

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

BLOCK NUMBER

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

EL PASO, TEXAS 79902 www.brockbustillos.com PH 915.542.4900

FAX 915.542.2867

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
СІ	483.00	3°11'09"	26.86	536°54'33"E	26.85
C2	508.00	25°43'09"	228.03	S51°21'42"E	226.12
СЗ	442.00	8°57'32"	69.11	N59°44'31"W	69.04
C4	115.00	15°03'24"	30.22	N46°54'49"E	30.13
C5	92.00	111°02'07"	178.29	NO1°04'32"W	151.67
C6	10.00	62°10'55"	10.85	S25°30'09"E	10.33
C7	5.00	62°10'55"	5.43	N25°30'09"W	5.16
C8	425.00	18°40'34"	138.53	N68°48'10"W	137.92
C9	100.00	24°55'46"	43.51	N45°48'38"E	43.17
CII	483.00	3°11'09"	26.86	N36°54'33"W	26.85
CI2	508.00	1°51'08"	16.42	N39°25'42"W	16.42
CI3	508.00	5°38'59"	50.09	N43°10'46"W	50.07
C14	508.00	18°13'01"	161.52	S55°06'46"E	160.84
C15	20.00	89°56'40"	31.40	S11°37'16"E	28.27
CI6	20.00	90°03'20"	31.44	N78°22'44"E	28.30
CI7	425.00	11°35'24"	85.97	N65°15'35"W	85.82
CI8	20.00	104°24'02"	36.44	S18°51'17"E	31.61
C19	75.00	1 2°28'36"	16.33	539°34'29"W	16.30
C20	91.50	4°44' 3"	23.53	S50°54'24"W	23.47
C21	20.00	86°24'31"	30.16	N78°31'14"W	27.38
C22	20.00	71°50'52"	25.08	NO2°34'21"W	23.47
C23	20.00	100°38'40"	35.13	583°40'25"W	30.79
C25	475.00	25°02'02"	207.54	S51°42'16"E	205.89
C26	475.00	7°27'55"	61.89	N60°29'19"W	61.85
C27	450.00	6°13'45"	48.92	S35°23'16"E	48.90
C28	400.00	20°00'16"	139.66	N69°33'19"W	138.95

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

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

4. MONTECILLO AMENDED AND RESTATED MASTER COVENANTS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS

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

MONTECILLO DEVELOPMENT AREA DECLARATION (TOWNHOMES) FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS

. 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

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. 48021-40032D, DATED JANUARY 3, 1997 AND COMMUNITY PANEL NO. 48021-40032C, DATED FEBRUARY 5, 1986, THIS

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

O. ALL STORM WATER RUNOFF DISCHARGE SHALL BE RETAINED WITHIN THIS SUBDIVISIONS LIMIT IN COMPLIANCE WITH PROVISION OF

3. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

INSTRUMENT NO. 20160088513 DATE 12/14/2016 .

INSTRUMENT NO. 20170050829 DATE 07/12/2017 .

INSTRUMENT NO. 20170050830 DATE 07/12/2017 .

INSTRUMENT NO. 20170050831 DATE 07/12/2017 .

PROPERTY IS IN FLOOD HAZARD ZONE "C" (AREAS OF MINIMAL FLOODING).

(DSC PANEL 1-4C-J, 19.19010A AND DDM 11.1)

S. THE SUBJECT PROPERTY IS LOCATED WITHIN THE EL PASO INDEPENDENT SCHOOL DISTRICT (E.P.I.S.D.).

4080.85 AS PER THE TOPOGRAPHIC MAP PREPARED BY DORADO AND ASSOCIATES AND PROVIDED BY EPT.

LINE TABLE				
LINE #	BEARING	DISTANCE		
LI	N31°43'29"W	8.50		
L2	556°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		

CURB CURB CURB ST. S. 38°30'08" E	MONTEGILLO UNIT TWELVE "G" 12 DOC NO. 20180071055, E.P.C.P.R.	(42' R. O. W.)
33 5 PORTION OF R.O.W. TO BE VACATED BY THIS REPLAT THIS REPLAT	C2 S 64° 13' 17" E 146.10' C3 S 64° 13' 17" E 146.10' C3 S 64° 13' 17" E 146.10' C3 VACATED BY THIS REPLAT 350	A
53,363.2 5q. Ft. 1.225 Ac. DOC. NO. 20240016136, E.P.C.P.R. S 56°39'11" E CENTERLINE OF 7' C19 PEDESTRIAN ACCESS	BE VACATED BY THIS REPLAT TO BE VACATED BY THIS REPLAT 143'929' Lt. 3'3048 VC.	S 39°23'07' T 5 PEN SPACE UMIT TEM 857
MEANDERING EASEMENT AS PER REGULATING PLAN ADJUSTMENT, PLRP24-00002, APPROVED ON JULY 31, 2024. 36,264.9 Sq. Ft. 0.8325 Ac. 10' UTILITY EASEMENT TO BE VACATED BY THIS REPLAT TO BE VACATED	VIN FARO LANE VIN FARO LANE (50'R O W) 10' UTILITY EASEMENT TO BE VACATED BY THIS REPLAT	COMMON C SOMMON C FILE NO. 20240028 FILE NO. 20240028
MONTEGIL (COMMON OPEN SPACE) DOC. NO. 2024001614	_	
E.P.C.P.R.	AO, VINITITY EASEMENT (PLATTED) (42 R.O. W.) LOT 6 (42 R.O. W.)	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±

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, 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,

,MANAGER RICHARD AGUILAR

ACKNOWLEDGMENT

STATE OF TEXAS } COUNTY OF EL PASO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

MY COMMISSION EXPIRES NOTARY PUBLIC, STATE OF TEXAS

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

RICHARD AGUILAR

CITY PLAN COMMISSION

APPROVED FOR FILING THIS ______ DAY OF ______, 20_____A.D.

THIS SUBDIVISION IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATION IN ACCORDANCE WITH CHAPTER 2 | 2 OF THE LOCAL GOVERNMENT CODE OF TEXAS THIS

EXECUTIVE SECRETARY CHAIRPERSON

PLANNING AND INSPECTIONS DIRECTOR

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

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

BY DEPUTY

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

JOB NO. 07004-059A

DATE OF PREPARATION: SEPTEMBER 2024

PLAT NOTES AND RESTRICTIONS: