

GATEWAY ESTATES UNIT ONE REPLAT "E"

BEING A REPLAT OF A PORTION OF LOTS 24, 25, 26, 27, 28, AND 29 AND PORTIONS OF RIGHT-OF-WAY OUT OF ADDISON STREET, BLANKNER STREET, CHILCOTE STREET, FAHLANDER STREET, VENDOME STREET, AND ZIMPFER STREET ALL WITHIN GATEWAY ESTATES, EL PASO COUNTY, TEXAS CONTAINING 60.92 ACRES ± (SHEET 1 OF 2)

DEDICATION

GFA, LLC, the owners of this land, do hereby present this map and dedicate their respective portions of property to the use of the public, the streets, ponding area, park, and utility easements as hereon laid down and designated, including easements for overhead of service wires for pole type utilities and the right for installation of service poles alongside lot lines as may be required, easements for buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction, and the right to trim interfering trees and shrubs.

Witness my signature this _____ day of _____, 2016.

Albert Gamboa, President

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Albert Gamboa, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed for the purpose and consideration herein expressed.

Given under my hand and seal of office this _____ day of _____, 2016.

Notary Public in and for El Paso County My Commission Expires _____

CITY PLANNING COMMISSION

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local

Government Code of Texas this _____ day of _____, 2016.

Chairperson Executive Secretary

Approved for filing this _____ day of _____, 2016.

City Engineer

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas, this _____ day

of _____, 2016, in File No. _____ of the Plat Records.

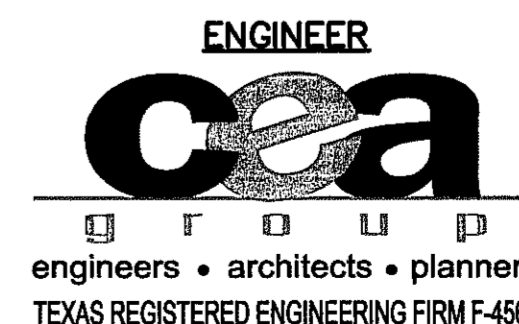
County Clerk by Deputy

Subdivision improvement plans prepared by and under the supervision of CEA Group.

This plat represents a survey made on the ground by me or under my supervision and complies with the current Texas Board of Professional Land Surveying Professional and Technical Standards.

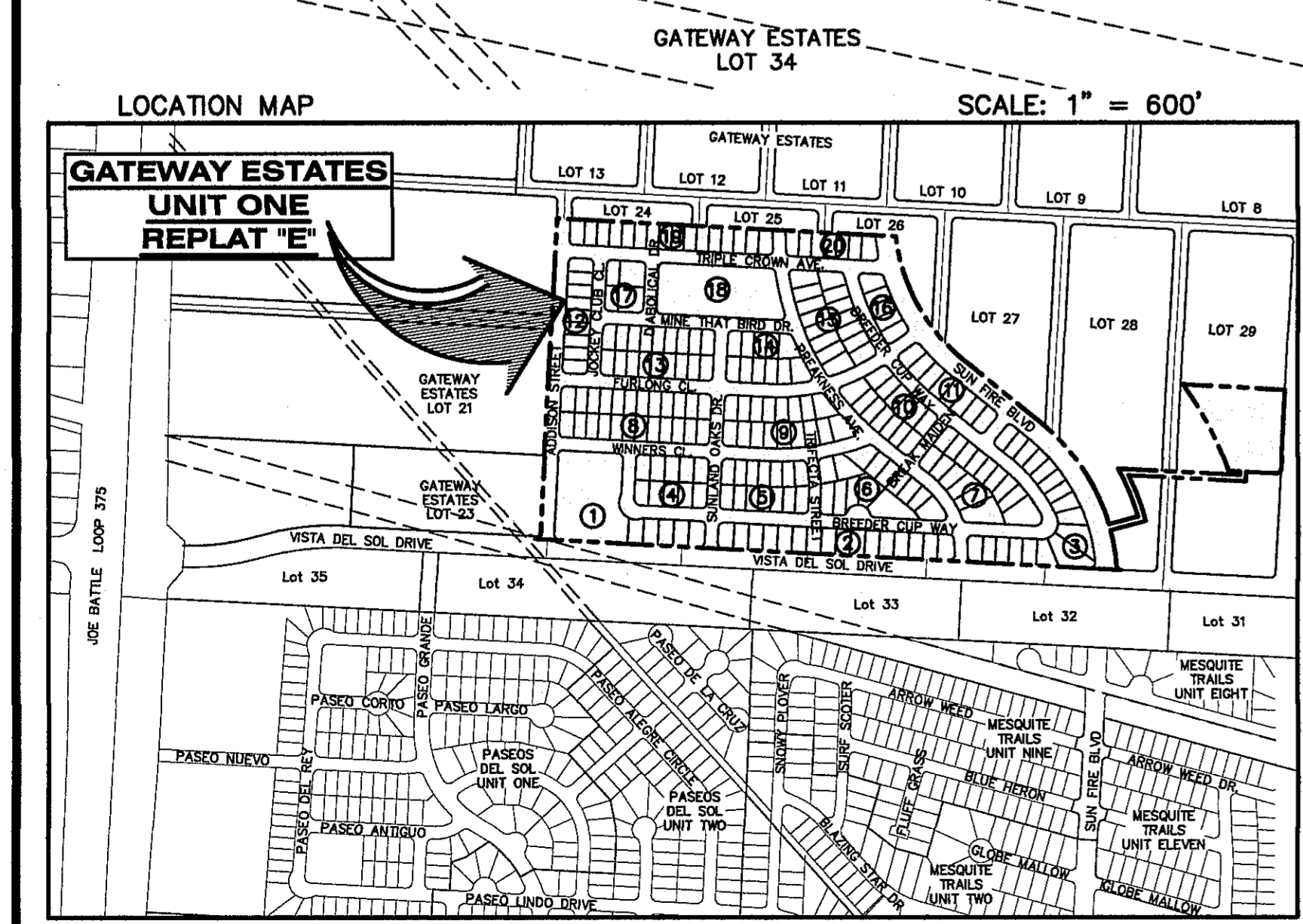
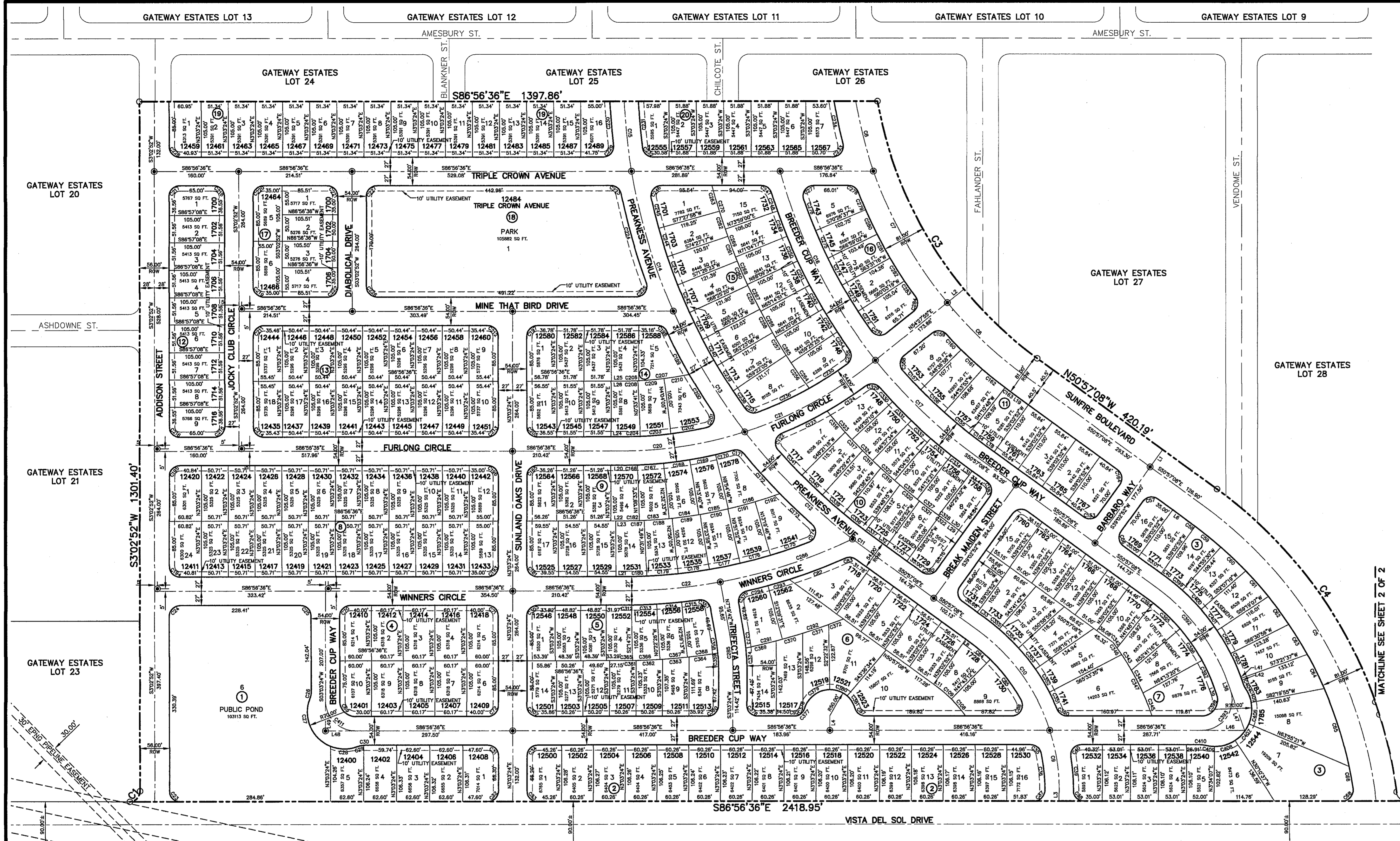
JORGE L. AZCARATE, P.E.
Licensed Professional Engineer
Texas License No. 85075

Benito Barragan TX, R.P.L.S. No. 5615



4712 Woodrow Bean, Ste. F, El Paso, TX 79924
Office: 915.544.5232 Fax: 915.544.5233 www.ceagroup.net
CONTACT: JORGE L. AZCARATE P.E.

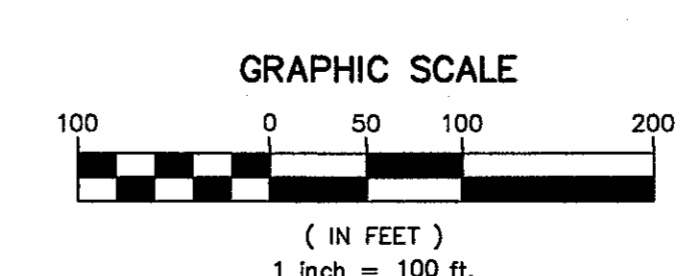
DATE OF PREPARATION: AUGUST 2016
SHEET 1 OF 2



- NOTES:**
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO GATEWAY ESTATES UNIT ONE REPLAT "E" BY THE EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR RULES AND REGULATIONS AND WITH SECTION 16.243 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICES WILL BE EXTENDED TO THE SUBDIVISION FROM FACILITIES LOCATED ON PASEO GRANDE STREET, VISTA DEL SOL DRIVE AND CHERRINGTON STREET 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 UP 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."
 - VEHICULAR ACCESS TO THOSE RESIDENTIAL LOTS ABUTTING VISTA DEL SOL DRIVE, SUN FIRE BLVD. AND ADDISON STREET 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 _____
 - THIS SUBDIVISION LIES WITHIN ZONES "X" AS DESIGNATED IN PANEL NO. 480212 02508, 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 HEREON ARE BASED ON GRID NORTH OF TEXAS STATE PLANE COORDINATE SYSTEM IN THE TEXAS CENTRAL ZONE NO. 4203.
 - DEED REFERENCE: VOL. 41, PAGES 13,13A,13B AND DOC# 20020035416 & 20030040789, DEED RECORDS OF EL PASO COUNTY, TEXAS.
 - Δ DENOTES EXISTING MONUMENT.
 - ⊙ DENOTES PROPOSED MONUMENT AS PER GATEWAY ESTATES UNIT ONE REPLAT "E" (NOT IN PLACE AS OF DATE OF PREPARATION)

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

FLOOD ZONE:
THIS SUBDIVISION LIES WITHIN ZONES "X" AS DESIGNATED IN PANEL NO. 480212 02508, 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.



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