

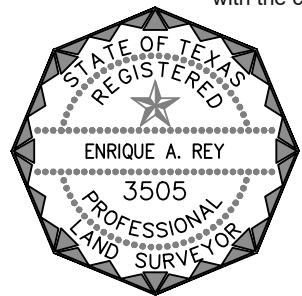


LOCATION MAP
SCALE: 1" = 600'

PLAT NOTES AND RESTRICTIONS:

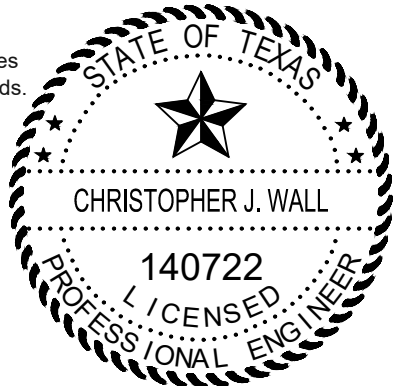
- The finished floor elevation of any residence shall be at least 18" above the average height of the curb in front of the lot, or a least 12" above the natural ground level surrounding the foundation, whichever is higher.
- No more than one single-family detached dwelling shall be located on Future Lot 1.
- Vehicular access to Future Lots 1 & 2 Block 1, abutting Strawberry Lane, shall be from Strawberry Lane only.
- This Property lies in Zone X, as designated by F.E.M.A.; City of El Paso, Community Panel No. 4802120025B. Construction of residential housing within any area of the subdivision that is in the 100-year floodplain is prohibited unless the housing qualifies for insurance under the National Flood Insurance Act of 1968 (42 U.S.C. Sections 4001 through 4127).
- Future Lots 1 & 2, Block 1 are subject to on-site ponding of stormwater runoff, Lot Owners are responsible for maintaining adequate provisions to accommodate all stormwater runoff generated from their respective lot plus one-half the runoff generated from all abutting street Right-Of-Ways directly fronting the lot.
- Future Lot 1, Block 1 contains an approved on-site sewage facility (OSSF) on the lot.
- Future Lot 1, Block 1 residence has existing water service from a well on the lot.
- Future Lot 2, Block 1 is restricted to non-residential purposes only. Placement of a residential dwelling on Future Lot 2, Block 1 is strictly prohibited.
- In accordance with Texas Local Government Code 232.025(6), it is hereby expressed that all purchase contracts made between a Eugenia Torres and a purchaser of land in this subdivision will contain a statement stating that Future Lot 2 is non-residential and if the new owner wishes to develop as residential, they will be required to replat Lot 2 with El Paso County. Owner is responsible for the construction of any future water, sewer, electricity, communication, or gas services on Future Lot 2.
- Tax Certificates for 741 Strawberry Lane are filed in the El Paso County Clerk's Office, Instrument No. 2308-0893.
- Lot owner is responsible to maintain the sidewalk, parkway and driveways abutting their property, including double frontage lots.
- Buildings shall be set back as follows: Setbacks from roads and right-of-ways shall be a minimum of 20 feet, from side property lines shall be a minimum of 5 feet, and from back property lines shall be 25 feet. These setback distances shall not conflict with separation or setback distances required by rules governing public utilities, on-site sewage facilities, or drinking water supplies.
- Future Lot 2, Block 1 is restricted to non-residential purposes only. Placement of a residential dwelling on Future Lot 2, Block 1 is strictly prohibited.
- A 10' utility easement for Future Lots 1 & 2 will be publicly dedicated with this plat.
- For onsite ponding, both lots meet the required retention volume for El Paso County.
- Deed record information:
Future Lot 1 Tract 7A Block 13, 2,666 ac (116,143 sq. ft.) Francisco & Gina Torres book 2308, page 892 deed records, El Paso county, Texas
Future Lot 2 Tract 7A Block 13, 3,000 ac (130,677 sq. ft.) Francisco & Gina Torres book 2308, page 892 deed records, El Paso county, Texas
- Permanent elevation markers shall be installed to define the levels to be maintained to ensure the effectiveness of onsite ponding. Permanent elevation markers shall not be moved, covered, or altered without written permission from the county engineer.
- The County is granted permanent right of access to all lots to inspect the ponding areas and permanent elevation markers, and if necessary, any construction of ponding improvements necessary for plat compliance.
- Filling or changing the pond or allowing the pond to be filled or changed to an elevation greater than established by the permanent elevation marker is prohibited.
- 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, or landscaping underlain with plastic sheeting or other impermeable material.
- In the event that the functionality of an onsite pond becomes impaired whether by act of man or nature, the owner of the lot on which the impaired ponds is located shall perform all corrective actions required to restore that functionality.
- Any owner notified in writing by the planning and development department of corrective actions required to restore the functionality of an onsite pond or drainage problem on the lot shall comply within forty-five (45) 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.
- Owner of property utilizing onsite 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.
- These onsite ponding requirements shall be enforced by injunctive relief without the requirement for bond or other security.
- If variance is granted, a plat restriction will be included stating: 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.
- 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, SDM, and DOM Section 11.1)
- 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.
- This property is subject to impact fees. Impact fees shall be calculated based on the table below:

Westside Service Area			
Meter Size	Meter Capacity Ratio	Water*	Wastewater
Less than 1 inch	1.00	\$844	\$1,187
1 inch	1.67	\$1,409	\$1,981
1½ inch	3.33	\$2,810	\$3,951
2 inch	5.33	\$4,498	\$6,324
3 inch	10.00	\$8,439	\$11,865
4 inch	16.67	\$14,067	\$19,780
6 inch	33.33	\$28,125	\$39,548
8 inch	53.33	\$45,002	\$63,279
10 inch	76.67	\$64,598	\$90,973
12 inch	143.33	\$120,947	\$170,070



Benchmark: Iron Rod (R) Found
N = 10710153.4360; E = 344973.5800
ELEV. = 3783.71'

Datum: TX83-CF NAD83 Texas State Planes, Central Zone, US Foot
This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Survey Professional and Technical Standards.



Prepared by and under the supervision of:
Christopher J. Wall, P.E.
Registered Professional Engineer
Registration No. TX 140722

ENRIQUE A. REY

DATE

CHRISTOPHER J. WALL

DATE



1183 Upper Canyon Pl.
El Paso, TX 79912
Phone (903) 752-1598
Texas Firm# 26808

741 STRAWBERRY LANE

SUBMITTED BY :

WALL ENGINEERING
EL PASO, TEXAS

PROJECT NUMBER

2401

DATE

September 2025

DRAWING FILE
DRAWING NUMBER

2401
2401

1
OF
3

FRANCISCO TORRES

TRACT 7A, BLOCK 13,
UPPER VALLEY SURVEYS, EL PASO COUNTY, TEXAS,
AREA = 246810 Sq Ft OR 5.666 ac ±

DEED REFERENCE VOLUME: 2308 PAGE: 0892
PIDN: U819000013007A1
EL PASO COUNTY, TEXAS

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, Eugenia Torres, as owner of the 5.666 acre tract of land encompassed within the FRANCISCO TORRES SUBDIVISION PLAT, hereby subdivide the land as depicted in this subdivision plat. The 10' utility easement dedication for Future Lot 1, and Future Lot 2 is to be included with this plat.

For Francisco Torres Subdivision Plat Future **Lot 1**, I certify that I have complied with the requirements of Texas local government code 232.032 and that:

- The water quality and connections to lots meet, or will meet, the minimum standards;
- Sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
- Electrical connections provided to the lots meet, or will meet, the minimum state standards; and
- Gas connections, if available, provided to the lots meet, or will meet, the minimum state standards.

For Francisco Torres Subdivision Future **Lot 2**, I certify that the land is to be used primarily for agricultural use, as defined by Section 1-d, Article VIII, Texas Constitution.
I attest that the matters asserted in the plat are true and complete.

Eugenia Torres

Date

STATE OF TEXAS

COUNTY OF EL PASO

BEFORE ME, the undersigned notary public, on this day personally appeared Eugenia Torres, proved to me through her Texas Department of Public Safety driver license to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for the County of El Paso

My Commission Expires

CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GC 212 & 232:

WE THE UNDERSIGNED CERTIFY that this FRANCISCO TORRES SUBDIVISION was reviewed and approved by the city plan commission of the City of El Paso on _____.

Chairperson

Date

ATTEST:

Executive Secretary

Date

Planning and Inspections Director

Date

EL PASO COUNTY, TEXAS CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GC 232.028 (a):

WE THE UNDERSIGNED CERTIFY that this FRANCISCO TORRES SUBDIVISION was reviewed and approved by the El Paso County Commissioners Count on _____.

El Paso County Judge

Date

ATTEST:

El Paso County Clerk

Date

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____, County Clerk of El Paso County, certify that the plat bearing this certificate was filed and recorded under Instrument Number _____ in the Plat Records of the El Paso County.

El Paso County Clerk

Date

PRINCIPAL CONTACTS

OWNER:	Eugenia Torres	741 Strawberry Ln. El Paso, TX	915-471-9756
ENGINEER:	Christopher J. Wall, PE	1183 Upper Canyon Pl. El Paso, TX	903-752-1598
SURVEYOR:	Enrique A. Rey	9434 Viscount Blvd Ste 148, El Paso, TX	915-633-8060

FRANCISCO TORRES

FINAL PLAT

DATE PREPARED	DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY
9/16/2025				
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY

FRANCISCO TORRES

PRELIMINARY PLAT
TRACT 7A, BLOCK 13,
UPPER VALLEY SURVEYS, EL PASO COUNTY, TEXAS,
AREA = 246810 Sq Ft OR 5.666 ac ±
DEED REFERENCE VOLUME: 2308 PAGE: 0892
PIDN: U819000013007A1
EL PASO COUNTY, TEXAS

METES AND BOUNDS:

Prepared For: Eugenia Torres
Date: 06-03-2024
Being a Portion of Tract 7A, Block 13,
Upper Valley Surveys,
El Paso County, Texas
Description of a 5.666-acre parcel of land more or less, being a Portion of Tract 7A, Block 13, Upper Valley Surveys, El Paso County, (Book 2308, Page 892, Deed Records, of El Paso County, Texas) and being more particularly described by metes and bounds as follows to wit:

Commencing at a found 1/2" rebar on the common boundary line of Tract 7B (described in File Clerks No. 20210056032, Deed Records, El Paso County, Texas) and Lot 2, Block 1, Karen Torres Subdivision, (File Clerk's No. 201560077306, Plat Records, El Paso County Texas) Thence along said common boundary line, North 01°30'00" East distance of 69.47 feet, to a point lying at the southwest boundary corner of Tract 7A, said point being the Point of Beginning;

Thence North 89°42'00" East, along said boundary line, a distance of 182.01 feet to a point on the common boundary line of Tract 7A, and a certain parcel of land described September 11, 1975, in Book 605, Page 142, Deed Records, El Paso County, Texas;

Thence North 00°18'00" West, and continuing along said boundary line, distance of 30.18 feet to a point;

Thence North 89°42'00" East, continuing along said boundary line, a distance of 84.47 feet to a point;

Thence North 89°42'00" East, along said boundary line a distance of 62.06 feet to a point on the common boundary line of Tract 7A, and a certain parcel of land in File Clerk's No. 20200051539, Deed Records, El Paso County, Texas;

Thence North 00°18'00" West, along said boundary line, a distance of 654.82 feet to a point lying on the common boundary line of Tract 7A and Tract 11C Block 16, Upper Valley Surveys File Clerk's No. 20180047935, Deed Records, El Paso County, Texas;

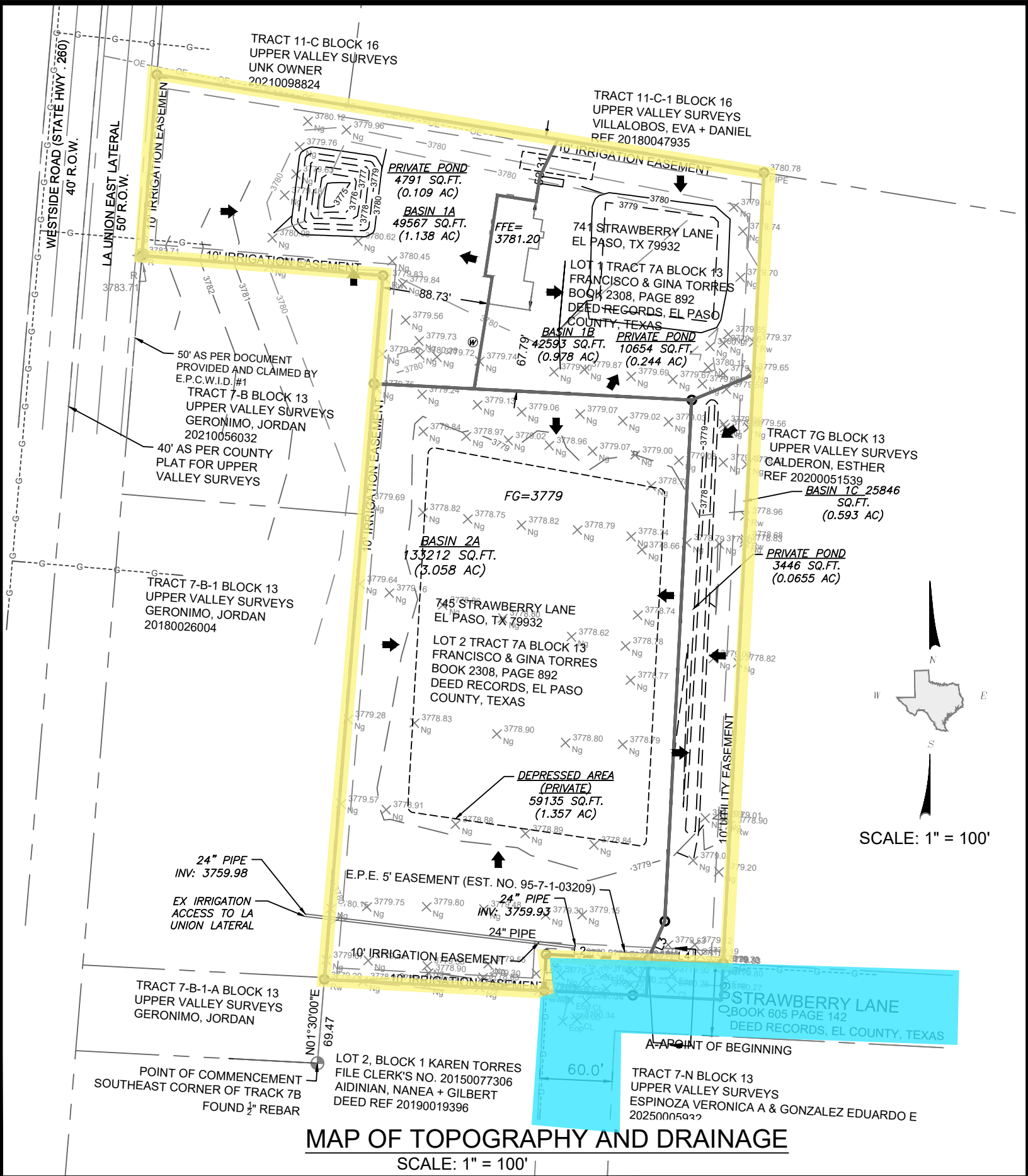
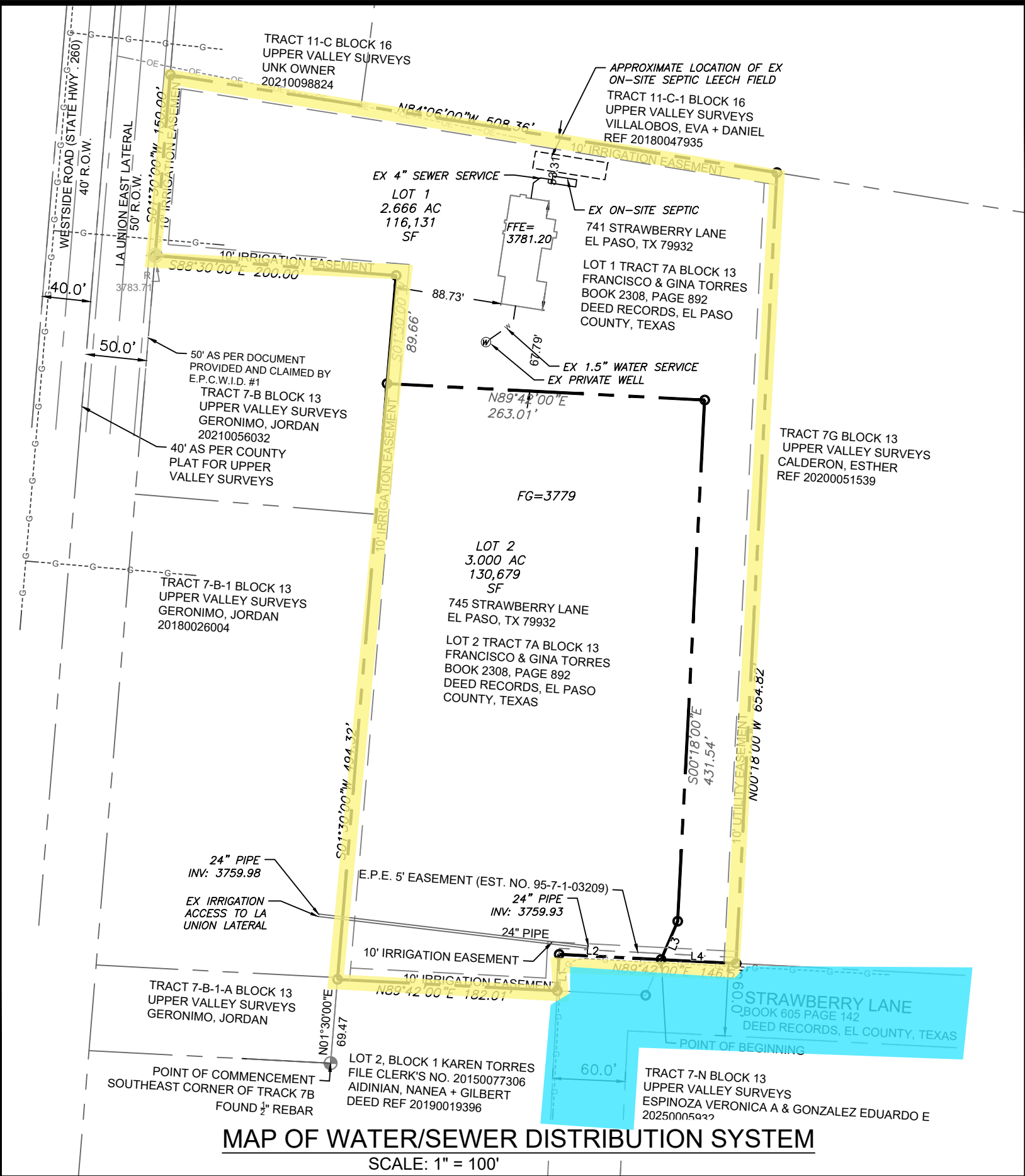
Thence North 84°06'00" West, along said boundary line, a distance of 508.36 feet to a point lying on the easterly Right-of-Way Line of the La Union East Lateral (60-Foot Right-of-Way);

Thence South 01°30'00" West, along said boundary line, a distance of 150.00 feet to a point on the common boundary line of Tract 7A and 7B, Block 13, Upper Valley Surveys;

Thence South 88°30'00" East, along said boundary line a distance of 200.00 feet to a point on the common boundary line of Tract 7A and 7B, Block 13, Upper Valley Surveys;

Thence South 01°30'00" West continuing along said boundary line, a distance of 89.66 feet to a point;

Thence South 01°30'00" West continuing along said common boundary line, a distance of 494.32 feet to the Point of Beginning and containing in all 246,820 square feet or 5.666 acres of land more or less.



LEGEND

	DRAINAGE BASIN BOUNDARY		PROPERTY CORNER
	DIRECTION OF FLOW		BENCHMARK
	PROPERTY LINE		EXISTING WATER SERVICE
	EASEMENT LINE		EXISTING SANITARY SEWER SERVICE
	PROP MAJOR CONTOUR LINE		EXISTING SEPTIC FIELD
	PROP MINOR CONTOUR LINE		EXISTING WATER WELL
	EXISTING MAJOR CONTOUR LINE		PROP STORM WATER POND/DEPRESSED AREA
	EXISTING MINOR CONTOUR LINE		EXISTING GAS
	PARCEL LINE		EXISTING ELECTRIC

LINE TABLE

LINE	BEARING	LENGTH
L1	N0°18'00"W	30.18'
L2	N89°42'00"E	84.47'
L3	N20°08'09"E	34.54'
L4	N89°42'00"E	62.06'

ETJ STATEMENT

Francisco Torres Subdivision Plat is located in northwestern El Paso County on the north side of Strawberry Lane, approximately one thousand feet northeast of the intersection of Westside Drive and Bailey Road. According to the official map in the office of the Secretary of the City of El Paso, population 678,815, Francisco Torres Subdivision Plat lies within the City of El Paso's five-mile ETJ under Local Government Code § 212.001.

PRINCIPAL CONTACTS

OWNER:	Eugenia Torres	741 Strawberry Ln. El Paso, TX	915-471-9756
ENGINEER:	Christopher J. Wall, PE	1183 Upper Canyon Pl. El Paso, TX	903-752-1598
SURVEYOR:	Enrique A. Rey	9434 Viscount Blvd Ste 148, El Paso, TX	915-633-8060

FRANCISCO TORRES

PRELIMINARY PLAT

DATE PREPARED	DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY
9/16/2025				
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY



1183 Upper Canyon Pl.
El Paso, TX 79912
Phone (903) 752-1598
Texas Firm# 26808

741 STRAWBERRY LANE

SUBMITTED BY :

WALL ENGINEERING
EL PASO, TEXAS

PROJECT NUMBER	DATE
2401	September 2025
DRAWING FILE	2401
DRAWING NUMBER	2401
	2 OF 3

FINAL ENGINEER'S REPORT

By Christopher Wall, P.E.

A drainage investigation was completed for 741 Strawberry Ln. The existing property at this address is 5.666 acres. The Owner's intent is to subdivide to a 3.000 acre lot and 2.666 acre lot. The 3.000 acre is to be strictly non-residential, while the 2.666 acre lot is residential with an existing single family home.

The scope of this drainage study is to examine the ponding required on the two lots. The intent of this report is to analyze the onsite drainage, and provide recommendations to meet the on-site ponding requirements for El Paso County, TX. This report will address all findings obtained during the drainage investigation and identify drainage characteristics pertaining to the project site.

This drainage analysis was completed using the methodology outlined in the "County of El Paso Subdivision Design", dated March 10, 1997. The hydraulic analysis was calculated from the Retention Basin section, D-3, of the "County of El Paso Subdivision Design Standards".

The rainfall provided from the Design Standards is to be 4" within a 3 hour period. The project area is a single family residence with a long driveway entrance. To the west is the 3 acre lot that is to be subdivided as an agricultural field, Lot2. The northern portion of the western property line abuts the La Union East Lateral, and Westside Dr. To the north and east are single family residences with agricultural fields. To the south, is a single family residence and access to Strawberry Ln. The existing driveway is mostly gravel road with portions of concrete parking near the house. Both lots have room for onsite ponding.

Per Federal Emergency Management Agency (FEMA), the project area is located within Flood Zone Designation X, as designated by F.E.M.A.; City of El Paso, Community Panel No. 4802120025B. Construction of residential housing within any area of the subdivision that is in the 100-year floodplain is prohibited unless the housing qualifies for insurance under the National Flood Insurance Act of 1968 (42 U.S.C. Sections 4001 through 4127). The FEMA Flood Insurance Rate FIRMette Map is included in Appendix A for the project area.

There are 4 natural basins on this property. The majority of the property is relatively flat, there are site characteristics that help divide the property. Basin 1A is the section of the property west of the house with a natural low area near the center. Basin 1B is east of the house and north of the driveway. The driveway is Basin 1C and contains a long narrow bar ditch approx. 15' from the western edge of the gravel driveway. Basin 2A is an agricultural field with available ponding within the field. With limited grading, each area would be able to hold the volume required for on-site ponding. The design criteria used in this study come from "County of El Paso Subdivision Design".

The retention basin is to be utilized for this property due to the site constraints that make a detention basin difficult. There are limited options to capture the amount of water required and find an easily accessible outfall location.

The existing site carries a slope of 0-1% from Strawberry Ln., to the north property line. There is a section of the northwest corner that slopes 3-5% up to the La Union East Lateral. The table below lists the Total Runoff for the site.

Total Runoff					
Basin	Area (ac)	Rainfall (in)	C (Runoff Factor)	V (ac-ft)	V (cu-ft)
1A	1.138	4	0.50	0.1896	8259
1B	0.978	4	0.50	0.163	7100
1C	0.593	4	0.50	0.0988	4305
2A	3.058	4	0.50	0.509	22172

The emergency capacity is 25% of the total runoff. The sum of the total runoff from Table 5-1 is 19,664 cu-ft. There is also a Ten-Year Silt load that needs consideration with a volume 0.012 ac-ft/ac. Table below, lists the Total on site ponding required.

Total On-Site Ponding						
Basin	Area (ac)	Q (cu-ft)	25% Emergency Capacity	Ten Year Silt Load	Required Detention Volume (cu-ft)	Provided Detention Volume (cu-ft)
1A	1.138	8259	2065	595	10919	10991
1B	0.978	7100	1775	511	9386	9677
1C	0.593	4305	1076	310	5691	5720
2A	3.058	22172	5543	1598	29313	29567

In conclusion, there is available space to capture the required retention volume on-site. I would recommend a retention pond for each existing drainage basin. This will limit the grading to only the additional cut required for the ponds. Please refer to the Post Development Map in the Appendix.

Pond 1, located within Basin 1A would have a design capacity of 10,991 cu-ft.
Pond 2, located within Basin 1B would have a design capacity of 9,677 cu-ft.
Pond 3, located within Basin 1C would have a design capacity of 5,720 cu-ft.
Depressed Area, located within Basin 2A would have a design capacity of 29,567 cu-ft.

This satisfies the required volume for on-site ponding for El Paso County.

WATER FACILITIES

LOT 1

Francisco Torres Plat Lot 1 is provided with potable water by the existing water well on site. The existing water well complies with requirements of 30 TAC 230.1 through 230.11 for individual water supply well and certifies the long term (30 year) quantity and quality of available groundwater supplies relative to the ultimate need of the lot. The water quality meets the standards set forth in 30 TAC 290.104, 290.106, 290.108 and 290.109 without treatment identified.

LOT 2

Francisco Torres Plat Lot 2: No water facilities provided with this plat.

SEWER FACILITIES

LOT 1

Francisco Torres Plat Lot 1 is treated by on-site sewer facilities ("OSSF" or "Septic System"). Lot 1 has an existing septic system. The existing septic system on Lot 1 complies with 30 TAC Chapter 285. Refer to "El Paso City-Council Health and Environmental District License No. 93-864 Dated November 8, 1993. 1250 gallon tank, 780 square feet drainfield, private well."

LOT 2

Francisco Torres Plat Lot 2: No sewer facilities provided with this plat.

DESCRIPTION IN SPANISH OF FINAL ENGINEER'S REPORT

De Christopher Wall P.E.,

Se llevo a cabo una investigación de drenaje para 741 Strawberry Ln. La propiedad en esta dirección tiene 5.666 acres. La intención del propietario es subdividirla en un lote de 3.000 acres y un lote de 2.666 acres. El lote de 3.000 acres no debe ser residencial, mientras que el lote de 2.666 acres es residencial con una casa unifamiliar.

El alcance de este estudio de drenaje es examinar el encharcamiento requerido en los dos lotes. La intención de este informe es analizar el drenaje en el sitio y brindar recomendaciones para cumplir con los requisitos de encharcamiento en el sitio para el condado de El Paso, TX. Este informe abordará todos los hallazgos obtenidos durante la investigación de drenaje e identificará las características de drenaje relacionadas con el sitio del proyecto.

Este análisis de drenaje se realizó utilizando la metodología descrita en el "Diseño de la subdivisión del condado de El Paso", con fecha del 10 de marzo de 1997. El análisis hidráulico se calculó a partir de la sección de cuenca de retención, D-3, de las "Normas de diseño de la subdivisión del condado de El Paso".

La lluvia prevista en las normas de diseño debe ser de 4" en un período de 3 horas. El área del proyecto es una residencia unifamiliar con una entrada vehicular larga. Al oeste se encuentra el lote de 3 acres que se subdividirá como campo agrícola, Lote 2. La parte norte de la línea de propiedad occidental colinda con La Union East Lateral y Westside Dr. Al norte y al este hay residencias unifamiliares con campos agrícolas. Al sur, hay una residencia unifamiliar y acceso a Strawberry Ln. La entrada vehicular que existe es principalmente un camino de grava con partes de estacionamiento de concreto cerca de la casa. Ambos lotes tienen espacio para un estanque en el lugar.

Según la Agencia Federal para el Manejo de Emergencias (FEMA), el área del proyecto se encuentra dentro de la Designación de Zona de Inundación X, según lo designado por FEMA; Ciudad de El Paso, Panel Comunitario N.º 4802120025B. La construcción de viviendas residenciales dentro de cualquier área de la subdivisión que se encuentre en la llanura aluvial de 100 años está prohibida a menos que la vivienda califique para el seguro según la Ley Nacional de Seguros contra Inundaciones de 1968 (42 U.S.C. Secciones 4001 a 4127). El Mapa FIRMette de Tasas de Seguros contra Inundaciones de FEMA está incluido en el Apéndice A para el área del proyecto.

Hay 4 cuencas naturales en esta propiedad. La mayor parte de la propiedad es relativamente plana, hay características del sitio que ayudan a dividir la propiedad. La cuenca 1A es la sección de la propiedad al oeste de la casa con un área baja natural cerca del centro. La cuenca 1B está al este de la casa y al norte del camino de entrada. El camino de entrada es la cuenca 1C y contiene una zanja de barra larga y angosta de aproximadamente 15 pies del borde occidental del camino de grava. La cuenca 2A es un campo agrícola con estanque disponible dentro del campo. Cada área podría contener el volumen requerido para el estanque en el sitio, con una nivelación limitada. Los criterios de diseño utilizados en este estudio provienen del "Diseño de subdivisión del condado de El Paso".

La cuenca de retención se utilizará para esta propiedad debido a las limitaciones del sitio que dificultan una cuenca de retención. Hay opciones limitadas para capturar la cantidad de agua requerida y encontrar una ubicación de descarga de fácil acceso.

El sitio existente tiene una inclinación de 0-1% desde Strawberry Ln., hasta la línea norte de propiedad. Hay una sección de la esquina noroeste que tiene una inclinación de 3-5% hasta el lateral este de La Union. La siguiente tabla enumera la escorrentía total para el sitio.

Total Runoff					
Basin	Area (ac)	Rainfall (in)	C (Runoff Factor)	V (ac-ft)	V (cu-ft)
1A	1.138	4	0.50	0.1896	8259
1B	0.978	4	0.50	0.163	7100
1C	0.593	4	0.50	0.0988	4305
2A	3.058	4	0.50	0.509	22172

La capacidad de emergencia es del 25% de la escorrentía total. La suma de la escorrentía total de la Tabla 5-1 es 19,664 pies cúbicos. También hay una carga de sedimentos de diez años que se debe tener en cuenta con un volumen de 0,012 acres-pie/acre. La tabla a continuación muestra el total de estanques necesarios en el sitio.

Total On-Site Ponding						
Basin	Area (ac)	Q (cu-ft)	25% Emergency Capacity	Ten Year Silt Load	Required Detention Volume (cu-ft)	Provided Detention Volume (cu-ft)
1A	1.138	8259	2065	595	10919	10991
1B	0.978	7100	1775	511	9386	9677
1C	0.593	4305	1076	310	5691	5720
2A	3.058	22172	5543	1598	29313	29567

En conclusión, hay espacio disponible para capturar el volumen de retención requerido en el sitio. Recomendaría un estanque de retención para cada cuenca de drenaje que existe. Esto limitará la nivelación solo al corte adicional requerido para los estanques. Favor de consultar el Mapa de desarrollo posterior en el Apéndice.

El estanque 1, ubicado dentro de la cuenca 1A, tendría una capacidad de diseño de 10,991 pies cúbicos.
El estanque 2, ubicado dentro de la cuenca 1B, tendría una capacidad de diseño de 9,677 pies cúbicos.
El estanque 3, ubicado dentro de la cuenca 1C, tendría una capacidad de diseño de 5,720 pies cúbicos.
El área deprimida, ubicada dentro de la cuenca 2A, tendría una capacidad de diseño de 29,567 pies cúbicos.

Esto satisface el volumen requerido para el estanque en el sitio para el condado de El Paso.

INSTALACIONES DE AGUA

LOTE 1

Plano Francisco Torres Lote 1 recibe agua potable del pozo de agua que existe en el sitio. El pozo de agua cumple con los requisitos de 30 TAC 230.1 a 230.11 para pozos de suministro de agua individuales y certifica la cantidad y calidad a largo plazo (30 años) de los suministros de agua subterránea disponibles en relación con la necesidad final del lote. La calidad del agua cumple con los estándares establecidos en 30 TAC 290.104, 290.106, 290.108 y 290.109 sin tratamiento.

LOTE 2

Plano Francisco Torres Lote 2: No se proporcionan instalaciones de agua con este plano.

INSTALACIONES DE ALCANTARILLADO

LOTE 1

Plano Francisco Torres Lote 1 es tratado mediante instalaciones de alcantarillado en el sitio ("OSSF" o "Sistema Séptico"). El lote 1 tiene un sistema séptico existente. El sistema séptico que existe en el Lote 1 cumple con el Capítulo 285 de 30 TAC. Consulte la "Licencia de Distrito Ambiental y de Salud del Ayuntamiento de El Paso No. 93-864 con fecha del 8 de noviembre de 1993. Tanque de 1250 galones, campo de drenaje de 780 pies cuadrados, pozo privado. "

LOTE 2

Plano Francisco Torres Lote 2: No se proporcionan instalaciones de alcantarillado con este plano.

FRANCISCO TORRES

TRACT 7A, BLOCK 13,
UPPER VALLEY SURVEYS, EL PASO COUNTY, TEXAS,
AREA = 246810 Sq Ft OR 5.666 ac ±

DEED REFERENCE VOLUME: 2308 PAGE: 0892

PIDN: U819000013007A1

EL PASO COUNTY, TEXAS

PRINCIPAL CONTACTS

OWNER:	Eugenia Torres	741 Strawberry Ln. El Paso, TX	915-471-9756
ENGINEER:	Christopher J. Wall, PE	1183 Upper Canyon Pl. El Paso, TX	903-752-1598
SURVEYOR:	Enrique A. Rey	9434 Viscount Blvd Ste 148, El Paso, TX	915-633-8060

FRANCISCO TORRES

PRELIMINARY PLAT

DATE PREPARED	DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY
9/16/2025				
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY



1183 Upper Canyon Pl.
El Paso, TX 79912
Phone (903) 752-1598
Texas Firm# 26808

741 STRAWBERRY LANE

SUBMITTED BY :

WALL ENGINEERING
EL PASO, TEXAS

PROJECT NUMBER		DATE	
2401		September 2025	
DRAWING FILE	2401	3 OF 3	
DRAWING NUMBER	2401		