



LOCATION MAP (1"=600')

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

THIS SUBDIVISION IS LOCATED WITHIN EL PASO COUNTY, TEXAS, 3 MILES EAST OF THE CITY LIMITS OF EL PASO, TEXAS, 0.03 MILES NORTH OF THE TOWN OF HORIZON CITY, TEXAS, AND WITHIN THE CITY OF EL PASO'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.000, 212.001

PROPOSED LAND USE:

NON-RESIDENTIAL LOTS = 8

SCHOOL DISTRICT:

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

REASON FOR REPLAT:

TO SUBDIVIDE LOT 1, BLOCK 2 INTO EIGHT (8) LOTS FOR NON-RESIDENTIAL USAGE

OWNER:
RIVER OAKS PROPERTIES LLC,
5678 N MESA ST.
EL PASO, TEXAS 79912



HUITT - ZOLLARS INC.

ENGINEERING / SURVEYING
5822 CROMO DRIVE, SUITE 210
EL PASO, TEXAS 79912-5502
PH. (915) 587-4339/FAX (915) 587-5247
WWW.HUITT-ZOLLARS.COM
FIRM REGISTRATION F-761
SURVEYING FIRM LICENSE NO. 10025603

LAND SURVEYOR INFORMATION

CURVE TABLE					
CURVE No.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	090°29'52"	31.59'	N41° 41' 30"W	28.41'
C2	20.00'	086°40'56"	30.26'	N46° 53' 54"E	27.45'
C3	429.00'	019°44'20"	147.79'	N80° 22' 12"E	147.06'
C4	426.00'	006°26'55"	47.95'	N63° 08' 00"E	47.92'
C5	20.00'	090°00'01"	31.42'	S75° 05' 26"E	28.28'
C6	1040.00'	012°23'28"	224.92'	S23° 53' 43"E	224.48'
C7	250.00'	009°22'54"	40.94'	S10° 43' 41"E	40.89'
C8	685.00'	005°40'18"	67.81'	S08° 52' 24"E	67.78'
C9	1030.00'	014°42'59"	264.56'	S04° 21' 03"E	263.83'
C10	921.92'	003°46'30"	60.74'	N85° 03' 11"W	60.73'
C11	235.00'	019°54'23"	81.65'	N06° 53' 37"W	81.24'
C12	1030.00'	006°25'16"	115.43'	S00° 12' 11"E	115.37'
C13	1030.00'	008°17'43"	149.13'	N07° 33' 41"W	149.00'
C14	20.00'	089°59'21"	31.41'	N75° 05' 49"W	28.28'
C15	1031.46'	015°07'44"	272.36'	N21° 05' 29"W	271.57'
C16	685.00'	002°44'18"	32.74'	S10° 20' 24"E	32.73'

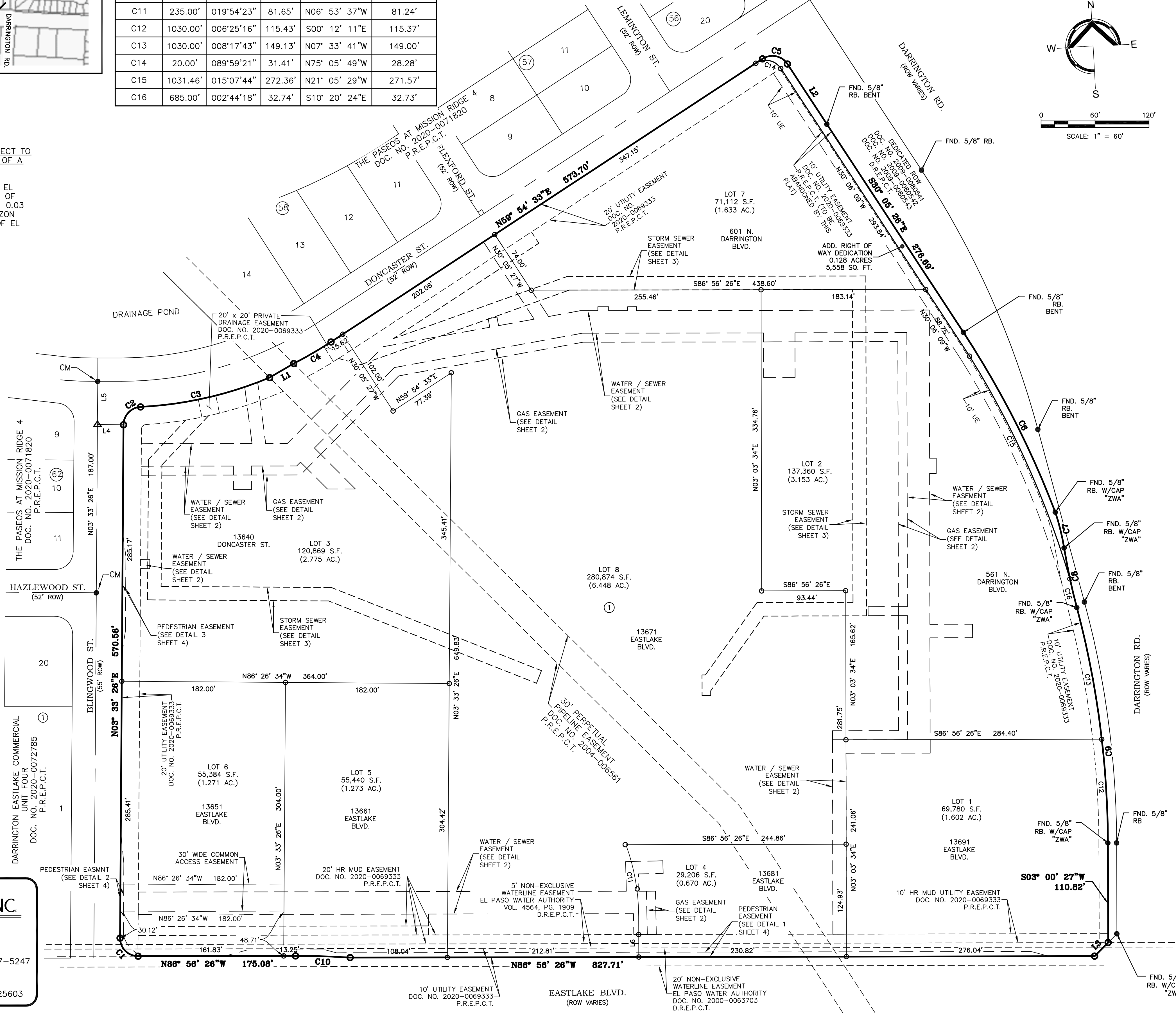
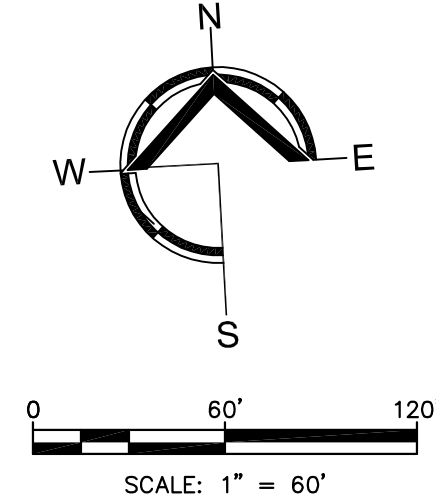
LINE TABLE (BOUNDARY CALLS)		
LINE No.	DIRECTION	LENGTH
L1	N62° 53' 17"E	31.05'
L2	S30° 05' 26"E	80.00'
L3	S48° 00' 33"W	21.27'
L4	N86° 26' 34"W	29.00'
L5	N03° 33' 26"E	48.03'
L6	N03° 03' 34"E	44.92'

EL PASO COUNTY TEXAS
CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE 232.028 (a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF DARRINGTON EASTLAKE COMMERCIAL UNIT THREE REPLAT A WAS REVIEWED AND APPROVED BY THE EL PASO COUNTY COMMISSIONERS COURT ON _____, 20____.

EL PASO COUNTY JUDGE _____ DATE _____ ATTEST _____ EL PASO COUNTY CLERK _____ DATE _____



DARRINGTON EASTLAKE
COMMERCIAL UNIT THREE
REPLAT A

BEING A REPLAT OF LOT 1, BLOCK 2,
DARRINGTON EASTLAKE COMMERCIAL UNIT THREE
EL PASO COUNTY, TEXAS.
CONTAINING 18.953 ACRES OR 825,570 SQ. FT.

DEDICATION

I, ROP DARRINGTON, LLC, A TEXAS LIMITED PARTNERSHIP BY: RIVER OAKS ASSET MANAGEMENT, INC., A TEXAS CORPORATION, ITS MANAGER, OWNER OF THE 18.953 ACRES OF LAND ENCOMPASSED WITHIN THE PROPOSED DARRINGTON EASTLAKE COMMERCIAL UNIT THREE REPLAT A, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE THE STREETS AND UTILITY EASEMENTS SHOWN HEREON. SPECIFIC IMPROVEMENTS TO BE DEDICATED TO THE COUNTY OF EL PASO ARE AS FOLLOWS: DECELERATION LANES, HIKE AND BIKE TRAILS AND SIDEWALKS.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS AND THE REGULATIONS OF HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT.
- SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS AND THE REGULATIONS OF HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT.
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.
- 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

ADAM Z. FRANK, PRESIDENT

DATE

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED

ROP DARRINGTON, LLC, A TEXAS LIMITED PARTNERSHIP BY: RIVER OAKS ASSET MANAGEMENT, INC., A TEXAS CORPORATION, ITS MANAGER, 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 THEREIN 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 _____, 20____.

Notary Public in and for El Paso County

My Commission Expires

CITY PLAN COMMISSION

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITION OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS

THIS ____ DAY OF _____, 20____.

EXECUTIVE SECRETARY

CHAIRPERSON

APPROVED FOR FILLING THIS ____ DAY OF _____, 20____.

PLANNING AND INSPECTIONS DIRECTOR

FILING

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

THIS ____ DAY OF _____, 20____, IN FILE

NO. _____ OF THE PLAT RECORDS

COUNTY CLERK

BY DEPUTY

SUBDIVISION IMPROVEMENT PLANS PREPARED BY AND UNDER THE SUPERVISION OF HUITT-ZOLLARS, INC.

FLOYD F. JOHNSON, PE TX95506

SURVEYOR CERTIFICATION:

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME AND UNDER MY SUPERVISION AND IT COMPLIES WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS PROFESSIONAL AND TECHNICAL STANDARDS.

CHRISTIAN M. WEGMANN TX6794

DATE OF PREPARATION: JANUARY, 2023
HZI PROJECT #R315376.01





LOCATION MAP (1"=600')

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 SETBACK DISTANCES SHALL NOT CONFLICT WITH SEPARATION OR SETBACK DISTANCES REQUIRED BY RULES GOVERNING PUBLIC UTILITIES, ON-SITE SEWERAGE FACILITIES OR DRINKING WATER SUPPLIES
- 2) NO DIRECT VEHICULAR ACCESS CORNER LOTS (LOT 1 BLOCK 1 TO DARRINGTON RD. AND LOT 7 BLOCK 1 TO DARRINGTON ROAD) SHALL BE PERMITTED)
- 3) VEHICULAR ACCESS TO LOTS 1 AND 7, BLOCK 1 ABUTTING DARRINGTON ROAD SHALL BE FROM OTHER DEDICATED STREETS AND DRIVEWAY ENTRANCES ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN ELA PASO COUNTY CLERK'S OFFICE, INSTRUMENT NO. _____, BOOK _____, PAGE _____, DATE _____.
- 4) ROP DARRINGTON, LLC HAS CONSTRUCTED A 4 (FOUR) FOOT WIDE CONCRETE SIDEWALK AS PART OF THE CONSTRUCTION OF IMPROVEMENTS. THE SIDEWALKS ARE LOCATED ALONG FRONT, REAR AND SIDES OF EACH LOT WHERE THE LOT ABUTS A PUBLIC ROAD.
- 5) ROP DARRINGTON, LLC HAS CONSTRUCTED CONCRETE DRIVEWAYS BETWEEN THE ROAD CURB AND THE PROPERTY LINE AS PART OF THE CONSTRUCTION OF IMPROVEMENTS.
- 6) ROP DARRINGTON, LLC HAS OBTAINED A PERMIT FROM EL PASO COUNTY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
- 7) THIS PROPERTY LIES IN ZONE X, AS DESIGNATED BY F.E.M.A.; CITY OF EL PASO, COMMUNITY PANEL NO. 4802120250B, DATED SEPTEMBER 4, 1991.
- 8) EACH LOT HAS A 15' WIDE DRAINAGE EASEMENT RUNNING ALONG PROPOSED ROADS TO CARRY RUNOFF AWAY FROM ROADS. THE ABUTTING PROPERTIES ARE NOT PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF A DRAINAGE STRUCTURE APPROVED BY THE COUNTY OF EL PASO.
- 9) 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.
- 10) ROP DARRINGTON, LLC HAS PROVIDED ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY LOTS.
- 11) ROP DARRINGTON, LLC, THE OWNER AND SUBDIVIDER OF DARRINGTON EASTLAKE COMMERCIAL UNIT THREE REPLAT A HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES UNLESS OTHERWISE APPROVED, IN WRITING, BY EL PASO COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.
- 12) ALL LOTS WITHIN DARRINGTON EASTLAKE COMMERCIAL UNIT THREE REPLAT A ARE RESTRICTED TO NON-RESIDENTIAL PURPOSES ONLY. PLACEMENT OF RESIDENTIAL DWELLING ON ANY LOT WITHIN DARRINGTON EASTLAKE COMMERCIAL UNIT THREE REPLAT A IS STRICTLY PROHIBITED.
- 13) ROADS WILL NOT BE MAINTAINED BY THE COUNTY OF EL PASO UNTIL PAVED BY ROP DARRINGTON, LLC AND LEGALLY APPROVED AND ACCEPTED BY THE COUNTY OF EL PASO.
- 14) RESTRICTIVE COVENANTS FOR DARRINGTON EASTLAKE COMMERCIAL UNIT THREE REPLAT A ARE FILED IN THE EL PASO COUNTY CLERK'S OFFICE, INSTRUMENT NO. _____, BOOK _____, PAGE _____, DATE _____.
- 15) IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE 232.025 (6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN ROP DARRINGTON, 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.
- 16) TAX CERTIFICATES FOR DARRINGTON EASTLAKE COMMERCIAL UNIT THREE REPLAT A ARE FILED IN THE EL PASO COUNTY CLERK'S OFFICE, INSTRUMENT NO. _____, BOOK _____, PAGE _____, DATE _____.
- 17) LOT 8 TO RECEIVE RUNOFF FROM LOT 1, 2, & 4. LOT 3 TO RECEIVE RUNOFF FROM LOT 8. ALL RUNOFF WILL BE DIRECTED TO A PROPOSED OR EXISTING STORM SYSTEM AS SHOWN IN IMPROVEMENT PLANS REFERENCED IN CASE ID#23-0095 IN THE EL PASO COUNTY PLANNING AND DEVELOPMENT DEPARTMENT
- 18) LOT OWNER IS RESPONSIBLE TO MAINTAIN THE SIDEWALK, PARKWAY AND DRIVEWAYS ABUTTING THEIR PROPERTY.

OWNER:
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EL PASO, TEXAS 79912



HUITT ~ ZOLLARS INC.

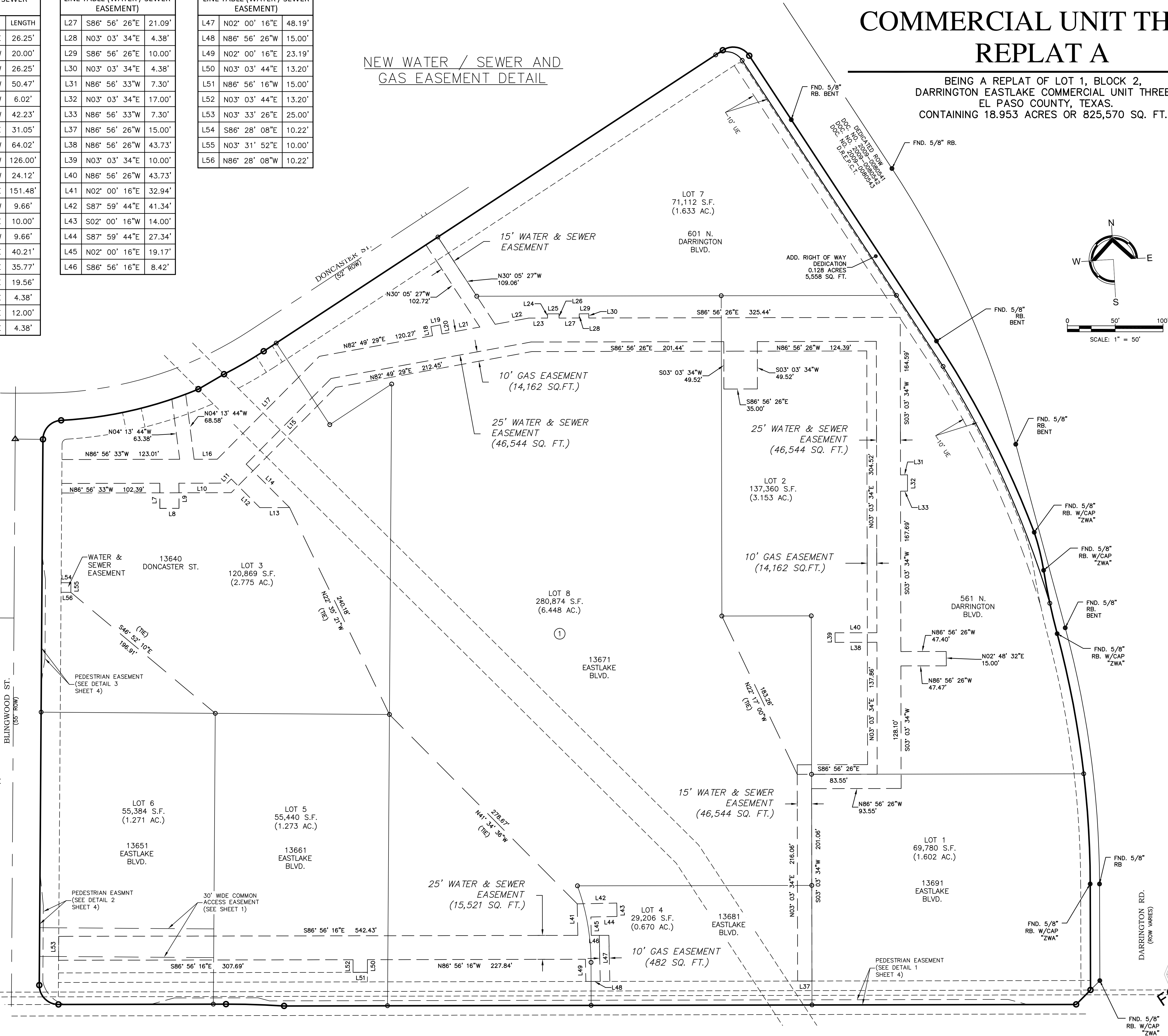
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SURVEYING FIRM LICENSE NO. 10025603

LAND SURVEYOR INFORMATION

LINE TABLE (WATER / SEWER EASEMENT)			
LINE No.	DIRECTION	LENGTH	
L7	N03° 03' 27"E	26.25'	
L8	N86° 56' 40"W	20.00'	
L9	S03° 03' 27"W	26.25'	
L10	N86° 56' 33"W	50.47'	
L11	S47° 56' 41"W	6.02'	
L12	N41° 49' 43"W	42.23'	
L13	S86° 56' 33"E	31.05'	
L14	N41° 49' 43"W	64.02'	
L15	S47° 56' 41"W	126.00'	
L16	N86° 56' 33"W	24.12'	
L17	N47° 56' 41"E	151.48'	
L18	N07° 10' 31"W	9.66'	
L19	N82° 49' 29"E	10.00'	
L20	N07° 10' 31"W	9.66'	
L21	N82° 49' 29"E	40.21'	
L22	N82° 49' 29"E	35.77'	
L23	S86° 56' 26"E	19.56'	
L24	N03° 03' 34"E	4.38'	
L25	S86° 56' 26"E	12.00'	
L26	N03° 03' 34"E	4.38'	

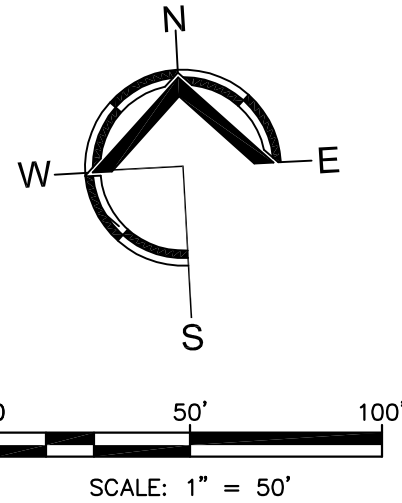
LINE TABLE (WATER / SEWER EASEMENT)			
LINE No.	DIRECTION	LENGTH	
L27	S86° 56' 26"E	21.09'	
L28	N03° 03' 34"E	4.38'	
L29	S86° 56' 26"E	10.00'	
L30	N03° 03' 34"E	4.38'	
L31	N86° 56' 33"W	7.30'	
L32	N03° 03' 34"E	17.00'	
L33	N86° 56' 33"W	7.30'	
L37	N86° 56' 26"W	15.00'	
L38	N86° 56' 26"W	43.73'	
L39	N03° 03' 34"E	10.00'	
L40	N86° 56' 26"W	43.73'	
L41	N02° 00' 16"E	32.94'	
L42	S87° 59' 44"E	41.34'	
L43	S02° 00' 16"W	14.00'	
L44	S87° 59' 44"E	27.34'	
L45	N02° 00' 16"E	19.17'	
L46	S86° 56' 16"E	8.42'	

NEW WATER / SEWER AND GAS EASEMENT DETAIL



DARRINGTON EASTLAKE COMMERCIAL UNIT THREE REPLAT A

BEING A REPLAT OF LOT 1, BLOCK 2, DARRINGTON EASTLAKE COMMERCIAL UNIT THREE EL PASO COUNTY, TEXAS. CONTAINING 18.953 ACRES OR 825,570 SQ. FT.





LOCATION MAP (1"=600')

DARRINGTON EASTLAKE COMMERCIAL UNIT THREE REPLAT A

BEING A REPLAT OF LOT 1, BLOCK 2,
DARRINGTON EASTLAKE COMMERCIAL UNIT THREE
EL PASO COUNTY, TEXAS.
CONTAINING 18.953 ACRES OR 825,570 SQ. FT.

SURVEY NOTES:

1. THE HORIZONTAL DATUM IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE (4203). DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES USING A GROUND SCALE FACTOR OF 1.000227822, SCALED AT N=0, E=0.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT / TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS OF RECORD MAY EXIST WHERE NOT SHOWN.
3. UNIT OF MEASURE: U.S. SURVEY FOOT.
4. LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF THE ROADWAYS

METES AND BOUNDS DESCRIPTION

That certain parcel of land, being all of Lot 1, Block 2, Darrington Eastlake Commercial Unit Three, a Subdivision of record in Document No. 2020-0069333, Plat Records of El Paso County, Texas, and being more particularly described by Metes and Bounds as follows:

COMMENCING at a brass disk in hand hole found for a county monument at the centerline intersection of Blingwood Street and Doncaster Street, from which another brass disk in hand hole found for a county monument at the centerline intersection of said Blingwood Street and Hazlewood Street bears S 03°33'26" W, a distance of 235.03 feet;

THENCE S 03°33'26" W, with the centerline of said Blingwood Street, a distance of 48.03 feet;

THENCE S 86°26'34" E, leaving said centerline, a distance of 29.00 feet to a 5/8 inch rebar with plastic cap stamped "TX6794" set for the POINT OF BEGINNING, being the westerly northwest corner of the herein described parcel, and being the beginning of a curve to the right;

THENCE along said curve to the right, transitioning from the west line to the north line of said Lot 1, said curve having a radius of 20.00 feet, a delta angle of 86°40'56", an arc length of 30.25 feet, with a chord bearing of N 46°53'54" E, for a chord distance of 27.45 feet to a 5/8 inch rebar with plastic cap stamped "TX6794" set at the end of said curve, and being the beginning of a tangent curve to the left;

THENCE with the north line of said Lot 1, being also the south line of said Doncaster Street, the following four (4) courses and distances:

- 1) Along said curve to the left, having a radius of 429.00 feet, a delta angle of 19°44'20", an arc length of 147.79 feet, with a chord bearing of N 80°22'12" E, for a chord distance of 147.06 feet to a 5/8 inch rebar with plastic cap stamped "TX6794" set at the end of said curve
- 2) N 62°53'17" E, a distance of 31.05 feet to a 5/8 inch rebar with plastic cap stamped "TX6794" set at the beginning of a non-tangent curve to the left,
- 3) Along said curve to the left, having a radius of 426.00 feet, a delta angle of 6°26'55", an arc length of 47.95 feet, with a chord bearing of N 63°08'00" E, for a chord distance of 47.92 feet to a 5/8 inch rebar with plastic cap stamped "TX6794" set and the end of said curve, and
- 4) N 59°54'33" E, a distance of 573.70 feet to a 5/8 inch rebar with plastic cap stamped "TX6794" set at the beginning of a tangent curve to the right;

THENCE along said curve to the right, transitioning from the north line to the east line of said Lot 1, said curve having a radius of 20.00 feet, a delta angle of 90°00'01", an arc length of 31.42 feet, with a chord bearing of S 75°05'26" E, for a chord distance of 28.28 feet to a 5/8 inch rebar with plastic cap stamped "TX6794" set at the end of said curve;

THENCE with the east line of said Lot 1, being also the west line of Darrington Road, the following seven (7) courses and distances:

- 1) S 30°05'26" E, a distance of 80.00 feet to a bent 5/8 inch rebar, no identification found,
- 2) S 30°05'26" E, a distance of 276.69 feet to a bent 5/8 inch rebar, no identification found at the beginning of a tangent curve to the right,
- 3) Along said curve to the right, having a radius of 1040.00 feet, a delta angle of 12°23'28", an arc length of 224.92 feet, with a chord bearing of S 23°53'43" E, for a chord distance of 224.48 feet to a 5/8 inch rebar with plastic cap stamped "ZWA" found for the beginning of a non-tangent curve to the right,
- 4) Along said curve to the right, having a radius of 250.00 feet, a delta angle of 9°22'54", an arc length of 40.94 feet, with a chord bearing of S 10°43'41" E, for a chord distance of 40.89 feet to a 5/8 inch rebar with plastic cap stamped "ZWA" found for the beginning of a reverse curve to the left,
- 5) Along said curve to the left, having a radius of 685.00 feet, a delta angle of 5°40'18", an arc length of 67.81 feet, with a chord bearing of S 08°52'24" E, for a chord distance of 67.78 feet to a 5/8 inch rebar with plastic cap stamped "ZWA" found for the beginning of a reverse curve to the right,
- 6) Along said curve to the right, having a radius of 1030.00 feet, a delta angle of 14°42'59", an arc length of 264.56 feet, with a chord bearing of S 04°21'03" E, for a chord distance of 263.83 feet to a 5/8 inch rebar with plastic cap stamped "ZWA" found at the end of said curve, and
- 7) S 03°00'27" W, a distance of 110.82 feet to a 5/8 inch rebar with plastic cap stamped "TX6794" set for the easterly southeast corner of said Lot 1;

THENCE S 48°00'33" W, transitioning from the east line to the south line of said Lot 1, a distance of 21.27 feet to a 5/8 inch rebar with plastic cap stamped "TX6794" set;

THENCE with the south line of said Lot 1, being also the north line of Eastlake Boulevard, the following three (3) courses and distances:

- 1) N 86°56'26" W, a distance of 827.71 feet to a 5/8 inch rebar with plastic cap stamped "TX6794" set at the beginning of a non-tangent curve to the left,
- 2) Along said curve to the left, having a radius of 921.92 feet, a delta angle of 3°46'30", an arc length of 60.74 feet, with a chord bearing of N 85°03'11" W, for a chord distance of 60.73 feet to a 5/8 inch rebar with plastic cap stamped "TX6794" set at the end of said curve, and
- 3) N 86°56'26" W, for a distance of 175.08 feet to a 5/8 inch rebar with plastic cap stamped "TX6794" set at the beginning of a tangent curve to the right;

THENCE along said curve to the right, transitioning from the south line to the west line of said Lot 1, said curve having a radius of 20.00 feet, a delta angle of 90°29'52", an arc length of 31.59 feet, with a chord bearing of N 41°41'30" W, for a chord distance of 28.41 feet to a 5/8 inch rebar with plastic cap stamped "TX6794" set at the end of said curve;

THENCE N 03°33'26" E, with the west line of said Lot 1, a distance of 570.58 feet to the POINT OF BEGINNING, containing 18.953 acres or 825,570 square feet of land.

OWNER:
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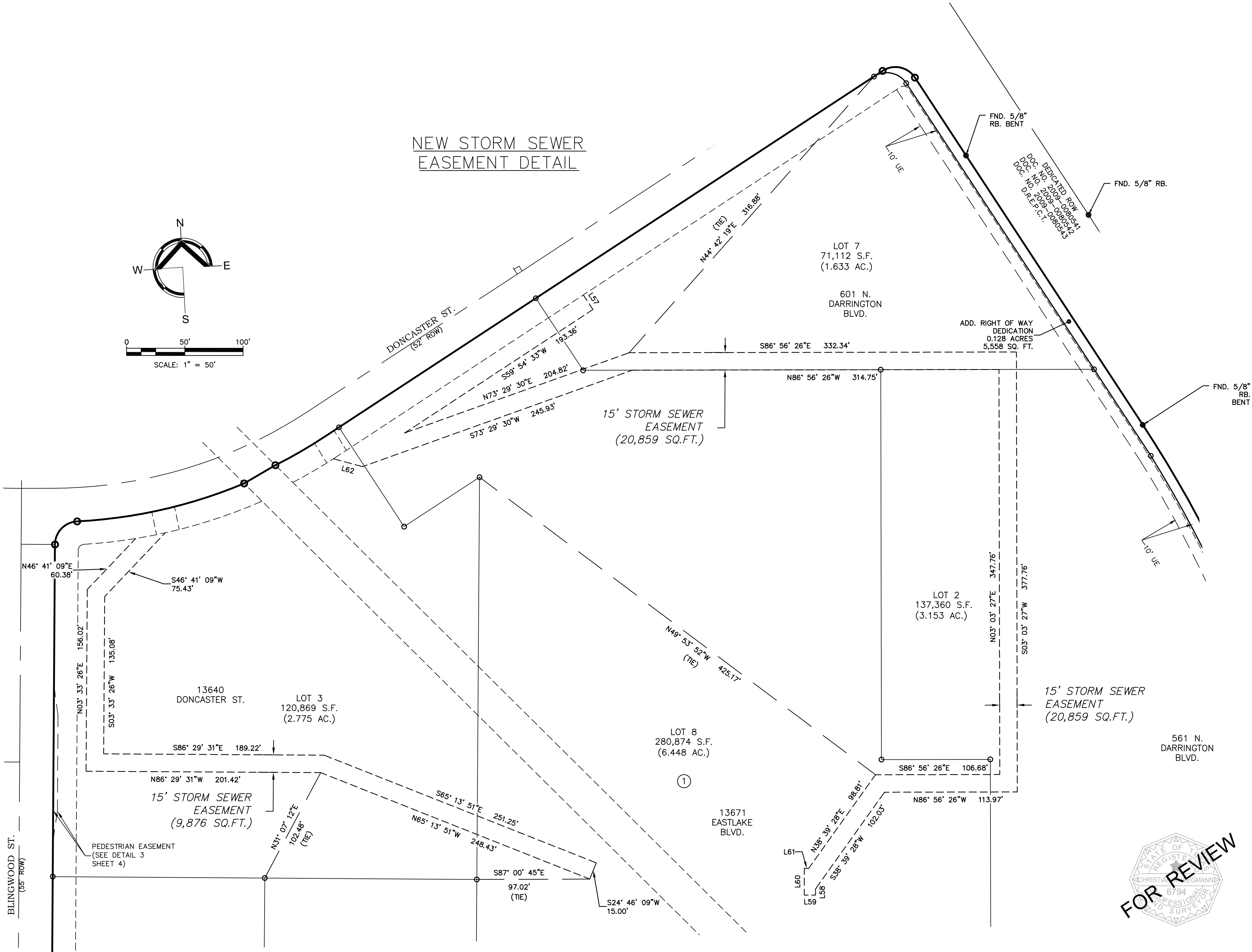


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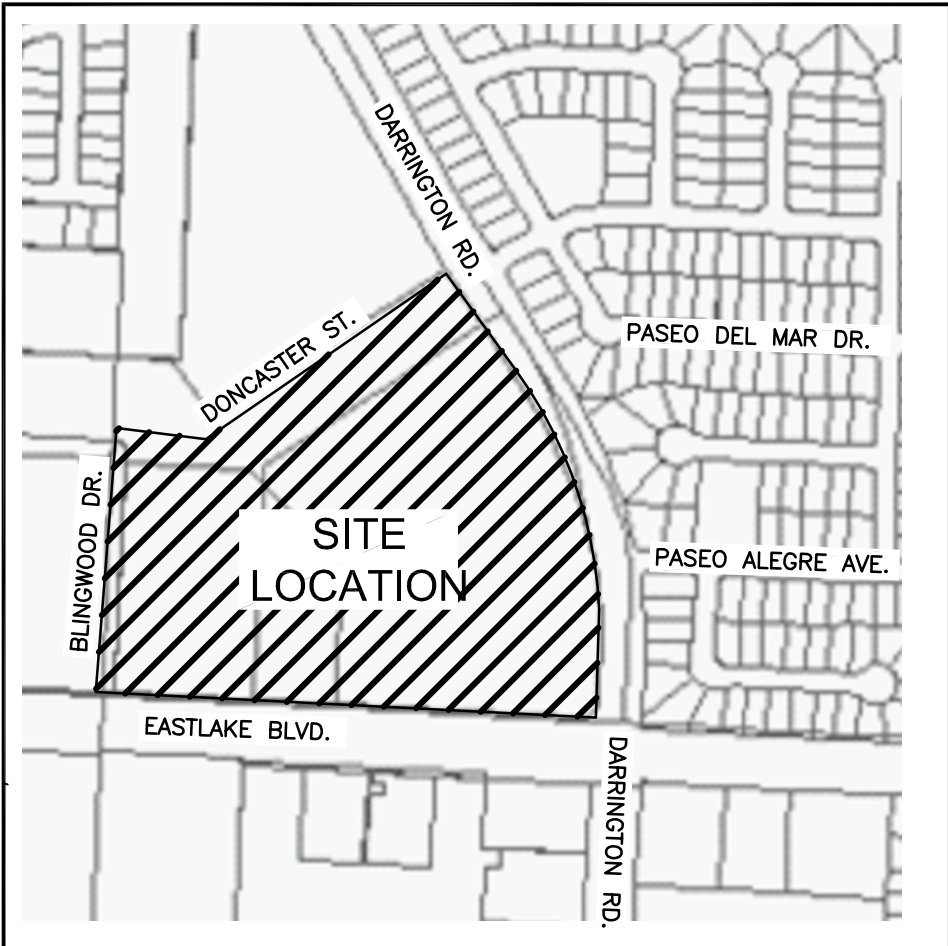
LAND SURVEYOR INFORMATION

LINE TABLE (STORM SEWER EASEMENT)		
LINE No.	DIRECTION	LENGTH
L57	S30° 06' 42"E	15.00'
L58	N03° 03' 27"E	5.26'
L59	S86° 56' 33"E	9.60'
L60	S03° 03' 27"W	22.88'
L61	N86° 56' 33"W	3.77'
L62	N71° 36' 01"W	25.81'



DARRINGTON EASTLAKE COMMERCIAL UNIT THREE REPLAT A

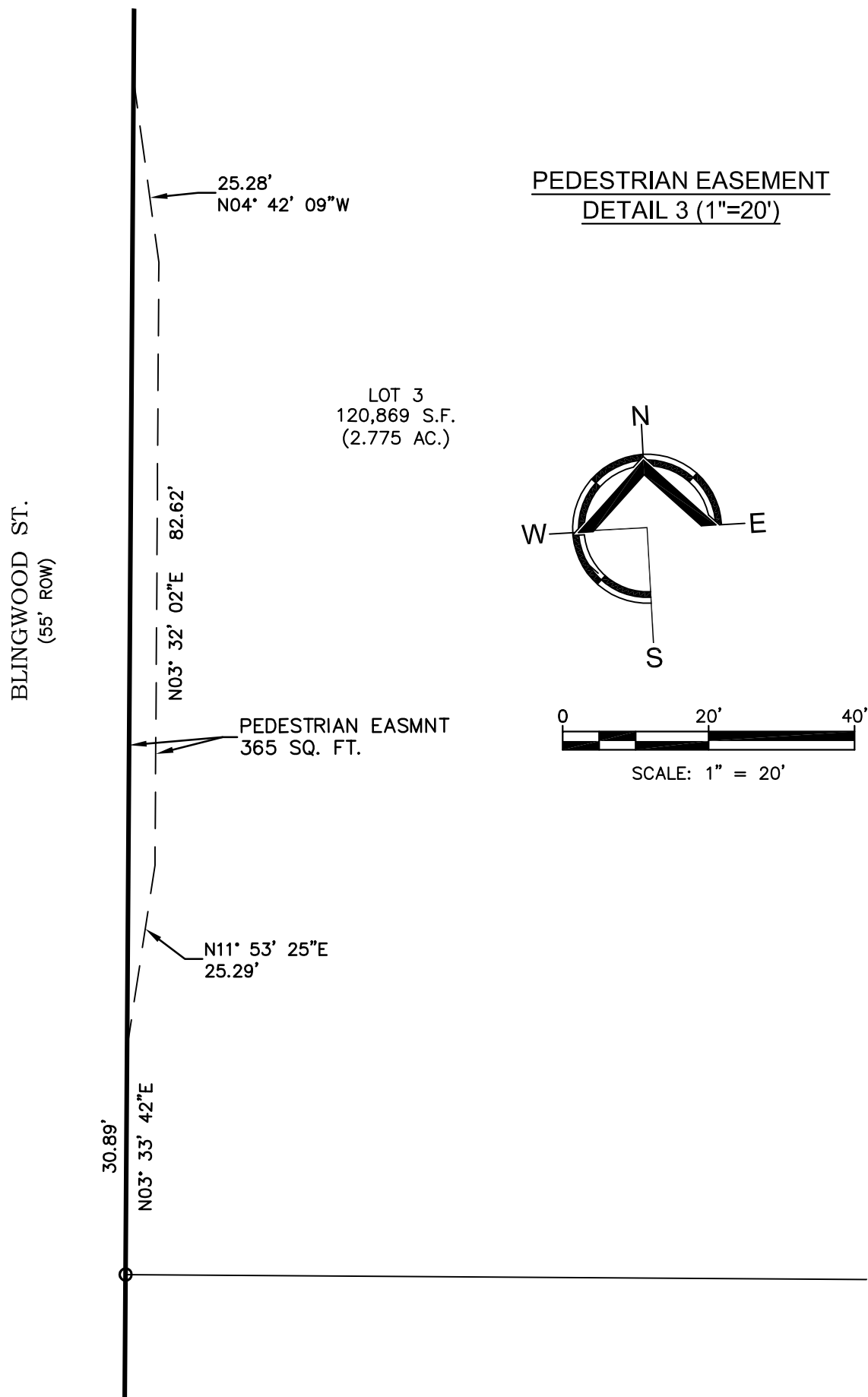
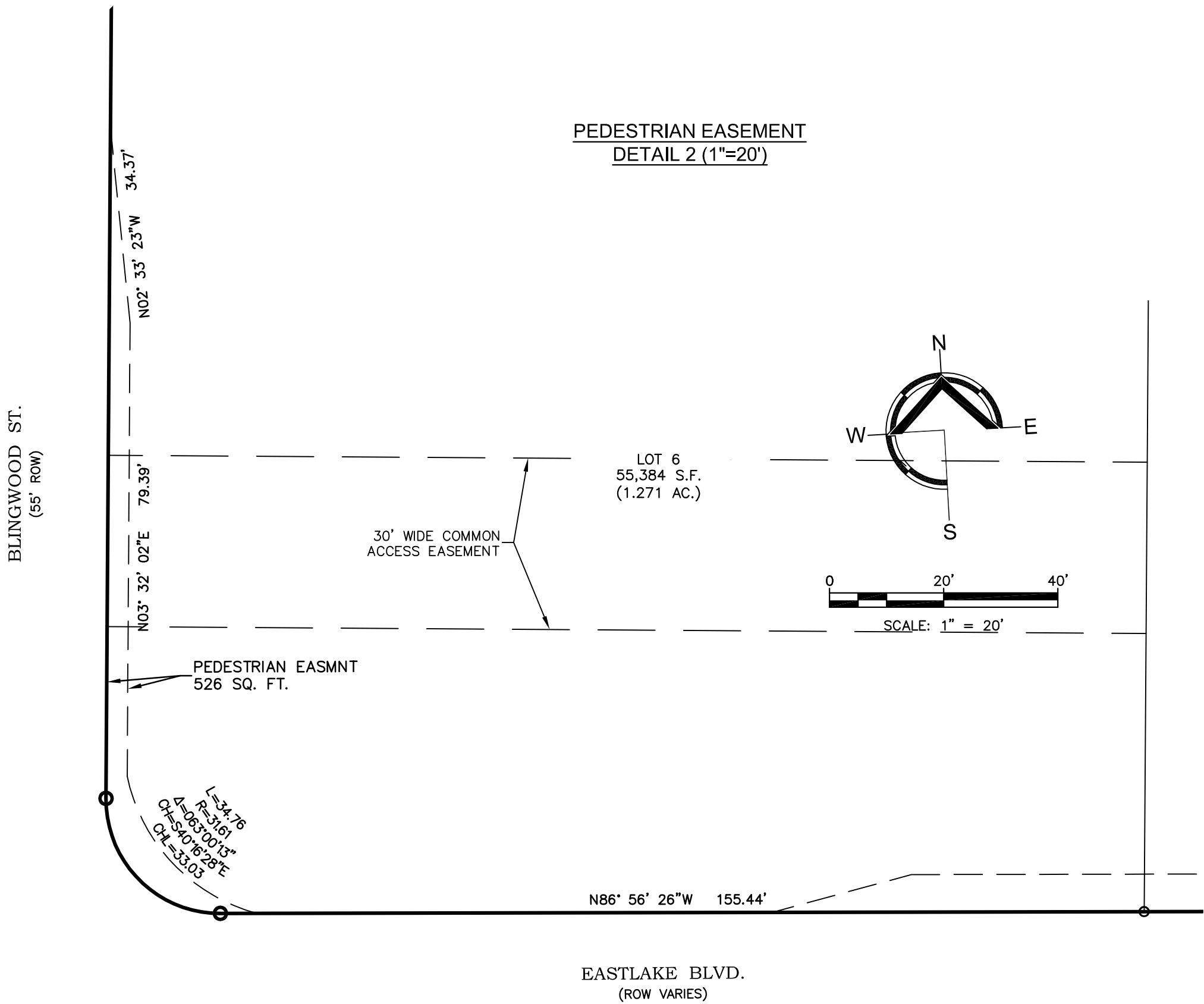
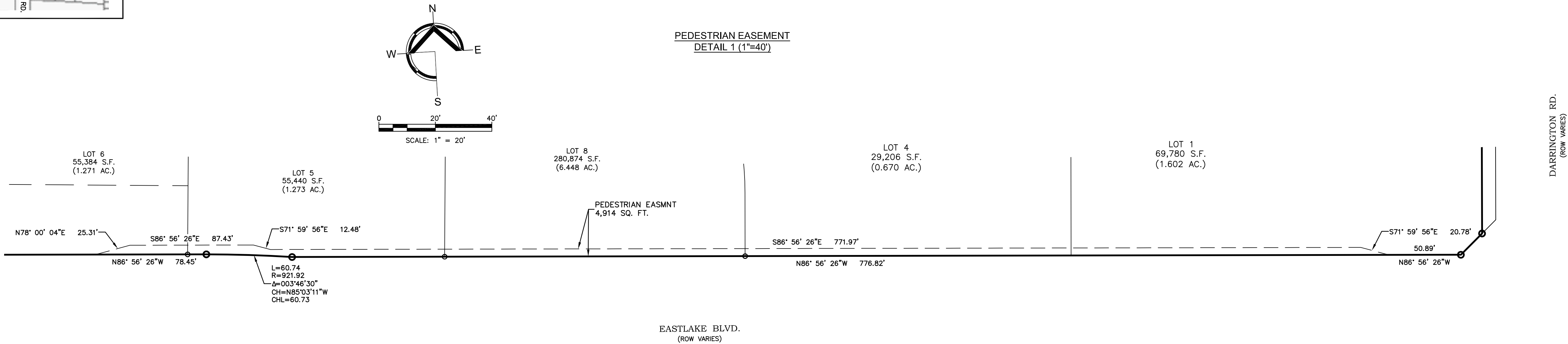
BEING A REPLAT OF LOT 1, BLOCK 2,
DARRINGTON EASTLAKE COMMERCIAL UNIT THREE
EL PASO COUNTY, TEXAS.
CONTAINING 18.953 ACRES OR 825,570 SQ. FT.



LOCATION MAP (1"=600')

LEGEND			
○	SET 5/8" REBAR WITH CAP STAMPED TX 6794 (UNLESS NOTED)	PG.	PAGE
○	SET 1/2" REBAR WITH CAP STAMPED TX 6794 (UNLESS NOTED)	ROW	RIGHT OF WAY
●	FND. SURVEY MARKER (AS NOTED)	DGC.	DOCUMENT
△	CALCULATED CORNER	FND.	FOUND
D.R.E.P.C.T.	DEED RECORDS OF EL PASO COUNTY, TEXAS	RW	ROCK WALL
P.R.E.P.C.T.	PLAT RECORDS OF EL PASO COUNTY, TEXAS	C&G	CURB & GUTTER
POC	POINT OF COMMENCEMENT	CM	COUNTY MONUMENT
POB	POINT OF BEGINNING	10' UE	10' WIDE UTILITY EASEMENT (TO BE DEDICTAED BY THIS PLAT
BK.	BOOK	PE	PEDESTRIAN EASEMENT (TO BE DEDICATED BY THIS PLAT)
		⊗	BLOCK NUMBER

LEGAL DESCRIPTION:
LOT 1, BLOCK 2, DARRINGTON EASTLAKE COMMERCIAL
UNIT THREE, RECORDED IN DOCUMENT NO.
2020-0069333, PLAT RECORDS OF EL PASO COUNTY,
TEXAS



OWNER:
RIVER OAKS PROPERTIES LLC,
5678 N MESA ST.,
EL PASO, TEXAS 79912



HUITT ~ ZOLLARS INC.

ENGINEERING / SURVEYING
5822 CROMO DRIVE, SUITE 210
EL PASO, TEXAS 79912-5502
PH. (915) 587-4339/FAX (915) 587-5247
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FIRM REGISTRATION F-761
SURVEYING FIRM LICENSE NO. 10025603

LAND SURVEYOR INFORMATION



DARRINGTON EASTLAKE COMMERCIAL UNIT THREE REPLAT A

BEING A REPLAT OF LOT 1, BLOCK 2,
DARRINGTON EASTLAKE COMMERCIAL UNIT THREE
EL PASO COUNTY, TEXAS.
CONTAINING 18.953 ACRES OR 825,570 SQ. FT.



LOCATION MAP (1"=600')

FINAL ENGINEERING REPORT FOR DARRINGTON EASTLAKE COMMERCIAL UNIT THREE, REPLAT A

BY: FLOYD JOHNSON, PE

WATER FACILITIES: DESCRIPTION, COST, AND OPERABILITY DATE

DARRINGTON EASTLAKE COMMERCIAL UNIT THREE, REPLAT A HAS AN OPERABILITY DATE OF JUNE, 2024 AND WILL BE PROVIDED WITH POTABLE WATER BY THE HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT (HRMUD) IN ACCORDANCE WITH RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER SERVICE TO THE NON-RESIDENTIAL UNIT WILL BE FROM EXISTING FACILITIES LOCATED ON EASTLAKE BOULEVARD AND DARRINGTON ROAD.

A PROPOSED EIGHT-INCH (8") DIAMETER WATER LINE WILL TAP INTO THE EXISTING TWELVE-INCH (12") WATER MAIN (\$494,700) AND BRANCH OUT TO SERVICE THE ENTIRE NON-RESIDENTIAL UNIT, WHICH REQUIRES THIRTY-ONE (31) WATER SERVICES OF VARYING SIZE BETWEEN 1" AND 1 1/2" WITH THEIR RESPECTIVE BACKFLOW PREVENTERS (\$427,500). IN ADDITION, THREE (3) FIRE HYDRANTS ARE PROPOSED TO PROVIDE FIRE PROTECTION FOR THIS NON-RESIDENTIAL UNIT (\$30,000).

ONCE THE LINES ARE INSTALLED, THE TOTAL ESTIMATED COST FOR THESE IMPROVEMENTS IS \$952,200.00. INDIVIDUAL LOT OWNERS MUST ALSO OBTAIN WATER SERVICE FROM THE HRMUD AND PAY ALL APPLICABLE FEES. THE SUBDIVISION HAS FOUR (4) FIRE HYDRANTS INSTALLED AND FOR THIS NON-RESIDENTIAL UNIT, THREE (3) ADDITIONAL FIRE HYDRANTS ARE PROPOSED AT A COST OF \$30,000.00, WHICH ARE INCLUDED IN THE TOTAL AMOUNT FOR IMPROVEMENTS MENTIONED ABOVE.

THE WATER FACILITIES TO BE INSTALLED BY THE DEVELOPER WILL BE CONSTRUCTED WITHIN 2 YEARS OF THE FILING OF THE RECORDED PLAT FOR THIS NON-RESIDENTIAL UNIT.

SANITARY SEWER FACILITIES: DESCRIPTION, COST, AND OPERABILITY DATE

DARRINGTON EASTLAKE COMMERCIAL UNIT THREE, REPLAT A HAS AN OPERABILITY DATE OF JUNE, 2024 AND WILL BE PROVIDED WITH SANITARY SEWER SERVICES BY THE HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT (HRMUD). THE PROPOSED SYSTEM FOR THIS NON-RESIDENTIAL UNIT WILL CONSIST OF TWO PROPOSED EIGHT-INCH (8") DIAMETER SEWER LINES THAT WILL CONNECT TO AN EXISTING EIGHT-INCH (8") SEWER MAIN (\$126,230) AND A SEWER MANHOLE (\$38,260) LOCATED AT DONCASTER STREET. A THIRD EIGHT-INCH (8") PROPOSED SANITARY SEWER LINE WILL ALSO CONNECT TO AN EXISTING SANITARY SEWER MANHOLE AT THE SOUTH OF THE SITE BY EASTLAKE BOULEVARD (\$52,000). IN ADDITION, FOUR-INCH (4") DIAMETER SEWER LINES WILL BRANCH OUT TO SERVICE BUILDINGS IN THE ENTIRE NON-RESIDENTIAL UNIT (\$25,000). THE PROPOSED SANITARY SEWER SYSTEM WILL ALSO INCLUDE NINE (9) SANITARY SEWER MANHOLES (\$108,000).

THE PROPOSED SANITARY SEWER SYSTEM WILL BE CONSTRUCTED BY THE DEVELOPER DURING THE NON-RESIDENTIAL UNIT CONSTRUCTION. THE ESTIMATED COST OF THESE SANITARY SEWER FACILITIES IS \$349,490.00. INDIVIDUAL LOT OWNERS MUST ALSO OBTAIN SEWER SERVICE FROM THE HRMUD AND PAY ALL APPLICABLE FEES. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR THE COST AND INSTALLATION OF ANY SERVICE LINE AND CONNECTION REQUIRED FROM THEIR BUILDING TO THE SEWER MAIN.

THE SANITARY SEWER FACILITIES TO BE INSTALLED BY THE DEVELOPER WILL BE CONSTRUCTED WITHIN 2 YEARS OF THE FILING OF THE RECORDED PLAT FOR THIS NON-RESIDENTIAL UNIT.

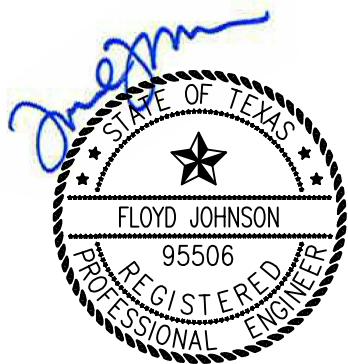
CERTIFICATION:

I CERTIFY THAT THE WATER AND SANITARY SEWER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL WATER AND SANITARY SEWER FACILITIES, AS DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES – THESE FACILITIES WILL BE INSTALLED AND COMPLETELY CONSTRUCTED, EXCEPT FOR THE INSTALLATION AND HOOK-UP FEES OF INDIVIDUAL LOTS, AND WILL COST \$952,200.00.

SANITARY SEWER FACILITIES – THESE FACILITIES WILL BE INSTALLED AND COMPLETELY CONSTRUCTED, EXCEPT FOR THE INSTALLATION AND HOOK-UP FEES OF INDIVIDUAL LOTS, AND WILL COST \$349,490.00



FLOYD F. JOHNSON, PE TX95506

04-12-2023

INFORME FINAL DE INGENIERIA PARA LA UNIDAD COMERCIAL DARRINGTON EASTLAKE TRES

POR: FLOYD JOHNSON, PE

INSTALACIONES DE AGUA: DESCRIPCION, COSTO, Y FECHA DE OPERACION

LA UNIDAD COMERCIAL DARRINGTON EASTLAKE TRES, REPLAT A TIENE UNA FECHA DE OPERACION DE JUNIO, 2024 Y SERA PROVISTA DE AGUA POTABLE POR EL DISTRITO REGIONAL MUNICIPAL DE UTILIDADES DE HORIZON (HRMUD) DE ACUERDO A SUS REGLAS Y REGULACIONES Y CON SECCION 16.343 DE EL CODIGO DE AGUA DE TEXAS. EL SERVICIO DE AGUA PARA LA UNIDAD NO-RESIDENCIAL PROVENDRA DE INSTALACIONES EXISTENTES LOCALIZADAS SOBRE EASTLAKE BOULEVARD Y DARRINGTON ROAD.

UNA LINEA DE AGUA PROPUESTA DE OCHO PULGADAS (8") DE DIAMETRO SE CONECTARA A UNA LINEA PRINCIPAL EXISTENTE DE DOCE PULGADAS (12") (\$494,700) Y SE DIVERSIFICARA PARA ABASTECER LA UNIDAD COMERCIAL COMPLETA, LA CUAL REQUIERE TREINTA Y UN (31) SERVICIOS DE AMBOS TAMAÑOS 1" Y 1 1/2" PULGADAS CON SUS RESPECTIVAS VALVULAS ANTIRETORNO (\$427,500). ADEMAS, TRES HIDRANTES SON PROPUESTOS PARA PROVEER PROTECCION CONTRA INCENDIOS PARA ESTA UNIDAD NO-RESIDENCIAL (\$30,000).

UNA VEZ QUE LAS LINEAS SEAN INSTALADAS, EL COSTO TOTAL ESTIMADO PARA ESTOS MEJORAMIENTOS ES DE \$952,200.00. LOS DUEÑOS DE LOTES INDIVIDUALES TAMBIEN DEBERAN OBTENER SERVICIO DE AGUA DEL HRMUD Y PAGAR TARIFAS CORRESPONDIENTES. EL FRACCIONAMIENTO CUENTA CON CUATRO (4) HIDRANTES INSTALADOS Y PARA ESTA UNIDAD NO-RESIDENCIAL, TRES (3) HIDRANTES ADICIONALES SON PROPUESTOS A UN COSTO DE \$30,000.00. LO CUAL ESTA INCLUIDO EN EL MONTO TOTAL PARA LAS MEJORIAS MENCIONADAS ANTERIORMENTE.

LAS INSTALACIONES DE AGUA QUE SERAN INSTALADAS POR EL DESARROLLADOR SE CONSTRUIRAN DENTRO DE 2 AÑOS DE ARCHIVADO EL MAPA INSCRITO PARA ESTA UNIDAD NO-RESIDENCIAL.

INSTALACIONES DE DRENAJE SANITARIO: DESCRIPCION, COSTO, Y FECHA DE OPERACION

LA UNIDAD COMERCIAL DARRINGTON EASTLAKE TRES, REPLAT A TIENE UNA FECHA DE OPERACION DE JUNIO, 2024 Y SERA PROVISTA DE SERVICIO DE ALCANTARILLADO SANITARIO POR EL DISTRITO REGIONAL MUNICIPAL DE UTILIDADES DE HORIZON (HRMUD). EL SISTEMA PROPUESTO PARA ESTA UNIDAD NO RESIDENCIAL CONSISTIRA DE DOS LINEAS PROPUESTAS DE OCHO (8") PULGADAS DE DIAMETRO QUE SE CONECTARA A UNA LINEA PRINCIPAL EXISTENTE DE OCHO (8") PULGADAS (\$126,230) Y UNA ALCANTARILLA (\$38,260) HUBICADAS EN DONCASTER STREET. UNA TERCER LINEA DE OCHO PULGADAS (8") SE CONECTARA A UNA ALCANTARILLA EN EL SUR DE LA PROPIEDAD POR EASTLAKE BOULEVARD (\$52,000). ADEMAS, LINEAS DE CUATRO (4") PULGADAS SE DIVERSIFICARAN PARA SERVIR A LOS EDIFICIOS EN LA UNIDAD NO-RESIDENCIAL ENTERA (\$25,000). EL SISTEMA DE SANITARIO TAMBIEN INCLUIRA NUEVE (9) ALCANTARILLAS (\$108,000).

EL SISTEMA DE ALCANTARILLADO PROPUESTO SERA CONSTRUIDO POR EL DESARROLLADOR DURANTE LA CONSTRUCCION DE LA UNIDAD COMERCIAL. EL COSTO ESTIMADO DE LAS INSTALACIONES SANITARIAS ES DE \$349,490.00. LOS DUEÑOS DE LOTES INDIVIDUALES TAMBIEN DEBERAN OBTENER SERVICIO SANITARIO DEL HRMUD Y PAGAR TARIFAS CORRESPONDIENTES. LOS DUEÑOS DE LOTES INDIVIDUALES SON RESPONSABLES POR EL COSTO E INSTALACION DE LINEAS DE SERVICIO Y CONECCIONES REQUERIDAS DESDE SU EDIFICIO A LA LINEA PRINCIPAL.

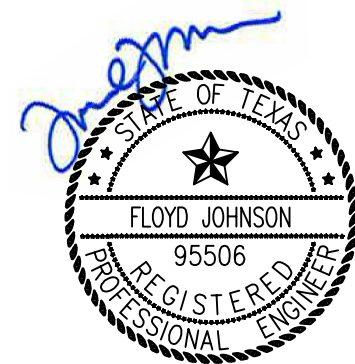
CERTIFICACION:

CERTIFICO QUE LOS SERVICIOS E INSTALACIONES DE AGUA Y DRENAJE SANITARIO DESCRITOS EN ESTE ANTERIORMENTE CUMPLEN CON EL MODELO DE REGLAS DE SUBDESARROLLOS (MODEL SUBDIVISION RULES) ADOPTADAS EN LA SECCION 16.343 DEL CODIGO DE AGUA DE TEXAS (TEXAS WATER CODE).

CERTIFICO QUE LOS GASTOS PARA INSTALAR EL SISTEMA DE AGUA Y DE DRENAJE SANITARIO SON LOS SIGUIENTES:

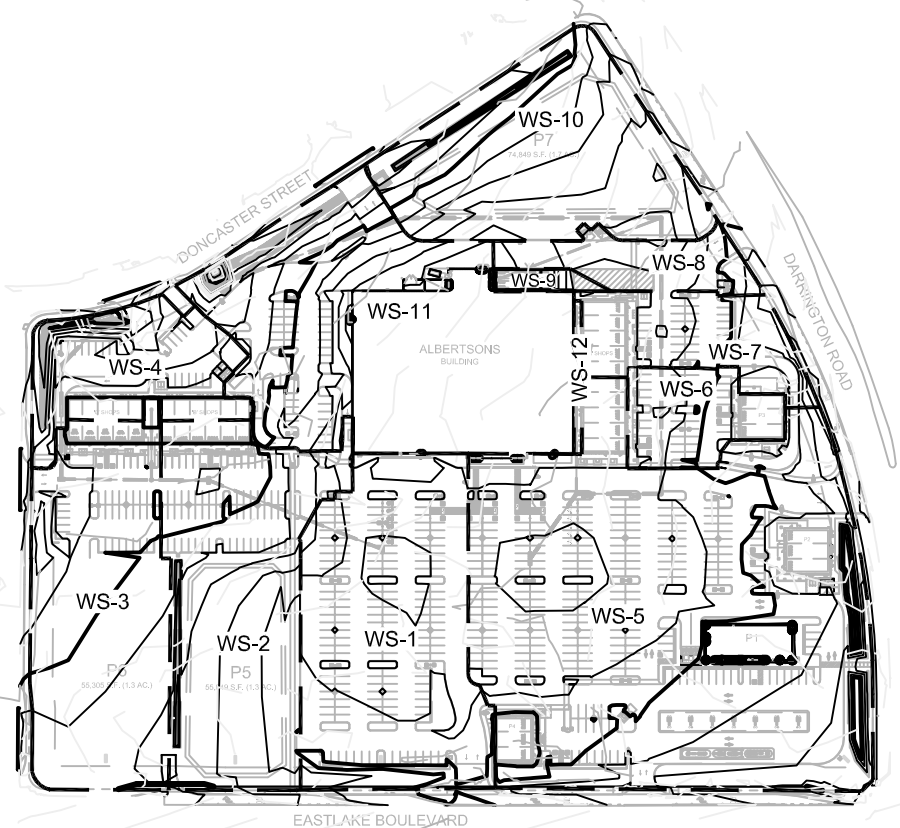
INSTALACIONES DE AGUA – ESTAS SERAN INSTALADAS Y CONSTRUIDAS EN SU TOTALIDAD, A EXCEPCION DE LAS INSTALACIONES Y CONECCIONES DENTRO DE LOTES INDIVIDUALES, Y COSTARAN \$952,200.00.

INSTALACIONES DE DRENAJE SANITARIO – ESTAS SERAN INSTALADAS Y CONSTRUIDAS EN SU TOTALIDAD, AN EXCEPCION DE LAS INSTALACIONES Y CONECCIONES DENTRO DE LOTES INDIVIDUALES, Y COSTARAN \$349,490.00.



FLOYD F. JOHNSON, PE TX95506

04-12-2023



MAP OF TOPOGRAPHY AND DRAINAGE
MAPA TOPOGRAFICO Y DE DRENAJE

DRAINAGE REPORT:

BY: FLOYD JOHNSON, PE

THE NON-RESIDENTIAL UNIT WILL MAINTAIN GRADING IN A NORTHWESTERN DIRECTION TO CAPTURE WATER RUNOFF INTO EXISTING STORM SEWER INLETS THAT WILL ULTIMATELY DISCHARGE INTO AN EXISTING OFF-SITE RETENTION BASIN. A PROPOSED STORM DRAIN SYSTEM WILL IMPROVE DRAINAGE CONDITIONS OF THE NON-RESIDENTIAL UNIT. THESE IMPROVEMENTS WILL INCLUDE TWENTY-FOUR AND THIRTY-SIX-INCH (24" AND 36") RC PIPE, DROP, TRENCH, OFF-STREET, AND CURB INLETS, AND MANHOLES THAT WILL BE CONNECTED TO THE EXISTING DRAINAGE INFRASTRUCTURE. EXISTING STREETS HAVE BEEN CONSTRUCTED WITH CURB AND GUTTER AT AN ELEVATION TYPICALLY A FEW INCHES LOWER THAN THE ADJOINING LOTS. RUNOFF CAPTURED ALONG STREETS WILL DRAIN INTO EXISTING STREET INLETS, WHICH ULTIMATELY DISCHARGE INTO THE EXISTING RETENTION BASIN DESIGNED WITH SUFFICIENT POND CAPACITY TO RETAIN A 100-YEAR DESIGN FREQUENCY AND PERCOLATE WITHIN A SEVENTY-TWO (72) HOUR PERIOD. APPROXIMATELY, AN AMOUNT OF 146.945 CFS FROM THE DEVELOPED AND OFF-SITE CONTRIBUTING WATERSHED ARE PROPOSED TO DISCHARGE TO THE EXISTING ON-SITE RETENTION BASIN. THE ESTIMATED COST OF THE SITE DRAINAGE FACILITIES IS \$554,980.00.

THIS NON-RESIDENTIAL UNIT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AND/OR WITHIN FLOOD ZONE "X" AS DESIGNATED IN PANEL NO. 480212 02508, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. NO PORTION OF THE DARRINGTON EASTLAKE COMMERCIAL UNIT THREE, REPLAT A IS SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO A ONE PERCENT OR GREATER CHANCE OF FLOODING IN ANY GIVEN YEAR.

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 SHOWN ILLUSTRATES THE FLOW PATTERNS FOR THE RUNOFF.

CERTIFICATION:

UNDER LOCAL GOVERNMENT CODE 232.021(4), "FLOOD PLAIN" MEANS ANY AREA IN THE 100-YEAR FLOOD PLAIN THAT IS SUSCEPTIBLE TO BEING INUNDED BY WATER FROM ANY SOURCE OR THAT IS IDENTIFIED BY FEMA UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968. BY MY SIGNATURE BELOW, I CERTIFY THAT THE DARRINGTON EASTLAKE COMMERCIAL UNIT THREE, REPLAT A SUBDIVISION LIES WITHIN A FLOOD ZONE DESIGNATION OF UNSHADED FLOOD "X," AS DESIGNATED IN PANEL NO. 480212 02508, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. UNSHADED FLOOD ZONE "X" INDICATES AREA OF MINIMAL FLOODING.

IMPROVEMENT PLANS FOR THIS SUBDIVISION ARE REFERENCED IN CASE ID#23-0095 AT THE EL PASO COUNTY PLANNING AND DEVELOPMENT DEPARTMENT

INFORME DE DRENAJE:

POR: FLOYD JOHNSON, PE

LA UNIDAD NO-RESIDENCIAL MANTENDRA LA NIVELACION EN DIRECCION NOROESTE PARA CAPTURAR EL ESCURRIMIENTO DE AGUA EN DESAGÜES PLUVIALES EXISTENTES QUE, EN DEFINITIVA, DESCARGARAN EN UNA CUENCA DE RETENCION FUERA DEL SITIO. UN SISTEMA DE DRENAJE PROPUESTO PARA ESTA UNIDAD NO RESIDENCIAL CONSISTIRA DE DOS LINEAS RESIDENCIAL, ESTAS MEJORAS INCLUIRAN TUBERIAS DE CONCRETO REFORZADO DE VEINTICUATRO Y TREINTA Y SEIS PULGADAS (24" Y 36"), DESAGÜES, TRINCHERAS, DESAGÜES FUERA DE LA CALLE Y DE LA ACERA, Y ALCANTARILLAS DE ACCESO QUE SE CONECTARAN A LA INFRAESTRUCTURA DE DRENAJE EXISTENTE. LAS CALLES EXISTENTES HAN SIDO CONSTRUIDAS CON BORDILLOS Y CUNETAS A UNA ELEVACION TIPICAMENTE UNAS PULGADAS MAS BAJAS QUE LOS LOTES ADYACENTES. EL ESCURRIMIENTO CAPTURADO A LO LARGO DE LAS CALLES SE DRENA EN DESAGÜES DE CALLES EXISTENTES, QUE DESCARGAN EN DEFINITIVA EN LA FOSA DE RETENCION EXISTENTE DISEÑADA CON CAPACIDAD SUFICIENTE PARA RETENER UN EVENTO DE TORMENTA DE 100 AÑOS Y PERCOLAR DENTRO DE UN PERIODO DE SETENTA Y DOS (72) HORAS. SE PROPONE QUE UNA CANTIDAD DE APROXIMADAMENTE 146.945 CFS DE LA CUENCA DESARROLLADA Y FUERA DEL SITIO CONTRIBUYENTE SE DESCARGUE EN LA FOSA DE RETENCION EXISTENTE EN EL SITIO. EL COSTO ESTIMADO DE LAS INSTALACIONES DE DRENAJE DEL SITIO ES DE \$554,980.00.

ESTA UNIDAD NO RESIDENCIAL NO ESTÁ DENTRO DE UN ÁREA DE PELIGRO DE INUNDACIÓN ESPECIAL Y/O DENTRO DE LA ZONA DE INUNDACIÓN "X" SEGÚN LO DESIGNADO EN EL PANEL NÚMERO 480212 02508, FECHADO EL 4 DE SEPTIEMBRE DE 1991, DE LOS MAPAS DE TASAS DE SEGURO CONTRA INUNDACIONES, CONDADO DE EL PASO, TEXAS. NINGUNA PARTE DE LA UNIDAD COMERCIAL DARRINGTON EASTLAKE TRES, REPLAT A, SE MUESTRA DENTRO DE UN ÁREA DE PELIGRO DE INUNDACIÓN ESPECIAL SUJETA A UNA PROBABILIDAD DEL UNO POR CIENTO O MAYOR DE INUNDACIÓN EN CUALQUIER AÑO.

LAS MEDIDAS ANTERIORES PROPORCIONAN UN DRENAJE POSITIVO LEJOS DE TODOS LOS EDIFICIOS, EVITAN CONCENTRAR ESCURRIMIENTOS EN OTROS LOTES Y COORDINAN EL DRENAJE DE LOTES INDIVIDUALES CON EL PATRÓN GENERAL DE DRENAJE DE TORMENTAS PARA EL ÁREA. EL MAPA MOSTRADO ILLUSTRA LOS PATRONES DE FLUJO PARA EL ESCURRIMIENTO.

CERTIFICACIÓN:

SEGÚN EL CÓDIGO DEL GOBIERNO LOCAL 232.021(4), "PLANICIE INUNDABLE" SIGNIFICA CUALQUIER ÁREA EN LA PLANICIE DE INUNDACIÓN DE 100 AÑOS QUE ES SUSCEPTIBLE DE SER INUNDADA POR AGUA DE CUALQUIER FUENTE O QUE ES IDENTIFICADA POR FEMA BAJO LA LEY NACIONAL DE SEGURO CONTRA INUNDACIONES DE 1968. POR MI FIRMA A CONTINUACIÓN, CERTIFICO QUE LA SUBDIVISION DARRINGTON EASTLAKE COMMERCIAL UNIT THREE, REPLAT A SE ENCUENTRA DENTRO DE UNA DESIGNACIÓN DE ZONA DE INUNDACIÓN SIN SOMBRAS "X", SEGÚN LO DESIGNADO EN EL PANEL NO. 480212 02508, CON FECHA DEL 4 DE SEPTIEMBRE DE 1991, DE LOS MAPAS DE TASAS DE SEGURO CONTRA INUNDACIONES, CONDADO DE EL PASO, TEXAS. LA ZONA DE INUNDACIÓN SIN SOMBRAS "X" INDICA UN ÁREA DE INUNDACIONES MÍNIMAS.

LOS PLANOS DE MEJORA PARA ESTA SUBDIVISION SE HACEN REFERENCIA EN EL CASO ID#23-0095 EN EL DEPARTAMENTO DE PLANIFICACIÓN Y DESARROLLO DEL CONDADO DE EL PASO.

DRAINAGE AREA	AREA	COEFFICIENT (AVG)	TIME OF CONCENTRATION (TC)	INTENSITY (I) 100 YEAR	DISCHARGE (Q) Q= CIA	DESTINATION
WS-1	2.19	0.95	10.00	5.36	11.14	INLET 1
WS-2	2.00	0.95	10.00	5.36	10.17	INLET 2
WS-3	1.89	0.95	10.00	5.36	09.64	INLET 3
WS-4	0.90	0.95	10.00	5.36	04.58	*EXISTING INLET (POND)
WS-5	6.31	0.95	10.00	5.36	27.06	INLET 4
WS-6	0.50	0.95	10.00	5.36	02.55	INLET 5
WS-7	0.70	0.95	10.00	5.36	03.52	INLET 6
WS-8	0.45	0.95	10.00	5.36	02.29	INLET 7
WS-9	0.09	0.95	10.00	5.36	00.43	INLET 8
WS-10	1.80	0.95	10.00	5.36	09.17	PROP. OFF-STREET INLET
WS-11	2.92	0.95	10.00	5.36	14.89	*EXISTING INLET (POND)
WS-12	0.05	0.95	10.00	5.36	00.24	TRENCH INLET
TOTAL					95.68	



FLOYD F. JOHNSON, PE TX95506

04-12-2023

HUITT ~ ZOLLARS INC.

ENGINEERING / SURVEYING
5822 CROMO DRIVE, SUITE 210
EL PASO, TEXAS 79912-5502
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WWW.HUITT-ZOLLARS.COM
FIRM REGISTRATION F-761
SURVEYING FIRM LICENSE NO. 10025603

OWNER:
RIVER OAKS PROPERTIES LLC,
5678 N MESA ST.
EL PASO, TEXAS 79912

