

Effective March 16, 2020, Governor Gregg Abbott authorized the temporary suspension of certain statutory provisions of the Texas Open Meetings Act. This Meeting of the Planning and Zoning Commission of the City of Midland is being held pursuant to such authorization and will limit face-to-face interactions for the purpose of slowing the spread of the Corona Virus (COVID19).

AGENDA FOR PLANNING AND ZONING
COMMISSION
June 15, 2020 – 3:30 PM
City Hall

Notice is hereby given that a public meeting will be held by the Planning and Zoning Commission of the City of Midland, in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, and via videoconference using the following information:

Videoconference Information

Join Zoom Meeting: <https://zoom.us/j/5025640077>
Meeting ID: 502 564 0077

One tap mobile:
+13462487799,,5025640077#
+16699006833,,5025640077#

Dial any of the following numbers:

- +1 346 248 7799
- +1 669 900 6833
- +1 929 436 2866
- +1 253 215 8782
- +1 301 715 8592
- +1 312 626 6799

Meeting ID: 502 564 0077

Find your local number: <https://zoom.us/u/adEOeT8q0P>

Public comment will be allowed in person, via the above conference call number above, or in the “Chat” function in the video conference option.

The Planning and Zoning Commission of the City of Midland shall meet at or following the above-specified time to consider the following:

Opening Item

1. Pledge of Allegiance

Announcements

Public Comment

2. Receive comments from members of the public who desire to address the Planning and Zoning Commission regarding items on the present agenda for which public hearings will not be held. (Please limit comments to three minutes or less.)

Consent Items

3. Consider a motion approving the following minutes:
 - a. Planning & Zoning Commission Meeting Minutes for June 1, 2020.
4. Consider a proposed Preliminary Plat of Homestead Addition, Section 19, being a Re-Plat of Block 50, Homestead Addition, including a previously vacated 0.15-acre portion of alley right-of-way and a previously vacated 0.20-acre portion of right-of-way adjacent to said block, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of W. Illinois Avenue and N. A Street. Council District 3)
5. Consider a proposed Preliminary Plat of Skyway Addition, being a plat of a 23.363-acre tract of land located in the E/2 of Section 37, Block 41, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the northwest corner of the intersection of North FM 1788 and State Highway 191. Extraterritorial Jurisdiction)
6. Consider a proposed Preliminary Plat of West Terminal Addition, Section 10, being a replat of Lots 9 and 11, Block 5, West Terminal Addition, Section 4, Midland County, Texas. (Generally located on the north side of West County Road 100, approximately 605-feet east of South County Road 1295. Extraterritorial Jurisdiction)
7. Consider a proposed Final Plat of Lann Addition, being a plat of a 2.410-acre tract of land located in of the SW/4 of Section 23, Block 38, T-1-S, T&P, RR. Co. Survey, Midland County, Texas. (Generally located on the south side of East County Road 57, approximately 769-feet west of North County Road 1125. Extraterritorial Jurisdiction)
8. Consider a proposed Final Plat of Lindsay Acres, Section 10, being a re-plat of Lot 17, re-plat of Tracts 5 and 6, Lindsay Acres, and Lot 19, Lindsay Acres, Section 9, City and County of Midland, Texas. (Generally located on northwest corner of the intersection of Marlin Avenue and Rankin Highway. Council District 2)
9. Consider a proposed Preliminary Plat of Hannah Addition, Section 3, being a plat of a 15-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of South County Road 1230, approximately 2,660 feet south of West County Road 120. Extraterritorial Jurisdiction)
10. Consider a proposed Preliminary Plat of Midtex 1 Addition, being a plat of a 15.000-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Survey, Midland County,

Texas. (Generally located on the northwest corner of the intersection of S. County Road 1235 and W. County Road 123. Extraterritorial Jurisdiction)

- 11. Consider a proposed Preliminary Plat of Parsely Addition Section 2, being a plat of a 30.42-acre tract of land located in the South Half of the Southeast Quarter of Section 12, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of FM 715, approximately 1367-feet north of East County Road 120. Extraterritorial Jurisdiction)

Public Hearings

- 12. Hold a public hearing and consider a proposed Preliminary Plat of Moody Addition, Section 12, being a residential re-plat of Lot 3, less the south 10-feet, Block 26, Moody Addition, City and County of Midland, Texas. (Generally located on the west side of North Tyler Street, approximately 100-feet south of East Texas Avenue. Council District 2)
- 13. Hold a public hearing and consider a request by Jose Alfredo Zarate Mendez for a Zone Change from MF-22, Multiple Family Dwelling District, to SF-3, Single Family Dwelling District, on Lot 2, Block 8, Eastover Addition, Third Extension, City and County of Midland, Texas. (Generally located on the south side of East Texas Avenue, approximately 50 feet west of North Tilden Street. Council District 2)
- 14. Hold a public hearing and consider a request by Ramona Ruiz, for a zone change from LI, Light Industrial District to RR, Regional Retail District on the west half of Lot 1, Block 4, Moody Addition, City and County of Midland, Texas. (Generally located on the south side of South Street, approximately 95 feet west of North Tyler Street. Council District 2)

Miscellaneous

Cristina Odenborg Burns
 Planning Division Manager
 Department of Development Services

The City of Midland Planning and Zoning Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the Planning Division at 432-685-7400 or write to us at P.O. Box 1152, Midland, Texas 79702, at least 48 hours in advance of the meeting.

PLANNING AND ZONING MINUTES

June 01, 2020

3:30 p.m.

The Planning and Zoning Commission convened in regular session in the Midland City Hall Council Chamber, 300 North Loraine, Midland, Texas, on, June 01, 2020.

Commissioners present: Josh Sparks, Kevin Wilton, Warren Ivey, and Karmen Bryant.

Alternate Commissioners present: Lucy Sisniega.

Commissioners absent: Diane Williams, Reggie Lawrence, and Chase Gardaphe.

Staff members present: Development Services Director Chuck Harrington, Planning Division Manager Cristina Odenborg Burns, Senior Planner Elizabeth Shaughnessy, Planner Glenda Arroyo-Cruz, and Administrative Clerk Dalia Salinas.

Chairman Sparks called the meeting to order at 3:31 p.m.

Opening Item

1. Pledge of Allegiance

Announcements

Public Comment

2. Receive comments from members of the public who desire to address the Planning and Zoning Commission regarding items on the present agenda for which public hearings will not be held. (Please limit comments to three minutes or less.)

The public comment period was opened at 3:31 pm. With no one wishing to speak, the public comment period was closed at 3:32 p.m.

Consent Items

Commissioner Wilton moved to approve the Consent Items; seconded by Commissioner Ivey.

The motion carried by the following vote: AYE: Wilton, Ivey, Sparks, Bryant, and Sisniega. NAY: None. ABSTAIN: None. ABSENT: Williams, Gardaphe, and Lawrence.

3. Approved a motion approving the following minutes:
 - a. Planning & Zoning Commission Meeting Minutes for May 18, 2020.
4. Approved a proposed Final Plat of Riverbend Addition being a 23.19-acre tract of land

located in the SW/4 of Section 31, Block 38, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of Fairgrounds Road, approximately 769-feet south of E. Pecan Avenue. Council District 2)

Public Hearings

- 5. Hold a public hearing and consider a request by Tyler West for a Zone Change from O-1, Office District to PD, Planned Development District for a Housing Development, on Lot 1, Block 1, Roper Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Briarwood Avenue and North County Road 1250. Council District 4)

Planner Glenda Arroyo-Cruz gave an overview of the project. With no letters of objection received, staff recommended approval.

The public hearing was opened at 3:37 p.m.

The applicant was present but deferred to staff.

The public hearing was closed at 3:38 p.m.

Commissioner Sisniega moved to approve a request by Tyler West for a Zone Change from O-1, Office District to PD, Planned Development District for a Housing Development, on Lot 1, Block 1, Roper Addition, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of Briarwood Avenue and North County Road 1250. Council District 4); seconded by Commissioner Bryant.

The motion carried by the following vote: AYE: Wilton, Ivey, Sparks, Bryant and Sisniega. NAY: None. ABSTAIN: None. ABSENT: Williams, Gardaphe, and Lawrence.

Miscellaneous

With no further items or business to come before the Commission, Chairman Sparks adjourned the meeting at 3:40 p.m.

Josh Sparks, Chairman

Date

Cristina Odenborg Burns, Planning Division Manager
Development Services Department

Date



Planning and Zoning Commission

Approved for Agenda:

MEETING DATE: June 15, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: Elizabeth Shaughnessy, Senior Planner

SUBJECT: Consider a proposed Preliminary Plat of Homestead Addition, Section 19, being Re-Plat of Block 50, Homestead Addition, including a previously vacated 0.15-acre portion of alley right-of-way and a previously vacated 0.20-acre portion of right-of-way adjacent to said block, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of W. Illinois Avenue and N. A Street. Council District 3)

Recommended Planning and Zoning Commission Action:

Approve Deny Direction/Informational

Details of Request:

The applicant, Landgraf, Crutcher & Associates, is proposing to Re-Plat Block 50, Homestead Addition, including a previously vacated 0.15-acre portion of alley right-of-way and a previously vacated 0.20-acre portion of right-of-way adjacent to said block, City and County of Midland, Texas into one (1) lot for development purposes.

Current Zoning:

CB, Central Business District.

This request has been routed to all respective departments for internal review. The comments are below.

ENGINEERING: (Approved with Conditions)

AS OF OCTOBER 1ST 2019 THE FOLLOWING NOTE REGARDING IMPACT FEES IS REQUIRED ON THE FACE OF THE PLAT: Initial Impact Fees will be assessed during the final platting process. Implementation and collection of impact fees will take place

during the permitting process. Additional impact fees or increases in fees may not be assessed against the tract unless the number of service units to be developed on the tract increases.

ROW: Has ROW vacation along A St. been completed? It is not shown in the City's GIS and is not called out on the plat, this needs to be confirmed by the applicant. Plat shows ROW along A St right at the curb line. Adjust as needed to ensure that there is at least 9 ft of ROW from back of curb (6 ft sidewalk + 3 ft for traffic signs).

Provide 10 ft x 10 ft intersection corner clips at property corners adjacent to all public street intersections.

No additions or changes to site access are approved with plat or zoning review. Driveways or other access points are approved only with construction drawing review.

PAVING: Adjacent existing streets ok as is, no public improvements required

WATER: Existing 8" and 6" water mains through vacated alley across property, East and South of property. No public improvements required.

FIRE HYDRANTS: Required as needed to meet NFPA, IFC & City Fire Code; and/or comply with directives of City Fire Marshal. After January 14, 2020 - Fire hydrants shall be spaced no more than 500' apart, Pressure Indicator Rings are to be installed and will require the developers/contractors to pay for the flow test.

PRO RATA: None.

SEWER: Existing 10" and 6" water mains through vacated alley across property and South of property. No public improvements required.

DRAINAGE: Drainage Study Required.

EASEMENTS: Show existing and proposed. Public Utility easement required for accessing existing water and sewer mains located on vacated alley on property. The easements located on the plat must read as "PUBLIC UTILITY EASEMENT" not just a Utility Easement.

SIDEWALKS: Developer need to demonstrate how they are going to provide 6 ft public sidewalk.

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved with Conditions)

Developer need to demonstrate how they are going to provide 6 ft public sidewalk.

No additions or changes to site access are approved with plat or zoning review.
Driveways or other access points are approved only with construction drawing review.

FIRE: (Approved)

No comments.

CODE COMPLIANCE: (Approved)

No Oil or Gas wells identified within 500 ft. permitted well radius or in the 135 ft. non-permitted well radius of location on plat.

CODE ADMINISTRATION: (Approved)

No issues. All structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2017 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, and floodplain requirements if necessary.

SURVEYOR: (Approved)

The southwest corner falls near the back of curve and according to the GIS a portion of the sidewalk is on private property. We may want to consider a cutback. I suggest GIS draw this up and show it to Mike.

COLORADO RIVER MUNICIPAL WATER DISTRICT:

No Comments.

PLANNING:

Double check metes and bounds.

All department's comments must be addressed as a condition of final plat approval subject to the following conditions.

Conditions:

- A. That the technical items listed above are addressed.
- B. That the required public improvements are adequately met.
- C. That a drainage study is approved.

- D. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filling for recording with the County Clerk of Midland County, Texas.

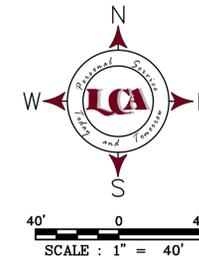
Attachments:

Proposed Preliminary Plat
Application
Map

PRELIMINARY PLAT

HOMESTEAD ADDITION, SECTION 19

BEING A REPLAT OF BLOCK 50, INCLUDING A PREVIOUSLY VACATED
0.15-ACRE ALLEY, AND A PREVIOUSLY VACATED 0.20-ACRE PORTION OF
WEST "A" STREET ADJACENT TO BLOCK 50,
ALL IN HOMESTEAD ADDITION
CITY AND COUNTY OF MIDLAND, TEXAS



LEGEND

- FOUND 1/2" I.R. W/CAP MARKED "LCA ODESSA TX"
- SET 1/2" I.R. W/CAP MARKED "LCA ODESSA TX"
- ⊖ PC OR PT OF CURVE
- ⊗ "X" CUT IN CONCRETE

CV#	Δ	R	L	CD. BRN.	CD. DIST
1	103°48'05"	20.00'	36.23'	N 37°05'11" E	31.48'

CURVE DATA

GENERAL NOTES

- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THIS LOT MAY BE DEVELOPED AND BEFORE A BUILDING PERMIT MAY BE OBTAINED. THIS PROPERTY WILL BE SUBJECT TO THE CITY OF MIDLAND CODES FOR LANDSCAPING, OUTDOOR LIGHTING, BUSINESS SIGNS AND EXTERIOR LIGHTING.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- A 0.20 ACRE PORTION OF "A" STREET HAS BEEN VACATED AND ABANDONED PER CITY OF MIDLAND ORDINANCE NO. 9991, DATED 22TH OCTOBER 2019. THE ALLEY HAS BEEN VACATED AND ABANDONED PER CITY OF MIDLAND ORDINANCE NO. 9992, DATED 22 OCTOBER 2019, AND ALLEY ABANDONMENT PER VOLUME 783, PAGE 401, MIDLAND COUNTY DEED RECORDS.
- BEARINGS, DISTANCES AND COORDINATES ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM, 1983 NAD, CENTRAL ZONE, BASED ON THE CITY OF MIDLAND GPS CONTROL MONUMENT "E89-6405" (Y=10,695,261.89" AND X=1,754,276.95", ELEVATION = 2782.04 NAVD 29) WITH A THETA ANGLE OF -00°54'55" WITH A COMBINED GRID FACTOR OF 0.999990197 AS PUBLISHED IN US SURVEY FEET. ELEVATIONS ARE NAVD 29.
- THIS PROPERTY LIES IN ZONE "X" PER FEMA/FIRM PANEL 89 OF 525 ON MAP NUMBER 4832C0089F, AND PANEL 202 OF 525 ON MAP NUMBER 4832C0202F, BOTH DATED SEPTEMBER 16, 2005.

THE UTILITY COMPANIES CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES

ATMOS ENERGY	AT&T TELEPHONE COMPANY
ONCOR ELECTRIC	SUDDENLINK COMMUNICATIONS
GRANDE COMMUNICATIONS	

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: KNOW ALL MEN BY THESE PRESENT THAT I, JOHN F. LANDGRAF, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY

DATED: _____, 2020

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

REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER:
CONCHO RESOURCES, INC
ONE CONCHO CENTER
600 W. ILLINOIS, MIDLAND, TEXAS

ENGINEER:
LCA
521 NORTH TEXAS ODESSA, TEXAS 79761-5131
PHONE: (432) 332-5058

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
No. _____ CABINET _____
DATE _____ PAGE _____



HOMESTEAD ADDITION, SECTION 19

LCA ENVIRONMENTAL • CIVIL ENGINEERING • LAND SURVEYING
521 North Texas, Odessa Tx. 79761 F-001363 F-10034300
Phone # (432) 332-5058 E-Mail : lca@lcaodessa.com
Personal Services, Today and Tomorrow

STATE OF TEXAS §
COUNTY OF MIDLAND §

FIELD NOTE DESCRIPTION OF ALL OF BLOCK 50, HOMESTEAD ADDITION AS DESCRIBED IN VOLUME 1, PAGE 242 OF THE MIDLAND COUNTY PLAT RECORDS INCLUDING A 0.20-ACRE RIGHT-OF-WAY ABANDONMENT AS DESCRIBED IN CITY OF MIDLAND ORDINANCE NO. 9991, DATED 22 OCTOBER 2019, AND A 0.15-ACRE ALLEY ABANDONMENT AS DESCRIBED IN CITY OF MIDLAND ORDINANCE NO. 9992, DATED 22 OCTOBER 2019, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT (Y=10,695,304.25' & X= 1,754,190.86') AN "X" CUT IN CONCRETE (CONTROL MONUMENT) FOUND ON THE WEST RIGHT-OF-WAY LIE OF A STREET, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, AND BEING AT THE SOUTH END OF THE ABOVE DESCRIBED RIGHT-OF-WAY ABANDONMENT;

THENCE NORTH 14°48'52" WEST WITH THE NEW EAST RIGHT-OF-WAY LINE OF SAID A STREET, A DISTANCE OF 246.63 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LCA ODESSA TX" SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT

THENCE ALONG SAID CURVE TO THE RIGHT IN A NORTHEASTERLY DIRECTION, HAVING A RADIUS LENGTH OF 20.00 FEET, A DELTA ANGLE OF 103°48'05", AN ARC LENGTH OF 36.23 FEET, A CHORD LENGTH OF 31.48 FEET BEARING NORTH 37°05'11" EAST TO A 1/2" IRON ROD WITH CAP MARKED "LCA ODESSA TX" SET AT THE POINT OF TANGENCY ON THE SOUTH RIGHT-OF-WAY LINE OF W. OHIO AVENUE, AN 80-FOOT PUBLIC RIGHT-OF-WAY;

THENCE NORTH 88°59'13" EAST WITH THE SOUTH RIGHT-OF-WAY OF SAID W. OHIO AVENUE AND THE NORTH LINE OF SAID BLOCK 50, A DISTANCE OF 339.80 FEET TO AN "X" CUT IN CONCRETE AT THE NORTHEAST CORNER OF SAID BLOCK 50 AND THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF SAID W. OHIO AVENUE AND THE WEST RIGHT-OF-WAY OF N. CARRIZO STREET, AN 80-FOOT PUBLIC RIGHT-OF-WAY;

THENCE SOUTH 00°46'53" EAST WITH THE EAST LINE OF SAID BLOCK 50 AND THE WEST RIGHT-OF-WAY OF SAID N. CARRIZO STREET, A DISTANCE OF 299.29 FEET TO 1/2" IRON ROD WITH CAP MARKED "LCA ODESSA TX" FOUND AT THE SOUTHWEST CORNER OF SAID BLOCK 50 AND THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF SAID N. CARRIZO STREET AND W. ILLINOIS AVENUE, AN 80-FOOT PUBLIC RIGHT-OF-WAY;

THENCE SOUTH 88°51'13" WEST WITH THE SOUTH LINE OF SAID BLOCK 50 AND THE NORTH RIGHT-OF-WAY OF W. ILLINOIS AVENUE, A DISTANCE OF 290.40 FEET TO A CUT "X" FOUND AT THE SOUTHWEST CORNER OF SAID BLOCK 50 AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF SAID W. ILLINOIS AVENUE AND THE EAST RIGHT-OF-WAY OF SAID A STREET;

THENCE NORTH 14°49'08" WEST WITH THE WEST LINE OF SAID BLOCK 50 AND THE EAST RIGHT-OF-WAY LINE OF SAID A STREET, A DISTANCE OF 36.75 FEET TO THE POINT OF THE BEGINNING CONTAINING 2.25 SURFACE ACRES.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CONCHO RESOURCES INC, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS HOMESTEAD ADDITION, SECTION 19, AN ADDITION TO MIDLAND COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY AND EASEMENTS SHOWN THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND AN EASEMENT OF EGRESS AND INGRESS FOR TRASH COLLECTION, AND LOCATION AND MAINTENANCE OF TRASH CONTAINERS, AND CONDITION SAID EASEMENT THAT NO CONSTRUCTION SHALL COMMENCE ON THE SAID LOT OR LOTS UNTIL THE EXACT LOCATION OF SAID CONTAINERS THERE WITH HAVE BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.

WITNESS OUR HANDS AT MIDLAND, TEXAS THIS THE _____ DAY OF _____ 2020.

CONCHO RESOURCES, INC.
SCOTT KIDWELL, VICE-PRESIDENT

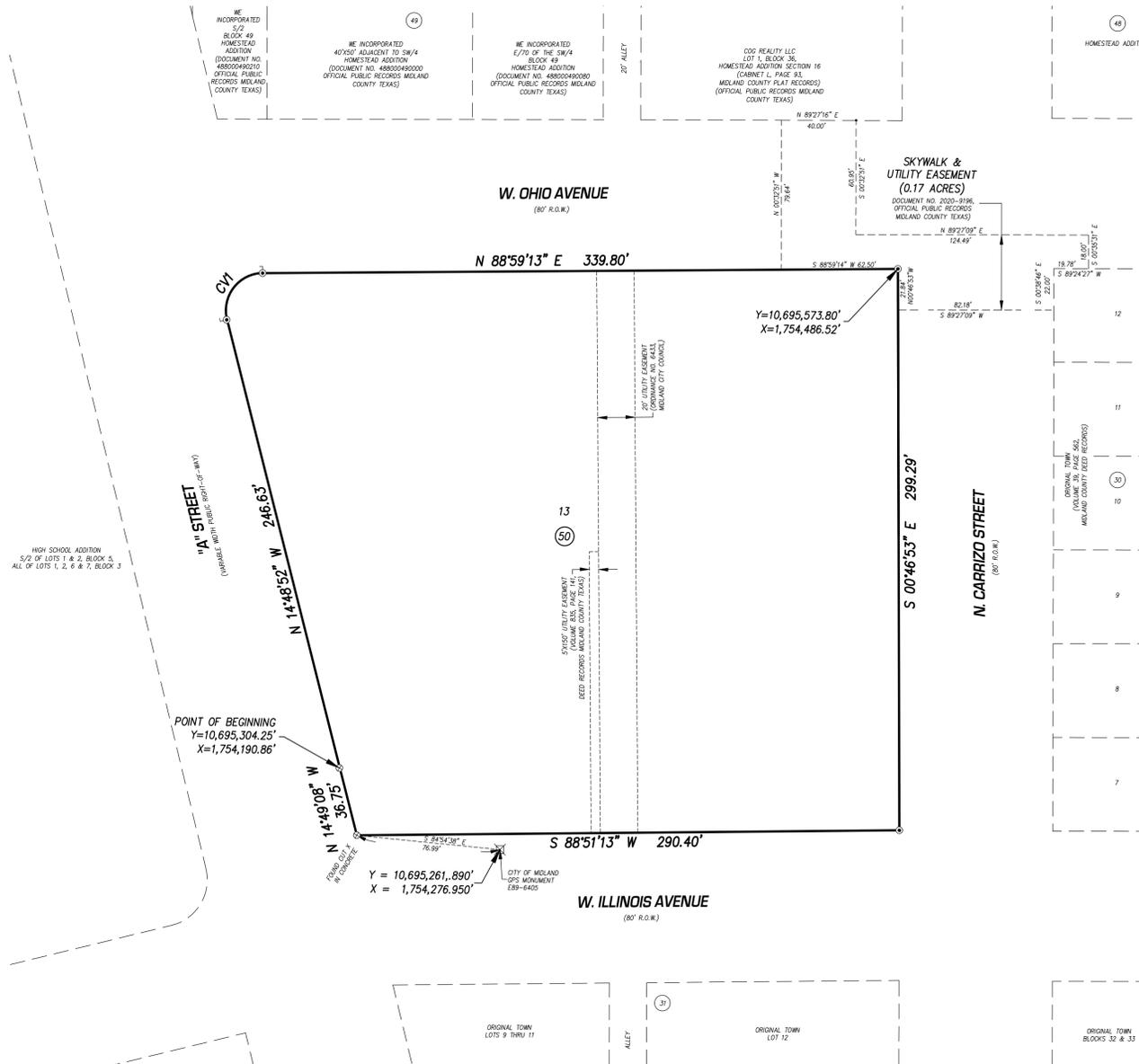
THE STATE OF TEXAS
COUNTY OF MIDLAND
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED SCOTT KIDWELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2020.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ENG. _____ E.T. _____
S.V. _____ D.F. _____
LCA JOB No. 20200413



CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF HOMESTEAD ADDITION, SECTION 19, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS _____ DAY OF _____, 2020

SIGNED: _____
CHAIRMAN OF PLANNING & ZONING
JOSH SPARKS

SIGNED: _____
SECRETARY OF PLANNING & ZONING
CRISTINA ODENBORG BURNS



Preliminary Plat Application

LCA Job # 20-013

Project Number: 20B-20-0331

Case Number: P-20-0852

Proposed Subdivision Plat Name: Homestead Addition, Section 19

Legal Description (attached sealed Metes and Bounds): Being a Replat of Block 50, Including a previously vacated 0.15-Acre alley and a previously vacated 0.20-acre portion of West "A" street adjacent to Block 50, all in Homestead Addition City and County of Midland, Texas.

Property Owner

Printed Name: Concho Resources, Inc.

Phone () Email

Address One Concho Center 600 W. Illinois City Midland State TX Zip 79701

Developer (if different than Owner)

Printed Name:

Phone () Email

Address City State Zip

Representative (if acting as Agent, see affidavit on page 2)

Firm: Landgraf, Crutcher & Associates

Printed Name: LCA

Phone (432) 332-5058 Email lca@lcaodessa.com

Address 521 N. Texas Avenue City Odessa State TX Zip 79761

Current Zoning: CB- Central Business District

Reason for Platting: For development purposes

Plat Information

Total Acreage: 2.25 Surface Acres

Type: [] Single-Family Residential [] Multi-Family Residential [x] Commercial [] Extraterritorial Jurisdiction (ETJ)

Number of Residential Lots: Number of Multi-Family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

- 1 FOLDED Copy of Dimensioned Plat
1 Extra Copy (11x17)
Digital Files (JPEG & PDF)
Application Fee - Payable to the 'City of Midland'

Request for a Development Agreement

Do you expect to request a development agreement with the City? [] Yes [] No
If yes, contact the City Engineer at (432) 685-7286

Provisions

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and **all of the terms and conditions of the Subdivision Ordinance, including all necessary studies, plans and supporting information are accepted and approved**, or the applicant has filed a waiver request for sections from which the plat deviates. Once a plat meets the requirements to be considered filed with the City, the application will be placed on the Planning and Zoning Commission agenda for consideration under the time requirements set out in Section 212.009.

Signature (by property owner only – authorized agent must sign affidavit below)

Property Owner (signature):

Date:

Property Owner (printed) :

The Preliminary Plat shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Subdivision Code of Ordinances of the City of Midland and when such required items for the application are also received.

All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared George E. Thornley who, being by me duly sworn, upon oath says: That (s)he is authorized by Concho Resources / COG Realty LLC the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

George E. Thornley
Authorized Agent (signature)

Subscribed and sworn to before me, this 19th day of May, 2020, to certify which witness my hand and seal of office.

Melanie Martinez

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



FOR OFFICE USE ONLY

- Property Owner Authorization
- 1 Copy of Dimensioned Plat
- Plat in Digital Format (PDF/JPEG)
- Application Fee
- 1 Copy of Plat (11x17)

Check # _____

Received By:

Date:

****Application will not be considered for scheduling until reviewed by a planner.****



LOCATION MAP

SUB-20-0331

Scale: 1" = 250'

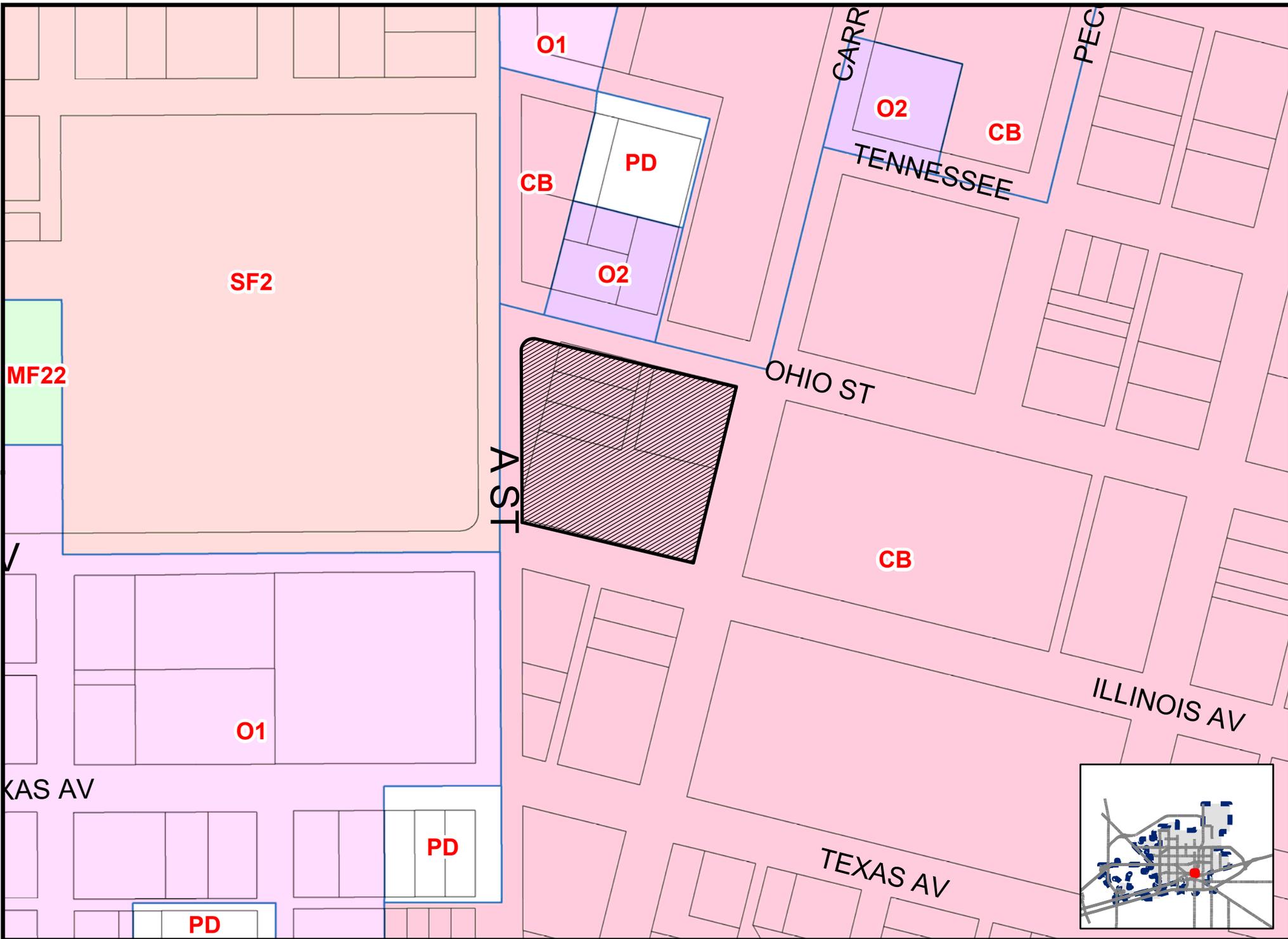
Proposed Plat of Homestead Addition, Section 19, being a re-plat of Block 50, Homestead Addition, including a previously vacated 0.15-acre portion of alley right-of-way and a previously vacated 0.20-acre portion of right-of-way adjacent to said block, City and County of Midland, Texas.

Generally located on the northeast corner of the intersection of W. Illinois Avenue and N. A Street. (Council District 3)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS







Planning and Zoning Commission

Approved for Agenda:

MEETING DATE: June 15, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: Elizabeth Shaughnessy, Senior Planner

SUBJECT: Consider a proposed Preliminary Plat of Skyway Addition, being a plat of a 23.363 acre tract of land located in the E/2 of Section 37, Block 41, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the northwest corner of the intersection of North FM 1788 and State Highway 191. Extraterritorial Jurisdiction)

Recommended Planning and Zoning Commission Action:

Approve Deny Direction/Informational

Details of Request:

The applicant, Newton Engineering PC, is proposing a plat of a 23.363 - acre tract of land located in the E/2 of Section 37, Block 41, T-1-S, T&P RR Co. Survey, Midland County, Texas into seven (7) lots for industrial development purposes.

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

This request has been routed to all respective departments for internal review. The comments are below.

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Property outside city limits. Impact Fee statement not needed.

ROW: ROW okay as shown.

PAVING: FM 1788 and HWY 191 are paved to county standards. Pave to City standards or request a deferral. Make required revisions to submitted deferral.

WATER: Install Water long the platted frontage of 1788 and 191 or request a deferral. Make required revisions to submitted deferral.

FIRE HYDRANTS: Required as needed to meet NFPA, IFC & City Fire Code; and/or comply with directives of City Fire Marshal. After January 1, 2019 - Fire hydrants shall be spaced no more than 400' apart, hydrant top or bonnet shall be color coded per

NFPA (less than 500gpm RED, 500-999gpm YELLOW, 1000-1499gpm GREEN, Greater than 1500GPM BLUE)

PRO RATA: none

SEWER: Install sewer along the platted frontage of 1788 and 191, or request a deferral. Make required revisions to submitted deferral.

DRAINAGE: provide drainage report

EASEMENTS: show existing and proposed.

SIDEWALKS: required with building permit, or request a deferral. Make required revisions to submitted deferral.

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

TxDOT comments, "Access should be managed in accordance with current Access Management Standards. For this roadway, the minimum spacing is 425'. A positive barrier(fence, curb, etc.) will be required between access points. Post-development runoff should not be increased from pre-development conditions."

No additions or changes to site access are approved with plat or zoning review. Driveways or other access points are approved only with construction drawing review.

No objections to plat.

FIRE: (Approved)

All future development is required to meet IFC 2015 ed. and local ordinances.

CODE COMPLIANCE: (Approved with Conditions)

Not in the City limits- no oil or gas jurisdiction.

But if being annexed the 2 non-permitted well locations need to have a minimum 135 ft. radius from the wellbore on the plat. No building permits will be allowed inside the 135 ft . radius. In the past Planning Dept. at Councils request the operator and the developer showing that the issues for flowlines, and access. have been agreed upon. Need to verify location of Flow lines.

CODE ADMINISTRATION: (Approved)

ETJ, no jurisdiction.

SURVEYOR: (Approved)

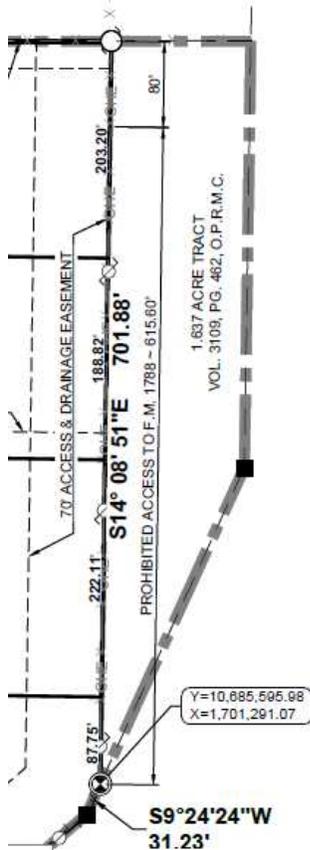
No comments.

COUNTY:

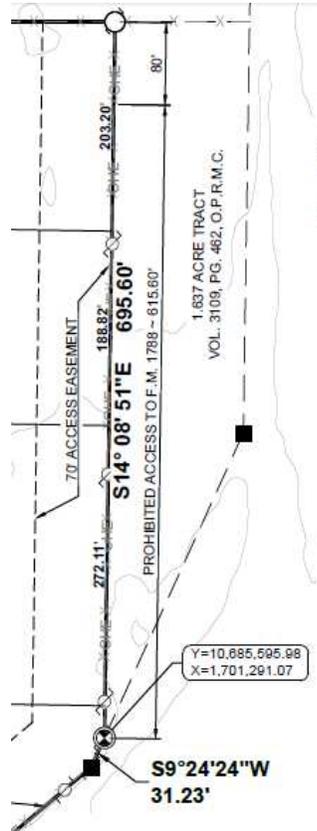
See attachment.

GIS:

There is a 6.28 ft. difference on the metes and bounds of the preliminary plat compared to the sketch plat. Please see image below. After running metes and bounds of the prelim, you can see a gap in between the point of beginning and the end point.



F.M. 1788
 1/4 PART 1/4 WIDTH R/W



VS.

COLORADO RIVER MUNICIPAL WATER DISTRICT:

No Comments.

HEALTH DEPARTMENT:

Yes, the health department will review applications from the 7 proposed lots of Skyway Addition, PLAT OF A 23.3 ACRE TRACT OF LAND OUT OF THE EAST/2 OF SECTION 37, BLOCK 41, T-1-S, T. & P. RR. CO. SURVEY lot 1 is 9 acre, lot 2 is 2.5 acre, lot 3 is 1.5 acre, lot 4 is the detention area, lot 5 is 3.6 acre, lot 6 is 1.9 acre, lot 7 is 2.1 acre, property owners must contact the pipeline company to get the setback to their pipeline before any excavation can occur and all drain field setbacks to the detention pond is 25 ft from all adjacent properties from the detention area, to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

PLANNING:

This property is located adjacent to Covington Addition. It is recommended that this plat is renamed to Covington Addition, Section 8.

Double check metes and bounds.

The Midland Central Appraisal District lists the property owner's address as the following: 237 Santa Fe Trail, Boerne, TX 78006.

If plat is renamed to Covington Addition, Section 8, it is recommended that the Lot and Block numbers be relabeled as Lot 6 through 12 and Block 2 as it is adjacent to Block 2, Covington Addition.

All department's comments must be addressed as a condition of final plat approval subject to the following conditions.

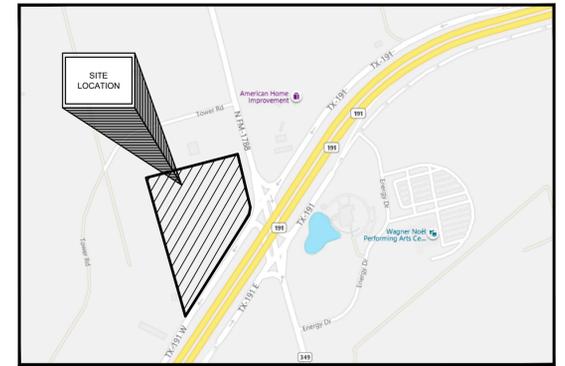
Conditions:

- A. That the technical items listed above are addressed.
- B. That the required public improvements are adequately met.
- C. That a drainage study is approved.
- D. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filling for recording with the County Clerk of Midland County, Texas.

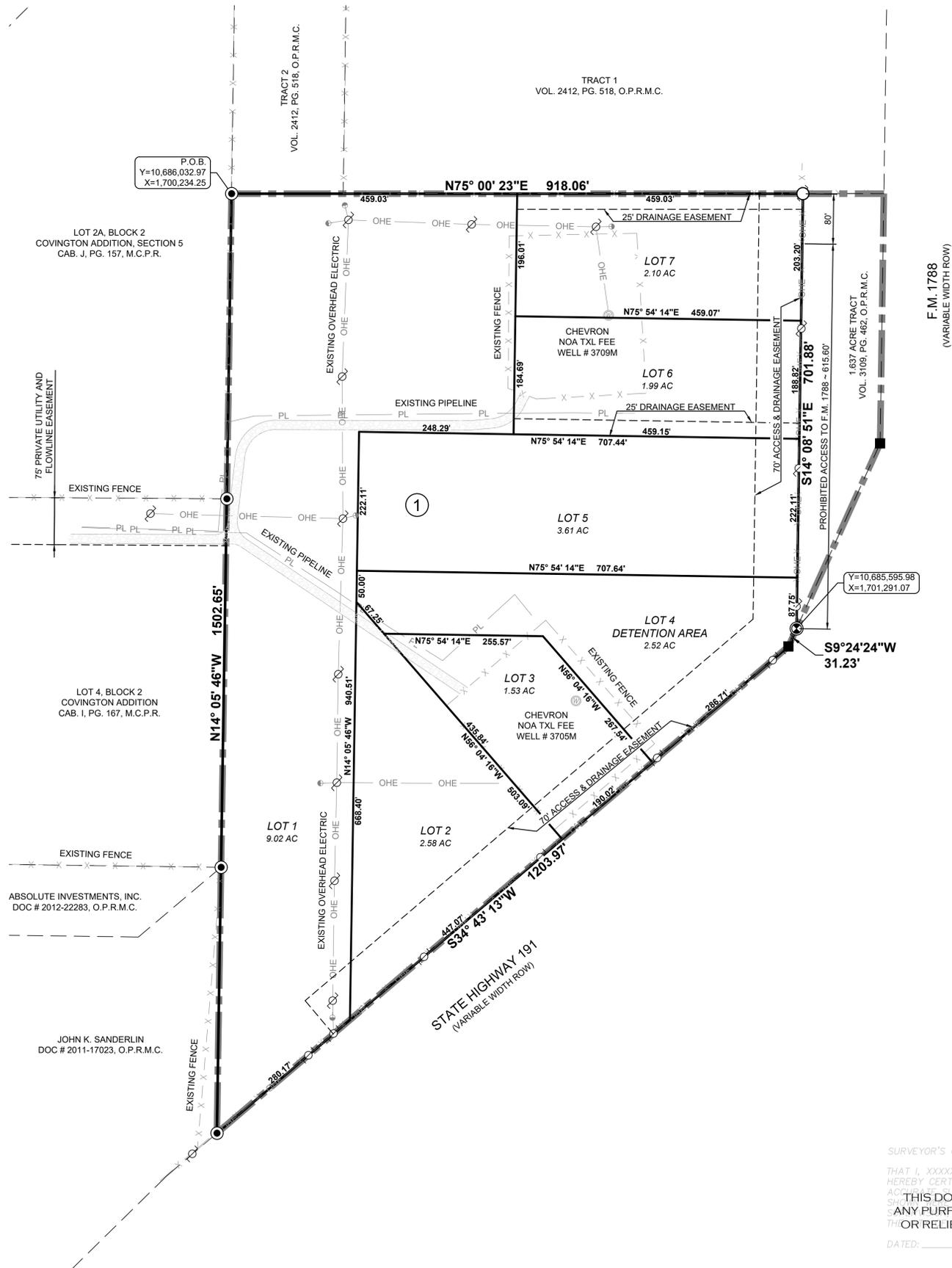
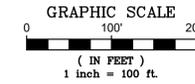
Attachments:

Proposed Preliminary Plat
Application
Map

PRELIMINARY PLAT
SKYWAY ADDITION
 BEING A PLAT OF A 23.363 ACRE TRACT
 LOCATED IN THE E/2 OF SECTION 37, BLOCK 41, T-1-S, T&P RR. CO. SURVEY
 MIDLAND COUNTY, TEXAS



LOCATION MAP
 N.T.S.



EXISTING 6" WATER LINE

F.M. 1788
 (VARIABLE WIDTH ROW)

CERTIFICATE OF APPROVAL:
 FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SKYWAY ADDITION, BEING A PLAT OF 23.363 ACRES OF LAND LOCATED IN THE E/2 OF SECTION 37, BLOCK 41, T-1-S, T&P RR. CO. SURVEY, MIDLAND COUNTY, TEXAS WAS APPROVED BY PROPER ACTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS, ON THIS _____ DAY OF _____ 2020.

Signed: _____
 Josh Sparks, Chairman

Signed: _____
 Cristina Odenberg-Burns, Secretary

NOTES:

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- BEARINGS/DISTANCES/COORDINATES REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- THIS DEVELOPMENT FALLS WITHIN THE MIDLAND INTERNATIONAL AIRPORT A02-4 ZONE. APPROVAL BY THE DIRECTOR OF AIR AND SPACE PORTS MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- LOTS 3, 4, 5, AND 6 SHALL NOT HAVE DIRECT VEHICLE ACCESS TO ADJACENT ROADWAYS.

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF MIDLAND

WHEREAS, FM 1788 VENTURES LLC, XXXXXXXX, OWNER, IS THE RECORD OWNER OF ALL OF THAT CERTAIN LAND SHOWN ON THIS PLAT AND DESIGNATED AS SKYWAY ADDITION, BEING A PLAT OF A 23.363 ACRE TRACT, LOCATED IN THE E/2 OF SECTION 37, BLOCK 41, T-1-S, T&P RR. CO. SURVEY, MIDLAND COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

THAT I, XXXXXXXX, OWNER, FM 1788 VENTURES LLC, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS SKYWAY ADDITION AND HEREBY DEDICATE TO THE PUBLIC USE FOREVER OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS OUR HANDS AT MIDLAND, TEXAS, THIS _____ DAY OF _____, 2020.

XXXXXXXXXX, Owner
 FM 1788 VENTURES LLC

ACKNOWLEDGEMENT

STATE OF TEXAS
 COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON _____, 2020 BY XXXXXXXXX.

NOTARY PUBLIC, STATE OF TEXAS

UTILITY COMPANY CERTIFICATE:
 This plat has been checked for accessibility of utilities.

Signed: _____
 Oncor Electric Delivery Company

Signed: _____
 Suddenlink

Signed: _____
 A. T. & T.

Signed: _____
 Grande Communications

Signed: _____
 Atmos Energy

OWNER:

FM 1788 VENTURES LLC
 XXXXXXXXX
 215 WEST BANDERA, SUITE 114-141
 BOERNE, TEXAS 78006
 (214) 394-4041

NO. _____ CABINET _____
 DATE _____ PAGE _____

LEGEND

- SET 1/2" IRON ROD WITH CAP
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- FOUND TXDOT TYPE 1 ROW MONUMENT
- ⊙ FOUND TXDOT TYPE 2 ROW MONUMENT
- BOUNDARY LINE
- - - ADJACENT PROPERTY
- - - - EASEMENT
- - - - CITY LIMIT BOUNDARY
- x - x - EXISTING FENCE
- OHE — EXISTING OVERHEAD ELECTRIC
- ⊕ EXISTING POWER POLE
- G — EXISTING GUY WIRE
- PL — EXISTING PIPELINE

SURVEYOR'S CERTIFICATE:

THAT I, XXXXXXXX, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF AN ACTUAL AND ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

DATED: _____, 20____ REGISTERED PROFESSIONAL SURVEYOR



KELLY SURVEYING CO.
 2532 BAINBRIDGE DR.
 ODESSA, TX. 79762
 (432) 349-5894
 TBPLS FIRM# 10194393

SKYWAY ADDITION

SCALE: 1" = 100'

DATE: MAY 2020

DRAWN BY: KLN APPROVED BY: _____

FILE NAME: _____

NEWTON ENGINEERING, PC
 3209 Caldera Blvd. F-13856 2500 E. 8th St.
 Midland, Texas 79705 Odessa, Texas 79761
 (432) 770-0499 (432) 935-0707

PRELIMINARY PLAT PROJECT NUMBER 19-ME09011



Preliminary Plat Application

Project Number: SUB-20-0312
Case Number: P-20-0868

Proposed Subdivision Plat Name: Skyway Addition

Legal Description (attached sealed Metes and Bounds): Submitted with Sketch Plat

Property Owner Printed Name: 1788 Ventures LLC		Phone (214) 394-4041 Email coyctaylor@gmail.com	
Address 215 West Bandera, Suite 114-141	City Boerne	State TX	Zip 78006

Developer (if different than Owner) Printed Name:		Phone () Email	
Address	City	State	Zip

Representative (if acting as Agent, see affidavit on page 2) Firm: Newton Engineering PC Printed Name: Kyle Newton, P.E.		Phone (432) 935-0707 Email kyle@newtoncivil.com	
Address 2500 E. 8th Street	City Odessa	State TX	Zip 79761

Current Zoning: N/A (site not in city limits)

Reason for Platting: To create 7 lots for industrial development

Plat Information	Total Acreage: 23.36
Type: <input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 7	Number of Multi-Family Dwelling Units:

Submittal and Fees
Items to be submitted with this application form:

- 1 FOLDED Copy of Dimensioned Plat
- 1 Extra Copy (11x17)
- Digital Files (JPEG & PDF)
- Application Fee – Payable to the 'City of Midland'

Request for a Development Agreement
Do you expect to request a development agreement with the City? Yes No
If yes, contact the City Engineer at (432) 685-7286



BY:

Provisions

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and **all of the terms and conditions of the Subdivision Ordinance, including all necessary studies, plans and supporting information are accepted and approved**, or the applicant has filed a waiver request for sections from which the plat deviates. Once a plat meets the requirements to be considered filed with the City, the application will be placed on the Planning and Zoning Commission agenda for consideration under the time requirements set out in Section 212.009.

Signature (by property owner only – authorized agent must sign affidavit below)

Property Owner (signature): [Handwritten Signature] Date: _____

Property Owner (printed): Car Taylor

The Preliminary Plat shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Subdivision Code of Ordinances of the City of Midland and when such required items for the application are also received.

All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared _____ who, being by me duly sworn, upon oath says: That (s)he is authorized by _____, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Authorized Agent (signature)

Subscribed and sworn to before me, this ____ day of _____, 20 ____, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

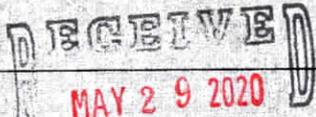
FOR OFFICE USE ONLY

- Property Owner Authorization
- 1 Copy of Dimensioned Plat
- Plat in Digital Format (PDF/JPEG)
- Application Fee
- 1 Copy of Plat (11x17)

Check # Card

Received By: ES

Date: MAY 29 2020



****Application will not be considered for scheduling until reviewed by a planner.****



LOCATION MAP

SUB-20-0312

Scale: 1" = 600'

Proposed plat of Skyway Addition, being a plat of a 23.363 - acre tract of land located in the E/2 of Section 37, Block 41, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the northwest corner of the intersection of North FM 1788 and State Highway 191. (ETJ, Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS





June 4, 2020

City of Midland
Development Services
ATTN: Elizabeth Shaughnessy, Planner
300 N. Loraine Street
Midland, Texas 79702

RE: Sketch Plat P-20-0868

(Sketch Plat P-20-0780 comment letter submitted January 28, 2020)

Proposed Skyway Addition

Midland Appraisal District - R000008546

<http://iswdataclient.azurewebsites.net/webProperty.aspx?dbkey=midlandcad&stype=name&sdata=fm%201788&id=R000008546&time=202001282124021>

Owner: FM 1788 Ventures

Surveyor/Engineer: Kelly Surveying Co / Newton Engineering, PC

Ms. Shaughnessy –

On behalf of Midland County, Dunaway provides this review letter of the above project. Feel free to contact me if you need clarification or further information.

PROPERTY INFORMATION

The 23.36-acre site is situated in a tract of land located in the northwest corner of the intersection of FM 1788 and SH 191. This property is located outside the city limits of the City of Midland. This property is immediately adjacent to the city limits on all sides. In accordance with development regulations applicable to property located within the City extra-territorial jurisdiction (ETJ) and with the adopted County Subdivision Regulations, the applicant has submitted a preliminary plat application with the City of Midland which has been distributed to the County for review.

COUNTY SUBDIVISION REGULATIONS

The preliminary plat has been reviewed for conformity with the adopted County Subdivision Regulations. The following outlines revisions and/or additional information and procedures necessary to continue review and consideration of the proposed development.

The sketch plat was reviewed, and comment letter was sent on January 28, 2020.

The preliminary plat was received on May 27, 2020, has been reviewed for conformity with the adopted County Subdivision Regulations. The following outlines revisions and/or additional information and procedures necessary to continue review and consideration of the proposed development.

Note: The comments that are struck-through are comments from a previous review which are addressed on this plat or not applicable to a preliminary plat. Note that required revisions may cause additional review comments with the next submittal (final plat).

Supplemental information is provided in the attached checklist.

ARTICLE I PLATS

1. Show 2-ft contours. (Section 1.15)
2. Provide a copy of all restrictions or restrictive convent, if applicable. (Section 1.18)
3. In addition, to the comments above, please add the following information on the with the preliminary/final plat:
 - a. Provide executed owner's certificate with submittal of final plat. (Section 1.04)
 - b. ~~Provide acreage for each lot.~~
 - c. ~~Add City limits line on vicinity map and on plat. Label the line and/or add to Legend.~~
Add label to plat and vicinity map to show that the City of Midland is on the outside of addition.
4. In addition, to the comments above, please add the following information on the revised sketch plat and/or on the preliminary/final plat:
 - a. The names must not duplicate another name within the County or another municipality. The names should also not be similar in spelling or in pronunciation. Confirm name with County Office of Emergency Management.
 - b. Coordinate with County Departments of Public Work and Road and Bridge to discuss access and driveway permits.

ARTICLE IX LOTS

1. Show the building setback lines on the face of the plat. (Section 9.2)
 - a. Lots do not appear to have actual frontage because of prohibited access onto SH 191 and FM 1788. Provide additional information about 70-foot access easement shown on plat. Where does it go to the north?
 - b. Provide recorded access easement from the property to the north.
2. ~~Label lot acreage and demonstrate that each lot meets minimum frontage requirement. (Section 9.3)~~
3. Each lot must abut and have access to a private or public road. Show how this is accomplished. Provide more information about the access easement.
4. In addition, to the comments above, please add the following information on the with the preliminary/final plat:
 - a. Check TXDOT driveway spacing requirements along highways.
 - b. ~~Provide acreage for each lot.~~
 - c. Show buffer around each well. Lots 6, 7 and 3 do not appear to have a buildable area because of the required buffer. Show the buffer, label the diameter of the required buffer and identify the purpose of each lot – residential, commercial or industrial.

Page 3

June 4, 2020

SH 191 & FM 1788 – Skyway Addition Preliminary Plat

If you have any questions, please contact me at ireiner@dunawayassociates.com or call me at 817-335-1121.

Submitted for your consideration,

A handwritten signature in blue ink that reads "Jenifer Reiner". The signature is fluid and cursive, with the first name "Jenifer" being more prominent than the last name "Reiner".

Jenifer Reiner AICP, CNU-A

Cc: Tim Hair, PLA, ASLA
Jason Kelliher, PE
Jessica Schuttler, PE
Ellen Phillips, Planning/GIS Analyst
Chance LeBlanc, Planner II
Jenny Hilton, Midland County
Andrew Avis, Midland County



Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg

MEETING DATE: June 15, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: Taslima Khandaker, Senior Planner

SUBJECT: Consider a proposed Preliminary Plat of West Terminal Addition, Section 10, being a replat of Lots 9 and 11, Block 5, West Terminal Addition, Section 4, Midland County, Texas. (Generally located on the north side of West County Road 100, approximately 605-feet east of South County Road 1295. Extraterritorial Jurisdiction)

Recommended Planning and Zoning Commission Action:

Approve **Deny** **Direction/Informational**

Details of Request:

The applicant, Landgraf, Crutcher, and Associates, is proposing to replat Lots 9 and 11, Block 5, West Terminal Addition, Section 4, Midland County, Texas, into (4) four lots for future development.

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

This request has been routed to all respective departments for internal review. The comments are below.

BUILDING CODE: (Approved)

ETJ, no jurisdiction.

SURVEYOR: (Approved)

No comments.

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Plat is located outside of Service Areas, no note is required.

ROW: ROW along West County Road 100 is fine as shown (60' Public Right-of-Way). ROW dedication along Solaris Rd. is fine as shown (100' Right-of-Way).

PAVING: West County Road 100 is sub-standard, construct to City Standards for entire platted frontage or request a deferral.

WATER: None existing. Construct water to City standards along entire platted frontage, or request a deferral.

FIRE HYDRANTS: Required as needed to meet NFPA, IFC & City Fire Code; and/or comply with directives of City Fire Marshal. After January 14, 2020 - Fire hydrants shall be spaced no more than 500' apart, Pressure Indicator Rings are to be installed and will require the developers/contractors to pay for the flow test.

PRO RATA: None.

SEWER: None existing. Construct wastewater to City standards along entire platted frontage, or request a deferral.

DRAINAGE: Drainage study required. FEMA Firm data to be on plat face.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Required at building permit. However, subdivision located in county so request a deferral.

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

No objections to plat.

FIRE: (Approved)

No comments....ETJ

CODE COMPLIANCE: (Approved)

Not in the City limits- no oil or gas jurisdiction.

PLANNING: (Approved with Conditions)

Provide the legal description on the plat under that title to read: "Being a replat of Lots 9 and 11, Block 5, West Terminal Addition, Section 4, Midland County, Texas". Remove the Cabinet, and Page number information.

Remove the cabinet and page numbers of all adjacent subdivisions. Only provide the lot number, block number, and subdivision name.

Provide the ROW width of S. County Road 1295.

Provide another northing and easting.

This plat is over 25-acres and meets the conditions in Section 11-2-3 (D) 11 of the Subdivision Ordinance of the City of Midland Code; therefore this plat requires City Council approval.

Note #3 should read: "Bearings/distances/coordinates to the Texas State Plan Coordinate System, Texas Central Zone, North American Datum of 1983".

Provide a Title of Opinion and Tax Certificate at the final plat stage.

Change the plat section number to 10 in the Certificate of Approval.

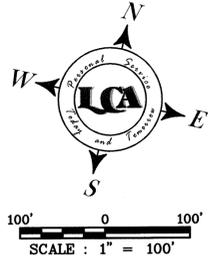
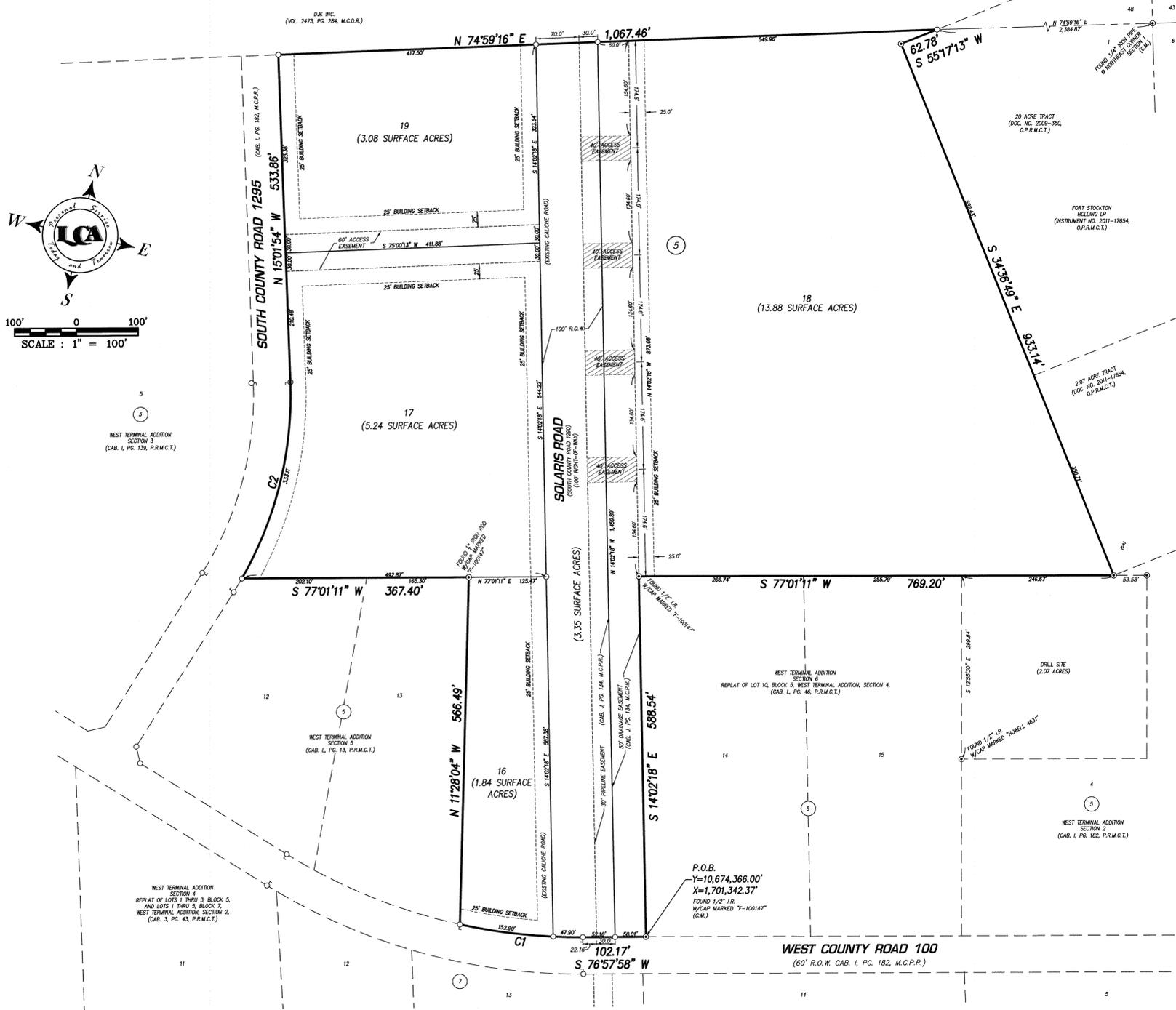
Conditions:

- A. That a drainage study is approved.
- B. That all public improvements above are addressed.
- C. That the technical items listed above are addressed.
- D. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filling for recording with the County Clerk of Midland County, Texas.

Attachments:

Proposed Preliminary Plat
Maps
Application

PRELIMINARY PLAT
WEST TERMINAL ADDITION, SECTION 10
 BEING A REPLAT OF LOTS 9 & 11, BLOCK 5, WEST TERMINAL ADDITION, SECTION 4
 AS RECORDED IN CABINET J, PAGE 134, MIDLAND COUNTY PLAT RECORDS
 LOCATED IN SECTION 1, BLOCK 41, T-2-S, T&P RR CO. SURVEY
 MIDLAND COUNTY, TEXAS



STATE OF TEXAS
 COUNTY OF MIDLAND

BEING A REPLAT OF LOTS 9 AND 11, BLOCK 5, WEST TERMINAL ADDITION, SECTION 4 AS DESCRIBED IN CABINET J, PAGE 134 OF THE MIDLAND COUNTY PLAT RECORDS, LOCATED IN SECTION 1, BLOCK 41, T-2-S, T & P RR CO. SURVEY, MIDLAND COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT (Y=10,674,366.00' & X=1,701,342.37') A 1/2" IRON ROD WITH CAP MARKED "F-100147" (CONTROL MONUMENT) FOUND AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 5, WEST TERMINAL ADDITION, SECTION 4, AS DESCRIBED IN CABINET J, PAGE 134 OF SAID MIDLAND COUNTY PLAT RECORDS, AND THE SOUTHWEST CORNER OF LOT 14, BLOCK 5, WEST TERMINAL ADDITION, SECTION 6, AS DESCRIBED IN CABINET L, PAGE 46, OF SAID MIDLAND COUNTY PLAT RECORDS, AND ON THE NORTH RIGHT-OF-WAY LINE OF WEST COUNTY ROAD 100 AS DESCRIBED IN CABINET I, PAGE 182 OF SAID MIDLAND COUNTY PLAT RECORDS;

THENCE SOUTH 76°57'58" WEST WITH THE SOUTH LINE OF SAID LOT 9 AND THE NORTH RIGHT-OF-WAY OF SAID WEST COUNTY ROAD 100, A DISTANCE OF 102.17 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LCA ODESSA TX" SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT IN A SOUTHWESTERLY DIRECTION, HAVING A RADIUS LENGTH OF 898.69 FEET, A DELTA ANGLE OF 12°48'08", AN ARC LENGTH OF 200.80 FEET, A CHORD LENGTH OF 200.39 FEET BEARING SOUTH 83°23'33" WEST TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "LCA ODESSA TX" SET AT THE SOUTHWEST CORNER OF LOT 13, BLOCK 5, WEST TERMINAL ADDITION, SECTION 5 AS DESCRIBED IN CABINET L, PAGE 13 OF SAID MIDLAND COUNTY PLAT RECORDS, TEXAS;

THENCE NORTH 11°28'04" WEST WITH THE COMMON LINE OF SAID LOTS 9 AND 13, A DISTANCE OF 566.49 FEET TO A 1/2" IRON ROD WITH CAP MARKED "F-100147" FOUND AT THE COMMON NORTHWEST CORNER OF SAID LOT 9 AND THE NORTHEAST CORNER OF SAID LOT 13 ON THE SOUTH LINE OF SAID LOT 11;

THENCE SOUTH 77°01'11" WEST WITH THE SOUTH LINE OF SAID LOT 11 AND THE NORTH LINE OF SAID LOT 13 AND THE NORTH LINE OF LOT 12 OF SAID BLOCK 5, WEST TERMINAL ADDITION, SECTION 5, A DISTANCE OF 367.40 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LCA ODESSA TX" SET AT THE NORTHWEST CORNER OF SAID LOT 12 ON THE EAST RIGHT-OF-WAY LINE OF SOUTH COUNTY ROAD 1295, AS DESCRIBED IN SAID CABINET I, PAGE 182, MIDLAND COUNTY PLAT RECORDS, IN A CURVE TO THE LEFT HAVING A RADIAL BEARING OF NORTH 73°13'27" WEST;

THENCE ALONG SAID CURVE TO THE LEFT, OF SAID SOUTH COUNTY ROAD 1295, IN A NORTHEASTERLY DIRECTION, HAVING A RADIUS LENGTH OF 600.00 FEET, A DELTA ANGLE OF 31°48'36", AN ARC LENGTH OF 333.11 FEET, A CHORD LENGTH OF 328.85 FEET BEARING NORTH 00°52'15" EAST TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "LCA ODESSA TX" SET AT THE POINT OF TANGENCY;

THENCE NORTH 15°01'54" WEST, WITH THE WEST LINE OF SAID LOT 11 AND THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH COUNTY ROAD 1295, A DISTANCE OF 533.86 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LCA ODESSA TX" SET AT THE NORTHWEST CORNER OF SAID LOT 11 AND THE NORTHWEST CORNER OF SAID SOUTH COUNTY ROAD 1295 ON THE NORTH LINE OF SECTION 1, BLOCK 41;

THENCE NORTH 74°59'16" EAST WITH THE NORTH LINE OF SAID LOT 11 AND THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1,067.46 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LCA ODESSA TX" SET AT THE EASTERMOST NORTHEAST CORNER OF SAID LOT 11 AND ON THE NORTH LINE OF THIS CERTAIN 20-ACRE TRACT AS DESCRIBED IN DOCUMENT NO. 2009-350 OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS, WHENCE A 1/2" IRON PIPE (CONTROL MONUMENT) FOUND AT THE NORTHEAST CORNER OF SAID SECTION 1 BEARS NORTH 74°59'16" EAST, A DISTANCE OF 2,384.87 FEET;

THENCE SOUTH 55°17'13" WEST WITH A NORTH LINE OF SAID LOT 11 AND THE NORTH LINE OF SAID 20-ACRE TRACT, A DISTANCE OF 62.78 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LCA ODESSA TX" FOUND AT THE NORTHWEST CORNER OF SAID 20-ACRE TRACT AND A POINT OF DEFLECTION OF SAID LOT 11;

THENCE SOUTH 34°36'49" EAST WITH THE COMMON LINE OF SAID LOT 11 AND SAID 20-ACRE TRACT AND THAT CERTAIN 2.07-ACRE TRACT AS DESCRIBED IN DOCUMENT NO. 2011-17654 OF SAID OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS, A DISTANCE OF 933.14 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LCA ODESSA TX" FOUND AT THE SOUTHWEST CORNER OF SAID 20-ACRE AND 2.07-ACRE TRACTS AND A POINT OF DEFLECTION OF SAID LOT 11 AND LOT 4, BLOCK 5 WEST TERMINAL ADDITION SECTION 2 AS DESCRIBED SAID CABINET I, PAGE 182 OF SAID PLAT RECORDS OF MIDLAND COUNTY, TEXAS;

THENCE SOUTH 77°01'11" WEST WITH THE SOUTH LINE OF SAID LOT 11 AND THE NORTH LINE OF A 2.07-ACRE DRILL SITE AND THE NORTH LINE OF SAID BLOCK 5 OF SAID WEST TERMINAL ADDITION SECTION 5, A DISTANCE OF 769.20 FEET TO A 1/2" IRON ROD WITH CAP MARKED "F-100147" FOUND AT THE COMMON NORTHEAST CORNER OF SAID LOT 9 AND THE NORTHWEST CORNER OF SAID LOT 14;

THENCE SOUTH 14°02'18" EAST WITH THE COMMON LINE OF SAID LOTS 9 AND 14, A DISTANCE OF 588.54 FEET TO THE POINT OF THE BEGINNING CONTAINING 27.38 SURFACE ACRES.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, DJK, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS WEST TERMINAL ADDITION, SECTION 10, BEING A REPLAT OF LOTS 9 AND 11, BLOCK 5, WEST TERMINAL ADDITION, SECTION 4, AS RECORDED IN CABINET J, PAGE 134, MIDLAND COUNTY PLAT RECORDS, LOCATED IN SECTION 1, BLOCK 41, T-2-S, T&P RR CO SURVEY, MIDLAND COUNTY TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY AND EASEMENTS SHOWN THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND AN EASEMENT OF EGRESS AND INGRESS FOR TRASH COLLECTION, AND LOCATION AND MAINTENANCE OF TRASH CONTAINERS, AND AS A CONDITION OF SAID EASEMENT THAT NO CONSTRUCTION SHALL COMMENCE ON THE SAID LOT OR LOTS UNTIL THE EXACT LOCATION OF SAID CONTAINERS THERE WITH HAVE BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.

JOHN BUSHMAN, VICE PRESIDENT
 DJK

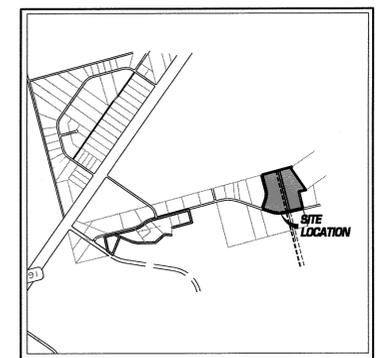
THE STATE OF TEXAS
 COUNTY OF MIDLAND

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JOHN BUSHMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ___ DAY OF ___, 2020.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



VICINITY MAP
 NOT TO SCALE

LEGEND

- FOUND 1/2" IR. W/CAP UNLESS OTHERWISE NOTED
- SET 1/2" IR. W/CAP UNLESS OTHERWISE NOTED
- δ PC OR PT OF CURVE
- (C.M.) CONTROL MARKER

CURVE TABLE					
Curve #	DELTA	RADIUS	LENGTH	CD. BEARING	CD. DIST.
C1	12°48'08"	898.69'	200.80'	S 83°23'33" W	200.39'
C2	31°48'36"	600.00'	333.11'	N 00°52'15" E	328.85'

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, JOHN F. LANDGRAF, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS.

PRELIMINARY

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

JOHN F. LANDGRAF, R.P.L.S. NO. 2410

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION: THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT WEST TERMINAL ADDITION, SECTION 9, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS ___ DAY OF ___, 2020.

SIGNED: _____
 CHAIRMAN OF PLANNING & ZONING
 JOSH SPARKS

SIGNED: _____
 SECRETARY OF PLANNING & ZONING
 CRISTINA OENBERG BURNS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT F. MORRIS III, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS WEST TERMINAL ADDITION, SECTION 10, BEING A REPLAT OF LOTS 9 AND 11, BLOCK 5, WEST TERMINAL ADDITION, SECTION 4, AS RECORDED IN CABINET J, PAGE 134, MIDLAND COUNTY PLAT RECORDS, LOCATED IN SECTION 1, BLOCK 41, T-2-S, T&P RR CO SURVEY, MIDLAND COUNTY TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY AND EASEMENTS SHOWN THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND AN EASEMENT OF EGRESS AND INGRESS FOR TRASH COLLECTION, AND LOCATION AND MAINTENANCE OF TRASH CONTAINERS, AND AS A CONDITION OF SAID EASEMENT THAT NO CONSTRUCTION SHALL COMMENCE ON THE SAID LOT OR LOTS UNTIL THE EXACT LOCATION OF SAID CONTAINERS THERE WITH HAVE BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.

ROBERT F. MORRIS III

THE STATE OF TEXAS
 COUNTY OF MIDLAND

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ROBERT F. MORRIS III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ___ DAY OF ___, 2020.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER: DJK INC.
 700 NORTH GRANT
 SIXTH FLOOR
 ODESSA TEXAS 79761
 PHONE: 432-334-8881

ENGINEER: LANDGRAF, CRUTCHER & ASSOC. INC.
 521 NORTH TEXAS
 ODESSA, TEXAS 79761-5131
 PHONE: (432) 332-5058



WEST TERMINAL ADDITION SECTION 10

LCA ENVIRONMENTAL • CIVIL ENGINEERING • LAND SURVEYING
 521 North Texas, Odessa Tx. 79761 F-001363 F-10034300
 Phone # (432) 332-5058 E-Mail : lca@lcaodessa.com

THE UTILITY COMPANIES CERTIFICATE
 THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES

ATMOS ENERGY
 GRAND E COMMUNICATIONS
 ONCOR ELECTRIC
 AT&T TELEPHONE COMPANY
 SUDDENLINK COMMUNICATIONS

ENG. _____ E.T. _____
 SURV. _____ DFT. _____
 LCA JOB No. 2019-025.1

- GENERAL NOTES
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THIS LOT MAY BE DEVELOPED AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
 - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - BEARING, DISTANCES AND COORDINATES ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM, 1983 NAD, CENTRAL ZONE, BASED ON THE CITY OF ODESSA GPS CONTROL MONUMENT "088P" (Y=10,662,407.787' AND X= 1,685,243.801') WITH A THETA ANGLE -01°00'53" AND A COMBINED GRID FACTOR OF 0.999970096.
 - SOLARIS ROAD WILL BE DEDICATED PER THIS PLAT.
 - MIDLAND COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES; AND, THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS MIDLAND COUNTY FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

PLAT FILED FOR RECORD
 MIDLAND COUNTY, TEXAS

No. _____ CABINET _____
 DATE _____ PAGE _____



Preliminary Plat Application

LCA Job # 19-025

Project Number:

Sub-20-0313
P-20-0856

Case Number:

Proposed Subdivision Plat Name: West Terminal Addition Section 10

Legal Description (attached sealed Metes and Bounds): Being a Replat of Lots 9 & 11, Block 5, West Terminal Addition, Section 4 as recorded in Cabinet J, page 134, Midland County Plat Records located in Section 1, Block 41, T-2-S, T&P RR Co. Survey Midland County, Texas.

Property Owner Printed Name: DJK Inc.		Phone (432) 334-8881 Email	
Address 700 North Grant	City Odessa	State TX	Zip 79761

Developer (if different than Owner) Printed Name:		Phone () Email	
Address	City	State	Zip

Representative (if acting as Agent, see affidavit on page 2) Firm: Landgraf, Crutcher & Associates Printed Name: LCA		Phone (432) 332-5058 Email lca@lcaodessa.com	
Address 521 N. Texas Avenue	City Odessa	State TX	Zip 79761

Current Zoning: Project is not Zoned

Reason for Platting: Ownership purposes, future building permits will be required

Plat Information	Total Acreage: 27.39
Type: <input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Extraterritorial Jurisdiction (ETJ)	
Number of Residential Lots:	Number of Multi-Family Dwelling Units:

Submittal and Fees
Items to be submitted with this application form:

- 1 FOLDED Copy of Dimensioned Plat
- 1 Extra Copy (11x17)
- Digital Files (JPEG & PDF)
- Application Fee – Payable to the 'City of Midland'

Request for a Development Agreement
Do you expect to request a development agreement with the City? Yes No
If yes, contact the City Engineer at (432) 685-7286

Provisions

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and **all of the terms and conditions of the Subdivision Ordinance, including all necessary studies, plans and supporting information are accepted and approved**, or the applicant has filed a waiver request for sections from which the plat deviates. Once a plat meets the requirements to be considered filed with the City, the application will be placed on the Planning and Zoning Commission agenda for consideration under the time requirements set out in Section 212.009.

Signature (by property owner only – authorized agent must sign affidavit below)

Property Owner (signature): _____

Date: _____

Property Owner (printed) : _____

The Preliminary Plat shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Subdivision Code of Ordinances of the City of Midland and when such required items for the application are also received.

All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared George E. Thornley who, being by me duly sworn, upon oath says: That (s)he is authorized by DJK, Inc., the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

George E. Thornley

Authorized Agent (signature)

Subscribed and sworn to before me, this 20th day of May, 2020, to certify which witness my hand and seal of office.

Melanie Martinez

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



FOR OFFICE USE ONLY

- Property Owner Authorization
- 1 Copy of Dimensioned Plat
- Plat in Digital Format (PDF/JPEG)
- Application Fee
- 1 Copy of Plat (11x17)

Check # _____

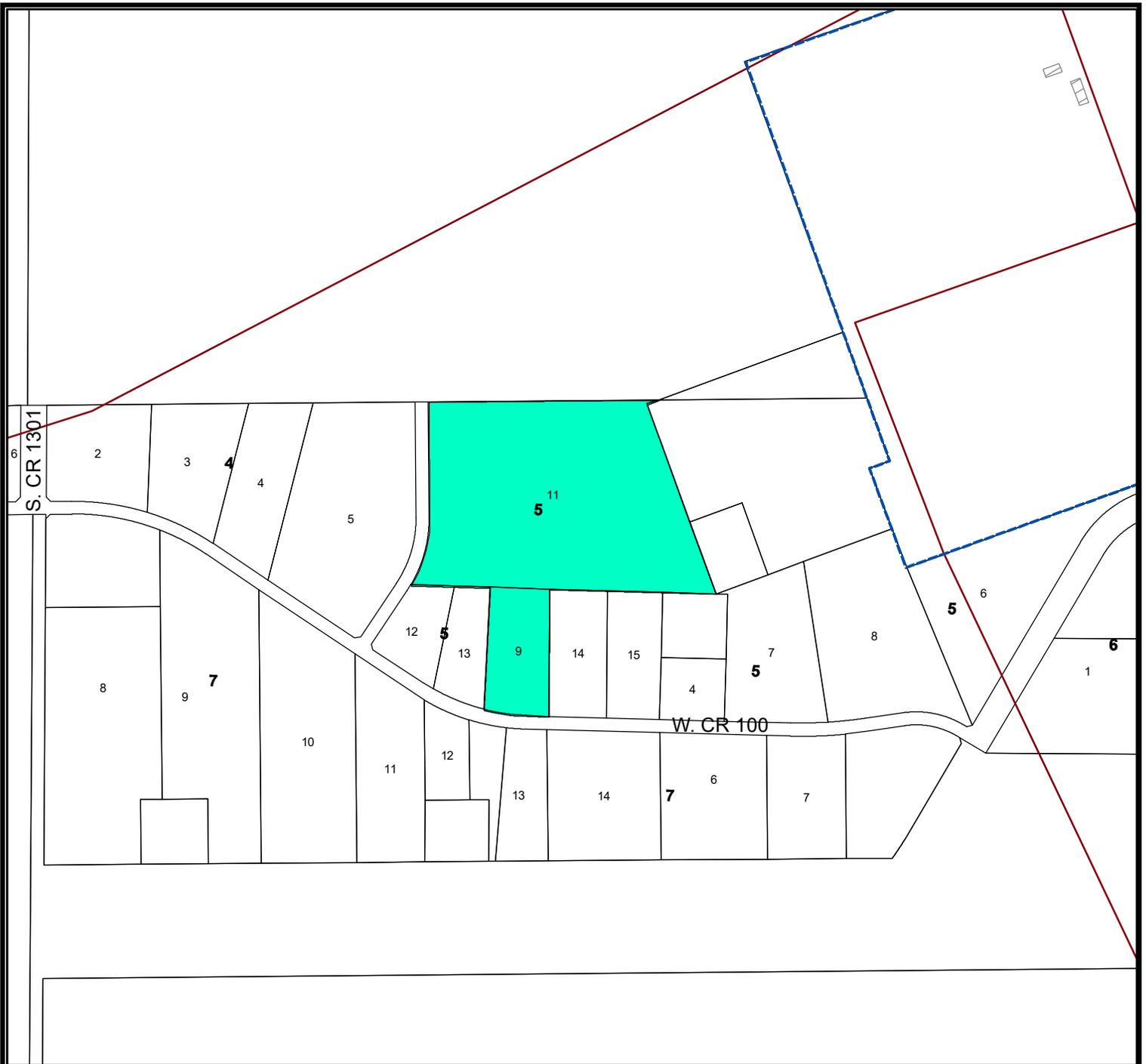
RECEIVED
MAY 20 2020

Received By: _____

Date: _____

EMAILED

****Application will not be considered for scheduling until reviewed by a planner.****



LOCATION MAP

SUB-20-0313

Scale: 1" = 200'

Consider a proposed Plat of West Terminal Addition, Section 10, being a replat of Lots 9 and 11, Block 5, West Terminal Addition, Section 4, Midland County, Texas.

Generally located on the north side of West County Road 100, approximately 605-feet east of South County Road 1295. Extraterritorial Jurisdiction.

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2020
 THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.
 THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg

MEETING DATE: 6/15/2020

TO: PLANNING AND ZONING COMMISSION

FROM: Glenda Arroyo-Cruz, Planner

SUBJECT: Consider a proposed Final Plat of Lann Addition, being a plat of a 2.410-acre tract of land out of the SW/4 of Section 23, Block 38, T-1-S, T&P, RR. Co. Survey, Midland County, Texas. (Generally located on the south side of East County Road 57, approximately 769-feet west of North County Road 1125. (Extraterritorial Jurisdiction))

Recommended Planning and Zoning Commission Action:

Approve Deny Direction/Informational

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

Preliminary Plat Approval:

The applicant, Schumann Engineering, is proposing to plat a 2.410-acre tract of land out of the SW/4 of Section 23, Block 38, T-1-S, T&P, RR. Co. Survey, Midland County, Texas, into two (2) lots to obtain a septic permits and to divide the lot in half. The preliminary plat was approved at the January 6, 2020 Planning and Zoning Commission meeting.

Final Plat Requirements:

The official signed Mylar copy of the Final Plat, the original tax certificates from both Midland County and the Midland Central Appraisal District and a title opinion have been received. All other conditions for final plat approval have been satisfied.

This proposed Final Plat of Lann Addition has been circulated to all city departments for their review.

Engineering: (Approved)

ROW: OK as shown.

PAVING: Deferral Request Administratively Approved on May 26, 2020.

WATER: Deferral Request Administratively Approved on May 26, 2020.

FIRE HYDRANTS: Required as needed to meet NFPA, IFC & City Fire Code; and/or comply with directives of City Fire Marshal. After January 14, 2020 - Fire hydrants shall be spaced no more than 500' apart, Pressure Indicator Rings are to be installed and will require the developers/contractors to pay for the flow test.

PRO RATA: NONE

SEWER: Deferral Request Administratively Approved on May 26, 2020.

DRAINAGE: Drainage Report accepted as submitted for platting purposes.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Deferral Request Administratively Approved on May 26, 2020.

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

No objections to plat.

Fire: (Approved)

No comments.

Code Compliance: (Approved)

Not in the City limits- no oil or gas jurisdiction.

Building Inspection: (Approved)

ETJ, no jurisdiction.

Midland County:

See Attached.

Planning:

All departments' comments must be addressed as a condition of Final plat approval.

Conditions:

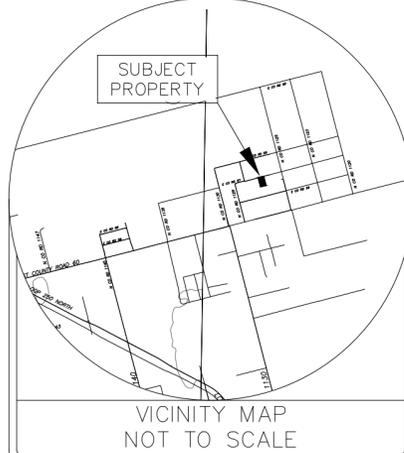
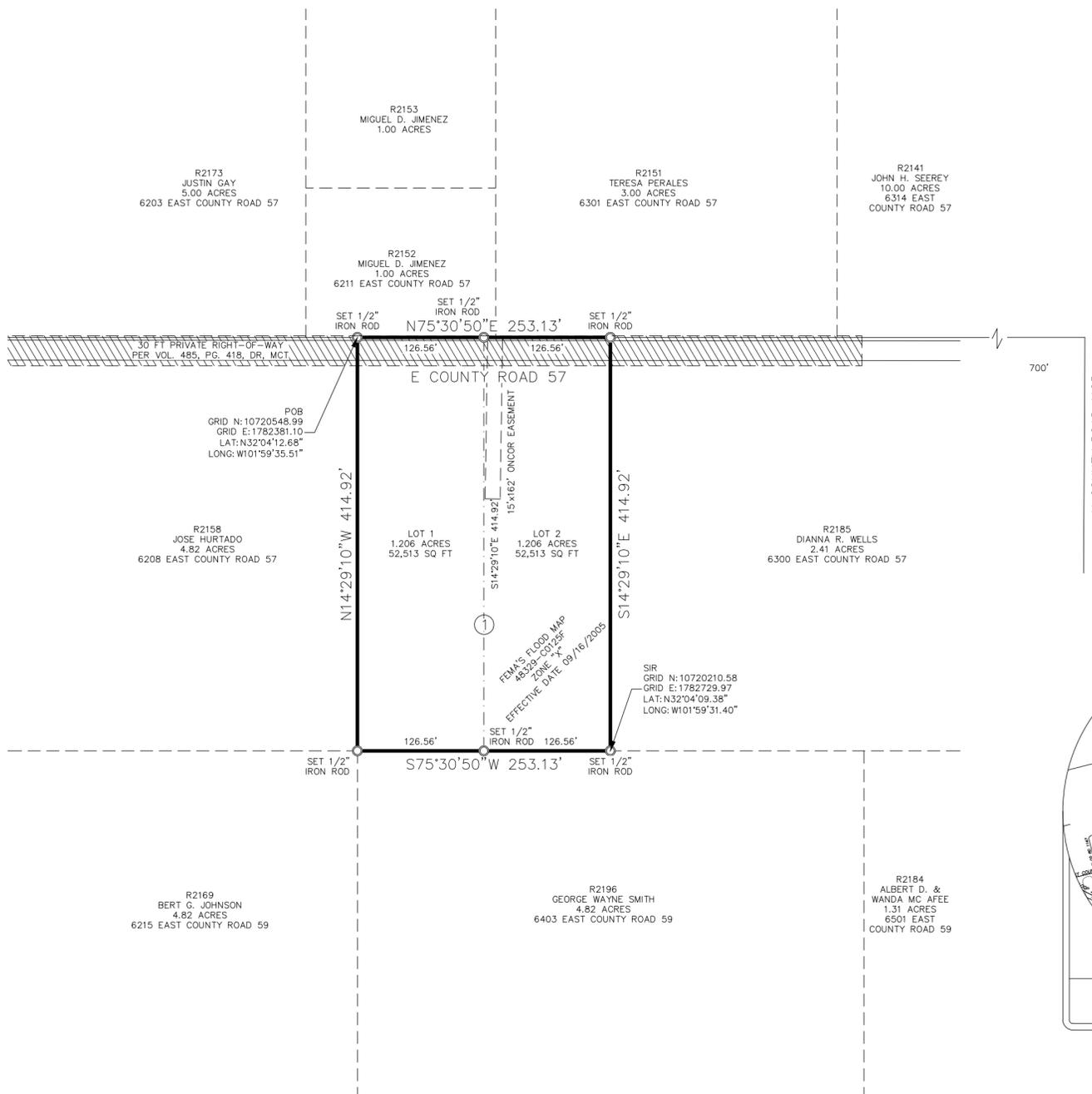
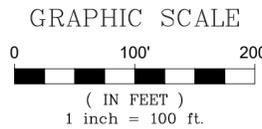
- A. That all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland.

Attachments:

Proposed Final Plat
Application
Map

LANN ADDITION

BEING A PLAT OUT OF A 2.412 ACRE TRACT
IN THE SOUTHWEST/4 OF SECTION 23,
BLOCK 38, TOWNSHIP 1 SOUTH,
MIDLAND COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, WE ARE THE RECORD OWNERS OF A 2.412 ACRE TRACT OF LAND SITUATED IN THE SOUTHWEST/4 OF SECTION 23, BLOCK 38, T-1-S, MIDLAND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LANN ADDITION, AN ADDITION TO THE COUNTY OF MIDLAND, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

WITNESS MY HAND AT MIDLAND, TEXAS, THIS ____ DAY OF _____, 20____.

NATHAN LANN

GINA LANN

STATE OF TEXAS:
COUNTY OF MIDLAND:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 20____. NATHAN LANN.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF MIDLAND:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 20____. GINA LANN.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

- OWNERS:
- NATHAN LANN AND GINA LANN
5115 DAVENTRY PLACE
MIDLAND, TX 79705
(432)813-1961/(432)413-8591
ginalann@yahoo.com
- NOTES:
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
 - BEARINGS, DISTANCES AND ACREAGE SHOWN ARE GRID BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
 - MONUMENTS ARE A 1/2" REINFORCING BAR SET WITH PLASTIC CAP STAMPED "SCHUMANN" UNLESS OTHERWISE NOTED.
 - INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.

SYMBOLS LEGEND

- PROPERTY CORNER
- x— WIRE FENCE
- ⊕ WATER WELL
- ⊕ POWER POLE
- RETIRED BREAKER BOX
- — — LOT LINES
- O— OVERHEAD ELECTRIC
- — — PROPERTY LINE
- ⊕ TELEPHONE PEDESTAL
- ⊕ GAS METER
- ⊕ GAS RISER
- ⊕ SEWER MANHOLE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
SUDDENLINK COMMUNICATIONS

SIGNED: _____
GRANDE COMMUNICATIONS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF LANN ADDITION, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS ____ DAY OF _____, 20____.

SIGNED: _____
CHAIRMAN JOSH SPARKS

ATTEST: _____
SECRETARY CHRISTINA ODENBORG BURNS

RJ DAUM
TEXAS RPLS 4826

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
NO. _____ CABINET _____
DATE _____ PAGE _____

				DRAWN BY: KDS/AAC	DATE: 9/19/19
				CHECKED BY: RJD	DRAWING NO.: 76,765
1	1/20/20	FINAL PLAT	KDS	JOB NO.: 76765NL	SHEET 1 OF 1
NO.	DATE	DESCRIPTION	BY		

SCHUMANN ENGINEERING CO.
A LATERAL LAND COMPANY

CIVIL ENGINEERING - LAND SURVEYING
TEXAS FIRM No. P1880 - TEXAS FIRM No. 10149500

800 N. MARSHFIELD STREET
SUITE 100
MIDLAND, TEXAS 79701

Office (432) 684-5548

LANN ADDITION



Final Plat Application

Project Number: 2019-0287
Case Number: P-20-0800

Proposed Subdivision Plat Name: Lann Addition

Legal Description (attached sealed Metes and Bounds): Being a Plat out of a 2.412 acre tract in the SW/4 of section 23, Block 38, Township 1 South, Midland County, Texas .

Property Owner Printed Name: <u>Nathan and Gina Lann</u>		Phone <u>(432) 813-1960</u> Email <u>ginalann@yahoo.com</u>	
Address <u>5115 Daventry Place</u>	City <u>Midland</u>	State <u>TX</u>	Zip <u>79705</u>

Developer (if different than Owner) Printed Name:		Phone () Email	
Address	City	State	Zip

Representative (if acting as Agent, see affidavit on page 2) Firm: <u>Schumann Engineering Co., Inc.</u> Printed Name: <u>Eduardo L. Aleman</u>		Phone <u>(432) 624-5548</u> Email <u>ealeman@schumannonline.net</u>	
Address <u>800 N. Marienfeld Suite 100</u>	City <u>Midland</u>	State <u>TX</u>	Zip <u>79701</u>

Current Zoning:

Reason for Platting: To obtain address and Septic Permit and to divide Lot in half.

Plat Information	Total Acreage:
Type: <input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Extraterritorial Jurisdiction (ETJ)	
Number of Lots:	Number of Multi-Family Dwelling Units:

Submittal Information: Standard Plats must be submitted at least 20 days and a Residential Replat must be submitted at least 25 days prior to the P&Z Commission meeting at which action is desired, unless Short Form or Administrative Procedure is applicable.

Items to be submitted with this application form:

- 2 FOLDED Copies of Dimensioned Plat
- 2 Signed Mylar (or more if applicant does not request a signed reproduction)
- 1 Extra Copy (11x17)
- Digital Files (JPEG & PDF)
- Original Tax Certificates (Midland Central Appraisal District – MCAD)
- Title Opinion/Policy (dated less than 90 days)
- Application Fee – Payable to the 'City of Midland'
- Recording Fee – Payable to 'Midland County Clerk'

FEB 18 2020
BY:

Mylar Reproductions

This application authorizes the City to file the approved plat and associated documents with the County Clerk for recording. This application also authorizes the City to reproduce 1 mylar copy of the approved plat at the expense of the engineering firm/applicant for the City's records if needed. (Applicant can submit additional signed mylar instead of reproduction.)

- Applicant would like a reproduction made for their records
- Applicant does not want a reproduction/will make their own

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00
 For plats that exceed 24" \$81.00
 For related documents, \$26.00 for first page, \$4.00 for each additional page.

Signature (by property owner only – authorized agent must sign affidavit below)

Property Owner (signature): Gina Lann

Date: 2/18/2020

Property Owner (printed): Gina Lann

The Final Plat shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Subdivision Code of Ordinances of the City of Midland and when such required items for the application are also received.

All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

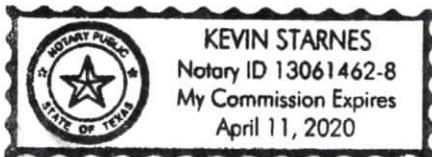
STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Ed Aleman who, being by me duly sworn, upon oath says: That (s)he is authorized by Gina Lann, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Eduardo J. Aleman
Authorized Agent (signature)

Subscribed and sworn to before me, this 18th day of February, 20 19²⁰, to certify which witness my hand and seal of office.

Kevin Starnes
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



FOR OFFICE USE ONLY

- Property Owner Authorization
- Mylar
- Application Fee
- Check # 1345
- 1 Copy of Dimensioned Plat
- 1 Copy of Plat (11x17)
- Title Opinion
- Tax Certificates
- Plat in Digital Format (PDF/JPEG)
- Public Improvements
- Recording Fee
- Check # 1345

Received By:

Date: FEB 18 2020

B1:

Mylar Reproductions

This application authorizes the City to file the approved plat and associated documents with the County Clerk for recording. This application also authorizes the City to reproduce 1 mylar copy of the approved plat at the expense of the engineering firm/applicant for the City's records if needed. (Applicant can submit additional signed mylar instead of reproduction.)

- Applicant would like a reproduction made for their records
- Applicant does not want a reproduction/will make their own

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00
 For plats that exceed 24" \$81.00
 For related documents, \$26.00 for first page, \$4.00 for each additional page.

Signature (by property owner only – authorized agent must sign affidavit below)

Property Owner (signature): Nathan Lann Date: 2/18/2020

Property Owner (printed): Nathan Lann

The Final Plat shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Subdivision Code of Ordinances of the City of Midland and when such required items for the application are also received.

All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

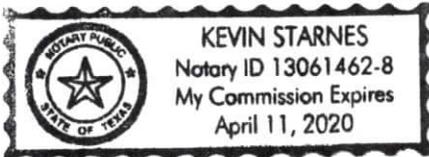
STATE OF TEXAS
 COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Ed Aleman who, being by me duly sworn, upon oath says: That (s)he is authorized by Nathan Lann, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Edward J. Bernard
 Authorized Agent (signature)

Subscribed and sworn to before me, this 18th day of February, 2020, to certify which witness my hand and seal of office.

Kevin Starnes
 NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

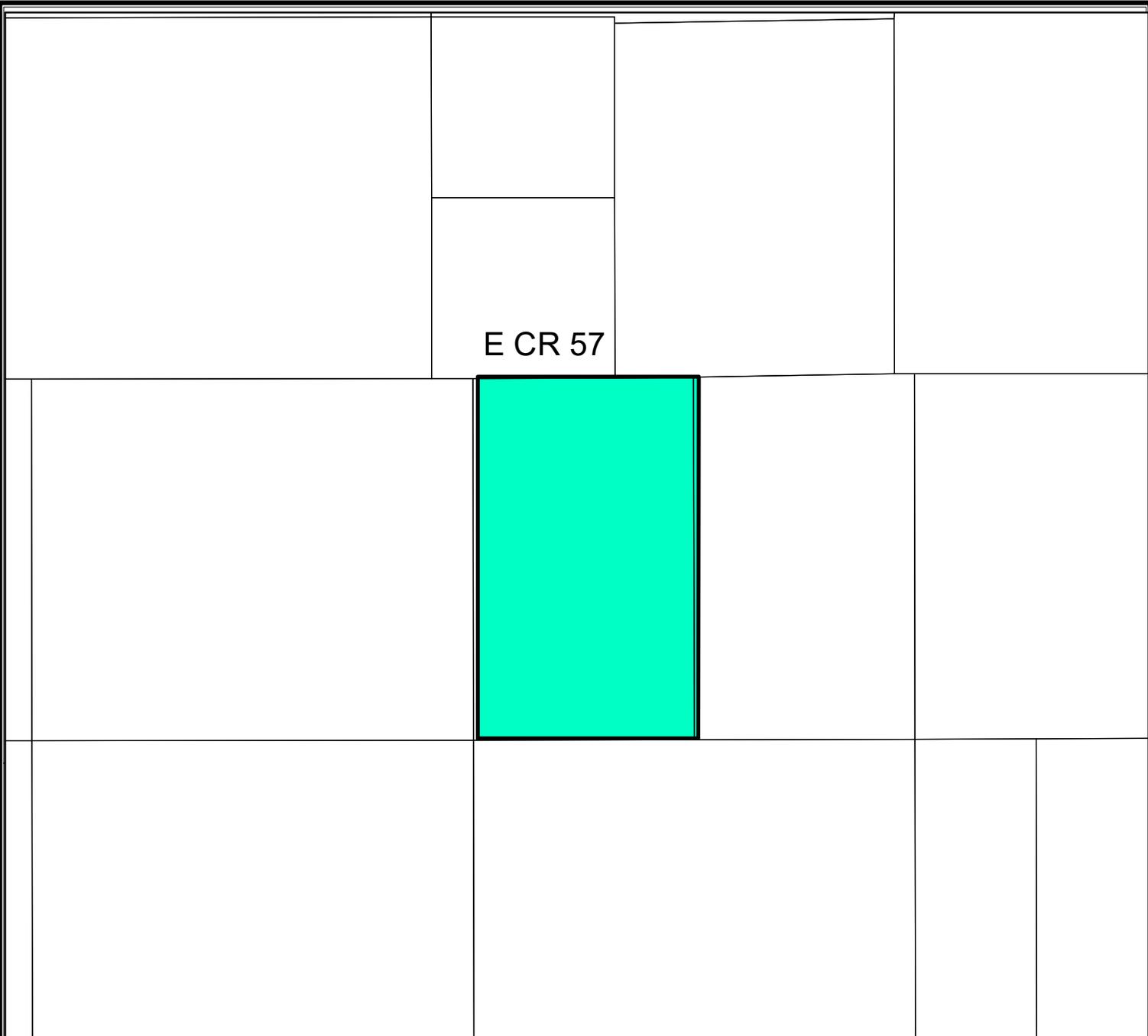


FOR OFFICE USE ONLY

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Property Owner Authorization | <input checked="" type="checkbox"/> 1 Copy of Dimensioned Plat | <input checked="" type="checkbox"/> Plat in Digital Format (PDF/JPEG) |
| <input type="checkbox"/> Mylar | <input checked="" type="checkbox"/> 1 Copy of Plat (11x17) | <input type="checkbox"/> Public Improvements |
| <input checked="" type="checkbox"/> Application Fee | <input checked="" type="checkbox"/> Title Opinion | <input checked="" type="checkbox"/> Recording Fee |
| Check # <u>1345</u> | <input type="checkbox"/> Tax Certificates | Check # <u>1345</u> |

Received By: _____ Date: FEB 18 2020

BY:



LOCATION MAP

SUB-19-0287

Scale: 1" = 400'

Proposed plat of Lann Addition, being a plat of a 2.410-acre tract of land out of the SW/4 of Section 23, Block 38, T-1-S, T&P, RR. Co. Survey, Midland County, Texas.

Generally located on the south side of East County Road 57, approximately 769-feet west of North County Road 1125. (Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2019
 THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.
 THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg

MEETING DATE: 6/15/2020

TO: PLANNING AND ZONING COMMISSION

FROM: Glenda Arroyo-Cruz, Planner

SUBJECT: Consider a proposed Final Plat of Lindsay Acres, Section 10, being a re-plat of Lot 17, re-plat of Tracts 5 and 6, Lindsay Acres, and Lot 19, Lindsay Acres, Section 9 City and County of Midland, Texas. (Generally located on northwest corner of the intersection of Marlin Avenue and Rankin Highway. Council District 2)

Recommended Planning and Zoning Commission Action:

Approve Deny Direction/Informational

Current Zoning:

RR, Regional Retail District.

Preliminary Plat Approval:

The applicant, S.W. Howell Inc., is proposing to re-plat Lot 17, re-plat of Tracts 5 and 6, Lindsay Acres, and Lot 19, Lindsay Acres, Section 9 City and County of Midland, Texas, into one (1) lot for future development. The preliminary plat was approved at the September 3, 2019 Planning and Zoning Commission meeting.

Final Plat Requirements:

The official signed Mylar copy of the Final Plat, the original tax certificates from both Midland County and the Midland Central Appraisal District and a title opinion have been received. All other conditions for final plat approval have been satisfied.

This proposed Final Plat of Lindsay Acres, Section 10 has been circulated to all city departments for their review.

Engineering: (Approved)

ROW: ROW okay as shown

PAVING: Marlin has been paved to city standards to include curb and gutter. No public paving improvements are required.

WATER: 12" water existing in Rankin Highway. No public water improvements required

FIRE HYDRANTS: Required as needed to meet NFPA, IFC & City Fire Code; and/or comply with directives of City Fire Marshal. After January 1, 2019 - Fire hydrants shall be spaced no more than 400' apart, hydrant top or bonnet shall be color coded per NFPA (less than 500gpm RED, 500-999gpm YELLOW, 1000-1499gpm GREEN, Greater than 1500GPM BLUE)

PRO RATA: None

SEWER: 6" sewer existing in drainage easement to the West and in Marlin to the South.

DRAINAGE: Drainage Study approved by City of Midland on 5/4/2020.

EASEMENTS: okay as shown.

SIDEWALKS: required along the entire platted frontage with building permit.

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

No additions or changes to site access are approved with plat or zoning review. Driveways or other access points are approved only with construction drawing review.

No objection to plat.

Fire: (Approved)

No comments.

Code Compliance: (Approved)

No Oil or Gas wells identified within 500 ft. permitted well radius or in the 135 ft. non-permitted well radius of location on plat.

Building Inspection: (Approved)

No objection to the parking lot expansion.

Planning:

All departments' comments must be addressed as a condition of Final plat approval.

Conditions:

- A. That all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filling for recording with the County Clerk of Midland.

Attachments:

Proposed Final Plat
Application
Maps

LINDSAY ACRES, SECTION 10
 A REPLAT OF LOT 19, LINDSAY ACRES, SECTION 9 AND LOT 17 OF A SUBDIVISION
 OF THE EAST PART OF TRACTS 5 & 6 OF THE REPLAT OF LINDSAY ACRES,
 AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY TEXAS

OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF MIDLAND

WHEREAS, Hutton Exchange Midland TX, LLC. are the record owners of a tract of land in Section 3, Block 39, T-2-S, T&P Ry. Co. Survey, Midland County, Texas and more particularly described by metes and bounds below:

FIELD NOTES OF A 0.82 ACRE TRACT OF LAND BEING ALL OF LOT 19, LINDSAY ACRES, SECTION 9 AND ALL OF LOT 17 OF A SUBDIVISION OF THE EAST PART OF TRACTS 5 & 6 OF THE REPLAT OF LINDSAY ACRES, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, LOCATED IN THE EAST PART OF SECTION 3, BLOCK 39, T-2-S, T&P RY. CO. SURVEY, MIDLAND COUNTY, TEXAS:

BEGINNING at a 1/2 inch iron rod found in the west Right of Way line of Rankin Highway (100' public R.O.W. also know as State Highway 349) and in the north Right of Way line of Marlin Avenue (60' public R.O.W.) for the southeast corner of Lot 19, Lindsay Acres, Section 9, and for this tract;

THENCE S 75°56'17" W, with the north Right of Way line of said Marlin Avenue, 330.00 feet, to a 1/2 inch iron rod with cap marked "Howell F-100147" found for the southwest corner of Lot 17 of a subdivision of the east part of Tracts 5 & 6 of the Replat of Lindsay Acres, an addition to the City of Midland, Midland County, Texas, and for this tract;

THENCE N 14°05'46" W, with the west boundary line of said Lot 17, 124.40 feet, to a 1/2 inch iron rod with cap marked "Howell F-100147" found in the south line of a 20 foot wide alley for the northwest corner of said Lot 17 and for this tract;

THENCE N 75°56'11" E, with the north boundary line of said Lot 17, 100.00 feet, to a 1/2 inch iron rod with cap marked "Howell F-100147" found for a cutback corner in the south line of said 20 foot wide alley and for an exterior corner of said Lot 19 and this tract;

THENCE S 59°07'46" E, with said cutback, 28.30 feet, to a 90 penny nail found in the west line of a second 20 foot wide alley for an exterior corner of said Lot 19 and this tract;

THENCE S 14°05'48" E, with the west line of said 20 foot wide alley, 4.40 feet, to a 1/2 inch iron rod with cap marked "Howell F-100147" found for an interior corner of said Lot 19 and for this tract;

THENCE N 75°56'26" E, with a north boundary line of said Lot 19, 210.00 feet, to a 1/2 inch iron rod found in the west Right of Way line of said Rankin Highway for the most easterly northeast corner of said Lot 19 and this tract;

THENCE S 14°05'03" E, with the west Right of Way line of said Rankin Highway and the east boundary line of said Lot 19, 100.00 feet, to the Point of Beginning and containing 0.82 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Hutton Exchange Midland TX, LLC., do hereby adopt this plat designating the herein hereon described property as "LINDSAY ACRES, SECTION 10," Being a 0.82 acre tract of land in Section 3, Block 39, T-2-S, T&P Ry. Co. Survey, Midland County, Texas, and do hereby dedicate to the public use forever the streets, alleys and easements as shown hereon.

WITNESS my hand at Midland County, Texas this _____ day of _____, 2019.

HUTTON EXCHANGE MIDLAND TX, LLC.
 A Texas Limited Liability Company

 Karen Hutton (Owner)

STATE OF TENNESSEE
 COUNTY OF _____

This instrument was acknowledged before me on _____, 2019, by Karen Hutton, Owner of HUTTON EXCHANGE MIDLAND TX, LLC.

My Commission Expires: _____

 Notary Public, State of Tennessee

 Printed Name of Notary

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of "LINDSAY ACRES, SECTION 10" was approved by proper action of the Planning and Zoning Commission of the City of Midland, Texas, on this _____ day of _____, 2019.

 JOSH SPARKS
 Chairman of Planning and Zoning Commission

 CHRISTINA ODENBORG-BURNS
 Secretary of Planning and Zoning Commission

SURVEYOR'S CERTIFICATE

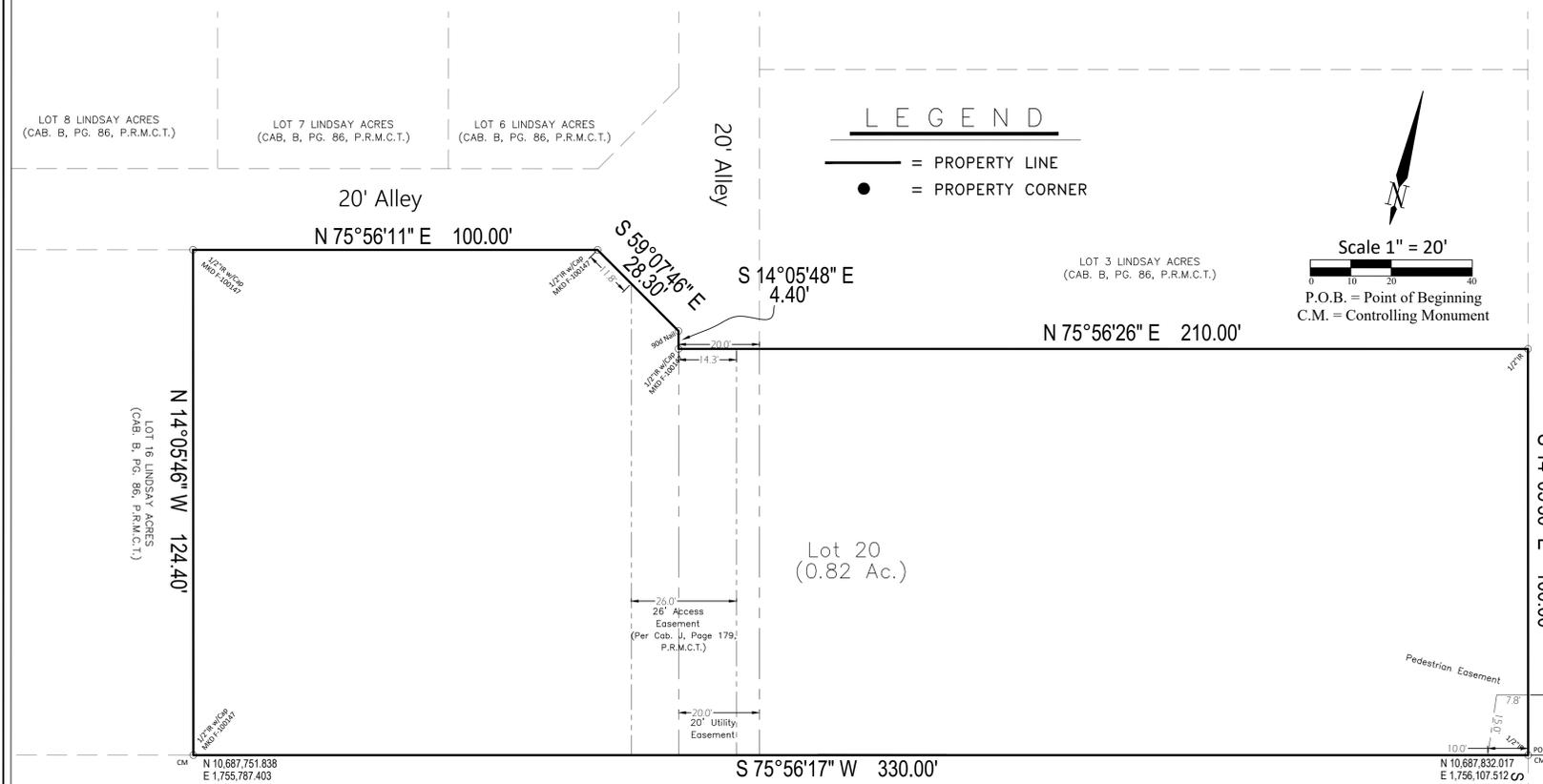
STATE OF TEXAS
 COUNTY OF MIDLAND

KNOW ALL MEN BY THESE PRESENTS

That I, Sam Howell, II, A Registered Professional Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my supervision.

DATED _____ S. W. HOWELL, INC.

 SAM HOWELL, II
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4631



City of Midland
 Geodetic Control
 Point No. 6305
 NAD 83
 N=10,685,380.497
 E=1,756,922.720
 COM. GRID FACTOR=0.999891187
 THETA ANGLE=-0°53'46.805"

Marlin Ave.
 (60' R.O.W.)

NOTES:

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- BEARINGS/DISTANCES/COORDINATES ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THESE LOT(S) MAY BE DEVELOPED AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- THE PROPERTY SHOWN HEREON APPEARS TO BE IN ZONE "X" AS INTERPRETED FROM OUR FILE COPY OF FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, TEXAS, PANEL NO. 48329C0202F DATED SEPTEMBER 16, 2005. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THIS INFORMATION; THE LOCAL FEMA FLOOD PLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR VERIFICATION.

UTILITY COMPANY CERTIFICATE

This plat has been check for accessibility of utilities.

- Atmos Energy _____
- Oncor Electric Delivery _____
- A T & T _____
- Grande Communications _____
- SuddenLink Communications _____



VICINITY MAP NTS

PLAT FILED FOR RECORD
 MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____
 DATE: _____ PAGE _____
 INSTRUMENT NUMBER: _____

	S.W. HOWELL, INC. 409 East 57th Street, Odessa, Texas, 79762 Phone: (432) 367-5711 swh@swhowell.com TEXAS SURVEYING FIRM #F-100147-00 TEXAS ENGINEERING FIRM #F-173 Engineering, Surveying and Land Planning		Owner Information:
	Job Number: 19-35824	Drawn by: RJD	Date: October, 2019
			Name: HUTTON EXCHANGE MIDLAND TX, LLC
			Address: 736 CHERRY ST
			CHATTANOOGA, TN 37402



Final Plat Application

Project Number: Sub-19-0244
Case Number: P-20-0844

Proposed Subdivision Plat Name: Lindsay Acres, Section 10

Legal Description (attached sealed Metes and Bounds): Replat of Lot 19, Lindsay Arces, Section 9 and Lot 17 of a Subdivision of East Part of Tracts 5 & 6 of the Replat of Lindsay Acres

Property Owner

Printed Name: Hutton Exchange Midland, TX LLC

Phone (432) 771-4467
Email jligon@hutton.build

Address 736 Cherry Street

City Chattanooga

State TN

Zip 37402

Developer (if different than Owner)

Printed Name:

Phone ()
Email

Address

City

State

Zip

Representative (if acting as Agent, see affidavit on page 2)

Firm: S. W. Howell, Inc.

Printed Name: Janie Howell

Phone (432) 367-5711
Email j.howell@swhowell.com

Address 409 E 57th Street

City Odessa

State TX

Zip 79762

Current Zoning:

Reason for Platting: Add new parking lot to existing lot

Plat Information

Total Acreage: 0.82 Acres

Type: Single-Family Residential

Multi-Family Residential

Commercial

Extraterritorial Jurisdiction (ETJ)

Number of Residential Lots: 1

Number of Multi-Family Dwelling Units: 0

Submittal Information: Standard Plats must be submitted at least 20 days and a Residential Replat must be submitted at least 25 days prior to the P&Z Commission meeting at which action is desired, unless Short Form or Administrative Procedure is applicable.

Items to be submitted with this application form:

- 2 FOLDED Copies of Dimensioned Plat
- 1 Signed Mylar (or more if applicant does not request a signed reproduction)
- 1 Extra Copy (11x17)
- Digital Files (JPEG & PDF)
- Original Tax Certificates (Midland Central Appraisal District – MCAD)
- Title Opinion/Policy (dated less than 90 days)
- Application Fee – Payable to the 'City of Midland'
- Recording Fee – Payable to 'Midland County Clerk'

RECEIVED
JUN 10 2020

BY:

Mylar Reproductions

This application authorizes the City to file the approved plat and associated documents with the County Clerk for recording. This application also authorizes the City to reproduce 1 mylar copy of the approved plat at the expense of the engineering firm/applicant for the City's records if needed. (Applicant can submit additional signed mylar instead of reproduction.)

- Applicant would like a reproduction made for their records
- Applicant does not want a reproduction/will make their own

Recording Fee (Payable to 'Midland County Clerk')

For plats 18" to 24" \$61.00

For plats that exceed 24" \$81.00

For related documents, \$26.00 for first page, \$4.00 for each additional page.

Signature (by property owner only – authorized agent must sign affidavit below)

Property Owner (signature): [Signature]

Date: 6-9-20

Property Owner (printed) : Douglas J. Kyle, Chief Development Officer - Hutton Midland Exchange TX, LLC

The Final Plat shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Subdivision Code of Ordinances of the City of Midland and when such required items for the application are also received.

All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

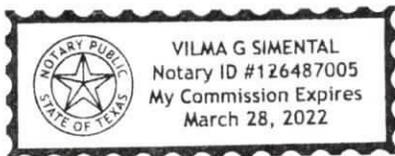
Before me, the undersigned authority, on this day personally appeared Janie Howell who, being by me duly sworn, upon oath says: That (s)he is authorized by Hutton Midland Exchange TX the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

[Signature]
Authorized Agent (signature)

Subscribed and sworn to before me, this 9th day of June, 2020, to certify which witness my hand and seal of office.

[Signature]

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



JUN 10 2020

****Application will not be considered for scheduling until reviewed by a planner.****

FOR OFFICE USE ONLY

Property Owner Authorization

1 Copy of Dimensioned Plat

Plat in Digital Format (PDF/JPEG)

Mylar

1 Copy of Plat (11x17)

Public Improvements

Application Fee

Title Opinion

Recording Fee

Check # _____

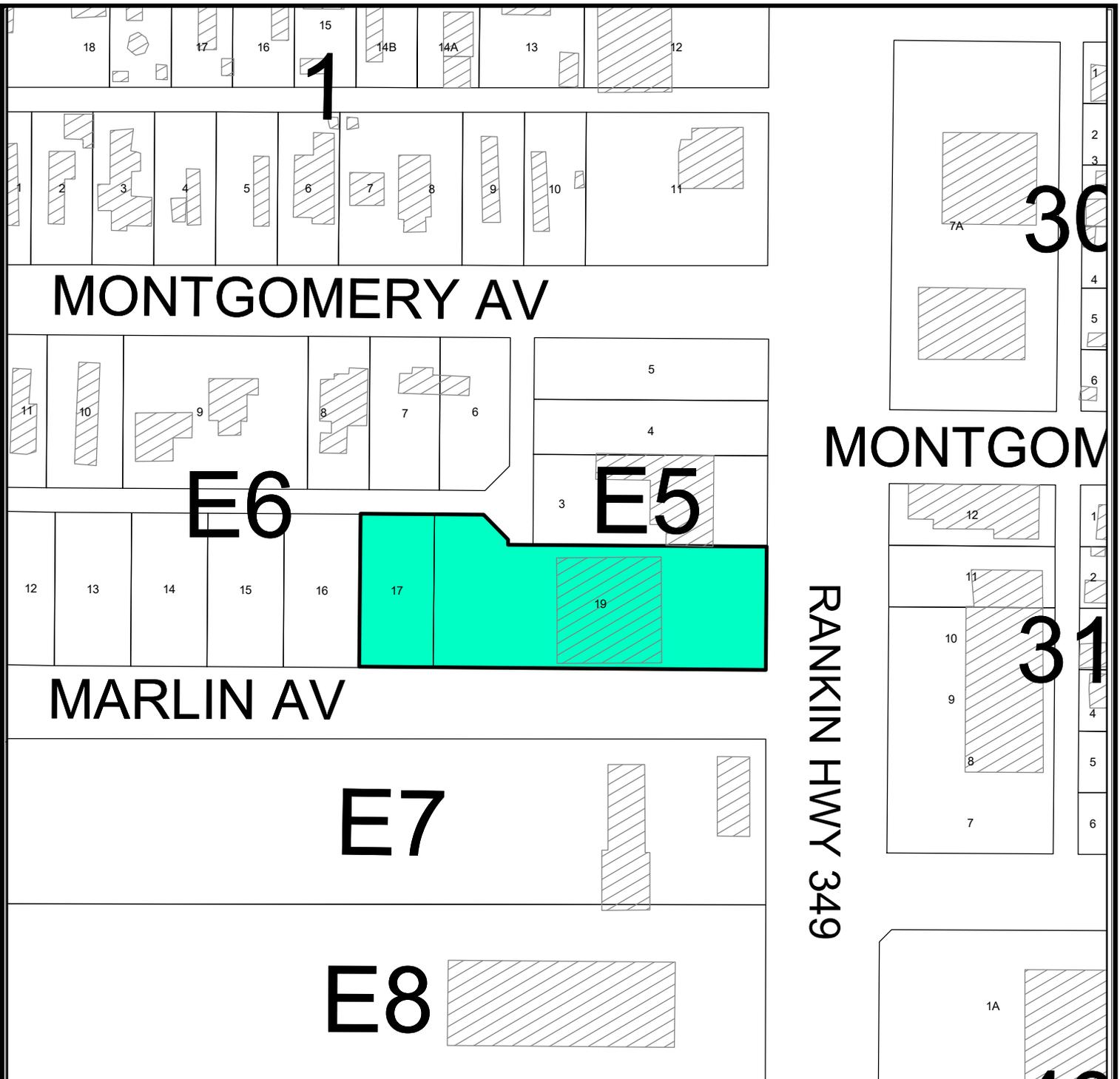
Tax Certificates

Check # _____

Received By: *glenda ac.*

Date: *JUN 10 2020*

****Application will not be considered for scheduling until reviewed by a planner.****



LOCATION MAP

SUB-19-0244

Scale: 1" = 400'

Proposed plat of Lindsay Acres, Section 10, being a re-plat of Lot 17, re-plat of Tracts 5 and 6, Lindsay Acres, and Lot 19, Lindsay Acres, Section 9 City and County of Midland, Texas.

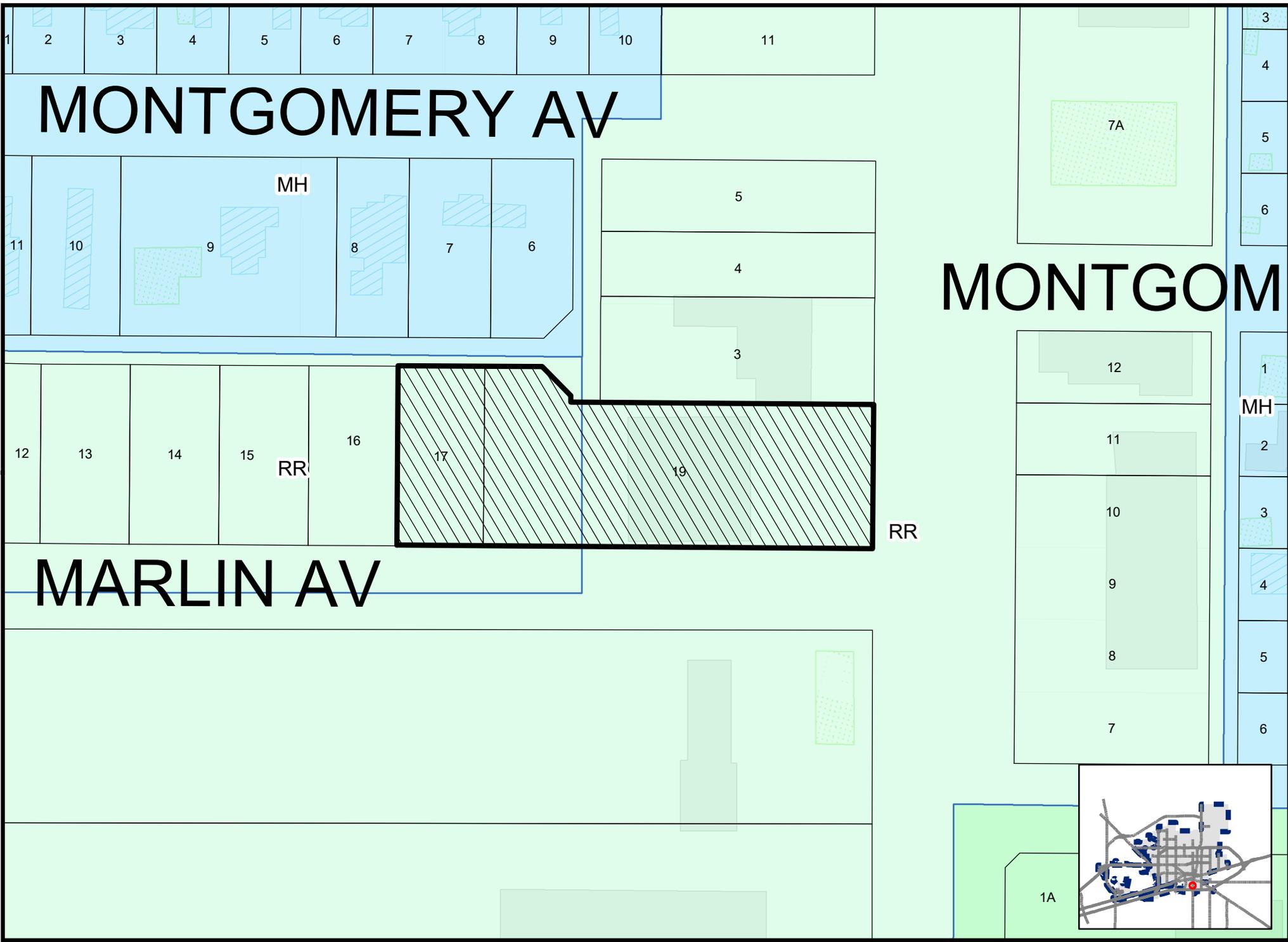
Generally located on northwest corner of the intersection of Marlin Avenue and Rankin Highway. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2019
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THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.





Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg

MEETING DATE: 6/15/2020

TO: PLANNING AND ZONING COMMISSION

FROM: Joseph Marynak, Planner

SUBJECT: Consider a proposed Preliminary Plat of Hannah Addition, Section 3, being a 15-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of South County Road 1230, approximately 2,660 feet south of West County Road 120. Extraterritorial Jurisdiction)

Recommended Planning and Zoning Commission Action:

Approve Deny Direction/Informational

Details of Request:

The applicant, Landgraf, Crutcher & Associates, is proposing to plat a 15-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas, into five (5) lots for ownership purposes.

Current Zoning:

Extraterritorial Jurisdiction

Engineering & Transportation:

ENGINEERING: (Approved with Conditions)

*** Denied: Drainage study has not been approved. Add FEMA information to plat. No utility or paving plan set approved. For county, provide a public infrastructure plan set or provide a deferral letter for public improvements. ***

ROW: ROW okay as shown.

PAVING: Antelope Trail is sub-standard, construct to City Standards for entire platted frontage or request a deferral.

WATER: None existing. Construct water to City standards along entire platted frontage, or request a deferral. Deferral request can only be approved/denied as item on Council Agenda.

FIRE HYDRANTS: Required as needed to meet NFPA, IFC & City Fire Code; and/or comply with directives of City Fire Marshal. After January 14, 2020 - Fire hydrants shall be spaced no more than 500' apart, Pressure Indicator Rings are to be installed and will require the developers/contractors to pay for the flow test.

PRO RATA: "None"

SEWER: None existing. Construct wastewater to City standards along entire platted frontage, or request a deferral.

DRAINAGE: Drainage study required. FEMA Firm data to be on plat face.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Required at building permit. However, subdivision located in county so request a deferral.

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

Driveway permits required from Midland County for access to CR 1232.

No objections to plat.

Utilities:

N/A

Solid Waste:

N/A

Public Safety:

Fire:

No comments, ETJ.

Police:

N/A

Code Administration:

ETJ, no jurisdiction.

Planning:

PLANNING:

Rename lots as 7 through 11 and Block as 5 as this property is adjacent to Block 5 Hannah Addition.

Correct vicinity map to indicate Midland City Limits instead of Odessa City Limits.

The property owner information on the plat face does not match what is on record at the Midland Central Appraisal District.

HEALTH:

Yes, the health department will review applications from the proposed lots of Hanna Addition, Section 2, PLAT OF A 15 ACRE TRACT OF LAND OUT OF SECTION 13, BLOCK 40,T-2-S, T. & P. RR. CO. SURVEY each lots 1,2,3 are 2.2 acres lots 4,5 are 4 acres to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

MIDLAND COUNTY:

ARTICLE I PLATS

1. Provide a copy of all restrictions or restrictive convent, if applicable. (Section 1.18)

2. If further development of this addition will include a road, consider the following:

NOTE: Adding the above statement to the plat is acknowledgment by the owner/developer that the private roads, drives, and/or easements will be maintained by the property owner(s).

Alternative: Approval of plat by both the City and the County is required if the owner/developer desires for the streets/drives/easements to be accepted by and maintained by the County. Contact County Roads and Bridges Division for minimum standards and construction requirements for County roads.

Development with private streets, drives, easements, recreation areas, and open spaces shall include the following note on the face of the plat. (Section 1.19)

“MIDLAND COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES; AND, THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS

EASEMENTS, RECREATION AREAS, AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS MIDLAND COUNTY FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.”

4. In addition to the above, add the following information to the plat:

a. Correct city limit label in vicinity map to say “Midland City Limits”, not “Odessa City Limits”.

ARTICLE IV ACCESS DRIVEWAYS TO COUNTY ROADS

Coordinate driveway permits with County Road and Bridge Department and TxDOT, as applicable. <https://www.co.midland.tx.us/Faq.aspx?QID=93>

County driveway standards can be found here:

<https://www.co.midland.tx.us/DocumentCenter/View/1729/Driveway-Standards-PDF>

ARTICLE IX LOTS

1. Show the building setback lines on the face of the plat. (Section 9.2)

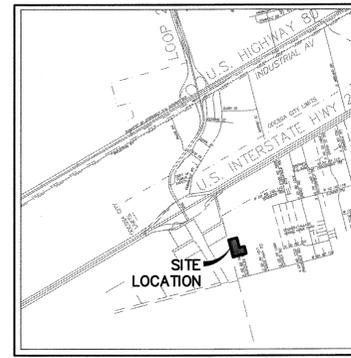
Conditions:

- A. That a drainage study is approved.
- B. That the public improvements listed above are addressed.
- C. That the technical items listed above are addressed.
- D. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filling for recording with the County Clerk of Midland County, Texas.

Attachments:

Proposed Preliminary Plat
Maps
Application

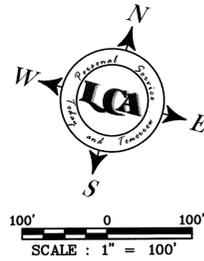
PRELIMINARY PLAT
HANNAH ADDITION, SECTION 3
 BEING A 15-ACRE TRACT
 LOCATED IN SECTION 13 BLOCK 40, T-2-S, T&P RR CO. SURVEY
 MIDLAND COUNTY, TEXAS



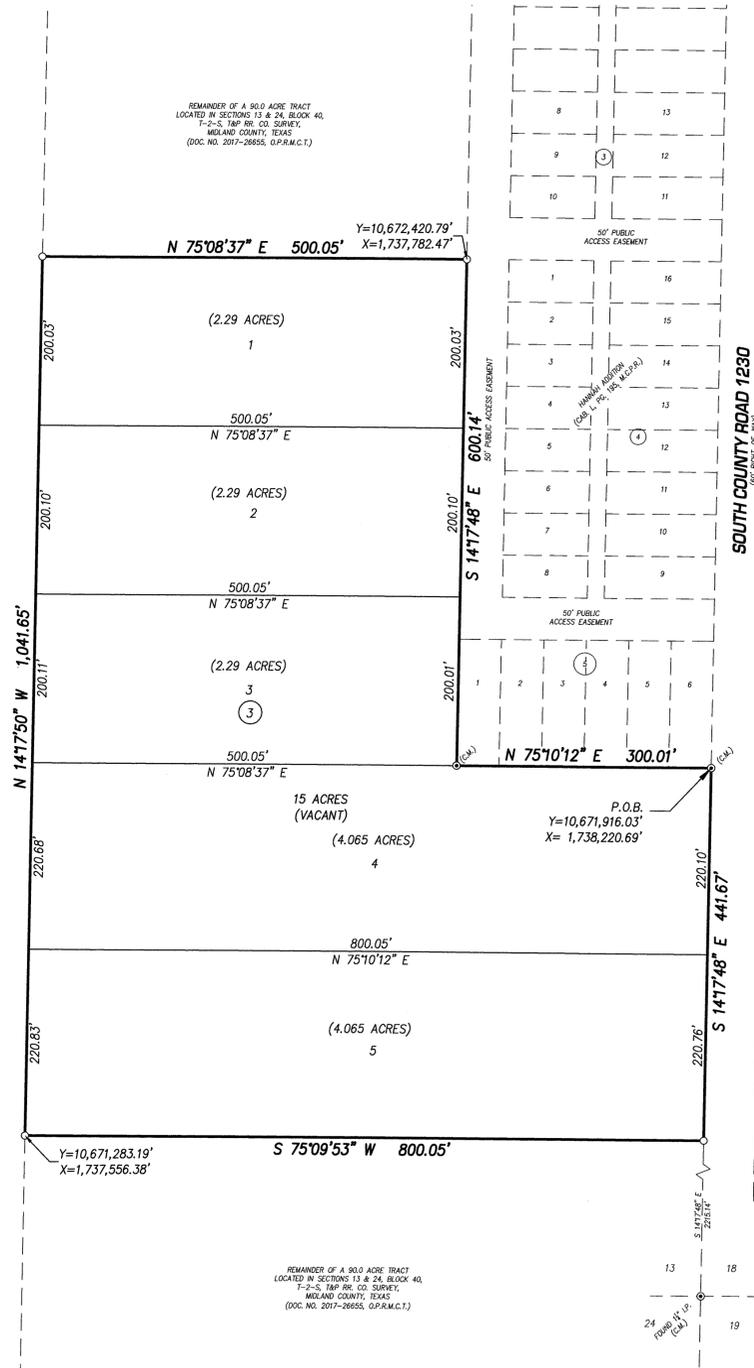
VICINITY MAP
 NOT TO SCALE

LEGEND

- FOUND 1/2" I.R. W/CAP MARKED "WEST CO." UNLESS OTHERWISE NOTED
- SET 1/2" I.R. W/CAP MARKED "LCA ODESSA TX"



ANTELOPE TRAIL (COUNTY ROAD 1292)
(DOC. NO. 2016-28763, O.P.R.M.C.T.)



LEGAL DESCRIPTION
 OF A 15 ACRE TRACT OF LAND LOCATED IN
 SECTION 13 BLOCK 40, T-2-S,
 T&P RR CO. SURVEY,
 MIDLAND COUNTY, TEXAS

BEING A 15 ACRE PORTION OF THAT CERTAIN 90.0 ACRE TRACT AS DESCRIBED IN DOCUMENT NO. 2017-2855 OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS IN SECTION 13 BLOCK 40, T-2-S, T&P RR CO. SURVEY, MIDLAND COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT (Y=10,671,916.03' AND X=1,738,220.69') A 1/2" IRON ROD WITH CAP MARKED "WEST CO." (CONTROL MONUMENT) FOUND AT THE SOUTHEAST CORNER OF CORRECTION PLAT HANNAH ADDITION AS DESCRIBED IN CABINET L, PAGE 195, MIDLAND COUNTY PLAT RECORDS AND BEING AN ELL CORNER OF THIS TRACT;

THENCE SOUTH 141°7'48" EAST WITH THE EAST LINE OF SAID 90.0 ACRE TRACT AND THE WEST LINE OF SOUTH COUNTY ROAD 1230; A DISTANCE OF 441.67 FEET TO A 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "LCA ODESSA TX" FOR THE SOUTHEAST CORNER OF THIS TRACT, WHENCE A 1 1/2" IRON PIPE (CONTROL MONUMENT) FOUND AT THE COMMON CORNER OF SECTIONS 13, 18, 19 AND 24 BEARS SOUTH 141°7'48" EAST A DISTANCE OF 2,215.14 FEET;

THENCE SOUTH 75°09'53" WEST A DISTANCE OF 800.05 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "LCA ODESSA TX" SET IN THE EAST RIGHT-OF-WAY LINE OF ANTELOPE TRAIL, A 300' RIGHT-OF-WAY DESCRIBED IN DOC. NO. 2016-28763, O.P.R.M.C.T. FOR SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 141°7'50" WEST WITH THE EAST RIGHT-OF-WAY LINE OF SAID ANTELOPE TRAIL, A DISTANCE OF 1,041.65 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "LCA ODESSA TX" SET IN THE EAST RIGHT-OF-WAY LINE OF SAID ANTELOPE TRAIL FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 75°08'37" EAST A DISTANCE OF 500.05 FEET TO A 1/2" IRON ROD WITH CAP MARKED "LCA ODESSA TX" SET IN THE WEST BOUNDARY OF SAID CORRECTION PLAT HANNAH ADDITION FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 141°7'48" EAST WITH THE WEST BOUNDARY OF SAID CORRECTION PLAT HANNAH ADDITION, A DISTANCE OF 600.14 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED "WEST CO." (CONTROL MONUMENT) FOUND AT THE SOUTHWEST CORNER OF SAID CORRECTION PLAT HANNAH ADDITION AND BEING AN INTERIOR ELL CORNER FOR THIS TRACT;

THENCE NORTH 75°10'12" EAST ALONG THE SOUTH BOUNDARY OF SAID CORRECTION PLAT HANNAH ADDITION, A DISTANCE OF 300.01 FEET TO THE POINT OF THE BEGINNING CONTAINING 15 SURFACE ACRES OF LAND.

BEARINGS, DISTANCES AND COORDINATES ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM, 1983 NAD, CENTRAL ZONE, BASED ON THE CITY OF MIDLAND GPS CONTROL MONUMENT "44/93" (Y=10,678,824.35' AND X=1,737,826.30') WITH A THETA ANGLE OF -00°55'40" WITH A COMBINED GRID FACTOR OF 0.999884633 AS PUBLISHED IN US SURVEY FEET. ACREAGE STATED HEREIN IS AVERAGE SURFACE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, VETERAN FABRICATION, DO HEREBY ADOPT THIS PLAT OF HANNAH ADDITION, SECTION 3, BEING A 15-ACRE TRACT IN SECTION 13 BLOCK 40, T-2-S, T&P RR CO SURVEY, MIDLAND COUNTY TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY AND EASEMENTS SHOWN THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND AN EASEMENT OF EGRESS AND INGRESS FOR TRASH COLLECTION, AND LOCATION AND MAINTENANCE OF TRASH CONTAINERS, AND AS A CONDITION OF SAID EASEMENT THAT NO CONSTRUCTION SHALL COMMENCE ON THE SAID LOT OR LOTS UNTIL THE EXACT LOCATION OF SAID CONTAINERS THERE WITH HAVE BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.

JERRY FUENTES
 VETERAN FABRICATION

THE STATE OF TEXAS
 COUNTY OF MIDLAND

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JERRY FUENTES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF

OFFICE THIS _____ DAY OF _____ 2020.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

PLAT FILED FOR RECORD
 MIDLAND COUNTY, TEXAS

No. _____ CABINET _____

DATE _____ PAGE _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, JOHN F. LANDGRAF, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS.

PRELIMINARY

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

JOHN F. LANDGRAF, R.P.L.S. NO. 2410

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION: THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT HANNAH, SECTION 3, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS _____ DAY OF _____ 2020.

SIGNED: _____
 CHAIRMAN OF PLANNING & ZONING
 JOSH SPARKS

SIGNED: _____
 SECRETARY OF PLANNING & ZONING
 CRISTINA ODENBORG BURNS

THE UTILITY COMPANIES CERTIFICATE
 THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES

ATMOS ENERGY
 GRANDE COMMUNICATIONS

ONCOR ELECTRIC
 AT&T TELEPHONE COMPANY

SUDDENLINK COMMUNICATIONS

GENERAL NOTES

- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THIS LOT MAY BE DEVELOPED AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- COMPLY WITH THE EXISTING DRAINAGE ANALYSIS TITLED XXXXXXXXXXXX, SEALED BY XXXXXXXX, P.E., AND APPROVED BY THE CITY OF MIDLAND ON XXXXXXXXXXXX, OR ANY REVISIONS, CORRECTIONS, AMENDMENTS, OR REPLACEMENTS OF THIS DRAINAGE ANALYSIS THAT ARE APPROVED BY THE CITY OF MIDLAND.
- INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASE IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
- MIDLAND COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES; AND, THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS MIDLAND COUNTY FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

OWNER: VETERAN FABRICATION
 4001 TODD DRIVE
 MIDLAND TEXAS 79761
 PHONE: 432-334-8881

ENGINEER: LANDGRAF, CRUTCHER & ASSOC. INC.
 521 NORTH TEXAS
 ODESSA, TEXAS 79761-5131
 PHONE: (432) 332-5058



HANNAH ADDITION, SECTION 3

LCA ENVIRONMENTAL • CIVIL ENGINEERING • LAND SURVEYING
 521 North Texas, Odessa Tx. 79761 F-001363 F-10034300
 Phone # (432) 332-5058 E-Mail: lca@lcaodessa.com

ENG. E.T.
 SVY. DFT.

LCA JOB No. 2020-022.2



Preliminary Plat Application

Project Number:

Case Number:

SUB-20-0816
P-20-0857

Proposed Subdivision Plat Name: Hannah Addition Section 3

Legal Description (attached sealed Metes and Bounds): Being a 15-Acre Tract located in Section 13 Block 40, T-2-S, T&P RR. CO. Survey Midland County, Texas.

Property Owner Printed Name: FCW Investments LLC		Phone () Email	
Address 412 S. Adams Ste. 113	City Fredericksburg	State TX	Zip 78624

Developer (if different than Owner) Printed Name:		Phone () Email	
Address	City	State	Zip

Representative (if acting as Agent, see affidavit on page 2) Firm: Landgraf, Crutcher & Associates Printed Name: LCA		Phone (432) 332-5058 Email lca@lcaodessa.com	
Address 521 N. Texas Avenue	City Odessa	State TX	Zip 79761

Current Zoning: Property is not zoned

Reason for Platting: ownership purposes

Plat Information	Total Acreage: 15-Acres
Type: <input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Extraterritorial Jurisdiction (ETJ)	
Number of Residential Lots:	Number of Multi-Family Dwelling Units:

Submittal and Fees**Items to be submitted with this application form:**

- 1 FOLDED Copy of Dimensioned Plat
- 1 Extra Copy (11x17)
- Digital Files (JPEG & PDF)
- Application Fee – Payable to the 'City of Midland'

Request for a Development Agreement

Do you expect to request a development agreement with the City? Yes No
If yes, contact the City Engineer at (432) 685-7286

Provisions

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and **all of the terms and conditions of the Subdivision Ordinance, including all necessary studies, plans and supporting information are accepted and approved**, or the applicant has filed a waiver request for sections from which the plat deviates. Once a plat meets the requirements to be considered filed with the City, the application will be placed on the Planning and Zoning Commission agenda for consideration under the time requirements set out in Section 212.009.

Signature (by property owner only – authorized agent must sign affidavit below)

Property Owner (signature):

Date:

Property Owner (printed) : _____

The Preliminary Plat shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Subdivision Code of Ordinances of the City of Midland and when such required items for the application are also received.

All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared George E. Thornley who, being by me duly sworn, upon oath says: That (s)he is authorized by FCW Investments / Veteran Fabrications, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

George E. Thornley

Authorized Agent (signature)

Subscribed and sworn to before me, this 19 day of May, 20 20, to certify which witness my hand and seal of office.

Melanie Martinez

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



FOR OFFICE USE ONLY

- Property Owner Authorization
- 1 Copy of Dimensioned Plat
- Plat in Digital Format (PDF/JPEG)
- Application Fee
- 1 Copy of Plat (11x17)

Check # _____

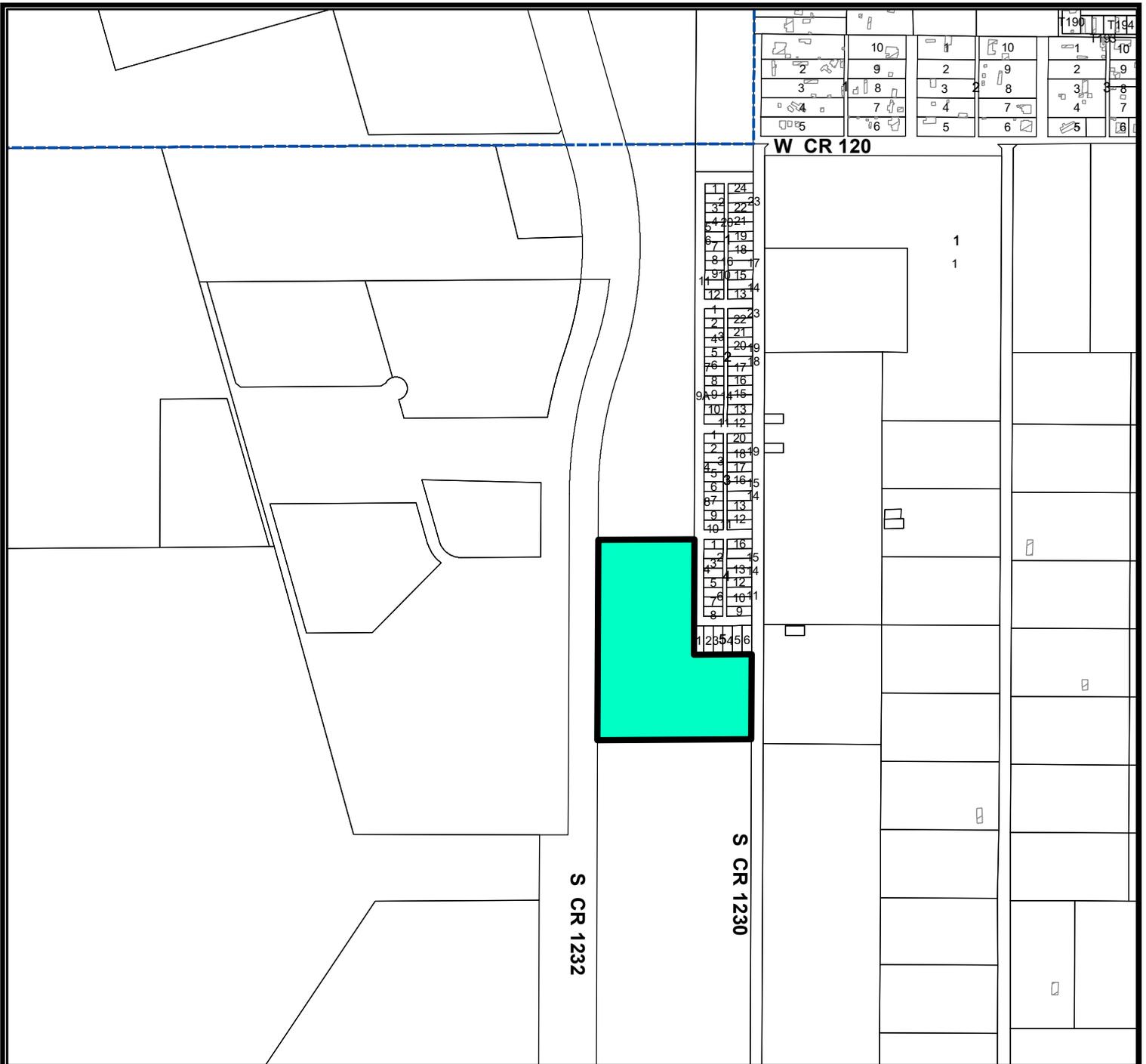
RECEIVED
MAY 20 2020

Received By: _____

Date: _____

REMAILED

****Application will not be considered for scheduling until reviewed by a planner.****



LOCATION MAP

P-20-0857

Scale: 1" = 750'

Preliminary Plat of Hannah Addition, Section 3, being a 15-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the west side of South County Road 1230, approximately 2,660 feet south of West County Road 120. (Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2020
 THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.
 THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg

MEETING DATE: 6/15/2020

TO: PLANNING AND ZONING COMMISSION

FROM: Joseph Marynak, Planner

SUBJECT: Consider a proposed preliminary plat of Midtex 1 Addition, being a plat of a 15.000-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Survey, Midland County, Texas. (Generally located on the northwest corner of the intersection of S. County Road 1235 and W. County Road 123. Extraterritorial Jurisdiction)

Recommended Planning and Zoning Commission Action:

Approve Deny Direction/Informational

Details of Request:

The applicant, Watson Professional Group, is proposing to plat 15.000-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR Survey, Midland County, Texas, into one (1) lot for ownership purposes.

Current Zoning:

Extraterritorial Jurisdiction

Engineering & Transportation (Approved With Conditions):

IMPACT FEES: The plat is located outside of City Limits impact fee language is not required.

ROW: WCR 122 & 123 ROW is fine as shown. Show 60 FT. of ROW dedication for SCR 1235. Corner clips have been added at property corners adjacent to public street intersections please just show dimensions and call out.

PAVING: Working with Developer on Deferral Requirements.

WATER: Working with Developer on Deferral Requirements.

FIRE HYDRANTS: Required as needed to meet NFPA, IFC & City Fire Code; and/or comply with directives of City Fire Marshal. After January 14, 2020 - Fire hydrants shall be spaced no more than 500' apart, Pressure Indicator Rings are to be installed and will require the developers/contractors to pay for the flow test.

PRO RATA: None.

SEWER: Working with developer on Deferral Requirements.

DRAINAGE: Working with Developer on Drainage Study requirements. FEMA Firm data has been included on the face of the plat.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Working with developer on Deferral Requirements.

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

No objections to plat.

Utilities:

N/A

Solid Waste:

N/A

Public Safety:

Fire:

No objections.

Police:

N/A

Code Administration: (Approved)

ETJ, no jurisdiction.

Planning:

Rename plat to Southwest Crossing, Section 6

Remove contour lines for final plat.

Correct the name of the secretary under the certificate of approval. It should be Cristina instead of Christine.

Midland County:

ARTICLE I PLATS

1. Provide executed owner's certificate with submittal of final plat. (Section 1.04)
2. Show all existing structures and physical features, if applicable (Section 1.11)
3. Provide a copy of all restrictions or restrictive convent, if applicable. (Section 1.18)

4. If further development of this addition will include a road, consider the following:

NOTE: Adding the above statement to the plat is acknowledgment by the owner/developer that the private roads, drives, and/or easements will be maintained by the property owner(s).

Alternative: Approval of plat by both the City and the County is required if the owner/developer desires for the streets/drives/easements to be accepted by and maintained by the County. Contact County Roads and Bridges Division for minimum standards and construction requirements for County roads.

Development with private streets, drives, easements, recreation areas, and open spaces shall include the following note on the face of the plat. (Section 1.19)

"MIDLAND COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES; AND, THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS MIDLAND COUNTY FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH."

ARTICLE II VACATIONS – Show all existing easements on the subject property. Coordinate with owner of 50 ft pipeline ROW; confirm buildable area and permission to cross ROW. Identify if any existing easements will be vacated with this subdivision or with future development on the subject property.

ARTICLE III STREET CONSTRUCTION – Design S CR 1235 to conform to these regulations and the County MTP. Provide information about what is intended for S CR 1235.

ARTICLE IV ACCESS DRIVEWAYS TO COUNTY ROADS – Provide information about what is planned for S CR 1235 – public or private road?

ARTICLE V DRAINAGE

1. Provide information about planned drainage facilities with submittal of final plat. If new drainage structures be included with engineering plans, coordinate with County Road and Bridge Department.

ARTICLE VI PERMITS AND CERTIFICATIONS

1. Comply with all floodplain regulations with the County and the City.

ARTICLE IX LOTS

1. Show the building setback lines (25 ft) on the face of the plat. (Section 9.2). These setbacks do not need to be shown on the final plat as per City of Midland final plat requirements.

Conditions:

- A. That a drainage study is approved.
- B. That all requested deferrals are approved.
- C. That the technical items listed above are addressed.
- D. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filling for recording with the County Clerk of Midland County, Texas.

Attachments:

Proposed Preliminary Plat
Maps
Application

MIDTEX 1 ADDITION

BEING A 14.990 ACRE TRACT OF LAND OUT OF THE SECTION 13, BLOCK 40, T-2-S, T&P RR CO SURVEY, IN MIDLAND COUNTY, TEXAS.

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

Whereas, MIDTEX DEVELOPMENT TRUST is the record owner of a 14.990 acre tract of land, being out of Section 13, Block 40, T-2-S, T & P RR CO. Survey, Midland County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, MIDTEX DEVELOPMENT TRUST, CALEB MATOTT do hereby adopt this plat designating the herein above described property as "MIDTEX 1 ADDITION", an addition to the City of Midland, Midland County, Texas, and do hereby dedicate to the public use forever the streets, alleys and easements shown hereon, for the purpose and consideration herein expressed, and an easement of ingress and egress for trash location, and location and maintenance of trash containers, and condition said easement that no construction shall commence on said lot or lots until the exact location of said containers therewith have been selected and approved by the Director of Utilities.

MIDTEX DEVELOPMENT TRUST, CALEB MATOTT _____ Date

CERTIFICATE OF APPROVAL
STATE OF TEXAS §§
COUNTY OF MIDLAND §§

This is to certify that the above and foregoing plat of "MIDTEX 1 ADDITION" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this the ____ day of _____, 2020, A.D.

JOSH SPARKS, CHAIRMAN

CHRISTINE ODENBORG BURNS, SECRETARY

ACKNOWLEDGEMENT
STATE OF TEXAS §§
COUNTY OF MIDLAND §§

Before me, the undersigned authority, on this day personally appeared NAME, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the ____ day of _____, 2018, A.D.

Notary Public in and for the State of Texas

Printed name of Notary _____
My commission expires: _____

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
NO. _____ CABINET _____
DATE _____ PAGE _____

UTILITY COMPANY'S CERTIFICATE
This plat has been checked for accessibility of utilities.

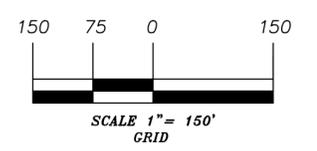
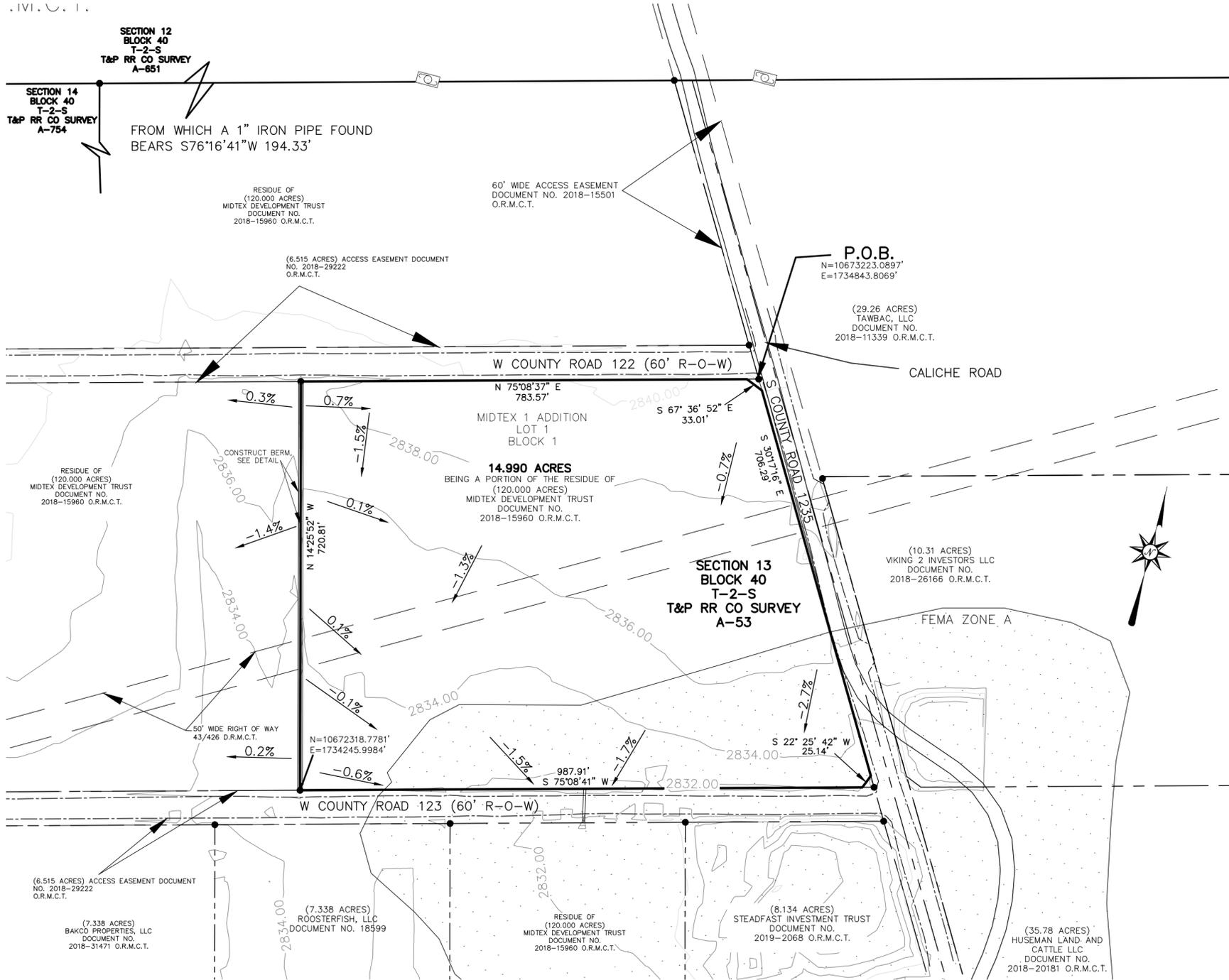
ATMOS ENERGY
BY: _____

AT&T
BY: _____

SUDDENLINK COMMUNICATION
BY: _____

GRANDE COMMUNICATION
BY: _____

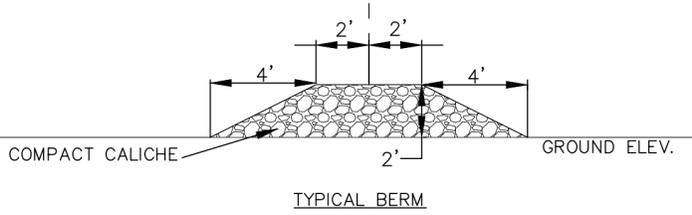
ONCOR ELECTRIC DELIVERY
BY: _____



- LEGEND**
- ☆ IRON PIPE FOUND
 - IRON ROD WITH BLUE CAP MARKED "JFW FIRM #101173-00"
 - DENOTES PROPOSED SUBDIVISION LINE
 - DENOTES PROPOSED LOT BOUNDARY
 - DENOTES EXISTING ROAD
 - DENOTES EXISTING EASEMENT
 - D.R.M.C. DEED RECORDS OF MIDLAND COUNTY
 - O.R.M.C.T. OFFICIAL RECORDS OF MIDLAND COUNTY TEXAS

OWNER: MIDTEX DEVELOPMENT TRUST
CALEB MATOTT
455 MACKENZIE AVE
CANON CITY, CO 81212

- NOTE:**
- BEARINGS, DISTANCES AND ACREAGE SHOWN HEREON ARE NAD83, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS CENTRAL ZONE", UTILIZING CITY OF MIDLAND CONTROL MONUMENT "44/93"
 - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
 - ACCORDING TO FEMA MIDLAND COUNTY IS A "MAPPED" COUNTY, BUT ONLY CERTAIN FEDERAL FLOOD INSURANCE RATE MAP PANELS ARE AVAILABLE. THE SUBJECT TRACT DESCRIBED HEREON IS LOCATED IN PART IN ZONE A AND IS WITHIN A 100-YEAR FLOOD HAZARD AREA OF WHICH NO BASE FLOOD ELEVATION HAS BEEN DETERMINED AND IN ZONE X AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD BOUNDARY MAP, PANELS NO. 48329C0200F AND 48329C0184F BOTH WITH A REVISED DATE OF SEPTEMBER 16, 2005.
 - INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.

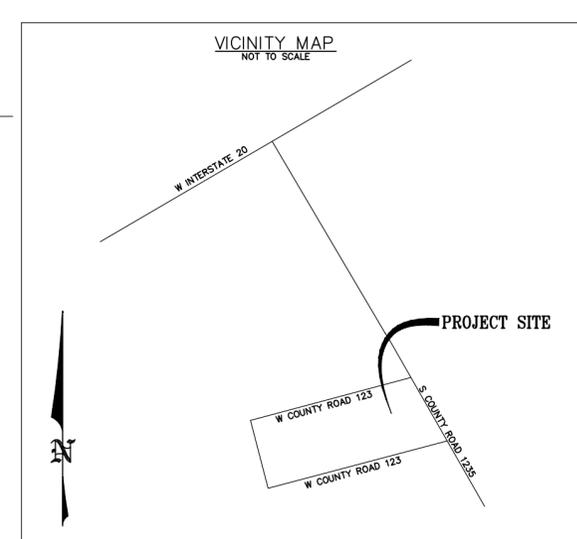


SURVEYOR'S CERTIFICATE

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY LOCATED UNDER THE LICENSED SURVEYOR'S PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS.

DATED: _____ 2020 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.

W.D. WATSON
REGISTERED PROFESSIONAL LAND SURVEYOR
#1989



P.O. DRAWER 11186
MIDLAND, TEXAS 79702
(432) 520-9200
FAX (432) 520-9212
FIRM#10146900
wdwatson@wpg-us.com



Preliminary Plat Application

Project Number: Sub-20-0323
Case Number: P-20-0867

Proposed Subdivision Plat Name: MIDTEX 1 ADDITON

Legal Description (attached sealed Metes and Bounds): Being a 14.990 acre tract out of Section 13, Block 40, T-2-S, T&P RR CO Survey, County of Midland, Texas

Property Owner Printed Name: <u>Midtex Development Trust</u>		Phone (432) <u>349-3330</u> Email <u>ranchspecialist@gmail.com</u>	
Address <u>6800 W County Road 48</u>	City <u>Midland</u>	State <u>TX</u>	Zip <u>79707</u>

Developer (if different than Owner) Printed Name: <u>Calob Matott</u>		Phone () Email	
Address	City	State	Zip

Representative (if acting as Agent, see affidavit on page 2) Firm: <u>Watson Professional Group</u> Printed Name: <u>Peter Watson</u>		Phone (432) <u>520-9200</u> Email <u>pwatson@wpg-us.com</u>	
Address <u>P.O. Drawer 11186</u>	City <u>Midland</u>	State <u>TX</u>	Zip <u>79702</u>

Current Zoning: _____

Reason for Platting: Ownership

Plat Information	Total Acreage: <u>14.990</u>
Type: <input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Extraterritorial Jurisdiction (ETJ)	
Number of Lots:	Number of Multi-Family Dwelling Units:

- Submittal and Fees**
Items to be submitted with this application form:
- 1 FOLDED Copy of Dimensioned Plat
 - 1 Extra Copy (11x17)
 - Digital Files (JPEG & PDF)
 - Application Fee – Payable to the 'City of Midland'

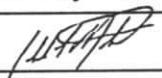
Request for a Development Agreement
Do you expect to request a development agreement with the City? Yes No
If yes, contact the City Engineer at (432) 685-7286

Provisions

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and **all of the terms and conditions of the Subdivision Ordinance, including all necessary studies, plans and supporting information are accepted and approved**, or the applicant has filed a waiver request for sections from which the plat deviates. Once a plat meets the requirements to be considered filed with the City, the application will be placed on the Planning and Zoning Commission agenda for consideration under the time requirements set out in Section 212.009.

Signature (by property owner only – authorized agent must sign affidavit below)

Property Owner (signature):



Date: **5/22/2020**

Property Owner (printed) : **Caleb Matott**

The Preliminary Plat shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Subdivision Code of Ordinances of the City of Midland and when such required items for the application are also received.

All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared _____ who, being by me duly sworn, upon oath says: That (s)he is authorized by _____, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Authorized Agent (signature)

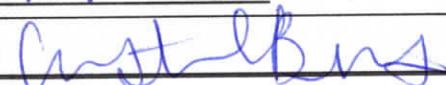
Subscribed and sworn to before me, this ____ day of _____, 20 ____, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

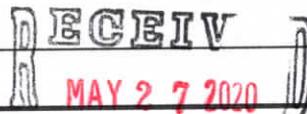
FOR OFFICE USE ONLY

- Property Owner Authorization 1 Copy of Dimensioned Plat Plat in Digital Format (PDF/JPEG)
- Application Fee 1 Copy of Plat (11x17)

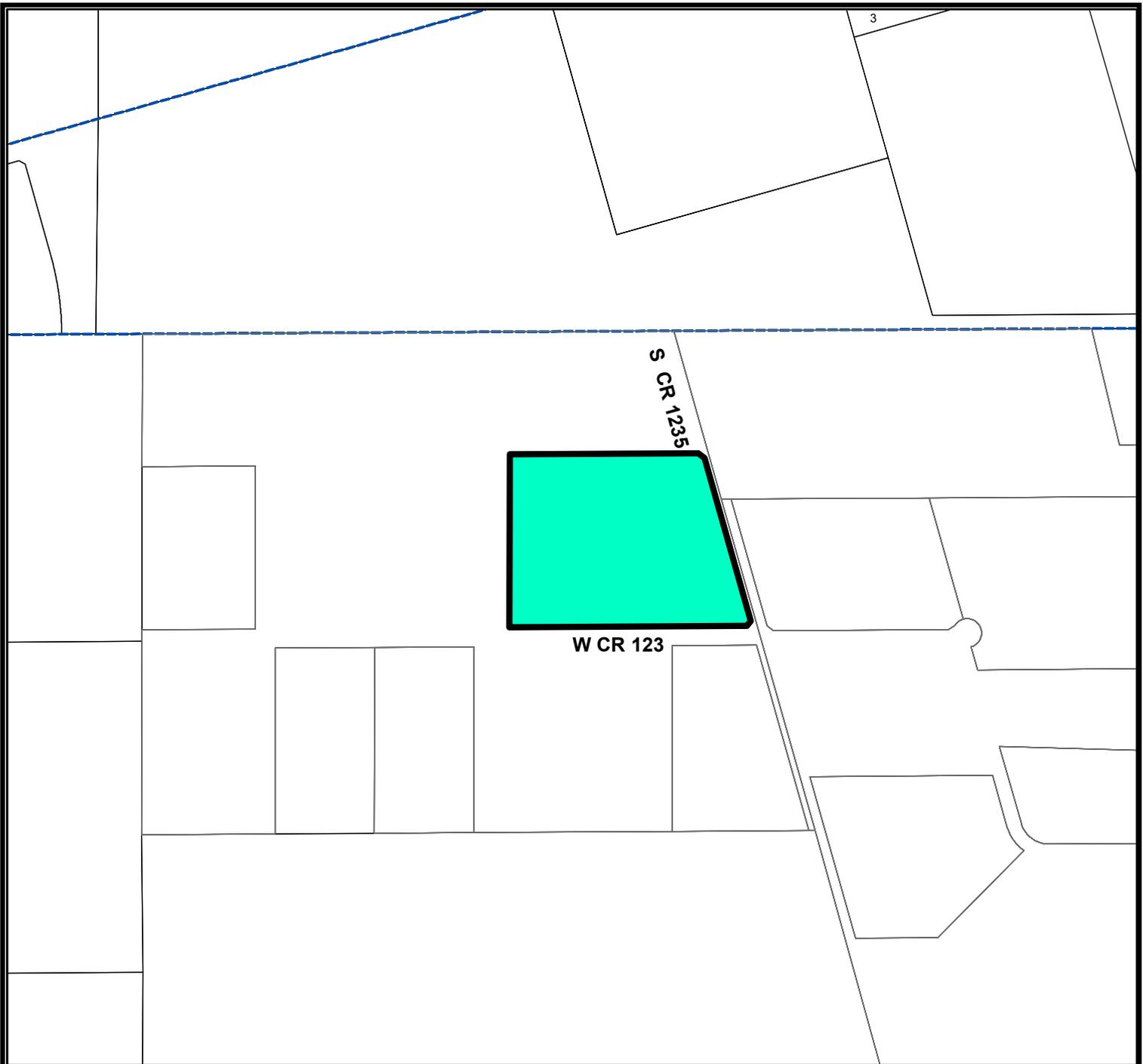
Check # **10104**

Received By: 

Date: **MAY 27 2020**



****Application will not be considered for scheduling until reviewed by a planner.****



LOCATION MAP

P-20-0867

Scale: 1" = 600'

Proposed plat of Midtex 1 Addition, being a plat of a 15.000-acre tract of land located in Section 13, Block 40, T-2-S, T&P RR 6 Survey, Midland County, Texas.

Generally located on the northwest corner of the intersection of S. County Road 1235 and W. County Road 123. (Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg

MEETING DATE: June 15, 2020

TO: PLANNING AND ZONING COMMISSION

FROM: Joseph Marynak, Planner

SUBJECT: Consider a proposed Preliminary Plat of Parsely Addition Section 2, being a 30.42-acre tract of land located in the South Half of the Southeast Quarter of Section 12, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of FM 715, approximately 1367-feet north of East County Road 120. (Extraterritorial Jurisdiction)

Recommended Planning and Zoning Commission Action:

Approve Deny Direction/Informational

Details of Request:

The applicant, Landgraf, Crutcher & Associates, is proposing to plat a 30.42-acre tract of land located in the South Half of the Southeast Quarter of Section 12, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas, into (1) one lot for future development.

Current Zoning:

ETJ, Extraterritorial Jurisdiction.

This request has been routed to all respective departments for internal review. The comments are below.

BUILDING CODE: (Approved)

ETJ, no jurisdiction.

SURVEYOR: (Approved)

Check coordinate values on plat for state plane compatibility.

ENGINEERING: (Approved with Conditions)

ROW: ROW okay as shown

PAVING: FM 715 is sub-standard. Construct to City standards across the entire platted frontage or request a deferral.

WATER: None existing. Construct water to City standards along entire platted frontage, or request a deferral.

FIRE HYDRANTS: Required as needed to meet NFPA, IFC & City Fire Code; and/or comply with directives of City Fire Marshal. After January 1, 2019 - Fire hydrants shall be spaced no more than 400' apart, hydrant top or bonnet shall be color coded per NFPA (less than 500gpm RED, 500-999gpm YELLOW, 1000-1499gpm GREEN, Greater than 1500GPM BLUE)

PRO RATA: None

SEWER: None existing. Construct wastewater to City standards along entire platted frontage, or request a deferral.

DRAINAGE: Drainage study required.

EASEMENTS: Okay as shown.

SIDEWALKS: Required with building permit.

DIMENSION: * * *

OTHER: * * *

TRANSPORTATION: (Approved)

No additions or changes to site access are approved with plat or zoning review. Driveways or other access points are approved only with construction drawing review.

No objections to plat

FIRE: (Approved)

No comments ...ETJ

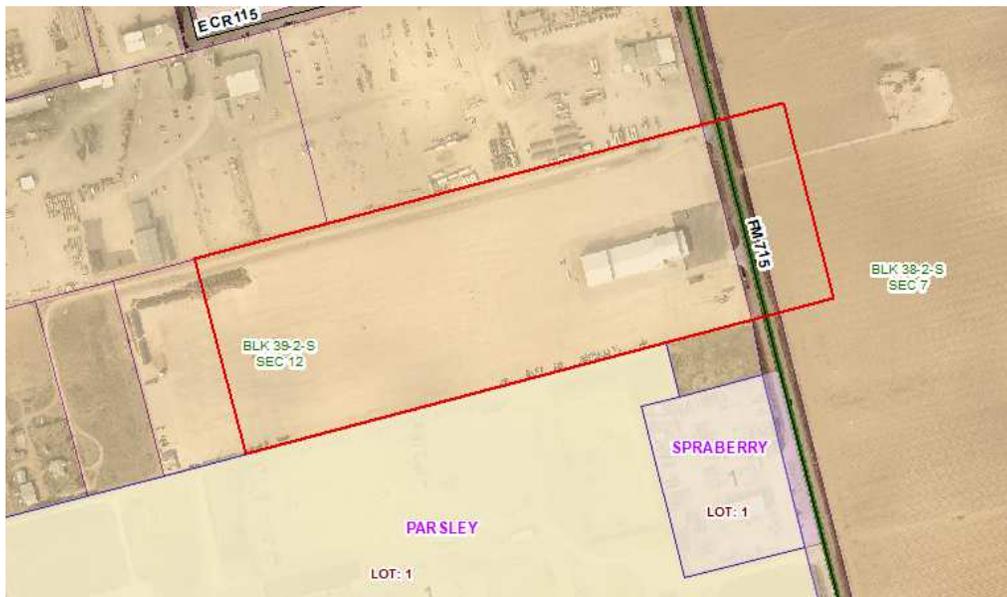
CODE COMPLIANCE: (Approved)

Not in the City limits- no oil or gas jurisdiction.

Corner Vicinity Map is incorrect- identifies property near South Lamesa RD and I-20 and becomes connecting into FM 715. Actual location is East where Fairgrounds is FM715 per the actual plat.

GIS:

I drew a red line following the metes and bounds of the proposed plat and this is how it looks like:



As you can see, the plat is more to the east than how is shown on the proposed plat. Please have them double check their northing and easting coordinates. They should be using NAD_1983_StatePlane_Texas_Central_FIPS4203.

PLANNING:

Rename plat to “Parsley Addition, Section 2”, as it is adjacent to Parsley Addition.

Relabel Lot as Lot 2 since there is already a Lot 1, Block 1, Parsley Addition.

Legal description under the title of the plat should read: “being a 30.42-acre tract of land located in the South Half of the Southeast Quarter of Section 12, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas”.

Verify metes and bounds. The Point of Beginning and bearings do not match.

Remove “Section 12, Block 39, T-2-S” and “Monomoy Properties Midland TX 5, LLC, Doc. No. No. 2019-16727- OPRMCT” from the center of the plat boundary. This should only have the lot number, block number and acreage.

The property owner information should match with what is on record with the Midland Central Appraisal District.

Conditions:

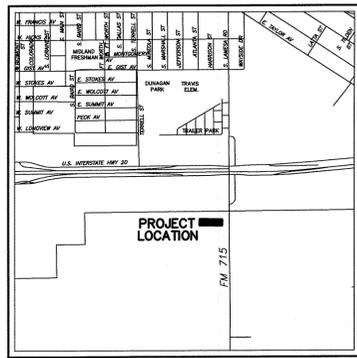
- A. That a drainage study is approved.
- B. That all public improvements above are addressed.
- C. That the technical items listed above are addressed.
- D. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filling for recording with the County Clerk of Midland County, Texas.

Attachments:

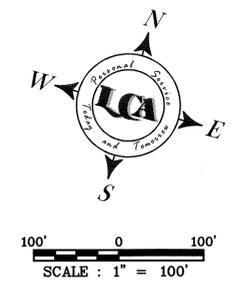
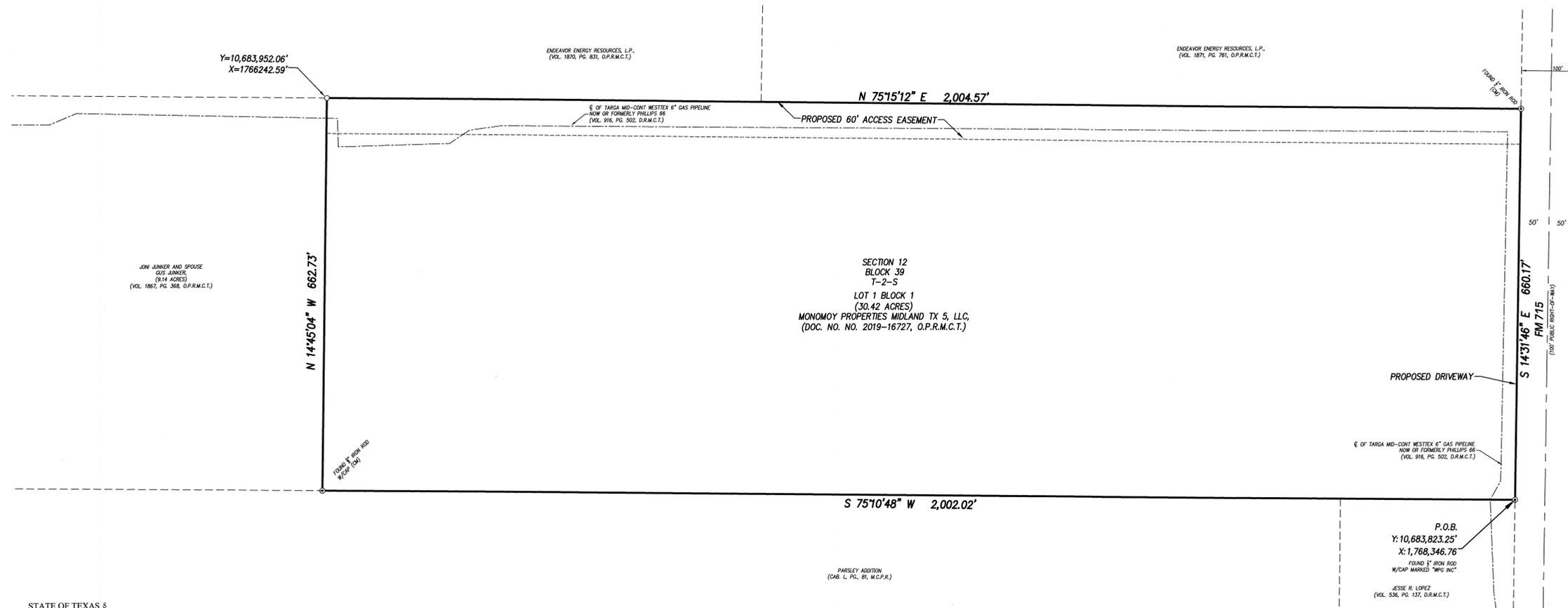
Proposed Preliminary Plat
Maps
Application

PRELIMINARY PLAT MONOMOY ADDITION

30.42 ACRE TRACT LOCATED IN
SECTION 12, BLOCK 39, T-2-S, T&P RR CO SURVEY,
MIDLAND COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE



STATE OF TEXAS §
COUNTY OF MIDLAND §

BEING ALL OF THAT CERTAIN 30.42 ACRE TRACT LOCATED IN SECTION 12 BLOCK 39 T-2-S, T&P RR CO SURVEY MIDLAND COUNTY, TEXAS AS DESCRIBED IN DOCUMENT NO. 2019-16727 OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT (Y=10,683,823.25' & X=1,768,346.76') A 1/2 INCH IRON ROD WITH CAP MARKED "WPG INC" FOUND AT THE SOUTHEAST CORNER OF THIS TRACT ON THE WEST RIGHT-OF-WAY LINE OF FM 715, A 100-FOOT PUBLIC RIGHT-OF-WAY SAME BEING THE NORTHEAST CORNER OF THAT PROPERTY OF JESSE R. LOPEZ RECORDED IN VOLUME 536, PAGE 137, OF THE DEED RECORDS OF MIDLAND COUNTY, TEXAS

THENCE SOUTH 75°10'48" WEST WITH THE SOUTH LINE OF THE SAID 30.42-ACRE TRACT, COMMON WITH THE NORTH LINE OF THE SAID LOPEZ TRACT FOR A DISTANCE OF 293.26 FEET THEN CONTINUING WITH SAID SOUTH LINE COMMON WITH THE NORTH LINE OF PARSELEY ADDITION RECORDED IN CABINET L, PAGE 81, OF THE MIDLAND COUNTY PLAT RECORDS FOR A TOTAL DISTANCE OF 2002.02 FEET TO A 5/8 INCH IRON ROD WITH CAP FOUND AT THE SOUTHWEST CORNER OF THE SAID 30.42 ACRE TRACT SAME BEING THE SOUTHWEST CORNER OF A 9.15 ACRE TRACT BEING THAT PROPERTY OF JONI JUNKER AND SPOUSE GUS JUNKER RECORDED IN VOLUME 1867, PAGE 368, OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS;

THENCE NORTH 14°45'04" WEST WITH THE EAST LINE OF THE SAID 9.15 ACRE TRACT, AND THE WEST LINE OF THE SAID 30.42 ACRE TRACT A DISTANCE OF 662.73 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "LCA ODESSA TX" AT THE NORTHWEST CORNER OF THE SAID 30.42 ACRES AND BEING ON THE SOUTH LINE OF THAT PROPERTY OF ENDEAVOR ENERGY RESOURCES, L.P., RECORDED IN VOLUME 1870, PAGE 831, OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS;

THENCE NORTH 75°15'12" EAST WITH THE NORTH LINE OF THE SAID 30.42 ACRES COMMON WITH THE SOUTH LINE OF THE SAID ENDEAVOR ENERGY RESOURCES PROPERTY, A DISTANCE OF 2004.57 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE SAID 30.42 ACRE TRACT AND BEING ON THE WEST RIGHT-OF-WAY OF SAID FM 715;

THENCE SOUTH 14°31'46" EAST WITH SAID WEST LINE OF SAID FM 715, A DISTANCE OF 660.17 FEET TO THE POINT OF THE BEGINNING AND CONTAINING 30.42 SURFACE ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That Monomoy Properties Midland Tx 5, LLC, do hereby adopt this plat designating the herein described property as, Monomoy Addition an addition to the city of Midland, Midland County, Texas and do hereby dedicate to the public use forever the streets, alley and easements shown thereon for the purpose and consideration therein expressed, and an easement of egress and ingress for trash collection, and location and maintenance of trash containers, and as a condition of said easement that no construction shall commence on the said lot or lots until the exact location of said containers there with have been selected and approved by the Director of Utilities.

WITNESS our hands at Midland, Texas this the ____ day of _____, 2020.

Paul Alotta, Senior Vice President
OWNER

THE STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Paul Alotta, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2020.

My commission expires: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SECTION 12
BLOCK 39
T-2-S
LOT 1 BLOCK 1
(30.42 ACRES)
MONOMOY PROPERTIES MIDLAND TX 5, LLC,
(DOC. NO. NO. 2019-16727, O.P.R.M.C.T.)

PARSELEY ADDITION
(CAB. L, PG. 81, M.C.P.R.)

SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:

That I, Randy A. Anderson, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Midland, Texas.

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

Randy A. Anderson, R.P.L.S. #5403

CERTIFICATE OF APPROVAL

For approval by the Commission:
This is to certify that the above and foregoing Monomoy Addition, was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas

on this ____ day of _____, _____.

SIGNED: _____
CHAIRMAN OF PLANNING & ZONING
JOSH SPARKS

SIGNED: _____
SECRETARY OF PLANNING & ZONING
CRISTINA ODENBORG BURNS

THE UTILITY COMPANIES CERTIFICATE
This plat has been checked for accessibility of utilities

ATMOS ENERGY

AT&T TELEPHONE COMPANY

ONCOR ELECTRIC

SUDDENLINK COMMUNICATIONS

GRANDE COMMUNICATIONS

GENERAL NOTES

- Approval of a site plan by the City of Midland may be required before this lot may be developed and before a building permit may be obtained
- Selling a portion of this addition by metes and bounds may be a violation of city ordinance and state law subject to fines and withholding of utilities and building permits.
- According to the FEMA Flood Insurance Rate Map Numbers 48329C0208F and 48329C0206F Dated September 16, 2005 shows this property not to lie in a flood hazard area this property lies in zone "X unshaded"
- Bearings, distances and coordinates are relative to the Texas Coordinate System, 1983 NAD, Central Zone, based on upon GPS-VRS observations, with a theta angle of -00°52'43" and a combined grid factor of 0.999900439.
- All lot corners shall be monumented with a 1/2 inch iron rod with a plastic cap stamped "LCA ODESSA TX" unless otherwise noted.

LEGEND

- FOUND 1/2" I.R. W/CAP UNLESS OTHERWISE NOTED
- SET 1/2" I.R. W/CAP MARKED "LCA ODESSA TX"
- OFFICIAL PUBLIC RECORDS MIDLAND COUNTY, TEXAS
- MIDLAND COUNTY PLAT RECORD
- DEED RECORDS MIDLAND COUNTY, TEXAS
- CONTROL MONUMENT
- O.P.R.M.C.T.
- M.C.P.R.
- D.R.M.C.T.
- (CM)

OWNER: Monomoy Properties Midland Tx 5, LLC,
Paul Alotta, Senior Vice President
One Landmark Square, Suite 720
Stamford, CT 06901
Phone: (203) 428-3316

ENGINEER: LANDGRAF, CRUTCHER & ASSOC. INC.
521 NORTH TEXAS
ODESSA, TEXAS 79761-5131
PHONE: (432) 332-5058



MONOMOY ADDITION

LCA ENVIRONMENTAL • CIVIL ENGINEERING • LAND SURVEYING
521 North Texas, Odessa Tx. 79761 F-001363 F-10034300
Phone # (432) 332-5058 E-Mail: lca@lcaodessa.com
Personal Service. Today and Tomorrow



Preliminary Plat Application

LCA Job #

Project Number:

Sub-19-0291

Case Number:

P-20-0855

Proposed Subdivision Plat Name: Monomoy Addition

Legal Description (attached sealed Metes and Bounds): 30.42 Acre tract located in Section 12, Block 39 T-2-S, T&P RR. Co. Survey, Midland County, Texas

Property Owner

Printed Name: Monomoy Properties Midland TX 5, LLC

Phone () Email

Address

One Landmark Square, Suite 720

City

Stamford

State

CT

Zip

06901

Developer (if different than Owner)

Printed Name:

Phone () Email

Address

City

State

Zip

Representative (if acting as Agent, see affidavit on page 2)

Firm: Landgraf, Crutcher & Associates

Printed Name: LCA

Phone (432) 332-5058

Email lca@lcaodessa.com

Address

521 N. Texas Avenue

City

Odessa

State

TX

Zip

79761

Current Zoning: Property is not ZOned

Reason for Platting: Ownership purposes, future building permits will be required

Plat Information

Total Acreage: 30.42

Type:

Single-Family Residential

Multi-Family Residential

Commercial

Extraterritorial Jurisdiction (ETJ)

Number of Residential Lots:

Number of Multi-Family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

- 1 FOLDED Copy of Dimensioned Plat
- 1 Extra Copy (11x17)
- Digital Files (JPEG & PDF)
- Application Fee – Payable to the 'City of Midland'

Request for a Development Agreement

Do you expect to request a development agreement with the City? Yes No

If yes, contact the City Engineer at (432) 685-7286

Provisions

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and **all of the terms and conditions of the Subdivision Ordinance, including all necessary studies, plans and supporting information are accepted and approved**, or the applicant has filed a waiver request for sections from which the plat deviates. Once a plat meets the requirements to be considered filed with the City, the application will be placed on the Planning and Zoning Commission agenda for consideration under the time requirements set out in Section 212.009.

Signature (by property owner only – authorized agent must sign affidavit below)

Property Owner (signature):

Date:

Property Owner (printed) :

The Preliminary Plat shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Subdivision Code of Ordinances of the City of Midland and when such required items for the application are also received.

All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared George E. Thornley who, being by me duly sworn, upon oath says: That (s)he is authorized by Monomoy Properties Midland Tx 5 LLC the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

George E. Thornley
Authorized Agent (signature)

Subscribed and sworn to before me, this 20th day of May, 2020, to certify which witness my hand and seal of office.

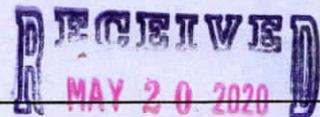
Melanie Martinez
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



FOR OFFICE USE ONLY

- Property Owner Authorization
- 1 Copy of Dimensioned Plat
- Plat in Digital Format (PDF/JPEG)
- Application Fee
- 1 Copy of Plat (11x17)

Check # _____



Received By:

Date:

REMAILED

****Application will not be considered for scheduling until reviewed by a planner.****



LOCATION MAP

SUB-19-0291

Scale: 1" = 250'

Consider a proposed Preliminary Plat of Parsely Addition Section 2, being a 30.42-acre tract of land out of the South Half of the Southeast Quarter of Section 12, Block 39, T-2-S, T&P RR Survey, Midland County, Texas.

Generally located on the west side of FM 715, approximately 1367-feet north of East County Road 120. (Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2020
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 THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



Planning and Zoning Commission

Approved for Agenda:
Cristina Odenborg

MEETING DATE: 6/15/2020

TO: PLANNING AND ZONING COMMISSION

FROM: Glenda Arroyo-Cruz, Planner

SUBJECT: Hold a public hearing and consider a proposed Preliminary Plat of Moody Addition, Section 12, being a residential re-plat of Lot 3, less the south 10-feet, Block 26, Moody Addition, City and County of Midland, Texas. (Generally located on the west side of North Tyler Street, approximately 100-feet south of East Texas Avenue. Council District 2)

Recommended Planning and Zoning Commission Action:

Approve Deny Direction/Informational

Details of Request:

The applicant, Schumann Engineering, is proposing to re-plat Lot 3, less the south 10-feet, Block 26, Moody Addition, City and County of Midland, Texas, into one (1) lot to obtain construction permits.

Current Zoning:

SF-3, Single-Family Dwelling District.

This request has been routed to all respective departments for internal review. The comments are below.

Engineering: (Approved)

IMPACT FEES: Impact Fee note denoted on the plat.

ROW: ROW okay as shown.

PAVING: Tyler St. roadway okay as is. (If existing paved street with curb and gutter) No public paving improvements required.

WATER: 4" water exists in Tyler St. west of tract, okay as is. No public water improvements required.

FIRE HYDRANTS: Required as needed to meet NFPA, IFC & City Fire Code; and/or comply with directives of City Fire Marshal. After January 14, 2020 - Fire hydrants shall be spaced no more than 500' apart, Pressure Indicator Rings are to be installed and will require the developers/contractors to pay for the flow test.

PRO RATA: None.

SEWER: 6" sewer exists in alley west of tract, okay as is. No public wastewater improvements required.

DRAINAGE: Drainage study not required for development into single family residences. Development considered infill.

EASEMENTS: Show existing and proposed.

SIDEWALKS: Required with building permit.

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved with Conditions)

No additions or changes to site access are approved with plat or zoning review.

Driveways or other access points are approved only with construction drawing review.

No objections to plat.

Fire: (Approved)

No additional changes.

Surveyor: (Approved)

No comments.

Code Compliance: (Approved)

No Oil or Gas wells identified within 500 ft. permitted well radius or in the 135 ft. non-permitted well radius of location on plat.

Building: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2017 NEC requirements, the 2015 International

Fire Codes, local city ordinances, zoning requirements, established setbacks, and floodplain requirements if necessary.

Planning:

The following technical items need to be addressed:

The legal description needs to read: “being a replat of Lot 3, less the south 10-feet, Block 26, Moody Addition, *City and County of Midland, Texas.*”

All department’s comments must be addressed as a condition of final plat approval.

Staff recommends approval subject to conditions A and B.

Conditions:

- A. That the technical items are addressed.
- B. All plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filling for recording with the County Clerk of Midland County, Texas.

Attachments:

Proposed Preliminary Plat
Application
Maps

PRELIMINARY PLAT MOODY ADDITION, SECTION 12

BEING A REPLAT OF LOT 3, LESS THE
SOUTH 10 FEET, BLOCK 26,
MOODY ADDITION,
MIDLAND COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, I AM THE RECORD OWNER OF A TRACT OF LAND SITUATED IN LOT 3, BLOCK 26, MOODY ADDITION, MIDLAND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS WARREN ADDITION, AN ADDITION TO THE CITY OF MIDLAND, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

WITNESS MY HAND AT MIDLAND, TEXAS, THIS ____ DAY OF _____, 20 ____.

ELSA MARQUEZ

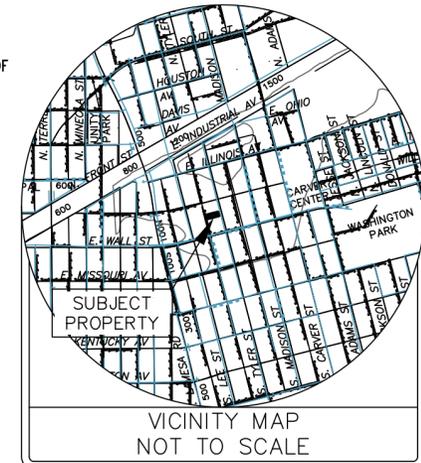
STATE OF TEXAS:
COUNTY OF MIDLAND:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 20 ____, ELSA MARQUEZ.

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

OWNER:

ELSA MARQUEZ
PO BOX 52441
MIDLAND TX 79710
(432) 312-7472
elsa.marquez@gmail.com



VICINITY MAP
NOT TO SCALE

NOTES:

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- BEARINGS, DISTANCES AND ACREAGE SHOWN ARE GRID BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) THE PROPERTY SHOWN HEREON IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS ZONED FOR A MORE INTENSIVE USE.
- INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
- THIS PROPERTY LIES WITHIN ZONE "AE" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON THE FEDERAL INSURANCE RATE MAP (FIRM) 48329-C0206F LAST REVISED SEPTEMBER 16, 2005.



SYMBOLS LEGEND

- PROPERTY CORNER S OR F (SET OR FOUND AS NOTED)
- POWER POLE
- OVERHEAD ELECTRIC
- GAS METER
- WIRE FENCE
- RETIRED BREAKER BOX
- PROPERTY LINE
- GAS RISER
- WATER WELL
- LOT LINES
- TELEPHONE PEDESTAL
- SEWER MANHOLE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF MOODY ADDITION, SECTION 12, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS ____ DAY OF _____, 2020.

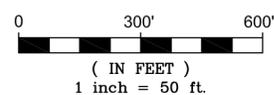
THAT I, RJ DAUM, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS.

RJ DAUM
TEXAS RPLS 4826

SIGNED: _____
CHAIRMAN JOSH SPARKS

ATTEST: _____
SECRETARY CRISTINA ODENBORG BURNS

GRAPHIC SCALE



- SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY
- SIGNED: _____
AT&T TEXAS
- SIGNED: _____
ATMOS ENERGY
- SIGNED: _____
SUDDENLINK COMMUNICATIONS
- SIGNED: _____
GRANDE COMMUNICATIONS

NO.	DATE	DESCRIPTION	BY	JOB NO.	DRAWN BY:	DATE:
1	5/20/20	PRELIMINARY PLAT	KDS	77,123	KDS	1/17/2020
					CHECKED BY: RJD	DRAWING NO.: 77123EM
						SHEET 1 OF 1

SCHUMANN ENGINEERING CO.
A LATERAL LAND COMPANY

CIVIL ENGINEERING - LAND SURVEYING
TEXAS FIRM NO. F1880 - TEXAS FIRM NO. 10148500

800 N. MARSHFIELD STREET
SUITE 100
MIDLAND, TEXAS 79701

Office (432) 684-5548



Preliminary Plat Application

Project Number: SUB-20-0334
Case Number: P-20-0863

Proposed Subdivision Plat Name: **Moody Addition Section 12**

Legal Description (attached sealed Metes and Bounds): **Being a replat of Lot 3, less the 10 feet, block 26, Moody Addition, City and County of Midland, Texas.**

Property Owner Printed Name: Elsa Marquez		Phone (432) 312-7472 Email elsa.marquez@gmail.com	
Address PO BOX 52441	City Midland	State TX	Zip 79710

Developer (if different than Owner) Printed Name:		Phone () Email	
Address	City	State	Zip

Representative (if acting as Agent, see affidavit on page 2) Firm: Schumann Engineering Co., Inc. Printed Name: Eduardo L. Aleman		Phone (432) 684-5548 Email ealeman@schumannonline.net	
Address 800 N. Marienfeld Suite 100	City Midland	State TX	Zip 79701

Current Zoning:

Reason for Platting: *To obtain Construction Permits.*

Plat Information	Total Acreage: 0.129
Type: <input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Commercial	<input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Extraterritorial Jurisdiction (ETJ)
Number of Lots: 1	Number of Multi-Family Dwelling Units:

Submittal and Fees
Items to be submitted with this application form:

- 1 FOLDED Copy of Dimensioned Plat
- 1 Extra Copy (11x17)
- Digital Files (JPEG & PDF)
- Application Fee – Payable to the 'City of Midland'

RECEIVED
MAY 27 2020
BY:

Request for a Development Agreement
Do you expect to request a development agreement with the City? Yes No
If yes, contact the City Engineer at (432) 685-7286

Provisions

A plat application will not be considered filed pursuant to Section 212.009 of the Texas Local Government Code until all required documents and fees have been submitted and **all of the terms and conditions of the Subdivision Ordinance, including all necessary studies, plans and supporting information are accepted and approved**, or the applicant has filed a waiver request for sections from which the plat deviates. Once a plat meets the requirements to be considered filed with the City, the application will be placed on the Planning and Zoning Commission agenda for consideration under the time requirements set out in Section 212.009.

Signature (by property owner only – authorized agent must sign affidavit below)

Property Owner (signature) X Elsa Marquez Date: 5-20-20

Property Owner (printed) : Elsa Marquez

The Preliminary Plat shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Subdivision Code of Ordinances of the City of Midland and when such required items for the application are also received.

All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

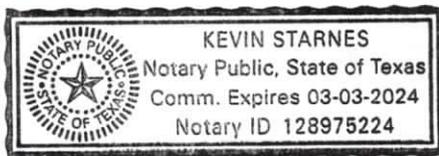
STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Eduardo L Aleman who, being by me duly sworn, upon oath says: That (s)he is authorized by Elsa Marquez, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Eduardo L Aleman
Authorized Agent (signature)

Subscribed and sworn to before me, this 20th day of May, 2020, to certify which witness my hand and seal of office.

Kevin Starnes
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



FOR OFFICE USE ONLY

- Property Owner Authorization
- 1 Copy of Dimensioned Plat
- Plat in Digital Format (PDF/JPEG)
- Application Fee
- 1 Copy of Plat (11x17)

Check # 1413

Received By: gac

Date: MAY 27 2020



BT:

****Application will not be considered for scheduling until reviewed by a planner.****

Provisions

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Signature (by property owner only – authorized agent must sign affidavit below)

Property Owner (signature) X Elsa Marquez

Date: 5-20-20

Property Owner (printed) : Elsa Marquez

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STATE OF TEXAS
COUNTY OF MIDLAND

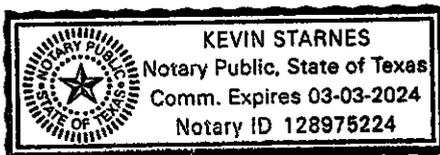
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Eduardo L Aleman
Authorized Agent (signature)

Subscribed and sworn to before me, this 20th day of May, 2020, to certify which witness my hand and seal of office.

Kevin Starnes

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



FOR OFFICE USE ONLY

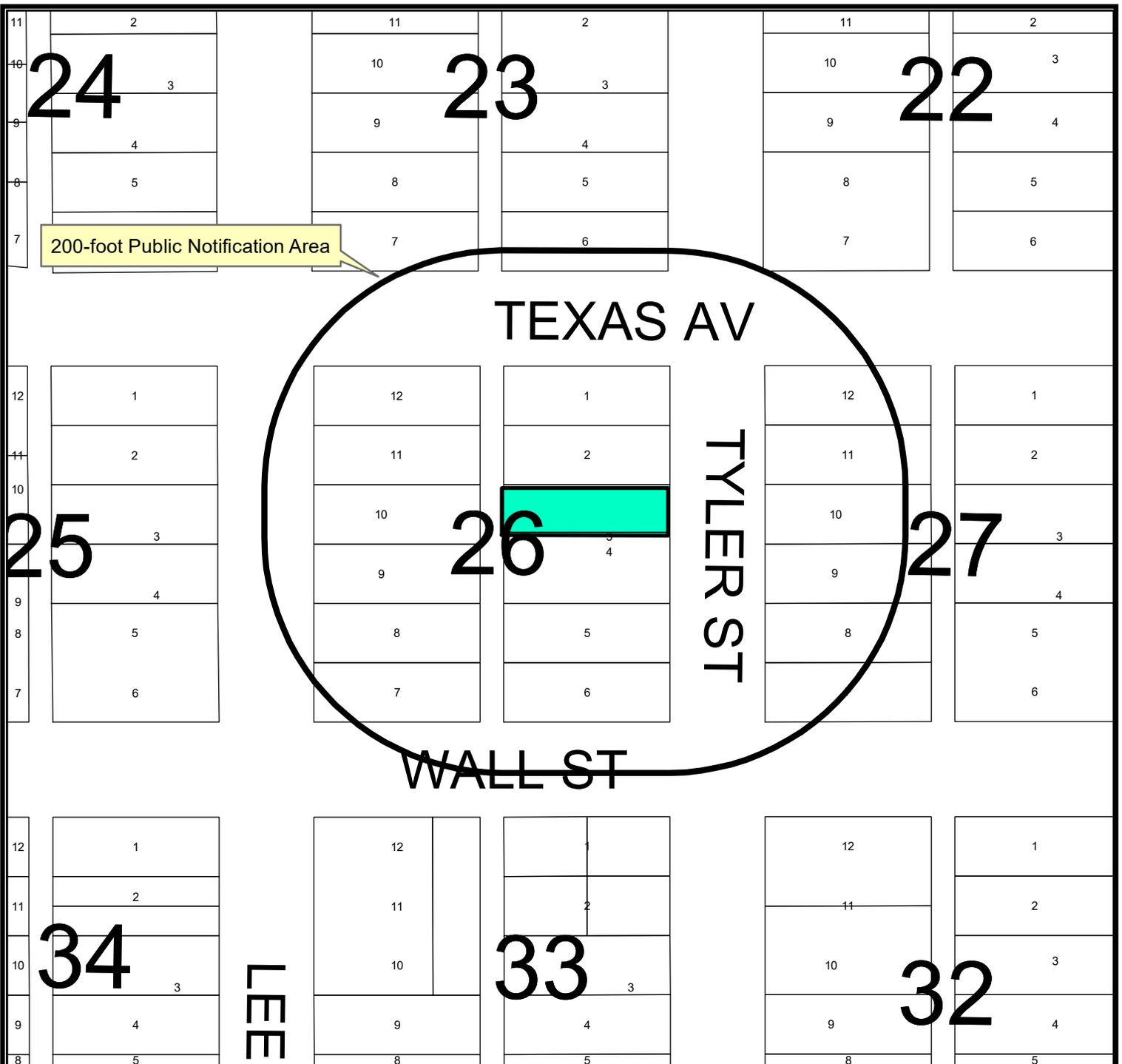
- Property Owner Authorization
- 1 Copy of Dimensioned Plat
- Plat in Digital Format (PDF/JPEG)
- Application Fee
- 1 Copy of Plat (11x17)

Check # _____

Received By: _____

Date: _____

****Application will not be considered for scheduling until reviewed by a planner.****



LOCATION MAP

SUB-20-0334

Scale: 1" = 400'

Proposed plat of Moody Addition, Section 12, being a replat of Lot 3, less the south 10-feet, Block 26, Moody Addition, City and County of Midland, Texas.

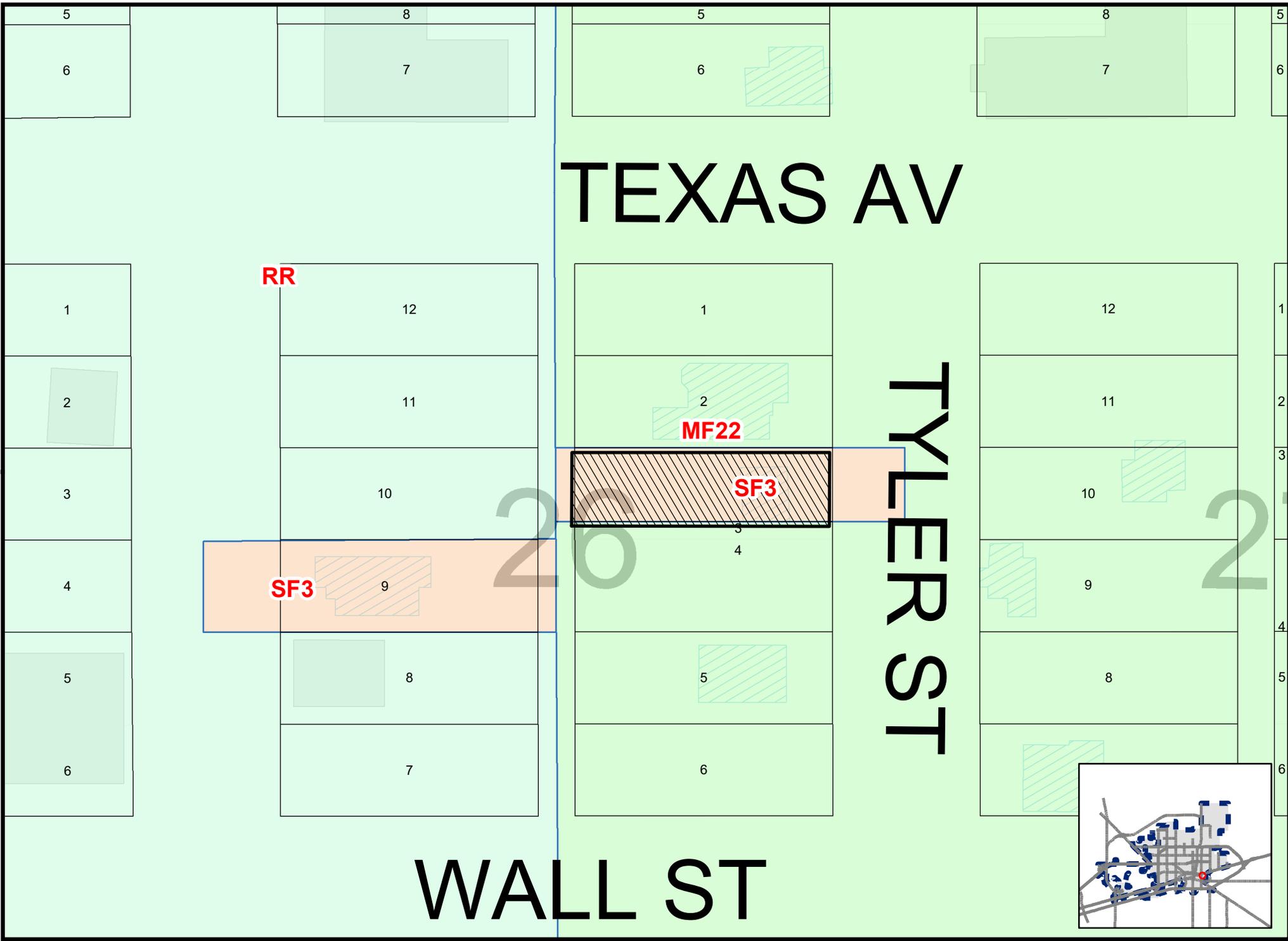
Generally located on the west side of North Tyler Street, approximately 100-feet south of East Texas Avenue. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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Planning and Zoning Commission

Approved for
Agenda:
Cristina Odenborg

MEETING DATE: 6/15/2020

TO: PLANNING AND ZONING COMMISSION

FROM: Joseph Marynak, Planner

SUBJECT: Hold a public hearing and consider a request by Jose Alfredo Zarate Mendez for a Zone Change from MF-22, Multiple Family Dwelling District, to SF-3, Single Family Dwelling District, on Lot 2, Block 8, Eastover Addition, Third Extension, City and County of Midland, Texas. (Generally located on the south side of East Texas Avenue, approximately 50 feet west of North Tilden Street. Council District 2)

Recommended Planning and Zoning Commission Action:

Approve Deny Direction/Informational

Details of Request:

The applicant, Jose Alfredo Zarate Mendez, is requesting a Zone Change from MF-22, Multiple Family Dwelling District to SF-3, Single Family Dwelling District, on Lot 2, Block 8, Eastover Addition, Third Extension, City and County of Midland, Texas, the for construction of a single family house.

Current Zoning:

MF-22, Multiple Family Dwelling District

Surrounding Zoning and Land Use:

The properties to the north, east, south, and west are zoned MF-22, Multiple Family Dwelling District and the locations of single family residences and vacant lots, respectively.

Analysis:

The applicant is requesting this zone change for the purposes of constructing a single family home. This construction was allowed in this area under the previous zoning code and makes up the prevailing construction type in this neighborhood.

This proposed zone change has been circulated to and reviewed by respective City departments for internal review and their comments, conditions, and requirements are as follows:

Fire: (Approved)

No objections

Building: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2017 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, and floodplain requirements if necessary.

Engineering: (Approved)

No objection to zone change.

Code: (Approved)

No Oil or Gas wells identified within 500 ft. permitted well radius or in the 135 ft. non-permitted well radius of location on plat.

Transportation: (Approved)

No objections to zone change.

Planning:

This request is in compliance with the Tall City Tomorrow Comprehensive Plan, Chapter 3 An Integrated Land Use Vision, "Future Land Use Map" as it designates this area for Urban Residential, a classification which calls for single family detached housing.

Staff recommends approval of the zone change from MF-22, Multiple Family Dwelling District to SF-3, Single Family Dwelling District, subject to condition A.

Conditions:

A. That the use and development of this property shall conform to the

regulations of the SF-3. Single Family Dwelling District.

Letters of Objection:

Staff has not received any letters of objection as of June 10, 2020.

Attachments:

Application
Maps



Zone Change/Planned District Amendment/Site Plan Approval

Project Number: 2-20-0181
Case Number:

Applicant (if acting as Agent, see affidavit on page 2)
Printed Name: Jose Alfredo Zarate Mendez
Address: 500 S. Webster St
City: Midland
State: TX
Zip: 79701
Phone: (432) 260 6127
Email: alfredo100809@gmail.com

Property Owner
Printed Name: Jose Alfredo Zarate Mendez
Address: 500 S. Webster St
City: Midland
State: TX
Zip: 79701
Phone: (432) 260 6127
Email: alfredo100809@gmail.com

Representative (if different from Applicant or Property Owner)
Firm:
Printed Name:
Address:
City:
State:
Zip:
Phone ():
Email:

Street Address: 1708 E Texas Av.
Legal Description
Lot: 002 Block: 008 Subdivision: Eastover third ext.

Current Zoning: MF-22 Proposed Zone: SF-3
(List by tracts if more than one district is requested)

Reason for Zone Change Request: single family construction

Present Use of Property: vacant

Proposed Use of Property: house construction

How would this zone change affect the public health, safety and welfare? no

Describe how conditions affecting the property have changed since present zoning designation:

- Submittal and Fees
Items to be submitted with this application form:
• Application Fee – Payable to the 'City of Midland'
• Dimensioned Site Plan
• Digital Copies of Site Plan (PDF/JPEG)

Signature (by property owner only – authorized agent must sign affidavit below)	
Applicant (signature): 	Date: 05-26-2020
Applicant (printed): Jose Alfredo Zarate Mendez	
Property Owner (signature): 	Date: 05-26-2020
Property Owner (printed): Jose Alfredo Zarate Mendez	
<p>The Zone Change/Planned District Amendment/Site Plan Approval shall be considered officially received in the Planning office <u>only</u> when it has been submitted in <u>full compliance</u> with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received.</p> <p>All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.</p>	

If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared _____ who, being by me duly sworn, upon oath says: That (s)he is authorized by _____, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

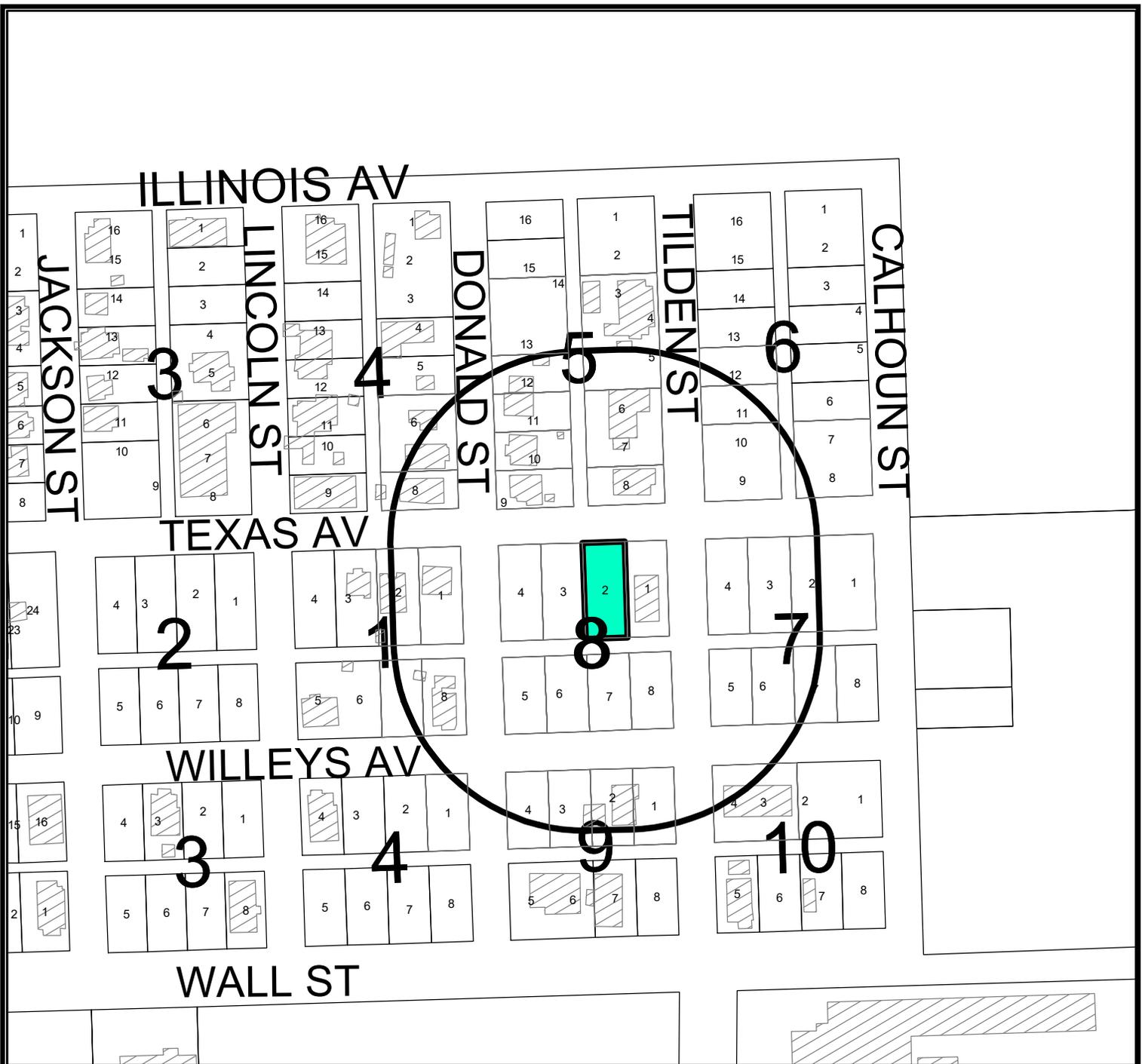
Authorized Agent (signature)

Subscribed and sworn to before me, this ____ day of _____, 20 ____, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY	
<input type="checkbox"/> Property Owner Authorization	<input type="checkbox"/> Dimensioned Site Plan
<input type="checkbox"/> Application Fee	<input type="checkbox"/> Plans in Digital Format (PDF/JPEG)
Check # _____	
Received By: _____	Date: _____

****Application will not be considered for scheduling until reviewed by a planner.****



LOCATION MAP

Z-20-0181

Scale: 1" = 150'

Consider a request by Jose Alfredo Zarate Mendez, for a zone change from MF-22, Multiple Family Dwelling District to SF-3, Single Family Dwelling District on Lot 2, Block 8, Eastover Addition, Third Extension, City and County of Midland, Texas.

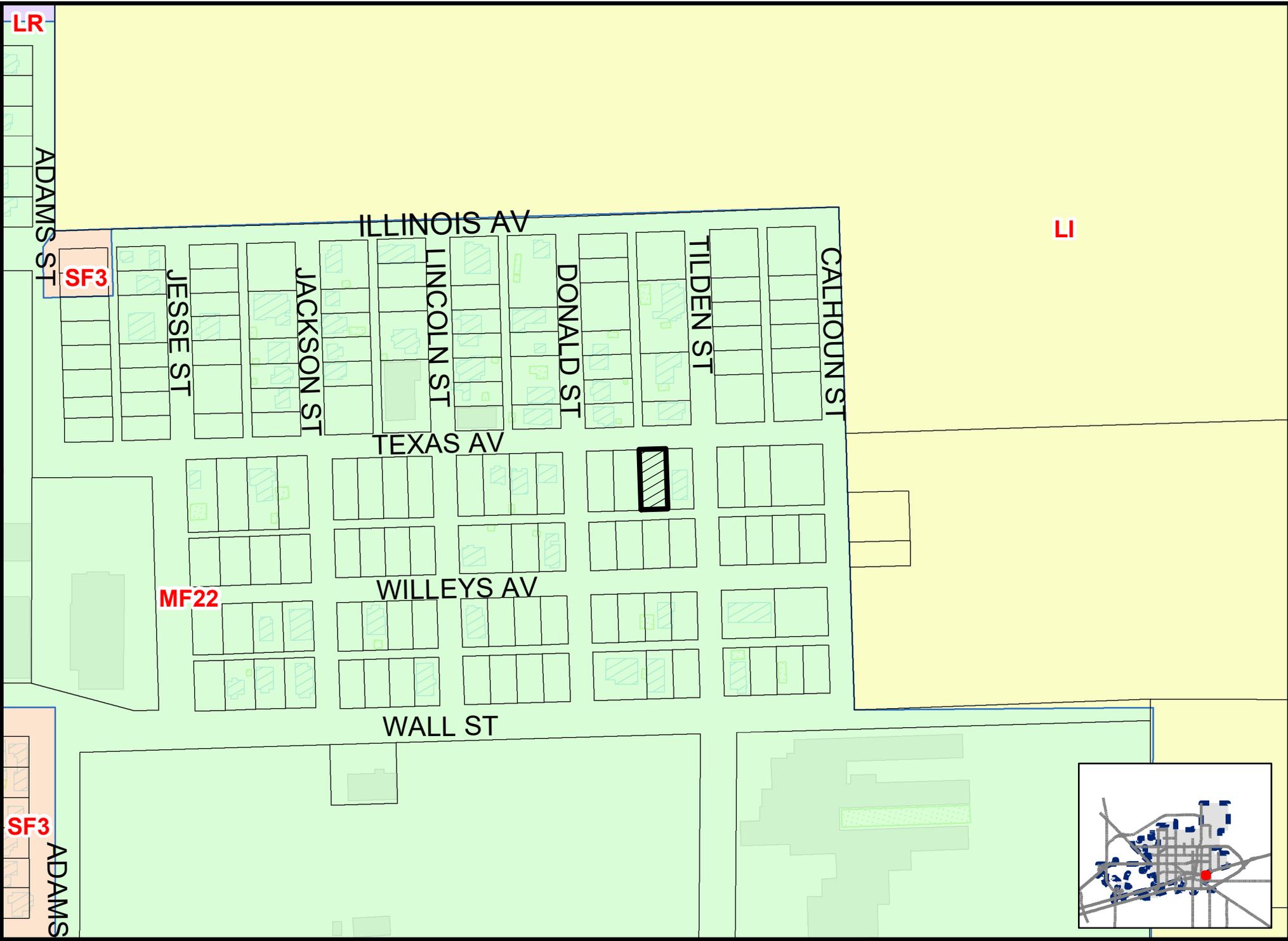
Generally located on the south side of East Texas Avenue, approximately 50 feet west of North Tilden Street. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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STOP

W Tilden St





STOP

DONALD



Planning and Zoning Commission

Approved for
Agenda:
Cristina Odenborg

MEETING DATE: 6/15/2020

TO: PLANNING AND ZONING COMMISSION

FROM: Joseph Marynak, Planner

SUBJECT: Hold a public hearing and consider a request by Ramona Ruiz, for a zone change from LI, Light Industrial District to RR, Regional Retail District on the west half of Lot 1, Block 4, Moody Addition, City and County of Midland, Texas. (Generally located on the south side of South Street, approximately 95 feet west of North Tyler Street. Council District 2)

Recommended Planning and Zoning Commission Action:

Approve Deny Direction/Informational

Details of Request:

The applicant, Ramona Ruiz, is requesting a Zone Change from LI, Light Industrial District to RR, Regional Retail District, on the west half of Lot 1, Block 4, Moody Addition, City and County of Midland, Texas, for a barber shop.

Current Zoning:

LI, Light Industrial District

Surrounding Zoning and Land Use:

The properties to the north and west are zoned MF-22 and are the locations of single family housing. The properties to the east and south are zoned LI, Light Industrial District and are the locations of a bakery and church, respectively.

Analysis:

The applicant is requesting this zone change for the purposes of remodeling a garage to create a barber shop. This use is not permitted in the Light Industrial District so the applicant is requesting to rezone to a district which allows this use.

As this property is a portion of a lot, it will need to be replatted prior to a building permit being issued. Furthermore, the size of this property is currently 3,500 square feet, which does not meet the minimum lot size requirements of 8,000 square feet for the Regional Retail District or any other zoning district that permits the operation of a barber shop. Additionally, because this property is adjacent to a residential zone, the structure does not meet the side yard setback requirement of five (5) feet. Therefore, this property will also require a special exception to the minimum lot size requirements and side yard setback requirements.

This proposed zone change has been circulated to and reviewed by respective City departments for internal review and their comments, conditions, and requirements are as follows:

Fire: (Approved)

No objections

Building: (Approved)

The change in floor plan, mainly the small addition and the changing of the doorway on the front of the building will require permits and inspections from the City of Midland Code Administration Division. Per state law, any alteration of a commercial building requires an asbestos report and possible removal of asbestos laden materials before permitting and construction can proceed.

Engineering: (Approved)

No objections to zone change.

Site drainage, utilities, driveway access, and traffic circulation may be adjusted during construction drawing review as necessary to receive building permit approval from Engineering and Traffic Operations.

Code: (Approved)

No Oil and Gas issues.

Transportation: (Approved)

Site drainage, utilities, driveway access, and traffic circulation may be adjusted during construction drawing review as necessary to receive building permit approval from Engineering and Traffic Operations.

No objection to zone change.

Planning:

As the nearest Regional Retail District is 383 feet away and since the existing conditions of this property do not conform to various zoning requirements, staff would recommend denial of this request. However, if approved, staff recommends that it be subject to condition A.

Conditions:

A. That the use and development of this property shall conform to the regulations of the RR, Regional Retail District.

Letters of Objection:

Staff has not received any letters of objection as of June 10, 2020.

Attachments:

Site Plan
Survey
Application
Maps



Zone Change/Planned District Amendment/Site Plan Approval

Project Number: 2-20-0180
Case Number: _____

Applicant (if acting as Agent, see affidavit on page 2)		Phone (432) <u>212-7523</u>
Printed Name: <u>Romona L. Ruiz</u>		Email <u>Ramonaalballo1331@quadl.com</u>
Address <u>3600 S COUNTY RD</u>	City <u>Midland</u>	State <u>TX</u> Zip <u>79706</u>

Property Owner		Phone ()
Printed Name: <u>Romona L. Ruiz</u>		Email
Address <u>511 N TYLER ST.</u>	City <u>MIDLAND</u>	State <u>TX</u> Zip <u>79701</u>

Representative (if different from Applicant or Property Owner)		Phone ()
Firm: <u>Applicant is Represent Her self</u>		Email
Printed Name	Address	City State Zip

Street Address: 511 N TYLER ST, Midland TX 79701

Legal Description
Lot: WR 1 Block: 4 Subdivision: MOODY Addition

Current Zoning: Light Industrial District **Proposed Zone:** RR, Regional Retail
(List by tracts if more than one district is requested)

Reason for Zone Change Request: CHANGE REQUEST FOR THE OPERATION OF A BARBER SHOP

Present Use of Property: HAS A GARAGE WITH SEWER / WATER AND ELECTRICAL

Proposed Use of Property: FOR INDEPENDENTLY USE OR A BARBER SHOP

How would this zone change affect the public health, safety and welfare? IT WOULD BRING IN TO THE AREA A VALUABLE RESOURCE TO THE PUBLIC TO MAINTAIN GOOD HEALTH AND BRING THE ABANDONED PROPERTY UP IN VALUE

Describe how conditions affecting the property have changed since present zoning designation: THE PROPERTY HAS BEEN ABANDONED FOR MANY YEARS AND I WANT TO HELP THE COMMUNITY IMPROVE BY BRINGING MY CUSTOMERS IN THE AREA A NICE PLACE TO IMPROVE THEIR HEALTH AND MY NEW NEIGHBORS A PRESENT VIEW OTHER THEN A VACANT DIRTY LOT.

- Submittal and Fees**
Items to be submitted with this application form:
- Application Fee -- Payable to the 'City of Midland'
 - Dimensioned Site Plan
 - Digital Copies of Site Plan (PDF/JPEG)

Signature (by property owner only – authorized agent must sign affidavit below)

Applicant (signature): Ramona Laura Ruiz Date: _____

Applicant (printed): RAMONA LAURA RUIZ

Property Owner (signature): Ramona Laura Ruiz Date: _____

Property Owner (printed): RAMONA LAURA RUIZ

The Zone Change/Planned District Amendment/Site Plan Approval shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received.

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COUNTY OF MIDLAND

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Authorized Agent (signature)

Subscribed and sworn to before me, this _____ day of _____, 20____, to certify which witness my hand and seal of office.

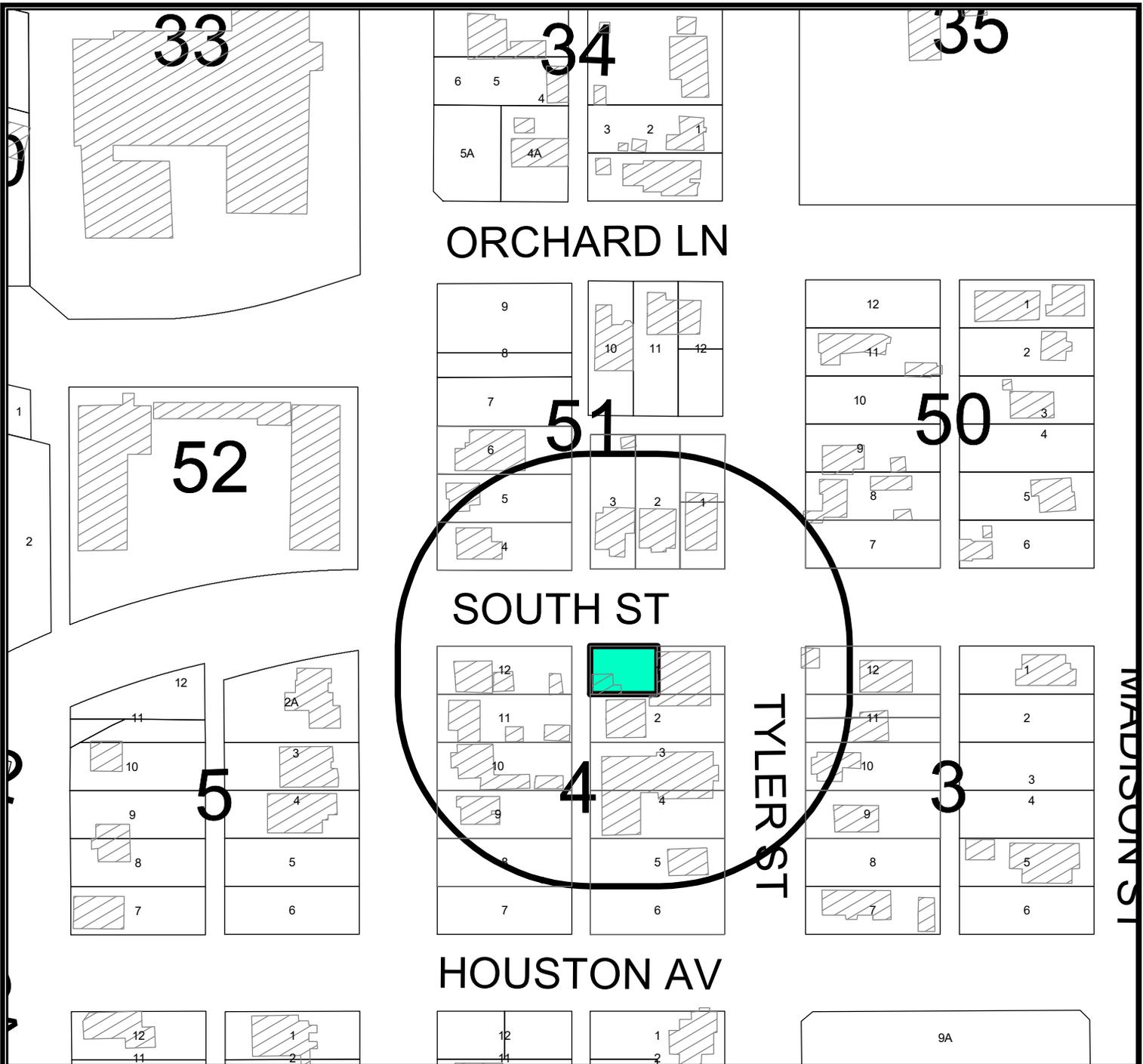
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

<input checked="" type="checkbox"/> Property Owner Authorization	<input checked="" type="checkbox"/> Dimensioned Site Plan
<input type="checkbox"/> Application Fee	<input checked="" type="checkbox"/> Plans in Digital Format (PDF/JPEG)
Check # _____	
Received By: <u>[Signature]</u>	Date: _____ BY: <u>[Signature]</u>



****Application will not be considered for scheduling until reviewed by a planner.****



LOCATION MAP

Z-20-0180

Scale: 1" = 250'

Consider a request by Ramona Ruiz, for a zone change from LI, Light Industrial District to RR, Regional Retail on the west half of Lot 1, Block 4, Moody Addition, City and County of Midland, Texas.

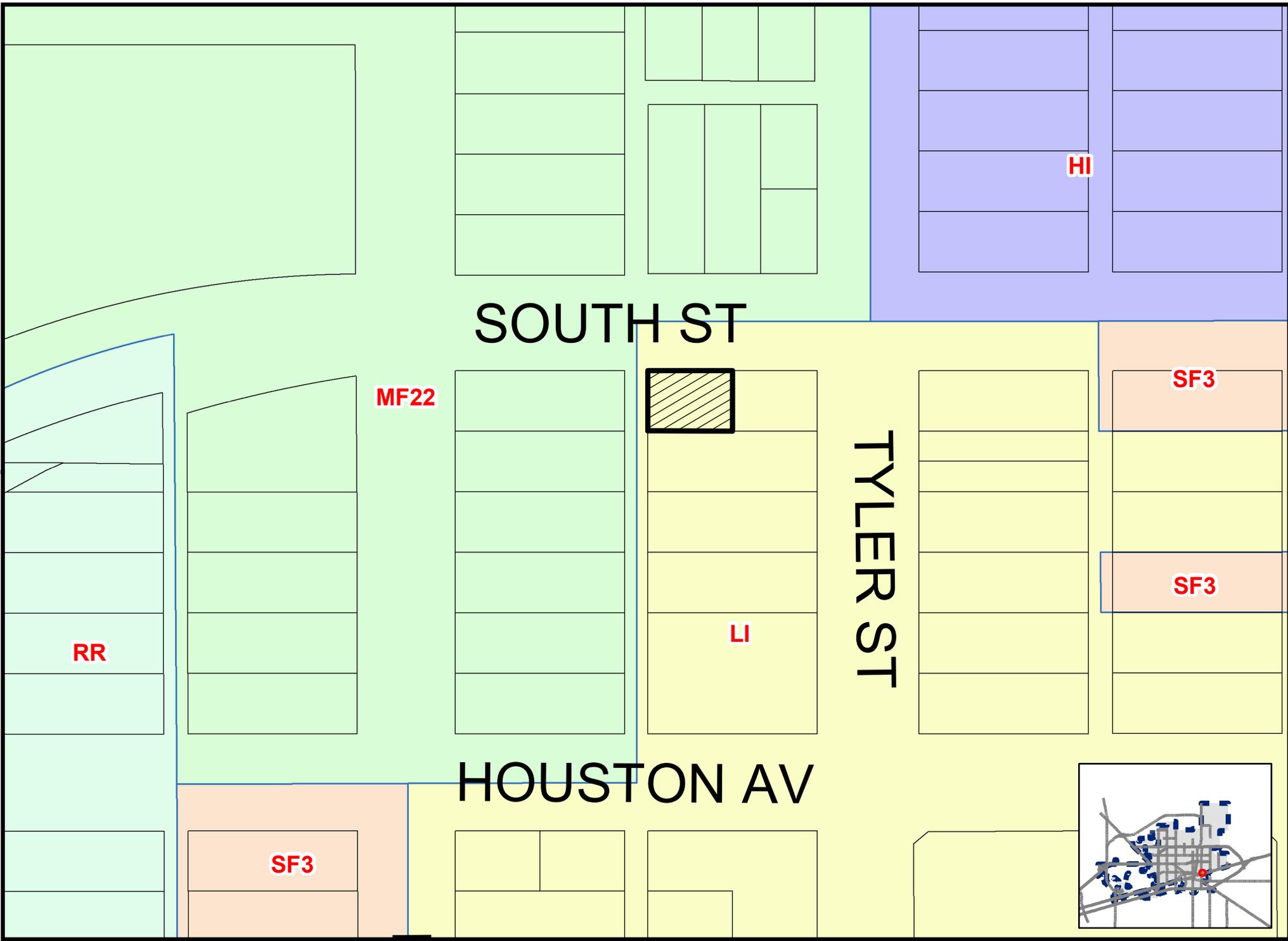
Generally located on the south side of South Street, approximately 95 feet west of North Tyler Street. (Council District 2)

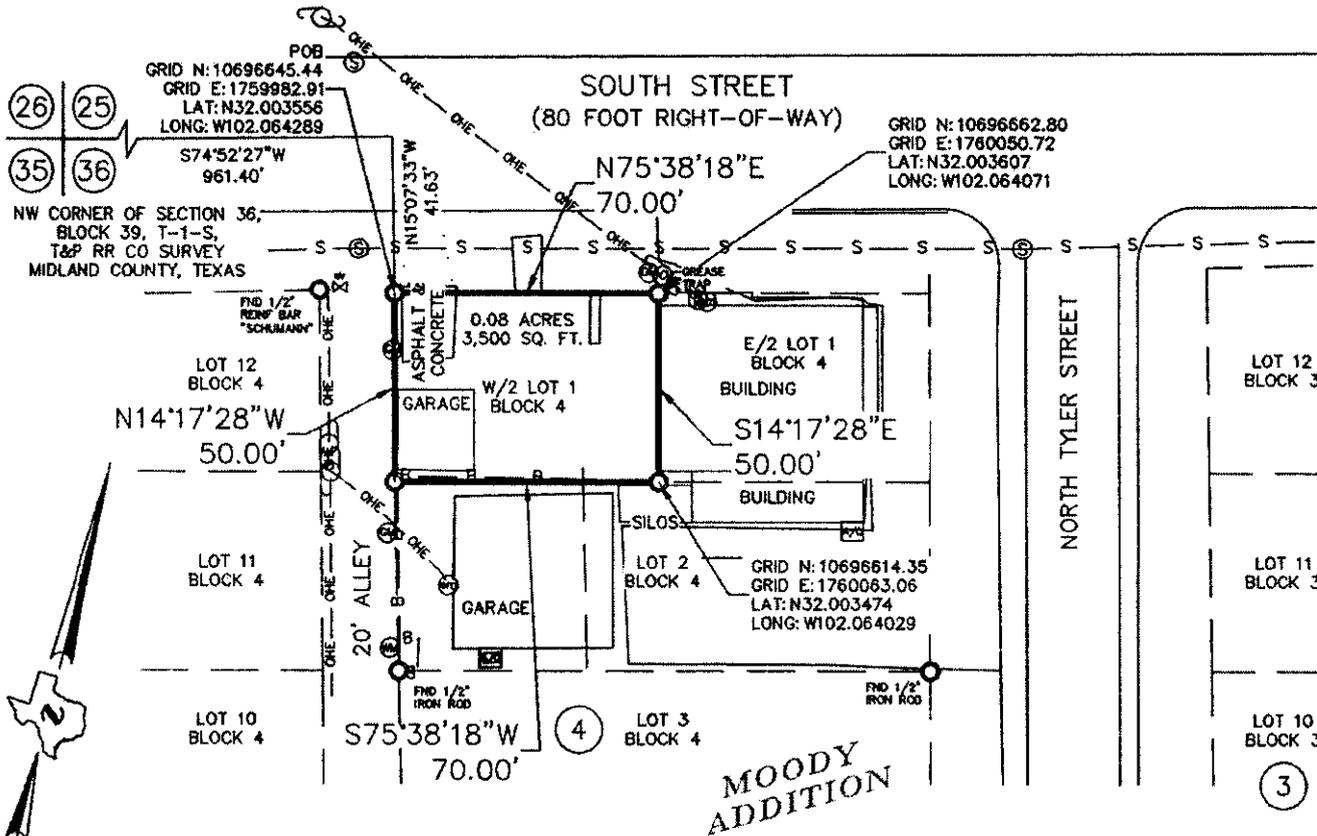
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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LEGEND:

- S - SEWER LINE
- B - BRICK FENCE
- OHE - OVERHEAD ELECTRIC
- ⊕ - UTILITY POLE
- ⊙ - ELECTRIC METER
- ⊙ - AIR CONDITIONER
- ⊙ - GAS METER
- ⊙ - CLEAN OUT
- ⊙ - WATER METER
- ⊙ - WATER VALVE
- ⊙ - SANITARY SEWER MANHOLE
- ⊙ - MONUMENT AS DESCRIBED

FIELD NOTE DESCRIPTION OF THE SURVY KNOWN AS WEST 1/2 F LOT 1, BLOCK 4 OF SECTION 36, BLOCK 39, T-1-S, T&P RR CO SURVEY, MIDLAND COUNTY, TEXAS. SAID 0.08 ACRE TRACT DESCRIBED MC FOLLOWS:

BEGINNING AT A 1/2" REINFORCING BAR SET FROM WHICH THE NORTHWEST CORNER WEST 41.63 FEET, AND SOUTH 74°52'27" THENCE NORTH 75°38'18" EAST 70.00' NORTHEAST CORNER OF THIS TRACT; THENCE SOUTH 14°17'28" EAST 50.00' SOUTHWEST CORNER OF THIS TRACT; THENCE SOUTH 75°38'18" WEST 70.00' SOUTHWEST CORNER OF THIS TRACT; THENCE NORTH 14°17'28" WEST 50.00'

NOTES:

BEARINGS AND DISTANCES SHOWN ARE GRID BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

THIS SURVEY WAS PREPARED WITH BENEFIT OF TITLE COMMITMENT OF NO. 306400 EFFECTIVE DATE FEBRUARY 28, 2020 ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY.

LORDSHANKE NO. 3523 BLANKET RIGHT OF WAY LICENSE EXECUTED BY THE CITY OF MIDLAND TO WESTERN GAS RESOURCES, INC., DATED SEPTEMBER 11, 2001, AND RECORDED IN VOLUME 1910, PAGE 176, OFFICIAL RECORDS OF MIDLAND COUNTY, TEXAS.

COVERING EASTOVER ADDITION AND MOODY ADDITION, VACATING AND ABANDONING OF SAID PORTION OF NORTH ADAMS STREET AND THE MOENING OF A PORTION OF EAST TEXAS AVENUE AND THE EXTENSION OF JESSE STREET AND SUBJECT TO EXISTING EASEMENTS IN SAID STREETS, EXECUTED BY THE CITY OF MIDLAND, TEXAS, TO THE PUBLIC DATED MAY 26, 1959, AND RECORDED IN VOLUME 294, PAGE 336, DEED RECORDS OF MIDLAND COUNTY, TEXAS.

MONUMENTS ARE A 1/2" REINFORCING BAR SET WITH PLASTIC CAP STAMPED "SCHUMANN" UNLESS OTHERWISE NOTED.

Surveyor Certification

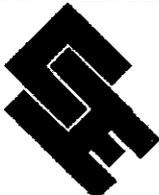
TO THE LIENHOLDERS, RAMONA L RUIZ

(OWNER) OF THE PREMISES AND TO THE ISSUING TITLE INSURANCE UNDERWRITER: THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO KNOWN DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY, EXCEPT AS SHOWN HEREON.

DATED THIS 20TH DAY OF MARCH, 2020

RJ Daum
 RJ DAUM
 TEXAS RPLS 4826



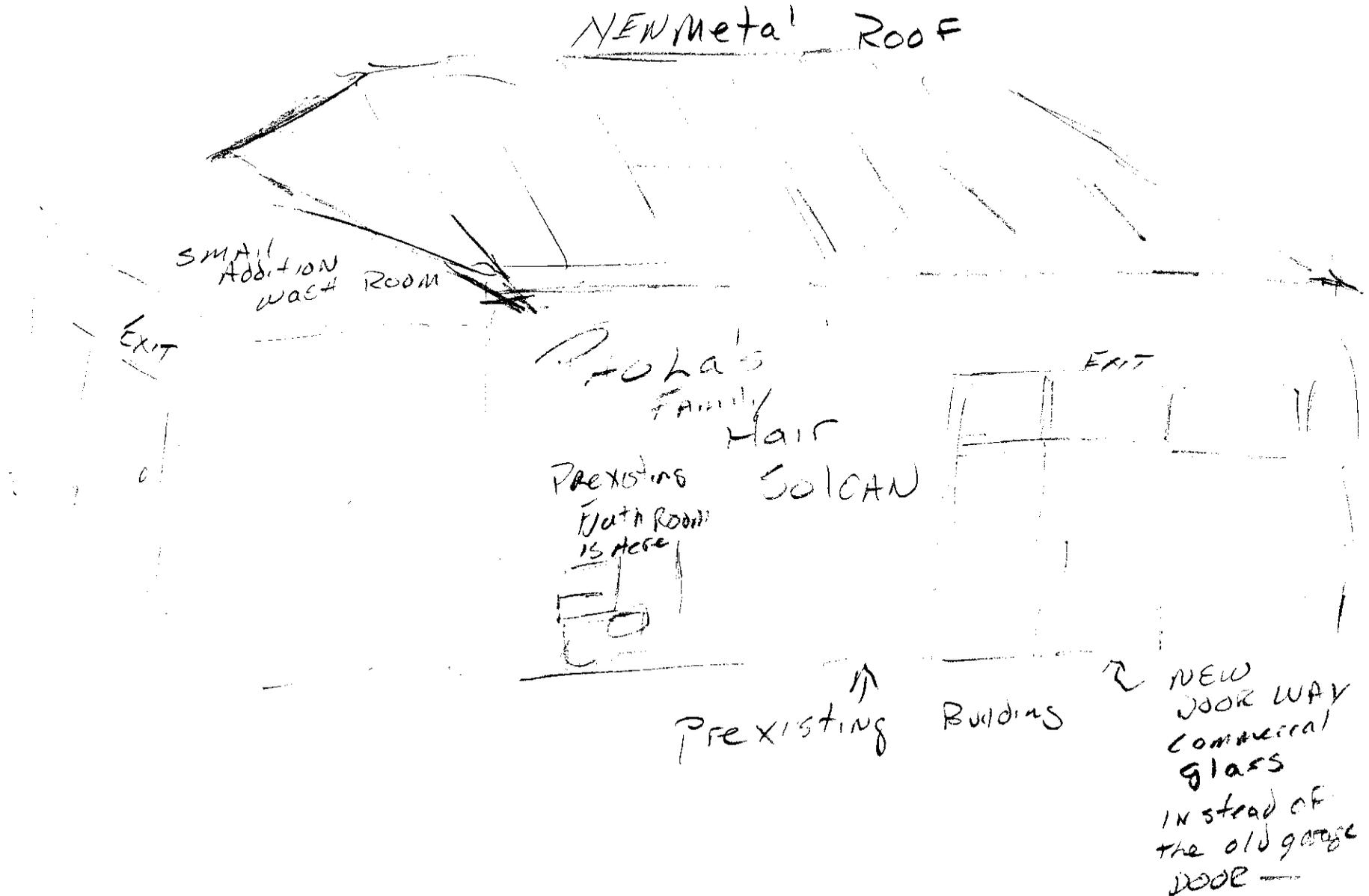

SCHUMANN
ENGINEERING CO.
 A LATERAL LAND COMPANY
 CIVIL ENGINEERING - LAND SURVEYING
 800 N. WARRENFIELD STREET
 SUITE 100
 MIDLAND, TEXAS 79701
 Office (432) 684-5548

AN ADDITION AS PER VOLUME 1, F

MIDLAND

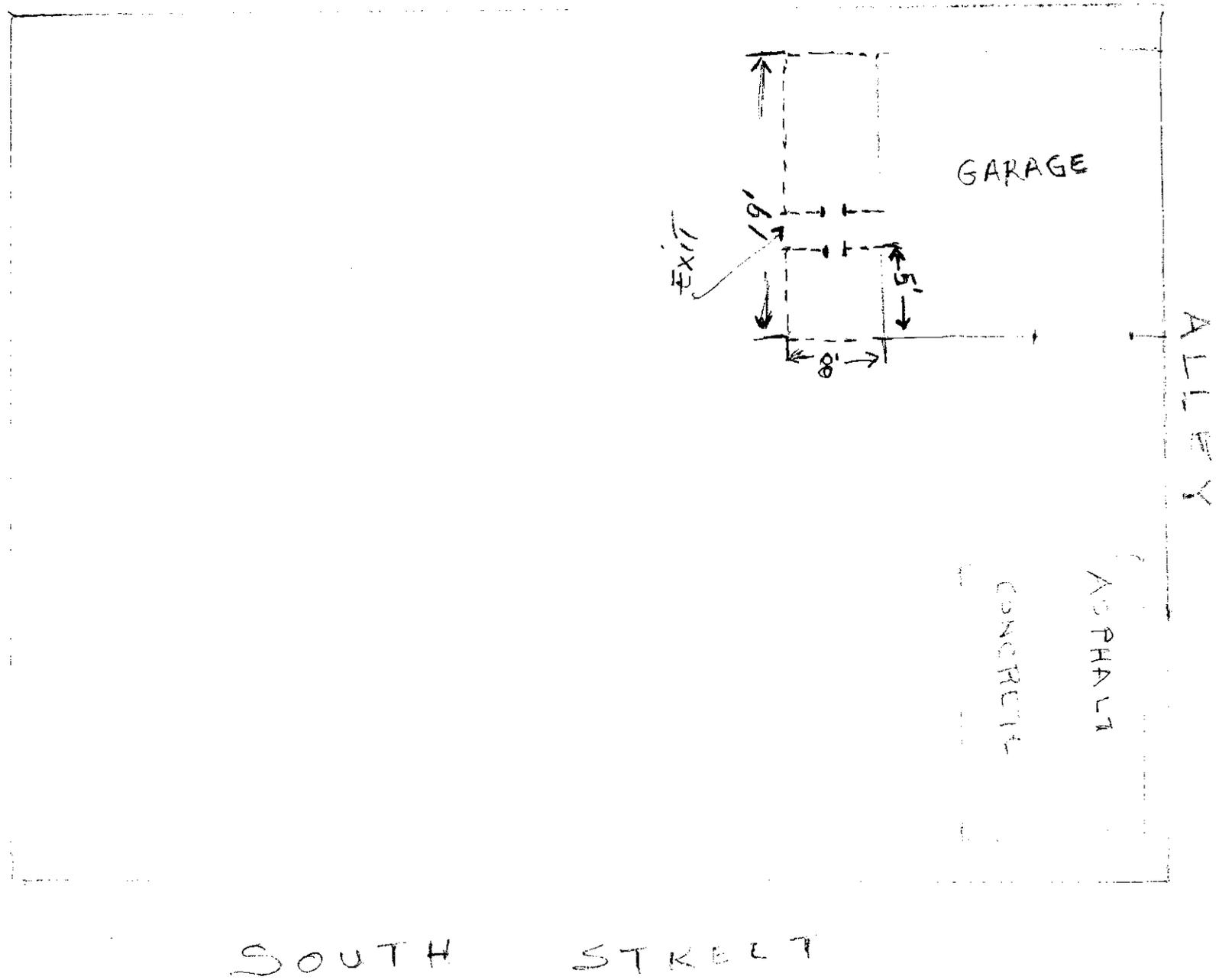
SCALE: 1" = 50' re

THIS IS A DRAFT OF WHAT I WILL PUT IN PLACE



685 7000

(427)







BERNARD



SOLD

G
A
C
H

