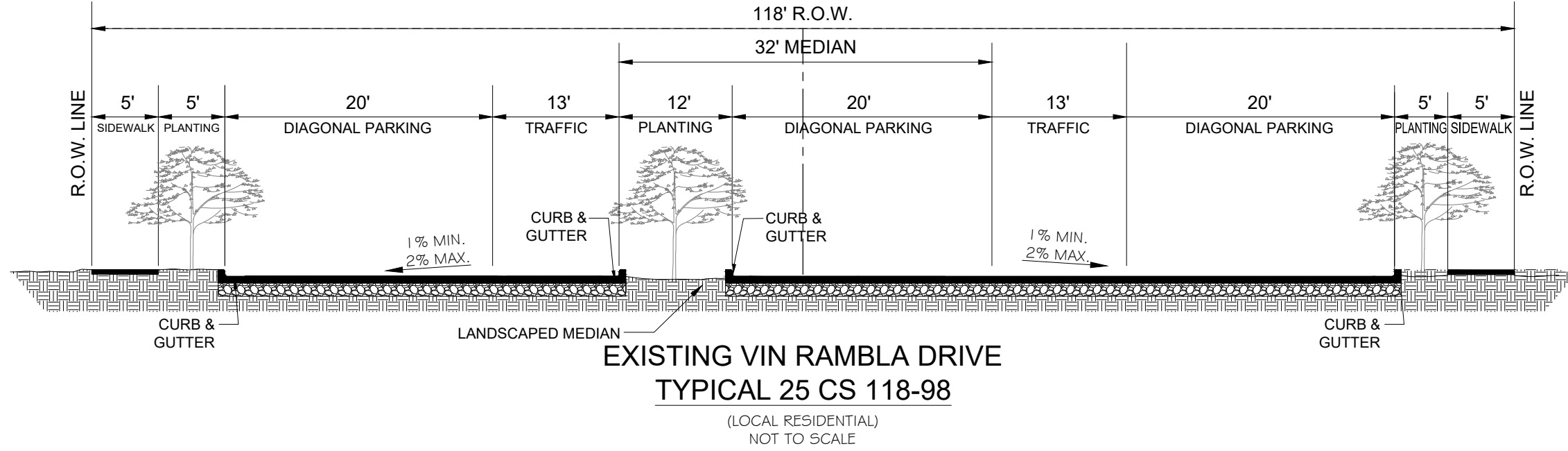
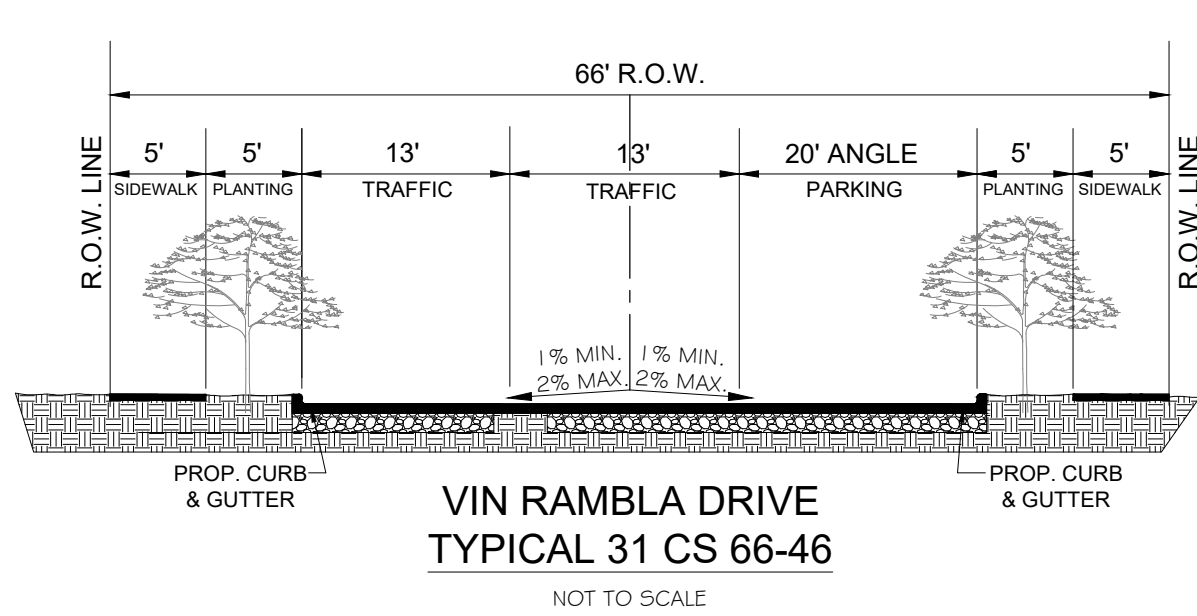
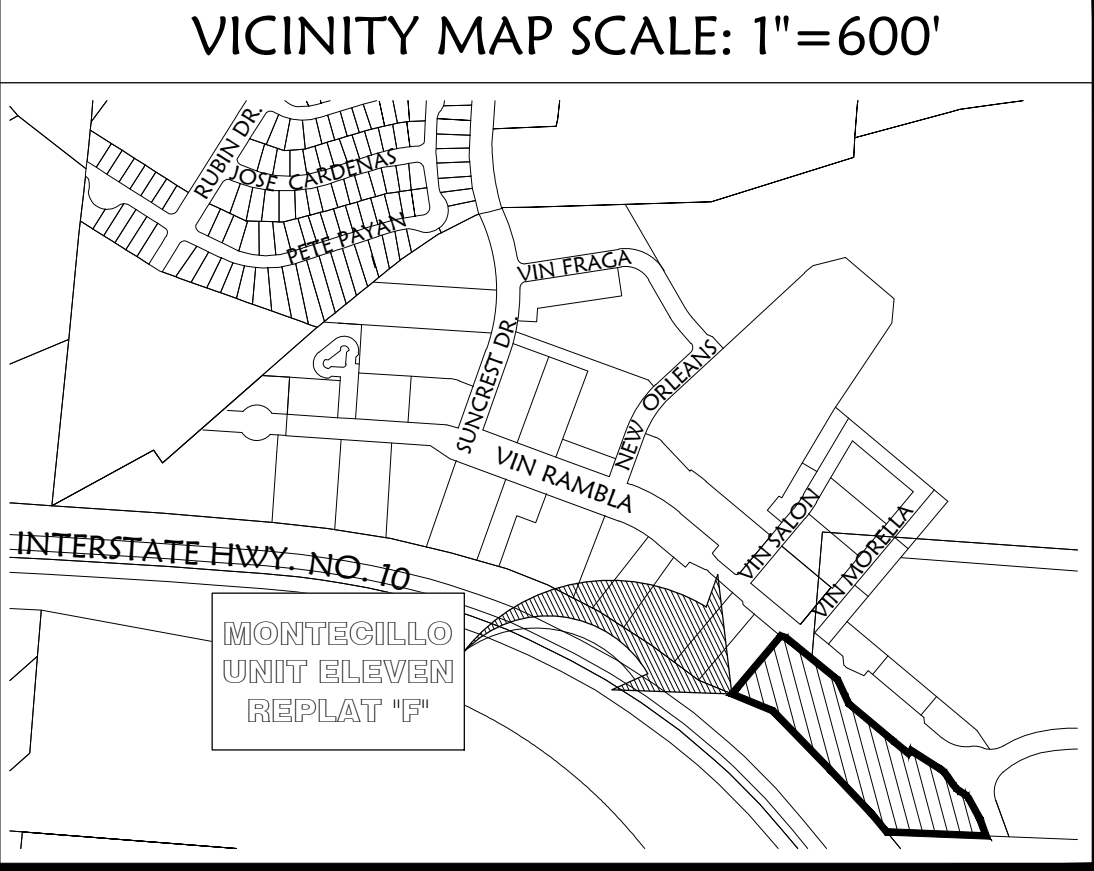




MONTECILLO UNIT ELEVEN REPLAT "F"

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.

OWNERS

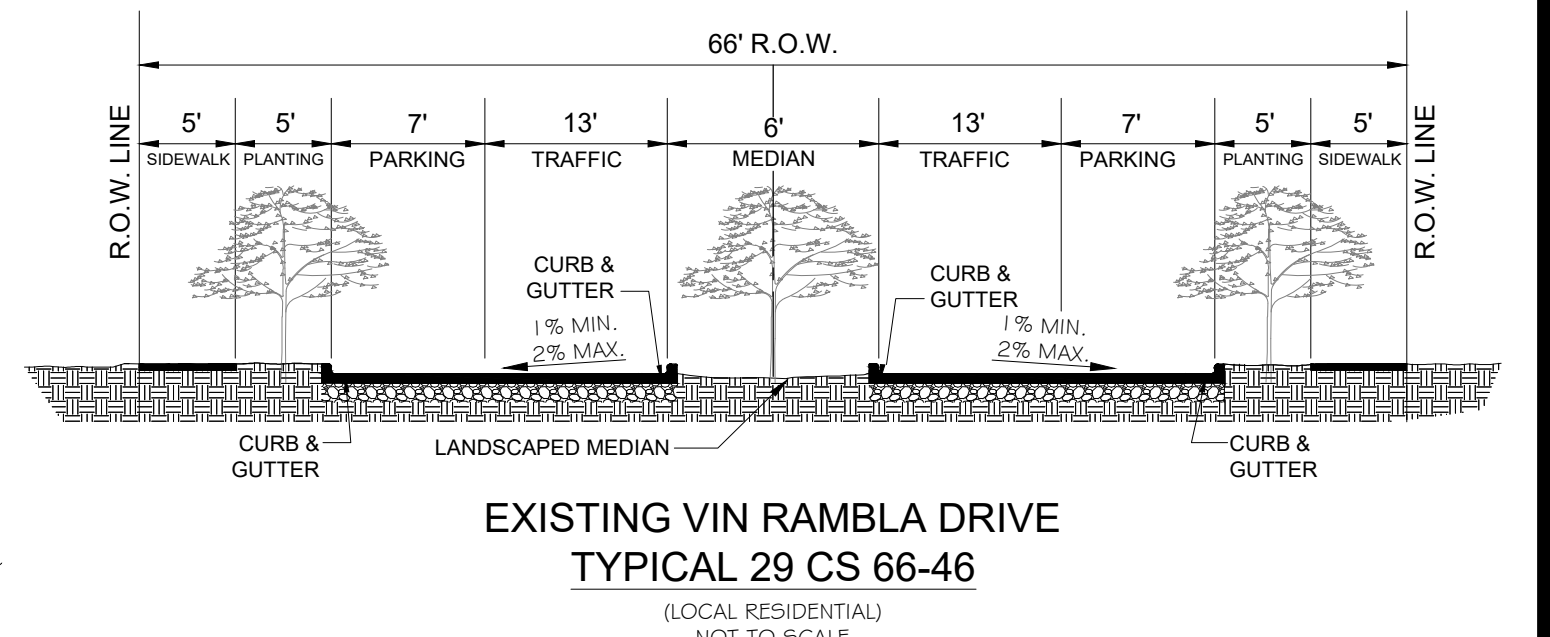
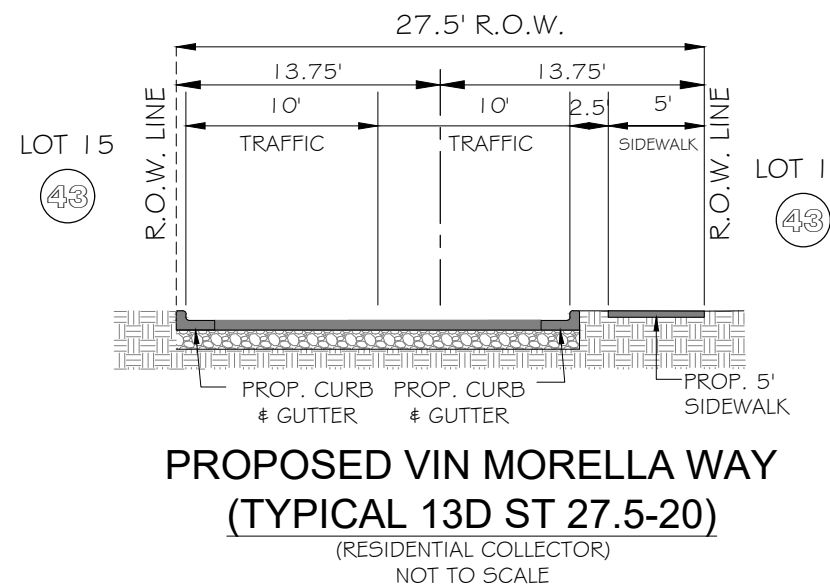
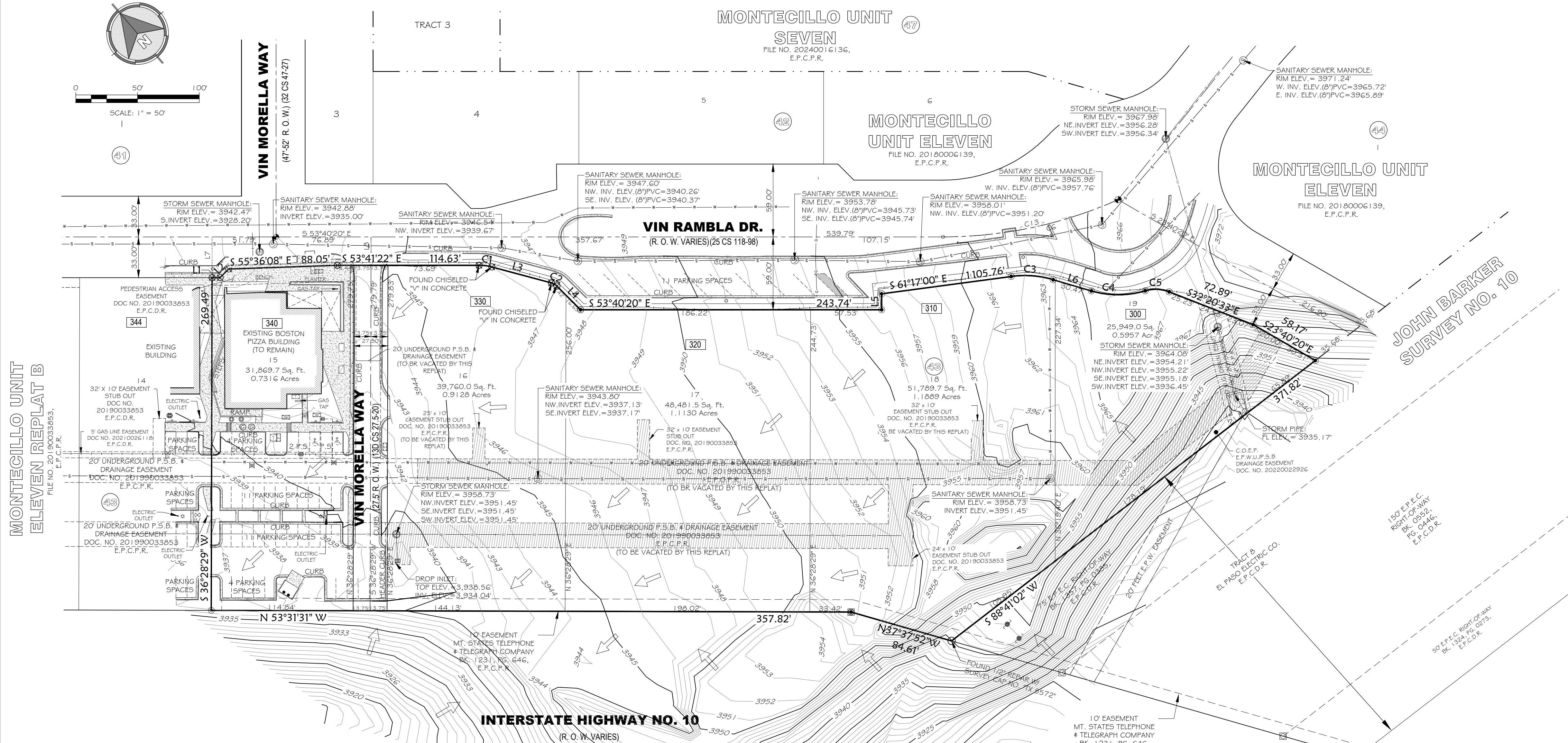
MONTECILLO RETAIL INVESTMENTS, LP EPT MONTECILLO I-10 DEVELOPMENT, LLC
444 EXECUTIVE CENTER BLVD. 444 EXECUTIVE CENTER BLVD.
SUITE 238, SUITE 238,
EL PASO, TEXAS 79902 EL PASO, TEXAS 79902
PHONE: (915) 838-8100 PHONE: (915) 838-8100

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. 119039
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 "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. 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)

BROCK & BUSTILLOS INC.
CONSULTING CIVIL ENGINEERS
AND SURVEYORS
TXPE REG. NO. F-737
TBPLS REG. NO. 101314-00

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

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

DATE OF PREPARATION: OCTOBER 2024

PRELIMINARY PLAT