

PROJECT LOCATION

HIGHWAY LOOP 375

YARONIA AVENUE

WINDALE STREET

BRANDYWINE ROAD

WINDERMERE AVE.

JAN LOUISE STREET

ROBERT DAVID DRIVE

NANCY LEE DRIVE

DESERT SUN DRIVE

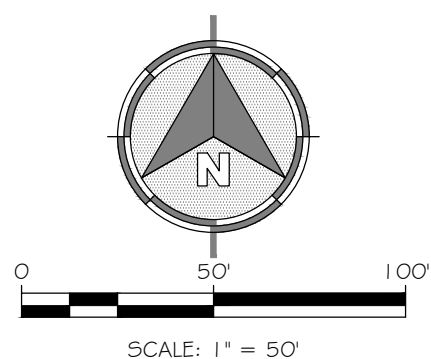
KARI ANNE DRIVE

FLORA ALBA DRIVE

FAREIGH STREET

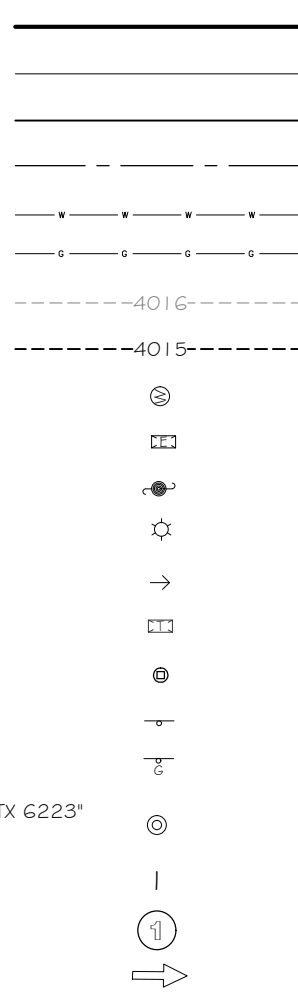
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GATEWAY ESTATES REPLAT "Q" IS LOCATED EAST AND SOUTH OF THE CITY LIMITS OF EL PASO AND IS LOCATED WITHIN THE 5 MILE E.T.J. OF THE CITY OF EL PASO AS GOVERNED BY SECTION 19.11 OF THE MUNICIPAL CODE.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°01'28"E	30.00
L2	N64°56'22"W	6.46
L3	S11°38'45"W	15.00
L4	N00°01'28"W	15.01

EXISTING DRAINAGE ARROW



OWNERS

THE UNIVERSAL CHURCH
12200 WINDERMERE AVENUE
EL PASO, TEXAS 79928
PHONE: (210) 239-9831

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

SURVEYOR

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

BROCK & BUSTILLOS INC.

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

1. TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION, INSTRUMENT NO. _____ DATE: _____

2. 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.

2. 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.

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. 4802140043B, 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 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.

5. 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.

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

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 LOTS.

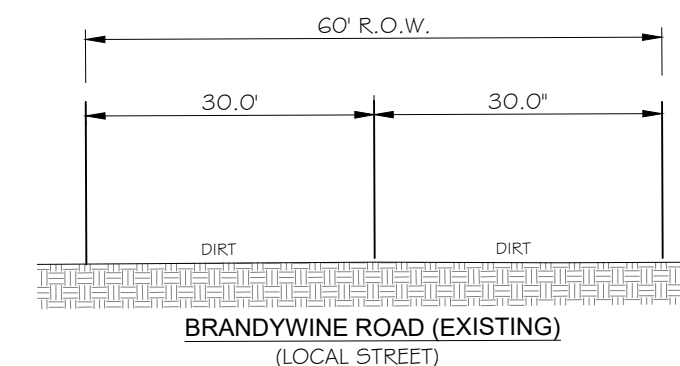
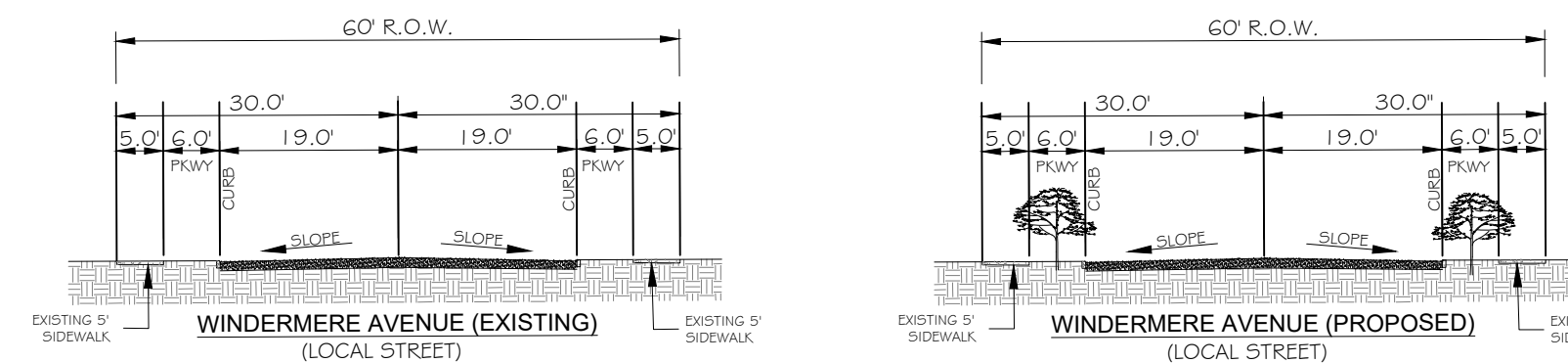
10. IF GENERAL DESIGN IS NOT FOLLOWED, GRADING AND DRAINAGE PLAN PREPARED BY A TEXAS LICENSED ENGINEER IS REQUIRED TO BE SUBMITTED TO EL PASO COUNTY PLANNING AND DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL. DRAINAGE PLAN SHALL BE DESIGNED TO ACCEPT AND RETAIN THE RUNOFF FROM HALF OF THE RIGHT-OF-WAY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

11. 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 PLATE 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.**
CONSULTING CIVIL ENGINEERS
LAND SURVEYORS
TBP REG. NO. F-737

JOB NO. 07287-003B

417 EXECUTIVE CENTER
EL PASO, TEXAS 79902
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JOB NO. 07287-003E

Jul 18, 2025 - 4:49pm
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CG CONTRACTORS\002C-12200 WINDERMERE - REPLAT\07247-002C-C3D\07247-002C-12200 WINDERMERE CHURCH REPLAT-PRELIMINARY-20250429.dwg