

**PLAT NOTES AND RESTRICTIONS:**

- Bearings shown hereon are based on the Texas State Plane Coordinate System, Central Zone, North American Datum of 1983.
- According to the Federal Emergency Management Agency flood insurance rate map community Panel No. 480212 02508, Dated September 4, 1991 this property is in flood zones "A" and "X". Flood zones are delineated on the engineering report.
- Set 5/8" rebar with cap at all exterior boundary corners unless otherwise noted.
- This subdivision shall provide for postal delivery service. The subdivider will coordinate installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
- All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) with public rights-of-way shall be in compliance with the city design standards for construction and be ADA/TAS compliant.
- This is to certify that water and sewer services will be provided to Bill Burnett Unit Two Amending Plat by The El Paso Water Utilities in accordance with their rules and regulations and with Section 16.34 of the Texas Water Code.
- 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.
- Building setbacks shall conform to Paseo Del Este master guidelines. 15 feet from front property lines, 15 feet from rear property lines, 10 feet from side property lines, and 15 feet from side property lines abutting street right-of-ways.
- The finished floor elevation of any industrial building shall be at least 8" above natural ground level surrounding the foundation.
- W. Well Field has obtained a permit from the 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.
- W. Well Field has provided adequate storm runoff and ponding provisions prior to sale of any lots.
- The subdivider of Bill Burnett Unit Two Amending Plat has installed all utility service lines to the property lines, unless otherwise approved in writing, by El Paso County Planning & Development Department.
- In accordance with the Texas Local Government Section Code 232.025(b), it is hereby expressed that all purchase contracts made between owner 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.
- Lot Owner(s) shall be responsible for maintenance of the sidewalks, driveways and parkways abutting their property. Lot owner shall be responsible to construct sidewalks on rights-of-way abutting their property at the time of site development.
- All drainage and infrastructure including pond, channel, culverts and storm sewer within the site to be maintained by property owner.
- Lot Owner(s) shall submit improvement plans to the County of El Paso Planning and Development Department for review. Design shall retain developed flows.
- All lots within this subdivision are restricted to non residential use.
- Tax certificates for this subdivision are filed in the office of the County Clerk, Deed and Record Section, Instrument No. \_\_\_\_\_ Date \_\_\_\_\_ Instrument No. \_\_\_\_\_ Date \_\_\_\_\_
- The retention of all storm-water runoff discharge volume is required within this subdivision's limits in compliance with all provisions of (Muni-Code 19.19.010A,DSC and DDM Section 11.1)
- Lot 2 is restricted for utility purposes only.
- Lot 1 shall accept developed runoff from Lot 2.

**PURPOSE NOTE:**  
The purpose of this amending plat is to revise the drainage easement.

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

Bill Burnett Unit Two Amending Plat is located within El Paso County, Texas abutting the city limits of El Paso, Texas, 1.5 miles west of the Town of Horizon City, Texas, and within the City of El Paso's 5 Mile Extraterritorial Jurisdiction (ETJ) under local government code 212.00, 212.001.

**BASIS OF BEARING**

The bearings shown hereon are based on the Texas State Plane Coordinate System, Texas Central Zone, NAD83. Distances shown are surface distances.

**VERTICAL DATUM**

Elevations are NAVD88 Datum.

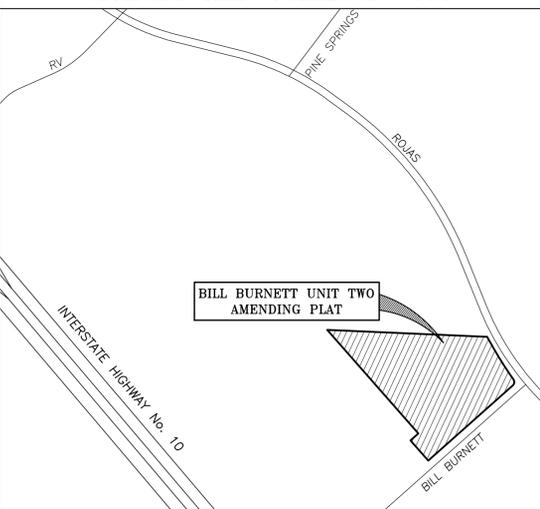
**BENCHMARK**

Existing 5/8" Rebar with Cap at the Northeast corner of Lot 1. Elevation= 3789.28' (NAVD88 Datum)

**SCHOOL DISTRICT:** SOCORRO INDEPENDENT SCHOOL DISTRICT  
**PROPOSED LAND USE:** Non-Residential= 2 Lots

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2458.04'	78.02'	78.01'	S29°21'24"E	1°49'07"
C2	1903.25'	174.97'	174.91'	S32°54'31"E	5°16'03"
C3	30.00'	44.31'	40.39'	S06°45'38"W	84°37'26"

**VICINITY MAP SCALE: 1"=600'**



**METES & BOUNDS DESCRIPTION**  
BEGINNING, at a 5/8" rebar with cap lying at the northeasterly corner of Tract 4C, O.A. Danielson Survey No. 316 and lying in the southwesterly right-of-way of Rojas Drive, and being the POINT OF BEGINNING of this parcel description;  
THENCE, southeasterly with the arc of a curve to the left, and with said southwesterly right-of-way line of Rojas Drive, a distance of 78.02 feet, to a 5/8" rebar with cap stamped "Land-Mark TX4869 NM11402", set for a corner of this parcel; Said curve having a radius of 2458.04, a central angle of 1°49'07", and a chord which bears South 29°21'24" East, a distance of 78.01 feet;  
THENCE, South 30°16'17" East, continuing with said southwesterly right-of-way of Rojas Drive, a distance of 102.83 feet to a 5/8" rebar with cap stamped "Land-Mark TX4869 NM11402", set for a corner of this parcel;  
THENCE, southeasterly with the arc of a curve to the left, and continuing with said southwesterly right-of-way line of Rojas Drive, a distance of 174.97 feet to a 5/8" rebar with cap stamped "Land-Mark TX4869 NM11402", set for a corner of this parcel; Said curve having a radius of 1903.25 feet, a central angle of 5°16'03", and a chord which bears South 32°54'31" East, a distance of 174.91 feet;  
THENCE, southwesterly with the arc of a curve to the right, and departing said southwesterly right-of-way line of Rojas Drive, a distance of 44.31 feet to a 5/8" rebar with cap stamped "Land-Mark TX4869 NM11402", set in the northwesterly right-of-way line of Bill Burnett Drive, for a corner of this parcel; Said curve having a radius of 30.00 feet, a central angle of 84°37'26", and a chord which bears South 06°45'38" West, a distance of 40.39 feet;  
THENCE, South 49°04'02" West, with said northwesterly right-of-way line of Bill Burnett Drive, a distance of 799.96 feet to an existing 1/2" rebar with cap, for a corner of this parcel;  
THENCE, North 40°54'58" West, departing said northwesterly right-of-way of Bill Burnett Drive, a distance of 190.02 feet to a 5/8" rebar with cap stamped "Land-Mark TX4869 NM11402", set for a corner of this parcel; Said curve having a radius of 30.00 feet, a central angle of 84°37'26", and a chord which bears South 06°45'38" West, a distance of 40.39 feet;  
THENCE, South 49°04'02" West, with said northwesterly right-of-way line of Bill Burnett Drive, a distance of 799.96 feet to an existing 1/2" rebar with cap, for a corner of this parcel;  
THENCE, North 40°54'58" West, departing said northwesterly right-of-way of Bill Burnett Drive, a distance of 190.02 feet to a 5/8" rebar with cap stamped "Land-Mark TX4869 NM11402", set for a corner of this parcel; Said curve having a radius of 30.00 feet, a central angle of 84°37'26", and a chord which bears South 06°45'38" West, a distance of 40.39 feet;  
THENCE, South 49°04'02" West, with said northwesterly right-of-way line of Bill Burnett Drive, a distance of 799.96 feet to an existing 1/2" rebar with cap, for a corner of this parcel;  
THENCE, North 40°54'58" West, departing said northwesterly right-of-way of Bill Burnett Drive, a distance of 190.02 feet to a 5/8" rebar with cap stamped "Land-Mark TX4869 NM11402", set for a corner of this parcel;  
THENCE, South 86°56'16" East, a distance of 1132.31 feet to the POINT OF BEGINNING;  
Said parcel contains 14.442 Acres (629,089 Square feet) more or less.

LINE	BEARING	DISTANCE
L1	S30°16'17"E	102.83'
L2	N49°05'02"E	74.00'
L3	N46°10'44"W	8.36'
L4	N41°01'27"W	10.59'
L5	N28°39'23"W	31.39'
L6	N40°55'48"W	71.20'
L7	N04°04'55"E	29.26'
L8	N35°12'24"W	10.05'
L9	N40°54'58"W	19.99'
L10	N40°54'58"W	19.36'
L11	N49°05'02"E	19.36'
L12	N49°05'14"E	20.00'
L13	N43°25'26"E	10.05'
L14	N57°29'55"E	101.95'
L15	S54°50'42"W	10.05'
L16	S49°05'14"W	20.00'
L17	S49°05'02"W	11.07'
L18	S40°54'58"E	11.07'
L19	S40°54'58"E	20.01'
L20	S46°37'40"E	10.05'
L21	S04°04'55"W	29.26'
L22	S40°55'48"E	62.27'
L23	S52°59'04"E	31.72'
L24	S41°01'27"E	10.62'
L25	S36°26'38"E	8.28'

**OWNER**  
W. WELL FIELD  
TIBERIAS INVESTMENTS, LLC,  
NETHANYA INVESTMENTS, LLC,  
ARIEL INVESTMENTS, LLC,  
ELIAT INVESTMENTS, LLC,  
SUNSHINE COAST CAPITAL, LLC,  
HD TERRA GRANDE REALTY, LLC,  
P.O. BOX 312  
ALTO, NM 88312  
(575)336-1199

**OWNER**  
HORIZON REGIONAL MUNICIPAL UTILITY DISTRICT  
14100 HORIZON BOULEVARD  
HORIZON CITY, TEXAS 79928  
(915)852-3917

**BILL BURNETT UNIT TWO AMENDING PLAT**  
A PORTION OF  
O.A. DANIELSON SURVEY No. 316,  
EL PASO COUNTY, TEXAS  
CONTAINING 14.442 ACRES± (629,089 SQ. FT.±)

STATE OF TEXAS DEDICATION  
COUNTY OF EL PASO  
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION  
David Ballard, owner of this 14.442 acre tract of land encompassed within Bill Burnett Unit Two Amending Plat, so hereby subdivide the land as depicted in this subdivision plat and dedicate to the utility companies the utility easements shown hereon, and the county the street right-of-way.

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 El Paso Water Utilities.
- Sewer connections to the lots meet, or will meet, the minimum state standards and the regulations of El Paso Water Utilities.
- 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.

David Ballard W. Wellfield	Date _____
David Ballard Tiberias Investments, LLC,	Date _____
David Ballard Nethanya Investments, LLC,	Date _____
David Ballard Ariel Investments, LLC,	Date _____
David Ballard Eliat Investments, LLC,	Date _____
David Ballard Sunshine Coast Capital, LLC,	Date _____
David Ballard HD Terra Grande Realty, LLC,	Date _____
Gordon Jarvis Horizon Regional Municipal Utility District	Date _____

**ACKNOWLEDGEMENT**  
STATE OF TEXAS  
COUNTY OF EL PASO  
Before me, the undersigned authority, on this day personally David Ballard, provided to me a drivers license to prove 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 they executed the same for the purposes and considerations thereby expressed.  
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2024.  
Notary Public in and for El Paso County My Commission Expires \_\_\_\_\_

**ACKNOWLEDGEMENT**  
STATE OF TEXAS  
COUNTY OF EL PASO  
Before me, the undersigned authority, on this day personally Gordon Jarvis, provided to me a drivers license to prove 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 they executed the same for the purposes and considerations thereby expressed.  
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2024.  
Notary Public in and for El Paso County My Commission Expires \_\_\_\_\_

**EL PASO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 212.009(c) and 212.0015(b)**  
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 and Municipal Code as per meeting the requirements for and review of this plat, this \_\_\_\_ day of \_\_\_\_\_, 2024, A.D.  
Chairperson \_\_\_\_\_ Executive Secretary \_\_\_\_\_  
Approved for filing this \_\_\_\_ day of \_\_\_\_\_, 2024, A.D.  
Planning & 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 \_\_\_\_\_, 2024, in file No. \_\_\_\_\_ of Plat Records.  
El Paso County Clerk \_\_\_\_\_  
Deputy \_\_\_\_\_

Subdivision Improvement Plans prepared by and under the supervision of TRE & Associates, LLC

ROBERTO S. ROMERO, P.E.  
Licensed Professional Engineer  
Texas License No. 114517



110 Mesa Park Drive, Suite 200 El Paso, Texas 79912  
Office: (915) 852-6050 Fax: (915) 829-8000

1420 Bassett Drive, Suite 'A', El Paso, Texas 79935  
(915) 598-1300  
email: Larry@land-marksurvey.com  
"Serving Texas, New Mexico and Arizona"

# BILL BURNETT UNIT TWO AMENDING PLAT

A PORTION OF O.A. DANIELSON SURVEY NO. 316,  
EL PASO COUNTY, TEXAS, CONTAINING 14.442  
ACRES ± (629,103 SQ. FT.±)

ENGINEERING REPORT FOR BILL BURNETT UNIT TWO AMENDING PLAT  
BY ROBERTO S. ROMERO

**WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE**

THE EL PASO WATER UTILITIES (EPWU) WILL PROVIDE POTABLE WATER SERVICE TO BILL BURNETT UNIT TWO AMENDING PLAT. W. WELLFIELD COMPANY (THE SUBDIVIDER) AND EPWU HAVE ENTERED INTO A CONTRACT IN WHICH EPWU HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST THIRTY YEARS AND THE EPWU 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.

BILL BURNETT UNIT TWO AMENDING PLAT WILL CONNECT TO AN EXISTING 12" WATERLINE LOCATED WITHIN THE BILL BURNETT DRIVE RIGHT-OF-WAY. PRIOR TO OBTAINING WATER SERVICE, INDIVIDUAL LOT OWNERS MUST OBTAIN A WATER METER FROM EPWU AND PAY ALL APPLICABLE FEES TO EPWU. ADDITIONALLY, INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR THE COST AND INSTALLATION OF ANY SERVICE LINE REQUIRED FROM THE METER BOX TO THEIR FACILITY. THE WATER FACILITIES WILL BE FULLY OPERABLE ON THE DATE OF DECEMBER 30, 2024.

THESE FACILITIES WILL BE INSTALLED AND COMPLETELY CONSTRUCTED, EXCEPT FOR THE WATER METERS AND INSTALLATION, AND WILL COST \$30,000.00.

**SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE**

EPWU WILL PROVIDE SEWAGE SERVICE TO BILL BURNETT UNIT TWO AMENDING PLAT. THE SUBDIVIDER AND EPWU HAVE ENTERED INTO A CONTRACT IN WHICH EPWU HAS PROMISED TO PROVIDE SEWER SERVICE TO THE SUBDIVISION FOR AT LEAST THIRTY YEARS. THE PROPERTY WILL CONNECT TO AN EXISTING 8" WASTEWATER LINE ALONG BILL BURNETT DRIVE.

THE PROPOSED SEWER SYSTEM WILL BE CONSTRUCTED BY THE DEVELOPER DURING THE SUBDIVISION CONSTRUCTION PHASE OF BILL BURNETT UNIT TWO AMENDING PLAT. THE ESTIMATED COST OF THESE SEWER FACILITIES IS \$25,000.00. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR THE COST AND INSTALLATION OF ANY SERVICE LINE REQUIRED FROM THE EXISTING STUB-OUTS TO THEIR FACILITY. BEFORE OBTAINING WASTEWATER SERVICE, INDIVIDUAL LOT OWNERS MUST PAY ALL APPLICABLE FEES TO EPWU. THE WASTEWATER FACILITIES WILL BE FULLY OPERABLE ON THE DATE OF DECEMBER 30, 2024.

**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.

THE WATER AND SEWAGE FACILITIES TO BE INSTALLED BY THE DEVELOPER WILL BE CONSTRUCTED 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*  
ROBERTO S. ROMERO  
TEXAS LICENSE 114517



7/11/2024  
DATE

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

EL PASO WATER UTILITIES (EPWU) PROVEERA EL SERVICIO DE AGUA POTABLE A LA SUBDIVISION BILL BURNETT UNIT TWO AMENDING PLAT. W. WELLFIELD COMPANY (EL PROPIETARIO DEL PROYECTO) Y EPWU HAN ESTABLECIDO UN CONTRATO EN EL CUAL EPWU SE COMPROMETE A PROVEER SUFFICIENTE AGUA A LA SUBDIVISION POR LO MENOS TREINTA AÑOS Y EPWU HA PROPORCIONADO 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.

BILL BURNETT UNIT TWO AMENDING PLAT SE PODRA CONECTAR A UNA LINEA EXISTENTE DE DOCE (12") PULGADAS LOCALIZADA A LO LARGO DE BILL BURNETT DRIVE. ANTES DE OBTENER EL SERVICIO DE AGUA POTABLE, LOS PROPIETARIOS DE CADA LOTE DEBERAN OBTENER UN MEDIDOR DE AGUA DE EPWU Y NECESITARAN PAGAR TODAS LAS CUOTAS PERTINENTES A EPWU. ADEMAS, CADA PROPIETARIO ES RESPONSABLE DE PAGAR EL COSTO DE INSTALACION DE CUALQUIER LINEA DE SERVICIO QUE SEA NECESARIA DEL MEDIDOR DE AGUA A SU PROPIEDAD. EL SISTEMA DE AGUA ESTARA LISTO PARA EL INICIO DE OPERACIONES EL DIA 30 DE DICIEMBRE DE 2024.

LAS FACILIDADES SERAN INSTALADAS Y CONSTRUIDAS POR COMPLETO, EXCEPTO POR LOS MEDIDORES DE AGUA Y LA INSTALACION DE LOS MISMOS, Y EL COSTO SERA DE \$30,000.00.

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

EPWU PROVEERA EL SERVICIO DE DRENAJE A LA SUBDIVISION "BILL BURNETT UNIT TWO AMENDING PLAT". EL PROPIETARIO DEL PROYECTO Y EPWU HAN ESTABLECIDO UN CONVENIO EN EL CUAL EPWU SE HA COMPROMETIDO A PROVEER EL SERVICIO DE SANEAMIENTO A LA SUBDIVISION POR LO MENOS TREINTA AÑOS. LA PROPIEDAD SE CONECTARA A UNA LINEA EXISTENTE DE OCHO (8") PULGADAS LOCALIZADA A LO LARGO DE BILL BURNETT DRIVE.

EL SISTEMA DE DRENAJE PROPUESTO SERA CONSTRUIDO POR EL URBANIZADOR DURANTE LA FASE DE CONSTRUCCION DE LA SUBDIVISION BILL BURNETT UNIT TWO AMENDING PLAT. EL COSTO ESTIMADO DE ESTAS FACILIDADES ES DE \$25,000.00. CADA PROPIETARIO ES RESPONSABLE DE PAGAR EL COSTO Y LA INSTALACION DE CUALQUIER LINEA DE SERVICIO QUE SERA NECESARIA DE UN CABO EXISTENTE A SU PROPIEDAD. ANTES DE OBTENER SERVICIO DE DRENAJE, CADA PROPIETARIO DEBERA PAGAR LAS CUOTAS REQUERIDAS A EPWU. EL SISTEMA DE DRENAJE SANITARIO INICIARA SUS OPERACIONES EL DIA 30 DE DICIEMBRE DEL 2024.

**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.

EL SISTEMA DE AGUA Y DRENAJE INSTALADO POR EL URBANIZADOR SERA CONSTRUIDO DENTRO DE UN (1) AÑO DESPUES DE ARCHIVAR EL PLANO 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 EXTENSION.

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

BILL BURNETT UNIT TWO AMENDING PLAT IS ON LAND THAT GENTLY SLOPES IN A SOUTHWESTERLY DIRECTION. THE SUBDIVISION IS DESIGNED TO CAPTURE AND CONTAIN STORMWATER RUNOFF WITHIN ITS BOUNDARIES BY MEANS OF INLETS, BOX CULVERTS, OPEN CHANNEL AND RETENTION POND. POND 1 HAS BEEN DESIGNED WITH SUFFICIENT POND CAPACITY TO RETAIN THE DEVELOPED 100-YEAR DESIGN RAINFALL. ADDITIONALLY, DRAINAGE AREAS DA-2 AND DA-6 WILL DRAIN INTO THE PROPOSED OPEN CHANNEL. THE RUN-OFF FROM THE PROPOSED OPEN CHANNEL DISCHARGES INTO THE AMERICAS TEN BASIN. IMPROVEMENT PLANS FOR THIS SUBDIVISION ARE REFERENCED IN CASE ID#23-089F AT THE EL PASO COUNTY PLANNING & DEVELOPMENT DEPARTMENT.

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 AND ZONE "A". SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD.

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.

**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 BILL BURNETT UNIT TWO AMENDING PLAT LIES WITHIN A FLOOD ZONE DESIGNATION OF "X" AND "A" 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, ZONE "A" INDICATE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD.

*Roberto S. Romero*  
ROBERTO S. ROMERO  
TEXAS LICENSE 114517



7/11/2024  
DATE

**REPORTE DE DESAGÜE**

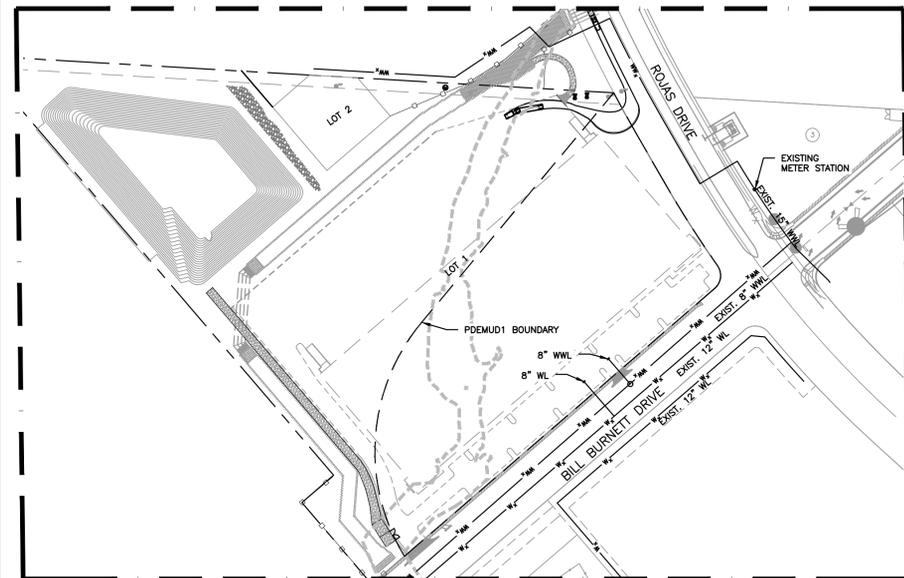
EL FRACCIONAMIENTO DE BILL BURNETT UNIT TWO AMENDING PLAT SE ENCUENTRA EN TERRENOS QUE FORMAN UNA LIGERA PENDIENTE EN DIRECCION AL SUROESTE. EL FRACCIONAMIENTO ESTA DISEÑADO PARA CAPTURAR Y LLEVAR LA ESCORRENTIA PLUVIAL DENTRO DE SUS LIMITES POR MEDIO DE CAÑALES ARTIFICIALES Y SISTEMAS DE DESAGÜE. EL ESTANQUE DE RETENCION 1 HA SIDO DISEÑADO CON CAPACIDAD SUFFICIENTE PARA CONTENER LAS TORMENTAS DE 100-AÑOS. ADICIONALMENTE, LA ESCORRENTIA DE LAS AREAS DA-2 Y DA-6 SERA DESCARGADA AL CANAL PROPUESTO. LA ESCORRENTIA PLUVIAL DEL PROPUESTO DESCARGA A LA CUENCA AMERICAS TEN. LOS PLANOS PARA ESTA SUBDIVISION PUEDEN SER ENCONTRADOS EN EL PASO COUNTY PLANNING & DEVELOPMENT DEPARTMENT BAJO EL NUMERO DE CASO 23-089F.

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 Y ZONA "A" AREAS SUJETAS A INUNDACION A UNA TORMENTA DE 100-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.

**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 "BILL BURNETT UNIT TWO AMENDING PLAT" SE ENCUENTRA EN LA ZONAS "X" Y "A". 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. ZONA "A" DENOTA AREA SUJETAS A INUNDACION A UNA TORMENTA DE 100-AÑOS.



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

RETENTION POND AVAILABLE CAPACITY CALCULATIONS (QT=ARC/12)										
Basin No.	Area (sf)	Area (Ac)	Composite C	R (inches)	QT (Ac-Ft)	Emergency Storage (Ac-Ft)	Silt Volume (Ac-Ft)	Required Capacity (Ac-Ft)	Available Capacity (Ac-Ft)	
POND	133,210.59	3.06	0.33	4.00	0.34	0.08	0.04	0.46		
DA-1	313,784.93	7.20	0.95	4.00	2.28	0.57	0.09	2.94		
DA-4	44,749.94	1.03	0.33	4.00	0.11	0.03	0.01	0.15		
DA-5	39,102.71	0.90	0.33	5.00	0.12	0.03	0.01	0.17		
DA-7	63,437.49	1.46	0.95	5.00	0.58	0.14	0.02	0.74		
<b>Totals:</b>					<b>3.43</b>	<b>0.86</b>	<b>0.16</b>	<b>4.45</b>	<b>31.37</b>	

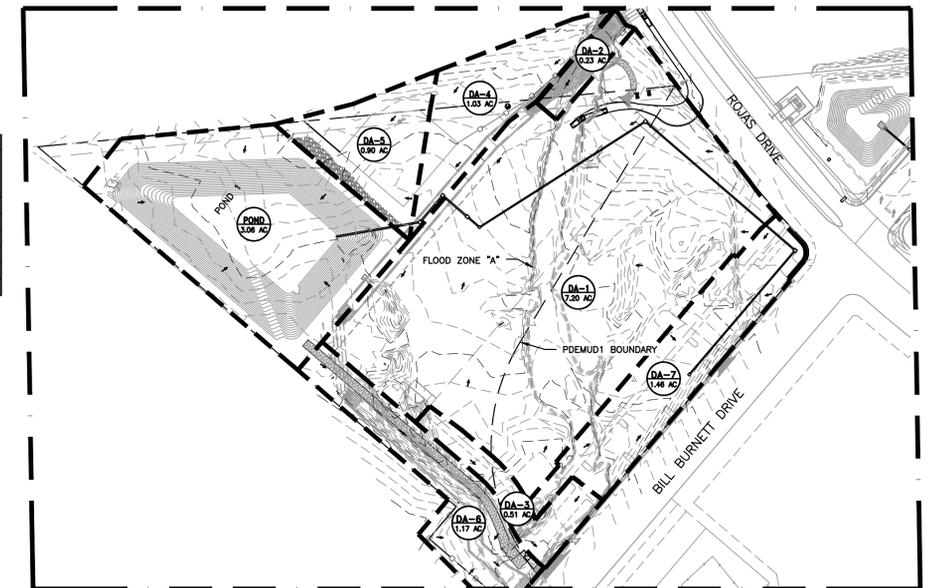
\* Silt Volume = Area\*0.12



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MAP OF DRAINAGE SYSTEM  
MAPA DEL SISTEMA DE DESAGÜE