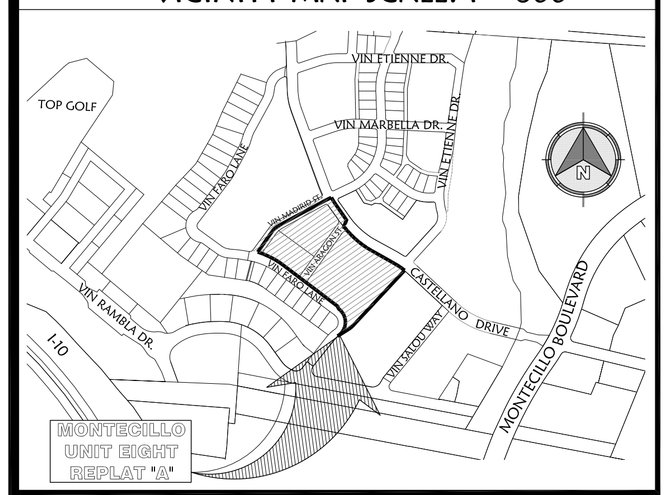
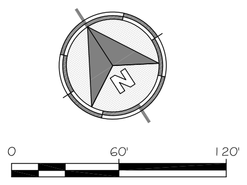
# MONTECILLO UNIT EIGHT REPLAT "A"

BEING A REPLAT OF BLOCKS 1 AND 2, VIN MADRID STREET, AND VIN ARAGON STREET RIGHTS OF WAYS, MONTECILLO UNIT EIGHT AND A PORTION OF CASTELLANO DRIVE RIGHTS OF WAYS MONTECILLO UNIT 4 "A" CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 6.0946 ACRES±

## VICINITY MAP SCALE: 1"=600'



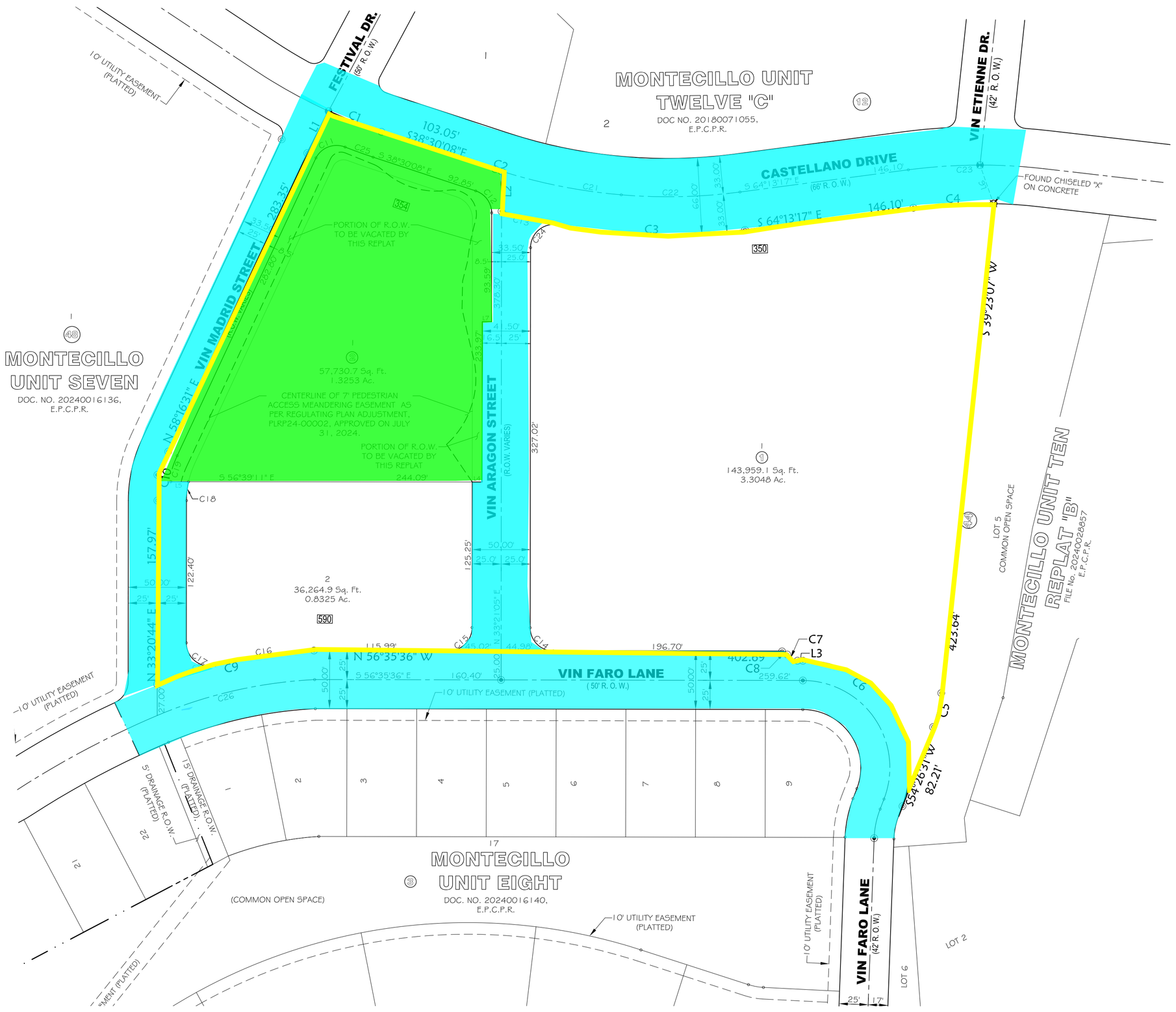

## LEGEND

- 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 6223"
- LOT NUMBER (2)
- BLOCK NUMBER (1)

**THE PURPOSE OF THIS REPLAT IS TO VACATE A PORTION OF R.O.W. ALONG VIN MADRID STREET, CASTELLANO DRIVE AND VIN ARAGON STREET, AND TO VACATE THE 10 FEET UTILITY EASEMENT WITHIN BLOCKS 1 AND 2.**

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C1 | 450.00 | 6°13'45" | 48.92 | S35°23'16"E | 48.90 |
| C2 | 475.00 | 0°41'07" | 5.68 | S38°50'41"E | 5.68 |
| C3 | 508.00 | 23°52'00" | 211.61 | S52°17'17"E | 210.08 |
| C4 | 442.00 | 8°57'32" | 69.11 | N59°44'31"W | 69.04 |
| C5 | 115.00 | 15°03'24" | 30.22 | N46°54'49"E | 30.13 |
| C6 | 92.00 | 111°02'07" | 178.29 | N01°04'32"W | 151.67 |
| C7 | 10.00 | 62°10'55" | 10.85 | S25°30'09"E | 10.33 |
| C8 | 5.00 | 62°10'55" | 5.43 | N25°30'09"W | 5.16 |
| C9 | 425.00 | 18°40'34" | 138.53 | N68°48'10"W | 137.92 |
| C10 | 100.00 | 24°55'46" | 43.51 | S45°48'38"W | 43.17 |
| C11 | 20.00 | 83°42'30" | 29.22 | N76°59'41"W | 26.69 |
| C12 | 20.00 | 71°51'13" | 25.08 | N02°34'32"W | 23.47 |
| C13 | 508.00 | 5°38'59" | 50.09 | S43°10'46"E | 50.07 |
| C14 | 20.00 | 89°56'40" | 31.40 | S11°37'16"E | 28.27 |
| C15 | 20.00 | 90°03'20" | 31.44 | N78°22'44"E | 28.30 |
| C16 | 425.00 | 11°35'24" | 85.97 | N65°15'35"W | 85.82 |
| C17 | 20.00 | 104°24'02" | 36.44 | S18°51'17"E | 31.61 |
| C18 | 75.00 | 12°28'36" | 16.33 | S39°34'29"W | 16.30 |
| C19 | 91.50 | 14°44'13" | 23.53 | S50°54'24"W | 23.47 |
| C21 | 475.00 | 12°41'04" | 105.16 | S45°31'47"E | 104.94 |
| C22 | 475.00 | 12°20'58" | 102.36 | S58°02'48"E | 102.18 |
| C23 | 475.00 | 7°27'55" | 61.89 | N60°29'19"W | 61.85 |
| C24 | 20.00 | 100°38'40" | 35.13 | S63°40'25"W | 30.79 |
| C25 | 473.00 | 3°06'20" | 25.64 | S36°56'58"E | 25.63 |
| C26 | 400.00 | 20°00'16" | 139.66 | N69°33'19"W | 136.95 |

| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | DISTANCE |
| L1 | N60°06'38"E | 40.49 |
| L2 | S33°21'05"W | 34.48 |
| L3 | N56°35'36"W | 4.70 |
| L4 | S56°39'12"E | 8.50 |
| L5 | N56°39'11"W | 16.82 |
| L6 | N14°04'54"E | 35.09 |
| L7 | N56°38'55"W | 8.00 |




## PLAT NOTES AND RESTRICTIONS:

1. THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO MONTECILLO UNIT EIGHT, 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.
2. 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_____.
3. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

   INSTRUMENT NO._____ DATE_____.
4. 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 .
5. 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.
6. THE SUBJECT PROPERTY IS LOCATED WITHIN THE EL PASO INDEPENDENT SCHOOL DISTRICT (E.P.I.S.D.).
7. THIS LAND IS ZONED SMART CODE AND A REGULATING PLAN HAS BEEN APPROVED. PRIOR TO THE ISSUANCE OF ANY CITY PERMITS A PLAT REFLECTING THE REGULATING PLAN MUST BE APPROVED AND RECORDED.
8. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48021-0027D, DATED JANUARY 3, 1997 AND COMMUNITY PANEL NO. 48021-0032C, DATED FEBRUARY 5, 1986, THIS PROPERTY IS IN FLOOD HAZARD ZONE "C" (AREAS OF MINIMAL FLOODING).
9. 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 4080.65 AS PER THE TOPOGRAPHIC MAP PREPARED BY DORADO AND ASSOCIATES AND PROVIDED BY EPT.
10. 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 11.1)

## DEDICATION

STATE OF TEXAS }
COUNTY OF EL PASO }

EPT MESA DEVELOPMENT, LP., PROPERTY OWNER OF THIS LAND, HEREBY PRESENTS THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC, IF NOT PREVIOUSLY DEDICATED, AND UTILITY EASEMENTS FOR OVERHANG OF SERVICE WIRE FOR POLE TYPE UTILITIES AND BURIED SERVICE WIRES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES AND THE RIGHT TO INGRESS AND EGRESS FOR CONSTRUCTION AND SERVICE AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS.

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

EPT MESA DEVELOPMENT, LP
BY ITS GENERAL PARTNER:
EPT MONTECILLO DEVELOPMENT MANAGEMENT, LLC,
BY ITS MANAGER;
EPT LAND MANAGEMENT, LLC,

BY_____,MANAGER
RICHARD AGUILAR

## 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

THE SUBDIVISION IMPROVEMENT PLANS WERE PREPARED BY AND UNDER THE SUPERVISION OF A TEXAS LICENSED PROFESSIONAL ENGINEER.

_____
MICHAEL M. BIRKELBACH, TX P.E. NO. 119039
TEXAS BUSINESS NO. F-20117

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


BROCK & BUSTILLOS INC.
CONSULTING CIVIL ENGINEERS
LAND SURVEYORS
TBPE REG. NO. F-737
TBPLS REG. NO. 101314-00

JOB NO. 07004-059A

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EL PASO, TEXAS 79902
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DATE OF PREPARATION:SEPTEMBER 2024


Dec 20, 2024 - 10:52am jalvarado
S:\Projects\07004 - EPT LAND COMMUNITIES AND MONTECILLO\059A-MONTECILLO UNIT 8 REPLAT OF BLKS 1 & 2\07004-059A-C3D\07004-059A-MONTECILLO UNIT 8-FINAL-REPLAT.dwg