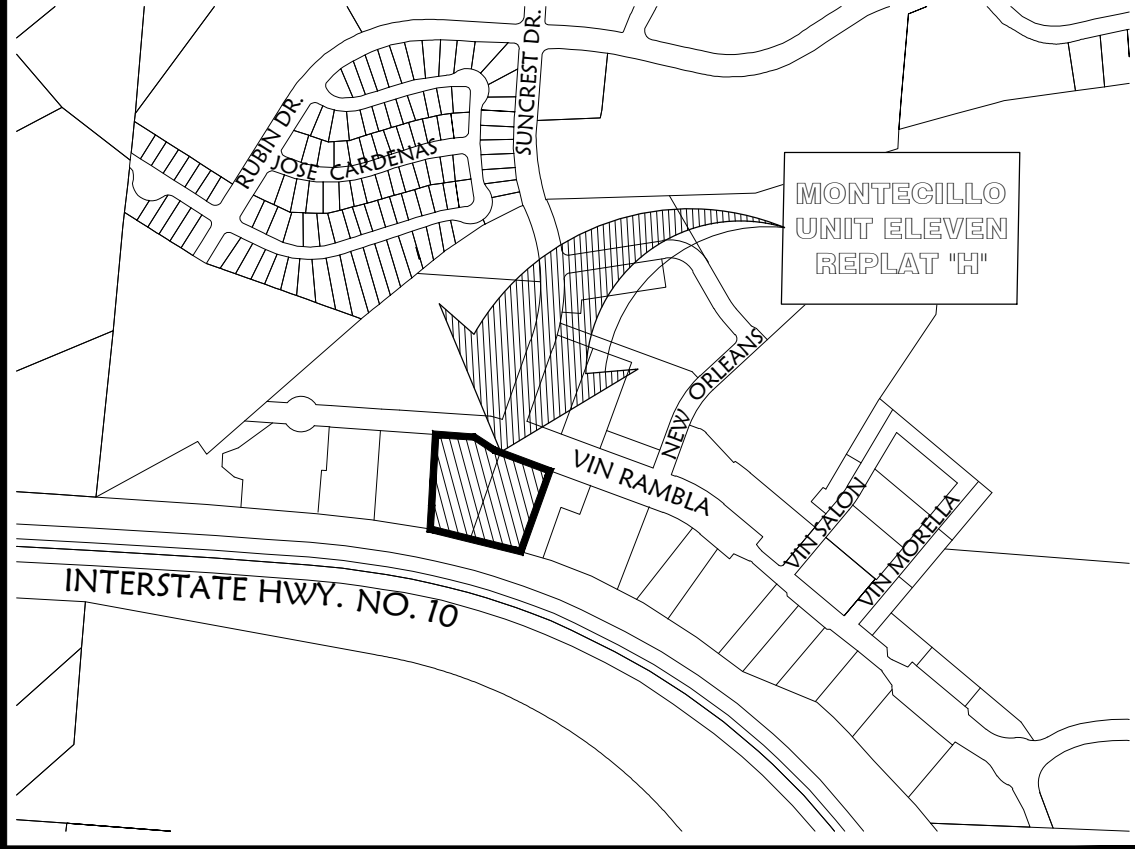
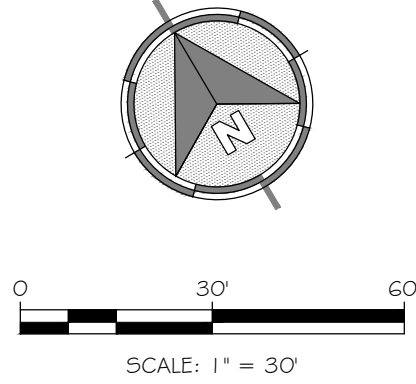


VICINITY MAP SCALE: 1"=600'



LEGEND

PROJECT BOUNDARY
SUBDIVISION BOUNDARY
TRACT/LOT LINE
CENTERLINE OF R.O.W.
EASEMENT LINE
FOUND CITY OF EL PASO 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"
LOT NUMBER
BLOCK NUMBER
PROPERTY ADDRESS



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	15.63
L5	S29°07'10"E	15.63

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	450.00	16°26'44"	129.16	S61°35'27"E
				128.72

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 16.543 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.
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
- 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)

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

DEDICATION

STATE OF TEXAS
COUNTY OF EL PASO

MONTECILLO RETAIL INVESTMENTS LP, AND EPT MONTECILLO 1-10 DEVELOPMENT, LLC, PROPERTY OWNERS OF THIS LAND, HEREBY PRESENTS THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC, IF NOT PREVIOUSLY DEDICATED, SUNCREST DRIVE R.O.W., UTILITY 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.

MONTECILLO RETAIL INVESTMENTS LP
A TEXAS LIMITED LIABILITY COMPANY
BY ITS MANAGER: 123 PLUS MANAGEMENT, LLC;
A TEXAS LIMITED LIABILITY COMPANY

BY _____, MANAGER
RICHARD AGUILAR

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF EL PASO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____, 20____, BY _____

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES _____

EPT MONTECILLO 1-10 DEVELOPMENT, LLC;
A TEXAS LIMITED LIABILITY COMPANY
BY ITS MANAGER: 123 PLUS MANAGEMENT, LLC;
A TEXAS LIMITED LIABILITY COMPANY

BY _____, MANAGER
RICHARD AGUILAR

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF EL PASO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____, 20____, BY _____

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES _____

MONTECILLO RETAIL INVESTMENTS LP
A TEXAS LIMITED LIABILITY COMPANY
BY ITS MANAGER: 123 PLUS MANAGEMENT, LLC;
A TEXAS LIMITED LIABILITY COMPANY

BY _____, MANAGER
RICHARD AGUILAR

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

_____ DAY OF _____, 20____ A.D.

EXECUTIVE SECRETARY _____ CHAIRPERSON _____

APPROVED FOR FILING THIS _____ DAY OF _____, 20____ A.D.

PLANNING AND INSPECTIONS DIRECTOR _____

FILING

FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, TEXAS

THIS _____ DAY OF _____, 20____ A.D., IN FILE NO. _____

BY DEPUTY _____

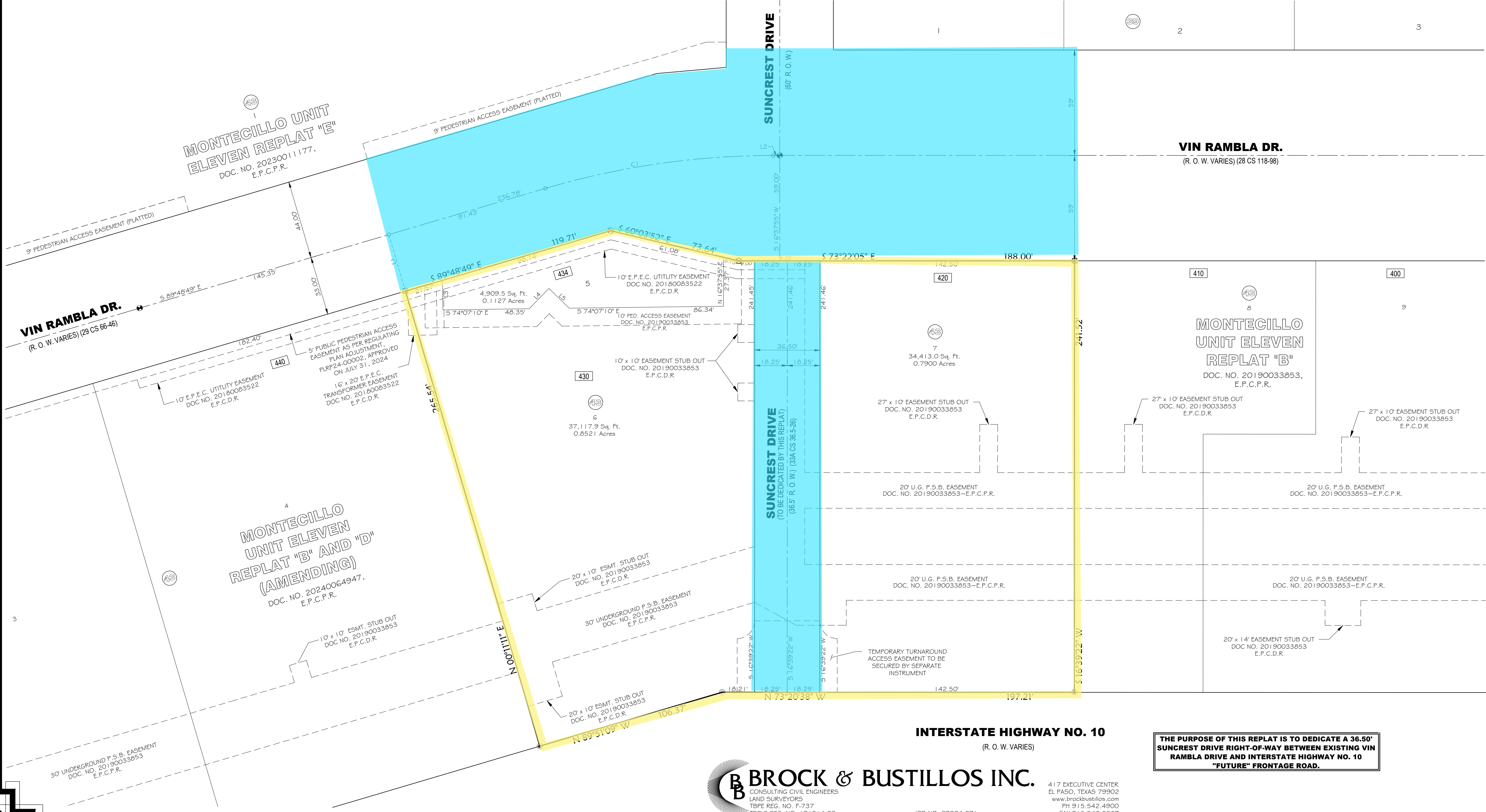
THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE STATE OF TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

AARON ALVARADO, TX, R.P.L.S. NO. 6223

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

MICHAEL M. BIRKELBACH, TX P.E. NO. 119039
TEXAS BUSINESS NO. F-20117

DATE OF PREPARATION: OCTOBER 2024



INTERSTATE HIGHWAY NO. 10
(R. O. W. VARIES)

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.

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 915.542.2867

JOB NO. 07004-071

Doc. 10, 2024-14-477m
57096537004 - EPT LAND COMMUNITIES AND MONTECILLO UNIT 11 REPLAT 107004-071 - MONTECILLO UNIT ELEVEN REPLAT "H" 2024 11 13.dwg