INSURANCE RATE MAP PANEL NO. 4802140043B, DATED OCTOBER 15, 1982.

8. LOT OWNER IS RESPONSIBLE FOR CONSTRUCTING SIDEWALKS AND DRIVEWAYS.

AND RECORDED PLAT. IMPACT FEES SHALL BE CALCULATED BASED ON THE TABLE BELOW:

LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE

. SUBDIVISION PLAT FOR GATEWAY ESTATES REPLAT B FILED IN DOC. NO. 20 | 00060094 OF THE EL PASO COUNTY PLAT RECORDS.

THE RUNOFF FROM HALF OF THE RIGHT-OF-WAY ABUTTING THE LOTS.

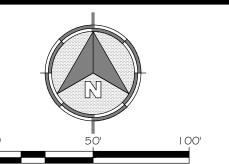
OUTSIDE THE CITY LIMITS. SEE THIS SHEET FOR IMPACT FEES TABLE.

13. LOTS ARE RESTRICTED TO NON-RESIDENTIAL USE.

DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

LOCATED IN LOT 2.

DEVELOPMENT.



NUMBER OF LOTS

(3) NON-RESIDENTIAL

L3 SII°38'45"W L4 NO0°01'28"W

FOUND CHISELED-

"X" ON SIDEWALK

TRACT/LOT/RIGHT-OF-WAY LINE 6.46 CENTERLINE OF RIGHT-OF-WAY ______ 15.00 EASEMENT LINE SET 1/2" REBAR WITH SURVEY CAP NO. "TX

LOT ADDRESS

BLOCK NUMBER

6223" UNLESS OTHERWISE NOTED

LEGEND

PROJECT BOUNDARY

SUBDIVISION LINE

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

1,958.08' (M)

P.O.C.

MONUMENT

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

GATEWAY ESTATES

REPLAT "Q"

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

STATE OF TEXAS COUNTY OF EL PASO]

I, THE UNIVERSAL CHURCH AND PASO DEL NORTE REALTY INC AS OWNERS OF THE 5.0108 ACRES TRACT OF LAND ENCOMPASSED WITHIN GATEWAY ESTATEES UNIT ONE REPLAT "Q", HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE THE EASEMENTS SHOWN HEREIN. SPECIFIC IMPROVEMENTS TO BE DEDICATED TO THE COUNTY OF EL

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

(A.) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS. (B.) SANITARY SEWER CONNECTIONS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS. (C.) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM. STATE STANDARDS. (D.) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THEN MINIMUM STATE STANDARDS.

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

THE UNIVERSAL CHURCH BOARD MEMBER

JOSE M. GOMEZ PASO DEL NORTE REALTY INC.

ACKNOWLEDGMENT

STATE OF NEW JERSEY }

COUNTY OF EL PASO }

NOTARY PUBLIC

BEFORE ME. THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY BEFORE ME. THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY

PROVED TO PERSONALLY APPEARED ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVE ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVE LICENSE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO LICENSE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENT THEREIN ARE TRUE AND SWORN, DECLARED THAT THE STATEMENT THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE IS EXECUTED THE SAME CORRECT AND ACKNOWLEDGED THAT HE IS EXECUTED THE SAMI FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

NOTARY PUBLIC

CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL UNDER

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF GATEWAY ESTATES REPLAT "Q" WAS REVIEWED AND APPROVED BY THE CITY

PLAN COMMISSION OF THE CITY OF EL PASO

EXECUTIVE SECRETARY

PLANNING AND INSPECTIONS DIRECTOR

EL PASO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 232.028(A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF GATEWAY ESTATES REPLAT "Q" WAS REVIEWED AND APPROVED BY THE EL PASO COUNTY COMMISSIONERS COURT ON _____

COUNTY CLERK'S RECORDING CERTIFICATE

, 2025, A.D., IN FILE NO.

AND DESCRIPTION OF THE GATEWAY ESTATES REPLAT "Q" 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.

DATE OF PREPARATION: JANUARY 2025

JOB NO. 07247-002C

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

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

PLAT NOTES AND RESTRICTIONS

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

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 | AND 3 WILL BE ALLOWED TO DRAIN TO THE EXISTING PONDING AREA

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

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

. 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

12. THIS PROPERTY IS SUBJECT TO IMPACT FEES. THE TABLE AND RESPECTIVE LANGUAGE SHALL BE INCLUDED ON THE FACE OF THE FINAL APPROVED

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

REFERENCE DOCUMENTS

METES AND BOUNDS DESCRIPTION

A 5.0108 ACRES PARCEL SITUATE EAST OF THE CORPORATE LIMITS OF THE CITY OF EL PASO, EL PASO COUNTY, TEXAS AS A PORTION OF LOT 1, BLOCK 1, GATEWAY ESTATES, REPLAT B AS RECORDED IN DOCUMENT NO. 20100060094, EL PASO COUNTY PLAT RECORDS AND BEING MORE PARTICULARLY

COMMENCING AT A CITY OF EL PASO MONUMENT FOUND AT THE CENTERLINE RIGHT-OF-WAY INTERSECTION OF SUN FIRE BOULEVARD (GO FEET WIDE) AND FLORA ALBA DRIVE (GO FEET WIDE); WHENCE, A CITY OF EL PASO MONUMENT FOUND AT THE CENTERLINE RIGHT-OF-WAY INTERSECTION OF SAID FLORA ALBA

DRIVE AND JEAN LOUISE STREET (GO FEET WIDE) BEARS, SOUTH 89°58'32" WEST, A DISTANCE OF 1,958.47 FEET (1,958.08 FEET~MEASURED); THENCE, EAVING THE CENTERLINE OF SAID SUN FIRE BOULEVARD AND FLORA ALBA DRIVE AND FOLLOWING THE CENTERLINE OF SAID SUN FIRE BOULEVARD, SOUTH 10°3 I '00" EAST, A DISTANCE OF 165.01 FEET TO THE CENTERLINE RIGHT-OF-WAY INTERSECTION OF SAID SUN FIRE BOULEVARD AND WINDERMERE AVENUE

NORTHEAST CORNER AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, IDENTICAL TO THE NORTHWEST CORNER OF LOT 2, BLOCK I,

IHENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID WINDERMERE AVENUE AND FOLLOWING THE BOUNDARY LINE COMMON TO SAID LOTS I AND 2, SOUTH 00°42'34" WEST, A DISTANCE OF 474.01 FEET TO A 1/2-INCH REBAR WITH SURVEY CAP NO. "TX 6223" SET ON THE NORTH RIGHT-OF-WAY LINE OF

BRANDYWINE ROAD (60 FEET WIDE) FOR THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, IDENTICAL TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE. FOLLOWING THE NORTH RIGHT-OF-WAY LINE OF SAID BRANDYWINE ROAD, NORTH 64°56'22" WEST, A DISTANCE OF 6.46 FEET TO A 1/2-INCH REBAR

THENCE, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BRANDYWINE ROAD, NORTH 73°05'32" WEST, A DISTANCE OF DISTANCE OF 578.14

FEET TO A 1/2 INCH REBAR FOUND FOR THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, IDENTICAL TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID BRANDYWINE ROAD AND FOLLOWING THE WEST BOUNDARY LINE OF SAID LOT 1, NORTH 000128"

THENCE, FOLLOWING THE SOUTH RIGHT-OF-WAY LINE OF SAID WINDERMERE AVENUE, NORTH 89°58'32" EAST, A DISTANCE OF 565.00 FEET TO THE POINT OF

WEST, A DISTANCE OF 302.86 FEET TO A CHISELED "X" FOUND IN CONCRETE ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WINDERMERE AVENUE FOR THE

(60 FEET WIDE); THENCE, LEAVING THE CENTERLINE OF SAID SUN FIRE BOULEVARD AND WINDERMERE AVENUE AND FOLLOWING THE CENTERLINE OF SAID WINDERMERE AVENUE, SOUTH 89°58'32" WEST, A DISTANCE OF 1,747.42 FEET; THENCE, LEAVING THE CENTERLINE RIGHT-OF-WAY OF SAID WINDERMERE, SOUTH 00°01'28" EAST, A DISTANCE OF 30.00 FEET TO A MAG NAIL FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WINDERMERE BOULEVARD FOR THE

STRUCTURE, INCLUDING RECEIVING APPROVAL FROM THE EL PASO COUNTY PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO LOT DEVELOPMENT.

LOT OWNER SHALL BE RESPONSIBLE FOR THE GRADING, DRAINAGE, PONDING REQUIREMENTS AND DRIVEWAY CONSTRUCTION PRIOR TO BUILDING A

ALL LOTS ARE SUBJECT TO ON-SITE PONDING AREA. LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING ADEQUATE PROVISIONS TO ACCOMMODATE

BUILDINGS SHALL BE SET BACK AS FOLLOWS: SETBACKS FROM ROADS AND RIGHT-OF-WAYS SHALL BE A MINIMUM OF 25 FEET, 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

LINE # | BEARING | DISTANCE LI 500°01'28"E L2 N64°56'22"W SCALF: L'' = 50'

SOCORRO INDEPENDENT SCHOOL DISTRICT

LINE TABLE

30.00

EL PASEO MARKETPLAGE

DOC. NO. 20060090084 E.P.C.P.R.

N 89°58'32" F

31,211.8 Sq. Ft.

0.7165 Acres

-FOUND 1/2" REBAR

BOOK 41, PAGE 13,

E.P.C.P.R.

LOT 15

METER SIZE

LESS THAN 1 INCH

1 INCH

 $1 \frac{1}{2} INCH$

2 INCH

3 INCH

4 INCH

6 INCH

8 INCH

10 INCH

12 INCH

EASTSIDE SERVICE AREA IMPACT FEES

CAPACITY

1.00

1.67

3.33

5.33

10.00

16.67

53.33

76.67

* FEES DO NOT APPLY TO WATER METER OR CONNECTIONS MADE FOR

STANDBY FIRE PROTECTION SERVICE.

RATIO

WASTEWATER

1,178.00

1,967.00

3,923.00

6,278.00

11,780.00

19,636.00

39,260.00

*WATER

892.00

2,971.00

4,754.00

8,919.00

14,867.00

29,725.00

143.33 | 127,850.00 | 168,843.00

47,562.00 62,819.00

68,390.00 90,317.00

1,489.00

-FOUND CITY MONUMENT FLOR ALBA DRIVE AND LOT 18 LOT 19 LOT 20

JEAN LOUISE STREET LOT 21

LOT 22

LOT 23

DOC. NO. 20010045667

E.P.C.P.R.

LOT 2 143,561.1 Sq. Ft.

3.2957 Acres

LOT 17

WINDERMERE AVENUE

(60' R. O. W.)

12' X 16' E.P.E.C.

BOOK 4460, PAGE 573 E.P.C.D.R.

10' E.P.E.C. EASEMENT

-BOOK 4460. PAGE 573 E.P.C.D.R.

<u>5 89°58'32" W</u> ____ _

LOT 3

43,497.8 Sq. Ft.

0.9986 Acres

565.00'

FOUND MAG NAIL

P.O.B.

PREPARED BY AND UNDER SUPERVISION OF:

LICENSE PROFESSIONAL ENGINEER, TEXAS LICENSE No. 88423

FLOR ALBA DRIVE

(60' R. O. W.)

LOT 24

COUNTY OF ESSEX } S 89°58'32" W 1,747.42'

FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

MY COMMISSION EXPIRES MY COMMISSION EXPIRES

LOCAL GOVERNMENT CODE 212.009(c) AND 212.0115 (b)

APPROVED FOR FILING

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

CERTIFICATIONS I, AARON ALVARADO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR No. 6223

TBPLS REG. NO. 101314-00

SAID PARCEL CONTAINING 5.0108 ACRES (218,270.5 SQUARE FEET), MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND

PRINCIPAL CONTACTS:

THE UNIVERSAL CHURCH | 12200 WINDERMERE AVENUE | EL PASO TX., 79928 | 210.239.9831 PASEO DEL NORTE REALTY INC. I 2250 WINDERMERE AVENUE EL PASO TX., 79928 915.407.9234 | ENGINEER: SERGIO ADAME, P.E. 417 EXECUTIVE CENTER BLVD. EL PASO TX., 79902 915.542.4900 915.542-2867

WITH SURVEY CAP NO. "TX 6223" SET FOR AN ANGLE POINT OF THE PARCEL HEREIN DESCRIBED;

NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, IDENTICAL TO THE NORTHWEST CORNER OF SAID LOT I

GATEWAY ESTATES REPLAT "Q"

CITY & ZIP CODE:

SURVEYOR: AARON ALVARADO, R.P.L.S 417 EXECUTIVE CENTER BLVD. EL PASO TX., 79902 915.542.4900 915.542-2867

COVENANTS OF RECORD.

EL PASO. TEXAS 79902