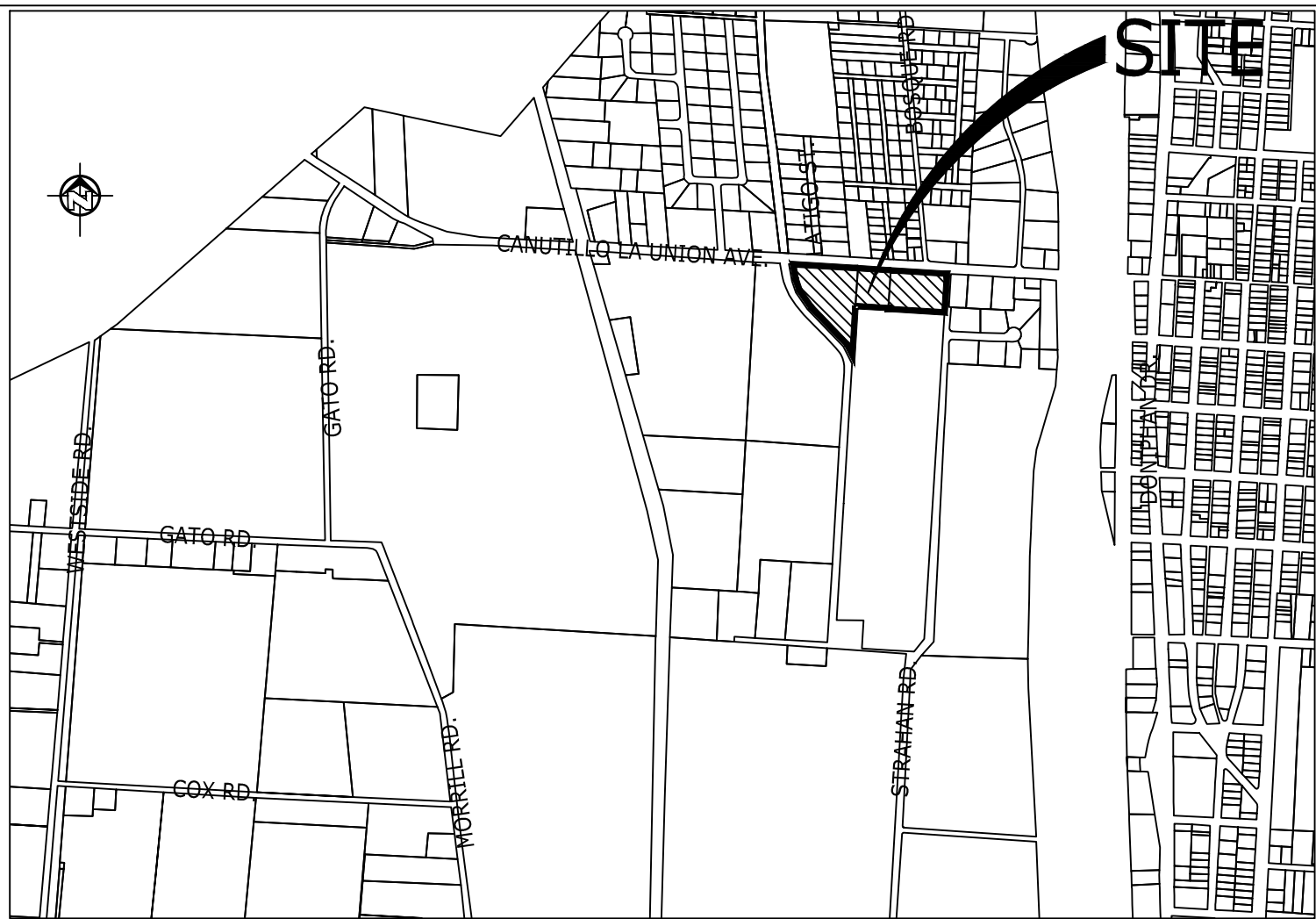
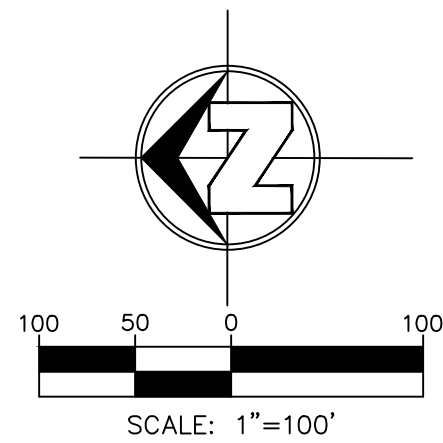




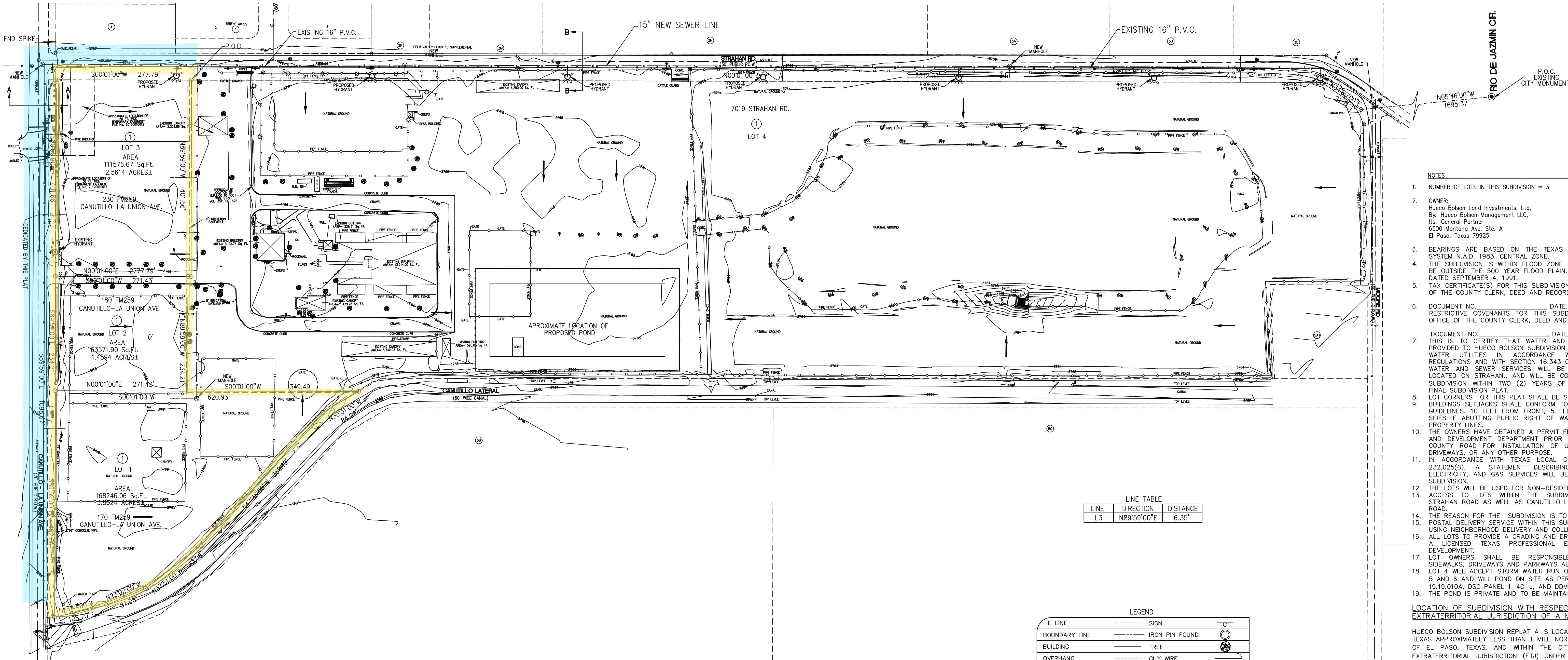
VICINITY MAP
NOT TO SCALE



HUECO BOLSON SUBDIVISION REPLAT A

BEING A REPLAT OF HUECO BOLSON SUBDIVISION, EL PASO
COUNTY, TEXAS.
CONTAINING: 7.8833 ACRES ±

LINE TABLE		
LINE	DIRECTION	DISTANCE
L3	N89°59'00"E	6.35'



- NOTES
- NUMBER OF LOTS IN THIS SUBDIVISION = 3
 - OWNER:
Hueco Bolson Land Investments, Ltd.
By: Hueco Bolson Management LLC,
Its General Partner
6500 Montana Ave. Ste. A
El Paso, Texas 79925
 - BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM N.A.D. 1983, CENTRAL ZONE.
 - THE SUBDIVISION IS WITHIN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN. PANEL No. 480212 0025B. DATED SEPTEMBER 4, 1991.
 - TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
 - DOCUMENT NO. _____ DATE _____
 - RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
 - DOCUMENT NO. _____ DATE _____
 - THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO HUECO BOLSON SUBDIVISION REPLAT B BY THE EL PASO WATER UTILITIES IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE FROM EXISTING FACILITIES LOCATED ON STRAHAN., AND WILL BE CONSTRUCTED TO SERVE THIS SUBDIVISION WITHIN TWO (2) YEARS OF THE DATE OF FILING THE FINAL SUBDIVISION PLAT.
 - LOT CORNERS FOR THIS PLAT SHALL BE SET ONCE RECORDED.
 - BUILDINGS SETBACKS SHALL CONFORM TO THE COUNTY OF EL PASO GUIDELINES. 10 FEET FROM FRONT, 5 FEET FOR SIDE, 10 FEET FOR SIDES IF ABUTTING PUBLIC RIGHT OF WAY, AND 5 FEET FOR REAR PROPERTY LINES.
 - THE OWNERS HAVE OBTAINED A PERMIT FROM THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FOR INSTALLATION OF UTILITIES CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
 - IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), A STATEMENT DESCRIBING WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
 - THE LOTS WILL BE USED FOR NON-RESIDENTIAL PURPOSES ONLY.
 - ACCESS TO LOTS WITHIN THE SUBDIVISION IS PROVIDED FROM STRAHAN ROAD AS WELL AS CANUTILLO LA-UNION ROAD AND MOORE ROAD.
 - THE REASON FOR THE SUBDIVISION IS TO ADD ADDITIONAL LOTS.
 - POSTAL DELIVERY SERVICE WITHIN THIS SUBDIVISION WILL BE PROVIDED USING NEIGHBORHOOD DELIVERY AND COLLECTION BOXES.
 - ALL LOTS TO PROVIDE A GRADING AND DRAINAGE PLAN PREPARED BY A LICENSED TEXAS PROFESSIONAL ENGINEER PRIOR TO LOT DEVELOPMENT.
 - LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS, DRIVEWAYS AND PARKWAYS ABUTTING THEIR PROPERTY.
 - LOT 4 WILL ACCEPT STORM WATER RUN OFF FROM LOTS 1, 2 AND 3, 5 AND 6 AND WILL POND ON SITE AS PER (MUNICIPAL-CODE SECTION 19.19.010A, DSC PANEL 1-4C-J, AND DDM SECTION 11.1).
 - THE POND IS PRIVATE AND TO BE MAINTAINED BY THE OWNER.

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

HUECO BOLSON SUBDIVISION REPLAT A IS LOCATED WITH EL PASO COUNTY, TEXAS APPROXIMATELY LESS THAN 1 MILE NORTHWEST OF THE CITY LIMITS OF EL PASO, TEXAS, AND WITHIN THE CITY OF EL PASO'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.00, 212.001



PRELIMINARY PLAT

SLI ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - CONSTRUCTION MANAGEMENT
6600 WESTWIND DR. - EL PASO, TEXAS - 79912 - (915) 584-4457

PREPARATION DATE: 09/16/2025

WATER FACILITIES:

WATER SERVICE TO THE SITE WILL BE PROVIDED BY THE EL PASO WATER UTILITIES, PUBLIC SERVICE BOARD, PSB. THE PSB WILL HAVE A DEVELOPMENT AGREEMENT WITH HUECO BOLSON LAND INVESTMENTS, LTD., DEVELOPER, TO PROVIDE SUFFICIENT WATER SUPPLY FOR AT LEAST 30 YEARS AND THIS AGREEMENT WILL BE RECORDED IN THE COUNTY OF EL PASO CLERK'S OFFICE.

THE MAIN WATER LINE HAS BEEN CONTRUCTED ALONG STRAHAN RD. AND ALONG LA UNION AVE. SERVICE LINES AND SERVICE METERS TO THE PROPOSED LOTS WILL BE PROVIDED DURING THE CONSTRUCTION PHASE. WATER METERS WILL THEN BE APPLIED FOR EVERY LOT SHOWN ON THIS SUBDIVISION. THE DEVELOPER IS RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE PROPOSED METERS TO BE PAID IN FULL TO THE PSB. THE COST OF THE WATER METERS IS UNKNOWN UNTIL THE SIZE OF THE PROPOSED METERS IS DETERMINED.

THERE WILL BE 7 POROPOSED FIRE HYDRANTS FOR A COST OF \$126,000 THAT WILL BE CONSTRUCTED BY THE DEVELOPER. THE MAIN WATER LINES ARE ALREADY IN OPERATION.

SEWER FACILITIES:

SANITARY SEWER SERVICE TO THE SITE WILL BE PROVIDED BY THE EL PASO WATER UTILITIES, PUBLIC SERVICE BOARD, PSB. THE PSB WILL HAVE A DEVELOPMENT AGREEMENT WITH HUECO BOLSON LAND INVESTMENTS, LTD., DEVELOPER, TO PROVIDE SUFFICIENT SANITARY SEWER SERVICES FOR AT LEAST 30 YEARS AND THIS AGREEMENT WILL BE RECORDED IN THE COUNTY OF EL PASO CLERK'S OFFICE.

THE MAIN SANITARY SEWER LINE HAS BEEN CONTRUCTED ALONG STRAHAN RD. SERVICE LINES TO THE PROPOSED LOTS WILL BE PROVIDED DURING THE CONSTRUCTION PHASE AND WILL THEN BE APPLIED FOR EVERY LOT SHOWN ON THIS SUBDIVISION.

ALL COSTS OF WATER AND SEWER INFRASTRUCTURE ARE PAID BY THE DEVELOPER.

CERTIFICATION

I CERTIFY THAT THE WATER AND WASTEWATER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE. THE WATER AND SANITARY SEWER SYSTEM WILL BE COMPLETED AND OPERABLE WITHIN 2 YEARS OF THE DATE OF THIS PLAT.

SISTEMA DE AGUA POTABLE

EL SERVICIO DE AGUA AL SITIO SERÁ PROPORCIONADO POR EL PASO WATER UTILITIES, PUBLIC SERVICE BOARD, PSB. EL PSB TENDRÁ UN ACUERDO DE DESARROLLO CON HUECO BOLSON LAND INVESTMENTS, LTD., DESARROLLADOR, PARA PROPORCIONAR SUFICIENTE SUMINISTRO DE AGUA DURANTE AL MENOS 30 AÑOS Y ESTE ACUERDO SE REGISTRARÁ EN LA OFICINA DEL SECRETARIO DEL CONDADO DE EL PASO. LA LÍNEA DE AGUA PRINCIPAL SE HA CONSTRUIDO A LO LARGO DE STRAHAN RD. Y A LO LARGO DE LA UNION AVE. LAS LÍNEAS DE SERVICIO Y LOS MEDIDORES DE SERVICIO A LOS LOTES PROPUESTOS SE PROPORCIONARÁN DURANTE LA FASE DE CONSTRUCCIÓN. LUEGO SE APLICARÁN MEDIDORES DE AGUA PARA CADA LOTE QUE SE MUESTRE EN ESTA SUBDIVISIÓN. EL DESARROLLADOR ES RESPONSABLE DE TODAS LAS TARIFAS ASOCIADAS CON LOS MEDIDORES PROPUESTOS QUE SE PAGARÁN EN SU TOTALIDAD AL PSB. EL COSTO DE LOS MEDIDORES DE AGUA ES DESCONOCIDO HASTA QUE SE DEFINAN LOS DIÁMETROS REQUERIDOS.

HABRÁ 7 BOCAS DE INCENDIO POROPUESTAS POR UN COSTO DE \$ 126,000 QUE SERÁN CONSTRUIDAS POR EL DESARROLLADOR. LAS PRINCIPALES LÍNEAS DE AGUA YA ESTÁN EN FUNCIONAMIENTO.

SISTEMA DE DRENAJE SANITARIO

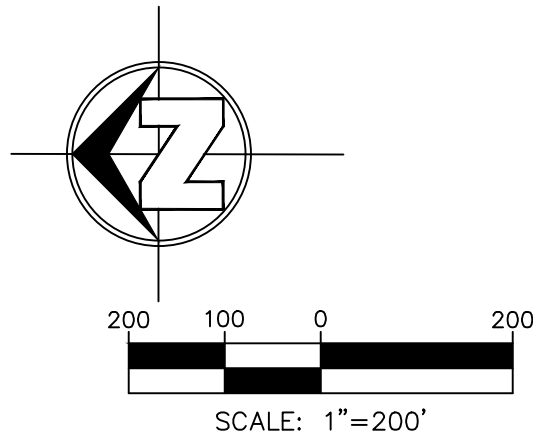
EL SERVICIO DE ALCANTARILLADO SANITARIO AL SITIO SERÁ PROPORCIONADO POR EL PASO WATER UTILITIES, PUBLIC SERVICE BOARD, PSB. EL PSB TENDRÁ UN ACUERDO DE DESARROLLO CON HUECO BOLSON LAND INVESTMENTS, LTD., DESARROLLADOR, PARA PROPORCIONAR SUFICIENTES SERVICIOS DE ALCANTARILLADO SANITARIO DURANTE AL MENOS 30 AÑOS Y ESTE ACUERDO SE REGISTRARÁ EN LA OFICINA DEL SECRETARIO DEL CONDADO DE EL PASO.

SE HA CONSTRUIDO LA LÍNEA PRINCIPAL DE ALCANTARILLADO SANITARIO A LO LARGO DE STRAHAN RD. DURANTE LA FASE DE CONSTRUCCIÓN SE PROPORCIONARÁN LÍNEAS DE SERVICIO A LOS LOTES PROPUESTOS Y LUEGO SE APLICARÁN EN CADA LOTE QUE SE MUESTRA EN ESTA SUBDIVISIÓN.

LOS COSTOS DE INFRAESTRUCTURA DE AGUA Y ALCANTARILLADO SON PAGADOS POR EL DESARROLLADOR.

CERTIFICACION

CERTIFICO QUE LOS SERVICIOS DE AGUA Y DRENAJE SANITARIO ANTERIORMENTE DESCRITOS SE ENCUENTRAN EN CUMPLIMIENTO CON LAS REGLAS DE LA SUBDIVISIÓN ADOPTADAS BAJO LA SECCIÓN 16.343, DEL CÓDIGO DE AGUA DE TEXAS. EL SISTEMA DE AGUA Y DRENAJE SANITARIO SE COMPLETARÁ Y SERÁ OPERABLE DENTRO DE 2 AÑOS DE LA FECHA DE ESTE DOCUMENTO.



HUECO BOLSON SUBDIVISION REPLAT A

BEING A REPLAT OF HUECO BOLSON SUBDIVISION, EL PASO
COUNTY, TEXAS.
CONTAINING: 7.8833 ACRES ±

FINAL ENGINEER'S REPORT FOR HUECO BOLSON SUBDIVISION REPLAT A
BY GEORGES HALLOUL, P.E.

DRAINAGE REPORT:
THIS SUBDIVISION CONSISTS OF 3 PROPOSED LOTS. THE TOTAL AREA OF ALL LOTS IS 7.8329 ACRES. THE SITE IS ALMOST FLAT WITH SOME EXISTING DEPRESSED AREAS SCATTERED THROUGHOUT THE SITE. A MASTER DRAINAGE WILL BE DEVELOPED DURING THE DESIGN PHASE. THE STORM WATER RUNOFF GENERATED BY THE SITE WILL BE COLLECTED AND CONVEYED BY MEANS OF SURFACE FLOW AND OR STORM SEWER SYSTEMS TO DISCHARGE INTO THE EXISTING RETENTION BASIN DESIGNED WITH SUFFICIENT POND CAPACITY TO RETAIN A 100-YEAR DESIGN. THE PROPOSED VOLUME OF THE POND WILL BE 16.09 ACRE FEET MORE OR LESS. LOT 4 WILL RECEIVE THE STORM WATER RUNOFF FROM LOTS 1, 2 AND 3, 5 AND 6.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 480212 0025B, DATED SEPTEMBER 4, 1991. THIS PROPERTY LIES IN FLOOD ZONE "X".

ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

PLANS FOR HUECO BOLSON SUBDIVISION WERE SUBMITTED AND REVIEWED BY THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT (CASE NO. XX-XXX)

INFORME DE DRENAJE:

ESTA SUBDIVISIÓN CONSTA DE 3 LOTES PROPUESTOS. EL ÁREA TOTAL DE TODOS LOS LOTES ES DE 7.8329 ACRES. EL SITIO ES CASI PLANO CON ALGUNAS ÁREAS DEPRIMIDAS DISPERSAS POR TODO EL SITIO. SE DESARROLLARÁ UN DRENAJE MAESTRO DURANTE LA FASE DE DISEÑO. EL ESCURRIMIENTO DE AGUAS PLUVIALES GENERADA POR EL SITIO SERÁ RECOGIDA Y CONDUCCIDA POR MEDIO DE FLUJO SUPERFICIAL Y/O SISTEMAS DE ALCANTARILLADO PLUVIAL PARA DESCARGAR EN LA CUENCA DE RETENCIÓN EXISTENTE DISEÑADA CON SUFICIENTE CAPACIDAD DE ESTANQUE PARA CONSERVAR UN DISEÑO DE 100 AÑOS. EL VOLUMEN PROPUESTO DEL ESTANQUE SERÁ DE 16.09 ACRE-PIES MÁS O MENOS.EL LOTE 4 RECIBIRÁ LA ESCORRENTIA DE AGUAS PLUVIALES DE LOS LOTES 1, 2 Y 3, 5 y 6.

DE ACUERDO CON EL MAPA DE TASAS DE SEGURO CONTRA INUNDACIONES DE LA AGENCIA FEDERAL PARA EL MANEJO DE EMERGENCIAS CON NUMERO DE PANEL 480212 0025 B, CON FECHA 4 DE SEPTIEMBRE DE 1991. ESTA PROPIEDAD SE ENCUENTRA EN LA ZONA DE INUNDACION "X".

ZONA "X", ÁREAS QUE SE DETERMINAN FUERA DE LA LLANURÁ DE INUNDACIÓN DE 500 AÑOS.

LOS PLANOS PARA HUECO BOLSON SUBDIVISION REPLAT A FUERON PRESENTADOS Y REVISADOS POR EL DEPARTAMENTO DE PLANIFICACIÓN Y DESARROLLO DEL CONDADO (CASO No. XX-XXX)



GEORGES HALLOUL, P.E.
STATE OF TEXAS
PROFESSIONAL ENGINEER
REGISTRATION NO.92105

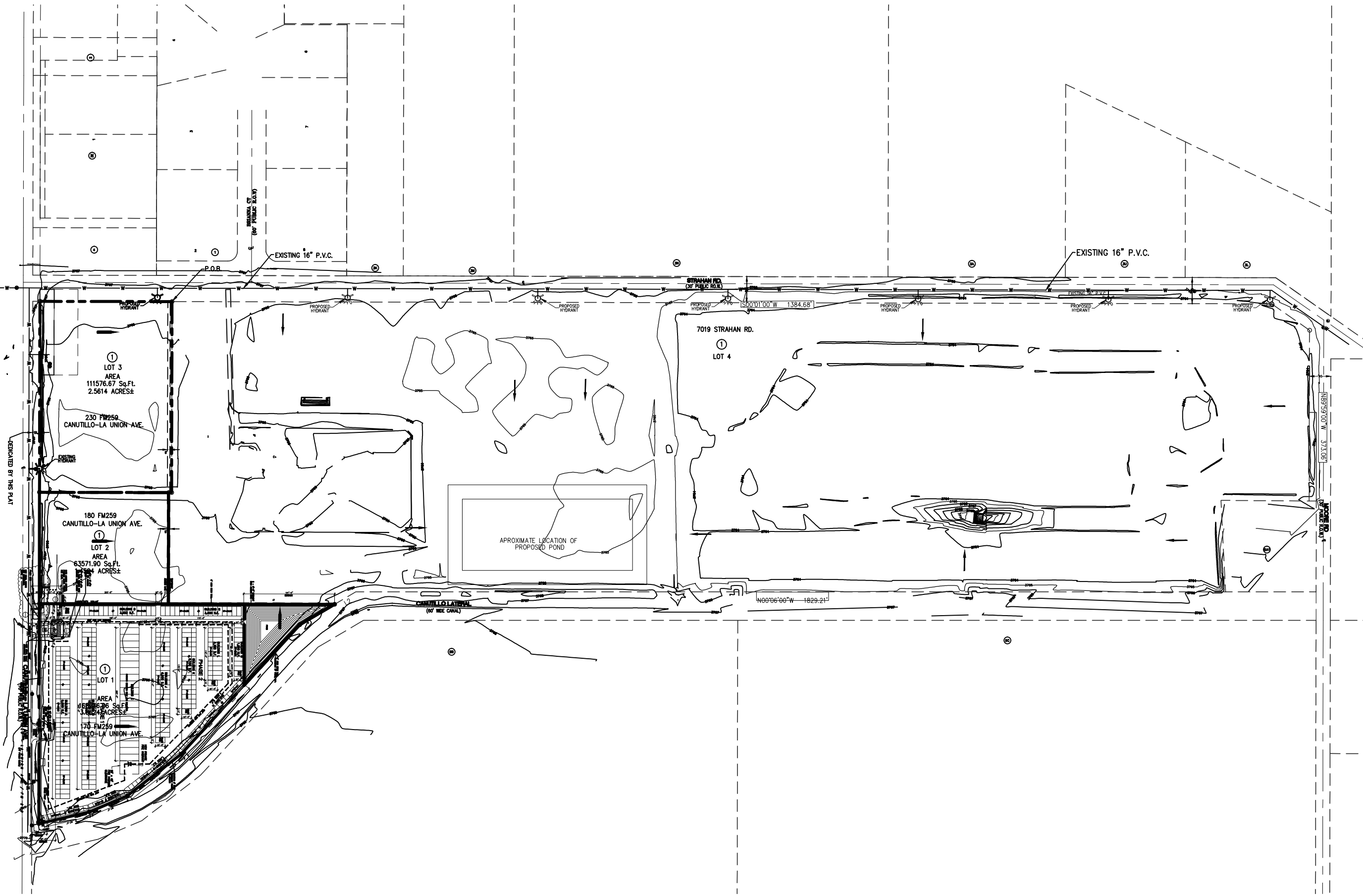
SLI ENGINEERING, INC.

CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - CONSTRUCTION MANAGEMENT
6600 WESTWIND DR. - EL PASO, TEXAS - 79912 - (915) 584-4457

PREPARATION DATE: 07/14/2022

HUECO BOLSON SUBDIVISION REPLAT A ENGINEERING REPORT

DATE PREPARED	DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY
09/16/25		GH	GH	
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY
1		20' ROAD DEDICATION	1/9/23	GH
2		15' ROAD DEDICATION	10/21/25	GH



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

PROPOSED POND STAGE STORAGE TABLE					
ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)
0.000	53,730.48	N/A	N/A	0.00	N/A
1.000	56,815.20	1.000	55272.84	55272.84	55265.67
2.000	59,971.92	1.000	58393.56	113666.41	58386.45
3.000	63,200.64	1.000	61586.28	175252.69	61579.23
4.000	66,501.36	1.000	64851.00	240103.69	64844.00
5.000	69,874.08	1.000	68187.72	308291.42	68180.77
6.000	73,318.80	1.000	71596.44	379887.86	71589.54
7.000	76,835.52	1.000	75077.16	454965.03	75070.30
8.000	80,424.24	1.000	78629.88	533594.91	78623.06
8.725	83,071.09	0.725	59267.06	592861.97	592803.49
9.000	84,084.96	0.275	22983.96	615845.92	615787.30
9.990	87,780.00	0.990	85073.16	700919.08	85066.60

DRAINAGE CALCULATIONS BASED ON THE RATIONAL FORMULA
FOR ESTIMATING RUNOFF Q=CIA

DRAINAGE AREA	AREA (ACRES)	TC (MIN)	C (AVG)	I100 (IN/HR)	Q100 (CFS)	DRAINAGE DESTINATION
DA-1	18.96	15.00	00.95	4.55	81.95	TO PROPOSED POND
DA-2	21.30	15.00	00.95	4.55	92.07	TO PROPOSED POND
DA-3	2.47	10.00	00.45	5.36	5.96	TO PROPOSED POND

FORMULA = $Q_t = \text{ARC}/12 + (A \times 0.012)$ 100 YRS. STORM FREQUENCY

POND DESIGNATION	'A' (AREA IN AC.)	'I'	'C'	REQUIRED VOLUME (AC-FT) WITH SILT	AVAILABLE STORAGE (AC-FT)	POND TOP ELEV.	POND INV. ELEV.	HIGH WATER ELEV.
POND NO. 1	42.73	4"/3 HRS.	00.92	13.61	16.09	9.99	0.00	8.725

* WEIGHED "C" VALUE

LEGEND:	
	PROPOSED DRAINAGE AREAS
	PROPOSED DRAINAGE FLOW