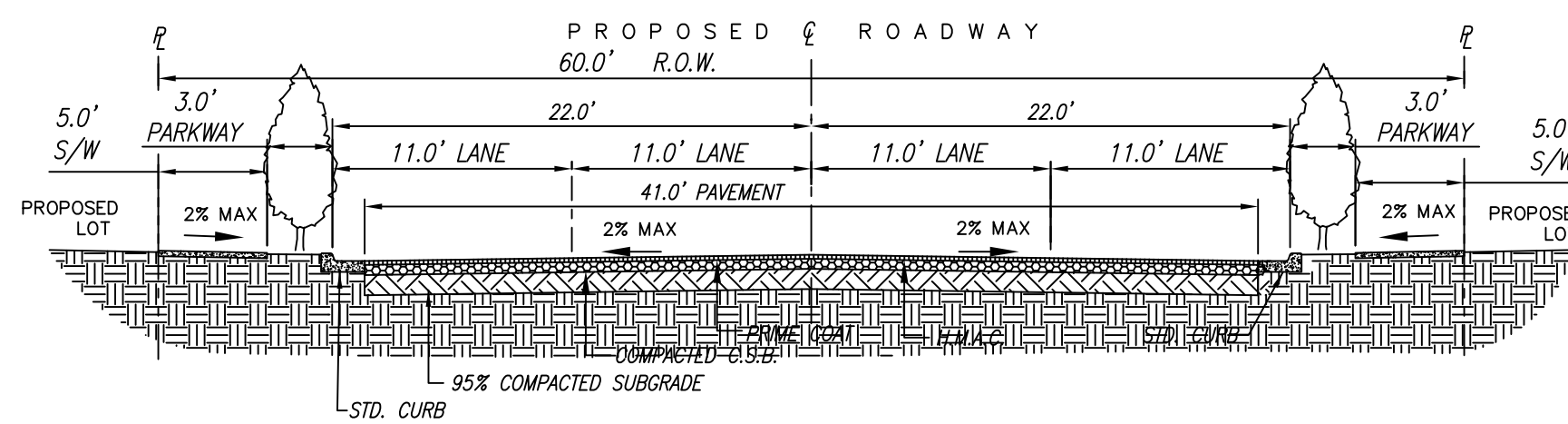


LAS CASITAS DE MONTOYA

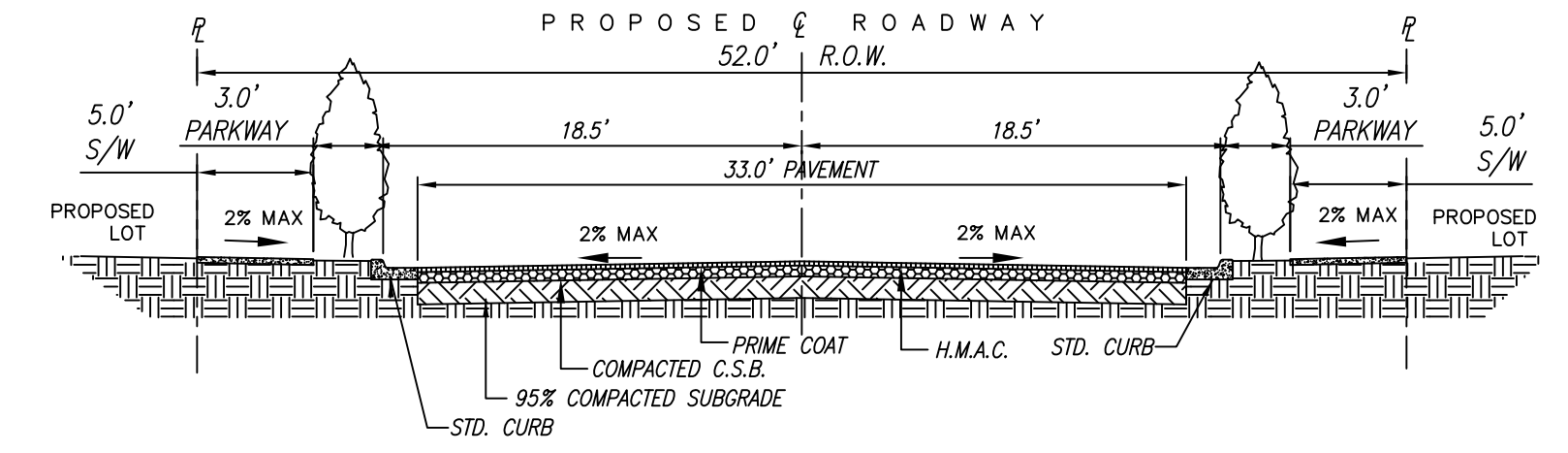
TRACT 3-A-3,
S.A. & M.G. RAILWAY COMPANY SURVEY NO. 266,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 419,461 SQ.FT. OR 9.6295 ACRES

PRELIMINARY



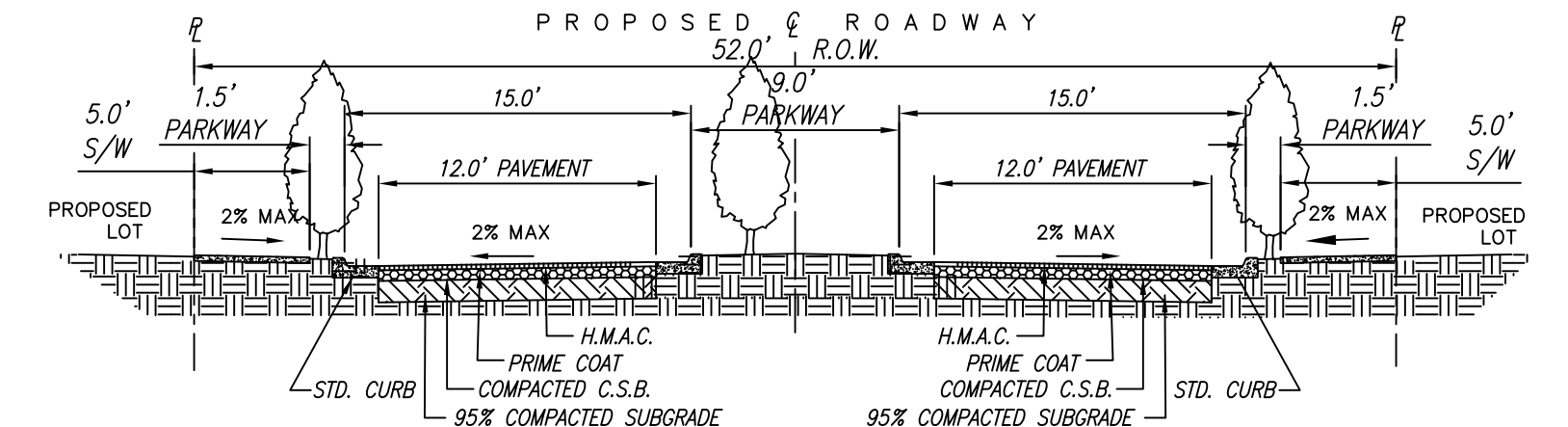
TYPICAL 60' ROW ROAD SECTION (MONTOYA DR.)

SCALE: NTS



TYPICAL 52' ROW ROAD SECTION (MONTOYA SIERRA DR., MONTOYA ALTO DR., SIERRA BELLO ST., SIERRA ALTO ST.)

SCALE: NTS



TYPICAL 52' ROW ROAD SECTION (W/ CENTER ISLAND)

MONTOYA SIERRA DR.

SCALE: NTS

SCHEDULE B NOTES

- ITEM 10(b). EASEMENT TO EL PASO ELECTRIC RAILWAY COMPANY, DATED AUGUST 26, 1924, IN VOLUME 440, PAGE 340, OFFICIAL RECORDS EL PASO COUNTY, TEXAS. (BLANKET TYPE EASEMENT FOR TRANSMISSION LINE. THIS IS AN ACKNOWLEDGEMENT AND IS NOT THE CREATION DOCUMENT. THE CREATION DOCUMENT WAS NOT FOUND.)
- ITEM 10(c). EASEMENT TO EL PASO ELECTRIC RAILWAY COMPANY, DATED AUGUST 26, 1924, IN VOLUME 447, PAGE 173, OFFICIAL RECORDS EL PASO COUNTY, TEXAS. (BLANKET TYPE EASEMENT FOR TRANSMISSION LINE. THIS IS AN ACKNOWLEDGEMENT AND IS NOT THE CREATION DOCUMENT. THE CREATION DOCUMENT WAS NOT FOUND.)
- ITEM 10(d). EASEMENT TO EL PASO ELECTRIC RAILWAY COMPANY, DATED MAY 23, 1930, FILED JANUARY 2, 1931, IN THE OFFICE OF COUNTY CLERK IN VOLUME 533, PAGE 315, OFFICIAL RECORDS EL PASO COUNTY, TEXAS. (THIS EASEMENT IS LOCATED IN THE "EL PASO ELECTRIC" EASEMENT ADJOINING THIS PARCEL.)
- ITEM 10(e). EASEMENT TO AMERICAN TELEPHONE & TELEGRAPH, DATED APRIL 15, 1958, FILED FOR RECORD ON MAY 19, 1958, IN THE OFFICE OF COUNTY CLERK IN VOLUME 1398, PAGE 301, OFFICIAL RECORDS EL PASO COUNTY, TEXAS. (BLANKET TYPE EASEMENT WITH NO SPECIFIC LOCATION GIVEN)

PLAT NOTES

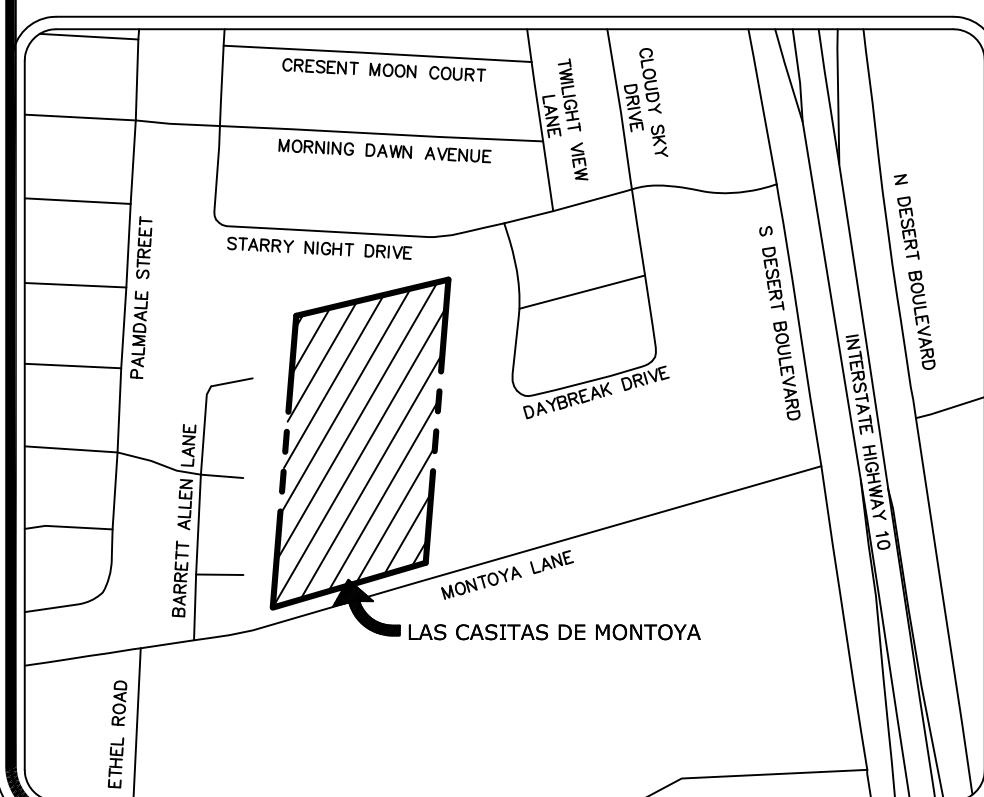
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT NO. _____ DATE _____
- TAX CERTIFICATE FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORD SECTION.
INSTRUMENT NO. _____ DATE _____
- THIS SUBDIVISION 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. 48022-0725 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 THIS SUBDIVISION LIMITS AND SHALL COMPLY WITH ALL PROVISIONS OF (DSC, 1819.010A AND DOW, 11-1).

LOT	BLOCK	ADDRESS	STREET NAME
1	1	6021C	MONTOYA SIERRA DRIVE
2	1	6021B	MONTOYA SIERRA DRIVE
3	1	6021A	MONTOYA SIERRA DRIVE
4	1	6019C	MONTOYA SIERRA DRIVE
5	1	6019B	MONTOYA SIERRA DRIVE
6	1	6019A	MONTOYA SIERRA DRIVE
7	1	6018C	MONTOYA SIERRA DRIVE
8	1	6018B	MONTOYA SIERRA DRIVE
9	1	6018A	MONTOYA SIERRA DRIVE
10	1	6017C	MONTOYA SIERRA DRIVE
11	1	6017B	MONTOYA SIERRA DRIVE
12	1	6017A	MONTOYA SIERRA DRIVE
13	1	6015C	MONTOYA SIERRA DRIVE
14	1	6015B	MONTOYA SIERRA DRIVE
15	1	6015A	MONTOYA SIERRA DRIVE
16	1	6013C	MONTOYA SIERRA DRIVE
17	1	6013B	MONTOYA SIERRA DRIVE
18	1	6013A	MONTOYA SIERRA DRIVE
19	1	6009C	MONTOYA SIERRA DRIVE
20	1	6009B	MONTOYA SIERRA DRIVE
21	1	6009A	MONTOYA SIERRA DRIVE
22	1	6007C	MONTOYA SIERRA DRIVE
23	1	6007B	MONTOYA SIERRA DRIVE
24	1	6007A	MONTOYA SIERRA DRIVE
25	1	6007A	MONTOYA SIERRA DRIVE
26	1	OPEN AREA	
27	1	PONDING	
28	1	OPEN AREA	
29	1	401	SIERRA BELLO STREET
30	1	405	SIERRA BELLO STREET
31	1	409	SIERRA BELLO STREET
32	1	413	SIERRA BELLO STREET
33	1	417	SIERRA BELLO STREET
34	1	421	SIERRA BELLO STREET
35	1	425	SIERRA BELLO STREET
36	1	429	SIERRA BELLO STREET
37	1	433	SIERRA BELLO STREET
38	1	437	SIERRA BELLO STREET
39	1	441	SIERRA BELLO STREET
40	1	445	SIERRA BELLO STREET
41	1	449	SIERRA BELLO STREET
42	1	453	SIERRA BELLO STREET
43	1	457	SIERRA BELLO STREET
44	1	461	SIERRA BELLO STREET
45	1	465	SIERRA BELLO STREET
46	1	469	SIERRA BELLO STREET
47	1	473	SIERRA BELLO STREET
48	1	477	SIERRA BELLO STREET
49	1	481	SIERRA BELLO STREET
50	1	485	SIERRA BELLO STREET
51	1	489	SIERRA BELLO STREET
52	1	493	SIERRA BELLO STREET
53	1	497	SIERRA BELLO STREET
54	1	501	SIERRA BELLO STREET
55	1	505	SIERRA BELLO STREET
56	1	509	SIERRA BELLO STREET
57	1	513	SIERRA BELLO STREET
58	1	517	SIERRA BELLO STREET
59	1	521	SIERRA BELLO STREET
60	1	525	SIERRA BELLO STREET
61	1	529	SIERRA BELLO STREET
62	1	533	SIERRA BELLO STREET
63	1	537	SIERRA BELLO STREET
64	1	541	SIERRA BELLO STREET
65	1	545	SIERRA BELLO STREET
66	1	549	SIERRA BELLO STREET
67	1	553	SIERRA BELLO STREET
68	1	557	SIERRA BELLO STREET
69	1	561	SIERRA BELLO STREET
70	1	565	SIERRA BELLO STREET
71	1	569	SIERRA BELLO STREET
72	1	573	SIERRA BELLO STREET
73	1	577	SIERRA BELLO STREET
74	1	581	SIERRA BELLO STREET
75	1	585	SIERRA BELLO STREET
76	1	589	SIERRA BELLO STREET
77	1	593	SIERRA BELLO STREET
78	1	597	SIERRA BELLO STREET
79	1	601	SIERRA BELLO STREET
80	1	605	SIERRA BELLO STREET
81	1	609	SIERRA BELLO STREET
82	1	613	SIERRA BELLO STREET
83	1	617	SIERRA BELLO STREET
84	1	621	SIERRA BELLO STREET
85	1	625	SIERRA BELLO STREET
86	1	629	SIERRA BELLO STREET
87	1	633	SIERRA BELLO STREET
88	1	637	SIERRA BELLO STREET
89	1	641	SIERRA BELLO STREET
90	1	645	SIERRA BELLO STREET
91	1	649	SIERRA BELLO STREET
92	1	653	SIERRA BELLO STREET
93	1	657	SIERRA BELLO STREET
94	1	661	SIERRA BELLO STREET
95	1	665	SIERRA BELLO STREET
96	1	669	SIERRA BELLO STREET
97	1	673	SIERRA BELLO STREET
98	1	677	SIERRA BELLO STREET
99	1	681	SIERRA BELLO STREET
100	1	685	SIERRA BELLO STREET

LOT	BLOCK	ADDRESS	STREET NAME
11	2	6018B	MONTOYA ALTO DRIVE
12	2	6018A	MONTOYA ALTO DRIVE
13	2	401	SIERRA ALTO STREET
14	2	405	SIERRA ALTO STREET
15	2	409	SIERRA ALTO STREET
16	2	413	SIERRA ALTO STREET
17	2	417	SIERRA ALTO STREET
18	2	421	SIERRA ALTO STREET
19	2	425	SIERRA ALTO STREET
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27	2	457	SIERRA ALTO STREET
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29	2	465	SIERRA ALTO STREET
30	2	469	SIERRA ALTO STREET
31	2	473	SIERRA ALTO STREET
32	2	477	SIERRA ALTO STREET
33	2	481	SIERRA ALTO STREET
34	2	485	SIERRA ALTO STREET
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37	2	497	SIERRA ALTO STREET
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45	2	529	SIERRA ALTO STREET
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47	2	537	SIERRA ALTO STREET
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50	2	549	SIERRA ALTO STREET
51	2	553	SIERRA ALTO STREET
52	2	557	SIERRA ALTO STREET
53	2	561	SIERRA ALTO STREET
54	2	565	SIERRA ALTO STREET
55	2	569	SIERRA ALTO STREET
56	2	573	SIERRA ALTO STREET
57	2	577	SIERRA ALTO STREET
58	2	581	SIERRA ALTO STREET
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72	2	637	SIERRA ALTO STREET
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74	2	645	SIERRA ALTO STREET
75	2	649	SIERRA ALTO STREET
76	2	653	SIERRA ALTO STREET
77	2	657	SIERRA ALTO STREET
78	2	661	SIERRA ALTO STREET
79	2	665	SIERRA ALTO STREET
80	2	669	SIERRA ALTO STREET
81	2	673	SIERRA ALTO STREET
82	2	677	SIERRA ALTO STREET
83	2	681	SIERRA ALTO STREET
84	2	685	SIERRA ALTO STREET
85	2	689	SIERRA ALTO STREET
86	2	693	SIERRA ALTO STREET
87	2	697	SIERRA ALTO STREET
88	2	701	SIERRA ALTO STREET
89	2	705	SIERRA ALTO STREET
90	2	709	SIERRA ALTO STREET
91	2	713	SIERRA ALTO STREET
92	2	717	SIERRA ALTO STREET
93	2	721	SIERRA ALTO STREET
94	2	725	SIERRA ALTO STREET
95	2	729	SIERRA ALTO STREET
96	2	733	SIERRA ALTO STREET
97	2	737	SIERRA ALTO STREET
98	2	741	SIERRA ALTO STREET
99	2	745	SIERRA ALTO STREET
100	2	749	SIERRA ALTO STREET

LOCATION MAP

APPROX. SCALE 1"=600'



OWNER/DEVELOPER:
CORONADO BUILDING CO, LLC
P.O. BOX 220251
EL PASO, TX 79913
915-873-2400

OWNER/DEVELOPER:
DVEP LAND LLC
555 MIDDLE CREEK PARKWAY SUITE 500
COLORADO SPRINGS, COLORADO 80921
915-591-6319

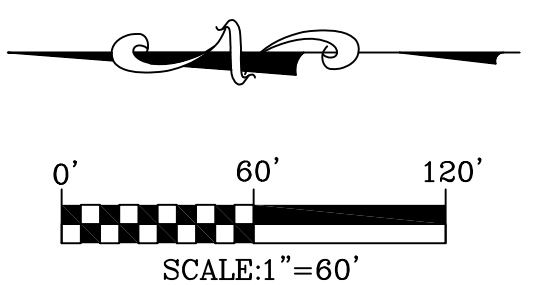
ENGINEERING AND PLANNING
CONSULTATION BY:
SAL MASOUD
DEL RIO ENGINEERING, LLC
P.O. BOX 220251
EL PASO, TX 79913
915-833-2400

PLAT PREPARED BY:
PASO DEL NORTE SURVEYING, INC.
13998 BRADLEY ROAD
EL PASO, TEXAS 79938
PHONE: (915) 241-1841

LINE	LENGTH	BEARING
L1	4.75	N72°33'31"E
L2	6.47	S00°00'00"W

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	45.82	128.00	203°25'52"	N88°18'00"E	40.70
C4	31.41	20.00	89°59'40"	S24°05'53"W	28.28
C5	36.44	100.00	203°25'52"	N10°26'28"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	203°25'52"	S10°26'28"E	26.82
C9	31.42	20.00	90°00'00"	S89°59'40"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"E	14.14
C14	69.26	180.00	203°3'00"	S10°26'30"E	68.87
C15	76.54	210.00	203°3'00"	N10°26'30"W	76.12
C16	5.27	128.00	223°40'	S01°11'50"E	5.27
C17	40.85	128.00	18°29'11"	S11°38'16"E	40.48

IMPROVEMENTS LEGEND	
	METAL POWER POLE
	MANHOLE
	MANHOLE
	OVERHEAD ELEC LINE
	WATER VALVE
	ROCK WALL
	CHAINLINK FENCE



TOTAL NUMBER OF LOTS
84

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

SURVEY NOTES

- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.
- BENCHMARK FOR ELEVATIONS SHOWN HEREON IS A CITY MONUMENT FOUND AT THE CENTERLINE INTERSECTION OF DAYBREAK DRIVE WITH THUNDERSTORM DRIVE. CITY DATUM ELEVATION: 3851.38'
- CONTOUR INTERVAL IS 1' MINOR, 5' MAJOR.
- UG SEWER LINES ARE ESTIMATED BASED ON VISUAL OBSERVATION.

UTILITY NOTES

- THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH SURFACE GROUND MARKINGS OR EXCAVATIONS TO DETERMINE THE EXACT LOCATION OF ANY SUBTERRANEAN LINES.
- BEFORE DIGGING IN THIS AREA, CALL "TEXAS ONE-CALL" 1-800-545-6005 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITIES LINES.

DRE Del Rio Engineering, Inc.
P.O. Box 220251 El Paso, Texas 79913 915/833-2400