

VICINITY MAP  
SCALE: 1"=600'

**LEGEND**

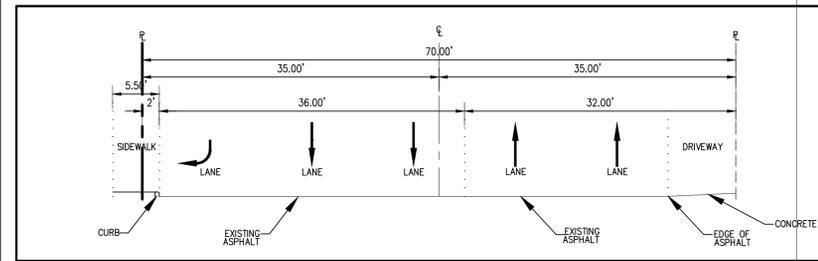
CITY MONUMENT	BOUNDARY LINE
BOUNDARY SYMBOL	EASEMENT
ELECTRIC BOX	UTILITY WATER LINE
LIGHT POST	UTILITY ELECTRIC LINE
IRRIGATION CONTROL VALVE	UTILITY GAS LINE
SIGN	GUARD POLE
CROSSING LIGHT	TRAFFIC LIGHT
SANITARY SEWER MANHOLE	HANDICAP SYMBOL
ELECTRIC METER	SEWER CLEAN OUT
WATER METER	UTILITY SEWER LINE
GAS METER	CENTER LINE

**LINE TABLE**

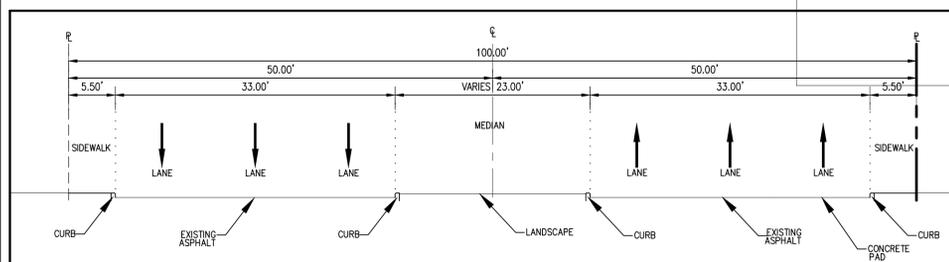
LINE	DIRECTION	DISTANCE
L1	N02°07'43"W	15.00'
L2	N87°58'14"E	15.53'
L3	S00°58'23"E	15.89'
L4	N88°46'02"W	15.75'

**CURVE TABLE**

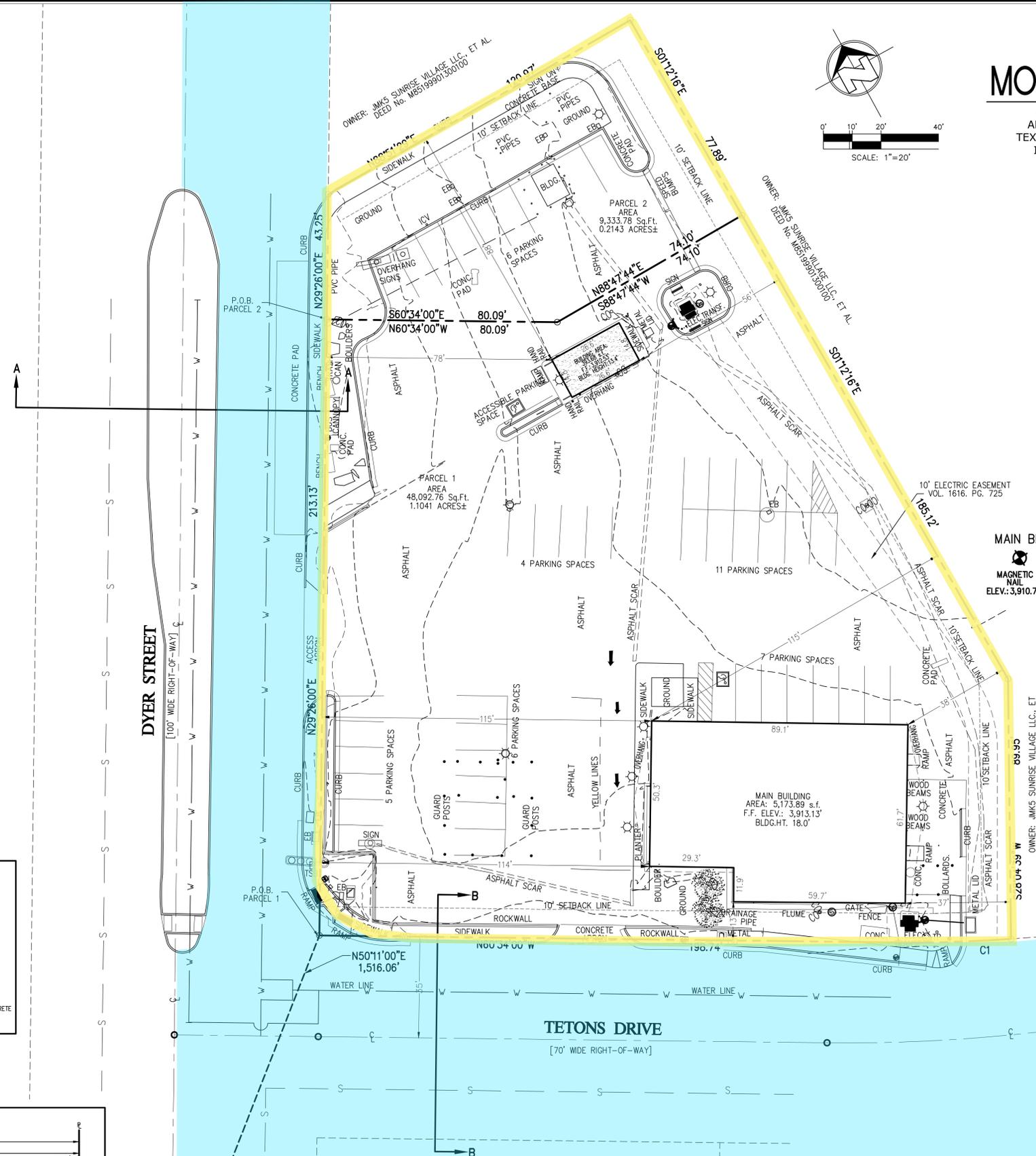
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	512.49'	41.62'	41.61'	N62°53'35"W	04°39'10"



TETONS DRIVE "B - B"  
MAJOR ARTERIAL  
SCALE: 1"=10'



DYER STREET "A - A"  
MAJOR ARTERIAL  
SCALE: 1"=10'



# MOUNTAIN VIEW REPLAT "A"

A PORTION OF BLOCK 13, MOUNTAIN VIEW REPLAT, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGE 39, OFFICIAL RECORDS OF EL PASO. CONTAINING: 5.517 ACRES ±

**NOTES**

- NUMBER OF LOTS IN THIS SUBDIVISION = 2
- OWNER: CG ELP LLC, 4514 Travis St, Suite 302, Dallas Tx, 75205, (214) 335-4702
- 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 \_\_\_\_\_.
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION 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 0024 B, DATED OCTOBER 15, 1982. THIS PROPERTY LIES IN FLOOD ZONE C. ZONE "C" ARE AREAS OF MINIMAL FLOODING.
- 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 ADJUTING 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 THE DIFFERENCE BETWEEN HISTORIC AND DEVELOPED STORM WATER RUNOFF DISCHARGE VOLUME IS REQUIRED WITHIN THIS SUBDIVISION'S LIMITS IN COMPLIANCE WITH ALL PROVISIONS OF ( MUNICIPAL CODE 19.19.010A, DSC AND DDM SECTION 11.1).
- PROPERTY HAS DIRECT ACCESS TO DYER STREET AND TETONS DRIVE (PUBLIC RIGHT-OF-WAY).



## PRELIMINARY PLAT

SLI ENGINEERING, INC.  
CIVIL ENGINEERS - LAND SURVEYORS  
LAND PLANNERS - CONSTRUCTION MANAGEMENT  
6600 WESTWIND DR. - EL PASO, TEXAS - 79912 - (915) 584-4457  
PREPARATION DATE: 10/28/2025

F:\PROJECTS\IMPSURV\24-5221\_85000DyerSt.Bdrv&Topo\11-01-2024\N\SUBDIVISION\MOUNTAIN VIEW REPLAT A.dwg, 11/4/2025 12:36:28 PM