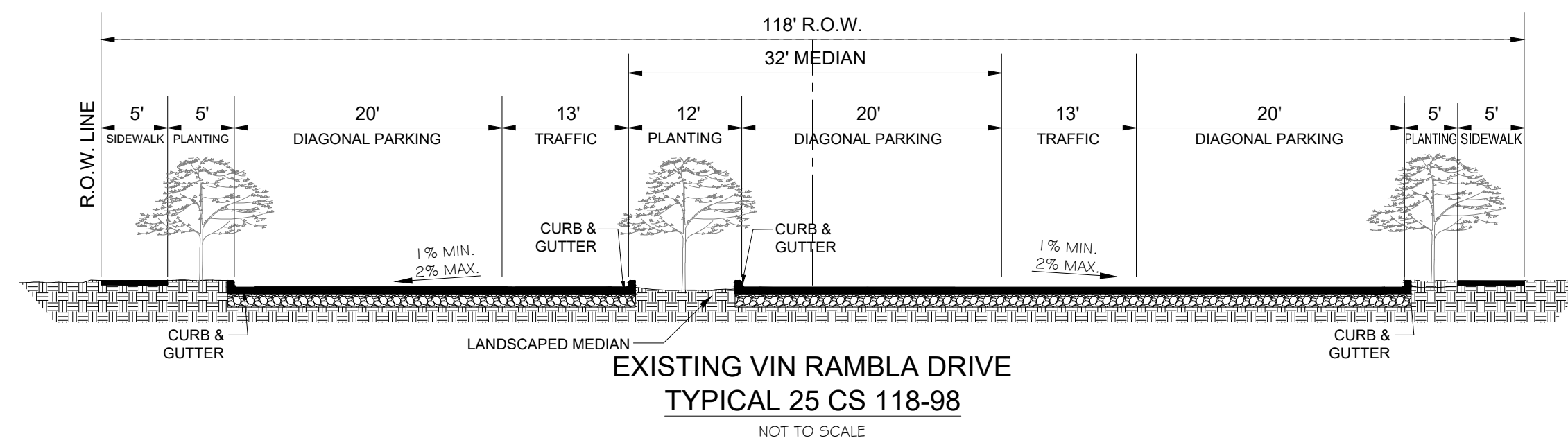
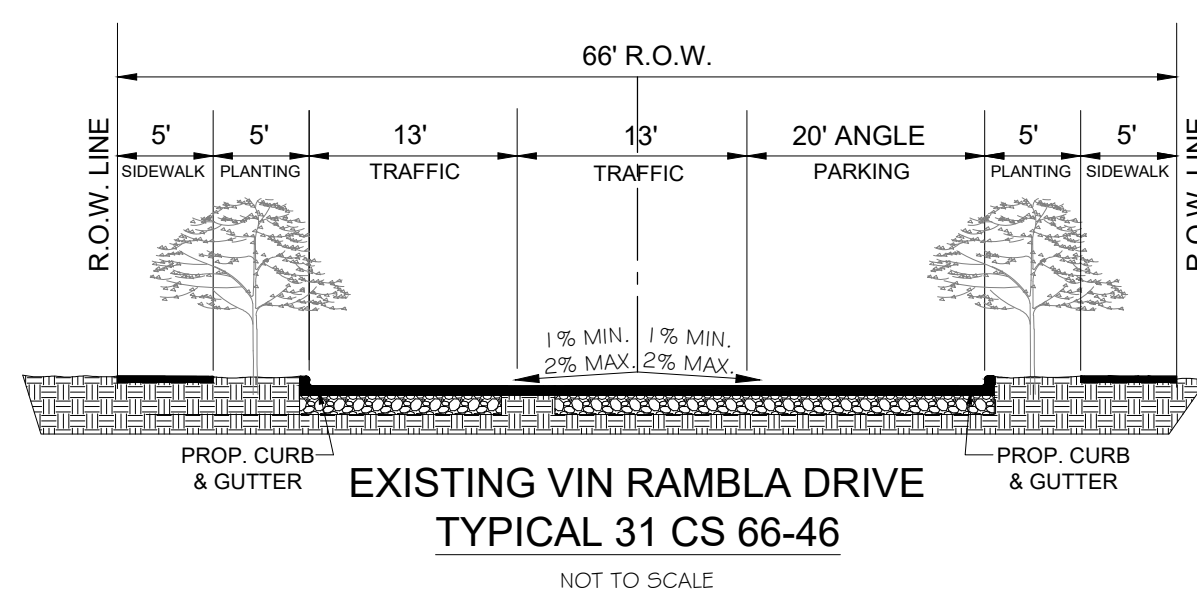
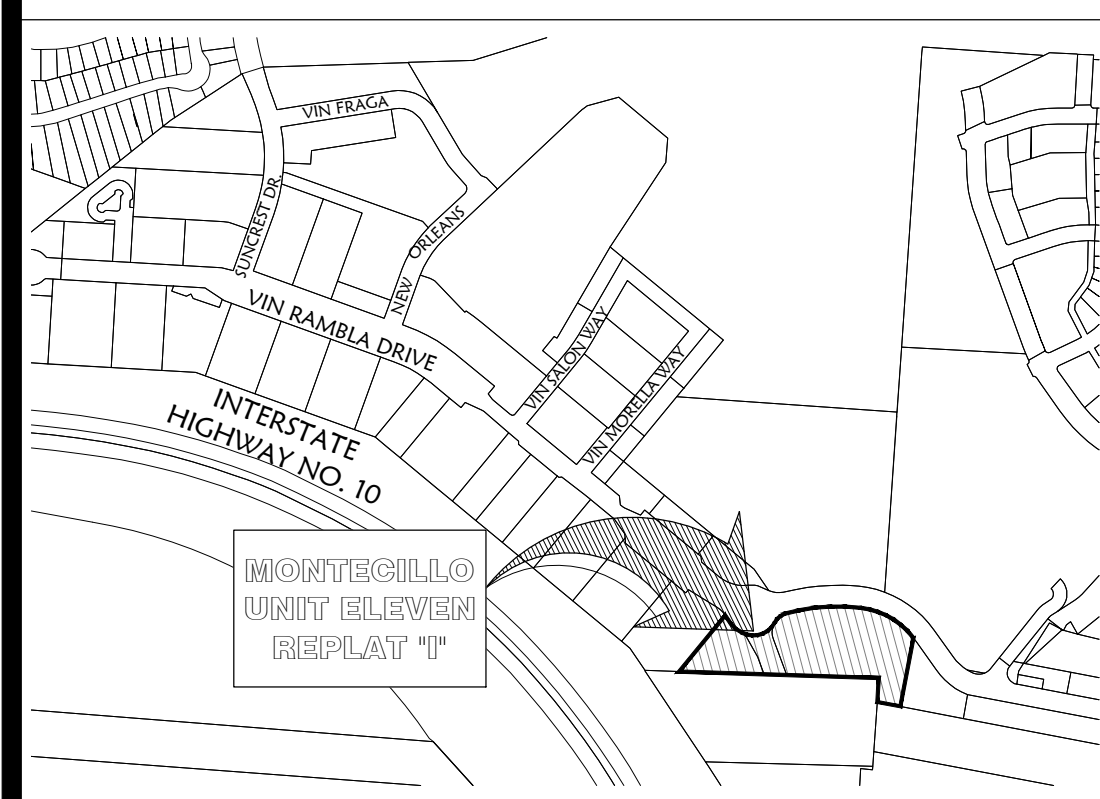


VICINITY MAP SCALE: 1"=600'



# MONTECILLO UNIT ELEVEN REPLAT "I"

BEING A REPLAT OF A PORTION OF VIN RAMBLA DRIVE RIGHTS-OF-WAYS. LOT 1, BLOCK 44, MONTECILLO UNIT ELEVEN AND LOT 19, BLOCK 43, MONTECILLO UNIT ELEVEN REPLAT "C" CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING 2.8895 ACRES

THE PURPOSE OF THIS REPLAT IS TO VACATE A PORTION OF VIN RAMBLA DRIVE RIGHT-OF-WAYS BETWEEN LOT 19, BLOCK 43 MONTECILLO UNIT ELEVEN REPLAT "B" AND LOT 1, BLOCK 44 MONTECILLO UNIT ELEVEN AND CONVERT REMAINING VIN RAMBLA DRIVE TO A PRIVATE DRIVE.

## OWNERS

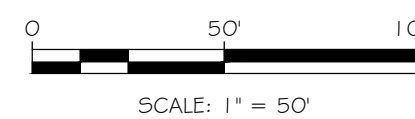
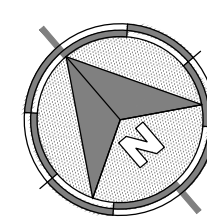
EPT MONTECILLO I-10 DEVELOPMENT, LLC  
444 EXECUTIVE CENTER BLVD.  
SUITE 238,  
EL PASO, TEXAS 79902  
PHONE: (915) 838-8100

## 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

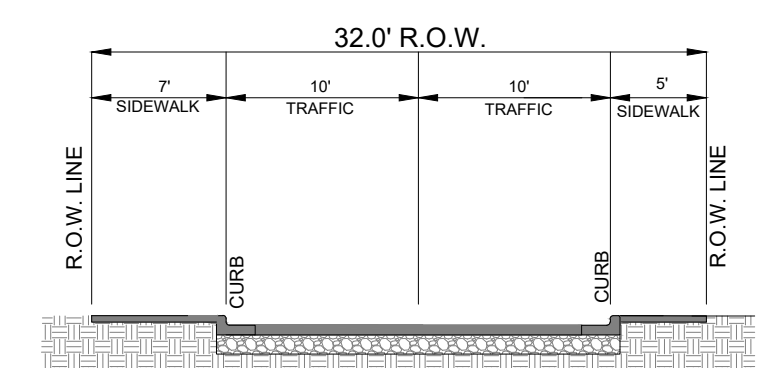
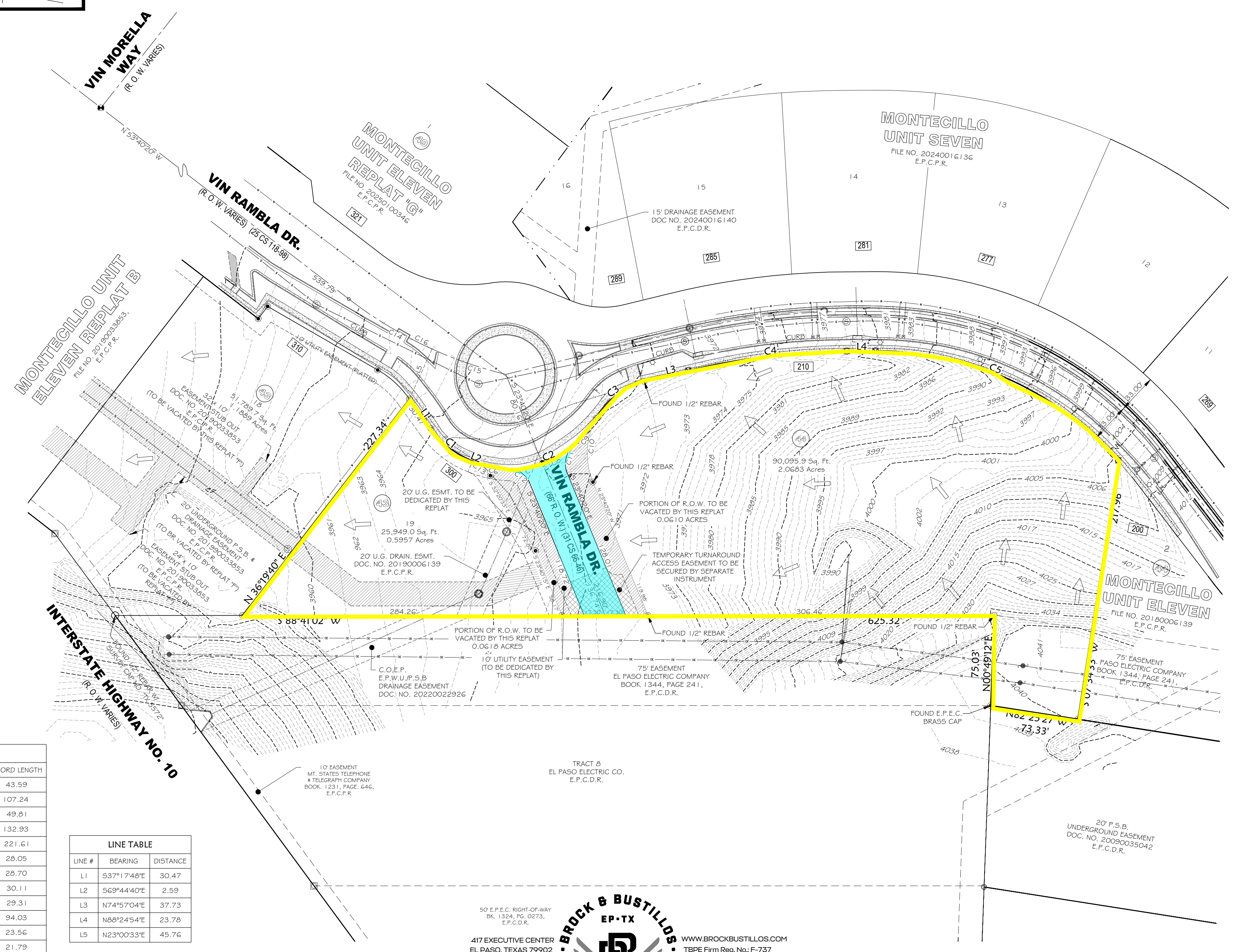
## ENGINEER

MICHAEL M. BIRKELBACH  
TX. P.E. No. 1190339  
428 BOREALIS LANE,  
EL PASO, TEXAS 79912  
PHONE: (915) 487-8710



### LEGEND

- PROJECT BOUNDARY
- SUBDIVISION 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
- STORM SEWER MANHOLE
- WATER VALVE
- LIGHT POLE/STANDARD
- FOUND CITY MONUMENT
- PROPOSED CITY MONUMENT
- FOUND CHISELED "X" ON CONCRETE
- SET 1/2" REBAR WITH SURVEY CAP NO. TX 6223
- FOUND 1/2" REBAR - W SURVEY CAP NO. TX 6223 UNLESS OTHERWISE NOTED
- CONCRETE AREA
- ADDRESS
- EXISTING DRAINAGE FLOW
- LOT NUMBER
- BLOCK NUMBER



### PLAT NOTES AND RESTRICTIONS:

1. THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO MONTECILLO UNIT 11 REPLAT "I", 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.
2. TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.  
INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_  
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  
4. 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
5. 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.
6. THE SUBJECT PROPERTY IS LOCATED WITHIN THE EL PASO INDEPENDENT SCHOOL DISTRICT (E.P.I.S.D.).
7. 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)
8. THE PORTION OF VIN RAMBLA DRIVE BETWEEN LOT 19, BLOCK 43 MONTECILLO UNIT ELEVEN REPLAT "B" AND LOT 1, BLOCK 44 MONTECILLO UNIT ELEVEN IS BEING CONVERTED TO A PRIVATE DRIVE FROM A PUBLIC RIGHT-OF-WAY AND RENAMED TO VIN RAMBLA COURT TO BE MAINTAINED BY THE DEVELOPER.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	77.00	32°52'53"	44.19	S53°44'15"E	43.59
C2	81.00	82°54'03"	117.20	N68°48'19"E	107.24
C3	62.00	47°22'12"	51.26	S51°15'58"W	49.61
C4	567.00	13°27'50"	133.24	S61°40'59"W	132.93
C5	267.00	49°02'15"	228.52	S67°03'59"E	221.61
C6	81.00	19°56'27"	26.19	N79°42'53"W	26.05
C7	81.00	20°24'21"	26.85	S60°06'43"W	26.70
C8	81.00	21°25'12"	30.28	N59°11'57"E	30.11
C9	81.07	20°49'43"	29.47	S38°04'12"W	29.31
C10	62.00	98°37'23"	106.72	S25°38'22"W	94.03
C11	20.00	72°09'40"	25.19	S12°24'30"W	23.56
C12	20.00	66°00'47"	23.04	N56°40'43"W	21.79
C13	30.00	37°50'08"	19.81	N51°15'37"W	19.45
C14	348.60	13°19'07"	81.03	S60°19'53"E	80.85
C15	348.60	10°40'52"	64.99	S72°19'53"E	64.89
C16	348.60	23°59'59"	146.02	S65°40'19"E	144.95

LINE #	BEARING	DISTANCE
L1	S37°17'48"E	30.47
L2	S69°44'40"E	2.59
L3	N74°57'04"E	37.73
L4	N88°24'54"E	23.78
L5	N23°00'33"E	45.76

417 EXECUTIVE CENTER  
EL PASO, TEXAS 79902  
PH (915) 542-4900  
FAX (915) 542-2867

**BROCK & BUSTILLOS**  
EP-TX  
CIVIL ENGINEERS & LAND SURVEYORS

WWW.BROCKBUSTILLOS.COM  
TBPE Firm Reg. No.: F-737  
TBPLS Reg. No. 101314-00  
JOB No. 07004-082

DATE OF PREPARATION: JANUARY 2026  
**PRELIMINARY PLAT**

APR 01, 2026 3:52pm 5:05pm 2024-04-01 11:11:11 REPLAT 107004-082-CSD07004-082-REPLAT I.P.R.E. dms