

# MONTANA MARKET

BEING ALL OR TRACTS 5-C-8, 5-C-8-A, 5-C-8-A-1 AND 5-C-8-B, BLOCK 2, ASCRATE GRANT SURVEYS, THE CITY OF EL PASO, EL PASO COUNTY, TEXAS. CONTAINING: 11.491 ACRES ±

### DEDICATION

STATE OF TEXAS  
COUNTY OF EL PASO  
RIVER OAKS PROPERTIES, LTD., PROPERTY OWNER OF THIS LAND, HEREBY PRESENT THIS PLAT.

RIVER OAKS PROPERTIES, LTD.  
A TEXAS LIMITED PARTNERSHIP  
By: RIVER OAKS ASSET MANAGEMENT, INC.  
A TEXAS CORPORATION  
Its: GENERAL PARTNER

By: Adam Z. Frank  
Its: President

### ACKNOWLEDGEMENT

STATE OF TEXAS  
COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ADAM Z. FRANK, PRESIDENT OF RIVER OAKS ASSET MANAGEMENT, INC., GENERAL PARTNER OF RIVER OAKS PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID CORPORATION FOR THE PURPOSE AND CONSIDERATIONS HEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 A.D.

NOTARY PUBLIC IN AND FOR THE COUNTY OF EL PASO 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 \_\_\_\_\_, 2026 A.D..

EXECUTIVE SECRETARY \_\_\_\_\_ CHAIRPERSON \_\_\_\_\_

APPROVED FOR FILING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 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 \_\_\_\_\_, 2026 A.D., FILE NO. \_\_\_\_\_

COUNTY CLERK \_\_\_\_\_ BY DEPUTY \_\_\_\_\_

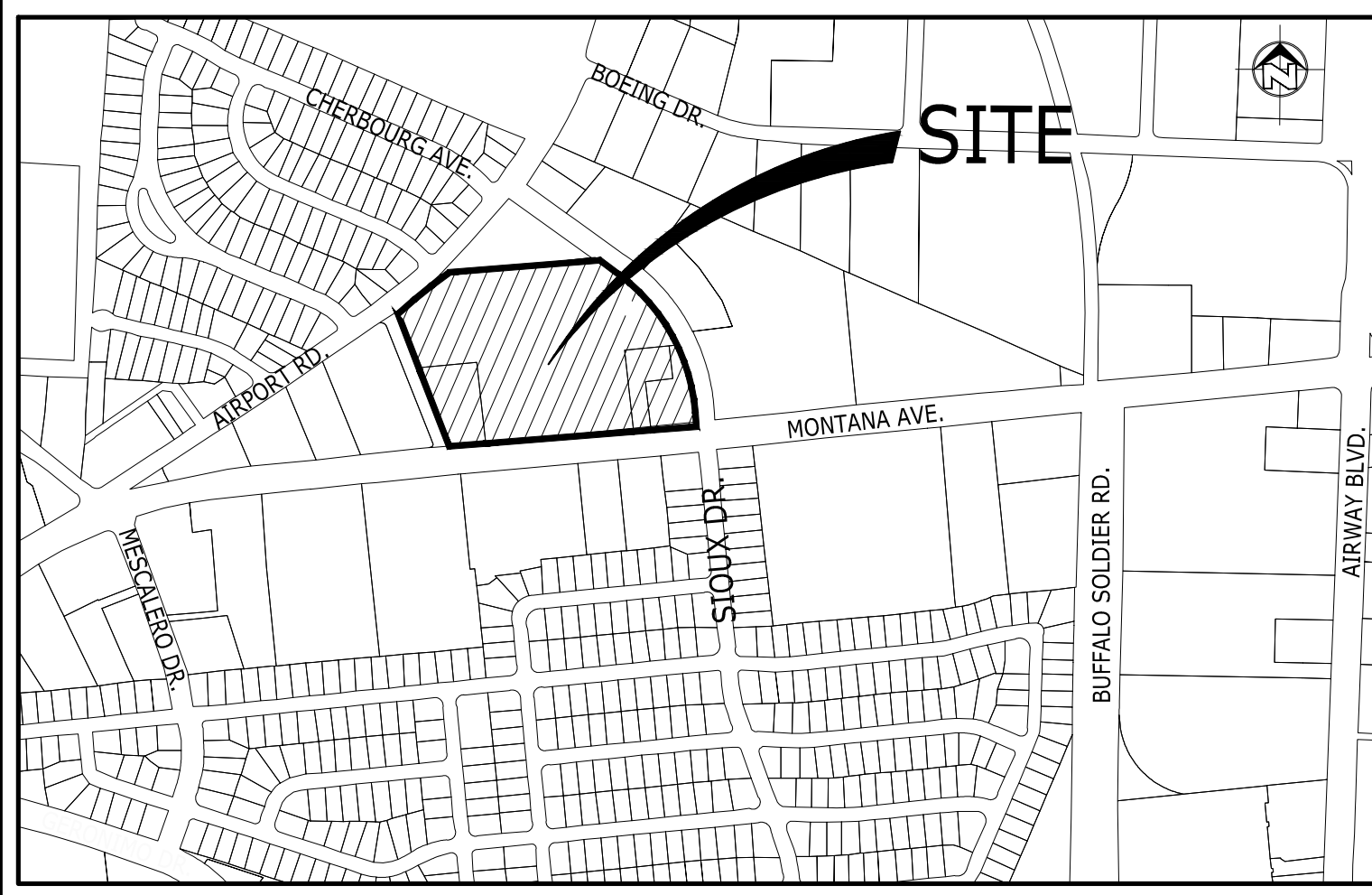
THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND IS IN COMPLIANCE WITH THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING PROFESSIONAL AND TECHNICAL STANDARDS.

GUILLEMO LICON, RPLS 2998

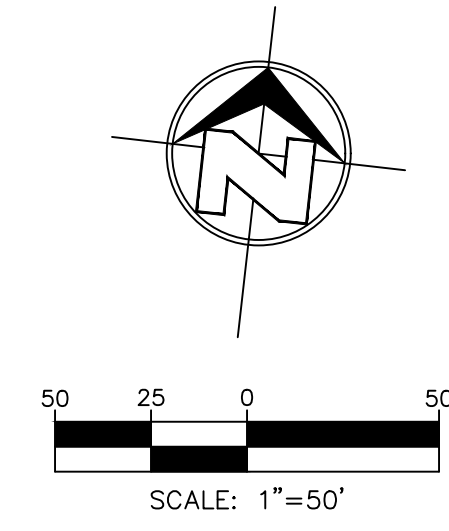


## FINAL PLAT

SLI ENGINEERING, INC.  
CIVIL ENGINEERS - LAND SURVEYORS  
LAND PLANNERS - CONSTRUCTION MANAGEMENT  
6600 WESTWIND DR. - EL PASO, TEXAS - 79912 - (915) 584-4457  
PREPARATION DATE: 04/14/2026.



VICINITY MAP  
SCALE: 1"=600'



LINE TABLE		
LINE	DIRECTION	DISTANCE
T1	S79°40'25"E	43.84'
L1	S57°34'12"E	89.40'
L2	S08°50'00"E	48.40'
L3	N81°10'00"E	19.50'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	655.32'	330.46'	168.82'	326.97'	N43°07'37"W	28°53'34"
C2	655.32'	227.02'	114.66'	225.88'	N18°45'22"W	19°50'54"
C3	1944.90'	229.41'	114.84'	229.28'	N46°53'45"E	6°45'30"

LEGEND	
CITY MONUMENT	⊙
PROPERTY CORNER	○
EASEMENT LINE	- - - - -
BOUNDARY LINE	—————
CENTER LINE	⊕

- NOTES**
- NUMBER OF LOTS IN THIS SUBDIVISION = 4
  - IF LOTS ARE FURTHER SUBDIVIDED, THEN ADDITIONAL PRIVATE EASEMENT SHALL BE REQUIRED.
  - TAX CERTIFICATE FOR THIS DEVELOPMENT ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION, INSTRUMENT NO. \_\_\_\_\_, DATE \_\_\_\_\_.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480214 0035 B, DATED OCTOBER 15, 1982. THIS PROPERTY LIES IN FLOOD ZONE C. ZONE "C" ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
  - THIS SUBDIVISION LIES WITHIN EL PASO INDEPENDENT SCHOOL DISTRICT.
  - WATER AND SEWER SERVICES ARE EXTENDED TO THIS SUBDIVISION FROM EXISTING EL PASO WATER UTILITIES/PUBLIC SERVICE BOARD FACILITIES FROM ABUTTING STREETS.  
  
THIS INSTRUMENT ASSURING THE CERTIFICATION THAT WATER AND SEWER SERVICES FACILITIES DESCRIBED BY THIS PLAT ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, TEXAS WATER CODE IS FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
  - THIS SUBDIVISION SHALL PROVIDE FOR POSTAL DELIVERY SERVICE. THE SUBDIVIDER COORDINATE 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 IS SUBJECT TO THE APPROVAL OF THE UNITED STATES POSTAL SERVICE.
  11. THE RETENTION OF ALL HISTORIC AND DEVELOPED STORMWATER RUNOFF DISCHARGE VOLUMES IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF (MUNI-CODE 19.19.010A, SDM, AND DDM SECTION 11.1)
  - PROPERTY HAS DIRECT ACCESS TO MONTANA AVE, AIRPORT ROAD, SIOUX STREET AND ISHA WAY, ALL PUBLIC RIGHT-OF-WAYS.
  - ALL BUILDINGS WITHIN THE SUBDIVISION ARE TO REMAIN

