

**PLAT NOTES AND RESTRICTIONS:**

- BEARINGS SHOWN ARE GRID BEARINGS DERIVED FROM RTK OBSERVATIONS TO THE TEXAS CO-OP NETWORK, REFERRED TO THE TEXAS COORDINATE SYSTEM (NAD 83) CENTRAL ZONE. DISTANCES ARE GROUND DISTANCES AND MAY BE CONVERTED TO GRID DIVIDING BY 1.000231.
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO CARROLLTON ESTATES UNIT ONE BY THE EL PASO COUNTY MUD 3 IN ACCORDANCE WITH ITS RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION.
- THIS SUBDIVISION LIES WITHIN ZONE "X" AS DESIGNATED IN PANEL NO. 480212 0175 B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- 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.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.  
INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS WHETHER OF RECORD OR NOT. NO ADDITIONAL RESEARCH WAS PERFORMED BY B&A INC. FOR ANY RESERVATION, BUILDING LINE, AND OR EASEMENTS WHICH MAY OR MAY NOT AFFECT SUBJECT PARCEL.
- INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES. (BY OTHERS) SET 1/2" REBAR WITH CAP STAMPED "B&A INC" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE SHOWN.
- BUILDING SETBACKS SHALL CONFORM TO EL PASO COUNTY ALTERNATIVE SUBDIVISION DESIGN STANDARDS OF 10 FEET SIDE SETBACK WHEN ABUTTING A SIDE STREET AND 5 FEET FROM ABUTTING PROPERTY LINES. FRONT SETBACKS WILL BE 15 FEET WITH A REQUIRED 20 FOOT DRIVEWAY SETBACK. REAR SETBACK LINES WILL BE A MINIMUM OF 20 FEET.
- THE FINISHED FLOOR ELEVATION OF ANY RESIDENCE 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.
- JNC DEVELOPMENT, INC., 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.
- JNC DEVELOPMENT, INC., HAS PROVIDED ADEQUATE STORM RUNOFF AND PENDING PROVISIONS PRIOR TO SALE OF ANY LOTS.
- JNC DEVELOPMENT, INC., THE SUBDIVIDER OF CARROLLTON ESTATES UNIT ONE, HAS INSTALLED ALL UTILITY SERVICE LINES TO THE PROPERTY LINES, UNLESS OTHERWISE APPROVED IN WRITING, BY THE COUNTY ENGINEER.
- ROADS WILL NOT BE MAINTAINED BY THE COUNTY OF EL PASO UNTIL PAVED BY JNC DEVELOPMENT, INC., AND LEGALLY APPROVED AND ACCEPTED BY THE COUNTY.
- IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 232.025(6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN JNC DEVELOPMENT, INC., 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 OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS, DRIVEWAYS, AND PARKWAYS ABUTTING THEIR PROPERTY.
- ALL PUBLIC STORMWATER INFRASTRUCTURE TO BE MAINTAINED AND OPERATED BY THE COUNTY OF EL PASO.
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- DEED REFERENCE: INST. NO. 20220090368, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
- ⊙ DENOTES PROPOSED MONUMENT. (MAY BE SUBJECT TO RELOCATION AT TIME OF CONSTRUCTION. FOR EXACT LOCATION PLEASE CONTACT THE COUNTY OF EL PASO).
- \*R.P.R.E.P.C. = REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
- ACCESS TO LOTS 1-17 AND 113-117, BLOCK 1, LOTS 1-7, BLOCK 10, LOTS 1-17, BLOCK 15, AND LOTS 1-16, BLOCK 21, ABUTTING FLAZER STREET SHALL BE FROM OTHER DEDICATED STREET ONLY.
- ACCESS TO LOTS LOT 1, BLOCK 1, LOTS 1-12, BLOCK 5, LOTS 12 & 13, BLOCK 6, LOTS 1 & 14, BLOCK 7, LOTS 1-13, BLOCK 8, AND LOT 1, BLOCK 10, ABUTTING DADE ROAD SHALL BE FROM OTHER DEDICATED STREET ONLY.
- ACCESS TO LOTS LOTS 7 & 8, BLOCK 11, LOTS 17 & 18, BLOCK 14, LOT 17, BLOCK 15, LOTS 1-8, BLOCK 16, LOTS 1 & 30, BLOCK 17, LOTS 1-12, BLOCK 18, AND LOT 1, BLOCK 21, ABUTTING OCALA ROAD SHALL BE FROM OTHER DEDICATED STREET ONLY.
- \*L.P. = LINEAR PARK, BEING BLOCKS 23 THROUGH 29.
- PARK AND LINEAR PARK LOTS TO BE DEDICATED TO EL PASO COUNTY MUD 3 AND MAINTAINED BY EL PASO COUNTY MUD 3.
- OPEN SPACE LOT TO BE MAINTAINED BY PROPERTY OWNER.

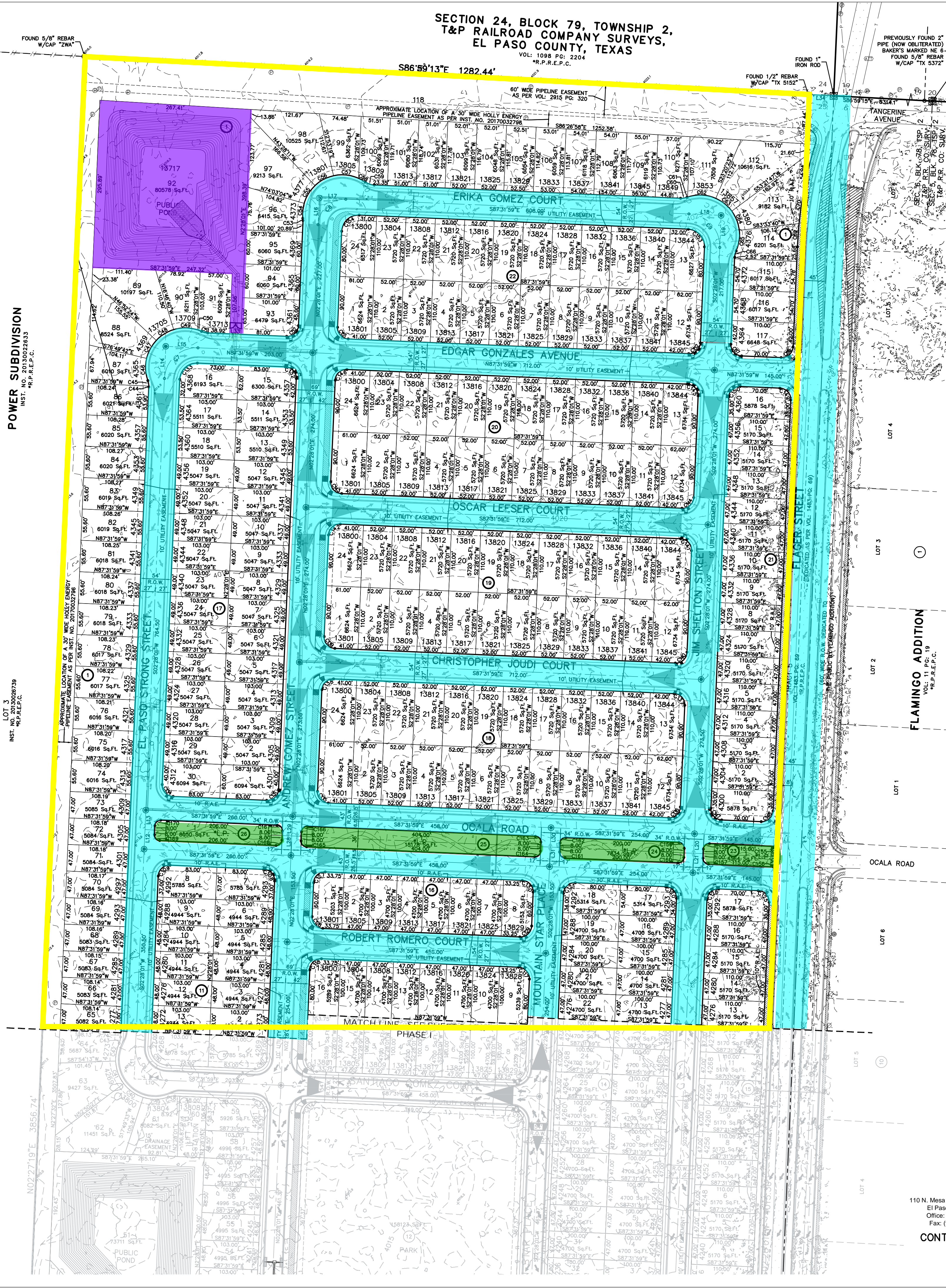
**PRINCIPAL CONTACTS:**

| OWNER:    | Name                       | Address                         | City & Zip        | Phone          |
|-----------|----------------------------|---------------------------------|-------------------|----------------|
|           | JNC Development, Inc.      | 12300 Montwood Drive            | El Paso, TX 79928 |                |
| SURVEYOR: | Barragan & Associates Inc. | 10950 Pellicano Dr. Bldg. F     | El Paso, TX 79935 | (915) 591-5709 |
| ENGINEER: | TRE & Associates           | 110 N. Mesa Park Dr., Suite 200 | El Paso, TX 79912 | (915) 852-9093 |

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



**SECTION 24, BLOCK 79, TOWNSHIP 2, T&P RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS**



**PRELIMINARY CARROLLTON ESTATES UNIT ONE**

PARCEL OF LAND BEING A PORTION OF A PARCEL NORTH OF U.S. HIGHWAY 62-180, N/K/A TRACT 3-A, SECTION 25, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS, AREA 111.04 ACRES ± SHEET 1 OF 4

| STREET NAME             | LENGTH   |
|-------------------------|----------|
| CAROL GOMEZ COURT       | 684.80'  |
| EDDIE GUERRERO COURT    | 944.78'  |
| LINDA TRONCOSO COURT    | 689.49'  |
| BRIAN SALOME COURT      | 691.13'  |
| DADE ROAD               | 3351.00' |
| AMEEN AYUB COURT        | 704.50'  |
| RICARDO SAMANICO COURT  | 849.50'  |
| SANTIAGO GOMEZ COURT    | 450.50'  |
| ROBERT ROMERO COURT     | 450.50'  |
| OCALA ROAD              | 3351.00' |
| CHRISTOPHER JOUDI COURT | 704.50'  |
| OSCAR LEESER COURT      | 704.50'  |
| EDGAR GONZALES AVENUE   | 1104.77' |
| ERIKA GOMEZ COURT       | 682.18'  |
| JIM SHELTON STREET      | 3406.29' |
| MOUNTAIN STAR PLACE     | 942.87'  |
| ANDREW GOMEZ STREET     | 3420.49' |
| EL PASO STRONG STREET   | 2872.90' |
| PHILIP WYNN COURT       | 267.50'  |

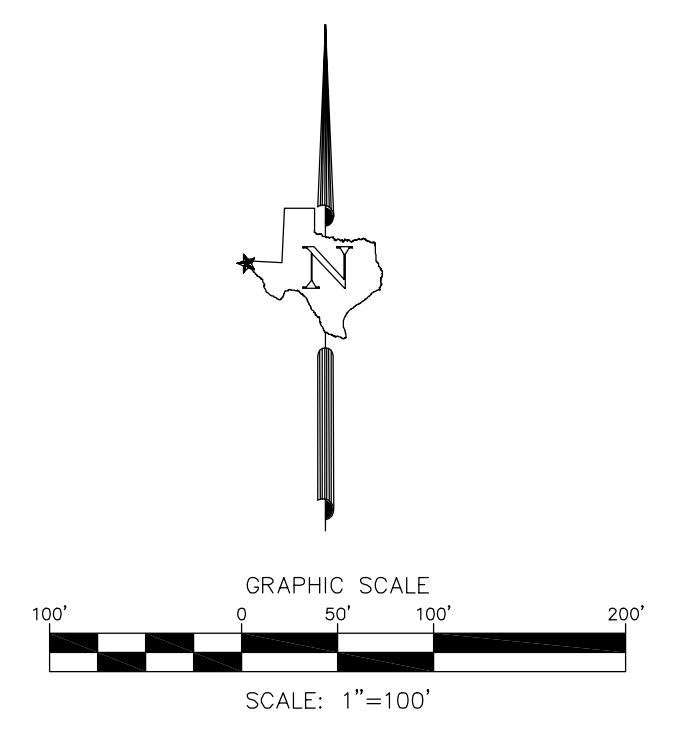
**BENCHMARK:**  
FOUND 1" IRON  
N: 10,676,182.45 (GRID)  
E: 475,237.33 (GRID)  
ELEVATION: 4023.90 (NAVD 88 DATUM)

**SCHOOL DISTRICT:**  
SOCORRO INDEPENDENT SCHOOL DISTRICT  
12440 ROJAS DR EL PASO, TX 79917-5400

**PROPOSED LAND USE:**  
RESIDENTIAL

| PHASE I          |         | PHASE II         |         |
|------------------|---------|------------------|---------|
| RESIDENTIAL LOTS | = 278   | RESIDENTIAL LOTS | = 237   |
| LINEAR PARK      | = 3     | LINEAR PARK      | = 4     |
| LIFT STATION     | = 1     | POND LOT         | = 1     |
| OPEN SPACE       | = 1     | PIPELINE         | = 0.5   |
| POND LOT         | = 2     | TOTAL            | = 239.5 |
| PIPELINE         | = 0.5   |                  |         |
| TOTAL            | = 289.5 |                  |         |

**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL OF A MUNICIPALITY**  
CARROLLTON ESTATES UNIT ONE IS LOCATED WITHIN EL PASO COUNTY APPROXIMATELY 20,100 FEET TO THE EAST OF JOE BATTLE BOULEVARD ALONG (U.S. HIGHWAY 62 & 180) MONTANA AVENUE. SITE IS LOCATED WITHIN THE CITY OF EL PASO'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001



**ENGINEER**  
**TRE & ASSOCIATES**  
Engineering Solutions  
TBPE FIRM No. 13987  
110 N. Mesa Park Drive, Suite 200 El Paso, Texas 79912  
Office: (915) 852-9093 Fax: (915) 629-8506  
CONTACT: ROBERTO S. ROMERO, P.E.

**SURVEYOR**  
**Barragan & Associates Inc.**  
LAND PLANNING & LAND SURVEYING  
TEXAS SURVEYING FIRM# 10151200  
10950 Pellicano Dr. Bldg. F - El Paso TX 79935  
Phone (915) 591-5709 Fax (915) 591-5706  
CONTACT: BENITO BARRAGAN, R.P.L.S.

DATE OF PREPARATION: OCTOBER 10, 2023

# PRELIMINARY CARROLLTON ESTATES UNIT ONE

PARCEL OF LAND BEING A PORTION OF A PARCEL  
NORTH OF U.S. HIGHWAY 62-180, N/K/A  
TRACT 3-A, SECTION 25, BLOCK 79, TOWNSHIP 2,  
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS,  
EL PASO COUNTY, TEXAS,  
AREA 111.04 ACRES ±  
SHEET 2 OF 4

### METES AND BOUNDS DESCRIPTION OF CARROLLTON ESTATES UNIT ONE:

Description of a parcel of land being a portion of a parcel north of U.S. Highway 62-180, N/K/A Tract 3, Section 25, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso County, Texas, according to a resurvey made by El Paso County, Texas for tax purposes, and being more particularly described as follows:

COMMENCING, for reference at found 1" iron rod at the common Section Corner of Sections 6, Block 78, Township 2, Texas and Pacific Railroad Company Surveys and Sections 24 and 25, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso County, Texas, and Section 19, Block 6, Public School Lands, El Paso County, Texas; THENCE, N 86° 59' 13" W, along the common line of said Sections 24 and 25, a distance of 45.00 feet to a found 1/2" rebar with cap stamped "TX 5152" for the most northeasterly corner of said Tract 3, said rebar also being the POINT OF BEGINNING of this description;

THENCE, S 02° 28' 01" W (S 00° 34' 30" E), along the common line of Tracts 3 and 5 (Volume 1483, Page 69), Section 25, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso County, Texas, a distance of 4015.30 feet to a set 1/2" rebar with cap stamped "B&A INC." for corner of this parcel, said corner also being on the northerly right-of-way line of Montana Avenue (U.S. Highway 62-180);

THENCE, S 84° 19' 42" W, along the northerly right-of-way line of Montana Avenue (U.S. Highway 62-180), a distance of 67.79 feet to a set 1/2" rebar with cap stamped "B&A INC." on a point of curvature;

THENCE, 28.58 feet, leaving the northerly right-of-way line of said Montana Avenue (U.S. Highway 62-180) and along an arc of a curve to the left with a radius of 20.00 feet, an interior angle of 81° 52' 11", and a chord which bears N 43° 23' 37" E, a distance of 26.21 feet to a set 1/2" rebar with cap stamped "B&A INC.";

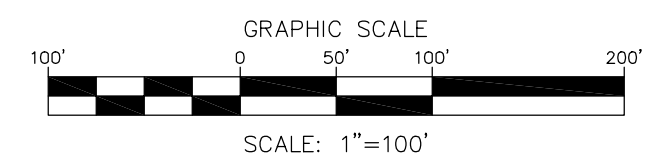
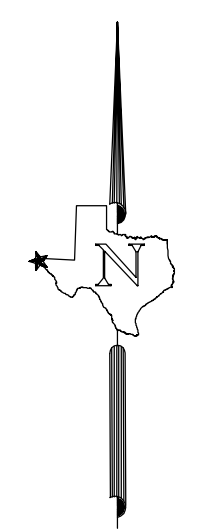
THENCE, N 02° 27' 31" E, a distance of 285.88 feet to a set 1/2" rebar with cap stamped "B&A INC." on a point of curvature;

THENCE, 51.49 feet, along an arc of a curve to the right with a radius of 377.00 feet, an interior angle of 07° 49' 32", and a chord which bears N 06° 22' 17" E, a distance of 51.45 feet to a set 1/2" rebar with cap stamped "B&A INC.";

THENCE, S 84° 19' 42" W, a distance of 1247.68 feet to a set 1/2" rebar with cap stamped "B&A INC." on the common line of said Tract 3 and Lot 3, Power Subdivision, El Paso County, Texas, according to the plot thereof recorded under Clerk's File No. 20130022633, Plat Records of El Paso County, Texas;

THENCE, N 02° 27' 19" E (N 02° 27' 23" E), along the common line of said Tract 3 and Lot 3, a distance of 3856.74 feet to a found 5/8" rebar with cap stamped "ZWA", for the most northerly corner of said Tract 3 and Lot 3, and for corner of this parcel;

THENCE, S 86° 59' 13" E (N 90° 00' 00" E), along the northerly line of said Tract 3, a distance of 1282.44 feet to the POINT OF BEGINNING of this description, and containing 111.04 acres of land more or less.



### LEGEND

- SET 1/2" REBAR W/CAP "B&A INC" (UNLESS NOTED OTHERWISE)
- ▨ PAVEMENT
- ▨ ROCK WALL
- ⊙ PETROLEUM PEDESTAL/SIGN
- ▭ CABLE SIGN
- UNDERGROUND AT&T LINE
- CHAINLINK FENCE
- PETROLEUM LINE
- ⊕ AT&T PEDESTAL
- ⊕ POWER POLE
- ⊕ PEDESTAL
- OVERHEAD POWER LINE
- WIRE FENCE
- SIGN

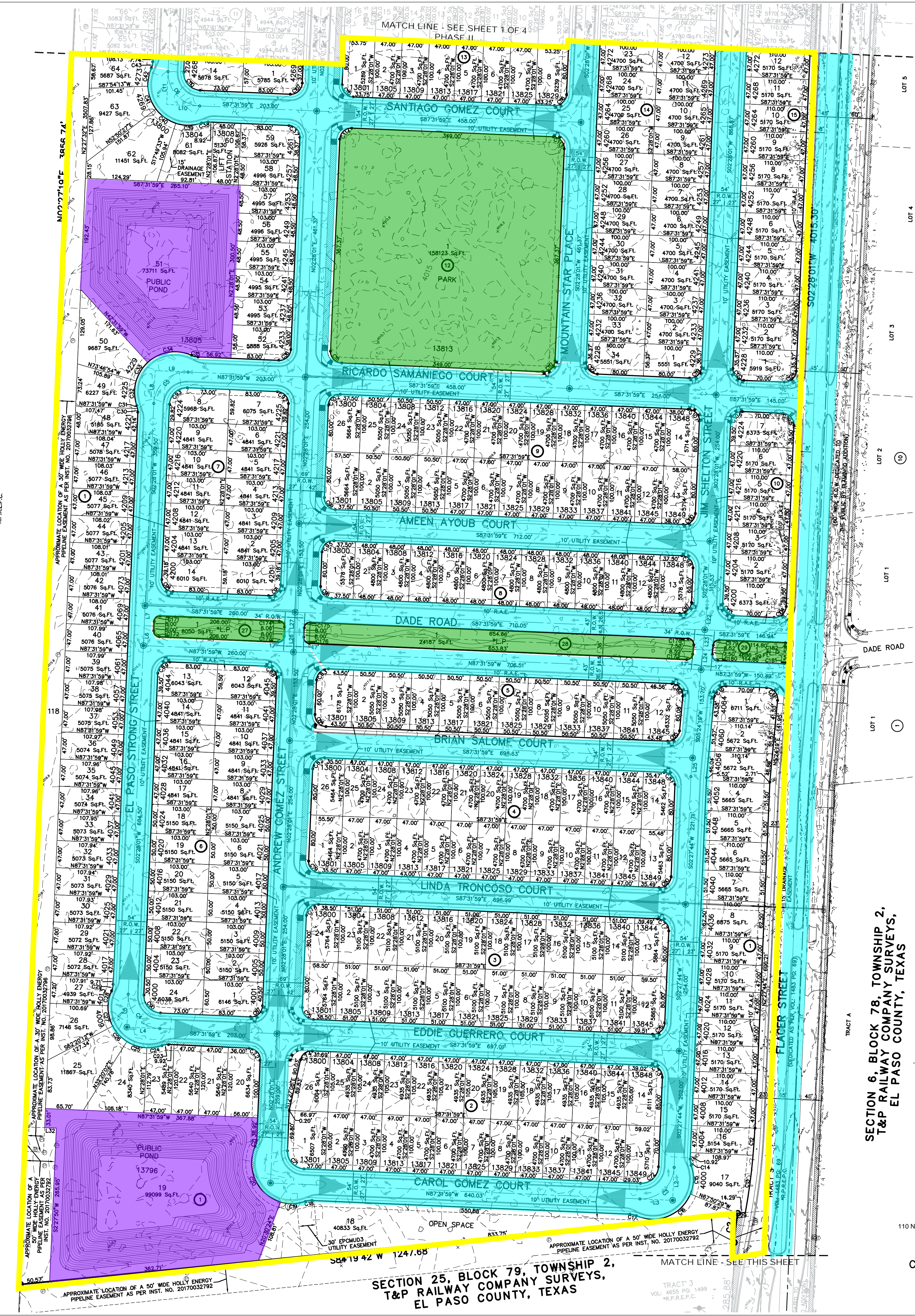
### PRINCIPAL CONTACTS:

| Name                                 | Address                         | City & Zip        | Phone          |
|--------------------------------------|---------------------------------|-------------------|----------------|
| OWNER: UNC Development, Inc.         | 12300 Montwood Drive            | El Paso, TX 79928 |                |
| SURVEYOR: Barragan & Associates Inc. | 10950 Pellicano Dr. Bldg. F     | El Paso, TX 79935 | (915) 591-5709 |
| ENGINEER: TRE & Associates           | 110 N. Mesa Park Dr., Suite 200 | El Paso, TX 79912 | (915) 852-9093 |

LOCATION MAP SCALE: 1"=600'



POWER SUBDIVISION  
INST. NO. 20130022633  
R.P.E.P.C.

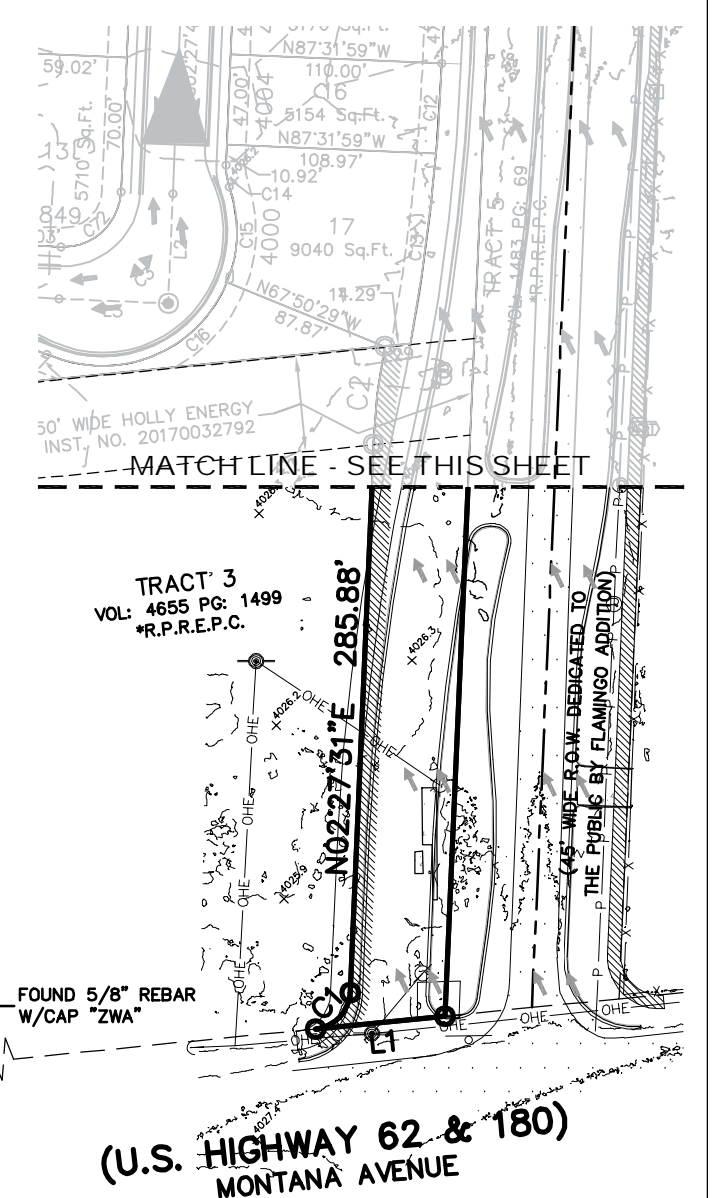


SECTION 25, BLOCK 79, TOWNSHIP 2,  
T&P RAILWAY COMPANY SURVEYS,  
EL PASO COUNTY, TEXAS

SECTION 6, BLOCK 78, TOWNSHIP 2,  
T&P RAILWAY COMPANY SURVEYS,  
EL PASO COUNTY, TEXAS

ENGINEER  
**TRE & ASSOCIATES**  
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TBPE FIRM No. 13987  
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CONTACT: ROBERTO S. ROMERO, P.E.

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CONTACT: BENITO BARRAGAN, R.P.L.S.  
DATE OF PREPARATION: OCTOBER 10, 2023



# PRELIMINARY CARROLLTON ESTATES UNIT ONE

PARCEL OF LAND BEING A PORTION OF A PARCEL  
NORTH OF U.S. HIGHWAY 62-180, N/K/A  
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TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS,  
EL PASO COUNTY, TEXAS,  
AREA 111.04 ACRES ±  
SHEET 3 OF 4

| CURVE TABLE |          |         |         |         |             |            |
|-------------|----------|---------|---------|---------|-------------|------------|
| CURVE       | RADIUS   | LENGTH  | TANGENT | CHORD   | BEARING     | DELTA      |
| C1          | 20.00'   | 28.58'  | 17.35'  | 26.21'  | N43°23'37"E | 081°52'11" |
| C2          | 377.00'  | 51.49'  | 25.79'  | 51.45'  | N06°22'17"E | 007°49'32" |
| C3          | 57.00'   | 89.54'  | 57.00'  | 80.61'  | S47°27'52"W | 090°00'17" |
| C4          | 57.00'   | 89.54'  | 57.00'  | 80.61'  | S42°31'59"E | 090°00'00" |
| C5          | 57.00'   | 89.54'  | 57.00'  | 80.61'  | S47°28'01"W | 090°00'00" |
| C6          | 57.00'   | 89.54'  | 57.00'  | 80.61'  | S42°31'59"E | 090°00'00" |
| C7          | 57.00'   | 89.54'  | 57.00'  | 80.61'  | S47°28'01"W | 090°00'00" |
| C8          | 47.00'   | 73.83'  | 47.00'  | 66.47'  | N47°28'01"E | 090°00'00" |
| C9          | 57.00'   | 89.54'  | 57.00'  | 80.61'  | S42°31'59"E | 090°00'00" |
| C10         | 20.00'   | 30.39'  | 19.00'  | 27.55'  | S48°56'10"W | 087°03'42" |
| C11         | 20.00'   | 32.44'  | 21.05'  | 29.00'  | N41°03'50"W | 092°56'18" |
| C12         | 1075.14' | 47.01'  | 23.51'  | 47.01'  | N03°42'53"E | 002°30'20" |
| C13         | 1075.14' | 99.82'  | 49.95'  | 99.79'  | N07°37'39"E | 005°19'11" |
| C14         | 30.00'   | 11.46'  | 5.80'   | 11.39'  | S08°29'05"E | 021°53'38" |
| C15         | 70.00'   | 50.81'  | 26.58'  | 49.70'  | S01°21'48"W | 041°35'25" |
| C16         | 70.00'   | 112.65' | 72.74'  | 100.88' | S68°15'35"W | 092°12'07" |
| C17         | 30.00'   | 11.46'  | 5.80'   | 11.39'  | N76°35'11"W | 021°53'38" |
| C18         | 30.00'   | 11.46'  | 5.80'   | 11.39'  | S81°31'09"W | 021°53'42" |
| C19         | 70.00'   | 44.51'  | 23.04'  | 43.76'  | S88°47'13"W | 036°25'50" |
| C20         | 70.00'   | 118.95' | 79.62'  | 105.14' | N24°19'04"W | 097°21'35" |
| C21         | 30.00'   | 11.46'  | 5.80'   | 11.39'  | N13°24'52"E | 021°53'42" |
| C22         | 20.00'   | 31.42'  | 20.00'  | 28.28'  | N42°31'59"W | 090°00'00" |
| C23         | 30.00'   | 11.46'  | 5.80'   | 11.39'  | S81°31'09"W | 021°53'42" |
| C24         | 70.00'   | 26.54'  | 13.43'  | 26.38'  | S81°25'55"W | 021°43'14" |
| C25         | 70.00'   | 36.70'  | 18.78'  | 36.28'  | N72°41'13"W | 030°02'30" |
| C26         | 70.00'   | 36.66'  | 18.76'  | 36.24'  | N42°39'53"W | 030°00'10" |
| C27         | 70.00'   | 36.61'  | 18.73'  | 36.20'  | N12°40'48"W | 029°57'59" |
| C28         | 70.00'   | 26.95'  | 13.64'  | 26.78'  | N13°19'57"E | 022°03'32" |
| C29         | 30.00'   | 11.46'  | 5.80'   | 11.39'  | N13°24'52"E | 021°53'42" |
| C30         | 30.00'   | 5.90'   | 2.96'   | 5.89'   | N03°10'11"W | 011°16'23" |
| C31         | 30.00'   | 5.56'   | 2.79'   | 5.55'   | N14°07'02"W | 010°37'20" |
| C32         | 70.00'   | 43.55'  | 22.51'  | 42.85'  | N01°36'18"W | 035°38'48" |
| C33         | 70.00'   | 38.18'  | 19.58'  | 37.71'  | N31°50'33"E | 031°14'55" |
| C34         | 70.00'   | 81.73'  | 46.24'  | 77.16'  | N80°54'52"E | 066°53'42" |
| C35         | 30.00'   | 11.46'  | 5.80'   | 11.39'  | S76°35'08"E | 021°53'42" |
| C36         | 20.00'   | 31.42'  | 20.00'  | 28.28'  | N47°28'01"E | 090°00'00" |
| C37         | 20.00'   | 31.42'  | 20.00'  | 28.28'  | N42°31'59"W | 090°00'00" |
| C38         | 30.00'   | 11.46'  | 5.80'   | 11.39'  | S81°31'09"W | 021°53'42" |
| C39         | 70.00'   | 45.51'  | 23.59'  | 44.72'  | S89°11'56"W | 037°15'15" |
| C40         | 70.00'   | 42.78'  | 22.08'  | 42.12'  | N54°40'00"W | 035°00'54" |
| C41         | 70.00'   | 42.84'  | 22.11'  | 42.17'  | N19°37'40"W | 035°03'46" |
| C42         | 70.00'   | 32.32'  | 16.46'  | 32.04'  | N11°07'58"E | 026°27'30" |
| C43         | 30.00'   | 11.46'  | 5.80'   | 11.39'  | N13°24'52"E | 021°53'42" |
| C44         | 30.00'   | 1.70'   | 0.85'   | 1.70'   | N00°50'45"E | 003°14'32" |
| C45         | 30.00'   | 9.77'   | 4.93'   | 9.72'   | N10°06'06"W | 018°39'11" |
| C46         | 70.00'   | 39.83'  | 20.47'  | 39.29'  | N03°07'42"W | 032°36'00" |

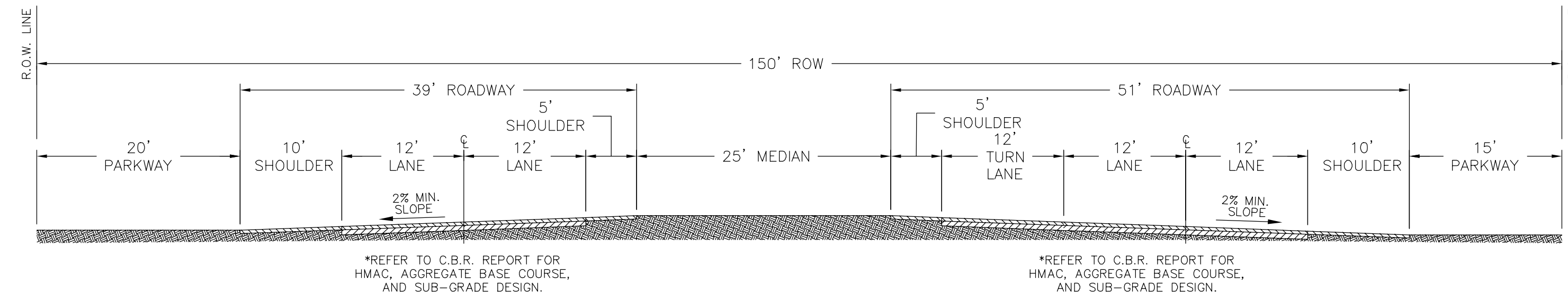
| CURVE TABLE |         |        |         |         |             |            |
|-------------|---------|--------|---------|---------|-------------|------------|
| CURVE       | RADIUS  | LENGTH | TANGENT | CHORD   | BEARING     | DELTA      |
| C47         | 70.00'  | 36.60' | 18.73'  | 36.18'  | N28°08'57"E | 029°57'18" |
| C48         | 70.00'  | 36.55' | 18.70'  | 36.13'  | N58°05'03"E | 029°54'54" |
| C49         | 70.00'  | 43.20' | 22.31'  | 42.10'  | S89°16'49"E | 035°21'21" |
| C50         | 70.00'  | 7.29'  | 3.65'   | 168.98' | S68°37'13"E | 005°57'52" |
| C51         | 30.00'  | 11.46' | 5.80'   | 11.39'  | S76°35'08"E | 021°53'42" |
| C52         | 20.00'  | 31.42' | 20.00'  | 28.28'  | N47°28'01"E | 090°00'00" |
| C53         | 30.00'  | 4.25'  | 2.13'   | 4.24'   | N01°35'17"W | 008°06'35" |
| C54         | 70.00'  | 26.38' | 13.35'  | 26.22'  | N05°09'11"E | 021°35'30" |
| C55         | 70.00'  | 37.36' | 19.14'  | 36.92'  | N31°14'22"E | 030°34'53" |
| C56         | 70.00'  | 37.36' | 19.14'  | 36.92'  | N61°49'15"E | 030°34'53" |
| C57         | 70.00'  | 45.52' | 23.60'  | 44.72'  | S84°15'39"E | 037°15'18" |
| C58         | 70.00'  | 13.39' | 6.72'   | 13.37'  | S60°09'12"E | 010°57'36" |
| C59         | 30.00'  | 17.21' | 8.85'   | 16.97'  | S71°06'12"E | 032°51'36" |
| C60         | 30.00'  | 11.46' | 5.80'   | 11.39'  | S81°31'09"E | 021°53'42" |
| C61         | 70.00'  | 1.07'  | 0.54'   | 1.07'   | N71°00'41"E | 000°52'46" |
| C62         | 70.00'  | 51.18' | 26.79'  | 50.04'  | S87°36'17"E | 041°53'18" |
| C63         | 70.00'  | 36.68' | 18.77'  | 36.26'  | S51°38'55"E | 030°01'24" |
| C64         | 70.00'  | 36.89' | 18.89'  | 36.47'  | S81°32'16"E | 030°11'53" |
| C65         | 70.00'  | 37.63' | 19.28'  | 37.18'  | S08°57'42"W | 030°48'03" |
| C66         | 30.00'  | 11.46' | 5.80'   | 11.39'  | S13°24'52"W | 021°53'42" |
| C67         | 20.00'  | 31.42' | 20.00'  | 28.28'  | S42°31'59"E | 090°00'00" |
| C68         | 20.00'  | 31.42' | 20.00'  | 28.28'  | N47°28'01"E | 090°00'00" |
| C69         | 708.00' | 41.42' | 20.72'  | 41.41'  | N04°08'34"E | 003°21'07" |
| C70         | 708.00' | 65.12' | 32.58'  | 65.10'  | N08°27'13"E | 005°16'11" |
| C71         | 30.00'  | 47.12' | 30.00'  | 42.43'  | N42°31'59"W | 090°00'00" |
| C72         | 30.00'  | 47.13' | 30.00'  | 42.43'  | S47°27'52"W | 090°00'17" |
| C73         | 20.00'  | 31.41' | 20.00'  | 28.28'  | S42°32'08"E | 089°59'43" |
| C74         | 20.00'  | 27.93' | 16.79'  | 25.72'  | N52°27'34"E | 080°00'52" |
| C75         | 20.00'  | 31.42' | 20.00'  | 28.28'  | S42°31'59"E | 090°00'00" |
| C76         | 20.00'  | 31.42' | 20.00'  | 28.28'  | N47°27'52"E | 090°00'17" |
| C77         | 20.00'  | 31.41' | 20.00'  | 28.28'  | N42°32'08"E | 089°59'43" |
| C78         | 20.00'  | 31.42' | 20.00'  | 28.28'  | S47°28'01"W | 090°00'00" |
| C79         | 20.00'  | 31.42' | 20.00'  | 28.28'  | N42°31'59"W | 090°00'00" |
| C80         | 20.00'  | 31.42' | 20.00'  | 28.28'  | S47°27'52"W | 090°00'17" |
| C81         | 20.00'  | 31.41' | 20.00'  | 28.28'  | S42°32'08"E | 089°59'43" |
| C82         | 20.00'  | 31.42' | 20.00'  | 28.28'  | N47°28'01"E | 090°00'00" |
| C83         | 20.00'  | 31.42' | 20.00'  | 28.28'  | N47°28'01"E | 090°00'00" |
| C84         | 20.00'  | 31.42' | 20.00'  | 28.28'  | N42°31'59"W | 090°00'00" |
| C85         | 20.00'  | 30.39' | 19.00'  | 27.55'  | S48°56'10"W | 087°03'42" |
| C86         | 20.00'  | 32.44' | 21.05'  | 29.00'  | S41°03'50"W | 092°56'18" |
| C87         | 20.00'  | 31.42' | 20.00'  | 28.28'  | N47°28'01"E | 090°00'00" |
| C88         | 20.00'  | 31.42' | 20.00'  | 28.28'  | N42°31'59"W | 090°00'00" |
| C89         | 20.00'  | 31.42' | 20.00'  | 28.28'  | S47°28'01"W | 090°00'00" |
| C90         | 30.00'  | 47.12' | 30.00'  | 42.43'  | S42°31'59"E | 090°00'00" |
| C91         | 20.00'  | 31.42' | 20.00'  | 28.28'  | N47°28'01"E | 090°00'00" |
| C92         | 20.00'  | 31.42' | 20.00'  | 28.28'  | N42°31'59"W | 090°00'00" |

| CURVE TABLE |        |        |         |        |             |            |
|-------------|--------|--------|---------|--------|-------------|------------|
| CURVE       | RADIUS | LENGTH | TANGENT | CHORD  | BEARING     | DELTA      |
| C93         | 30.00' | 47.12' | 30.00'  | 42.43' | S47°28'01"W | 090°00'00" |
| C94         | 20.00' | 31.42' | 20.00'  | 28.28' | S42°31'59"E | 090°00'00" |
| C95         | 20.00' | 31.42' | 20.00'  | 28.28' | N47°28'01"E | 090°00'00" |
| C96         | 20.00' | 31.42' | 20.00'  | 28.28' | N42°31'59"W | 090°00'00" |
| C97         | 20.00' | 31.42' | 20.00'  | 28.28' | S47°28'01"W | 090°00'00" |
| C98         | 20.00' | 31.42' | 20.00'  | 28.28' | S42°31'59"E | 090°00'00" |
| C99         | 20.00' | 31.42' | 20.00'  | 28.28' | N42°31'59"W | 090°00'00" |
| C100        | 20.00' | 31.42' | 20.00'  | 28.28' | S47°28'01"W | 090°00'00" |
| C101        | 20.00' | 31.42' | 20.00'  | 28.28' | S42°31'59"E | 090°00'00" |
| C102        | 20.00' | 31.42' | 20.00'  | 28.28' | N47°28'01"E | 090°00'00" |
| C103        | 20.00' | 31.42' | 20.00'  | 28.28' | S42°31'59"E | 090°00'00" |
| C104        | 20.00' | 31.42' | 20.00'  | 28.28' | N47°28'01"E | 090°00'00" |
| C105        | 20.00' | 31.42' | 20.00'  | 28.28' | N42°31'59"W | 090°00'00" |
| C106        | 20.00' | 31.42' | 20.00'  | 28.28' | S47°28'01"W | 090°00'00" |
| C107        | 20.00' | 31.42' | 20.00'  | 28.28' | N47°28'01"E | 090°00'00" |
| C108        | 20.00' | 31.42' | 20.00'  | 28.28' | N42°31'59"W | 090°00'00" |
| C109        | 20.00' | 31.42' | 20.00'  | 28.28' | S47°28'01"W | 090°00'00" |
| C110        | 30.00' | 47.12' | 30.00'  | 42.43' | S42°31'59"E | 090°00'00" |
| C111        | 20.00' | 31.42' | 20.00'  | 28.28' | N42°31'59"W | 090°00'00" |
| C112        | 20.00' | 31.42' | 20.00'  | 28.28' | S47°28'01"W | 090°00'00" |
| C113        | 20.00' | 31.42' | 20.00'  | 28.28' | S42°31'59"E | 090°00'00" |
| C114        | 20.00' | 31.42' | 20.00'  | 28.28' | N47°28'01"E | 090°00'00" |
| C115        | 20.00' | 31.42' | 20.00'  | 28.28' | S42°31'59"E | 090°00'00" |
| C116        | 20.00' | 31.42' | 20.00'  | 28.28' | N47°28'01"E | 090°00'00" |
| C117        | 20.00' | 31.42' | 20.00'  | 28.28' | N42°31'59"W | 090°00'00" |
| C118        | 20.00' | 31.42' | 20.00'  | 28.28' | S47°28'01"W | 090°00'00" |
| C119        | 20.00' | 31.42' | 20.00'  | 28.28' | N47°28'01"E | 090°00'00" |
| C120        | 20.00' | 31.42' | 20.00'  | 28.28' | N42°31'59"W | 090°00'00" |
| C121        | 20.00' | 31.42' | 20.00'  | 28.28' | S47°28'01"W | 090°00'00" |
| C122        | 20.00' | 31.42' | 20.00'  | 28.28' | S42°31'59"E | 090°00'00" |
| C123        | 20.00' | 31.42' | 20.00'  | 28.28' | S42°31'59"E | 090°00'00" |
| C124        | 20.00' | 31.42' | 20.00'  | 28.28' | N47°28'01"E | 090°00'00" |
| C125        | 20.00' | 31.42' | 20.00'  | 28.28' | N42°31'59"W | 090°00'00" |
| C126        | 20.00' | 31.42' | 20.00'  | 28.28' | S47°28'01"W | 090°00'00" |
| C127        | 20.00' | 31.42' | 20.00'  | 28.28' | S42°31'59"E | 090°00'00" |
| C128        | 20.00' | 31.42' | 20.00'  | 28.28' | S42°31'59"E | 090°00'00" |
| C129        | 20.00' | 31.42' | 20.00'  | 28.28' | N47°28'01"E | 090°00'00" |
| C130        | 20.00' | 31.42' | 20.00'  | 28.28' | N42°31'59"W | 090°00'00" |
| C131        | 20.00' | 31.42' | 20.00'  | 28.28' | N47°28'01"E | 090°00'00" |
| C132        | 20.00' | 31.42' | 20.00'  | 28.28' | N42°31'59"W | 090°00'00" |
| C133        | 30.00' | 47.12' | 30.00'  | 42.43' | S47°28'01"W | 090°00'00" |
| C134        | 20.00' | 31.42' | 20.00'  | 28.28' | S42°31'59"E | 090°00'00" |
| C135        | 20.00' | 31.42' | 20.00'  | 28.28' | N42°31'59"W | 090°00'00" |
| C136        | 20.00' | 31.42' | 20.00'  | 28.28' | S47°28'01"W | 090°00'00" |
| C137        | 20.00' | 31.42' | 20.00'  | 28.28' | S42°31'59"E | 090°00'00" |
| C138        | 20.00' | 31.42' | 20.00'  | 28.28' | N47°28'01"E | 090°00'00" |

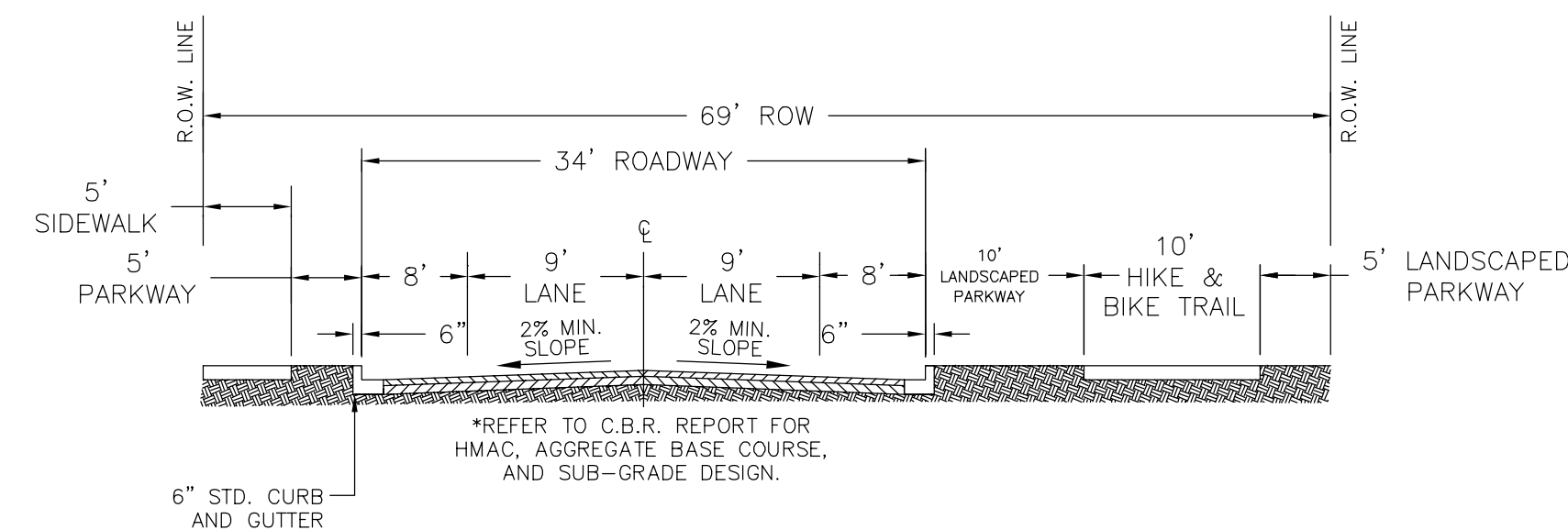
| CURVE TABLE |        |        |         |        |             |            |
|-------------|--------|--------|---------|--------|-------------|------------|
| CURVE       | RADIUS | LENGTH | TANGENT | CHORD  | BEARING     | DELTA      |
| C139        | 20.00' | 31.42' | 20.00'  | 28.28' | N42°31'59"W | 090°00'00" |
| C140        | 20.00' | 31.42' | 20.00'  | 28.28' | S47°28'01"W | 090°00'00" |
| C141        | 20.00' | 31.42' | 20.00'  | 28.28' | S42°31'59"E | 090°00'00" |
| C142        | 20.00' | 31.42' | 20.00'  | 28.28' | N47°28'01"E | 090°00'00" |
| C143        | 20.00' | 31.42' | 20.00'  | 28.28' | N42°31'59"W | 090°00'00" |
| C144        | 20.00' | 31.42' | 20.00'  | 28.28' | S47°28'01"W | 090°00'00" |
| C145        | 20.00' | 31.42' | 20.00'  | 28.28' | S42°31'59"E | 090°00'00" |
| C146        | 20.00' | 31.42' |         |        |             |            |

# PRELIMINARY CARROLLTON ESTATES UNIT ONE

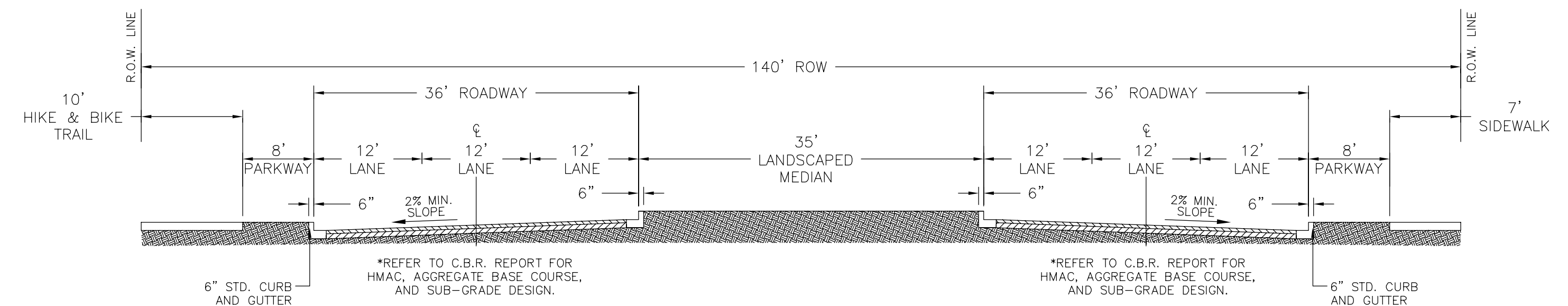
PARCEL OF LAND BEING A PORTION OF A PARCEL  
NORTH OF U.S. HIGHWAY 62-180, N/K/A  
TRACT 3-A, SECTION 25, BLOCK 79, TOWNSHIP 2,  
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS,  
EL PASO COUNTY, TEXAS,  
AREA 111.04 ACRES ±  
SHEET 4 OF 4



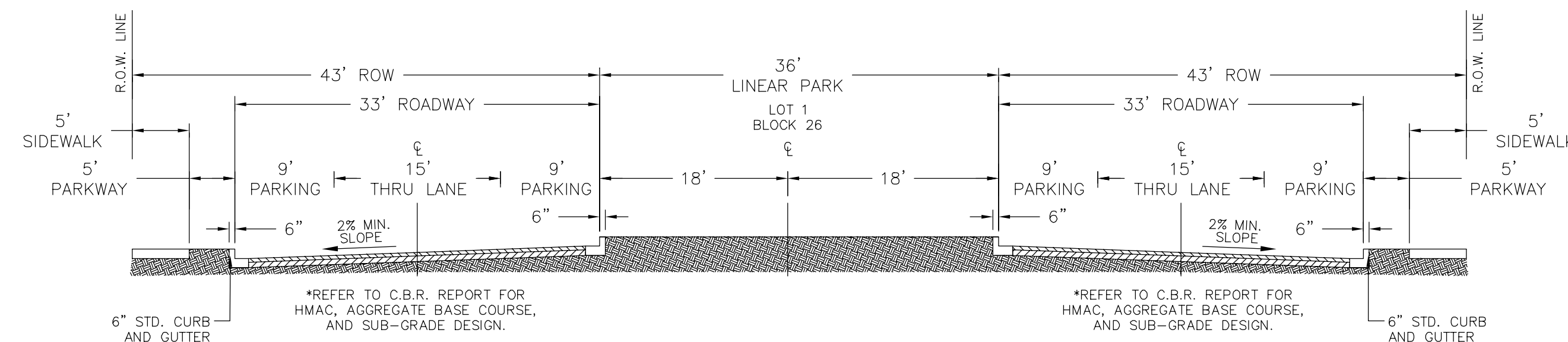
EXISTING MONTANA AVE. 150' R.O.W. ROAD SECTION FREEWAY/EXPRESSWAY  
N.T.S.



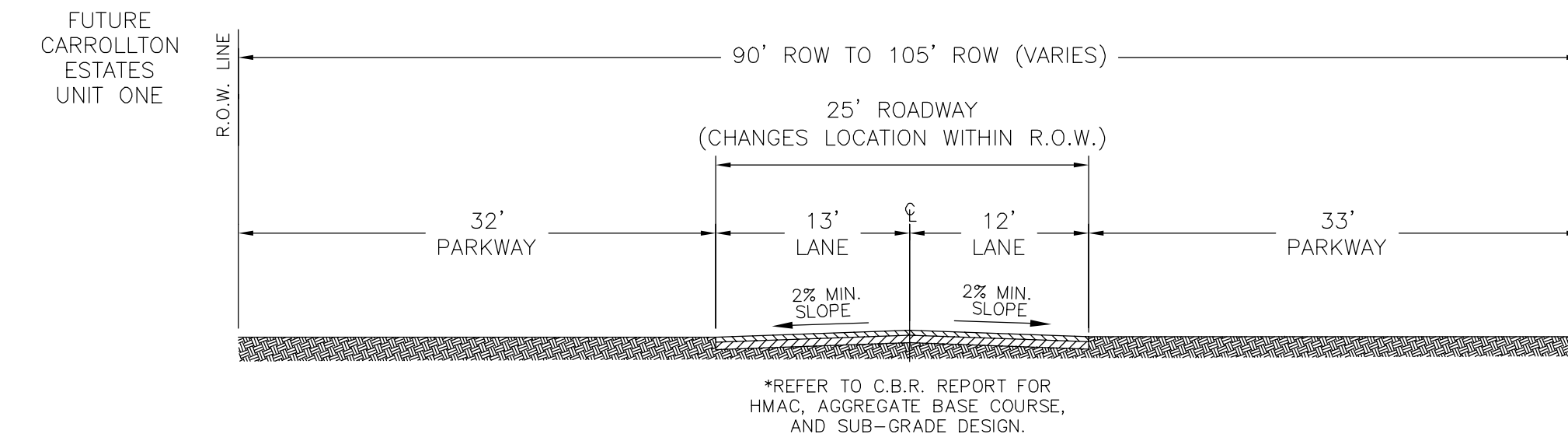
69' R.O.W. ROAD SECTION LOCAL RESIDENTIAL (PROPOSED)  
N.T.S.



FLAGLER STREET  
140' R.O.W. ROAD SECTION MAJOR ARTERIAL (PROPOSED)  
N.T.S.

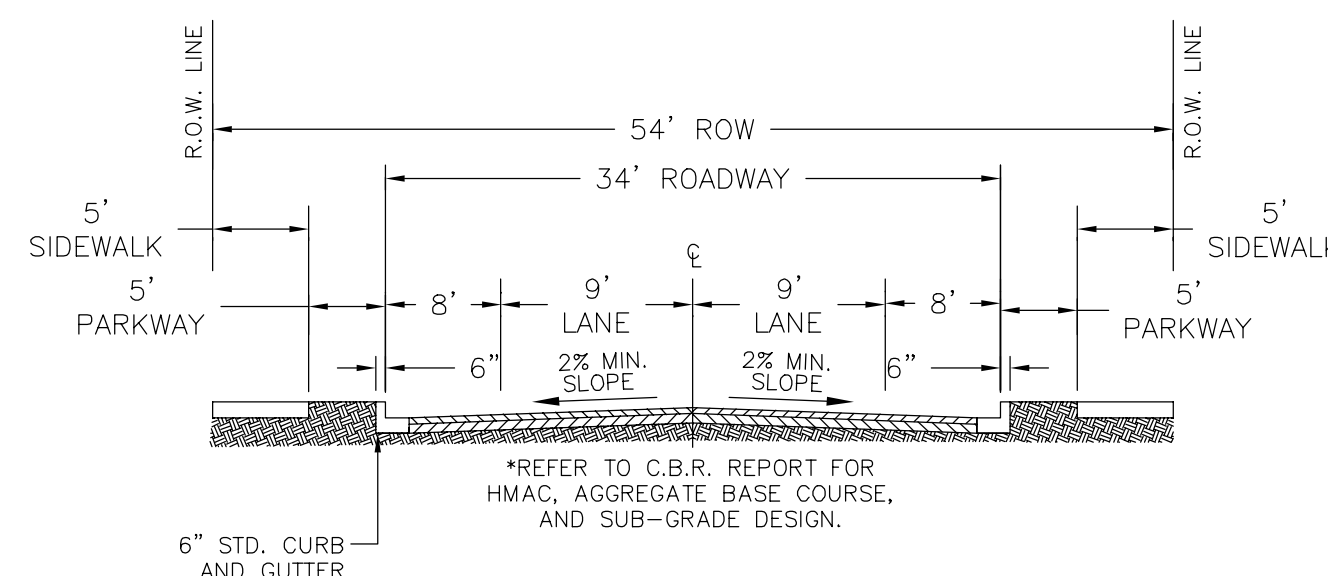


OCALA ROAD/DADE ROAD  
LOCAL RESIDENTIAL (PROPOSED)  
N.T.S.

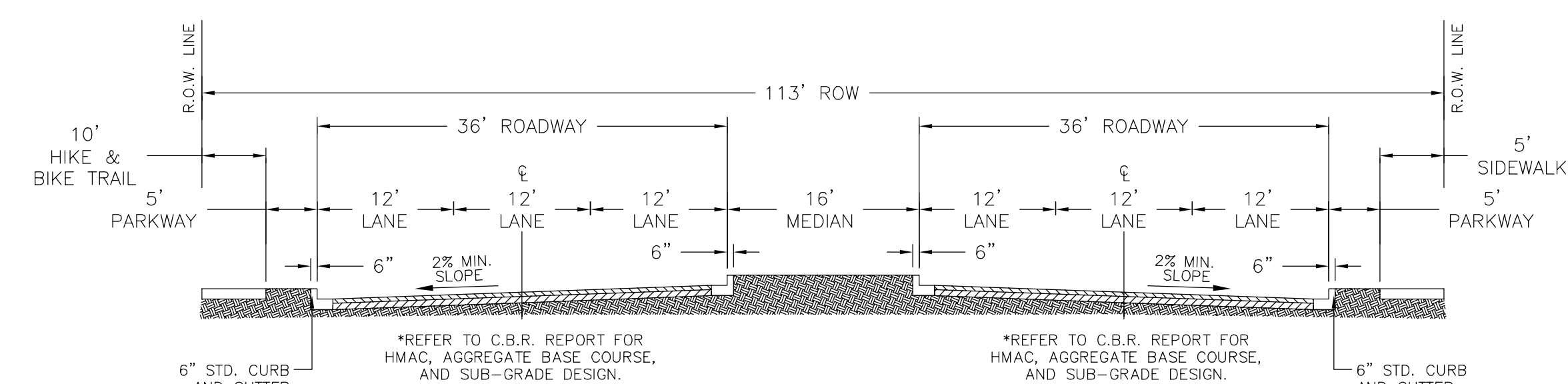


EXISTING FLAGLER ST. 90' R.O.W. TO 105' R.O.W. (VARIES) ROAD SECTION MAJOR ARTERIAL  
N.T.S.

LOCATION MAP SCALE: 1"=600'



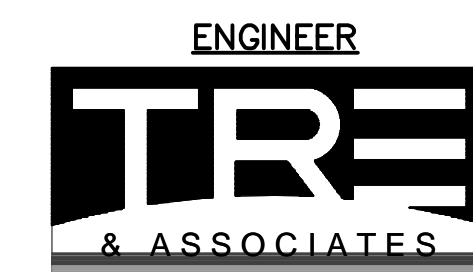
LOCAL RESIDENTIAL  
54' R.O.W. TYPICAL ROAD SECTION (PROPOSED)  
N.T.S.



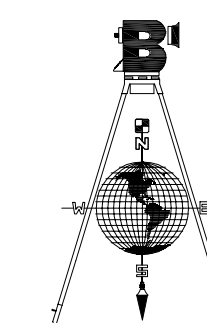
FLAGLER STREET  
113' R.O.W. ROAD SECTION MAJOR ARTERIAL (PROPOSED)  
N.T.S.

**PRINCIPAL CONTACTS:**

|           | Name                       | Address                         | City & Zip        | Phone          |
|-----------|----------------------------|---------------------------------|-------------------|----------------|
| OWNER:    | UNC Development, Inc.      | 12300 Montwood Drive            | El Paso, TX 79928 |                |
| SURVEYOR: | Barragan & Associates Inc. | 10950 Pellicano Dr. Bldg. F     | El Paso, TX 79935 | (915) 591-5709 |
| ENGINEER: | TRE & Associates           | 110 N. Mesa Park Dr., Suite 200 | El Paso, TX 79912 | (915) 852-9093 |



ENGINEERING SOLUTIONS  
TBPE FIRM No. 13987  
110 N. Mesa Park Drive, Suite 200  
El Paso, Texas 79912  
Office: (915) 852-9093  
Fax: (915) 629-8506



SURVEYOR  
**Barragan & Associates Inc.**  
LAND PLANNING & LAND SURVEYING  
TEXAS SURVEYING FIRM# 10151200  
10950 Pellicano Dr. Bldg. F - El Paso TX 79935  
Phone (915) 591-5709 Fax (915) 591-5706

CONTACT: BENITO BARRAGAN, R.P.L.S.

CONTACT: ROBERTO S. ROMERO, P.E.

DATE OF PREPARATION: OCTOBER 10, 2023

# CARROLLTON ESTATES UNIT ONE SUBDIVISION

ENGINEERING REPORT FOR CARROLLTON ESTATES UNIT ONE SUBDIVISION  
BY ROBERTO S. ROMERO

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

THE EL PASO COUNTY MUD3 (EPCMUD3) WILL PROVIDE POTABLE WATER SERVICE TO CARROLLTON ESTATES UNIT ONE SUBDIVISION. JNC DEVELOPMENT, INC. (THE SUBDIVIDER) AND EPCMUD3 HAVE ENTERED INTO A CONTRACT IN WHICH EPCMUD3 HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST THIRTY YEARS AND THE EPCMUD3 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.

THE PROPOSED WATER SYSTEM WILL TIE-INTO EXISTING TWELVE INCH (12") WATER STUB-OUTS LOCATED AT THE INTERSECTION OF FLAGER STREET AND MONTANA AVENUE.

THESE TIE-IN LINES WILL FEED OFF INTO EIGHT-INCH (8") WATER LINES THAT WILL RUN ALONG THE NORTH AND EAST SIDES OF EACH PROPOSED STREET RIGHT-OF-WAY. THE PROPOSED WATER SYSTEM WILL PROVIDE ONE (1) EIGHT-INCH (8") AND ONE (1) TWELVE-INCH (12") STUB-OUTS AT THE NORTH OF THE PROPOSED SUBDIVISION.

ONCE THE EIGHT-INCH (8") AND TWELVE-INCH (12") DIAMETER WATER LINES ARE INSTALLED, THE TOTAL ESTIMATED COST FOR THESE IMPROVEMENTS IS \$3,300,000.00 OR \$6,300.00 PER LOT. PRIOR TO OBTAINING WATER SERVICE, INDIVIDUAL LOT OWNERS MUST OBTAIN A WATER METER FROM EPCMUD3 AND PAY ALL APPLICABLE FEES TO EPCMUD3. ADDITIONALLY, INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR THE COST AND INSTALLATION OF ANY SERVICE LINE REQUIRED FROM THE METER BOX TO THEIR DWELLING. THE SUBDIVIDER HAS ALSO INSTALLED THIRTY-NINE (39) FIRE HYDRANT ASSEMBLIES AT A COST OF \$351,000.00. THE WATER FACILITIES WILL BE FULLY OPERABLE ON THE DATE OF DECEMBER 31, 2027.

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

EPCMUD3 WILL PROVIDE WASTEWATER SERVICE TO CARROLLTON ESTATES UNIT ONE SUBDIVISION. THE SUBDIVIDER AND EPCMUD3 HAVE ENTERED INTO A CONTRACT IN WHICH EPCMUD3 HAS PROMISED TO PROVIDE WASTEWATER SERVICE TO THE SUBDIVISION FOR AT LEAST THIRTY YEARS. THE SUBDIVISION WILL OBTAIN SERVICE FROM AN EXISTING EIGHT-INCH (12") STUB-OUT LOCATED AT FLAGER ST AND MONTANA AVENUE.

THE ESTIMATED COST OF THESE SEWER FACILITIES IS \$1,569,000.00 OR \$3,000.00 PER LOT. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR THE COST AND INSTALLATION OF ANY SERVICE LINE REQUIRED FROM THE EXISTING STUB-OUTS TO THEIR DWELLING. BEFORE OBTAINING WASTEWATER SERVICE, INDIVIDUAL LOT OWNERS MUST PAY ALL APPLICABLE FEES TO EPCMUD3. THE WASTEWATER FACILITIES WILL BE FULLY OPERABLE ON THE DATE OF DECEMBER 31, 2027.

**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. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL WATER FACILITIES, DISCUSSED ABOVE ARE AS FOLLOWS:

WATER FACILITIES: THESE FACILITIES WILL BE INSTALLED AND COMPLETELY CONSTRUCTED, EXCEPT FOR THE WATER METERS AND INSTALLATION, AND WILL COST \$3,300,000.00 OR \$6,300.00 PER LOT.

WASTEWATER FACILITIES: THESE FACILITIES WILL BE INSTALLED AND COMPLETELY CONSTRUCTED, EXCEPT FOR THE INSTALLATION AND HOOK-UP FEES OF INDIVIDUAL LOTS, AND WILL COST \$1,569,000.00 OR \$3,000.00 PER LOT. OWNERS ARE RESPONSIBLE FOR THE COST AND INSTALLATION OF ANY SERVICE LINE REQUIRED FROM THE WASTEWATER SERVICE LATERAL TO THEIR DWELLING.

THE WATER AND WASTEWATER FACILITIES TO BE INSTALLED BY THE DEVELOPER WILL BE CONSTRUCTED PRIOR TO FILING THE FINAL PLAT OR 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.

PARCEL OF LAND BEING A PORTION OF A PARCEL NORTH OF U.S. HIGHWAY 62-180, N/K/A TRACT 3, SECTION 25, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS. AREA: 111.04 ACRES ±

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

EL PASO COUNTY MUD3 (EPCMUD3) PROVEERA EL SERVICIO DE AGUA POTABLE A LA SUBDIVISION "CARROLLTON ESTATES UNIT ONE". JNC DEVELOPMENT, INC. (PROPIETARIO DEL PROYECTO) Y EPCMUD3 HAN ESTABLECIDO UN CONTRATO EN EL CUAL EPCMUD3 SE COMPROMETE A PROVEER SUFFICIENTE AGUA A LA SUBDIVISION POR LO MENOS TREINTA AÑOS Y EPCMUD3 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.

EL NUEVO SISTEMA DE AGUA POTABLE SERA CONECTADO A UN (1) CABO DE AGUA EXISTENTE LOCALIZADO A LO LARGO DE LA INTERSECCION DE LA CALLE FLAGER Y AVENIDA MONTANA

DE DICHAS CONEXIONES SE INSTALARAN LINEAS DE AGUA POTABLE DE DOCE PULGADAS (12") Y OCHO PULGADAS (8") LAS CUALES SERAN SITUADAS AL NORTE Y ESTE DE CADA CALLE PROPUESTA. EL SISTEMA DE AGUA PROVEERA UN (1) CABO DE OCHO PULGADAS (8") Y UN (1) CABO DE DOCE PULGADAS (12") AL NORTE DE LA SUBDIVISION.

AL FINALIZAR LAS INSTALACIONES DE LAS LINEAS DE OCHO (8") Y DOCE PULGADAS (12"), EL COSTO TOTAL ESTIMADO POR ESTAS MEJORAS ES DE \$3,300,000.00 O DE \$6,300.00 POR LOTE. ANTES DE OBTENER EL SERVICIO DE AGUA POTABLE, LOS PROPIETARIOS DE CADA LOTE DEBERAN OBTENER UN MEDIDOR DE AGUA DE EPCMUD3 Y NECESITARAN PAGAR LAS CUOTAS PERTINENTES A EPCMUD3. ADEMÁS, CADA PROPIETARIO SERA RESPONSABLE DE PAGAR EL COSTO E INSTALACION DE CUALQUIER LINEA ADICIONAL QUE SEA NECESARIA DE SU PROPIEDAD AL MEDIDOR. EL PROPIETARIO DEL PROYECTO TAMBIEN HA INSTALADO UN TOTAL DE TREINTA Y NUEVE (39) UNIDADES DE HIDRANTES A UN COSTO DE \$351,000.00. EL SISTEMA DE AGUA EN COMPLETO FUNCIONAMIENTO APARTIR EL DIA 31 DE DICIEMBRE DEL 2027.

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

EPCMUD3 PROVEERA EL SERVICIO DE DRENAJE A LA SUBDIVISION "CARROLLTON ESTATES UNIT ONE". EL PROPIETARIO DEL PROYECTO Y EPCMUD3 HAN ESTABLECIDO UN CONVENIO EN EL CUAL EPCMUD3 SE HA COMPROMETIDO A PROVEER SERVICIO DE SANEAMIENTO A LA SUBDIVISION POR LO MENOS TREINTA AÑOS. EL NUEVO SISTEMA OBTENDRA SERVICIO DE UNA ESTACION DE BOMBO PARA AGUAS SUCIAS Y RESIDUALES ATRAVES DE UNA CABO EXISTENTE DE DOCE PULGADAS (12") UBICADO SOBRE LA INTERSECCION DE LA CALLE FLAGER Y AVENIDA MONTANA.

EL COSTO ESTIMADO DE ESTAS FACILIDADES DE SANEAMIENTO ES DE \$1,569,000.00 O \$3,000.00 POR LOTE. CADA PROPIETARIO SERA RESPONSABLE DE PAGAR EL COSTO E INSTALACION DE CUALQUIER LINEA ADICIONAL QUE SEA NECESARIA DE SU PROPIEDAD A UN CABO EXISTENTE. ANTES DE OBTENER SERVICIO DE DRENAJE, CADA PROPIETARIO DEBERA PAGAR LAS CUOTAS REQUERIDAS DE EPCMUD3. EL SISTEMA DE DRENAJE SANITARIO INICIARA SUS OPERACIONES EL DIA 31 DE DICIEMBRE DEL 2027.

**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. YO CERTIFICO QUE LOS COSTOS ESTIMADOS DE INSTALACION DEL SISTEMA DE DRENAJE MENCIONADOS ANTERIORMENTE, SON:

SISTEMA DE AGUA: ESTE SISTEMA SERA INSTALADO Y CONSTRUIDO EN SU TOTALIDAD, CON EXCEPCION DE LOS MEDIDORES DE AGUA, Y COSTARA \$3,300,000.00 O \$6,300.00 POR LOTE.

SISTEMA DE DRENAJE: ESTE SISTEMA SERA INSTALADO Y CONSTRUIDO EN SU TOTALIDAD, CON EXCEPCION DEL COSTO DE LAS CONEXIONES PARA CADA LOTE Y COSTARA \$1,569,000.00 O \$3,000.00 POR LOTE. LOS PROPIETARIOS DE CADA LOTE SON RESPONSABLES POR EL COSTO E INSTALACION DE CUALQUIER LINEA DE SERVICIO QUE SEA NECESARIA DE LA LINEA DE SERVICIO LATERAL A SUS PROPIEDADES.

EL SISTEMA DE AGUA INSTALADO POR EL URBANIZADOR SERA CONSTRUIDO ANTES DE ARCHIVAR EL "PLAT" FINAL, O DENTRO DE UN (1) AÑO DESPUES DE ARCHIVAR EL "PLAT" 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.

CARROLLTON ESTATES UNIT ONE SUBDIVISION IS ON LAND THAT GENTLY SLOPES IN A NORTHWESTERLY DIRECTION. THE SUBDIVISION IS DESIGNED TO CAPTURE AND CONTAIN STORMWATER RUNOFF WITHIN ITS BOUNDARIES. THE LOTS WITHIN THE SUBDIVISION HAVE BEEN GRADED SLIGHTLY SO THAT THE DEVELOPED RUN-OFF WILL FLOW TOWARD THE STREET AND DESIGNATED LOW POINTS WHERE THE RUNOFF WILL BE CAPTURED BY DROP INLETS. THE PROPOSED STREETS HAVE BEEN CONSTRUCTED WITH CURBS AND GUTTERS AT AN ELEVATION TYPICALLY A FEW INCHES LOWER THAN THE ADJOINING LOTS. THE SUBDIVISION STREET CAPTURES ITS RUNOFF AND CARRIES IT ALONG THE CONCRETE CURB AND GUTTER TO CONCENTRATE THE GENERATED RUNOFF INTO NEW DRAINAGE INLETS. THE RUNOFF IS COLLECTED AND CONVEYED BY MEANS OF STORM SEWER SYSTEMS TO DISCHARGE INTO RETENTION BASINS LOCATED WITHIN THE SUBDIVISION BOUNDARY, WHICH IS DESIGNED WITH SUFFICIENT POND CAPACITY TO RETAIN A 100-YEAR DESIGN RAINFALL. IMPROVEMENT PLANS FOR THIS SUBDIVISION ARE REFERENCED IN CASE ID XX-XXX AT THE EL PASO COUNTY PUBLIC WORKS 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.

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 GOV'T. CODE 232.021(4), "FLOODPLAIN" MEANS ANY AREA IN THE 100-YEAR FLOODPLAIN THAT IS SUSCEPTIBLE TO BEING INUNDATED BY WATER FROM ANY SOURCE OR THAT IS IDENTIFIED BY FEMA UNDER THE NATIONAL FLOOD INSURANCE ACT. BY MY SIGNATURE BELOW, I CERTIFY THAT CARROLLTON ESTATES UNIT ONE SUBDIVISION LIES WITHIN A FLOOD ZONE DESIGNATION OF "X" 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.

*Roberto S. Romero*  
ROBERTO S. ROMERO  
TEXAS LICENSE 114517  
1/14/2026  
DATE



**REPORTE DE DESAGÜE**

LA SUBDIVISION DE "CARROLLTON ESTATES UNIT ONE" SE ENCUENTRA EN TERRENOS QUE FORMAN UNA LIGERA PENDIENTE EN DIRECCION NOROESTE. LA SUBDIVISION ESTA DISEÑADA PARA CAPTURAR Y LLEVAR LA ESCORRENTIA PLUVIAL DENTRO DE SUS LIMITES. LA PARTE FRONTAL DE LOS LOTES DENTRO DE LA SUBDIVISION HAN SIDO NIVELADAS DE MANERA QUE ESTAS FORMEN UNA LIGERA PENDIENTE HACIA LA CALLE, LLEVANDO LA ESCORRENTIA DESARROLLADA A UN PUNTO BAJO DE DESAGÜE DONDE LA ESCORRENTIA SERA CAPTURADA POR MEDIO DE ENTRADAS DE DESAGÜE. LAS CALLES PROPUESTAS HAN SIDO CONSTRUIDAS CON EL BORDE DE LA ACERA A UNAS CUANTAS PULGADAS DE ELEVACION MAS BAJAS QUE LOS LOTES CONTIGUOS. LAS CALLES DE LA SUBDIVISION CAPTURAN LA ESCORRENTIA GENERADA POR LOS LOTES Y LA LLEVAN POR MEDIO DEL BORDE DE LA ACERA HASTA LAS NUEVAS ENTRADAS DE DESAGÜE. DESPUES ESTA ES LLEVADA POR MEDIO DE UN SISTEMA DE DESAGÜE HASTA UN ESTANQUE DE RETENCION LOCALIZADO DENTRO DE LOS LIMITES DE LA SUBDIVISION Y DISEÑADO CON CAPACIDAD SUFICIENTE PARA CONTENER LAS TORMENTAS DE 100-AÑOS. LOS PLANOS DE MEJORA PARA ESTA SUBDIVISION SON REFERENCIADOS EN EL CASO ID XX-XXX EN EL DEPARTAMENTO DE TRABAJOS PUBLICOS DE EL PASO COUNTY.

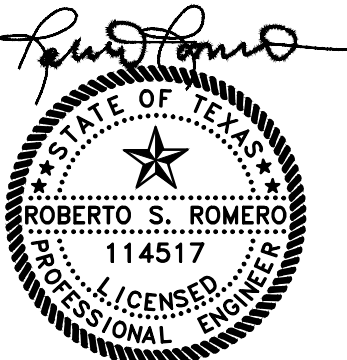
EN EL MAPA FIRM DE LA AGENCIA FEDERAL PARA EL MANEJO DE EMERGENCIAS (FEMA), COMMUNITY PANEL NO. 480212 0250B, CON FECHA DEL 4 DE SEPTIEMBRE DE 1991, ESTA PROPIEDAD SE ENCUENTRA DENTRO DE LA ZONA "X" LA CUAL NO ES CONSIDERADA COMO ZONA DE PELIGRO DE INUNDACION SUJETA A UNA TORMENTA DE 500-AÑOS.

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 DEMUESTRA 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 "CARROLLTON ESTATES UNIT ONE" SE ENCUENTRA EN LA ZONA "X", 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.

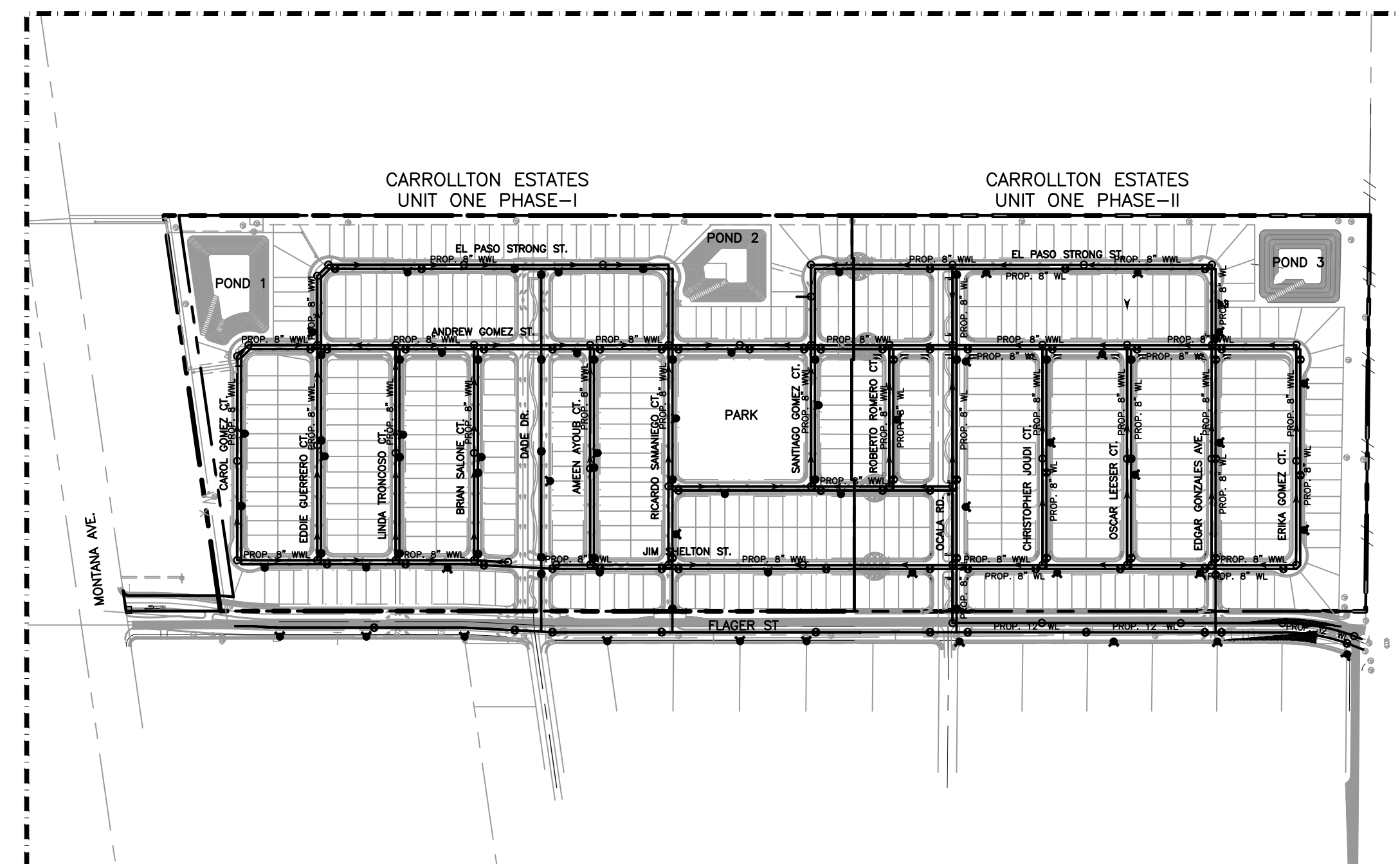
*Roberto S. Romero*  
ROBERTO S. ROMERO  
TEXAS LICENSE 114517  
1/14/2026  
DATE



| CARROLLTON ESTATES UNIT ONE<br>POND 1 CALCULATIONS |                           |                            |
|----------------------------------------------------|---------------------------|----------------------------|
| DRAINAGE AREA                                      | REQUIRED CAPACITY (AC-FT) | AVAILABLE CAPACITY (AC-FT) |
| P-1                                                | 0.35                      |                            |
| A-1                                                | 0.89                      |                            |
| A-2                                                | 1.26                      |                            |
| A-3                                                | 0.74                      |                            |
| A-4                                                | 2.83                      |                            |
| A-5                                                | 0.80                      |                            |
| A-12                                               | 1.44                      |                            |
| OS-1                                               | 4.07                      |                            |
| TOTAL                                              | 12.38                     | 22.18                      |

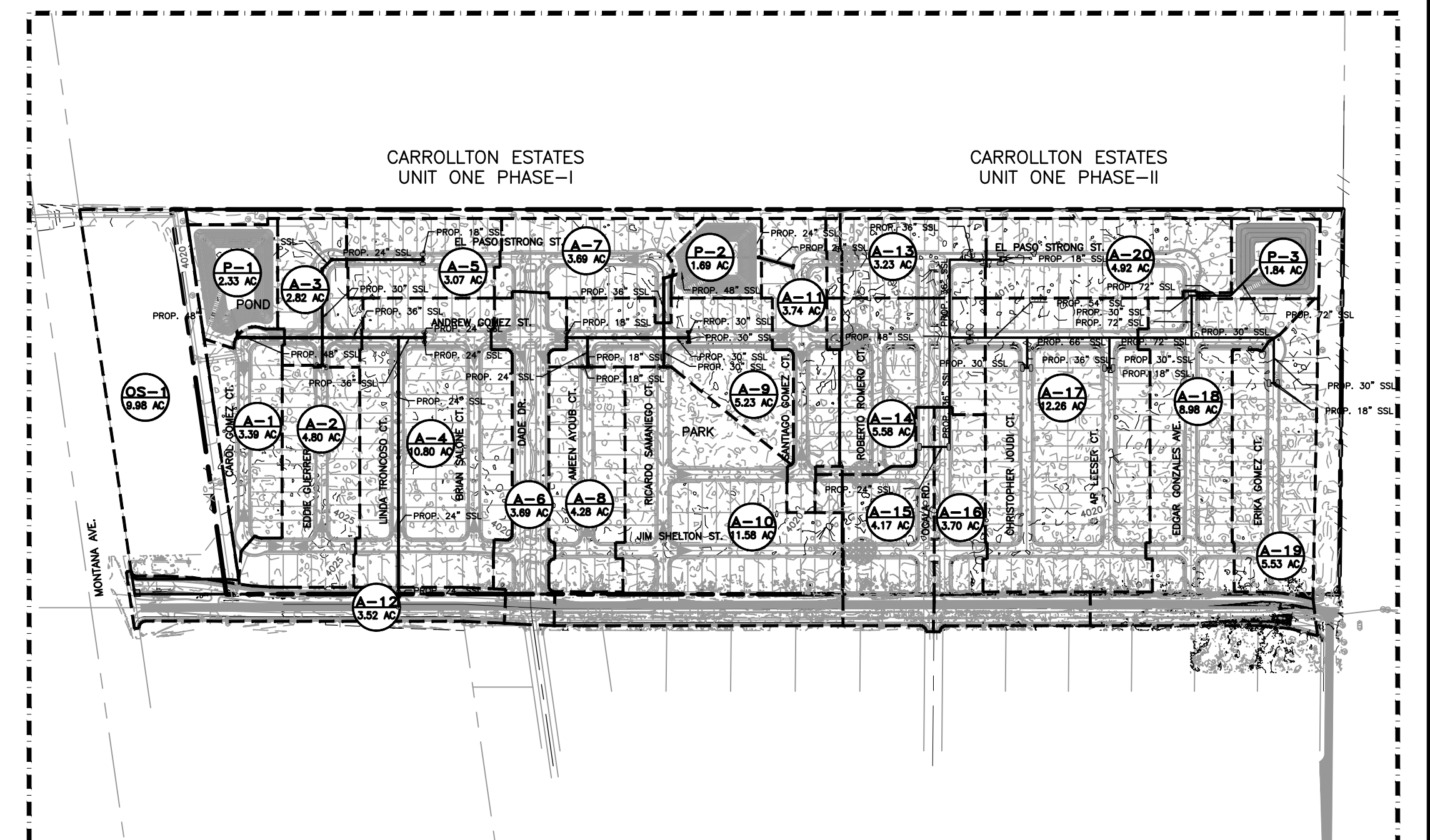
| CARROLLTON ESTATES UNIT ONE<br>POND 2 CALCULATIONS |                           |                            |
|----------------------------------------------------|---------------------------|----------------------------|
| DRAINAGE AREA                                      | REQUIRED CAPACITY (AC-FT) | AVAILABLE CAPACITY (AC-FT) |
| P-2                                                | 0.25                      |                            |
| A-6                                                | 1.51                      |                            |
| A-7                                                | 1.02                      |                            |
| A-8                                                | 1.12                      |                            |
| A-9                                                | 1.28                      |                            |
| A-10                                               | 3.33                      |                            |
| A-11                                               | 0.98                      |                            |
| A-13                                               | 0.91                      |                            |
| A-14                                               | 1.61                      |                            |
| TOTAL                                              | 12.03                     | 15.32                      |

| CARROLLTON ESTATES UNIT ONE<br>POND 3 CALCULATIONS |                           |                            |
|----------------------------------------------------|---------------------------|----------------------------|
| DRAINAGE AREA                                      | REQUIRED CAPACITY (AC-FT) | AVAILABLE CAPACITY (AC-FT) |
| P-3                                                | 0.28                      |                            |
| A-15                                               | 1.34                      |                            |
| A-16                                               | 1.30                      |                            |
| A-17                                               | 3.21                      |                            |
| A-18                                               | 2.64                      |                            |
| A-19                                               | 1.45                      |                            |
| A-20                                               | 1.29                      |                            |
| TOTAL                                              | 11.49                     | 16.25                      |



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

**TRE & ASSOCIATES**  
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MAP OF DRAINAGE SYSTEM  
MAPA DEL SISTEMA DE DESAGÜE