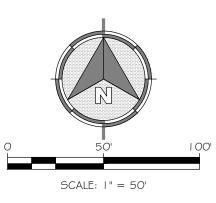
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY

GATEWAY ESTATES REPLAT "Q" IS LOCATED EAST AND SOUTH OF THE CITY LIMITS OF EL PASO AND IS LOCATED WITHIN THE 5 MILE E.T.J. OF THE CITY OF EL PASO AS GOVERNED BY SECTION 19.11 OF THE MUNICIPAL CODE.



THE PURPOSE OF THIS REPLAT IS TO CREATE THREE INDIVIDUAL LOTS WITHIN LOT 1 GATEWAY ESTATES REPLAT "B"

LINE TABLE		
LINE #	BEARING	DISTANCE
LI	500°01'28"E	30.00
L2	N64°56'22"W	6.46
L3	511°38'45"W	15.00
L4	N00°01'28"W	15.01

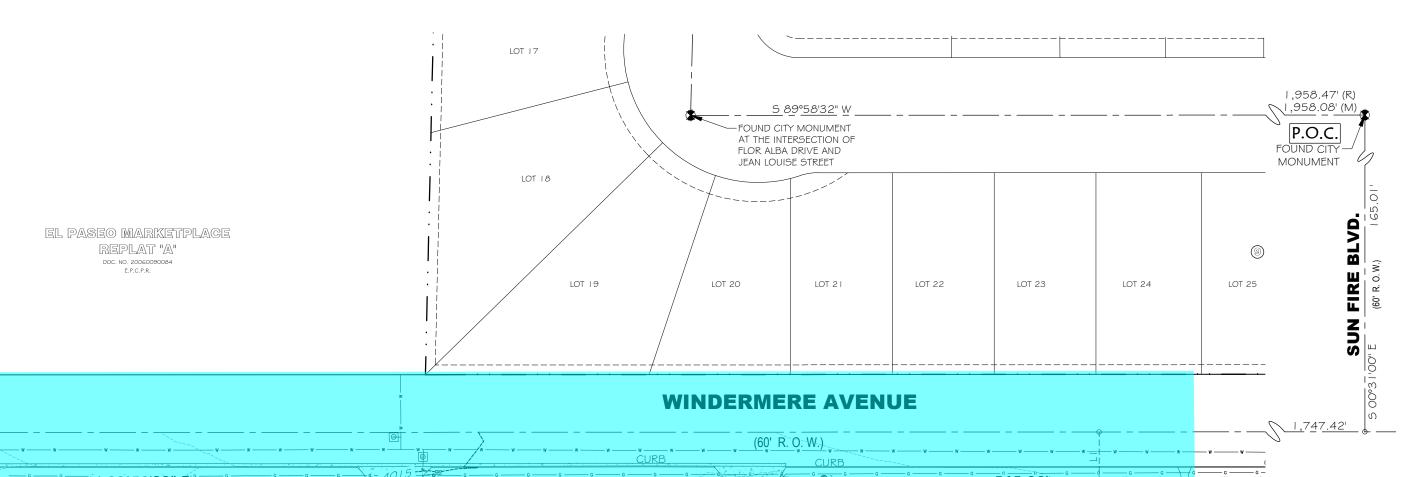
LEGEND

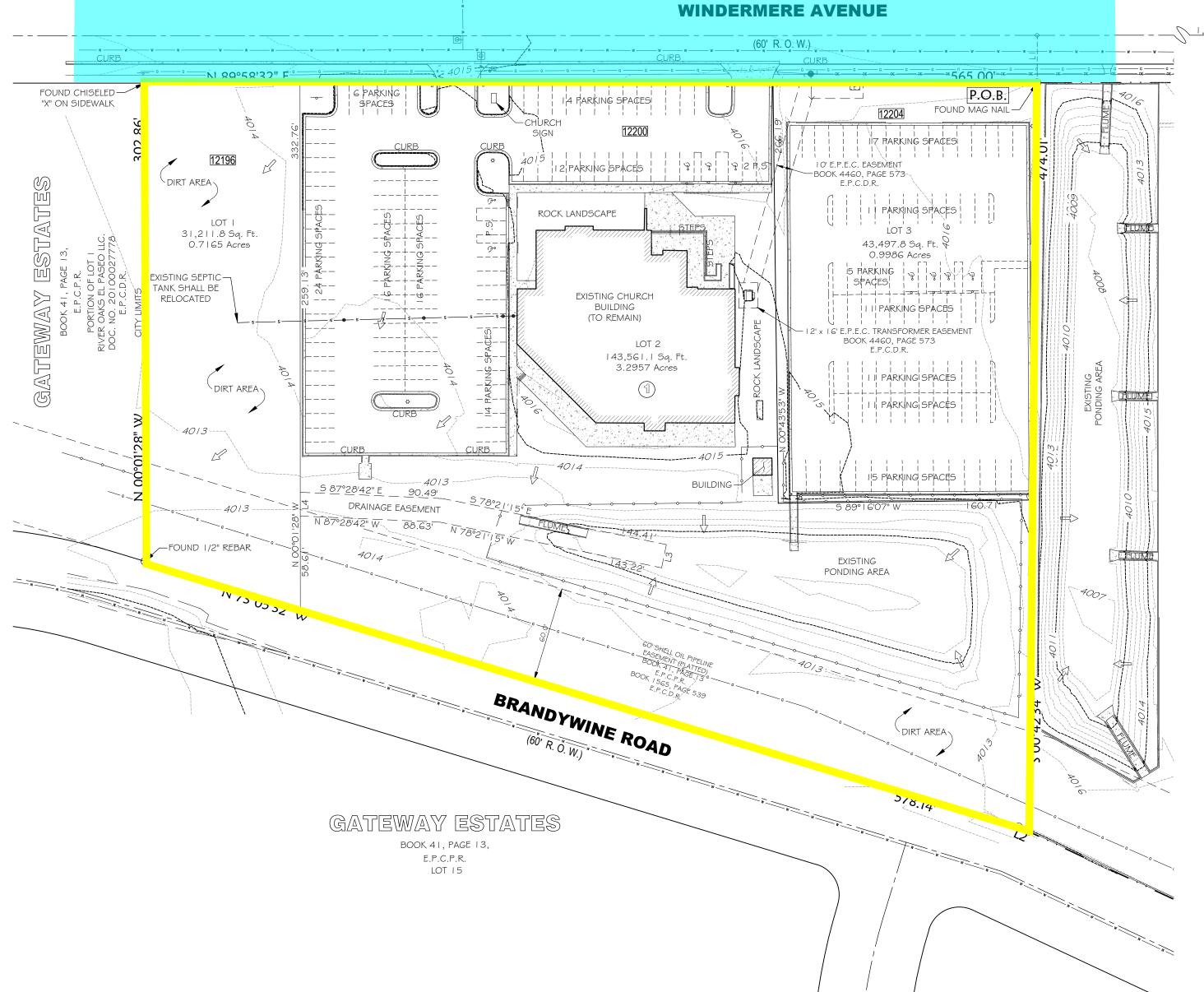
EXISTING DRAINAGE ARROW

PROJECT BOUNDARY LINE -	
LOT LINE	
RIGHT-OF-WAY LINE	
CENTERLINE OF RIGHT-OF-WAY	
EXISTING WATERLINEw	w v
EXISTING GAS LINE	e e e
I' CONTOUR INTERVAL	4016
5' CONTOUR INTERVAL	4015
WATER MAHOLE	③
ELECTRIC TRAFFIC/SIGNAL BOX	E
POWER/UTILITY POLE	-® -
LIGHT POLE	ф
GUY ANCHOR	\rightarrow
TELEPHONE BOX	H
CLEANOUT	
PARKING/ROAD SIGN	
NATURAL GAS SIGN	G
SET 1/2" REBAR WITH SURVEY CAP NO. "TX 6223" (UNLESS OTHERWISE NOTED)	©
LOT NUMBER	1
BLOCK NUMBER	1

MONTWOOD HEIGHTS UNIT

DOC. NO. 20010045667 E.P.C.P.R.





GATEWAY ESTATES REPLAT "Q"

BEING A REPLAT OF LOT 1, GATEWAY ESTATES REPLAT "B" EL PASO COUNTY, TEXAS. CONTAINING 5.0108 ACRES

OWNERS

12200 WINDERMERE AVENUE EL PASO, TEXAS 79928

PHONE: (210) 239-9831

THE UNIVERSAL CHURCH PASEO DEL NORTE REALTY INC. 12250 WINDERMERE AVENUE EL PASO, TEXAS 79928 (915) 407 - 9234

SURVEYOR

BROCK & BUSTILLOS INC. BROCK & BUSTILLOS INC.

AARON ALVARADO, TX. R.P.L.S. NO. 6223 417 EXECUTIVE CENTER BOULEVARD EL PASO, TEXAS 79902 PHONE: (915) 542-4900

ENGINEER

SERGIO ADAME, TX. P.E. NO. 88423 417 EXECUTIVE CENTER BOULEVARD EL PASO, TEXAS 79902 PHONE: (915) 542-4900

PLAT NOTES AND RESTRICTIONS

I. TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION, INSTRUMENT

2. BASIS OF BEARING ARE THE PLAT BEARINGS AS SHOWN ON THE GATEWAY ESTATES SUBDIVISION FILED IN BOOK 41, PAGE 13, EL PASO COUNTY

3. SUBJECT PROPERTY IS LOCATED IN ZONE "C" (AREAS OF MINIMAL FLOODING) AS DETAILED ON CITY OF EL PASO, EL PASO COUNTY, TEXAS FLOOD INSURANCE RATE MAP PANEL NO. 4802 | 40043B, DATED OCTOBER | 15, 1982.

4. ALL LOTS ARE SUBJECT TO ON-SITE PONDING AREA. LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING ADEQUATE PROVISIONS TO ACCOMMODATE ALL STORM WATER RUNOFF GENERATED FROM THEIR RESPECTIVE LOT PLUS ONE-HALF THE RUNOFF GENERATED FROM ALL ABUTTING STREET RIGHT-OF-WAYS DIRECTLY FRONTING THE LOT. STORM WATER RUNOFF FROM LOTS I AND 3 WILL BE ALLOWED TO DRAIN TO THE EXISTING PONDING AREA

5 BUILDINGS SHALL BE SET BACK AS FOLLOWS: SETBACKS FROM ROADS AND RIGHT-OF-WAYS SHALL BE A MINIMUM OF 25 FEFT FROM SIDE PROPERTY LINES SHALL BE A MINIMUM OF 10 FEET AND FROM BACK PROPERTY LINES SHALL BE 10 FEET. THESE SETBACK DISTANCES SHALL NOT CONFLICT WITH SEPARATION OR SETBACK DISTANCES REQUIRED BY RULES GOVERNING PUBLIC UTILITIES, ON-SITE SEWERAGE FACILITIES, OR DRINKING

6. LOT OWNER SHALL OBTAIN APPROVAL FROM THE EL PASO COUNTY PLANNING AND DEVELOPMENT DEPARTMENT (EPCPWD) PRIOR TO LOT

7. LOT OWNER SHALL BE RESPONSIBLE FOR THE GRADING, DRAINAGE, PONDING REQUIREMENTS AND DRIVEWAY CONSTRUCTION PRIOR TO BUILDING A STRUCTURE, INCLUDING RECEIVING APPROVAL FROM THE EL PASO COUNTY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO LOT DEVELOPMENT. 8. LOT OWNER IS RESPONSIBLE FOR CONSTRUCTING SIDEWALKS AND DRIVEWAYS.

9. LOT OWNER IS RESPONSIBLE FOR MAINTAINING SIDEWALKS, PARKWAYS AND DRIVEWAYS ABUTTING THEIR PROPERTY, INCLUDING DOUBLE FRONTAGE

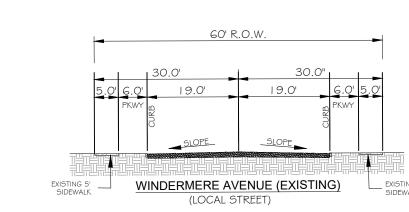
IO. IF GENERAL DESIGN IS NOT FOLLOWED, GRADING AND DRAINAGE PLAN PREPARED BY A TEXAS LICENSED ENGINEER IS REQUIRED TO BE SUBMITTED TO EL PASO COUNTY PLANNING AND DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL. DRAINAGE PLAN SHALL BE DESIGNED TO ACCEPT AND RETAIN THE RUNOFF FROM HALF OF THE RIGHT-OF-WAY ABUTTING THE LOTS.

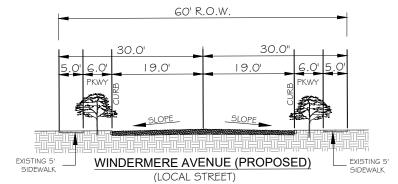
II. THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER WILL COORDINATE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE IN DETERMINING THE TYPE OF DELIVERY SERVICE FOR THE PROPOSED SUBDIVISIONS. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE

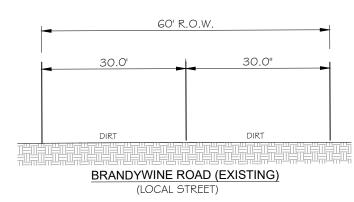
12. THIS PROPERTY IS SUBJECT TO IMPACT FEES. THE TABLE AND RESPECTIVE LANGUAGE SHALL BE INCLUDED ON THE FACE OF THE FINAL APPROVED AND RECORDED PLAT. IMPACT FEES SHALL BE CALCULATED BASED ON THE TABLE BELOW:

CHAPTER 395 OF THE TEXAS LOCAL GOVERNMENT CODE AUTHORIZES THE CITY OF EL PASO TO ADOPT AND IMPOSE WATER AND WASTEWATER IMPACT FEES. THIS PLAT NOTE FULFILLS AN OBLIGATION MANDATED BY CHAPTER 395 AND SET THE ASSESSMENT OF THE IMPACT FEES IN ACCORDANCE WITH THE IMPACT FEE SCHEDULE ADOPTED BY CITY COUNCIL AS SET FORTH BELOW. THE COLLECTION OF THE IMPACT FEE FOR THIS SUBDIVISION SHALL BE PRIOR TO THE TIME A BUILDING PERMIT IS ISSUED IF DEVELOPMENT IS WITHIN THE CITY LIMITS OR AT THE TIME OF THE METER CONNECTION IF DEVELOPMENT IS OUTSIDE THE CITY LIMITS. SEE THIS SHEET FOR IMPACT FEES TABLE.

13. LOTS ARE RESTRICTED TO NON-RESIDENTIAL USE.







DATE OF PREPARATION: JANUARY 2025

PRELIMINARY PLAT

BROCK & BUSTILLOS INC.

PH (915) 542-4900

FAX (915) 542-2867