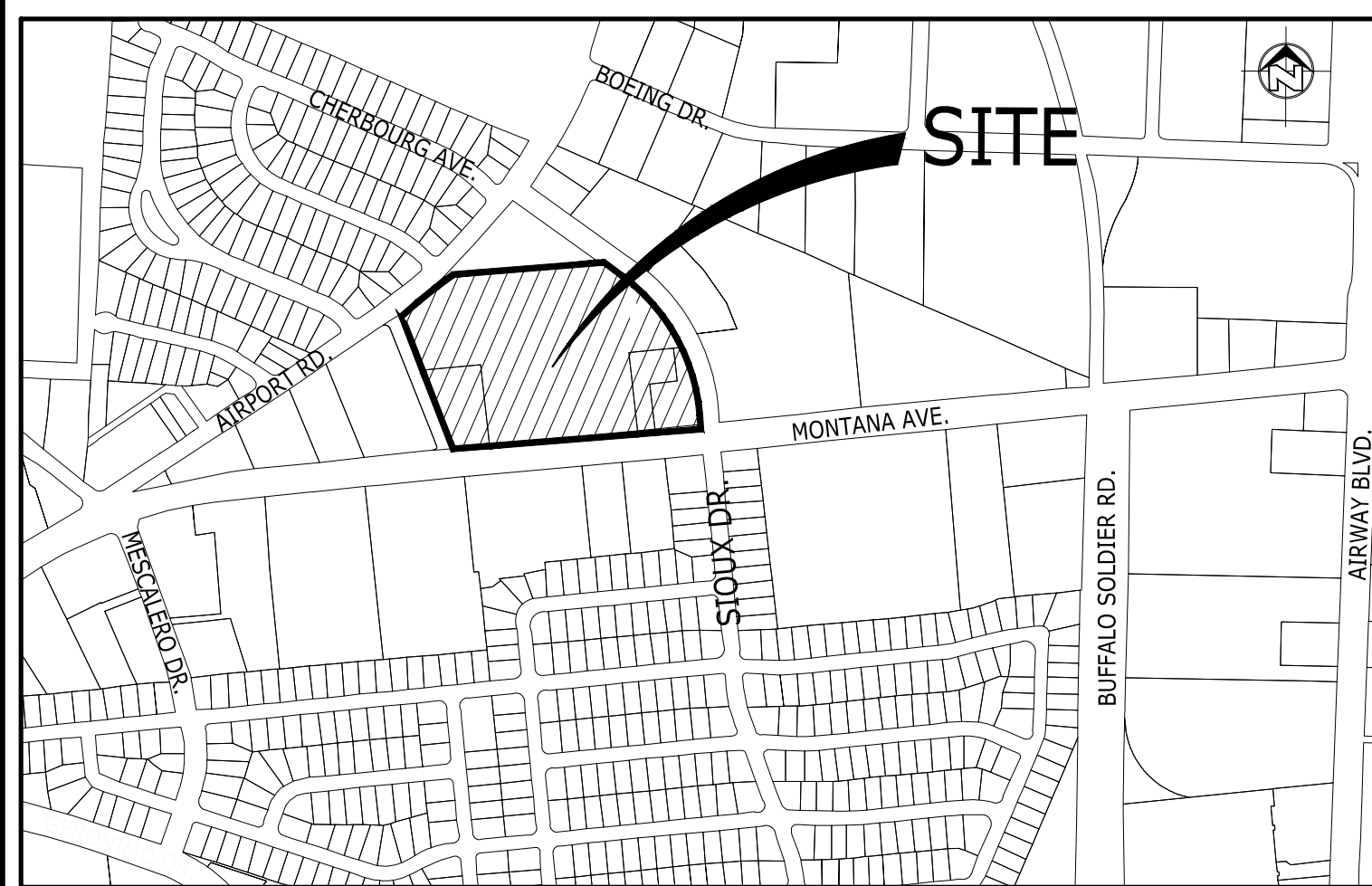


# MONTANA MARKET

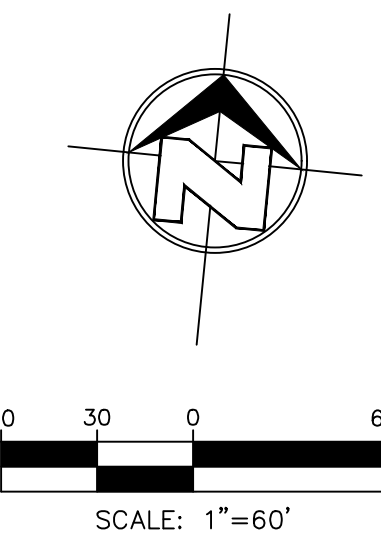
BEING ALL OR TRACTS 5-C-8, 5-C-8-A,  
5-C-8-A-1 AND 5-C-8-B, BLOCK 2,  
ASCARATE GRANT SURVEYS, THE CITY OF EL PASO,  
EL PASO COUNTY, TEXAS.  
CONTAINING: 11.491 ACRES ±



VICINITY MAP  
SCALE: 1"=600'

LINE TABLE		
LINE	DIRECTION	DISTANCE
T1	S79°40'25"E	43.84'
L1	S57°34'12"E	81.42'
L2	S08°50'00"E	48.40'
L3	N81°10'00"E	26.93'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	336.51	662.32	171.97	332.91	N43°01'01"W	29°06'39"
C2	226.92	662.32	114.58	225.81	N18°38'54"W	19°37'48"
C3	229.41	1944.90	114.84	229.28	S46°53'45"W	6°45'30"

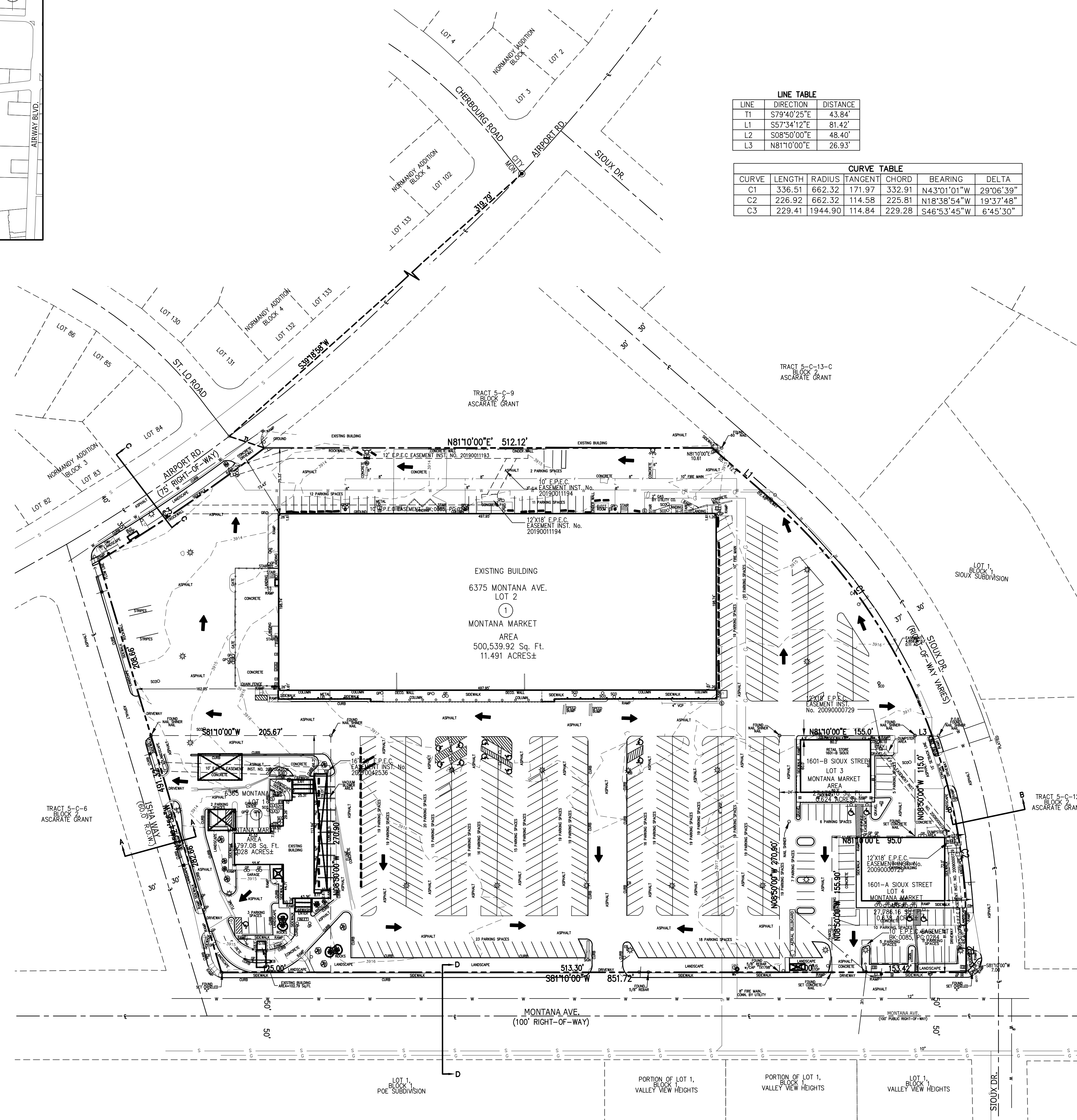


SCALE: 1"=60'

### NOTES

- NUMBER OF LOTS IN THIS SUBDIVISION = 4
- OWNER:  
RIVER OAKS PROPERTIES LTD  
5678 N MESA  
EL PASO TX 79912-5425  
(915) 225-5700
- SURVEYOR  
SLI ENGINEERING, INC.  
6600 WESTWIND DRIVE  
EL PASO, TEXAS 79912  
(915) 584-4457
- 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 ADJACENT 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.
- 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

PREPARED BY  
SLI ENGINEERING, INC.  
6600 WESTWIND DRIVE  
EL PASO, TEXAS 79912  
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LEGEND	
GAS METER (G)	POWER POLE (●)
ELECTRIC METER (EM)	ELECTRIC POLE W/TRANSFORMER (□)
SANITARY SEWER MANHOLE (S)	POWER POLE (●)
HEATING FURNACE (H-F)	CITY MONUMENT (⊙)
TRAFFIC LIGHT BOX (TS)	GUY WIRE (—)
TELEPHONE BOX (TB)	CENTER LINE (—)
WATER BOX (Hot Box) (Wb)	IRON PIN FOUND (⊙)
ELECTRIC BOX (EB)	GUARD POST (OP)
ELECTRIC TRANSFORMER (E)	CAR STOPPER (—)
SEWER CLEAN OUT (SCO)	HOSE BIBB (⊙)
IRRIGATION CONTROL VALVE (ICV)	BUILDING OVERHANG (—)
IRRIGATION CONTROL BOX (ICB)	CANOPY (—)
UTILITY WATER LINE (DOMESTIC) (W)	CHAIN LINK FENCE (—)
UTILITY WATER LINE (PUBLIC) (W)	HANDRAIL (—)
UTILITY GAS LINE (G)	BENCH (—)
UTILITY ELECTRIC LINE (E)	BUSH (—)
UTILITY SEWER LINE (S)	TREE (—)
FIRE MAIN LINE (—)	BEAM (—)
FIRE HYDRANT (—)	HANDICAP SYMBOL (—)
FIRE HOSE (HOOKUP) (—)	SIGN (—)
EASEMENT LINE (—)	BOUNDARY SYMBOL (—)
COVER PARKING (—)	SETBACK LINE (—)
TELEPHONE PEDESTAL (—)	BOUNDARY LINE (—)
LIGHT POST (—)	MAILBOX (—)
ELECTRIC PIPES (—)	TRAFFIC LIGHT (—)

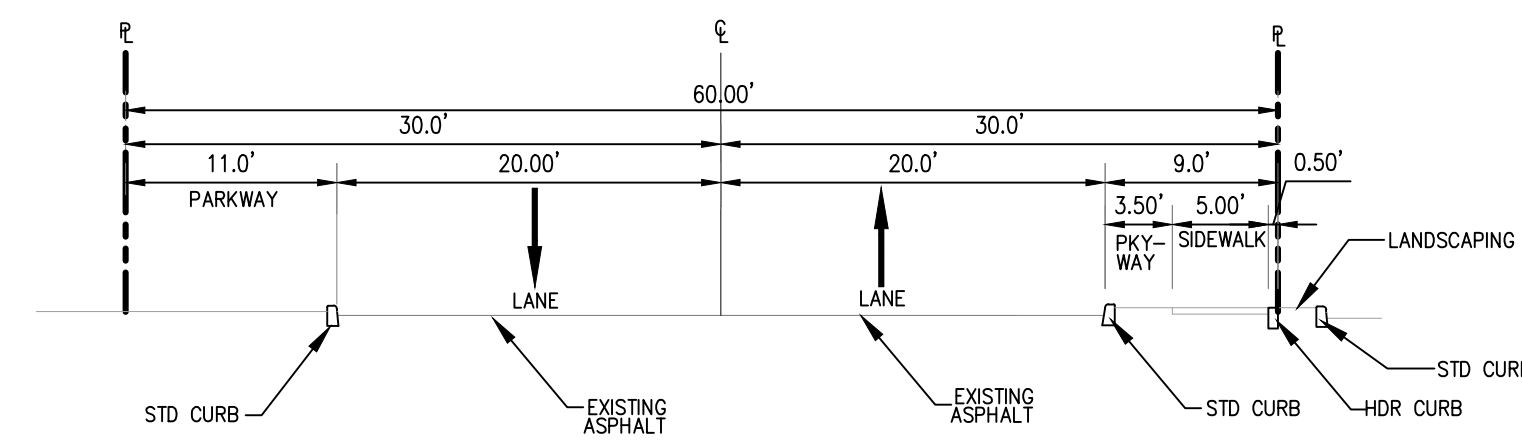


## PRELIMINARY PLAT

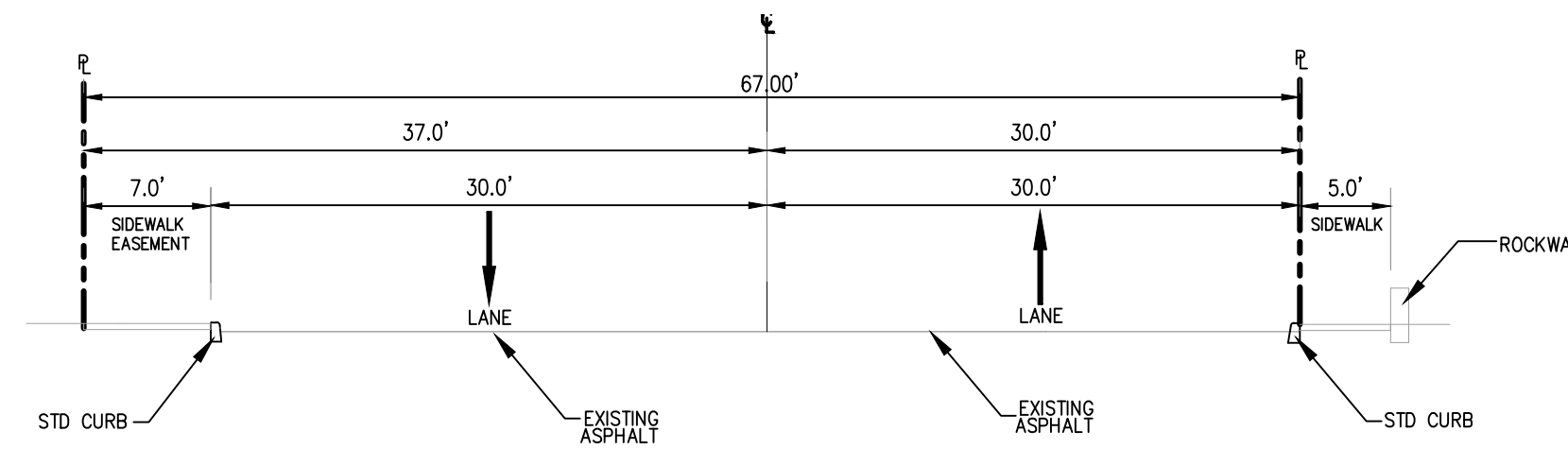
SLI ENGINEERING, INC.  
CIVIL ENGINEERS - LAND SURVEYORS  
LAND PLANNERS - CONSTRUCTION MANAGEMENT  
6600 WESTWIND DRIVE  
EL PASO, TEXAS - 79912 - (915) 584-4457  
PREPARATION DATE: 04/14/2026

# MONTANA MARKET

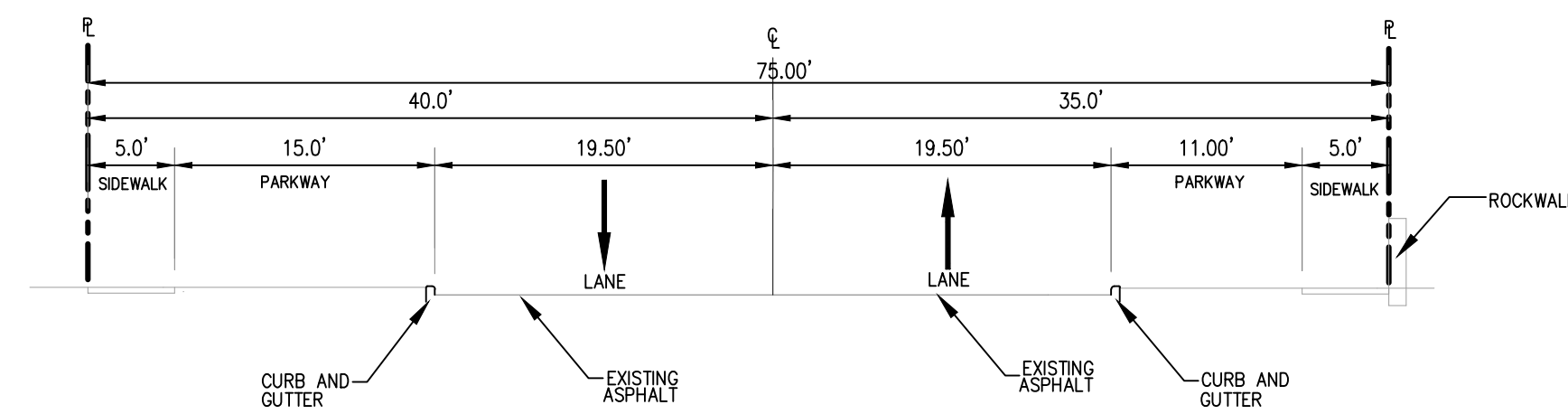
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CONTAINING: 11.491 ACRES ±



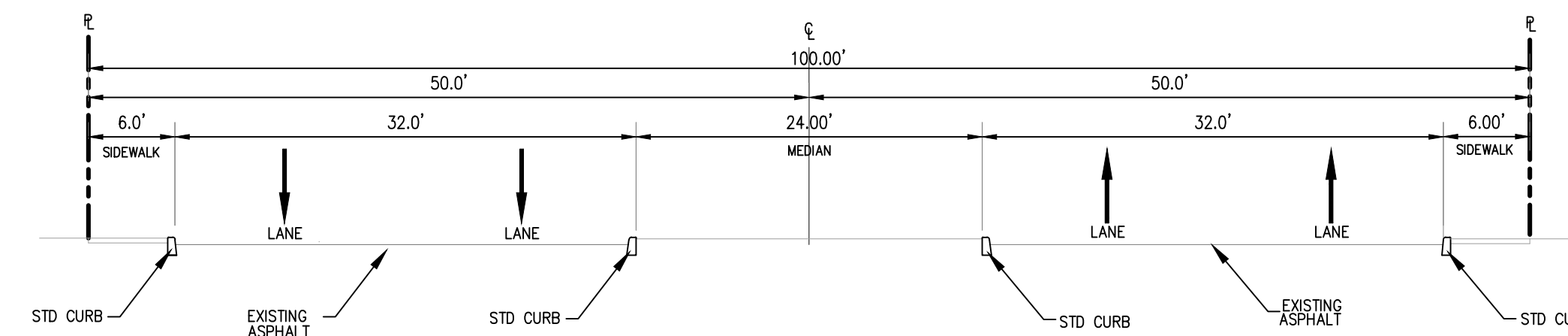
**ISHA WAY "A - A"**  
LOCAL DRIVABLE  
SCALE: 1"=10'



**SIOUX STREET "B - B"**  
COLLECTOR DRIVABLE  
SCALE: 1"=10'



**AIRPORT ROAD "C - C"**  
MAJOR ARTERIAL  
SCALE: 1"=10'



**MONTANA AVENUE "D - D"**  
MAJOR ARTERIAL  
SCALE: 1"=10'



## PRELIMINARY PLAT

SLI ENGINEERING, INC.  
CIVIL ENGINEERS - LAND SURVEYORS  
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PREPARATION DATE: 04/14/2026