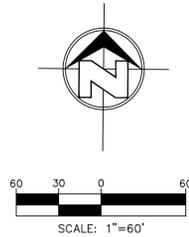


VICINITY MAP  
SCALE: 1"=600'



LINE	DIRECTION	DISTANCE
T1	N04°53'54"E	60.00'
T2	N85°06'06"W	21.24'
L1	S20°44'54"E	99.97'
L2	S18°36'33"W	84.19'
L3	S20°02'23"W	37.30'
L4	S00°32'01"E	14.80'
L5	S20°13'37"W	53.20'
L6	S00°21'17"E	74.60'
L7	S68°01'44"W	14.35'
L8	S00°43'10"W	25.22'
L9	N89°59'29"W	100.69'
L10	S28°07'32"W	81.24'

**NOTES**

- IF LOTS ARE FURTHER SUBDIVIDED, THEN ADDITIONAL PRIVATE EASEMENT SHALL BE REQUIRED.
- TAX CERTIFICATE FOR THIS DEVELOPMENT ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. \_\_\_\_\_, DATE \_\_\_\_\_.
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. \_\_\_\_\_, DATE \_\_\_\_\_.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480214 0022 E, DATED JANUARY 03, 1997. THIS PROPERTY LIES IN FLOOD ZONE C. ZONE "C" ARE AREAS OF MINIMAL FLOODING.
- THIS SUBDIVISION LIES WITHIN EL PASO INDEPENDENT SCHOOL DISTRICT.
- WATER AND SEWER SERVICES ARE EXTENDED TO THIS SUBDIVISION FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES FROM ADJUTING STREETS.  
THIS 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.
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER COORDINATE INSTALLATION AND CONSTRUCTION WITH THE UNITED STATES POSTAL SERVICE IN DETERMINING THE TYPE OF DELIVERY SERVICE FOR THE PROPOSED SUBDIVISION, IN ALL CASES THE TYPE AND LOCATION OF DELIVERY SERVICE IS SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- THE RETENTION OF THE DIFFERENCE BETWEEN HISTORIC AND DEVELOPED STORM WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF ( MUNICIPAL CODE 19.19.010A, DSC AND DDM SECTION 11.1) OR AS PER APPROVED MASTER DRAINAGE PLAN.
- PROPERTY HAS DIRECT ACCESS TO REDD ROAD (PUBLIC RIGHT-OF-WAY) BY MEANS OF AN ACCESS AGREEMENT.

TRACT 11  
S. A. & M. G. R. R.  
SURVEY NO. 268  
CITY OF EL PASO  
NO RECORD DEED FOUND

NWC-3, LLC, A CALIFORNIA  
LIMITED LIABILITY COMPANY  
DOC. NO. 2017-0076379  
D.R.E.P.C.T.

LOT 1  
BLOCK 1  
FRANKLIN SELF STORAGE  
DOC. NO. 2008-0035495  
P.R.E.P.C.T.

LOT 2  
AREA  
54,990.73 Sq.Ft.  
1.262 ACRES

LOT 1  
BLOCK 1  
AREA  
140,617.46 Sq.Ft.  
3.228 ACRES  
BLOCK 1  
195,608.19 SQ. FT.  
4.490 ACRE

PORTION OF TRACT 8A  
S. A. & M. G. R. R.  
SURVEY NO. 268

CITY OF EL PASO  
BK. 2901, PG. 1195  
D.R.E.P.C.T.

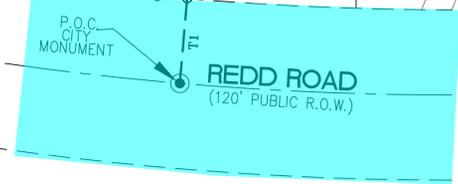
PORTION OF LOT 1  
BLOCK 1  
RIVER OAKS PROPERTIES,  
LTD. A TEXAS LIMITED  
PARTNERSHIP  
DOC. NO. 2018-0053652  
D.R.E.P.C.T.

PORTION OF LOT 1  
BLOCK 1  
RIVER OAKS PROPERTIES,  
LTD. A TEXAS LIMITED  
PARTNERSHIP  
DOC. NO. 2011-0087201  
D.R.E.P.C.T.

20' PUBLIC SERVICE BOARD EASEMENT  
BK. 2868, PG. 90  
D.R.E.P.C.T.

CITY OF EL PASO LEASE TO  
EL PASO NATURAL GAS  
BK. 800/MP/01/1889  
D.R.E.P.C.T.

P.O.B



# LOMAS DEL OESTE REPLAT A

BEING A PORTION OF LOT 1, BLOCK 1, LOMAS DEL OESTE  
SUBDIVISION AND TRACT 7D, H G FOSTER SURV 256  
EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING: 4.490 ACRES ±

**DEDICATION**

**ACKNOWLEDGEMENT**

RIVER OAKS PROPERTIES LTD., IS THE OWNER OF THIS TRACT OF LAND, DOES HEREBY PRESENT THIS PLAT

RIVER OAKS PROPERTIES, LTD.  
ADAM FRANK  
PRESIDENT

STATE OF TEXAS  
COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ADAM FRANK KNOW TO ME TO BE A PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED AND UNDER OATH STATED THAT THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

**CITY OF EL PASO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009 (c) AND § 212.0115 (b):**

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D..

EXECUTIVE SECRETARY

CHAIRPERSON

APPROVED FOR FILING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D.

PLANNING AND INSPECTIONS DIRECTOR

**FILING**

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS, HIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, A.D., IN FILE NO. \_\_\_\_\_ OF THE PLAT RECORD.

COUNTY CLERK

BY DEPUTY

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS.



GUILLERMO LICON, RPLS 2998

**FINAL PLAT**  
SLI ENGINEERING, INC.

CIVIL ENGINEERS - LAND SURVEYORS  
LAND PLANNERS - CONSTRUCTION MANAGEMENT  
6600 WESTWIND DR. - EL PASO, TEXAS - 79912 - (915) 584-4457  
PREPARATION DATE: 10/08/2025