

OCOTILLO ESTATES

UNIT SIX

BEING A PORTION OF A. G. McMATH, SURVEY No. 298,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 21.103 ACRES

PRELIMINARY PLAT

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	64.00'	60.81'	32.92'	58.55'	N20°08'48"W
C2	31.50'	34.55'	19.24'	32.84'	S40°53'13"W
C3	31.50'	34.55'	19.24'	32.84'	S76°16'33"E
C4	450.00'	194.42'	98.75'	192.91'	S84°40'58"W
C5	450.00'	64.47'	32.29'	64.41'	N78°50'09"W
C6	31.50'	33.54'	18.56'	31.98'	N44°13'32"W
C7	33.50'	35.67'	19.74'	34.01'	S44°13'32"E
C8	33.50'	105.24'	24885.324.27'	67.00'	N15°16'05"E
C9	33.50'	35.67'	19.74'	34.01'	S74°45'42"W
C10	31.50'	33.54'	18.56'	31.98'	N74°45'42"E
C11	230.00'	309.98'	183.67'	287.05'	S46°39'38"W
C12	100.00'	139.48'	83.78'	128.44'	N45°18'45"E
C13	33.50'	105.24'	INFINITY	67.00'	N5°21'18"E
C14	33.50'	49.04'	30.10'	44.78'	S53°25'00"W
C15	41.50'	60.75'	37.29'	55.47'	N53°25'00"E
C16	150.00'	96.67'	50.08'	95.00'	S66°10'59"E
C17	31.50'	33.54'	18.56'	31.98'	N78°13'39"W
C18	33.50'	35.67'	19.74'	34.01'	S78°13'39"E
C19	33.50'	105.24'	INFINITY	67.00'	S42°16'44"W
C20	33.50'	35.67'	19.74'	34.01'	N17°12'53"W
C21	31.50'	33.54'	18.56'	31.98'	S17°12'53"E
C22	176.50'	113.74'	58.93'	111.79'	S66°10'59"E
C23	20.00'	21.30'	11.78'	20.31'	N78°13'39"W
C24	45.00'	47.92'	26.51'	45.69'	S78°13'39"E
C25	45.00'	108.19'	116.49'	83.95'	S21°09'27"W
C26	45.00'	33.18'	17.38'	32.43'	N68°50'33"W
C27	22.00'	69.12'	INFINITY	44.00'	S42°16'44"W
C28	22.00'	69.12'	INFINITY	44.00'	N42°16'44"E
C29	45.00'	47.92'	26.51'	45.69'	N17°12'53"W
C30	20.00'	21.30'	11.78'	20.31'	S17°12'53"E
C31	138.50'	89.26'	46.24'	87.72'	S66°10'59"E
C32	30.00'	43.92'	26.95'	40.10'	N53°25'00"W
C33	45.00'	65.88'	40.43'	60.15'	S53°25'00"W
C34	45.00'	89.36'	68.99'	75.38'	N27°45'31"W
C35	22.00'	69.12'	INFINITY	44.00'	N5°21'18"E
C36	22.00'	69.12'	INFINITY	44.00'	S5°21'18"W
C37	60.00'	68.72'	38.68'	65.02'	N62°32'37"E
C38	5.00'	7.08'	4.28'	6.50'	S54°47'21"W
C39	126.50'	156.86'	90.31'	147.00'	N49°44'48"E
C40	203.50'	62.23'	31.36'	61.99'	S76°30'35"W
C41	5.00'	9.36'	6.78'	8.05'	N31°02'16"W
C42	73.50'	80.43'	44.78'	76.48'	N53°55'11"E
C43	256.50'	157.39'	81.26'	154.93'	S67°41'29"W
C44	241.50'	166.56'	86.75'	163.28'	S34°25'10"W
C45	20.00'	27.55'	16.46'	25.42'	N54°07'12"E
C46	461.50'	164.76'	83.27'	163.89'	S83°21'05"W
C47	20.00'	23.46'	13.29'	22.13'	S73°16'46"E
C48	64.00'	8.58'	4.30'	8.58'	N43°31'26"W
C49	20.00'	11.86'	6.11'	11.69'	S55°18'57"W
C50	423.50'	243.64'	125.30'	240.30'	S84°47'13"W
C51	218.50'	174.07'	91.95'	169.50'	S39°48'58"W
C52	20.00'	33.45'	22.15'	29.69'	S30°55'19"E
C53	461.50'	33.07'	16.54'	33.07'	N76°47'06"W
C54	20.00'	21.30'	11.78'	20.31'	N74°45'42"E
C55	45.00'	47.92'	26.51'	45.69'	S74°45'42"W
C56	45.00'	77.40'	52.27'	68.20'	N25°27'33"W
C57	60.00'	85.30'	51.66'	78.29'	N64°32'27"E
C58	22.00'	69.11'	16408272.32'	44.00'	N15°16'05"E
C59	22.00'	69.12'	INFINITY	44.00'	S15°16'05"W
C60	60.00'	63.89'	35.35'	60.92'	S44°13'32"E
C61	5.00'	5.32'	2.95'	5.08'	N44°13'32"W

NOTES:

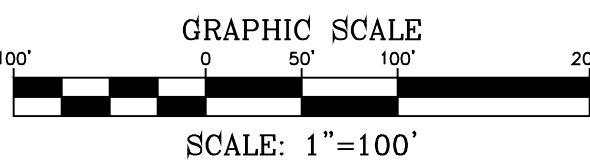
- WATER AND SEWER SERVICES WILL BE EXTENDED TO THIS SUBDIVISION (OCOTILLO ESTATES UNIT SIX) FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES AND WILL BE CONSTRUCTED AND OPERABLE AS OF.
- THE INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED 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 _____
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
INSTRUMENT No. _____ DATE _____
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT No. _____ DATE _____
- LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROADWAYS AND UTILITIES.
- 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 SUBDIVISION. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- SET 1/2" REBAR WITH CAP MARKED TX 5152 AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
- AS PER CHAPTER 19.24 - MOUNTAIN DEVELOPMENT AREA (MDA) STANDARDS, 19.24.030 - DEVELOPMENT STANDARDS (c) FIRE PROTECTION. ALL LOTS SHALL BE SUPPLIED WITH ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS CAPABLE OF SUSTAINING A FLOW RATE AS FOLLOWS (AS EVIDENCED BY FLOW TESTS), AND SPACED AT INTERVALS OF NOT MORE THAN FIVE HUNDRED FEET.

LINE TABLE

LINE	LENGTH	BEARING
L1	2.61	N72°18'20"E
L2	7.01	N72°18'20"E
L3	49.65	S74°43'55"E
L4	49.65	N74°43'55"W
L5	11.23	S5°21'18"W
L6	48.08	N84°38'42"W
L7	16.43	S60°52'21"E
L8	8.57	N47°43'16"W
L9	39.72	S47°43'16"E
L10	39.72	S47°43'16"E
L11	8.57	N47°43'16"W
L12	15.00	S42°16'44"W
L13	10.00	N0°02'11"E
L14	8.57	N47°43'16"W
L15	1.06	N72°18'20"E
L16	15.00	S66°11'10"E

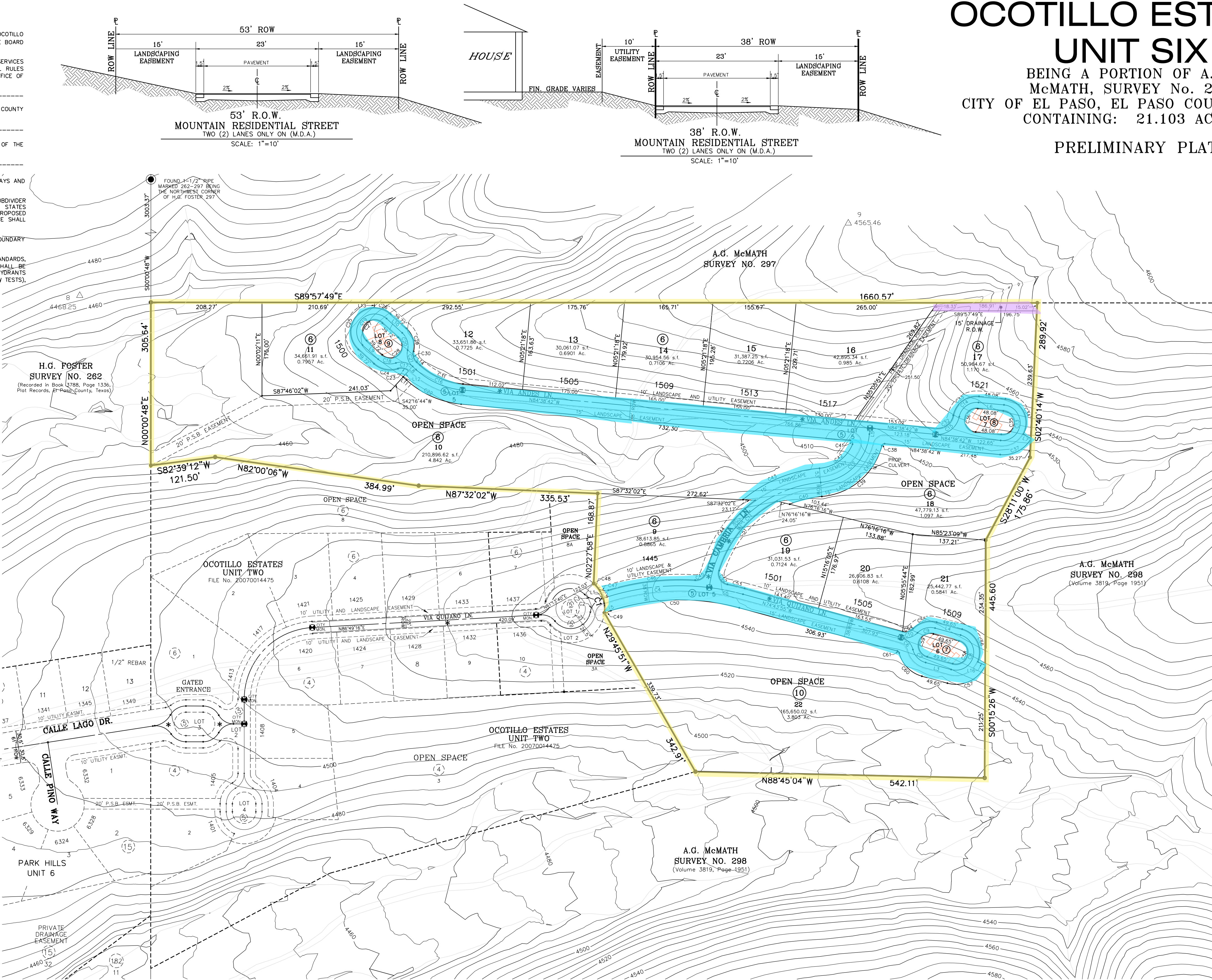
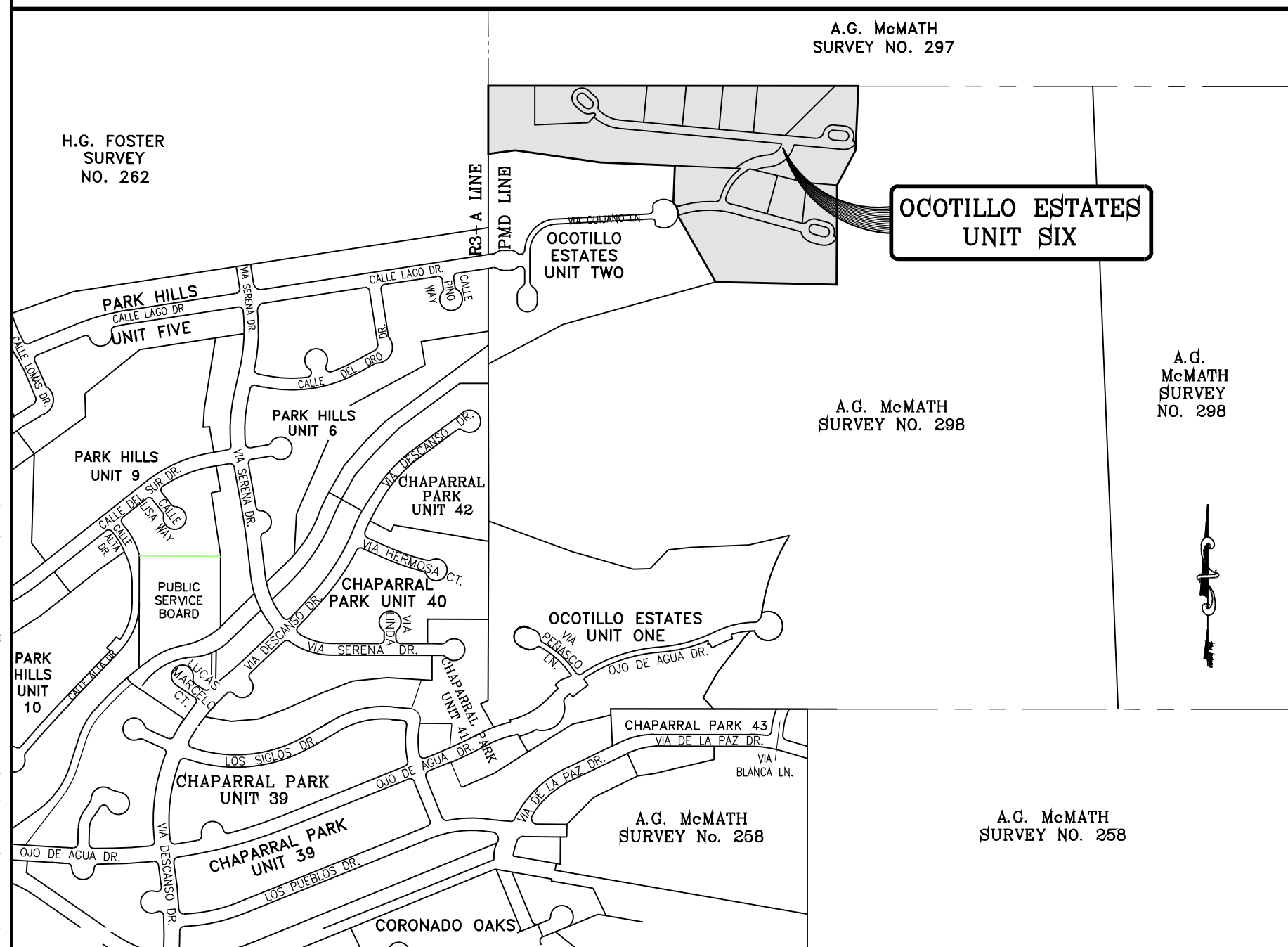
CONDE INC.
6080 SURETY DR. SUITE 100
ENC. - YVONNE CONDE CURRY
SURVEYOR - RON R. CONDE
EL PASO, TEXAS 79905
PHONE # (915) 692-0283

OWNER, DEVELOPER
EP PARK HILLS II, LTD.
6080 SURETY DR. SUITE 300
EL PASO, TEXAS 79905
PHONE # (915) 692-0290



1" = 600'

LOCATION MAP



PMD REQUIREMENTS

	CODE (ALLOWED)	PROVIDED
BUILDABLE AREA	65%	53.84%
OPEN AREA	35%	46.16%
NUMBER OF LOTS	84	11
DENSITY ALLOWED	4 Units/Acre	
DENSITY PROVIDED	1.91 Units/Acre	

AVERAGE CROSS SLOPE = 18.33%

* ALL STREETS ARE PRIVATE STREETS AND UTILITY EASEMENTS.

SCHOOL DISTRICT

EL PASO INDEPENDENT SCHOOL DISTRICT
6531 BOEING DRIVE

TOTAL RESIDENTIAL LOTS

11

PROPOSED CITY MONUMENT

DATE OF PREPARATION: MAY 20, 2025

