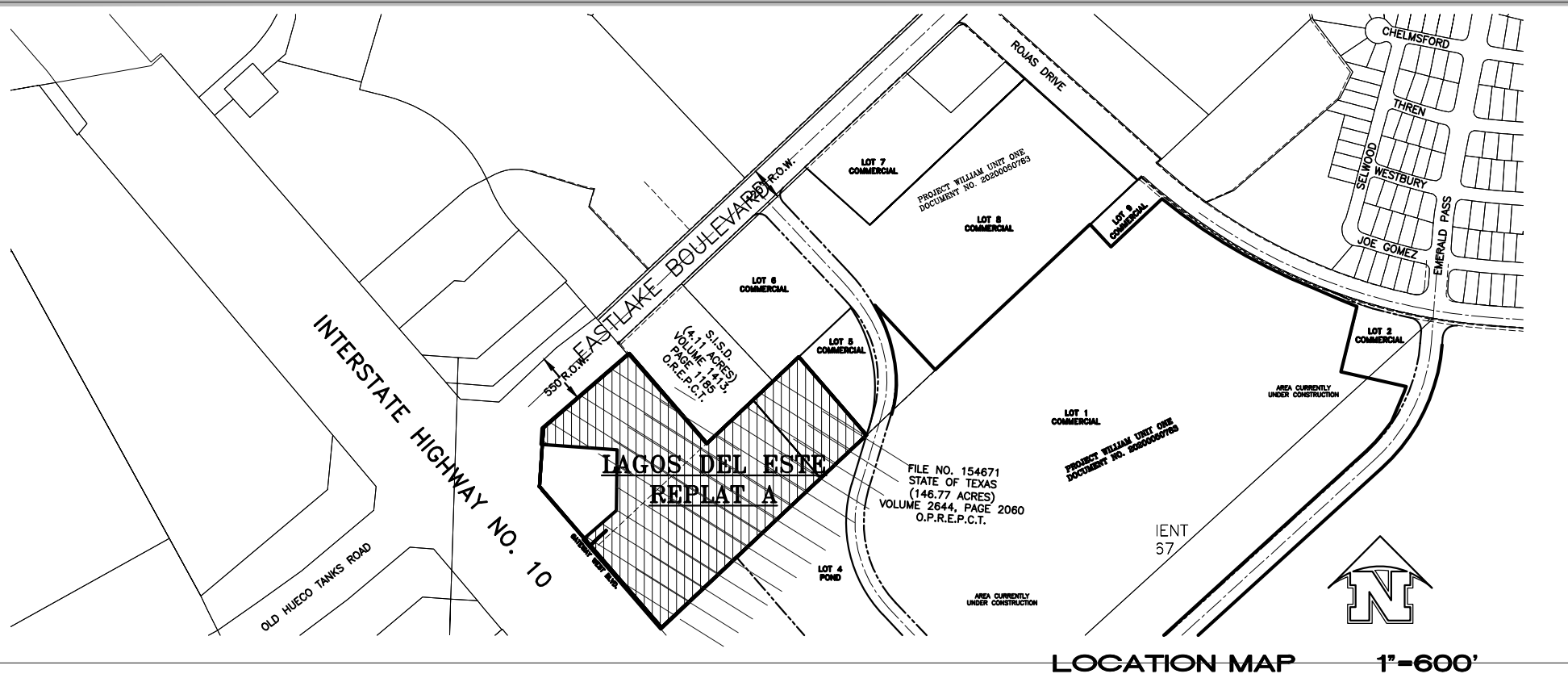


# LAGOS DEL ESTE REPLAT A

SURVEY NO. 324, BEING BLOCK 2, LOT 1, LAGOS DEL ESTE, SUBDIVISION.

EL PASO COUNTY, TEXAS

CONTAINING 14.3747 ACRES ±



## OWNERS DEDICATION, CERTIFICATION AND ATTESTATION

I, EP SUMMIT INVESTMENTS, LLC AS OWNER OF THE 14.3747 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAGOS DEL ESTE REPLAT "A", HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT, AND DEDICATE TO PASEO DEL ESTE MUD ONE 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 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.

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

CHRISTOPHER MALOOLY  
EP SUMMIT INVESTMENTS, LLC.

## STATE OF TEXAS COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRISTOPHER MALOOLY, OWNER OF EP SUMMIT INVESTMENTS, LLC, 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 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 EP SUMMIT INVESTMENTS, LLC WAS REVIEWED AND APPROVED BY THE EL PASO COUNTY, TEXAS COMMISSIONER'S COURT ON \_\_\_\_\_, 2020.

ATTEST:

COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

## MINOR SUBDIVISION APPROVAL STATEMENT

THIS SUBDIVISION IS HEREBY APPROVED IN ACCORDANCE WITH CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND TITLE 79 OF THE EL PASO MUNICIPAL CODE AS MEETING ALL REQUIREMENTS FOR A REVIEW OF A MINOR PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

EXECUTIVE SECRETARY \_\_\_\_\_ SUBDIVISION COORDINATOR \_\_\_\_\_

APPROVED FOR FILING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

PLANNING AND INSPECTIONS DIRECTOR

## 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 \_\_\_\_\_

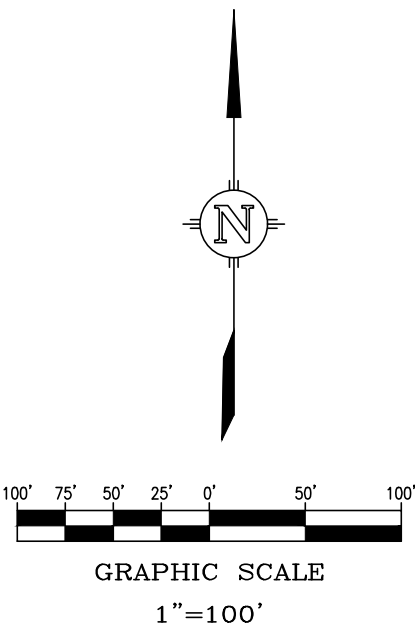
SCHOOL DISTRICT  
SOCORRO INDEPENDENT SCHOOL DISTRICT  
12300 EASTLAKE DRIVE  
EL PASO, TX 79928

## PROPOSED LAND USE

COMMERCIAL LOTS = 3 LOTS

## ACREAGE TABLE

DESCRIPTION	ACRES	SQ. FT.
LOT 1	2.42	105,243.47
LOT 2	9.72	423,187.43
LOT 3	2.24	97,529.30

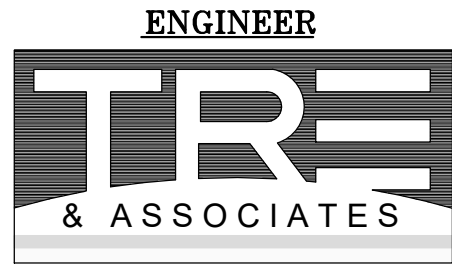


## LEGEND

- SUBDIVISION BOUNDARY LINE
- STREET CENTERLINE
- BLOCK NUMBER
- LOT NUMBER
- EXISTING RIGHT OF WAY
- COUNTY MONUMENT FOUND
- 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"
- CALCULATED POINT
- LANDSCAPE LOT
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- LANDSCAPE EASEMENT
- PARKWAY EASEMENT
- MONUMENT EASEMENT
- RESTRICTED ACCESS EASEMENT
- COMMON ACCESS EASEMENT
- RECORD INFORMATION
- PLAT RECORDS
- EL PASO COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS
- EL PASO COUNTY, TEXAS
- CENTERLINE OF ROAD
- BENCH MARK
- POINT OF BEGINNING
- POINT OF COMMENCING
- RIGHT OF WAY

Parcel Line Table		
LINE #	LENGTH	DIRECTION
L1	82.76	N46°48'00"E
L2	63.48	N03°58'32"E
L3	69.59	N11°49'36"E

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	24.72	40.50	034°58'25"	N29°18'48"E	24.72
C2	14.35	23.50	034°59'50"	N29°19'31"E	14.35



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

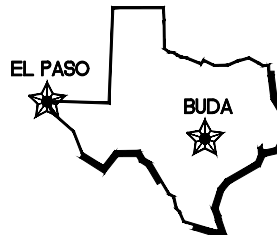
6101 W. Courtyard Dr. Bldg 1, Ste. 100  
Austin, Texas 78730  
Office: (512) 358-4049  
Fax: (512) 368-5374

## ENGINEER'S DEDICATION

SUBDIVISION IMPROVEMENT PLANS PREPARED BY AND UNDER THE SUPERVISION OF TIRE & ASSOCIATES, LLC.

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

OWNER  
CHRISTOPHER MALOOLY  
EP SUMMIT INVESTMENTS, LLC  
3737 GATEWAY WEST  
EL PASO, TEXAS 79903  
OFFICE: (915) 491-5069



## SURVEYOR

ZWA

Zamora, L.L.C.  
Professional Land Surveyors

Job # 2088-11  
1510 Zaragoza Road, Suite B-8 • El Paso, TX 79906  
Office: (915) 955-9009 • 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

DATE OF PREPARATION: AUGUST, 2020

m:\el paso-proyectos\2020\2088--lagos del este subdivision\11 lago del este replat lot 1\dwg\2088--11 lagos del este replat a r1.dwg

SHEET 1 OF 3

LAGOS DEL ESTE REPLAT A

SURVEY NO. 324, BEING BLOCK 2, LOT 1, LAGOS DEL ESTE, SUBDIVISION.

EL PASO COUNTY, TEXAS

CONTAINING 14.3747 ACRES ±

DESCRIPTION METES AND BOUNDS

DESCRIPTION OF A 14.38 ACRE TRACT OF LAND, SITUATED IN THE C.D. STEWART SURVEY NO. 317 AND THE C.D. STEWART SURVEY NO. 324, BEING LOT 1, LAGOS DEL ESTE, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 20190088847, OFFICIAL PUBLIC RECORDS, EL PASO COUNTY, TEXAS; SAID 14.3747 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 5/8 inch iron rod found with cap stamped “ZWA” at the west corner of a certain 146.77 acre tract of land under File No. 154671, State of Texas, of record in Volume 2644, Page 2060, Official Public Records, El Paso County, Texas, being also on the north line of Interstate Highway No. 10, a 500 foot right-of-way, and being the south corner of the herein described tract;

**THENCE, N 40°55'48” W**, with the north line of said Interstate Highway No. 10, for a distance of **421.50** feet, to a 1/2 inch iron rod found with cap stamped “ZWA” for the southwest corner of the herein described tract;

**THENCE, N 46°48'00” E**, with the south line of Lot 2, Lagos Del Este Subdivision, of record in Document Number 20190088847, Official Records, El Paso County, Texas, for a distance of **82.76** feet to a 1/2 inch iron rod found with cap stamped “ZWA”, at the beginning of a curve to the left, for an angle point of the herein described tract;

**THENCE**, along said curve to the left, being also the south line of said Lot 2, having an arc length of **24.72** feet, a radius of **40.50** feet, a central angle of **34°58'25”**, with a chord bearing of **N 29°18'48” E**, for a chord distance of **24.72** feet to a 1/2 inch iron rod with cap stamped “ZWA” found at the end of said curve;

**THENCE, N 11°49'36” E**, with the east line of said Lot 2, being also the west line of the herein described tract, for a distance of **254.42** feet to a 1/2 inch iron rod found with cap stamped “ZWA”, being the northeast corner of said Lot 2, for an interior angle point of the herein described tract;

**THENCE, N 78°10'38” W**, with the north line of said Lot 2, for a distance of **317.04** feet to a 1/2 inch iron rod found with cap stamped “ZWA”, being the northwest corner of said Lot 2, for an exterior angle point of the herein described tract;

**THENCE, N 03°58'32” E**, with the northwest line of said Lagos Del Este Subdivision, for a distance of **63.48** feet, to a 5/8 inch iron rod found with cap stamped “ZWA”, on the south line of Eastlake Boulevard, a 130 foot right-of-way, for the northwest corner of the herein described tract;

**THENCE, N 49°09'09” E**, with said south line of said Eastlake Boulevard, for a distance of **438.80** feet, to a 5/8 inch iron rod found with cap stamped “ZWA”, at the west corner of a certain 4.11 acre tract of land conveyed to S.I.S.D., of record in Volume 1413, Page 1185, Official Public Records, El Paso County, Texas, for the north corner of the herein described tract;

**THENCE, S 40°57'05” E**, departing the south line of said Eastlake Boulevard, along the west line of said 4.11 acre tract, for a distance of **459.94** feet, to a 1/2 inch iron rod found with cap stamped “ZWA”, at the south corner of said 4.11 acre tract, and being an interior angle point of the herein described tract;

**THENCE, N 46°48'32” E**, with the east line of said 4.11 acre tract, for a distance of **488.59** feet to a 1/2 inch iron rod found with cap stamped “ZWA”, at the west corner of said Lot 4, and being the northeast corner of the herein described tract;

**THENCE, S 40°51'45” E**, with the west line of Lot 5, Project William Unit One, a subdivision of record in Document Number 20200050783, Official Public Records, El Paso County, Texas, for a distance of **400.07** feet to a 1/2 inch iron rod found with cap stamped “ZWA”, at the south corner of said Lot 5, being also the northeast corner of Lot 4, of said Project William Unit One, for the southeast corner of the herein described tract;

**THENCE, S 46°48'32” W**, with the north line of said Lot 4, Project William Unit One, at 487.87 feet passing a 5/8 inch iron rod found with cap stamped “ZWA”, for a total distance of **1088.61** feet to the **POINT OF BEGINNING**, containing 14.38 acre of land.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY

LAGOS DEL ESTE REPLAT “A” IS LOCATED WITHIN EL PASO COUNTY, TEXAS APPROXIMATELY 0.38 MILES SOUTHEAST OF THE CITY LIMITS OF EL PASO, TEXAS, 0.25 MILES NORTHEAST OF THE TOWN OF SOCORRO, TEXAS, AND WITHIN THE CITY OF EL PASO’S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.00, 212.001

THE FOLLOWING BENCH MARK INFORMATION IS GOVERNED BY THE PASEO DE ESTE MUNICIPAL UTILITY DISTRICT (PDEMUD) RULES AND REGULATIONS, ARTICLE II(A)(5)(f).

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 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 IS 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. SEE BENCH MARK LIST.

BENCH MARKS:

TBM#1 (GRID COORDINATES)  
N=10,625,660.10  
E=452,484.98  
ELEV=3753.72'

DESCRIPTION: 5/8" IRON ROD WITH CAP STAMPED "ZWA CNTRL" SET APPROXIMATELY 45 FEET SOUTHEAST OF THE SOUTH ENTRANCE TO THE SIDS ADMINISTRATION BUILDING, 1.0 FOOT SOUTHWEST OF THE EXISTING BACK OF CURB.

TBM#2 (GRID COORDINATES)  
N=10,625,214.23  
E=452,077.31  
ELEV=3737.57'

DESCRIPTION: 1.5 INCH ALUMINUM CAP STAMPED "TXDOT-CP12" FOUND AT THE INTERSECTION OF EASTLAKE BOULEVARD AND INTERSTATE HIGHWAY NO. 10, APPROXIMATELY 58 FEET SOUTHEAST OF THE PAVEMENT EDGE OF EASTLAKE BOULEVARD AND APPROXIMATELY 79 FEET NORTHEAST OF THE PAVEMENT EDGE OF INTERSTATE HIGHWAY NO. 10.

TBM#3 (GRID COORDINATES)  
N=10,625,517.75  
E=452,549.26  
ELEV=3737.40'

DESCRIPTION: 5/8 INCH IRON ROD WITH CAP STAMPED "ZWA CNTRL" SET APPROXIMATELY 108 FEET SOUTHEAST OF THE SOUTHERLY END OF AN EXISTING CONCRETE DRAINAGE CHANNEL AND APPROXIMATELY 8 FEET NORTHEAST OF THE EXISTING BACK OF CURB.

PLAT NOTES AND RESTRICTIONS

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM N.A.D. 1983, CENTRAL ZONE.

2. THE SUBDIVISION IS WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN – PANEL No. 480212 0250B, DATED SEPTEMBER 4, 1991.

3. TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

DOCUMENT No. \_\_\_\_\_, DATE:\_\_\_\_\_.

4. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

DOCUMENT No. \_\_\_\_\_, DATE:\_\_\_\_\_.

5. THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO LAGOS DEL ESTE REPLAT A 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.

6. 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.

7. LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS.

8. BUILDINGS SETBACKS SHALL CONFORM TO PASEO DEL ESTE MASTER GUIDELINES:  
15 FEET FROM FRONT PROPERTY LINES,  
5 FEET FROM REAR PROPERTY LINES,  
5 FEET FROM SIDE PROPERTY LINES,  
10 FEET FROM SIDE PROPERTY LINES ABUTTING STREET RIGHT-OF-WAYS.

9. THE FINISHED FLOOR ELEVATION OF ANY BUILDING 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.

10. EP SUMMIT INVESTMENTS, LLC, HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY LOTS.

11. EP SUMMIT INVESTMENTS, LLC, THE SUBDIVIDER OF LAGOS DEL ESTE REPLAT A, HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES, UNLESS OTHERWISE APPROVED IN WRITING, BY THE COUNTY ENGINEER.

12. IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN EP SUMMIT INVESTMENTS, LLC, AND A PURCHASER OF LAND IN THIS SUBDIVISION WILL CONTAIN A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.

13. REASON FOR REPLAT IS TO DIVIDE LOT 1 INTO THREE (3) COMMERCIAL LOTS.

ENGINEER



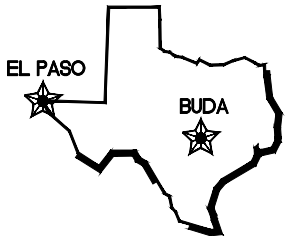
110 N. Mesa Park Drive, Suite 200 El Paso, Texas 79912  
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6101 W. Courtyard Dr. Bldg 1, Ste. 100 Austin, Texas 78730  
Office: (512) 358-4049 Fax: (512) 366-5374

OWNER

CHRISTOPHER MALOOLY  
EP SUMMIT INVESTMENTS, LLC  
3737 GATEWAY WEST  
EL PASO, TEXAS 79903  
OFFICE: (915) 491-5069

SURVEYOR



**ZWA**

Zamora, L.L.C.  
Professional Land Surveyors

Job # 2088-11  
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Office: (915) 955-9009 • Fax: (915) 855-9012

ENGINEERING REPORT FOR LAGOS DEL ESTE REPLAT 'A'  
BY ROBERTO S. ROMERO

WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE

THE PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT (PDEMUD) NO. 1 WILL PROVIDE POTABLE WATER SERVICE TO LAGOS DEL ESTE REPLAT 'A'. EP SUMMIT INVESTMENTS, LLC (THE SUBDIVIDER) AND PDEMUD 1 HAVE ENTERED INTO A CONTRACT IN WHICH PDEMUD 1 HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION 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 SUBDIVISION.

THE SUBDIVISION MAY ACQUIRE SERVICE FROM THE 12" WATER LINE ALONG EASTLAKE BLVD AND GATEWAY WEST BLVD. A PRIVATE WATER LINE WILL BE EXTENDED FROM PRIVATE STREET E TO PROVIDE SERVICE TO LOT 3, BLOCK 2.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

PDEMUD 1 WILL PROVIDE SEWAGE SERVICE TO LAGOS DEL ESTE REPLAT 'A'. THE SUBDIVIDER AND PDEMUD 1 HAVE ENTERED INTO A CONTRACT IN WHICH PDEMUD 1 HAS PROMISED TO PROVIDE SEWER SERVICE TO THE SUBDIVISION FOR AT LEAST THIRTY YEARS. THE PROPOSED SEWER COLLECTION SYSTEM WILL TIE-INTO ONE (1) EXISTING 8" WASTEWATER LINE ALONG PRIVATE STREET E.

THE PROPOSED SEWER COLLECTION SYSTEM WITHIN THIS SUBDIVISION WILL EXTEND TO SERVICE LOT 3, BLOCK 2.

THE PROPOSED SEWER SYSTEM WILL BE CONSTRUCTED BY THE DEVELOPER DURING THE SUBDIVISION CONSTRUCTION PHASE OF LAGOS DEL ESTE REPLAT 'A'. THE ESTIMATED COST OF THESE SEWER FACILITIES IS \$XXXX. BEFORE OBTAINING SEWER SERVICE, OWNERS MUST PAY ALL APPLICABLE FEES TO PDEMUD 1. THE WASTEWATER FACILITIES WILL BE FULLY OPERABLE ON THE DATE OF OCTOBER 23, 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 COSTS TO INSTALL WASTEWATER FACILITIES, DISCUSSED ABOVE ARE AS FOLLOWS:

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

THE WATER AND SEWAGE FACILITIES TO BE INSTALLED BY THE DEVELOPER WILL BE CONSTRUCTED PRIOR TO FILING OF 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



11/23/2020  
DATE

LAGOS DEL ESTE REPLAT 'A'

A PORTION OF C.D. STEWART SURVEY NO. 317  
TRACT 6C AND 6D  
EL PASO COUNTY, TEXAS  
CONTAINING 16.196 ACRES ±

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

EL DISTRITO MUNICIPAL REGIONAL DE PASEO DEL ESTE NUMERO 1 (PDEMUD NO. 1) PROVEERA SERVICIO DE AGUA POTABLE A LA SUBDIVISION LAGOS DEL ESTE REPLAT "A". EP SUMMIT INVESTMENTS LLC. (EL PROPIETARIO DEL PROYECTO) Y PDEMUD 1 HAN ESTABLECIDO UN CONTRATO EN EL CUAL PDEMUD 1 SE COMPROMETE A PROVEER SUFFICIENTE AGUA A LA SUBDIVISION POR UN MINIMO DE TREINTA AÑOS Y PDEMUD 1 PROPORCIONA 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 OBTENDRA SERVICIO DE UNA PIPA DE AGUA DE 12 PULGADAS (12") UBICADA EN EASTLAKE BLVD Y GATEWAY WEST BLVD. UNA LINEA SERA EXTENDIDA POR LA PROPIEDAD POR LA CALLA E PARA PROVEER SERVICIO AL LOTE 3

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

PDEMUD 1 PROVEERA SERVICIOS DE DRENAJE A LA SUBDIVISION LAGOS DEL ESTE REPLAT "A". EP SUMMIT INVESTMENTS LLC. EL PROPIETARIO DEL PROYECTO Y PDEMUD 1 HAN ESTABLECIDO UN CONTRATO EN EL CUAL PDEMUD 1 SE HA COMPROMETIDO A PROVEER SERVICIO DE SANEAMIENTO A LA SUBDIVISION POR UN MINIMO DE TREINTA AÑOS. EL NUEVO SISTEMA SERA CONECTADO A UNA ALCANTARILLA EXISTENTE DE OCHO PULGADAS LOCALIZADA EN LA INTERSECCION DE PRIVATE STREET E Y GATEWAY BOULEVARD WEST.

EL SISTEMA PROPUESTO DE DRENAJE DENTRO DE LA SUBDIVISION CONSISTIRA DE LINEAS DE OCHO (8") PULGADAS QUE CORRERAN AL SUR Y ESTE DE STREET E. EL SISTEMA PROPUESTO INCLUIRA CUATRO (4) ALCANTARILLAS Y CINCO (5) CABOS PARA FUTURO DESARROLLO.

EL SISTEMA DE DRENAJE PROPUESTO SERA CONSTRUIDO POR EL URBANIZADOR DURANTE LA FASE DE CONSTRUCCION DE LA SUBDIVISION LAGOS DEL ESTE. EL COSTO ESTIMADO DE ESTE SISTEMA DE DRENAJE ES DE \$XXXX. ANTES DE OBTENER SERVICIO DE DRENAJE, CADA PROPIETARIO DEBERA PAGAR LAS CUOTAS REQUERIDAS POR PDEMUD 1. EL SISTEMA DE DRENAJE SANITARIO INICIARA SUS OPERACIONES EL DIA OCTUBRE 29, 2020.

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 DRENAJE: ESTE SISTEMA SERA INSTALADO Y CONSTRUIDO EN SU TOTALIDAD, CON EXCEPCION DEL COSTO DE LAS CONECCIONES PARA CADA LOTE, Y COSTARA \$XXX POR LOTE. LOS PROPIETARIOS DE CADA LOTE SON RESPONSABLES POR EL COSTO Y LA INSTALACION DE CUALQUIER LINEA DE SERVICIO QUE SEA NECESARIA, DE LA LINEA DE SERVICIO LATERAL A SUS PROPIEDADES.

EL SISTEMA DE AGUA Y DRENAJE 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 EXTENSIION.

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

LAGOS DEL ESTE REPLAT 'A' IS ON LAND THAT GENTLY SLOPES IN A SOUTHWESTERLY DIRECTION. THE SUBDIVISION IS DESIGNED TO CAPTURE AND CONTAIN PORTIONS OF STORMWATER RUNOFF WITHIN ITS BOUNDARIES. PORTIONS OF THE PROPOSED DEVELOPMENT WILL BE CAPTURED AND CONVEYED IN A STORM SEWER SYSTEM TO THE TXDOT CULVERTS ALONG GATEWAY BOULEVARD, WHICH HAS SUFFICIENT CAPACITY. THE EXISTING LOTS WITHIN THE DEVELOPMENT HAVE BEEN GRADED SLIGHTLY SO THAT THE FRONT SLOPES DOWN TOWARD THE STREETS. ALL FINISH FLOOR LOT ELEVATIONS ARE TYPICALLY 1.25- FEET, AS A MINIMUM, ABOVE THE AVERAGE TOP OF CURB ELEVATION IN FRONT OF THE LOT. ALL THE EXISTING PRIVATE STREETS HAVE BEEN CONSTRUCTED WITH CURBS AND GUTTERS AT AN ELEVATION TYPICALLY A FEW INCHES LOWER THAN THE ADJOINING LOTS. THE SUBDIVISION STREETS CAPTURE RUNOFF FROM THE LOTS AND CARRY IT ALONG THE CONCRETE CURB AND GUTTER TO CONCENTRATE THE GENERATED RUNOFF INTO THE EXISTING TEMPORARY POND. 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.

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.

GRADING AND DRAINAGE PLANS FOR THIS SUBDIVISION ARE REFERENCED IN CASE ID NO.: 18-153 AT THE EL PASO COUNTY PUBLIC WORKS DEPARTMENT.

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 LAGOS DEL ESTE LIES WITHIN A FLOOD ZONE DESIGNATION OF "X" AS DESIGNATED IN PANEL NO. 480212 0250B 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



11/23/2020  
DATE

REPORTE DE DESAGÜE

LA SUBDIVISION LAGOS DEL ESTE REPLAT "A" SE ENCUENTRA EN TERRENOS QUE FORMAN UNA LIGERA PENDIENTE EN DIRECCION AL SUROESTE. LA SUBDIVISION ESTA DISEÑADO PARA CAPTURAR Y LLEVAR LA ESCORRENTIA PLUVIAL DENTRO DE SUS LIMITES. UNA PARTE DE LA ESCORRENTIA PLUVIAL DEL DESARROLLO SERA CAPTURADA POR ALCANTARILLAS DE TXDOT LOCALIZADAS EN GATEWAY BOULEVARD, LAS CUALES CUENTAN CON LA CAPACIDAD NECESARIA. LA PARTE FRONTAL DE LOS LOTES HA SIDO NIVELADA DE MANERA QUE FORMA UNA LIGERA PENDIENTE CUESTA ABAJO HACIA LAS CALLES. LA ELEVACION FINAL DEL SUELO DE TODOS LOS LOTES ES, POR LO MENOS, 1.25'-PIES MAS ALTA QUE LA ELEVACION DE LA ACERA QUE SE ENCUENTRA ENFRETE DE LOS LOTES. POR LO GENERAL, TODAS LAS CALLES HAN SIDO CONSTRUIDAS CON EL BORDE DE LA ACERA A UNAS CUANTAS PULGADAS DE ELEVACION MAS BAJAS QUE LOS LOTES CONTIGUOS. LAS CALLES DE LA SUBDIVISION CAPTURAN LA ESCORRENTIA GENERADA POR LOS LOTES Y LLEVAN POR MEDIO DEL BORDE DE LA ACERA HASTA LAS NUEVAS ETAPAS DE DESAGÜE. DESPUES ESTA ES LLEVADA POR MEDIO DE UN SISTEMA DE DESAGÜE HASTA UN ESTANQUE DE RETENCION TEMPORAL DENTRO DE LOS LIMITES DE LA SUBDIVISION, DISEÑADO CON CAPACIDAD SUFFICIENTE PARA CONTENER LAS TORMENTAS DE 100-AÑOS.

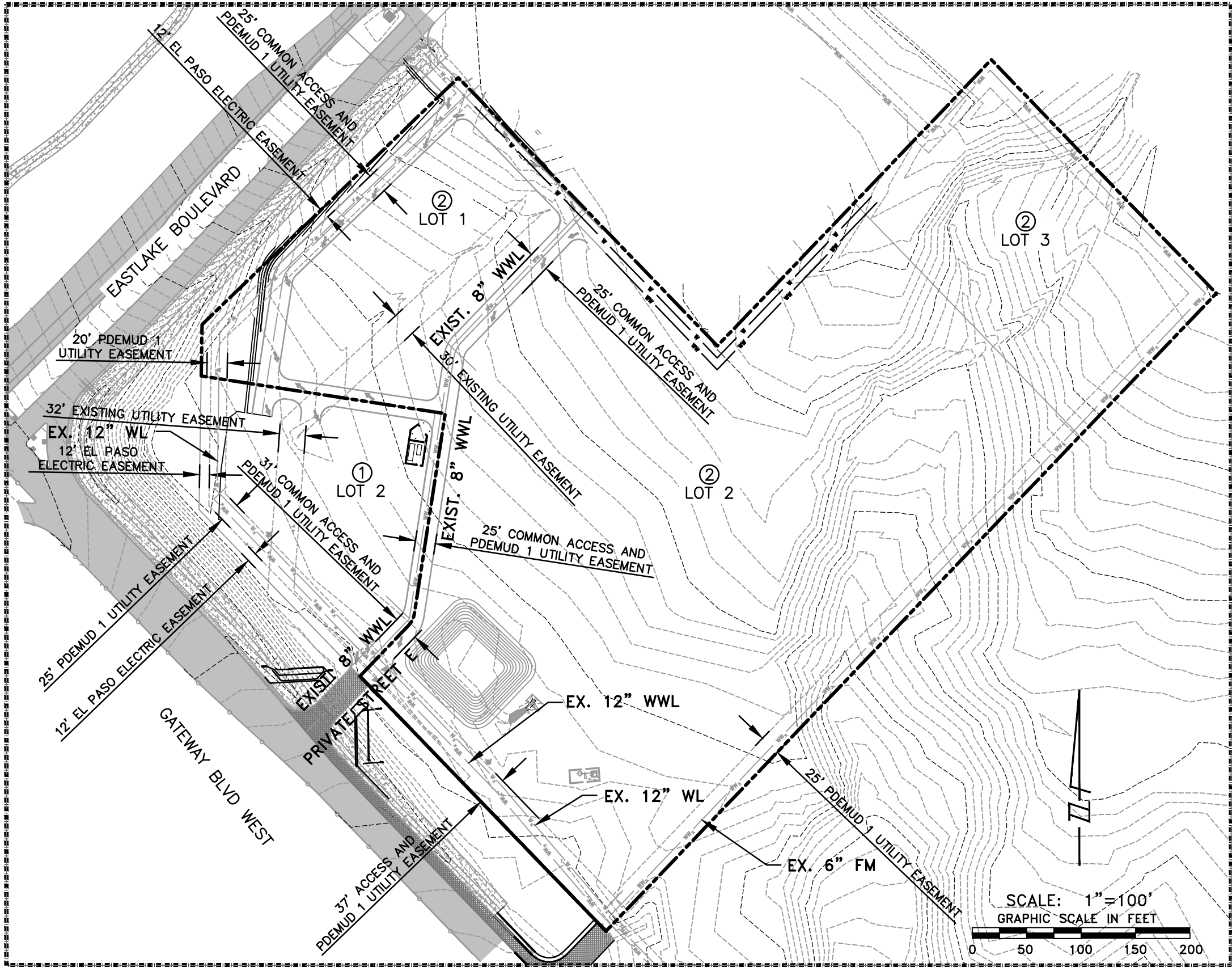
EN EL MAPA FIRM DE LA AGENCIA FEDERAL PARA EL MANEJO DE EMERGENCIAS (FEMA), COMMUNITY PANEL NO. 480212 0250B, CON FECHA DEL 4 DE SEPTIEMBRE DE 1991, ESTA PROPIEDAD SE ENCUENTRA DENTRO DE LA ZONA "X" LA CUAL NO ES CONSIDERADA COMO ZONA DE PELIGRO DE INUNDACION SUJETA A UNA TORMENTA DE 500-AÑOS.

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 MUESTRA EL CAMINO QUE SIGUE LA ESCORRENTIA.

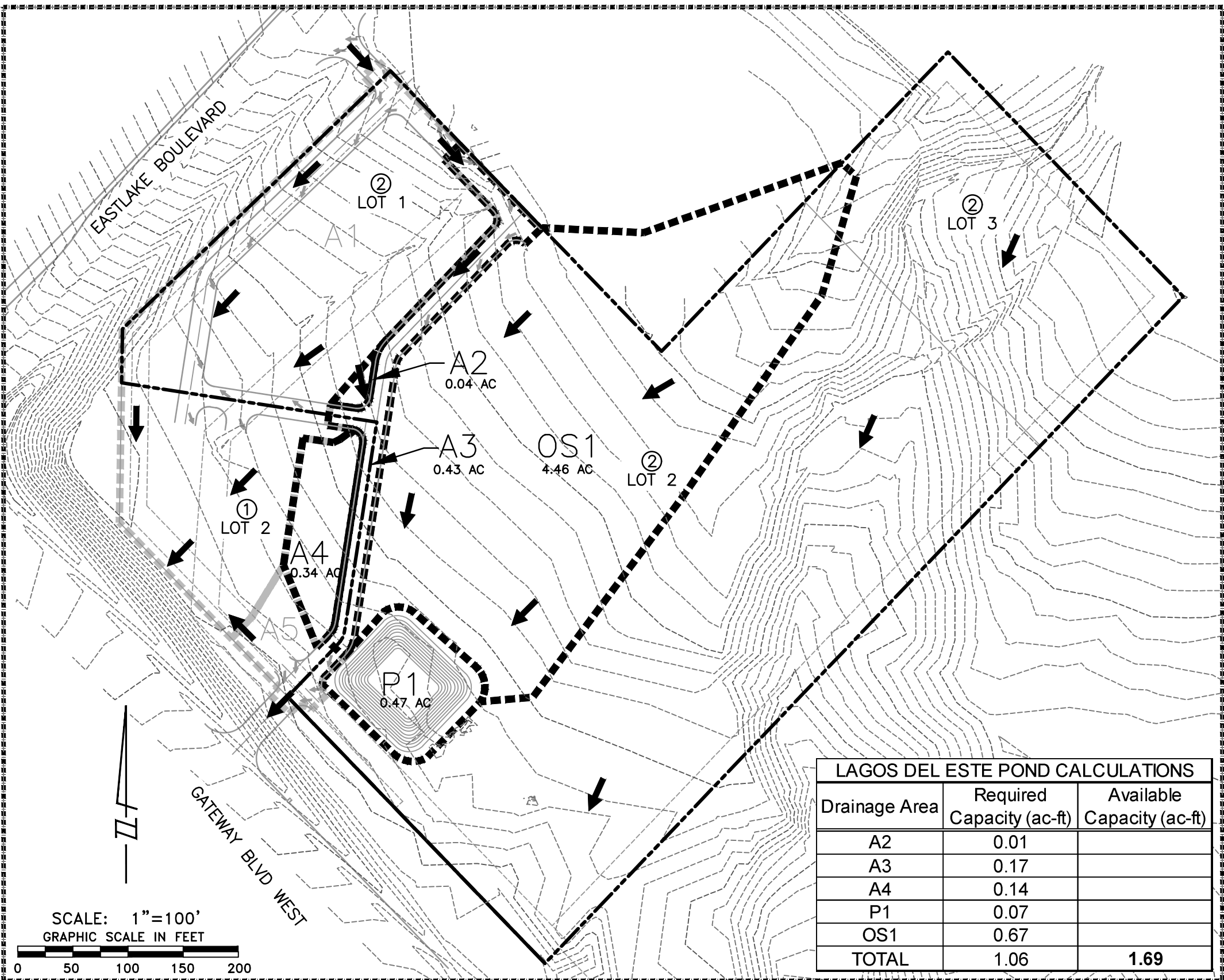
LOS PLANOS DE ESTA SUBDIVISION PUEDEN SER ENCONTRADOS CON EL NUMERO DE IDENTIFICACION: 18-153 EN EL CONDADO DE EL PASO.

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 "MORNINGSIDE AT MISSION RIDGE UNIT FOUR" SE ENCUENTRA EN LA ZONAS "X". DE ACUERDO AL PANEL NO. 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.



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



LAGOS DEL ESTE POND CALCULATIONS		
Drainage Area	Required Capacity (ac-ft)	Available Capacity (ac-ft)
A2	0.01	
A3	0.17	
A4	0.14	
P1	0.07	
OS1	0.67	
TOTAL	1.06	1.69

MAP OF DRAINAGE SYSTEM  
MAPA DEL SISTEMA DE DESAGUE