LOCATION MAP AND ETJ STATUS

DARRINGTON PARK REPLAT B SUBDIVISION is located within El Paso County on the south side of Diamond Springs Drive, approximately 0.20 miles west of Darrington and Diamond Springs Drive intersection. The only nearby municipality is the City of El Paso. According to the official map in the office of the Secretary of the City of El Paso, (population 974,000). DARRINGTON PARK REPLAT B SUBDIVISION lies within Horizon City's file-mile extra-territorial jurisdiction (ETJ) under Local Government Code 212.001.

PLAT NOTES AND RESTRICTIONS:

- 1. Building shall be set back as follows: Setback 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 structures shall be at least 18" above the average height of the curb in front of the lot, or at least 12" above the natural ground level surrounding the foundation, whichever is higher.
- 3. Each lot owner will be responsible to comply with the El Paso County 50% development rule.
- 4. Each lot owner will construct concrete driveways between the edge of asphalt and the property line as part of the construction of improvements.
- 5. U.S. Postal Service delivery will be provided through neighborhood delivery and collection box units.
- 6. Each lot owner will obtain a permit from the El Paso County Planning & Development Department prior to cutting any existing County Road for installation of utilities, construction of driveways, or any other purpose.
- 7. This Subdivision is not within a special flood hazard area. Flood Zone Unshaded "X" as designated in Panel No. 480212—0250B, Dated September 4, 1991, of the flood insurance rate maps, El Paso County, Texas. Zone "X" indicated areas determined to be outside 500-year floodplain
- 8. 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.
- 9. The developer will provide adequate storm runoff and ponding provisions prior to sale of any lots.
- 10. Each lot owner will install all utility service lines to the property lines unless otherwise approved, in writing by the El Paso County Planning & Development
- 11. Lot owner is responsible to maintain the sidewalk, parkway and driveways abutting their property, including double frontage lots.
- 12. All lots within Darrington Park Replat B are restricted to non-residential purposes only.
- 13. Further subdividing or replatting of these lots is not allowed if it does not comply with all or requires a variance of the then-effective subdivision regulations.
- 14. Restrictive Covenants for Darrington Park Replat B 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 Jaime Gallo 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
- 16. Tax Certificates for [name of subdivision] are filed in the El Paso Clerk's Office, Instrument No. ______, Book_____,
 Page_____, Date_____.

ON SITE PONDING NOTES:

- 1. ALL LOTS IN DARRINGTON PARK REPLAT B 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 AS PER APPROVED GRADING AND DRAINAGE PLAN FOR DARRINGTON PARK REPLAT B.
- 2. INDIVIDUAL GRADING PERMITS WILL BE REQUIRED BEFORE DEVELOPMENT OF ANY
- 3. 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.
- 4. ON-SITE PONDING AREAS SHALL HAVE MINIMUM ONE (VERTICAL) TO THREE (HORIZONTAL) SIDE SLOPES AND A MAXIMUM OF TWELVE (12) INCHES DEEP BASED ON A ONE HUNDRED YEAR STORM.
- 5. 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 EL PASO COUNTY PLANNING &
- 6. THE CITY MANAGER AND/OR ITS REPRESENTATIVE IS GRANTED PERMANENT RIGHT OF ACCESS TO INSPECT THE PONDING AREAS AND PERMANENT ELEVATION
- FILLING OR CHANGING THE POND, OR ALLOWING THE POND TO BE FILLED OR CHANGED TO AN ELEVATION GREATER THAN THE ESTABLISHED BY THE PERMANENT ELEVATION MARKERS. IS PROHIBITED.
- 8. ON—SITE PONDING AREAS AND PERMANENT ELEVATION MARKERS SHALL BE CONSTRUCTED AND INSPECTED PRIOR TO BUILDING ACCURACY. PERMANENT CERTIFICATED AND INSPECTED PRIOR TO BUILDING ACCURACY. PERMANENT CERTIFICATE OF COMPLIANCE, REQUIRED TO OBTAIN UTILITY SERVICES WILL BE ISSUED ON AFTER THE COUNTY OF EL PASO HAS PERFORMED THE INSPECTION.
- D. 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 UNDERLAIN WITH PLASTIC SHEETING OR OTHER IMPERMEABLE MATERIAL.
- 10. 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.
- 11. ANY OWNER NOTIFIED IN WRITING BY THE EL PASO COUNTY PLANNING & DEVELOPMENT 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 NOTHING HEREIN SHALL PREVENT THE COUNTY 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.
- 12. OWNER OF PROPERTY UTILIZING ON-SITE PONDING WAIVES ANY CLAIM OR CAUSE OF ACTION AGAINST THE COUNTY OFFICIALS OR EMPLOYEES, FOR ANY DEATH, INJURY OR PROPERTY DAMAGE RESULTING FROM ALTERATION OF THE
- PONDING CAPACITY FOR THAT LOT, INCLUDING LACK OF MAINTENANCE. 13. THESE ON—SITE PONDING REQUIREMENTS SHALL BE ENFORCED BY INJUNCTIVE RELIEF WITHOUT THE REQUIREMENT FOR BOND OR OTHER SECURITY.
- 14. 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.

METES AND BOUNDS DESCRIPTION

ALL OF LOT 4, BLOCK 3, DARRINGTON PARK, RECORDED IN VOLUME #, PAGE #, PLAT RECORDS OF EL PASO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCING AT A FOUND 1 REBAR SET AT THE NORTHEASTERN CORNER OF LOT 4, BLOCK 6, DARRINGTON PARK, SAID CORNER BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

THENCE NORTH 87°01'04" WEST, A DISTANCE OF 930' FEET ALONG THE NORTHERLY PROPERTY LINE TO THE NORTHWESTERN CORNER OF THIS PARCEL. THENCE SOUTH 2'24'35" WEST, A DISTANCE OF 470.01' FEET ALONG THE WESTERLY PROPERTY LINE TO THE SOUTHWESTERN CORNER OF THIS PARCEL. THENCE SOUTH 87°01'04" EAST, A DISTANCE OF 930' FEET ALONG THE SOUTHERLY PROPERTY LINE TO THE SOUTHEASTERN CORNER OF THIS PARCEL. THENCE NORTH 2"24'35" EAST, A DISTANCE OF 470.01' FEET ALONG THE WESTERLY PROPERTY LINE OF THIS PARCEL TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 10.034 ACRES (437,087.62 SQ FT) MORE OF LESS.

NUMBER OF NON-RESIDENTIAL LOTS = 10

LOT SIZE

NON-RESIDENTIAL 43.710.00 SQ FT (1 ACRE

NON-RESIDENTIAL 43,710.00 SQ FT (1 ACRE

NON-RESIDENTIAL 43,710.00 SQ FT (1 ACRE

NON-RESIDENTIAL 43,710.00 SQ FT (1 ACRE)

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NON-RESIDENTIAL 43,710.00 SQ FT (1 ACRE

DARRINGTON PARK REPLAT B

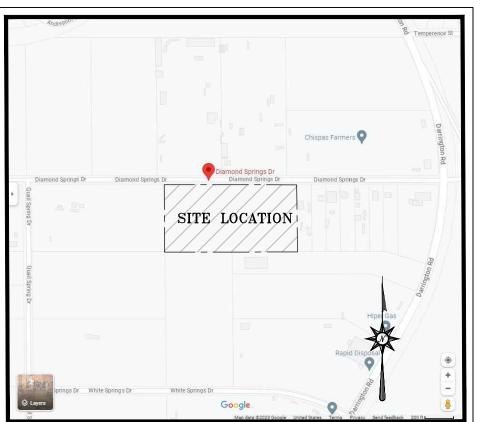
COMMERCIAL LOT INFORMATION

ADDRESS

NUMBER

9

10



LOT 4, BLOCK 3, DARRINGTON PARK EL PASO COUNTY, TEXAS CONTAINING: 437087.62 SQ. FT. OR 10.034 ACRES \pm LOCATION MAP: 1"=600

AUGUST 26. 2025 SUED FOR REVIEW AND COMMENT. NOT FOR FILING, BIDDING, OR CONSTRUCTION

DARRINGTON PARK REPLAT B

BEING A REPLAT OF ALL OF

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

Jaime Gallo, as owner of the 10.034 acres tract of land encompassed within the proposed Darrington Park Replat B hereby subdivide the land as depicted in this subdivision plat shown herein.

Jaime Gallo (Owner)

STATE OF TEXAS COUNTY OF EL PASO

BEFORE ME, the undersigned notary public, on this day personally appeared Jaime Gallo, proved to me through his Texas Department of Public Safety Driver License to 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 she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 2024.

My Commission Expires

Secretary of the City

Plan Commission

COUNTY OF EL PASO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 212.009(c) AND 212.0115(b):

WE THE UNDERSIGNED CERTIFY that this plat of Darrington Park Replat B was reviewed and approved by the City Council of the City of Horizon on _____, ____,

City of Horizon

Notary Public in and for the County of El Paso

EL PASO COUNTY, TEXAS CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 232.028 (a)

WE THE UNDERSIGNED CERTIFY that this plat of Darrington Park Replat B was reviewed and approved by the El Paso County Commissioners Court on _____, 2024.

El Paso County Clerk El Paso County Judge

COUNTY CLERK'S RECORDING CERTIFICATE

__, County Clerk of El Paso County, certify that the plat bearing this certificate was filed for record under Instrument Number _____in the Plat Records of the El Paso County.

El Paso County Clerk

__ 1/2" REBAR 1/2" REBAR PROPOSED 10' UTILITY EASEMENT 1 inch = 70 feetREPLAT A LOT 1 LOT 1 14400 DIAMOND 14406 DIAMOND 14418 DIAMOND 14430 DIAMOND 14436 DIAMOND 14448 DIAMOND 14412 DIAMOND 14442 DIAMOND 14454 DIAMOND 14424 DIAMOND ARRINGTON PARK SPRINGS EL PASO, TEXAS SPRINGS EL PASO, TEXAS SPRINGS EL PASO, TEXAS SPRINGS EL PASO, TEXAS 43,710 SQ FT 43 710 SQ FT 43,710 SQ FT (1.00 ACRES) 1/2" REBAR FOUND 5' UTILITY EASEMENT _1/2" REBAR 5' UTILITY EASEMENT 5' UTILITY EASEMENT NLY PT OF PARK 6 BLOCK 3 BLOCK 3 78 TSP 4 SEC 13 T&P ABST 2084 N 1/2 OF E 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4 & E 1/3 OF NW 1/4 OF NW 1/4 OF NE 1/4 OF SW 1 PARK 6 BLOCK 3 DARRINGTON PARK AUGUST 26. 2025 SUED FOR REVIEW

DIAMOND SPRINGS DRIVE (60' R.O.W.)

OWNER / DEVELOPER JAIME GALLO

801 MYRTLE AVE. EL PASO, TEXAS 79901 PHONE: (915) 346-5111

801 MYRTLE AVE. SUITE 101

EL PASO, TEXAS 79901

PHONE: (915) 229-6742

A.P SURVEYING & MAPPING

8416 WATERFALL DRIVE

EL PASO, TEXAS 79907

SURVEYOR

915-867-3805

ENGINEER

GECCA, LLC

BENCH MARK:

FOUND 1/2" rebar

NORTHEAST CORNER OF THE LOT

BENCH MARK ELEV. = 4017.65 NAVD88

SCHOOL DISTRICT

LINT INDEPENDENT SCHOOL DISTRICT

I, a Registered Professional Engineer in Texas, hereby certify that the above plat was prepared by me or under my supervision.

Jaime Gallo, P.E.

Registered Professional Engineer

Texas License No. 107316

AND COMMENT.

NOT FOR FILING

BIDDING, OR

CONSTRUCTION

I, a Registered Professional Land Surveyor in Texas, hereby certify that the above plat and description were prepared from a survey of the property made on the ground by me or under my supervision.

Avelardo Ponce, R.P.L.S.

Registered Professional Land Surveyor

Texas License No. 6032

DARRINGTON PARK REPLAT B FINAL PLAT DATE DRAWN CHECKED APPROVE DESIGNED BY PREPARED BY BY M.G. GECCA, LLC J.G. SHEET REVISION DATE OF REVISION NAME OF DESCRIPTION OR REVISION APPROVED NUMBER REVISION NUMBER BY

ENGINEERING REPORT

WATER FACILITIES: DESCRIPTIONS, COSTS, AND OPERABILITY DATES

DARRINGTON PARK REPLAT B WILL BE PROVIDED WITH POTABLE WATER BY THE LOWER VALLEY WATER DISTRICT (LVWD). EACH RESPECTIVE LOT OWNER AND LVWD WILL HAVE TO ENTER INTO A CONTRACT IN WHICH (LVWD) PROMISES TO PROVIDE SUFFICIENT WATER TO THE RESPECTIVE LOT FOR AT LEAST 30 YEARS AND LOWER VALLEY WATER DISTRICT (LVWD) 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.

(LWVD) HAS AN 8" DIAMETER WATER LINE RUNNING WITHIN THE RIGHT-OF-WAY OF DIAMOND SPRINGS DR. THE EXISTING WATERLINE IS LOCATED, APPROXIMATELY 30' NORTH OF THE SOUTHERN DIAMOND SPRINGS RD. RIGHT-OF-WAY BOUNDARY.

PRIOR TO OBTAINING WATER SERVICE, INDIVIDUAL LOT OWNERS MUST OBTAIN A WATER METER FROM THE LWVD. THE CURRENT WATER METER HOOK UP AND BACKFLOW INSPECTION FEES IS \$1,000.00

ADDITIONALLY, INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR THE COST AND INSTALLATION OF ANY SERVICE LINE REQUIRED FROM THE METER BOX TO THEIR HOUSE.

THE WATER SYSTEM IMPROVEMENTS WILL BE INSTALLED BY THE DEVELOPMENT WITHIN ONE (1) YEAR OF THE FILING OF THE FINAL PLAT FOR THIS SUBDIVISION.

SEWER FACILITIES: DESCRIPTIONS, COSTS, AND OPERABILITY DATES

SEWAGE FROM DARRINGTON PARK REPLAT B WILL BE TREATED BY INDIVIDUAL ON—SITE SEWAGE FACILITIES ("OSSF: OR "SEPTIC SYSTEMS") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND DRAINFIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF USING STANDARD SUBSURFACE DISPOSAL METHODS. THE REPORT WAS REVIEWED AND APPROVED BY THE EL PASO COUNTY HEALTH AND ENVIRONMENTAL DISTRICT, HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1 ACRE IN SIZE. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF THE BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL, HAVING A SLOPE OF APPROXIMATELY 3%. THE STORMWATER RUNOFF FROM THE 100—YEAR FLOOD IS CONTAINED WITHIN THE DIAMOND SPRINGS RD. STREET RIGHT—OF—WAY AND THE DRAINAGE EASEMENTS. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAINFIELD.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$2,000, INCLUDING COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. IT SHALL BE THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER TO INSTALL THE PROPER SEPTIC SYSTEM. DUE TO THE NON-RESIDENTIAL ZONING OF THE LOTS, THE SUBDIVIDER IS NOT RESPONSIBLE FOR INSTALLING SAID SEPTIC SYSTEM.

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: $$1,868.00\pm$ PER LOT, FOR A TOTAL COST OF \$18,680.00 FOR TEN LOTS IN THE DARRINGTON PARK REPLAT B SUBDIVISION.

SEWERAGE FACILITIES: \$2,000.00 PER LOT, FOR A TOTAL COST OF \$20,000.00 FOR TEN LOTS IN THE DARRINGTON PARK REPLAT B SUBDIVISION.

JAIME GALLO P.E.

September 25, 2025

DATE



PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO EL DISTRITO DE AGUA DEL VALLE INFERIOR (LVWD) PROPORCIONARÁ A LA SUBDIVISIÓN DARRINGTON PARK REPLAT B AGUA POTABLE. CADA DUENO DE LOTE Y LVWD TENDRAN QUE ENTRAR EN CONTRATO EN EL CUAL (LVWD) SE HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISIÓN DARRINGTON PARK REPLAT B DURANTE AL MENOS

SUFICIENTE AGUA A LA SUBDIVISIÓN DARRINGTON PARK REPLAT B DURANTE AL MENOS 30 AÑOS Y EL DISTRITO DE AGUA DE LOWER VALLEY (LVWD) HA PROPORCIONADO DOCUMENTACIÓN PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO COMPLETO DE ESTA LOCALIZACIÓN.

TIENE UNA LÍNEA DE AGUA DE 8"DE DIÁMETRO QUE CORRE DENTRO DEL DERECHO DE VÍA DE DIAMOND SPRINGS RD.

LAS MEJORAS PROPUESTAS AL SISTEMA DE AGUA SERÁN CONSTRUIDAS POR EL CADA DUENO DE LOTE DURANTE LA FASE DE DESARROLLO DE LA SUBDIVISIÓN. EL COSTO TOTAL ESTIMADO PARA ESTAS MEJORAS ES DE \$18,680.00

ANTES DE OBTENER EL SERVICIO DE AGUA, LOS PROPIETARIOS DE LOTES INDIVIDUALES DEBEN OBTENER UN MEDIDOR DE AGUA DEL LWVD. LA CONEXIÓN DEL MEDIDOR DE AGUA ACTUAL Y LAS TARIFAS DE INSPECCIÓN DE RETORNO ES DE \$ 1,000.00 ADICIONALMENTE, LOS DUEÑOS DE LOTES INDIVIDUALES SON RESPONSABLES DEL COSTO Y LA INSTALACIÓN DE CUALQUIER LÍNEA DE SERVICIO REQUERIDA DESDE LA CAJA DE MEDIDOR HASTA SU CASA.

INSTALACIONES DE ALCANTARILLADO: DESCRIPCIONES, COSTOS Y FECHAS DE OPERABILIDAD LAS AGUAS RESIDUALES DEL REPLANTE B DE DARRINGTON PARK SE TRATARÁN MEDIANTE INSTALACIONES DE ALCANTARILLADO INDIVIDUALES EN EL LUGAR ("OSSF: O "SISTEMAS SÉPTICOS"), QUE CONSISTEN EN UN TANQUE SÉPTICO DE DISEÑO ESTÁNDAR DE DOBLE COMPARTIMENTO Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL QUE SUSCRIBE HA EVALUADO LA IDONEIDAD DEL LUGAR DE LA SUBDIVISIÓN PARA OSSF Y HA PRESENTADO UN INFORME QUE CONCLUYE QUE EL LUGAR ES APTO PARA OSSF UTILIZANDO MÉTODOS ESTÁNDAR DE ELIMINACIÓN SUBTERRÁNEA. EL INFORME FUE REVISADO Y APROBADO POR EL DISTRITO DE SALUD Y MEDIO AMBIENTE DEL CONDADO DE EL PASO. LOS PUNTOS DESTACADOS DEL INFORME SON LOS SIGUIENTES:

CADA LOTE DE LA SUBDIVISIÓN PROPUESTA TIENE UNA SUPERFICIE DE AL MENOS 1 ACRE. NO HAY INDICACIÓN DE AGUA SUBTERRÁNEA O UNA CAPA RESTRICTIVA DENTRO DE LOS 60 CM DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISIÓN DRENA BIEN, CON UNA PENDIENTE DE APROXIMADAMENTE EL 3 %. LA ESCORRIENTE DE AGUAS PLUVIALES DE LA INUNDACIÓN DE 100 AÑOS ESTÁ CONTENIDA DENTRO DE LA DERECHA DE VÍA DE DIAMOND SPRINGS RD. Y LAS SERVIDUMBRES DE DRENAJE. CADA LOTE CUENTA CON EL ÁREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

EL COSTO ESTIMADO PARA INSTALAR UN SISTEMA SÉPTICO EN UN LOTE INDIVIDUAL ES DE \$2,000, INCLUYENDO LOS COSTOS DE LOS PERMISOS Y LICENCIAS REQUERIDOS. NO SE HA INSTALADO NINGÚN SISTEMA OSSF AL MOMENTO DE LA SOLICITUD DE APROBACIÓN DEL PLANO FINAL. Será responsabilidad de cada propietario de lote instalar el sistema séptico adecuado. Debido a la zonificación no residencial de los lotes, el urbanizador no es responsable de instalar dicho sistema.

CERTIFICACION:

YO CERTIFICO QUE LOS SERVICIOS DE AGUA Y DRENAGE ANTES MENCIONADOS ESTAN EN COMPLETO ACUERDO CON EL MODELO DE REGLAS MENCIONADOS EN LA SECCION 16.343, DEL CODIGO DE AGUAS Y DRENAGE DE TEXAS.

YO CERTIFICO QUE LOS COSTOS ESTIMADOS PARA LA INSTALACION DEL SISTEMA DE AGUA Y DRENAGE PARA CADA LUGAR, ASI COMO SE HA DESCRITO ANTERIORMENTE ES COMO SIGUE:

COSTO POR EL SERVICIO DE AGUA: \$1,868.00 APROXIMADAMENTE POR LOTE, PARA UN COSTO DE \$18,680.00 POR LOS DIEZ LOTES QUE TIENE LA DARRINGTON PARK REPLAT B SUBDIVISION.

COSTO POR EL SERVICIO DE DRENAGE: \$2,000.00 APROXIMADAMENTE POR LOTE, PARA UN COSTO DE \$20,000.00 POR LOS DIEZ LOTES QUE TIENE LA DARRINGTON PARK REPLAT B SUBDIVISION.

JAIME GALLO P.E.

September 25, 2025

DATE

JAIME GALLO
107316

DARRINGTON PARK REPLAT B"

BEING A REPLAT OF ALL OF LOT 4, BLOCK 3, DARRINGTON PARK EL PASO COUNTY, TEXAS

DRAINAGE REPORT

By Jaime Gallo, P.E.

THE 10.034 ACRE PARCEL OF LAND KNOWN AS DARRINGTON PARK REPLAT B IS ON LAND THAT GENTLY SLOPES IN A SOUTHWESTERLY DIRECTION AT AN AVERAGE OF 2% SLOPE GOING WEST TOWARDS AN EMPTY VACANT LOT. THE AREA CONSISTS OF GENTLY SLOPING SOILS THAT HAVE A FINE SANDY LOAM SUBSOIL AND ARE MODERATELY DEEP OVER CALICHE. FOR OUR DESIGN PURPOSES, AN AVERAGE RUNOFF COEFFICIENT OF 0.50 AND AN AVERAGE INTENSITY OF 5.50 IN/HR WAS USED TO CALCULATE THE ESTIMATED RUNOFF FROM THE ASSOCIATED WATERSHEDS. THE AREA DIRECTLY IMPACTING THE SUBDIVISION IS A SINGLE WATERSHED AREA. THE WATERSHED (WATERSHED No. 1) CONSISTS OF A 10.645 ACRES WHICH PRODUCES APPROXIMATELY 29.27 CFS OF RUNOFF.

ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FIRM MAP, COMMUNITY PANEL NUMBER 480212 0237 B, DATED SEPTEMBER 4, 1991, NO PORTION OF **DARRINGTON PARK REPLAT B** 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 DRAINAGE WITH THE GENERAL STORM DRAINAGE PATTERN OF THE AREA. THE MAP BELOW ILLUSTRATES THE FLOW PATTERNS FOR THE RUNOFF.

BY MY SIGNATURE BELOW. I CERTIFIED THAT AM SUBDIVISION LIES WITHIN A ZONE DESIGNATION OF "X", WHICH INDICATES THAT THIS PARCEL DOES NOT LIE WITHIN A FLOOD HAZARD AREA, ACCORDING TO FLOOD INSURANCE RATE MAPS, COUNTY MAP (PANEL NUMBER 480212 0250B, EFFECTIVE DATE: SEPTEMBER 4, 1991 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY).



September 25, 2025

DATE

La parcela de 10.034 acres conocida como Darrington Park RepLAT B se encuentra en un terreno con una ligera pendiente en dirección suroeste con un promedio del 2% de pendiente hacia el oeste hacia un terreno baldío. El área consta de suelos con ligera pendiente que tienen un subsuelo franco arenoso fino y son moderadamente profundos sobre caliche. Para nuestros fines de diseño, se utilizó un coeficiente de escorrentía promedio de 0.50 y una intensidad promedio de 5.50 pulgadas por hora para calcular la escorrentía estimada de las cuencas hidrográficas asociadas. El área que impacta directamente la subdivisión es un área de cuenca hidrográfica única. LA CUENCA HIDROGRÁFICA (CUENCA HIDROGRÁFICA N.º 1) CONSTA DE 10,645 ACRES QUE PRODUCEN APROXIMADAMENTE 29,27 CFS DE ESCORRIENTE.

EN EL MAPA FIRME DE LA AGENCIA FEDERAL PARA EL MANEJO DE EMERGENCIAS, NÚMERO DE PANEL COMUNITARIO 480212 0237 B, CON

EN EL MAPA FIRME DE LA AGENCIA FEDERAL PARA EL MANEJO DE EMERGENCIAS, NÚMERO DE PANEL COMUNITARIO 480212 0237 B, CON FECHA DEL 4 DE SEPTIEMBRE DE 1991, NO SE MUESTRA QUE NINGUNA PARTE DEL REPLATO B DE DARRINGTON PARK SE ENCUENTRE DENTRO DE UN ÁREA ESPECIAL DE PELIGRO DE INUNDACIÓN SUJETA A UNA PROBABILIDAD DE INUNDACIÓN DEL UNO POR CIENTO O MÁS EN CUALQUIER AÑO DETERMINADO.

LAS MEDIDAS ANTERIORES PROPORCIONAN UN DRENAJE POSITIVO ALEJADO DE TODOS LOS EDIFICIOS, EVITA LA CONCENTRACIÓN DE LA ESCORRIENTE EN OTROS TERRENOS Y COORDINA EL DRENAJE INDIVIDUAL CON EL PATRÓN GENERAL DE DRENAJE PLUVIAL DE LA ZONA. EL MAPA A CONTINUACIÓN ILUSTRA LOS PATRONES DE FLUJO DE LA ESCORRIENTE.

CON MI FIRMA A CONTINUACIÓN, CERTIFICO QUE MI SUBDIVISIÓN SE ENCUENTRA DENTRO DE LA ZONA "X", LO QUE INDICA QUE ESTA PARCELA NO SE ENCUENTRA DENTRO DE UNA ZONA DE RIESGO DE INUNDACIÓN, SEGÚN LOS MAPAS DE TARIFAS DE SEGURO CONTRA INUNDACIONES, MAPA DEL CONDADO (NÚMERO DE PANEL 480212 0250B, FECHA DE VIGENCIA: 4 DE SEPTIEMBRE DE 1991 DE LA AGENCIA FEDERAL PARA EL MANEJO DE EMERGENCIAS).



IME GALLO P.E. Se

September 25, 2025

DATE

DIAMOND SPRINGS ORIVE (69° 20 MS)

NOT STATE

POST-DEVELOPMENT FOR SMALL WATERSHEDS

DRAINAGE RUN-OFF CALCULATIONS (100 YEAR)								
DRAINAGE AREA (DA)	RUNOFF COEFFICIENT "C"	RAINFALL (IN/HR) "I"	AREA (ACRES) "A"	Tc "MIN"	Q ₁₀₀ = (C*I*A) "CFS"			
WS#01	0.50	5.50	10.645	10.00	29.27			
	29.27							

DARRINGTON PARK REPLAT B									
ENGINEERING REPORT									
DATE PREPARED	DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY					
J.G.	M.G.	GECCA, LLC	J.G.	J.G.					
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OR REVISION	DATE OF REVISION	REVISION APPROVED BY					