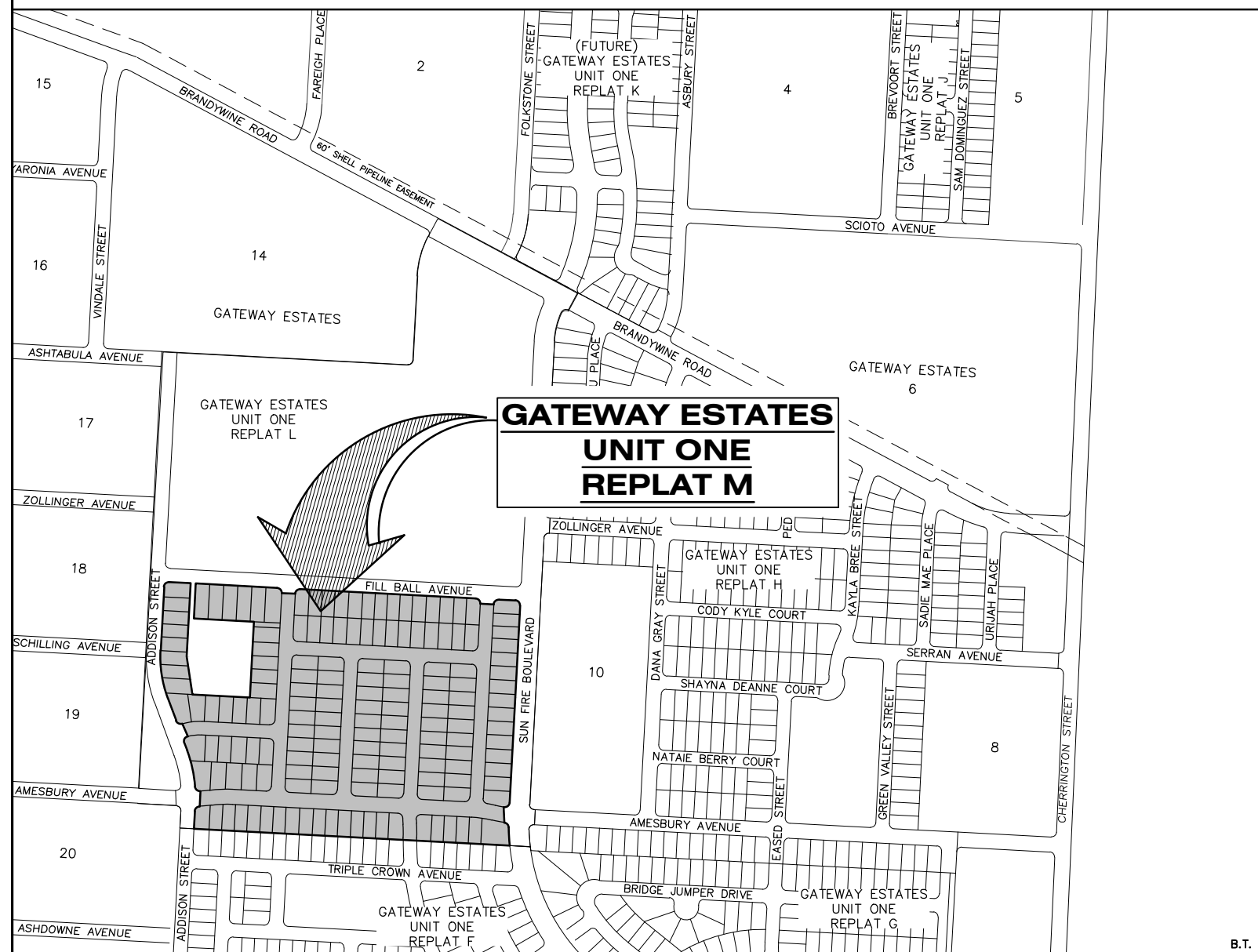


PLAT NOTES AND RESTRICTIONS:

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO GATEWAY ESTATES UNIT ONE REPLAT M BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM FACILITIES LOCATED ON GATEWAY ESTATES UNIT ONE REPLAT 'L' AND WILL BE CONSTRUCTED TO SERVE THE SUBDIVISION.
- TAX CERTIFICATE(S) FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____, DATE _____.
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. _____, DATE _____.
- INTERIOR LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES. (BY OTHERS) SET 1/2" REBAR WITH CAP STAMPED "B&A INC" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE SHOWN.
- "U.S. POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS."
- THIS SUBDIVISION LIES WITHIN ZONES "X" AS DESIGNATED IN PANEL NO. 480212 0250B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. ZONE "X" INDICATES AREAS TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
- BEARINGS SHOWN ARE GRID BEARINGS DERIVED FROM RTK OBSERVATIONS TO THE TEXAS CO-OP NETWORK. REFERRED TO THE TEXAS COORDINATE SYSTEM (NAD 83) CENTRAL ZONE. DISTANCES ARE GROUND DISTANCE.
- ▲ DENOTES EXISTING MONUMENT.
- DENOTES PROPOSED MONUMENT. (NOT IN PLACE AS OF DATE OF PREPARATION, MAY BE SUBJECT TO RELOCATION AT TIME OF CONSTRUCTION. FOR EXACT LOCATION CONTACT EL PASO COUNTY.)
- STORMWATER DRAINAGE INFRASTRUCTURE TO BE MAINTAINED BY THE COUNTY OF EL PASO.
- VEHICULAR ACCESS IS RESTRICTED FOR PORTIONS OF THE RESIDENTIAL LOTS AS PER THE 10-FOOT RESTRICTED ACCESS EASEMENT.
- THE STORM WATER RUN-OFF FOR THIS PROJECT WILL BE CONVEYED TO THE POND (LOT 1, BLOCK 2, GATEWAY ESTATES UNIT ONE REPLAT 'L') (CASE ID# 21-160).
- NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- DEVELOPER SHALL OBTAIN A PERMIT FROM THE COUNTY PUBLIC WORKS DEPARTMENT PRIOR TO CUTTING ANY EXISTING COUNTY ROAD FROM INSTALLATION OF UTILITIES, CONSTRUCTION OF DRIVEWAYS, OR ANY OTHER PURPOSE.
- ALL UTILITY EASEMENTS ARE 10' WIDE UNLESS OTHERWISE SPECIFIED ON DRAWINGS.
- DEVELOPER SHALL PROVIDE ADEQUATE STORM RUNOFF AND PONDING PROVISIONS PRIOR TO SALE OF ANY LOTS.
- OWNER/SUBDIVIDER OF GATEWAY ESTATES UNIT ONE REPLAT M SHALL INSTALL ALL UTILITY SERVICE LINES TO THE PROPERTY LINES UNLESS OTHERWISE APPROVED, IN WRITING, BY THE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.
- ROADS WILL NOT BE MAINTAINED BY THE COUNTY OF EL PASO UNTIL PAVED BY OWNER/DEVELOPER AND LEGALLY APPROVED AND ACCEPTED BY THE COUNTY OF EL PASO.
- ALL LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PARKWAY, DRIVEWAY AND SIDEWALK ABUTTING THEIR PROPERTY.
- IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE 232.025(6), IT IS HEREBY EXPRESSED THAT ALL PURCHASE CONTRACTS MADE BETWEEN A SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THIS SUBDIVISION.
- THE FINISHED FLOOR ELEVATION OF ANY RESIDENCE SHALL BE AT LEAST 18" ABOVE THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT, OR AT LEAST 12" ABOVE THE NATURAL GROUND LEVEL SURROUNDING THE FOUNDATION, WHICHEVER IS HIGHER.
- THE SETBACKS FOR THE DEVELOPMENT SHALL CONSIST OF 20-FOOT FRONT; 20-FOOT REAR, AND 5-FOOT SIDE EXCEPT 10-FOOT ABUTTING A STREET.
- ALL LOT OWNERS WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF A 5' WIDE CONCRETE SIDEWALK ABUTTING ALL SIDES OF THE PROPERTY AS PART OF LOT DEVELOPMENT. THE SIDEWALKS ARE LOCATED ALONG FRONT, REAR AND SIDES OF EACH LOT WHERE THE LOT ABUTS A PUBLIC ROAD.
- ALL LOT OWNERS SHALL BE RESPONSIBLE OF THE CONSTRUCTION OF CONCRETE DRIVEWAYS BETWEEN THE ROAD CURB AND THE PROPERTY LINE AS PART OF THE LOT DEVELOPMENT.
- VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING SUNFIRE BOULEVARD SHALL BE FROM OTHER DEDICATED STREETS ONLY. THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. INSTRUMENT NO. _____, DATE _____.
- DEED REFERENCE: VOLUME 4576, PAGE 516; VOLUME 3920, PAGE 512; VOLUME 4241, PAGE 866; AND VOLUME 4535, PAGE 1961, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.

LOCATION MAP



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL OF A MUNICIPALITY
GATEWAY ESTATES UNIT ONE REPLAT M IS LOCATED WITHIN EL PASO COUNTY APPROXIMATELY 1,642 FEET TO THE EAST OF JOE BATTLE BOULEVARD & 1,395 FEET NORTH OF VISTA DEL SOL DRIVE. SITE IS LOCATED WITHIN THE CITY OF EL PASO'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 2012.001

REASON FOR REPLAT

- TO RE-CONFIGURE STREETS AND LOTS IN CONFORMANCE TO CITY/COUNTY SUBDIVISION DESIGN STANDARDS.
- THE REPLAT WILL VACATE PORTIONS OF EXISTING STREETS WITHIN THE GATEWAY ESTATES SUBDIVISION. THE PORTION OF VACATED STREETS WILL BE CHESTERTON STREET, FAIRGLADE STREET, AMESBURY STREET, BLANKER STREET, CHILCOTE STREET AND CHITTENDEN STREET.

GATEWAY ESTATES UNIT ONE REPLAT M

GATEWAY ESTATES UNIT ONE REPLAT M IS SUBJECT TO IMPACT FEES AND THEY 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 sets 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 at the time of the meter connection if development is outside the city limits.

FASTSIDE SERVICE AREA

Meter Size	Meter Capacity Ratio	*Water (\$)	Wastewater (\$)
Less Than 1"	1.00	697.00	920.00
1"	1.67	1,163.00	1,537.00
1 1/2"	3.33	2,321.00	3,065.00
2"	5.33	3,714.00	4,905.00
3"	10.00	6,968.00	9,203.00
4"	16.67	11,615.00	15,341.00
6"	33.33	23,223.00	30,672.00
8"	53.33	37,158.00	49,077.00
10"	76.67	40,064.00	52,916.00
12"	143.33	74,899.00	98,924.00

* Fees do not apply to water meter or connections made for standby fire protection service.

STREET NAME	LENGTH
AMESBURY AVENUE	1,214.78'
SAVVY LOVE LANE	383.49'
CARTER CASH COURT	.792'
SCHYLER LOVE LANE	821.67'
KELSEY DAVIS PLACE	604.72'
PREAKNESS AVENUE	740.10'
ESPY GAMBOA DRIVE	822.06'

SCHOOL DISTRICT

SOCORRO INDEPENDENT SCHOOL DISTRICT
12440 RUJAS DRIVE, EL PASO, TX 79928

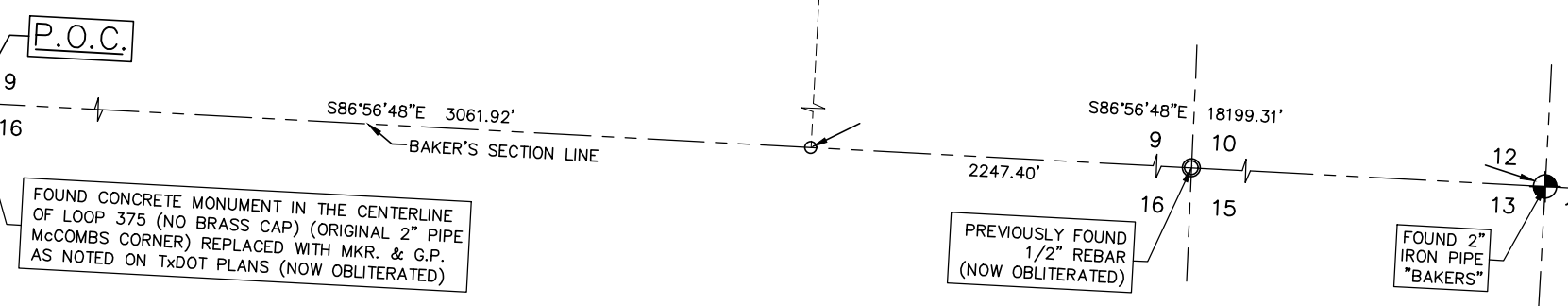
RESIDENTIAL = 164

TOTAL = 164

BENCHMARK:

NGS MONUMENT DESIGNATED TX04 A
ELEVATION: 4005.60' (NAVD88 DATUM)

= EXISTING STREET RIGHT-OF-WAYS TO BE VACATED BY THIS PLAT



ENGINEER

cea 813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232

www.ceagroup.net
TEXAS REGISTERED ENGINEERING FIRM F-4564
CONTACT: JORGE L. AZCARATE, P.E.

SURVEYOR

Barragan & Associates Inc.
LAND PLANNING & LAND SURVEYING
TEXAS SURVEYING FIRM# 10151200
10950 Pellicano Dr. Bldg. F - El Paso TX 79935
Phone (915) 591-5709 Fax (915) 591-5706

CONTACT: BENITO BARRAGAN, R.P.L.S.

DATE OF PREPARATION: OCTOBER 2025

GATEWAY ESTATES UNIT ONE REPLAT M

BEING A REPLAT OF A PORTION OF LOTS 11, 12, 13, 24, 25 AND 26, AND PORTIONS OF RIGHT-OF-WAY OUT OF CHESTERTON STREET, FAIRGLADE STREET, BLANKER STREET, CHILCOTE STREET, AMESBURY AVENUE AND CHITTENDEN STREET ALL WITHIN GATEWAY ESTATES, EL PASO COUNTY, TEXAS
AREA 28.11 ACRES±
SHEET 1 OF 3

OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION

GFA INC. A/K/A GFA LIMITED PARTNERSHIP AND THE ALBERT AND ESPERANZA TRUST, AS OWNER OF THE 28.11± ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED GATEWAY ESTATES UNIT ONE REPLAT M SUBDIVISION HEREBY SUBDIVIDED THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE OF THE STREETS AND UTILITY EASEMENTS SHOWN HEREIN. SPECIFIC IMPROVEMENTS TO BE DEDICATED TO THE EL PASO WATER UTILITIES, WATER AND WASTEWATER IMPROVEMENTS, SPECIFIC IMPROVEMENTS TO BE DEDICATED TO THE COUNTY ARE DRAINAGE IMPROVEMENTS AND STREET RIGHT-OF-WAY SAVVY LOVE LANE, SCHYLER LOVE LANE, CARTER CASH COURT, KELSEY DAVIS PLACE, PREAKNESS AVENUE, ESPY GAMBOA DRIVE & AMESBURY AVENUE.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232 AND THAT:

- THE WATER QUALITY AND CONNECTION TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS MEET OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- GAS, CONNECTIONS, IF AVAILABLE PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

ALBERT GAMBOA JR., MANAGER GFA INC. A/K/A GFA LIMITED PARTNERSHIP	DATE _____
NANCY GAMBOA TRUSTEE OF THE ALBERT AND ESPERANZA TRUST	DATE _____
NAOMI GAMBOA TRUSTEE OF THE ALBERT AND ESPERANZA TRUST	DATE _____
NANETTE GAMBOA TRUSTEE OF THE ALBERT AND ESPERANZA TRUST	DATE _____
ALBERT GAMBOA, III TRUSTEE OF THE ALBERT AND ESPERANZA TRUST	DATE _____

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, ALBERT GAMBOA JR., NANCY GAMBOA, NOEMI GAMBOA, NANETTE GAMBOA AND ALBERT GAMBOA, III, PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 202__.

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 UNIT ONE REPLAT M WAS REVIEWED AND APPROVED BY THE CITY PLAN COMMISSION OF THE CITY OF EL PASO

ON _____ ATTEST _____
EXECUTIVE SECRETARY

CHAIRPERSON _____ DAY OF _____ 202__
APPROVED FOR FILING THIS _____ DAY OF _____ 202__

PLANNING AND INSPECTIONS DIRECTOR _____

EL PASO COUNTY, TEXAS CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 232.028

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF GATEWAY ESTATES UNIT ONE REPLAT M SUBDIVISION WAS REVIEWED AND APPROVED BY THE EL PASO COUNTY, TX COMMISSIONERS COURT ON _____ 202__.

EL PASO COUNTY JUDGE _____ DATE _____

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ COUNTY CLERK OF EL PASO COUNTY, CERTIFY THAT

THE PLAT BEARING THIS CERTIFICATE WAS FILED AND RECORDED UNDER INSTRUMENT NUMBER _____

IN THE PLAT RECORDS OF THE EL PASO COUNTY, FILED DATE _____

EL PASO COUNTY CLERK _____ DATE _____

BY DEPUTY _____ DATE _____

SUBDIVISION IMPROVEMENT PLANS PREPARED BY AND UNDER THE SUPERVISION OF CEA GROUP.

JORGE L. AZCARATE, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 85075

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, PROFESSIONAL AND TECHNICAL STANDARDS.

BENITO BARRAGAN TX, R.P.L.S. NO. 5615

GATEWAY ESTATES
UNIT ONE REPLAT M

BEING A REPLAT OF A PORTION OF LOTS 11, 12, 13, 24, 25 AND 26, AND PORTIONS OF RIGHT-OF-WAY OUT OF CHESTERTON STREET, FAIRGLADE STREET, BLANKER STREET, CHILCOTE STREET, AMESBURY AVENUE AND CHITTENDEN STREET ALL WITHIN GATEWAY ESTATES, EL PASO COUNTY, TEXAS
AREA 28.11 ACRES±
SHEET 2 OF 3

PROPERTY DESCRIPTION

Description of a 28.11 acre, more or less, parcel being a replat of a portion of Lots 11, 12, 13, 24, 25 and 26, and portions of right-of-way out of Chesterton Street, Fairglade Street, Blanker Street, Chilcote Street, Amesbury Avenue and Chittenden Street, all within Gateway Estates, filed for record in Volume 41, Page 13, 13A and 13B, Real Property Records of El Paso County, Texas, and being more particularly described as follows:

COMMENCING at a found concrete monument in the centerline of Loop 375 (no brass cap) (original 2" pipe McCombs corner) replaced with MKR. & G.P. as noted on TxDot plans (now obliterated); THENCE, S 86° 56' 48" E, a distance of 3061.92 feet to a point; THENCE, N 03° 03' 12" E, a distance of 1661.20 feet to a point on the northerly line of Gateway Estates Unit One Replat 'I', filed for record in Instrument No. 20180001937, Real Property Records of El Paso County, Texas, and on a southwesterly corner of Gateway Estates Unit One Replat L, filed for record in Instrument No. 20250005603, Real Property Records of El Paso County, Texas said point being the POINT OF BEGINNING of this description:

THENCE, N 86° 56' 16" W, along said northerly line of Gateway Estates Unit One Replat 'F', a distance of 1259.78 feet to a point on a southeasterly corner of said Gateway Estates Unit One Replat L;

THENCE, along the boundary of said Gateway Estates Unit One Replat L, filed for record in Instrument No. 20250005603, Real Property Records of El Paso County, Texas, the following thirty-five (35) calls:

N 03° 02' 52" E, leaving said northerly line of Gateway Estates Unit One Replat 'F', a distance of 70.14 feet to a point being the beginning of a curve;

29.54 feet, along an arc of a curve to the right with a radius of 20.00 feet, an interior angle of 84° 36' 43", and a chord which bears N 43° 21' 13" E, a distance of 26.92 feet to a point of intersection with a non-tangential line;

N 02° 32' 51" E, a distance of 60.25 feet to a point being the beginning of a non-tangential curve;

30.97 feet, along an arc of a curve to the right with a radius of 20.00 feet, an interior angle of 88° 42' 30", and a chord which bears N 48° 40' 13" W, a distance of 27.96 feet to a point being the beginning of a non-tangential curve;

146.80 feet, along an arc of a curve to the left with a radius of 528.00 feet, an interior angle of 15° 55' 47", and a chord which bears N 12° 16' 51" W, a distance of 146.33 feet to a point;

N 20° 14' 45" W, a distance of 33.45 feet to a point being the beginning of a curve;

33.20 feet, along an arc of a curve to the right with a radius of 20.00 feet, an interior angle of 95° 07' 10", and a chord which bears N 27° 18' 50" E, a distance of 29.52 feet to a point of intersection with a non-tangential line;

N 23° 17' 24" W, a distance of 54.42 feet to a point being the beginning of a non-tangential curve;

30.31 feet, along an arc of a curve to the right with a radius of 20.00 feet, an interior angle of 86° 49' 53", and a chord which bears N 63° 39' 41" W, a distance of 27.49 feet to a point;

N 20° 14' 45" W, a distance of 96.88 feet to a point being the beginning of a curve;

192.64 feet, along an arc of a curve to the right with a radius of 472.00 feet, an interior angle of 23° 23' 02", and a chord which bears N 08° 33' 14" W, a distance of 191.30 feet to a point;

N 03° 08' 18" E, a distance of 254.27 feet to a point being the beginning of a curve;

31.39 feet, along an arc of a curve to the right with a radius of 20.00 feet, an interior angle of 89° 54' 55", and a chord which bears N 48° 05' 45" E, a distance of 28.26 feet to a point;

S 86° 56' 48" E, a distance of 85.03 feet to a point;

S 03° 08' 18" W, a distance of 292.00 feet to a point;

S 08° 30' 30" E, a distance of 153.73 feet to a point;

S 86° 56' 48" E, a distance of 228.57 feet to a point;

N 03° 03' 33" E, a distance of 337.61 feet to a point;

N 86° 56' 48" W, a distance of 239.14 feet to a point;

N 03° 08' 18" E, a distance of 105.00 feet to a point;

S 86° 56' 48" E, a distance of 323.99 feet to a point being the beginning of a curve;

31.42 feet, along an arc of a curve to the right with a radius of 20.00 feet, an interior angle of 90° 00' 21", and a chord which bears S 41° 56' 37" E, a distance of 28.29 feet to a point of intersection with a non-tangential line;

S 86° 57' 03" E, a distance of 54.00 feet to a point being the beginning of a non-tangential curve;

31.41 feet, along an arc of a curve to the right with a radius of 20.00 feet, an interior angle of 89° 59' 40", and a chord which bears N 48° 03' 22" E, a distance of 28.28 feet to a point;

S 86° 56' 48" E, a distance of 698.00 feet to a point being the beginning of a curve;

31.42 feet, along an arc of a curve to the right with a radius of 20.00 feet, an interior angle of 90° 00' 20", and a chord which bears S 41° 56' 38" E, a distance of 28.29 feet to a point of intersection with a non-tangential line;

S 86° 57' 03" E, a distance of 54.00 feet to a point being the beginning of a non-tangential curve;

31.41 feet, along an arc of a curve to the right with a radius of 20.00 feet, an interior angle of 89° 59' 40", and a chord which bears N 48° 03' 22" E, a distance of 28.28 feet to a point;

S 86° 56' 48" E, a distance of 65.00 feet to a point being the beginning of a curve;

31.42 feet, along an arc of a curve to the right with a radius of 20.00 feet, an interior angle of 90° 00' 20", and a chord which bears S 41° 56' 38" E, a distance of 28.29 feet to a point;

S 03° 03' 33" W, a distance of 785.73 feet to a point being the beginning of a curve;

33.65 feet, along an arc of a curve to the right with a radius of 20.00 feet, an interior angle of 96° 24' 00", and a chord which bears S 51° 15' 32" W, a distance of 29.82 feet to a point of intersection with a non-tangential line;

S 02° 24' 19" E, a distance of 61.14 feet to a point being the beginning of a non-tangential curve;

28.33 feet, along an arc of a curve to the right with a radius of 20.00 feet, an interior angle of 81° 09' 13", and a chord which bears S 41° 26' 03" E, a distance of 26.02 feet to a point being the beginning of a non-tangential curve;

72.25 feet, along an arc of a curve to the left with a radius of 840.22 feet, an interior angle of 04° 55' 37", and a chord which bears S 03° 19' 15" E, a distance of 72.23 feet to the POINT OF BEGINNING of this description and containing in all 28.11 acres more or less.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	29.54'	18.20'	26.92'	N45°21'13"E	084°36'43"
C2	20.00'	30.97'	19.55'	27.96'	N48°40'13"W	088°42'30"
C3	528.00'	146.80'	73.88'	146.33'	N12°16'51"W	015°55'47"
C4	20.00'	33.20'	21.87'	29.52'	N27°18'50"E	095°07'10"
C5	20.00'	30.31'	18.92'	27.49'	N63°39'41"W	086°49'53"
C6	472.00'	192.64'	97.68'	191.30'	N08°33'14"W	023°23'02"
C7	20.00'	31.39'	19.97'	28.26'	N48°05'45"E	089°54'55"
C8	20.00'	31.42'	20.00'	28.29'	S41°56'37"E	090°00'21"
C9	20.00'	31.41'	20.00'	28.28'	N48°03'22"E	089°59'40"
C10	20.00'	31.42'	20.00'	28.29'	S41°56'38"E	090°00'20"
C11	20.00'	31.41'	20.00'	28.28'	N48°03'22"E	089°59'40"
C12	20.00'	31.42'	20.00'	28.29'	S41°56'38"E	090°00'20"
C13	20.00'	33.65'	22.37'	29.82'	S51°15'32"W	096°24'00"
C14	20.00'	28.33'	17.13'	26.02'	S41°26'03"E	081°09'13"
C15	840.22'	72.25'	36.15'	72.23'	S03°19'15"E	004°55'37"
C16	460.00'	42.93'	21.48'	42.91'	N84°40'00"E	005°20'49"
C17	460.00'	88.87'	44.57'	88.73'	S87°31'40"W	011°04'09"
C18	460.00'	15.64'	7.82'	15.64'	N85°57'50"W	001°56'51"
C19	460.00'	71.54'	35.84'	71.47'	N80°32'05"W	008°54'38"
C20	460.00'	42.11'	21.07'	42.10'	S78°42'08"E	005°14'44"
C21	1100.00'	9.74'	4.87'	9.74'	S00°47'17"W	000°30'26"
C22	415.60'	55.72'	27.90'	55.68'	N00°46'55"W	007°40'55"
C23	415.60'	55.72'	27.90'	55.68'	S00°46'55"E	007°40'55"
C24	200.00'	67.33'	33.99'	67.01'	S83°24'34"W	019°17'16"
C25	490.00'	42.31'	21.17'	42.30'	S85°11'09"W	004°56'52"

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C26	490.00'	6.15'	3.07'	6.15'	S82°21'09"W	000°43'08"
C27	430.00'	44.42'	22.23'	44.40'	S84°57'10"W	005°55'09"
C28	430.00'	38.65'	19.34'	38.64'	N89°30'45"W	005°09'00"
C29	20.00'	29.86'	18.51'	27.17'	N44°09'39"W	085°33'14"
C30	442.60'	25.02'	12.51'	25.02'	N03°00'12"W	003°14'20"
C31	388.60'	52.57'	26.32'	52.53'	N00°44'51"W	007°45'01"
C32	1127.00'	9.27'	4.64'	9.27'	N00°49'51"E	000°28'17"
C33	1073.00'	10.23'	5.11'	10.23'	S00°44'38"W	000°32'46"
C34	442.60'	58.86'	29.47'	58.81'	S00°48'48"E	007°37'08"
C35	388.60'	14.26'	7.13'	14.25'	S03°34'19"E	002°06'07"
C36	20.00'	33.36'	22.05'	29.63'	S45°16'15"W	095°35'00"
C37	430.00'	41.58'	20.81'	41.56'	N84°10'03"W	005°32'25"
C38	430.00'	39.91'	19.97'	39.90'	N78°44'18"W	005°19'05"
C39	490.00'	10.68'	5.34'	10.68'	N76°42'14"W	001°14'56"
C40	490.00'	40.05'	20.03'	40.04'	N79°40'11"W	004°40'58"
C41	20.00'	31.42'	20.00'	28.29'	N48°03'39"E	090°00'12"
C42	490.00'	33.02'	16.52'	33.01'	S88°52'05"E	003°51'40"
C43	490.00'	60.54'	30.31'	60.50'	N85°39'43"E	007°04'45"
C44	490.00'	1.10'	0.55'	1.10'	N82°03'28"E	000°07'45"
C45	430.00'	37.39'	18.71'	37.38'	N84°29'04"E	004°58'57"
C46	528.00'	105.29'	52.82'	105.11'	S10°01'43"E	011°25'30"
C47	528.00'	41.51'	20.77'	41.50'	S17°59'36"E	004°30'17"
C48	173.00'	54.89'	27.68'	54.66'	S83°57'49"W	018°10'47"
C49	20.00'	31.42'	20.00'	28.29'	N41°56'38"W	090°00'20"
C50	20.00'	31.41'	20.00'	28.28'	S41°56'21"E	089°59'48"

CURVE TABLE

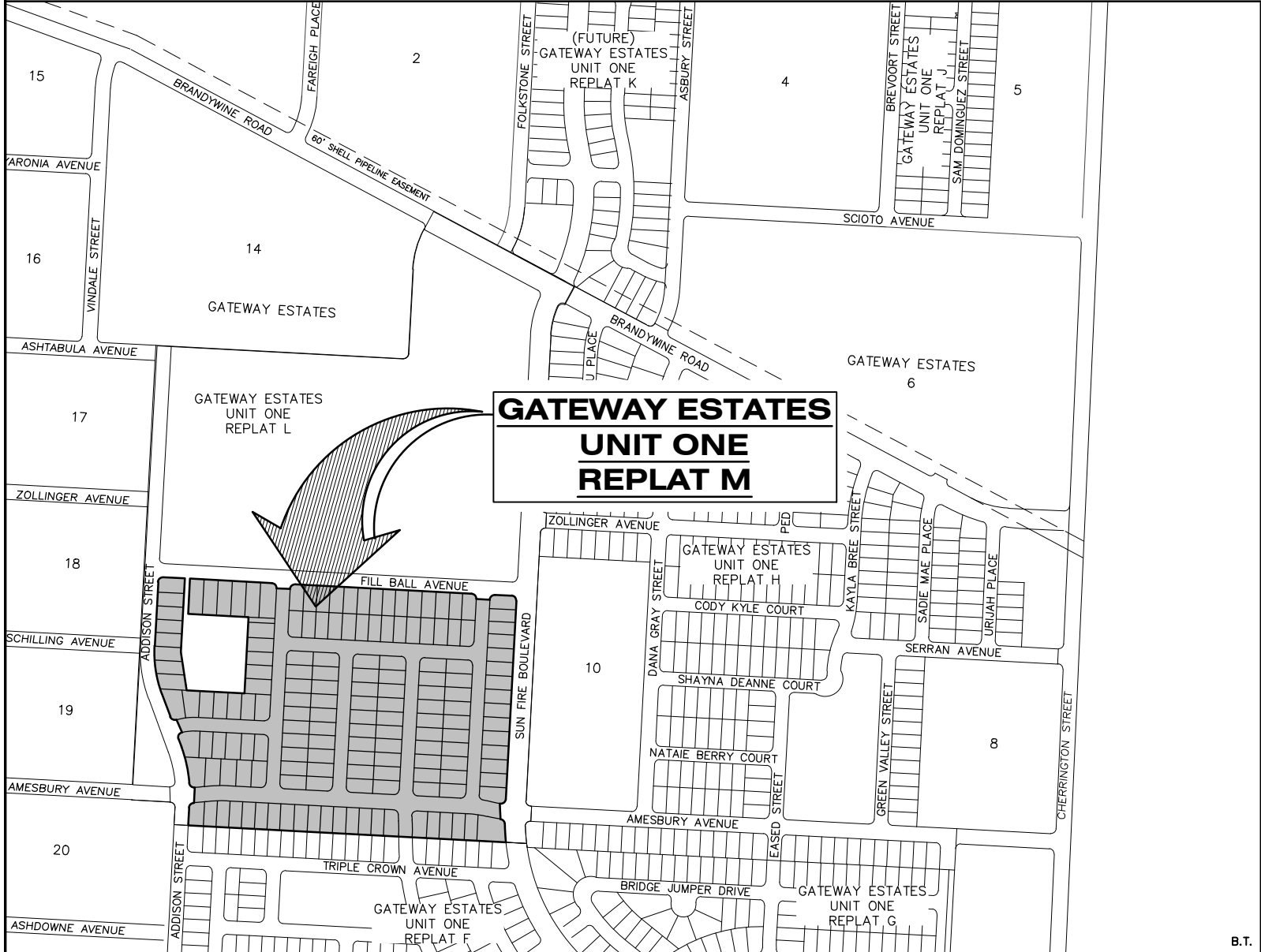
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C51	20.00'	31.41'	20.00'	28.28'	S48°03'22"W	089°59'40"
C52	20.00'	31.42'	20.00'	28.29'	N41°56'38"W	090°00'20"
C53	20.00'	31.42'	20.00'	28.29'	N48°03'39"E	090°00'12"
C54	20.00'	31.41'	20.00'	28.28'	S41°56'21"E	089°59'48"
C55	20.00'	31.41'	20.00'	28.28'	S48°03'22"W	089°59'40"
C56	20.00'	31.42'	20.00'	28.29'	N41°56'38"W	090°00'20"
C57	20.00'	31.42'	20.00'	28.29'	N48°03'39"E	090°00'12"
C58	20.00'	31.41'	20.00'	28.28'	S41°56'21"E	089°59'48"
C59	20.00'	31.41'	20.00'	28.28'	S48°03'22"W	089°59'40"
C60	20.00'	31.42'	20.00'	28.29'	N41°56'38"W	090°00'20"
C61	20.00'	31.42'	20.00'	28.29'	N48°03'39"E	090°00'12"
C62	20.00'	28.95'	17.68'	26.49'	S38°24'44"E	082°56'34"
C63	490.00'	32.53'	16.27'	32.53'	S77°58'54"E	003°48'15"
C64	430.00'	33.48'	16.75'	33.48'	S78°18'37"E	004°27'42"
C65	20.00'	31.41'	20.00'	28.28'	N48°03'22"E	089°59'40"
C66	227.00'	43.00'	21.57'	42.94'	N87°37'35"E	010°51'15"
C67	227.00'	36.75'	18.42'	36.71'	N77°33'40"E	009°16'36"
C68	472.00'	20.52'	10.26'	20.52'	S19°00'01"E	002°29'28"
C69	472.00'	63.43'	31.76'	63.38'	S13°54'18"E	007°41'58"
C70	472.00'	52.83'	26.44'	52.80'	S06°50'56"E	006°24'46"
C71	472.00'	55.13'	27.60'	55.10'	S00°17'47"E	006°41'32"
C72	472.00'	0.73'	0.36'	0.73'	S03°05'38"W	000°05'19"
C73	20.00'	31.42'	20.00'	28.29'	S41°56'38"E	090°00'20"
C74	20.00'	31.41'	20.00'	28.28'	N48°03'22"E	089°59'40"

LINE TABLE

LINE	BEARING	LENGTH
L1	N03°02'52"E	70.14'
L2	N02°32'51"E	60.25'
L3	S20°14'45"E	33.45'
L4	N23°17'24"W	54.42'
L5	N20°14'45"W	96.88'
L6	S86°56'48"E	85.03'
L7	S03°08'18"W	292.00'
L8	S08°30'30"E	153.73'
L9	S03°08'18"W	105.00'
L10	S86°57'03"E	54.00'
L11	S86°57'03"E	54.00'
L12	S86°56'48"E	65.00'
L13	S02°24'19"E	61.14'
L14	S03°03'33"W	14.16'
L15	N86°56'16"W	11.40'
L16	N86°56'16"W	8.49'
L17	N86°56'48"W	17.03'
L18	S86°56'48"E	14.16'
L19	N03°08'18"E	16.87'

LOCATION MAP

SCALE: 1" = 600'



B.T.

GATEWAY ESTATES UNIT ONE REPLAT M

BEING A REPLAT OF A PORTION OF LOTS 11,12,13,24,25 AND 26, AND PORTIONS OF RIGHT-OF-WAY OUT OF CHESTERTON STREET, FAIRGLADE STREET, BLANKER STREET, CHILCOTE STREET, AMESBURY AVENUE AND CHITTENDEN STREET ALL WITHIN GATEWAY ESTATES, EL PASO COUNTY, TEXAS
AREA 28.11 ACRES±
SHEET 3 OF 3

ENGINEERING REPORT FOR GATEWAY ESTATES UNIT ONE REPLAT M

BY: JORGE L. AZCARATE, P.E.

WATER FACILITIES: DESCRIPTION, COSTS AND OPERABILITY DATE

GATEWAY ESTATES UNIT ONE REPLAT M WILL BE PROVIDED WITH POTABLE WATER BY THE EL PASO WATER UTILITY (EPWU) IN ACCORDANCE WITH ITS REGULATIONS. WATER SERVICES WILL BE EXTENDED TO THE PROPERTY FROM EXISTING FACILITIES LOCATED ON ADDISON STREET, SUN FIRE BOULEVARD AND FILL BALL AVENUE. GFA, LLC, THE DEVELOPERS AND THE EL PASO WATER UTILITY (EPWU) HAVE ENTERED INTO A CONTRACT IN WHICH EL PASO WATER UTILITY (EPWU) HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST THIRTY (30) YEARS.

THE WATER SYSTEM WITHIN GATEWAY ESTATES UNIT ONE REPLAT M CONSISTS OF PROPOSED EIGHT (8") INCH DIAMETER WATER LINES WITHIN THE DEVELOPMENT THAT WILL CONNECT INTO THE EXISTING EIGHT INCH (8") WATERLINE ON ADDISON STREET AND A EXISTING 16" WATER LINE ON SUNFIRE BOULEVARD. THE PROPOSED EIGHT (8") INCH DIAMETER LINES WILL RUN WITHIN THE PAVED SURFACE. THE LINES RUN IN A NORTHERLY AND EASTERLY DIRECTION WITH SLIGHT BENDS AND CURVATURES. GATEWAY ESTATES UNIT ONE REPLAT M CONSISTS OF ONE HUNDRED AND SIXTY FOUR (164) 3/4" WATER SERVICE LINES.

ONCE THE WATER LINES ARE INSTALLED, THE TOTAL ESTIMATED COST FOR THESE IMPROVEMENTS IS \$218,857.82. PRIOR TO OBTAINING WATER SERVICE, INDIVIDUAL LOT OWNERS MUST OBTAIN WATER METERS FROM THE EL PASO WATER UTILITY (EPWU) AND PAY ALL APPLICABLE FEES. ADDITIONALLY, THE LOT OWNERS ARE RESPONSIBLE FOR THE COST OF AND INSTALLATION OF ANY SERVICE LINE REQUIRED FROM THE METER BOX TO THEIR LOT OR BUILDING IMPROVEMENTS. THE SUBDIVIDER HAS ALSO INSTALLED SIX (6) FIRE HYDRANTS AT A TOTAL COST OF \$24,000.00.

THE WATER FACILITIES TO BE INSTALLED BY THE DEVELOPER WILL BE CONSTRUCTED AND OPERABLE WITHIN TWO (2) YEARS OF THE FILING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS AND OPERABILITY DATE

EL PASO WATER UTILITIES (EPWU) WILL PROVIDE SEWAGE SERVICE TO GATEWAY ESTATES UNIT ONE REPLAT M FROM A 8-INCH SEWER ALONG ADDISON STREET. THE PROPOSED EIGHT (8") INCH SEWER LINES WITHIN THE DEVELOPMENT WILL TIE INTO A EXISTING EIGHT (8") SEWER LINE ALONG ADDISON STREET WHICH WILL ULTIMATELY DISCHARGE INTO THE EXISTING TWELVE INCH (12") SEWER LINE ALONG VISTA DEL SOL DRIVE.

THE PROPOSED SEWER COLLECTION SYSTEM WITHIN GATEWAY ESTATES UNIT ONE REPLAT M CONSISTS OF EIGHT INCH (8") DIAMETER LINES WHICH GENERALLY RUN SOUTHERLY AND WESTERLY ALONG PROPOSED STREET RIGHT-OF-WAYS. THESE LINES WILL CONNECT AND BE EXTENDED THROUGHOUT THE PLANNED GATEWAY ESTATES UNIT ONE REPLAT M SITE. THE PROPOSED SEWAGE SYSTEM WILL ALSO INCLUDE THIRTEEN (13) SANITARY SEWER MANHOLES AND ONE HUNDRED AND SIXTY FOUR (164), FOUR INCH (4") SERVICE LATERALS TO EACH LOT.

THE ESTIMATED COST OF THESE SEWAGE FACILITIES IS \$304,799.63.

THE SEWAGE FACILITIES TO BE INSTALLED BY THE DEVELOPER WILL BE CONSTRUCTED AND OPERABLE WITHIN TWO (2) YEARS OF THE FILING OF THE PLAT.

CERTIFICATION:

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.

DRAINAGE REPORT:

BY: JORGE L. AZCARATE, P.E.

GATEWAY ESTATES UNIT ONE REPLAT M IS LOCATED ON LAND THAT GENTLY SLOPES IN A WESTERLY DIRECTION. ALL THE STREETS HAVE BEEN CONSTRUCTED WITH CURBS AND GUTTERS. THE SUBDIVISION STREETS WILL CAPTURE RUNOFF ALONG THE CONCRETE CURB AND GUTTER TO CONCENTRATE THE GENERATED RUNOFF INTO ON-SITE DRAINAGE INLETS, WHICH ULTIMATELY DISCHARGE INTO A EXISTING ON-SITE RETENTION BASIN LOCATED ON LOT 1, BLOCK 2 DESIGNED WITH SUFFICIENT POND CAPACITY TO RETAIN A 100-YEAR DESIGN FREQUENCY AND PERCOLATE WITHIN A SEVENTY-TWO (72) HOUR PERIOD. APPROXIMATELY 110.07 CFS FROM THE DEVELOPED RUN-OFF WILL BE DISCHARGED TO THE PROPOSED ON-SITE RETENTION BASIN. IN ADDITION, THE WATERSHED AREAS DISCHARGING OUT OF THE SUBDIVISION BOUNDARY LIMITS WILL BE CAPTURED BY EXISTING GATEWAY ESTATES DEVELOPMENT. REFERENCE LAND STUDY FOR MORE INFORMATION.

OFF SITE RUNOFF WILL NOT IMPACT THE PROPOSED DEVELOPMENT. OFF SITE RUNOFF WILL CONTINUE ITS NATURAL PATH TOWARDS EXISTING DEPRESSION POINTS.

THIS SUBDIVISION IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. FLOOD ZONE UNSHADED "X" AS DESIGNATED IN PANEL NO. 480212 0250B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. NO PORTION OF GATEWAY ESTATES UNIT ONE REPLAT M IS SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO A ONE PERCENT OR GREATER CHANCE OF FLOODING IN ANY GIVEN YEAR.

THE ABOVE MEASURES PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AVOID CONCENTRATING RUNOFF ONTO OTHER LOTS, AND COORDINATE INDIVIDUAL LOT DRAINAGE WITH THE GENERAL STORM DRAINAGE PATTERN FOR THE AREA. THE MAP SHOWN ILLUSTRATES THE FLOW PATTERNS FOR THE RUNOFF.

IMPROVEMENT PLANS FOR THIS SUBDIVISION ARE REFERENCED IN CASE ID#21-160 AT THE EL PASO COUNTY PUBLIC WORKS DEPARTMENT."

CERTIFICATION

UNDER LOCAL GOVERNMENT CODE 232.021(4), "FLOOD PLAIN" MEANS ANY AREA IN THE 100-YEAR FLOOD PLAIN THAT IS SUSCEPTIBLE TO BEING INUNDATED BY WATER FROM ANY SOURCE OR THAT IS IDENTIFIED BY FEMA UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968. BY MY SIGNATURE BELOW, I CERTIFY THAT GATEWAY ESTATES UNIT ONE REPLAT M SUBDIVISION LIES WITHIN A FLOOD ZONE DESIGNATION OF UNSHADED FLOOD "X", AS DESIGNATED IN PANEL NO. 480212 0250B, DATED SEPTEMBER 4, 1991, OF THE FLOOD INSURANCE RATE MAPS, EL PASO COUNTY, TEXAS. UNSHADED FLOOD ZONE "X" INDICATES AREA OF MINIMAL FLOODING.

JORGE L. AZCARATE, P.E.
TEXAS LICENSE # 85075
TEXAS REGISTERED ENGINEERING
FIRM F-4564

DATE

ENGINEER

cea 813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232

g r o u p www.ceagroup.net

TEXAS REGISTERED ENGINEERING FIRM F-4564

CONTACT: JORGE L. AZCARATE, P.E.

INFORME DE INGENIERIA FINAL PARA EL FRACCIONAMIENTO GATEWAY ESTATES UNIT ONE REPLAT M

POR: ING. JORGE L. AZCARATE

SUMINISTRO DE AGUA POTABLE: DESCRIPCION, GASTOS Y FECHA DE INICIO DE OPERACIONES

EL PASO WATER UTILITY (EPWU) PROVEERA EL SERVICIO DE AGUA POTABLE A EL FRACCIONAMIENTO GATEWAY ESTATES UNIT ONE REPLAT M BASADO CON SUS REGLAMENTOS. LOS SERVICIOS DE AGUA SERAN CONECTADOS A LINEAS EXISTENTES A LO LARGO DE ADDISON STREET, SUN FIRE BOULEVARD AND FILL BALL AVENUE. GFA, LLC, LOS DESARROLLADORES, Y EL PASO WATER UTILITY (EPWU) HAN ESTABLECIDO UN CONTRATO EN EL CUAL EL PASO WATER UTILITY (EPWU) SE COMPROMETE A PROVEER SUFICIENTE AGUA A EL FRACCIONAMIENTO POR LO MENOS TREINTA (30) AÑOS.

EL SISTEMA DE AGUA DE GATEWAY ESTATES UNIT ONE REPLAT M (EL FRACCIONAMIENTO) CONSISTE DE UNA PROPUESTA DE LINEAS DE AGUA DE OCHO PULGADAS (8") DE DIAMETRO DENTRO DEL FRACCIONAMIENTO, QUE SE CONECTARAN A UNA LINEA EXISTENTE DE OCHO PULGADAS (8") DE DIAMETRO EN ADDISON STREET Y UNA LINEA EXISTENTE DE DIECISEIS PULGADAS (16") EN SUNFIRE BOULEVARD. LAS LINEAS DE AGUA POTABLE PROPUESTAS DE OCHO PULGADAS (8") DE DIAMETRO CORRERAN A LO LARGO DE EL PAVIMENTO. LAS LINEAS DE AGUA CORRERAN A LO LARGO DEL PAVIMENTO HACIA AL NORTE Y AL ORIENTE CON PEQUEÑAS CURVATURAS Y DOBLEJES. GATEWAY ESTATES UNIT ONE REPLAT M CONSISTE DE CIENTO SESENTA Y CUATRO (164) LINEAS DE SERVICIO DE AGUA DE TRES CUARTOS (3/4") DE PULGADAS DE DIAMETRO.

UNA VEZ INSTALADO EL SUMINISTRO DE AGUA POTABLE, EL PRESUPUESTO TENDRA UN COSTO APROXIMADO TOTAL DE U.S. \$218,857.82. ANTES DE OBTENER EL SERVICIO DE AGUA POTABLE, EL PROPIETARIO DE CADA UNIDAD DEBERA OBTENER MEDIDORES MECANICOS DE AGUA DE EL PASO WATER UTILITY (EPWU) Y PAGAR TODOS LOS HONORARIOS. ADICIONALMENTE, EL DUEÑO(S) DE LAS UNIDADES SERA RESPONSABLE DEL COSTO DE INSTALACION DE CUALQUIER LINEA DE SERVICIO QUE SE REQUIERA DE LA CAJA DEL MEDIDOR MECANICO DE AGUA HASTA DENTRO DE LA UNIDAD. EL DUEÑO DEL FRACCIONAMIENTO A INSTALADO SEIS (6) HIDRANTES DE INCENDIOS AL COSTO TOTAL DE \$24,000.00.

LAS INSTALACIONES DE AGUA ESTARAN LISTAS PARA EL INICIO DE OPERACIONES DENTRO DE DOS (2) AÑOS DE ARCHIVADO ESTE MAPA.

SUMINISTRO DE DRENAJE DE AGUAS NEGRAS: DESCRIPCION, GASTOS Y FECHA DE INICIO

EL PASO WATER UTILITIES (EPWU) PROVEERA EL SERVICIO DE DRENAJE DE AGUAS NEGRAS A EL FRACCIONAMIENTO GATEWAY ESTATES UNIT ONE REPLAT M DESDE UNA LINEA EXISTENTE DE DRENAJE DE AGUAS NEGRAS DE OCHO PULGADAS (8") SITUADA A LO LARGO DE ADDISON STREET. LAS PROPUESTAS LINEAS DE DRENAJE DE AGUAS NEGRAS DE OCHO PULGADAS (8") UBICADAS A LO LARGO DE ADDISON STREET SERA DESCARGADA ULTIMADAMENTE A LA LINEA EXISTENTE DE DOCE PULGADAS (12") SITUADA A LO LARGO DE VISTA DEL SOL DRIVE.

EL SISTEMA DE LINEAS DE DRENAJE DE AGUAS NEGRAS QUE ESTAN SIENDO PROPUESTAS PARA GATEWAY ESTATES UNIT ONE REPLAT M CONSISTEN DE LINEAS DE OCHO PULGADAS (8") DE DIAMETRO QUE CORREN AL SUR Y AL PONIENTE, DE TODAS LAS LINEAS CENTRALES DE LAS CALLES. ESTAS LINEAS SE CONECTARAN Y SE EXTENDERAN ATRAVEZ DE LA PLANIFICADA SUBDIVISION DE GATEWAY ESTATES UNIT ONE REPLAT M. EL PROPUUESTO SISTEMA DE DRENAJE TAMBIEN INCLUIRA TRECE (13) BOCAS DE ALCANTARILLAS Y CIENTO SESENTA Y CUATRO (164) DE SERVICIO LATERALES DE CUATRO (4") PULGADAS DE DIAMETRO PARA CADA LOTE RESIDENCIAL.

EL PRESUPUESTO DE LAS INSTALACIONES TENDRA UN COSTO APROXIMADO DE U.S. \$304,799.63.

LAS LINEAS DE SERVICIO DE DRENAJE DE AGUAS NEGRAS, QUE SERAN INSTALADAS POR LA CONSTRUCTORA, SERAN CONSTRUIDAS DENTRO DE UN PERIODO DE NO MAS DE DOS (2) AÑOS DEL TIEMPO DE LA ARCHIVACION DE EL MAPA FINAL DE LA SUBDIVISION.

CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA POTABLE Y DE DRENAJE DE AGUAS NEGRAS, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON MODEL SUBDIVISION RULES (LAS REGLAS GUBERNAMENTALES A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS).

REPORTE DE DESAGUE:

POR: ING. JORGE L. AZCARATE

LA SUBDIVISION DE GATEWAY ESTATES UNIT ONE REPLAT M SE LOCALIZA EN UN TERRENO EL CUAL SUAVEMENTE TIENE PENDIENTE EN DIRECCION AL PONIENTE. TODAS LAS CALLES HAN SIDO CONSTRUIDAS CON CORDON CON CANAL Y ARROYOS DE CONCRETO. LAS CALLES DE LA SUBDIVISION CAPTURAN EL AGUA PLUVIAL Y LA LLEVAN POR EL CORDON Y LOS CAÑALES DE CONCRETO HASTA CONCENTRARLA A LOS DESAGUES. EL AGUA ES RECOGIDA Y TRANSPORTADA POR MEDIO DE UN SISTEMA DE ESCURRIMIENTOS DE AGUA HASTA DESCARGAR DENTRO DE UN DIQUE DE RETENCION, LOCALIZADO EN EL LOTE 1, CUADRA 2, EL CUAL HA SIDO DISEÑADO CON LA SUFICIENTE CAPACIDAD PARA RETENER UNA TORMENTA CON FRECUENCIA DE 100 AÑOS, Y FILTRARSE EN UN PERIODO DE SETENTA Y DOS (72) HORAS. APROXIMADAMENTE 110.07 CFS DE AGUA DESARROLLADA SERA TRANSMITIDA A UN ESTANQUE DE RETENCION DENTRO DE LA SUBDIVISION. ADICIONALMENTE, LAS CUENCAS PLUVIALES QUE SE DESCARGAN FUERA DE LOS LIMITES DE LA SUBDIVISION SERAN CAPTURADAS POR EL FUTURO DESARROLLO DE GATEWAY ESTATES. PARA MAS INFORMACION, REFERIRSE AL ESTUDIO DE DESARROLLO DE ESTE PROYECTO (LAND STUDY).

EL AGUA PLUVIAL FUERA DE ESTA SUBDIVISION NO IMPACTARA ESTA SUBDIVISION Y SEGUIRA SU CURSO NATURAL HACIA LOS PUNTO BAJOS EXISTENTES FUERA DE ESTA SUBDIVISION.

LA SUBDIVISION NO ESTA LOCALIZADA EN UNA ZONA ESPECIAL EN RIESGO DE INUNDACION. ZONA DE INUNDACION "X", DESIGNADA EN EL NUMERO 480212-0250B, FECHADO 4 DE SEPTIEMBRE DE 1991, DE MAPAS DE SEGURO PARA INUNDACION (THE FLOOD INSURANCE MAPS), EN EL CONDADO DE EL PASO, TEXAS. NINGUNA PARTE DE LA SUBDIVISION DE GATEWAY ESTATES UNIT ONE REPLAT M ESTA DENTRO DE UN AREA DE RIESGO DE INUNDACION ESPECIAL SUJETO A UN POR CIENTO O MAYOR POSIBILIDAD DE INUNDACION EN CUALQUIER AÑO DADO.

LAS MEDIDAS MENCIONADAS PROPORCIONAN LOS ESCURRIMIENTOS DE AGUA LOS CUALES SON AJEJADOS DE TODOS LOS EDIFICIOS, EVITANDO QUE EL AGUA SE CONCENTRE EN OTROS EDIFICIOS Y/O UNIDADES, Y COORDINAN LAS AGUAS PLUVIALES CON LOS PATRONES GENERALES DE ESCURRIMIENTOS DE LA AREA. EL MAPA TOPOGRAFICO Y DE ESCURRIMIENTOS DE AGUA ILLUSTR EL PATRON DE ESCURRIMIENTO.

LOS PLANOS DE ESTA SUBDIVISION SON REFERENCIADOS EN EL CASO ID#21-160 EN EL DEPARTAMENTO DE OBRAS PUBLICAS DEL CONDADO DE EL PASO, TEXAS (EL PASO COUNTY PUBLIC WORKS DEPARTMENT).

CERTIFICACION

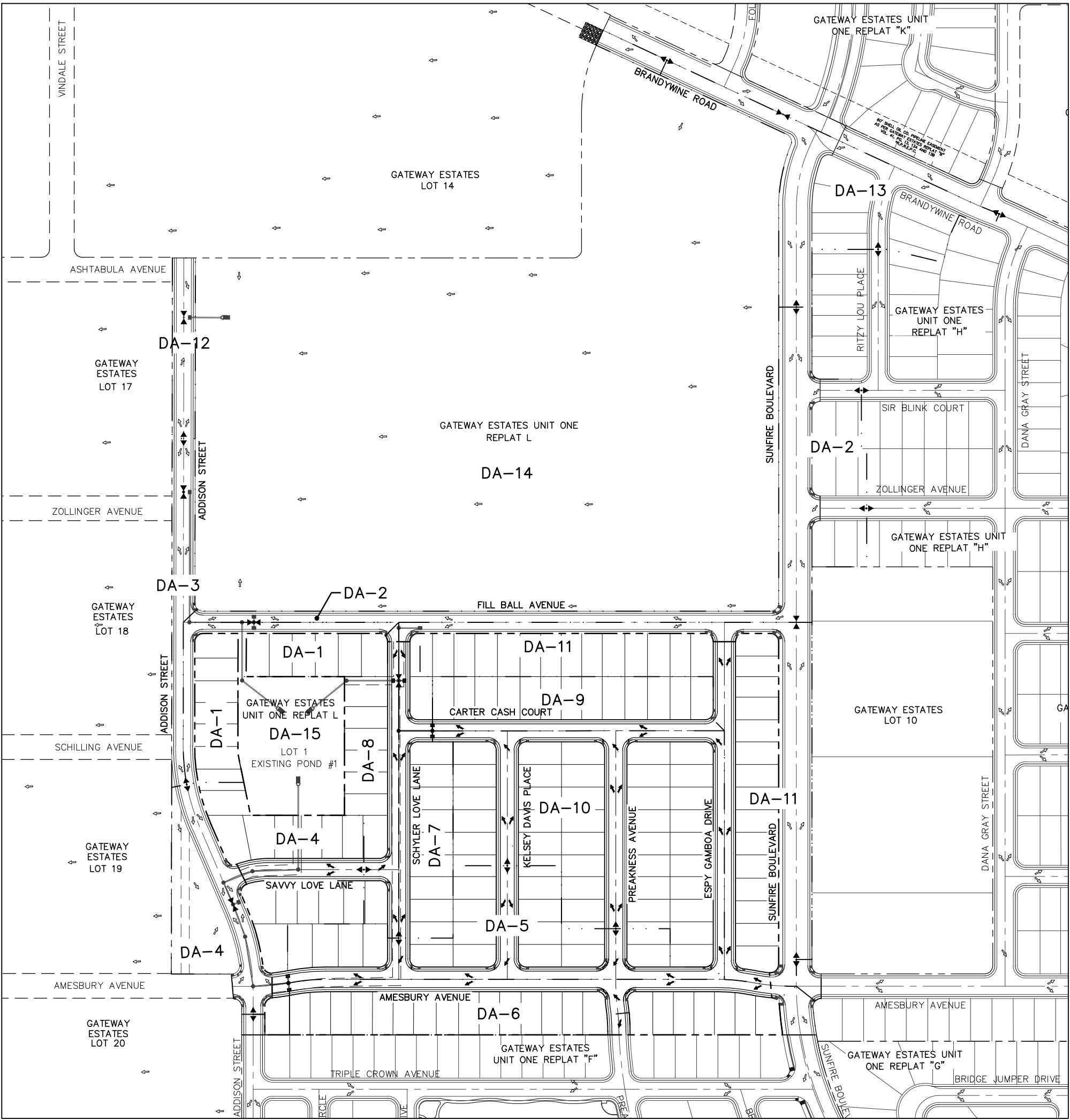
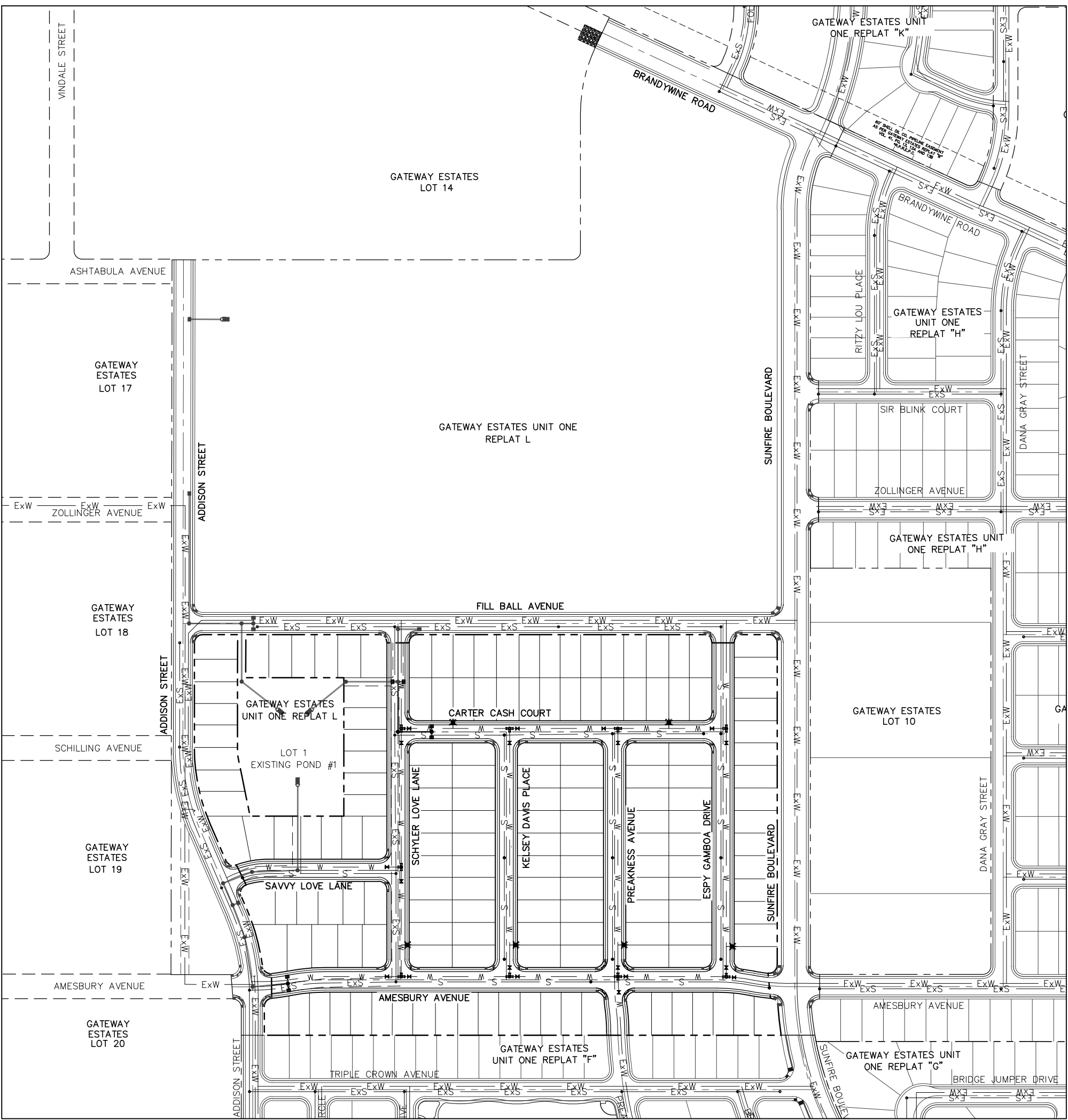
BAJO EL CODIGO LOCAL GUBERNAMENTAL 232.021(4), "ZONA DE INUNDACION" (FLOOD PLAIN) SIGNIFICA CUALQUIER AREA DENTRO DE LA ZONA DE INUNDACION DE CIENTO (100) AÑOS LA CUAL ES SUSCEPTIBLE A INUNDARSE POR AGUA DE CUALQUIER FUENTE O QUE ES IDENTIFICADA POR (FEMA) BAJO LEY DE SEGURO PARA INUNDACION NACIONAL (THE NATIONAL FLOOD INSURANCE ACT), CON MI FIRMA ABAJO, YO CERTIFICO QUE EL FRACCIONAMIENTO GATEWAY ESTATES UNIT ONE REPLAT M SE ENCUENTRA DENTRO UNA ZONA DE INUNDACION "X", DESIGNADA EN EL NUMERO 480212 0250B, CON FECHA DEL 4 DE SEPTIEMBRE DE 1991, DE MAPAS DE SEGURO PARA INUNDACION (THE FLOOD INSURANCE MAPS), EN EL CONDADO DE EL PASO, TEXAS. ZONA "X" INDICA AREAS DETERMINADAS A ESTAR FUERA DE LA ZONA DE INUNDACION DE UNA TORMENTA CON FRECUENCIA DE 500 AÑOS.

ING. JORGE L. AZCARATE, P.E.

DE LICENCIA DE TEXAS 85075
TEXAS REGISTERED ENGINEERING
FIRM F-4564

FECHA

DATE OF PREPARATION: OCTOBER 2025



100 YEAR STORM CALCULATIONS FOR WATERSHED AREAS					
DRAINAGE AREA NO. (1)	DRAINAGE AREA (AC) (2)	DESIGN STORM INTENSITY (1100) (3)	TIME OF CONCENTRATION (4)	RUNOFF COEFF. (C) (5)	Q100 (CFS) (6)
DA-1	2.31	4.96	13.14	0.60	6.88
* DA-2	3.67	3.60	29.46	0.70	9.25
* DA-3	0.83	5.36	10.00	0.95	4.23
DA-4	4.32	5.33	10.20	0.60	13.83
DA-5	3.63	4.82	14.46	0.60	10.49
DA-6	3.62	4.63	16.26	0.60	10.05
DA-7	1.90	4.95	13.23	0.60	5.64
DA-8	1.63	5.00	12.84	0.60	4.89
DA-9	2.08	5.01	12.72	0.60	6.26
DA-10	6.69	4.38	18.90	0.60	17.56
DA-11	6.56	4.00	23.52	0.60	15.74
* DA-12	0.57	5.36	10.00	0.95	2.90
* DA-13	2.92	4.94	13.38	0.74	10.59
* DA-14	32.65	3.59	29.76	0.50	58.53
* DA-15	1.96	5.36	10.00	0.50	5.25

* DRAINAGE AREAS BASED OFF OF EXISTING GATEWAY ESTATES UNIT ONE REPLAT "L"

EXISTING POND #1 CALCULATIONS	
QT = (ARC)/12	SILT VOLUME = 0.47
QT = 7.97 AC-FT	0.012 AC-FT/AC
A = 39.20	9.96 + 0.47 = 10.43 AC-FT
R = 4"	
Cw = 0.61	TOTAL req'd = 10.43 AC-FT
QT X 25% = 1.99	POND 1 cap = 10.96 AC-FT
7.97 + 1.99 = 9.96	

LEGEND:	
---	SUBDIVISION BOUNDARY
---	WATERSHED BOUNDARY
→	PROPOSED DIRECTION OF FLOW
→	EXISTING DIRECTION OF FLOW
▲	PROPOSED HIGH POINT ELEVATION
▼	PROPOSED LOW POINT ELEVATION
■	TEMPORARY DESILTING BASIN

MAP OF TOPOGRAPHY AND DRAINAGE
MAPA TOPOGRAFICO Y DE ESCURRIMIENTOS DE AGUA
SCALE: 1"=250'