



VICINITY MAP  
SCALE: 1"=600'

**NOTES**

- NUMBER OF LOTS IN THIS SUBDIVISION = 2
- 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 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 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.
- 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).
- ALL BUILDINGS WILL REMAIN.
- THE PURPOSE OF THE REPLAT IS TO OBTAIN A SEPARATE LOT FOR THE MCDONALDS SITE.

**LEGEND**

CITY MONUMENT	⊙
BOUNDARY SYMBOL	○
BOUNDARY LINE	—
EASEMENT	- - - -
CENTER LINE	℄



**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	N00°07'43"W	15.00'
L2	N87°58'14"E	15.53'
L3	S00°56'23"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'	N82°53'35"W	04°39'10"

**MAIN BENCHMARK:**  
SET MAGNETIC NAIL ON SIDEWALK TO THE EAST PARKING LOT SITE  
ELEVATION: 3,910.76' [NAVD 83 DATUM]  
CONTOUR INTERVAL: MINOR: ONE [1] FOOT. MAJOR: FIVE [5] FEET.

# 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: 1.3184 ACRES ±

**DEDICATION**

CG ELP LLC  
OWNER OF THIS LAND HEREBY PRESENTS THIS MAP.

COY HAYNES  
MANAGER

**ACKNOWLEDGEMENT**

STATE OF TEXAS  
COUNTY OF EL PASO

BEFORE ME, THE THE UNDERSIGNED AUTHORITY, PUBLIC, ON THIS DAY PERSONALLY APPEARED COY HAYNES, BUSINESS MANAGER OF CG ELP LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID COMPANY FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

NOTARY PUBLIC, STATE OF TEXAS \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**CITY PLANNING 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., IN FILE NO. \_\_\_\_\_ OF THE PLAT RECORD.

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.

GUILLELMO 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: 10/28/2025