

MONTECILLO UNIT EIGHT REPLAT "A"

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

OWNER

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SURVEYOR

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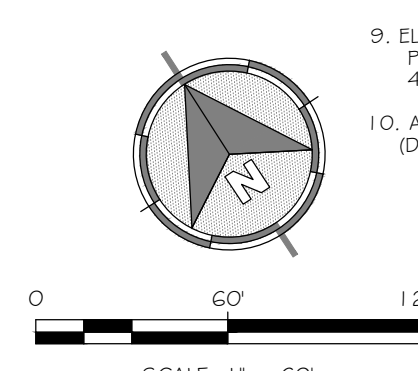
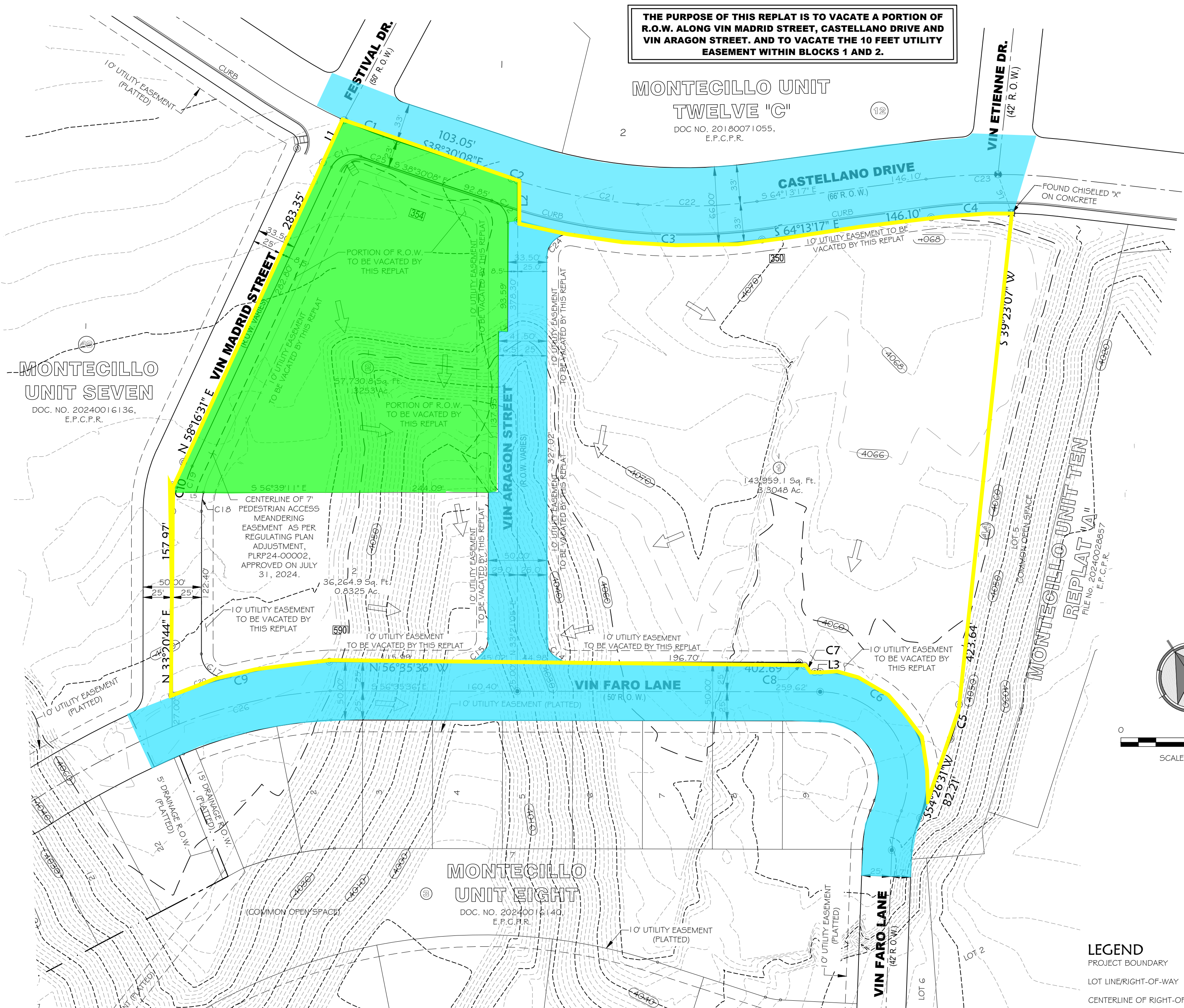
ENGINEER

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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. 2016008513 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 07/11/2017
- MONTECILLO DEVELOPMENT AREA DECLARATION (SINGLE FAMILY RESIDENTIAL) FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. 20170050830 DATE 07/11/2017
- MONTECILLO DEVELOPMENT AREA DECLARATION (TOWNHOMES) FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT NO. 20170050831 DATE 07/11/2017
- 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. 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 4000.85 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 PLAN 1-4C), 19.19010A AND DDM 11.1.1)

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.



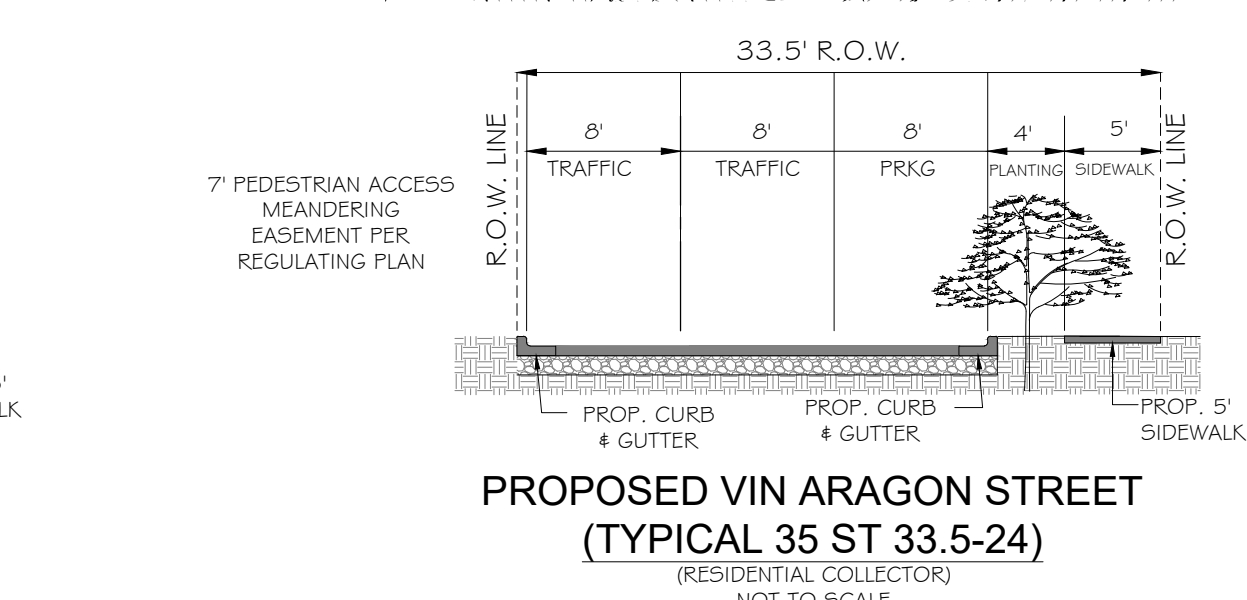
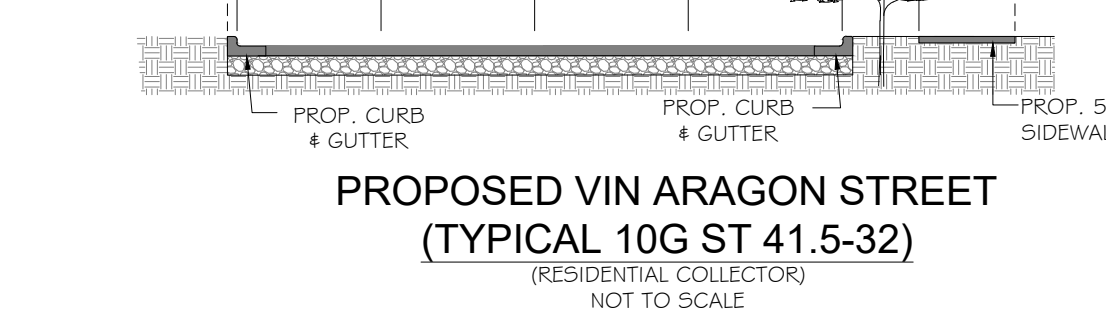
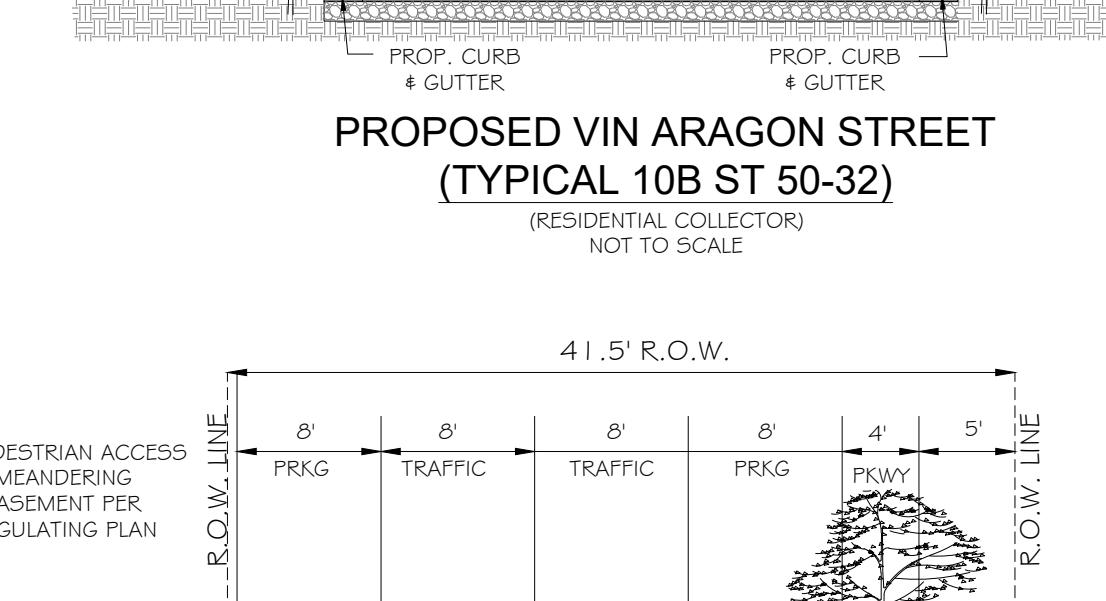
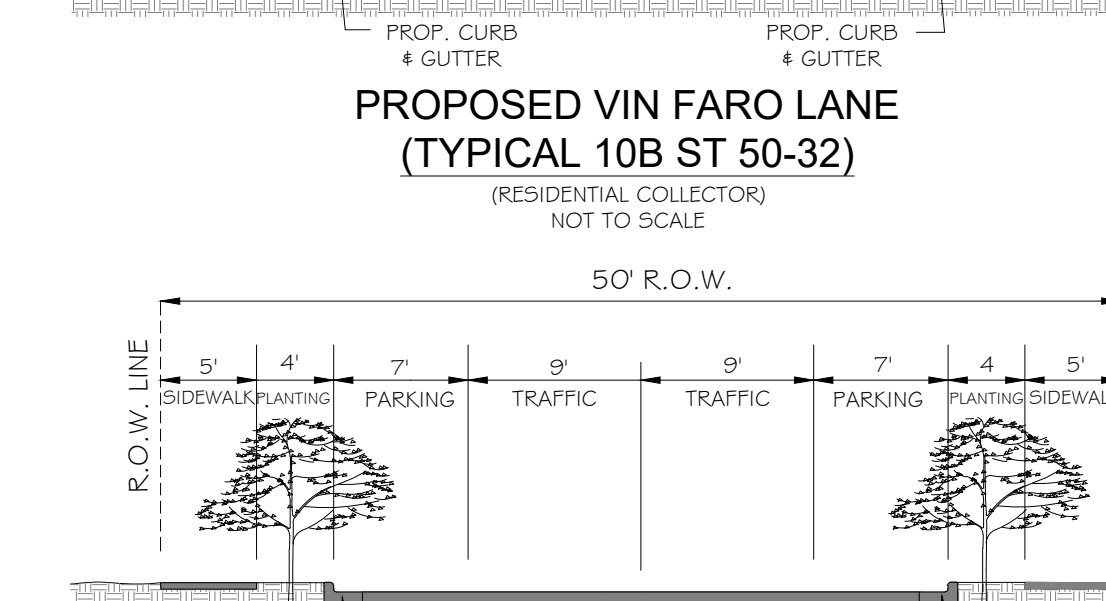
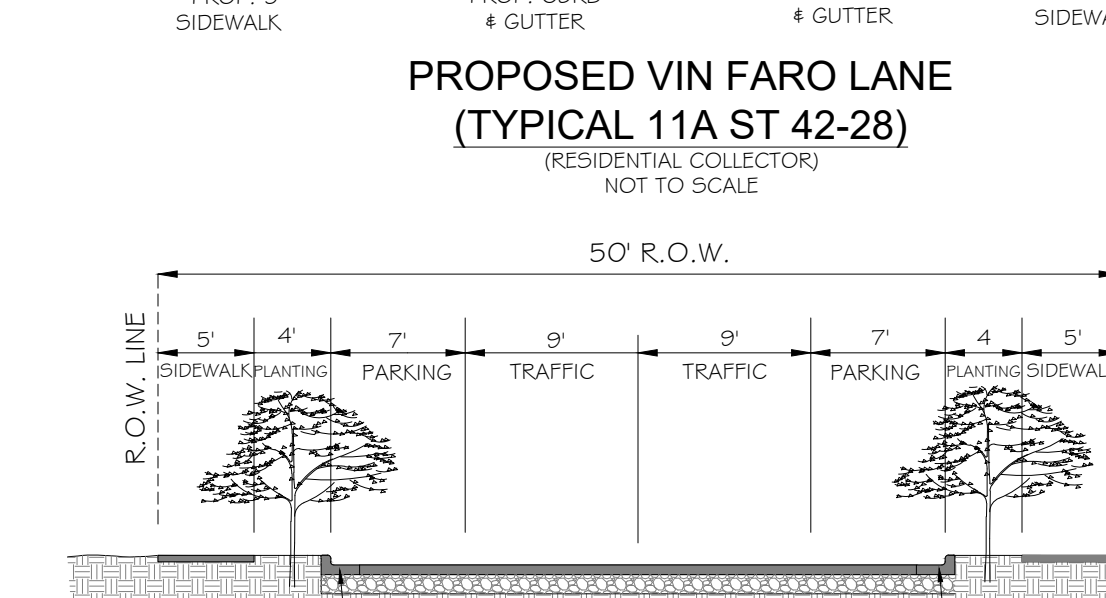
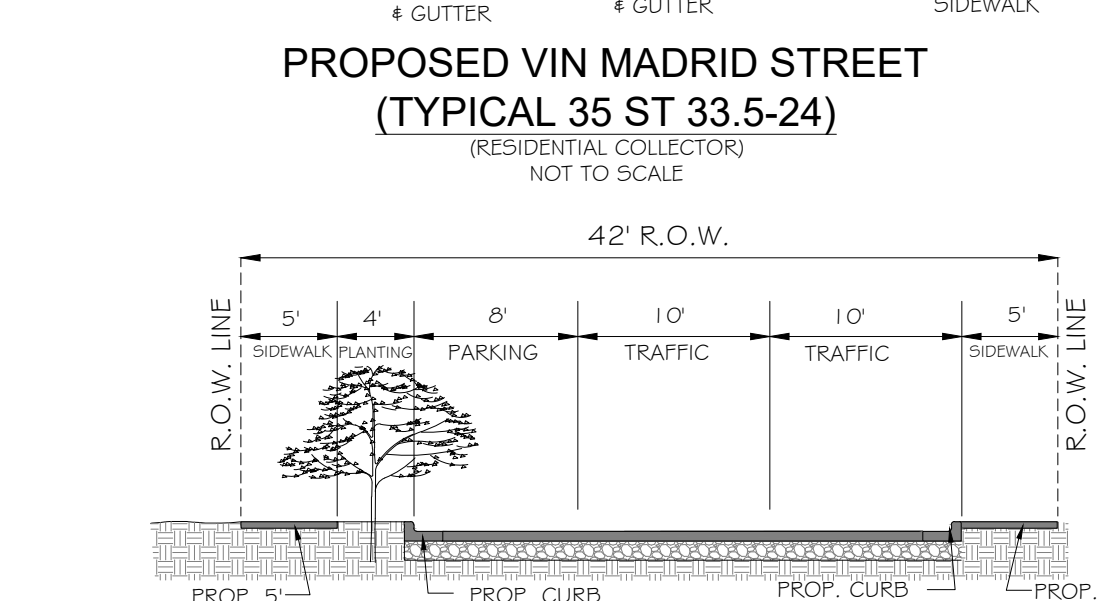
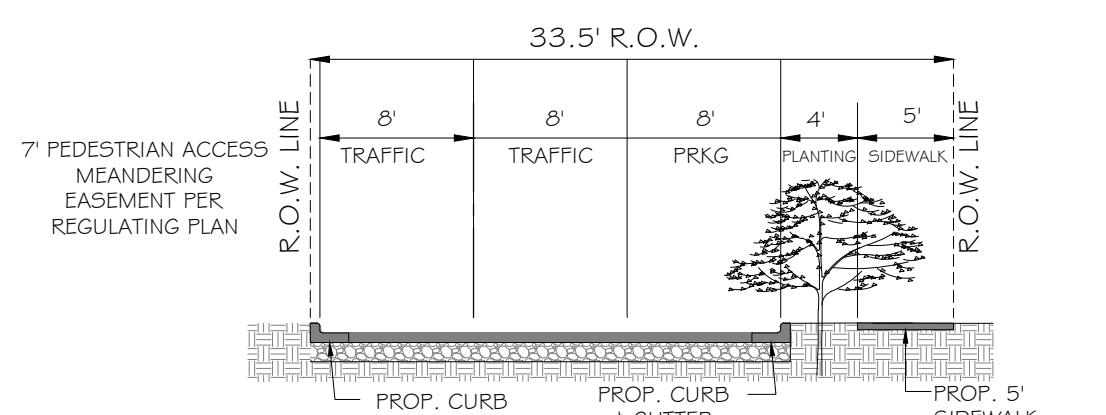
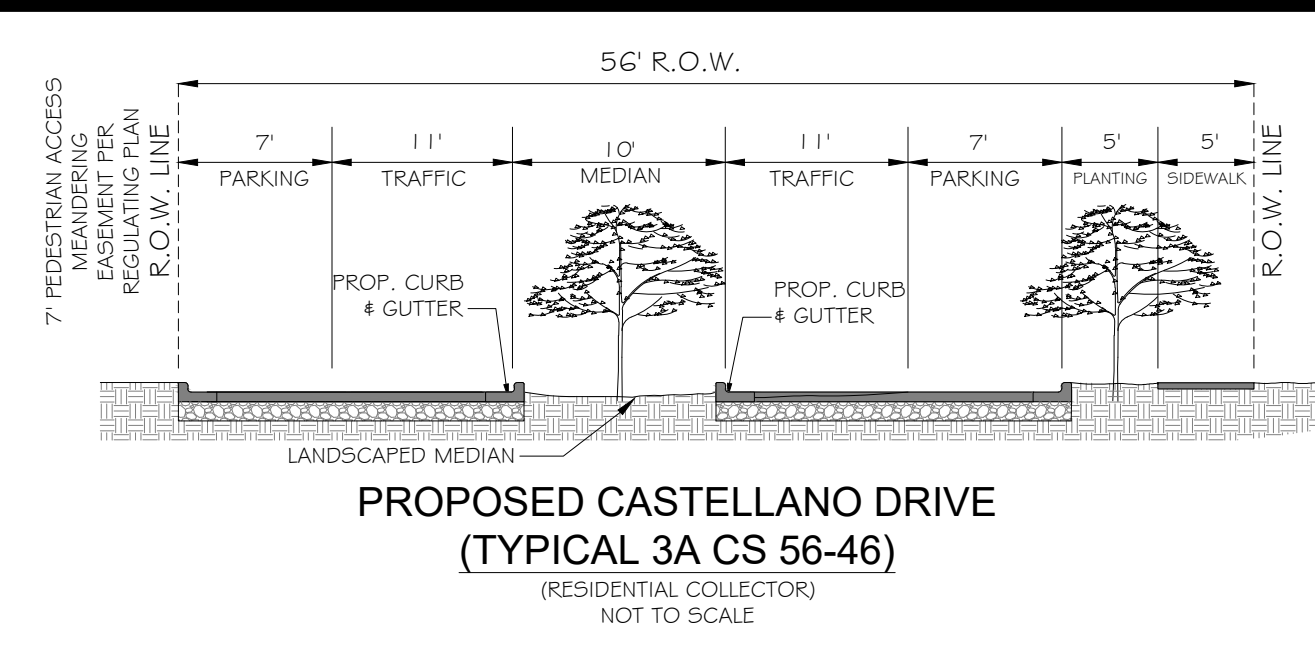
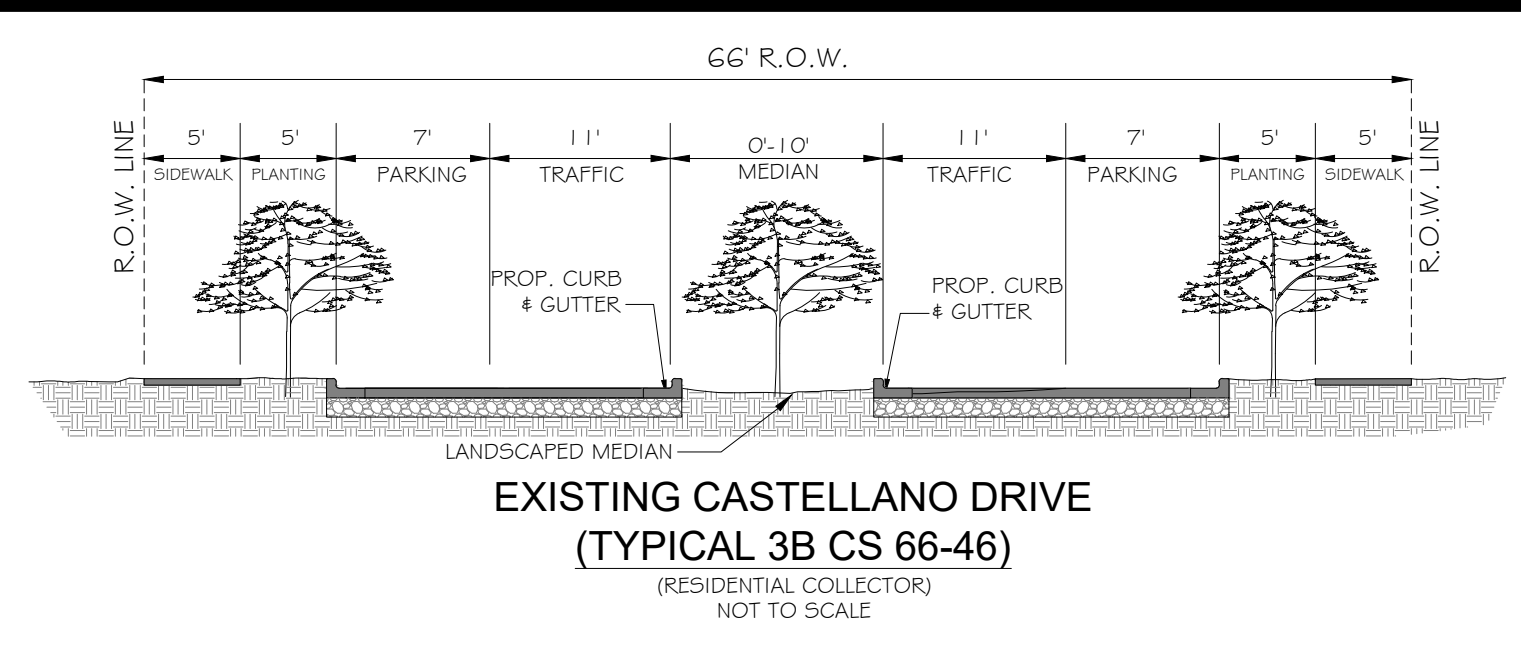
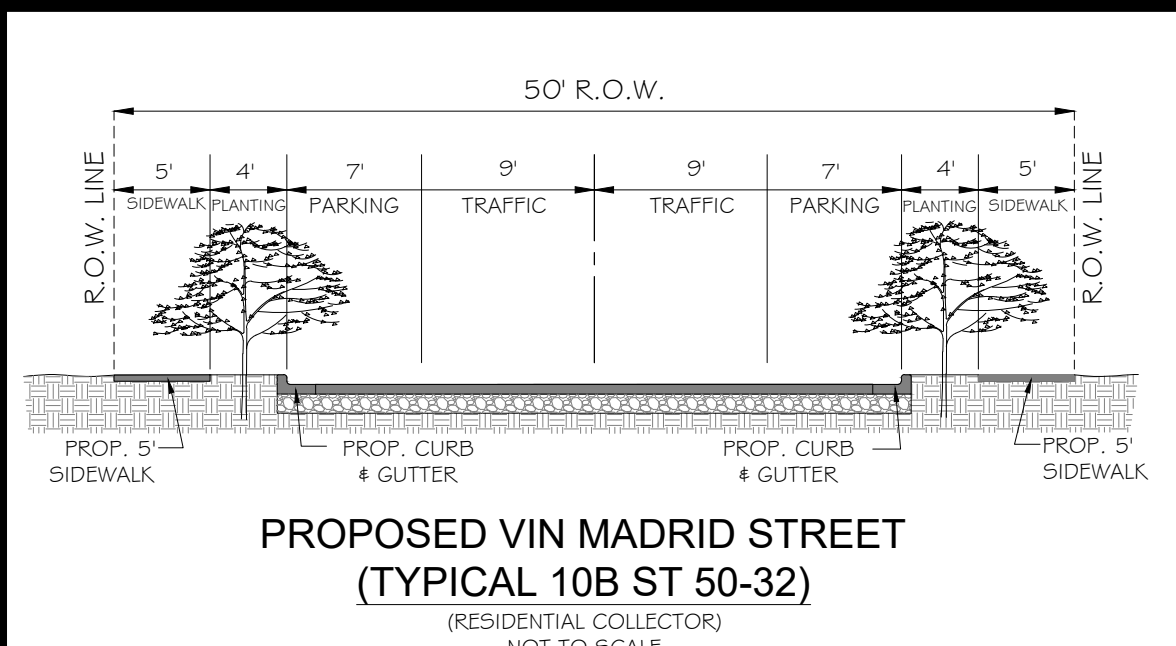
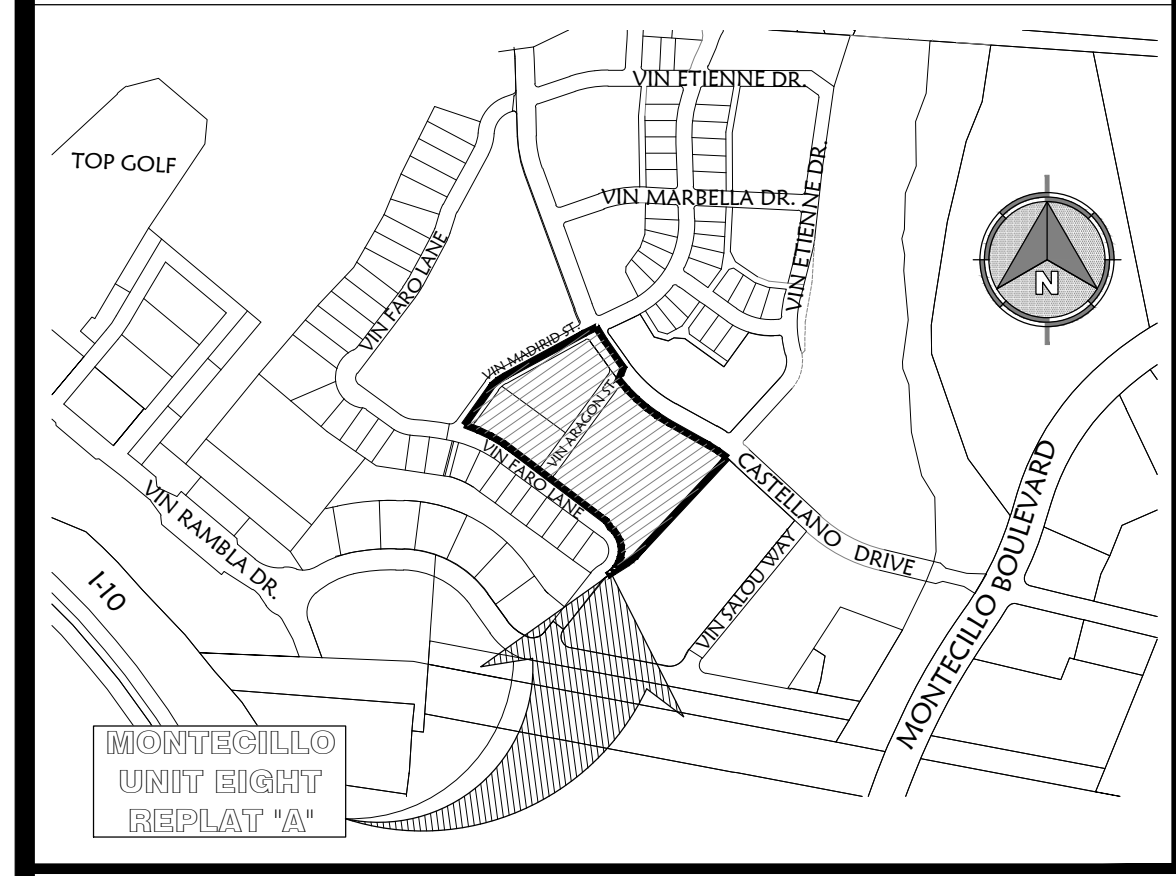
LINE #	BEARING	DISTANCE
L1	N60°06'38"E	40.49
L2	N33°21'05"E	34.48
L3	S56°35'36"E	4.70
L4	S56°39'12"E	8.50
L5	N56°39'11"W	16.82
L6	N14°04'54"E	35.09
L7	N56°38'55"W	8.00

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	N62°48'10"W	137.92
C10	100.00	24°55'46"	43.51	N45°48'38"E	43.17
C11	20.00	83°42'30"	29.22	N76°59'41"W	26.69
C12	20.00	71°5'11"	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"	102.38	S58°02'48"E	102.18
C23	475.00	7°27'55"	61.89	N60°29'19"W	61.85
C24	20.00	100°36'40"	35.13	S83°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	138.95

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 6223"
- LOT NUMBER
- BLOCK NUMBER

VICINITY MAP SCALE: 1"=600'



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JOB NO. 07004-058A

DATE OF PREPARATION: SEPTEMBER 2024

PRELIMINARY PLAT