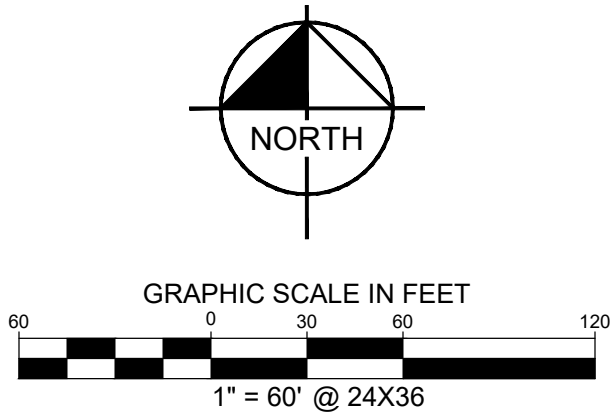
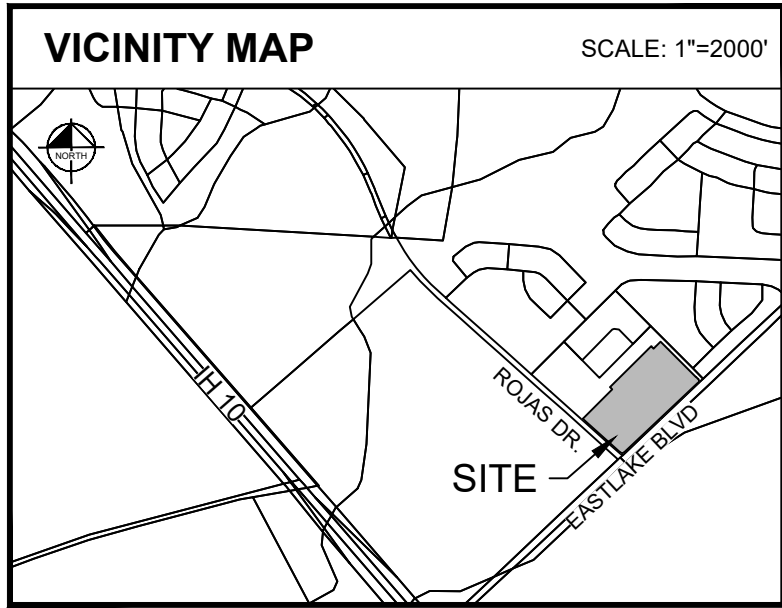




LINE TABLE		
NO.	BEARING	LENGTH
L1	S44°39'45"E	34.95'
L2	N45°12'28"E	105.00'

CURVE TABLE					
NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1473.00'	1°08'24"	S44°12'41"E	29.31'	29.31'
C2	30.00'	90°20'04"	S01°31'40"W	42.55'	47.30'
C3	30.00'	85°14'43"	S89°18'22"W	40.63'	44.63'
C4	30.00'	37°13'28"	S25°01'39"E	19.15'	19.49'
C5	1467.00'	1°50'56"	N43°51'25"W	47.34'	47.34'

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	DENIAL OF ACCESS LINE

LAND USE

3 NON-RESIDENTIAL LOTS
GROSS AREA = 15.0687 ACRES
RIGHT-OF-WAY DEDICATION AREA = 0.0384 ACRES
NET AREA = 15.0303 ACRES

LEGEND:

POB = POINT OF BEGINNING
IRSC = 1/2" IRON ROD W/ "KHA" CAP SET
MNF = MAG NAIL W/SHINER STAMPED "KHA" SET
PNF = PK NAIL FOUND
IRF = IRON ROD FOUND
PREPC = PLAT RECORDS OF EL PASO COUNTY
OREPC = OFFICIAL RECORDS EL PASO COUNTY

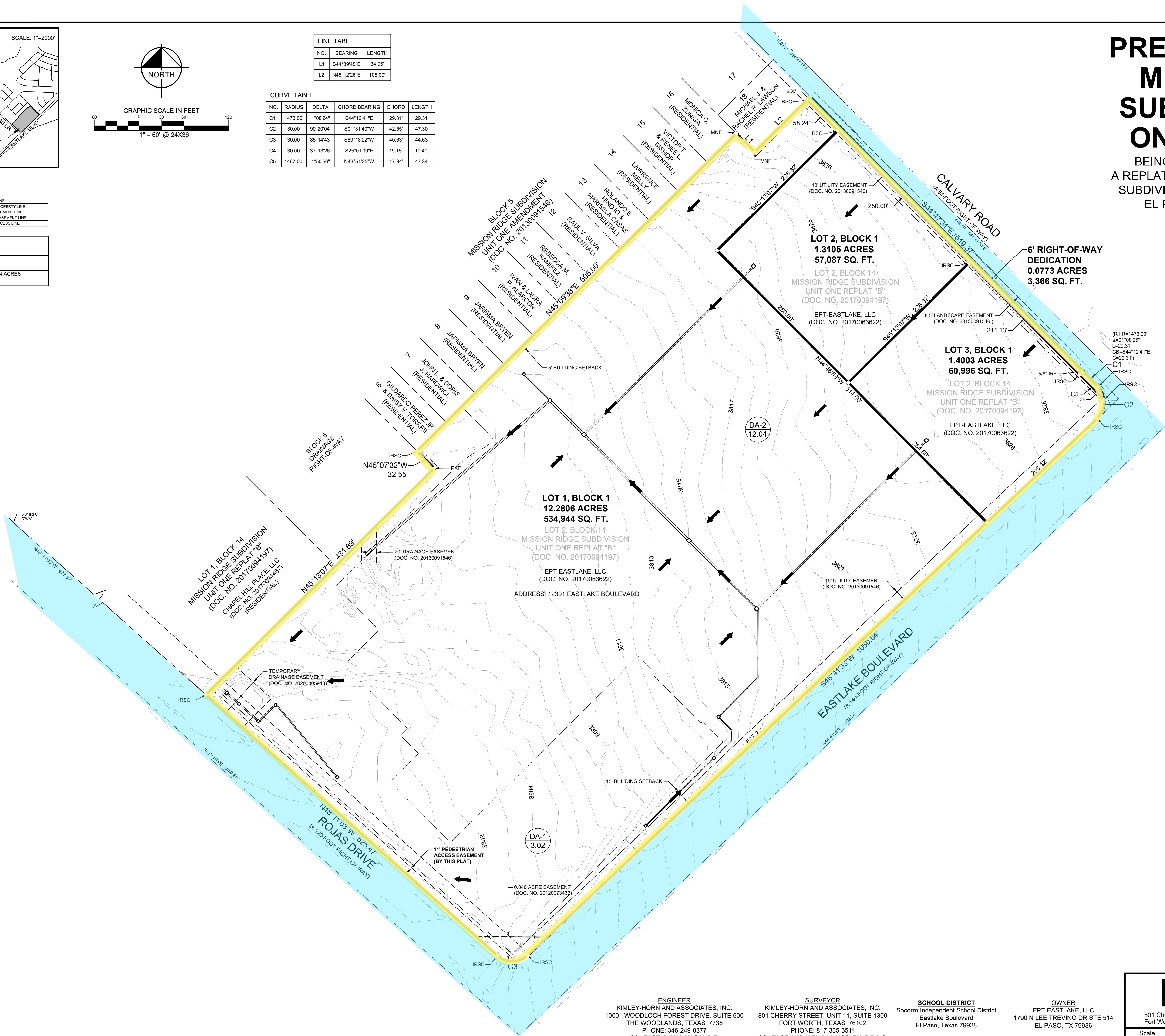
BENCHMARK LIST:

City of El Paso G.I.S. Benchmark No. 20
Elev.: 3763.93

City of El Paso G.I.S. Benchmark No. 79
Elev.: 3863.80

PRELIMINARY PLAT MISSION RIDGE SUBDIVISION UNIT ONE REPLAT "C"

BEING 15.0687 ACRES (656,393 SQ. FT.)
A REPLAT OF LOT 2, BLOCK 14, MISSION RIDGE
SUBDIVISION UNIT ONE REPLAT "B", CITY OF
EL PASO, EL PASO COUNTY, TEXAS



PRELIMINARY PLAT
MISSION RIDGE
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PLAT NOTES AND RESTRICTIONS

- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), Central Zone 4203 based on observations made on March 5, 2026.
- The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, Central Zone 4203, no scale and no projection.
- All storm-water runoff discharge volumes including fill displacement shall be retained within this subdivision's limits in compliance with the provision of (DSC PANEL 1-4C-J, 19.19.010A AND DDM 11.1).
- Storm-water within private property is to be maintained by the owner.
- Each drainage easement shall be kept clear of fences, buildings, plantings, and other obstructions that would interfere with the operation and maintenance of the drainage swales.
- In accordance with Texas Local Government Code 232, it is hereby expressed that all purchase contracts made between Formation Interests and a purchaser of land in this subdivision will contain a statement describing when water, sewer, electricity, and gas services will be made available to this subdivision.
- Tax Certificate for **MISSION RIDGE SUBDIVISION UNIT ONE REPLAT "C"** is filed in the El Paso County Clerk's Office, Instrument No. _____, Date _____.
- Lot owner is responsible to maintain the sidewalk, parkway and driveways abutting their property, including double frontage lots.
- This subdivision shall provide for postal delivery service. The subdivision will coordinate installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivisions. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
- Water and sewer service to be provided by El Paso Water. Water and sanitary sewer main extensions will be required to provide service. Water is to be extended creating a looped system. Main extension costs will be the responsibility of the developer.
- Any construction for infrastructure in the City of El Paso right-of-way must be per Design Standards for Construction and Municipal Code.
- When placing Sidewalks the municipal Code Chapter 19.21 of Sidewalks shall be followed, and Chapter 13.04.020 Sidewalk Specifications.
- For driveways the municipal code chapter 13.12 shall be followed.
- Any type of restoration must be compliant as per the Design Standards for Construction and its addendums.
- New asphalt or any new concrete structures must be compliant before acceptance and any type of damages must be restored before doing the final walkthrough.
- The address of the surveyed property is Eastlake Boulevard.
- The purpose of this plat is to dedicate right-of-way and create two (2) lots.
- Any proposed infrastructure improvements located within the city right-of-way must follow the design standards for the construction (DSC), in accordance with its municipal code.
- Any damage to existing infrastructure caused by the development of this project must be restored to its original or better condition.

MISSION RIDGE SUBDIVISION REPLAT "C" is located along the north side of Eastlake Boulevard at its intersection with Rojas Drive. The only nearby municipality is the City of El Paso. According to the official map in the office of the Secretary of the City of El Paso, (population 678,415), **MISSION RIDGE SUBDIVISION REPLAT "C"** lies inside City Limits of the City of El Paso.

FLOOD ZONE CERTIFICATION

Under Local Government Code 232, "Floodplain" means any area in the 100-year floodplain that is susceptible to being inundated by water from any source or that is identified by FEMA under the National Flood Insurance Act. By my signature below, I certify that **MISSION RIDGE SUBDIVISION REPLAT "C"** lies within within Zone "X" (un-shaded) which is defined as "Areas determined to be outside the 0.2% annual chance floodplain," commonly known as the 500-year floodplain. Zone "X" (un-shaded) is outside of any FEMA established flood hazard zone. all zone delineations shown hereon are approximate. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. this flood statement shall not create any liability on the part of Kimley-Horn or the undersigned.

SURVEYOR'S CERTIFICATION

I, Michael Cleo Billingsley, a Registered Professional Land Surveyor in Texas, hereby certify that the above replat and description of the **MISSION RIDGE SUBDIVISION UNIT ONE REPLAT "C"** were prepared from a survey of the property made on the ground by me or under my supervision on April 8, 2026.

PRELIMINARY

THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

Michael Cleo Billingsley
Registered Professional
Land Surveyor No. 6558

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

We, EPT-EASTLAKE, LLC, as owner of the 15.0687 acre grant of land encompassed within the proposed **MISSION RIDGE SUBDIVISION UNIT ONE REPLAT "C"**, hereby subdivide the land as depicted in this subdivision plat and dedicate to the Utility Companies the Utility Easements shown herein.

We certify that we have complied with the requirements of Texas Local Government Code §232 and that:

- (A) The water quality and connections to the lots meet, or will meet, the minimum state standards;
- (B) Storm-water within private property is to be maintained by the owner;
- (C) Sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
- (D) Electrical connections provided to the lots meet, or will meet, the minimum state standards;
- (E) Gas connections, if available, provided to the lots meet, or will meet, the minimum state standards; and

We attest that matters asserted in this plat are true and complete.

By: EPT-EASTLAKE, LLC

By: _____

_____, Authorized Signatory

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned notary public, on this day personally appeared _____, proved to me through his Texas Department of Public Safety Driver License to the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, 2026.

Notary Public in and for the County of _____ My commission expires _____

CITY PLAN COMMISSION

This subdivision is hereby approved as to the platting and as to the condition of the dedication in accordance with Chapter 212 of the Local Government Code of Texas this ____ day of _____, 2026.

Chairperson _____ Executive Secretary _____

Approved for filing this ____ day of _____, 2026.

Planning and Inspections Director _____

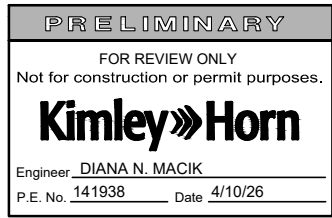
COUNTY CLERK'S RECORDING CERTIFICATE

I, _____, County Clerk of El Paso County, certify that the plat bearing this certificate was filed and recorded under Instrument Number _____ in the Plat Records of El Paso County.

El Paso County Clerk

ENGINEER'S CERTIFICATION

Subdivision improvement plans prepared by and under the supervision of Kimley-Horn & Associates, Inc.



Diana N. Macik
Professional Engineer No. 141938

