

BEING A PORTION OF TRACTS 7A, 7B AND ALL OF TRACTS 6-B-2-A,
6-B-2-A-1, 6-B-3-H AND 6-B-3-S, LAURA E. MUNDY SURVEY NO.238
TOWN OF CANUTILLO, EL PASO COUNTY, TEXAS
CONTAINING 21.0569 ACRES ±

STATE OF TEXAS)
COUNTY OF EL PASO)

WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

STATE OF TEXAS }
COUNTY OF EL PASO }

BEFORE ME. THE UNDER

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

DAY OF _____, 20____

NOTARY PUBLIC

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES: _____

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF STELLAR LA MESA SUBDIVISION UNIT ONE WAS REVIEWED AND APPROVED

BY THE CITY PLAN COMMISSION OF THE CITY OF EL PASO

ON _____, 20____. ATTEST: _____

CHAIRPERSON _____ DAY OF: _____, 20____

APPROVED FOR FILING DAY OF: , 20

PLANNING AND INSPECTIONS DIRECTOR

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF STELLAR LA MESA SUBDIVISION UNIT ONE WAS REVIEWED AND APPROVED BY THE EL

ATTEST:

_____,
EL PASO COUNTY JUDGE

_____,
DATE

_____,
EL PASO COUNTY CLERK

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS THIS

DAY OF _____, 20____, A.D., IN FILE NO. _____

I, AARON ALVARADO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE STELLAR SUBDIVISION UNIT ONE WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME, OR UNDER MY SUPERVISION, AND IS IN COMPLIANCE WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

AARON ALVARADO
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR No. 6223

PREPARED BY AND UNDER SUPERVISION OF

SERGIO J. ADAME, P.E.
 LICENSE PROFESSIONAL ENGINEER, TEXAS LICENSE No. 88423

DATE OF PREPARATION: JULY 2024

BROCK & BUSTILLOS INC.
CONSULTING CIVIL ENGINEERS
LAND SURVEYORS
TBPE REG. NO. P-737

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EL PASO, TEXAS 79902 1
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PH (915) 542-4900
FAX (915) 542-2867 2

JOB NO. 07287-003E



PRINCIPAL CONTACTS:

NAME:	ADDRESS:	CITY & ZIP CODE:	PHONE:	FAX:
OWNER: CORONADO HOLDINGS, LP	1035 BELVIDERE SUITE 160.	EL PASO, 79912		
OWNER: SCP20 PARTNERS, LP	6502 SUIDE ROAD, SUITE 404	LUBBOCK, 79424		
ENGINEER: SERGIO ADAME	417 EXECUTIVE CENTER BLVD.	EL PASO, 79902	915.542.4900	915.542-2867
SURVEYOR: AARON ALVARADO	417 EXECUTIVE CENTER BLVD.	EL PASO, 79902	915.542.4900	915.542-2867

LOCATION OF SUBDIVISION WITH RESPECT TO THE

EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY
STELLAR LA MESA SUBDIVISION UNIT ONE IS LOCATED IN THE NORTHWEST SECTION OF EL PASO COUNTY IN THE COMMUNITY OF CANUTILLO. THE PROPERTY IS SITUATED BETWEEN VINTON AVENUE AND LA MESA STREET ABUTTING S. DESERT BOULEVARD (INTERSTATE HIGHWAY NO. 10) WITH ACCESS TO ALL OF THESE STREETS. THE SUBDIVISION LIES WITHIN THE CITY OF EL PASO'S FIVE-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND CODE 212.001.

NUMBER OF LOTS
(1) MULTIFAMILY
(1) NON-RESIDENTIAL

SCHOOL DISTRICT

CANUTILLO INDEPENDENT SCHOOL DISTRICT (C.I.S.D.)

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°04'30"E	30.00
L2	N90°00'00"W	36.00

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00	90°04'30"	39.30	N44°57'45"W	35.38

FINAL ENGINEERING REPORT FOR
STELLAR LA MESA SUBDIVISION UNIT ONE:
WATER SUPPLY: DESCRIPTION AND AVAILABILITY

(WATER COST: \$136,000 - 1,000 FT±, OPERABILITY DATE: MAY, 2025.) (FIRE HYDRANTS WILL BE INSTALLED AS PART OF THE WATER SYSTEM CONSTRUCTION.
(FIRE HYDRANT COST: \$7,000 EACH)

SEWAGE FACILITY: DESCRIPTION AND AVAILABILITY

(SEWER COST: \$5,100 - 60 FT±, OPERABILITY DATE: MAY, 2025.)

PROPOSED STELLAR LA MESA SUBDIVISION UNIT ONE WILL BUILD A DETENTION PONDING AREA FOR ITS DEVELOPMENT RUN-OFF INCLUDING ALL ABUTTING FRONTING STREETS R.O.W. DIRECTLY FROM THE LOT. THE RETENTION PONDING AREA IS DESIGNED FOR 100 YEAR STORM EVENTS. A DRAINAGE CHANNEL WILL BE BUILT TO BYPASS EXISTING OFF-SITE FLOWS TO A STABILIZED EXISTING CHANNEL WEST OF THE SITE. A CLOWM AND LOWR PROCESS WILL MODIFY THE FLOOD PLAIN AREA TO BE WITHIN THE CHANNEL CLEARING THE SITE FOR DEVELOPMENT.

REPORTE FINAL DE INGENIERÍA PARA LA SUBDIVISION
STELLAR LA MESA:

DESCRIPCIÓN DEL SISTEMA DE AGUA POTABLE Y ACCESO

LA SUBDIVISION STELLAR LA MESA SUBDIVISION QUE ONE, PROPUESTA RECIBE EL SERVICIO DE AGUA POTABLE DEL SISTEMA EL PASO WATER (EPW). EL SUBDIVISOR Y EL (EPW) HAN CELEBRADO UN CONTRATO EN EL CUAL EL (EPW) HA ACOORDADO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISION. EL (EPW) TIENE UNA TUBERIA DE AGUA DE 8 PULGADAS EXISTENTE EN LA CALLE LA MESA Y EL SUBDIVISOR LA AMPLIARA PARA CONECTARSE A UNA TUBERIA DE AGUA DE 16 PULGADAS QUE CORRE EN PARALELO A LA CARRETERA DE ACCESO A LA I-10 (DESERT SOUTH BLVD.). TAMBIEN HAY UNA TUBERIA DE AGUA DE 8 PULGADAS A LO LARGO DE LA CARRETERA VINTON, QUE SE CONECTARA PARA CONECTAR EL SISTEMA DE AGUA.

(COSTO DEL AGUA: \$136,000 - 1,000 FT±, FECHA DE OPERATIVIDAD: MAYO DE 2025). (SE INSTALARÁN BOCAS DE INCENDIO COMO PARTE DE LA CONSTRUCCIÓN DEL SISTEMA DE AGUA)
(COSTO DE LA BOCA DE INCENDIO: \$7,000 CADA UNA)

DESCRIPCIÓN DEL SISTEMA DE ALCANTARILLADO.

LA SUBDIVISION PROPUESTA DE STELLAR LA MESA UNIT ONE CONTARÁ CON SERVICIO DE ALCANTEARILLADO SANITARIO Y CONSISTIRÁ EN LA INSTALACIÓN DE UNA TUBERÍA DE PVC DE 8" Y SE CONECTARÁ A UNA TUBERÍA PRINCIPAL DE ALCANTEARILLADO SANITARIO PÚBLICO DE 18 PULGADAS UBICADA A LO LARGO DE LA CALLE LA MESA. LA CONEXIÓN SERÁ A UN NUEVO POZO DE ALCANTEARILLADO AL SUR DE LA COMUNIDAD. EL SUBDIVISOR Y LA (EPW) HAN CELEBRADO UN CONTRATO EN EL CUAL LA (EPW) HA ACORDADO PROPORCIONAR SERVICIO DE ALCANTEARILLADO SANITARIO AL SUR DE LA COMUNIDAD AL SUBDIVISOR Y HA PROPORCIONADO DOCUMENTACIÓN PARA ESTABLECER SUFICIENTEMENTE UN SERVICIO DE ALCANTEARILLADO SANITARIO PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

(COSTO DEL ALCANTARILLADO: \$5,100 - 60 FT ±, FECHA DE OPERATIVIDAD: MAYO DE 2025)

REPORTE DE DRENAJE PLUVIAL:
LA SUBDIVISION MESA UNO CONE CONSTRUIRÁ UN ÁREA DE ESTANQUE DE DETENCIÓN PARA EL ESCURRIMIENTO DE 50 DESARROLLO, INCLUYENDO TODAS LAS CALLES CON BORDE FRENTE DIRECTAMENTE AL LOTE. EL ÁREA DE ESTANQUE DE RETENCIÓN ESTÁ DISEÑADA PARA EVENTOS DE TORMENTA DE 100 AÑOS. SE CONSTRUIRÁ UN CANAL DE DRENAJE PARA DESVIAR LOS FLUJOS DE ESTAS ÁREAS DEL SITIO HACIA UN CANAL EXISTENTE ESTABILIZADO AL OESTE DEL SITIO, UN PROCESO CLOM Y LOMK MODIFICARÁ EL ÁREA DE LLANURA DE INUNDACIÓN PARA QUE ESTE DENTRO DEL CANAL, LIMPIANDO EL SITIO PARA EL DESARROLLO.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT STELLAR LA MESA SUBDIVISION UNIT ONE IS SUBJECT PROPERTY IS LOCATED IN ZONE "A" (AREAS OF 100-YEAR FLOOD) AND ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD-PLAIN) AS DETAILED ON EL PASO COUNTY, TEXAS FLOOD INSURANCE RATE MAP UNINCORPORATED AREAS PANEL NO. 4802 I 20025B, SEPTEMBER 4 1991.

I CERTIFY THE THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE

SERGIO ADAME, P.E.
LICENSE PROFESSIONAL ENGINEER,
TEXAS LICENSE No. 88423

BOTTOM ELEVATION	TOP ELEVATION	DEPTH	AREA (AC) TOP(1)	AREA (AC) TOP(2)	BOTTOM AREA(AC)	BOTTOM AREA(AC)	(AREA-TOP AREA)/2	VOLUME PER FOOT PROVIDED CONTOUR (AC-FT)	CUMULATIVE VOLUME PROVIDED (AC-FT)
3633.25	3634.20	1.00	13303.6	0.3534	11969.6	0.2748	0.2901	0.2901	0.2901
3634.25	3634.20	1.00	14691.0	0.3373	13303.6	0.2546	0.3213	0.3213	1.6114
3635.25	3636.20	1.00	16130.6	0.3703	14691.0	0.3373	0.3538	0.3538	0.9652
3636.25	3637.20	1.00	17622.2	0.4046	16130.6	0.3703	0.3874	0.3874	1.3526
3637.25	3638.20	1.00	19166.6	0.4400	17622.2	0.4046	0.4223	0.4223	1.7749
3638.25	3639.20	1.00	20763.3	0.4767	19166.6	0.4400	0.4593	0.4593	2.2332
3639.25	3640.20	1.00	22412.2	0.5145	20763.3	0.4767	0.4982	0.4982	2.7315
3640.25	3641.20	1.00	24112.8	0.5538	22412.2	0.5145	0.5380	0.5380	3.2629
3641.25	3642.20	1.00	25865.7	0.5938	24112.8	0.5538	0.5737	0.5737	3.8365
3642.25	3643.20	1.00	27671.8	0.6353	25865.7	0.5938	0.6145	0.6145	4.4511
3643.25	3644.20	1.00	29528.1	0.6779	27671.8	0.6353	0.6506	0.6506	5.1076
3644.25	3645.20	1.00	31437.3	0.7217	29528.1	0.6779	0.6923	0.6923	5.8000
3645.25	3646.20	1.00	33398.0	0.7673	31437.3	0.7217	0.7402	0.7402	6.5376
3646.25	3646.88	0.68	34360.3	0.7880	33398.5	0.7687	0.7824	0.7824	7.0836

DRAINAGE CALCULATIONS					
DRAINAGE AREA (WS)	RUNOFF COEFFICIENT "C"	RAINFALL (IN) "I"	AREA (AC) "A"	Tc	Q ₁₀₀ (CFS)
EXISTING WS 1	0.60	5.19	19.40	10.00	60.43
WS 1	0.90	5.19	0.34	10.00	1.58
WS 2	0.90	5.19	0.91	10.00	4.27
WS 3	0.68	5.19	1.67	10.00	5.91
WS 4	0.83	5.19	2.05	10.00	8.82
WS 5	0.84	5.19	1.19	10.00	5.18
WS 6	0.87	5.19	1.57	10.00	7.10
WS 7	0.86	5.19	1.85	10.00	8.24
WS 8	0.87	5.19	1.60	10.00	7.22
WS 9	0.84	5.19	2.82	10.00	12.28
WS 10	0.86	5.19	2.13	10.00	9.50
WS 11	0.84	5.19	3.28	10.00	14.31

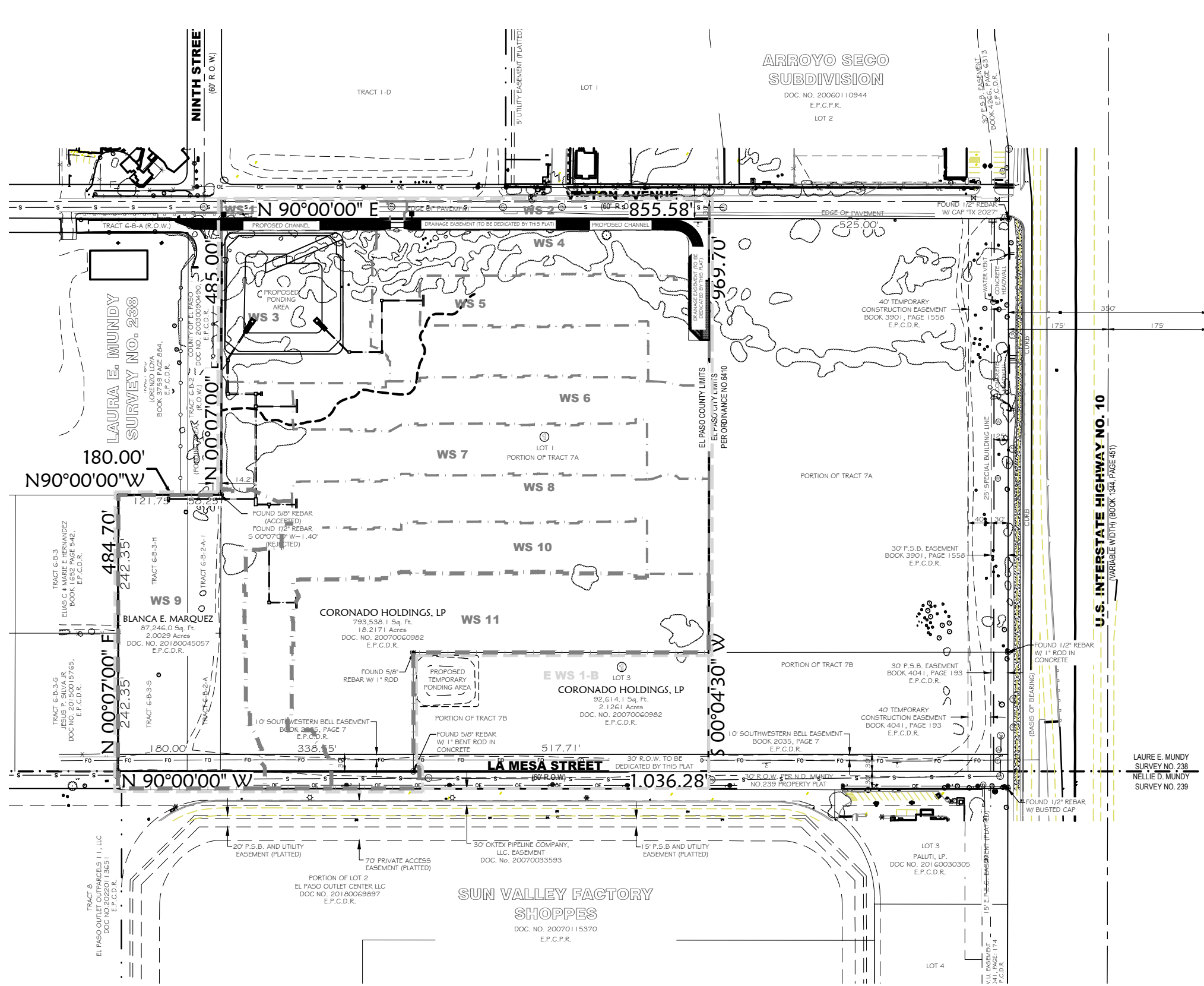
REQUIRED PONDING CALCULATIONS					
DRAINAGE AREA (WS)	AREA (AC) "A"	RAINFALL (IN) "R"	RUNOFF COEFFICIENT "C"	Q _r (AC-FT)	VOLUME PROVIDED (AC-FT)
WS 1	0.3373	4	0.90	0.1012	7.0836
WS 2	0.9139	4	0.90	0.2742	
WS 3	1.6735	4	0.68	0.3793	
WS 4	2.0464	4	0.83	0.5662	
WS 5	1.1879	4	0.84	0.3326	
WS 6	1.5719	4	0.87	0.4559	
WS 7	1.8460	4	0.86	0.5292	
WS 8	1.5995	4	0.87	0.4639	
WS 9	2.8163	4	0.84	0.7886	
WS 10	2.1269	4	0.86	0.6097	
WS 11	3.2825	4	0.84	0.9191	
			TOTAL	5.4197	

TEMPORARY DRAINAGE CALCULATIONS					
DRAINAGE AREA (WS)	RUNOFF COEFFICIENT 'C'	RAINFALL (IN) 'I'	AREA (AC) 'A'	T _c	Q ₁₀₀ (CFS)
EXISTING WS 1-B	0.65	5.19	2.7013	10.00	8.41

REQUIRED PONDING CALCULATIONS - TEMPORARY POND #2					
DRAINAGE AREA (WS)	AREA (AC) "A"	RAINFALL (IN) "R"	RUNOFF COEFFICIENT "C"	Q ₂ (AC-FT)	VOLUME PROVIDED (AC-FT)
EXISTING WS 1-B	2.7013	4	0.60	0.5403	0.7180
			TOTAL	0.5403	

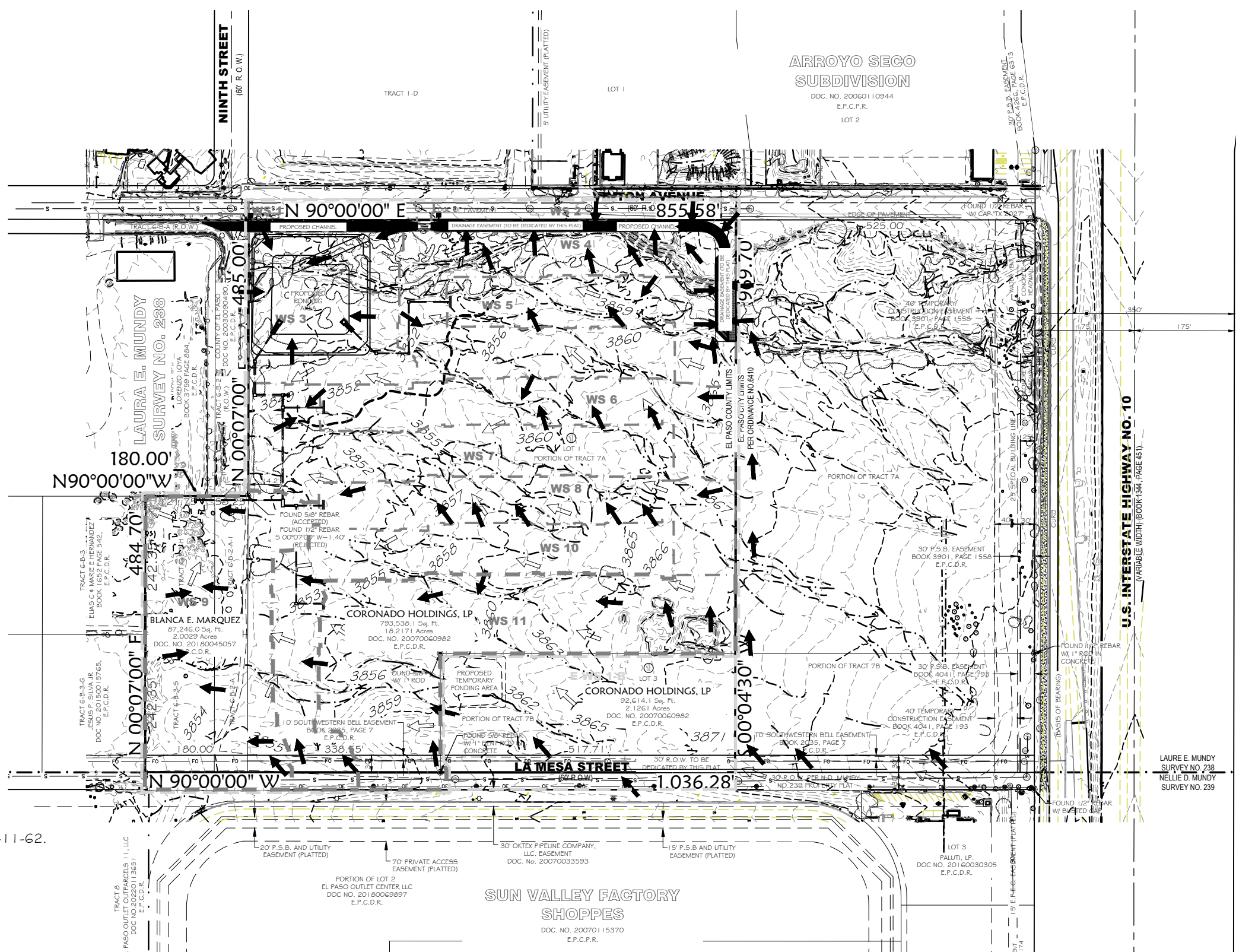
$$\begin{array}{lcl} 25\% \text{ EMERGENCY} = & (0.5403)(0.25) = & 0.1351 \\ 10 \text{ YEAR SILT} = & (2.7013)(0.012) = & +0.0324 \\ \hline Q_{\text{REQ TOTAL}} & & 0.1675 + 0.5403 = 0.7078 \text{ AC-FT} \\ & & Q_{\text{provided}} = 0.7180 \text{ AC-FT} \end{array}$$

The site map shows a triangular drainage area (shaded gray) bounded by a north arrow pointing towards the top-left. The drainage area is labeled 'AREA (ACRES)'. To the right of the drainage area is a rectangular area labeled 'STORM WATER MANAGEMENT FACILITIES'. The map is bounded by 'EXISTING PROPERTY LINES'. A scale bar at the bottom indicates a distance of 200 feet, with a scale of 1" = 200'. A north arrow is located in the upper right corner of the map area.



MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE EXISTENTE SISTEMA DE DISTRIBUCION DE AGUA

SCALE: 1"=200'



MAP OF TOPOGRAPHIC AND DRAINAGE
MAPA TOPOGRAFICO Y DE DRENAJE

SCALE: 1"=200'

BOTTOM ELEVATION	TOP ELEVATION	DEPTH	AREA TOP (sf)	AREA TOP (Ac)	BOTTOM AREA (SF)	BOTTOM AREA (Ac)	(AREA TOP+ AREA BOTTOM)/2	VOLUME PROVIDED PER FOOT CONTOUR (Ac-ft)	CUMULATIVE VOLUME PROVIDED (Ac-ft)
3853.42	3854.42	1.00	4154.5	0.0954	3438.3	0.0789	0.0872	0.0872	0.0872
3854.42	3855.42	1.00	4946.1	0.1135	4154.5	0.0954	0.1045	0.1045	0.1916
3855.42	3856.42	1.00	5811.3	0.1334	4946.1	0.1135	0.1235	0.1235	0.3151
3856.42	3857.42	1.00	6750.0	0.1550	5811.3	0.1334	0.1442	0.1442	0.4593
3857.42	3858.42	1.00	7762.1	0.1782	6750.0	0.1550	0.1666	0.1666	0.6259
3858.42	3858.92	0.50	8295.7	0.1904	7762.1	0.1782	0.0843	0.0922	0.7180

PRINCIPAL CONTACTS:

	NAME:	ADDRESS:	CITY & ZIP CODE:	PHONE:	FAX:
OWNER:	CORONADO HOLDINGS, LP	1035 BELVIDERE SUITE 160.	EL PASO, 79912		
OWNER:	SCP20 PARTNERS, LP	6502 SUDE ROAD, SUITE 404	LUCKOCK, 73424		
ENGINEER:	SERGIO ADAMAR	417 EXECUTIVE CENTER BLVD.	EL PASO, 79802	915.542.4900	915.542-2867
SURVEYOR:	AARON ALVAREZ	417 EXECUTIVE CENTER BLVD.	EL PASO, 79802	915.542.4900	915.542-2867

REFERENCE DOCUMENTS

1. PROPERTY PLAT FOR LAURA E. MUNDY SURVEY No. 238, DATED 09-23-59. —
2. PROPERTY PLAT FOR SURVEY NELLIE D. MUNDY SURVEY No. 239, DATED 05-11-62

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

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:	REFERENCE DOCUMENTS
<p>STELLAR LA MESA SUBDIVISION UNIT ONE IS LOCATED IN THE NORTHWEST SECTION OF EL PASO COUNTY IN THE COMMUNITY OF CANUTILLO. THE PROPERTY IS SITUATED BETWEEN VINTON AVENUE AND LA MESA STREET ABUTTING S. DESERT BOULEVARD (INTERSTATE HIGHWAY NO. 10) WITH ACCESS TO ALL THESE STREETS. THE SUBDIVISION LIES WITHIN THE CITY OF EL PASO'S FIVE-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND CODE 212.001.</p>	<p>1. PROPERTY PLAT FOR LAURA E. MUNDY SURVEY NO. 238, DATED 09-21-2011</p> <p>2. PROPERTY PLAT FOR SURVEY NELLIE D. MUNDY SURVEY NO. 239, DATED 09-21-2011</p>



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