

LOT SQUARE FOOTAGE TABLES

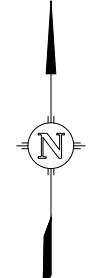
LOT	SQ. FEET	ACRES
1	2,703,573.74	62.066
2	80,142.08	1.840
3	517,982.88	11.891
4	66,349.84	1.523
5	211,186.07	4.848
6	664,943.08	15.265
7	201,288.21	4.621
8	65,358.20	1.500
9	31,524.21	0.724

RIGHT-OF-WAY

ROW	SQ. FEET	ACRES
TOTAL	486,261.99	11.163

SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT
12440 EASTLAKE DRIVE
EL PASO, TX 79928

TOTAL LOTS
COMMERCIAL LOTS = 8
POND LOT = 1



SCALE 1" = 200'
JUNE, 2020
EL PASO COUNTY, TEXAS

PROJECT WILLIAM UNIT ONE

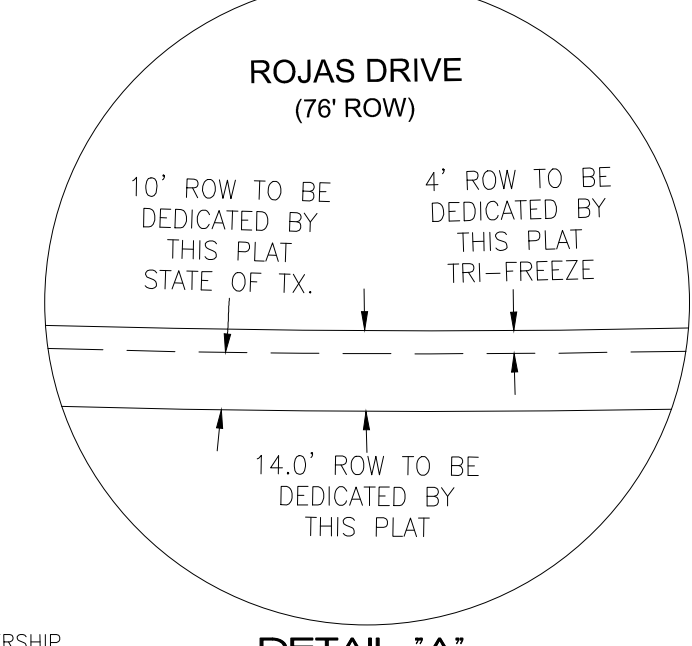
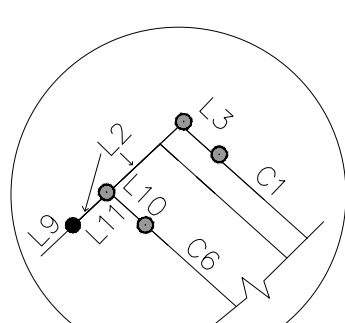
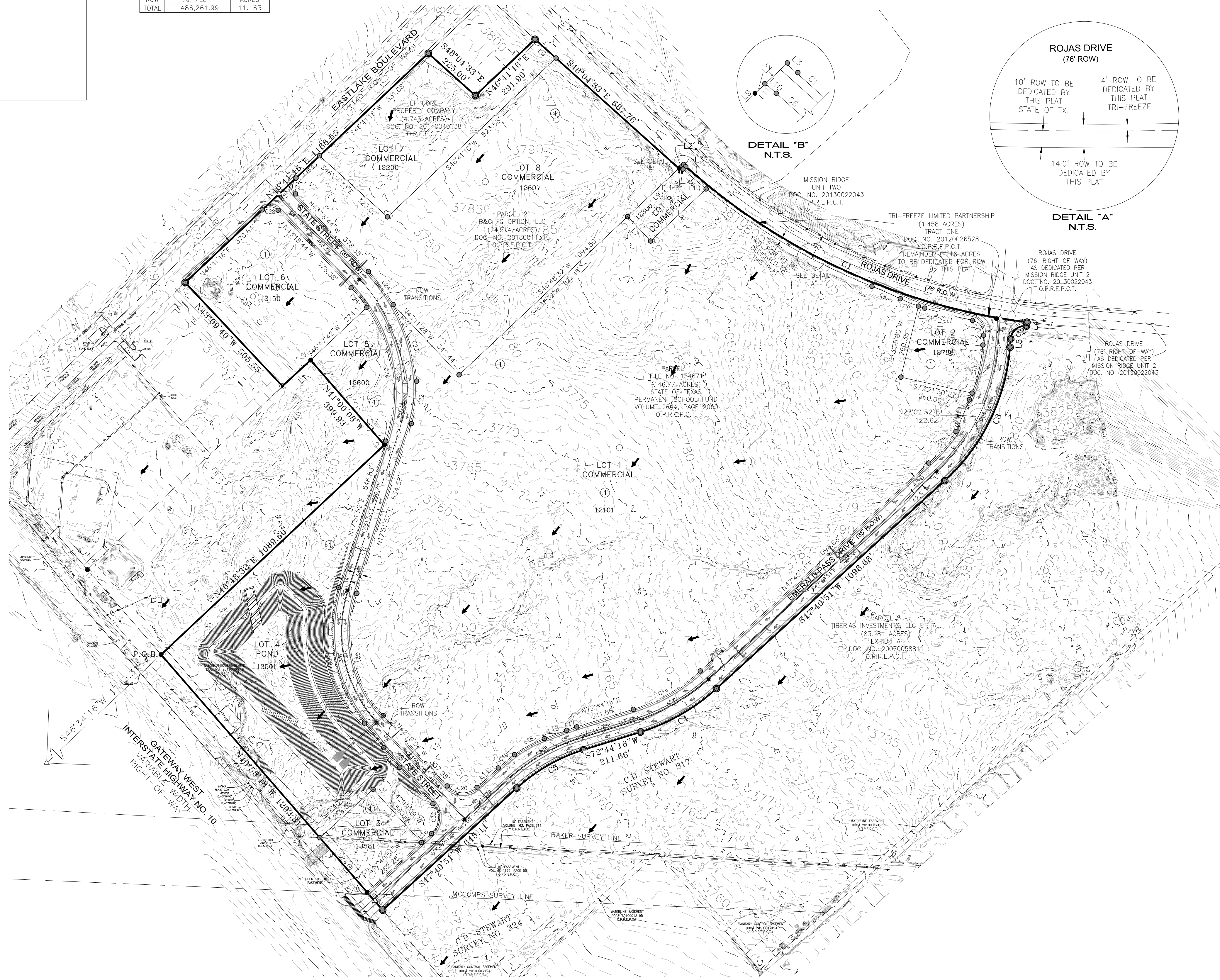
A PORTION OF THE C.D. STEWART SURVEY NO. 317
AND THE C.D. STEWART SURVEY NO. 324
IN EL PASO COUNTY, TEXAS.
CONTAINING 115.423 ACRES ±

LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET CENTERLINE
- ① BLOCK NUMBER
- 1 LOT NUMBER
- EXISTING RIGHT OF WAY
- ACCESS EASEMENT
- ▲ COUNTY MONUMENT FOUND, SET IN CONJUNCTION WITH THE FILING OF COVINGTON RIDGE WAY PLAT
- PROPOSED STREET COUNTY MONUMENT
- SET 5/8 INCH IRON ROD WITH A RED CAP STAMPED "ZWA"
- SET 1/2 INCH IRON ROD WITH A RED CAP STAMPED "ZWA"
- SET 5/8 INCH IRON ROD FOUND UNLESS NOTED
- △ CALCULATED POINT
- △ ACCESS CURVE
- △ ACCESS LINE
- △ LANDSCAPE LOT
- △ UTILITY EASEMENT
- △ DRAINAGE EASEMENT
- △ RESTRICTED ACCESS EASEMENT
- △ LANDSCAPE EASEMENT
- △ MONUMENT EASEMENT
- () RECORD INFORMATION
- 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
- ⊕ CENTERLINE OF ROAD
- ⊕ LIGHT POLE
- EXISTING GROUND CONTOUR LINES CONTOUR INTERVAL=1.0 FOOT
- DIRECTION OF FLOW
- ▲ HIGH POINT
- ▲ SIDEWALK
- ▲ BENCH MARK
- XXX.XX'
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING

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 PLANE PANEL NOS. 480212 0250B, AND 480212 0236B, DATED SEPTEMBER 4, 1991. REVISION TO THE FLOOD PLANE CAN BE FOUND AT FEMA CASE NO:14-06-1602P, DATED DECEMBER 12, 2014.
- 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 _____
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 _____
DOCUMENT No. _____ DATE _____
DOCUMENT No. _____ DATE _____
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO PROJECT WILLIAM UNIT ONE BY THE PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT NO. 1, 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 EASTLAKE BLVD., I.H. 10, AND ROJAS DRIVE 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 PASEO DEL ESTE MASTER GUIDELINES, 5 FEET FROM FRONT/REAR PROPERTY LINES ADJACENT FROM ARTERIALS.
- 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 PROJECT WILLIAM UNIT ONE, 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.
- ALL LOTS SHALL BE USED FOR NON-RESIDENTIAL PURPOSES ONLY.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY
PROJECT WILLIAM UNIT ONE 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 EL PASO'S 5 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 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT TX04A (NGS PID NO. AB6217), HAVING VALUES 3174310.98688"(N), 1061429.61456"(W) 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.

BENCH MARK:
TBM#69 COTTON SPINDLE SET NEAR AN EXISTING FIRE HYDRANT, APPROXIMATELY 382 FEET SOUTHEAST OF THE INTERSECTION OF EASTLAKE BLVD. AND ROJAS DRIVE ON THE SOUTH SIDE OF ROJAS DRIVE.
SURFACE COORDINATE
N = 10630143.58
E = 454135.75
ELEVATION = 3804.60'

OWNERS

STATE OF TEXAS
GENERAL LAND OFFICE
1700 Congress Ave.
Austin, TX 78701-1495

OWNERS

B&G FC OPTION, LLC
P.O. BOX 312
ALTO, NM. 88312
(915) 336-1199

TRI-FREEZE LIMITED PARTNERSHIP
P.O. BOX 312
ALTO, NM. 88312
(915) 336-1199

TIBERIAS INVESTMENTS, LLC
P.O. BOX 312
ALTO, NM. 88312
(915) 336-1199

EP CORE PROPERTY COMPANY
P.O. BOX 312
ALTO, NM. 88312
(915) 336-1199

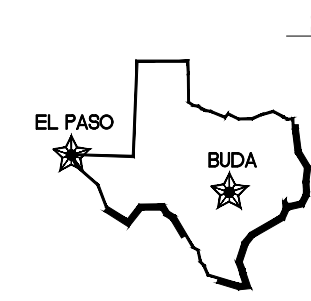
PRELIMINARY

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

ENGINEER

Engineering Solutions
TBPE FIRM #13987

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



SURVEYOR

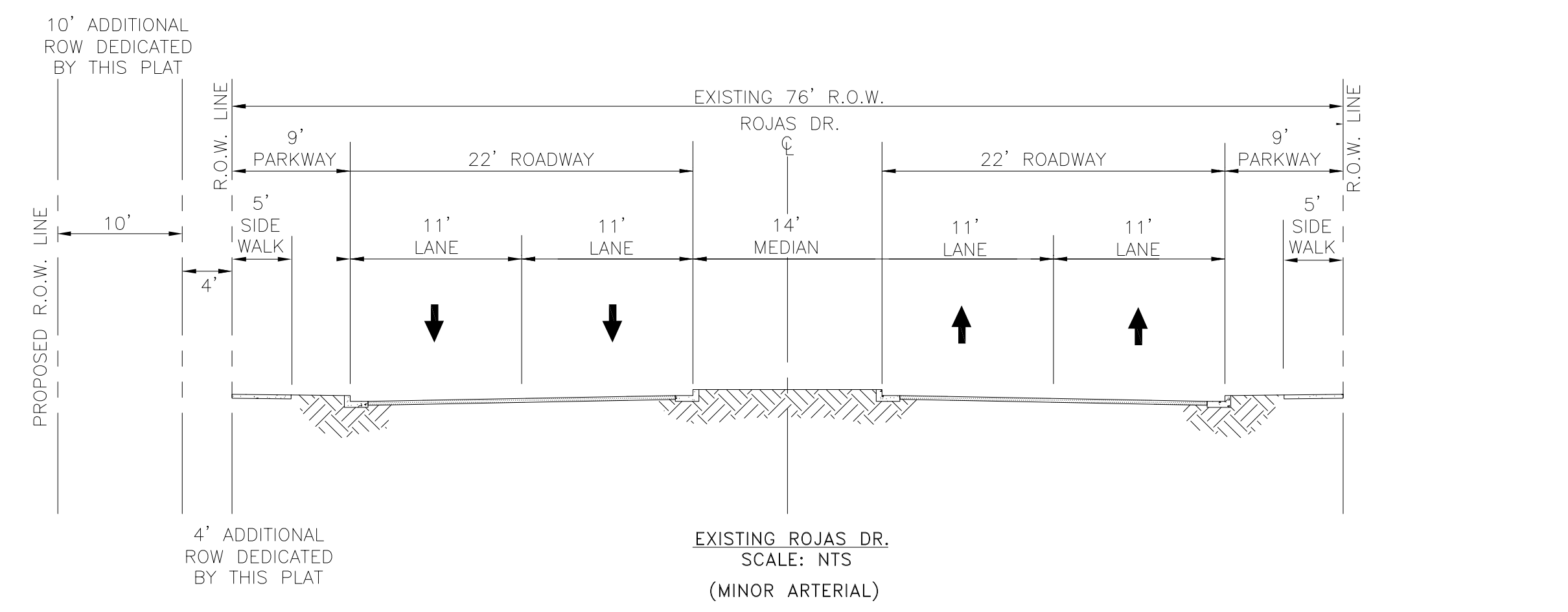
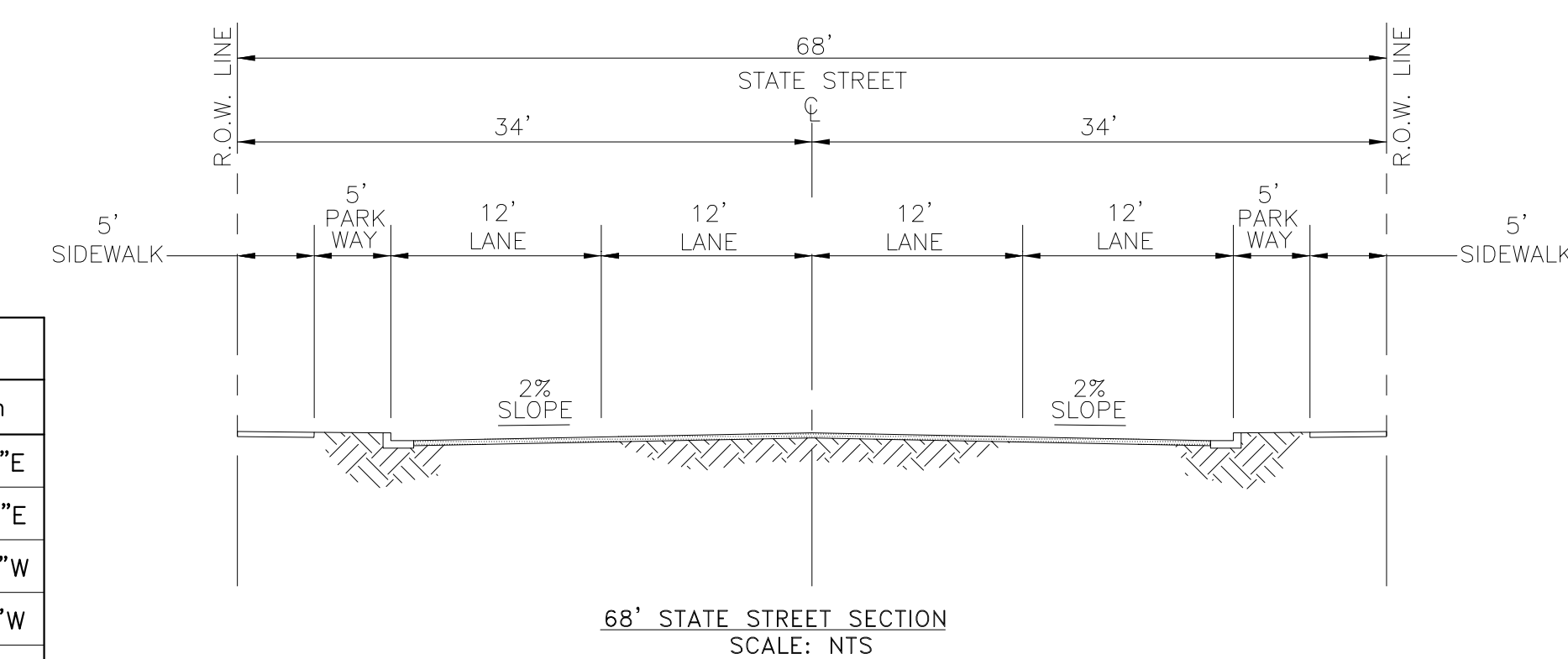
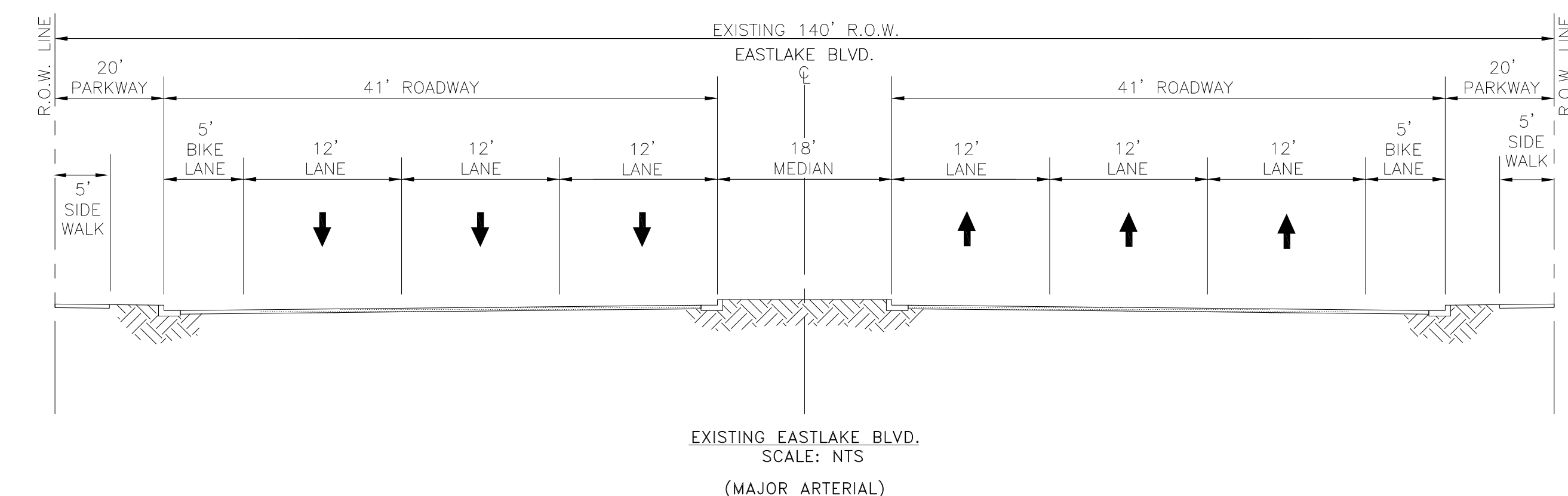
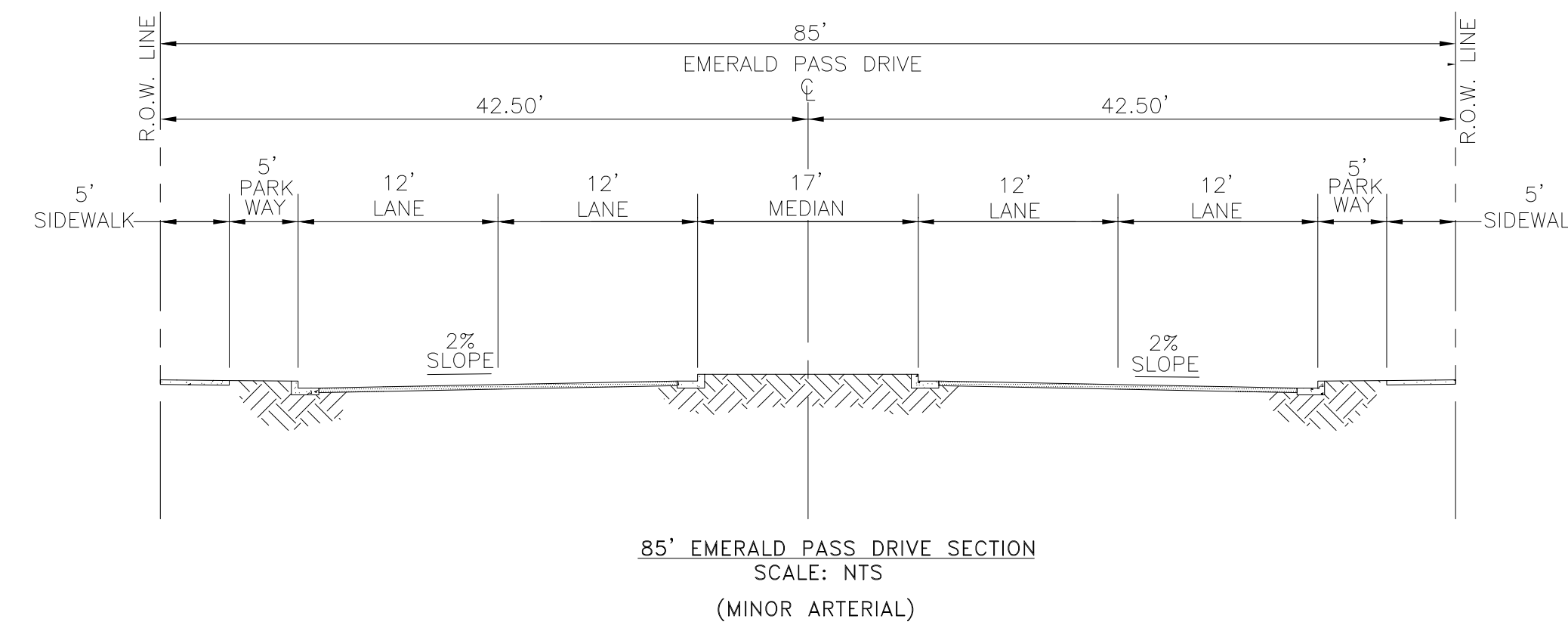
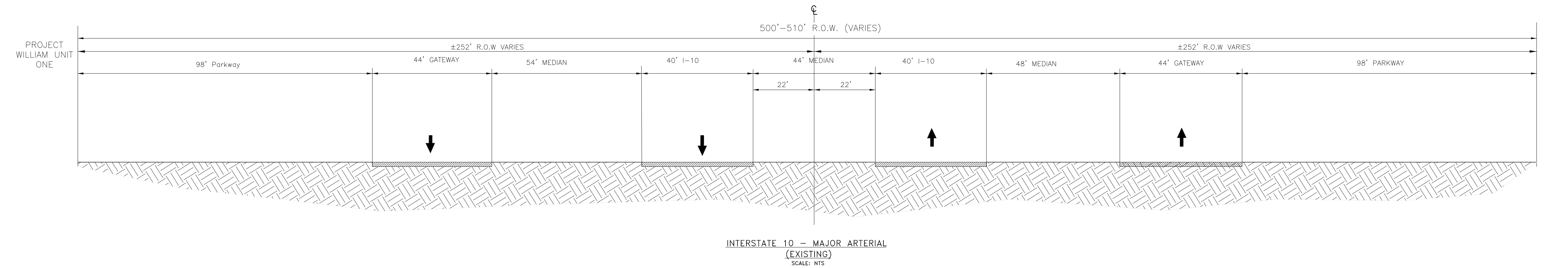
ZWA

Zamora, L.L.C.
Professional Land Surveyors
Tx Firm No. 10194200
Job # 2107-01
1510 Zaragoza Road, Suite B-8 • El Paso, TX 79936
Office: (915) 855-9009 • Fax: (915) 855-9012

PROJECT WILLIAM UNIT ONE

A PORTION OF THE C.D. STEWART SURVEY NO. 317
AND THE C.D. STEWART SURVEY NO. 324
IN EL PASO COUNTY, TEXAS.
CONTAINING 115.423 ACRES ±

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	1356.21	2238.00	34°43'15"	N65°26'10"W	1335.56
C2	80.95	50.00	92°45'57"	S50°49'14"W	72.40
C3	541.53	717.50	43°14'36"	S26°03'33"W	528.76
C4	313.78	717.50	25°03'24"	S60°12'33"W	311.28
C5	276.61	632.50	25°03'24"	S60°12'33"W	274.41
C6	108.78	2252.00	2°46'04"	S49°27'35"E	108.77
C7	687.04	2252.00	17°28'47"	N59°35'00"W	684.38
C8	109.97	1577.00	3°59'43"	N66°19'32"W	109.94
C9	69.63	583.00	6°50'35"	S67°44'58"E	69.59
C10	23.29	583.00	2°17'20"	N72°18'55"W	23.29
C11	175.91	2264.00	4°27'06"	N75°41'08"W	175.87
C12	71.86	50.00	82°20'57"	N36°44'13"W	65.84
C13	176.04	620.50	16°15'17"	N12°33'54"E	175.45
C14	25.51	620.50	2°21'19"	N21°52'12"E	25.51
C15	148.53	632.50	13°27'16"	N40°57'13"E	148.19
C16	276.61	632.50	25°03'24"	N60°12'33"E	274.41
C17	37.46	717.50	2°59'30"	S71°14'31"W	37.46
C18	120.99	427.65	16°12'36"	S61°38'28"W	120.59
C19	74.55	729.50	5°51'18"	S50°36'30"W	74.52
C20	117.81	75.00	90°00'05"	S87°19'06"E	106.07
C21	466.37	444.00	60°10'56"	S12°13'36"E	445.22
C22	153.08	400.00	21°55'38"	N06°54'03"E	152.15
C23	287.14	635.00	25°54'30"	N17°01'01"W	284.70
C24	147.86	635.00	13°20'28"	N36°38'30"W	147.52
C25	89.49	550.00	9°19'22"	N38°39'03"W	89.39
C26	497.76	550.00	51°51'14"	N08°03'45"W	480.95
C27	62.83	40.00	90°00'00"	S01°41'16"W	56.57
C28	62.83	40.00	90°00'00"	N88°18'44"W	56.57
C29	512.25	512.00	57°19'26"	S10°47'51"E	491.15
C30	110.95	2290.00	2°46'33"	N38°04'17"W	110.93
C31	90.03	915.50	5°38'03"	S39°30'02"E	89.99
C32	117.81	75.00	89°59'55"	N02°40'54"E	106.06
C33	405.88	592.50	39°14'58"	N23°41'15"W	397.99
C34	181.78	475.00	21°55'38"	N06°54'03"E	180.68
C35	502.08	478.00	60°10'56"	S12°13'36"E	479.32
C36	295.19	675.00	25°03'24"	S60°12'33"W	292.85
C37	295.19	675.00	25°03'24"	N60°12'33"E	292.85
C38	509.45	675.00	43°14'36"	N26°03'33"E	497.44



Line Table		
Line #	Length	Direction
L1	136.61	N47°16'59"E
L2	22.08	N46°48'32"E
L3	10.21	N48°04'33"W
L4	14.00	S07°12'12"W
L5	29.21	S04°26'15"W
L6	100.00	N48°04'33"W
L7	119.45	S43°11'28"E
L8	270.87	N46°48'32"E
L9	250.00	S46°48'32"W
L10	11.40	S48°04'33"E
L11	8.03	S46°47'52"W
L12	35.13	N04°26'15"E
L13	84.26	N69°44'46"E
L14	102.79	N47°40'51"E
L15	175.00	N42°19'04"W
L16	47.98	N47°40'51"E
L17	0.55	S72°08'08"E
L18	99.81	N04°26'15"E

PRELIMINARY

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



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



OWNERS

STATE OF TEXAS
GENERAL LAND OFFICE
1700 Congress Ave.
Austin, TX 78701-1495

OWNERS

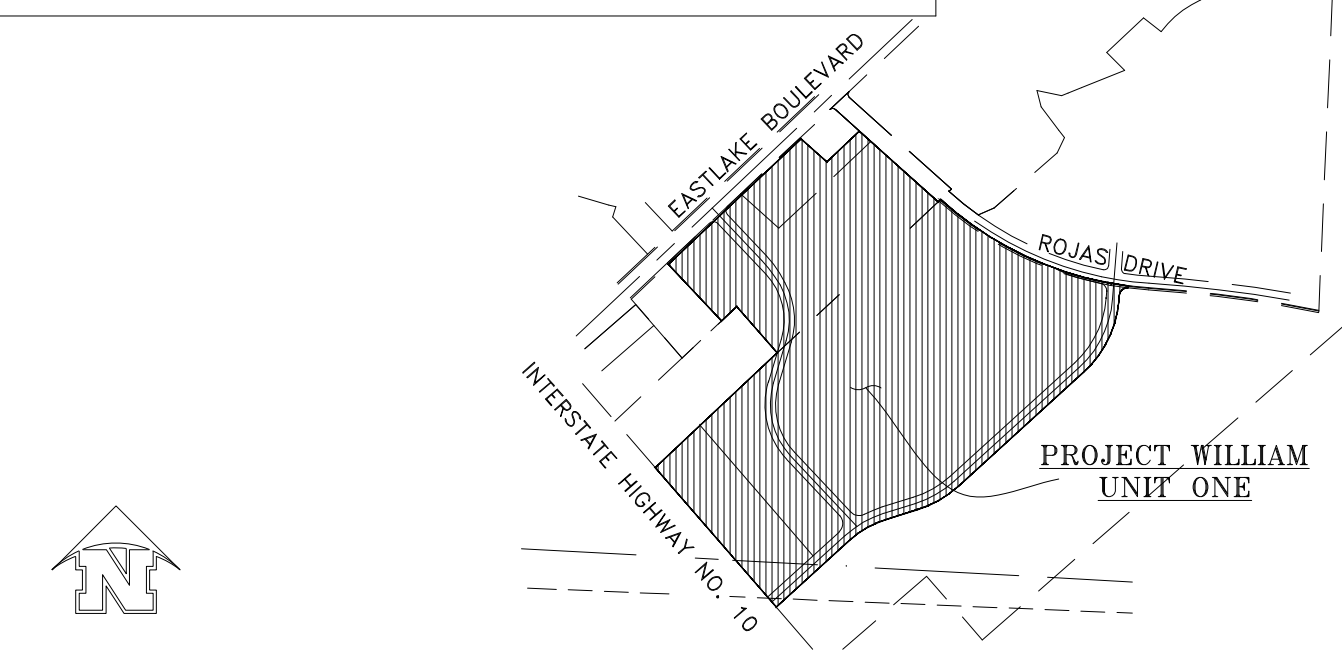
B&G FC OPTION, LLC
P.O. BOX 312
ALTO, NM. 88312
(915) 336-1199

TRI-FREEZE LIMITED PARTNERSHIP
P.O. BOX 312
ALTO, NM. 88312
(915) 336-1199

TIBERIAS INVESTMENTS, LLC
P.O. BOX 312
ALTO, NM. 88312
(915) 336-1199

EP CORE PROPERTY COMPANY
P.O. BOX 312
ALTO, NM. 88312
(915) 336-1199

LOCATION MAP SCALE : 1" = 600'



LOT SQUARE FOOTAGE TABLES

Table with 3 columns: LOT, SQ. FEET, ACRES. Lists lots 1 through 9 with their respective square feet and acreages.

RIGHT-OF-WAY

Table with 3 columns: ROW, SQ. FEET, ACRES. Shows total right-of-way area of 486,261.99 sq. feet and 11.163 acres.

SCHOOL DISTRICT SOCORRO INDEPENDENT SCHOOL DISTRICT 12440 EASTLAKE DRIVE EL PASO, TX 79928

TOTAL LOTS COMMERCIAL LOTS = 8 POND LOT = 1

OWNERS DEDICATION, CERTIFICATION AND ATTESTATION

WE, THE STATE OF TEXAS GENERAL LAND OFFICE, B&G FC OPTION, LLC, TIBERIAS INVESTMENTS, LLC, TRI-FREEZE LIMITED PARTNERSHIP AND EP CORE PROPERTY COMPANY AS OWNERS OF THE 115.423 ACRE TRACT OF LAND, DO HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE PASEO DEL ESTE MUD NO. 1 THE DRAINAGE FACILITIES SHOWN HEREIN, TO THE UTILITY COMPANIES THE UTILITY EASEMENTS SHOWN HEREIN, AND TO THE COUNTY THE STREET RIGHT-OF-WAY.

WE CERTIFY THAT WE 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 PASEO DEL ESTE MUD NO. 1. (B) SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND THE REGULATIONS OF PASEO DEL ESTE MUD NO. 1. (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.

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

STATE OF TEXAS, GENERAL LAND OFFICE DATE _____
DAVID BALLARD B&G FC OPTION, LLC DATE _____
DAVID BALLARD TIBERIAS INVESTMENTS, LLC DATE _____
DAVID BALLARD TRI-FREEZE LIMITED PARTNERSHIP DATE _____
DAVID BALLARD EP CORE PROPERTY COMPANY DATE _____

STATE OF TEXAS COUNTY OF EL PASO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, OF GENERAL LAND OFFICE OF THE STATE OF TEXAS, 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 _____, 2020.

NOTARY PUBLIC COUNTY OF EL PASO, TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID BALLARD, OF B&G FC OPTION, LLC, TIBERIAS INVESTMENTS, LLC, TRI-FREEZE LIMITED PARTNERSHIP AND EP CORE PROPERTY COMPANY 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 _____, 2020.

NOTARY PUBLIC 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 PROJECT WILLIAM UNIT ONE WAS REVIEWED AND APPROVED BY EL PASO COUNTY, TEXAS

COMMISSIONERS COURT ON _____, 2020.

ATTEST:

COUNTY JUDGE DATE _____

CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 212.009 (C) AND 212.0115 (B):

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PROJECT WILLIAM UNIT ONE WAS RECEIVED AND APPROVED BY THE CITY PLAN COMMISSION OF CITY OF EL PASO ON _____, 2020.

ATTEST:

CHAIRPERSON DATE _____

EXECUTIVE SECRETARY DATE _____

APPROVED FOR FILING THIS _____ DAY OF _____, 2020.

CITY DEVELOPMENT DIRECTOR DATE _____

COUNTY CLERK'S RECORDING CERTIFICATE FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS.

THIS _____ DAY OF _____, 2020, A.D. IN

FILE NO. _____

EL PASO COUNTY CLERK

BY DEPUTY



110 N. Mesa Park Drive, Suite 200 6101 W. Courtyard Dr. Bldg 1, Ste. 100 El Paso, Texas 79912 Austin, Texas 78730 Office: (915) 852-9093 Office: (512) 358-4049 Fax: (915) 628-8506 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

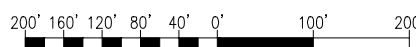
SURVEYOR ZWA Zamora, L.L.C. Professional Land Surveyors Tx Firm No. 1094200 Job # 2107-01 150 Zaragoza Road, Suite B-8 • El Paso, TX 79936 Office: (915) 855-9009 • Fax: (915) 855-9012

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.

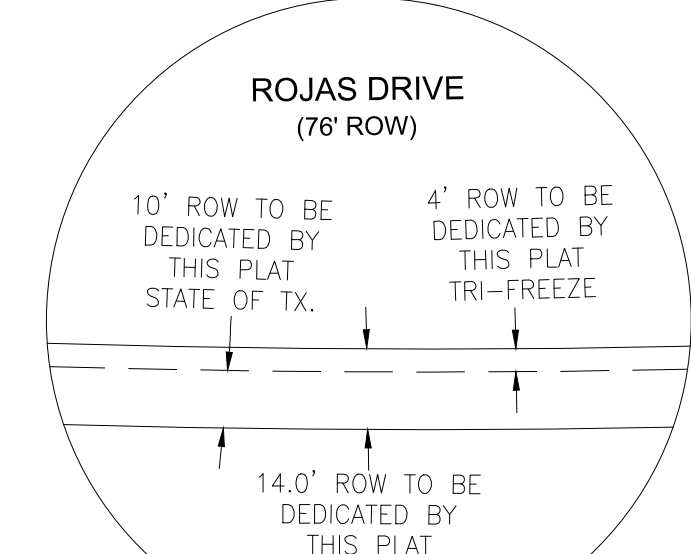
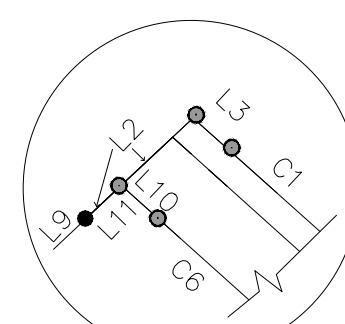
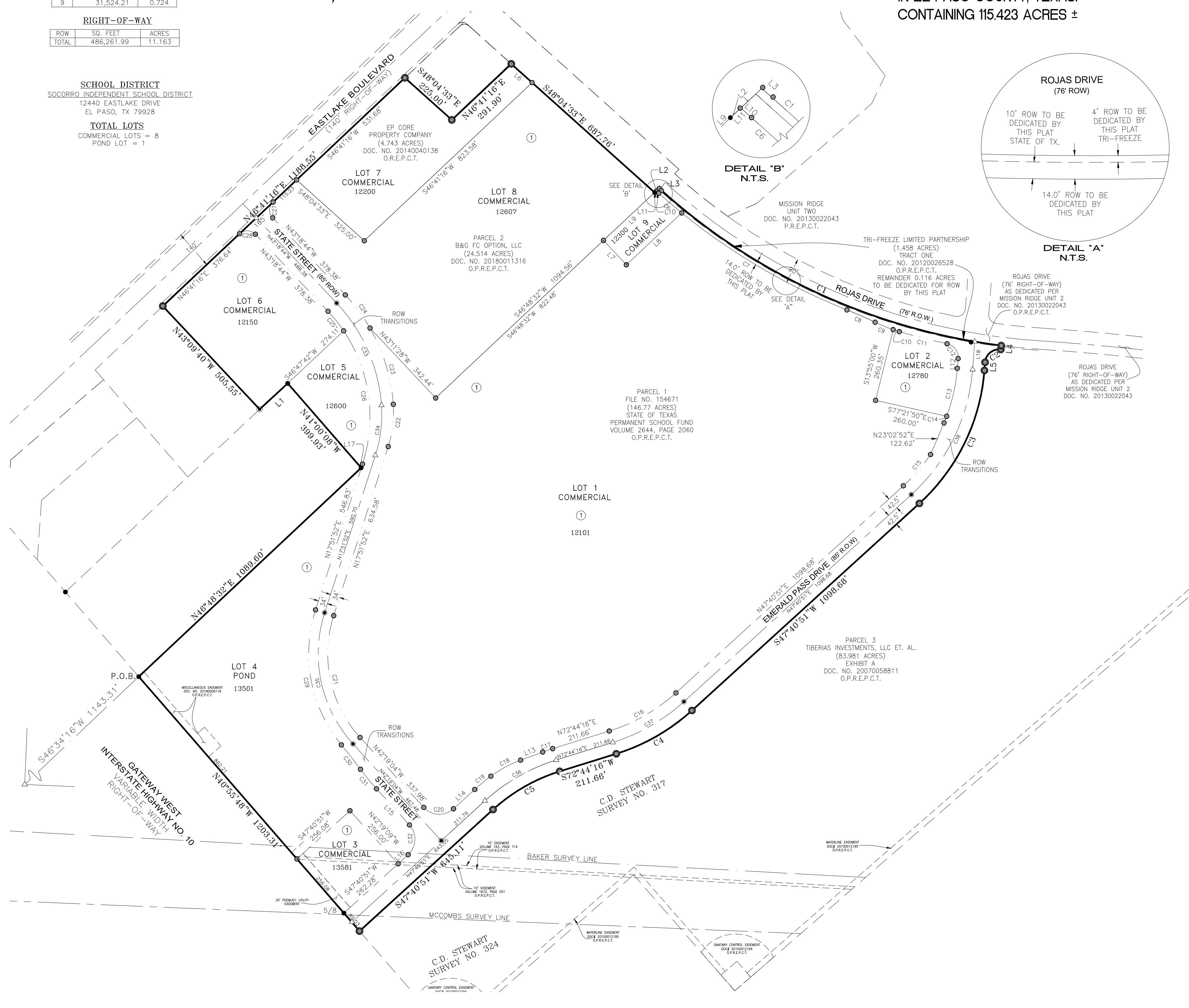
G. RENE ZAMORA, R.P.L.S. TX. NO. 5682

PROJECT WILLIAM UNIT ONE

A PORTION OF THE C.D. STEWART SURVEY NO. 317 AND THE C.D. STEWART SURVEY NO. 324 IN EL PASO COUNTY, TEXAS. CONTAINING 115.423 ACRES ±



SCALE 1" = 200' JUNE 2020 EL PASO COUNTY, TEXAS



- LEGEND: SUBDIVISION BOUNDARY LINE, STREET CENTERLINE, BLOCK NUMBER, LOT NUMBER, EXISTING RIGHT OF WAY, COUNTY MONUMENT FOUND, SET IN CONJUNCTION WITH THE FILING OF COVINGTON RIDGE WAY PLAT, PROPOSED STREET COUNTY MONUMENT, SET 5/8 INCH IRON ROD WITH A RED CAP STAMPED "ZWA", SET 1/2 INCH IRON ROD WITH A RED CAP STAMPED "ZWA", 5/8 INCH IRON ROD FOUND UNLESS NOTED, CALCULATED POINT, LANDSCAPE LOT, UTILITY EASEMENT, DRAINAGE EASEMENT, RESTRICTED ACCESS EASEMENT, LANDSCAPE EASEMENT, MONUMENT EASEMENT, RECORD INFORMATION, PLAT RECORDS, EL PASO COUNTY, TEXAS, OFFICIAL PUBLIC RECORDS, EL PASO COUNTY, TEXAS, CENTERLINE OF ROAD.

- OWNERS: STATE OF TEXAS GENERAL LAND OFFICE 1700 Congress Ave. Austin, TX 78701-1495; B&G FC OPTION, LLC P.O. BOX 312 ALTO, NM. 88312 (915) 336-1199; TRI-FREEZE LIMITED PARTNERSHIP P.O. BOX 312 ALTO, NM. 88312 (915) 336-1199; TIBERIAS INVESTMENTS, LLC P.O. BOX 312 ALTO, NM. 88312 (915) 336-1199; EP CORE PROPERTY COMPANY P.O. BOX 312 ALTO, NM. 88312 (915) 336-1199

PROJECT WILLIAM UNIT ONE

A PORTION OF THE C.D. STEWART SURVEY NO. 317
AND THE C.D. STEWART SURVEY NO. 324
IN EL PASO COUNTY, TEXAS.
CONTAINING 115.423 ACRES ±

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	1356.21	2238.00	34°43'15"	N65°26'10"W	1335.56
C2	80.95	50.00	92°45'57"	S50°49'14"W	72.40
C3	541.53	717.50	43°14'36"	S26°03'33"W	528.76
C4	313.78	717.50	25°03'24"	S60°12'33"W	311.28
C5	276.61	632.50	25°03'24"	S60°12'33"W	274.41
C6	108.78	2252.00	2°46'04"	S49°27'35"E	108.77
C7	687.04	2252.00	17°28'47"	N59°35'00"W	684.38
C8	109.97	1577.00	3°59'43"	N66°19'32"W	109.94
C9	69.63	583.00	6°50'35"	S67°44'58"E	69.59
C10	23.29	583.00	2°17'20"	N72°18'55"W	23.29
C11	175.91	2264.00	4°27'06"	N75°41'08"W	175.87
C12	71.86	50.00	82°20'57"	N36°44'13"W	65.84
C13	176.04	620.50	16°15'17"	N12°33'54"E	175.45
C14	25.51	620.50	2°21'19"	N21°52'12"E	25.51
C15	148.53	632.50	13°27'16"	N40°57'13"E	148.19
C16	276.61	632.50	25°03'24"	N60°12'33"E	274.41
C17	37.46	717.50	2°59'30"	S71°14'31"W	37.46
C18	120.99	427.65	16°12'36"	S61°38'28"W	120.59
C19	74.55	729.50	5°51'18"	S50°36'30"W	74.52
C20	117.81	75.00	90°00'05"	S87°19'06"E	106.07
C21	466.37	444.00	60°10'56"	S12°13'36"E	445.22
C22	153.08	400.00	21°55'38"	N06°54'03"E	152.15
C23	287.14	635.00	25°54'30"	N17°01'01"W	284.70
C24	147.86	635.00	13°20'28"	N36°38'30"W	147.52
C25	89.49	550.00	9°19'22"	N38°39'03"W	89.39
C26	497.76	550.00	51°51'14"	N08°03'45"W	480.95
C27	62.83	40.00	90°00'00"	S01°41'16"W	56.57
C28	62.83	40.00	90°00'00"	N88°18'44"W	56.57
C29	512.25	512.00	57°19'26"	S10°47'51"E	491.15
C30	110.95	2290.00	2°46'33"	N38°04'17"W	110.93
C31	90.03	915.50	5°38'03"	S39°30'02"E	89.99
C32	117.81	75.00	89°59'55"	N02°40'54"E	106.06
C33	405.88	592.50	39°14'58"	N23°41'15"W	397.99
C34	181.78	475.00	21°55'38"	N06°54'03"E	180.68
C35	502.08	478.00	60°10'56"	S12°13'36"E	479.32
C36	295.19	675.00	25°03'24"	S60°12'33"W	292.85
C37	295.19	675.00	25°03'24"	N60°12'33"E	292.85
C38	509.45	675.00	43°14'36"	N26°03'33"E	497.44

Line Table		
Line #	Length	Direction
L1	136.61	N47°16'59"E
L2	22.08	N46°48'32"E
L3	10.21	N48°04'33"W
L4	14.00	S07°12'12"W
L5	29.21	S04°26'15"W
L6	100.00	N48°04'33"W
L7	119.45	S43°11'28"E
L8	270.87	N46°48'32"E
L9	250.00	S46°48'32"W
L10	11.40	S48°04'33"E
L11	8.03	S46°47'52"W
L12	35.13	N04°26'15"E
L13	84.26	N69°44'46"E
L14	102.79	N47°40'51"E
L15	175.00	N42°19'04"W
L16	47.98	N47°40'51"E
L17	0.55	S72°08'08"E
L18	99.81	N04°26'15"E

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY
PROJECT WILLIAM UNIT ONE 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 EL PASO'S 5 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 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT TX044 (NGS PID NO. AB6217), HAVING VALUES 31°43'10.98688"(N), 106°14'29.61456"(W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

VERTICAL DATUM:
VERTICAL DATUM BASED ON WEST TEXAS AIRPORT REFERENCE POINT TX044 (NGS PID NO. AB6217) NAVD 88 DATUM AND REFERENCED TO NAD83, HAVING AN ELEVATION OF 4005.60.

BENCH MARK:
BM#69 COTTON SPINDLE SET NEAR AN EXISTING FIRE HYDRANT, APPROXIMATELY 382 FEET SOUTHEAST OF THE INTERSECTION OF EASTLAKE BLVD. AND ROJAS DRIVE ON THE SOUTH SIDE OF ROJAS DRIVE.
SURFACE COORDINATE
N = 10630143.58
E = 454135.75
ELEVATION = 3804.60'

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 PLANE PANEL NOS.480212 0236B AND 480212 0250B, DATED SEPTEMBER 4, 1991. REVISION TO THE FLOOD PLANE CAN BE FOUND AT FEMA CASE NO: 14-06-1602P, DATED DECEMBER 12, 2014.
- 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 _____.
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 _____.
DOCUMENT No. _____, DATE _____.
DOCUMENT No. _____, DATE _____.
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO PROJECT WILLIAM UNIT ONE BY THE PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT NO. 1 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 EASTLAKE BLVD., I.H. 10, AND ROJAS DRIVE 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 PASEO DEL ESTE MASTER GUIDELINES. 5 FEET FROM FRONT/REAR PROPERTY LINES ADJACENT FROM ARTERIALS.
- 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 PROJECT WILLIAM UNIT ONE, 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.
- ALL LOTS SHALL BE USED FOR NON-RESIDENTIAL PURPOSES ONLY.

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A 115.423 ACRE TRACT OF LAND SITUATED IN THE C.D. STEWART SURVEY NUMBER 317 AND THE C.D. STEWART SURVEY NUMBER 324, IN EL PASO COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 24.514 ACRE TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED TO B&G FC OPTION, LLC, OF RECORD IN DOCUMENT NO. 20180011316 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, BEING ALSO A PORTION OF THAT CERTAIN 146.77 ACRE TRACT UNDER FILE NO. 154671 OF THE STATE OF TEXAS PERMANENT SCHOOL FUND OF RECORD IN VOLUME 2844, PAGE 2080, OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 83.981 ACRE TRACT OF LAND, AS DESCRIBED IN A WARRANTY DEED TO TIBERIAS INVESTMENTS, LLC ET AL. OF RECORD IN DOCUMENT NO. 20070058811 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS; SAID 115.423 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found with cap stamped "ZWA" on the north right-of-way line of Interstate Highway No. 10, a variable width right-of-way and being the west corner of the herein described tract, the following seven (7) courses and distances:

- N 46°48'32" E, for a distance of 1089.60 feet to a 1/2 inch iron rod found with cap stamped "ZWA", for an interior angle of the herein described tract;
- N 41°00'08" W, for a distance of 399.93 feet to a 1/2 inch iron rod found with cap stamped "ZWA", for an exterior southwest angle of the herein described tract;
- S 47°16'59" W, for a distance of 136.61 feet to a 1-inch iron pipe found;
- N 43°09'40" W, for a distance of 505.55 feet to a 5/8 inch iron rod set with cap stamped "ZWA";
- N 46°41'16" E, for a distance of 1188.55 feet to a 5/8 inch iron rod set with cap stamped "ZWA";
- S 48°04'33" E, for a distance of 225.00 feet to a 5/8 inch iron rod set with cap stamped "ZWA";
- N 46°41'16" E, for a distance of 291.90 feet, to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, with the southwest line of said Rojas Drive the following four (4) courses and distances:

- S 48°04'33" E, for a distance of 687.76 feet to a 1/2 inch iron rod found;
- N 46°48'32" E, for a distance of 22.08 feet to a 5/8 inch iron rod set with cap stamped "ZWA";
- S 48°04'33" E, for a distance of 10.21 feet to a 5/8 inch iron rod set with cap stamped "ZWA";
- along said curve to the left, an arc distance of 1356.21 feet, said curve having a radius of 2238.00 feet, a central angle of 34°43'15", and a chord bearing of S 65°26'10" E, for a chord distance of 1335.56 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, leaving the south right-of-way line of said Rojas Drive, the following nine (9) courses and distances:

- S 07°12'12" W, for a distance of 14.00 feet to a 5/8 inch iron rod set with cap stamped "ZWA";
- curve to the left, an arc distance of 80.95 feet, said curve having a radius of 50.00 feet, a central angle of 92°45'57", and a chord bearing of S 50°49'14" W, for a chord distance of 72.40 feet to a 5/8 inch iron rod set with cap stamped "ZWA";
- S 04°26'15" W, for a distance of 29.21 feet to a 5/8 inch iron rod set with cap stamped "ZWA";
- curve to the right, an arc distance of 541.53 feet, said curve having a radius of 717.50 feet, a central angle of 43°14'36", and a chord bearing of S 26°03'33" W, for a chord distance of 528.76 feet to a 5/8 inch iron rod set with cap stamped "ZWA";
- S 47°40'51" W, for a distance of 1098.68 feet to a 5/8 inch iron rod set with cap stamped "ZWA";
- curve to the right, an arc distance of 313.78 feet, said curve having a radius of 717.50 feet, a central angle of 25°03'24", and a chord bearing of S 60°12'33" W, for a chord distance of 311.28 feet to a 5/8 inch iron rod set with cap stamped "ZWA";
- S 72°44'16" W, for a distance of 211.66 feet to a 5/8 inch iron rod set with cap stamped "ZWA";
- curve to the left, an arc distance of 276.61 feet, said curve having a radius of 632.50 feet, a central angle of 25°03'24", and a chord bearing of S 60°12'33" W, for a chord distance of 274.41 feet to a 5/8 inch iron rod set with cap stamped "ZWA" for an angle point of the herein described tract;
- S 47°40'51" W, for a distance of 645.11 feet to a 5/8 inch iron rod set with cap stamped "ZWA";

THENCE, N 40°55'48" W, with the north right-of-way line of said Interstate Highway No. 10, for a distance of 1203.31 feet, to the POINT OF BEGINNING and containing 115.423 acres of land.

BEARING BASIS:
THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS, CONVERGENCE OF (-)03°36'00" WITH A COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.



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OWNERS

B&G FC OPTION, LLC
P.O. BOX 312
ALTO, NM. 88312
(915) 336-1199

TIBERIAS INVESTMENTS, LLC
P.O. BOX 312
ALTO, NM. 88312
(915) 336-1199

OWNERS

STATE OF TEXAS
GENERAL LAND OFFICE
1700 Congress Ave.
Austin, TX 78701-1495

TRI-FREEZE LIMITED PARTNERSHIP
P.O. BOX 312
ALTO, NM. 88312
(915) 336-1199

EP CORE PROPERTY COMPANY
P.O. BOX 312
ALTO, NM. 88312
(915) 336-1199

**ENGINEERING REPORT FOR PROJECT WILLIAM UNIT ONE
BY ROBERTO S. ROMERO, P.E.**

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE

THE PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT (M.U.D.) NO.1 WILL PROVIDE POTABLE WATER SERVICE TO PROJECT WILLIAM UNIT ONE. EMERALD PASS 12101 PROJECT, LLC (THE OWNER) AND PDEMUD 1 HAVE ENTERED INTO A CONTRACT IN WHICH PDEMUD 1 HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SITE FOR AT LEAST THIRTY YEARS AND THE PDEMUD 1 HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLY TO SERVE THE FULL DEVELOPMENT OF THE SITE.

THE PROPOSED WATER SYSTEM WILL TIE-INTO AN EXISTING WATER LINE AT THREE LOCATION AS FOLLOWS: ① AT THE INTERSECTION OF EASTLAKE BLVD AND STATE STREET, THE PROPOSED SYSTEM WILL TIE INTO AN EXISTING 12" WATER LINE. THE WATER LINE WILL THEN FEED INTO ONE TWELVE (12") INCH LINE THAT WILL SUPPLY FUTURE DEVELOPMENT. ② APPROXIMATE EIGHT-HUNDRED (800') FEET SOUTHEAST OF THE INTERSECTION OF HIGHWAY I-10 AND EASTLAKE BLVD, THE SYSTEM WILL CONNECT TO THE EXISTING 12" WATERLINE. ③ AT THE INTERSECTION OF EMERALD PASS DR AND ROJAS DR, THE SYSTEM WILL CONNECT TO AN EXISTING TWELVE (12") INCH LINE

ONCE THE TWELVE (12") INCH DIAMETER WATER LINE IS INSTALLED, THE TOTAL ESTIMATED COST FOR THESE IMPROVEMENTS IS \$225,500 PRIOR TO OBTAINING WATER SERVICE, THE SITE OWNER MUST OBTAIN A WATER METER FROM PDEMUD 1 AND PAY ALL APPLICABLE FEES TO PDEMUD 1. THE WATER FACILITIES WILL BE FULLY OPERABLE BY THE DATE OF DECEMBER 2020.

SEWAGE FACILITIES: DESCRIPTION, COST, AND OPERABILITY DATE

THE PDEMUD 1 WILL PROVIDE SEWAGE SERVICE TO PROJECT WILLIAM UNIT ONE. THE OWNER AND PDEMUD 1 HAVE ENTERED INTO A CONTRACT IN WHICH THE PDEMUD 1 HAS PROMISED TO PROVIDE SEWER SERVICE TO THE SITE FOR AT LEAST THIRTY YEARS. THE PROPOSED SEWAGE SYSTEM WILL TIE-INTO AN EXISTING TWELVE (12") INCH WASTEWATER LINE APPROXIMATELY TWENTY (20') FEET WEST OF THE EXISTING LIFT STATION AT THE SOUTHWEST SIDE OF THE PROPERTY. THE SYSTEM WILL THEN FEED INTO TWELVE (12") INCH LINE SERVICING FUTURE DEVELOPMENT.

THE PROPOSED SEWER SYSTEM WILL BE CONSTRUCTED BY THE DEVELOPER DURING THE SITE CONSTRUCTION PHASE OF PROJECT WILLIAM UNIT ONE. THE ESTIMATED COST OF THE SEWER FACILITIES IS \$399,500 BEFORE OBTAINING SEWER SERVICE, THE SITE OWNER MUST PAY ALL APPLICABLE FEES TO PDEMUD 1. THE WASTEWATER FACILITIES WILL BE FULLY OPERABLE ON THE DATE OF DECEMBER 2020.

CERTIFICATION

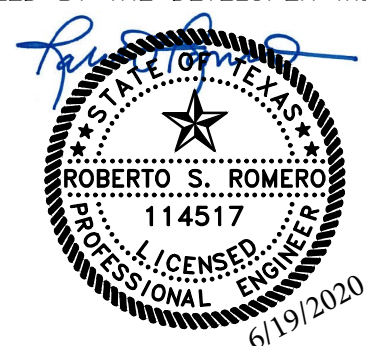
I CERTIFY THAT THE WATER AND WASTEWATER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE. I CERTIFY THAT THE ESTIMATED COST TO INSTALL WATER AND WASTEWATER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES: THESE FACILITIES WILL BE INSTALLED AND COMPLETELY CONSTRUCTED, EXCEPT WATER METER AND INSTALLATION, AND WILL COST \$225,500.

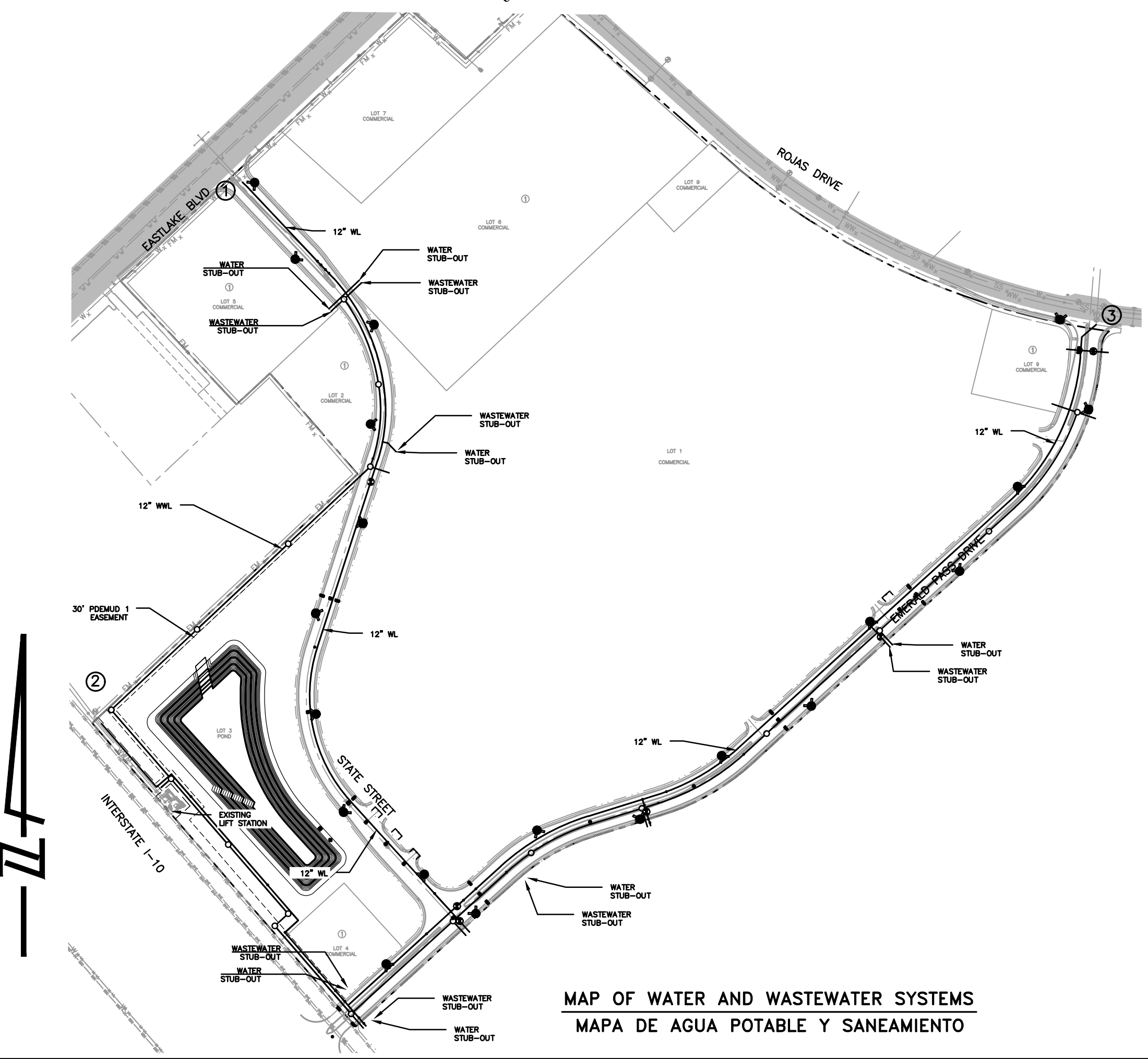
SEWAGE FACILITIES: THESE FACILITIES WILL BE INSTALLED AND COMPLETELY CONSTRUCTED, EXCEPT FOR THE INSTALLATION AND HOOK-UP FEES OF INDIVIDUAL LOTS, AND WILL COST \$399,500

THE WATER AND SEWAGE FACILITIES TO BE INSTALLED BY THE DEVELOPER WILL BE CONSTRUCTED WITHIN TWO (2) YEARS OF THE FILING OF THE FINAL PLAT FOR THIS SITE.

Roberto S. Romero
ROBERTO S. ROMERO
TEXAS LICENSE 114517



6/19/2020
DATE



PROJECT WILLIAM UNIT ONE

A PORTION OF C.D. STEWART SURVEY NO. 317
AND C.D. STEWART SURVEY NO. 324
EL PASO COUNTY, TEXAS,
CONTAINING 115.423 ACRES ±

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

EL DISTRITO MUNICIPAL REGIONAL DE PASEO DEL ESTE NUMERO 1 (PDEMUD 1) PROVEERA EL SERVICIO DE AGUA POTABLE AL PROYECTO WILLIAM UNIDAD UNO. EMERALD PASS 12101 PROJECT, LLC (EL PROPIETARIO) Y PDEMUD 1 HAN ESTABLECIDO UN CONTRATO EN EL CUAL PDEMUD 1 SE COMPROMETE A PROVEER DE SUFFICIENTE AGUA A LA PROPIEDAD POR UN PERIODO MINIMO DE TREINTA ANOS Y PDEMUD 1 HA PROPORCIONADO LA DOCUMENTACION NECESARIA QUE GARANTIZA LA CALIDAD Y CANTIDAD DEL SUBMINISTRO DE AGUA DISPONIBLE A LARGO PLAZO, PARA ABASTACER EL DESARROLLO COMPLETO DE LA PROPIEDAD.

EL NUEVO SISTEMA DE AGUA POTABLE SERA CONECTADO A UN SISTEMA YA EXISTENTE EN TRES UBICACIONES: 1) EN LA INTERSECCION DE EASTLAKE BLVD. Y STATE STREET., EL NUEVO SISTEMA SE CONECTARA A UNA LINEA DE AGUA EXISTENTE. CON UNA TUBERIA DE DOCE (12") PULGADAS Y ABASTECERA AL FUTURO DESARROLLO DEL SITIO. 2) APROXIMADAMENTE OCHOCIENTSO (800') PIES AL SURESTE DE LA INTERSECCION DE EASTLAKE Y I-10. EL SISTEMA SERA CONECTADO CON UN CABLE DE DOCE (12") PULGADAS A UNA LINEA EXISTENTE DE DOCE (12") PULGADAS 3) EN LA INTERSECCION DE EMERALD PASS DR. Y ROJAS DR., EL SISTEMA SE CONECTARA A UNA LINEA EXISTENTE CON UN CABLE DE DOCE (12") PULGADAS.

DESPUES DE LA INSTALACION DE LA LINEA DE DOCE (12") PULGADAS DE DIAMETRO, EL TOTAL ESTIMADO POR ESTAS MEJORAS ES \$225,500. ANTES DE OBTENER EL SERVICIO DE AGUA POTABLE, EL PROPIETARIO DE EL SITIO DEBERA OBTENER UN MEDIDOR DE AGUA DE PDEMUD 1 Y NECESITARA PAGAR TODAS LAS CUOTAS PERTINENTES AL PDEMUD 1. EL SISTEMA DE AGUA ESTARA COMPLETAMENTE OPERATIVO PARA EL DIA PRIMERO DE DICIEMBRE 2020.

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

PDEMUD 1 PROVEERA DEL SERVICIO DE DRENAJE AL PROYECTO WILLIAM UNIDAD UNO. EL PROPIETARIO Y PDEMUD 1 HAN ESTABLECIDO UN CONVENIO EN EL CUAL PDEMUD 1 SE HA COMPROMETIDO A PROVEER EL SERVICIO DE SANEAMIENTO A EL SITIO POR LO MENOS TREINTA ANOS. EL SISTEMA DE DRENAJE PROPUESTO SE CONECTARA A UNA LINEA DE DRENAJE EXISTENTE DE DOCE (12") PULGADAS APROXIMADAMENTE VEINTE (20') PIES AL ESTE DEL EXISTENTE SISTEMA DE BOMBEO UBICADA AL SURESTE DE LA PROPIEDAD. ESTE SISTEMA PROVEERA A UNA LINEA DE DOCE (12") PULGADAS PARA EL FUTURO DESARROLLO DE LA PROPIEDAD.

EL SISTEMA PROPUESTO DE DRENAJE SERA CONSTRUIDO POR EL URBANIZADOR DURANTE LA CONSTRUCCION DEL PROYECTO WILLIAM UNIDAD UNO. EL COSTO ESTIMADO DE ESTE SISTEMA DE DRENAJE ES DE \$399,500 ANTES DE OBTENER SERVICIO DE DRENAJE, EL PROPIETARIO DEBERA PAGAR LAS CUOTAS REQUERIDAS POR AL PDEMUD 1. EL SISTEMA DE DRENAJE SANITARIO ESTARA COMPLETAMENTE OPERATIVO PARA EL DIA PRIMERO DE DICIEMBRE 2020

CERTIFICACION

YO CERTIFICO QUE LOS SERVICIOS DE AGUA Y DRENAJE MENCIONADOS ANTERIORMENTE ESTAN DE ACUERDO CON EL MODELO DE REGLAS APROBADO BAJO LA SECCION 16.343 DEL CODIGO DE AGUA DE TEXAS. YO CERTIFICO QUE LOS COSTOS ESTIMADOS DE INSTALACION DEL SISTEMA DE AGUA Y 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 \$225,500.

SISTEMA DE DRENAJE: ESTE SISTEMA SERA INSTALADO Y CONSTRUIDO EN SU TOTALIDAD, EXCEPCION DEL COSTO DE LAS CONECCIONES PARA CADA LOTE, Y COSTARA \$399,500.

EL SISTEMA DE AGUA Y DRENAJE INSTALADO POR EL URBANIZADOR SERA CONSTRUIDO DENTRO DE DOS (2) ANOS DESPUES DE ARCHIVAR EL PLANO FINAL DE EL SITIO.



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

PROJECT WILLIAM UNIT ONE IS A 115.423 ACRE SITE LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF ROJAS DRIVE AND EASTLAKE BLVD. THE SITE LIES ON LAND THAT GENTLY SLOPES SOUTH IN A WESTERLY DIRECTION. THE SITE IS DESIGNED TO CAPTURE AND CONTAIN STORMWATER RUNOFF GENERATED WITHIN ITS BOUNDARIES BY MEANS SWALES AND INLETS FOR TE LOTS 1-3. THE REMAINING LOTS WILL REMAIN UNDEVELOPED AND CONTINUE ITS NATURAL COURSE. STORMWATER RUNOFF FROM THE DEVELOPMENT WILL BE CONVEYED INTO A RETENTION POND LOCATED ON THE SOUTHWESTERN CORNER WHICH IS DESIGNED WITH SUFFICIENT POND CAPACITY TO RETAIN A 100-YEAR DESIGN RAINFALL. EXISTING FLOWS FROM THE OFF-SITE SURROUNDING AREA FOLLOWS ITS NATURAL PATH.

THE ABOVE MEASURES PROVIDE POSITIVE DRAINAGE AWAY FROM ALL SIDEWALKS, AVOID CONCENTRATING RUNOFF OTHER THAN AT DRAINAGE SWALES AND CHANNEL ENTRANCES, AND COORDINATE THE ROAD DRAINAGE WITH THE GENERAL STORM DRAINAGE PATTERN FOR THE AREA. THE MAP BELOW 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 PROJECT WILLIAM UNIT ONE LIES WITHIN A FLOOD ZONE DESIGNATION OF "X", AS DESIGNATED IN PANEL NO. 480212 0236B AND 480212 0250B DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. REVISIONS TO THE FLOOD PLAIN CAN BE FOUND AT FEMA CASE NO 14-06-1602P, DATE DECEMBER 12,2014

Roberto S. Romero

ROBERTO S. ROMERO
TEXAS LICENSE 114517



6/19/2020
DATE

REPORT DE DESAGÜE

PROJECT WILLIAM UNIT ONE ES UN SITIO DE 115.423 ACRES QUE SE ENCUENTRA AL SURESTE DE LA INTERSECCION DE LAS CALLES ROJAS DRIVE Y EASTLAKE BOULEVARD. EL SITIO SE ENCUENTRA EN TERRENOS QUE FORMAN UN LIGERA PENDIENTE AL SUROESTE. EL SITIO ESTA DISEÑADO PARA CAPTURAR Y LLEVAR LA ESCORRENTIA PLUVIAL DENTRO DE SUS LIMITES POR MEDIO DE CANALES ARTIFICIALES Y RANURAS HACIA ENTRADAS DE DESAGUE PARA LOS LOTES 1-3. LA ESCORRENTIA PLUVIAL CREADA POR EL RESTO DE LOS LOTES SEGUIRA SU CURSO NATURAL. LA ESCORRENTIA PLUVIAL GENERADA POR ESTA PROPIEDAD ES DEPOSITADA EN UN ESTANQUE DENTRO DE LOS LIMITES DEL SITIO POR MEDIO DE UN SISTEMA DE DESAGUE, DISEÑADA CON CAPACIDAD SUFFICIENTE PARA CONTENER LAS TORMENTAS DE 100 ANOS. LA ESCORRENTIA PLUVIAL GENERADA POR LAS AREAS FUERA DE LOS LIMITES DE LA PROPIEDAD SEGUIRAN EL FLUJO NATURAL.

LAS MEDIDAS MENCIONADAS ANTERIORMENTE PROPORCIONAN DESAGÜES EFECTIVOS LEJOS DE CUALQUIER EDIFICIO, EVITAN LA CONCENTRACION DE LA ESCORRENTIA EN LA HACERA, Y CORDINAN EL DESAGÜE CON EL SISTEMA DE DESAGÜE DEL AREA. EL MAPA DE DEBAJO MUESTRA 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 ASEGURANZA DE INUNDACION (NATIONAL FLOOD INSURANCE ACT. CON MI FIRMA, CERTIFICO QUE EL SITIO PROPUESTO IDENTIFICADO COMO PROYECTO WILLIAM UNIDAD UNO SE ENCUENTRA EN LA ZONA "X" DE ACUERDO AL PANEL NO. 480212 0236B Y 480212 0250B, 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 REVISIONES A ESTOS PANELES PUEDEN ESTAN LOCALIZADOS EN EL CASO NO 14-06-1602P, DICIEMBRE 12,2014

