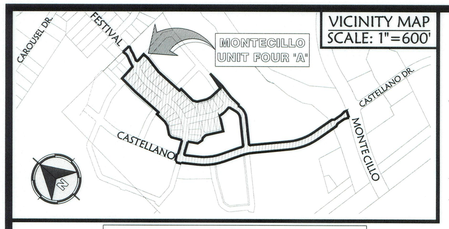
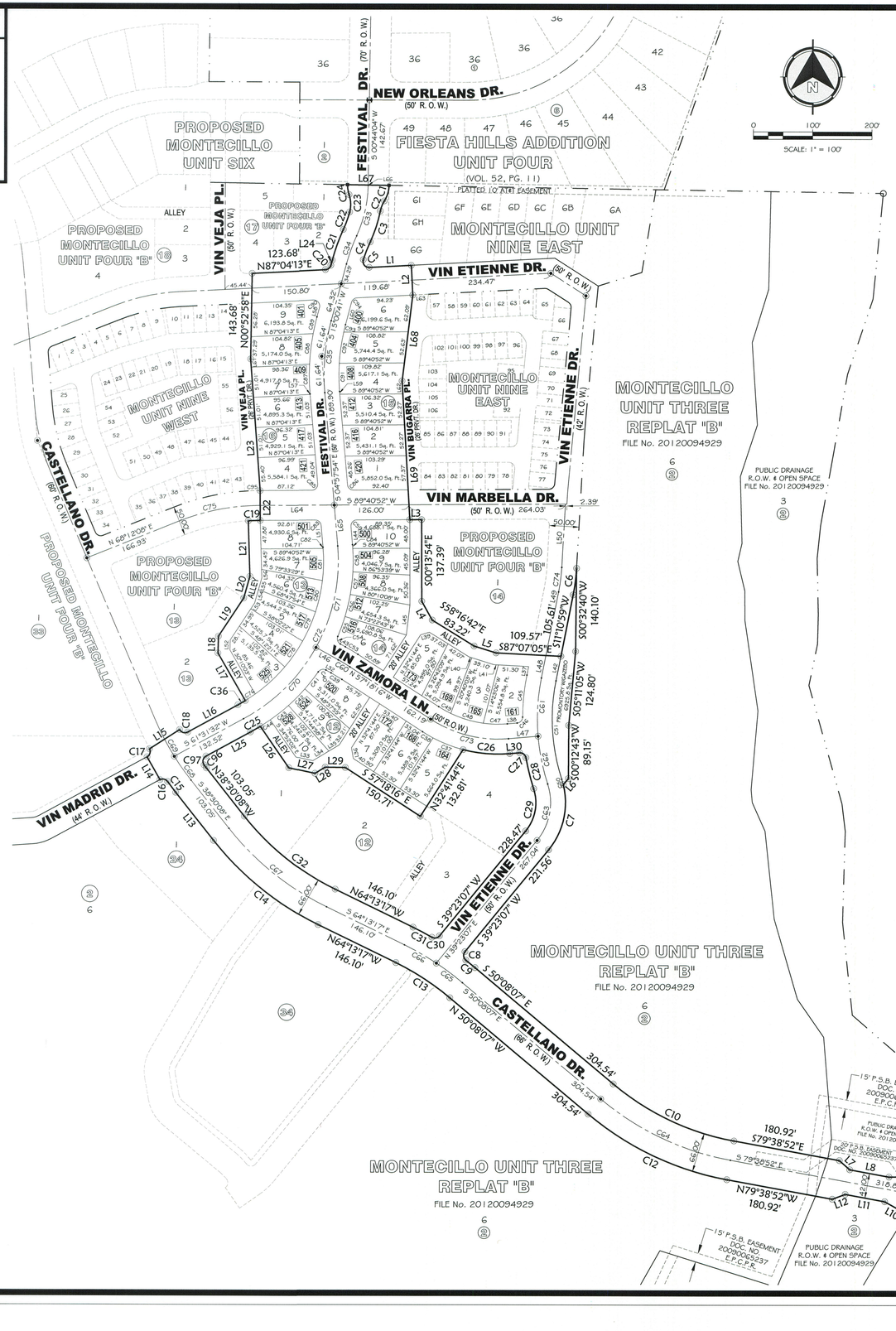
MONTECILLO UNIT FOUR "A"

BEING A REPLAT OF A PORTION OF LOTS 3 AND 6, BLOCK 2, MONTECILLO UNIT THREE, REPLAT "B" AND A PORTION OF TRACT 1, JOHN BARKER SURVEY NO. 10 CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 9.6775 ACRES

VICINITY MAP
SCALE: 1"=600'



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00	31°40'21"	27.64	N16°32'14"E	27.29
C2	50.00	21°02'22"	18.36	S21°51'13"W	18.26
C3	235.00	13°21'44"	54.81	N18°00'54"E	54.68
C4	275.00	6°40'04"	32.00	S21°21'44"W	31.98
C5	10.00	110°57'29"	19.37	S37°27'02"E	16.46
C6	325.00	7°58'04"	45.20	N07°11'57"E	45.16
C7	125.00	53°29'30"	116.70	N12°38'22"E	112.51
C8	10.00	91°44'58"	16.01	S06°29'22"E	14.36
C9	508.00	2°13'44"	19.76	N51°11'59"W	19.76
C10	442.00	29°30'44"	227.67	S64°53'29"E	225.16
C11	1045.00	3°51'46"	70.46	N27°04'53"E	70.45
C12	508.00	29°30'44"	261.66	S64°53'29"E	258.78
C13	442.00	14°05'10"	108.66	N57°10'42"W	108.39
C14	508.00	25°43'09"	228.03	S51°21'42"E	226.12
C15	463.00	2°42'29"	22.83	S37°08'54"E	22.83
C16	10.00	82°40'48"	14.43	N77°08'04"W	13.21
C17	10.00	89°51'40"	15.68	N16°35'42"E	14.12
C18	10.00	90°43'30"	15.83	S73°06'43"E	14.23
C19	350.00	3°16'28"	20.00	S68°02'38"W	20.00
C20	10.00	72°03'32"	12.58	N51°02'27"E	11.76
C21	325.00	9°41'05"	54.93	S19°51'13"W	54.87
C22	185.00	9°33'53"	31.15	N19°52'19"E	31.12
C23	50.00	33°56'21"	29.62	N01°55'18"W	29.19
C24	50.00	19°35'33"	17.10	S09°05'43"E	17.01
C25	325.00	3°22'57"	19.19	N60°21'08"E	19.18
C26	235.00	19°21'21"	79.39	S85°13'26"E	79.01
C27	10.00	84°47'03"	14.80	N52°30'35"W	13.46
C28	375.00	8°10'54"	53.55	S14°12'30"E	53.50
C29	75.00	57°41'04"	75.51	N10°32'35"E	72.36
C30	10.00	80°27'51"	14.04	N79°37'02"E	12.92
C31	508.00	4°04'14"	36.09	N62°11'09"W	36.08
C32	442.00	25°43'09"	198.41	S51°21'42"E	196.74
C33	210.00	23°55'03"	87.66	N12°41'35"E	87.03
C34	300.00	9°38'25"	50.46	S19°49'54"W	50.42
C35	350.00	19°58'35"	122.03	S05°01'23"W	121.41
C36	275.00	3°00'21"	14.43	N60°01'22"E	14.43
C37	235.00	13°17'44"	54.53	S68°53'53"E	54.41
C38	235.00	4°56'45"	20.29	N59°46'39"W	20.28
C39	325.00	3°45'56"	21.36	N59°11'14"W	21.36
C40	10.00	84°00'11"	14.66	S76°55'42"W	13.38
C41	325.00	6°26'28"	36.54	N38°08'51"E	36.52
C42	325.00	6°52'57"	39.04	N44°48'33"E	39.02
C43	325.00	6°52'57"	39.04	N51°41'30"E	39.02
C44	325.00	3°31'41"	20.01	N56°53'49"E	20.01
C45	375.00	10°52'08"	71.14	S05°44'55"W	71.03
C46	10.00	84°47'03"	14.80	N42°42'22"E	13.46
C47	185.00	12°36'33"	40.71	S68°33'50"E	40.63
C48	185.00	17°47'51"	57.47	N73°23'38"W	57.23
C49	185.00	7°11'26"	23.22	S60°53'59"E	23.20
C50	125.00	4°11'34"	9.15	N16°12'10"W	9.15
C51	325.00	29°28'56"	167.23	N03°33'29"W	165.39
C53	375.00	3°45'56"	24.65	N59°11'14"W	24.64
C54	10.00	84°00'11"	14.66	S19°04'07"E	13.38
C55	325.00	6°18'41"	35.80	N19°46'38"E	35.78
C56	325.00	6°44'52"	38.27	N13°14'51"E	38.25
C57	325.00	6°46'05"	38.39	N06°29'23"E	38.37
C58	325.00	6°56'20"	39.36	N00°21'49"W	39.34
C59	10.00	94°38'47"	16.52	S42°21'29"W	14.70
C60	350.00	3°45'56"	23.00	N59°11'14"W	23.00
C61	350.00	16°05'05"	98.26	S03°06'26"W	97.93
C62	350.00	13°23'51"	81.84	S11°36'02"E	81.65
C63	100.00	57°41'04"	100.68	N10°32'35"E	96.46
C64	475.00	29°30'44"	244.67	S64°53'29"E	241.97
C65	475.00	6°37'14"	54.89	N53°26'44"W	54.86
C66	475.00	7°27'55"	61.89	N60°29'19"W	61.85
C67	475.00	25°43'09"	213.22	S51°21'42"E	211.43
C68	450.00	6°13'45"	48.92	S35°23'16"E	48.90
C69	450.00	4°12'33"	33.06	S30°10'00"E	33.05
C70	300.00	33°08'05"	173.49	N45°29'50"E	171.09
C71	300.00	33°53'42"	177.47	N11°58'57"E	174.90
C72	300.00	67°01'47"	350.97	N28°32'59"E	331.29
C73	210.00	37°35'50"	137.80	S76°06'11"E	135.34
C74	300.00	7°56'04"	41.72	N07°11'57"E	41.69
C75	375.00	21°28'44"	140.56	N78°56'30"E	139.76
C76	275.00	4°10'31"	20.04	N56°25'55"E	20.04
C77	275.00	14°06'50"	67.74	N47°17'15"E	67.57
C78	275.00	10°58'05"	52.64	N34°44'48"E	52.56
C79	275.00	9°44'07"	46.73	N22°52'35"E	46.67
C80	275.00	11°15'15"	54.02	N12°22'54"E	53.93
C81	275.00	11°15'18"	54.02	N01°07'37"E	53.93
C82	275.00	0°27'53"	2.23	N04°43'58"W	2.23
C83	10.00	85°21'13"	14.90	N47°38'31"W	13.56
C84	325.00	1°07'55"	6.42	N04°23'57"W	6.42
C85	10.00	94°38'47"	16.52	N42°21'29"E	14.70
C86	10.00	85°21'13"	14.90	S47°38'31"E	13.56
C87	375.00	7°40'27"	50.23	S01°07'41"E	50.19
C88	375.00	7°54'38"	51.77	S06°39'51"W	51.73
C89	375.00	4°23'31"	28.74	S12°46'56"W	28.74
C90	10.00	107°56'28"	18.84	N38°57'33"W	16.17
C91	325.00	8°23'52"	47.64	S00°45'58"E	47.59
C92	325.00	9°18'42"	52.83	S08°05'21"W	52.77
C93	325.00	2°15'57"	12.85	S13°52'42"W	12.85
C94	10.00	72°03'32"	12.58	S51°02'27"W	11.76
C95	400.00	3°43'38"	26.02	S67°49'03"W	26.02
C96	417.00	0°52'00"	6.31	S38°04'08"E	6.31
C97	10.00	99°09'40"	17.31	S11°56'42"W	15.23



LEGEND

PROJECT BOUNDARY	
SUBDIVISION BOUNDARY	
SURVEY LINE	
TRACT/LOT LINE	
CENTERLINE OF R.O.W.	
EASEMENT LINE	
FOUND CHISELED "X"	⊠
FOUND 1/2" REBAR W/ SURVEY CAP NO. "TX 5152"	○
SET 1/2" REBAR W/ SURVEY CAP NO. "TX 6223"	◎
EXISTING CITY OF EL PASO MONUMENT	⊞
PROPOSED CITY OF EL PASO MONUMENT	◉
LOT NUMBER	2
BLOCK NUMBER	(12)

SCALE: 1" = 100'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S87°04'13"W	71.18
L2	N02°55'47"W	50.00
L3	N89°40'52"E	20.00
L4	N29°17'55"W	36.13
L5	N72°41'54"W	38.74
L6	N40°28'21"E	13.17
L7	S48°41'02"E	23.32
L8	S79°38'52"E	67.34
L9	N88°51'30"E	61.19
L10	N60°58'16"W	41.46
L11	N79°38'52"W	67.74
L12	S69°23'19"W	23.32
L13	N38°30'08"W	103.05
L14	N29°47'52"W	44.01
L15	N57°34'13"E	60.18
L16	N61°31'32"E	96.30
L17	N30°10'03"W	92.34
L18	N01°35'49"E	28.39
L19	N33°21'41"E	77.19
L20	N15°49'57"E	38.13
L21	N01°45'12"W	93.36
L22	N00°19'08"W	50.00
L23	S04°13'21"E	222.24
L24	S15°00'41"W	8.84
L25	N61°31'32"E	85.21
L26	S34°52'02"E	84.50
L27	S77°53'52"E	45.01
L28	N59°04'18"E	20.18
L29	S89°06'59"E	33.99
L30	N85°05'54"E	16.70
L31	S79°38'52"E	57.29
L32	S61°04'12"E	9.83
L33	S77°53'52"E	29.24
L34	N59°04'18"E	31.36
L35	N59°04'18"E	20.36

LINE TABLE		
LINE #	BEARING	DISTANCE
L36	S10°06'07"E	18.40
L37	S11°10'59"W	14.58
L38	S85°05'54"W	16.70
L39	N73°22'17"E	15.35
L40	S72°41'54"E	4.70
L41	S87°07'05"E	7.35
L42	N11°10'59"E	42.09
L43	N61°04'12"W	9.83
L44	N04°57'54"W	30.89
L45	N06°43'26"E	51.04
L46	S61°04'12"E	42.99
L47	N85°05'54"E	50.10
L48	N11°10'59"E	38.44
L49	S11°10'59"W	109.25
L50	N03°12'55"E	106.39
L51	N04°57'54"W	36.58
L52	N01°35'49"E	17.00
L53	S33°21'41"W	11.52
L54	S15°49'57"W	23.49
L55	S15°49'57"W	20.82
L56	S01°45'12"E	14.21
L57	S04°57'54"E	0.83
L58	S15°00'41"W	16.20
L59	N04°57'54"W	4.62
L60	N15°00'41"E	38.87
L61	N04°13'21"W	13.81
L62	S03°18'19"E	21.94
L63	N87°04'13"E	26.82
L64	S89°40'52"W	125.08
L65	S04°57'54"E	68.85
L66	S00°44'04"W	0.49
L67	N89°10'00"W	70.00
L68	S07°00'43"W	145.26
L69	N03°18'43"W	233.92

DEDICATION

STATE OF TEXAS }
COUNTY OF EL PASO }

EPT MONTECILLO DEVELOPMENT EAST, LP, PROPERTY OWNER OF THIS LAND, HEREBY PRESENTS THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC, ROADS, ALLEYS, PROMONTORY WITH GAZEBO, 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 IT'S GENERAL PARTNER:
EPT MONTECILLO DEVELOPMENT MANAGEMENT, LLC,
BY IT'S MANAGER:
EPT LAND MANAGEMENT, LLC,

BY _____, MANAGER
RICHARD AGUILAR

ACKNOWLEDGMENT

STATE OF TEXAS }
COUNTY OF EL PASO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF December, 2016, BY Richard Aguilar

NOTARY PUBLIC, STATE OF TEXAS

10-23-2018
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

29 DAY OF SEPTEMBER, 2016 A.D.

EXECUTIVE SECRETARY _____ CHAIRPERSON _____

APPROVED FOR FILING THIS 15 DAY OF DECEMBER, 2016 A.D.

PLANNING AND INSPECTIONS DIRECTOR _____

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS THIS 27TH DAY OF DEC, 2016 A.D., IN FILE NO. 20170030464

FOR RECORDING PURPOSES ONLY
COUNTY CLERK _____ BY DEPUTY _____

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, TX. R.P.L.S. NO. 6223 11/22/2016

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

RONALD R. BOHANNAN, TX P.E. NO. 88928 11/28/16

STATE OF TEXAS · AARON ALVARADO · 6223 · REGISTERED LAND SURVEYOR

STATE OF TEXAS · Ronald Ray Bohannan · 88928 · LICENSED PROFESSIONAL ENGINEER

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com
TEXAS BUSINESS NO. F-11773

PLAT NOTES AND RESTRICTIONS:

1. WATER AND SEWER SERVICES HAVE BEEN EXTENDED TO THIS SUBDIVISION (MONTECILLO UNIT FOUR "A") FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES.

2. 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_____

3. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

INSTRUMENT NO. 20170030464-466 DATE 4-27-17

4. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK., DEED AND RECORDS SECTION.

INSTRUMENT NO._____ DATE_____.

5. UNITED STATES POSTAL SERVICE DELIVERY WILL BE PROVIDED THROUGH NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS.

6. THE SUBJECT PROPERTY IS LOCATED WITHIN THE EL PASO INDEPENDENT SCHOOL DISTRICT (E.P.I.S.D.).

7. 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.

8. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480214-0027D, DATED JANUARY 3, 1997. THIS PROPERTY IS IN FLOOD HAZARD ZONE "C" (AREAS OF MINIMAL FLOODING).

9. THE PURPOSE OF THIS REPLAT IS TO FURTHER SUBDIVIDE LOTS 3 AND 6, BLOCK 2, MONTECILLO UNIT THREE, REPLAT "B" INTO SINGLE-FAMILY AND MIXED USE LOTS.

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
www.brockbustillos.com
PH 915.542.4900
FAX 915.542.2867

JOB NO. 07004-011

DATED: JULY 2016

Nov 21, 2016 - 5:11pm jmarroquin
J:\07004-011\MONTECILLO 4A\PLAT\07004-011-C3DPLT004.dwg