

MAP

FILE NUMBER: 20240016140

DESCRIPTION: MONTECILLO UNIT 8

DATE: 03/07/2024

AMOUNT: \$87.50

DEPUTY: MAYRA MENDOZA

SIGNATURE: Mayra A. Mendoza

Doc# 20240016140
#Pages 1 #FPages 1
3/7/2024 2:44:11 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.



Delia Briones

EL PASO COUNTY, TEXAS

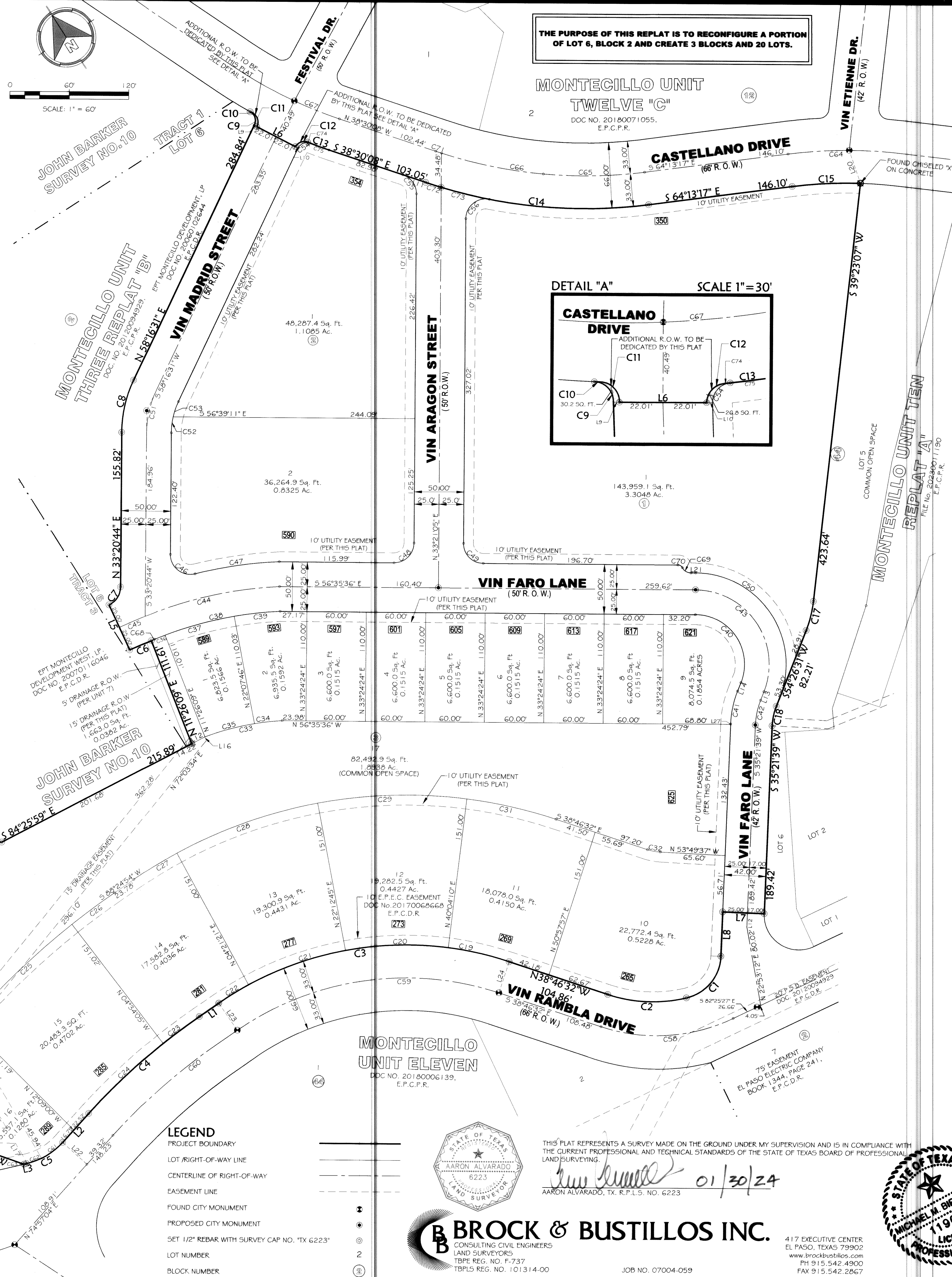
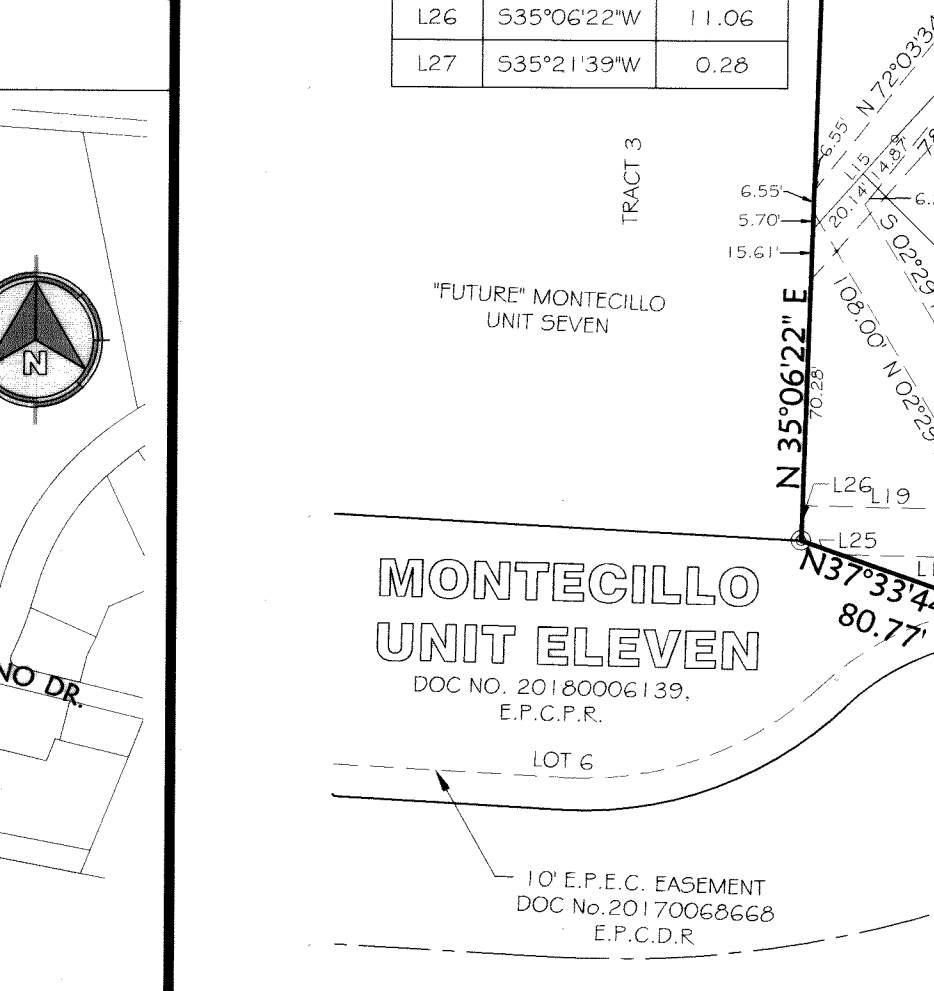
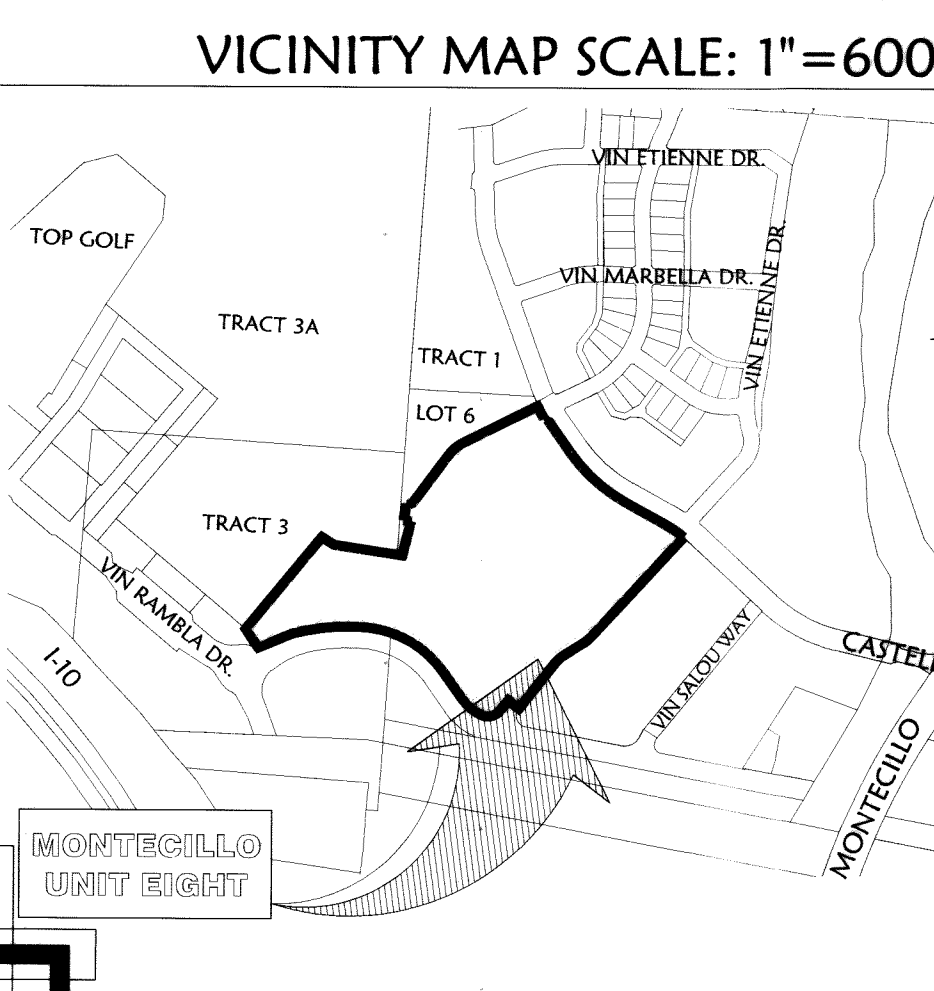
CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
C1	45.00	74°29'25"	58.50	N72°36'22"E	54.47
C2	147.00	31°22'23"	80.49	S54°27'44"E	79.49
C3	333.00	52°48'34"	306.93	N65°10'49"W	296.18
C4	633.00	13°27'50"	148.75	S61°40'59"W	148.41
C5	70.00	35°18'17"	43.13	S67°23'46"E	42.45
C6	775.00	1°45'16"	23.73	N60°55'33"W	23.73
C7	20.00	64°53'06"	22.65	N65°47'17"E	21.46
C8	125.00	24°55'46"	54.39	S45°48'38"W	53.96
C9	10.00	86°15'24"	15.05	N15°08'49"E	13.67
C10	460.00	0°21'15"	2.97	S28°09'31"E	2.97
C11	10.00	89°51'40"	15.68	N16°35'42"E	14.12
C12	10.00	82°40'48"	14.43	N77°08'04"W	13.21
C13	463.00	2°42'29"	22.83	S37°08'54"E	22.83
C14	508.00	25°43'09"	228.03	S51°21'42"E	226.12
C15	442.00	8°57'32"	69.11	N59°44'31"W	69.04
C16	60.00	19°04'52"	19.96	S44°54'05"W	19.89
C17	333.00	10°52'15"	63.18	N44°12'40"W	63.09
C18	333.00	17°55'23"	104.17	N58°36'29"W	103.74
C19	333.00	17°56'39"	104.29	N76°32'30"W	103.86
C20	333.00	6°04'17"	35.29	N88°32'58"W	35.27
C21	633.00	4°07'43"	45.61	S86°21'02"W	45.60
C22	633.00	9°20'07"	103.14	S79°37'07"W	103.02
C23	784.00	9°33'21"	130.76	S79°43'45"W	130.61
C24	784.00	3°54'29"	53.47	S86°27'40"W	53.46
C25	484.00	6°01'50"	50.94	N88°34'11"W	50.92
C26	484.00	17°55'01"	151.35	N76°35'46"W	150.74
C27	484.00	17°54'09"	151.23	N58°41'11"W	150.61
C28	484.00	10°57'34"	92.58	N44°15'19"W	92.44
C29	50.00	15°03'04"	13.13	S46°18'05"E	13.10
C30	265.00	17°17'56"	80.01	N68°52'46"W	79.71
C31	265.00	6°06'23"	26.24	N63°17'00"W	26.23
C32	335.00	11°11'33"	51.77	N71°55'58"W	51.68
C33	375.00	1°43'05"	11.24	N78°41'30"W	11.24
C34	375.00	11°02'46"	72.30	N72°18'34"W	72.18
C35	375.00	18°10'56"	119.00	N68°44'29"W	118.50
C36	375.00	7°08'10"	46.71	N63°13'06"W	46.68

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C40	50.00	111°02'07"	96.30	N01°04'32"W	82.43
C41	102.00	19°04'52"	33.97	S44°54'05"W	33.81
C42	77.00	19°04'52"	25.64	S44°54'05"W	25.52
C43	75.00	111°02'07"	145.34	N01°04'32"W	123.65
C44	400.00	20°00'16"	139.66	N69°33'19"W	138.95
C45	800.00	2°02'01"	28.40	N68°04'03"W	28.39
C46	20.00	104°24'02"	36.44	S18°51'17"E	31.61
C47	425.00	11°35'24"	85.97	N65°15'35"W	85.82
C48	19.99	90°06'04"	31.44	N68°04'03"W	28.30
C49	20.00	89°56'40"	31.40	S11°37'16"E	28.27
C50	92.00	111°02'07"	178.29	N01°04'32"W	151.67
C51	100.00	24°55'46"	43.51	S45°48'38"W	43.17
C52	75.00	17°28'36"	16.33	S39°34'29"W	16.30
C53	75.00	12°27'44"	16.31	S52°02'39"W	16.28
C54	10.00	85°34'42"	14.94	N78°56'08"W	13.59
C55	20.00	71°50'52"	25.08	N02°34'21"W	23.47
C56	20.00	100°38'40"	35.13	S63°40'25"W	30.79
C57	180.00	43°38'55"	137.13	S60°36'00"E	133.83
C58	300.00	52°48'34"	276.51	N65°10'49"W	266.82
C59	600.00	13°27'50"	140.99	S61°40'59"W	140.67
C60	70.00	21°53'08"	26.74	S65°53'38"W	26.58
C61	70.00	12°30'57"	15.29	N76°54'20"W	15.26
C62	70.00	0°54'12"	1.10	N70°11'45"W	1.10
C63	475.00	7°27'55"	61.89	N60°29'19"W	61.85
C64	475.00	12°20'58"	102.36	S58°02'48"E	102.18
C65	475.00	12°41'04"	105.16	S45°31'47"E	104.94
C66	450.00	6°13'45"	48.92	S35°23'16"E	48.90
C67	775.00	0°16'40"	3.76	N79°54'35"W	3.76
C68	10.00	62°10'55"	10.85	S25°30'09"E	10.33
C69	5.00	62°10'55"	5.43	N25°30'09"W	5.16
C70	475.00	0°41'07"	5.68	S38°50'41"E	5.68
C71	475.00	1°51'08"	16.42	S39°25'42"E	16.42
C72	508.00	5°38'59"	50.09	S43°10'46"E	50.07
C73	483.00	0°21'08"	2.97	S35°58'14"E	2.97
C74	483.00	2°21'20"	19.86	S37°19'28"E	19.86

PLAT NOTES AND RESTRICTIONS:

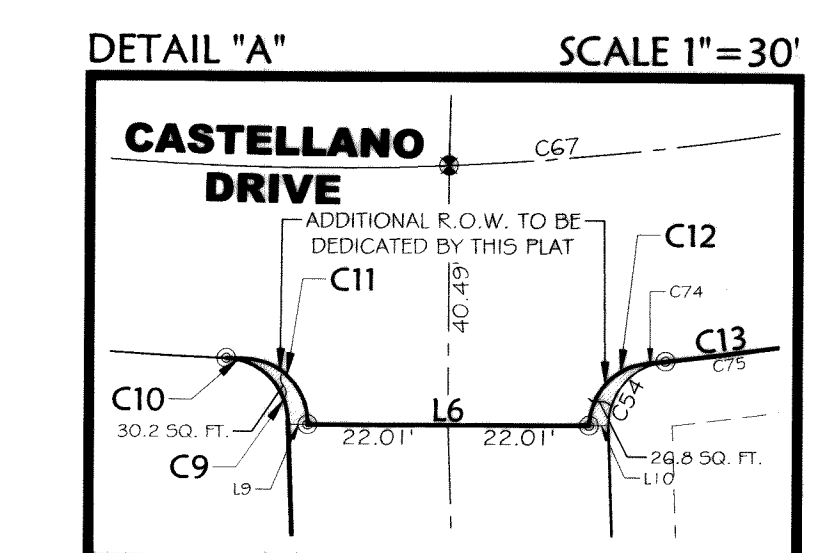
- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO MONTECILLO UNIT EIGHT, BY THE EL PASO WATER UTILITIES (PUBLIC SERVICE BOARD) IN ACCORDANCE WITH THEIR REGULATIONS AND WITH SECTION 16.343 OF THE TEXAS WATER CODE. WATER AND SEWER SERVICE WILL BE EXTENDED TO THE SUBDIVISION FROM EXISTING 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 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 PLAN REFLECTING THE REGULATING PLAN MUST BE APPROVED AND RECORDED.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48021-40027C, DATED JANUARY 3, 1997 AND COMMUNITY PANEL NO. 48021-40027C, DATED FEBRUARY 5, 1996, THIS PROPERTY IS IN FLOOD HAZARD ZONE "C" (AREAS OF MINIMAL FLOODING).
- THE COMMON OPEN SPACES SHOWN HERON WILL BE OWNED & MAINTAINED BY THE OWNERS ASSOCIATION.
- ALL STORM WATER RUNOFF DISCHARGE SHALL BE RETAINED WITHIN THIS SUBDIVISIONS LIMIT IN COMPLIANCE WITH PROVISION OF (DSC PANEL 1-4C), 19.190.10A AND DDM 11.1.

LINE #	BEARING	DISTANCE
L1	S88°24'54"W	23.78
L2	S74°57'04"W	39.31
L3	N69°44'40"W	2.41
L4	S58°03'07"E	42.39
L5	N08°15'43"E	50.00
L6	N29°47'52"W	44.01
L7	N54°38'21"W	42.00
L8	S35°21'39"W	44.69
L9	N29°47'52"W	3.01
L10	N29°47'52"W	3.01
L11	S38°30'17"E	24.29
L12	S65°04'47"E	15.10
L13	S54°26'31"W	9.25
L14	S54°26'31"W	9.25
L15	S74°57'04"W	36.24
L16	S11°26'09"W	3.98
L17	N02°29'19"E	23.67
L18	S55°30'31"E	55.53
L19	S55°30'31"E	58.22
L20	N14°04'54"E	35.09
L21	S56°35'36"E	4.70
L22	S15°02'56"E	33.00
L23	S01°35'06"E	33.00
L24	S51°13'28"W	33.00
L25	S37°33'44"E	12.80
L26	S35°06'22"W	11.06
L27	S35°21'39"W	0.26



THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE A PORTION OF LOT 6, BLOCK 2 AND CREATE 3 BLOCKS AND 20 LOTS.

MONTECILLO UNIT TWELVE "C" DOC NO. 20160071055, E.P.C.P.R.



MONTECILLO UNIT EIGHT

BEING A REPLAT OF A PORTION OF LOT 6 BLOCK 2, MONTECILLO UNIT THREE REPLAT B, A PORTION OF VIN FARO LANE RIGHTS-OF-WAY, MONTECILLO UNIT TEN AND A PORTION OF TRACT 3, JOHN BARKER SURVEY NO. 10, CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 13.5450 ACRES±

DEDICATION

STATE OF TEXAS)
COUNTY OF EL PASO)

EPT MESA DEVELOPMENT, LP, EPT MONTECILLO DEVELOPMENT WEST, LP, AND EPT MONTECILLO 7 AND 8, LLC, PROPERTY OWNERS OF THIS LAND, HEREBY PRESENTS THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC, IF NOT PREVIOUSLY DEDICATED, VIN MADRID STREET, VIN ARAGON STREET, VIN FARO LANE, DRAINAGE EASEMENTS, 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.

BY: 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. Parra

Daniel A. Parra
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 05/27/2027

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

BY: 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. Parra

Daniel A. Parra
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 05/27/2027

EPT MONTECILLO 7 AND 8, LLC
BY ITS MANAGER:
EPT LAND MANAGEMENT, LLC.

BY: 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. Parra

Daniel A. Parra
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 05/27/2027

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.

Philp Olive CHAIRMAN
Alfred Boyd EXECUTIVE SECRETARY

APPROVED FOR FILING THIS 4th DAY OF May, 2023 A.D.

Philp Olive
PLANNING AND INSPECTIONS DIRECTOR

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS THIS

DAY OF March, 2024 A.D., IN FILE NO. 20240016140

Dania Briones COUNTY CLERK
Mavra A. Mendoza BY DEPUTY

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

Michael M. Birkelbach 1/31/2024
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 01/30/24
AARON ALVARADO, TX R.P.L.S. NO. 6223

B BROCK & BUSTILLOS INC.
CONSULTING CIVIL ENGINEERS
LAND SURVEYORS
TBP REG. NO. F-737
TBPLS REG. NO. 101314-00

417 EXECUTIVE CENTER
EL PASO, TEXAS 79902
www.brockandbustillos.com
PH 915.542.4900
FAX 915.542.2867

STATE OF TEXAS
MICHAEL M. BIRKELBACH
119039
LICENSED PROFESSIONAL ENGINEER

DATE OF PREPARATION: OCTOBER 2022

Jan 30, 2024, 2:25pm
S:\2023\2027004 - EPT LAND COMMUNITIES AND MONTECILLO UNIT 8 SUBDIVISION\2024-05-29 CS07004-059 CS07004-059 MONTECILLO UNIT 8 PRELIM PLAT-20230419.dwg