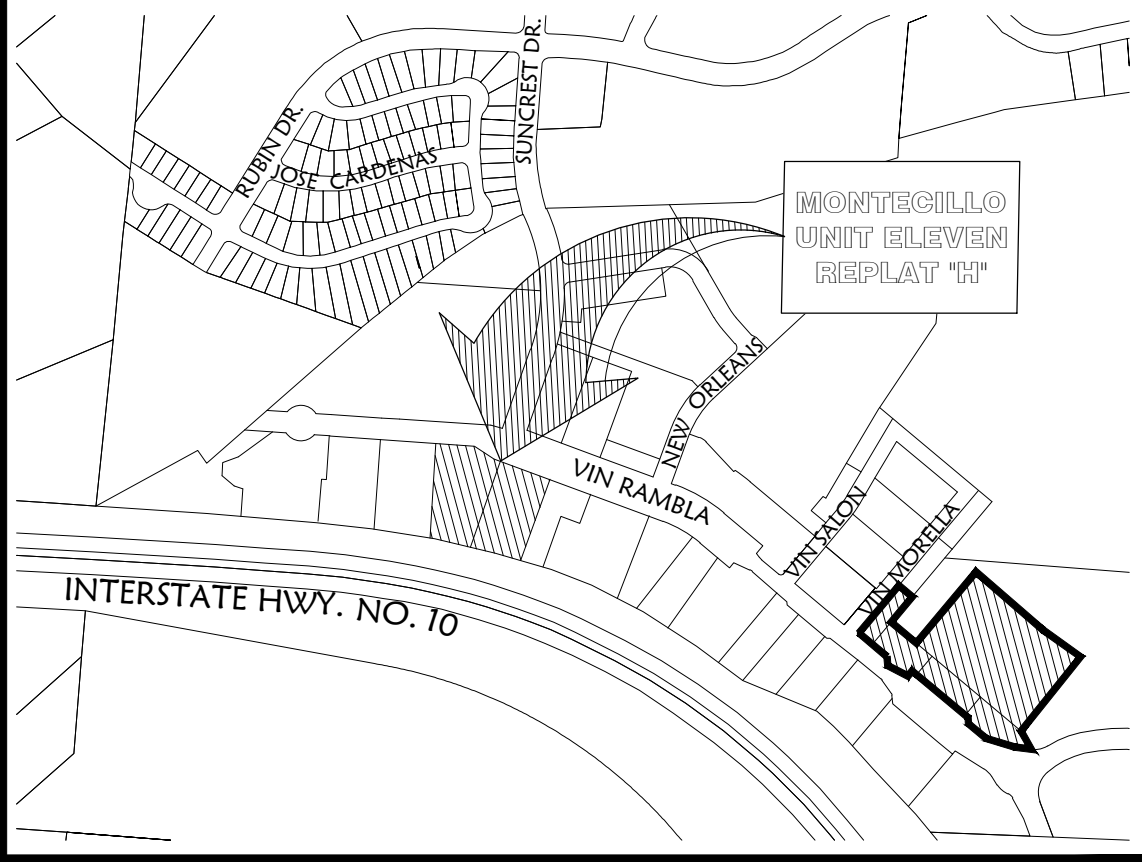


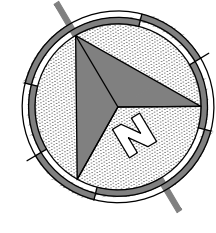
VICINITY MAP SCALE: 1"=600'



| LINE TABLE |             |          |  |  |
|------------|-------------|----------|--|--|
| LINE #     | BEARING     | DISTANCE |  |  |
| L1         | S00°11'11"W | 33.00    |  |  |
| L2         | N73°22'05"W | 3.73     |  |  |
| L3         | S15°52'50"W | 16.58    |  |  |
| L4         | N60°52'50"E | 15.83    |  |  |
| L5         | S29°07'10"E | 15.83    |  |  |

THE PURPOSE OF THIS REPLAT IS TO DEDICATE A 36.50' SUNCREST DRIVE RIGHT-OF-WAY BETWEEN EXISTING VIN RAMBLA DRIVE AND INTERSTATE HIGHWAY NO. 10 "FUTURE" FRONTAGE ROAD.

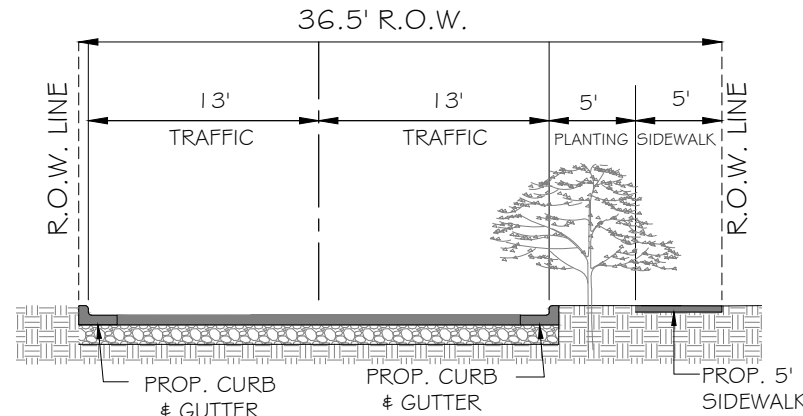
| CURVE TABLE |        |             |            |               |
|-------------|--------|-------------|------------|---------------|
| CURVE       | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING |
| C1          | 450.00 | 16°26'44"   | 129.16     | S81°35'27"E   |
| C2          | 450.00 | 16°26'44"   | 129.16     | S81°35'27"E   |



SCALE: 1" = 30'

# MONTECILLO UNIT ELEVEN REPLAT "H"

BEING A REPLAT LOTS 5, 6 AND 7 BLOCK 43, MONTECILLO UNIT ELEVEN, REPLAT "B", CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 1.9572 ACRES



PROPOSED SUN CREST DRIVE (TYPICAL 33A ST 36.5-26) (RESIDENTIAL COLLECTOR) NOT TO SCALE

## OWNERS

MONTECILLO RETAIL INVESTMENTS, LP EPT MONTECILLO 1-10 DEVELOPMENT, LLC  
444 EXECUTIVE CENTER BLVD. SUITE 238, EL PASO, TEXAS 79902  
PHONE: (915) 838-8100

## SURVEYOR

BROCK & BUSTILLOS INC.  
AARON ALVARADO, TX. R.P.L.S. No. 6223  
417 EXECUTIVE CENTER BOULEVARD  
EL PASO, TEXAS 79902  
PHONE: (915) 542-4900

## ENGINEER

MICHAEL M. BIRKELBACH  
TX. P.E. No. 110939  
428 BOREALIS LANE,  
EL PASO, TEXAS 79912  
PHONE: (915) 487-8710

## LEGEND

- PROJECT BOUNDARY
- TRACT/LOT LINE
- CENTERLINE OF R.O.W.
- EASEMENT LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- GAS LINE
- 1' CONTOUR INTERVAL
- 5' CONTOUR INTERVAL
- SANITARY SEWER MANHOLE
- CLEANOUT
- GREASE TRAP
- STORM SEWER MANHOLE
- WATER VALVE
- WATER/IRRIGATION VALVE BOX
- IRRIGATION VALVE
- ELECTRIC TRAFFIC SIGNAL BOX

## LEGEND

- LIGHT POLE/STANDARD
- TELEPHONE BOX
- GAS VALVE
- PARKING/ROAD SIGN
- BOLLARD
- HANDICAP PARKING SPACE
- FOUND CITY MONUMENT
- FOUND CHISELED "X" ON CONCRETE
- SET 1/2" REBAR WITH SURVEY CAP NO. TX 6223 UNLESS OTHERWISE NOTED
- CONCRETE AREA
- CANOPY
- METAL LID
- ADDRESS
- EXISTING DRAINAGE FLOW
- LOT NUMBER
- BLOCK NUMBER

## PLAT NOTES AND RESTRICTIONS:

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO MONTECILLO UNIT 11 REPLAT "H" AMENDING PLAT, 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 VIN RAMBLA DRIVE.
- 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.
- INSTRUMENT NO. 20160088513 DATE 12/14/2016  
MONTECILLO AMENDED AND RESTATED POLICY MANUAL FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
- INSTRUMENT NO. 20170050829 DATE 07/12/2017  
MONTECILLO NOTICE OF ANNEXATION UNIT ELEVEN FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.
- INSTRUMENT NO. 20180003371 DATE 01/16/2018  
THE AGREEMENT REGARDING CUSTOM LIGHTING FOR MONTECILLO UNIT ELEVEN PER SECTION 19.16.030.E IS FILED AS INSTRUMENT NO. 20180089551 DATE 11/19/2018
- 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 SUBDIVISIONS. IN ALL CASES, THE TYPE AND LOCATION OF DELIVERY SERVICE SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- 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. 480214-0032C, DATED FEBRUARY 5, 1986 AND PANEL NO. 480214-0027D, DATED JANUARY 3, 1997, THIS PROPERTY IS IN FLOOD HAZARD ZONE "C" (AREAS OF MINIMAL FLOODING)

DATE OF PREPARATION: NOVEMBER 2024

# PRELIMINARY PLAT

SHEET 1 OF 1

BROCK & BUSTILLOS INC.  
CONSULTING CIVIL ENGINEERS  
LAND SURVEYORS  
TBP# REG. NO. F-737  
TBP# REG. NO. 101314-00  
417 EXECUTIVE CENTER  
EL PASO, TEXAS 79902  
www.brockbustillos.com  
PH 915.542.4900  
FAX 915.542.2667

JOB NO. 07004-071

Dec 10, 2024, 4:48pm  
517063570004 - LEFT UNIT COMMUNITIES AND MONTECILLO UNIT 11 REPLAT 1107004-071 - MONTECILLO UNIT ELEVEN REPLAT "H" - PRELIMINARY, 2024.11.13.dwg