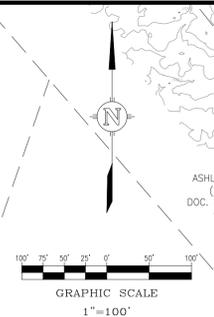


BABA UNIT TWO SUBDIVISION

A PORTION OF THE O.A. DANIELSON SURVEY NO. 316
IN EL PASO COUNTY, TEXAS.
CONTAINING 16.078 ACRES ±



ACREAGE TABLE		
DESCRIPTION	SQ. FT.	ACRES
NON-RESIDENTIAL	700,346	16.078

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S74°59'11"W	52.04'
L2	N50°01'34"E	7.88'

SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT
12300 EASTLAKE DRIVE
EL PASO, TX 79928

PROPOSED LAND USE
NON-RESIDENTIAL = 1

OWNERS
BABA L.P.
P.O. BOX 312
ALTO, NM. 88312
PH: (915) 336-1199

LEGEND	
●	PROPOSED STREET COUNTY MONUMENT
○	5/8" IRON ROD W/ZWA YELLOW CAP SET
○	1/2" IRON ROD W/ZWA RED CAP SET
△	CALCULATED POINT
P.R.E.P.C.T.	PLAT RECORDS EL PASO COUNTY, TEXAS
O.P.R.E.P.C.T.	OFFICIAL PUBLIC RECORDS EL PASO COUNTY, TEXAS
—	EXISTING GROUND CONTOUR LINES
4020	EXISTING GROUND CONTOUR LINES
→	DIRECTION OF FLOW
▲	HIGH POINT
▼	LOW POINT
B.M.	BENCH MARK
U.E.	UTILITY EASEMENT
L.E.	LANDSCAPE EASEMENT
H.R.M.U.D.	HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT
R.A.E.	RESTRICTIVE ACCESS EASEMENT
C.A.E.	COMMON ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
①	BLOCK NUMBER

METES AND BOUNDS DESCRIPTION

A DESCRIPTION OF A 16.078 ACRE TRACT OF LAND, SITUATED IN THE O. A. DANIELSON SURVEY NO. 316, AND BEING OUT OF THAT CERTAIN 27,853 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO BABA, LP OF RECORD IN DOCUMENT NUMBER 20050028333 OF THE PUBLIC RECORDS OF EL PASO, EL PASO COUNTY TEXAS, SAID 16,078 ACRE TRACT OF LAND, IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated point for the common corner of the O.A. Danielson Survey No. 315, the W.J. Rand Survey No. 315 1/2, the O.A. Danielson Survey No. 316, and the C.D. Stewart Survey No. 317;

THENCE, S 16°41'44"W, for a distance of 3,493.71 feet to a 5/8" inch iron rod with cap stamped "ZWA" set on the southwest line of Interstate Highway No. 10, right of way width varies, being the north line of Hackberry Drive, a 54 foot right of way, being also the northwest corner of Baba Unit One, a Subdivision in El Paso County, Texas according to the map or plat thereof, recorded in Document No. 2020062138 of the Official Public Records of El Paso County, Texas, and being the southeast corner and the POINT OF BEGINNING hereof;

THENCE, N 28°57'15"W, with the northwest line of said Baba Unit One and the southeast line hereof, for a distance of 665.45 feet to a 5/8" iron rod found on the west line of said O.A. Danielson Survey No. 316, being the east line of said Socorro Grant, being also the southeast corner of a tract of land conveyed to Lower East Valley LLC in a Special Warranty Deed dated August 19, 2020, recorded in Document No. 2020066369 of the Official Public Records of El Paso County, Texas, and being the west corner of said Baba Unit One, for the south corner hereof;

THENCE, N 49°03'43"W, with the northwest line of said Baba Unit One and the southeast line hereof, for a distance of 3,493.71 feet to a 5/8" inch iron rod with cap stamped "ZWA" set on the southwest line of Interstate Highway No. 10, right of way width varies, being the north line of Hackberry Drive, a 54 foot right of way, being also the northwest corner of Baba Unit One, a Subdivision in El Paso County, Texas according to the map or plat thereof, recorded in Document No. 2020062138 of the Official Public Records of El Paso County, Texas, and being the southeast corner and the POINT OF BEGINNING hereof;

THENCE, N 80°01'42"E, with the south line of said Ashleigh Realty L.P. tract, the north line of said Baba L.P. tract and the north line hereof, for a distance of 408.80 feet to a 5/8" inch iron rod with cap stamped "ZWA" set on the southwest line of said Interstate Highway No. 10, being also the southeast corner of said Ashleigh Realty L.P. tract, being also the northeast corner of said Baba L.P. tract, and being northeast corner hereof;

THENCE, with the southwest line of said Interstate Highway No. 10, the east line of said Baba L.P. tract and the east line hereof, the following three (3) courses and distances:

- S 40°55'36"E, for a distance of 244.21 feet to a Type II Txdot Monument found;
- N 50°01'34"E, for a distance of 7.88 feet to a Type II Txdot Monument found; and
- S 40°56'04"E, for a distance of 992.39 feet to the POINT OF BEGINNING and containing 16.078 acres of land.

PLAT NOTES AND RESTRICTIONS

- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM N.A.D. 1983, CENTRAL ZONE.
- THE SUBDIVISION IS WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, ZONE "A" NO BASE FLOOD ELEVATIONS DETERMINE - PANEL NOS. 480214 0049C, DATED FEBRUARY 16, 2006.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
DOCUMENT No. _____ DATE, _____
DOCUMENT No. _____ DATE, _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
DOCUMENT No. _____ DATE, _____
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO BABA UNIT TWO SUBDIVISION BY LOWER VALLEY WATER DISTRICT IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE FROM EXISTING FACILITIES LOCATED ON I.H. 10, AND NUEVO HUEVO TANKS ROAD AND WILL BE CONSTRUCTED TO SERVE THIS SUBDIVISION WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
- LOT CORNERS FOR THIS PLAT SHALL BE SET ONCE RECORDED.
- BUILDINGS SETBACKS SHALL CONFORM TO COUNTY OF EL PASO.
- THE OWNERS HAVE OBTAINED A PERMIT FROM THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
- THE OWNERS, THE SUBDIVIDERS OF BABA UNIT TWO SUBDIVISION, HAVE INSTALLED UTILITY SERVICE LINES TO THE PROPERTY LINES, UNLESS OTHERWISE APPROVED IN WRITING, BY THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.
- IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
- LETTER OF MAP REVISIONS (LOMR) FOR THE ADJUTING FLOOD PLAIN CAN BE FOUND AT FEMA CASE NO: 14-06-1602P-480212 AND 17-06-1021P-480212.
- LOT IS RESTRICTED TO NON-RESIDENTIAL USE.
- LOT OWNER IS RESPONSIBLE TO MAINTAIN THE SIDEWALK, PARKWAY AND DRIVEWAYS ABUTTING THEIR PROPERTY.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY
BABA UNIT TWO IS LOCATED WITHIN EL PASO COUNTY, TEXAS APPROXIMATELY 1.5 MILES EAST OF THE CITY LIMITS OF EL PASO, TEXAS, 1.5 MILE WEST OF THE TOWN OF HORIZON, TEXAS, AND WITHIN THE CITY OF SOCORRO 2 MILE EXTRATERRITORIAL JURISDICTION (ET) UNDER LOCAL GOVERNMENT CODE 212.00, 212.001

BEARING BASIS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS, COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

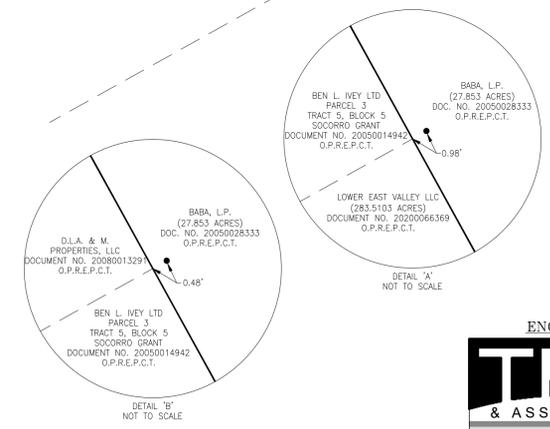
VERTICAL DATUM:
VERTICAL DATUM BASED ON WEST TEXAS AIRPORT REFERENCE POINT TX04A (NGS PID NO. AB6217) NAVD 88 DATUM AND REFERENCED TO NAD83, HAVING AN ELEVATION OF 4005.60.

EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L3	N28°57'15"W	25.41'	L16	N30°01'04"E	12.94'
L4	N61°29'08"E	21.29'	L17	S40°56'04"E	92.61'
L5	N02°33'18"E	107.19'	L18	S02°55'40"E	36.06'
L6	N61°04'57"E	407.71'	L19	S21°08'20"E	51.77'
L7	N09°33'49"E	47.66'	L20	N49°24'12"E	39.74'
L8	N28°55'12"W	55.10'	L21	S40°56'04"E	15.00'
L9	N21°11'38"W	99.24'	L22	S49°24'12"W	45.12'
L10	N29°38'55"W	101.39'	L23	S21°08'20"E	30.14'
L11	N40°57'10"W	668.24'	L24	S28°55'12"E	63.37'
L12	N03°24'15"W	32.15'	L25	S09°33'49"W	68.00'
L13	S40°55'36"E	24.63'	L26	S61°04'57"W	407.05'
L14	S03°24'15"E	7.52'	L27	S02°33'18"W	93.18'
L15	S40°57'10"E	653.35'	L28	S61°24'49"W	35.38'

PRELIMINARY

TO BE CONSIDERED BY THE CITY PLANNING COMMISSION RECOMMENDATIONS CONCERNING THIS PLAT MUST BE FILED BY:

DATE OF PREPARATION: JULY 2024



ENGINEER
TRE & ASSOCIATES
Engineering Solutions
TPE FIRM #13987

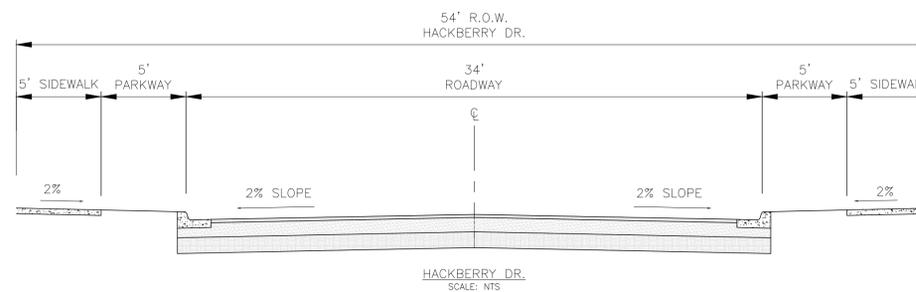
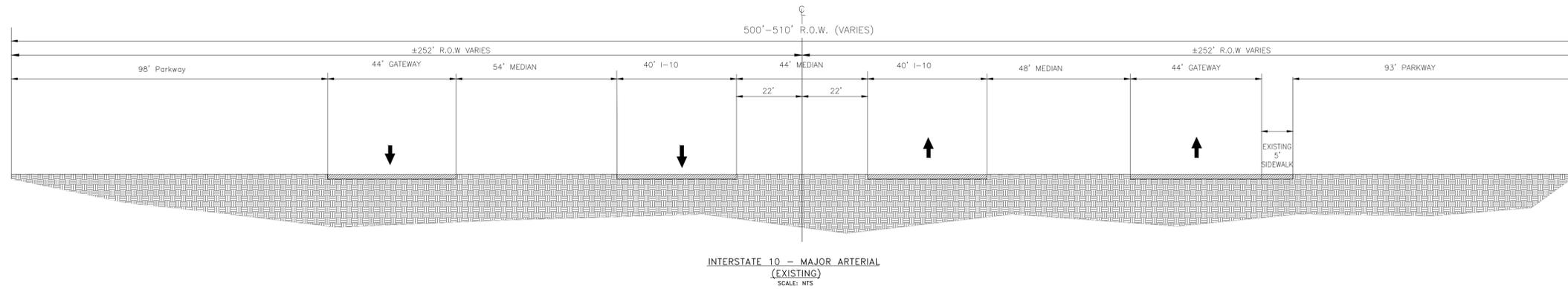
110 N. Mesa Park Drive, Suite 200 El Paso, Texas 79912
Office: (915) 852-0093 Fax: (915) 629-8506

6101 W. Courtyard Dr. Bldg 1, Ste. 100 Austin, Texas 78750
Office: (512) 358-4049 Fax: (512) 366-5374

SURVEYOR
ZWA
Zamora, L.L.C.
Texas Firm No. 10062700
Professional Land Surveyors
JOB # 2013-681
1510 N Zaragoza Road, Suite B-7, El Paso Texas 79936
Tel: (512) 295-6201

BABA UNIT TWO SUBDIVISION

A PORTION OF THE O.A. DANIELSON SURVEY NO. 316
IN EL PASO COUNTY, TEXAS.
CONTAINING 16.078 ACRES ±



ENGINEER



Engineering Solutions
TBPE FIRM #13987

110 N. Mesa Park Drive, Suite 200 El Paso, Texas 79912
Office: (915) 852-9093 Fax: (915) 629-8506
6101 W. Courtyard Dr. Bldg 1, Ste. 100 Austin, Texas 78730
Office: (512) 358-4049 Fax: (512) 366-5374

SURVEYOR



Zamora, L.L.C.
Texas Firm No. 10062700
Professional Land Surveyors

LOCATIONS



JOB # 2013-68
1510 N. Zaragoza Road, Suite B-7, El Paso Texas 79936
Tel: (512) 295-6201

PRELIMINARY

TO BE CONSIDERED BY THE
CITY PLANNING COMMISSION
RECOMMENDATIONS CONCERNING
THIS PLAT MUST BE FILED BY:

DATE OF PREPARATION: JULY 2024

BABA UNIT TWO SUBDIVISION

A PORTION OF THE O.A. DANIELSON SURVEY NO. 316
IN EL PASO COUNTY, TEXAS.
CONTAINING 16.078 ACRES ±

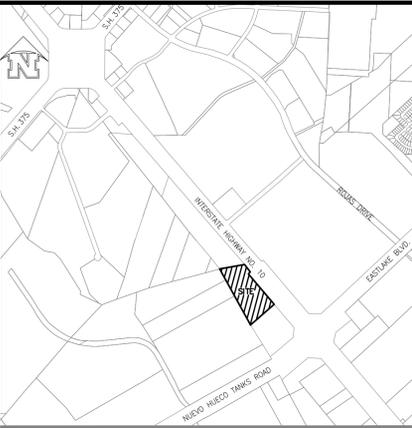
ACREAGE TABLE		
DESCRIPTION	SQ. FT.	ACRES
NON-RESIDENTIAL	700,346	16.078

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S74°59'11"W	52.04'
L2	N50°01'34"E	7.88'

SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT
12300 EASTLAKE DRIVE
EL PASO, TX 79928

PROPOSED LAND USE
NON-RESIDENTIAL = 1

OWNERS
BABA L.P.
P.O. BOX 312
ALTO, NM. 88312
PH: (915) 336-1199



OWNERS DEDICATION, CERTIFICATION AND ATTESTATION

I, BABA L.P., OWNER OF THE 16.078 ACRE TRACT OF LAND ENCOMPASSED WITHIN BABA UNIT TWO SUBDIVISION, DO HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE UTILITY COMPANIES THE UTILITY EASEMENTS SHOWN HEREIN.

- I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:
- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND THE REGULATIONS OF LOWER VALLEY WATER DISTRICT.
 - (B) SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND THE REGULATIONS OF LOWER VALLEY WATER DISTRICT.
 - (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
 - (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

DATE

STATE OF TEXAS COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID BALLARD, PRESIDENT BABA L.P., KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2024.

NOTARY PUBLIC IN THE COUNTY OF EL PASO, TEXAS

MY COMMISSION EXPIRES _____

EL PASO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 232.028 (A):

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BABA UNIT TWO SUBDIVISION WAS REVIEWED AND APPROVED BY THE EL PASO COUNTY, TEXAS COMMISSIONERS COURT ON _____, 2024.

ATTEST: _____

COUNTY JUDGE _____ DATE _____

CITY OF SOCORRO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 212.009(c) and 212.0015(b)

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITION OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS AND MUNICIPAL CODE AS PR MEETING THE REQUIREMENTS FOR AND REVIEW OF A MINOR PLAT, THIS _____ DAY OF _____ 2024, A.D.

PLANNING & ZONING DIRECTOR _____ SECRETARY _____

APPROVED FOR FILING THIS _____ DAY OF _____, 2024, A.D.

MAYOR OF THE CITY OF SOCORRO _____ SECRETARY OF THE CITY OF SOCORRO _____

APPROVED FOR FILING THIS _____ DAY OF _____, 2024, A.D.

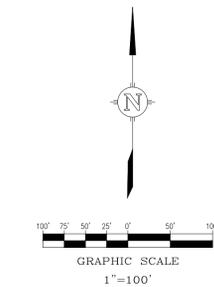
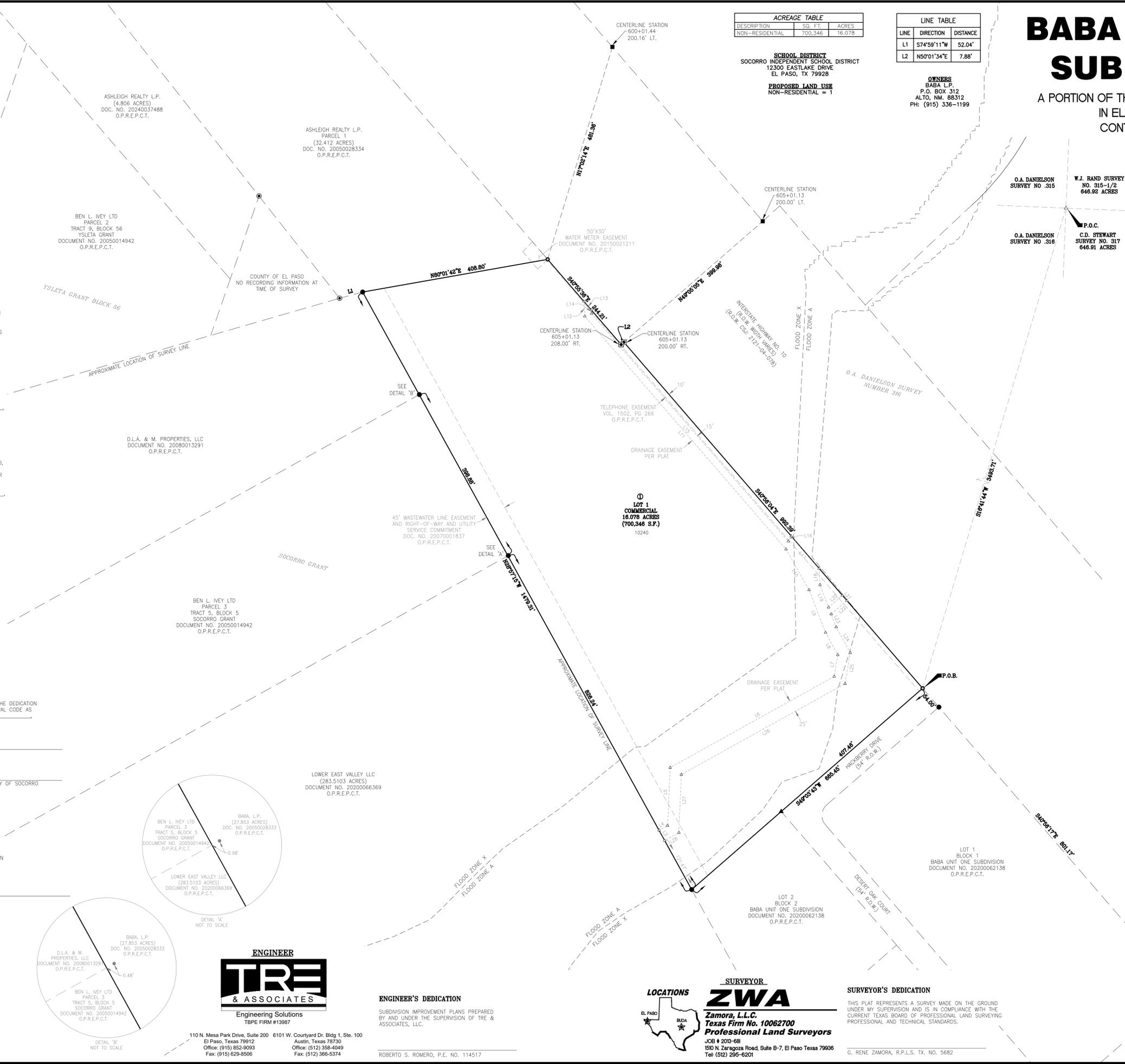
COUNTY CLERK'S RECORDING CERTIFICATE FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS _____ DAY OF _____ 2024, A.D. IN _____

FILE NO. _____

EL PASO COUNTY CLERK _____ BY DEPUTY _____

DATE OF PREPARATION: JUNE 2024



LEGEND

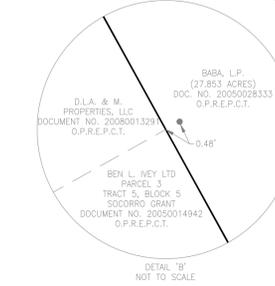
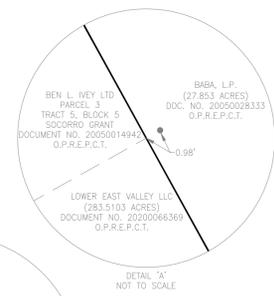
- PROPOSED STREET COUNTY MONUMENT
- 5/8" IRON ROD W/ZWA YELLOW CAP SET
- 1/2" IRON ROD W/ZWA RED CAP SET
- △ CALCULATED POINT
- P.R.E.P.C.T. PLAT RECORDS EL PASO COUNTY, TEXAS
- O.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS EL PASO COUNTY, TEXAS
- B.M. BENCH MARK
- U.E. UTILITY EASEMENT
- L.E. LANDSCAPE EASEMENT
- H.R.M.U.D. HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT
- R.A.E. RESTRICTIVE ACCESS EASEMENT
- C.A.E. COMMON ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ② BLOCK NUMBER

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY
BABA UNIT TWO IS LOCATED WITHIN EL PASO COUNTY, TEXAS APPROXIMATELY 1.5 MILES EAST OF THE CITY LIMITS OF EL PASO, TEXAS, 3.5 MILE WEST OF THE TOWN OF HORIZON, TEXAS, AND WITHIN THE CITY OF SOCORRO 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.00, 212.001

BEARING BASIS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (03) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

VERTICAL DATUM:
VERTICAL DATUM BASED ON WEST TEXAS AIRPORT REFERENCE POINT TX04A (NGS PID NO. AB6217) NAVD 88 DATUM AND REFERENCED TO NAD83, HAVING AN ELEVATION OF 4005.60.

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ENGINEER
TRE & ASSOCIATES
Engineering Solutions
TPE FIRM #13987

110 N. Mesa Park Drive, Suite 200 El Paso, Texas 79912
Office: (915) 852-9093 Fax: (915) 629-8506

6101 W. Courtyard Dr. Bldg 1, Ste. 100 Austin, Texas 78740
Office: (512) 358-4049 Fax: (512) 366-5374

ENGINEER'S DEDICATION
SUBDIVISION IMPROVEMENT PLANS PREPARED BY AND UNDER THE SUPERVISION OF TRE & ASSOCIATES, LLC.

ROBERTO S. ROMERO, P.E. NO. 114517

SURVEYOR
ZWA
Zamora, L.L.C.
Texas Firm No. 10062700
Professional Land Surveyors

JOB # 2013-681
150 N. Zaragoza Road, Suite B-7, El Paso Texas 79936
Tel: (512) 295-6201

SURVEYOR'S DEDICATION
THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS.

G. RENE ZAMORA, R.P.L.S. TX. NO. 5682

BABA UNIT TWO SUBDIVISION

A PORTION OF THE O.A. DANIELSON SURVEY NO. 316
IN EL PASO COUNTY, TEXAS.
CONTAINING 16.078 ACRES ±

PLAT NOTES AND RESTRICTIONS

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- THE SUBDIVISION IS WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, ZONE "A" NO BASE FLOOD ELEVATIONS DETERMINE - PANEL NOS. 480214 0049C, DATED FEBRUARY 16, 2006.
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DOCUMENT No. _____ DATE _____
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- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO BABA UNIT TWO SUBDIVISION BY LOWER VALLEY WATER DISTRICT IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE FROM EXISTING FACILITIES LOCATED ON I.H. 10, AND NUEVO HUEVO TANKS ROAD AND WILL BE CONSTRUCTED TO SERVE THIS SUBDIVISION WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
- LOT CORNERS FOR THIS PLAT SHALL BE SET ONCE RECORDED.
- BUILDINGS SETBACKS SHALL CONFORM TO COUNTY OF EL PASO.
- THE OWNERS HAVE OBTAINED A PERMIT FROM THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
- THE OWNERS, THE SUBDIVIDERS OF BABA UNIT TWO SUBDIVISION, HAVE INSTALLED UTILITY SERVICE LINES TO THE PROPERTY LINES, UNLESS OTHERWISE APPROVED IN WRITING, BY THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.
- IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
- LETTER OF MAP REVISIONS (LOMR) FOR THE ADJUTING FLOOD PLAIN CAN BE FOUND AT FEMA CASE NO: 14-06-1602P-480212 AND 17-06-1021P-480212.
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- LOT OWNER IS RESPONSIBLE TO MAINTAIN THE SIDEWALK, PARKWAY AND DRIVEWAYS ADJUTING THEIR PROPERTY.

METES AND BOUNDS DESCRIPTION

A DESCRIPTION OF A 16.078 ACRE TRACT OF LAND, SITUATED IN THE O. A. DANIELSON SURVEY No. 316, AND BEING OUT OF THAT CERTAIN 27.853 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO BABA, LP OF RECORD IN DOCUMENT NUMBER 20050028333 OF THE PUBLIC RECORDS OF EL PASO, EL PASO COUNTY TEXAS, SAID 16.078 ACRE TRACT OF LAND, IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated point for the common corner of the O.A. Danielson Survey No. 315, the W.J. Rond Survey No. 315 ½, the O.A. Danielson Survey No. 316, and the C.D. Stewart Survey No. 317;

THENCE, S 16°41'44"W, for a distance of 3,493.71 feet to a 5/8" inch iron rod with cap stamped "ZWA" set on the southwest line of Interstate Highway No. 10, right of way width varies, being the north line of Hackberry Drive, a 54 foot right of way, being also the northwest corner of Baba Unit One, a Subdivision in El Paso County, Texas according to the map or plat thereof, recorded in Document No. 2020062138 of the Official Public Records of El Paso County, Texas, and being the southeast corner and the POINT OF BEGINNING hereof;

THENCE, S 49°03'43"W, with the northwest line of said Baba Unit One and the southeast line hereof, for a distance of 665.45 feet to a 5/8" iron rod found on the west line of said O.A. Danielson Survey, No. 316, being the east line of said Socorro Grant, being also the east line of a 263.5103-acre tract of land conveyed to Lower East Valley LLC in a Special Warranty Deed dated August 19, 2020, recorded in Document No. 2020066369 of the Official Public Records of El Paso County, Texas, and being the west corner of said Baba Unit One, for the south corner hereof;

THENCE, N 28°57'15"W, with the common line of said O.A. Danielson Survey, No. 316, said Socorro Grant, and the Lower East Valley LLC, tract, at 826.24 feet passing a 5/8" iron rod found at the northeast corner of said Lower East Valley LLC, tract, being also the southeast corner of a tract of land conveyed to Ben L. Ivey LTD. in a Warranty Deed with Vendor's Lien dated February 15, 2005, recorded in Document No. 20050014942 of the Official Public Records of El Paso County, Texas, at 1225.12 feet passing a 5/8" iron rod found at the northeast corner of said Ben L. Ivey LTD. tract, being also the southeast corner of a tract of land conveyed to D.L.A. & M. Properties, LLC. in a Warranty Deed with Vendor's Lien dated January 7, 2008, recorded in Document No. 20080013291 of the Official Public Records of El Paso County, Texas, for a total distance of 1479.31 feet to a 5/8" iron rod found on the south line of that certain 32.412-acre tract, conveyed to Ashleigh Realty L.P., in a Warranty Deed dated April 1, 2005, recorded in Document No. 20050028334 of the Official Public Records of El Paso County, Texas, being also the northeast corner of D.L.A. & M. Properties, LLC, tract, recorded in Document No. 20080013291 of the Official Public Records of El Paso County, Texas, being also the northwest corner of said Baba L.P. tract, for the northwest corner hereof, from which a 1-1/2" iron pipe found for a common corner of said Block 5 Socorro Grant, Block 56 Ysleta Grant and said O.A. Danielson Survey, No. 316, being on the north line of said D.L.A. and M. Properties, LLC, tract, being also the southwest corner of said Ashleigh Realty L.P. tract, bears S 74°59'11"W, for a distance of 52.04 feet;

THENCE, N 80°01'42"E, with the south line of said Ashleigh Realty L.P. tract, the north line of said Baba L.P. tract and the north line hereof, for a distance of 408.80 feet to a 5/8" inch iron rod with cap stamped "ZWA" set on the southwest line of said Interstate Highway No. 10, being also the southeast corner of said Ashleigh Realty L.P. tract, being also the northeast corner of said Baba L.P. tract, and being northeast corner hereof;

THENCE, with the southwest line of said Interstate Highway No. 10, the east line of said Baba L.P. tract and the east line hereof, the following three (3) courses and distances:

- S 40°55'36"E, for a distance of 244.21 feet to a Type II Txdot Monument found;
- N 50°01'34"E, for a distance of 7.88 feet to a Type II Txdot Monument found; and
- S 40°56'04"E, for a distance of 992.39 feet to the POINT OF BEGINNING and containing 16.078 acres of land.

ENGINEER



Engineering Solutions
TPE FIRM #13987

110 N. Mesa Park Drive, Suite 200 6101 W. Courtyard Dr. Bldg 1, Ste. 100
El Paso, Texas 79912 Austin, Texas 78730
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Fax: (915) 629-8506 Fax: (512) 366-5374

SURVEYOR

LOCATIONS



ZWA

Zamora, L.L.C.
Texas Firm No. 10062700
Professional Land Surveyors

JOB # 2019-081
1510 N. Zaragoza Road, Suite B-7, El Paso Texas 79936
Tel: (512) 295-6201

BABA UNIT TWO SUBDIVISION

A PORTION OF O.A. DANIELSON SURVEY NO. 316,
EL PASO COUNTY, TEXAS, CONTAINING 16.078
ACRES ± (700,346 SQ. FT.±)

ENGINEERING REPORT FOR BABA UNIT TWO SUBDIVISION
BY ROBERTO S. ROMERO

WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE

THE LOWER VALLEY WATER DISTRICT (LVWD) WILL PROVIDE POTABLE WATER SERVICE TO BABA UNIT TWO SUBDIVISION. BABA L.P. (THE SUBDIVIDER) AND LVWD HAVE ENTERED INTO A CONTRACT IN WHICH LVWD HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST THIRTY YEARS AND THE LVWD HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG-TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLY TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION.

BABA UNIT TWO SUBDIVISION WILL CONNECT TO AN EXISTING 16" WATERLINE LOCATED WITHIN GATEWAY BOULEVARD EAST RIGHT-OF-WAY. PRIOR TO OBTAINING WATER SERVICE, INDIVIDUAL LOT OWNERS MUST OBTAIN A WATER METER FROM LVWD AND PAY ALL APPLICABLE FEES TO LVWD. ADDITIONALLY, INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR THE COST AND INSTALLATION OF ANY SERVICE LINE REQUIRED FROM THE METER BOX TO THEIR FACILITY. THE WATER FACILITIES WILL BE FULLY OPERABLE ON THE DATE OF DECEMBER 30, 2024.

THESE FACILITIES WILL BE INSTALLED AND COMPLETELY CONSTRUCTED, EXCEPT FOR THE WATER METERS AND INSTALLATION, AND WILL COST \$30,000.00.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

LVWD WILL PROVIDE SEWAGE SERVICE TO BABA UNIT TWO SUBDIVISION. THE SUBDIVIDER AND LVWD HAVE ENTERED INTO A CONTRACT IN WHICH LVWD HAS PROMISED TO PROVIDE SEWER SERVICE TO THE SUBDIVISION FOR AT LEAST THIRTY YEARS. THE PROPERTY WILL CONNECT TO AN EXISTING 12" WASTEWATER LINE ALONG THE BACK OF THE PROPERTY.

THE PROPOSED SEWER SYSTEM WILL BE CONSTRUCTED BY THE DEVELOPER DURING THE SUBDIVISION CONSTRUCTION PHASE OF BABA UNIT TWO SUBDIVISION. THE ESTIMATED COST OF THESE SEWER FACILITIES IS \$25,000.00. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR THE COST AND INSTALLATION OF ANY SERVICE LINE REQUIRED FROM THE EXISTING STUB-OUTS TO THEIR FACILITY. BEFORE OBTAINING WASTEWATER SERVICE, INDIVIDUAL LOT OWNERS MUST PAY ALL APPLICABLE FEES TO LVWD. THE WASTEWATER FACILITIES WILL BE FULLY OPERABLE ON THE DATE OF DECEMBER 30, 2024.

CERTIFICATION

I CERTIFY THAT THE WATER AND WASTEWATER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE.

THE WATER AND SEWAGE FACILITIES TO BE INSTALLED BY THE DEVELOPER WILL BE CONSTRUCTED WITHIN ONE (1) YEAR OF THE FILING OF THE FINAL PLAT FOR THIS SUBDIVISION WITH AN APPROVED FISCAL GUARANTEE FOR COMPLETION OF IMPROVEMENTS, UNLESS A SUBSEQUENT FISCAL GUARANTEE IS APPROVED FOR FURTHER EXTENSION.


ROBERTO S. ROMERO
TEXAS LICENSE 114517



7/10/2024
DATE

DISTRIBUCION DE AGUA: DESCRIPCION, COSTOS Y FECHA DE INICIO DE OPERACIONES

LOWER VALLEY WATER DISTRICT (LVWD) PROVEERA EL SERVICIO DE AGUA POTABLE A LA SUBDIVISION BABA UNIT TWO. BABA L.P. (EL PROPIETARIO DEL PROYECTO) Y LVWD HAN ESTABLECIDO UN CONTRATO EN EL CUAL LVWD SE COMPROMETE A PROVEER SUFFICIENTE AGUA A LA SUBDIVISION POR LO MENOS TREINTA AÑOS Y LVWD HA PROPORCIONADO LA DOCUMENTACION NECESARIA PARA GARANTIZAR LA CALIDAD Y CANTIDAD DEL SUMINISTRO DE AGUA DISPONIBLE A LARGO PLAZO, PARA ABASTECER EL DESARROLLO COMPLETO DE LA SUBDIVISION.

LA SUBDIVISION BABA UNIT TWO SE PODRA CONECTAR A UNA LINEA EXISTENTE DE DIECISEIS (16") PULGADAS LOCALIZADA A LO LARGO DE GATEWAY BOULEVARD EAST. ANTES DE OBTENER EL SERVICIO DE AGUA POTABLE, LOS PROPIETARIOS DE CADA LOTE DEBERAN OBTENER UN MEDIDOR DE AGUA DE LVWD Y NECESITARAN PAGAR TODAS LAS CUOTAS PERTINENTES A LVWD. ADEMÁS, CADA PROPIETARIO ES RESPONSABLE DE PAGAR EL COSTO DE INSTALACION DE CUALQUIER LINEA DE SERVICIO QUE SEA NECESARIA DEL MEDIDOR DE AGUA A SU PROPIEDAD. EL SISTEMA DE AGUA ESTARA LISTO PARA EL INICIO DE OPERACIONES EL DIA 30 DE DICIEMBRE DE 2024.

LAS FACILIDADES SERAN INSTALADAS Y CONSTRUIDAS POR COMPLETO, EXCEPTO POR LOS MEDIDORES DE AGUA Y LA INSTALACION DE LOS MISMOS, Y EL COSTO SERA DE \$30,000.00.

SISTEMA DE SANEAMIENTO: DESCRIPCION, COSTOS Y FECHA DE INICIO DE OPERACIONES

LVWD PROVEERA EL SERVICIO DE DRENAJE A LA SUBDIVISION "BABA UNIT TWO". EL PROPIETARIO DEL PROYECTO Y LVWD HAN ESTABLECIDO UN CONVENIO EN EL CUAL LVWD SE HA COMPROMETIDO A PROVEER EL SERVICIO DE SANEAMIENTO A LA SUBDIVISION POR LO MENOS TREINTA AÑOS. LA PROPIEDAD SE CONECTARA A UNA LINEA EXISTENTE DE DOCE (12") PULGADAS LOCALIZADA EN LA PARTE TRASERA DE LA PROPIEDAD.

EL SISTEMA DE DRENAJE PROPUESTO SERA CONSTRUIDO POR EL URBANIZADOR DURANTE LA FASE DE CONSTRUCCION DE LA SUBDIVISION BABA UNIT TWO. EL COSTO ESTIMADO DE ESTAS FACILIDADES ES DE \$25,000.00. CADA PROPIETARIO ES RESPONSABLE DE PAGAR EL COSTO Y LA INSTALACION DE CUALQUIER LINEA DE SERVICIO QUE SERA NECESARIA DE UN CABO EXISTENTE A SU PROPIEDAD. ANTES DE OBTENER SERVICIO DE DRENAJE, CADA PROPIETARIO DEBERA PAGAR LAS CUOTAS REQUERIDAS A LVWD. EL SISTEMA DE DRENAJE SANITARIO INICIARA SUS OPERACIONES EL DIA 30 DE DICIEMBRE DEL 2024.

CERTIFICACION

YO CERTIFICO QUE LOS SERVICIOS DE AGUA Y DRENAJE MENCIONADOS ANTERIORMENTE ESTAN DE ACUERDO CON EL MODELO DE REGLAS APROBADAS BAJO LA SECCION 16.343 DEL CODIGO DE AGUA DE TEXAS.

EL SISTEMA DE AGUA Y DRENAJE INSTALADO POR EL URBANIZADOR SERA CONSTRUIDO DENTRO DE UN (1) AÑO DESPUES DE ARCHIVAR EL PLANO FINAL DE LA SUBDIVISION CON UNA GARANTIA FISCAL APROBADA PARA COMPLETAR LA CONSTRUCCION DE LA SUBDIVISION, A MENOS QUE SE APRUEBE UNA GARANTIA FISCAL SUBSECUENTE PARA UNA NUEVA EXTENSION.

DRAINAGE REPORT
BY ROBERTO S. ROMERO, P.E.

BABA UNIT TWO SUBDIVISION IS ON LAND THAT GENTLY SLOPES IN A SOUTHEASTERLY DIRECTION. THE SUBDIVISION IS DESIGNED TO CAPTURE AND CONTAIN STORMWATER RUNOFF WITHIN ITS BOUNDARIES BY MEANS OF INLETS, BOX CULVERTS AND RETENTION POND. THE POND HAS BEEN DESIGNED WITH SUFFICIENT POND CAPACITY TO RETAIN THE DEVELOPED 100-YEAR DESIGN RAINFALL. THE RUN-OFF FROM THE PROPOSED BOX CULVERTS DISCHARGES INTO THE AMERICAS TEN BASIN. IMPROVEMENT PLANS FOR THIS SUBDIVISION ARE REFERENCED IN CASE ID#23-169 AT THE EL PASO COUNTY PLANNING & DEVELOPMENT DEPARTMENT.

ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM MAP, COMMUNITY PANEL NUMBER 480212 0236B, DATED SEPTEMBER 4, 1991, THIS PROPERTY APPEARS TO LIE WITHIN ZONE "A" AND ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD.

THE ABOVE MEASURES PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AVOID CONCENTRATING RUNOFF ONTO OTHER LOTS, AND COORDINATE INDIVIDUAL LOT DRAINAGE WITH THE GENERAL STORM DRAINAGE PATTERN FOR THE AREA. THE MAP AT THE BOTTOM ILLUSTRATES THE FLOW PATTERNS FOR THE RUNOFF.

CERTIFICATION

UNDER LOCAL GOVT. CODE 232.021(4), "FLOODPLAIN" MEANS ANY AREA IN THE 100-YEAR FLOODPLAIN THAT IS SUSCEPTIBLE TO BEING INUNDATED BY WATER FROM ANY SOURCE OR THAT IS IDENTIFIED BY FEMA UNDER THE NATIONAL FLOOD INSURANCE ACT. BY MY SIGNATURE BELOW, I CERTIFY THAT BABA UNIT TWO SUBDIVISION LIES WITHIN A FLOOD ZONE DESIGNATION OF "A" AS DESIGNATED IN PANEL NO. 480212 0236B DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "A" INDICATE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD.


ROBERTO S. ROMERO
TEXAS LICENSE 114517



7/10/2024
DATE

REPORTE DE DESAGÜE

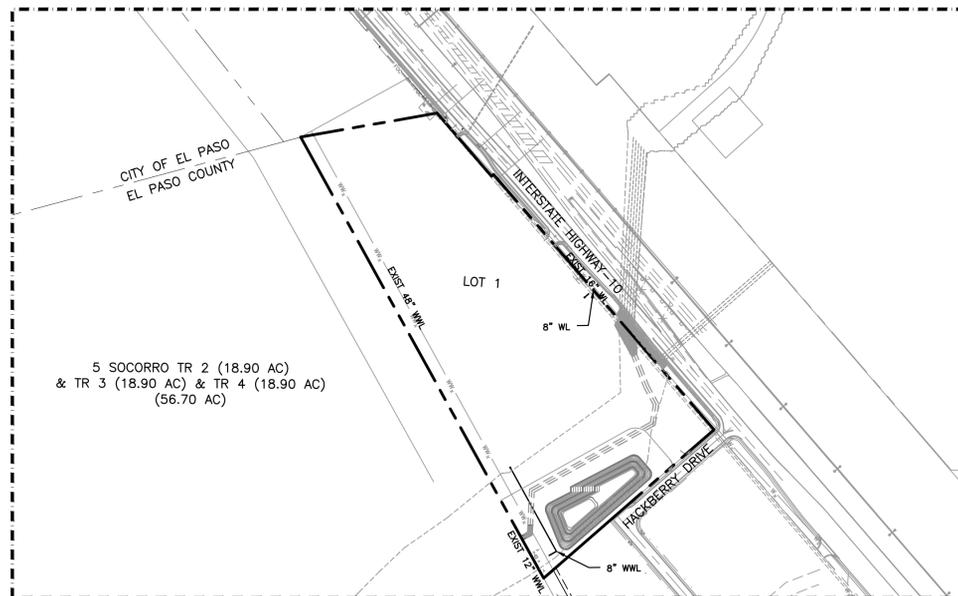
EL FRACCIONAMIENTO DE BABA UNIT TWO SE ENCUENTRA EN TERRENOS QUE FORMAN UNA LIGERA PENDIENTE EN DIRECCION AL SURESTE. EL FRACCIONAMIENTO ESTA DISEÑADO PARA CAPTURAR Y LLEVAR LA ESCORRENTA PLUVIAL DENTRO DE SUS LIMITES POR MEDIO DE CANALES ARTIFICIALES Y SISTEMAS DE DESAGÜE. EL ESTANQUE DE RETENCION HA SIDO DISEÑADO CON CAPACIDAD SUFICIENTE PARA CONTENER LAS TORMENTAS DE 100-AÑOS. LA ESCORRENTA PLUVIAL DE LA ALCANTARILLA PROPUESTA DESCARGA A LA CUENCA AMERICAS TEN. LOS PLANOS PARA ESTA SUBDIVISION PUEDEN SER ENCONTRADOS EN EL PASO COUNTY PLANNING & DEVELOPMENT DEPARTMENT BAJO EL NUMERO DE CASO 23-169.

EN EL MAPA FIRM DE LA AGENCIA FEDERAL PARA EL MANEJO DE EMERGENCIAS (FEMA), COMMUNITY PANEL NO. 480212 0236B, CON FECHA DEL 4 DE SEPTIEMBRE DE 1991, ESTA PROPIEDAD SE ENCUENTRA DENTRO DE LA ZONA "A" AREAS SUJETAS A INUNDACION A UNA TORMENTA DE 100-AÑOS.

LAS MEDIDAS MENCIONADAS ANTERIORMENTE PROPORCIONAN DESAGÜES EFECTIVOS LEJOS DE CUALQUIER EDIFICIO, EVITAN LA CONCENTRACION DE LA ESCORRENTA EN OTROS LOTES Y COORDINAN EL DESAGÜE DE CADA LOTE CON EL SISTEMA DE DESAGÜE DEL AREA. EL MAPA DE ABAJO MUESTRA EL CAMINO QUE SIGUE LA ESCORRENTA.

CERTIFICACION

BAJO EL CODIGO LOCAL DE GOBIERNO 232.021(4), "PLANICIE DE INUNDACION" (FLOODPLAIN) SIGNIFICA CUALQUIER AREA LOCALIZADA EN LA PLANICIE DE INUNDACION DE LAS TORMENTAS DE 100-AÑOS QUE SON SUSCEPTIBLES A INUNDARSE CON AGUA PROCEDENTE DE CUALQUIER FUENTE IDENTIFICADA POR FEMA BAJO EL ACTO NACIONAL DE ASEGURANZA DE INUNDACION (NATIONAL FLOOD INSURANCE ACT). CON MI FIRMA, CERTIFICO QUE LA SUBDIVISION BABA UNIT TWO SE ENCUENTRA EN LA ZONA "A". DE ACUERDO AL PANEL NO. 480212 0236B, CON FECHA DEL 4 DE SEPTIEMBRE DE 1991, DE LOS MAPAS DE TARIFA DEL SEGURO DE INUNDACION (FLOOD INSURANCE RATE MAPS), DEL CONDADO DE EL PASO, TEXAS. ZONA "A" DENOTA AREAS SUJETAS A INUNDACION A UNA TORMENTA DE 100-AÑOS.



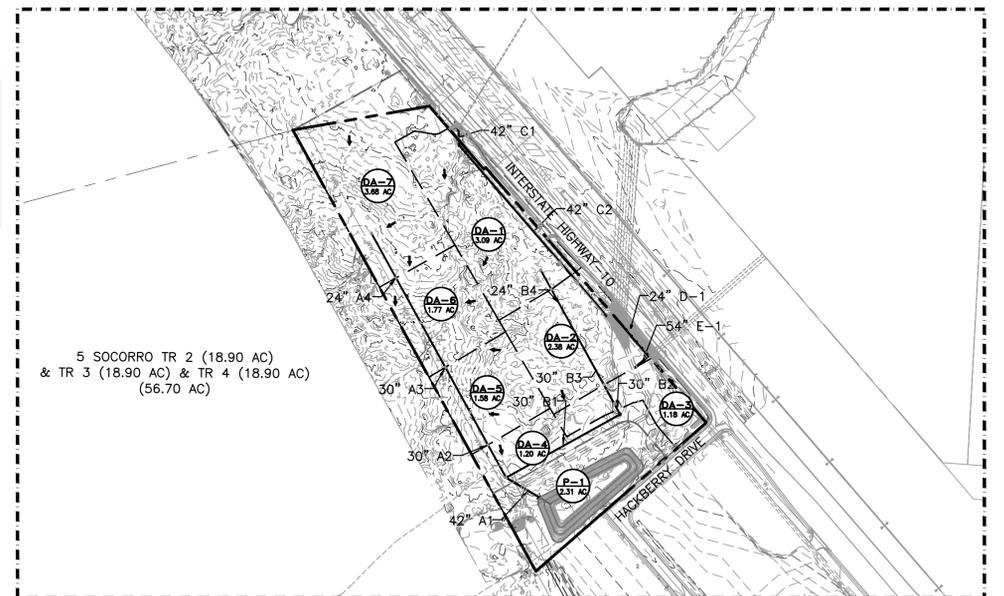
MAP OF WATER AND WASTEWATER SYSTEMS
MAPA DEL SISTEMA DE AGUA POTABLE Y SANEAMIENTO

RETENTION POND DRAINAGE CALCULATIONS						Q = (A*R ² C) / 12			
Basin No.	Area (sf)	Area (Ac)	Composite C	R (inches)	QT (Ac-Ft)	Emergency Storage (Ac-Ft)	Silt Volume (Ac-Ft)	Required Capacity (Ac-Ft)	Available Capacity (Ac-Ft)
P-1	100,801.49	2.31	0.33	4.00	0.25	0.064	0.028	0.35	
DA-1	134,520.59	3.09	0.90	4.00	0.93	0.232	0.037	1.20	
DA-2	103,781.18	2.38	0.90	4.00	0.71	0.179	0.029	0.92	
DA-3	51,587.84	1.18	0.90	4.00	0.36	0.089	0.014	0.46	
DA-4	52,481.44	1.20	0.90	4.00	0.36	0.090	0.014	0.47	
DA-5	68,903.95	1.58	0.90	4.00	0.47	0.119	0.019	0.61	
DA-6	77,030.95	1.77	0.90	4.00	0.53	0.133	0.021	0.68	
DA-7	160,222.36	3.68	0.90	4.00	1.10	0.276	0.044	1.42	
					Total:	4.72	1.18	0.21	6.83

*Silt Volume = Area * 0.12



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MAP OF DRAINAGE SYSTEM
MAPA DEL SISTEMA DE DESAGÜE