EL PASO COUNTY

WATER IMPROVEMENT DISTRICT NO. 1

LICENSE MANUAL

FOR USE OF DISTRICT REAL PROPERTY

Containing

LAND SURVEYING STANDARDS,

PLAT STANDARDS FOR SUBDIVISIONS OF LAND WITHIN THE DISTRICT,

AND DESIGN STANDARDS FOR STRUCTURES ON DISTRICT REAL PROPERTY

APPROVED BY EPCWID BOARD OF DIRECTORS –August 14, 2024

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1. SCOPE AND PURPOSE

1.1. Scope and Purpose

The purpose of this manual to aid staff and consultants for the El Paso County Water Improvement District No. 1 ("District") by setting out policy guidance (guidelines) for how they may go about obtaining information pertinent to their evaluation of proposed, planned, or actual non-District use of District property in order to make recommendations to the District's Board of Directors ("District Board" or "Board") concerning the Board's authorization or permission for such non-District uses, which authorization or permission shall be at the Board's discretion and subject to the conditions attached to it. Some of the manual's guidance may be useful considering other proposed uses, but the manual's primary focus is on applications for licenses to use District property. The manual does not address every reasonably conceivable non-District use of District property. There may, and likely will be, from time to time proposed or planned non-District uses which are not specifically addressed in the manual. If and when those circumstances arise, the District will bring its informed judgment to bear on any such proposal or plan on a case-by-case basis, aided as appropriate by this manual, and recommendations to the District Board will be based on such informed judgment.

The District owns and controls property, and holds other non-ownership property interests within its boundaries, to accomplish the purposes for which it was created under Article XVI, Section 59, of the Texas Constitution and to do so in accordance with applicable laws. (*All such District property interests are referred to here simply as* "District property.") Subject to all applicable law, no non-District party has a right to use District property for non-District purposes, nor does the District have an obligation to permit any party authority to use District property, and non-District use of District property is a privilege, not a right.

1.2. Not A District Board Rule, Order, or Resolution

The manual is *not* a statement or recitation of rules, orders, or resolutions adopted or otherwise approved by the District Board, nor as in any way an offer to enter into a contract with others for non-District use of District property.

1.3. Not A Contract

When the manual is made available to those proposing or planning to make non-District use of District property, it assists such persons or entities in gathering and submitting the

information necessary for District evaluation of any such proposed or planned uses. Making the manual available in this way and for this purpose is not, and may not be considered to be, an offer to enter into a contract for non-District uses of District property.

1.4. District Permission or Authorization Only As To District Property

The District is a component of a federal reclamation project known as the Rio Grande Project. The United States Bureau of Reclamation, which is part of the United States Department of Interior, has retained certain easements as to property within District boundaries, and the District does not have the authority to disregard or otherwise authorize impingement on those easements. Consequently, District approval of a license for use of District property does not, cannot, and should not be construed as an authorization for the licensee to impinge on any federal easements, nor on property rights held by other non-District entities or persons. Nor does the District's approval of a license for non-District use of District property constitute authorization for the non-District user to create a public or private nuisance through such use.

2. 2. GENERAL INFORMATION

2.1. REQUESTS TO USE DISTRICT REAL PROPERTY

2.1.1 General Statement of Policy

At a minimum, in order to receive a favorable recommendation to the District Board for non-District use of District property, an applicant for such use must demonstrate that there is no reasonably available alternative means for accomplishing the purpose and objective of the proposed use of District property.

2.1.2 Nature of the Permission or Authorization to Use District Property

Any permission or authorization to use District property is at the District Board's discretion and does not confer a vested property interest in such use as the District permits or authorizes. The terms of the license determine the nature, extent, and limits of the permission or authorization, which is personal to the licensee. Although a license may inure to the benefit of the licensee's devisees or heirs, it does not inure to the benefit of any other grantee who receives from the licensee title to or interest in land incidentally benefited by the license or, absent District Board approval, to the benefit of a licensee's assignee. Any successor in interest to property incidentally benefited by the license, except a devisee or heir of the licensee, who wishes to use District property must apply for a new license. To the extent a license application involves District property in which

the District holds a non-ownership interest, the applicant must obtain licenses or other appropriate authorizations from the underlying property owner and furnish them to the District with the application for a license from the District.

2.1.3 Terms and License Fees for License Applicants

Absent District Board approval otherwise, the term of any license granted to the applicant is 25 years from the date the license is fully executed. A separate application for each request to use District land is required.

In addition to fees to be paid by the District for the license itself, the applicant shall reimburse the District for reasonable costs and expenses, as finally determined by the District Board, that the District incurs in connection with the application, including for surveying, engineering, and attorney's fees. Notwithstanding the District Board's vote of approval, use of District property is not permitted until all required fees are paid, and all documents deemed necessary by the District are executed. Any party seeking authority to use District property must provide evidence of adequate general liability insurance naming the District as an additional insured and must agree that the policy limits shall be applied first to satisfy any claim or judgment against the District and to waive all rights to indemnification under the policy until such claim or judgment is satisfied.

2.1.4 District Ingress and Egress to District Property

Notwithstanding approval and issuance of a license to use District property, the District at all times retains the right of access to all property it owns or controls, including without limitation all rights-of-way along its waterways. No adjoining landowners or any other party shall restrict, impede, or attempt to limit in any way the District's access to such property absent express written permission from the District. Any and all obstructions erected without the District's prior approval that restrict the District's ingress or egress to its waterways or other property are prohibited and shall be removed at the expense of either the party erecting such obstructions or the property owner. The District may avail itself of such available legal remedies as it deems appropriate to protect its property interests and rights.

2.1.5 Installation of Private Structures Consistent with District Purposes

Installation of structures, such as gates, turnouts, flumes, or other structures on property owned or controlled by the District that are for private use and are needed for, or related to, the irrigation of agricultural land within the District do not require a license; however, installation and construction of such facilities may not interfere with District operation and maintenance activities, as determined by the District. Any construction of facilities

on District property shall be performed by the District or under the District's control. Any person planning to install a structure on District property for private use that is needed for, or related to, the irrigation of agricultural land within the District shall submit in advance a written request to the District If the District is performing the installation, the applicant shall pay the District in advance for all cost for the construction of such structure and any engineering or surveying fees associated with installation of the structure. The District reserves the right to remove such structure at any time should it determine that such structure interferes with the District's operation or maintenance activities.

2.1.6 Installation of Potable Water Pipeline for Agricultural Purposes

The District may approve the installation on District property of a pipeline, with no more than a 6" diameter and running parallel to a District drain, but only if the primary use of the pipeline is to supply potable water for agricultural purposes. The use fee for such pipeline shall be charged at the same cost per square foot as the District charges for public street crossings.

2.1.7 Rights-of-Ways of District Property

The average widths of District rights-of-way are 120 feet for drains (wasteways), 120 feet for canals, and 60 feet for laterals. The District considers these widths to provide minimum clearances for proper maintenance and operation of its waterways. At a minimum, the District requires 15-foot access roadways to its waterways and back slopes with a ratio of 2:1.

2.2. LICENSE APPLICATION PROCEDURE

2.2.1 Overview

The license application process typically requires between 45 and 90 days to complete and be ready to present to the Board for consideration after the District determines the application to be administratively complete. No applicant may enter onto District property or begin any project before the District Board has voted to approve the license and execution of the license and payment of licensing fees is complete.

2.2.2 Submission of Application to Use Property and Administrative Fee

Applicants for a license to use District property shall pay the District a one-time, non-refundable administrative fee (which is to be distinguished from the licensing fee) of $1,500 for each application submitted for a non-complex project and $4,000 for each application that is complex or has the potential to interfere with the ability of the District

to deliver irrigation water of otherwise perform its work. For any applications, such as a petroleum or gas pipeline, that propose a use involving flammable, explosive, hazardous, or toxic materials, the one-time nonrefundable administrative fee shall be $7,500. This administrative fee does not include the cost for any legal, engineering, surveying, or other professional work or any damages the use may cause the District. Nor is it part of, or applied to, the fee set by the District Board for the license if one is approved. A separate application is required for each location on, or crossing of, District property. The District will not initiate an administrative review of any administrative fee paid. The administrative fee payment shall be by check made payable to the "El Paso County Water Improvement District No. 1" and include a note of the license application number(s) for which the check is being submitted.

An additional administrative fee may be required for applications that propose construction that is within the flow channel of any irrigation or drainage canal or any other construction that is determined by the District's General Manager or Engineer to have the potential to interfere with District operations or facilities. This additional administrative fee applies, but is not limited, to the La Union, American, Franklin, Franklin Feeder, Riverside, and Tornillo canals and surface uses connected with them.

This additional administrative fee shall be for the District's cost in conducting a topographic survey, for engineering and hydraulic analysis of the proposed use, and for monitoring and observing the construction work as necessary to verify that the constructed work is in compliance with the drawings and other information submitted by the licensee.

2.2.3 2.2.3 Review of Application

The District will review each application for compliance with District's Design Standards, as set out in Section 4. If an applicant fails to respond to any written request of the District in regard to review of, or deficiency in the application within 6 months after the request, the application will be terminated, any administrative fee paid by the applicant will be forfeited, and the applicant must start the application process anew.

2.2.4 Review of Land Records

The District may conduct a limited review of land records for the property in question. By undertaking such review, or by providing information to the applicant related to such review, the District is in no way undertaking to warrant who holds legal title to the property at issue or is not representing that the District has any interest in, or authority to grant, rights to use the property. The applicant should make an independent review of

land records to ensure that approvals for the project have been sought from the rightful property owners. If the District does not own the property at issue, an applicant shall be required to obtain appropriate permission from the fee owners.

2.2.5 2.2.5 Submission of Survey to District

The applicant shall submit to the District a survey of the District property at issue that meets the District's Survey Standards, as set out in Section 3.

2.2.6 Payment of Administrative Fees

The applicant shall pay the District consideration, as determined by the District Board, for the license to use District property. The application shall not be considered for final approval by the District Board unless and until all required administrative fees have been paid

2.2.7 Final Board Review and Approval

The final board review and approval of the application and a license authorizing non-district use of district property will be at a board's duly noticed public meeting. After the Board votes to approve a license, the District administrative staff will prepare and provide the approved license to the applicant through the applicant's designated representative. No agreement or license is operative until and unless it has been executed by the applicant and the President or acting President of the District Board on the Board's behalf.

2.2.8 License Execution and Payment of Licensing Fee

Upon receipt of the unexecuted Board-approved license from District staff, the applicant must execute the license with a "wet" signature and promptly return it to the District, along with payment of the licensing fee, upon receipt of which the District Board will execute the agreement. A copy of the fully executed license will be provided to the applicant once the fee is paid. This process must be completed within 60 days of the Board's approval of the license, and if it is not completed within that time, the Board's approval and the license are rescinded.

2.2.9 Construction

The licensee shall have no more than 6 months from the date that the Board grants final approval to start any construction associated with the license unless a later date is approved in writing by the District Manager and District Engineer. In the event that the licensee fails to commence construction within the time allotted, the license shall be

considered abandoned and rescinded as void. The District's field representative will routinely visit all construction projects involving major works such as bridges, concrete boxes, inverted siphons, culverts, and relocations of irrigation facilities to verify that the Licensee is complying with all requirements of the License. The licensee must file with the District "as-built" drawings prepared by or under the direct supervision of a professional engineer licensed in the State of Texas who has certified that the construction complied with the approved specifications and drawings. Any project, facility, or improvement that fails to comply with the license or the approved specifications and drawings is subject to removal upon the District's request at the licensee's expense, and the license is subject to revocation at the District's discretion. Prior to the commencement of construction, the licensee, contractor, District representatives, and others deemed necessary by the District will meet with the licensee for a pre-construction conference.

2.2.10 Temporary Construction Licenses

A temporary license is required to use District property for construction staging and ingress/egress from construction sites. The maximum duration of the temporary license is 6 months, and the use fee for the temporary license shall be determined based on the size and value of the property.

2.2.11 License for Conveyance of Groundwater from Construction Dewatering

A license is required for any groundwater discharge produced by construction dewatering into District facilities. No stormwater or surface runoff from non-agricultural land is allowed. Please refer to Section 9 for additional details concerning construction dewatering licenses.

3. LAND SURVEY STANDARDS

A vertical profile must accompany the survey. Elevations shall be based on the United States Bureau of Reclamation vertical datum. The Board of Directors may waive the survey requirement if a written request is submitted to the Board. The Board of Directors must approve the waiver before, or in connection with, its approval of the application. All District rights-of-way or property boundaries shall be located as accurately and reliably as possible by a surveyor licensed in the State of Texas. El Paso County tax maps ("Carter Maps"), and the survey of El Paso County prepared from 1926 through 1934 upon which they are based, are unreliable sources for accurately determining District boundaries. Surveyors should be aware that this survey was strictly for taxation

purposes and was performed without legal authority to define or modify existing District boundaries or property.

The district shall not accept the use of the county's survey and tax maps as a source for establishing parcel boundaries, right-of-ways, or easements that were established prior to 1926 (Carter Maps).

The survey description prepared by a Registered Professional Land Surveyor must include the requirements set forth in the current "Professional and Technical Standards" established by the Texas Board of Professional Engineers and Land Surveyors ("TBPELS"), in addition to other District requirements deemed necessary to protect District interests. The following selected excerpts from TBPELS's "Rules Concerning the Practice of Engineering and Land Surveying":

a. Section 138.81. Introduction

Professional land surveying performed in Texas, unless otherwise specifically exempted herein, shall meet or exceed the requirements of these standards. The Board considers any survey, the purpose of which is to delineate, segregate, separate, or partition any interest in real property of any kind, under these standards except when prepared pursuant to §138.93 of this title (relating to Subdivision Plat).

b. Section 138.83. Precision and Accuracy

Survey measurements shall be made with equipment and methods of practice capable of attaining the accuracy and tolerances required by the professional land surveying services being performed. Areas, if reported, shall be produced, recited, and/or shown only to the least significant number compatible with the precision of closure.

c. Section 138.85. Boundary Construction

When delineating a boundary line as an integral portion of a survey, the land surveyor shall:

(1) Respect junior/senior rights for boundary retracement;

(2) Follow the footsteps of the original land surveyor;

(3) Follow the documented records of the land title affecting the boundaries being surveyed;

(A) Rely on the appropriate deeds and/or other documents including those for adjoining parcels for the location of the boundaries of the subject parcel(s).

(B) A land surveyor assuming the responsibility of performing a land survey also assumes the responsibility for such research of adequate thoroughness to support the determination of the location of the boundaries of the land being surveyed. The land surveyor may rely on record data related to the determination of boundaries furnished for the registrants' use by a qualified provider, provided the registrant reasonably believes such data to be sufficient and notes, references, or credits the documentation by which it is furnished.

(C) All boundaries shall be connected to identifiable physical monuments related to corners of record dignity. In the absence of such monumentation the land surveyor's opinion of the boundary location shall be supported by other appropriate physical evidence, which shall be explained in a land surveyor's sketch or written report.

(D) Shall review the record instruments that identify the adjacent properties researched to prepare the boundary and cite the record instruments on the drawing.

(4) Follow the intent of the boundary location as evidenced by the record; and

(5) Respect the proper application of the rules of dignity (priority) of calls, and applicable statutory and case law of Texas.

This entire section mandates that any boundary survey performed shall be the result of a thorough investigation of all pertinent record data and existing field evidence related to the boundary of the subject parcel. It also dictates that all such evidence shall be cited on the face of the survey or provided in a separate written report.

In the case of most District Real Property, "physical monumentation related to corners of record dignity" is non-existent. The only reliable monumentation of any type is the existing location of the laterals, canals and drains. Boundary determinations of District

facilities that do not consider existing occupation and associated needs for their proper maintenance are not in accordance with Texas law and are unacceptable to the District. Due to defective locations of its boundaries in the past, the District shall continue to demand surveyors' compliance with these requirements. It is not the District's responsibility to provide such documentation or evidence. However, in the event that no applicable information is obtainable from the county records department, the District shall make available property information on file at its offices.

The District follows the Texas Engineering and Land Surveying Practices Act and will take appropriate steps to ensure that all descriptions, surveys, and reports related to District Real Property fully comply with current TBEPLS Professional and Technical Standards. The District has every right to rely upon the seal and signature of a registered Professional Land Surveyor that is affixed to a document representing professional surveying as a warranty that such document was prepared in accordance with these standards and is an accurate representation of District Real Property.

3.1.1 District survey requirements:

All surveys, plats, reports and descriptions shall:

a. Be prepared, and sealed in ink, by a Registered Land Surveyor holding active registration in the State of Texas;

b. Be prepared in strict compliance with the Texas Professional Land Surveying Practices Act and the current minimum Professional and Technical Standards established by the Texas Board of Professional Land Surveying; and

c. Include the following certification:

"I hereby certify to the El Paso County Water Improvement District No. 1 that this survey, plat, description or report meets all current District survey requirements enumerated in the District's Land Survey Standards."

Signed
Title
Registration Number
Surveyor's Firm Name
Address, City, State and Zip Code
Telephone Number

3.1.2 Coordinate System

The coordinate system for all surveys shall be the Texas State Plane Coordinate System – Central Zone (4203) NAD83. The following information shall be cited in the description and shown on the accompanying plat (coordinate values and distances to be expressed in GROUND U.S. survey feet):

a. The state plane coordinate value of the point of beginning of the description.

b. Clearly state the name, address, registration number and telephone number of the surveyor, the date the survey was performed and the date of the plat or description. In the case where multiple District crossings are required by the same proposed facility, each description and accompanying plat shall clearly reference the number of crossings they represent.

c. All proposed crossings of District Real Property shall be located by an on-ground survey and documented by written report, description and accompanying plat. Widths of crossings must be presented to the District for approval. All corners of the proposed crossing shall be monumented and clearly flagged for District inspection.

d. All existing structures, buildings utility improvements, fences, pipelines, culverts, ditches and the like within 50 feet of the boundaries of the proposed crossing shall be accurately identified and shown on the plat of survey.

e. All parcels, lots or tracts adjoining District Real Property in the area of the proposed crossing shall be identified and shown on the plat of survey by the legal name or designation.

f. Record bearings and distances of all lines shown on the plat of the survey shall be shown in parentheses if they differ from measurements derived by the survey.

g. District stations shall be identified and shown on the plat of the survey at the intersection of the centerline or boundaries of the proposed crossing with the centerline of the District facility being crossed. The location of the structure or monument from which such stationing is determined shall be noted and shown on the survey plate. If District stationing is unavailable, the distance and direction along the centerline of the District facility from the centerline or

boundary of the proposed crossing to the centerline of the nearest public road crossing shall be shown.

h. All distances cited in the written description or shown on the accompanying plat are to be based upon the U.S. survey foot, measured at local ground surface. The area of the proposed easement shall be reported to the nearest square foot in the written description and shown on the accompanying plat.

i. The minimum paper size acceptable for descriptions or plats is 8 1/2 by 11 inches; the maximum size for descriptions is 8 1/2 by 14 inches; and the maximum size for plats is 24 by 36 inches. All descriptions must be neat and legible. All plats shall be drawn to a scale that is adequate to clearly portray significant features to District personnel.

j. Three copies of the required survey plat shall be submitted in both a hard copy and digital format (dwg, dgn, or shp file).

4. DESIGN STANDARDS

All third-party construction on the District's property shall meet the construction specifications provided for in the most recent version of the document EPCWID Construction Standards and Specifications (https://epcwid1.org/public-information/license-manuals) and the Design Standards in this section. The Design Standards are minimum standards, and the District may impose additional requirements.

4.1. Drawing Requirements

4.1.1 Structure Drawings and Design Standard Signature Block

The applicant shall submit to the District three sets of detailed drawings and engineering specifications, sealed and dated by an engineer licensed in the State of Texas, for the proposed structure. The drawings shall include sufficient waterway data, such as cross-sections, profiles, and high-water surface elevations, in order to locate the proposed structure in relation to the waterway. The drawings shall include the following waterway data in order to locate the proposed structure in relation to the waterway: cross-section, profile, and high-water surface elevation. Drawings shall show the original design grade of the waterway and include existing and proposed flow calculations. Original design grade information can be obtained from the USRS profiles available from the district. The cover page of the drawings shall include a signature line for the El Paso County Water Improvement District No. 1 and the following statement:

The El Paso County Water Improvement District No. 1 (District) approves these drawings as meeting the District Design Standards in effect on the date below. The District has not reviewed these drawings for any purpose other than those set forth in the District's Design Standards and the District does not warrant to anyone that any of the information, designs, specifications, or any other information represented on these drawings is appropriate, suitable, or otherwise sufficient for safety or structural integrity or any other purpose.

_____ Date: _____

By: El Paso County Water Improvement District No. 1

4.1.2 Utility Crossing Drawings

All drawings for utility crossings shall have a plan and cross-section view of the waterway and the proposed utility crossing. Such drawings shall show at a minimum the dimensions of minimum cover and clearances required by these standards.

4.1.3 Location and Alignment Map

All drawings shall include a location and alignment map with sufficient detail to locate the structure along the waterway.

4.1.4 Stationing and Elevation Data

The United States Bureau of Reclamation engineering station of the canal, lateral, or drain at the centerline of the proposed structure and elevations to Bureau datum shall be shown on all drawings.

4.2. Turnout, Flume, Gate and Other Structural Installations

Turnouts shall be installed or replaced by the District using standard "Hydro" manufactured turnout assemblies and shall use standard 24-, 30- and 36-inch sizes. No turnout structure may be placed where:

a. Access to water already exists;

b. Acreage is less than 10 water-right acres in size;

c. Less than an 18-inch diameter turnout is requested; or

d. Pre-payment is not made for the full cost of the turnout.

Any approved turnout shall be constructed only after conclusion of the water season and prior to the beginning of the next water season.

4.3. Road Crossings

All proposals to build culverts under or bridges over the District's canals, laterals, drains and wasteways shall provide for a single-span bridge or a free-flow, single-barrel box culvert. Concrete pipe or corrugated metal pipe culverts may be permitted for drain crossings upon approval by the Board of Directors.

4.3.1 Bridges

a. Minimum Standards. The bridge installation shall conform to the minimum standards shown on Drawing No. 1.

b. Freeboard. A minimum vertical distance of 12 inches shall be provided between the maximum water surface in the waterway and the bottom of the bridge stringers.

c. Bridge Supports. Bridge supports or piling on single-span bridges shall not restrict flow in the waterway. Use of bulkhead bridge supports in the waterway requires the approval of the Board of Directors.

d. Spread Footings. On all bridges, the prism shall be concrete lined and the length of lining shall extend five feet beyond each side of the bridge.

e. Operating Roads. Passage along operating roads of the waterway shall not be restricted by guardrails or parapet walls. Operating roads on canals and laterals require a minimum road width of 12 feet. Drain operating roads shall have a minimum operating width of 25 feet.

f. Curbing. Curbing along roads over waterways shall have leave outs or lay down curbs on line with both operating roads of the waterway.

g. Sidewalks. Sidewalks along roads over waterways shall be reinforced in order to carry the loads of heavy equipment moving on the operating roads. All reinforcement shall be a minimum of No. 4 rebar on 12-inch centers in both directions or No. 5 rebar on 16-inch centers in both directions.

h. Crossing Pads. Crossing pads shall be provided in line with both waterway operating roads when the road crossing the waterway is paved with asphalt.

The crossing pads shall be of adequately reinforced concrete a minimum of six inches thick. All reinforcement shall be a minimum of No. 4 rebar on 12-inch centers in both directions or No. 5 rebar on 16-inch centers in both directions.

i. Ramps. Ramps shall be provided along waterway operating roads when the road crossing the waterway is not at the same elevation as the operating road. Ramps shall be at a maximum slope of 10 percent. Additional right-of-way to outside toe of slope shall be provided by the permit-tee if ramp side slope falls outside existing right of way of the waterway.

j. Design Loads. All bridges crossing District right of ways shall be designed using AASHTO HS-20 loading and safety factors.

4.3.2 Reinforced Concrete Box Culverts

a. Minimum Standards. The box culvert installation shall conform to the minimum standards shown on Drawing No. 2 "Box Culvert Crossing and Transitions".

b. Dimensions. The box shall be sized to provide free flow with a minimum freeboard of 6 inches. The minimum dimensions shall be 6 feet wide and 6 feet high or standard dimensions in order to provide sufficient clearance for cleaning with mechanical equipment.

c. Invert Elevations. The box culvert shall be set at an elevation providing a maximum backwater effect of not more than 0.25 feet.

d. Transitions. Transitions shall be provided at both inlet and outlet of the box. They shall conform to Drawing No. 2.

e. Compacted Backfill. All backfill shall be compacted to a minimum depth of one foot above the top of the box culvert and to a top width equal to the outside width of the box culvert and within planes sloping at 1:1 from the edges of such top width to intersection with the waterway prism or surface of excavation. Backfill about transition structures shall be compacted to slopes of 1:1 from the top of the concrete walls. Compacted density (dry) of the soil fraction in the compacted material shall not be less than 95 percent of laboratory standard soil density as determined by the ASTM Proctor Compaction Test. Applicant shall pay for any laboratory testing that may be required.

f. Irrigation Season. No open cuts in ditch banks are permitted during irrigation season.

g. Safety Requirements. A safety rack, as shown on Drawing No. 4, may be required when a structure is considered to present a safety hazard.

f. Concrete Lining: If the culvert is installed within an earthen irrigation canal the applicant shall concrete line (see Section 4.4.3) a minimum 200 feet upstream and 200 feet downstream of the culvert.

4.3.3 Concrete Pipe Culverts

a. Minimum Standards. The concrete pipe culvert installation shall conform to the requirements shown on Drawing No. 3. Pipe Culvert Crossings, Canals, and Laterals. The minimum size culvert pipe to be installed in District drains is 60 inches in diameter.

b. Pipe Classification. The pipe shall be reinforced concrete pipe in accordance with ASTM Designation C76-72, Class III, Wall B, using "O" ring gasket joints in accordance with ASTM Designation C443-79, Type 6 Where required, pipe having higher-wall strength shall be used.

c. Invert Elevations. The pipe shall be set at an elevation providing a maximum backwater effect of not more than 0.10 feet.

d. Transitions. Transitions shall be provided at both inlet and outlet of the pipe as shown on Drawing No. 3.

e. Compacted Backfill. All backfill shall be compacted to a minimum depth of one foot above the top of the culvert, and to a top width equal to the outside width of the barrel of the culvert and within planes sloping at 1:1 from the edges of such top width to intersection with the waterway prism or surface of excavation. Backfill about transition structures shall be compacted to slopes of 1:1 from the top of the concrete walls. Compaction density (dry) of the soil fraction in the compacted material shall be not less than 95 percent of laboratory standard soil density as determined by the ASTM Proctor Compaction Test. Applicant shall pay for any laboratory testing that may be required.

f. Irrigation Season. No open cuts in ditch banks are permitted during irrigation season.

g. Safety Requirements. A safety rack, as shown on Drawing No. 4, may be required when a structure is considered to present a safety hazard.

h. Stainless Steel Wire Rope: A 3/8" diameter (6x19) 302/304 Stainless Steel (or equivalent) wire rope with loops at both ends shall run the length of any culvert. The loops shall be secured at each end to the culvert head wall of the trash or safety rack.

i. Concrete Lining: If the pipe is installed within an earthen irrigation canal the applicant shall concrete line (see Section 4.4.3) a minimum 200 feet upstream and 200 feet downstream of the culvert.

4.3.4 Corrugated Metal Pipe Culverts (CMP)

a. Minimum Standards. The corrugated metal pipe culvert installation shall conform to the requirements shown on Drawing No. 3. The minimum size culvert pipe to be installed in District drains is 60 inches in diameter.

b. Pipe Classification. The pipe shall be in accordance with Interim Federal Specification WW-P-00405, Class I and II, Shapes 1, 2 and 3. All pipe must be aluminum coated.

c. Usage. Corrugated metal pipe may be permitted in drain rights-of-way upon approval of the District, no corrugated metal pipe may be used in canals or lateral canals.

d. Invert Elevations. The pipe shall be set at an elevation providing a maximum backwater effect of not more than 0.10 feet.

e. Transitions. Transitions shall be provided at both inlet and outlet of the pipe, as shown on the above drawings and as shown on Drawing No. 3.

f. Compacted Backfill. All backfill shall be compacted to a minimum depth of one foot above the top of the culvert and to a top width equal to the outside width of the barrel of the culvert and within planes sloping at 1:1 from the edges of such top width to intersection with the waterway prism or surface of excavation. Backfill about transition structures shall be compacted to slopes of 1:1 from the top of the concrete walls. Compacted density (dry) of the soil fraction in the compacted material shall be not less than 95 percent of laboratory standard soil density as determined by the ASTM Proctor

Compaction Test. Applicant shall pay for any necessary laboratory testing that may be required.

g. Irrigation Season. No open cuts in ditch banks are permitted during irrigation season.

h. Safety Requirements. Safety devices may be required when a structure is considered to present a safety hazard.

f. Concrete Lining: If the pipe is installed within an earthen irrigation canal the applicant shall concrete line (see Section 4.4.3) a minimum 200 feet upstream and 200 feet downstream of the pipe.

4.4. Utility Crossings

4.4.1 Underground Crossings at Culverts

a. Minimum Standards. Underground utility crossings at culverts shall conform to the requirements shown on Drawing No. 5

b. Canals and Laterals. On canals and laterals, utility crossings shall be made under the culvert with a minimum clear distance of four feet between the bottom of the culvert and top of utility conduit.

c. Drains. On drains, utility crossings can be made above the culvert with a minimum clear distance of 2 feet between the bottom of the utility conduit and top of culvert, with waiver by the Board of Directors. Where the drain culvert is corrugated metal pipe, the applicant is required to place the utility crossing four feet under the culvert by jacking or boring.

d. Road Cover. A minimum cover of 30 inches shall be provided from the top of the utility conduit to any road surfaces. This includes public roads and waterway operating roads.

e. Compacted Backfill. Backfill for cuts through waterways and adjacent to culverts shall be thoroughly compacted to the satisfaction of the District. To meet this requirement, compaction density (dry) of the soil fraction in the compacted material shall be not less than 95 percent of the laboratory standard soil density as determined by the ASTM Proctor Compaction Test. Applicant shall pay for any necessary laboratory testing that may be required.

4.4.2 Crossings Under Waterways

a. Minimum Standards. Crossings under waterways shall conform to the requirements as shown on Drawing No. 5.

b. Unlined Waterways. Under unlined waterways, a protective sleeve shall be installed around pipe or cable crossings under canal, lateral, or drain prisms. Steel encasement sleeves are normally required, but encasement with other materials may be permissible depending on the nature of the crossing. The protective sleeve shall be installed to allow a minimum of four feet between the top of the sleeve and the design invert, or existing bottom (whichever is lower) of the waterway.

c. Lined Waterways. Under lined waterways, a minimum of four feet shall be provided between the top of the utility conduit and the bottom of the waterway lining. Boring or jacking methods of installation shall be used to minimize the disturbance of concrete or membrane-lined waterways.

d. Compacted Backfill. Backfill for cuts through waterways and adjacent to culverts shall be thoroughly compacted to the satisfaction of the District. To meet this requirement, compaction density (dry) of the soil fraction in the compacted material, shall be not less than 95 percent of the laboratory standard soil density as determined by the ASTM Proctor Compaction Test. Applicant shall pay for any necessary laboratory testing that may be required.

e. Irrigation Season. No open cuts in ditch banks are permitted during irrigation season.

4.4.3 Reinforced Concrete Lining

Reinforced concrete lining shall meet the following requirements:

a. Minimum Standards. Reinforced concrete lining shall conform to the requirements shown on Drawing No. 6.

b. Lining Thickness. The lining shall have a minimum thickness of 4 inches. In certain circumstances, the District may require a thickness of 6 inches.

c. Bottom Width. The bottom width shall match the design bottom width of the waterway, or if required by the District, the existing bottom width if it is wider than the design width.

d. Invert Elevation. The lining invert elevation shall match the design bottom grade or existing bottom (whichever is lower) of the waterway.

e. Reinforcement. The reinforcement at a minimum shall be #4 bars on 12" centers each way or #5 bars on 16" on center each way.

f. Side Slopes. The side slopes shall match the design slope of the waterway and shall extend to a minimum of one foot above high water surface, or to the top of the bank, or to other District requirements.

g. Cut-off Walls. Cut-off walls, normal to the centerline of the waterway, shall be provided at both ends of the lining, extending 48 inches vertically below the lining invert and 48 inches into the side slopes for the full height of the lining.

4.4.4 Pipelines.

Steel pipe shall be used in place of plastic pipe at waterway crossings or plastic pipe may be cased in steel pipe within the limits of the established rights-of-ways. Concrete encasement may be allowed under special conditions.

4.4.5 Parallel Installations.

a. Minimum Standards. Utilities installed parallel to a waterway centerline shall be buried along and within the outside 5 feet of the right-of-way and not less than 3 feet below surrounding natural ground.

b. Signing. The installation must be suitably marked for location purposes.

4.4.6 Overhead Crossings

a. Minimum Standards. Overhead electric power, telephone, cable tv, fiber optics, transmission, or communications lines shall be installed in accordance with Drawing No. 5, the latest edition of NEC (ANSI C1) standards of the National Fire Protection Association; the latest edition of NEC (ANSI C2); the latest regulations issued by the Occupational Safety and Health Administration Safety Code; and the current national electrical code (NEC) . The minimum overhead crossing height as measured at any point between the line and the ground directly below the line for electrical power lines (including the neutral or grounding wire) is 20 feet, for cable TV lines is 16.5 feet, and for telephone or any other line is 15.5 feet.

b. Right-of-Way Restriction. The location of line poles, guy poles and guy lines on canals and laterals shall be no closer to the waterway than the outside toe of slope in order not to interfere with maintenance and operation of the District. Along drains the location shall be at the edge of the Right-of-way. All utility poles or guy wires shall be placed outside of the Right-of-way.

4.5. Minimum Width of Easement

The width of any easement shall be determined by the District for each application. The minimum width of any surface or subsurface easement shall be 15 feet. Easement widths shall meet or exceed all applicable local, state, or national standards, regulations and safety requirements, as determined by the District, for the proposed use or application.

4.6. Elevations

All plans shall show elevations based on the Bureau of Reclamation's datum. The description and location of all elevation benchmarks shall be shown on plans.

4.7. Design Standards Drawings

The following drawings are included as part of this Design Standard:

Drawing 1 - Freespan Bridge Crossing

Drawing 2 - Box Culvert

Drawing 3 - Pipe Culvert

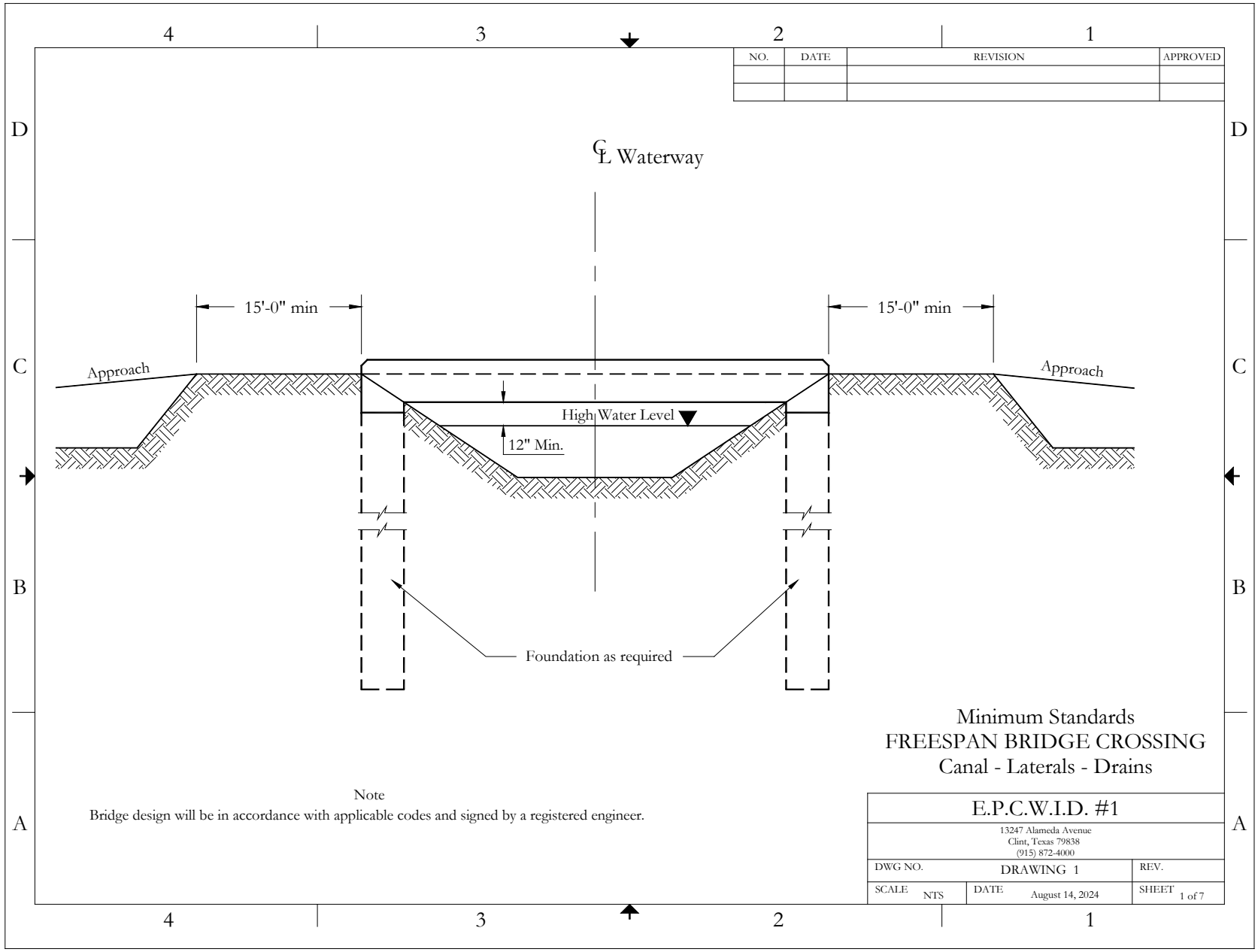
Drawing 4 - Safety Rack

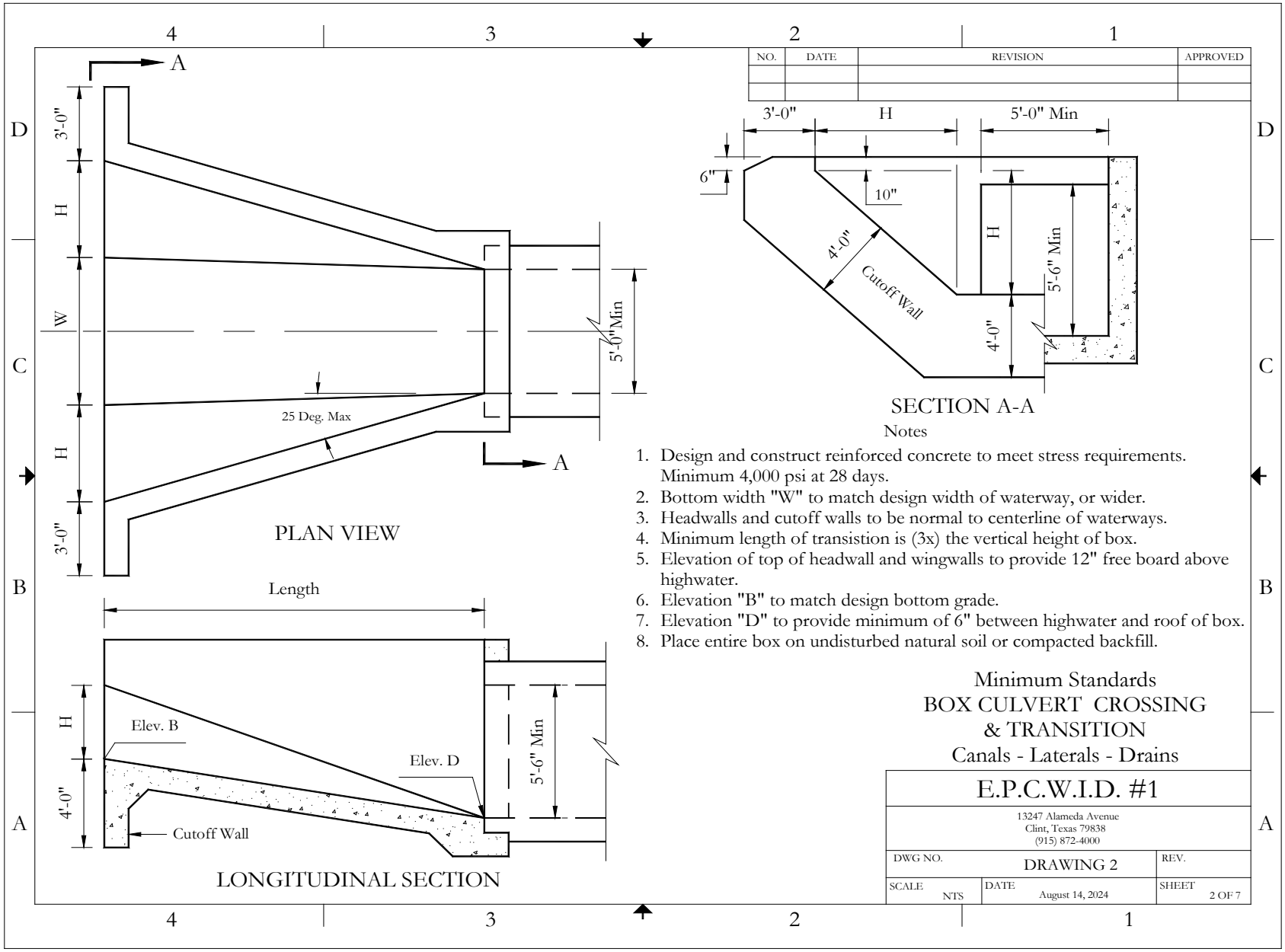
Drawing 5 - Aerial and Buried Crossings (Open Channel)

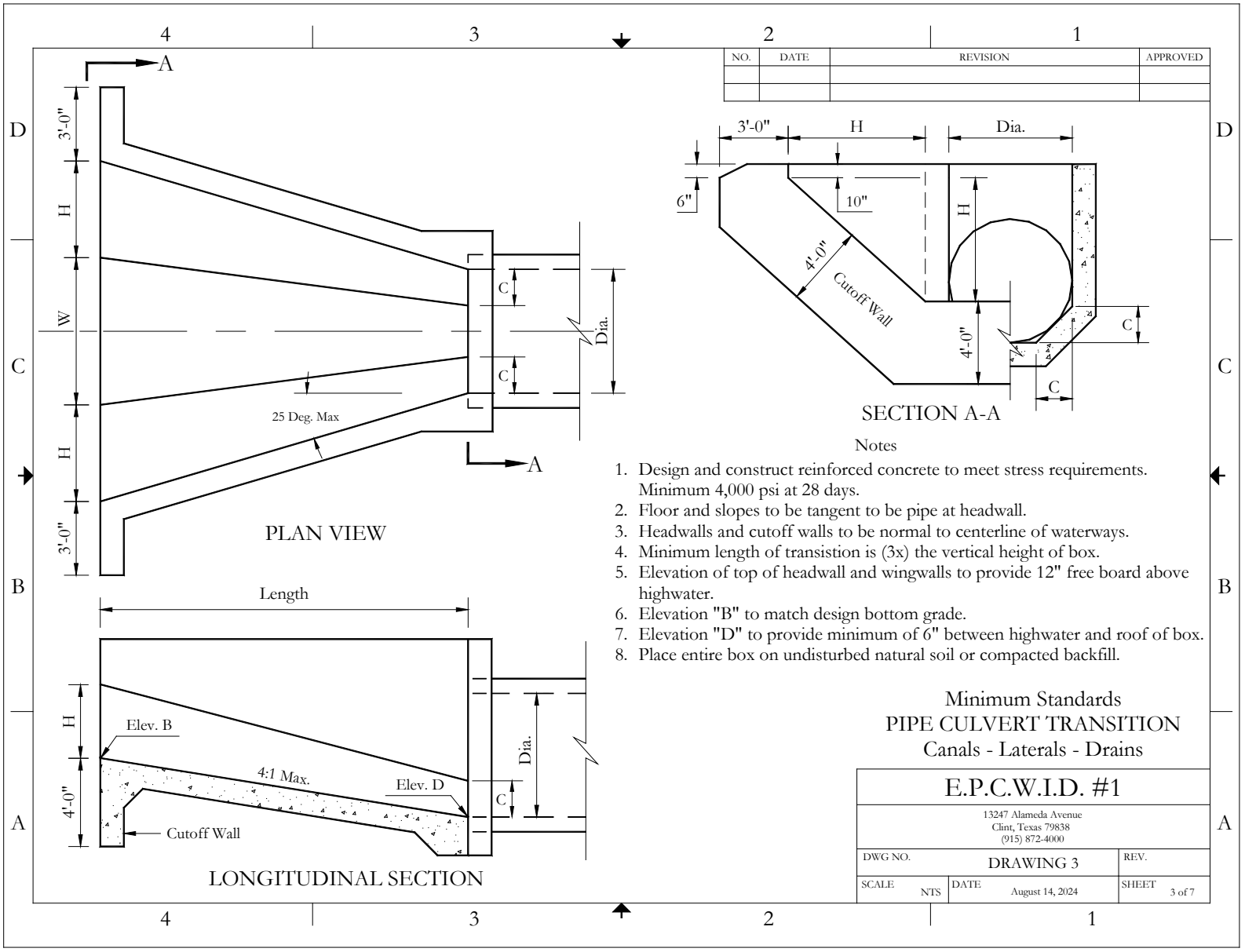
Drawing 6 - Concrete Lining

Drawing 7 - Safety Fence

These drawings are provided for illustrative purposes only, and do not contain sufficient information or standards to constitute a design. These proposed structures represented in the above drawings must be designed by a professional engineer licensed in the State of Texas, and drawings representing such designs must be sealed and dated by such engineer and submitted to the District for review.


4
3
2
1
NO.
DATE
REVISION
APPROVED
D
C
B
A
℄ Waterway
15'-0" min
15'-0" min
Approach
Approach
High Water Level
12" Min.
Foundation as required
Minimum Standards
FREESPAN BRIDGE CROSSING
Canal - Laterals - Drains
Note
Bridge design will be in accordance with applicable codes and signed by a registered engineer.
E.P.C.W.I.D. #1
13247 Alameda Avenue
Clint, Texas 79838
(915) 872-4000
DWG NO.
DRAWING 1
REV.
SCALE
NTS
DATE
August 14, 2024
SHEET
1 of 7

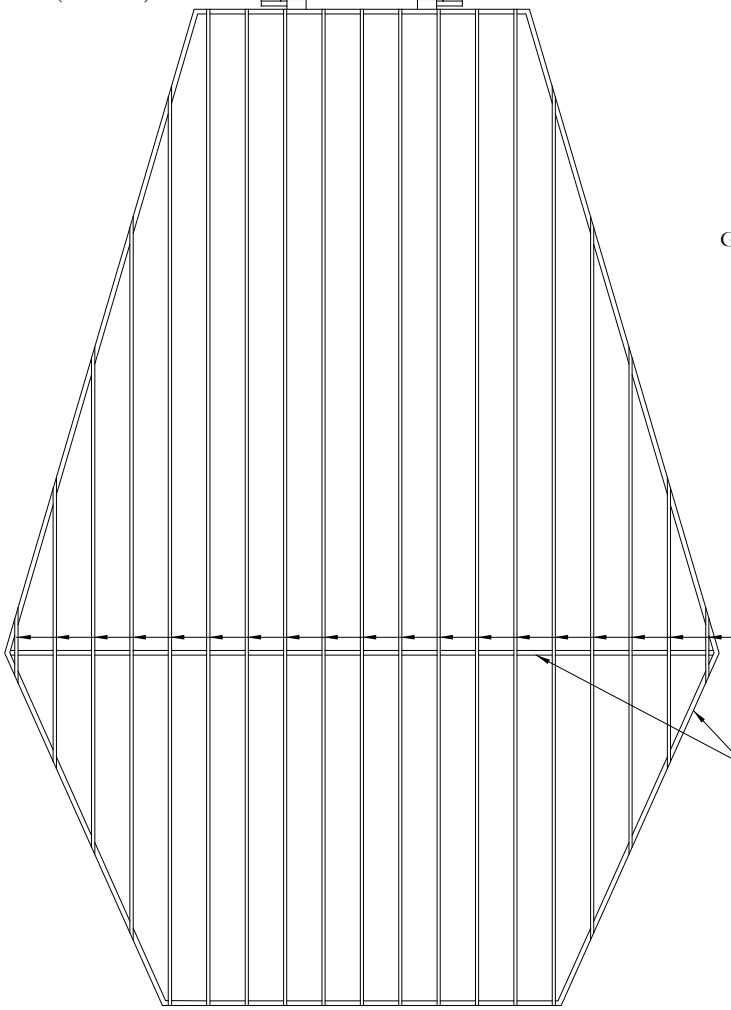

A
3'-0"
H
W
H
3'-0"
5'-0" Min
25 Deg. Max
A
PLAN VIEW
Length
H
4'-0"
Elev. B
Elev. D
5'-6" Min
Cutoff Wall
LONGITUDINAL SECTION
NO. DATE REVISION APPROVED
3'-0"
H
5'-0" Min
6"
10"
4'-0"
Cutoff Wall
H
5'-6" Min
4'-0"
SECTION A-A
Notes
1. Design and construct reinforced concrete to meet stress requirements. Minimum 4,000 psi at 28 days.
2. Bottom width "W" to match design width of waterway, or wider.
3. Headwalls and cutoff walls to be normal to centerline of waterways.
4. Minimum length of transistion is (3x) the vertical height of box.
5. Elevation of top of headwall and wingwalls to provide 12" free board above highwater.
6. Elevation "B" to match design bottom grade.
7. Elevation "D" to provide minimum of 6" between highwater and roof of box.
8. Place entire box on undisturbed natural soil or compacted backfill.
Minimum Standards
BOX CULVERT CROSSING
& TRANSITION
Canals - Laterals - Drains
E.P.C.W.I.D. #1
13247 Alameda Avenue
Clint, Texas 79838
(915) 872-4000
DWG NO. DRAWING 2 REV.
SCALE NTS DATE August 14, 2024 SHEET 2 OF 7


4
3
2
1
NO.
DATE
REVISION
APPROVED
A
3'-0"
H
W
H
3'-0"
C
C
Dia.
25 Deg. Max
A
PLAN VIEW
3'-0"
H
Dia.
6"
10"
H
4'-0"
Cutoff Wall
4'-0"
C
C
SECTION A-A
Length
H
Elev. B
4:1 Max.
Elev. D
4'-0"
Cutoff Wall
C
Dia.
LONGITUDINAL SECTION
Notes
1. Design and construct reinforced concrete to meet stress requirements. Minimum 4,000 psi at 28 days.
2. Floor and slopes to be tangent to be pipe at headwall.
3. Headwalls and cutoff walls to be normal to centerline of waterways.
4. Minimum length of transistion is (3x) the vertical height of box.
5. Elevation of top of headwall and wingwalls to provide 12" free board above highwater.
6. Elevation "B" to match design bottom grade.
7. Elevation "D" to provide minimum of 6" between highwater and roof of box.
8. Place entire box on undisturbed natural soil or compacted backfill.
Minimum Standards
PIPE CULVERT TRANSITION
Canals - Laterals - Drains
E.P.C.W.I.D. #1
13247 Alameda Avenue
Clint, Texas 79838
(915) 872-4000
DWG NO.
DRAWING 3
REV.
SCALE
NTS
DATE
August 14, 2024
SHEET
3 of 7
D
C
B
A

NO.	DATE	REVISION	APPROVED

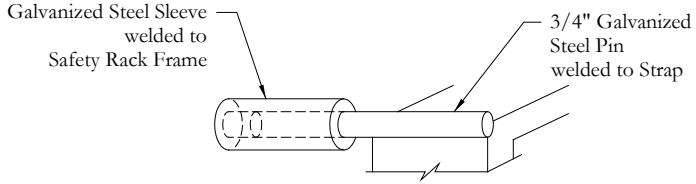
Safety rack to be attached at headwall with 3" x 3/4" straps and 5/8" SS "J" bolts. (See Detail)

Hinge (SeeDetail)

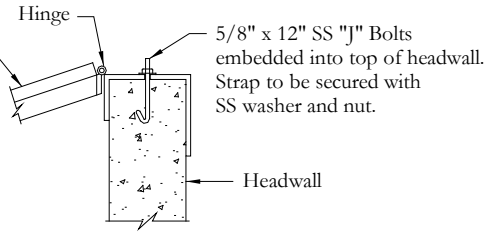


SAFETY RACK

NOTES:
1. Safety racks shall be installed on siphons and culverts where required.
2. Installation shall provide 3:1 or flatter slope of rack.
3. Safety Rack frame dimensions shall match headwall structure in the field.
4. Safety Rack shall be galvanized.



HINGE DETAIL

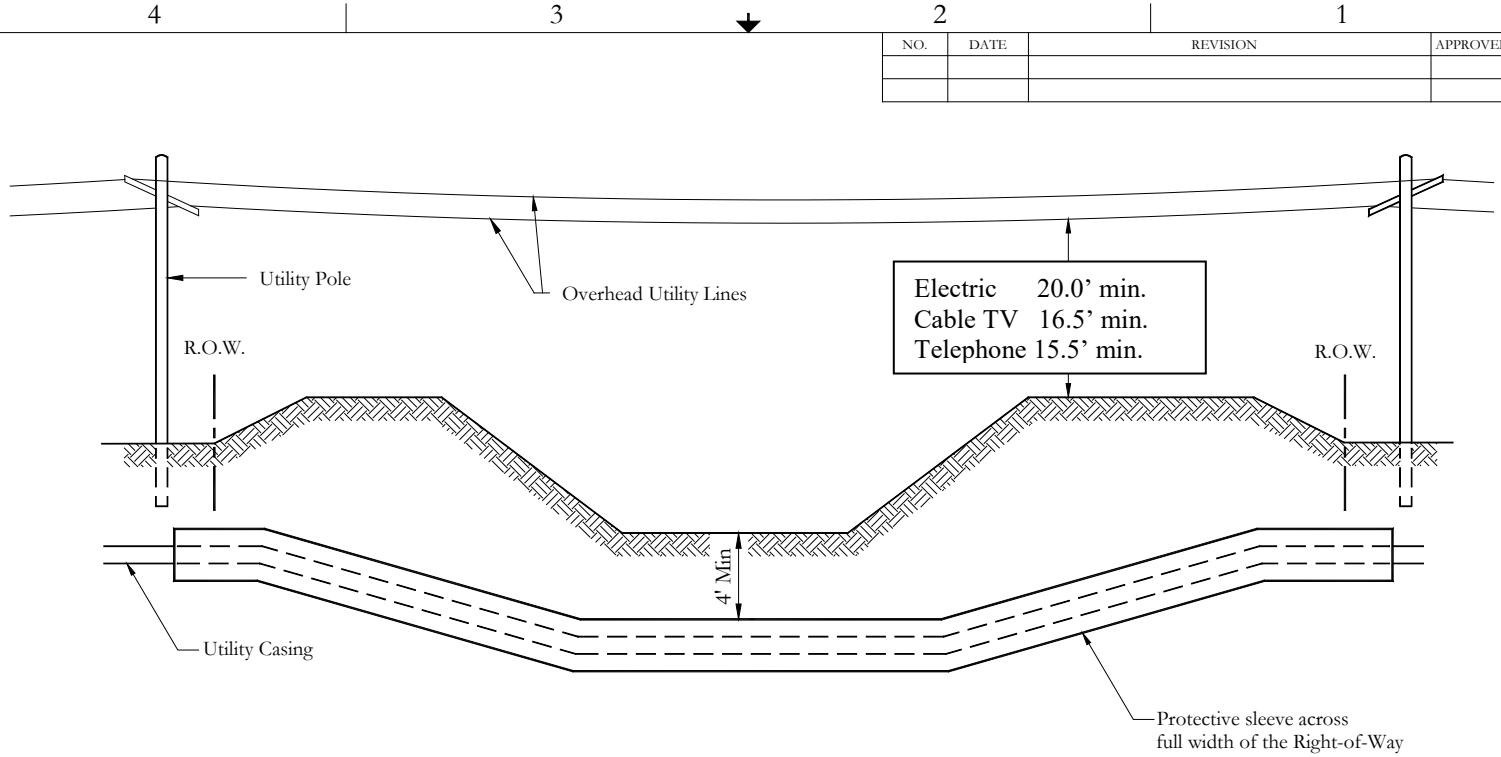


STRAP DETAIL

Minimum Standards
SAFETY RACK
Siphons and Culverts

E.P.C.W.I.D. #1		
13247 Alameda Avenue Clint, Texas 79838 (915) 872-4000		
DWG NO.	DRAWING 4	REV.
SCALE NTS	DATE August 14, 2024	SHEET 4 of 7

NO.	DATE	REVISION	APPROVED



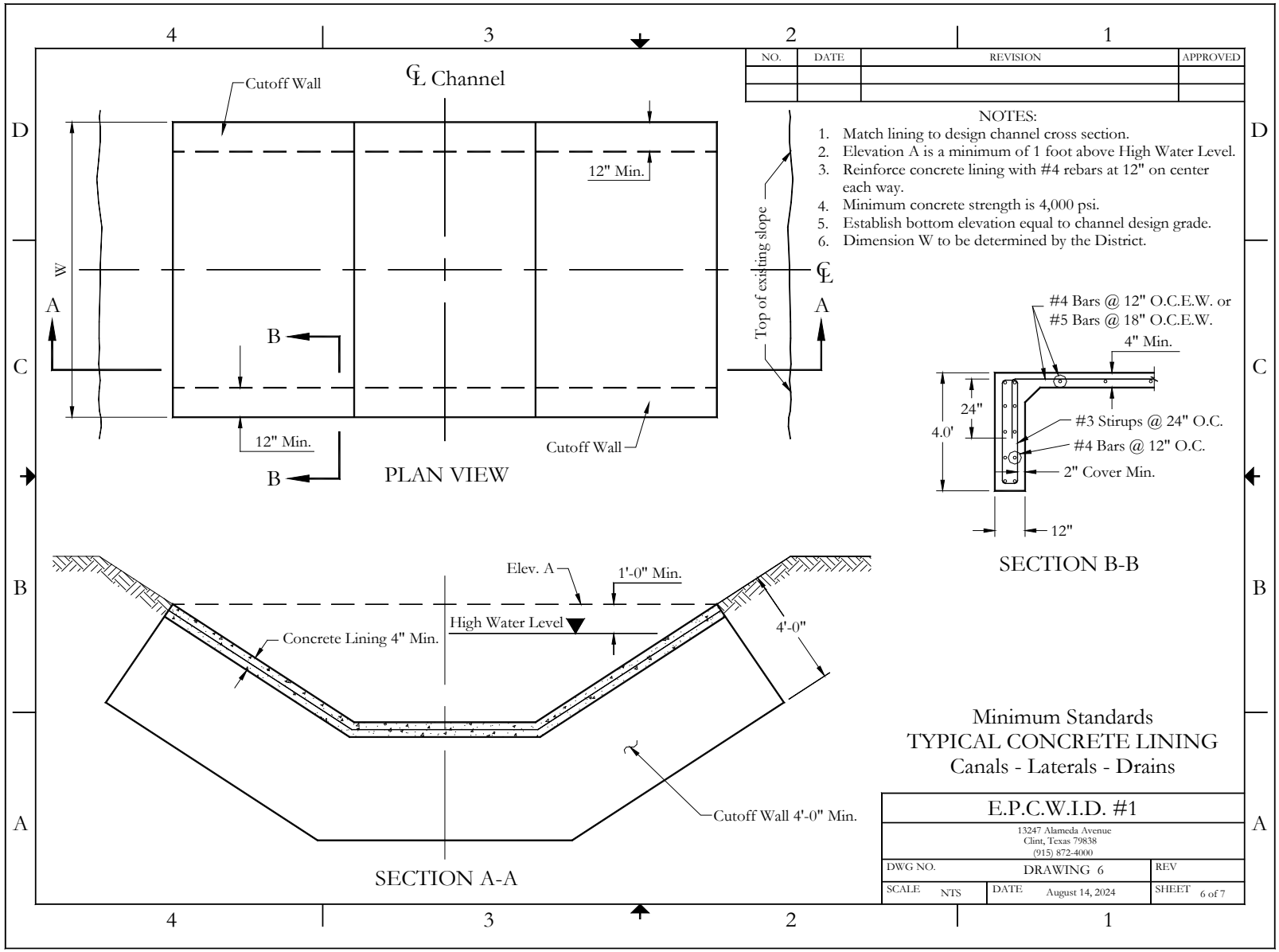
NOTES

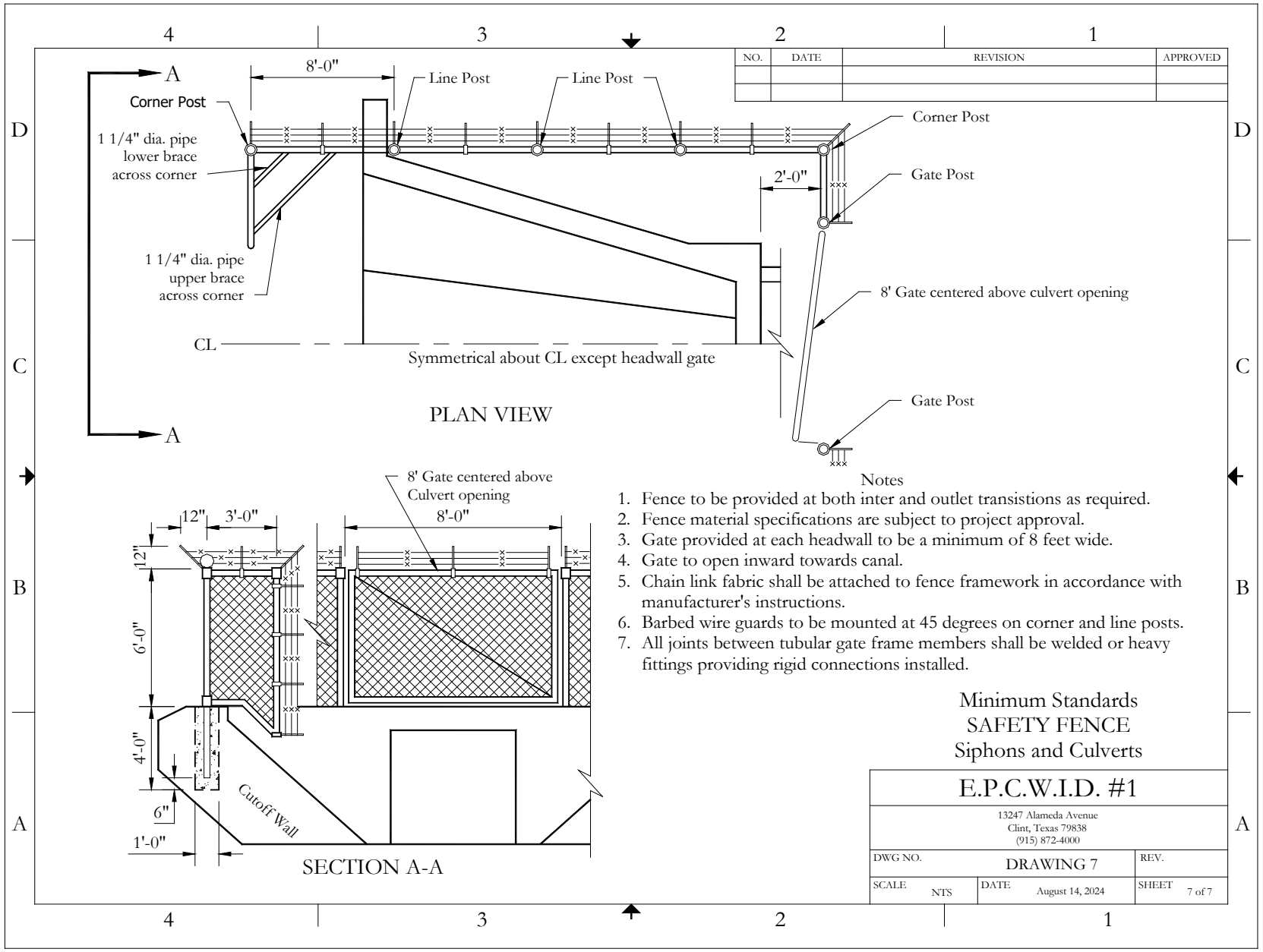
1. Concrete encasement may substitute for protective sleeve with permission from the District.
2. No open cuts are permitted during the irrigation season.
3. Open cuts must comply with District policies.
4. Overhead transmission and communication installations and clearances shall be in accordance with this drawing.
5. All utility installations must be approved by the District prior to beginning work.

Minimum Standards
OPEN CHANNEL
Canal - Laterals - Drains

E.P.C.W.I.D. #1
13247 Alameda Avenue
Clint, Texas 79838
(915) 872-4000

DWG NO.	DRAWING 5	REV
SCALE NTS	DATE August 14, 2024	SHEET 5 of 7


Cutoff Wall
℄ Channel
12" Min.
W
A
B
Top of existing slope
12" Min.
Cutoff Wall
PLAN VIEW
NO. DATE REVISION APPROVED
NOTES:
1. Match lining to design channel cross section.
2. Elevation A is a minimum of 1 foot above High Water Level.
3. Reinforce concrete lining with #4 rebars at 12" on center each way.
4. Minimum concrete strength is 4,000 psi.
5. Establish bottom elevation equal to channel design grade.
6. Dimension W to be determined by the District.
#4 Bars @ 12" O.C.E.W. or
#5 Bars @ 18" O.C.E.W.
4" Min.
24"
4.0'
#3 Stirups @ 24" O.C.
#4 Bars @ 12" O.C.
2" Cover Min.
12"
SECTION B-B
Elev. A
1'-0" Min.
High Water Level
Concrete Lining 4" Min.
4'-0"
Cutoff Wall 4'-0" Min.
SECTION A-A
Minimum Standards
TYPICAL CONCRETE LINING
Canals - Laterals - Drains
E.P.C.W.I.D. #1
13247 Alameda Avenue
Clint, Texas 79838
(915) 872-4000
DWG NO. DRAWING 6 REV
SCALE NTS DATE August 14, 2024 SHEET 6 of 7


4
3
2
1
NO. DATE REVISION APPROVED
A
Corner Post
8'-0"
Line Post
Line Post
Corner Post
1 1/4" dia. pipe lower brace across corner
2'-0"
Gate Post
1 1/4" dia. pipe upper brace across corner
8' Gate centered above culvert opening
CL
Symmetrical about CL except headwall gate
Gate Post
A
PLAN VIEW
8' Gate centered above Culvert opening
12"
3'-0"
8'-0"
12"
6'-0"
4'-0"
6"
1'-0"
Cutoff Wall
SECTION A-A
Notes
1. Fence to be provided at both inter and outlet transistions as required.
2. Fence material specifications are subject to project approval.
3. Gate provided at each headwall to be a minimum of 8 feet wide.
4. Gate to open inward towards canal.
5. Chain link fabric shall be attached to fence framework in accordance with manufacturer's instructions.
6. Barbed wire guards to be mounted at 45 degrees on corner and line posts.
7. All joints between tubular gate frame members shall be welded or heavy fittings providing rigid connections installed.
Minimum Standards
SAFETY FENCE
Siphons and Culverts
E.P.C.W.I.D. #1
13247 Alameda Avenue
Clint, Texas 79838
(915) 872-4000
DWG NO. DRAWING 7 REV.
SCALE NTS DATE August 14, 2024 SHEET 7 of 7

5. STANDARDS FOR SUBDIVISION OF LAND WITHIN DISTRICT

A plat or Irrigable Land Exhibit (see Section 5.4) of any land subdivided after November 9, 2004 and within the District's boundary shall be submitted to the District for review. The landowner shall submit an application to the District for review of the subdivision plat and pay all administration fees required by the District, and all assessments, fees, or taxes due to the District. The plat of the subdivision shall meet the District's Surveying Standards and the following requirements:

5.1. District Facilities, Land, Right-of-Ways, and Easements

The subdivision plat shall clearly show all District facilities, land, rights-of-ways, and easements within or adjacent to the subdivided land. The applicant should check with the District prior to preparing the plat to obtain information regarding any District facilities, land, rights-of-way, or easements that may be contained within or adjacent to the subdivided land.

5.2. Community Ditches

The subdivision plat shall clearly show all existing or proposed community ditches within or adjacent to the subdivided land. The applicant shall check with the District and landowners adjacent to the subdivided property prior to preparing the plat to obtain information regarding any community ditches that may be contained within or adjacent to the subdivided land.

All proposed modifications or changes to a community ditch shall be disclosed by the applicant either in a letter to the District or shown on the subdivision plat. If any modifications or changes are proposed to the community ditch that may impact the ability of the ditch to convey water, as determined by the District Engineer, the applicant shall submit to the District a second application for the review of the proposed modifications and/or changes to the community ditch. The second application (Community Ditch Engineering Review) shall contain a topographic survey sealed by a surveyor licensed in the State of Texas and a letter or report sealed by an engineer licensed in the State of Texas regarding the design and hydraulic capacity of the proposed community ditch, and payment by the applicant to the District of an additional $3,000 administrative fee for review of the modifications and/or changes to the community ditch. The minimum width of a new community ditch is 10 feet. If no changes and/or modification are proposed to the community ditch the landowner shall submit a letter to the District stating such prior to any approval of the plat by the District.

5.2.1 Community Ditch Operations

No action shall be taken that interferes with the ability of any community ditch user to access the community ditch for purposes of irrigation of land.

Community ditch means any existing irrigation or farm ditch used to convey or deliver irrigation water to irrigable land that is subject to irrigation assessments by EI Paso County Water Improvement District No. 1.

Any owner of land shown on this exhibit is prohibited from removing, modifying, relocating, or interfering with the operation of any existing community ditch located on or adjacent to land shown on this exhibit.

No action shall be taken that would interfere with the amount or capacity or the flow of any community ditch. No rock walls, fencing, buildings, or other structures shall be constructed or placed within or across the existing community ditch bed or banks.

5.3. Signature Blocks

The dedication page of the subdivision plat shall include a signature line for the El Paso County Water Improvement District No. 1 and the following statement:

> The El Paso County Water Improvement District No. 1 (District) approves this drawing as meeting the District's Subdivision Plat Standards in effect on the date below. The District has not reviewed this drawing for any purpose other than those set forth in the District's Subdivision Plat Standards, and the District does not warrant to anyone that any of the information, designs, specifications, or any other information represented on this drawing is appropriate, suitable, or otherwise sufficient for safety or structural integrity or any other purpose.
>
> _____ Date: _____
>
> By: El Paso County Water Improvement District No. 1

5.4. Irrigable Land Exhibit

The example Irrigable Land Exhibit shown on the following page lists the amount of land that is considered "irrigable" or having "1st Class Water Rights" by the District. The District assesses taxes on such land based on acreage rather than value. If any roads, stormwater ponding areas, or other "common" land is deeded to the City of El Paso or the County of El Paso, the Irrigable Land Exhibit should indicate such and show the acreage of such deed. Any dedicated land, such as roads adjacent to lots, should be proportioned to the adjacent lots in accordance with accepted surveying standards. Any roads or areas (such as storm water ponds) that are privately owned and not dedicated should not be proportioned to adjacent lots. The acres of irrigable land within the parcel of land being subdivided must equal the sum of the acres of irrigable land assigned to each lot plus the sum of the acres of all deeded land within the subdivision.

The Irrigable Land Exhibit included as part of the subdivision plat shall contain the following certification:

> I hereby certify that this drawing and the irrigable area tables included on this drawing are a true and correct representation of the subdivision plat as or to be filed and recorded in the office of the County Clerk of El Paso County, Texas.

_____ Date: _____

Engineer/Survey's Signature, License Number, and Seal

5.5. VERTICAL DATUM USED IN EL PASO COUNTY

The following are elevations for the USGS #3698 elevation benchmark located at the west end of the north entrance to the City of El Paso City Hall Building:

Governmental Organization	Elevation (ft)	Offset (ft)
U.S. Reclamation Service (Bureau of Reclamation)	3668.609	00.000
City of El Paso	3702.440	-33.831
International Boundary and Water Commission	3709.760	-40.998
U.S.G.S	3710.902	-42.293

EL PASO COUNTY WATER IMPROVEMENT DISTRICT No. 1 – IRRIGABLE LAND

LOT AREA INCL. FRONT/SIDE STREET		
BLOCK 1		
LOT No.	AREA (SF)	AREA (AC)
1	14,703.84	0.3375
2	9,189.58	0.2108
TOTAL	23,893.22	0.5483

LOT AREA INCL. FRONT/SIDE STREET		
BLOCK 2		
LOT No.	AREA (SF)	AREA (AC)
1	13,575.85	0.3117
2	8,050.11	0.1848
3	8,048.67	0.1848
4	8,046.32	0.1847
5	8,070.07	0.1852
6	8,704.15	0.1998
7	7,735.10	0.1776
8	6,873.25	0.1578
9	6,283.86	0.1443
10	5,962.19	0.1369
11	5,757.67	0.1322
12	5,745.30	0.1319
13	5,944.94	0.1365
14	14,757.41	0.3388
15	6,575.33	0.1509
16	6,328.72	0.1453
17	6,087.36	0.1398
18	6,059.10	0.1391
19	6,073.47	0.1394
20	6,077.63	0.1395
21	6,081.80	0.1396
22	6,085.37	0.1397
23	6,090.14	0.1398
24	6,094.30	0.1399
25	6,098.47	0.1400
26	6,102.64	0.1401
27	6,106.80	0.1402
28	6,110.97	0.1403
29	6,115.14	0.1404
30	6,119.31	0.1405
31	6,123.47	0.1406
32	6,127.64	0.1407
33	6,131.81	0.1408
34	6,135.97	0.1409
TOTAL	238,892.78	5.4362

LOT AREA INCL. FRONT/SIDE STREET		
BLOCK 3		
LOT No.	AREA (SF)	AREA (AC)
1	5,707.80	0.1310
2	9,613.80	0.2207
3	9,613.80	0.2207
4	6,006.80	0.1379
TOTAL	31,821.70	0.7121

LOT AREA INCL. FRONT/SIDE STREET		
BLOCK 4		
LOT No.	AREA (SF)	AREA (AC)
1	9,702.00	0.2227
2	5,796.00	0.1331
3	5,796.00	0.1331
4	5,796.00	0.1331
5	5,796.00	0.1331
6	5,884.20	0.1351
7	5,884.20	0.1351
8	5,884.20	0.1351
9	5,884.20	0.1351
10	5,884.20	0.1351
11	5,884.20	0.1351
12	5,884.20	0.1351
13	5,884.20	0.1351
14	6,035.49	0.1386
15	6,175.31	0.1418
16	6,157.55	0.1414
17	6,124.76	0.1406
18	6,124.76	0.1406
19	6,198.28	0.1422
20	6,293.18	0.1445
21	6,386.54	0.1482
22	6,117.70	0.1404
23	6,117.70	0.1404
24	6,117.70	0.1404
25	10,178.70	0.2337
26	10,034.80	0.2304
27	5,973.80	0.1371
28	5,973.80	0.1371
29	5,973.80	0.1371
30	5,762.29	0.1321
31	5,722.61	0.1314
32	5,726.83	0.1315
33	5,676.97	0.1303
34	5,832.97	0.1293
35	5,691.82	0.1307
36	5,691.34	0.1306
37	5,539.00	0.1271
38	5,547.39	0.1274
39	5,566.28	0.1278
40	5,562.76	0.1276
41	5,720.64	0.1313
42	5,745.80	0.1319
43	5,745.80	0.1319
44	5,745.80	0.1319
45	5,745.80	0.1319
46	5,745.80	0.1319
47	5,745.80	0.1319
48	5,745.80	0.1319
49	5,745.80	0.1319
50	5,796.00	0.1331
51	5,796.00	0.1331
52	5,796.00	0.1331
53	5,796.00	0.1331
54	9,702.00	0.2227
R.O.W.	2,520.60	0.0579
TOTAL	336,031.15	7.6813

LOT AREA INCL. FRONT/SIDE STREET		
BLOCK 5		
LOT No.	AREA (SF)	AREA (AC)
1	6,746.50	0.1549
2	10,807.50	0.2481
3	10,807.50	0.2481
4	6,746.50	0.1549
TOTAL	35,108.00	0.8060

LOT AREA INCL. FRONT/SIDE STREET		
BLOCK 6		
LOT No.	AREA (SF)	AREA (AC)
1	6,746.50	0.1549
2	10,807.50	0.2481
3	10,807.50	0.2481
4	6,746.50	0.1549
TOTAL	35,108.00	0.8060

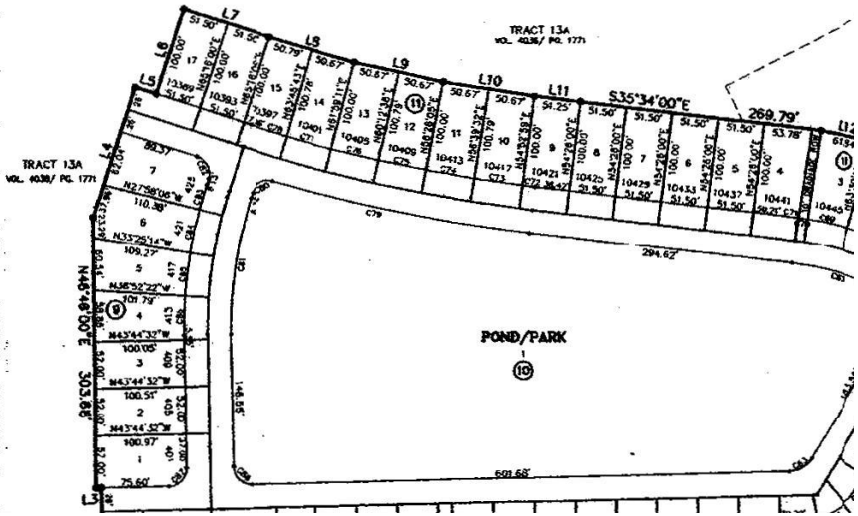
LOT AREA INCL. FRONT/SIDE STREET		
BLOCK 7		
LOT No.	AREA (SF)	AREA (AC)
1	9,630.00	0.2213
2	5,733.00	0.1316
3	5,733.00	0.1316
4	5,733.00	0.1316
5	5,733.00	0.1316
6	5,707.80	0.1310
7	5,707.80	0.1310
8	5,707.80	0.1310
9	5,707.80	0.1310
10	5,707.80	0.1310
11	5,707.80	0.1310
12	5,707.80	0.1310
13	5,707.80	0.1310
14	6,040.44	0.1387
15	6,891.50	0.1581
16	6,640.82	0.1525
17	6,053.91	0.1382
18	5,873.60	0.1371
19	5,873.60	0.1371
20	10,034.80	0.2304
21	10,128.30	0.2325
22	6,085.30	0.1392
23	6,085.30	0.1392
24	5,962.98	0.1309
25	6,712.21	0.1541
26	6,980.20	0.1588
27	6,993.54	0.1605
28	6,972.68	0.1601
29	6,438.59	0.1478
30	5,796.00	0.1331
31	5,796.00	0.1331
32	5,796.00	0.1331
33	5,796.00	0.1331
34	5,796.00	0.1331
35	5,796.00	0.1331
36	5,796.00	0.1331
37	5,796.00	0.1331
38	5,733.00	0.1316
39	5,733.00	0.1316
40	5,733.00	0.1316
41	5,733.00	0.1316
42	9,630.00	0.2213
R.O.W.	3,780.00	0.0868
TOTAL	270,777.98	6.2162

LOT AREA INCL. FRONT/SIDE STREET		
BLOCK 8		
LOT No.	AREA (SF)	AREA (AC)
1	5,707.80	0.1310
2	9,613.80	0.2207
3	9,613.80	0.2207
4	5,707.80	0.1310
TOTAL	30,643.20	0.7034

LOT AREA INCL. FRONT/SIDE STREET		
BLOCK 9		
LOT No.	AREA (SF)	AREA (AC)
1	10,413.50	0.2391
2	6,588.58	0.1513
3	6,984.57	0.1607
4	6,756.44	0.1551
5	7,052.16	0.1619
6	7,451.65	0.1711
7	11,407.85	0.2619
TOTAL	66,236.79	1.2911

LOT AREA INCL. FRONT/SIDE STREET		
BLOCK 10		
LOT No.	AREA (SF)	AREA (AC)
1	246,516.83	5.6593
TOTAL	246,516.83	5.6593

LOT AREA INCL. FRONT/SIDE STREET		
BLOCK 11		
LOT No.	AREA (SF)	AREA (AC)
1	10,893.50	0.2501
2	6,788.21	0.1558
3	6,756.97	0.1551
4	6,550.12	0.1504
5	6,489.00	0.1490
6	6,489.00	0.1490
7	6,489.00	0.1490
8	6,489.00	0.1490
9	6,521.26	0.1497
10	6,657.52	0.1528
11	6,657.52	0.1528
12	6,657.52	0.1528
13	6,657.52	0.1528
14	6,657.32	0.1528
15	6,634.32	0.1523
16	6,489.00	0.1490
17	7,126.33	0.1636
R.O.W.	1,260.00	0.0289
TOTAL	118,264.30	2.7150



6. APPLICATION FORM

EL PASO COUNTY WATER IMPROVEMENT DISTRICT NO. 1 Application No. _____
13247 Alameda Ave Clint, TX 79836-0749
(915) 872-4000 Telephone Date Received: _____

APPLICATION FOR LIMITED RIGHT TO USE DISTRICT REAL PROPERTY, REQUEST REVIEW OF IRRIGABLE LAND EXHIBIT, OR OTHER REQUESTS RELATED TO USE OF DISTRICT LANDS

(Subject to applicable law and approval by the District's Board of Directors)

Name of Applicant: _____

Mailing Address: _____

Contact Name: _____ Telephone: _____

Fax Number: _____ Email: _____

Are You a District Taxpayer: _____ Account No. _____

Do You Claim Powers of Eminent Domain: _____ If Yes, Provide Authority: _____

Do You Claim Other Authority to Use District Property: ___ If Yes, Provide Authority: _____

Proposed Use of District Real Property or Other Request (Attach Plans): _____

_____

Location of Property: (Survey Plat and Legal Description Required): _____

_____

Nearest Tract and Block No.: _____

I agree to comply with all laws, rules, regulations, policies, guidelines, and procedures concerning this application and any license or authorization that may be granted. A nonrefundable administrative fee set by the District's Board is required for the processing of applications to use District real property; review subdivision plans, engineering evaluations, and other requests. Additional fees for legal review and other work may be required for applications to use District real property. I further understand that no construction may begin without final approval, in writing, by the District.

_____ _____ _____
Signature of Applicant or Authorized Agent Printed Name Date

FOR DISTRICT USE ONLY

Date Application Fee Received:_____ Amount: _____ Check No._____

Date Survey Received: _____ Date Plans Received: _____

7. TYPICAL SCHEDULE FOR APPLICATION FOR REQUEST TO USE DISTRICT REAL PROPERTY

The Review Process typically takes a minimum of 45 to 90 days after submission to the District of the following: 1) a fully completed application with original signatures, 2) a non-refundable administrative fee, 3) Legal Survey, and 4) Engineering Drawings.

Final Engineering Drawings with all corrections requested by the District must be submitted by the end of business on Tuesday, one week before the Scheduled Board meeting.

Final Signed License Contract (two sets with original signatures) must be submitted by the end of the business day on the Wednesday one week before the Scheduled Board meeting.

The full amount of the Consideration Fee stated in the proposed License must be submitted by the end of the business day on the Wednesday one week before the Scheduled Board meeting.

8. SCHEDULE AND SUBMITTAL REQUIREMENTS FOR CONSTRUCTION DEWATERING LICENSES

The Review Process takes a minimum of 30 days after submission to the District of all required information. In addition to any other provisions of this manual, for construction dewatering licenses the following items shall be submitted:

1) a fully completed application with original signatures,

2) a non-refundable administrative fee,

3) drawings showing the type, depth, size of the dewatering well, piping, discharge points, and any other equipment or items proposed to be placed within EPCWID's property or rights-of-ways,

4) the type, model, size, units of measure, and location of the flow meter that will be installed and used,

5) a schedule for when the dewatering equipment will be installed and operated and all equipment or items removed.

6) for any construction work within the channel of a drainage canal, a flow–bypass plan and drawings sealed by an engineer licensed in the State of Texas, the plan and drawings shall be of

sufficient detail and analysis to ensure that all flow (including flood water) can be bypassed and that at no time shall the depth of water within the drainage canal be increased,

7) a detailed land survey sealed by a licensed surveyor, engineering survey sealed by a licensed engineer, map or aerial photograph, drawn to scale, that shows the location of all wells, pipelines, generators, pumps, and other equipment or items used for the dewatering system or otherwise placed on or in EPCWID's property or rights-of-ways (such map maybe be a 7.5 minute USGS Topographic Map and such aerial photograph maybe a NAIP image), and

8) an estimate of the amount of groundwater (acre-feet) to be discharged.

Draft or initial drawings and plans must be submitted with the application. Final drawings, plans, and maps that have been modified to address all corrections or revisions requested by the District must be submitted by the end of the business day Tuesday one week before the Scheduled Board meeting.

Final Signed License Contract (two sets with original signatures) must be submitted by the end of the business day on the Wednesday one week before the Scheduled Board meeting.

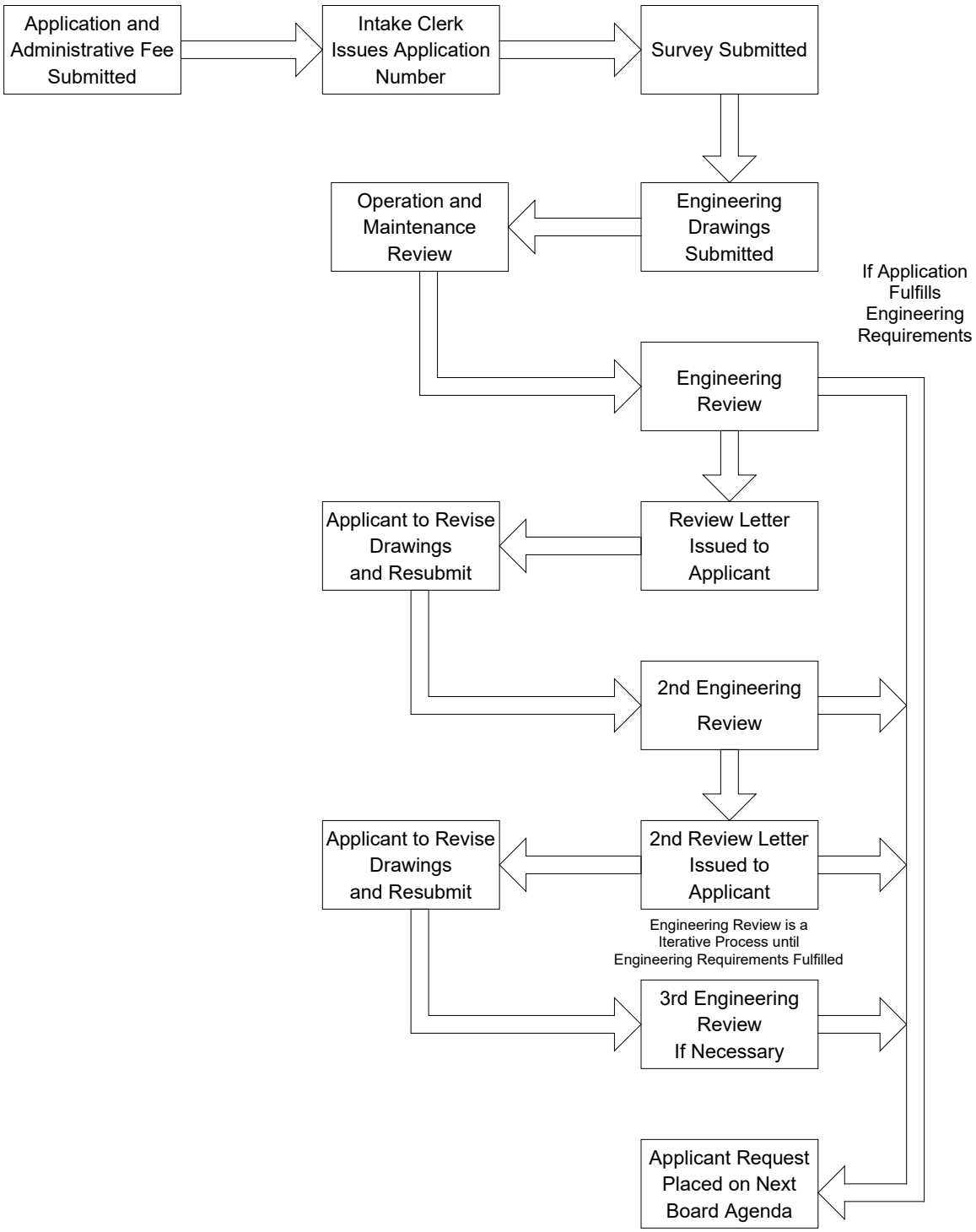
The full amount of the Consideration Fee must be submitted by the end of the business day on the Wednesday one week before the Scheduled Board meeting.

9. TYPICAL SCHEDULE FOR SUBDIVISION PLATS

The Review Process typically takes a minimum of 45 to 90 days after submission to the District: 1) a fully completed application with original signatures, 2) a non-refundable administrative fee, 3) a Subdivision Plat, and 4) an Irrigable Land Exhibit.

Final Corrected Plat and the Final Corrected Irrigable Land Exhibit must be submitted by the end of the business day on the Tuesday one week before the Scheduled Board Meeting.

10. ENGINEERING REVIEW PROCESS FOR AN APPLICATION



11. OUTLINE OF BASIC REQUIREMENTS FOR SUBMITTING AN APPLICATION

This section outlines the basic requirements for submitting an application to use the District's real property, such as the District's irrigation and drainage canal, for non-District purposes such as ingress and egress, construction or maintenance of a utility (water line, electric power, sewer line, etc.), or access to the adjacent property from the District property (trimming trees, building a property fence, etc.).

You can download the District's "License Manual for Use of District Real Property" on the District's website (https://epcwid1.org). This manual includes an application form that must be completed and signed by the party seeking a license or otherwise seeking permission to use District land in some fashion. For example, if the application is for crossing over a canal for ingress and egress to private property, then the owner of the private property (as shown on the recorded deed for the private property) must sign the application.

As stated in the License Manual, the District is not obligated to permit any party the right to use District Property, and the District's Board of Directors reserves the right to deny any application.

1. You must submit an application to the District and pay the application administrative fee before the District meets with you to discuss your proposed use. Your application needs to provide the information detailed in the License Manual. Your application needs to answer the following basic questions.
2. **Who** is making the request? If this is a corporation, the party's legal name must be identical to the name registered with the Texas Secretary of State.
3. **What** is the proposed use of the property? Examples are a private road, waterline, sewer line, electric line, or fiber optic.
4. **Where** is the property? Provide the name of the District facility and the closest public street. A legal survey plat or the easement area must be submitted before the application is reviewed finally.
5. **When** is the proposed use to commence and for how long? Provide the estimated date on which the property's first use is required. A typical application takes 45 to 90 days to review. Complex-use applications, such as concrete box culverts or large-diameter pipelines, can take six months or more to review.
6. **Why** is the use needed? Explain why there are no alternatives to using District property for the proposed use. For example, for an ingress/egress application, explain why there is no alternative ingress/egress location that does not require the use of District property.
7. **How** is the proposed use going to be constructed? Explain how any construction or use of the property will be made. For example, if the proposed use is a water line, state whether the water line will be installed using an open trench or directional drilling method. Engineering drawings

sealed by an engineer licensed in the State of Texas must be submitted before the final review of the application.

8. The District will determine the submittal requirements for your final application during the initial administrative and technical review of your application.

12. RE-CLASSIFICATION OF LAND WITHIN THE DISTRICT

Land within the district's boundaries and currently classified as not taxable but can be irrigated from the District's existing irrigation main or lateral canals **may be** eligible to be re-classified by the District as irrigable land subject to taxation. The owner of the land must apply to the District to request that the land be re-classified, pay all back taxes on the land, and agree to a restrictive covenant being placed on the land stating that the right to receive water from the District is restricted to irrigation use for 25 years. Please contact the District Tax Office to see if a specific parcel of land can be re-classified. The total amount of irrigable land taxable by the District is limited to 69,010 acres.

13. REVISION DATES AND SECTION LIST

Revised May 12, 2004: All sections, in part or in whole.

Revised: June 8, 2004: Sections 2.2.5, 3.3.1c, 4.1.2, 4.4.1b, 4.4.1c

Revised: November 9, 2004: Added New Section 5, Renumbered Section 5 to 6, 6 to 7, modified Section 2.1.3, 3.1.1

Revised July 12, 2006: Minor editorial and typographical corrections throughout the manual, correction of Section 2.1 regarding the requirement for condemnation (approved November 9, 2004) and clarification of the title, clarification of Section 3 regarding State Plane Coordinates and the "point-of-beginning" changes to Section 4.1.1 and Drawing No. 4, clarification of what time period Section 5 applies and clarification of the Section title.

Revised March 14, 2007: Minor editorial and typographical corrections and revisions to Section 5 clarify what information must be submitted with the application for review of the proposed subdivision. Section 2.2.2 was revised to reflect the 2005 Board Resolution regarding explosive, flammable, hazardous, or toxic materials.

Revised June 11, 2008: Removed Section 2.1.4, added Sections 4.5, 8, 9, and 10, renumbered several sections, corrections and changes to language in various sections.

Revised April 8, 2009: This revision clarified submittal requirements for dewatering license applications under Section 9, added language regarding the cost of reviewing construction work done under licenses, and clarified additional administrative fees for construction that may interfere with District operations or facilities under Section 2.2.2.

Updated March 3, 2010: Changed Administrative address in application form.

Update November 14, 2018: Minor changes and clarifications.

Revised October 10, 2019: Section 5.2 was revised to add an engineering drawing and hydraulic analysis submittal for new subdivisions that impact community ditch(es). Section 2.2.2 regarding administrative fees was also revised.

Revised August 14, 2024: I replaced Sections 1 and 2, deleted Section 11 and added a new Section 11, added Section 12, renumbered several sections, and corrected and changed language throughout the document, including tables and figures.