

FINAL ENGINEER'S REPORT FOR PROJECT WILLIAM UNIT ONE REPLAT "C"
BY GEORGES HALLOU, P.E.

WATER FACILITIES:

WATER SERVICE TO THE SITE WILL BE PROVIDED BY THE PASO DEL ESTE MUNICIPAL UTILITY DISTRICT (PDEMD) NO.1. PDEMD NO.1 HAS AN AGREEMENT WITH ROP SEC EASTLAKE-ROAS, LLC, TO PROVIDE SUFFICIENT WATER SUPPLY FOR AT LEAST 30 YEARS AND THIS AGREEMENT IS RECORDED IN THE COUNTY OF EL PASO.

THE MAIN WATER LINE AND THE FIRE HYDRANTS HAVE BEEN CONSTRUCTED WITHIN A PROPOSED 30-FOOT PDEMD NO.1 EASEMENT. WATER METERS WILL THEN BE APPLIED FOR EVERY LOT SHOWN ON THIS SUBDIVISION. THE DEVELOPER IS RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE PROPOSED METERS TO BE PLACED IN THE LOT TO PDEMD NO.1. THE MAIN LINES WILL BE IN OPERATION IN AUGUST 2022.

SEWER FACILITIES:

SANITARY SEWER SERVICE TO THE SITE WILL BE PROVIDED BY THE PASO DEL ESTE MUNICIPAL UTILITY DISTRICT (PDEMD) NO.1. PDEMD NO.1 HAS AN AGREEMENT WITH ROP SEC EASTLAKE-ROAS, LLC, TO PROVIDE SUFFICIENT SERVICE FOR AT LEAST 30 YEARS AND THIS AGREEMENT IS RECORDED IN THE COUNTY OF EL PASO.

THE SANITARY SEWER SYSTEM IS TIED TO AN EXISTING 8-INCH SANITARY SEWER SYSTEM LOCATED ALONG THE SOUTHERN PROPERTY LINE OF THIS SUBDIVISION WITHIN THE EXISTING DRIVEWAY. THE SEWER LINE IS LOCATED WITHIN A PROPOSED 30-FOOT PDEMD NO.1 EASEMENT. THE MAIN LINES WILL BE IN OPERATION IN AUGUST 2022.

CERTIFICATION

I CERTIFY THAT THE WATER AND WASTEWATER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE SUBMISSION RULES ADOPTED UNDER SECTION 15.543, TEXAS WATER CODE. THE WATER AND SANITARY SEWER SYSTEM WILL BE COMPLETED AND OPERABLE WITHIN 2 YEARS OF THE DATE OF THIS PLAN.

BEARING BASIS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS

VERTICAL DATUM:

VERTICAL DATUM BASED ON WEST TEXAS AIRPORT REFERENCE POINT TNGDA (NAD 83) PD NO. 486217, NAVD 88 DATUM AND REFERENCED TO MDS3, HAVING AN ELEVATION OF 5751.87'.

BENCHMARK:

FOUND 1/2" REBAR LOCATED ON THE SOUTHEASTERLY CORNER OF LOT 6, BLOCK 4, HORIZON MARKETPLACE REPLAT B AND THE NORTHERLY RIGHT OF WAY OF EASTLAKE BOULEVARD.

STATIONING: 10627390.0100
E-453656.8990'
ELEVATION=3802.719'

REPORT FINAL DE INGENIERIA PARA LA SUBDIVISION PROJECT WILLIAM UNIT ONE REPLAT "C"
PREPARADO POR EL INGENIERO REGISTRADO GEORGES HALLOU.

SISTEMA DE AGUA POTABLE

EL SERVICIO DE AGUA PARA EL SITIO SE PROPORCIONARA POR EL DISTRITO DE UTILIDAD MUNICIPAL DENOMINADO PASO DEL ESTE (PDEMD) NUMERO 1. PDEMD NO. 1 TIENE UN ACUERDO CON ROP SEC EASTLAKE-ROAS, LLC, PARA PROPORCIONAR EL SUFICIENTE SUMINISTRO DE AGUA DURANTE AL MENOS 30 AÑOS Y ESTE ACUERDO ESTA REGISTRADO EN EL CONDADO DE EL PASO.

LA AGUA PARA CADA UNA DE LAS UNIDADES SE HA CONSTRUIDO DENTRO DE UN PDEMD NO. 1 CONDOMINIO PROPOSED DE 30 PIES. LUEGO SE APLICARON MEDIDORES DE AGUA PARA CADA UNA DE LAS UNIDADES EN ESTA SUBDIVISION. EL DESARROLLADOR ES RESPONSABLE DE TODAS LAS TAREAS ASOCIADAS CON LOS MEDIDORES PROPUESTOS QUE SE PLACARAN EN SU COMUNIDAD PDEMD NO.1. LOS PRINCIPALES LINEAS ESTARAN OPERATIVAS EN AGOSTO DE 2022.

SISTEMA DE DRENAJE SANITARIO

EL SERVICIO DE DRENAJE SANITARIO PARA EL SITIO SE PROPORCIONARA POR EL DISTRITO DE UTILIDAD MUNICIPAL DENOMINADO PASO DEL ESTE (PDEMD) NUMERO 1. PDEMD NO. 1 TIENE UN ACUERDO CON ROP SEC EASTLAKE-ROAS, LLC, PARA PROPORCIONAR SERVICIO SUFICIENTE DURANTE AL MENOS 30 AÑOS Y ESTE ACUERDO ESTA REGISTRADO EN EL CONDADO DE EL PASO.

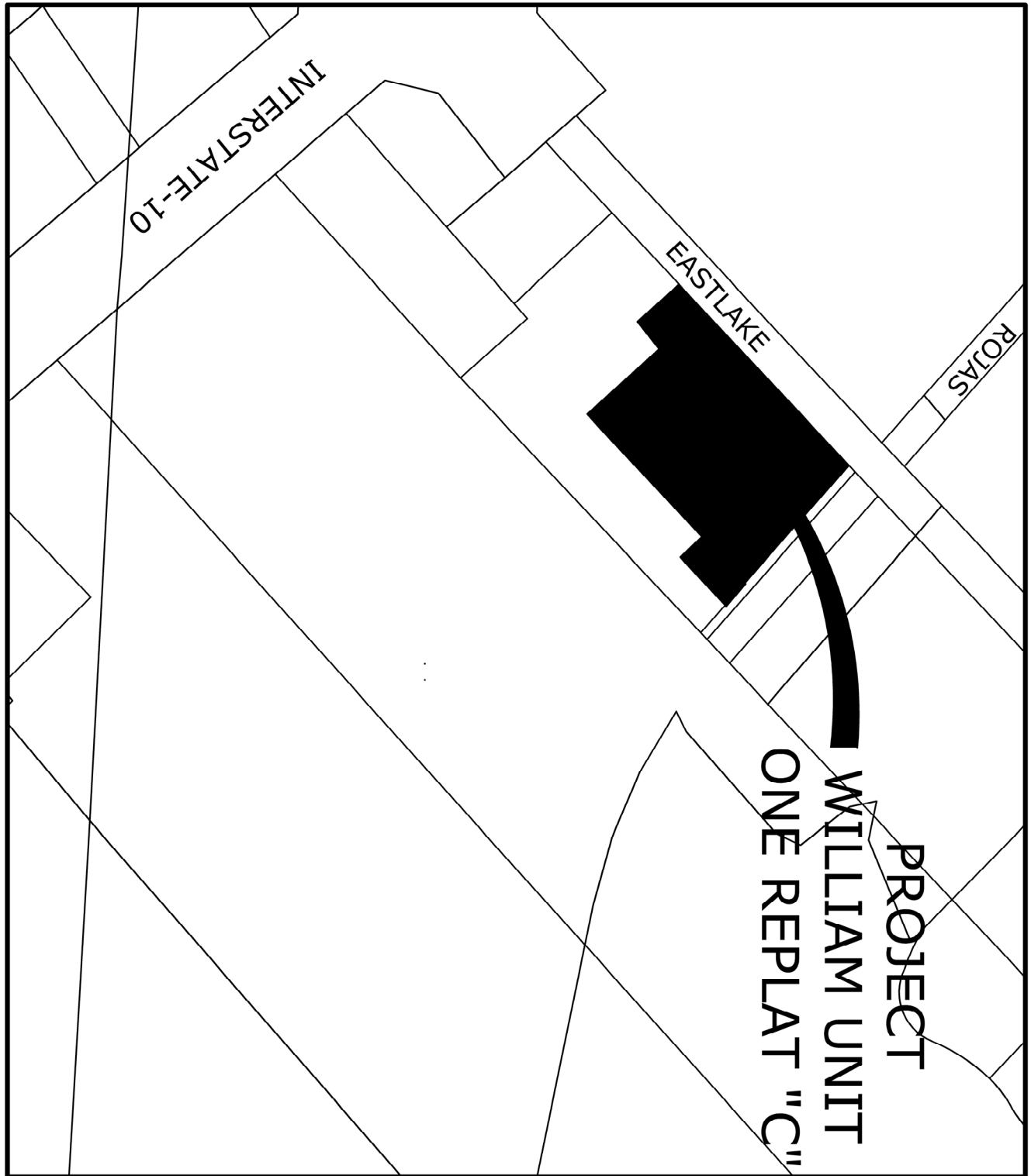
EL SISTEMA DE DRENAJE SANITARIO ESTA CONECTADO A UN SISTEMA DE EXISTENTE DE DRENAJE SANITARIO CON UNA TUBERIA DE 8 PULGADAS UBICADO EN LA LINEA DE PROPIEDAD SUR DE ESTA SUBDIVISION DENTRO DEL ANCHO DE VIA EXISTENTE. LA LINEA DE DRENAJE ESTA UBICADA DENTRO DE UN DERECHO DE VIA DE 30 PIES DE ANCHO DEDICADO HACIA PDEMD NO. 1. LOS PRINCIPALES LINEAS ESTARAN OPERATIVAS EN AGOSTO DE 2022.

CERTIFICACION

CERTIFICO QUE LOS SERVICIOS DE AGUA Y DRENAJE SANITARIO ANTERIORMENTE DESCRITOS SE ENCUENTRAN EN CUMPLIMIENTO CON LAS REGLAS DE LA SUBDIVISION ADOPTADAS BAJO LA SECCION 16.343, DEL CODIGO DE AGUA Y TEXAS. EL SISTEMA DE AGUA Y DRENAJE SANITARIO SE COMPLETARA Y SERA OPERABLE DENTRO DE 2 AÑOS DE LA FECHA DE ESTE DOCUMENTO.

DRAINAGE CALCULATIONS BASED ON A 50 AND 100 YR. STORM
FREQUENCY FOR ESTIMATING RUNOFF FORMULA Q-GCA

STORM RUNOFF CALCULATIONS									
50-YEAR									
WATERSHED	AREA	TC	C	PA	Q	Q1	Q2	Q3	Q4
1244-1	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-2	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-3	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-4	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-5	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-6	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-7	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-8	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-9	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-10	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-11	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-12	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-13	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-14	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-15	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-16	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-17	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-18	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-19	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-20	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-21	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-22	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-23	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-24	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-25	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-26	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-27	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-28	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-29	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-30	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-31	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-32	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-33	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-34	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-35	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-36	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-37	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-38	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-39	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-40	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-41	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-42	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-43	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-44	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-45	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-46	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-47	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-48	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-49	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-50	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-51	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-52	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-53	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-54	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-55	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-56	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-57	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-58	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-59	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-60	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-61	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-62	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-63	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-64	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-65	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-66	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-67	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-68	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-69	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-70	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-71	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-72	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-73	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-74	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-75	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-76	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-77	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-78	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-79	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-80	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-81	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-82	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-83	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-84	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-85	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-86	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-87	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-88	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-89	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-90	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-91	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-92	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-93	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-94	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-95	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-96	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-97	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-98	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-99	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00
1244-100	7.13	70	0.05	0.13	50.00	10.00	10.00	10.00	10.00



Property Description: Lots 1, 2 and 3, Block 1, Project William Unit One Replat "C", El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a found 2" rebar lying on the Northeastly corner of Lot 6, Block 4, Horizon Marketplace Replat "B" and the Northernly right-of-way line of Eastlake Blvd., thence South 43°18'44" East, a distance of 140.00 feet to a point lying on the Southernly right-of-way line of Eastlake Blvd., thence South 46°41'16" West, along said right-of-way line, a distance of 253.89 feet to a point lying on the Westerly common corner of Lot 1, Block 1, El Paso Station One and Lot 4, Block 1, Project Williams Unit One Replat "A", thence South 48°04'33" East, along the common boundary line of Lot 1 and Lot 4, a distance of 225.00 feet to a point, said point also being the TRUE POINT OF BEGINNING of this metes and bounds description;

THENCE, North 46°41'16" East, along the common boundary line of Lot 1, Block 1, Project William Unit One Replat "C" and Lot 1, Block 1, El Paso Station One, for a distance 291.90 feet to a point for a property corner.

THENCE, South 48°04'33" East, along the Southernly right-of-way line of Rojas Drive, for a distance 687.76 feet to a point for a property corner;

THENCE, North 46°47'56" East, continuing along said southerly right-of-way line, for a distance 8.03 feet to a point for a property corner;

THENCE, South 48°04'33" East, continuing along said southerly right-of-way line, for a distance 11.40 feet to a point for a curve;

THENCE, along said Southerly right-of-way line, 108.75 feet along the arc of a curve, having a radius 2252.00 feet, a central 02°46'01" and a chord which bears South 49°27'27" East, a distance of 108.74 feet to a point lying on the Northernly common corner of Lot 1, Block 1, Project William Unit One Replat "C" and Lot 1, Block 1, Project Williams Unit One;

THENCE, South 46°48'32" West, along the common boundary line of Lot 1, Block 1, Project William Unit One Replat "C" and Lot 1, Block 1, Project William Unit One, for a distance 270.87 feet to a point for a property corner;

THENCE, North 43°11'28" West, continuing along said common boundary line, for a distance 119.45 feet to a point for a property corner;

THENCE, South 46°48'32" West, along the common boundary line of Lot 2, Block 1, Project William Unit One Replat "C" and Lot 1, Block 1, Project William Unit One, for a distance 718.62 feet to a point for a property corner;

THENCE, North 43°11'28" West, along the common boundary line of Lot 2, Block 1, Project William Unit One Replat "C" and Lot 6, Block 1, Project William Unit One Replat "A", for a distance 404.98 feet to a point for a property corner;

THENCE, South 46°48'32" West, along the common boundary line of Lot 3, Block 1, Project William Unit One Replat "C" and Lot 6, Block 1, Project William Unit One Replat "A", for a distance 13.57 feet to a point for a curve lying on the Northernly right-of-way line of State Street;

THENCE, along said Northernly right-of-way line, 84.25 feet along the arc of a curve, having a radius 635.00 feet, a central 07°36'08" and a chord which bears North 39°30'42" West, for a distance of 84.19 feet to a point for a property corner;

THENCE, North 43°18'44" West, continuing along said Northernly right-of-way line of State Street, for a distance 138.38 feet to a point for a property corner;

THENCE, North 46°41'16" East, along the Westerly boundary line of Lot 2 and Lot 3, Block 1, Project William Unit One Replat "C", for a distance of 705.60 feet to a point for a property corner;

THENCE, North 43°18'44" West, a distance of 55.78 feet to a point, back to the TRUE POINT OF BEGINNING of this description.

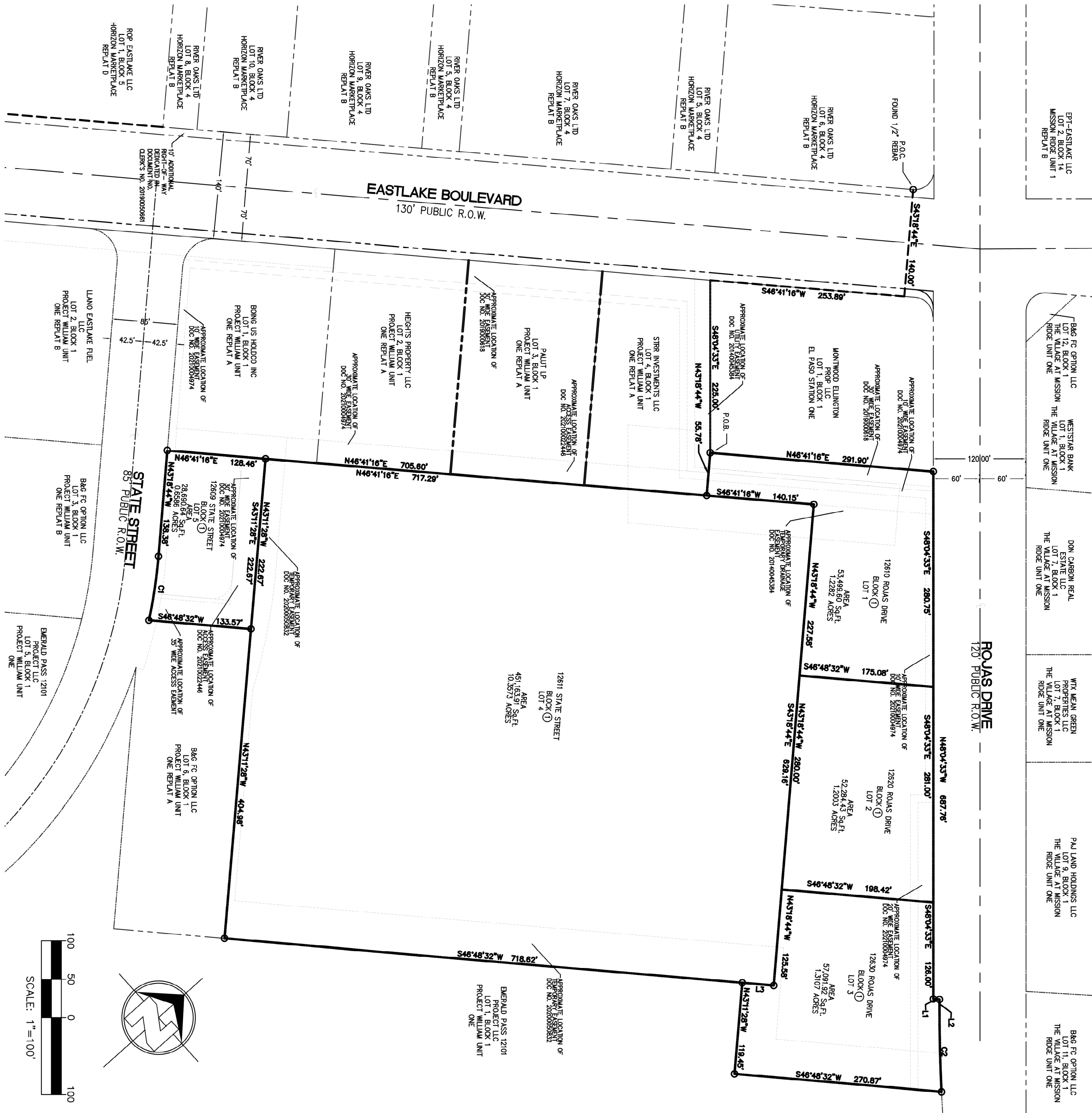
Said parcel of land herein been described contains 14.7551 acres (642,730.4927 s.f.) of land, more or less.

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

PROJECT WILLIAM UNIT ONE REPLAT C IS LOCATED WITH EL PASO COUNTY, TEXAS APPROXIMATELY LESS THAN 1 MILE EAST OF THE CITY LIMITS OF EL PASO, TEXAS, 2.5 MILES 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.

SCHOOL DISTRICT
SOCORRO INDEPENDENT SCHOOL DISTRICT

TOTAL # LOTS
5
NON-RESIDENTIAL



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 THE 500 YEAR FLOOD PLAIN, -PANEL NOS. 480212 02386, DATED SEPTEMBER 4, 1991 AND REVISED ON DECEMBER 12, 2014, WHICH CAN BE FOUND IN FIRM C&M NUMBER 14-06-0629.
3. TAX CERTIFICATES 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 PROJECT WILLIAM UNIT ONE REPLAT C BY THE PASO DEL ESTE MUNICIPAL UTILITY DISTRICT 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 BOULEVARD, I.H. 10, STATE STREET AND ROJAS DRIVE AND WITHIN PROJECT WILLIAM UNIT ONE REPLAT C AND WILL BE CONSTRUCTED TO SERVE THIS SUBDIVISION WITHIN ONE (1) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
6. LOT CORNERS FOR THIS REPLAT SHALL BE SET ONCE RECORDED.
7. BUILDING SETBACKS SHALL CONFORM TO PASO DEL ESTE MASTER GUIDELINES, 5 FEET FROM FRONT 0 FEET FROM SIDE AND REAR.
8. THE OWNERS HAVE OBTAINED 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.
9. THE OWNERS, THE SUBDIVIDERS OF PROJECT WILLIAM UNIT ONE REPLAT C, HAVE INSTALLED UTILITY SERVICE LINES TO THE PROPERTY LINES, UNLESS OTHERWISE APPROVED IN WRITING, BY THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.
10. 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.
11. LOTS BE USED FOR NON-RESIDENTIAL PURPOSES ONLY.
12. ACCESS TO LOTS WITHIN THE SUBDIVISION IS PROVIDED BY ROJAS DRIVE (A DEDICATED 120 FEET PUBLIC RIGHT OF WAY) AND STATE STREET (A DEDICATED 85 FEET PUBLIC RIGHT OF WAY) AND THE EXISTING ACCESS AND COLLECTION BOXES.
13. POSTAL DELIVERY SERVICE WITHIN THIS SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND ALL LOTS TO PROVIDE A GRADING AND DRAINAGE PLAN PREPARED BY A LICENSED TEXAS PROFESSIONAL ENGINEER PRIOR TO LOT DEVELOPMENT.
16. LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING SIDEWALKS, DRIVEWAYS AND PARKWAYS ADJUTING THEIR PROPERTY.
17. LOT 4 WILL RECEIVE RUNOFF FROM LOTS 1, 2 AND 3 AS PER HE APPROVED MASTER DRAINAGE PLAN.

PROJECT WILLIAM UNIT ONE REPLAT C

REPLAT OF LOT 5 AND 7, BLOCK 1, PROJECT WILLIAM UNIT ONE REPLAT A, EL PASO COUNTY, TEXAS, CONTAINING 14.7550 ACRES ±

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

ROP SEC. Eastlake-Rojas, LLC, a Texas limited partnership by: RIVER OAKS ASSET MANAGEMENT, INC., a Texas Corporation, ITS MANAGER, OWNER OF THE 14,750 ACRES OF LAND ENCOMPASSED WITHIN THE PROPOSED PROJECT WILLIAM UNIT ONE REPLAT C, HEREBY PRESENT THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT.

WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODES 232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THIS LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS, AND REGULATIONS OF PASO DEL ESTE MID NO. 1;
 - (B) SEWER CONNECTIONS TO THIS LOT OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS, AND REGULATIONS OF PASO DEL ESTE MID NO. 1;
 - (C) ELECTRICAL CONNECTIONS PROVIDED TO THIS LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS, AND
 - (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THIS LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

ADAM Z. FRANK, PRESIDENT DATE _____

ACKNOWLEDGMENT

STATE OF TEXAS
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MR. ADAM Z. FRANK AND PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS HEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022 A.D.

NOTARY PUBLIC IN AND FOR THE COUNTY OF EL PASO _____

EL PASO COUNTY, TEXAS CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE S 232.028 (A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PROJECT WILLIAM UNIT ONE REPLAT "C" WAS REVIEWED AND APPROVED BY THE EL PASO COUNTY, TEXAS COMMISSIONER COURT ON _____ 2022

COUNTY JUDGE DATE _____

ATTEST CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 212

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PROJECT WILLIAM UNIT ONE REPLAT "C" WAS REVIEWED AND APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF EL PASO, ON _____ 2022.

CHAIRPERSON DATE _____ EXECUTIVE SECRETARY _____

APPROVED FOR FILING THIS _____ DAY OF _____ 2022.

PLANNING AND INSPECTIONS DIRECTOR

COUNTY CLERK'S RECORDING CERTIFICATE

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, THIS _____ DAY OF _____ 2022, A.D. IN FILE NO. _____

EL PASO COUNTY CLERK BY DEPUTY _____

SURVEYOR'S DEDICATION

I, GILLENMO LUCON, A REGISTERED LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF PROJECT WILLIAM UNIT ONE REPLAT "C" WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE BY ME AND UNDER MY SUPERVISION ON _____ 2022.



GILLENMO LUCON, R.S.S. REGISTERED LAND SURVEYOR AND SUPERVISOR E=453663.8990

LICENSE NO. F-1802

ENGINEER'S DEDICATION

SUBDIVISION IMPROVEMENT PLANS ARE PREPARED UNDER THE SUPERVISION OF SUI ENGINEERING, INC. _____ GEORGES HALLOU, P.E., TX 92105



SUI ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - CONSTRUCTION MANAGEMENT
6600 WESTWIND DR. - EL PASO, TEXAS - 79912 - (915) 584-4457
DATE OF PREPARATION 06/08/22

REPLAT OF LOT 5 AND 7, BLOCK 1, PROJECT
WILLIAM UNIT ONE REPLAT A, EL PASO COUNTY,
TEXAS. CONTAINING 14.7550 ACRES ±

MUNICIPALITY

CITY OF EL PASO

PLAT NOTES AND RESTRICTIONS

- RECORDS SECTION.

DOCUMENT NO. _____ DATE _____.

- RECORDS SECTION.

DOCUMENT NO. _____ DATE _____

17. LOT 4 WILL RECEIVE RUNOFF FROM LOTS 1, 2 AND 3 AS PER THE APPROVED MASTER DRAINAGE PLAN.

UTILITY NOTES

- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THIS SUBDIVISION MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

(915)225-5700



DATE OF PREPARATION 07/22/22

PROJECT WILLIAM UNI ONE REPLA C

[illegible]

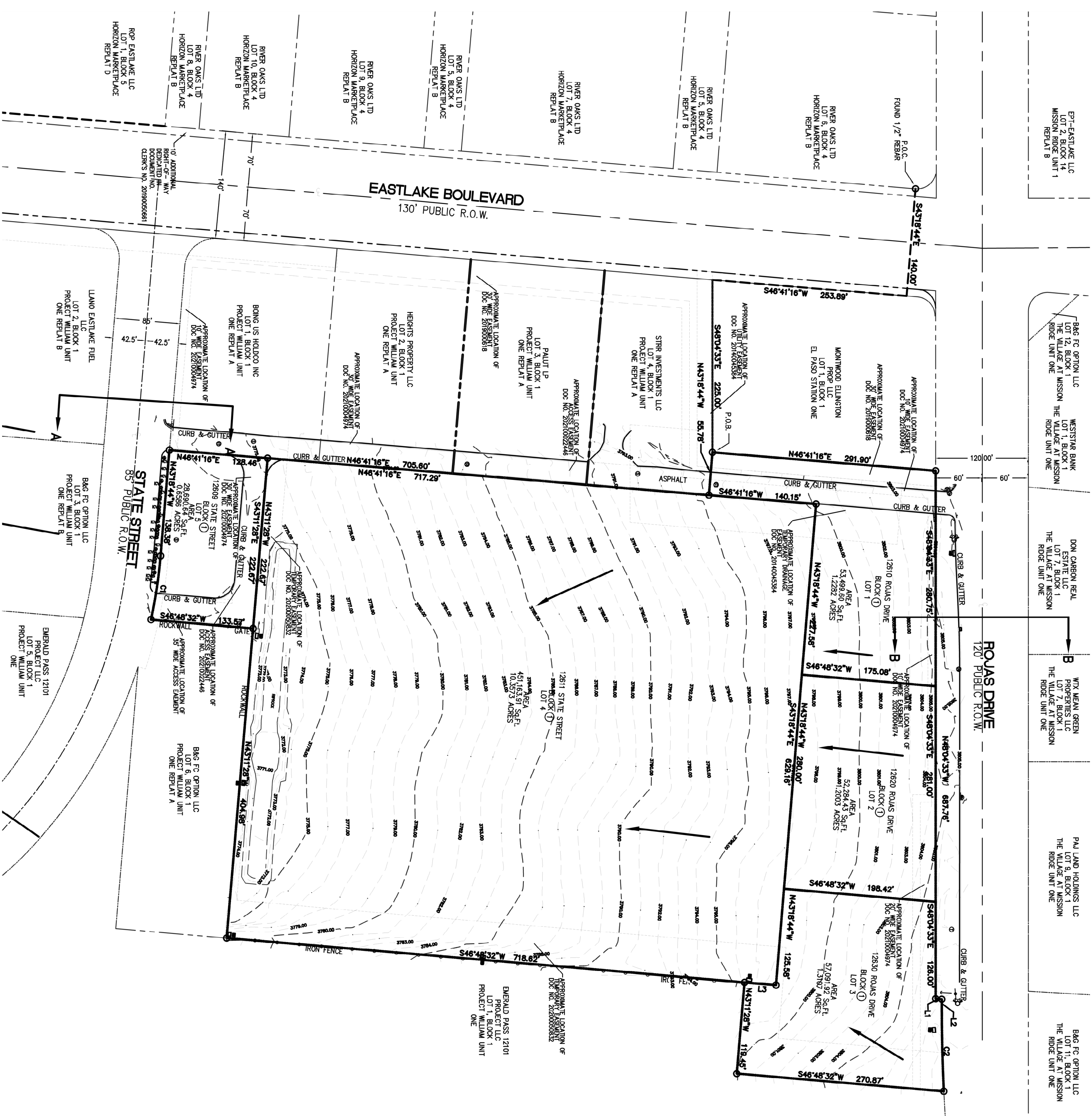
ON-RESIDENTIAL

ON-RESIDENTIAL

SCHOOL DISTRICT

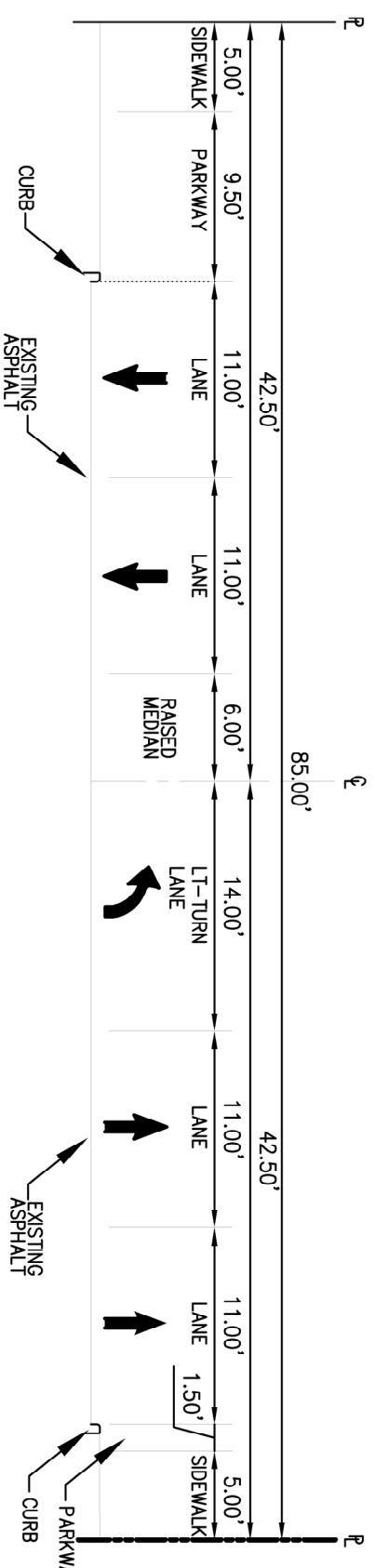
SCHOOL DISTRICT

LEGEND	
TIE LINE	— SIGN —
BOUNDARY LINE	— IRON PIN FOUND
IRON FENCE	— CITY MONUMENT
SEWER MANHOLE	Ⓢ ELECTRICITY BOX
STORM SEWER MANHOLE	Ⓢ EB

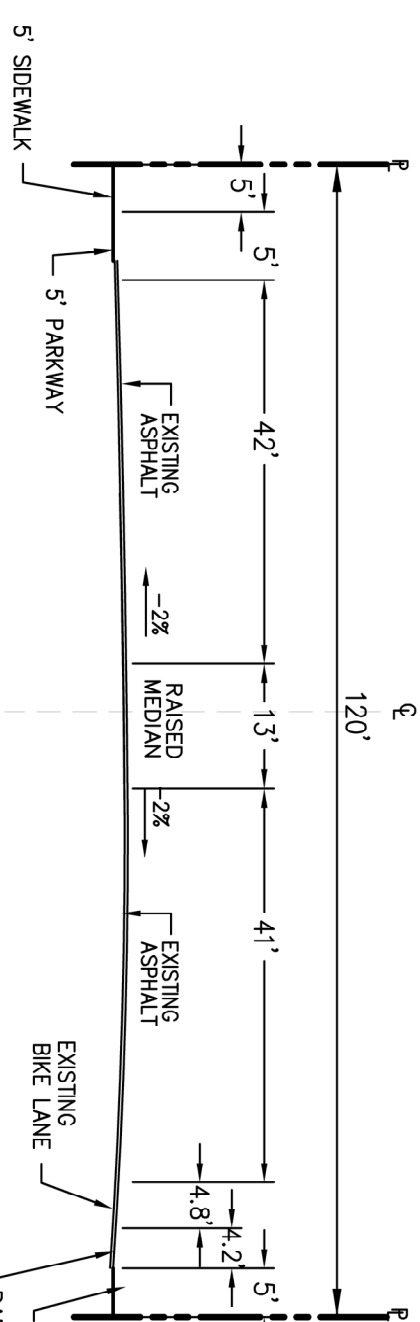


LINE TABLE		
LINE	LENGTH	BEARING
L1	8.030	N46°47'56"E
L2	11.400	S48°04'33"E
L3	41.137	N46°48'32"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	635.00'	84.25'	42.19'	84.19'	N33.30.42"W	73.36.06
C2	2252.00'	108.75'	54.39'	108.74'	S49.27.27"E	246.01'



SCALE: 1"=20'



SCALE: 1"=20'