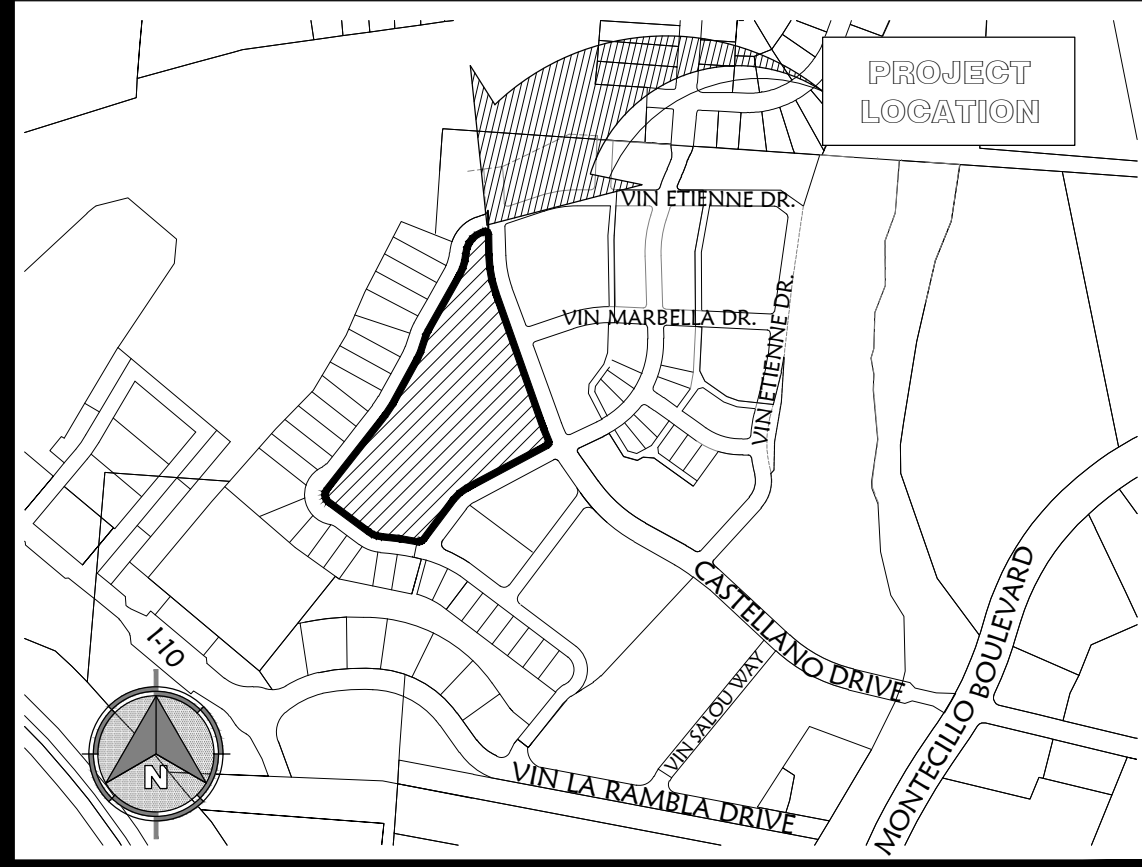


VICINITY MAP SCALE: 1"=600'



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 RECORDS SECTION.
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
- MONTECILLO AMENDED AND RESTATED MASTER COVENANTS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
- MONTECILLO AMENDED AND RESTATED POLICY MANUAL FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
- MONTECILLO DEVELOPMENT AREA DECLARATION (SINGLE FAMILY RESIDENTIAL) FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
- MONTECILLO DEVELOPMENT AREA DECLARATION (TOWNHOMES) FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
- 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 4080.85 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-1, 19.13010A AND DDM 11.1).

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

LEGEND

- PROJECT BOUNDARY
- LOT RIGHT-OF-WAY LINE
- CENTERLINE OF RIGHT-OF-WAY
- EASEMENT LINE
- FOUND CITY MONUMENT
- PROPOSED CITY MONUMENT
- SET 1/2" REBAR WITH SURVEY CAP NO. "TX G223"
- LOT NUMBER
- BLOCK NUMBER

MONTECILLO UNIT SEVEN REPLAT "A"

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

DEDICATION

STATE OF TEXAS)
COUNTY OF EL PASO)
EPT MESA DEVELOPMENT, LP, PROPERTY OWNER OF THIS LAND, HEREBY PRESENTS THIS PLAT.

EPT MESA DEVELOPMENT, LP
BY ITS GENERAL PARTNER:
EPT MONTECILLO DEVELOPMENT MANAGEMENT, LLC,
BY ITS MANAGER:
EPT LAND MANAGEMENT, LLC,
BY _____, MANAGER
RICHARD AGUILAR

ACKNOWLEDGMENT

STATE OF TEXAS)
COUNTY OF EL PASO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____, 20____, BY _____
NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES _____

CITY PLAN COMMISSION

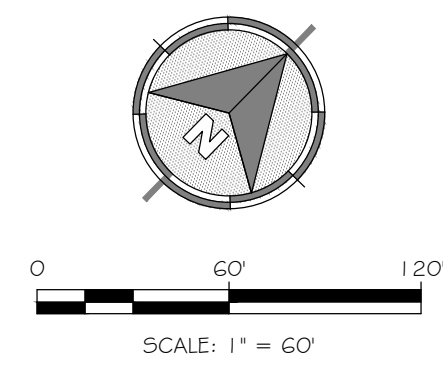
THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 212 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS
____ DAY OF _____, 20____ A.D.
EXECUTIVE SECRETARY _____ CHAIRPERSON _____
APPROVED FOR FILING THIS _____ DAY OF _____, 20____ A.D.
PLANNING AND INSPECTIONS DIRECTOR _____

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS
THIS _____ DAY OF _____, 20____ A.D., IN FILE NO. _____
COUNTY CLERK _____ BY DEPUTY _____

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE STATE OF TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

AARON ALVARADO, TX. R.P.L.S. NO. 6223

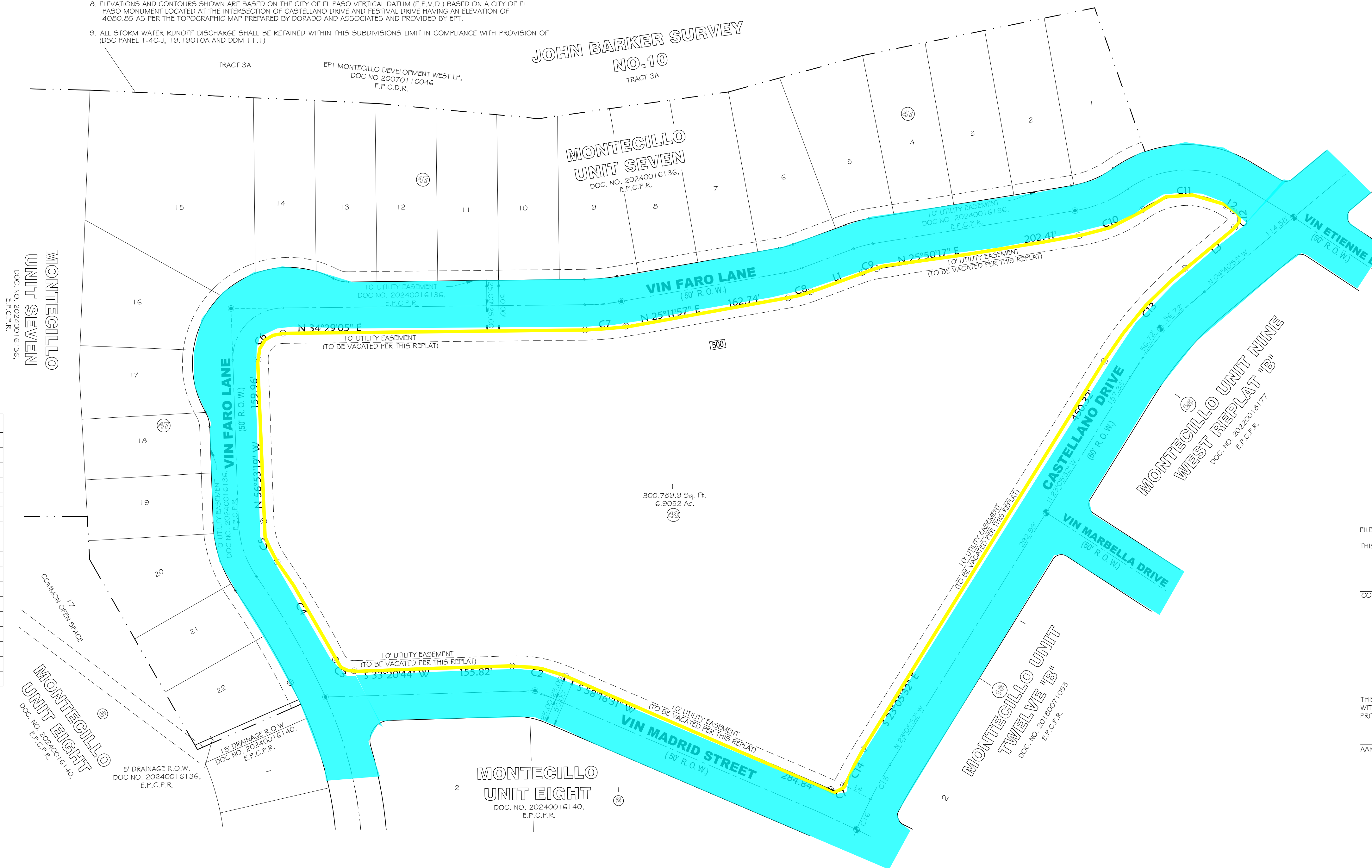


LINE TABLE

LINE #	BEARING	DISTANCE
L1	S14°40'11"W	54.69
L2	S66°09'30"W	6.44
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°34'38"E	39.02
C16	450.00	4°12'39"	33.07	S30°10'03"E	33.07



BROCK & BUSTILLOS INC.
CONSULTING CIVIL ENGINEERS
LAND SURVEYORS
TBE REG. NO. F-7237
TBPLS REG. NO. 101314-00

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EL PASO, TEXAS 79902
www.brockbustillos.com
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FAX 915.542.2867

JOB NO. 07004-060B

DATE OF PREPARATION: JANUARY 2025

File: 14_2025_15_10pm
 517086327024 - EPT LAND COMMUNITIES AND MONTECILLO - MONTECILLO UNIT 7 REPLAT BLOCK 48 - 4807004-060B-C-3507004-060 MONTECILLO UNIT 7 REPLAT - FINAL REPLAT.dwg