

PLAT NOTES AND RESTRICTIONS:

- 1.- BUILDINGS SHALL BE SET BACK AS FOLLOWS: SETBACKS FROM ROADS AND RIGHT-OF-WAYS SHALL BE A MINIMUM OF 20 FEET, FROM SIDE PROPERTY LINES SHALL BE A MINIMUM OF 5 FEET, AND FROM BACK PROPERTY LINES SHALL BE 25 FEET. THESE SETBACKS DISTANCES SHALL NOT CONFLICT WITH SEPARATION OR SETBACK DISTANCES REQUIRED BY RULES GOVERNING PUBLIC UTILITIES, ON-SITE SEWERAGE FACILITIES, OR DRINKING WATER SUPPLIES.
- 2.- THE FINISHED FLOOR ELEVATION OF ANY RESIDENCE SHALL BE AT LEAST 12" ABOVE THE AVERAGE HEIGHT OF THE ASPHALT IN FRONT OF THE LOT, OR AT LEAST 12" ABOVE THE NATURAL GROUND LEVEL SURROUNDING THE FOUNDATION WHICHEVER IS HIGHER.
- 3.- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- 4.- KARLO NAVA WILL NOTIFY THE COUNTY PLANNING & DEVELOPMENT DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
- 5.- THIS PROPERTY LIES IN ZONE (X), AS DESIGNATED BY F.E.M.A.; COUNTY OF EL PASO COMMUNITY PANEL NO. 480212 0175 B DATED 09/04/1991. AREAS WITHIN THIS ZONE ARE DETERMINED (AREAS TO BE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOODPLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127). HOWEVER PER FEMA 2020 "PRELIMINARY" MAPS, THIS AREA LIE WITHIN FLOOD HAZARD ZONE A. IT IS RECOMMENDED THAT ANY STRUCTURE BE ELEVATED 2' ABOVE THE BFE ACCORDING TO THE "PRELIMINARY" MAPS.
- 6.- 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.
- 7.- KARLO NAVA WILL PROVIDE ADEQUATE STORM RUNOFF AND PONDING PROVISIONS OF THIS REPLAT.
- 8.- KARLO NAVA, THE OWNER OF HOMESTEAD MEADOWS REPLAT "C", WILL INSTALL ALL UTILITY SERVICE LINES TO THE PROPERTY LINES UNLESS OTHERWISE APPROVED, IN WRITING, BY THE COUNTY PLANNING & DEVELOPMENT DEPARTMENT.
- 9.- RESTRICTIVE COVENANTS FOR HOMESTEAD MEADOWS REPLAT "C" ARE FILED IN THE EL PASO COUNTY CLERK'S OFFICE, INSTRUMENT NO. _____, DATE _____.
- 10.- IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE 232.025(6), IT IS HEREBY EXPRESSED THAT ALL SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
- 11.- TAX CERTIFICATES FOR HOMESTEAD MEADOWS REPLAT "C" ARE FILED IN THE EL PASO COUNTY CLERK'S OFFICE, INSTRUMENT NO. _____, DATE _____.
- 12.- DEVELOPER WILL SIGN A LETTER BOND FOR THE CONSTRUCTION OF SIDEWALKS & DRIVEWAYS AS PER COUNTY STANDARDS INCLUDING DOUBLE FRONTAGE LOTS. AS IDENTIFIED IN GRADING AND DRAINAGE PLANS CASE ID #22-_____.
- 13.- LOT OWNER IS RESPONSIBLE FOR MAINTAINING SIDEWALKS, PARKWAYS AND DRIVEWAYS ABUTTING THEIR PROPERTY.
- 14.- A NEW GRADING AND DRAINAGE IS REQUIRED TO BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY PLANNING & DEVELOPMENT DEPARTMENT PRIOR TO ANY ADDITIONAL/NEW DEVELOPMENT.
- 15.- IF GENERAL DESIGN IS NOT FOLLOWED, GRADING AND DRAINAGE PLAN PREPARED BY TEXAS LICENSED ENGINEER IS REQUIRED TO BE SUBMITTED TO THE COUNTY PLANNING & DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL.
- 16.- U.S. POSTAL SERVICE DELIVERY WILL BE THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- 17.- THIS SUBDIVISION IS LOCATED APPROXIMATELY 7.53 MILES FROM THE NEAREST LOT OF THE EL PASO CITY LIMITS.
- 18.- HOMESTEAD MEADOWS "C" WILL BE PROVIDED WITH POTABLE WATER BY THE EAST MONTANA WATER SYSTEM.
- 19.- SEWAGE FOR HOMESTEAD MEADOWS REPLAT "C" SHALL BE INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF OR SEPTIC SYSTEMS) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND DRAIN FIELD ON EACH LOT.
- 20.- THE PURPOSE OF THE REPLAT IS TO SUBDIVIDE 1 LOT INTO 10 RESIDENTIAL LOTS.

PRINCIPAL CONTACTS

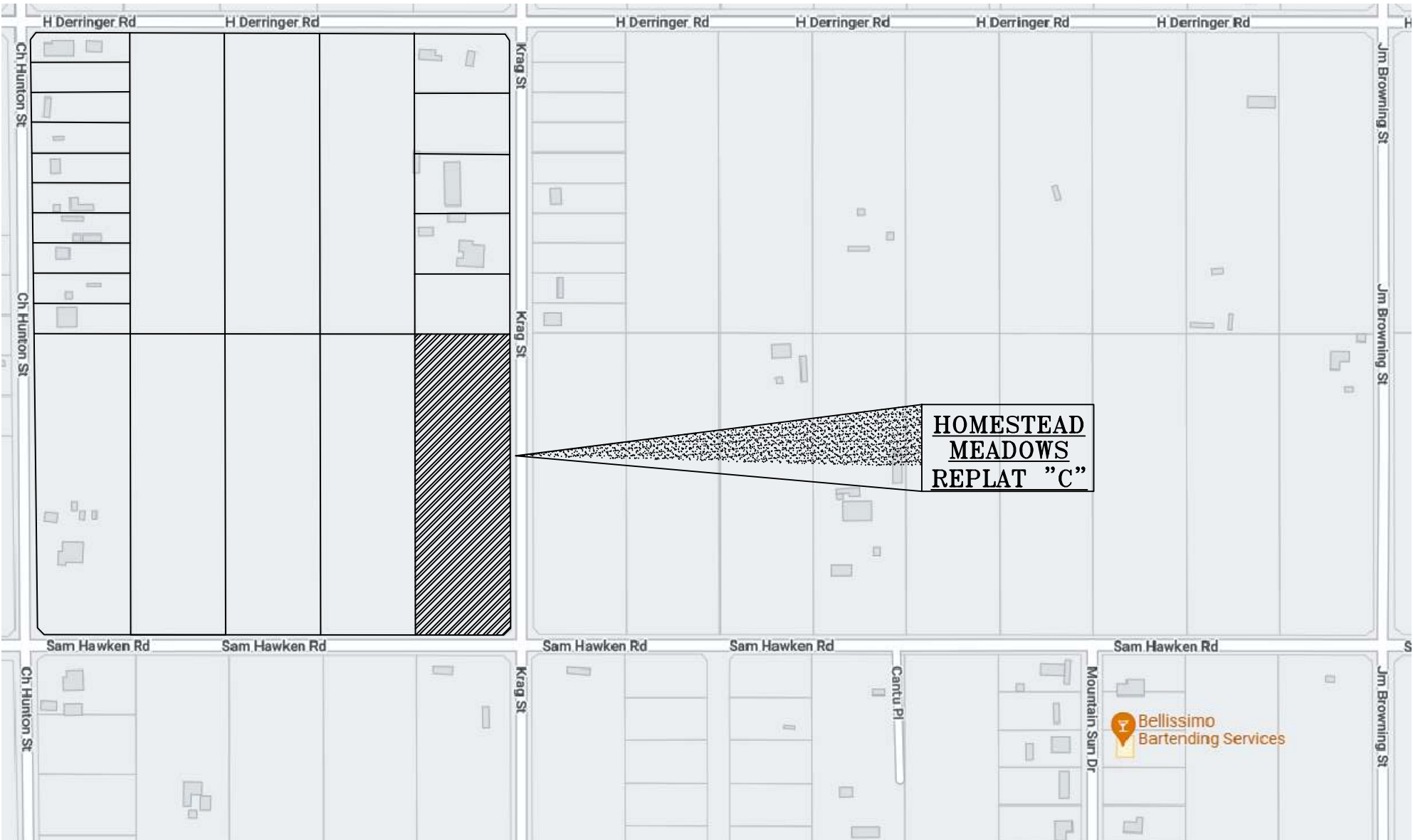
OWNER	KARLO NAVA	14971 VECOT DRIVE	EL PASO, TEXAS 79938	PHONE: (915) 262-5994
ENGINEER	ENRIQUE REY	9434 VISCOUNT DRIVE	EL PASO, TEXAS 79925	PHONE: (915) 633-8070

CLINT INDEPENDENT SCHOOL DISTRICT	TOTAL RESIDENTIAL LOTS: 10
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CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CH BEARING
C1	31.42	20.00	90°00'00"	20.00'	28.28'	N44°58'00"E
C2	31.42	20.00	90°00'00"	20.00'	28.28'	N44°58'00"E

VICINITY MAP

1":600'

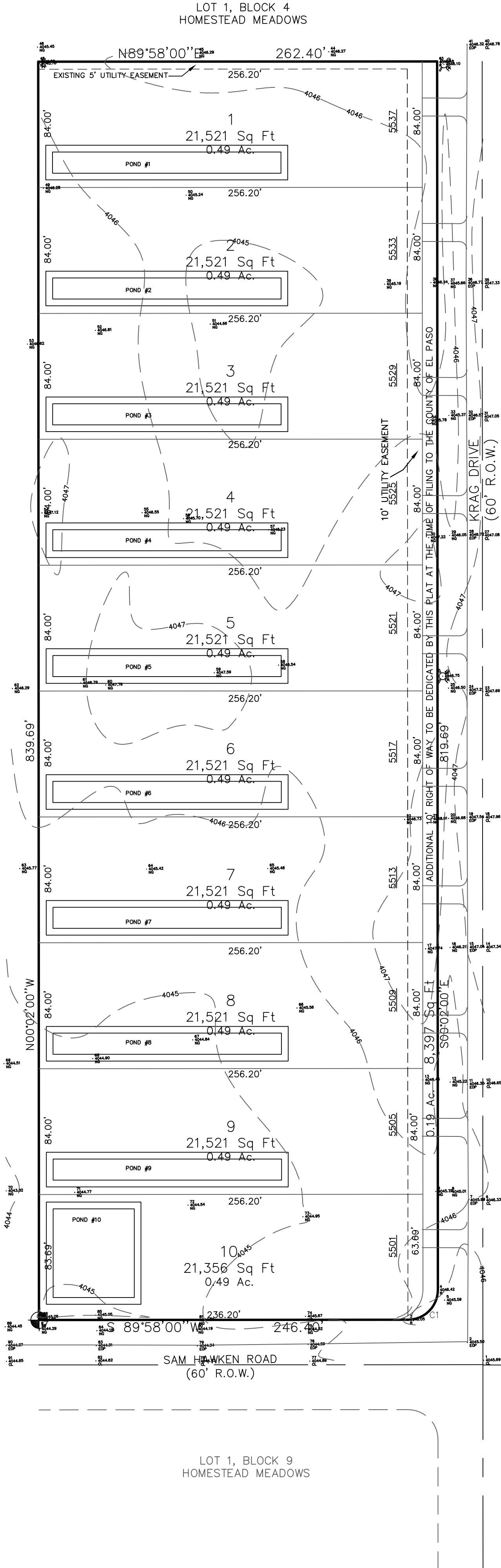


HOMESTEAD MEADOWS
REPLAT "C"

Belissimo
Bartending Services

ON-SITE PONDING REQUIREMENTS:

1. ALL LOTS IN THE SUBDIVISION ARE SUBJECT TO ON-SITE PONDING. LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING ADEQUATE PROVISIONS TO ACCOMMODATE ALL STORM WATER RUNOFF GENERATED FROM THEIR RESPECTIVE LOT PLUS ONE-HALF THE RUNOFF GENERATED FROM ALL ABUTTING STREET RIGHT-OF-WAYS DIRECTLY FRONTING THE LOT. THE POND DEPTH AND LOT GRADING REQUIREMENTS ARE AS PER APPROVED GRADING AND DRAINAGE PLAN FOR THE SUBDIVISION.
2. 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.
3. ON-SITE PONDING AREAS SHALL HAVE MAXIMUM ONE (VERTICAL) TO THREE (HORIZONTAL) SIDE SLOPES AND A MAXIMUM DEPTH OF TWELVE (12) INCHES BASED ON A ONE HUNDRED YEAR STORM FREQUENCY.
4. 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 CITY ENGINEER.
5. THE CITY AND/OR ITS REPRESENTATIVE ARE GRANTED PERMANENT RIGHT OF ACCESS TO INSPECT THE PONDING AREAS AND PERMANENT ELEVATION MARKERS.
6. 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.
7. ON-SITE PONDING AREAS AND PERMANENT ELEVATION MARKERS SHALL BE CONSTRUCTED AND INSPECTED PRIOR TO BUILDING OCCUPANCY. PERMANENT CERTIFICATE OF OCCUPANCY, REQUIRED TO OBTAIN UTILITY SERVICES, WILL BE ISSUED ONLY AFTER THE CITY OF EL PASO HAS PERFORMED THE INSPECTION.
8. 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 STORM WATER, INCLUDING BUT NOT LIMITED TO, BUILDINGS, DRIVEWAYS, PATIOS, DECKS OR LANDSCAPING UNDER LAID WITH PLASTIC SHEETING OR OTHER IMPERMEABLE MATERIAL.
9. 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.
10. ANY OWNER NOTIFIED IN WRITING BY THE CITY ENGINEER OF 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 NOTING HEREIN SHALL PREVENT THE CITY 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.
11. OWNER OF PROPERTY UTILIZING ON-SITE PONDING WAIVES ANY CLAIM OR CAUSE OF ACTION AGAINST THE CITY, EPWU-PSB, OFFICIALS OR EMPLOYEES, FOR ANY DEATH, INJURY OR PROPERTY DAMAGE RESULTING FROM ALTERATION OF THE PONDING CAPACITY FOR THAT LOT, INCLUDING LACK OF MAINTENANCE.
12. THESE ON-SITE PONDING REQUIREMENTS SHALL BE ENFORCED BY INJUNCTIVE RELIEF WITHOUT THE REQUIREMENT FOR BOND OR OTHER SECURITY.
13. 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.



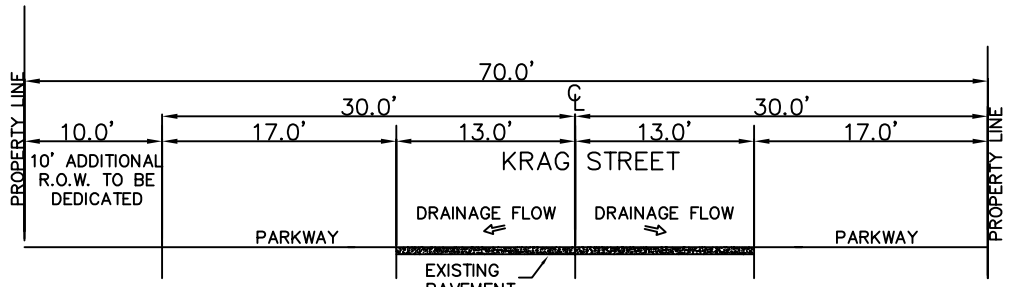
HOMESTEAD MEADOWS REPLAT C

PRELIMINARY

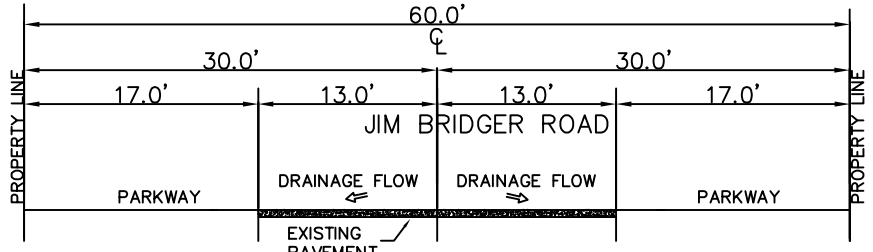
BEING REPLAT OF LOT 10, BLOCK 4,
HOMESTEAD MEADOWS,
EL PASO COUNTY, TEXAS
CONTAINING: 5.1294 ACRES

LEGEND

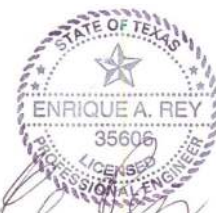
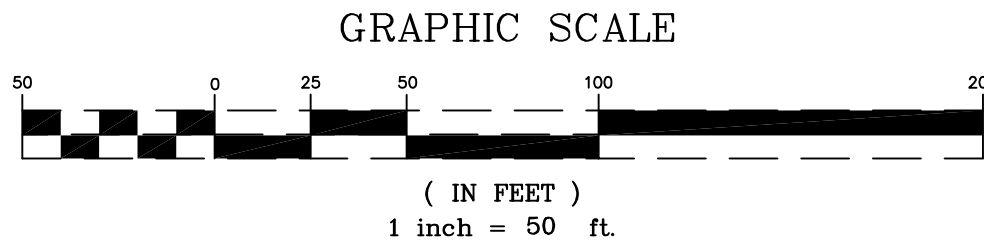
- EXISTING DRAINAGE FLOW
PROPOSED DRAINAGE FLOW TO DESIGNATED PONDS



KRAG MINOR ARTERIAL STREET



SAM HAWKEN LOCAL STREET



DATE OF PREPARATION JUNE 2022
REY ENGINEERING INC.
Consulting Engineering & Surveying
9434 VISCOUNT DR. SUITE 148, EL PASO, TX 79925
TEL (915) 633-8070 MOBILE (915) 309-1889
Texas Firm Registration F-3358

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METES AND BOUNDS

DESCRIPTION OF A PARCEL LAND BEING LOT 10, BLOCK 4, HOMESTEAD MEADOWS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, RECORDED UNDER INSTRUMENT NO. 20220051246 EL PASO COUNTY RECORDS, CONTAINING 5.1294 ACRES. SUCH PARCEL OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT A FOUND 2 INCHES PIPE AT THE CORNER OF SECTIONS 6, 7, 8 AND 9 THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS WEST ALONG THE LINE BETWEEN THE SECTION 8 AND SECTION 9, A DISTANCE OF 1428.00 FEET TO A POINT; THENCE, NORTH 00 DEGREES 02 MINUTES 00 SECONDS WEST, LEAVING THE COMMON LINE BETWEEN SECTION 6 AND SECTION 9 A DISTANCE OF 1789.37 FEET ALONG THE CENTER LINE OF KRAG STREET TO A POINT; THENCE, SOUTH 89 DEGREES 58 MINUTES 00 SECONDS WEST LEAVING SAID CENTER LINE OF KRAG STREET TO A POINT ON THE EASTERLY ROW LINE OF KRAG STREET, THENCE SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE 31.42 FEET ALONG THE ARC OF CURVE TO THE LEFT WHOSE INTERIOR ANGLE IS 90 DEGREES 00 MINUTES 00 SECONDS, WHOSE RADIUS IS 20 FEET, AND WHOSE CHORD BEARS SOUTH 44 DEGREES 58 MINUTES 00 SECONDS WEST TO THE NORTHERLY ROW LINE OF SAM HAWKEN ROAD A DISTANCE OF 28.28 FEET TO A POINT;

THENCE, SOUTH 89 DEGREES 58 MINUTES 00 SECONDS WEST ALONG SAID SAM HAWKEN ROAD NORTHERLY ROW LINE, A DISTANCE OF 246.40 FEET TO A POINT;

THENCE, LEAVING SAID SAM HAWKEN ROW LINE, NORTH 00 DEGREES 02 MINUTES 00 SECONDS WEST A DISTANCE OF 839.69 FEET TO A POINT THAT MARKS THE NORTHWEST CORNER OF THIS SUBDIVISION;

THENCE NORTH 89 DEGREES 58 MINUTES 00 SECONDS EAST A DISTANCE OF 266.20 FEET TO A POINT THAT LIES ON THE WESTERLY ROW LINE OF KRAG DRIVE;

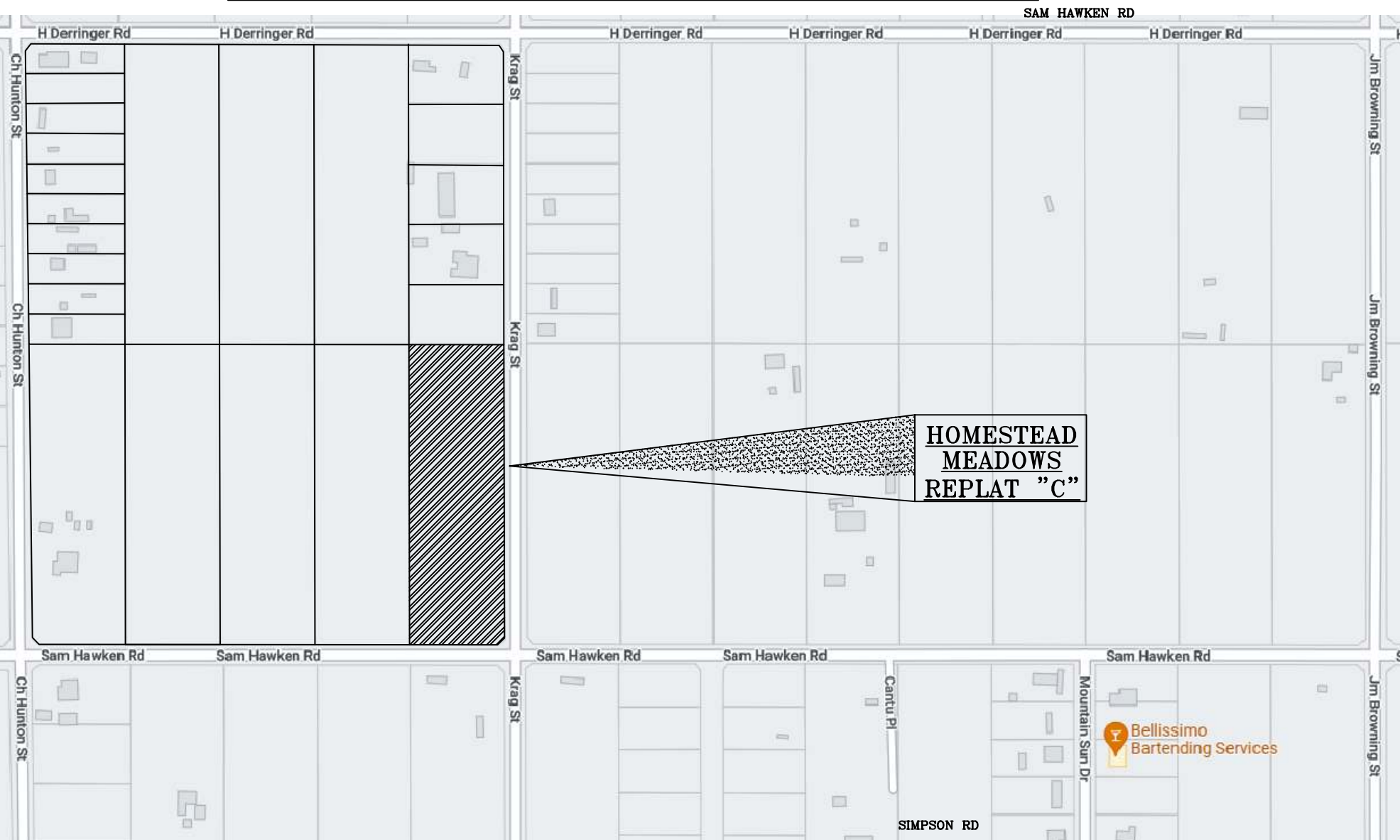
THENCE ALONG SAID WESTERLY ROW LINE OF KRAG DRIVE, SOUTH 00 DEGREES 02 MINUTES 00 SECONDS EAST, A DISTANCE OF 819.69 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. SAID PARCEL OF LAND CONTAINS 223,436 SQUARE FEET OR 5.1294 ACRES OF LAND MORE OR LESS

PRINCIPAL CONTACTS

OWNER			
KARLO NAVA	14971 VECHOT DRIVE	EL PASO, TEXAS 79938	PHONE: (915) 262-5994
ENGINEER			
ENRIQUE REY	9434 VISCOUNT DRIVE	EL PASO, TEXAS 79925	PHONE: (915) 633-8070

CLINT INDEPENDENT SCHOOL DISTRICT	PURPOSE OF REPLAT: SUBDIVIDE 1 LOT INTO 10 RESIDENTIAL LOTS
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VICINITY MAP



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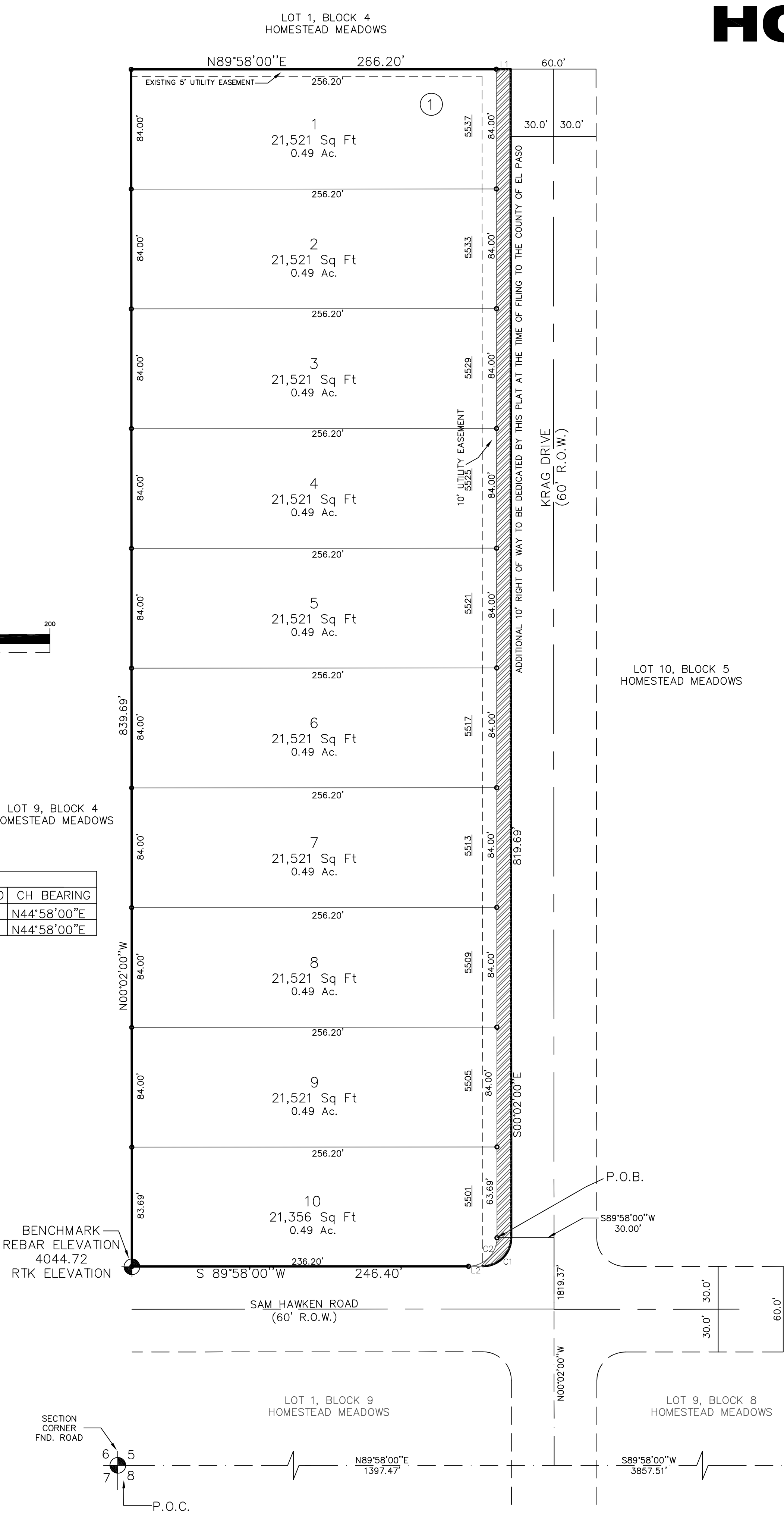
GRAPHIC SCALE



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CH BEARING
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LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°59'00"W	10.00'
L2	S89°59'00"E	10.00'

LOT 9, BLOCK 4
HOMESTEAD MEADOWS



HOMESTEAD MEADOWS REPLAT C

BEING REPLAT OF LOT 10, BLOCK 4,
HOMESTEAD MEADOWS,
EL PASO COUNTY, TEXAS
CONTAINING: 5.1294 ACRES

STATE OF TEXAS
COUNTY OF EL PASO

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

I, Karlo Nava owner of the 5.1294 acres portion of land encompassed within the proposed area, hereby subdivide the land as depicted in this subdivision plat and dedicate to the public for use of additional right-of-way, drives and utility easements shown herein.

I CERTIFY THAT I HAVE 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 regulations
- B) The sewer connections to the lots meet, or will meet, the minimum state standards and regulations
- 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.

NAVA INVESTMENTS LLC, Owner
KARLO NAVA, Representative

Date

A C K N O W L E D G E M E N T

STATE OF TEXAS
COUNTY OF EL PASO
KARLO NAVA, proved to me through their Texas Department of Public Safety Driver License BEFORE ME, the undersigned authority, on this day personally appeared KARLO NAVA, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

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

Notary Public in and for El Paso County My Commission Expires

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

We the undersigned certify that this plat of HOMESTEAD MEADOWS REPLAT "C" Subdivision was reviewed and approved by the El Paso County, Texas.

Commissioners court on _____, 2022.

El Paso County Judge Date El Paso County Clerk

C I T Y P L A N C O M I S S I O N

This subdivision is hereby approved to the platting as to the condition of the HOMESTEAD MEADOWS REPLAT "C" dedication in accordance with Chapter 212 of the Local Government Code of Texas this _____ day of _____, 2022.

EXECUTIVE SECRETARY DATE: CHAIRPERSON

Approved for filing this _____ day of _____, 2022.

PLANNING AND INSPECTIONS DIRECTOR

El Paso County Clerk

By Deputy

Prepared by and under the supervision of:
Enrique A. Rey, P.E. Registered Professional Engineer



Enrique A. Rey, P.E.
Texas License No. 35606

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.



Enrique A. Rey, P.E., R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 3505

DATE OF PREPARATION JUNE 2022

SHEET 1

HOMESTEAD MEADOWS REPLAT C

BEING REPLAT OF LOT 10, BLOCK 4,
HOMESTEAD MEADOWS,
EL PASO COUNTY, TEXAS
CONTAINING: 5.1294 ACRES

SEWERAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

SEWAGE FOR HOMESTEAD MEADOWS REPLAT "C" SHALL BE INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF OR SEPTIC SYSTEMS) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND DRAIN FIELD ON EACH LOT. THE SYSTEMS SHALL BE APPROVED BY THE COUNTY HEALTH AND ENVIRONMENTAL DISTRICT. THE PROPOSED SUBDIVISION ARE 5.1294 ACRES TOTAL LARGE.

THE SOIL IN THE AREA IS GENERALLY SILTY LOAM AND CALICHE. THE WATER TABLE ON THE GENERAL AREA IS GENERALLY ABOUT 220 FEET DEEP. THE TEN LOTS ARE BASICALLY FLAT. THE SIZE OF THE LOTS, THE TYPE OF SOIL, AND EXISTING RUNOFF FEATURES MAKES THE AREAS PERFECTLY SUITABLE FOR OSSF SYSTEMS AS PREVIOUSLY DESCRIBED. EACH LOT HAS ADEQUATE AREA FOR A SEWAGE DRAIN FIELD. THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM FOR A THREE-BEDROOM, TWO-BATH HOME, AS ANTICIPATED ON AN INDIVIDUAL LOT IS \$4,000 US. DOLLARS PER LOT OR \$40,000 US DOLLARS FOR THE ENTIRE SUBDIVISION, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. OSSF SYSTEM ARE AT PROPOSED LOCATIONS. DEVELOPER WILL COVER THE COST OF THE SEPTIC SYSTEMS ON EACH LOT. THE SEPTIC SYSTEM WILL BE INSTALLED BY THE TIME OF THE DEVELOPMENT OF EACH LOT. DEVELOPER WILL FILE A LETTER BOND FOR THE SEPTIC SYSTEM TO BE INSTALLED PROPERLY AT THE TIME OF VERTICAL CONSTRUCTION.

CERTIFICATION:
I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS: WATER FACILITIES ARE FULLY CONSTRUCTED. SYSTEM, SEWERAGE FACILITIES-SEPTIC SYSTEMS ARE ESTIMATED TO COST \$4,000.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL COST OF \$40,000.00 FOR TEN LOTS IN THE SUBDIVISION.

DRENAJE SANITARIO: DESCRIPCION, GASTOS Y FECHA DE INICIO

EL DRENAJE SANITARIO PARA HOMESTEAD MEADOWS REPLAT "C", USARA FOSAS SEPTICAS INDIVIDUALES EN CADA LOTE. ESTAS FOSAS SEPTICAS CONSISTEN DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA CADA LOTE. EL INGENIERO-AUTOR DE ESTE DOCUMENTO HA EVALUADO LA AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS ("OSSF"). EL REPORTE FUE REVISADO Y APROBADO POR EL PASO CITY-COUNTY HEALTH AND ENVIRONMENTAL DISTRICT. SEGUN EL REPORTE:
EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME, Y CONSISTE DE SILTY CLAY Y CALICHE.
NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL NIVEL FREATICO DEL AGUA SUBTERRANEA ESTA APROXIMADAMENTE A 216 PIES DE LA SUPERFICIE. CADA LOTE TIENE SUFICIENTE AREA PARA LOS CAMPOS DE DRENAJE. SE ESTIMA QUE EL COSTO PARA INSTALAR UNA FOSA SEPTICA EN UNA CASA DE TRES RECAMARAS, DOS BAÑOS EN CADA LOTE ES APROXIMADAMENTE (\$4,000 DOLARES). ESTE PRECIO INCLUYE LOS GASTOS PARA LOS PERMISOS Y LAS LICENCIAS, A LA HORA DE LA ENTREGA DE LA SOLICITUD DE APROBACION FINAL DE LA SUBDIVISION. LAS FOSAS SEPTICAS DEBERAN ESTAR EN PROCESO DE CONSTRUCCION. DESPUES DE SER APROBADAS POR EL DISTRITO DE SALUD Y MEDIO AMBIENTE DE LA CIUDAD Y EL CONDADO. EL COSTO DE LOS SISTEMAS DE FOSA SEPTICA SERAN CUBIERTOS POR EL DESARROLLADOR PARA CADA LOTE.

CERTIFICACIÓN:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMA DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS REGLAS PARA MODELO SUBDIVISION (LAS REGLAS ESTATALES PARA FRACCIONAMIENTOS), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN (\$4,000 US DOLARES) POR LOTE (TODO INCLUIDO) A UN COSTO TOTAL DE \$40,000.00 US DOLARES.



ENRIQUE A. REY
REGISTERED PROFESSIONAL ENGINEER No.35606

DRAINAGE REPORT

HOMESTEAD MEADOWS REPLAT "C". WILL BE GRADED IN ORDER TO PREVENT, RUNOFF FROM SIGNIFICANTLY IMPACTING THE ADJACENT LOTS WITHIN THE SUBDIVISION. THE FRONT PORTIONS OF THE LOTS SHALL BE GRADED SLIGHTLY SO THAT THE RUNOFF FLOWS TO DESIGNED PONDS. HALF OF THE RUN OFF FROM THE RIGHT-OF-WAY OF KRAG STREET IS INCLUDED TO BE RETAINED AT THE LOTS 1 THROUGH 9 PONDS. POND ON LOT 10 IS DESIGNED TO RETAIN THE RUN OFF FROM HALF RIGHT-OF-WAY OF KRAG STREET AND HALF RIGHT-OF-WAY OF SAM HAWKEN STREET. DRAINAGE FLOW FLOWS NORTH BOUND THROUGH KRAG STREET AND FLOWS FROM EAST BOUND THROUGH SA, HAWKEN ROAD.

REPORT DE DRENAJE

LA SUBDIVISION DE HOMESTEAD MEADOWS REPLAT "C" EL TERRENO SERA LEVEMENTE EMPAREJADO PARA PREVENIR SOBRE FLUJO DE AGUA HACIA OTROS TERRENOS. LOS LOTES SERAN NIVELADOS PARA QUE EL AGUA CORRA HACIA LOS VAZOS DE RETENCION DESIGNADOS PARA CADA LOTE. EL AREA QUE SERA RETENIDA INCLUYEN LA MITAD DEL DERECHO DE VIA DE LA CALLE KRAG EN LOS LOTES 1 A 9 Y EL AGUA RETENIDA EN EL LOTE 10 INCLUYE LA MITAD DEL DERECHO DE VIA DE LA CALLE KRAG Y LA CALLE SAM HAWKEN. EL AGUA CORRE GENERALMENTE DE OESTE A ESTE EN LA CALLE JIM BRIDGER Y DE NORTE A SUR SOBRE LA CALLE KRAG.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S F.I.R.M. (FLOOD INSURANCE RATE MAP) FOR EL PASO COUNTY UNINCORPORATED AREAS PANEL 175 OF 375; COMMUNITY PANEL NUMBER (480212 0175 B), EFFECTIVE DATE 9-4-1991.
STRUCTURES WILL BE BUILT APPROXIMATELY 12" ABOVE THE GROUND LEVEL SURROUNDING THE FOUNDATION TO PROVIDE DRAINAGE AWAY FROM THE HOUSES TO AVOID POTENTIAL FLOODING.

GRADING AND DRAINAGE PLANS FOR THIS SUBDIVISION ARE REFERENCED IN CASE ID# 22-_____ AT EL PASO COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.

UNDER LOCAL GOV'T. 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 THE 100-YEAR FLOODPLAIN AS SO IS DEFINED CONTAINED WITHIN THE FOLLOWING AREAS OF HOMESTEAD MEADOWS REPLAT "C".



ENRIQUE A. REY
REGISTERED PROFESSIONAL ENGINEER No.35606

DESCRIPTION IN SPANISH
OF
WATER AND SEWERAGE FACILITIES AND OPERABILITY DATE:

FINAL ENGINEERING REPORT FOR HOMESTEAD MEADOWS REPLAT "C" By Enrique Rey, P.E.

WATER FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

HOMESTEAD MEADOWS REPLAT "C" WILL BE PROVIDED WITH POTABLE WATER BY THE EAST MONTANA WATER SYSTEM. KARLO NAVA AND EAST MONTANA WATER SYSTEM HAVE ENTERED INTO A CONTRACT IN WHICH HOMESTEAD MEADOWS REPLAT "C" HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND EAST MONTANA WATER SYSTEM HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. EAST MONTANA WATER SYSTEM HAS 6" DIAMETER WATER LINE RUNNING ALONG THE RIGHT-OF-WAY OF KRAG RD. THE 6" LINE THEN RUNS ALONG THE EAST SIDE OF THE KRAG RD RIGHT-OF-WAY. FROM THE 6" LINE, ONE 3/4" DIAMETER SERVICE LINES RUN SINGLE SERVICE LINE GOING TO THE WATER METER BOXES FOR THE LOT. THE 3/4" SINGLE SERVICE LINES AND THE METER BOXES WILL BE INSTALLED, AT A TOTAL COST OF \$46,000 OR \$4,600 PER LOT. KARLO NAVA WILL FILE A LETTER BOND TO EAST MONTANA WATER SYSTEM FOR THE SUM OF \$46,000 WHICH COVERS THE \$4,600 COST PER LOT FOR THE WATER METER UPON REQUEST BY THE DEVELOPER. THE WATER FACILITIES WILL BE INSTALLED AT THE TIME THE OWNER REQUESTS AND PAYS THE SERVICE. THERE IS TWO EXISTING FIRE HYDRANTS ALREADY INSTALLED, THE FIRST ONE IS LOCATED AT THE NORTH WEST CORNER OF LOT 1 AND THE SECOND FIRE HYDRANT IS LOCATED AT THE FRONT OF LOT 5 OF THE PROPOSED SUBDIVISION "HOMESTEAD MEADOWS REPLAT C".

PROVISION DE AGUA : DESCRIPCION, GASTOS Y FECHA DE INICIO

LA SUBDIVISION HOMESTEAD MEADOWS "C", RECIBIRA SU PROVISION DE AGUA DE EAST MONTANA WATER SYSTEM. KARLO NAVA & EAST MONTANA WATER SYSTEM. FIRMARAN UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. EAST MONTANA WATER SYSTEM TENDRA QUE PRESENTAR DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESSIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION CONSISTE, DE UNA LINEA DE 6 PULGADAS DE DIAMETRO QUE PASA POR EL CENTRO DEL DERECHO DE VIA DE KRAG RD. EL SISTEMA DE PROVISION DE AGUA CONSISTE DE UNA LINEA DE 3/4 PULGADA DE DIAMETRO QUE SE CONECTA CON EL CONDUCTO DE AGUA DE 6 PULGADAS. LAS LINEAS DE AGUA DE 3/4 PULGADAS DE DIAMETRO, Y EL MEDIDOR MECANICO DE AGUA SE INSTALARAN A UN COSTO TOTAL DE \$4,600.00 POR LOTE, POR UN COSTO TOTAL DE \$46,000.00 PARA EL COSTO TOTAL DE LA SUBDIVISION. KARLO NAVA FIRMARA UNA CARTA DE PROMISORA A EAST MONTANA WATER SYSTEM POR LA CANTIDAD DE \$46,000.00 O \$4,600.00 COSTO POR LOTE PARA LAS MIRAS DE AGUA POR EL DESARROLLADOR DE ESTA SUBDIVISION. EL SERVICIO DE AGUA SERA INSTALADO EN EL TIEMPO QUE EL DUENO PIDA Y PAGUE LOS COSTOS DE EL SERVICIO. EXISTEN DOS EXTINGUIDORES DE FUEGO INSTALADOS EN ESTE MOMENTO, EL PRIMERO SE ENCUENTRA EN LA ESQUINA NOROESTE DE EL LOTE 1, EL SEGUNDO SE ENCUENTRA AL FRENTE DEL LOTE 5 DE LA SUBDIVISION "HOMESTEAD MEADOWS REPLAT C".



ENRIQUE A. REY
REGISTERED PROFESSIONAL ENGINEER No.35606

REQUIRED CAPACITY PER LOT 1 THROUGH 9:

Retention Basin Computations 100 Year Storm Frequency $Q_t = ARC/12$									
Watershed Designation	Watershed Areas (Acres)	Rainfall (in)	Average Runoff Coef.	Total Required Cap. (Ac-Ft)	Total Available Capacity Provided				
					Bottom (Ft*)	Top Area (Ft*)	Bottom Elevation (Ft)	Top Elevation (Ft)	(Ac-Ft)
WS-1	0.5622	4	0.50	0.09366	2148.0	3728.0	VARIES	VARIES	0.1011
Total Required Capacity (Ac-Ft)=				0.0937	Total Available Capacity (Ac-Ft)=				

REQUIRED CAPACITY FOR LOT 10:

Retention Basin Computations 100 Year Storm Frequency $Q_t = ARC/12$									
Watershed Designation	Watershed Areas (Acres)	Rainfall (in)	Average Runoff Coef.	Total Required Cap. (Ac-Ft)	Total Available Capacity Provided				
					Bottom (Ft*)	Top Area (Ft*)	Bottom Elevation (Ft)	Top Elevation (Ft)	(Ac-Ft)
WS-10	.76299	4	0.50	0.12894	2910.0	4535.0	4052.20	4053.70	0.1293
Total Required Capacity (Ac-Ft)=				0.12894	Total Available Capacity (Ac-Ft)=				

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CH BEARING
C1	31.42	20.00	90°00'00"	20.00'	28.28'	N44°58'00"E
C2	31.42	20.00	90°00'00"	20.00'	28.28'	N44°58'00"E

PRINCIPAL CONTACTS

OWNER	KARLO NAVA	3826 GWENDOLYN DRIVE	EL PASO, TEXAS 79938	PHONE: (915) 262-5994
ENGINEER	ENRIQUE REY	9434 VISOUNT DRIVE	EL PASO, TEXAS 79935	PHONE: (915) 633-8070

PURPOSE OF REPLAT
10 RESIDENTIAL LOTS
TOTAL RESIDENTIAL LOTS:
10

CLINT INDEPENDENT SCHOOL
DISTRICT

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft

DATE OF PREPARATION JULY 2022
REY ENGINEERING INC.
Consulting Engineering & Surveying
1434 VISOUNT DR. SUITE 148, EL PASO, TX 79925
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Texas Firm Registration F-3368

SHEET 2

