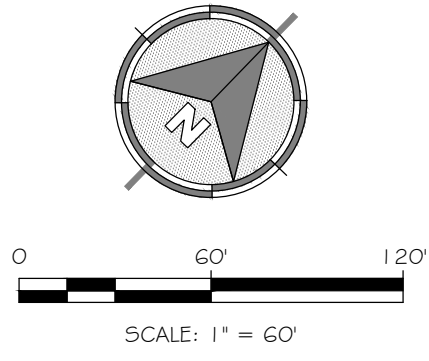
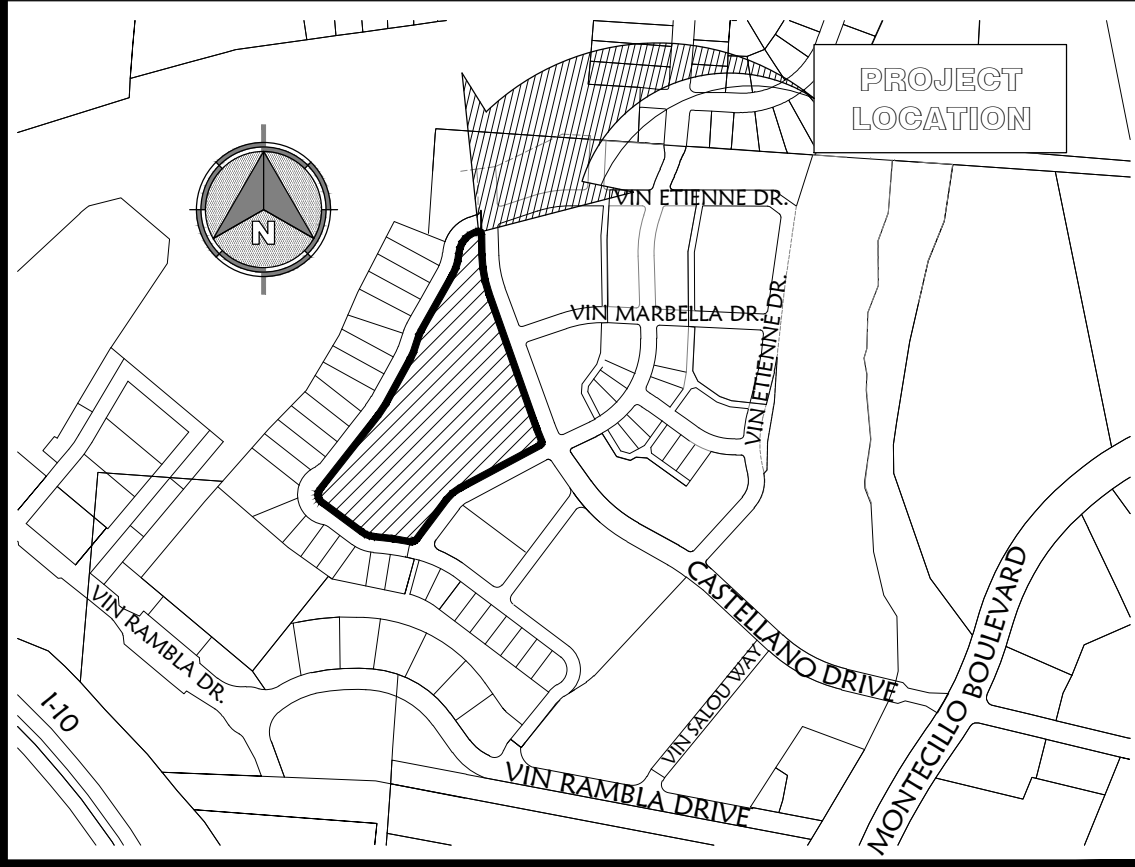


VICINITY MAP SCALE: 1"=600'



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S14°40'11"W	54.69
L2	S66°09'30"W	8.44
L3	S04°40'53"E	63.63
L4	N63°13'43"E	30.01

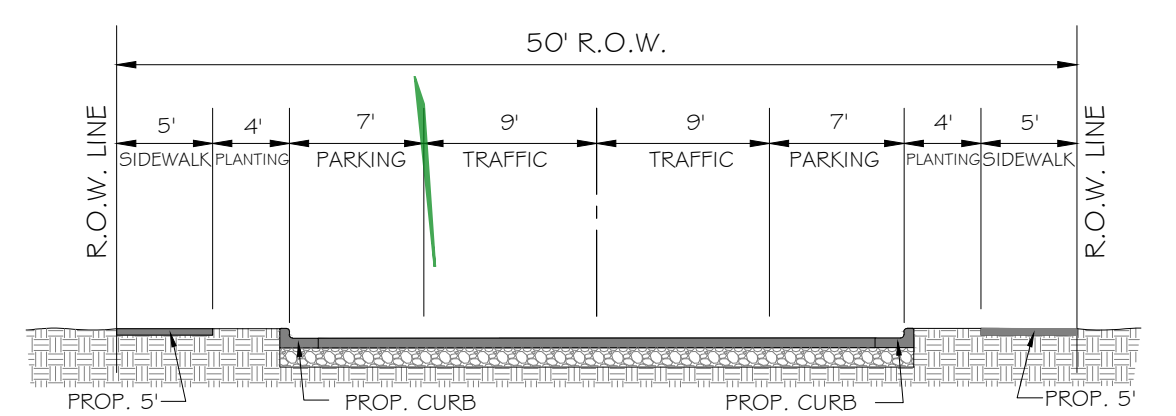
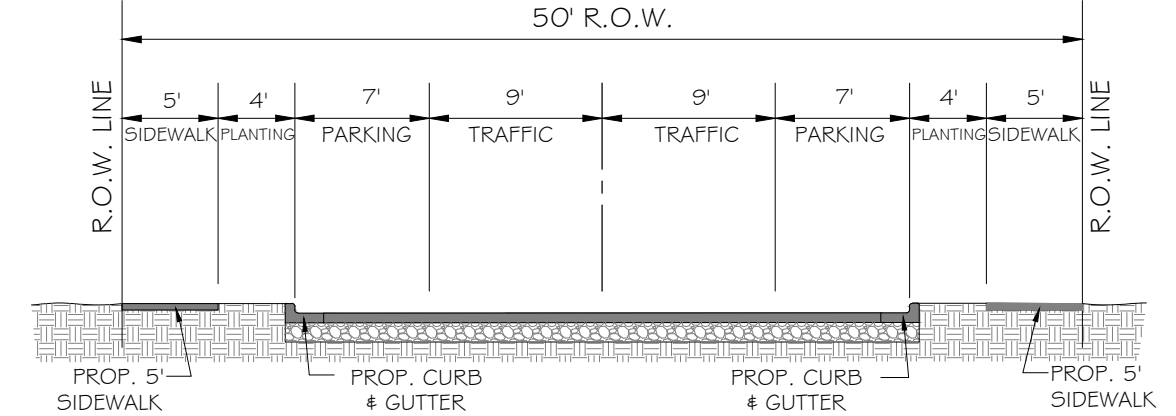
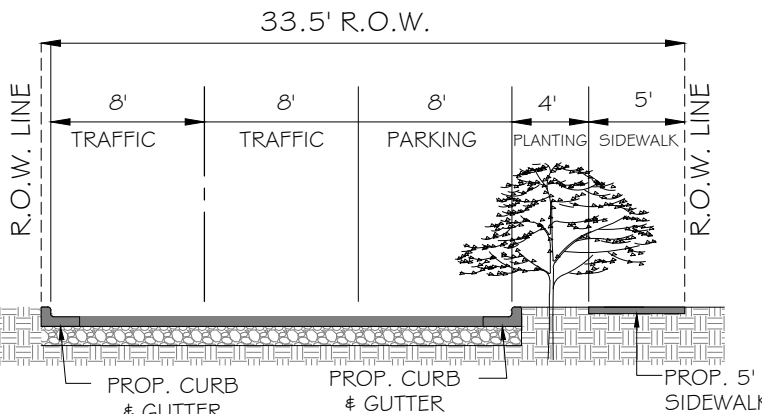
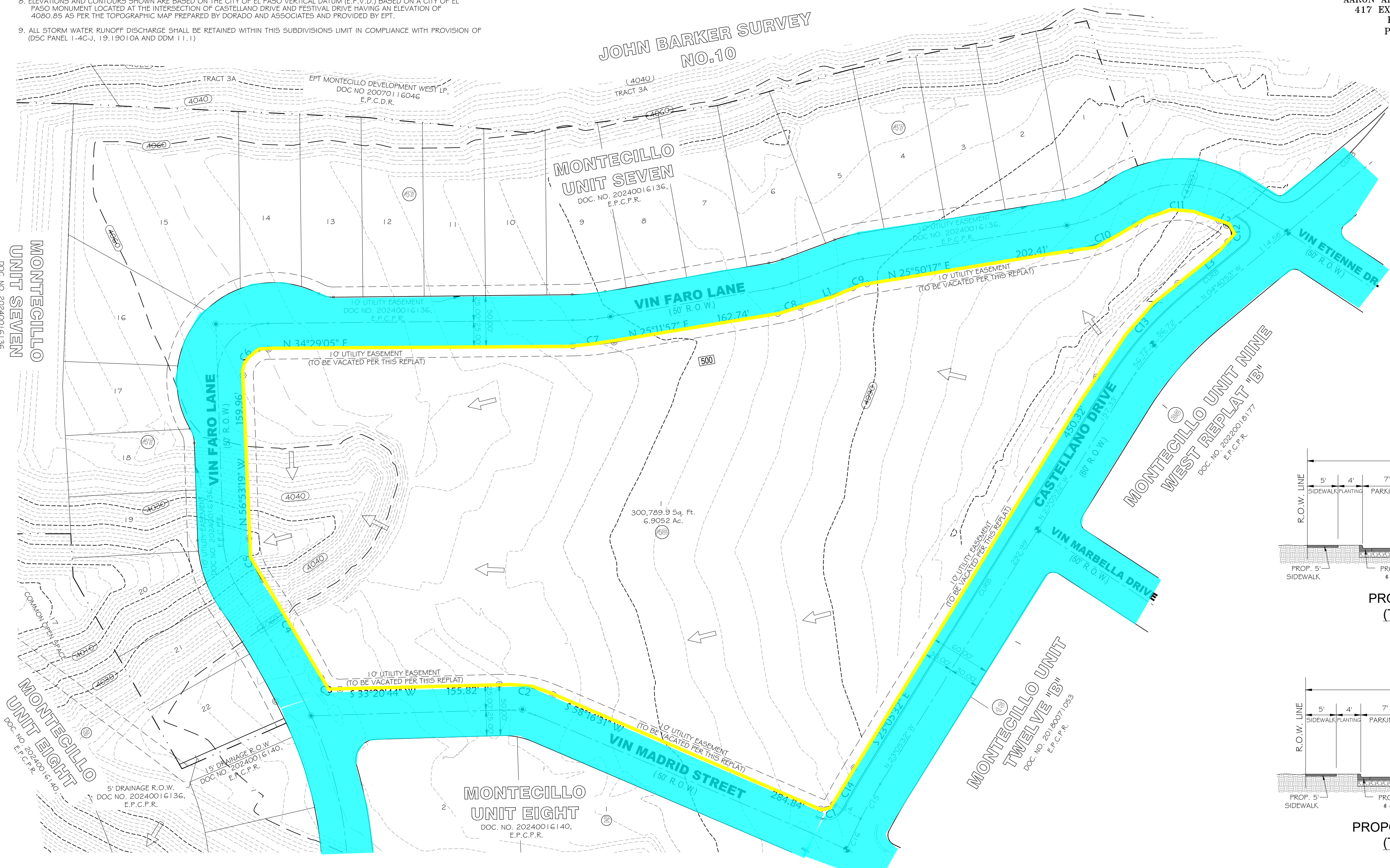
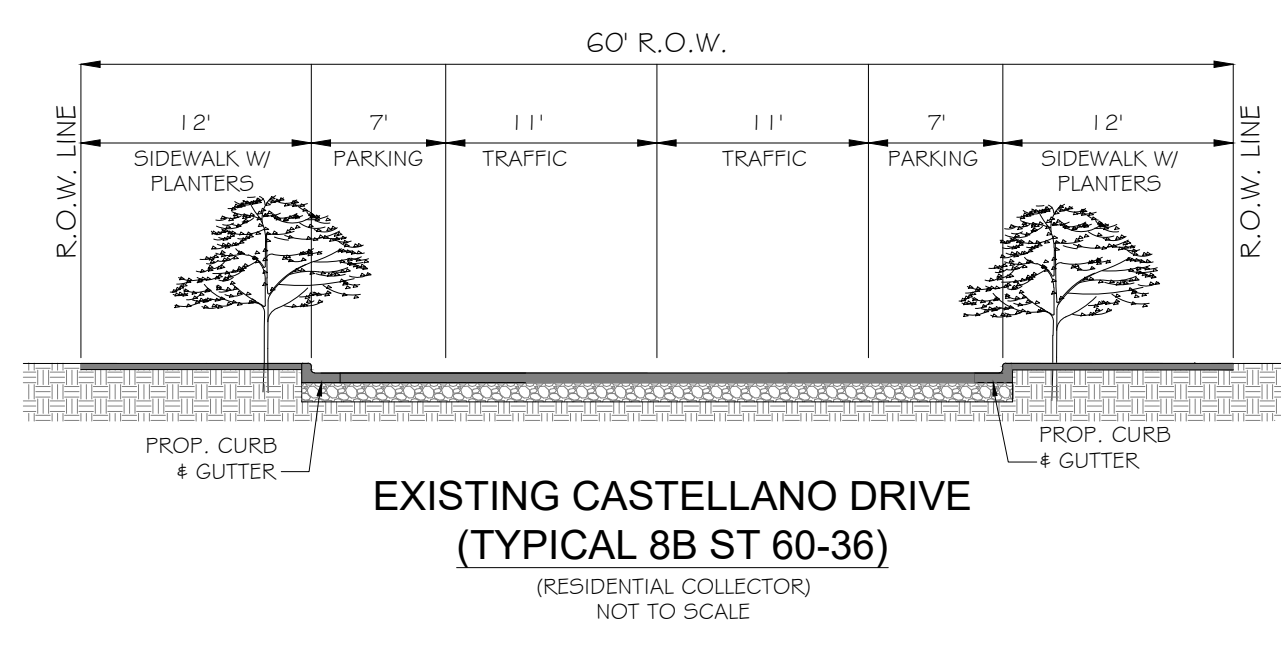
CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	10.00	86°15'24"	15.05	N15°08'49"E	13.67
C2	125.00	24°55'46"	54.39	S45°48'38"W	53.96
C3	20.00	64°53'06"	22.65	N65°47'17"E	21.46
C4	825.00	7°48'48"	112.50	N85°42'21"W	112.42
C5	75.00	32°43'26"	42.84	S73°15'02"E	42.26
C6	25.00	91°22'23"	39.87	S11°12'07"E	35.78
C7	250.00	9°17'17"	40.53	N29°50'26"E	40.48
C8	125.00	10°31'46"	22.97	N19°56'04"E	22.94
C9	75.00	11°10'06"	14.62	S20°15'14"W	14.60
C10	150.00	26°14'10"	68.69	N12°43'38"E	68.09
C11	75.00	66°32'57"	87.11	S32°53'01"W	82.30
C12	10.00	109°09'37"	19.05	N59°15'42"W	16.30
C13	380.00	18°24'39"	122.11	S13°53'13"E	121.58
C14	480.00	4°53'21"	40.96	S25°32'13"E	40.95
C15	450.00	4°58'11"	39.03	S25°34'39"E	39.02
C16	450.00	4°12'39"	33.07	S30°10'03"E	33.07

LEGEND	
PROJECT BOUNDARY	—————
LOT LINE/RIGHT-OF-WAY	—————
CENTERLINE OF RIGHT-OF-WAY	—————
EASEMENT LINE	—————
1' CONTOUR INTERVAL	④②②②
5' CONTOUR INTERVAL	④②②
EXISTING DRAINAGE FLOW	→
FOUND CITY MONUMENT	⊕
PROPOSED CITY MONUMENT	⊙
SET 1/2" REBAR WITH SURVEY CAP NO. 'TX 6223'	⊕
LOT NUMBER	②
BLOCK NUMBER	②

PLAT NOTES AND RESTRICTIONS:

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO MONTECILLO UNIT SEVEN REPLAT "A", BY THE EL PASO WATER UTILITIES (PUBLIC SERVICE BOARD) IN ACCORDANCE WITH THEIR REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICE WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON CASTELLANO DRIVE.
- THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT NO. _____ DATE _____
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. _____ DATE _____
- MONTECILLO AMENDED AND RESTATED MASTER COVENANTS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. 20160088513 DATE 12/14/2016
MONTECILLO AMENDED AND RESTATED POLICY MANUAL FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. 20170050829 DATE 07/12/2017
MONTECILLO DEVELOPMENT AREA DECLARATION (SINGLE FAMILY RESIDENTIAL) FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. 20170050830 DATE 07/12/2017
MONTECILLO DEVELOPMENT AREA DECLARATION (TOWNHOMES) FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. 20170050831 DATE 07/12/2017
- 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.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE EL PASO INDEPENDENT SCHOOL DISTRICT (E.P.I.S.D.).
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48021-40027D, DATED JANUARY 3, 1997 AND COMMUNITY PANEL NO. 48021-40032C, DATED FEBRUARY 5, 1986, THIS PROPERTY IS IN FLOOD HAZARD ZONE 'C' (AREAS OF MINIMAL FLOODING).
- ELEVATIONS AND CONTOURS SHOWN ARE BASED ON THE CITY OF EL PASO VERTICAL DATUM (E.P.V.D.) BASED ON A CITY OF EL PASO MONUMENT LOCATED AT THE INTERSECTION OF CASTELLANO DRIVE AND FESTIVAL DRIVE HAVING AN ELEVATION OF 4090.85 AS PER THE TOPOGRAPHIC MAP PREPARED BY DORADO AND ASSOCIATES AND PROVIDED BY EPT.
- ALL STORM WATER RUNOFF DISCHARGE SHALL BE RETAINED WITHIN THIS SUBDIVISIONS LIMIT IN COMPLIANCE WITH PROVISION OF (DSC PANEL 1-4C-J, 19.19010A AND DDM 1.1.1)

THE PURPOSE OF THIS REPLAT IS TO VACATE THE 10' UTILITY EASEMENT WITHIN BLOCK 48.



MONTECILLO UNIT SEVEN REPLAT "A"

BEING A REPLAT OF LOT 1, BLOCK 48, MONTECILLO UNIT SEVEN CITY OF EL PASO, TEXAS COUNTY, TEXAS. CONTAINING 6.9052 ACRES±

OWNER

EPT MESA DEVELOPMENT, LP
444 EXECUTIVE CENTER BLVD.
SUITE 238,
EL PASO, TEXAS 79902
PHONE: (915) 838-8100

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

DATE OF PREPARATION: JANUARY 2025

PRELIMINARY PLAT

BROCK & BUSTILLOS INC.
CONSULTING CIVIL ENGINEERS
LAND SURVEYORS
TYPE REG. NO. 17737
TBPLS REG. NO. 101314-00

417 EXECUTIVE CENTER
EL PASO, TEXAS 79902
www.brockbustillos.com
PH 915.542.4900
FAX 915.542.2867

JOB NO. 07004-060B

File: 14_2025_15_10pm 2506262204-1-LET LAND COMMUNITIES AND MONTECILLO UNIT 7 REPLAT BLKS 47 & 48 (07004-060B)-C3507004-060 MONTECILLO UNIT 7 REPLAT FINAL REPLAT.dwg