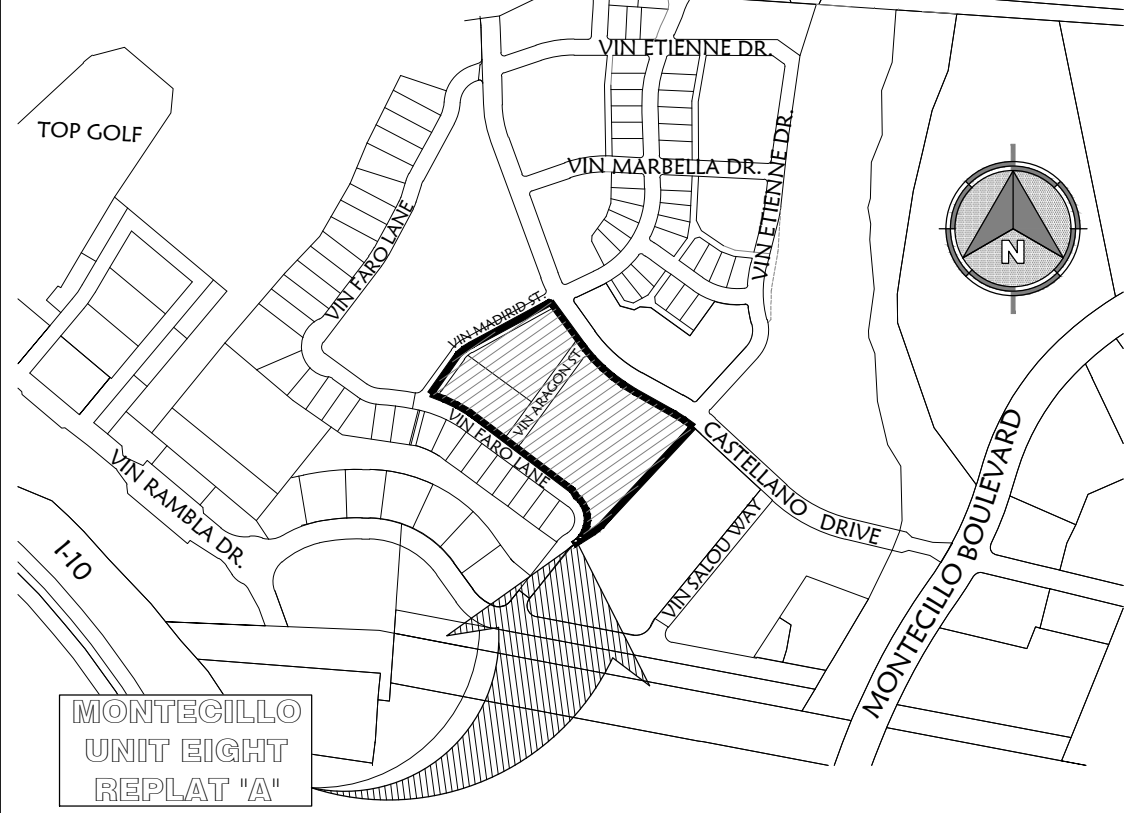
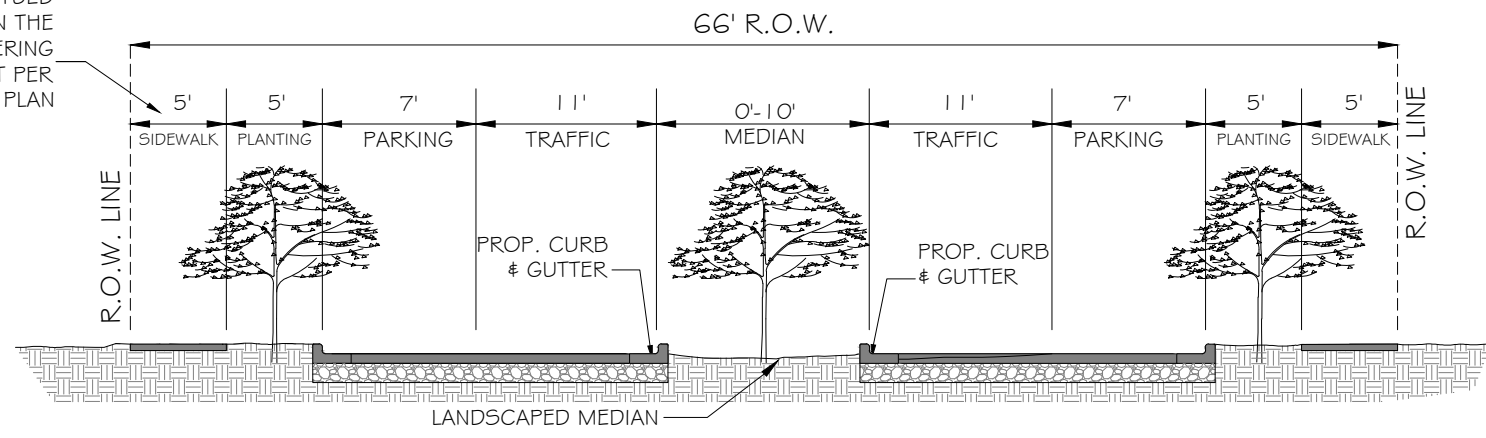


VICINITY MAP SCALE: 1"=600'



5 FEET SIDEWALK MAY BE SUBSTITUTED WITH SIDEWALKS LOCATED WITHIN THE PROPERTY ALONG A MEANDERING PEDESTRIAN ACCESS EASEMENT PER REGULATING PLAN



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

MONTECILLO UNIT EIGHT REPLAT "A"

BEING A REPLAT OF BLOCKS 1 AND 2, VIN MADRID STREET, AND VIN ARAGON STREET RIGHTS OF WAY, MONTECILLO UNIT EIGHT CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 5.9638 ACRES±

OWNER

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

SURVEYOR

BROCK & BUSTILLOS INC.

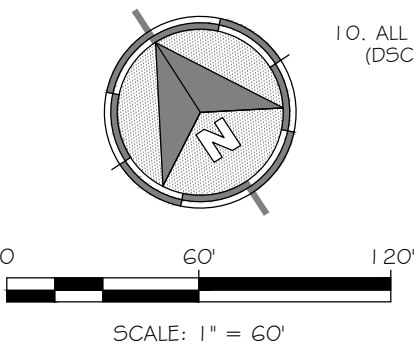
AARON ALVARADO, TX. R.P.L.S. No. 6223
417 EXECUTIVE CENTER BOULEVARD
EL PASO, TEXAS 79902
PHONE: (915) 542-4900

ENGINEER

MICHAEL M. BIRKELBACH
TX. P.E. No. 119039
428 BOREALIS LANE,
EL PASO, TEXAS 79912
PHONE: (915) 487-8710

PLAT NOTES AND RESTRICTIONS:

- 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.
- 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.
INSTRUMENT NO. _____ DATE _____
INSTRUMENT NO. _____ DATE _____
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.).
- 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.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48032-140027D, DATED JANUARY 3, 1987 AND COMMUNITY PANEL NO. 48021-140032C, 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, 19.19010A AND DDM 11.1)



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N31°43'29"W	8.50
L2	S56°35'36"E	4.70
L3	N58°16'31"E	11.56
L4	N60°06'38"E	40.49
L5	N33°21'05"E	34.48
L6	N38°30'17"W	24.29
L7	N14°04'54"E	35.09
L8	N56°39'11"W	16.82

LEGEND

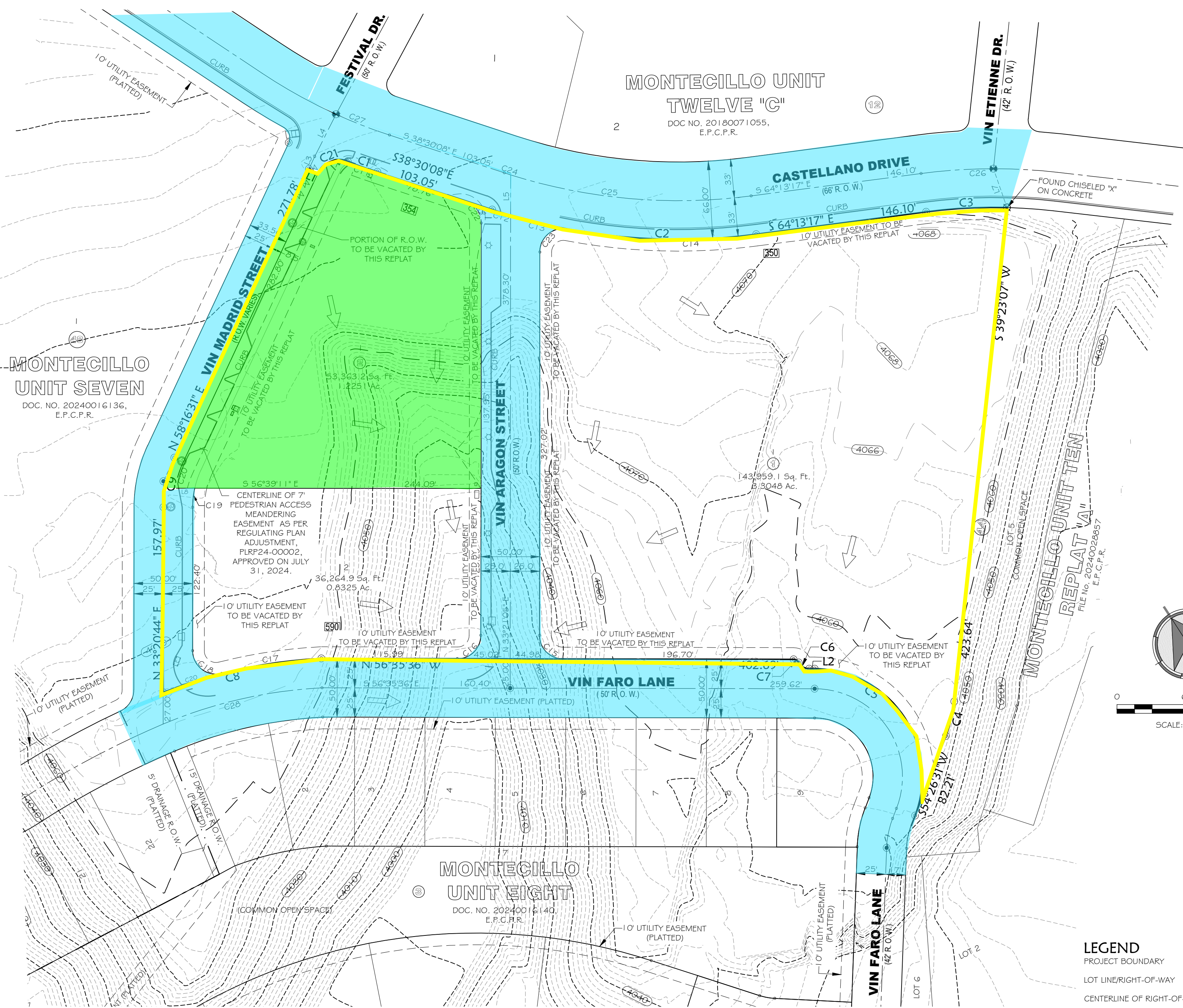
- PROJECT BOUNDARY
LOT LINE/RIGHT-OF-WAY
CENTERLINE OF RIGHT-OF-WAY
EASEMENT LINE
1" CONTOUR INTERVAL
5" CONTOUR INTERVAL
EXISTING DRAINAGE FLOW
FOUND CITY MONUMENT
PROPOSED CITY MONUMENT
SET 1/2" REBAR WITH SURVEY CAP NO. "TX 62223"
LOT NUMBER
BLOCK NUMBER

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	483.00	3°11'09"	26.86	S36°54'33"E
C2	508.00	25°43'09"	228.03	S51°21'42"E
C3	442.00	8°57'32"	69.11	N59°44'31"W
C4	115.00	15°03'24"	30.22	N46°54'49"E
C5	92.00	111°02'07"	178.29	N01°04'32"W
C6	10.00	62°10'55"	10.85	S25°30'09"E
C7	5.00	62°10'55"	5.43	N25°30'09"W
C8	425.00	18°40'34"	138.53	N68°48'10"W
C9	100.00	24°55'46"	43.51	N45°48'38"E
C10	483.00	3°11'09"	26.86	N36°54'33"W
C11	508.00	1°51'08"	16.42	N39°25'42"W
C12	508.00	5°38'59"	50.09	N43°10'46"W
C13	508.00	18°13'01"	161.52	S55°06'46"E
C14	20.00	89°56'40"	31.40	S11°37'16"E
C15	20.00	90°03'20"	31.44	N78°22'44"E
C16	425.00	11°35'24"	85.97	N65°15'35"W
C17	20.00	104°24'02"	36.44	S18°51'17"E
C18	75.00	12°28'36"	16.33	S39°34'29"W
C19	91.50	14°44'13"	23.53	S50°54'24"W
C20	20.00	86°24'31"	30.16	N78°31'14"W
C21	20.00	71°50'52"	25.08	N02°34'21"W
C22	20.00	100°38'40"	35.13	S83°40'25"W
C23	475.00	25°02'02"	207.54	S51°42'16"E
C24	475.00	7°27'55"	61.89	N60°29'19"W
C25	450.00	6°13'45"	48.92	S35°23'16"E
C26	400.00	20°00'16"	139.66	N69°39'19"W

DATE OF PREPARATION: SEPTEMBER 2024

PRELIMINARY PLAT

SHEET
1
OF
2



BROCK & BUSTILLOS INC.
CONSULTING CIVIL ENGINEERS
LAND SURVEYORS
TBP REG. NO. F-737
TBP REG. NO. 101314-00
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JOB NO. 07004-059A

Apr 25, 2025 10:52am
PROJECT: 07004-059A-MONTECILLO UNIT 8 REPLAT OF BKS 1 & 2
DRAWN: 07004-059A-C3D07004-059A-MONTECILLO UNIT 8 REPLAT OF BKS 1 & 2
CHECKED: 07004-059A-C3D07004-059A-MONTECILLO UNIT 8 REPLAT OF BKS 1 & 2
DATE: 07/12/2024