

LINE TABLE			
LINE #	BEARING	DISTANCE	
L1	N61°31'32"E	47.20	
L2	S28°28'26"E	25.00	
L3	S77°53'52"E	45.01	
L4	N59°04'18"E	20.18	
L5	S89°06'59"E	33.99	
L6	N85°05'54"E	16.70	
L7	N12°27'47"W	36.32	
L8	N39°23'07"E	38.57	
L9	N50°36'53"W	25.00	
L10	N50°36'53"W	25.00	

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	325.00	3°22'57"	19.19	N60°21'08"E	19.18
C2	235.00	19°21'21"	79.39	S85°13'26"E	79.01
C3	10.00	84°47'03"	14.80	S52°30'35"E	13.48
C4	375.00	8°10'54"	53.55	S14°12'30"E	53.50
C5	75.00	57°41'04"	75.51	S10°32'35"W	72.36
C6	10.00	80°27'51"	14.04	S79°37'02"W	12.92
C7	508.00	4°04'14"	36.09	N62°11'10"W	36.08
C8	442.00	25°43'09"	198.41	N51°21'42"W	196.74
C9	417.00	0°52'00"	6.31	S38°04'08"E	6.31
C10	10.00	99°09'40"	17.31	N11°56'42"E	15.23
C11	442.00	4°27'43"	34.42	S40°43'59"E	34.41
C12	442.00	21°15'26"	163.99	S53°35'34"E	163.05

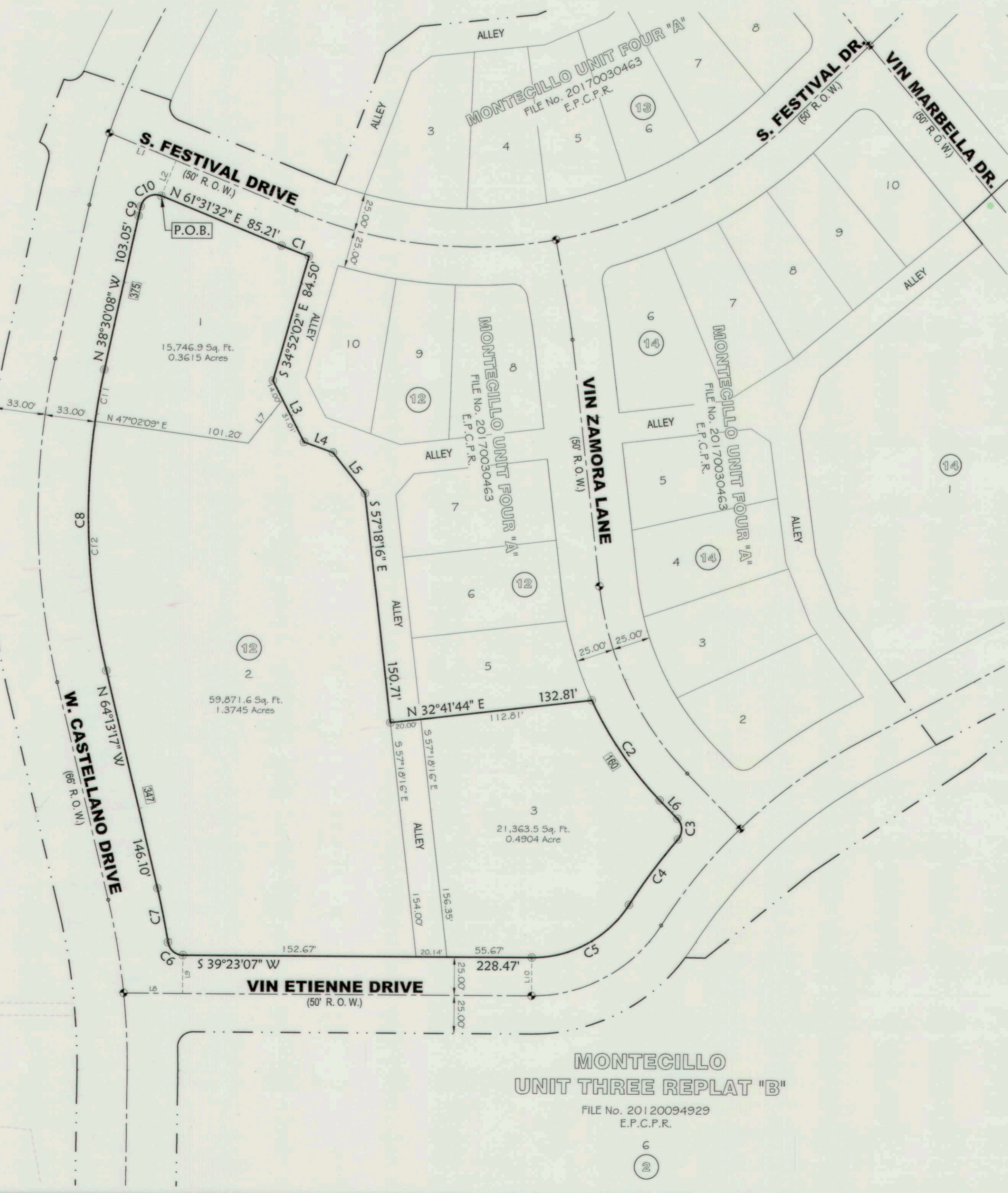
LEGEND	
PROJECT BOUNDARY	—————
SUBDIVISION BOUNDARY	- - - - -
TRACT/LOT LINE	—————
CENTERLINE OF R.O.W.	—————
EASEMENT LINE	—————
SET 1/2" REBAR W/ SURVEY CAP NO. "TX 6223"	⊙
EXISTING CITY OF EL PASO MONUMENT	⊙
PROPOSED CITY OF EL PASO MONUMENT	⊙
LOT NUMBER	1
BLOCK NUMBER	12

PLAT NOTES AND RESTRICTIONS:

- WATER AND SEWER SERVICES HAVE BEEN EXTENDED TO THIS SUBDIVISION (MONTECILLO UNIT TWELVE "C") FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES.
- 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.
- 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.
- MONTECILLO NOTICE OF ANNEXATION UNIT TWELVE "C" FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
- THE AGREEMENT REGARDING CUSTOM LIGHTING FOR MONTECILLO UNIT TWELVE "C" PER SECTION 19.16.030.E IS FILED AS INSTRUMENT NO. 2018005567 DATE 07/18/2018.
- 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.).
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 460214-0027D, DATED JANUARY 3, 1997, THIS PROPERTY IS IN FLOOD HAZARD ZONE "C" (AREAS OF MINIMAL FLOODING).
- THE BENCHMARK USED FOR THIS SUBDIVISION IS AN EXISTING CITY MONUMENT LOCATED AT THE INTERSECTION OF FESTIVAL DRIVE AND NEW ORLEANS DRIVE. THIS CITY MONUMENT BENCHMARK HAS AN ELEVATION OF 4137.81 FEET BASED ON THE CITY OF EL PASO VERTICAL DATUM.
- THE REASON FOR THIS REPLAT IS TO CREATE NEW LOTS WITHIN THE REPLATTED PORTION OF LOT 6, BLOCK 2, MONTECILLO UNIT THREE, REPLAT "B" THAT WAS EXCLUDED FROM MONTECILLO UNIT FOUR "A", BLOCK 12.

MONTECILLO UNIT THREE REPLAT "B"
 FILE No. 20120094929
 E.P.C.P.R.
 PORTION OF LOT 6

MONTECILLO UNIT THREE REPLAT "B"
 FILE No. 20120094929
 E.P.C.P.R.
 PORTION OF LOT 6



MONTECILLO UNIT THREE REPLAT "B"
 FILE No. 20120094929
 E.P.C.P.R.

MONTECILLO UNIT TWELVE "C"

BEING A REPLAT OF A PORTION OF LOT 6, BLOCK 2, MONTECILLO UNIT THREE, REPLAT "B", CITY OF EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 2.2976 ACRE

DEDICATION

STATE OF TEXAS)
 COUNTY OF EL PASO)
 EPT MESA DEVELOPMENT, LP, PROPERTY OWNER OF THIS LAND, HEREBY PRESENTS THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC, ALLEY, 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 *[Signature]* MANAGER
 RICHARD AGUILAR

ACKNOWLEDGMENT

STATE OF TEXAS)
 COUNTY OF EL PASO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF August, 2018, BY Richard Aguilar
[Signature]
 NOTARY PUBLIC, STATE OF TEXAS
 03/27/2019
 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

23 DAY OF AUGUST, 2018 A.D.
[Signature] EXECUTIVE SECRETARY
[Signature] CHAIRMAN
 APPROVED FOR FILING THIS 13 DAY OF SEPTEMBER, 2018 A.D.
[Signature]
 PLANNING AND INSPECTIONS DIRECTOR

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS THIS 13th DAY OF September, 2018, A.D., IN FILE NO. 20180671055

[Signature]
 FOR RECORDING PURPOSES ONLY
 COUNTY CLERK

[Signature]
 BY DEPUTY

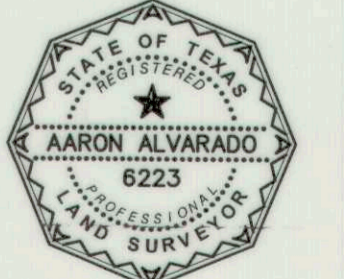
THE SUBDIVISION IMPROVEMENT PLANS WERE PREPARED BY AND UNDER THE SUPERVISION OF A TEXAS LICENSED PROFESSIONAL ENGINEER.

[Signature]
 SALVADOR NUÑEZ, TX P.E. NO. 66323
SPECTRUM ENGINEERING
 CIVIL - STRUCTURAL - CONSULTING
 7100 WESTWIND DR, SUITE 270
 EL PASO, TEXAS 79912
 PH. 915.585.8011
 FAX 915.585.2255
 TBPE REG. NO. F-5386



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.

[Signature] 08/27/18
 AARON ALVARADO, TX, R.P.L.S., NO. 6223



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

417 EXECUTIVE CENTER
 EL PASO, TEXAS 79902
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 PH 915.542.4900
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Aug 29, 2018 - 11:02am jmanokin 5:\Projects\2018\7004-02-1- MONTECILLO UNIT 12.C FINAL PLAT.dwg

DATE OF PREPARATION: AUGUST 2018