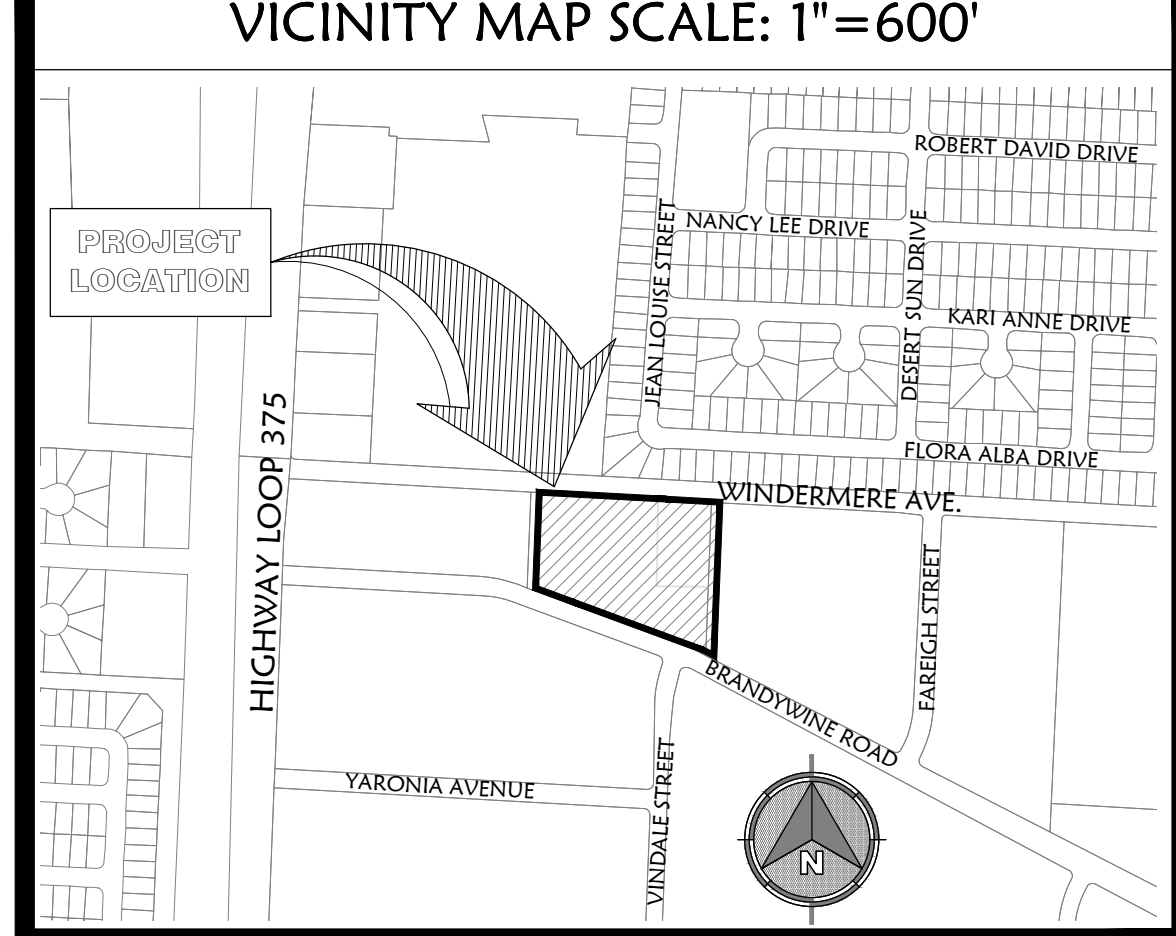


11/15/2025 4:49pm
5170265327247 - REG. CONTRACTORS002C - 12200 WINDERMERE - REPLAT Q247-002C - 12200 WINDERMERE CHURCH REPLAT FINAL.dwg



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.

PLAT NOTES AND RESTRICTIONS

- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION, INSTRUMENT NO. _____ DATE: _____
 - BASIS OF BEARING ARE THE PLAT BEARINGS AS SHOWN ON THE GATEWAY ESTATES SUBDIVISION FILED IN BOOK 41, PAGE 13, EL PASO COUNTY PLAT RECORDS.
 - 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. 4802140043B, DATED OCTOBER 15, 1982.
 - 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 ADJUTING STREET RIGHT-OF-WAYS DIRECTLY FRONTING THE LOT. STORM WATER RUNOFF FROM LOTS 1 AND 3 WILL BE ALLOWED TO DRAIN TO THE EXISTING PONDING AREA LOCATED IN LOT 2.
 - 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 CONFLICT WITH SEPARATION OR SETBACK DISTANCES REQUIRED BY RULES GOVERNING PUBLIC UTILITIES, ON-SITE SEWERAGE FACILITIES, OR DRINKING WATER SUPPLIES.
 - LOT OWNER SHALL OBTAIN APPROVAL FROM THE EL PASO COUNTY PLANNING AND DEVELOPMENT DEPARTMENT (EPCPD) PRIOR TO LOT DEVELOPMENT.
 - 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.
 - LOT OWNER IS RESPONSIBLE FOR CONSTRUCTING SIDEWALKS AND DRIVEWAYS.
 - LOT OWNER IS RESPONSIBLE FOR MAINTAINING SIDEWALKS, PARKWAYS AND DRIVEWAYS ADJUTING THEIR PROPERTY, INCLUDING DOUBLE FRONTAGE LOTS.
 - 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 ADJUTING THE LOTS.
 - 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.
 - 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 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. |

REFERENCE DOCUMENTS

- SUBDIVISION PLAT FOR GATEWAY ESTATES REPLAT B FILED IN DOC. NO. 20100060094 OF THE EL PASO COUNTY PLAT RECORDS.

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 DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

COMMENCING AT A CITY OF EL PASO MONUMENT FOUND AT THE CENTERLINE RIGHT-OF-WAY INTERSECTION OF SUN FIRE BOULEVARD (60 FEET WIDE) AND FLORA ALBA DRIVE (60 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 (60 FEET WIDE); BEARS, SOUTH 89°58'32" WEST, A DISTANCE OF 1,958.00 FEET (1,958.08 FEET-MEASURED); THENCE, LEAVING THE CENTERLINE OF SAID SUN FIRE BOULEVARD AND FLORA ALBA DRIVE AND FOLLOWING THE CENTERLINE OF SAID SUN FIRE BOULEVARD, SOUTH 0°03'10" EAST, A DISTANCE OF 165.01 FEET TO THE CENTERLINE RIGHT-OF-WAY INTERSECTION OF SAID SUN FIRE BOULEVARD AND WINDERMERE AVENUE (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 0°00'128" 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 NORTHEAST CORNER AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, IDENTICAL TO THE SOUTHWEST CORNER OF SAID LOT 2, GATEWAY ESTATES, REPLAT B;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID WINDERMERE AVENUE AND FOLLOWING THE BOUNDARY LINE COMMON TO SAID LOTS 1 AND 2, SOUTH 0°04'234" 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 WITH SURVEY CAP NO. "TX 6223" SET FOR AN ANGLE POINT OF THE PARCEL HEREIN DESCRIBED;

THENCE, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BRANDYWINE ROAD, NORTH 73°05'32" WEST, A 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 0°00'128" 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 NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, IDENTICAL TO THE NORTHWEST CORNER OF SAID LOT 1;

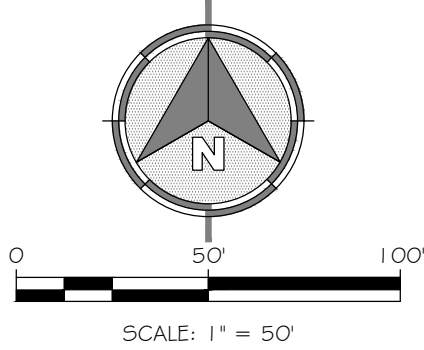
THENCE, FOLLOWING THE SOUTH RIGHT-OF-WAY LINE OF SAID WINDERMERE AVENUE, NORTH 89°58'32" EAST, A DISTANCE OF 565.00 FEET TO THE POINT OF BEGINNING.

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

GATEWAY ESTATES REPLAT "Q"

PRINCIPAL CONTACTS:

OWNER:	NAME:	ADDRESS:	CITY & ZIP CODE:	PHONE:	FAX:
OWNER:	THE UNIVERSAL CHURCH	12200 WINDERMERE AVENUE	EL PASO TX, 79928	210.239.9831	
ENGINEER:	PASEO DEL NORTE REALTY INC.	12250 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
SURVEYOR:	AARON ALVARADO, R.P.L.S.	417 EXECUTIVE CENTER BLVD.	EL PASO TX, 79902	915.542.4900	915.542-2867



NUMBER OF LOTS
(3) NON-RESIDENTIAL

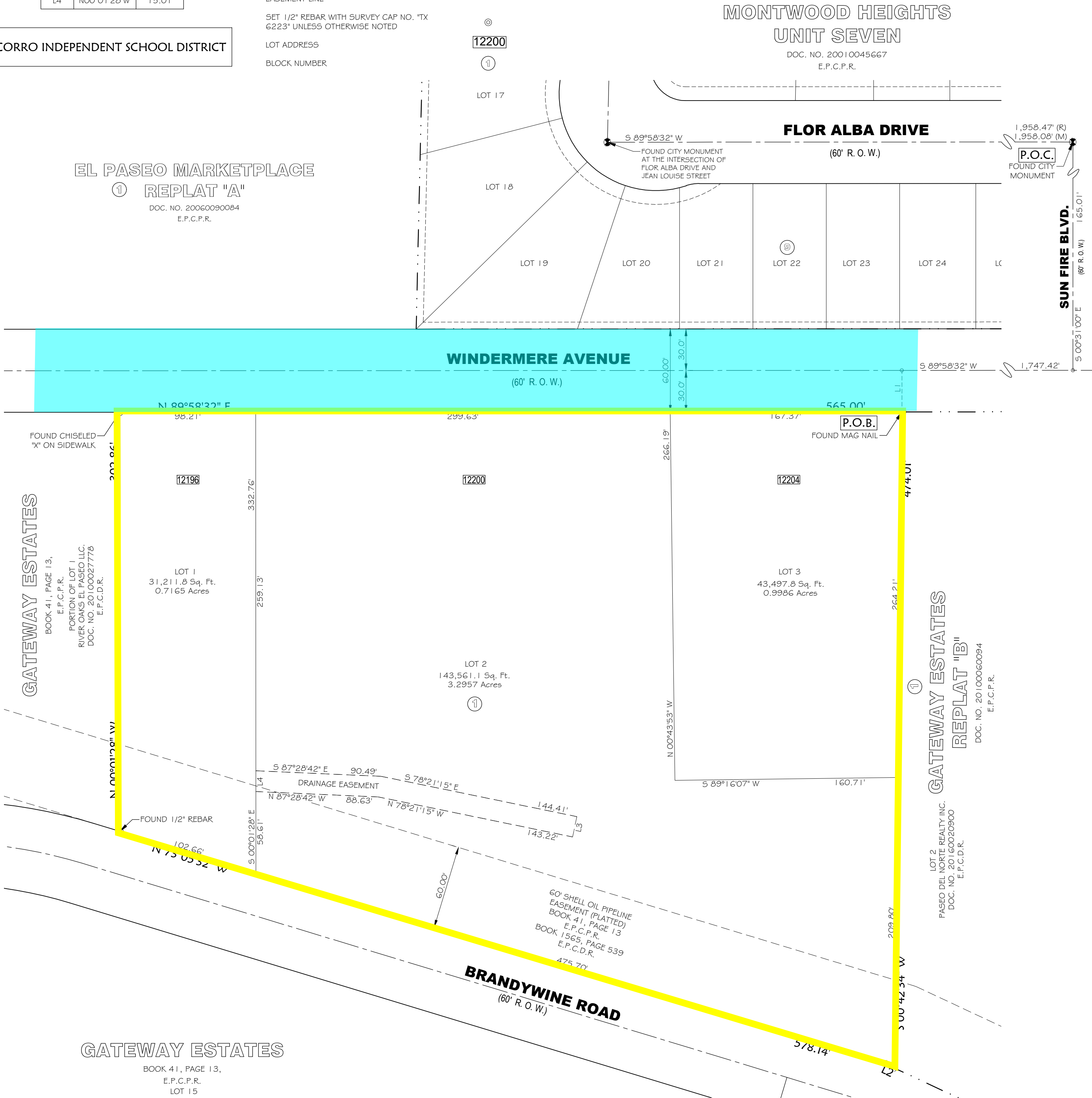
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°01'28"E	30.00
L2	NG4°56'22"W	6.46
L3	S11°38'45"W	15.00
L4	N00°01'28"W	15.01

LEGEND

PROJECT BOUNDARY
SUBDIVISION LINE
TRACT/LOT/RIGHT-OF-WAY LINE
CENTERLINE OF RIGHT-OF-WAY
EASEMENT LINE
SET 1/2" REBAR WITH SURVEY CAP NO. "TX 6223" UNLESS OTHERWISE NOTED
LOT ADDRESS
BLOCK NUMBER

SOCORRO INDEPENDENT SCHOOL DISTRICT

EL PASEO MARKETPLACE
①
REPLAT "A"
DOC. NO. 20060090084
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

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

STATE OF TEXAS }
COUNTY OF EL PASO }

I, THE UNIVERSAL CHURCH AND PASEO DEL NORTE REALTY INC AS OWNERS OF THE 5.0108 ACRES TRACT OF LAND ENCOMPASSED WITHIN GATEWAY ESTATES 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 PASO ARE NONE.

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

PASEO DEL NORTE REALTY INC.
OWNER

ACKNOWLEDGMENT

STATE OF NEW JERSEY }
COUNTY OF ESSEX }

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF TEXAS }
COUNTY OF EL PASO }

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 212.009(c) AND 212.0115 (b)

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

ON _____, 20____.

CHAIRPERSON _____ DAY OF: _____, 20____.

EXECUTIVE SECRETARY _____ DAY OF: _____, 20____.

APPROVED FOR FILING _____ DAY OF: _____, 20____.

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 _____, 2025.

ATTEST:

EL PASO COUNTY JUDGE _____ DATE _____ ATTEST: _____ EL PASO COUNTY CLERK _____ DATE _____

COUNTY CLERK'S RECORDING CERTIFICATE

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS THIS _____ DAY OF _____, 2025, A.D., IN FILE NO. _____.

COUNTY CLERK _____ BY DEPUTY _____

CERTIFICATIONS

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

AARON ALVARADO
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR No. 6223

DATE: _____

PREPARED BY AND UNDER SUPERVISION OF:

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

DATE: _____

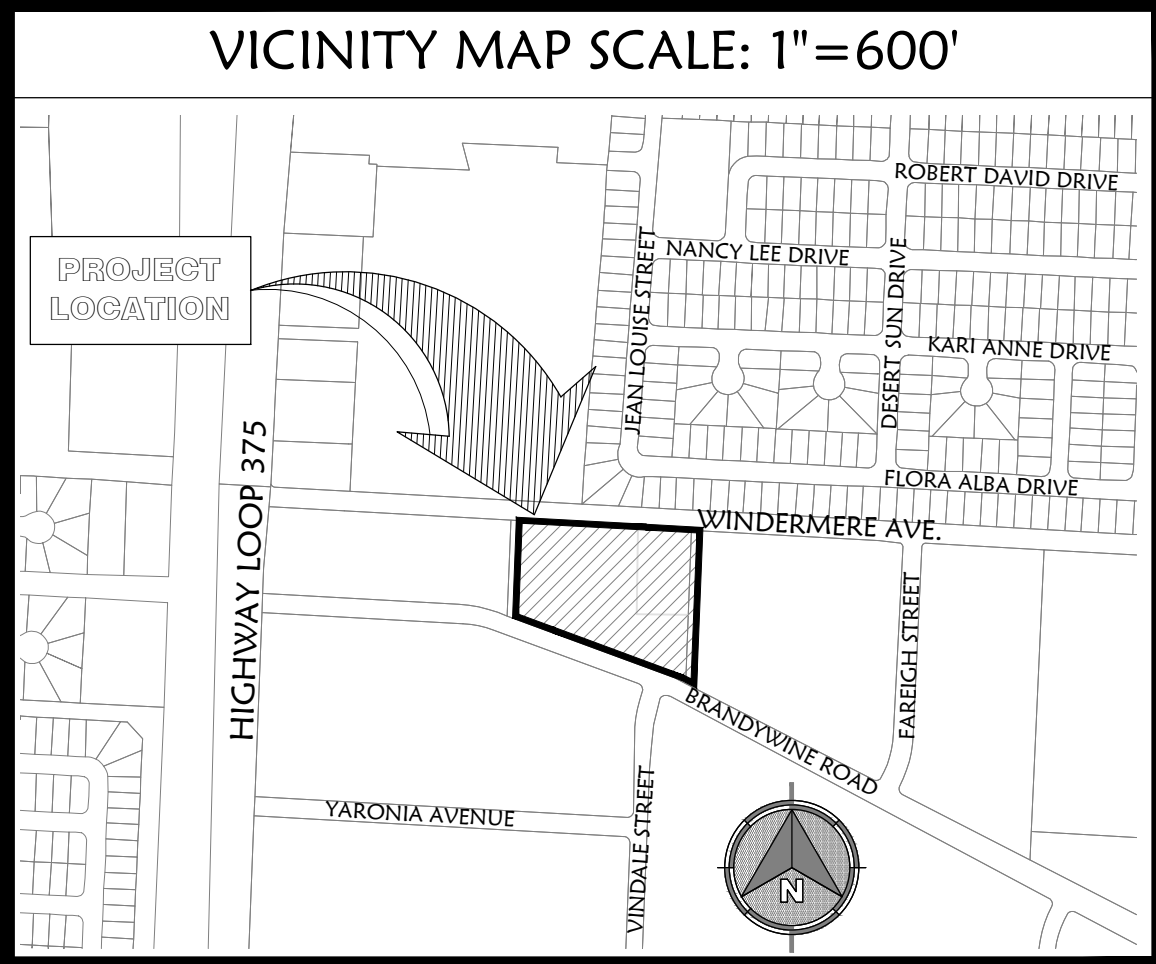
DATE OF PREPARATION: JANUARY 2025

B BROCK & BUSTILLOS INC.
CONSULTING CIVIL ENGINEERS
LAND SURVEYORS
TBPFE REG. NO. P-737
TBPLS REG. NO. 101314-00

417 EXECUTIVE CENTER
EL PASO, TEXAS 79902
www.brockandbustillos.com
PH 915.542.4900

JOB NO. 07247-002C

SHEET
1
OF
2



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.

LEGEND

PROJECT BOUNDARY LINE	_____
LOT LINE	_____
RIGHT-OF-WAY LINE	_____
CENTERLINE OF RIGHT-OF-WAY	_____
EXISTING WATERLINE	_____
EXISTING GAS LINE	_____
1' CONTOUR INTERVAL	-----40' 1'-----
5' CONTOUR INTERVAL	-----40' 5'-----
WATER MANHOLE	⊙
ELECTRIC TRAFFIC/SIGNAL BOX	⊠
POWER/UTILITY POLE	⊙
LIGHT POLE	⊙
GUY ANCHOR	→
TELEPHONE BOX	⊠
CLEANOUT	⊙
PARKING/ROAD SIGN	⊙
NATURAL GAS SIGN	⊙
SET 1/2" REBAR WITH SURVEY CAP NO. "TX 6223" (UNLESS OTHERWISE NOTED)	⊙
LOT NUMBER	①
BLOCK NUMBER	①
EXISTING DRAINAGE ARROW	→
PROPOSED DRAINAGE ARROW	→

REFERENCE: CITY OF EL PASO SUBDIVISION DESIGN STANDARDS
FORMULA: $Q_{100} = CIA$
 C = RUNOFF COEFFICIENT
 I = RAINFALL INTENSITY (INCHES/HOUR)
 A = AREA (ACRES)
 T_c = TIME OF CONCENTRATION (MINUTES)
 Q_{100} = FLOWRATE FOR STORM RETURN PERIOD (100 YEARS)
THE DRAINAGE CALCULATIONS WERE PREPARED IN ACCORDANCE WITH THE CITY OF EL PASO DRAINAGE DESIGN MANUAL. CALCULATIONS ARE FOR 100-YR STORM EVENT IN THE EASTERN REGION OF EL PASO. THE RATIONAL METHOD WAS UTILIZED AS INDIVIDUAL WATERSHED AREAS ARE ALL LESS THAN 200 AC.
THE EASTERN INTENSITY EQUATION USED WAS:
 $I = \frac{1.44 \cdot 20}{(T_c + 25.944)^{0.775}}$
THE TIME OF CONCENTRATION FORMULA USED WAS:
 $T_c = 0.0078 \cdot \frac{L^{0.77}}{S^{0.385}}$
OR 10 min IF LESS THAN 10 min

FORMULA: $Q_{100} = CIA$
 C = RUNOFF COEFFICIENT
 I = RAINFALL INTENSITY (INCHES/HOUR)
 A = AREA (ACRES)
 T_c = TIME OF CONCENTRATION (MINUTES)
 Q_{100} = FLOWRATE FOR STORM RETURN PERIOD (100 YEARS)

DRAINAGE CALCULATIONS					
DRAINAGE AREA (WS)	RUNOFF COEFFICIENT "C"	RAINFALL (IN) "I"	AREA (AC) "A"	T_c	Q_{100} (CFS)
EXISTING WS 1	0.67	5.36	0.7824	10.00	2.81
WS 1	0.95	5.36	0.7824	10.00	3.99
					Q_{100} (AC-FT)
					0.1747
					0.2478

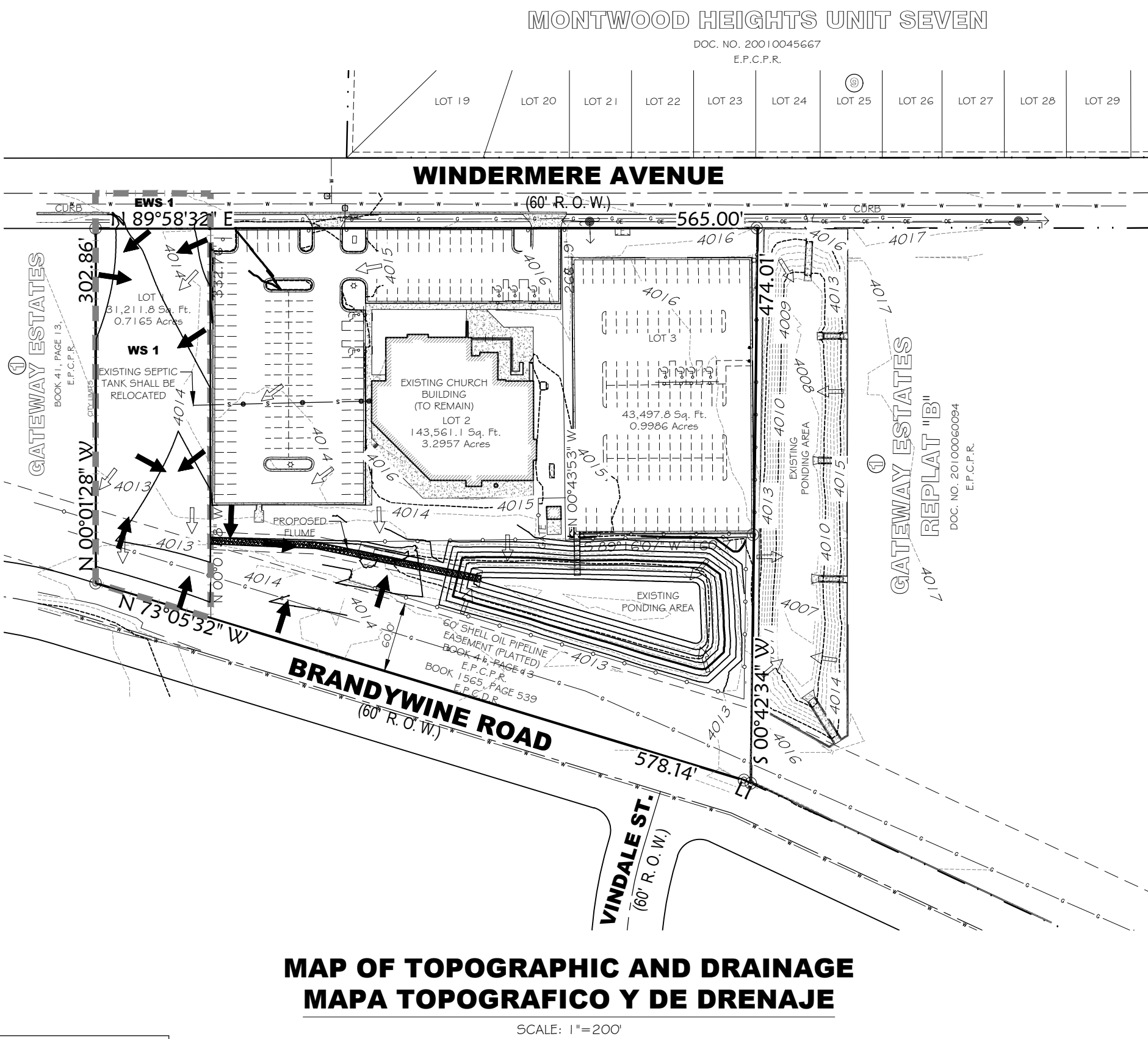
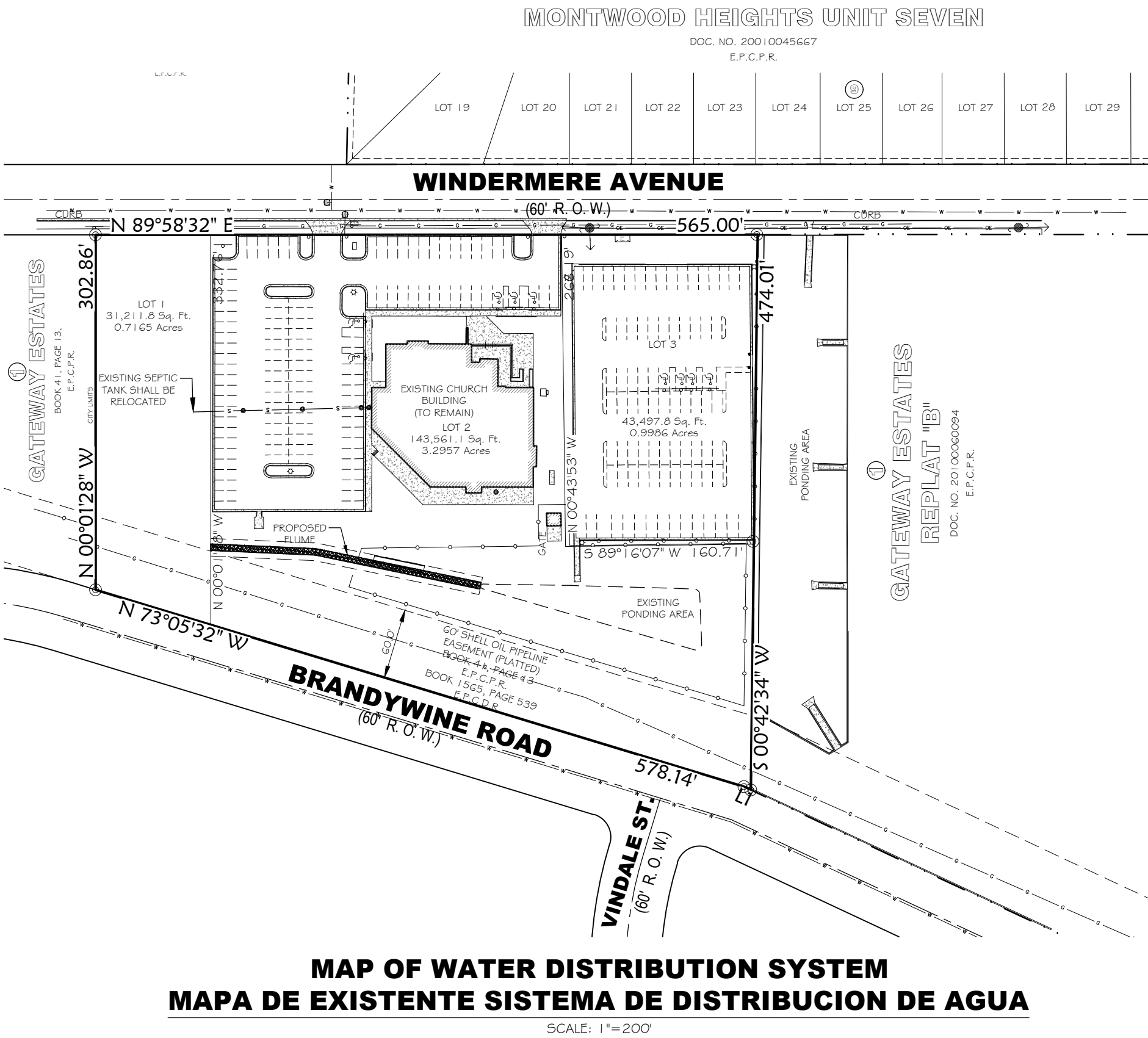
EXISTING POND CAPACITY	
VOLUME PROVIDED (AC-FT)	2.0174

GATEWAY ESTATES REPLAT "Q"

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP CODE	PHONE	FAX
OWNER: THE UNIVERSAL CHURCH	12200 WINDERMERE AVENUE	EL PASO TX, 79928	210.239.9831	
OWNER: PASEO DEL NORTE REALTY INC.	12250 WINDERMERE AVENUE	EL PASO TX, 79928	915.407.9234	
ENGINEER: SERGIO ADAME	417 EXECUTIVE CENTER BLVD.	EL PASO TX, 79902	915.542.4900	915.542.2867
SURVEYOR: AARON ALVARADO	417 EXECUTIVE CENTER BLVD.	EL PASO TX, 79902	915.542.4900	915.542.2867

NUMBER OF LOTS
(3) NON-RESIDENTIAL



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	NG4°56'22"W	6.46

GATEWAY ESTATES REPLAT "Q"

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

FINAL ENGINEERING REPORT FOR
GATEWAY ESTATES REPLAT "Q":

WATER SUPPLY: DESCRIPTION AND AVAILABILITY

PROPOSED SUBDIVISION IS CURRENTLY BEING SERVED WITH POTABLE WATER BY EL PASO WATER (E.P.W.). THE SUBDIVIDER AND (E.P.W.) HAVE ENTERED INTO A CONTRACT IN WHICH (E.P.W.) HAS AGREED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

PROPOSED GATEWAY ESTATES UNIT ONE REPLAT "Q" WILL BE SERVED WITH POTABLE WATER BY THE EL PASO WATER (EPW) SYSTEM. THE SUBDIVIDER AND THE (EPW) WILL ENTER INTO A CONTRACT IN WHICH THE (EPW) WILL PROVIDE SUFFICIENT WATER TO THE SUBDIVISION.

THERE IS A FIRE HYDRANT APPROXIMATELY 53 FEET AWAY FROM THE NORTHWEST CORNER OF THE PROPOSED GATEWAY ESTATES REPLAT "Q".

SEWAGE FACILITY: DESCRIPTION AND AVAILABILITY

PROPOSED GATEWAY ESTATES UNIT ONE REPLAT "Q" WILL BE SERVICED WITH GRAVITY SANITARY SEWER SERVICE BY THE E.P.W. COLLECTION SYSTEM. THE SUBDIVIDER AND THE (EPW) HAVE ENTERED INTO A CONTRACT IN WHICH THE (EPW) HAS AGREED TO PROVIDE SANITARY SEWER SERVICE TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH SANITARY SEWER SERVICE TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

STORM DRAINAGE REPORT CASE ID#25-011:

PROPOSED GATEWAY ESTATES REPLAT "Q" CURRENTLY HAS AN EXISTING PONDING AREA. THE EXISTING POND SHALL BE MAINTAINED CLEAN AND FREE OF DEBRIS AT ALL TIMES. NO RUNOFF SHALL BE PERMITTED TO EXIT THE LOTS. THE EXISTING POND WAS DESIGNED TO STORE THE RUNOFF GENERATED FROM ALL LOTS AND HALF OF ALL ADJUTING STREET R.O.W. THE EXISTING RETENTION POND IS LOCATED ON LOT 2. THE POND WAS DESIGNED FOR A 100-YEAR STORM EVENT AND WAS CONFORMED TO EL PASO COUNTY AND CITY OF EL PASO REQUIREMENTS.

CERTIFICATION:

UNDER LOCAL GOVERNMENT CODE 232.021(4), "FLOODPLAIN" MEANS ANY AREA IN THE 100-YEAR FLOODPLAIN THAT IS SUSCEPTIBLE TO BEING INUNDATED BY WATER FROM ANY SOURCE OR THAT IS IDENTIFIED BY FEMA UNDER THE NATIONAL FLOOD INSURANCE ACT.

BY MY SIGNATURE BELOW, I CERTIFY THAT PROPOSED GATEWAY ESTATES REPLAT "Q" 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. 4802140043B, DATED OCTOBER 15, 1982.

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

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

DATE:

REPORTE FINAL DE INGENIERIA PARA
GATEWAY ESTATES REPLAT "Q":

DESCRIPCION DEL SISTEMA DE AGUA POTABLE Y ACCESO.

LA SUBDIVISION PROPUESTA RECIBE ACTUALMENTE EL SUMINISTRO DE AGUA POTABLE DE EL PASO WATER (E.P.W.). EL SUBDIVISOR Y (E.P.W.) HAN CELEBRADO UN CONTRATO EN EL QUE (E.P.W.) SE COMPROMETE A SUMINISTRAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y HA PROPORCIONADO DOCUMENTACION QUE ESTABLECE LA CANTIDAD Y CALIDAD A LARGO PLAZO DEL SUMINISTRO DE AGUA DISPONIBLE PARA SATISFACER EL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

LA PROPUESTA REPLANTEACION "Q" DE LA UNIDAD UNO DE GATEWAY ESTATES RECIBIRA EL SUMINISTRO DE AGUA POTABLE DEL SISTEMA DE EL PASO WATER (EPW). EL SUBDIVISOR Y EL (EPW) CELEBRARAN UN CONTRATO EN EL QUE EL (EPW) SUMINISTRARA SUFICIENTE AGUA A LA SUBDIVISION.

HAY UNA BOCA DE INCENDIOS A APROXIMADAMENTE 16 METROS DE LA ESQUINA NOROESTE DEL PROYECTO DE REPLANTEAMIENTO "Q" DE GATEWAY ESTATES.

SISTEMA DE ALCANTARILLADO: DESCRIPCION Y DISPONIBILIDAD.

LA PROPUESTA DE REMODELACION "Q" DE LA UNIDAD UNO DE GATEWAY ESTATES CONTARA CON SERVICIO DE ALCANTARILLADO SANITARIO POR GRAVEDAD MEDIANTE EL SISTEMA DE RECOLECCION DE E.P.W. EL URBANIZADOR Y EPW HAN FIRMADO UN CONTRATO EN EL QUE EPW SE COMPROMETE A PRESTAR SERVICIO DE ALCANTARILLADO SANITARIO A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y HA PRESENTADO LA DOCUMENTACION NECESARIA PARA ESTABLECER DICHO SERVICIO Y ASEGURAR SU PLENO DESARROLLO.

REPORTE DE DRENAJE PLUVIAL CASO ID#25-011:

LA SUBDIVISION PROPUESTA DE GATEWAY ESTATES UNIT ONE REPLAT "Q" ACTUALMENTE CUENTA CON UN POZO DE RETENCION. EL POZO DE RETENCION EXISTENTE DEBE MANTENERSE LIMPIO Y LIBRE DE BASURA TODO EL TIEMPO. SE DEBE PERMITIR LA SALIDA DE AGUA PLUVIAL DEL LOTE. EL POZO EXISTENTE DEBE SER DISEÑADO PARA ALMACENAR EL AGUA PLUVIAL GENERADA EN TODOS LOS LOTES Y LA MITAD DE TODOS LOS LIMITES DE LAS CALLES ADYACENTES. EL POZO DE RETENCION EXISTENTE ESTA LOCALIZADO EN EL LOTE 2. EL POZO FUE DISEÑADO PARA EL EVENTO DE UNA TORMENTA DE 100 AÑOS CONFORME A LOS REQUISITOS DE EL PASO CUNTY Y CITY OF EL PASO.

CERTIFICACION:

SEGUN EL CODIGO DE GOBIERNO LOCAL 232.021(4), "LLANURA ALUVIAL" SIGNIFICA CUALQUIER AREA EN LA LLANURA ALUVIAL DE 100 AÑOS QUE SEA SUSCEPTIBLE DE SER INUNDADA POR AGUA DE CUALQUIER FUENTE O QUE SEA IDENTIFICADA POR FEMA BAJO LA LEY NACIONAL DE SEGURO CONTRA INUNDACIONES.

CON MI FIRMA ABAJO, CERTIFICO QUE LA SUBDIVISION PROPUESTA GATEWAY ESTATES REPLAT "Q" ESTA UBICADA EN LA ZONA "C" (AREAS DE INUNDACION MINIMA) COMO SE DETALLA EN EL PANEL DEL MAPA DE TARIFAS DE SEGURO CONTRA INUNDACIONES DE LA CIUDAD DE EL PASO, CONDADO DE EL PASO, TEXAS NO. 4802140043B, CON FECHA 15 DE OCTUBRE DE 1982.

CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO ADOPTADAS EN VIRTUD DE LA SECCION 16.343 DEL CODIGO DEL AGUA.

SERGIO J. ADAME, P.E.
INGENIERO PROFESIONAL
LICENCIA DE TEJAS NO. 88423

DATE:

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