

MONTE VERDE UNIT 2, REPLAT B

REPLAT OF LOT 9 AND 10, BLOCK 1, MONTE VERDE UNIT 2
REPLAT A, EL PASO COUNTY, TEXAS.
CONTAINING 103,835.35 Sq. Ft.
2.3837 ACRES ±

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

OWNER: RICHARD AGUILAR
ALAMO MONTE VERDE HOLDINGS, LLC AND EPT MONTEVERDE, LLC, OWNER OF THE 15.7343 ACRES OF LAND ENCOMPASSED WITHIN THE PROPOSED MONTE VERDE UNIT 2, REPLAT B, HEREBY PRESENT THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC A 5 FT PEDESTRIAN ACCESS EASEMENT.

WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODES 232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THIS LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THIS LOT OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THIS LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THIS LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

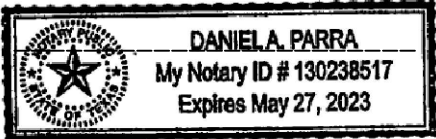
ALAMO MONTE VERDE HOLDINGS, LLC DATE EPT MONTEVERDE, LLC
By: 123 Plus Management, LLC its Manager By: 123 Plus Management, LLC its Manager
By: Richard Aguilar, Manager By: Richard Aguilar, Manager

ACKNOWLEDGMENT

STATE OF TEXAS
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MR. RICHARD AGUILAR, AND 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 DUTY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025 A.D.

NOTARY PUBLIC IN AND FOR THE COUNTY OF EL PASO

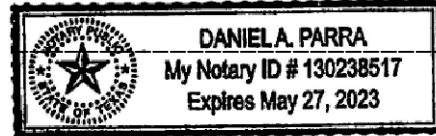


ACKNOWLEDGMENT

STATE OF TEXAS
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MR. RICHARD AGUILAR, AND 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 DUTY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025 A.D.

NOTARY PUBLIC IN AND FOR THE COUNTY OF EL PASO



EL PASO COUNTY, TEXAS CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE S 232.028 (A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MONTE VERDE UNIT 2, REPLAT B WAS REVIEWED AND APPROVED BY THE COMMISSIONERS COURT OF THE COUNTY OF EL PASO ON _____, 2025.

COUNTY JUDGE DATE COUNTY CLERK
APPROVED FOR FILING THIS _____ DAY OF _____, 2025.

CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL UNDER
LOCAL GOVERNMENT CODE 212.009 (C) AND 212.015 (B).

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MONTE VERDE UNIT 2, REPLAT B WAS REVIEWED AND APPROVED BY THE CITY PLAN COMMISSION OF THE CITY OF EL PASO ON _____, 2025.

CHAIRPERSON DATE ATTEST: EXECUTIVE SECRETARY

APPROVED FOR FILING THIS _____ DAY OF _____, 2025.

PLANNING AND INSPECTIONS DIRECTOR

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS.

THIS _____ DAY OF _____, 2025, A.D., IN FILE NO. _____

COUNTY CLERK BY DEPUTY

I, GUILLERMO LICON A REGISTERED LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF MONTE VERDE UNIT 2, REPLAT A WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON _____, 2025.

GUILLERMO LICON, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 2998



MONTE VERDE UNIT 2, REPLAT B

FINAL PLAT

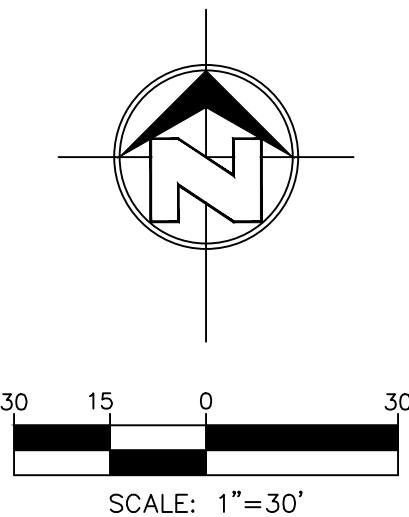
DATE PREPARED	DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY
04/07/25	GH	GH	GH	
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY

I, GEORGES HALLOUL, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE IMPROVEMENT PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION

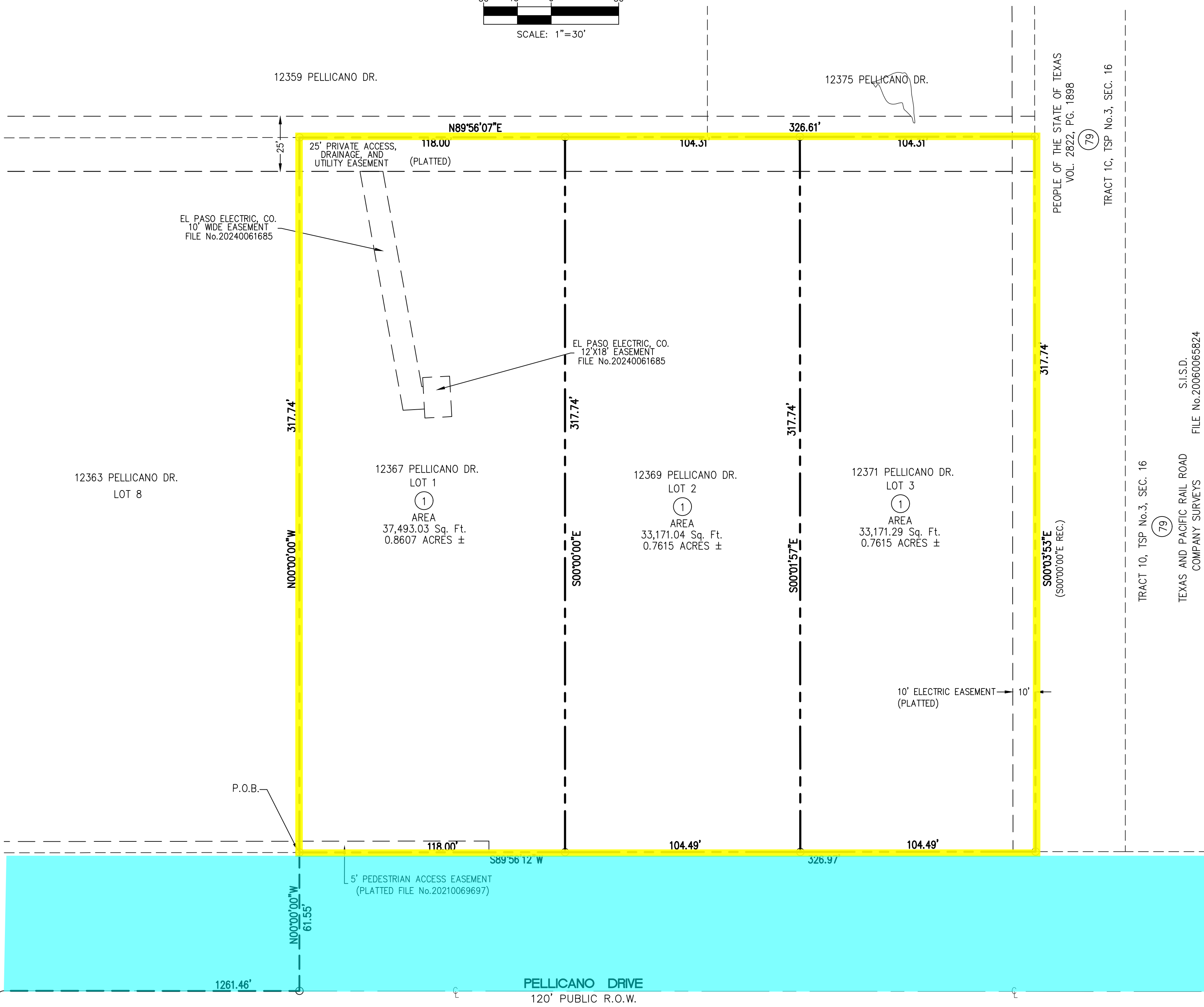
GEORGES HALLOUL, PE
REGISTERED PROFESSIONAL ENGINEER
TEXAS NO. 92105

SLI ENGINEERING, INC.

CIVIL ENGINEERS - LAND SURVEYORS
SHEET PLANNERS - CONSTRUCTION MANAGEMENT
6600 WESTWIND DR. - EL PASO, TEXAS - 79912 - (915) 584-4457
DATE OF PREPARATION 04/07/2025



THIS SUBDIVISION LIES WITHIN THE
SOCORRO INDEPENDENT SCHOOL DISTRICT



LEGAL DESCRIPTION

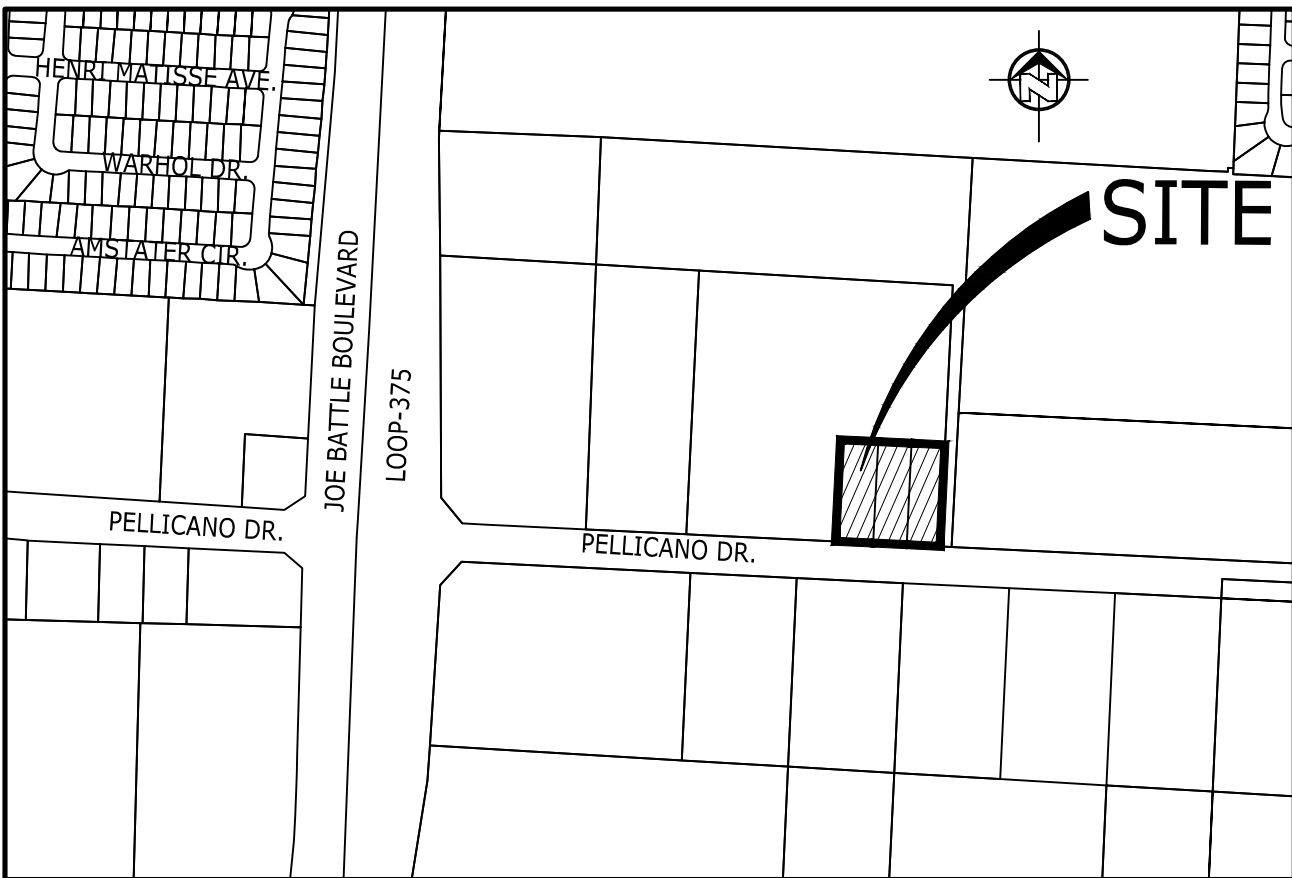
A Replat of Lot 9 and Lot 10, Block 1, MONTE VERDE UNIT 2, REPLAT A, El Paso County, Texas.

PLAT NOTES AND RESTRICTIONS:

- AT THE TIME OF BUILDING CONSTRUCTION THE DEVELOPER SHALL CONSTRUCT A 5 FT. CONC. SIDEWALK AS PART OF THE LOT IMPROVEMENTS. THE SIDEWALK IS TO BE LOCATED ALONG THE PROPERTY LINE ABUTTING PELLICANO DRIVE.
- 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.
- ALL EXISTING AND PROPOSED PATHS OF TRAVEL, ACCESSIBLE SIDEWALKS, WHEEL CHAIR ACCESS CURB RAMPS AND DRIVEWAYS WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE IN COMPLIANCE WITH THE CURRENT ADA/TAS RULES AND REGULATIONS AND THE CURRENT COUNTY OF EL PASO DESIGN STANDARDS FOR CONSTRUCTION.
- GRADING AND DRAINAGE PLAN PREPARED BY A LICENSED TEXAS PROFESSIONAL ENGINEER, IS REQUIRED TO BE SUBMITTED FOR REVIEW AND APPROVAL BY THE EL PASO COUNTY Planning and Development Department. PRIOR TO COMMENCING ANY DEVELOPMENT.
- LOT OWNER IS RESPONSIBLE FOR MAINTAINING DRIVEWAYS, SIDEWALKS, LANDSCAPING, AND PARKWAYS ABUTTING THEIR PROPERTY.
- REFER TO ENGINEERING REPORT FOR DRAINAGE SCHEME.
- THIS PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAPS, PANEL NO 480214 0046C, FEBRUARY 16, 2016, CITY OF EL PASO, EL PASO COUNTY, TEXAS. ZONE X INDICATES AREA OF MINIMAL FLOOD HAZARD.
- THE LOTS TO BE USED FOR NON RESIDENTIAL USE, SANITARY SEWER LINE WILL BE EXTENDED AND ACCEPTED BY EL PASO WATER UTILITIES. WATER AND SEWER SERVICE WILL BE PROVIDED BY EL PASO WATER.
- ADDITIONAL R.O.W. WILL BE REQUIRED FOR DECELERATION LANE BASED ON WHAT TYPE OF DEVELOPMENT WILL BE PROPOSED. DETERMINATION WILL BE DONE AT TIME OF SITE SUBMITTAL.
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT No. _____ DATE: _____
- THIS SUBDIVISION LIES WITHIN THE SOCORRO INDEPENDENT SCHOOL DISTRICT.
- THE REASON FOR THE REPLAT IS TO SUBDIVIDE TWO LOTS INTO THREE LOTS.
- THE VERTICAL DATUM IS BASED ON NGVD 88.
- THE SETBACKS ARE AS FOLLOWS: FRONT=15 FT., REAR=15 FT., SIDE=5 FT.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF EL PASO EXTRATERRITORIAL JURISDICTION UNDER LOCAL GOVERNMENT CODE 212.00, 212.001

PRINCIPAL CONTACTS:

ENGINEER & SURVEYORS:
SLI ENGINEERING, INC.
6600 WESTWIND DR.
EL PASO, TEXAS 79912
PHONE: (915) 584-4457
FAX: (915) 581-7758
OWNER:
ALAMO MONTEVERDE HOLDINGS, LLC
By: 123 Plus Management, LLC its Manager
By: RICHARD AGUILAR, Manager
EPT MONTEVERDE, LLC
By: 123 Plus Management, LLC its Manager
By: RICHARD AGUILAR, Manager



VICINITY MAP

SCALE: 1"=600'