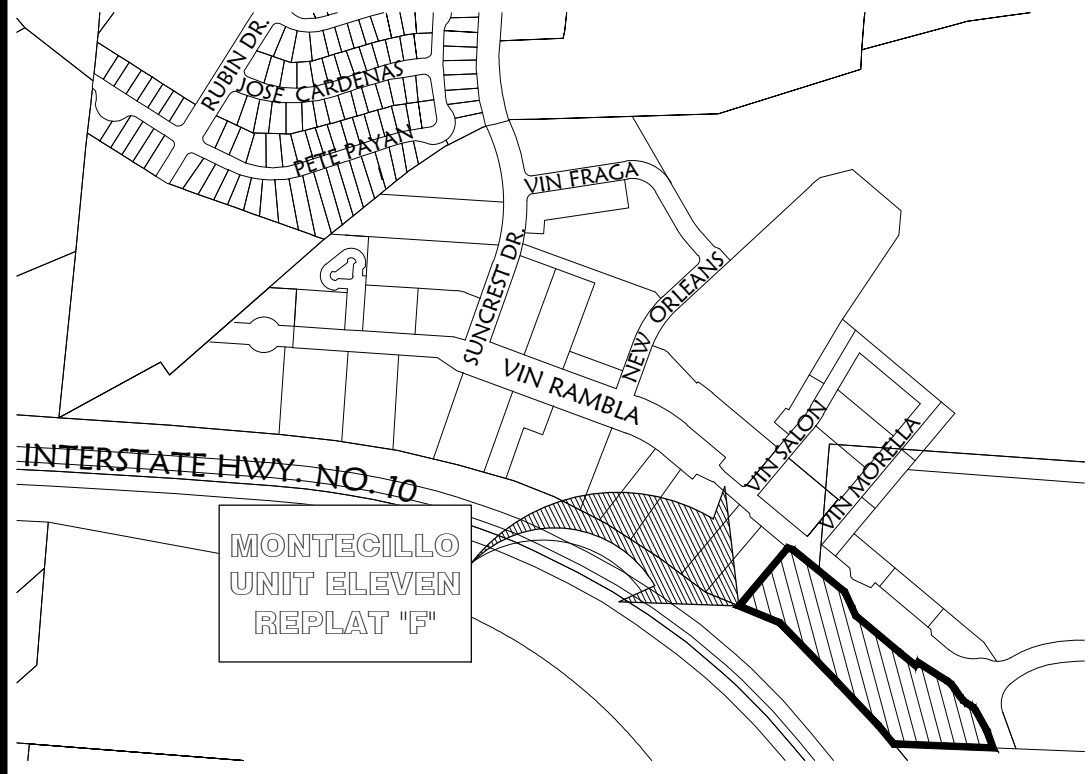


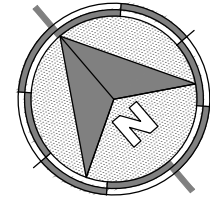
Dec 09, 2024, 4:16pm  
517926357004 - SET LAND COMMUNITIES AND MONTECILLO069 - MONTECILLO UNIT 11 REPLAT F FINAL 2024 1113.4sq

VICINITY MAP SCALE: 1"=600'



#### PLAT NOTES AND RESTRICTIONS:

- THIS IS TO CERTIFY THAT WATER AND SEWER SERVICES WILL BE PROVIDED TO MONTECILLO UNIT 11 REPLAT "F", 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.  
INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_
- MONTECILLO AMENDED AND RESTATED MASTER COVENANTS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.  
INSTRUMENT NO. 2016008513 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)



0 50' 100'  
SCALE: 1" = 50'

MONTECILLO UNIT  
SEVEN  
FILE NO. 20240016136,  
E.P.C.P.R.

MONTECILLO  
UNIT ELEVEN  
FILE NO. 20180006139,  
E.P.C.P.R.

MONTECILLO UNIT  
ELEVEN  
FILE NO. 20180006139,  
E.P.C.P.R.

VIN RAMBLA DR.  
(R.O.W. VARIES)  
(25 CS 118-98)

JOHN BARKER  
SURVEY NO. 10

MONTECILLO UNIT  
ELEVEN REPLAT B  
FILE NO. 20190033853,  
E.P.C.P.R.

5' GAS LINE EASEMENT  
DOC NO. 20210026118  
E.P.C.D.R.

32' x 10' EASEMENT  
STUB OUT  
DOC NO. 20190033853  
E.P.C.D.R.

32' x 10' EASEMENT  
STUB OUT  
DOC NO. 20190033853  
E.P.C.D.R.

20' U.G. P.S.B. EASEMENT  
DOC. NO. 20190033853-E.P.C.P.R.

20' U.G. P.S.B. EASEMENT  
DOC. NO. 20190033853-E.P.C.P.R.

10' EASEMENT  
MT. STATES TELEPHONE  
& TELEGRAPH COMPANY  
BK. 1231, PG. 646,  
E.P.C.P.R.

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

#### LEGEND

- PROJECT BOUNDARY  
SUBDIVISION BOUNDARY  
TRACT/LOT LINE  
CENTERLINE OF R.O.W.  
EASEMENT LINE  
FOUND PROPERTY CORNER AS NOTED  
FOUND TXDOT BRASS CAP R.O.W. MARKER  
FOUND 1/2" REBAR W/ SURVEY CAP NO. "TX 6223"  
FOUND CITY OF EL PASO MONUMENT  
LOT NUMBER  
BLOCK NUMBER  
PROPERTY ADDRESS

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	40.00	15°00'00"	10.47	N46°10'20"W	10.44
C2	10.00	30°00'00"	5.24	N23°40'20"W	5.18
C3	82.00	23°59'12"	34.33	S49°17'24"E	34.06
C4	77.00	32°52'53"	44.19	S53°44'15"E	43.59
C5	30.00	37°50'08"	19.81	S51°15'37"E	19.45
C6	348.60	23°59'59"	146.02	S65°40'19"E	144.95

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S53°40'20"E	6.43
L2	N81°19'40"E	9.90
L3	S38°40'20"E	49.88
L4	S08°40'20"E	27.07
L5	S36°19'40"W	12.94
L6	S37°17'48"E	32.21
L7	S36°19'40"W	33.00
L8	S36°28'29"W	23.03

# MONTECILLO UNIT ELEVEN REPLAT "F"

BEING A REPLAT OF LOTS 15, 16 & 17, BLOCK 43,  
MONTECILLO UNIT ELEVEN, REPLAT "B" AND LOTS 18 & 19,  
BLOCK 43, MONTECILLO UNIT ELEVEN REPLAT "C"  
CITY OF EL PASO, EL PASO COUNTY, TEXAS.  
CONTAINING 4.7186 ACRES

THE PURPOSE OF THIS REPLAT IS TO VACATE A PORTION OF THE 20' U.G. PSB/UTILITY & DRAINAGE EASEMENT BETWEEN LOTS 16, 17, 18 AND 19, BLOCK 43, AND DEDICATE A 27.50' VIN MORELLA WAY RIGHT-OF-WAY BETWEEN EXISTING VIN RAMBLA DRIVE AND INTERSTATE HIGHWAY NO. 10 "FUTURE" FRONTAGE ROAD.

#### DEDICATION

STATE OF TEXAS  
COUNTY OF EL PASO

MONTECILLO RETAIL INVESTMENTS LP, AND EPT MONTECILLO I-I-O DEVELOPMENT, LLC, PROPERTY OWNERS OF THIS LAND, HEREBY PRESENTS THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC, IF NOT PREVIOUSLY DEDICATED, VIN MORELLA WAY, 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 I-I-O 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. \_\_\_\_\_

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

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

**B BROCK & BUSTILLOS INC.**  
CONSULTING CIVIL ENGINEERS  
AND SURVEYORS  
TBPES REG. NO. F-737  
TBPES REG. NO. 101314-00

417 EXECUTIVE CENTER  
EL PASO, TEXAS 79902  
www.brockbustillos.com  
PH 915.542.4900  
FAX 915.542.2867

JOB NO. 07004-069