

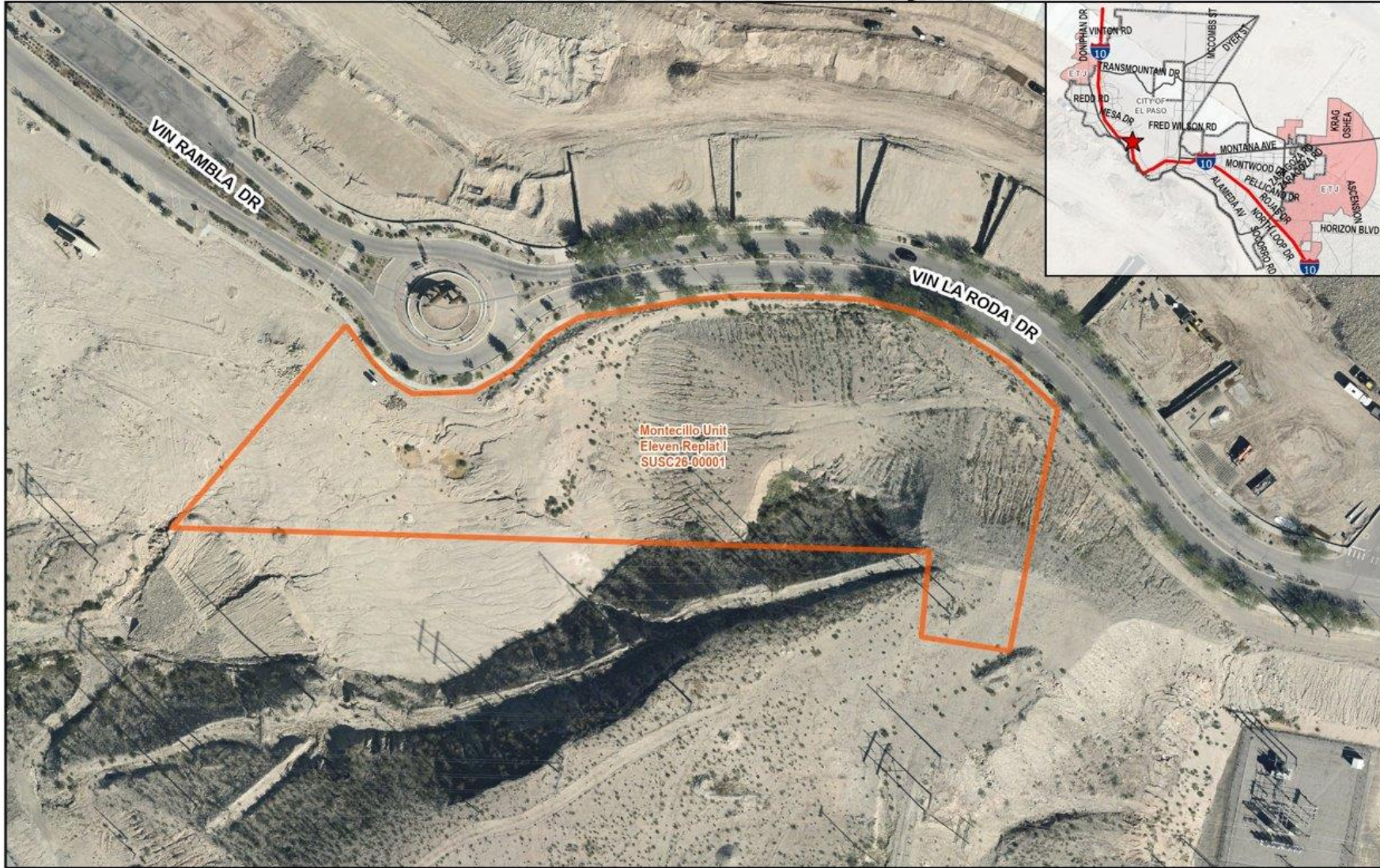


# Open Space Advisory Board Approved Subdivisions Report

July 1, 2026



# Montecillo Unit Eleven Replat I



**Montecillo Unit  
Eleven Replat I**

SUSC26-00001  
Hillside  
Development Area

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

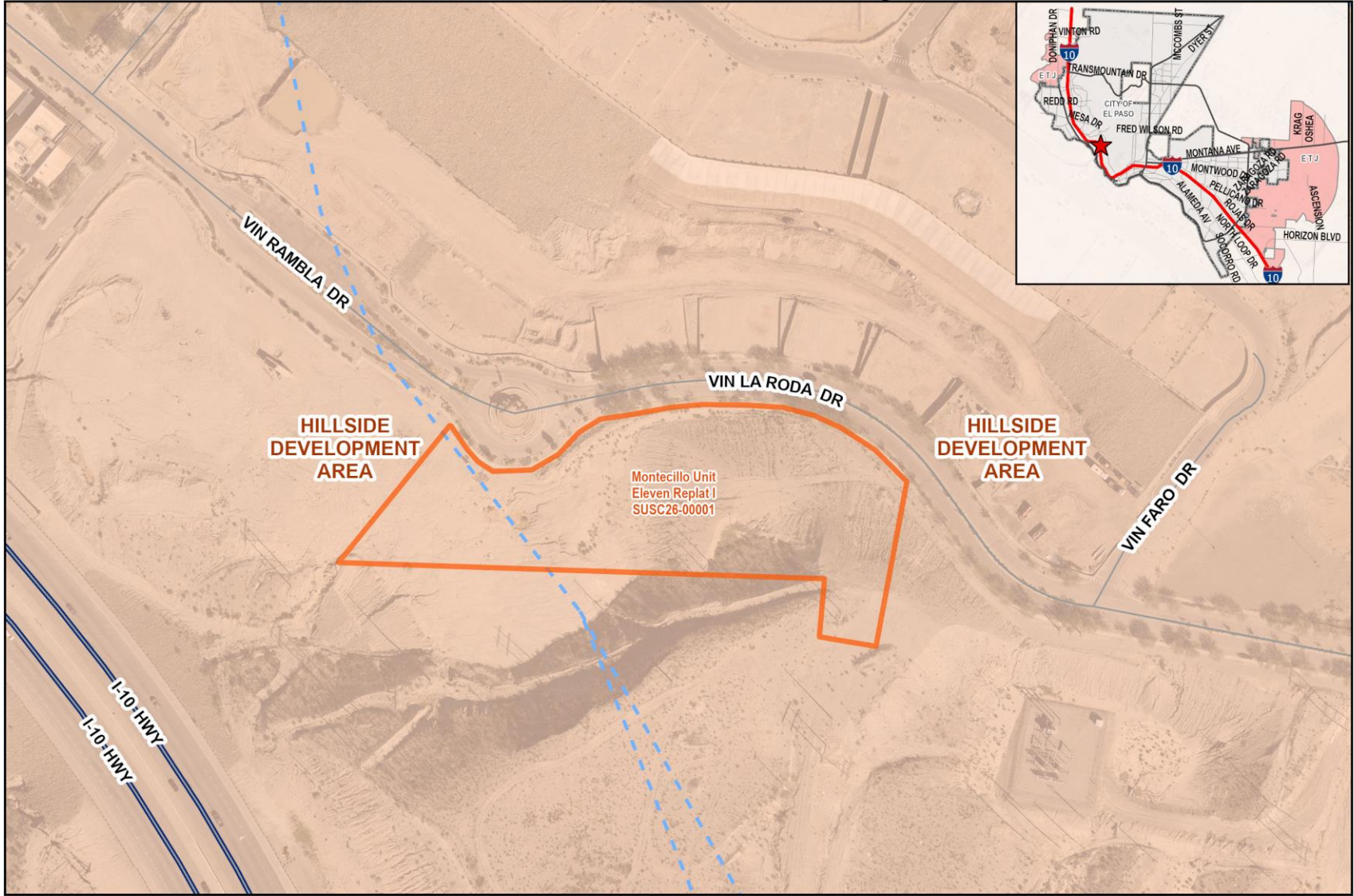


 Subject Property

0 25 50 100 150 200 Feet



# Montecillo Unit Eleven Replat I

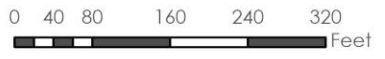


## Hillside Development Area Map

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

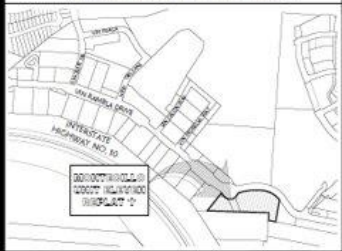


Subject Property





VICINITY MAP SCALE: 1"=600'



CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
S 77° 20' 00" E	212.9231	S 44° 18' 00" E	127.7441
S 01° 00' 00" E	527.9407	N 17° 20' 00" E	107.24
S 82° 00' 00" E	479.9487	N 81° 00' 00" E	80.24
S 84° 00' 00" E	192.9487	N 84° 00' 00" E	32.24
S 27° 00' 00" E	490.9487	N 27° 00' 00" E	22.4
S 01° 00' 00" E	192.9487	N 01° 00' 00" E	20.0
S 01° 00' 00" E	202.9487	N 01° 00' 00" E	20.0
S 01° 00' 00" E	212.9487	N 01° 00' 00" E	20.1
S 01° 00' 00" E	222.9487	N 01° 00' 00" E	20.2
S 01° 00' 00" E	232.9487	N 01° 00' 00" E	20.3
S 01° 00' 00" E	242.9487	N 01° 00' 00" E	20.4
S 01° 00' 00" E	252.9487	N 01° 00' 00" E	20.5
S 01° 00' 00" E	262.9487	N 01° 00' 00" E	20.6
S 01° 00' 00" E	272.9487	N 01° 00' 00" E	20.7
S 01° 00' 00" E	282.9487	N 01° 00' 00" E	20.8
S 01° 00' 00" E	292.9487	N 01° 00' 00" E	20.9
S 01° 00' 00" E	302.9487	N 01° 00' 00" E	21.0
S 01° 00' 00" E	312.9487	N 01° 00' 00" E	21.1
S 01° 00' 00" E	322.9487	N 01° 00' 00" E	21.2
S 01° 00' 00" E	332.9487	N 01° 00' 00" E	21.3
S 01° 00' 00" E	342.9487	N 01° 00' 00" E	21.4
S 01° 00' 00" E	352.9487	N 01° 00' 00" E	21.5
S 01° 00' 00" E	362.9487	N 01° 00' 00" E	21.6
S 01° 00' 00" E	372.9487	N 01° 00' 00" E	21.7
S 01° 00' 00" E	382.9487	N 01° 00' 00" E	21.8
S 01° 00' 00" E	392.9487	N 01° 00' 00" E	21.9
S 01° 00' 00" E	402.9487	N 01° 00' 00" E	22.0
S 01° 00' 00" E	412.9487	N 01° 00' 00" E	22.1
S 01° 00' 00" E	422.9487	N 01° 00' 00" E	22.2
S 01° 00' 00" E	432.9487	N 01° 00' 00" E	22.3
S 01° 00' 00" E	442.9487	N 01° 00' 00" E	22.4
S 01° 00' 00" E	452.9487	N 01° 00' 00" E	22.5
S 01° 00' 00" E	462.9487	N 01° 00' 00" E	22.6
S 01° 00' 00" E	472.9487	N 01° 00' 00" E	22.7
S 01° 00' 00" E	482.9487	N 01° 00' 00" E	22.8
S 01° 00' 00" E	492.9487	N 01° 00' 00" E	22.9
S 01° 00' 00" E	502.9487	N 01° 00' 00" E	23.0
S 01° 00' 00" E	512.9487	N 01° 00' 00" E	23.1
S 01° 00' 00" E	522.9487	N 01° 00' 00" E	23.2
S 01° 00' 00" E	532.9487	N 01° 00' 00" E	23.3
S 01° 00' 00" E	542.9487	N 01° 00' 00" E	23.4
S 01° 00' 00" E	552.9487	N 01° 00' 00" E	23.5
S 01° 00' 00" E	562.9487	N 01° 00' 00" E	23.6
S 01° 00' 00" E	572.9487	N 01° 00' 00" E	23.7
S 01° 00' 00" E	582.9487	N 01° 00' 00" E	23.8
S 01° 00' 00" E	592.9487	N 01° 00' 00" E	23.9
S 01° 00' 00" E	602.9487	N 01° 00' 00" E	24.0
S 01° 00' 00" E	612.9487	N 01° 00' 00" E	24.1
S 01° 00' 00" E	622.9487	N 01° 00' 00" E	24.2
S 01° 00' 00" E	632.9487	N 01° 00' 00" E	24.3
S 01° 00' 00" E	642.9487	N 01° 00' 00" E	24.4
S 01° 00' 00" E	652.9487	N 01° 00' 00" E	24.5
S 01° 00' 00" E	662.9487	N 01° 00' 00" E	24.6
S 01° 00' 00" E	672.9487	N 01° 00' 00" E	24.7
S 01° 00' 00" E	682.9487	N 01° 00' 00" E	24.8
S 01° 00' 00" E	692.9487	N 01° 00' 00" E	24.9
S 01° 00' 00" E	702.9487	N 01° 00' 00" E	25.0
S 01° 00' 00" E	712.9487	N 01° 00' 00" E	25.1
S 01° 00' 00" E	722.9487	N 01° 00' 00" E	25.2
S 01° 00' 00" E	732.9487	N 01° 00' 00" E	25.3
S 01° 00' 00" E	742.9487	N 01° 00' 00" E	25.4
S 01° 00' 00" E	752.9487	N 01° 00' 00" E	25.5
S 01° 00' 00" E	762.9487	N 01° 00' 00" E	25.6
S 01° 00' 00" E	772.9487	N 01° 00' 00" E	25.7
S 01° 00' 00" E	782.9487	N 01° 00' 00" E	25.8
S 01° 00' 00" E	792.9487	N 01° 00' 00" E	25.9
S 01° 00' 00" E	802.9487	N 01° 00' 00" E	26.0
S 01° 00' 00" E	812.9487	N 01° 00' 00" E	26.1
S 01° 00' 00" E	822.9487	N 01° 00' 00" E	26.2
S 01° 00' 00" E	832.9487	N 01° 00' 00" E	26.3
S 01° 00' 00" E	842.9487	N 01° 00' 00" E	26.4
S 01° 00' 00" E	852.9487	N 01° 00' 00" E	26.5
S 01° 00' 00" E	862.9487	N 01° 00' 00" E	26.6
S 01° 00' 00" E	872.9487	N 01° 00' 00" E	26.7
S 01° 00' 00" E	882.9487	N 01° 00' 00" E	26.8
S 01° 00' 00" E	892.9487	N 01° 00' 00" E	26.9
S 01° 00' 00" E	902.9487	N 01° 00' 00" E	27.0
S 01° 00' 00" E	912.9487	N 01° 00' 00" E	27.1
S 01° 00' 00" E	922.9487	N 01° 00' 00" E	27.2
S 01° 00' 00" E	932.9487	N 01° 00' 00" E	27.3
S 01° 00' 00" E	942.9487	N 01° 00' 00" E	27.4
S 01° 00' 00" E	952.9487	N 01° 00' 00" E	27.5
S 01° 00' 00" E	962.9487	N 01° 00' 00" E	27.6
S 01° 00' 00" E	972.9487	N 01° 00' 00" E	27.7
S 01° 00' 00" E	982.9487	N 01° 00' 00" E	27.8
S 01° 00' 00" E	992.9487	N 01° 00' 00" E	27.9
S 01° 00' 00" E	1002.9487	N 01° 00' 00" E	28.0

LINE #	BEARING	DISTANCE
L1	S 87° 14' 00" E	20.47
L2	S 86° 44' 00" E	2.88
L3	N 75° 00' 00" E	37.73
L4	S 85° 49' 00" E	22.70
L5	N 82° 00' 00" E	48.74

**PLAT NOTES AND RESTRICTIONS:**

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO MONTECILLO UNIT 11 REPLAT "B" BY THE EL PASO WATER UTILITIES PUBLIC SERVICE BOARD IN ACCORDANCE WITH THEIR REGULATIONS AND WITH SECTION 15.043 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICE WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING FACILITIES LOCATED ON VIN RAMBLA DRIVE.
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION. INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_
- MONTECILLO APNECSED AND REBATED MASTER COMMITMENTS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION. INSTRUMENT NO. 2016008853 DATE 12/14/2016. MONTECILLO APNECSED AND REBATED POLICY MANUAL FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION. INSTRUMENT NO. 20170080829 DATE 07/12/2017. MONTECILLO NOTICE OF ANNUATION UNIT ELEVEN FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION. INSTRUMENT NO. 20160033371 DATE 01/16/2016. MONTECILLO NOTICE OF ANNUATION UNIT ELEVEN REBATED SECTION 15.043 OF THE TEXAS WATER CODE FILED AS INSTRUMENT NO. 20160089551 DATE 12/19/2016.
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVISOR WILL COORDINATE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE AND DETERMINE 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.).
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480214 0303C, DATED FEBRUARY 8, 1984 AND PANEL NO. 480214 0075L DATED JANUARY 3, 1993, THIS PROPERTY IS IN FLOOD HAZARD ZONE "C" (AREAS OF SPECIAL FLOODING).
- THE PORTION OF VIN RAMBLA DRIVE BETWEEN LOT 15, BLOCK 43 MONTECILLO UNIT ELEVEN REPLAT "B" AND LOT 1, BLOCK 44 MONTECILLO UNIT ELEVEN BEING CONVERTED TO A PRIVATE DRIVE FROM A PUBLIC RIGHT-OF-WAY AND RENAMED TO VIN RAMBLA DRIVE TO BE MAINTAINED BY THE DEVELOPER.

# MONTECILLO UNIT ELEVEN REPLAT "I"

BEING A REPLAT OF A PORTION OF VIN RAMBLA DRIVE RIGHTS-OF-WAYS, LOT 1, BLOCK 44, MONTECILLO UNIT ELEVEN AND LOT 19, BLOCK 43, MONTECILLO UNIT ELEVEN REPLAT "C" CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 2.8895 ACRES

THE PURPOSE OF THIS REPLAT IS TO VACATE A PORTION OF VIN RAMBLA DRIVE RIGHT-OF-WAYS BETWEEN LOT 19, BLOCK 43 MONTECILLO UNIT ELEVEN REPLAT "B" AND LOT 1, BLOCK 44 MONTECILLO UNIT ELEVEN AND CONVERT REMAINING VIN RAMBLA DRIVE TO A PRIVATE DRIVE.

### DEDICATION

(STATE OF TEXAS)  
COUNTY OF EL PASO

BEI MONTECILLO-DEVELOPMENT, LLC (PROPERTY OWNER) OF THIS LAND HEREBY DEDICATES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC, IF NOT PREVIOUSLY DEDICATED, UTILITY RIGHTS-OF-WAY FOR OVERHEAD SERVICE WIRE FOR POLICE, FIRE, UTILITIES AND BUILDING SERVICE WIRE, COUNTY AND CITY SERVICE FOR UNDERGROUND UTILITIES AND THE RIGHT TO INGRESS AND EGRESS FOR CONSTRUCTION AND SERVICE AND THE RIGHT TO OPEN AND MAINTAIN THESE AND SERVICE.

BEI MONTECILLO-DEVELOPMENT, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
BY ITS MANAGER: GUSTAVO MARTINEZ, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
By: \_\_\_\_\_ MANAGER

### 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 \_\_\_\_\_

### 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 \_\_\_\_\_

THIS PLAT REPRESENTS A SUBDIVISION MADE BY THE LOCAL GOVERNMENT OF EL PASO COUNTY, TEXAS AND IS IN COMPLIANCE WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE STATE OF TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

ARBITER ALVARADO, TX. REG. NO. 8225

**LEGEND**

- PROPERTY BOUNDARY
- SUBDIVISION BOUNDARY
- TRAILBLAZER LINE
- BOUNDARY OF R.O.W.
- EXISTING LINE
- ROUND CITY MONUMENT
- PROPOSED CITY MONUMENT
- ROUND MONUMENT BY DEVELOPER
- SET 1/2" PER 10' WITH SURVEY DATA NO. 75 4227
- ROUND 1/2" PER 10' WITH SURVEY DATA NO. 75 4227
- CLASSIC CHAINAGE MARK
- LOT NUMBER
- BLOCK NUMBER
- PROPERTY ADDRESS

**BRACK & MUSTILLO**  
EP-TX  
SURVEYORS & LAND SURVEYORS

417 EXECUTIVE CENTER  
EL PASO, TEXAS 79902  
(941) 912-4400  
FAX (941) 942-2967

WWW.BRACKMUSTILLO.COM  
1306 W. 11th St. P.O. Box 1307  
EL PASO, TEXAS 79902  
TEL: 941-912-4400  
FAX: 941-942-2967





## Mission

Deliver exceptional services to support a high quality of life and place for our community



## Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



## Values

Integrity, Respect, Excellence, Accountability, People