

GATEWAY ESTATES UNIT ONE REPLAT "K"

GATEWAY ESTATES UNIT ONE REPLAT "K" 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.

EASTSIDE 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	6,969.00	9,203.00
4"	16.67	11,615.00	15,341.00
6"	33.33	23,232.00	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.

REASON FOR REPLAT

TO RE-SUBDIVIDE LOT 3 OF GATEWAY ESTATES FOR RESIDENTIAL DEVELOPMENT.

PLAT NOTES AND RESTRICTIONS:

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO GATEWAY ESTATES UNIT ONE REPLAT "K" 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 AT THE INTERSECTION OF CHERRINGTON & WINDERMERE 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."
- THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. INSTRUMENT NO. _____ DATE _____
- THIS SUBDIVISION LIES WITHIN ZONES "X" AS DESIGNATED IN PANEL NO. 480212 0250 B, 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.
- _____ DENOTES VEHICULAR ACCESS SHALL BE RESTRICTED TO RESIDENTIAL LOTS AS PER THE DESIGNATED 10-FOOT OR 5-FOOT RESTRICTED ACCESS EASEMENT (AS NOTED). THE INSTRUMENT ASSURING RELEASE OF ACCESS IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION. INSTRUMENT NO. _____ DATE _____
- BUILDING SETBACKS SHALL CONFORM TO EL PASO COUNTY ALTERNATIVE SUBDIVISION DESIGN STANDARDS OF 10 FEET SIDE SETBACK WHEN ABUTTING A SIDE STREET AND 5 FEET FROM ABUTTING PROPERTY LINES. FRONT SETBACKS WILL BE 15 FEET WITH A REQUIRED 20 FOOT DRIVEWAY SETBACK. REAR SETBACK LINES WILL BE A MINIMUM OF 20 FEET.
- 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.
- BEARINGS SHOWN ARE GRID BEARING DERIVED FROM RTK OBSERVATIONS TO THE TEXAS CO-OP NETWORK. REFERRED TO THE TEXAS COORDINATE SYSTEM (NAD 83) CENTRAL ZONE.
- △ DENOTES EXISTING MONUMENT.
- DENOTES PROPOSED MONUMENT. (NOT IN PLACE AS OF DATE OF PREPARATION). (FOR EXACT LOCATION CONTACT EL PASO COUNTY).
- STORMWATER DRAINAGE INFRASTRUCTURE TO BE MAINTAINED BY THE COUNTY OF EL PASO.
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- LOT OWNER IS RESPONSIBLE TO MAINTAIN THE SIDEWALK, PARKWAY, AND DRIVEWAYS ABUTTING THEIR PROPERTY, INCLUDING DOUBLE FRONTAGE LOTS.
- THIS PLAT WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
- DEED REFERENCE: INST. NO. 20150004005, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.
- *R.P.R.E.P.C. = REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.

RESIDENTIAL	=	77
POND	=	1
PARK	=	1
TOTAL	=	79

BENCHMARK:

CITY MONUMENT AT THE INTERSECTION OF SUN FIRE BOULEVARD AND FLORA ALVA DRIVE.
ELEVATION: 4023.88 (NAVD 88)

SCHOOL DISTRICT

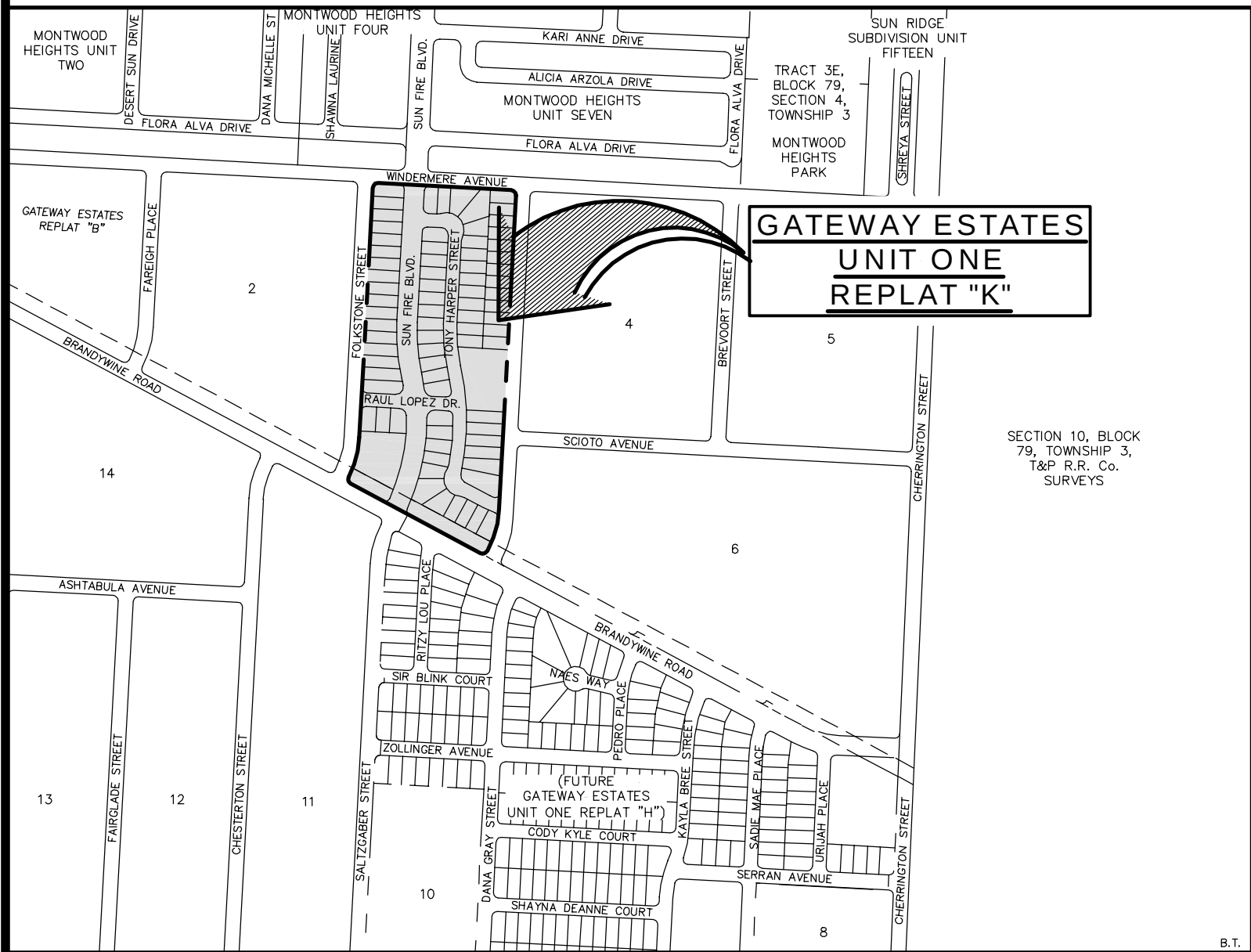
SOCORRO INDEPENDENT SCHOOL DISTRICT
12300 EASTLAKE DRIVE, EL PASO, TX. 79928

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL OF A MUNICIPALITY

GATEWAY ESTATES UNIT ONE REPLAT "K" IS LOCATED WITHIN EL PASO COUNTY APPROXIMATELY 2,900 FEET TO THE EAST OF JOE BATTLE BOULEVARD ALONG WINDERMERE AVENUE. SITE IS LOCATED WITHIN THE CITY OF EL PASO'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001

LOCATION MAP

SCALE: 1" = 600'



SECTION 10, BLOCK 79, TOWNSHIP 3, TAP R.E. CO. SURVEYS

METES AND BOUNDS DESCRIPTION

Description of Lot 3, Gateway Estates, El Paso County, Texas, filed for record in Volume 41, Page 13, 13A and 13B, Plat 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 3514.10 feet to a point; THENCE, N 03° 03' 12" E, a distance of 3733.81 feet to the a point on the northerly right-of-way line of Brandywine Road, said point also being the POINT OF BEGINNING of this description;

THENCE, N 61° 53' 14" W, along said northerly right-of-way line of Brandywine Road, a distance of 587.95 feet to a point of curvature;

THENCE, 31.34 feet, leaving said northerly right-of-way line of Brandywine Road along an arc of a curve to the right with a radius of 20.00 feet, an interior angle of 89° 57' 39", and a chord which bears N 17° 00' 25" W, a distance of 28.23 feet to a point of curvature on the easterly right-of-way line of Folkstone Street;

THENCE, along said easterly right-of-way line of Folkstone Street, the following two (2) calls:

164.65 feet, along an arc of a curve to the left with a radius of 380.08 feet, an interior angle of 24° 49' 12", and a chord which bears N 15° 27' 48" E, a distance of 163.36 feet to a point;

N 03° 03' 12" E, a distance of 997.40 feet to a point of curvature;

THENCE, 31.44 feet, leaving said easterly right-of-way line of Folkstone Street along an arc of a curve to the right with a radius of 20.00 feet, an interior angle of 90° 02' 21", and a chord which bears N 48° 04' 23" E, a distance of 28.30 feet to a point on the southerly right-of-way line of Windermere Avenue;

THENCE, S 86° 54' 27" E, along said southerly right-of-way line of Windermere Avenue, a distance of 532.12 feet to a point of curvature;

THENCE, 31.41 feet, leaving said southerly right-of-way line of Windermere Avenue along an arc of a curve to the right with a radius of 20.00 feet, an interior angle of 89° 57' 39", and a chord which bears S 41° 55' 37" E, a distance of 28.28 feet to a point on the westerly right-of-way line of Asbury Street;

THENCE, along said westerly right-of-way line of Asbury Street, the following three (3) calls:

S 03° 03' 12" W, a distance of 1254.90 feet to a point of curvature;

168.34 feet, along an arc of a curve to the right with a radius of 384.93 feet, an interior angle of 25° 03' 27", and a chord which bears S 15° 34' 56" W, a distance of 167.00 feet to a point;

S 28° 06' 46" W, a distance of 5.03 feet to a point of curvature;

THENCE, 31.42 feet, leaving said westerly right-of-way line of Asbury Street along an arc of a curve to the right with a radius of 20.00 feet, an interior angle of 90° 00' 00", and a chord which bears S 73° 06' 46" W, a distance of 28.28 feet to the POINT OF BEGINNING of this description, and containing 17.70 acres or 771,018 sq. ft. more or less.



GATEWAY ESTATES UNIT ONE REPLAT "K"

BEING A REPLAT OF LOT 3, GATEWAY ESTATES, EL PASO COUNTY, TEXAS CONTAINING 17.70 ACRES ± SHEET 1 OF 3

OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION

FMG6 PROPERTIES, LLC, AS OWNERS OF THE 17.70± ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED GATEWAY ESTATES UNIT ONE REPLAT "K" SUBDIVISION HEREBY SUBDIVIDED THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE OF THE STREETS, POND, PARK, AND UTILITY EASEMENTS SHOWN HEREIN. SPECIFIC IMPROVEMENTS TO BE DEDICATED TO THE EL PASO WATER UTILITIES BEING: WATER AND WASTEWATER IMPROVEMENTS. SPECIFIC IMPROVEMENT TO BE DEDICATED TO THE CITY OF EL PASO BEING: THE PARK SITE. SPECIFIC IMPROVEMENTS TO BE DEDICATED TO THE COUNTY OF EL PASO BEING: THE DRAINAGE IMPROVEMENTS AND STREET RIGHT-OF-WAY FOR SUN FIRE BOULEVARD, TONY HARPER STREET AND RAUL LOPEZ COURT.

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.

PAUL GAMBOA
FMG6 PROPERTIES, LLC.

STATE OF TEXAS COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, MR. PAUL GAMBOA, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON 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 _____ 2023.

NOTARY PUBLIC IN THE COUNTY OF EL PASO, TEXAS

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 "K" WAS REVIEWED AND APPROVED BY THE CITY PLAT COMMISSION OF THE CITY OF EL PASO

ON _____

CHAIRPERSON _____ ATTEST EXECUTIVE SECRETARY _____

APPROVED FOR FILING _____ DAY OF _____ 2023.

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 "K" SUBDIVISION WAS REVIEWED AND APPROVED BY THE EL PASO COUNTY, TX COMMISSIONERS COURT ON _____ 2023.

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.

BY DEPUTY _____ DATE _____

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

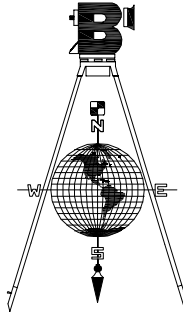
JORGE GRAJEDA, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 117401

ENGINEER

cea group
813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net
TEXAS REGISTERED ENGINEERING FIRM F-4564
CONTACT: JORGE GRAJEDA, P.E.

SURVEYOR

Barragan & Associates Inc.
LAND PLANNING & LAND SURVEYING
TEXAS SURVEYING FIRM# 101512000
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 2020

GATEWAY ESTATES UNIT ONE REPLAT "K"

BEING A REPLAT OF LOT 3,
GATEWAY ESTATES,
EL PASO COUNTY, TEXAS
CONTAINING 17.70 ACRES ±
SHEET 2 OF 3



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.34'	19.92'	28.23'	N17°00'25"W	089°45'38"
C2	380.08'	164.65'	83.64'	163.36'	N15°27'48"E	024°49'12"
C3	20.00'	31.44'	20.02'	28.30'	N48°04'23"E	090°02'21"
C4	20.00'	31.41'	19.99'	28.28'	S41°55'37"E	089°57'39"
C5	384.93'	168.34'	85.54'	167.00'	S15°34'56"W	025°03'27"
C6	20.00'	31.42'	20.00'	28.28'	S73°06'46"W	090°00'00"
C7	800.00'	219.96'	110.68'	219.26'	S04°47'03"E	015°45'11"
C8	800.00'	104.94'	52.55'	104.87'	N08°54'09"W	007°30'58"
C9	800.00'	464.41'	238.95'	457.91'	N11°29'09"E	033°15'39"
C10	57.00'	89.54'	57.00'	80.61'	N41°54'27"W	090°00'00"
C11	627.50'	172.53'	86.81'	171.98'	S04°47'03"E	015°45'11"
C12	972.50'	152.38'	76.35'	152.23'	N08°10'18"W	008°58'40"
C13	972.50'	272.84'	137.32'	271.94'	N04°21'15"E	016°04'28"
C14	57.00'	73.90'	43.17'	68.83'	S24°44'52"E	074°16'43"
C15	300.00'	125.01'	63.43'	124.11'	S73°49'29"E	023°52'31"
C16	759.50'	17.24'	8.62'	17.24'	N11°09'35"W	001°18'02"
C17	759.50'	11.28'	5.64'	11.28'	N12°14'07"W	000°51'03"
C18	30.00'	54.23'	38.10'	47.14'	N41°16'19"E	103°33'46"
C19	20.00'	31.42'	20.00'	28.28'	S41°56'48"E	090°00'00"
C20	840.50'	44.12'	22.06'	44.11'	S01°35'19"W	003°00'27"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C21	840.50'	48.91'	24.46'	48.91'	S01°34'56"E	003°20'04"
C22	840.50'	49.23'	24.62'	49.22'	S04°55'39"E	003°21'22"
C23	840.50'	49.73'	24.87'	49.72'	S08°18'02"E	003°23'24"
C24	840.50'	39.10'	19.55'	39.09'	S11°19'41"E	002°39'55"
C25	20.00'	31.44'	20.02'	28.30'	S48°04'23"W	090°02'21"
C26	20.00'	31.42'	20.00'	28.28'	N41°54'27"W	090°00'00"
C27	20.00'	31.42'	20.00'	28.28'	S41°54'27"E	090°00'00"
C28	20.00'	31.42'	20.00'	28.28'	S48°05'33"W	090°00'00"
C29	70.00'	8.92'	4.47'	8.92'	N20°18'19"E	007°18'13"
C30	70.00'	42.53'	21.95'	41.88'	N00°45'15"W	034°48'55"
C31	70.00'	38.73'	19.88'	38.24'	N34°00'49"W	031°42'12"
C32	70.00'	36.86'	18.87'	36.44'	N64°57'04"W	030°10'18"
C33	70.00'	33.88'	17.28'	33.56'	S86°05'44"W	027°44'07"
C34	40.00'	14.57'	7.36'	14.49'	N82°39'37"E	020°51'52"
C35	20.00'	31.41'	19.99'	28.28'	N41°55'37"W	089°57'39"
C36	40.00'	14.57'	7.36'	14.49'	S13°31'29"W	020°51'52"
C37	600.50'	40.47'	20.24'	40.46'	S01°09'42"W	003°51'41"
C38	600.50'	50.31'	25.17'	50.30'	S03°10'10"E	004°48'03"
C39	600.50'	74.32'	37.21'	74.27'	S09°06'55"E	007°05'28"
C40	999.50'	23.38'	11.69'	23.38'	N11°43'17"E	001°20'25"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C41	999.50'	44.21'	22.11'	44.20'	N09°47'03"E	002°32'03"
C42	999.50'	47.37'	23.69'	47.37'	N07°09'33"E	002°42'57"
C43	999.50'	47.27'	23.64'	47.26'	N04°26'48"E	002°42'34"
C44	999.50'	47.27'	23.64'	47.26'	N01°44'13"E	002°42'34"
C45	999.50'	47.37'	23.69'	47.37'	N00°58'31"W	002°42'56"
C46	999.50'	180.16'	90.32'	179.92'	S07°29'49"E	010°19'39"
C47	273.00'	58.25'	29.24'	58.14'	S68°00'00"E	012°13'33"
C48	20.00'	35.90'	25.07'	31.27'	N54°28'13"E	102°50'01"
C49	30.00'	38.89'	22.72'	36.23'	S24°44'52"E	074°16'43"
C50	30.00'	49.09'	32.04'	43.80'	S46°10'26"W	093°45'34"
C51	20.00'	29.97'	18.60'	27.24'	N44°01'29"W	085°50'38"
C52	945.50'	41.55'	20.78'	41.55'	N00°09'22"E	002°31'04"
C53	945.50'	56.92'	28.47'	56.92'	N03°08'24"E	003°26'58"
C54	945.50'	56.92'	28.47'	56.92'	N06°35'22"E	003°26'58"
C55	945.50'	39.44'	19.72'	39.44'	N09°30'34"E	002°23'25"
C56	40.00'	12.38'	6.24'	12.33'	N19°34'11"E	017°43'49"
C57	40.00'	5.57'	2.79'	5.56'	N32°25'16"E	007°58'22"
C58	70.00'	44.03'	22.77'	43.30'	S18°23'22"W	036°02'11"
C59	70.00'	41.27'	21.25'	40.67'	S16°31'00"E	033°46'33"
C60	70.00'	43.12'	22.27'	42.44'	S51°03'07"E	035°17'41"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C61	70.00'	21.63'	10.90'	21.54'	S77°33'00"E	017°42'05"
C62	40.00'	17.11'	8.69'	16.98'	N74°08'38"W	024°30'49"
C63	327.00'	18.10'	9.05'	18.10'	S63°28'24"E	003°10'20"
C64	327.00'	47.43'	23.76'	47.39'	S69°12'52"E	008°18'37"
C65	327.00'	23.56'	11.79'	23.56'	N75°26'01"W	004°07'42"
C66	20.00'	29.42'	18.09'	26.84'	N35°21'41"W	084°16'21"
C67	384.93'	143.34'	72.51'	142.51'	N17°26'34"E	021°20'10"
C68	20.00'	31.42'	20.00'	28.28'	N73°06'46"E	090°00'00"
C69	20.00'	30.25'	18.87'	27.45'	S18°33'04"E	086°40'20"
C70	840.50'	128.14'	64.20'	128.02'	N20°25'03"E	008°44'07"
C71	840.50'	67.56'	33.80'	67.54'	N13°44'49"E	004°36'20"
C72	840.50'	45.91'	22.96'	45.91'	N09°52'45"E	003°07'47"
C73	840.50'	50.60'	25.31'	50.60'	N06°35'22"E	003°26'58"
C74	840.50'	50.60'	25.31'	50.60'	N03°08'24"E	003°26'58"
C75	840.50'	31.12'	15.56'	31.11'	N00°21'17"E	002°07'16"
C76	30.00'	44.77'	27.74'	40.73'	N44°11'25"W	085°30'45"
C77	759.50'	72.41'	36.23'	72.38'	N01°17'50"E	005°27'45"
C78	759.50'	267.92'	135.36'	266.53'	N14°08'03"E	020°12'41"
C79	20.00'	32.77'	21.40'	29.22'	N71°10'35"E	093°52'23"
C80	20.00'	31.34'	19.92'	28.23'	S17°00'25"E	089°45'38"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C81	380.08'	164.65'	83.64'	163.36'	N15°27'48"E	024°49'12"
C82	20.00'	31.42'	20.00'	28.28'	S48°03'12"W	090°00'00"
C83	20.00'	31.42'	20.00'	28.28'	S48°05'33"W	090°00'00"
C84	30.00'	47.12'	30.00'	42.43'	N41°54'27"W	090°00'00"
C85	654.50'	27.77'	13.89'	27.77'	S01°52'36"W	002°25'53"
C86	654.50'	48.92'	24.47'	48.91'	S01°28'49"E	004°16'58"
C87	654.50'	48.92'	24.47'	48.91'	S05°45'46"E	004°16'58"
C88	654.50'	48.92'	24.47'	48.91'	S10°02'44"E	004°16'58"
C89	654.50'	5.41'	2.71'	5.41'	S12°25'26"E	000°28'25"
C90	945.50'	45.81'	22.91'	45.80'	N11°16'22"W	002°46'33"
C91	945.50'	48.11'	24.06'	48.10'	N08°25'38"W	002°54'55"
C92	20.00'	34.91'	23.84'	30.65'	N43°02'31"E	100°01'22"
C93	30.00'	41.19'	24.58'	38.03'	S47°36'49"E	078°39'58"
C94	840.50'	23.53'	11.77'	23.53'	N09°04'57"W	001°36'15"
C95	840.50'	40.72'	20.36'	40.72'	N11°16'22"W	002°46'33"
C96	759.50'	6.28'	3.14'	6.28'	S12°25'26"E	000°28'25"
C97	759.50'	56.77'	28.40'	56.76'	S10°02'44"E	004°16'58"
C98	759.50'	56.77'	28.40'	56.76'	S05°45'46"E	004°16'58"
C99	759.50'	56.77'	28.40'	56.76'	S01°28'49"E	004°16'58"
C100	759.50'	32.23'	16.12'	32.23'	S01°52'36"W	002°25'53"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S28°06'46"W	5.03'
L2	S86°54'27"E	57.00'
L3	S03°05'33"W	57.00'
L4	S12°23'29"W	43.17'
L5	S61°53'14"E	43.17'
L6	S03°05'33"W	4.65'
L7	N86°54'27"W	2.24'
L8	N03°05'33"E	27.04'
L9	N03°05'33"E	8.00'
L10	N28°06'46"E	5.03'
L11	S61°53'14"E	14.31'

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

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DATE OF PREPARATION: OCTOBER 2020

GATEWAY ESTATES UNIT ONE REPLAT "K"

BEING A REPLAT OF LOT 3,
GATEWAY ESTATES,
EL PASO COUNTY, TEXAS
CONTAINING 17.70 ACRES ±

ENGINEERING REPORT FOR GATEWAY ESTATES UNIT ONE REPLAT "K"

BY: JORGE GRAJEDA, P.E.

WATER FACILITIES: DESCRIPTION, COSTS AND OPERABILITY DATE

GATEWAY ESTATES UNIT ONE REPLAT "K" 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 SUNFIRE BOULEVARD. THE UTILITY COVENANTS THAT IT HAS OR WILL HAVE THE ABILITY TO PROVIDE THE ANTICIPATED WATER FLOW FOR AT LEAST THIRTY (30) YEARS, AND THAT IT WILL PROVIDE THAT WATER FLOW.

THE WATER SYSTEM WITHIN GATEWAY ESTATES UNIT ONE REPLAT "K" CONSISTS OF PROPOSED EIGHT (8") AND TWELVE (12") INCH DIAMETER WATER LINES WITHIN THE DEVELOPMENT THAT WILL CONNECT INTO THE EXISTING SIXTEEN INCH (16") WATERLINE ON SUNFIRE BOULEVARD. THE PROPOSED EIGHT (8") AND TWELVE (12") INCH DIAMETER LINES WILL RUN WITHIN THE PAVED SURFACE. THE LINES RUN IN A NORTHERLY AND EASTERLY DIRECTION, WITH SLIGHT BENDS. GATEWAY ESTATES UNIT ONE REPLAT "K" CONSISTS OF SEVENTY SEVEN (77) 3/4" WATER SERVICE LINES.

ONCE THE WATER LINES ARE INSTALLED, THE TOTAL ESTIMATED COST FOR THESE IMPROVEMENTS IS \$365,437.00 OR \$4,745.93 PER LOT. 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 NINE (9) FIRE HYDRANTS AT A COST OF \$3,894.13 EACH.

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 "K" FROM AN EXISTING FIFTEEN INCH (15") SEWER LINE ALONG WINDERMERE STREET. THE PROPOSED SEWER COLLECTION SYSTEM WITHIN GATEWAY ESTATES UNIT ONE REPLAT "K" CONSISTS OF EIGHT INCH (8") DIAMETER, TWELVE INCH (12") DIAMETER, FIFTEEN INCH (15") DIAMETER & SIXTEEN INCH (16") DIAMETER COLLECTION 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 "K" SITE. THE PROPOSED SEWAGE SYSTEM WILL ALSO INCLUDE TWENTY (20) SANITARY SEWER MANHOLES AND SEVENTY SEVEN (77) FOUR INCH (4") SERVICE LATERALS TO EACH LOT. THE UTILITY COVENANTS THAT IT HAS OR WILL HAVE THE CAPACITY TO TREAT THE PROJECTED WASTEWATER FLOW, AND THAT IT WILL TREAT THAT WASTEWATER FLOW FOR AT LEAST THIRTY (30) YEARS.

THE ESTIMATED COST OF THESE SEWAGE FACILITIES IS \$507,179.00 OR \$6,586.74 PER LOT. BEFORE OBTAINING SEWER SERVICE, INDIVIDUAL LOT OWNERS MUST PAY ALL APPLICABLE FEES TO EL PASO WATER UTILITIES (EPWU). ADDITIONALLY, INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR THE COST AND INSTALLATION OF ANY SERVICE LINE REQUIRED FROM THE SERVICE LATERAL TO THEIR HOUSE.

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 GRAJEDA, P.E.

GATEWAY ESTATES UNIT ONE REPLAT "K" IS LOCATED ON LAND THAT GENTLY SLOPES IN A EASTERLY DIRECTION. THE FRONT PORTIONS OF THE LOTS WITHIN THE SUBDIVISION HAVE BEEN GRADED SLIGHTLY SO THAT THE FRONT YARDS SLOPE DOWN TOWARDS THE STREETS. ALL FINISH FLOOR LOT ELEVATIONS ARE TYPICALLY TEN INCHES (10") (OR HIGHER) ABOVE THE AVERAGE TOP OF CURB ELEVATION IN FRONT OF THE LOT. ALL THE STREETS HAVE BEEN CONSTRUCTED WITH CURBS AND GUTTER AT AN ELEVATION TYPICALLY A FEW INCHES LOWER THAN THE ADJOINING LOTS. THE SUBDIVISION STREETS WILL CAPTURE RUNOFF FROM THE LOTS AND CONVEY IT ALONG THE CONCRETE CURB AND GUTTER TO CONCENTRATE THE GENERATED RUNOFF INTO ON-SITE DRAINAGE INLETS, WHICH ULTIMATELY DISCHARGE INTO A PROPOSED ON-SITE RETENTION BASIN LOCATED ON LOT 4, BLOCK 4 DESIGNED WITH SUFFICIENT POND CAPACITY TO RETAIN A 100-YEAR DESIGN FREQUENCY AND PERCOLATE WITHIN A SEVENTY TWO (72) HOUR PERIOD. APPROXIMATELY 32.99 CFS FROM THE DEVELOPED RUN-OFF WILL BE DISCHARGED TO THE PROPOSED ON-SITE RETENTION BASIN.

APPROXIMATELY 8.50 CFS FROM THIS DEVELOPMENT WILL BE DISCHARGE INTO AN EXISTING OFF-STREET INLET LOCATED ON WINDERMERE STREET ALONG GATEWAY ESTATES UNIT ONE REPLAT "J". EXISTING RETENTION BASIN WAS DESIGNED WITH SUFFICIENT POND CAPACITY TO RETAIN THESE 8.50 CFS.

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 "K" IS SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO A ONE PERCENT OR GREATER CHANCE OF FLOODING IN ANY GIVEN YEAR.

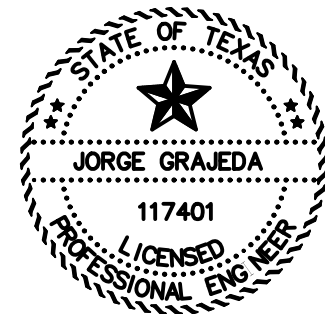
THE ABOVE MEASURES PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AVOID CONCENTRATING RUNOFF ONTO OTHER LOTS, AND COORDINATE INDIVIDUAL LOT DRAINAGE WITH THE GENERAL STORM DRAINAGE PATTERN FOR THE AREA. THE MAP SHOWN ILLUSTRATES THE FLOW PATTERNS FOR THE RUNOFF.

IMPROVEMENT PLANS FOR THIS SUBDIVISION ARE REFERENCED IN CASE ID#20-087 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 "K" 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 GRAJEDA, P.E.
TEXAS LICENSE NO. 117401
TEXAS REGISTERED ENGINEERING
FIRM F-4564



ENGINEER



TEXAS REGISTERED ENGINEERING FIRM F-4564

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

POR: ING. JORGE GRAJEDA

SUMINISTRO DE AGUA: 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 "K" BASADO CON SUS REGLAMENTOS. LOS SERVICIOS DE AGUA SERAN CONECTADOS DE LINEAS EXISTENTES LOCALIZADAS A LO LARGO DE SUNFIRE BOULEVARD. EL DISTRITO MUNICIPAL ACUERDA BAJO CONVENIO QUE TIENE O TENDRA LA CAPACIDAD PARA PROVEER EL FLUJO DE AGUA ANTICIPADO POR AL MENOS TREINTA (30) AÑOS, Y QUE PROPORCIONARA ESE FLUJO DE AGUA.

EL SISTEMA DE AGUA DE GATEWAY ESTATES UNIT ONE REPLAT "K" (EL FRACCIONAMIENTO) CONSISTE DE LINEAS DE AGUA DE OCHO (8") PULGADAS Y DE DOCE (12") PULGADAS DE DIAMETRO DENTRO DEL FRACCIONAMIENTO, QUE SE CONECTARAN A UNA LINEA EXISTENTE DE DIECISEIS PULGADAS (16") DE DIAMETRO EN SUNFIRE BOULEVARD. LAS LINEAS DE AGUA PROPUESTAS DE OCHO PULGADAS (8") Y DE DOCE (12") PULGADAS DE DIAMETRO CORRERAN A LO LARGO DE EL PAVIMENTO, HACIA AL NORTE Y AL ORIENTE, CON PEQUEÑAS CURVATURAS Y DOBLEZES. GATEWAY ESTATES UNIT ONE REPLAT "K" CONSISTE DE SETENTA Y SIETE (77) LINEAS DE SERVICIO DE AGUA DE TRES CUARTOS (3/4") DE PULGADAS DE DIAMETRO.

EL PRESUPUESTO TENDRA UN COSTO APROXIMADO TOTAL DE U.S. \$365,437.00 O \$4,745.93 POR UNIDAD RESIDENCIAL. 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 NUEVE (9) HIDRANTES DE INCENDIOS AL COSTO DE \$3,894.13 CADA UNO.

LAS INSTALACIONES DE AGUA, QUE SERAN INSTALADAS POR LA CONSTRUCTORA, SERAN CONSTRUIDAS Y OPERABLES DENTRO DE UN PERIODO DE NO MAS DE DOS (2) AÑOS A PARTIR DEL MOMENTO EN EL QUE EL MAPA FINAL DEL FRACCIONAMIENTO FUE ARCHIVADO.

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 "K" DESDE UNA LINEA EXISTENTE DE DRENAJE DE AGUAS NEGRAS DE QUINCE (15") PULGADAS SITUADA A LO LARGO DE WINDERMERE STREET. EL PROPUUESTO SISTEMA PARA GATEWAY ESTATES UNIT ONE REPLAT "K" CONSISTIRA DE LINEAS DE OCHO (8") PULGADAS, DOCE (12") PULGADAS, QUINCE (15") Y DIES Y SEIS (16") PULGADAS DE DIAMETRO QUE CORREN AL SUR Y AL OESTE DEL PAVIMENTO. ESTAS LINEAS SE CONECTARAN Y SE EXTENDERAN ATRAVEZ DEL PLANIFICADO FRACCIONAMIENTO DE GATEWAY ESTATES UNIT ONE REPLAT "K". EL PROPUUESTO SISTEMA DE DRENAJE TAMBIEN INCLUIRA VEINTE (20) BOCAS DE ALcantarillas Y SETENTA Y SIETE (77) LINEAS DE SERVICIO LATERALES DE CUATRO (4") PULGADAS DE DIAMETRO PARA CADA LOTE RESIDENCIAL. EL DISTRITO MUNICIPAL ACUERDA BAJO CONVENIO QUE TIENE O TENDRA LA CAPACIDAD PARA TRATAR EL FLUJO DE AGUAS NEGRAS PROYECTADO, Y QUE LO TRATARA POR AL MENOS TREINTA (30) AÑOS..

EL PRESUPUESTO DE LAS INSTALACIONES TENDRA UN COSTO APROXIMADO DE U.S. \$507,179.00.

O \$6,586.74 POR UNIDAD RESIDENCIAL. ANTES DE OBTENER EL SERVICIO DE DRENAJE DE AGUAS NEGRAS, INDIVIDUALMENTE LOS DUEÑOS RESIDENCIALES DEBERAN PAGAR TODOS LOS HONORARIOS APLICABLES A EL PASO WATER UTILITIES (EPWU). ADICIONALMENTE, LOS DUEÑOS RESIDENCIALES SON RESPONSABLES POR EL COSTO DE INSTALACION DE LAS LINEAS DE SERVICIO DESDE EL SERVICIO LATERAL HASTA SU CASA.

LAS LINEAS DE SERVICIO DE DRENAJE DE AGUAS NEGRAS, QUE SERAN INSTALADAS POR LA CONSTRUCTORA, SERAN CONSTRUIDAS Y OPERABLES DENTRO DE UN PERIODO DE NO MAS DE DOS (2) AÑOS A PARTIR DEL MOMENTO EN EL QUE EL MAPA FINAL DEL FRACCIONAMIENTO FUE ARCHIVADO.

CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA 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 GRAJEDA

EL FRACCIONAMIENTO DE GATEWAY ESTATES UNIT ONE REPLAT "K" SE LOCALIZA EN UN TERRENO EL CUAL SUAVEMENTE TIENE PENDIENTE EN DIRECCION AL ESTE. LA PARTE FRONTAL DE LOS LOTES DEL FRACCIONAMIENTO HAN SIDO GRADUALMENTE INCLINADOS HACIA LAS CALLES. TODAS LAS ELEVACIONES FINALES DE EL SUELO DE LAS UNIDADES RESIDENCIALES SON TÍPICAMENTE DIEZ PULGADAS (10") (O MAS) POR ENFOA DE LA ELEVACION PROMEDIO DEL CORDON DE LA BANQUETA ENFRENTA DEL LOTE RESIDENCIAL. TODAS LAS CALLES HAN SIDO CONSTRUIDAS CON CORDON CON CANAL Y ARROYOS DE CONCRETO. LAS CALLES DEL FRACCIONAMIENTO CAPTURAN EL AGUA PLUVIAL Y LA LLEVAN POR EL CORDON Y LOS CANALES 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 ESTANQUE DE RETENCION, LOCALIZADO EN EL LOTE 4, CUADRA 4, 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 32.99 CFS DE AGUA DESARROLLADA SERA TRANSMITIDA A ESTE ESTANQUE.

APROXIMADAMENTE 8.50 CFS GENERADOS DE ESTE FRACCIONAMIENTO SERAN COLECTADOS EN UNA BOQUETA EXISTENTE LOCALIZADA EN WINDERMERE STREET DENTRO DEL FRACCIONAMIENTO DE GATEWAY ESTATES UNIT ONE REPLAT "J" QUE ULTIMADAMENTE SERA DESCARGADA EN UN ESTANQUE DE RETENCION EXISTENTE, LOCALIZADO EN EL FRACCIONAMIENTO GATEWAY ESTATES UNIT ONE REPLAT "J". ESTE ESTANQUE FUE DISEÑADO CON CAPACIDAD SUFICIENTE PARA RETENER ESTOS 8.50 CFS.

AGUA PLUVIAL FUERA ESTE FRACCIONAMIENTO NO IMPACTARA ESTE FRACCIONAMIENTO Y SEGUIRA SU CURSO NATURAL HACIA LOS PUNTOS BAJOS EXISTENTES FUERA DEL FRACCIONAMIENTO.

EL FRACCIONAMIENTO NO ESTA LOCALIZADO 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 DEL FRACCIONAMIENTO DE GATEWAY ESTATES UNIT ONE REPLAT "K" ESTA DENTRO DE UN AREA DE RIESGO DE INUNDACION ESPECIAL SUJETO A UN POR CIENTO O MAYOR POSIBILIDAD DE INUNDACION EN CUALQUIER AÑO DADO.

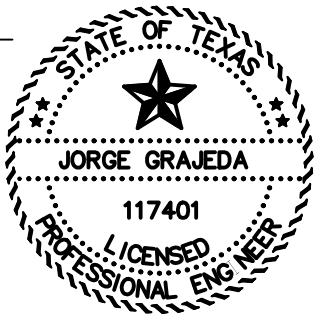
LAS MEDIDAS MENCIONADAS PROPORCIONAN LOS ESCURRIMIENTOS DE AGUA LOS CUALES SON ALEJADOS DE TODOS LOS EDIFICIOS, EVITANDO QUE EL AGUA SE CONCENTRE EN OTROS EDIFICIOS Y/O UNIDADES, Y COORDINAN LAS AGUAS PLUVIALES CON LOS PATRONES GENERALES DE ESCURRIMIENTOS DE LA AREA. EL MAPA TOPOGRAFICO Y DE ESCURRIMIENTOS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

LOS PLANOS PARA ESTE FRACCIONAMIENTO PUEDEN SER REFERENCIADOS CON EL CASO ID#20-087 EN EL DEPARTAMENTO DE OBRAS PUBLICAS DEL CONDADO DE EL PASO (EL PASO COUNTY PUBLIC WORKS DEPARTMENT).

CERTIFICACION

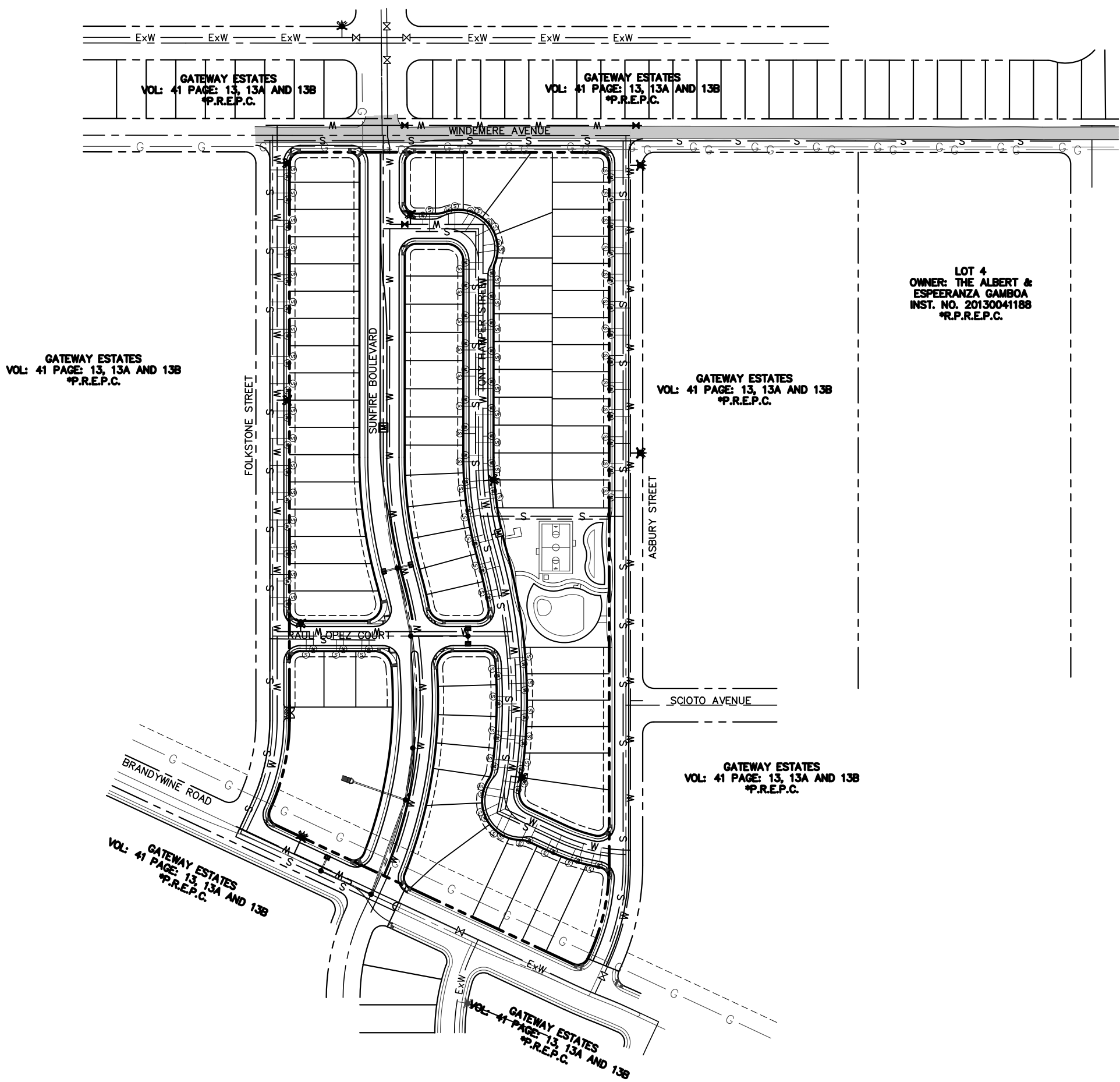
BAJO EL CODIGO LOCAL GUBERNAMENTAL 232.021(4), "ZONA DE INUNDACION" (FLOOD PLAIN) SIGNIFICA CUALQUIER AREA DENTRO DE LA ZONA DE INUNDACION DE CEN (100) AÑOS LA CUAL ES SUSCEPTIBLE A INUNDARSE POR AGUA DE CUALQUIER FUENTE O QUE ES IDENTIFICADA POR (FEMA) BAJO LEY DE SEGURO PARA INUNDACION NACIONAL (THE NATIONAL FLOOD INSURANCE ACT). CON MI FIRMA ABAJO, YO CERTIFICO QUE EL FRACCIONAMIENTO GATEWAY ESTATES UNIT ONE REPLAT "K" 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 GRAJEDA, P.E.
DE LICENCIA DE TEXAS 117401
TEXAS REGISTERED ENGINEERING
FIRM F-4564



FECHA

DATE OF PREPARATION: OCTOBER 2020



LEGEND:	
---	SUBDIVISION BOUNDARY
ExW	EXISTING WATER LINE
ExS	EXISTING SANITARY SEWER
W	PROPOSED WATER LINE
S	PROPOSED SANITARY SEWER
—	PROPOSED WATER SERVICE LINE
—	PROPOSED SANITARY SEWER SERVICE LINE
X	PROPOSED FIRE HYDRANT X8

MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
SCALE: 1"=200'

POND CALCULATIONS	
QT = (ARC)/12 QT = 2.77 AC-FT A = 16.32 R = 4" Cw = 0.51 QT x 25% = 0.69 (25% EMERGENCY VOLUME) 2.77 + 0.69 = 3.46	SILT VOLUME = 0.20 .012 AC-FT/AC 3.46 + 0.20 = 3.66 TOTALreq= 3.66 AC-FT

NEW POND #1							
BASIN NO.	REQUIRED CAPACITY (AC.-FT.)	AVAILABLE CAPACITY (AC.-FT.)	PEAK INFLOW (CFS)	OUTLET TOWER FLOW (CFS)	HIGH WATER SURFACE ELEV. (FT.)	BOTTOM ELEVATION (FT.)	FREE BOARD (FT.)
1	3.66	3.74	32.99	0	4023.85	4011	0.15

HGL = QT
HGL = 2.77 AC-FT
CONTOUR 4022, ACCUMULATED VOLUME= 2.772 AC-FT
CONTOUR 4023, ACCUMULATED VOLUME= 3.235 AC-FT
HYDRAULIC GRADE LINE ELEVATION= 4022.00
HWSE = QT + SILT VOLUME + 25% EMERGENCY
HWSE = 2.77 + 0.20 + 0.69 = 3.66 AC-FT
CONTOUR 4024, ACCUMULATED VOLUME= 3.738 AC-FT
HIGH WATER SURFACE ELEVATION= 4023.85

100 YEAR STORM CALCULATIONS FOR WATERSHED AREAS					
DRAINAGE AREA NO. (1)	DRAINAGE AREA (AC) (2)	DESIGN STORM INTENSITY (100) (3)	TIME OF CONCENTRATION (4)	RUNOFF COEFF. (C) (5)	Q100 (CFS) (6)
DA-1	1.92	3.97	23.88	0.68	5.18
DA-2	3.65	3.78	26.64	0.50	6.90
DA-3	3.72	3.72	27.60	0.50	6.92
DA-4	2.83	4.23	20.64	0.47	5.63
DA-5	3.41	4.08	22.50	0.50	6.96
DA-6	4.37	3.89	23.04	0.50	8.50
DA-7	0.79	5.36	10.00	0.33	1.40

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"=200'