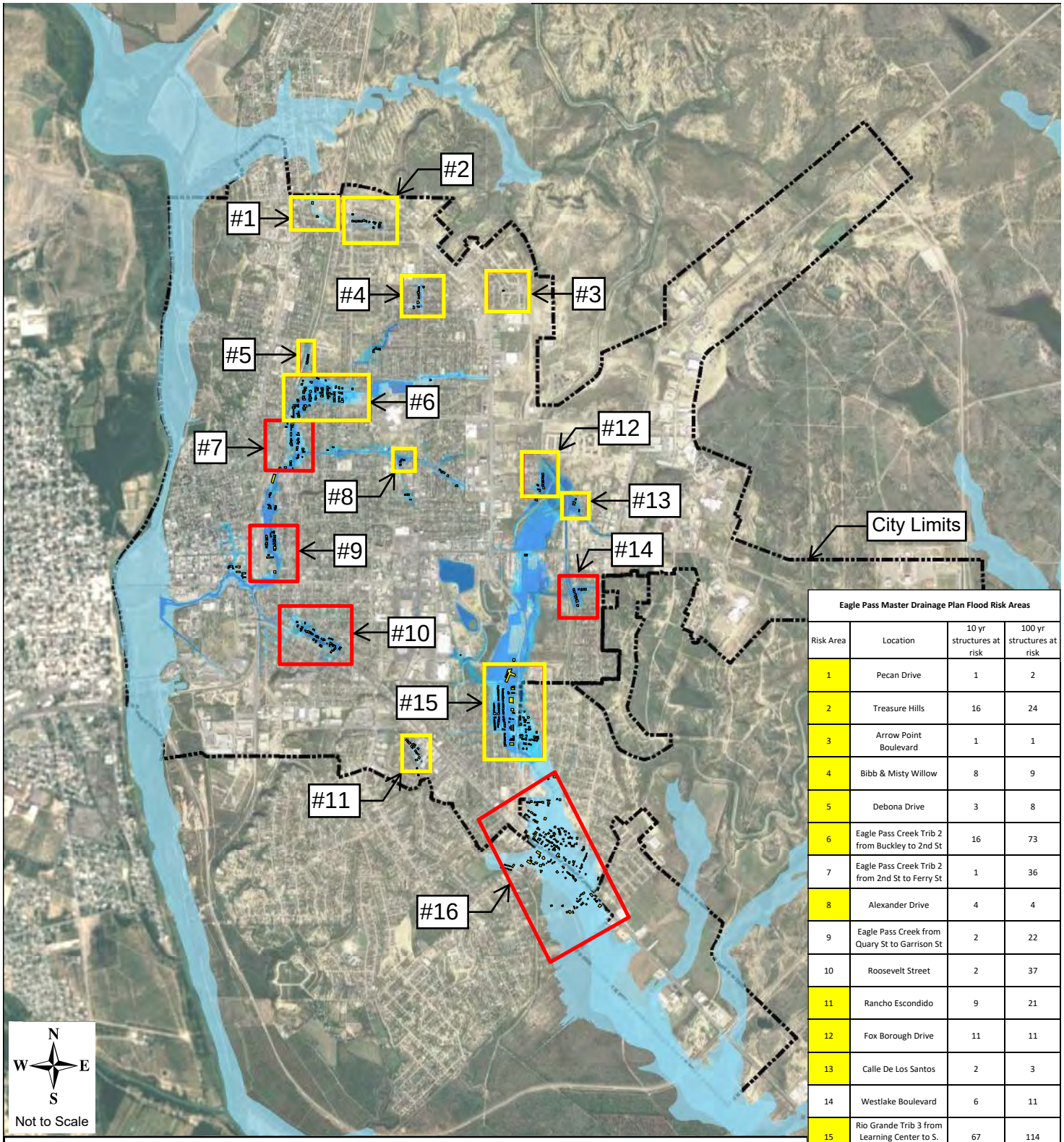
City of Eagle Pass, Texas

September 10, 2020
AVO 35362.001

HALFF®
100 NE Loop 410, Suite 200
San Antonio, TX 78216

Halff Associates, Inc.
100 NE Loop 410, Suite 200
San Antonio, TX 78216

1. Identified Flood Risk Areas



Eagle Pass Master Drainage Plan Flood Risk Areas

Risk Area	Location	10 yr structures at risk	100 yr structures at risk
1	Pecan Drive	1	2
2	Treasure Hills	16	24
3	Arrow Point Boulevard	1	1
4	Bibb & Misty Willow	8	9
5	Debona Drive	3	8
6	Eagle Pass Creek Trib 2 from Buckley to 2nd St	16	73
7	Eagle Pass Creek Trib 2 from 2nd St to Ferry St	1	36
8	Alexander Drive	4	4
9	Eagle Pass Creek from Quary St to Garrison St	2	22
10	Roosevelt Street	2	37
11	Rancho Escondido	9	21
12	Fox Borough Drive	11	11
13	Calle De Los Santos	2	3
14	Westlake Boulevard	6	11
15	Rio Grande Trib 3 from Learning Center to S. Veterans Boulevard	67	114
16	Rio Grande Trib 3 from Laura St to Canal Rd	84	181
	Total	**233**	**557**

= project recommended

Eagle Pass Drainage Master Plan
Identified Flood Risk Areas

Halff Associates, Inc.
100 NE Loop 410, Suite 200
San Antonio, TX 78216

2. Project Recommendations

Ranking	Alternative	Probable Cost	Incremental Cost	Notes
1	Trib 2 bypass & detention at Eagle Pass High School fields (Risk Area #6)	$870K	$870K	50 structures removed from the 100-year floodplain ($18K/structure). Coordination with EPISD required.
2	Trib 3 Detention at Main Street (Risk Area #15)	$753K	$1.6M	61 structures removed from the 100-year floodplain ($12K/structure) and 67 removed from the 10-year floodplain. Floodplain removal along South Veterans increases potential for development. Property acquisition required.
3	Tributary 2 channel widening near Alexander Drive (Risk Area #8)	$73K	$1.7M	4 structures removed from the 10- & 100-year floodplain ($18K/structure). Simple project, some coordination with EPISD.
4	Arrow Point Boulevard (Risk Area #3)	$48K	$1.75M	1 structure removed from flood risk. Simple project, drainage easement required and coordination with residential properties.
5	Celle De Los Santos neighborhood. Additional culvert under irrigation canal. (Risk Area #13)	$165K	$1.9M	2 structures removed from the 10- & 100-year floodplain ($82K/structure). Simple project, some coordination with Eagle Pass Water Works. Removes nuisance flooding from several residential lots.
6	Bibb & Misty Willow storm drain (Risk Area #4)	$288K	$2.2M	9 structures removed from the 100-year floodplain ($32K/structure) and nuisance flooding removed from busy intersection on major street. **Design plans already completed.**
7	Debona Drive (Risk Area #5)	$327K	$2.5M	14 properties removed from floodplain ($23K/structure). Easy access and quick construction. **Design plans already completed.**
8	Rancho Escondido (Risk Area #11)	$829K	$3.3M	Removes 13 structures from floodplain ($63K/structure). Recurring flood victims on Nancy Dr. **Design plans already completed.**
9	Pecan Drive (Risk Area #1)	$543K	$4.0M	Removes 2 structures from the floodplain.
10*	Treasure Hills (Risk Area #2)	$1.1M	$5M	Removes 22 structures from floodplain ($49K/structure). Design plans already completed
11*	Fox Borough Drive (Risk Area #12)	$1.1M	$6.1M	Removes 10 structures from floodplain ($110K/structure). Land acquisition required

Shovel Ready! Design plans already completed
Minimal design efforts needed to get ready for construction

* Additional funds may be needed.