

MAP

FILE NUMBER: 20240016136

**DESCRIPTION: MONTECILLO UNIT
SEVEN**

DATE: 03/07/2024

AMOUNT: \$87.50

DEPUTY: Leslie Mendez

SIGNATURE: Leslie Mendez

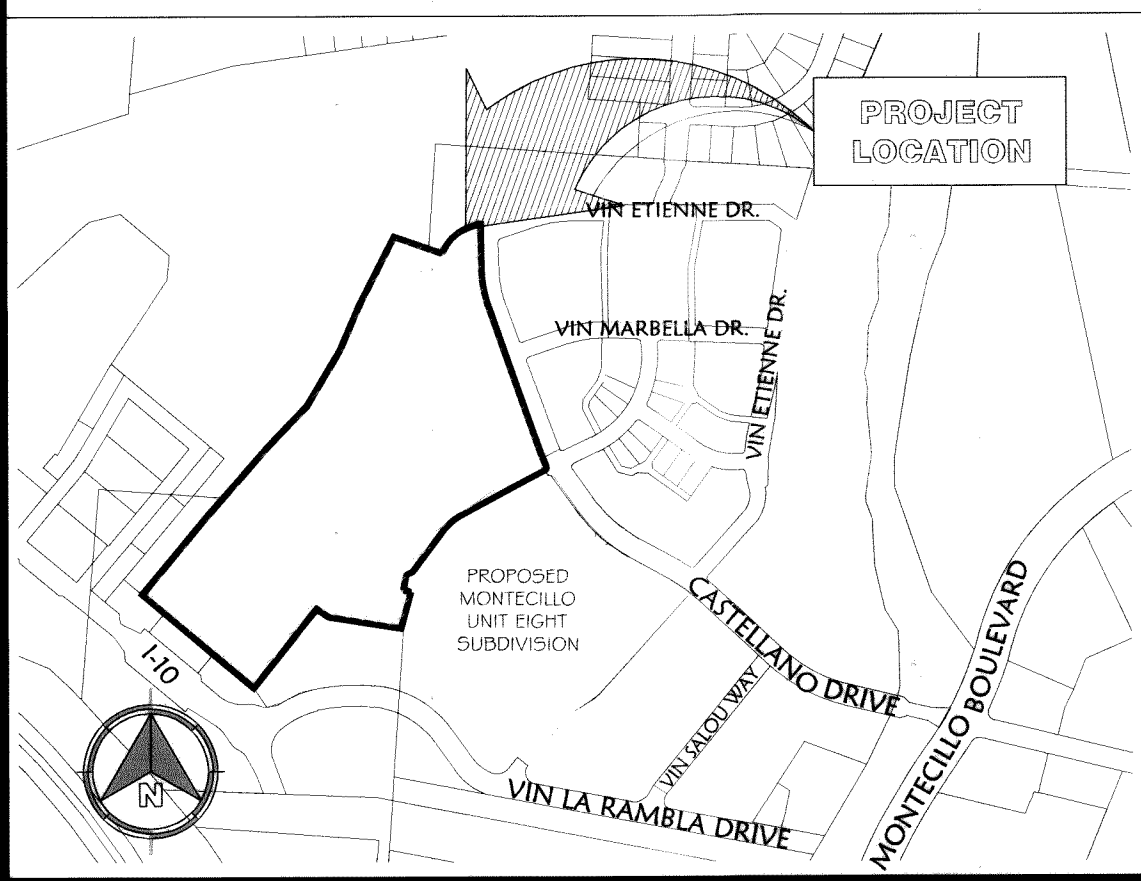
Doc# 20240016136
#Pages 1 #IFPages 1
3/7/2024 2:41:36 PM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$70.00

I hereby certify that this instrument was filed on the date and time stamped
hereon by me and was duly recorded by document number in the Recording
Division of Real Property in El Paso County.



EL PASO COUNTY, TEXAS

VICINITY MAP SCALE: 1"=600'



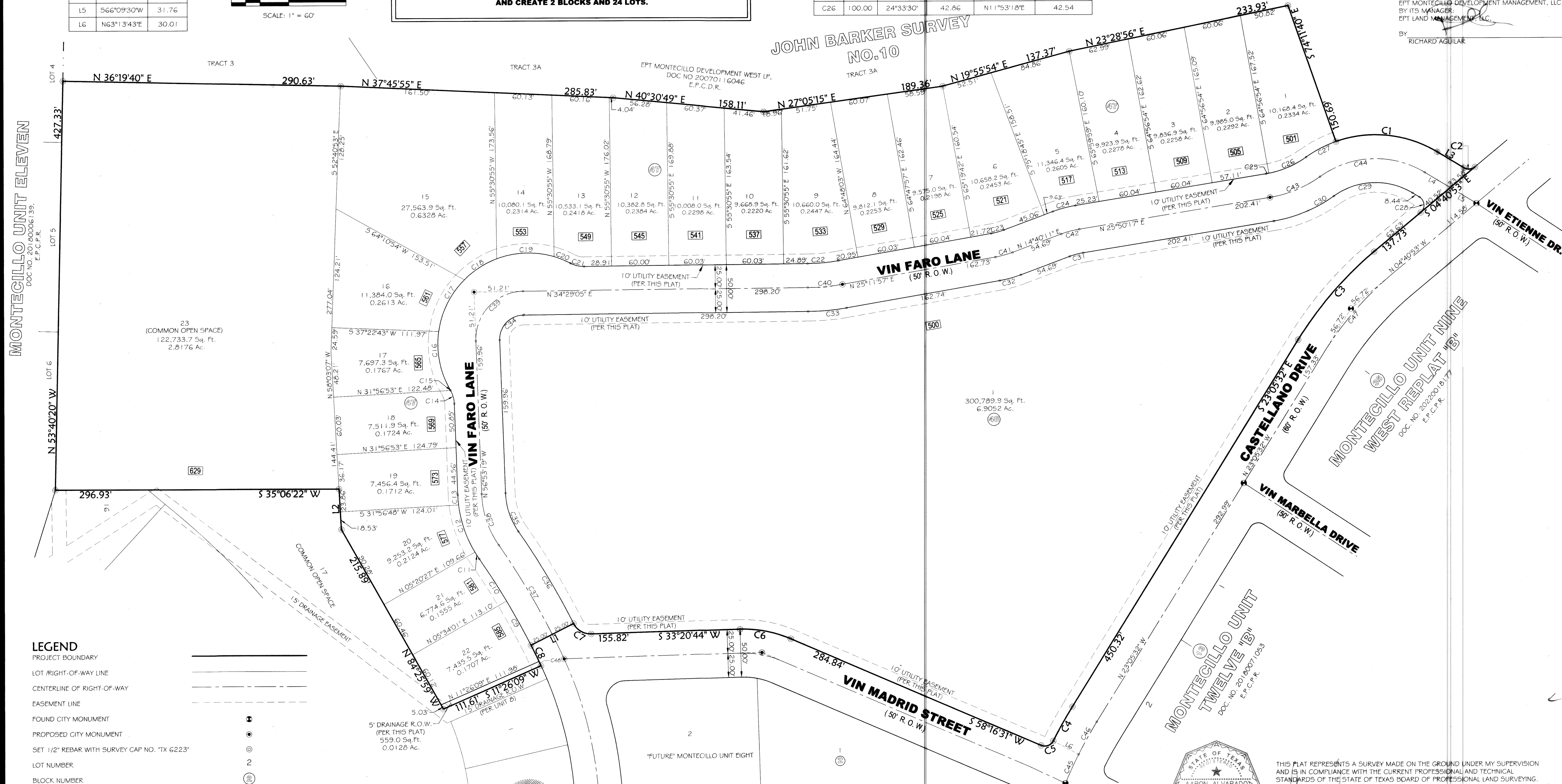
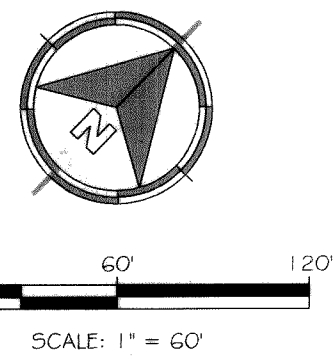
PLAT NOTES AND RESTRICTIONS:

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO MONTECILLO UNIT SEVEN, 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 RECORD 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.
- 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 RECORDS SECTION.
- MONTECILLO DEVELOPMENT AREA DECLARATION (TOWNHOMES) FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
- UNITED STATES POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.
- 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, 1996, THIS PROPERTY IS IN FLOOD HAZARD ZONE "C" (AREAS OF MINIMAL FLOODING).
- THE COMMON OPEN SPACES SHOWN HEREON WILL BE OWNED & MAINTAINED BY THE OWNERS ASSOCIATION.

THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE A PORTION OF LOT 6, BLOCK 2 AND CREATE 2 BLOCKS AND 24 LOTS.

CURVE TABLE					CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	125.00	50°22'40"	109.91	S40°59'09"W	106.40	C27	125.00	16°11'15"	35.32	S07°42'11"W	35.20
C2	10.00	70°50'23"	12.36	N30°44'18"E	11.59	C28	10.00	109°09'37"	19.05	N59°15'42"W	16.30
C3	360.00	18°24'39"	122.11	S13°53'13"E	121.58	C29	75.00	66°32'57"	87.11	S32°53'01"W	82.30
C4	480.00	4°53'21"	40.96	S25°32'13"E	40.95	C30	150.00	26°41'07"	68.69	N12°43'39"E	68.09
C5	10.00	86°15'24"	15.05	N15°08'49"E	13.67	C31	75.00	111°00'06"	14.62	S20°15'14"W	14.60
C6	125.00	24°59'46"	54.39	S45°48'39"W	53.96	C32	125.00	10°31'46"	22.97	N19°56'04"E	22.94
C7	20.00	64°53'06"	22.65	N65°47'17"E	21.46	C33	250.00	9°17'17"	40.53	N29°50'26"E	40.48
C8	775.00	1°49'16"	23.73	N80°55'33"W	23.73	C34	25.00	91°22'23"	39.87	S11°12'07"E	35.78
C9	775.00	3°54'36"	52.89	N83°45'29"W	52.88	C35	75.00	32°43'26"	42.84	S73°15'02"E	42.26
C10	775.00	3°53'58"	52.75	N87°39'46"W	52.73	C36	825.00	7°48'48"	112.50	N85°42'21"W	112.42
C11	125.00	3°47'11"	8.26	S87°43'09"E	8.26	C37	800.00	7°48'41"	109.07	N85°42'24"W	108.98
C12	125.00	24°07'49"	52.64	N85°06'28"W	52.26	C38	100.00	32°43'26"	57.11	S73°15'02"E	56.34
C13	125.00	4°48'26"	10.49	S59°17'32"E	10.48	C39	50.00	91°24'18"	79.77	S11°13'04"E	71.57
C14	30.00	28°05'50"	14.71	N70°56'14"W	14.56	C40	225.00	9°17'17"	36.47	N29°50'26"E	36.43
C15	30.00	0°14'37"	0.13	N85°06'28"W	0.13	C41	100.00	10°31'46"	18.38	N19°56'04"E	18.35
C16	95.00	38°27'35"	63.77	S65°59'59"E	62.58	C42	100.00	111°00'06"	19.49	S20°15'14"W	19.46
C17	95.00	37°03'12"	61.44	S28°14'35"E	60.37	C43	125.00	26°14'10"	57.24	N12°43'39"E	56.74
C18	95.00	24°30'57"	40.65	S02°32'29"W	40.34	C44	100.00	66°32'57"	116.15	S32°53'01"W	109.73
C19	95.00	36°50'49"	61.09	S33°11'32"W	60.05	C45	450.00	4°12'39"	33.07	S30°10'03"E	33.07
C20	95.00	11°06'01"	18.41	S57°11'47"W	18.38	C46	450.00	4°56'11"	39.03	S25°13'38"E	39.02
C21	30.00	28°15'43"	14.80	N48°36'56"E	14.65	C47	350.00	18°24'39"	112.47	S13°53'13"E	111.98
C22	200.00	9°17'17"	32.42	N29°50'26"E	32.39	C48	775.00	0°22'11"	5.00	N80°14'00"W	5.00
C23	75.00	10°31'46"	13.78	N19°56'04"E	13.76						
C24	125.00	11°10'06"	24.37	S20°15'14"W	24.33						
C25	100.00	1°40'39"	2.93	N25°00'23"E	2.93						
C26	100.00	24°33'30"	42.86	N11°53'18"E	42.54						

LINE #	BEARING	DISTANCE
L1	N08°15'43"E	50.00
L2	S58°03'07"E	42.39
L3	S66°09'30"W	32.73
L4	S66°09'30"W	31.19
L5	S66°09'30"W	31.76
L6	N63°13'43"E	30.01



- 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

BROCK & BUSTILLOS INC.
 CONSULTING CIVIL ENGINEERS
 LAND SURVEYORS
 TBP# REG. NO. F-737
 TBP#S REG. NO. 101314-00
 417 EXECUTIVE CENTER
 EL PASO, TEXAS 79902
 www.brockbustillos.com
 PH 915.542.4900
 FAX 915.542.3867



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
 01/30/24
 AARON ALVARADO, TX, R.P.L.S. NO. 6223

DEDICATION

STATE OF TEXAS
 COUNTY OF EL PASO
 EPT MESA DEVELOPMENT, LP, EPT MONTECILLO DEVELOPMENT WEST, LP, AND MONTECILLO 7 AND 9, LLC, PROPERTY OWNERS OF THIS LAND, HEREBY PRESENTS THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC, IF NOT PREVIOUSLY DEDICATED, VIN FARO LANE, DRAINAGE R.O.W. AND 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.
 RICHARD AGUILAR, MANAGER

ACKNOWLEDGMENT

STATE OF TEXAS
 COUNTY OF EL PASO
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30TH DAY OF January, 2024, BY Daniel A. Parron
 Daniel A. Parron
 05/07/2027
 MY COMMISSION EXPIRES
 DANIEL A. PARRON
 My Notary ID # 130238517
 Expires May 27, 2027

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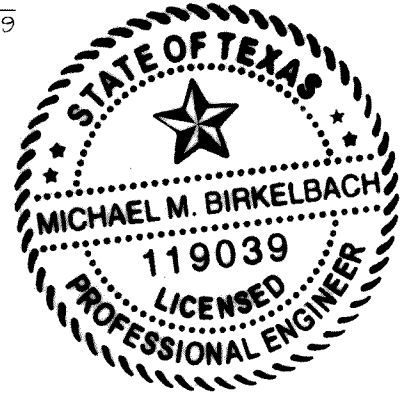
CITY PLAN COMMISSION

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
 4th DAY OF May, 2023 A.D.
 Executive Secretary: Philip Elvine
 Planning and Inspections Director: Philip Elvine
 APPROVED FOR FILING THIS 4th DAY OF May, 2023 A.D.

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS
 THIS 07 DAY OF March, 2024, A.D., IN FILE NO. 202400102130
 County Clerk: Leslie Mendez
 FOR RECORDING PURPOSES ONLY

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



Michael M. Birkelbach
 01/30/24
 MICHAEL M. BIRKELBACH, TX, P.E. NO. 119039
 TEXAS BUSINESS NO. F-20117

DATE OF PREPARATION: OCTOBER 2022