



That certain parcel of land, being a portion of Section 12, Block 81, Township 1, Texas and Pacific Railway Surveys, El Paso County, Texas, and being more particularly described by Metes and Bounds. Said Parcel Contains 48.881 acres or 2,129,257.57 square feet of land.

PARCEL 2 LEGAL DESCRIPTION

That certain parcel of land, being a portion of Section 11, Block 81, Township 1, Texas and Pacific Railway Surveys, El Paso County, Texas, and being more particularly described by Metes and Bounds. Said Parcel contains 80.897 acres or 3,523,862 square feet of land.

NUMBER OF PANELS: 29,562 PANELS

PROPERTY IS CURRENTLY ZONED IN DISTRICT R-F
RANCH FArm

MINIMUM LOT AREA (SQ. FT.).....	1 <u>acre</u>
MINIMUM AVERAGE LOT WIDTH (IN FT.).....	125 <u>FEET</u>
MINIMUM LOT DEPTH	200 <u>FEET</u>
MINIMUM BUILDING SET BACKS REQUIRED FOR:	
FRONT YARD.....	50'
REAR YARD.....	50'
CUMULATIVE FRONT & REAR YARD.....	N/A
SIDE YARD	20 <u>when</u>
<u>abutting a residential or apartment district.</u>	
SIDE STREET	25'
MAXIMUM HEIGHT	35'

MAY EXCEED 35 FEET WHEN ADDITIONAL SETBACK OF ONE FOOT IS PROVIDED FROM ALL ADJACENT YARD LINES FOR EACH FOOT OF HEIGHT IN EXCESS OF 35'.

LANDSCAPE CALCULATIONS

THERE ARE NO LANDSCAPING REQUIREMENTS.

PARKING CALCULATIONS

REQUIRED	PROVIDED
0 SPACES	0 SPACES
0 bicycle spaces	0 bicycle spaces



LINE TABLE		
LINE No.	DIRECTION	LENGTH
L1	S02° 04' 07"W	60.06'
L2	S87° 00' 23"E	40.01'
L3	S87° 00' 23"E	559.35'
L4	S47° 53' 13"E	108.53'
L5	S54° 53' 13"E	159.97'

BY		REVISIONS		DATE		BENCHMARK	
				△		TOP OF CONCRETE GRADE AT LOT CORNER AND ELEVATION 6066.46 ± CITY DATA	
				△		DESIGN BY: ET	
				△		CHECKED BY: GH	
				△		DATE: 04/05/2025	
				△			
				△			
				△			
				△			

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P R O J E C T N A M E
NEWMAN SOLAR FARM BEING A PORTION OF SECTION 11, BLOCK 81, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY SURVEYS, EL PASO COUNTY, EL PASO, TEXAS

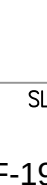
CIVIL ENGINEERS
LAND PLANNERS
SURVEYORS
REGISTERED
IN THE STATE OF TEXAS
(910) 384-4457

SU ENGINEERING, INC.



SU LICENSE NO. F-1902

F-1902





SHEET TITLE

DETAILED SITE DEVELOPMENT PLAN