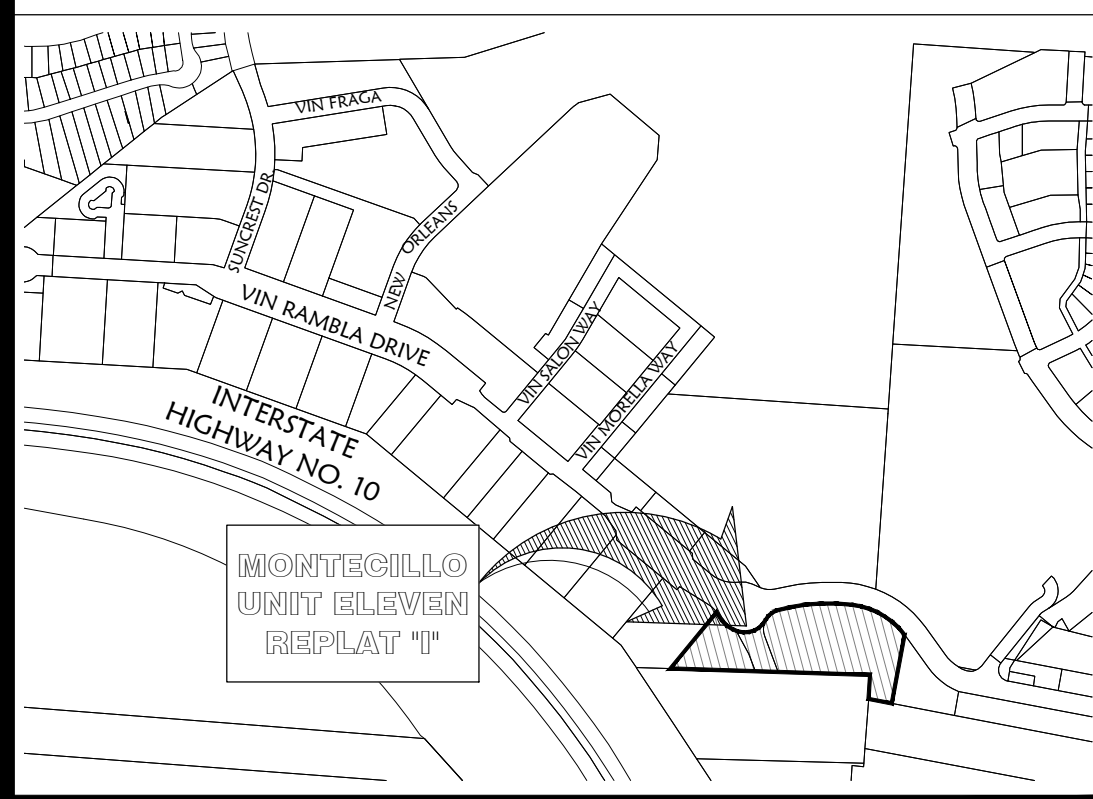


VICINITY MAP SCALE: 1"=600'



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	77.00	32°5'25.3"	44.19	S53°44'15"E	43.59
C2	81.00	82°5'40.3"	117.20	N68°48'19"E	107.24
C3	62.00	47°35'46"	51.50	N51°09'11"E	50.04
C4	567.00	13°27'50"	133.24	N81°40'59"E	132.93
C5	267.00	49°02'15"	228.52	S67°03'59"E	221.61
C6	81.00	19°56'27"	28.19	N79°42'53"W	28.05
C7	81.00	20°24'21"	28.85	S80°06'43"W	28.70
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	N60°19'53"W	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

PLAT NOTES AND RESTRICTIONS:

- 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.
- 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)
- 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.

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.

DEDICATION
STATE OF TEXAS
COUNTY OF EL PASO

EPT MONTECILLO I-10 DEVELOPMENT, LLC, PROPERTY OWNERS OF THIS LAND, HEREBY PRESENTS THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC, IF NOT PREVIOUSLY DEDICATED, UTILITY EASEMENTS FOR OVERHEAD 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.

EPT MONTECILLO I-10 DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY
BY ITS MANAGER, R22 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 _____

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.

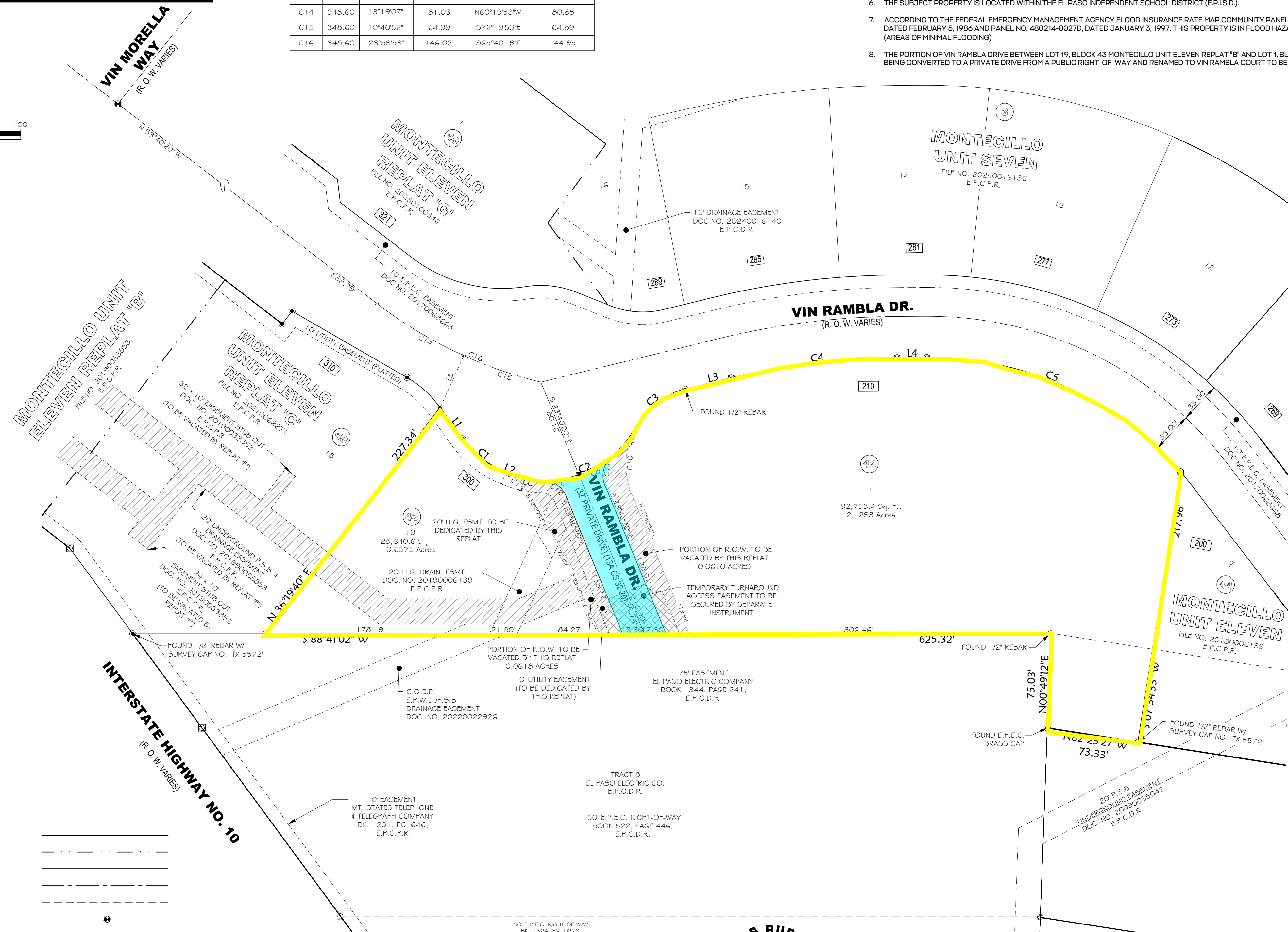
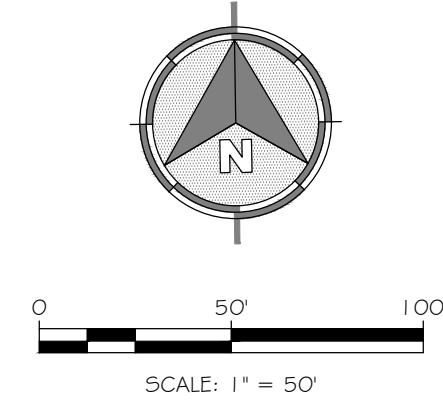
PLANNING AND INSPECTIONS DIRECTOR _____

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



LEGEND

PROJECT BOUNDARY	—————
SUBDIVISION BOUNDARY	-----
TRACT/LOT LINE	—————
CENTERLINE OF R.O.W.	—————
EASEMENT LINE	-----
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	⊙
LOT NUMBER	①
BLOCK NUMBER	④
PROPERTY ADDRESS	210

BROCK & BUSTILLOS
EP-TX
CIVIL ENGINEERS & LAND SURVEYORS

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

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

Apr 01, 2025, 3:50pm
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