

NEJAT SUBDIVISION

TRACTS 3A-124, 3A-179, 3A-221, 3A-222, 3A-230 AND 3A-231, SECTION 26, BLOCK 79, TOWNSHIP 2 TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS EL PASO COUNTY, TEXAS.
CONTAINING: 260,057.76 SQ. FT. OR 5.9701 ACRES ±

METES & BOUNDS DESCRIPTION OF NEJAT SUBDIVISION

Exhibit "A"
FIELD NOTE DESCRIPTION of Tracts 3A124, 3A179, 3A221, 3A222, 3A230 and 3A231, Section 26, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a set iron rod at the common boundary corner of Tracts 3A114 and 3A231, same being the northerly right-of-way line of Round Dance Road (60' R.O.W.) and the POINT OF BEGINNING of the herein described parcel;

THENCE, leaving said common boundary corner and along the northerly right-of-way line of Round Dance Road, South 89°56'44" West, a distance of 560.00 feet to a set iron rod for corner at the southwest boundary corner of Tract 3A221 and the intersection of right-of-ways of Round Dance Road and Square Dance Road (60' R.O.W.);

THENCE, leaving said southwest boundary corner of Tract 3A221 and northerly right-of-way line of Round Dance Road and along the easterly right-of-way line of Square Dance Road, North 00°33'12" West, a distance of 464.41 feet to a set iron rod at the northwest boundary corner of Tract 3A221 and the intersection of right-of-ways of Square Dance Road and Allemande Road (60' R.O.W.);

THENCE, leaving said northwest boundary corner of Tract 3A221 and along the southerly right-of-way line of Allemande Road, North 89°56'44" East, a distance of 560.00 feet to a set iron rod at the common boundary corner of Tracts 3A114 and 3A231;

THENCE, leaving said southerly right-of-way line Allemande Road and along the common boundary line of Tracts 3A114 and 3A231, South 00°33'12" East, a distance of 464.41 feet to the POINT OF BEGINNING of the herein described parcel and containing 260,057.76 square feet or 5.9701 Acres of land more or less.

STATE OF TEXAS
COUNTY OF EL PASO

I, Carlos M. Jimenez, a Registered Professional Land Surveyor in Texas, hereby certify that the above plat and description of the Nejat Subdivision were prepared from a survey of the property made on the ground by me or under my supervision on _____, 2022.

Carlos M. Jimenez
Registered Professional Land Surveyor
Texas No. 3950

Date

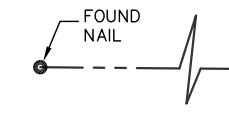
TRACT 3-A-388
SECTION 26, BLOCK 79
TOWNSHIP 2
TEXAS AND PACIFIC
RAILROAD COMPANY SURVEYS

SECTION 26, BLOCK 79
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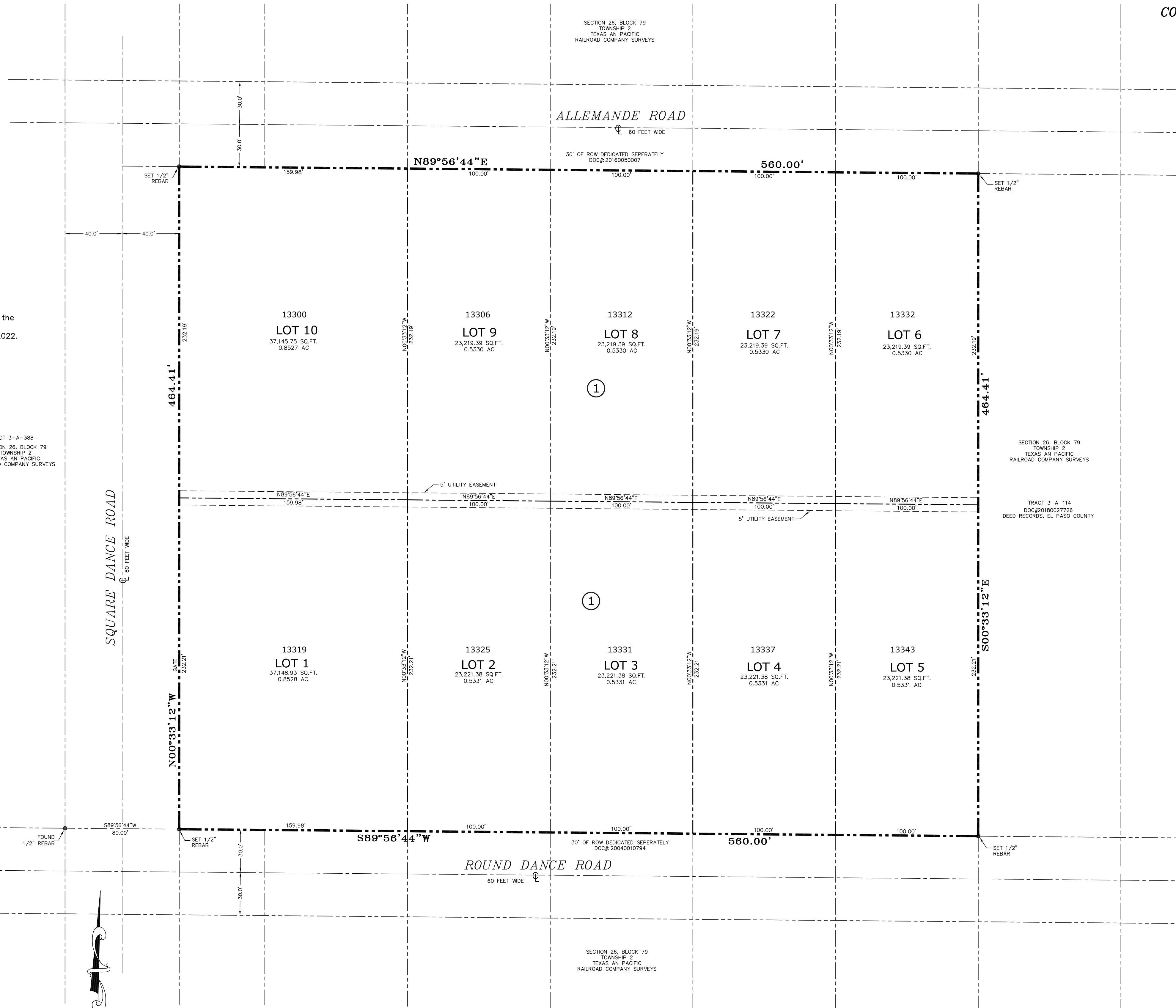
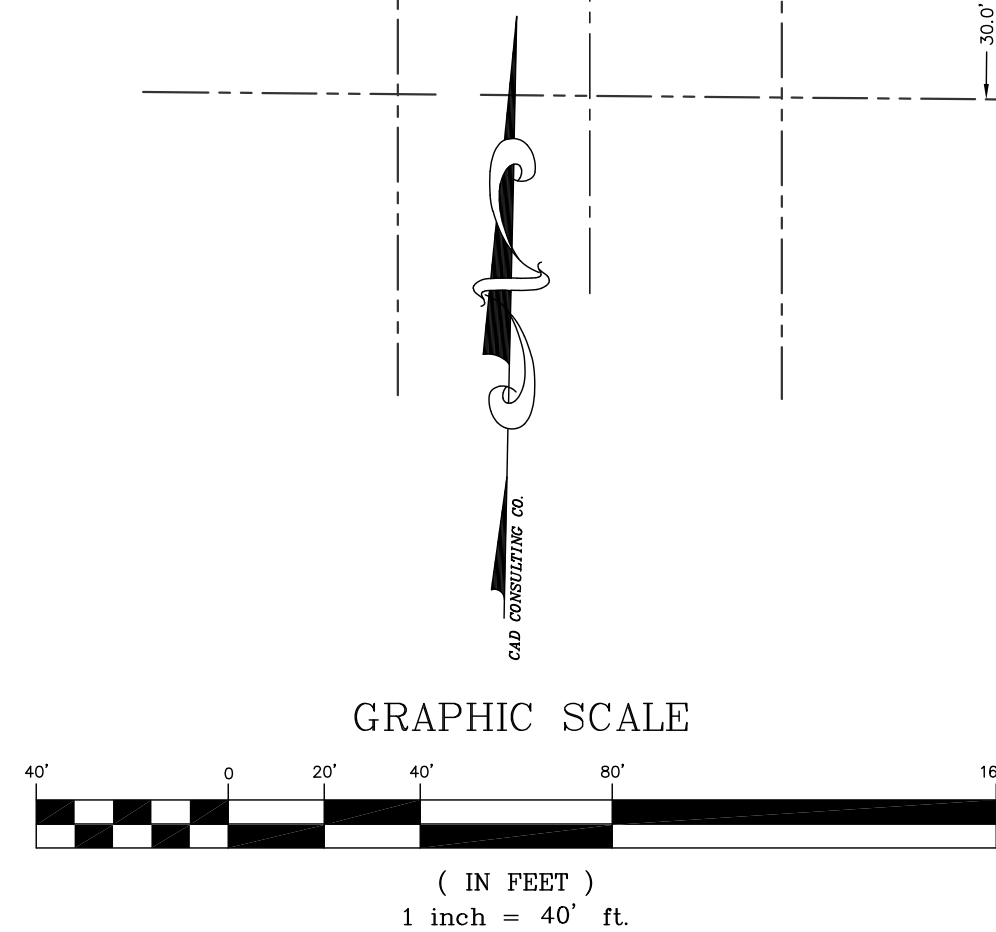
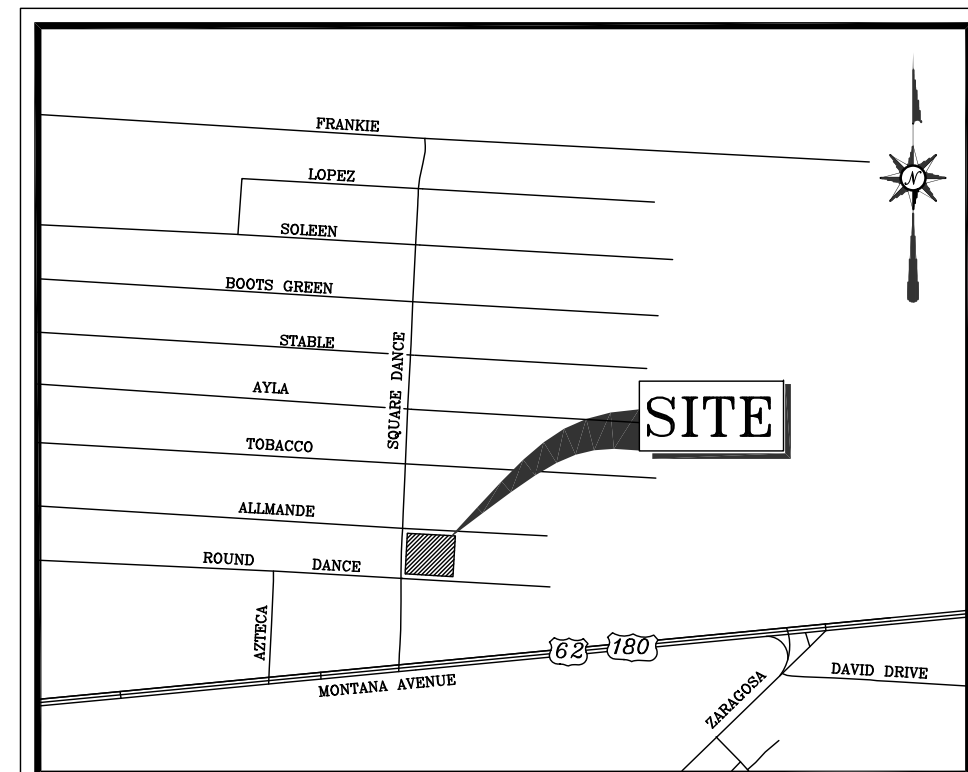
TRACT 3-A-114
DOCS#2018027726
DEED RECORDS, EL PASO COUNTY



TOTAL NUMBER OF LOTS
COMMERCIAL = 10 LOTS



LOCATION MAP: 1" = 600'



STATE OF TEXAS
COUNTY OF EL PASO

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

I, Joshua S. Razy, as owners of the 5,9701 acres of land encompasses with the proposed Nejat Subdivision, hereby subdivide the land as described in this subdivision plat and dedicate to public use the utility easements shown herein.

I certify that I have complied with the requirement 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) electrical connections provided to the lots meet, or will meet, the minimum state standards; and
- C) gas connections provided to the lots meet, or will meet, the minimum state standards;
- D) the sewer connections to the lots meet, or will meet, the minimum state standards. I attest that the matters asserted in this plat are true and complete.

JOSHUA S. RAZY, Owner

DATE

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME, the undersigned authority, on this day personally appeared Joshua S. Razy, proved to me through his Texas Department of Public Safety Drivers License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for El Paso County

My Commission Expires

CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.009(c) AND 212.0115(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 this _____ day of _____, 2022.

Executive Secretary

Chairperson

Approved for filing this _____ day of _____, 2022.

Planning and Inspections Director

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

WE THE UNDERSIGNED CERTIFY that this plat of Nejat Subdivision was reviewed and approved by the El Paso County Commissioners Court on _____, 2022.

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 El Paso County.

El Paso County Clerk

Date

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OWNER/DEVELOPER:
JOSHUA RAZY
P.O. BOX 12589
EL PASO, TEXAS 79913
PHONE: (915) 227-1039

SURVEYOR:
CAD CONSULTING CO.
CARLOS M. JIMENEZ
1790 N. LEE TREVINO
EL PASO, TEXAS 79936
PHONE: (915) 633-6422

NEJAT SUBDIVISION

TRACTS 3A-124, 3A-179, 3A-221, 3A-222, 3A-230
AND 3A-231, SECTION 26, BLOCK 79, TOWNSHIP 2
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS
EL PASO COUNTY, TEXAS.
CONTAINING: 260,057.76 SQ. FT. OR 5.9701 ACRES ±

PLAT NOTES AND RESTRICTIONS:

- Buildings shall be set as follows: from the County Road right-of-way, 20 feet; from the side street right-of-way, 10 feet; and from other adjoining property lines, 5 feet; from rear property, 25 feet.
- The finish floor elevation of any commercial 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.
- Each drainage easement shall be kept clear of fences, buildings, plantings and other obstructions that would interfere with the operation and maintenance of the drainage swales.
- This property lies in Zone "X", as designed by F.E.M.A. El Paso County, Community Panel No. 480212-0175 B, Dated September 04, 1991.
- Restrictive Covenants for this property are filed in the El Paso County Clerk's Office, Instrument No. _____ Date _____
- Tax Certificates for this property are filed in the El Paso County Clerk's Office, Instrument No. _____ Date _____
- The Owner/Developer has provided adequate storm runoff and ponding provisions prior to sale of any lots.
- Nejat Subdivision is subject to on-site ponding of stormwater runoff, lot owners are responsible for maintaining adequate provisions to accommodate all stormwater runoff generated from their respective lot, plus one-half of the runoff generated from all abutting street rights-of-way directly fronting the lot.
- All storm run-off shall be addressed within the subdivision boundaries, lots shall be subject to on-site ponding and shall comply with all provisions of section 19.16 of the El Paso Municipal code shall be applicable.
- Water supply will be provided by the East Montana Water System.
- Sewer service will be provided by the East Montana Water System.
- Postal delivery service within the subdivision will be provided using neighborhood delivery and collection box units.
- Grading and drainage plans are required to be submitted for review and approval by the County Planning and Development Department prior to any additional/new development.
- Lot owners shall obtain approval from El Paso County planning and development department prior to lot development, grading and drainage prepared by a Texas licensed engineer is required for each individual lot to be submitted for review and approval.
- Lot owner is responsible for maintaining driveways and parkways abutting their property.
- Lot owner is responsible for constructing driveways.
- Chapter 395 of the Texas local Government code authorizes the City of El Paso to adopt and impose water and wastewater impact fees. This plat note fulfills an obligation mandated by chapter 395 and sets the assessment of the impact fees in accordance with the impact fee schedule adopted by city council as set forth below. The collection of the impact fee for this subdivision shall be prior to the time a building permit is issued if development is within the city limits or at the time of the meter connection if development is outside the city limits.
- Owner/Developer will be responsible for the construction of a 5' wide concrete sidewalk abutting all sides of the property as part of lot development. The sidewalks are located along front, rear and sides of each lot where the lot abuts a public road.
- Owner/Developer shall obtain a permit from the El Paso County Planning and Development Department prior to cutting any existing county road from installation of utilities, construction of driveways, or any other purpose.
- Owner/Developer shall be responsible for the construction of concrete driveways between the road curb and the property line as part of the lot development.
- All utility easements are 10' wide unless otherwise specified on drawings.
- Owner/Subdivider of Nejat Subdivision shall install all utility service lines to the property lines unless otherwise approved, in writing, by the County Engineer.
- Roads will not be maintained by the County of El Paso until paved by owner/developer and legally approved and accepted by the County of El Paso.
- All lot owners shall be responsible for maintenance of the parkway, driveway and sidewalk abutting their property.
- In accordance with Texas local government code 232.025(6), it is hereby expressed that all purchase contracts made between a sewer, electricity, and gas services will be made available to this subdivision.
- This is to certify that water and sewer services will be provided to Subdivision by East Montana Water System.
- Water and sewer services will be constructed to serve the subdivision prior to filing the final subdivision plat or within one (1) year of the date of filing the final subdivision plat with an approved fiscal guarantee for completion of improvements unless a subsequent fiscal guarantee is approved for further extension.
- Lot corners will be set upon completion of construction of roadways.
- All lots shall be used for non-residential purposes and must replat for residential use.

ON-SITE PONDING NOTES:

- All lots in the subdivision are subject to on-site ponding, lot owners are responsible for maintaining adequate provisions to accommodate all stormwater runoff generated from their respective lot plus one-half the runoff generated from all abutting street right-of-ways directly fronting the lot. Each owner is responsible to obtain a grading permit following the approved engineering report for drainage of the subdivision.
- Walls constructed abutting street right-of-ways shall be constructed with a series of drain pipes allowing the street runoff to be conveyed to the subject property.
- On-site ponding areas shall have minimum one (vertical) to three (horizontal) side slopes and a maximum of twelve (12) inches deep based on a one hundred year storm.
- Permanent elevation markers shall be installed to define the levels to be maintained to ensure the effectiveness of on-site ponding, permanent elevation markers shall not be moved, covered or altered without written permission from the County Engineer.
- The County of El Paso is granted permanent right of access to all lots to inspect the ponding areas and permanent elevation marker, and if necessary, any construction of ponding improvements necessary for plat compliance.
- Filling or changing the pond, or allowing the pond to be filled or changed to an elevation greater than established by the permanent elevation markers, is prohibited.
- On-site ponding areas and permanent elevation markers shall be constructed and inspected prior to building construction.
- No person shall be permitted to impair the functionality of an on-site pond, no more than fifty percent (50%) of the area of any residential lot conveyed by deed shall be covered by improvements, either temporary or permanent, which shed stormwater, including but not limited to, buildings, driveways, patios, decks or landscaping underlaid with plastic sheeting or other impermeable material.
- In the event that the functionality of an on-site pond becomes impaired whether by act of man or nature, the owner of the lot on which the impaired pond is located shall perform all corrective actions required to restore that functionality.
- Any owner notified in writing by the director of planning and development corrective actions required to restore the functionality of an on-site pond or drainage problem on the lot shall comply within forty-five calendar days of receipt of such notice; provided, however, that nothing herein shall prevent the county from mandating an earlier time for commencement of completion, during times of emergency, where there is imminent danger of loss of life, limb or property.
- Owner of property utilizing on-site ponding waives any claim or cause of action against the county, for any death, injury or property damage resulting from alteration of the ponding capacity for that lot, including lack of maintenance.
- These on-site ponding requirements shall be enforced by injunctive relief without the requirement for bond or other security.
- The conveyance of property permitting on-site ponding shall declare in conspicuous language in the deed that the property is subject to on-site ponding requirements, maintenance of elevation markers, standing water on lot, and ingress and egress for inspection as stated on the plat.

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