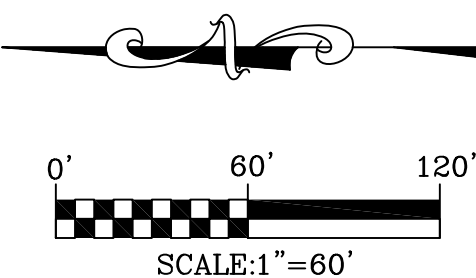


LAS CASITAS DE MONTOYA

TRACT 3-A-3,
S.A. & M.G. RAILWAY COMPANY SURVEY NO. 266,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 419,461 SQ.FT. OR 9.6295 ACRES

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CHORD
C1	15.71	10.00	90°00'00"	S45°00'00"W	14.14
C2	15.71	10.00	90°00'00"	N45°00'00"W	14.14
C3	45.92	126.00	20°52'52"	N88°16'00"E	40.70
C4	31.41	20.00	89°59'40"	S43°36'33"W	28.28
C5	36.44	105.00	20°52'52"	N10°28'26"W	36.24
C6	15.71	10.00	90°00'00"	N45°00'00"W	14.14
C7	15.71	10.00	90°00'00"	S45°00'00"W	14.14
C8	26.97	74.00	20°52'52"	S10°28'26"E	26.82
C9	31.42	20.00	90°00'00"	S65°52'56"E	28.28
C10	15.71	10.00	90°00'00"	S45°00'00"W	14.14
C11	15.71	10.00	90°00'00"	S45°00'00"W	14.14
C12	15.71	10.00	90°00'00"	N45°00'00"W	14.14
C13	15.71	10.00	90°00'00"	N45°00'00"W	14.14
C14	69.25	180.00	20°53'00"	S10°28'30"E	68.87
C15	76.54	210.00	20°53'00"	N10°28'30"W	76.12
C16	5.27	126.00	2°23'40"	S01°11'00"E	5.27
C17	40.65	126.00	18°28'11"	S11°38'16"E	40.48

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.75	N2°03'31"E
L2	6.47	S00°00'00"W



TOTAL NUMBER OF LOTS
84

SCHOOL DISTRICT
EL PASO INDEPENDENT SCHOOL DISTRICT
1014 N. Stanton Street, El Paso, TX 79902

PLAT NOTES

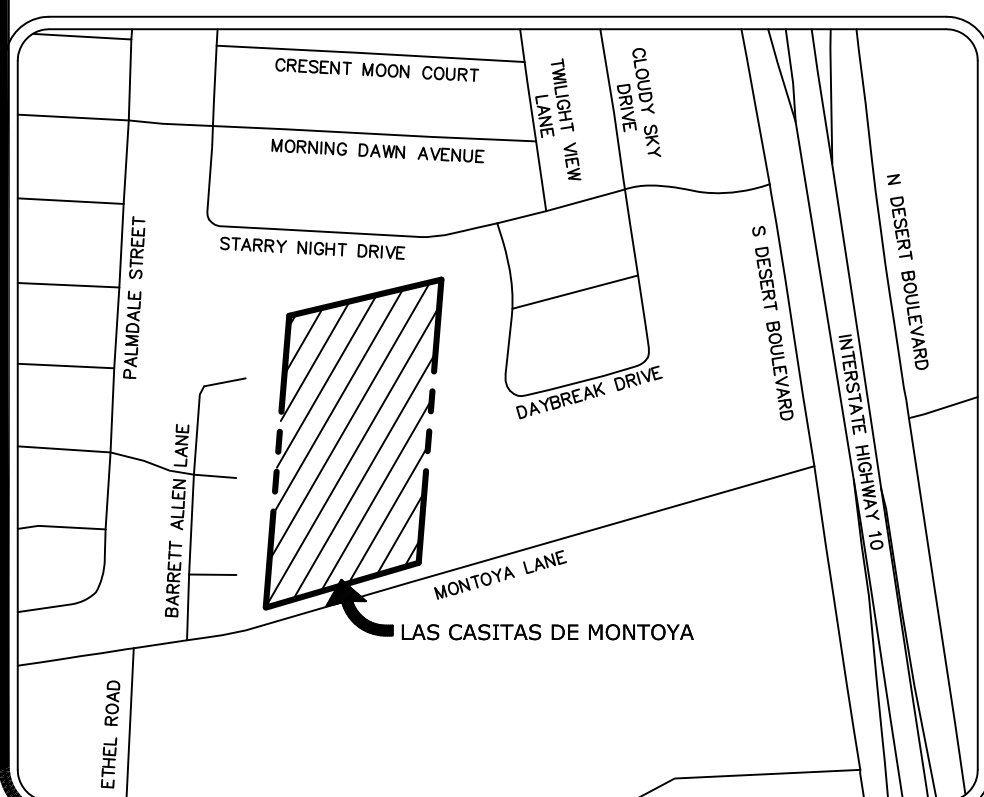
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT NO. _____ DATE _____
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT NO. _____ DATE _____
- THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER SHALL COORDINATE THE 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 SHALL BE SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
- THIS SUBDIVISION LIES IN ZONE "X", AS DESIGNATED BY F.E.M.A.: CITY OF EL PASO, COMMUNITY PANEL NO. 480212-0125 B, DATED SEPTEMBER 4, 1991.
- WATER SUPPLY AND SEWAGE DISPOSAL IS BEING PROVIDED BY THE EL PASO WATER UTILITIES.
- ALL DEVELOPED STORM WATER RUNOFF SHALL BE ADDRESSED WITHIN THE SUBDIVISION LIMITS AND SHALL COMPLY WITH ALL PROVISIONS OF (DSC, 16.19.0104 AND DCM, 11.1).
- THE OPEN SPACES AND PONDING AREAS LOCATED IN LOTS 1, 26, 27 AND 28, BLOCK 1, AND LOTS 1, 27 AND 36, BLOCK 3, ARE TO BE MAINTAINED BY THE CITY OF EL PASO.

SURVEY NOTES

- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.

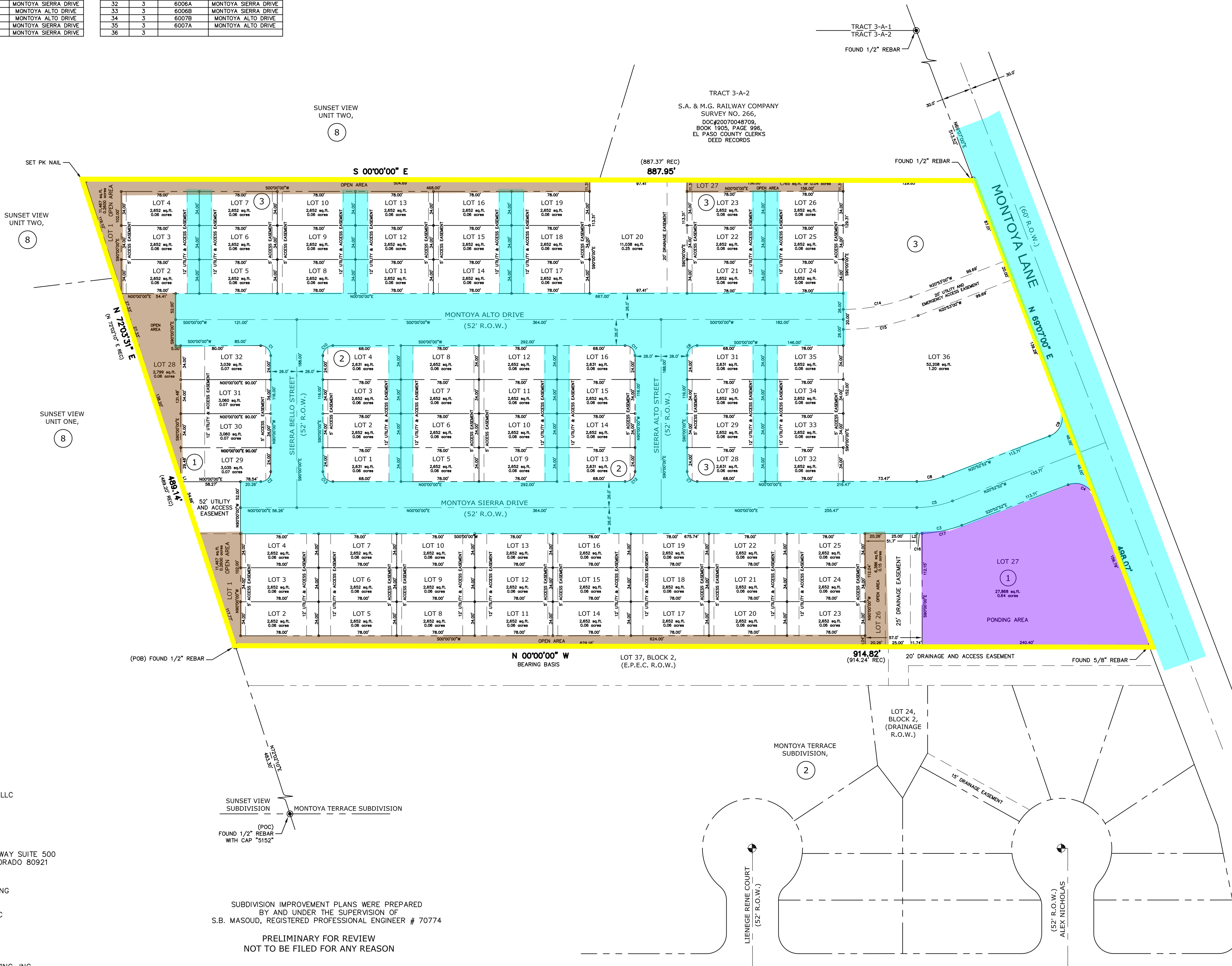
LOCATION MAP

APPROX. SCALE 1"=600'



ADDRESS TABLE		
LOT	BLOCK	ADDRESS
1	1	6021C
2	1	6021B
3	1	6021A
4	1	6019C
5	1	6019B
6	1	6019A
7	1	6017C
8	1	6017B
9	1	6017A
10	1	6015C
11	1	6015B
12	1	6015A
13	1	6013C
14	1	6013B
15	1	6013A
16	1	6011C
17	1	6011B
18	1	6011A
19	1	6009B
20	1	6009A
21	1	6007C
22	1	6007B
23	1	6007A
24	1	6005B
25	1	6005A
26	1	6003B
27	1	6003A
28	1	6001B
29	1	6001A
30	1	6000B
31	1	6000A
32	1	6000C
33	1	6000B
34	1	6000A
35	1	6000C
36	1	6000B

ADDRESS TABLE		
LOT	BLOCK	ADDRESS
11	2	6015B
12	2	6015A
13	2	6013C
14	2	6013B
15	2	6013A
16	2	6011C
17	2	6011B
18	2	6011A
19	2	6009B
20	2	6009A
21	2	6007C
22	2	6007B
23	2	6007A
24	2	6005B
25	2	6005A
26	2	6003B
27	2	6003A
28	2	6001B
29	2	6001A
30	2	6000B
31	2	6000A
32	2	6000C
33	2	6000B
34	2	6000A
35	2	6000C
36	2	6000B



OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

I, Alexander Emerson, CFO of DVEP LAND LLC, as owner of a portion of LAS CASITAS DE MONTAÑA hereby subdivide the land as described in this subdivision plat and dedicates to public use, streets, (pedestrian row, to be maintained by the City of El Paso), utility, drainage and restricted access easements and buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

I attest that the matters asserted in this plat are true and complete.

Witness my signature this _____ day of _____, 2026.

Alexander Emerson, CFO
OF DVEP LAND LLC.

DATE

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

I, Suleiman Masoud, representative of Coronado Building Co. LLC, as owner of a portion of LAS CASITAS DE MONTAÑA hereby subdivide the land as described in this subdivision plat and dedicates to public use, streets, (pedestrian row, to be maintained by the City of El Paso), utility, drainage and restricted access easements and buried service wires, conduits and pipes for underground utilities, and the right to ingress and egress for service and construction and the right to trim interfering trees and shrubs.

I attest that the matters asserted in this plat are true and complete.

Witness my signature this _____ day of _____, 2026.

Suleiman Masoud, REPRESENTATIVE
OF CORONADO BUILDING

DATE

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Alexander Emerson, representative of DVEP LAND LLC, known to me to be the person's whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations herein expressed.

Given under my hand and seal of office this _____ day of _____, 2026.

Notary Public in and for El Paso County

My Commission Expires

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared Suleiman Masoud, representative of Coronado Building Co. LLC, known to me to be the person's whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations herein expressed.

Given under my hand and seal of office this _____ day of _____, 2026.

Notary Public in and for El Paso County

My Commission Expires

CITY PLAN COMMISSION APPROVAL STATEMENT

This subdivision is hereby approved in accordance with Chapter 212 of the Texas Local Government Code and Title 19 of the El Paso Municipal Code as meeting all requirements for a review of a major combination plat.

Government Code of Texas this _____ day of _____, 2026.

Executive Secretary

Chairperson

Approved for filing this _____ day of _____, 2026.

Planning & Inspections Director

FILING

Filed and recorded in the office of the County Clerk of El Paso County, Texas,
this _____ day of _____, 2026, A.D.

in File No. _____

County Clerk

By Deputy

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

PRELIMINARY FOR REVIEW
NOT TO BE FILED FOR ANY REASON

John A. Eby, R.P.L.S.
Registered Professional Land Surveyor
Texas License No. 5372



Del Rio Engineering, Inc.

P.O. Box 220251

El Paso, Texas 79913

915/833-2400

PASO DEL NORTE SURVEYING INC.

13998 BRADLEY ROAD, EL PASO, TEXAS 79938

UPDATED: 6/24/2026
UPDATED AND REVISED: 6/03/2026
DATE OF PREPARATION: 3/26/2026

TBPLS FIRM #10001200
PH. 915-241-1841
FAX 915-855-6925