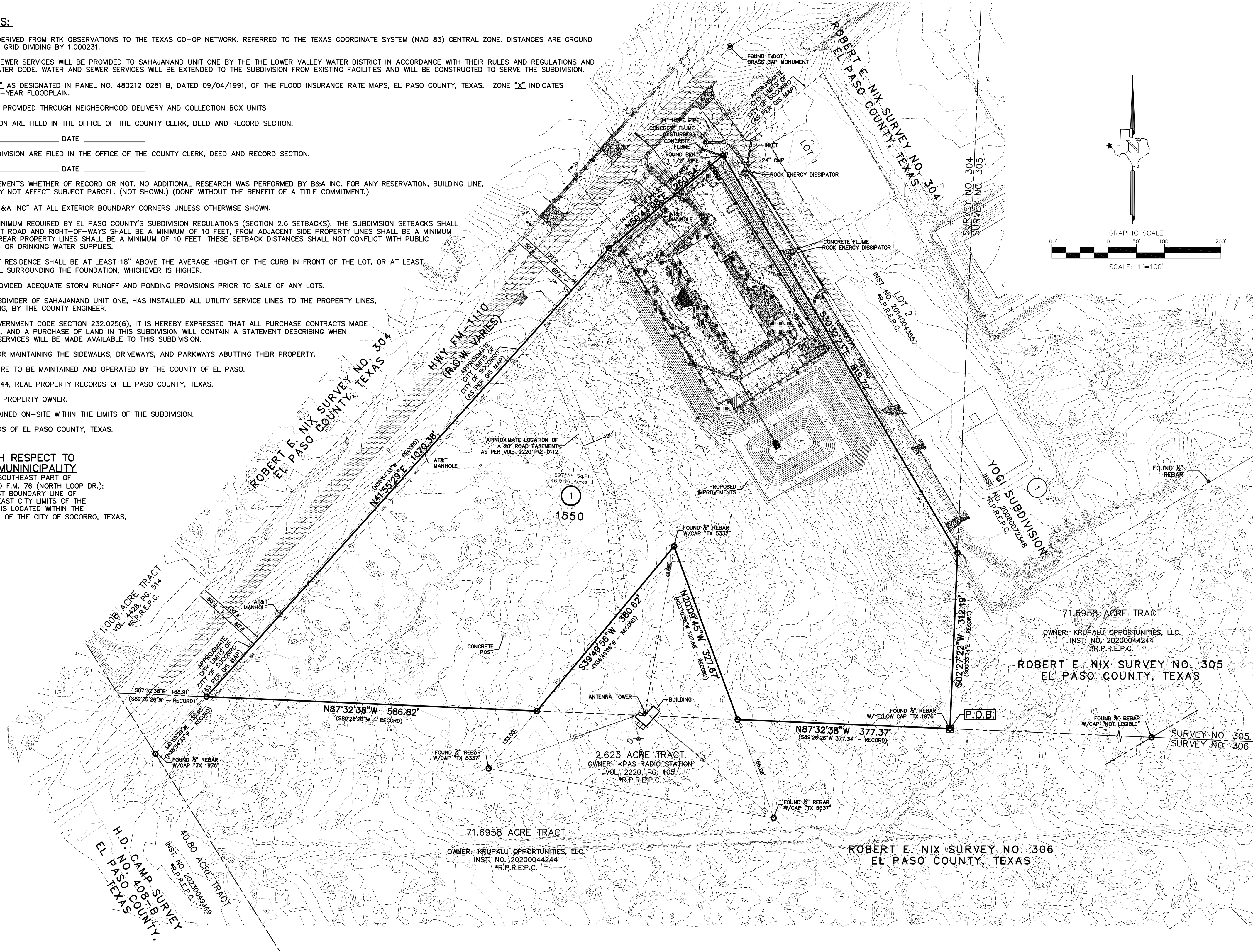


PLAT NOTES AND RESTRICTIONS:

- BEARINGS SHOWN ARE GRID BEARINGS DERIVED FROM RTK OBSERVATIONS TO THE TEXAS CO-OP NETWORK. REFERRED TO THE TEXAS COORDINATE SYSTEM (NAD 83) CENTRAL ZONE. DISTANCES ARE GROUND DISTANCES AND MAY BE CONVERTED TO GRID DIVIDING BY 1.000231.
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO SAHAJANAND UNIT ONE BY THE 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 EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION.
- THIS SUBDIVISION LIES WITH IN ZONE 2C AS DESIGNATED IN PANEL NO. 480212 0281 B, DATED 09/04/1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE 2C INDICATES AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT NO. _____ DATE _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT NO. _____ DATE _____
- THIS PROPERTY IS BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT. NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATION, BUILDING LINE, AND OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL. (NOT SHOWN.) (DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.)
- SET 1/2" REBAR WITH CAP STAMPED "B&A INC" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE SHOWN.
- BUILDING SETBACKS SHALL MEET THE MINIMUM REQUIRED BY EL PASO COUNTY'S SUBDIVISION REGULATIONS (SECTION 2.6 SETBACKS). THE SUBDIVISION SETBACKS SHALL BE AS FOLLOWS: FROM ADJACENT FRONT ROAD AND RIGHT-OF-WAYS SHALL BE A MINIMUM OF 10 FEET, FROM ADJACENT SIDE PROPERTY LINES SHALL BE A MINIMUM OF 10 FEET AND FROM THE ADJACENT REAR PROPERTY LINES SHALL BE A MINIMUM OF 10 FEET. THESE SETBACK DISTANCES SHALL NOT CONFLICT WITH PUBLIC UTILITIES, ON-SITE SEWERAGE FACILITIES OR DRINKING WATER SUPPLIES.
- THE FINISHED FLOOR ELEVATION OF ANY RESIDENCE SHALL BE AT LEAST 18" ABOVE THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT, OR AT LEAST 12" ABOVE THE NATURAL GROUND LEVEL SURROUNDING THE FOUNDATION, WHICHEVER IS HIGHER.
- KRUPALU OPPORTUNITIES, LLC., HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY LOTS.
- KRUPALU OPPORTUNITIES, LLC., THE SUBDIVIDER OF SAHAJANAND UNIT ONE, HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES, UNLESS OTHERWISE APPROVED IN WRITING, BY THE COUNTY ENGINEER.
- IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN KRUPALU OPPORTUNITIES, LLC., AND A PURCHASE OF LAND IN THIS SUBDIVISION WILL CONTAIN A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
- LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS, DRIVEWAYS, AND PARKWAYS ABUTTING THEIR PROPERTY.
- ALL PUBLIC STORMWATER INFRASTRUCTURE TO BE MAINTAINED AND OPERATED BY THE COUNTY OF EL PASO.
- DEED REFERENCE: INST. NO. 20200044244, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
- RETENTION POND TO BE MAINTAINED BY PROPERTY OWNER.
- ALL DEVELOPED RUNOFF SHALL BE RETAINED ON-SITE WITHIN THE LIMITS OF THE SUBDIVISION.
- *R.P.R.E.P.C. = REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL OF A MUNICIPALITY
SAHAJANAND UNIT ONE IS LOCATED IN THE SOUTHEAST PART OF EL PASO COUNTY, TEXAS, BETWEEN I-10 AND F.M. 76 (NORTH LOOP DR.); AND SOUTHEAST OF FM 1110. THE NORTHWEST BOUNDARY LINE OF SAHAJANAND UNIT ONE IS ALSO THE SOUTHEAST CITY LIMITS OF THE CITY OF SOCORRO, TEXAS. THIS SUBDIVISION IS LOCATED WITHIN THE 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF SOCORRO, TEXAS, UNDER LOCAL GOVERNMENT CODE 2021.001.

SCHOOL DISTRICT	
CLINT INDEPENDENT SCHOOL DISTRICT 14521 HORIZON BLVD. EL PASO, TX 79928	
PROPOSED LAND USE	
NON-RESIDENTIAL	
LOTS	
==	1
TOTAL	
==	1



PRELIMINARY
SAHAJANAND UNIT ONE

A 16.01 ACRE PORTION OUT OF
A 73.6958 ACRE TRACT,
OF ROBERT E. NIX SURVEY NO. 304,
EL PASO COUNTY, TEXAS
AREA 697,466 SQ. FT. ± OR 16.0116 ACRES ±

METES AND BOUNDS

DESCRIPTION OF A PARCEL OF LAND BEING A 16.01 ACRE PORTION OUT OF A 71.6958 ACRE TRACT (DESCRIBED IN INSTRUMENT NO. 20200044244, OF THE REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS), OF ROBERT E. NIX SURVEY NO. 304, EL PASO COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, A FOUND 1/2 INCH REBAR WITH YELLOW CAP STAMPED "TX 1976" (ORIGINAL CORNER), BEING ON THE COMMON CORNER OF ROBERT E. NIX SURVEY NO. 304 AND 305, EL PASO COUNTY, TEXAS, SAID REBAR ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE, **N 87° 32' 38" W** (S 89° 26' 26" W - RECORD), ALONG THE COMMON LINE OF ROBERT E. NIX SURVEY NO. 304 AND 306, A DISTANCE OF **377.37 FEET** (377.34 FEET - RECORD) TO A SET 1/2 INCH REBAR WITH CAP STAMPED "B&A INC"; BEING ON THE NORTHEASTERLY LINE OF A 2.623 ACRE TRACT (VOLUME 2220, PAGE 105, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS) OUT OF ROBERT E. NIX SURVEY NO. 304 AND 306;

THENCE, **N 20° 09' 45" W** (N 23° 10' 36" W - RECORD), LEAVING SAID COMMON LINE, AND ALONG THE COMMON LINE OF SAID 71.6958 ACRE TRACT AND SAID 2.623 ACRE TRACT, A DISTANCE OF **327.67 FEET** (327.68 FEET - RECORD) TO A FOUND 1/2 INCH REBAR WITH CAP STAMPED "TX 5337", BEING THE MOST NORTHERLY CORNER OF SAID 2.623 ACRE TRACT;

THENCE, **S 39° 49' 56" W** (S 36° 49' 06" W - RECORD), CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF **380.82 FEET** TO A SET 1/2 INCH REBAR WITH CAP STAMPED "B&A INC"; BEING ON THE WESTERLY LINE OF SAID 2.623 ACRE TRACT; ALSO BEING THE COMMON LINE OF ROBERT E. NIX SURVEY NO. 304 AND 306;

THENCE, **N 87° 32' 38" W** (S 89° 26' 26" W - RECORD), AND ALONG SAID COMMON LINE, A DISTANCE OF **586.82 FEET** TO A SET 1/2 INCH REBAR WITH CAP STAMPED "B&A INC", ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HIGHWAY FM-1110;

THENCE, **N 41° 55' 29" E** (N 38° 54' 33" E - RECORD), ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY FM-1110, A DISTANCE OF **1070.38 FEET** TO A FOUND 1/2 INCH REBAR WITH CAP STAMPED "TX 1976" (ORIGINAL CORNER);

THENCE, **N 50° 44' 08" E** (N 47° 40' 29" E - RECORD), CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY FM-1110, A DISTANCE OF **260.54 FEET** (261.27 FEET - RECORD) TO A FOUND 1/2 INCH BENT PIPE ON THE NORTHERLY COMMON CORNER OF SAID 71.6958 ACRE TRACT AND LOT 2, BLOCK 1, YOGI SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 20080072348, PLAT RECORDS OF EL PASO COUNTY, TEXAS;

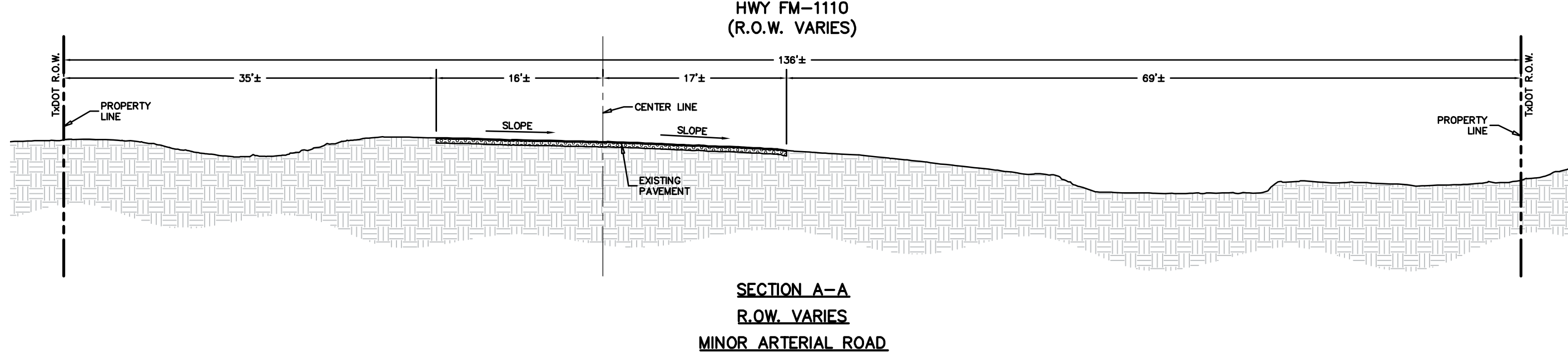
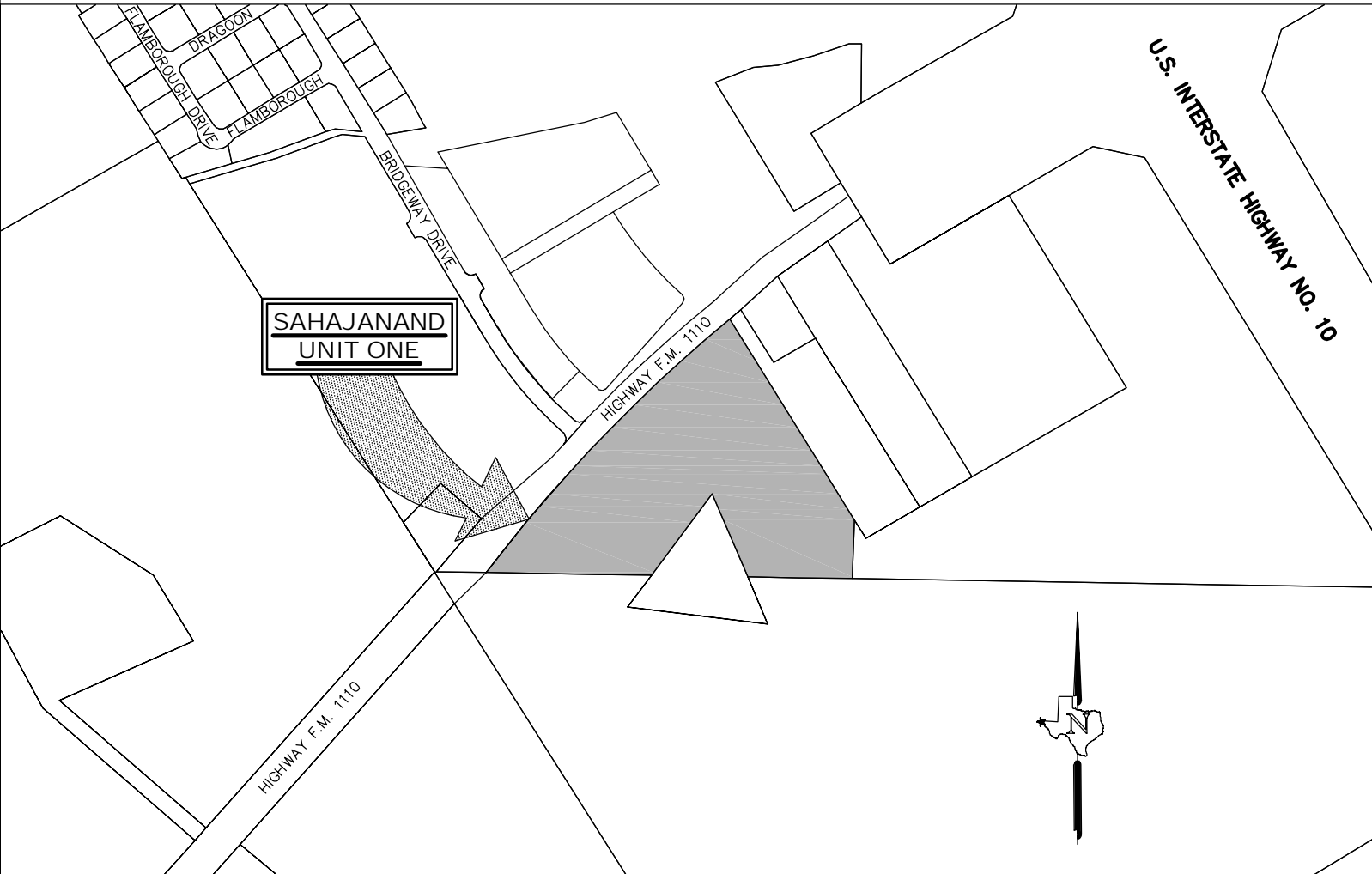
THENCE, **S 30° 32' 23" E** (S 33° 33' 37" E - RECORD), ALONG THE COMMON LINE OF SAID 71.6958 ACRE TRACT AND SAID LOT 2, A DISTANCE OF **819.72 FEET** TO A SET 1/2 INCH REBAR WITH CAP STAMPED "B&A INC", BEING AT THE COMMON LINE OF SAID ROBERT E. NIX SURVEY NO. 304, ROBERT E. NIX SURVEY NO. 305, EL PASO COUNTY, TEXAS;

THENCE, **S 02° 27' 22" W** (S 00° 33' 34" E - RECORD), ALONG THE COMMON LINE OF SAID ROBERT E. NIX SURVEY NO. 304 AND 305, A DISTANCE OF **312.19 FEET** TO THE POINT OF BEGINNING OF THIS DESCRIPTION AND CONTAINING IN ALL 16.0116 ACRES MORE OR LESS.

LEGEND

- | | | | |
|------|---|---|----------------|
| ⊗ | — FOUND ORIGINAL CORNER | — | — SIGN |
| ○ | — SET 1/2" REBAR W/CAP "B&A INC" (UNLESS NOTED OTHERWISE) | ▨ | — INLET |
| ○ | — CALCULATED POINT (NOT SET) | ⊙ | — AT&T MANHOLE |
| — | — CURB | ⊠ | — UTILITY BOX |
| ---- | — UNDERGROUND PIPE | ⊞ | — CABLE BOX |
| — | — OVERHEAD POWER LINE | ● | — POST |
| —x— | — CHAINLINK FENCE | ▤ | — CONCRETE |
| —g— | — GAS LINE | ▥ | — PAVEMENT |
| --- | — UNDERGROUND TELECOMMUNICATIONS LINE | | |

LOCATION MAP SCALE: 1"=600'



PRINCIPAL CONTACTS:

	Name	Address	City & Zip	Phone
OWNER:	Krupalu Opportunities, LLC	1517 Clint Cut Off Road	Clint, TX 79836	(915) 526-2797
SURVEYOR:	Barragan & Associates Inc.	10950 Pellicano Dr. Bldg. F	El Paso, TX 79935	(915) 591-5709
ENGINEER:	TRE & Associates	110 N. Mesa Park Dr., Suite 200	El Paso, TX 79912	(915) 852-9093

ENGINEER
TRE & ASSOCIATES
Engineering Solutions
TBPE FIRM No. 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

CONTACT: ROBERTO S. ROMERO, P.E.

SURVEYOR
Barragan & Associates Inc.
LAND PLANNING & LAND SURVEYING
TEXAS SURVEYING FIRM# 10151200
10950 Pellicano Dr. Bldg. F - El Paso TX 79935
Phone (915) 591-5709 Fax (915) 591-5706

CONTACT: BENITO BARRAGAN, R.P.L.S.
DATE OF PREPARATION: MARCH 21, 2024

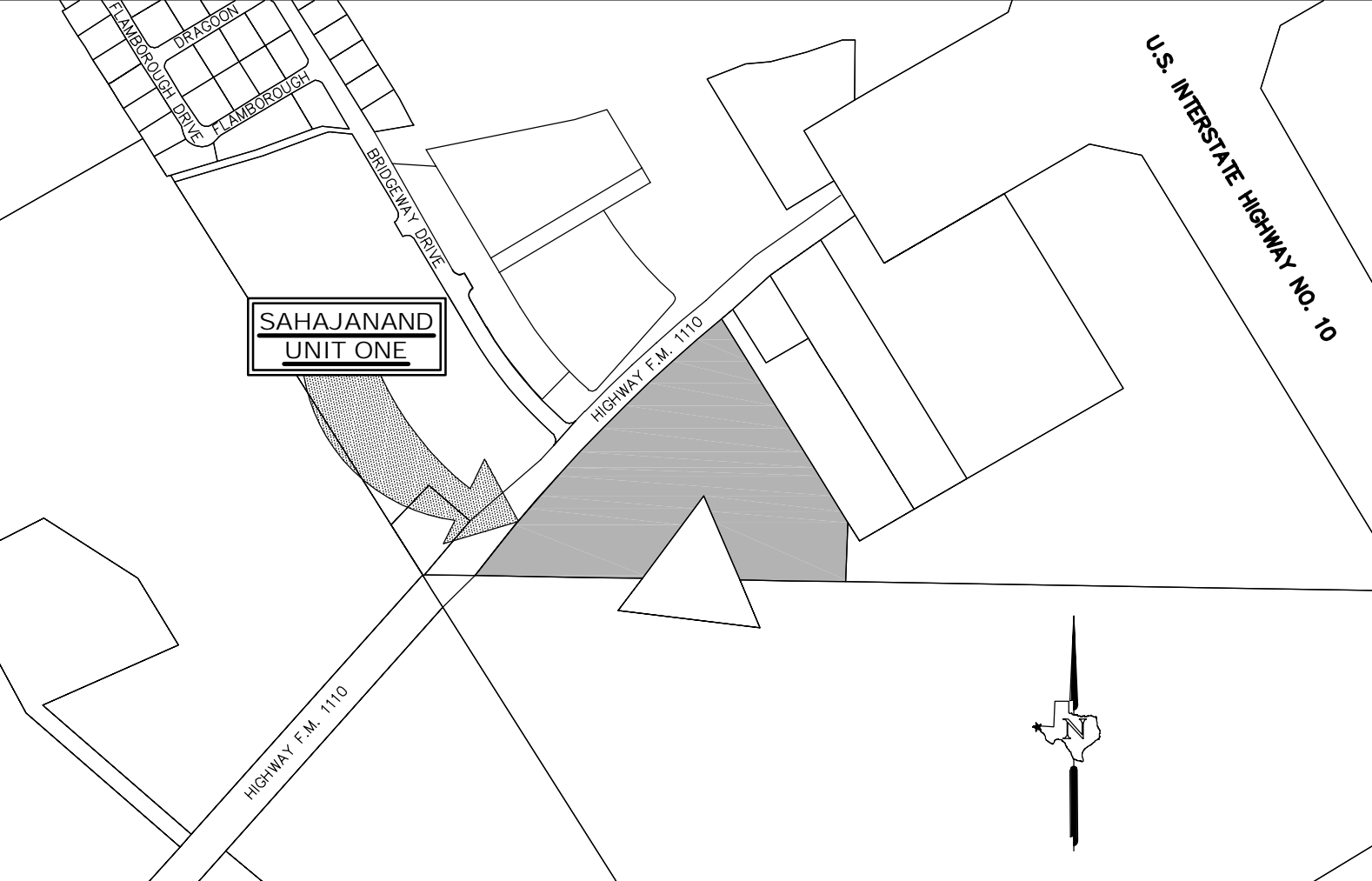
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LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL OF A MUNICIPALITY

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LOCATION MAP



SCALE: 1"=600'

DESCRIPTION OF A PARCEL OF LAND BEING A 16.01 ACRE PORTION OUT OF A 71.6958 ACRE TRACT (DESCRIBED IN INSTRUMENT NO. 20200044244, OF THE REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS), OF ROBERT E. NIX SURVEY NO. 304, EL PASO COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE, **N 41° 55' 29" E** (N 38° 54' 33" E - RECORD), ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY FM-1110, A DISTANCE OF **1070.38 FEET** TO A FOUND 1/2 INCH REBAR WITH CAP STAMPED "TX 1976" (ORIGINAL CORNER);

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THENCE, **S 30° 32' 23" E** (S 33° 33' 37" E - RECORD), ALONG THE COMMON LINE OF SAID 71.6958 ACRE TRACT AND SAID LOT 2, A DISTANCE OF **819.72 FEET** TO A SET 1/2 INCH REBAR WITH CAP STAMPED "B&A INC", BEING AT THE COMMON LINE OF SAID ROBERT E. NIX SURVEY NO. 304, ROBERT E. NIX SURVEY NO. 305, EL PASO COUNTY, TEXAS;

THENCE, **S 02° 27' 22" W** (S 00° 33' 34" E - RECORD), ALONG THE COMMON LINE OF SAID ROBERT E. NIX SURVEY NO. 304 AND 305, A DISTANCE OF **312.19 FEET** TO THE POINT OF BEGINNING OF THIS DESCRIPTION AND CONTAINING IN ALL 16.0116 ACRES MORE OR LESS.

METES AND BOUNDS

71.6958 ACRE TRACT
OWNER: KRUPALU OPPORTUNITIES, LLC.
INST. NO. 20200044244
*R.P.R.E.P.C.

ROBERT E. NIX SURVEY NO. 306
EL PASO COUNTY, TEXAS

SCHOOL DISTRICT

CLINT INDEPENDENT SCHOOL DISTRICT
14521 HORIZON BLVD.
EL PASO, TX 79928

PROPOSED LAND USE

NON-RESIDENTIAL

LOTS	= 1
TOTAL	= 1

PRINCIPAL CONTACTS:

OWNER:	Name	Address	City & Zip	Phone
	Krupalu Opportunities, LLC	1517 Clint Cut Off Road	Clint, TX 79836	(915) 526-2797
SURVEYOR:	Barragan & Associates Inc.	10950 Pelicano Dr. Bldg. F	El Paso, TX 79935	(915) 591-5709
ENGINEER:	TRE & Associates	110 N. Mesa Park Dr., Suite 200	El Paso, TX 79912	(915) 852-9093

SAHAJANAND UNIT ONE

A 16.01 ACRE PORTION OUT OF
A 73.6958 ACRE TRACT,
OF ROBERT E. NIX SURVEY NO. 304,
EL PASO COUNTY, TEXAS
AREA 697,466 SQ. FT. ± OR 16.0116 ACRES ±
SHEET 1 OF 1

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

Krupalu Opportunities, LLC., as owners of the 16.01± acres of land encompassed within the proposed Sahajanand Unit One, hereby subdivide the land as depicted in this subdivision plat and dedicates to public use, utility easements shown herein, including easements for overhead of service wires for pole type utilities, and buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

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;
- (B) sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
- (C) electrical connections provided to the lots meet, or will meet, the minimum state standards; and
- (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.

By: Krupalu Opportunities, LLC.,
A Texas Corporation

Kishor Koladia

Date

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Kishor Koladia, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed for the purpose and consideration herein expressed.

Given under my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for El Paso County

My Commission Expires

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 per 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.

EL PASO COUNTY, TEXAS CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §232.028(a)

WE THE UNDERSIGNED CERTIFY that this plat of Sahajanand Unit One was reviewed and approved by the El Paso

County Commissioners Court on _____

El Paso County Judge

Date

ATTEST:

El Paso County Clerk

Date

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____, County Clerk of El Paso County, certify that the plat bearing this certificate was filed and

recorded under Instrument Number _____ in the Plat Records of the El Paso County.

El Paso County Clerk

Subdivision Improvement plans prepared by and under the supervision of TRE & Associates.

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.

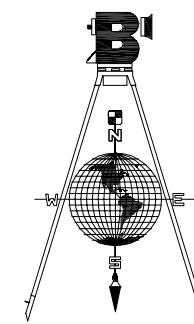
Roberto S. Romero, P.E.
Licensed Professional Engineer
Texas License No. 138219

Benito Barragan TX, R.P.L.S. No. 5615

ENGINEER
TRE
& ASSOCIATES
Engineering Solutions
TBPE FIRM No. 13987

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

CONTACT: ROBERTO S. ROMERO, P.E.



SURVEYOR
Barragan & Associates Inc.
LAND PLANNING & LAND SURVEYING
TEXAS SURVEYING FIRM# 10151200
10950 Pelicano Dr. Bldg. F - El Paso TX 79935
Phone (915) 591-5709 Fax (915) 591-5706

CONTACT: BENITO BARRAGAN, R.P.L.S.
DATE OF PREPARATION: MARCH 21, 2024

ENGINEERING REPORT FOR SAHAJANAND UNIT ONE
BY ROBERTO S. ROMERO

WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE

THE LOWER VALLEY WATER DISTRICT (LVWD) WILL PROVIDE POTABLE WATER SERVICE TO SAHAJANAND UNIT ONE SUBDIVISION. KRUPALU OPPORTUNITIES, LLC (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.

THE PROPOSED WATER SYSTEM WILL TIE-INTO ONE (1) EXISTING WATER STUB-OUT ALONG FM 1110 AT THE WEST BOUNDARY OF THE PROPERTY. THE PROPOSED WATER SYSTEM WILL TIE INTO AN EXISTING TWELVE-INCH (12") STUB-OUT.

THESE TIE-IN LINE WILL FEED OFF INTO AN EIGHT-INCH (8") WATER LINE THAT WILL RUN ALONG THE PROPOSED DEVELOPMENT.

ONCE THE EIGHT-INCH (8") DIAMETER WATER LINE IS INSTALLED, THE ESTIMATED TOTAL COST FOR THESE IMPROVEMENTS IS \$50,000.00. PRIOR TO OBTAINING WATER SERVICE, THE LOT OWNER MUST OBTAIN A WATER METER FROM LVWD AND PAY ALL APPLICABLE FEES TO LVWD. ADDITIONALLY, THE LOT OWNER IS RESPONSIBLE FOR THE COST AND INSTALLATION OF ANY SERVICE LINE REQUIRED FROM THE METER BOX TO THEIR BUILDING. THE DEVELOPER HAS ALSO INSTALLED THREE (3) FIRE HYDRANT ASSEMBLIES AT A COST OF \$27,000.00. THE WATER FACILITIES WILL BE FULLY OPERABLE ON THE DATE OF DECEMBER 1, 2024.

WASTEWATER FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

LVWD WILL PROVIDE WASTEWATER SERVICE TO SAHAJANAND UNIT ONE SUBDIVISION. THE SUBDIVIDER AND LVWD HAVE ENTERED INTO A CONTRACT IN WHICH LVWD HAS PROMISED TO PROVIDE WASTEWATER SERVICE TO THE SUBDIVISION FOR AT LEAST THIRTY YEARS. THE SUBDIVISION WILL OBTAIN SERVICE FROM EXISTING WASTEWATER STUB-OUT ALONG FM 1110 AT THE WEST BOUNDARY OF THE PROPERTY, THE PROPOSED WASTEWATER SYSTEM WILL TIE INTO AN EXISTING EIGHT-INCH (8") STUB-OUT.

THE TOTAL ESTIMATED COST FOR THESE IMPROVEMENTS IS \$30,000.00. THE LOT OWNER IS RESPONSIBLE FOR THE COST AND INSTALLATION OF ANY SERVICE LINE REQUIRED FROM THE EXISTING STUB-OUT TO THEIR BUILDING. BEFORE OBTAINING WASTEWATER SERVICE, THE LOT OWNER MUST PAY ALL APPLICABLE FEES TO LVWD. THE WASTEWATER FACILITIES WILL BE FULLY OPERABLE ON THE DATE OF DECEMBER 1, 2024.

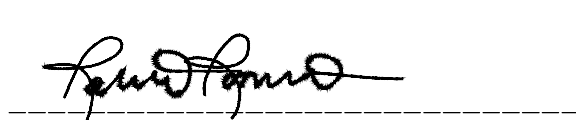
CERTIFICATION

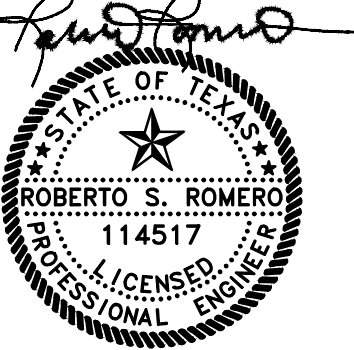
I CERTIFY THAT THE WATER AND WASTEWATER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL WATER FACILITIES, DISCUSSED ABOVE ARE AS FOLLOW:

WATER FACILITIES: THESE FACILITIES WILL BE INSTALLED AND COMPLETELY CONSTRUCTED, EXCEPT FOR THE WATER METERS AND WILL COST \$50,000.00.

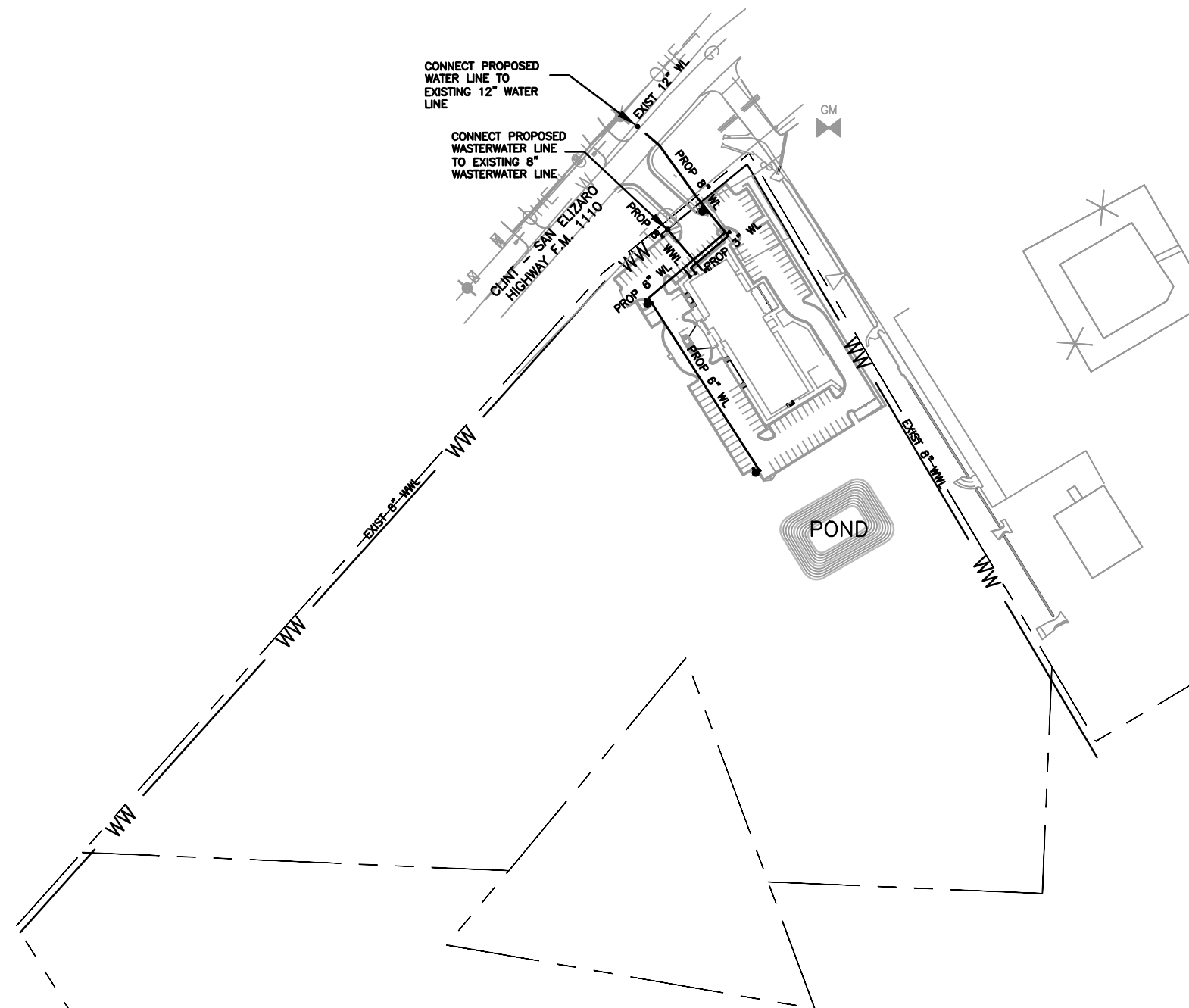
WASTEWATER FACILITIES: THESE FACILITIES WILL BE INSTALLED AND COMPLETELY CONSTRUCTED, EXCEPT FOR THE INSTALLATION AND HOOK-UP FEES OF INDIVIDUAL LOTS AND WILL COST \$30,000.00. OWNERS ARE RESPONSIBLE FOR THE COST AND INSTALLATION OF ANY SERVICE LINE REQUIRED FROM THE WASTEWATER SERVICE LATERAL TO THEIR BUILDING.

THE WATER FACILITIES TO BE INSTALLED BY THE DEVELOPER WILL BE CONSTRUCTED PRIOR TO FILING THE FINAL PLAT OR 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



07/17/2024
DATE



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

SAHAJANAND UNIT ONE

A 16.01 ACRE PORTION OUT OF A 73,6958 ACRE TRACT,
OF ROBERT E. NIX SURVEY NO. 304,
EL PASO COUNTY, TEXAS.
AREA 16.01 ACRES ±

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

EL DISTRITO DE AGUA DE LOWER VALLEY (LVWD) PROVEERA EL SERVICIO DE AGUA POTABLE A LA SUBDIVISION "SAHAJANAND UNIT ONE". KRUPALU OPPORTUNITIES, LLC (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.

EL NUEVO SISTEMA DE AGUA POTABLE SERA CONECTADO A UN (1) CABO DE AGUA EXISTENTE LOCALIZADO EN FM 1110 AL OESTE DEL LIMITE DE PROPIEDAD. EL NUEVO SISTEMA SERA CONECTADO A UN CABO EXISTENTE DE DOCE PULGADAS (12").

DE DICHAS CONECCIONES SE INSTALARA UNA LINEA DE AGUA POTABLE DE OCHO PULGADAS (8") LA CUAL SERA SITUADA A LO LARGO DE LA PROPIEDAD.

AL FINALIZAR LA INSTALACION DE LA LINEA DE OCHO PULGADAS (8"), EL COSTO TOTAL ESTIMADO POR ESTAS MEJORAS ES DE \$50,000.00. ANTES DE OBTENER EL SERVICIO DE AGUA POTABLE, EL PROPIETARIO DEL LOTE DEBERA OBTENER UN MEDIDOR DE AGUA DE LVWD Y NECESITARA PAGAR LAS CUOTAS PERTINENTES A LVWD. ADEMÁS, EL PROPIETARIO SERA RESPONSABLE DE PAGAR EL COSTO E INSTALACION DE CUALQUIER LINEA ADICIONAL QUE SEA NECESARIA DE SU PROPIEDAD AL MEDIDOR. EL PROPIETARIO DEL PROYECTO TAMBIEN HA INSTALADO UN TOTAL DE TRES (3) UNIDADES DE HIDRANTES A UN COSTO DE \$27,000.00. EL SISTEMA DE AGUA ESTARA EN COMPLETO FUNCIONAMIENTO APARTIR EL DIA 1 DE DICIEMBRE DEL 2024.

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

LVWD PROVEERA EL SERVICIO DE DRENAJE A LA SUBDIVISION "SAHAJANAND UNIT ONE". EL PROPIETARIO DEL PROYECTO Y LVWD HAN ESTABLECIDO UN CONVENIO EN EL CUAL LVWD SE HA COMPROMETIDO A PROVEER SERVICIO DE SANEAMIENTO A LA SUBDIVISION POR LO MENOS TREINTA AÑOS. EL NUEVO SISTEMA OBTENDRA SERVICIO DE UNA ESTACION DE BOMBEO PARA AGUAS SUCIAS Y RESIDUALES ATRAVEZ DE UN (1) CABO EXISTENTE LOCALIZADO EN FM 1110 AL OESTE DEL LIMITE DE PROPIEDAD, EL NUEVO SISTEMA SERA CONECTADO A UN CABO EXISTENTE DE DOCE PULGADAS (12").

EL COSTO TOTAL ESTIMADO POR ESTAS MEJORAS ES DE \$30,000.00. EL PROPIETARIO SERA RESPONSABLE DE PAGAR EL COSTO E INSTALACION DE CUALQUIER LINEA ADICIONAL QUE SEA NECESARIA DE SU PROPIEDAD A UN CABO EXISTENTE. ANTES DE OBTENER SERVICIO DE DRENAJE, EL PROPIETARIO DEBERA PAGAR LAS CUOTAS REQUERIDAS DE LVWD. EL SISTEMA DE DRENAJE SANITARIO INICIARA SUS OPERACIONES EL DIA 1 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. YO CERTIFICO QUE LOS COSTOS ESTIMADOS DE INSTALACION DEL SISTEMA DE DRENAJE MENCIONADOS ANTERIORMENTE, SON:

SISTEMA DE AGUA: ESTE SISTEMA SERA INSTALADO Y CONSTRUIDO EN SU TOTALIDAD, CON EXCEPCION DE LOS MEDIDORES DE AGUA, Y COSTARA \$50,000.00.

SISTEMA DE DRENAJE: ESTE SISTEMA SERA INSTALADO Y CONSTRUIDO EN SU TOTALIDAD, CON EXCEPCION DEL COSTO DE LAS CONECCIONES Y TENDRA UN COSTO DE \$30,000.00. EL PROPIETARIO DEL LOTE ES RESPONSABLE POR EL COSTO E INSTALACION DE CUALQUIER LINEA DE SERVICIO QUE SEA NECESARIA DE LA LINEA DE SERVICIO LATERAL A SU PROPIEDAD.

EL SISTEMA DE AGUA INSTALADO POR EL URBANIZADOR SERA CONSTRUIDO ANTES DE ARCHIVAR EL "PLAT" FINAL O DENTRO DE UN (1) AÑO DESPUES DE ARCHIVAR EL "PLAT" 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.

SAHAJANAND UNIT ONE POND CALCULATIONS		
DRAINAGE AREA	REQUIRED CAPACITY (AC-FT)	AVAILABLE CAPACITY (AC-FT)
PND	0.07	
DA-1	0.35	
DA-2	0.20	
DA-3	0.14	
DA-4	0.23	
DA-6	0.09	
TOTAL	1.08	1.70



Engineering Solutions

TBPE FIRM No. 13987

110 Mesa Park, 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

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


SAHAJANAND UNIT ONE SUBDIVISION IS ON LAND THAT GENTLY SLOPES IN A WESTERLY DIRECTION. AT THIS TIME, ONLY A PORTION OF THE PROPERTY WILL BE IMPROVED. THE SITE IS DESIGNED TO CAPTURE AND CONTAIN STORMWATER RUNOFF WITHIN ITS BOUNDARIES. PORTION OF THE SUBDIVISION HAS BEEN GRADED SLIGHTLY SO THAT THE DEVELOPED RUN-OFF WILL FLOW TOWARD THE SITE AND DESIGNATED LOW POINTS WHERE THE RUNOFF WILL BE CAPTURED BY DROP INLETS. THE PROPOSED SITE HAS BEEN CONSTRUCTED WITH CURBS AND GUTTERS AT AN ELEVATION TYPICALLY A FEW INCHES LOWER THAN THE ADJOINING BUILDING. THE PROPOSED SITE CAPTURES ITS RUNOFF AND CARRIES IT ALONG THE CONCRETE CURB AND GUTTER TO CONCENTRATE THE GENERATED RUNOFF INTO NEW DRAINAGE INLETS. THE RUNOFF IS COLLECTED AND CONVEYED BY MEANS OF STORM SEWER SYSTEMS TO DISCHARGE INTO A RETENTION BASIN LOCATED WITHIN THE SUBDIVISION BOUNDARY, WHICH IS DESIGNED WITH SUFFICIENT POND CAPACITY TO RETAIN A 100-YEAR DESIGN RAINFALL FROM THE PROPOSED SITE. THE REMAINING PORTION OF THE LOT GENERALLY SLOPES IN A WESTERLY DIRECTION AND WILL FOLLOW HISTORICAL FLOW. IN THE FUTURE, WHEN IMPROVEMENTS ARE PROPOSED FOR THE REST OF THE PROPERTY, THE DEVELOPED RUN-OFF WILL BE RETAINED WITHIN THE PROPERTY LIMITS. IMPROVEMENT PLANS FOR THE SITE ARE REFERENCED IN CASE ID 23-206 AT THE EL PASO COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.

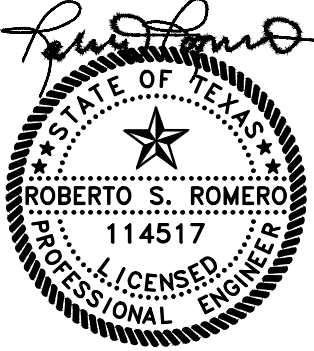
ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM MAP, COMMUNITY PANEL NUMBER 480212 0250B, DATED SEPTEMBER 4, 1991, THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.

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 FOOD INSURANCE ACT. BY MY SIGNATURE BELOW, I CERTIFY THAT SAHAJANAND UNIT ONE SUBDIVISION LIES WITHIN A FLOOD ZONE DESIGNATION OF "X" AS DESIGNATED IN PANEL NO. 480212 0281B DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" INDICATES AREAS OF MINIMAL FLOODING.


ROBERTO S. ROMERO
TEXAS LICENSE 114517



07/17/2024
DATE

REPORTE DE DESAGÜE

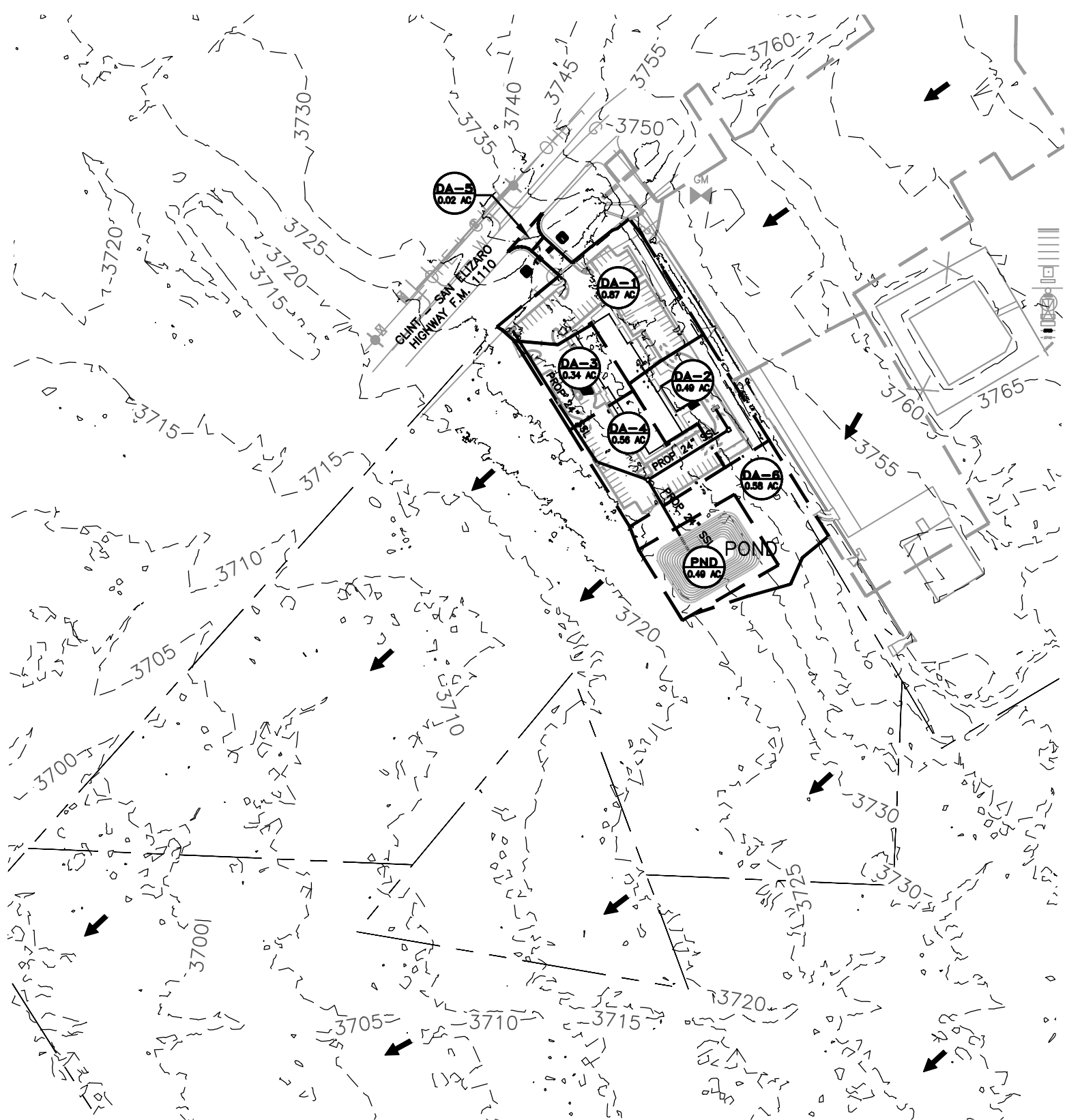
LA SUBDIVISION DE "SAHAJANAND UNIT ONE" SE ENCUENTRA EN TERRENOS QUE FORMAN UNA LIGERA PENDIENTE EN DIRECCION OESTE. POR EL MOMENTO, SOLO UNA PORCION DE LA PROPIEDAD SERA DESARROLLADA. EL SITIO ESTA DISEÑADO PARA CAPTURAR Y LLEVAR LA ESCORRENTIA PLUVIAL DENTRO DE SUS LIMITES. UNA PORCION DE LA SUBDIVISION HA SIDO NIVELADO DE MANERA QUE ESTA FORME UNA LIGERA PENDIENTE HACIA EL SITIO, LLEVANDO LA ESCORRENTIA DESARROLLADA A UN PUNTO BAJO DE DESAGÜE DONDE LA ESCORRENTIA SERA CAPTURADA POR MEDIO DE ENTRADAS DE DESAGÜE. EL SITIO PROPUESTO HA SIDO CONSTRUIDO CON EL BORDE DE LA ACERA A UNAS CUANTAS PULGADAS DE ELEVACION MAS BAJAS QUE EL EDIFICIO CONTIGUO. EL SITIO PROPUESTO CAPTURA LA ESCORRENTIA GENERADA POR EL LOTE Y LA LLEVA POR MEDIO DEL BORDE DE LA ACERA HASTA LAS NUEVAS ENTRADAS DE DESAGÜE. DESPUES ESTA ES LLEVADA POR MEDIO DE UN SISTEMA DE DESAGÜE HASTA UN ESTANQUE DE RETENCION LOCALIZADO DENTRO DE LOS LIMITES DE LA SUBDIVISION Y DISEÑADO CON CAPACIDAD SUFFICIENTE PARA CONTENER LAS TORMENTAS DE 100-AÑOS DEL SITIO. LA PORCION DEL LOTE RESTANTE SE ENCUENTRA EN TERRENO QUE FORMA UNA LIGERA PENDIENTE EN DIRECCION OESTE Y CONTINUARA SU CAMINO NATURAL. EN UN FUTURO, CUANDO EL DESARROLLO DEL RESTO DE LA PROPIEDAD SEA PROPUESTO, LA ESCORRENTIA PLUVIAL SERA CAPTURADA DENTRO DE SUS LIMITES. LOS PLANOS DE MEJORA PARA EL SITIO SON REFERENCIADOS EN EL CASO ID 23-206 EN EL DEPARTAMENTO DE TRABAJOS PUBLICOS DE EL PASO COUNTY.

EN EL MAPA FIRM DE LA AGENCIA FEDERAL PARA EL MANEJO DE EMERGENCIAS (FEMA), COMMUNITY PANEL NO. 480212 0250B, CON FECHA DEL 4 DE SEPTIEMBRE DE 1991, ESTA PROPIEDAD SE ENCUENTRA DENTRO DE LA ZONA "X" LA CUAL NO ES CONSIDERADA COMO ZONA DE PELIGRO DE INUNDACION SUJETA A UNA TORMENTA DE 500-AÑOS.

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

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 SEGURANZA DE INUNDACION (NATIONAL FLOOD INSURANCE ACT). CON MI FIRMA, CERTIFICO QUE LA SUBDIVISION "SAHAJANAND UNIT ONE" SE ENCUENTRA EN LA ZONAS "X". DE ACUERDO AL PANEL NO. 480212 0281B, 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 "X" DENOTA AREAS CON MINIMA INUNDACION.



MAP OF DRAINAGE SYSTEM
MAPA DEL SISTEMA DE DESAGÜE