

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
PACKET**

**August 4, 2025 - 3:30 PM
Council Chambers – 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, at or following the time specified, to consider the following:

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

2. Motion to approve the Planning and Zoning meeting minutes from July 21, 2025.
3. Motion approving a Final Plat of Sheriff Gary Painter Subdivision, being a 236.34-acre tract of land located in the east half of Section 4, Block 38, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of East County Road 110 and South County Road 1140.) **(EXTRATERRITORIAL JURISDICTION)**
(DEVELOPMENT SERVICES)
4. Motion approving a Final Plat of IDEA Henry School Addition, being a plat of a 26.8621-acre tract of land located in Section 24, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Briarwood Avenue and Navasota Drive.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**
5. Motion approving a Final Plat of Timber Wolf Estates, Section 2, being a replat of the west 2 acres of Lot 13, Block 1, Timber Wolf Estates, City of Midland, Martin County, Texas. (Generally located at the northwest corner of the intersection of Jadan Kate Road and Elkins Road.) (Council District 1) **(DEVELOPMENT SERVICES) (DISTRICT 1)**
(DEVELOPMENT SERVICES)
6. Motion approving a Final Plat of Buckeye Addition, being an 8.84-acre tract of land located

in Section 3, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Cotton Flat Road and West Francis Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

7. Motion approving a Final Plat of Arkose Subdivision, being a 4.903-acre tract of land located in Section 47, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of South County Road 1130, approximately 480 feet north of Farm to Market Road 307.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

PUBLIC HEARINGS

The Planning and Zoning Commission will hold public hearings on the following items:

8. Hold a public hearing and consider a request by Maverick Engineering, on behalf of Planet Paintless, for a Zone Change from RR, Regional Retail District, to C, Commercial District, on a 0.96-acre tract of land out of the southwest quarter of Section 33, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of West Wall Street, approximately 85 feet north of Front Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

MISCELLANEOUS

9. Motion approving, with staff's recommended conditions, a Preliminary Plat of Midland Heights Addition, Section 6, being a replat of Block 17, Resurvey of Midland Heights Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Connell Street and West New Jersey Avenue.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**
10. Motion approving a request for a 30-Day Extension request for a proposed Preliminary Plat of Crossroads Addition, Section 2, being a 12.91-acre tract of land located in the northeast quarter of Section 31, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 72, approximately 500-feet west of North County Road 1280.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)**

Landon J. Ochoa
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.

**CITY OF MIDLAND, TEXAS
PLANNING AND ZONING COMMISSION
MINUTES
July 21, 2025
Council Chambers – City Hall**



The Planning and Zoning Commission convened in regular session in the Council Chamber, City Hall, 300 N. Loraine, Midland, Texas, at 3:30 pm, July 21, 2025.

Commissioners present: Lucy Sisniega, J. Brian Martin, Abraham Bejil, Brandon Ofield, Dara Richardson

Commissioners absent: Brennan Berry, Joshua Garza, Aaron Hunter, Joshua Sparks

Staff members present: Landon Ochoa, Alexis M. Martinez, Beatriz Quezada, Madelim Jaquez, Britton Murry Lori Elliott, Angelina Bettanini

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

2. Motion approving the Planning and Zoning meeting minutes from July 7, 2025.
3. Motion approving a Final Plat of Lone Star Business Park, Section 5, being a replat of Lot 1, Block 1, Lone Star Business Park, Section 1, and Lot 2, Block 1, Lone Star Business Park, Section 2, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North State Highway 349 and Maverick Lane.) **(DISTRICT 1) (DEVELOPMENT SERVICES)**
4. Motion approving a Final Plat of Garrett Place Addition, Section 8, being a replat of Lots 1 through 6, Block G, Garret Place Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of Elizabeth Avenue and South Clark Street.) **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Brandon Ofield moved to approve; seconded by J. Brian Martin.

The motion passed by the following vote:

AYE: Sisniega, Martin, Bejil, Ofield, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Garza, Hunter, Sparks

PUBLIC HEARINGS

The Planning and Zoning Commission will hold public hearings on the following items:

5. Hold a public hearing and consider a request by Magrym Consulting, on behalf of Lori Hahn Sherman, for a Zone Change from PD, Planned Development District for a Housing Development, to LR, Local Retail District, on Lot 1, less the south 20 feet thereof, Block 104A, Wilshire Park Addition, Section 9, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Beal Parkway and Thomason Drive.) **(DISTRICT 4) (DEVELOPMENT SERVICES)**

Planner Beatriz Quezada presented this item.

The public hearing was open at 3:34 pm.

No one wished to speak on this item.

The public hearing closed at 3:35 pm.

J. Brian Martin moved to approve this request; seconded by Dara Richardson.

The motion passed by the following vote:

AYE: Sisniega, Martin, Bejil, Ofield, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Garza, Hunter, Sparks

6. Hold a public hearing and consider a request by Tyler Pace Snelson for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption, in a Retail Store and Shop on Lot 14, Block 22, West End Addition, Section 20, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of West Texas Avenue and North I Street.) **(DISTRICT 3) (DEVELOPMENT SERVICES)**

Associate Planner Alexis Martinez presented this item.

The public hearing was opened at 3:41 pm.

Tyler Snelson clarified it is not a bar more of an office.

The public hearing was closed at 3:45 pm.

Lucy Sisniega moved to approve this request; seconded by Brandon Ofield.

The motion passed by the following vote:

AYE: Sisniega, Martin, Bejil, Ofield, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Garza, Hunter, Sparks

7. Motion approving, with staff's recommended conditions, a Preliminary Plat of The Bedford Place, Section 3, being a replat of the west 70 feet of Lot 4, and all of Lots 5 and 6, Block 4, The Bedford Place, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Princeton Avenue and North G Street). **(DISTRICT 3) (DEVELOPMENT SERVICES)**

Planner Lori Elliott presented this item.

The public hearing was opened at 3:48 pm.

No one wishing to speak on this item.

The public hearing was closed at 3:48 pm.

J. Brian Martin moved to approve this request; seconded by Lucy Sisniega.

The motion passed by the following vote:

AYE: Sisniega, Martin, Bejil, Ofield, Richardson

NAY: None

ABSTAIN: None

ABSENT: Berry, Garza, Hunter, Sparks

8. Hold a public hearing and consider a request by Obsidian Realty for a Zone Change from C, Commercial District, to SF-3, Single-Family Dwelling District, on Lot 12, Block 9, Greenwood Addition, Section 2, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of South Stonewall Street and East Indiana Avenue. **(DISTRICT 2) (DEVELOPMENT SERVICES)**

Planner Lori Elliott presented this item.

The public hearing was opened at 3:51 pm.

No one was wishing to speak on this item.

The public hearing was closed at 3:51 pm.

Brandon Ofield moved to approve this request; seconded by J. Brian Martin.

The motion passed by the following vote:

AYE: Sisniega, Martin, Bejil, Ofield, Richardson

NAY: None

ABSTAIN: None
ABSENT: Berry, Garza, Hunter, Sparks

MISCELLANEOUS

With no further items or business to come before the Commission, Chairwoman Sisniega adjourned the meeting at 3:52 pm

Abraham Bejil, Chair

Date



Landon J. Ochoa, Planning Division Manager
Department of Development Services



Date



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: August 04, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

SUBJECT: Motion approving a Final Plat of Sheriff Gary Painter Subdivision, being a 236.34-acre tract of land located in the east half of Section 4, Block 38, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of East County Road 110 and South County Road 1140.) (DISTRICT: NONE) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 Approve X Deny Directional/Informational

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Preliminary Plat Approval:

Parkhill, on behalf of Midland County, is requesting to plat a 236.34-acre tract of land located at 2214 South County Road 1140 into 5 lots for the development of a new Midland County jail.

The preliminary plat was approved at the May 5, 2025, 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.

The final plat attached hereto has been circulated to all City departments for review.

Below are the departments' comments.

Engineering: (Denied)

IMPACT FEES: Okay as shown. [For Applicant's Information Only.]

ROW: Refer to transportation's comment's. [For Applicant's Information Only.]

PAVING: S CR 1140 roadway is not built to City Standards, construct to City standards for entire platted frontage or request a deferral. E CR 110 roadway is not built to City Standards, construct to City standards for entire platted frontage or request a deferral. [For Applicant's Information Only.]

WATER: Water will be provided by the City of Midland. No deferral needed for water improvements. [For Applicant's Information Only.]

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. [For Applicant's Information Only.]

PRO RATA: None. [For Applicant's Information Only.]

SEWER: None existing. Construct wastewater to City standards along entire platted frontage, or request a deferral at preliminary. [Reference Midland City Code Sect. 11-2-3(G)1 & 11-2-4(A)2(a)]

DRAINAGE: Drainage report is required during the preliminary stage of the platting process. Correct FEMA Firm data to be on plat face. Correct FEMA number shows 0207F & 0226F. [Reference Midland City Code 11-2-3(D)8]

EASEMENTS: All utility easement will need to be labeled MCUDD and not COM utility easement.

SIDEWALKS: Required at building permit. However, no city building permits are issued within the county. No sidewalk improvements needed at this time. [For Applicant's Information Only.]

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. [For the Applicant's information only.] No objections to plat. [For the Applicant's information only.]

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved with Conditions)

Not in the City limits- no oil or gas jurisdiction. This area has non-permitted wells and tank batteries, the required minimum distance from any structure to a wellbore is 135' and 150' to a tank battery. Please identify these structures and add a 135' radius around the well bore of the Betty Sue 901H (API #34554) and a 150' radius around the tanks. The tank battery measurement would be from the outsides of the tanks and the well measurement is from the wellbore. Informational: No occupied residence or commercial buildings are allowed within the 150' tank radius and 135' well radius. Failure to recognize and illustrate spacing could prevent receiving city permits for structures.

Building Code: (Approved)

ETJ, no jurisdiction

GIS: (Approved)

Distances needed along west call. Please provide acreage of ROW being dedicated. "being a portion of that certain...." is not necessary in the legal description but do include that plat is in the County.

HEALTH DEPARTMENT: (Approved)

The plat show a public sewer line (easement) proposed on the plat, so no need for a septic system on this plat.

CRMWD: (Approved)

We do not have any comments on this plat.

ADDRESSING: (Approved)

County Plat - MECD responsible for Addressing. Sent to them as requested.

Planning: (Denied)

Staff recommends denial of the Final Plat of Sheriff Gary Painter Subdivision.

Attachments:

Final Plat
Application
Location Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

OFFICE USE ONLY

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: Sheriff Gary Painter Subdivision

Legal Description: Being a plat of 237.31 acres out of Section 4, Block 38, T-2-S, T.&P. RR. Co. Survey, Midland County, Texas

Property Owner

Printed Name: Midland County

Phone (432) 638-7698

Email Aavis@mccounty.com

Address 500 N Loraine, 11th floor

City Midland

State Tx

Zip 79701

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

Representative (if acting as agent for property owner, see affidavit on page 2)

Firm: Parkhill

Phone (432) 697-1447

Email

Printed Name: Josh Wallender

Parkhill Proj#: 42380.23

Midlandplats@parkhill.com

Address 1700 W. Wall Street

City Midland

State TX

Zip 79701

Reason for Platting: Redevelopment of area into more usable area

Plat Information

Total Acreage: 237.31 Acres

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☒ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 5

Number of Multi-Family Dwelling Units:

Groundwater Availability: Per Texas Local Government Code Section 212.0101, if groundwater is intended to be the water supply for a proposed subdivision, then a statement must be provided with the final plat application and must: (1) be prepared by an engineer licensed to practice in this state or a geoscientist licensed to practice in this state; and (2) certify that adequate groundwater is available for the subdivision. The certification must be submitted by filling out and submitting these two forms with the final plat application: *Certification Form: Groundwater Availability for Platting* and *Plat Attesting Form* which can be found on TCEQ's website as well as the City of Midland's website on the Planning & Zoning page. Although the state law allows for municipalities to waive this requirement under 212.0101(a-1) under certain conditions, it is the decision of the City of Midland to not waive this requirement, and therefore, will not accept requests to waive it. This certification must be submitted before or at the time of final plat submittal or the final plat application will not be accepted.

Will this subdivision utilize groundwater as its water supply? ☐ Yes ☒ No

Submittal Information: Preliminary and final plats must be submitted in accordance with the deadlines in the *Submittal Deadline and Meeting Dates Schedule* which can be found on the City of Midland webpage (www.midlandtexas.gov) on the Planning Division page.

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) & CADD File
- 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'

Mylar Recordation: This application authorizes the City to file the approved plat and associated documents with the County Clerk for recording. Tax certificates showing that no outstanding taxes remain for the property and a check made payable to 'Midland County Clerk' must be provided at submittal. The recording fees are as follows:

For plats 18"x 24" or less: \$60

For plats 18"x 24" or more: \$80

Related documents: \$26 for first page, \$4 for each additional page

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

Property Owner (signature):

Date: 6-17-25

Property Owner (printed): Terry Johnson Midland County Judge

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.

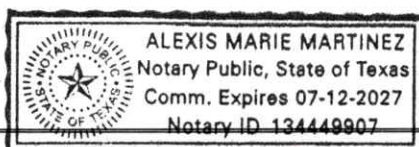
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Josh Wallender who, being by me duly sworn, upon oath says: That (s)he is authorized by Midland County, 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 9th day of July, 20 25, to certify which witness my hand and seal of office.



NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

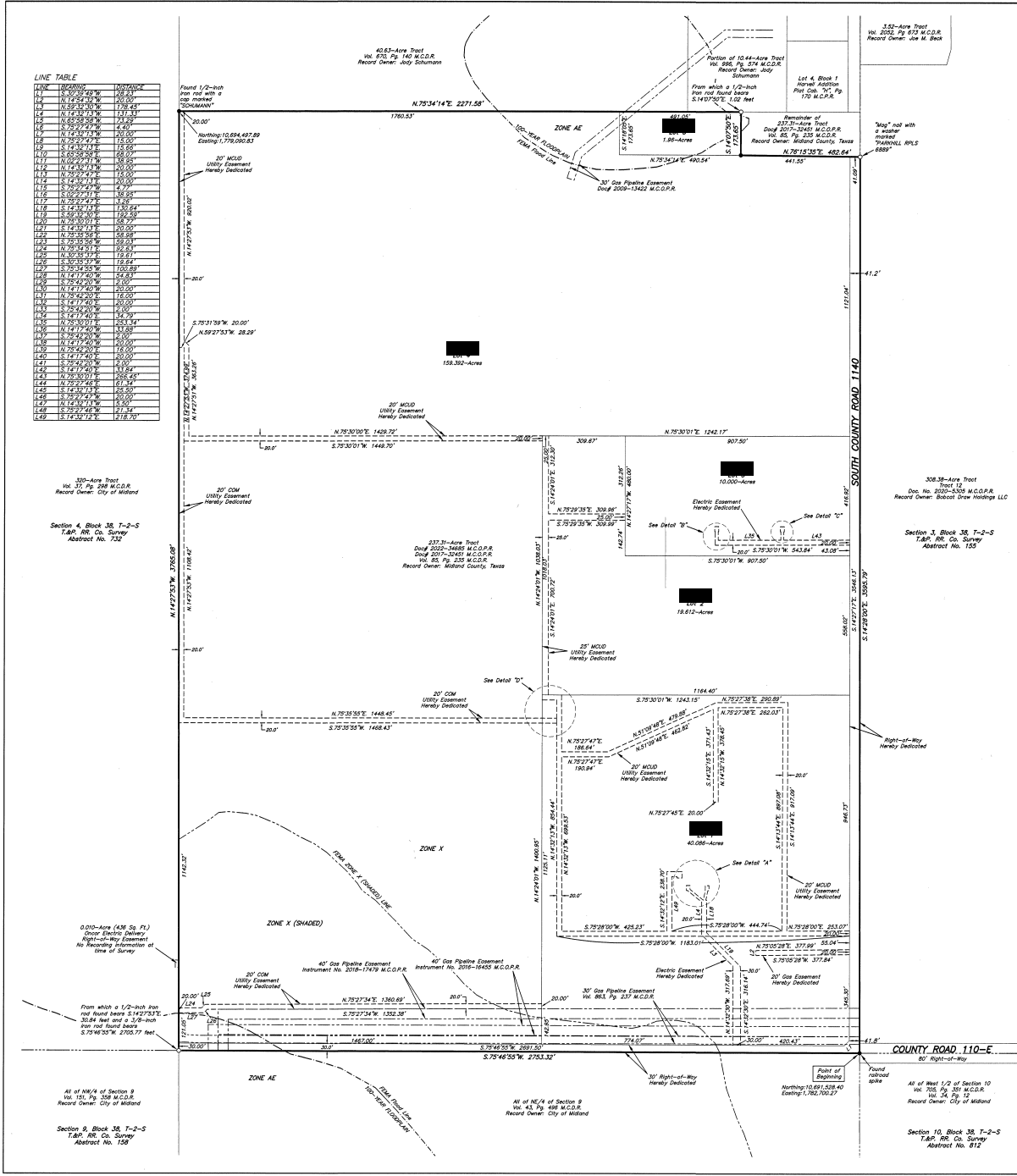
FOR OFFICE USE ONLY		
☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☒ Plat in Digital Format (PDF/JPEG)
☒ Mylar	☒ 1 Copy of Plat (11x17)	☒ CADD File
☒ Application Fee	☒ Title Opinion	☒ Public Improvement
Check # <u>Invoiced</u>	☒ Tax Certificates	☒ Recording Fee
☐ Groundwater Availability Forms <u>N/A</u>		Check # <u>001435</u>
Received By: <u>Bent ORE</u>		Date: <u>RECEIVED</u>

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

Initial: _____

Revised 5/18/2025

LINE	BEARING	DISTANCE
1.00	N 89° 00' 00" E	1760.53
1.01	S 89° 00' 00" W	1760.53
1.02	N 89° 00' 00" E	1760.53
1.03	S 89° 00' 00" W	1760.53
1.04	N 89° 00' 00" E	1760.53
1.05	S 89° 00' 00" W	1760.53
1.06	N 89° 00' 00" E	1760.53
1.07	S 89° 00' 00" W	1760.53
1.08	N 89° 00' 00" E	1760.53
1.09	S 89° 00' 00" W	1760.53
1.10	N 89° 00' 00" E	1760.53
1.11	S 89° 00' 00" W	1760.53
1.12	N 89° 00' 00" E	1760.53
1.13	S 89° 00' 00" W	1760.53
1.14	N 89° 00' 00" E	1760.53
1.15	S 89° 00' 00" W	1760.53
1.16	N 89° 00' 00" E	1760.53
1.17	S 89° 00' 00" W	1760.53
1.18	N 89° 00' 00" E	1760.53
1.19	S 89° 00' 00" W	1760.53
1.20	N 89° 00' 00" E	1760.53
1.21	S 89° 00' 00" W	1760.53
1.22	N 89° 00' 00" E	1760.53
1.23	S 89° 00' 00" W	1760.53
1.24	N 89° 00' 00" E	1760.53
1.25	S 89° 00' 00" W	1760.53
1.26	N 89° 00' 00" E	1760.53
1.27	S 89° 00' 00" W	1760.53
1.28	N 89° 00' 00" E	1760.53
1.29	S 89° 00' 00" W	1760.53
1.30	N 89° 00' 00" E	1760.53
1.31	S 89° 00' 00" W	1760.53
1.32	N 89° 00' 00" E	1760.53
1.33	S 89° 00' 00" W	1760.53
1.34	N 89° 00' 00" E	1760.53
1.35	S 89° 00' 00" W	1760.53
1.36	N 89° 00' 00" E	1760.53
1.37	S 89° 00' 00" W	1760.53
1.38	N 89° 00' 00" E	1760.53
1.39	S 89° 00' 00" W	1760.53
1.40	N 89° 00' 00" E	1760.53
1.41	S 89° 00' 00" W	1760.53
1.42	N 89° 00' 00" E	1760.53
1.43	S 89° 00' 00" W	1760.53
1.44	N 89° 00' 00" E	1760.53
1.45	S 89° 00' 00" W	1760.53
1.46	N 89° 00' 00" E	1760.53
1.47	S 89° 00' 00" W	1760.53
1.48	N 89° 00' 00" E	1760.53
1.49	S 89° 00' 00" W	1760.53
1.50	N 89° 00' 00" E	1760.53



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, MIDLAND COUNTY is the record owner of a tract of land located in Section 4, Block 38, T-2-S, T-8P, RR. Co. Survey, Midland County, Texas and more particularly described above on the plat hereto;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, MIDLAND COUNTY, do hereby adopt this plat designating the herein above described property as SHERIFF GARY PAINTER SUBDIVISION in the County of Midland, Texas, and we do hereby dedicate to the public use forever the streets and easements shown thereon.

WITNESS our hands at Midland, Texas, this 25 day of JUNE, 2025.

Terry Johnson, County Judge

CERTIFICATE OF APPROVAL

For approval by the commission:

This is to certify that the above and foregoing plat of SHERIFF GARY PAINTER SUBDIVISION was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this 25 day of JUNE, 2025.

Chairman - Abraham Bell
Secretary - London Ochoa

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

AT&T Texas
Alamos Energy
Optimum

Steve Hilliard
Digitally signed by JERRY UNDERWOOD
Mark Lib
Mark Lib
Nicki Buler

SPECIAL STATE PLANE COORDINATE NOTE

Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community Number 481238, Map Number 483202295, Panel 238 of 525, revised September 18, 2005, portions of the surveyed property are located in a Special Flood Hazard Area. According to the map, the current flood zone classification for the surveyed property is Zone A and Zone X.

FLOOD ZONE INFORMATION

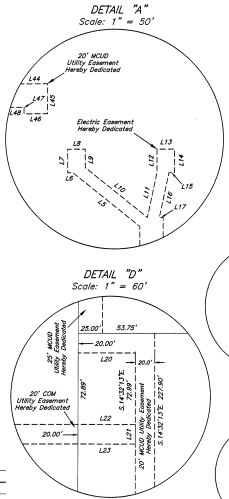
Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community Number 481238, Map Number 483202295, Panel 238 of 525, revised September 18, 2005, portions of the surveyed property are located in a Special Flood Hazard Area. According to the map, the current flood zone classification for the surveyed property is Zone A and Zone X.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Franklin Leamon, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land on May 15, 2025, 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.

Franklin Leamon, R.P.L.S. #6889



SHERIFF GARY PAINTER SUBDIVISION

Being a plat of 236.341 acres in Section 4, Block 38, T-2-S, T-8P, RR. Co. Survey, Abstract No. 732, Midland County, Texas, being a portion of that certain 237.31-acre tract recorded in Document No. 2022-24685 of the Official Public Records of Midland County, Texas.

0' 200' 400'
Original Scale: 1" = 200'

LEGEND:

- = Found Monument
- = Set 1/2" iron rod with a plastic cap marked "TERRILL RPLS 6889" unless otherwise specified.
- M.C.D.R. = Midland County Deed Records
- M.C.P.R. = Midland County Official Public Records
- M.C.P.R. = Midland County Plat Records
- = Plat Limits Boundary Line
- = Tract/Deed/Plot Adjacent Lines
- = Section/Abstract Line
- = Existing Easement Line
- = Proposed Easement Line

PLAT 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 these lots may be developed or before a building permit may be obtained.
- 1/2" iron rod with plastic cap set at each corner unless otherwise specified.
- 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.
- The boundaries of the 100-year floodplain (and floodway) as shown herein are as designated by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Community Number 481238, Map Number 483202295, Panel 238 of 525, revised September 18, 2005, and are subject to change without notice. Any flood hazard areas including the minimum area or floor elevation required for construction on any lot located wholly or partly within the 100-year floodplain may be obtained from the City of Midland. Before any development (including lot, channel modification, etc.) proceeds on any land encompassed by the 100-year floodplain, or within any adjacency or zone, a development permit application must be filed at the City of Midland.

OWNER

MIDLAND COUNTY
505 N. LOHMEYER, 11TH FLOOR
MIDLAND, TEXAS 79701
432.742.7370

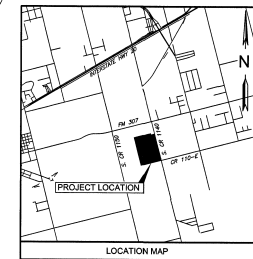
ENGINEER

PARKHILL
1700 WEST WALL STREET, SUITE 100
MIDLAND, TEXAS 79701

SHERIFF GARY PAINTER

Parkhill

TBPELS FIRM REGISTRATION NO. 10184091



PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
NO.
DATE

Block 1

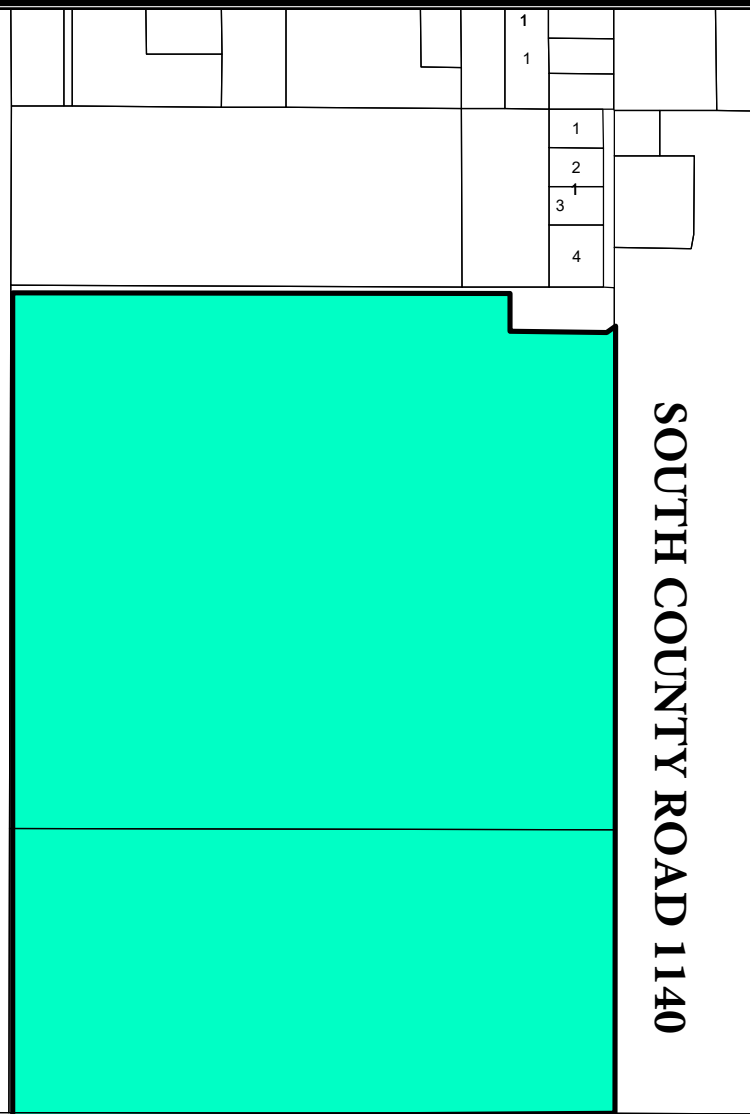
Block 1

Block 1

Block 1

Block 1

Block 1



SOUTH COUNTY ROAD 1140

EAST COUNTY ROAD 110

Location Map

SUB-24-0799

Scale: 1" = 877'

Proposed plat of Sheriff Gary Painter being a 237.31-acre tract of land located in the east half of Section 4, Block 38, T-2-S, T&P R.R. Co. Survey, Midland County, Texas.

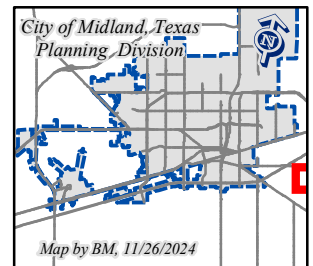
Generally located at the northwest corner of the intersection of East County Road 110 and South County Road 1140. (Extraterritorial Jurisdiction)

PACKET

Page 3.17

LEGEND

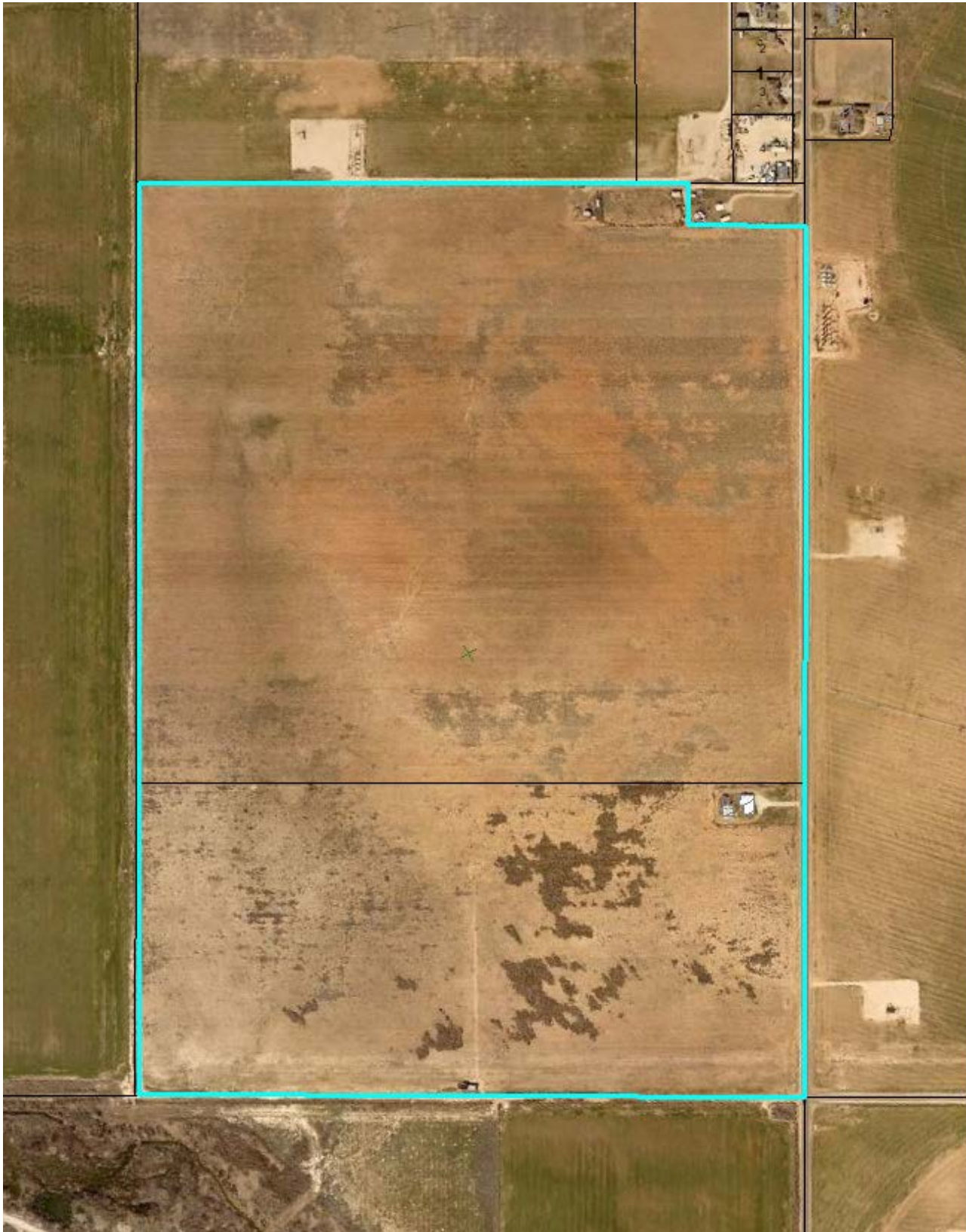
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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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.

August 4, 2025





FINAL PLAT SHERIFF GARY PAINTER SUBDIVISION

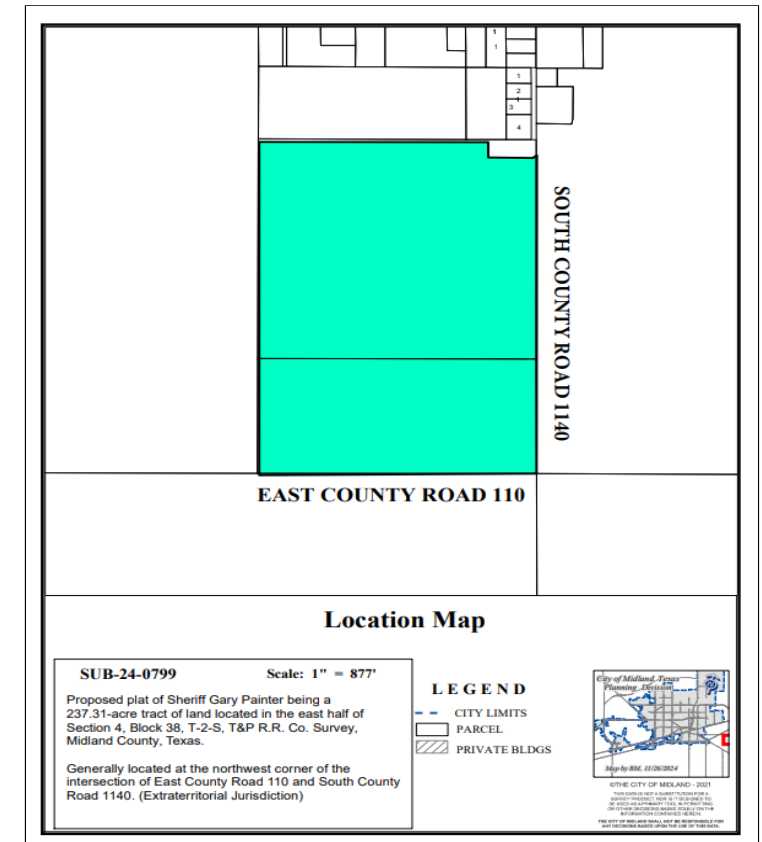


Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Developer/Property Owner:** Midland County
- **Representative:** Josh Wallender, with Parkhill
- **Location:** 2214 South County Road 1140 (ETJ)
- **Reason for Request:** For the development of a jail



2

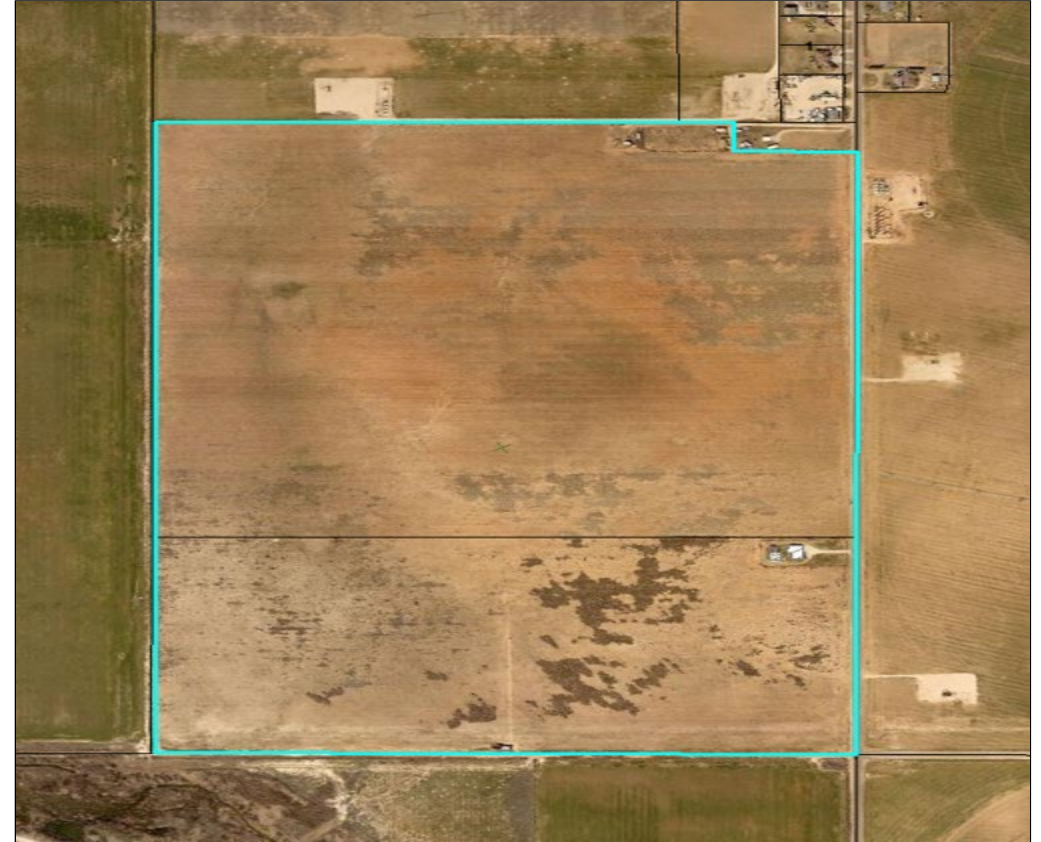


- **Acreage:** 236.341 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 5



LAND USE

- **Current Use:** Vacant
- **Surrounding Uses:**
 - **North:** Commercial Use
 - **South/East/West:** Vacant
- **Proposed Use:** Jail and Future Commercial Development

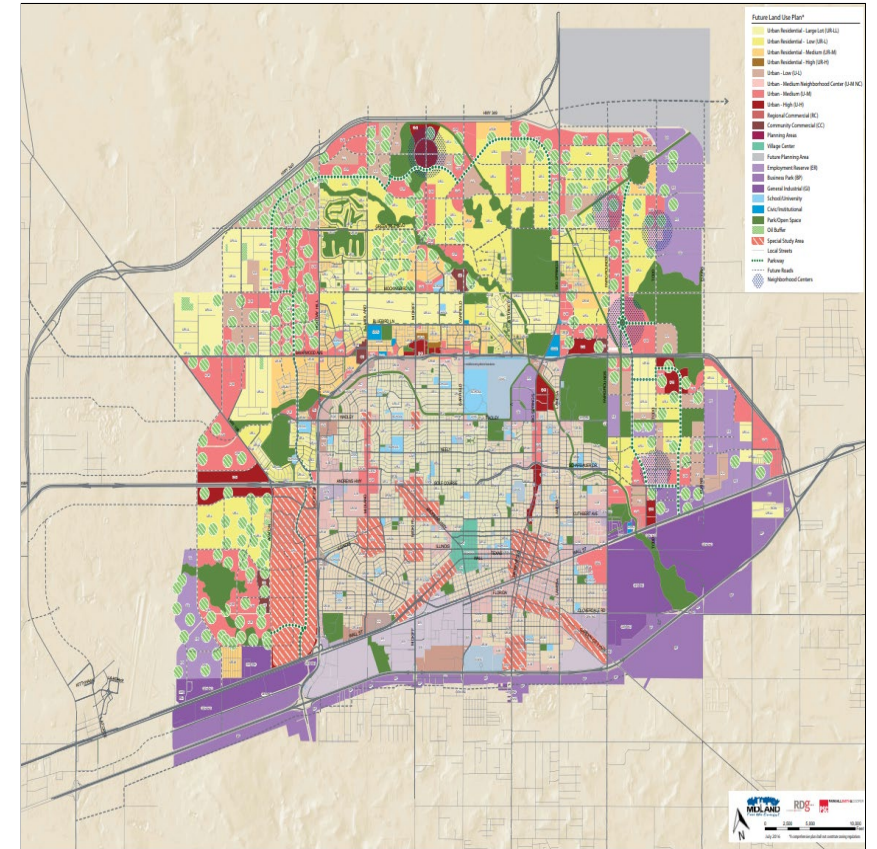


4



COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



5



STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on May 5, 2025.
- City Council approved the preliminary plat on May 13, 2025.
- Staff recommends denial of this request.

6



MISSION

Deliver exceptional services and promote a high quality of life and place for ALL our citizens.



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: August 04, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Britt Murry, Senior Planner

SUBJECT: Motion approving a Final Plat of IDEA Henry School Addition, being a plat of a 26.8621-acre tract of land located in Section 24, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the northwest corner of the intersection of Briarwood Avenue and Navasota Drive.) (DISTRICT 4) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

LR, Local Retail District

Preliminary Plat Approval:

WA Civil, LLC, on behalf of IDEA Public School, is requesting to plat a property located on the north side of Briarwood Avenue into one lot for the development of a public school.

The preliminary plat was approved at the March 21, 2025, 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.

The final plat attached hereto has been circulated to all City departments for review.

Below are the departments' comments.

Engineering: (Approved)

*** IMPACT FEES: Okay as shown.. [For Applicant's Information Only.]

ROW: Refer to transportation's comments, if any. [For Applicant's Information Only.]

PAVING: Deferral for the timing of the Navasota Drive paving improvements has been administratively approved. [For Applicant's Information Only.]

WATER: Deferral for the timing of the Navasota Drive water improvements has been administratively approved. [For Applicant's Information Only.]

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. [For Applicant's Information Only.]

PRO RATA: None. [For Applicant's Information Only.]

SEWER: Deferral for the timing of the Navasota Drive wastewater improvements has been administratively approved. [For Applicant's Information Only.]

DRAINAGE: Drainage report has been approved with the building permit. Deferral for the timing of the Navasota Drive drainage improvements has been administratively approved. [For Applicant's Information Only.]

EASEMENTS: Show existing and proposed. [For Applicant's Information Only.]

SIDEWALKS: Required with building permit. [For Applicant's Information Only.]

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. [For the Applicant's information only.] No objections to plat. [For the Applicant's information only.]

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas issues

Building Code: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2023 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, oil and gas considerations, and floodplain requirements if necessary. Code versions are subject to change depending on the time of new code editions adopted in the City of Midland and date of permit application.

GIS: (Approved)

Legal description of Tract B should be modified to show the acreage out of SCP Midland West that is being replatted.

Addressing: (Approved)

Private entrance off Briarwood to school is a driveway. This driveway leads to the main front entrance of the school also facing Briarwood. Confirmed with Developer and Address will be assigned off Briarwood Avenue.

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of IDEA Henry School Addition subject to Condition A.

Condition:

- A. Approval of this Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]**

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: Idea Henry School Addition

Legal Description (attached sealed Metes and Bounds): 24.77 Acres of land (R.O.W. Tract A), 0.8324 Acres of land (R.O.W. Tract B), and 0.9743 Acres of Land (R.O.W. Tract C) Situated in Section 24, Block 40, T-1-S, and the T&P RR Co. Survey, Abstract 1392, City of Midland, Midland County, Being all of a called 18.1329 acre tract one and all of a called 6.5203 acre tract two described in a deed to Idea Public Schools as recorded in document No. 2020-19035, Official Public Records, Midland County, Texas

Property Owner <i>IDEA</i> Printed Name: <i>Jeffrey</i> Idea Public School - Jeffrey Cottrill	Phone () Email 956-377-8000
Address 2115 W Pike Blvd	City Weslaco
State TX	Zip 78596

Developer (if different than Owner) Printed Name: PMSI TX - Andrew Stanton	Phone () Email 956.212.3169
Address 1822 W Braker Ln #81734	City Austin
State TX	Zip 78708

Representative (if acting as Agent, see affidavit on page 2) Firm: WA Civil LLC - Larry Walker, PE Printed Name: _____	Phone () 432-528-3159 Email lwalker@wacivil.com
Address 223 West Wall St, Ste 226	City Midland
State TX	Zip 79701

Current Zoning: _____**Reason for Platting:** _____
Platting property into _____

Plat Information	Total Acreage: _____
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ 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) & CADD File
- 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'

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):

Date: 3/31/25

Property Owner (printed):

Jeffrey Cottrill

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.

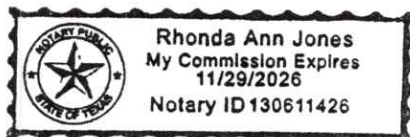
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Larry H. Walker who, being by me duly sworn, upon oath says: That (s)he is authorized by Jeffrey Cottrill, 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 24 day of June, 20 25, to certify which witness my hand and seal of office.



Rhonda Ann Jones
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS
Lamar

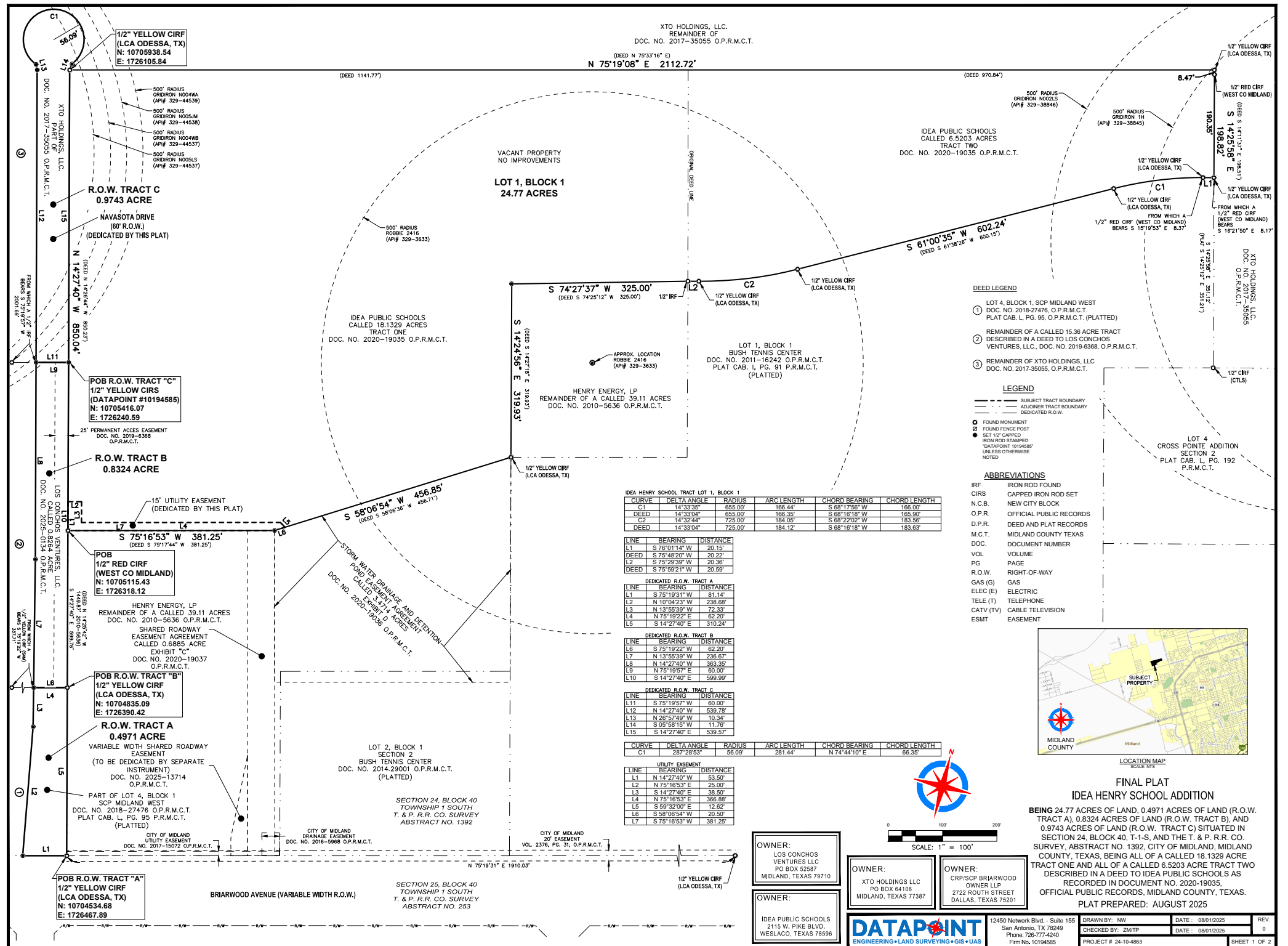
FOR OFFICE USE ONLY

- | | | |
|---|---|--|
| ☐ Property Owner Authorization | ☐ 1 Copy of Dimensioned Plat | ☐ Plat in Digital Format (PDF/JPEG) |
| ☐ Mylar | ☐ 1 Copy of Plat (11x17) | ☐ CADD File |
| ☐ Application Fee | ☐ Title Opinion | ☐ Public Improvement |
| Check # _____ | ☐ Tax Certificates | ☐ Recording Fee |
| | | Check # _____ |

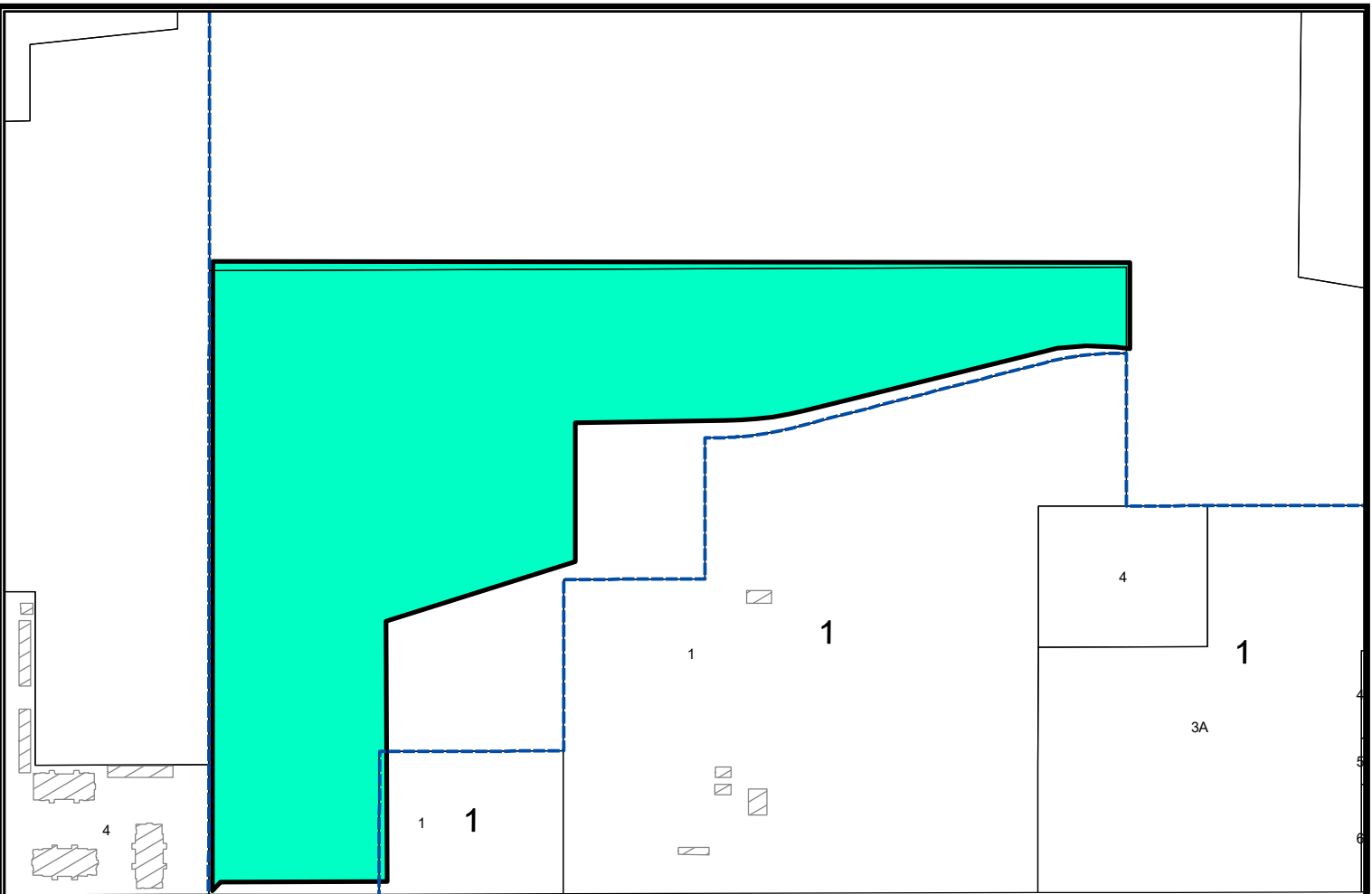
Received By: _____

Date: _____

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



Z:\2024\04-ODESSA\02-PLATTING & DEVELOPMENT\24-10-4863_Idea Henry School, Midland, TX 79707\01-BASE\TXC4203_24-10-4863_Idea Henry School, Midland, TX 79707 - BASE.dwg
3/16/2023 3:59 PM Z.MCEWN



BRIARWOOD AVE



LOCATION MAP

SUB-20-0373

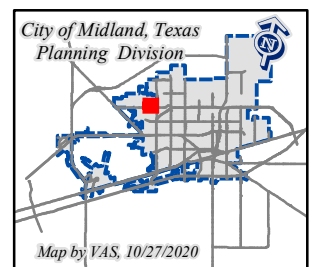
Scale: 1" = 400'

Proposed plat of the IDEA Bush School Site, being a plat of a 29.92-acre tract of land located in Section 24, Block 40, T-1-S, T & P RR Co. Survey, City and County of Midland, Texas.

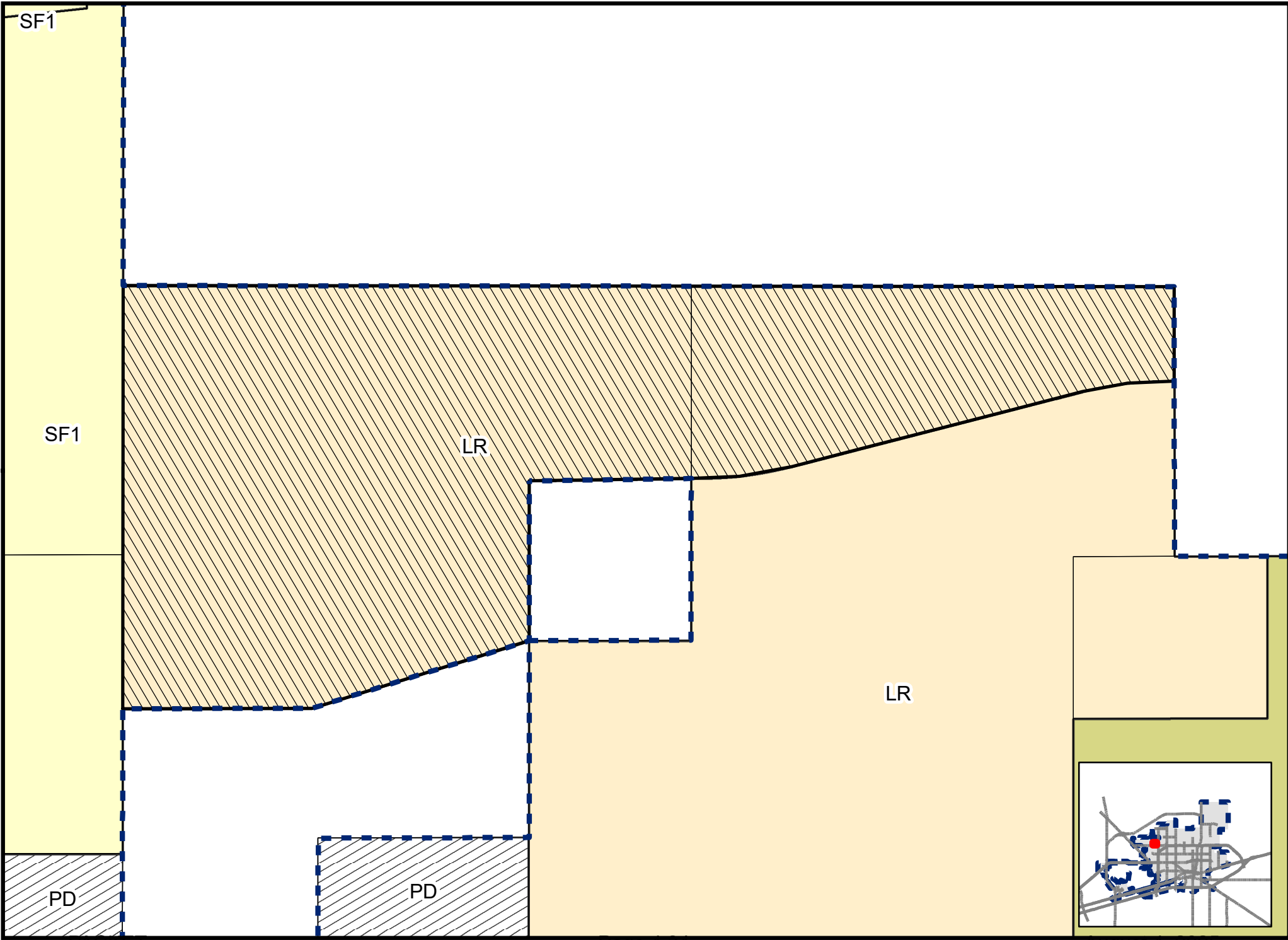
Generally located on the northeast corner of the intersection of Briarwood Avenue and Navasota Drive (Extraterritorial Jurisdiction)

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.
August 4, 2025
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



SF1

SF1

LR

LR

PD

PD

PACKET

Page 4.34

August 4, 2025







FINAL PLAT IDEA HENRY SCHOOL SUBDIVISION

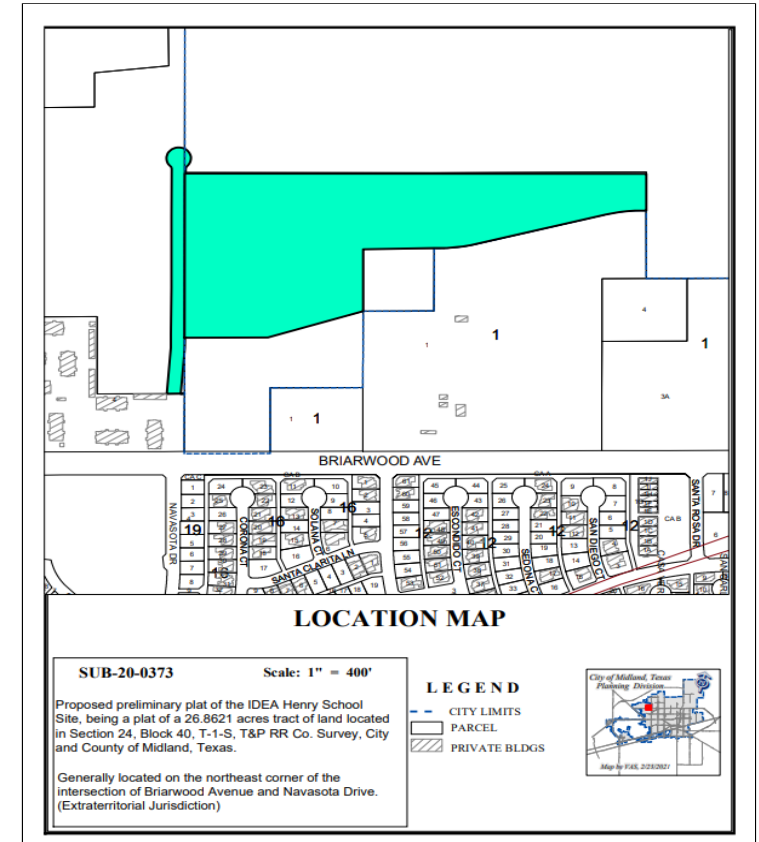


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Developer:** PMSI TX
- **Property Owner:** IDEA Public School
- **Representative:** Larry Walker, with WA Civil, LLC
- **Location:** Generally located on the northeast corner of the intersection of Briarwood Avenue and Navasota Drive. (Council District 4)
- **Reason for Request:** Platting for the development of a future school



3

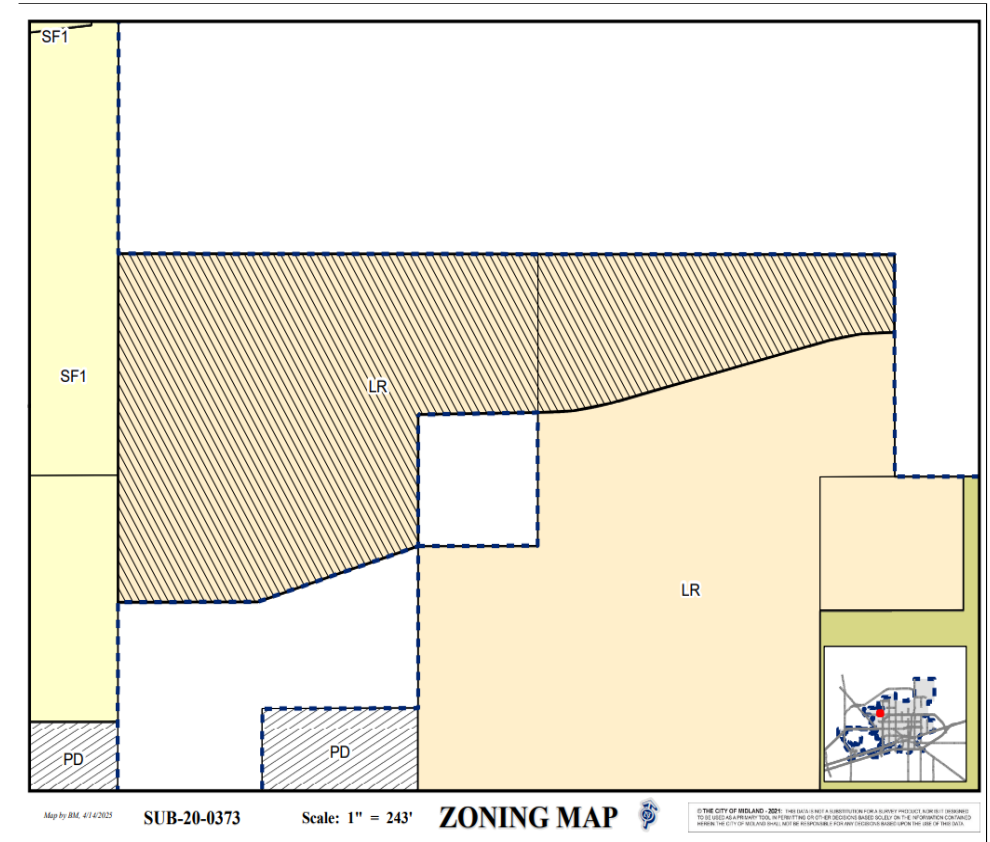
- # PACKET



ZONING

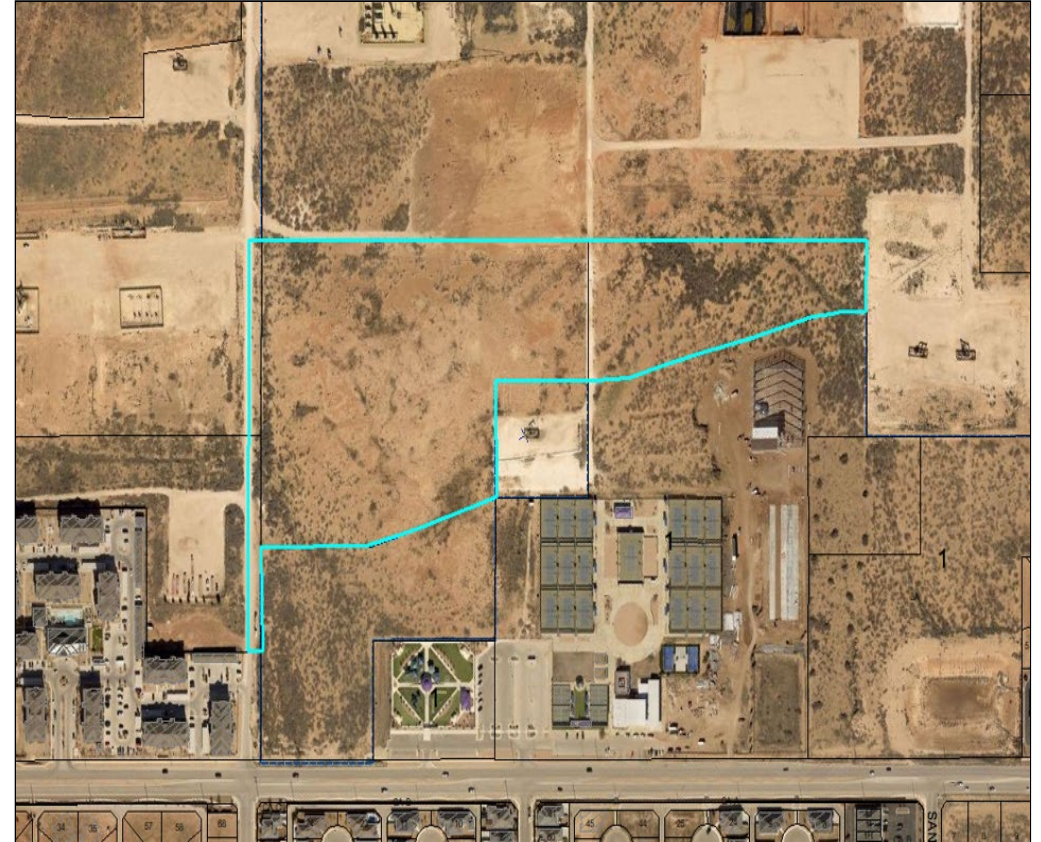
- **Current Zoning:** LR, Local Retail District
- **Surrounding Zoning:**
 - **North/East:** Extraterritorial Jurisdiction
 - **South:** LR, Local Retail District and Extraterritorial Jurisdiction
 - **West:** SF-1, Single-Family Dwelling District

4



LAND USE

- **Current Use:** Vacant
- **Surrounding Uses:**
 - **North/East:** Vacant
 - **South:** Tennis Facility
 - **West:** Vacant and Residential
- **Proposed Use:** School



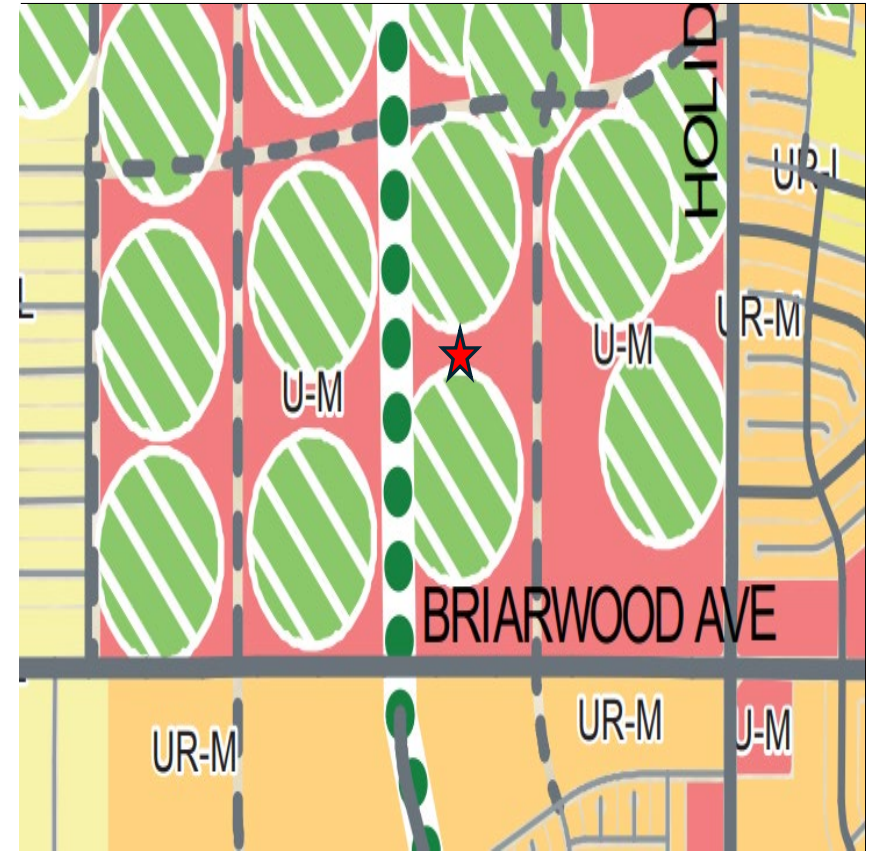
5



COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-Medium (U-M)
- **Supported Uses:** A mix of complementary uses, including single-family housings, multi-family housing, schools, mid-sized parks and churches, commercial and mixed use.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.

6



STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on March 1, 2021.
 - The Planning & Zoning Commission reinstated the preliminary plat on April 21, 2025.
 - Staff recommends approval of this request subject to condition A.
- A. Approval of this Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]

7



MISSION

Deliver exceptional services and promote a high quality of life and place for ALL our citizens.



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: August 4, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

SUBJECT: Motion approving a Final Plat of Timber Wolf Estates, Section 2, being a replat of the west 2 acres of Lot 13, Block 1, Timber Wolf Estates, City of Midland, Martin County, Texas. (Generally located at the northwest corner of the intersection of Jadan Kate Road and Elkins Road.) (Council District 1) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

AE, Agricultural Estate District

Preliminary Plat Approval:

Luchini & Mertz Land Surveyors, on behalf of Walter Kniffin, is requesting to plat the western two acres of the five-acre property located at 6801 Elkins Road, in order to create a second lot for residential sale.

The Preliminary Plat was approved on June 2, 2025, by the Planning and Zoning Commission.

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.

The final plat attached hereto has been circulated to all City departments for review.

Below are the departments' comments.

Engineering: (Approved)

IMPACT FEES: There are no impact fees associated with this plat. Plat outside designated service areas. [For Applicant's Information Only.]

ROW: Refer to Transportation's Comment's. [For Applicant's Information Only.]

PAVING: Deferral request for paving improvements were administratively approved on 08/01/2025. [For Applicant's Information Only.]

WATER: Deferral request for water improvement were administratively approved on 08/01/2025. [For Applicant's Information Only.]

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. [For Applicant's Information Only.]

PRO RATA: None. [For Applicant's Information Only.]

SEWER: Deferral request for sewer improvements were administratively approved on 08/01/2025. [For Applicant's Information Only.]

DRAINAGE: Show compliance with Timberwolf Estates, Section 2 Drainage Study, prepared by EZ Bryand Engineering and approved by City on 08/01/2025. [Reference City Code Sect. 11-2-3(D)8]

EASEMENTS: Show existing and proposed. [For Applicant's Information Only.]

SIDEWALKS: Deferral request for sidewalk improvements were administratively approved on 08/01/2025. [For Applicant's Information Only.]

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. [For the Applicant's information only.]

No objections to plat. [For the Applicant's information only.]

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas issues.

Building Code: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2023 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, oil and gas considerations, and floodplain requirements if necessary. Code versions are subject to change depending on the time of new code editions adopted in the City of Midland and date of permit application.

GIS: (Approved)

No comment.

Planning: (Approved)

Staff recommends approval of the Final Plat of Timber Wolf Estates, Section 2.

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

OFFICE USE ONLY

Project Number: 50B-25-0840

Case Number: P-25-2321

Proposed Subdivision Plat Name: TIMBER WOLF ESTATES, SECTION 2

Legal Description: ON PLAT

Property Owner WALTER KNIFFIN
Printed Name:

Phone (432) 296-9961

Email
WALTERKNIFFIN@GMAIL.COM

Address 6801 ELKINS ROAD

City MIDLAND

State TX

Zip 79705

Developer (if different than Owner)
Printed Name:

Phone ()

Email

Address

City

State

Zip

Representative (if acting as agent for property owner, see affidavit on page 2)

Firm: LUCHINI & MERTZ

Phone (432) 684-6728

Email

Printed Name: JIMMY BERNDT

JIMMYB@LUCHINIMERTZ.COM

Address 2805 W. KENTUCKY AVE.

City MIDLAND

State TX

Zip 79701

Reason for Platting: Current zoning is AE requiring a min 2.0 acre lot for a residential homestead the proposed property will be out of a 5 acre tract.

Plat Information VOL. 360 PG. 562

Total Acreage: 5.03 acres

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☐ Commercial

☒ Extraterritorial Jurisdiction (ETJ)

Number of Lots:

2

Number of Multi-Family Dwelling Units:

0

Groundwater Availability: Per Texas Local Government Code Section 212.0101, if groundwater is intended to be the water supply for a proposed subdivision, then a statement must be provided with the final plat application and must: (1) be prepared by an engineer licensed to practice in this state or a geoscientist licensed to practice in this state; and (2) certify that adequate groundwater is available for the subdivision. The certification must be submitted by filling out and submitting these two forms with the final plat application: *Certification Form: Groundwater Availability for Platting* and *Plat Attesting Form* which can be found on TCEQ's website as well as the City of Midland's website on the Planning & Zoning page. Although the state law allows for municipalities to waive this requirement under 212.0101(a-1) under certain conditions, it is the decision of the City of Midland to not waive this requirement, and therefore, will not accept requests to waive it. This certification must be submitted before or at the time of final plat submittal or the final plat application will not be accepted.

Will this subdivision utilize groundwater as its water supply? ☒ Yes ☐ No

Submittal Information: Preliminary and final plats must be submitted in accordance with the deadlines in the *Submittal Deadline and Meeting Dates Schedule* which can be found on the City of Midland webpage (www.midlandtexas.gov) on the Planning Division page.

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) & CADD File
- 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'

Mylar Recordation: This application authorizes the City to file the approved plat and associated documents with the County Clerk for recording. Tax certificates showing that no outstanding taxes remain for the property and a check made payable to 'Midland County Clerk' must be provided at submittal. The recording fees are as follows:

For plats 18"x 24" or less: \$60

For plats 18"x 24" or more: \$80

Related documents: \$26 for first page, \$4 for each additional page

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

Property Owner (signature): [Signature] Date: 7/10/25

Property Owner (printed): WALTER KNIFFIN

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.

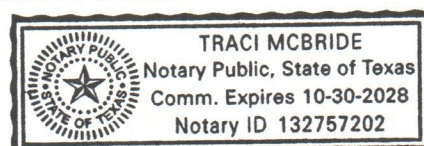
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Jimmy Berndt who, being by me duly sworn, upon oath says: That (s)he is authorized by Walter Kniffin, 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 10th day of July, 2025, to certify which witness my hand and seal of office.



Traci McBride
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

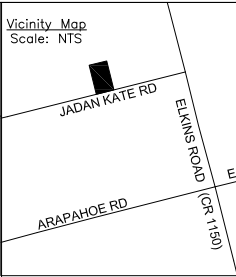
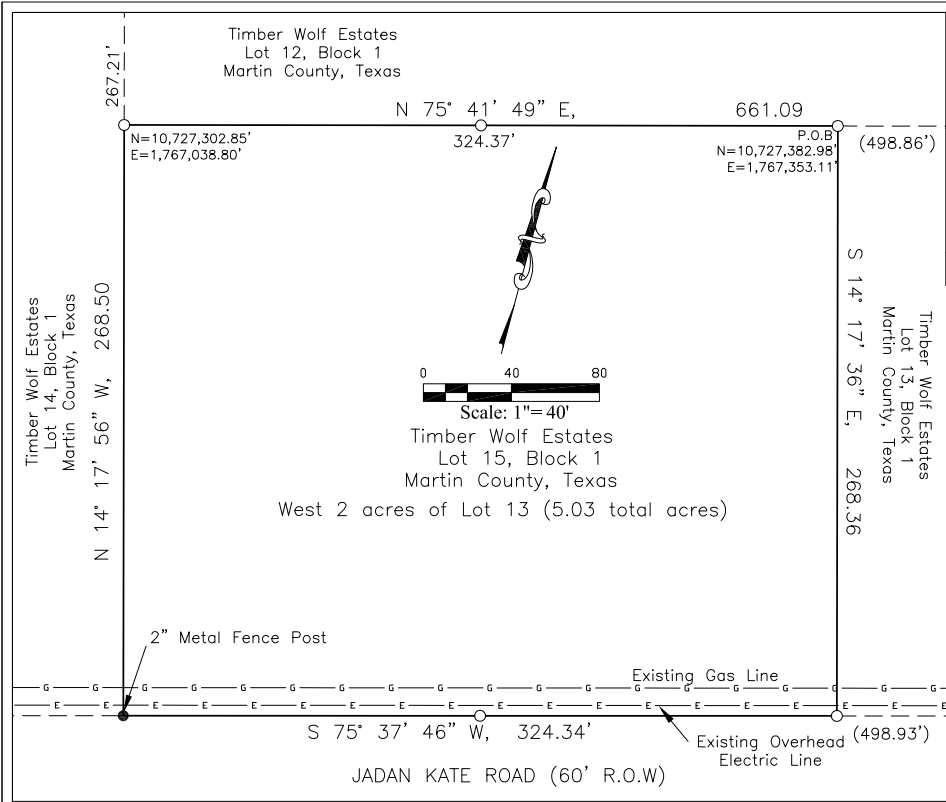
FOR OFFICE USE ONLY		
☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☒ Plat in Digital Format (PDF/JPEG)
☒ Mylar	☒ 1 Copy of Plat (11x17)	☒ CADD File
☐ Application Fee	☒ Title Opinion	☒ Public Improvement
Check # <u>74742 BQ</u>	☒ Tax Certificates	☐ Recording Fee
☐ Groundwater Availability Forms		Check # <u>14742</u>
Received By: <u>Burt [Signature]</u>		Date: _____

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

RECEIVED
JUN 9 2025

BY:

Revised 5/18/2025



LEGEND

○ = SET 1/2" IRON ROD

● = FOUND 1/2" IRON ROD "RPLS 5707"

— = EXISTING BOUNDARY LINE

— = PLAT BOUNDARY LINE

D.R.M.C.T = DEED RECORDS MIDLAND COUNTY TEXAS

P.R.M.C.T = PLAT RECORDS MIDLAND COUNTY TEXAS

TIMBER WOLF ESTATES, SECTION 2
Being A Replat of
West Part of Lot 13, Block 1,
City of Midland, Martin County, Texas

BEING a 2.0 acre tract out of the West side of Lot 13, Block 1 Timber Wolf Estates as recorded in Volume 360, Page 562 Plat Records Martin County, Texas, and being more particularly described as follows:

BEGINNING (N= 10,727,382.98' & E= 1,767,353.11') at a 1/2" iron rod with cap marked "LUCHINI & MERTZ" set at the Northeast corner of said 2.0 acre tract from whence a 1/2" iron rod found at the Northeast corner of said Timber Wolf Estates bears North 75°41'49" East a distance of 498.86 feet to a 1/2" iron rod with cap marked "RPLS 5707" and North 14°18'14" West a distance of 2,290.05 feet;

THENCE South 14°17'36" East a distance of 268.36 feet to a 1/2" iron rod with plastic cap marked "LUCHINI & MERTZ" set at the Southeast corner of said 2.0 acre tract and being on the North Right of Way line of Jadan Kate Road;

THENCE South 75°37'46" West along the North Right Of Way line of said Jadan Kate Road a distance of 324.34 feet to a 2" metal fence post found at the Southwest corner of said 2.0 acre tract and being the Southwest corner of said Lot 13, from whence a 1/2" iron rod found bears South 75°37'46" West a distance of 743.35 feet;

THENCE North 14°17'56" West along the West line of said Timber Wolf Estates, and being the West line of said Lot 13 a distance of 268.50 feet to a 1/2" iron rod with plastic cap marked "LUCHINI & MERTZ" set at the Northwest corner of this;

THENCE South 75°41'49" East along the North line of said Lot 13 a distance of 324.37 feet to the Point Of Beginning containing 2.0 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That, WALTER G. KNIFFIN IV AND AUDREY M. KNIFFIN do here by adopt this Re-plat designating the herein above described property as, TIMBER WOLF ESTATES, SECTION 2, an addition to the City of Midland, County of Martin, Texas, and hereby dedicate to the public use forever the streets, alleys and easements shown thereon. WITNESS our hands at Midland, Texas,

this the _____ day of _____, 2025.

WALTER G. KNIFFIN IV

Notes:

- Survey Reconstruction filed in the Office of Luchini and Mertz Land Surveying Company.
- 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.
- According to the FEMA Flood Insurance Rate Map 48329C0100F, dated September 16, 2005 shows this property not to lie in a Special Flood Hazard Area.
- All bearings and coordinates are based on the Texas Coordinate System of 1983, Central Zone.
- 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 installation of public improvements may be required by the City of Midland as such time as: (1) the 2.00-acre tract is re-platted for subdivision into more than three tracts or (2) the property is rezoned for a more intensive use.

This plat has been checked for accessibility of utilities:

Oncor Electric Delivery Company

AT&T Texas

ATMOS Energy

OPTIMUM

ASTOUND

CERTIFICATE OF APPROVAL

For approval by the commission:
This is to certify that the above and foregoing plat of TIMBER WOLF ESTATES, SECTION 2 was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on

this _____ day of _____, 2025.

Abraham Bejil – Chair

Landon Ochoa – Secretary

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF MIDLAND

This plat was acknowledged before me on _____, 2025.

by WALTER G. KNIFFIN IV

Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF MIDLAND

This plat was acknowledged before me on _____, 2025.

by AUDREY M. KNIFFIN

Notary Public, State of Texas

FILED FOR RECORD

THIS _____ DAY OF _____, 2025

AT _____ O'CLOCK AND _____ MINUTES

IN _____, MARTIN COUNTY PLAT RECORDS

COUNTY CLERK – MARTIN COUNTY TEXAS

DEPUTY

TIMBER WOLF ESTATES, SECTION 2

Plat Filed For Record
City of Midland, Martin County, Texas

Document No. _____

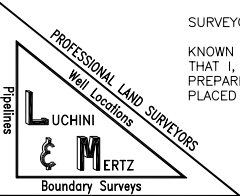
CABINET _____ PAGE _____

DATE _____

Walter Kniffin – 6801 Elkins Road Midland Texas, 79705 – 432-269-9961

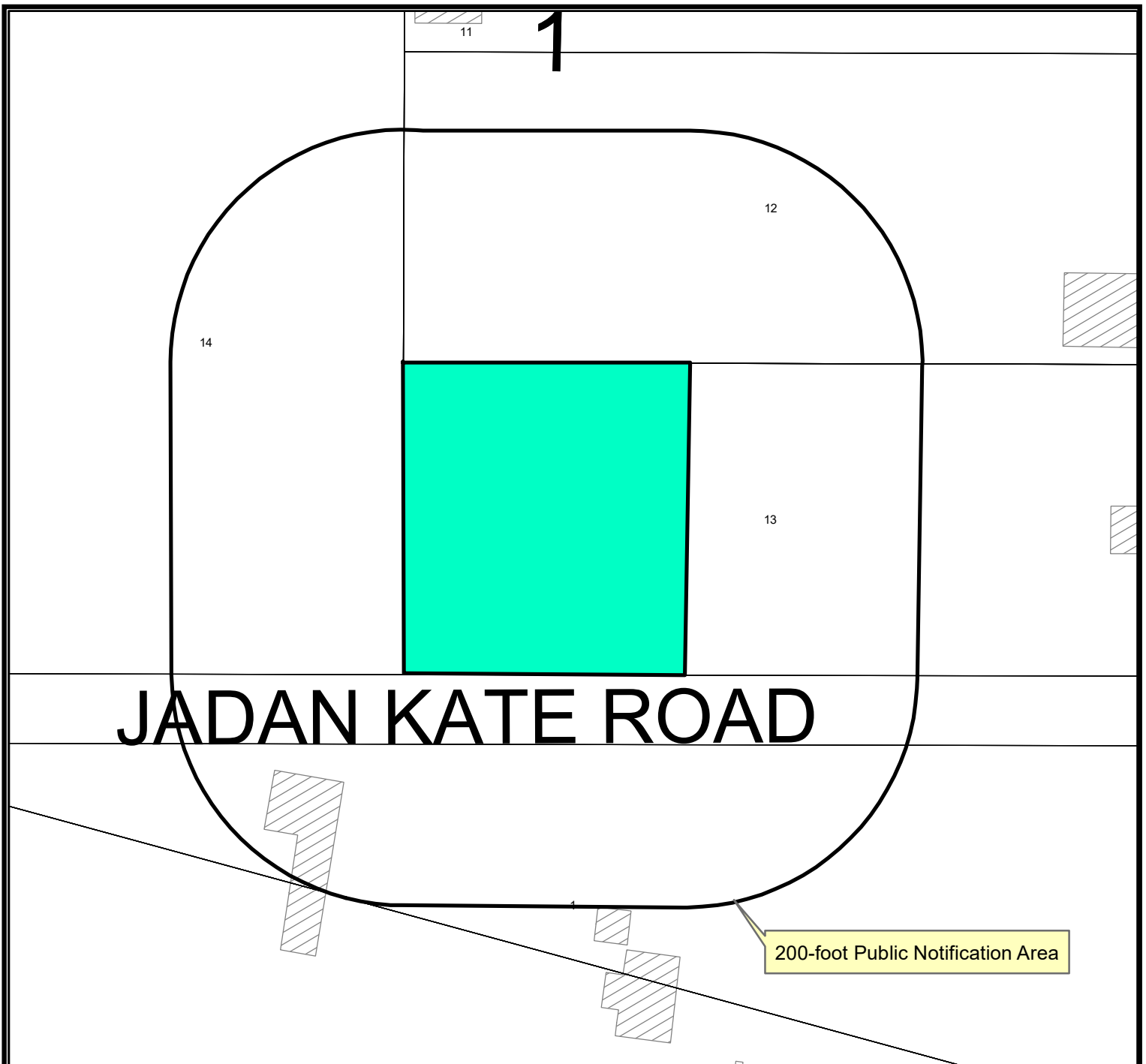
Job Number: 250203PS --Drawn By: ZB 5-6-2025

Luchini & Mertz: 2805 W. Kentucky -- Midland, Texas -- (432) 684-6728 -- Firm# 10086500



SURVEYOR'S CERTIFICATE

KNOWN ALL BY THESE PRESENTS:
THAT I, JEFFREY SUITER, 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



Location Map

SUB-25-0840

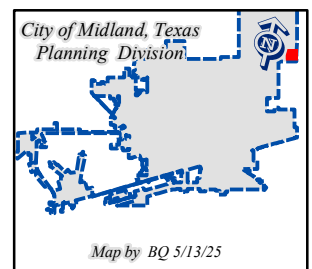
Scale: 1" = 800'

Proposed plat of Timber Wolf Estates, Section 2, being a replat of Lot 13, Block 1, Timber Wolf Estates, City of Midland, Martin County, Texas.

Generally located at the northwest corner of the intersection of Jadan Kate Road and Elkins Road.
(Council District 1)

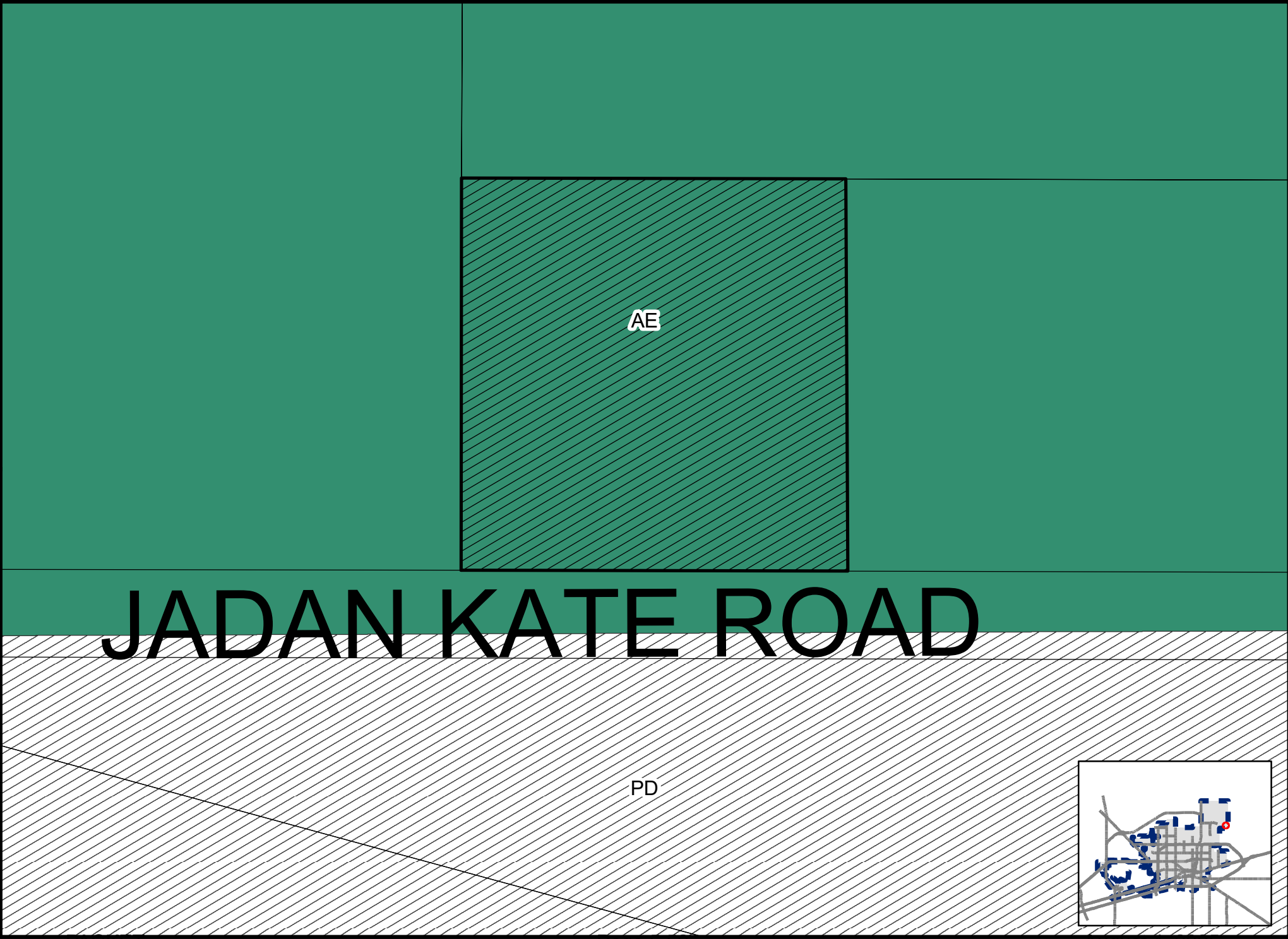
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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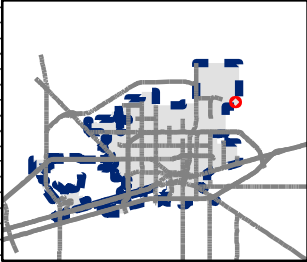
THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT. NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



AE

JADAN KATE ROAD

PD









FINAL PLAT TIMBER WOLF ESTATES, SECTION 2

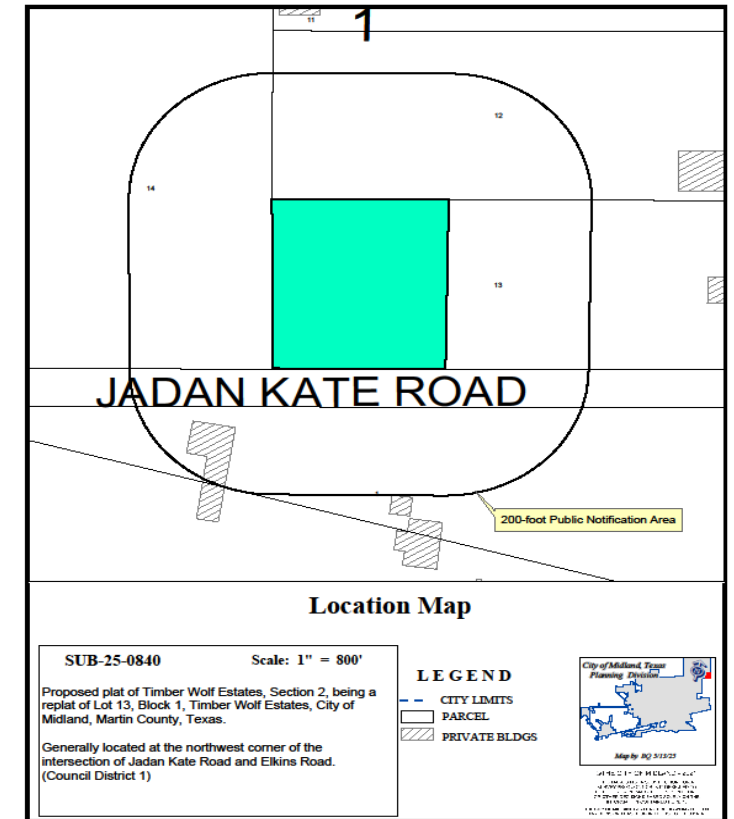


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

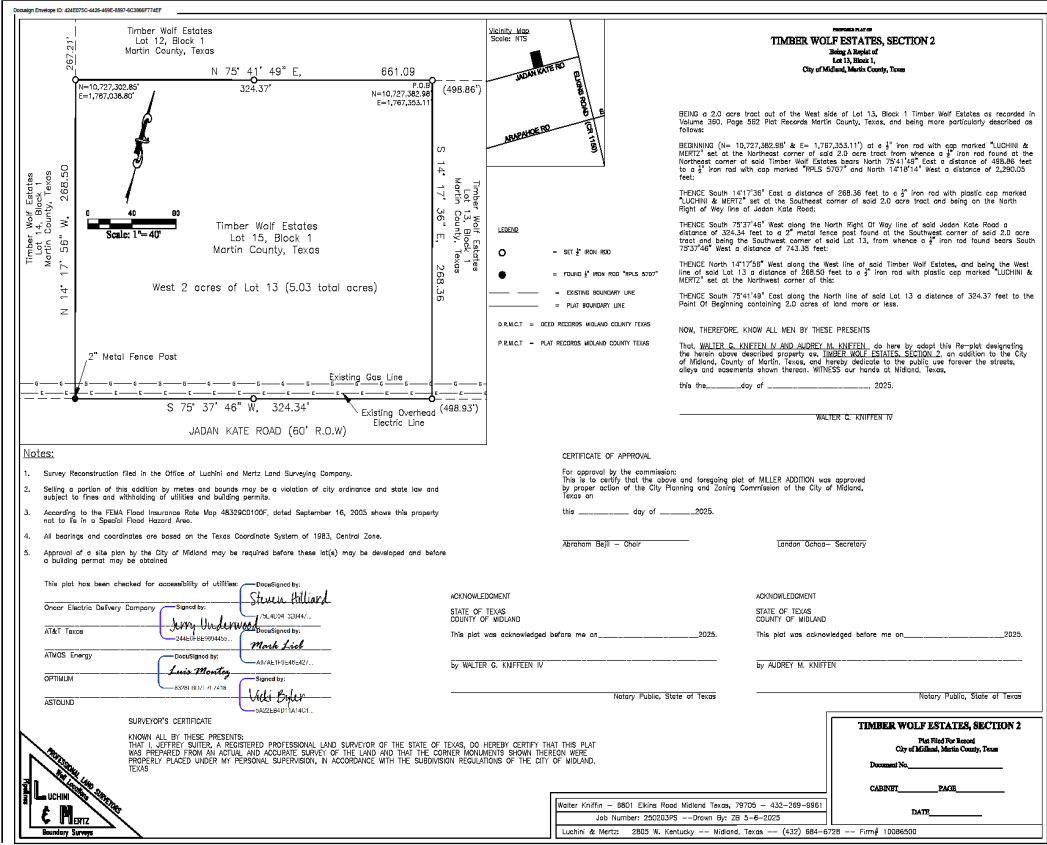
- **Property Owner:** Walter Kniffin
- **Representative:** Jimmy Berndt with Luchini & Martz Land Surveyors
- **Location:** 6801 Elkins Road (Council District 1)
- **Reason for Request:** Replatting to make additional lots for future residential development



PLAT DETAILS

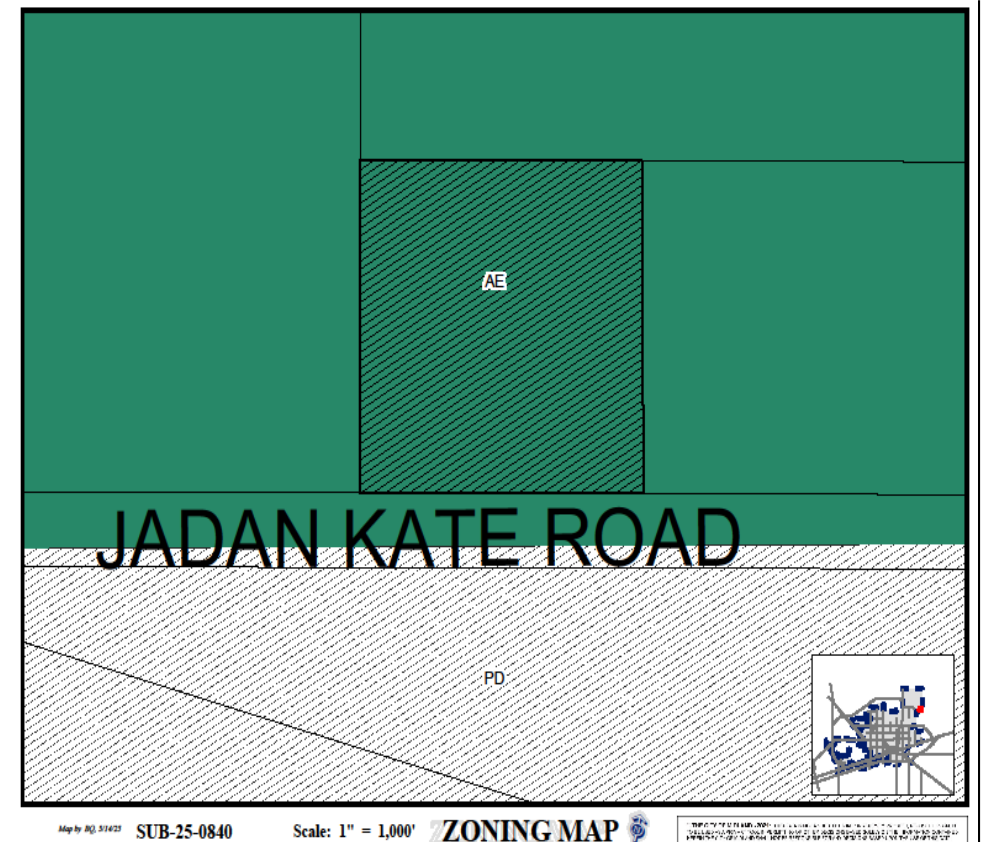
- Acreage: 5.03 acres
- Number of Existing Lots: 1
- Number Proposed Lots: 2

3



ZONING

- **Current Zoning:** AE, Agricultural Estate District
- **Surrounding Zoning:**
 - **North/East/West:** AE, Agricultural Estate District
 - **South:** PD, Planned Development District for Housing Development

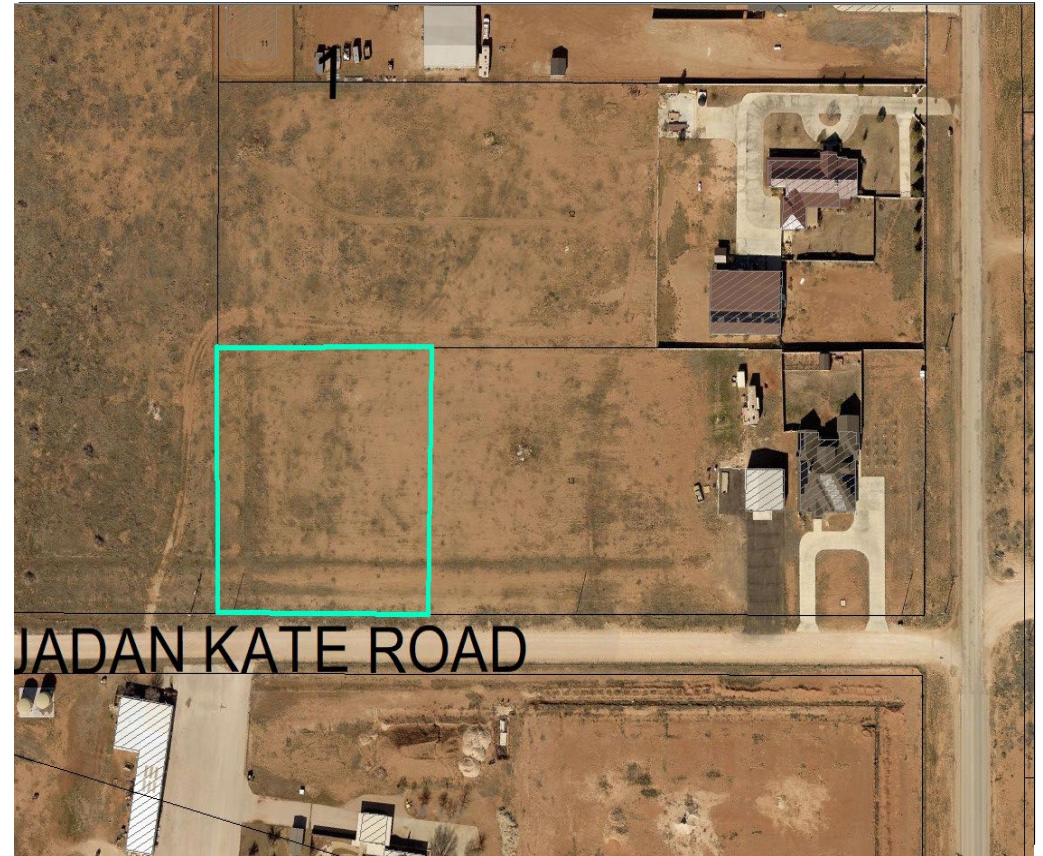


4



LAND USE

- **Current Use of the Property:** Residential
 - **North/South/East:** Residential
 - **West:** Vacant
- **Proposed Use:** Residential

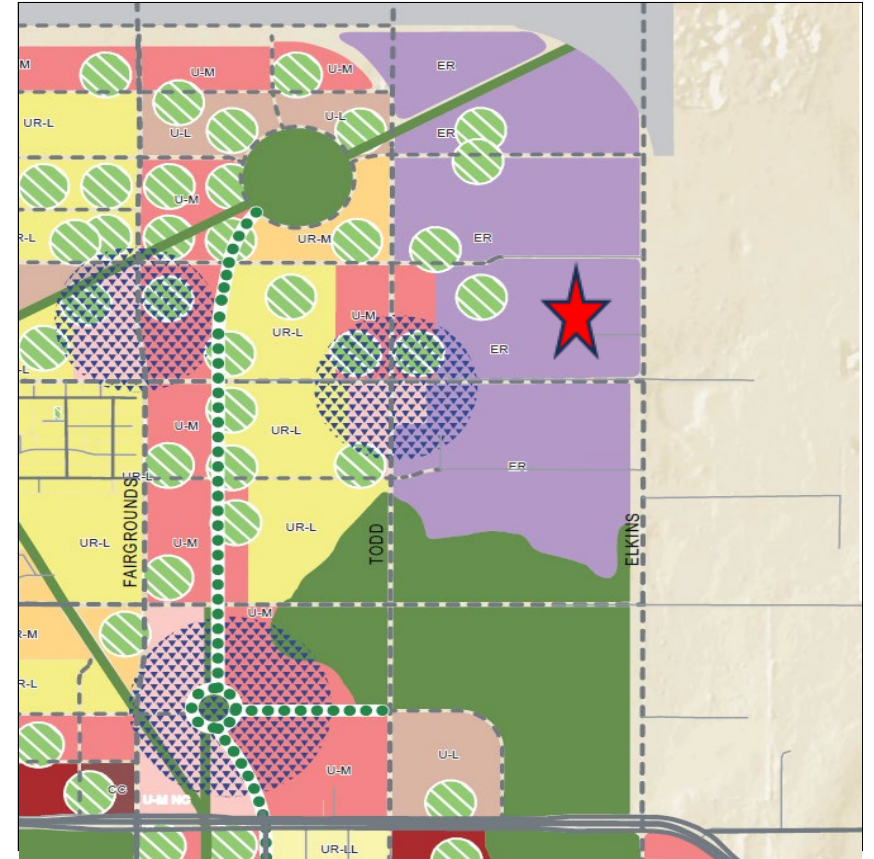


5



COMPREHENSIVE PLAN

- **TCT Land Use Designation:**
Employment Reserve (ER)
- **Supported Uses:**
 - Centers with major offices and business uses, such as technology and research centers
- Request is compatible with the surrounding area and not the Tall City Tomorrow Plan.



STAFF'S RECOMMENDATION

- No objections were received.
- The Planning & Zoning Commission approved the preliminary plat on June 2, 2025.
- Staff recommends approval of this request.

7



MISSION

Deliver exceptional services and promote a high quality of life and place for ALL our citizens.



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: August 4, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Madelim Jaquez, Planner

SUBJECT: Motion approving a Final Plat of Buckeye Addition, being an 8.84-acre tract of land located in Section 3, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Cotton Flat Road and West Francis Avenue.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Current Zoning:

C, Commercial District

Preliminary Plat Approval:

Luchini & Mertz Land Surveyors is requesting to plat an 8.84-acre tract of land located at 1511 Cotton Flat Road into one lot in order to obtain building permits.

The Preliminary Plat was approved on June 16, 2025, by the Planning and Zoning Commission.

Final Plat Requirements:

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

The final plat attached hereto has been circulated to all City departments for review.

Below are the departments' comments.

Engineering: (Approve)

IMPACT FEES: Okay as shown. [For Applicant's Information Only.]

ROW: Refer to transportation's comments, if any. [For Applicant's Information Only.]

PAVING: Deferral request for paving improvements were administratively approved on 7/31/2025. [For Applicant's Information Only.]

WATER: 8" water exists in Francis Street, okay as is. 12" water exists in Cotton Flat Street, okay as is. No public water improvements required. [For Applicant's Information Only.]

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. [For Applicant's Information Only.]

PRO RATA: None. [For Applicant's Information Only.]

SEWER: 8" sewer exists in Francis Street, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

DRAINAGE: Existing site is developed; If proposing to re-develop site drainage can be reviewed with building permit. [For Applicant's Information Only.]

EASEMENTS: Show existing and proposed. [For Applicant's Information Only.]

SIDEWALK: Deferral request for sidewalk improvements were administratively approved on 7/31/2025. [For Applicant's Information Only.]

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. [For the Applicant's information only.]

No objections to plat. [For the Applicant's information only.]

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas issues

Building Code: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2023 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, oil and gas considerations, and floodplain requirements if necessary. Code versions are subject to change depending on the time of new code editions adopted in the City of Midland and date of permit application.

GIS: (Approved)

Note: SE corner is 10' from fence corner. (extends ROW to 70')

CRMWD: (Approved)

We do not have any comments on this plat.

Addressing: (Approved)

Keep Same Address

Planning: (Approved)

Staff recommends approval of the Final Plat of Buckeye Addition.

Attachments:

Final Plat
Application
Location Map
Zoning map
Aerial Photo
PowerPoint Presentation



Final Plat Application

OFFICE USE ONLY

Project Number: SUB-34-0792

Case Number: P-25-2324

Proposed Subdivision Plat Name: BUCKEYE ADDITION

Legal Description: 8.84 ACRE TRACT IN SECTION 3, BLOCK 39 T-2-S, T&P RR. CO. SURVEY
DOCUMENT 2012-11633 D.R.M.C.T.

Property Owner

Printed Name: BUCKEYE LAND COMPANY LLC (CHAN PRICE - REPRESENTATIVE)

Phone (432) 682-7422

Email CHAN@BUCKEYEINC.COM

Address 1511 W. COTTON FLAT ROAD

City MIDLAND

State TX

Zip 79704

Developer (if different than Owner)

Printed Name:

Phone ()
Email

Address

City

State

Zip

Representative (if acting as agent for property owner, see affidavit on page 2)

Firm: LUCHINI & MERTZ

Phone (432) 684-6728

Email

Printed Name: JIMMY BERNDT

JIMMYB@LUCHINIMERTZ.COM

Address 2805 W. KENTUCKY AVE.

City MIDLAND

State TX

Zip 79701

Reason for Platting: BUILDING PERMITS FOR FUTURE CONSTRUCTION

Plat Information

Total Acreage: 8.84 ACRES

Type: ☐ Single-Family Residential

☐ Multi-Family Residential

☒ Commercial

☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots:

Number of Multi-Family Dwelling Units:

Groundwater Availability: Per Texas Local Government Code Section 212.0101, if groundwater is intended to be the water supply for a proposed subdivision, then a statement must be provided with the final plat application and must: (1) be prepared by an engineer licensed to practice in this state or a geoscientist licensed to practice in this state; and (2) certify that adequate groundwater is available for the subdivision. The certification must be submitted by filling out and submitting these two forms with the final plat application: *Certification Form: Groundwater Availability for Platting* and *Plat Attesting Form* which can be found on TCEQ's website as well as the City of Midland's website on the Planning & Zoning page. Although the state law allows for municipalities to waive this requirement under 212.0101(a-1) under certain conditions, it is the decision of the City of Midland to not waive this requirement, and therefore, will not accept requests to waive it. This certification must be submitted before or at the time of final plat submittal or the final plat application will not be accepted.

Will this subdivision utilize groundwater as its water supply? ☐ Yes ☒ No

Submittal Information: Preliminary and final plats must be submitted in accordance with the deadlines in the *Submittal Deadline and Meeting Dates Schedule* which can be found on the City of Midland webpage (www.midlandtexas.gov) on the Planning Division page.

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) & CADD File
- 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'

Mylar Recordation: This application authorizes the City to file the approved plat and associated documents with the County Clerk for recording. Tax certificates showing that no outstanding taxes remain for the property and a check made payable to 'Midland County Clerk' must be provided at submittal. The recording fees are as follows:

For plats 18"x 24" or less: \$60

For plats 18"x 24" or more: \$80

Related documents: \$26 for first page, \$4 for each additional page

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

Property Owner (signature): _____

Date: 7/8/2025

Property Owner (printed): _____

Chan Price

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.

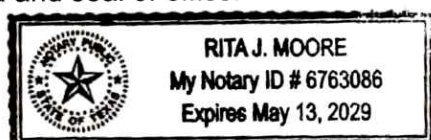
If an agent is authorized by the property owner to file and execute the application on behalf of the property owner, the agent must complete the affidavit below.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Jimmy Berndt who, being by me duly sworn, upon oath says: That (s)he is authorized by Chan Price, 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.

J. Berndt
Authorized Agent (signature)

Subscribed and sworn to before me, this 8th day of July, 20 25, to certify which witness my hand and seal of office.



Rita Moore
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY		
☒ Property Owner Authorization	☒ 1 Copy of Dimensioned Plat	☒ Plat in Digital Format (PDF/JPEG)
☒ Mylar	☒ 1 Copy of Plat (11x17)	☒ CADD File
☒ Application Fee	☒ Title Opinion	☐ Public Improvement
Check # _____	☒ Tax Certificates	☒ Recording Fee
☒ Groundwater Availability Forms <i>N/A</i>		Check # <u>14743</u>
Received By: <u><i>Markus Dwyer</i></u>		Date: <u>7/9/25</u>

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

Revised 5/18/2025

BUCKEYE ADDITION

Being an 8.84 Acre Tract
Located in Section 3, Block 39,
T-2-S, T.&P. RR. Co. Survey,
City and County of Midland, Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF MIDLAND §

WHEREAS, BUCKEYE LAND COMPANY LLC ARE THE RECORD OWNER OF AN 8.84 ACRE TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER SECTION 3, BLOCK 39, T-2-S, T & P RR CO. SURVEY, COUNTY OF MIDLAND, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING an 8.84 acre tract located in Section 3, Block 39, T-2-S, T&P, RR Co. Survey as described in Document 2012-11633 Deed Records Midland County Texas and being more particularly described as follows;

BEGINNING at a 1/2" iron rod with cap marked "LUCHINI & MERTZ" (N=10,688,079.66, E=1,750,592.89) set at the Northwest corner of said 8.84 acre tract, and being on the East Right of Way line of Cotton Flat Road, from whence the Northwest corner of a 3.11 acre tract to Nathan Heidelberg as recorded in Document 2011-6592, bears North 14°17'03" West a distance of 601.48 feet;

THENCE North 74°47'49" East along the North line of said 8.84 acre tract a distance of 637.21 feet to a 1/2" iron rod with cap marked "LUCHINI & MERTZ" set at the Northeast corner of this, from whence a bent 1/2" iron rod found at the Northwest corner of a 3.11 acre tract to Nathan Heidelberg as recorded in Document 2011-6592, bears North 14°17'03" West a distance of 16.55 feet;

THENCE South 14°17'03" East a distance of 607.40 feet to a 1/2" iron rod found on the North Right of Way line of West Francis Avenue and being the Southeast corner of this, from whence a bent 1/2" iron rod found at the Southwest cut back of said 3.11 acre tract bears North 75°19'43" East a distance of 198.92 feet;

THENCE South 75°19'43" West along the North line of said Francis Avenue a distance of 636.06 feet to a 1/2" iron rod with cap marked "LUCHINI & MERTZ" set at the Southwest corner of this and being on the North Right of Way line of said Francis Street and the East Right of Way of said Cotton Flat Road, from whence an iron rod with cap marked "PIPER" found at the Southeast corner of the Snively Block Addition, Section 5 bears South 75°19'43" West, a distance of 60.00 feet;

THENCE North 14°23'16" West along the East Right of Way of said Cotton Flat Road a distance of 601.48 feet to the Point Of Beginning, containing 8.84 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, BUCKEYE LAND COMPANY, LLC does here by adopt this plat designating the herein above described property as BUCKEYE ADDITION, an addition County of Midland, Texas, and hereby dedicate to the public use forever the streets, alleys and easements shown thereon.

WITNESS our hands at Midland, Texas, this the 7th day of July, 2025.

BUCKEYE LAND COMPANY, LLC - (Chan Price)

CERTIFICATE OF APPROVAL

For approval by the commission

This is to certify that the above and foregoing plat of BUCKEYE ADDITION was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas

on this _____ day of _____, 2025.

Abraham Bejll - Chair

Landon Ochod-- Secretary

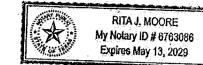
ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF MIDLAND

This plat was acknowledged before me on July 7th, 2025.

by BUCKEYE LAND COMPANY, LLC - (Chan Price)

Rita J. Moore
Notary Public, State of Texas



SURVEYOR'S CERTIFICATE KNOWN ALL BY THESE PRESENTS:

THAT I, JEFFREY D. SUITER, 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

Jeffrey D. Suiter
JEFFREY D. SUITER
TX. R.P.L.S. #4660

BUCKEYE ADDITION

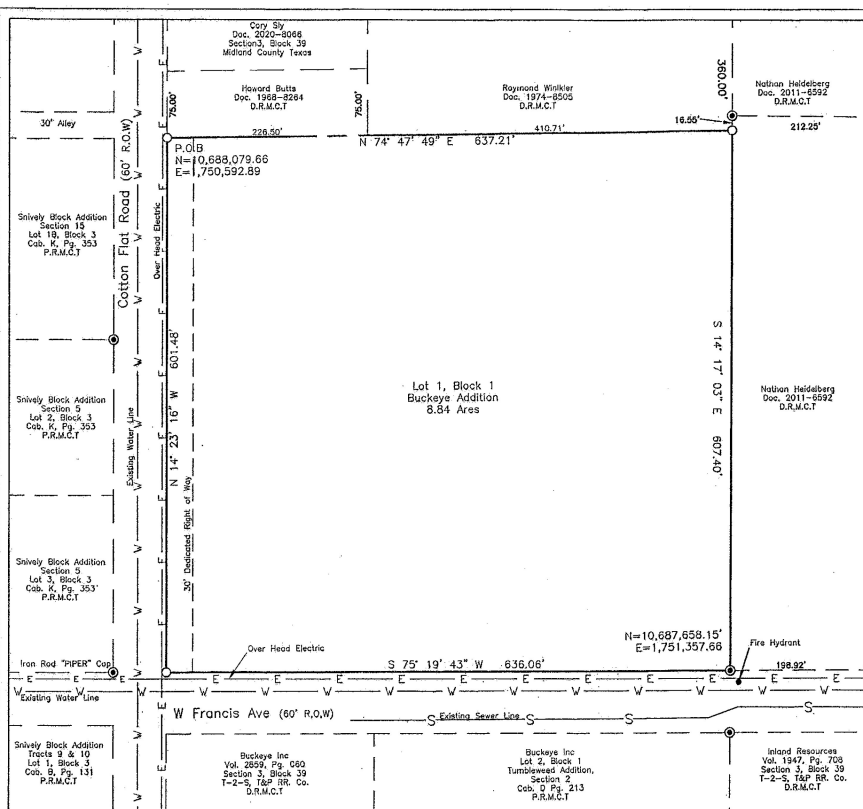
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

Document No. _____

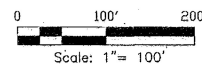
Cabinet _____ Page _____

DATE _____

Buckeye Land Company 1511 W. Cotton Flat Rd. - Midland, Texas 79704 -- 432-682-7422
Job Number: 2501232 --- BUCKEYE --- Drawn By: JB 7-7-2025
Luchini & Mertz: 2805 W. Kentucky -- Midland, Texas -- (432) 684-6728 -- Firm# 10086500



- LEGEND**
- = FOUND 1/2" IRON ROD
 - = SET 1/2" IRON ROD W/ "LUCHINI & MERTZ" CAP
 - = EXISTING BOUNDARY LINE
 - = PLAT BOUNDARY LINE
- D.R.M.C.T. = DEED RECORDS MIDLAND COUNTY TEXAS
P.R.M.C.T. = PLAT RECORDS MIDLAND COUNTY, TEXAS



Notes:

- The installation of public improvements may be required by the City of Midland as such time as the 8.84 acre tract is re-platted into more than four tract or the property is rezoned for a more intensive use.
- 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.
- According to the FEMA Flood Insurance Rate Map 48329C0202F, dated September 16, 2005 shows this property not to lie in a Special Flood Hazard Area.
- 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.
- All bearings and coordinates are based on the Texas Coordinate System of 1983, Central Zone.
- Survey Reconstruction filed in the Office of Luchini and Mertz Land Surveying Company.
- 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.

This plat has been checked for accessibility of utilities:

Oncor Electric Delivery Company

AT&T Texas

ATMOS Energy

OPTIMUM

ASTOUND

DocuSigned by:

Steven Hilliard

Signed by:

Jerry Underwood

0161E8291AC0498...

Mark Lied

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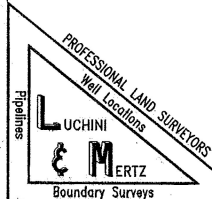
Luis Montez

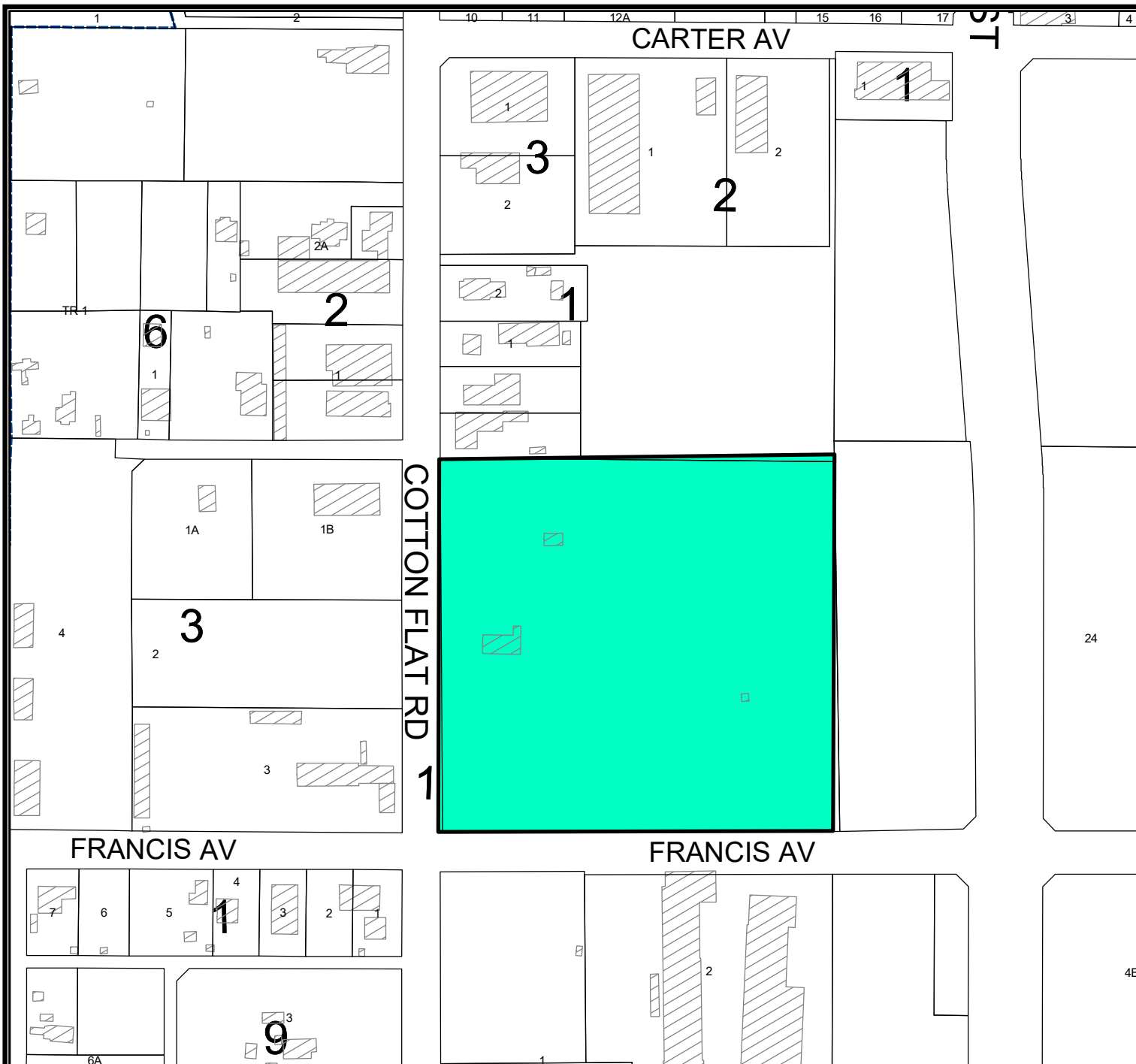
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Signed by:

Vicki Byler

5A22EB4D11A14C1...





Location Map

SUB-25-0841

Scale: 1" = 233'

Proposed plat of Buckeye Addition, being an 8.84-acre tract of land located in Section 3, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of Cotton Flat Road and West Francis Avenue. (Council District 2)

PACKET

Page 6.70

LEGEND

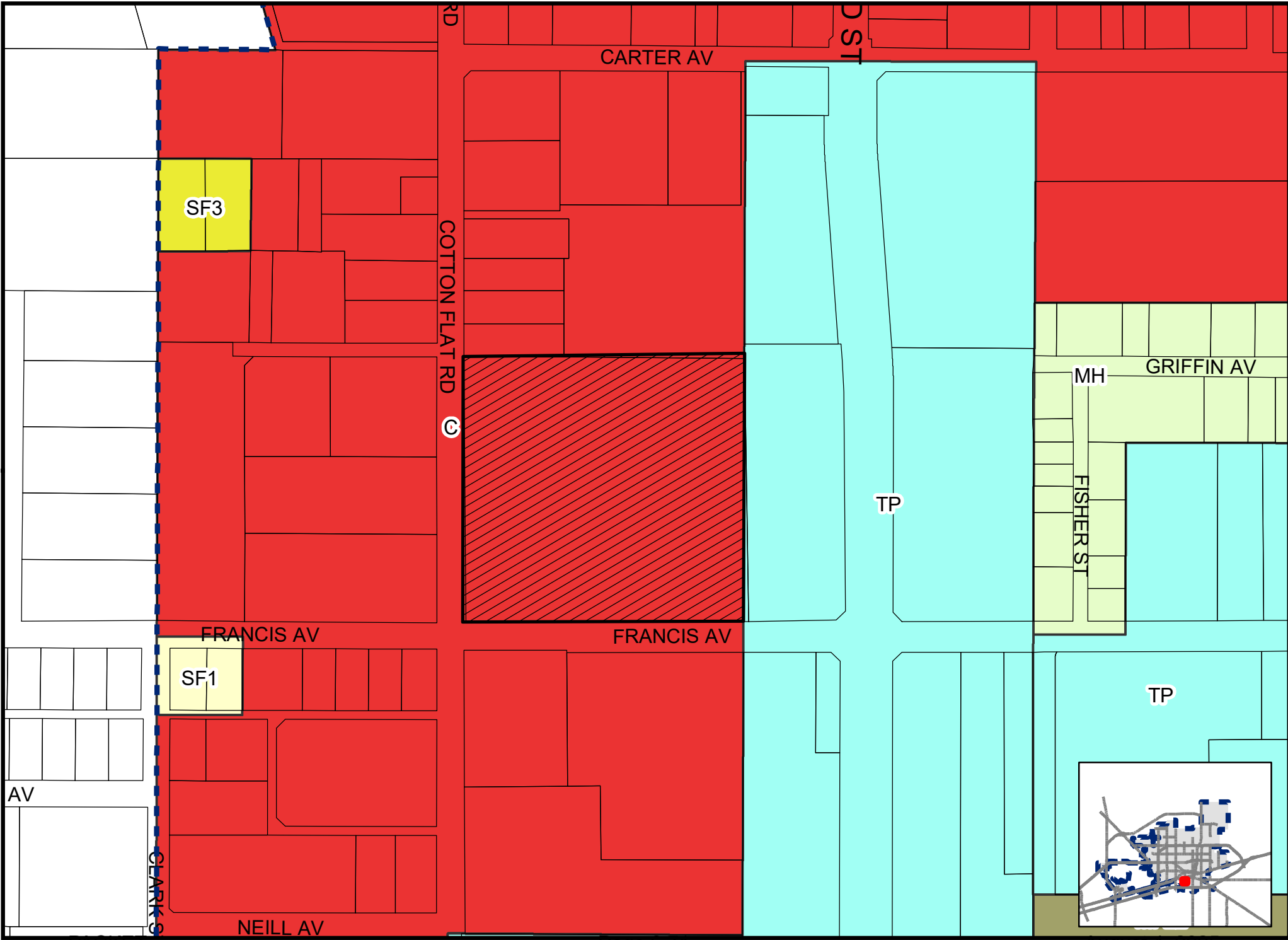
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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August 4, 2025







FINAL PLAT BUCKEYE ADDITION

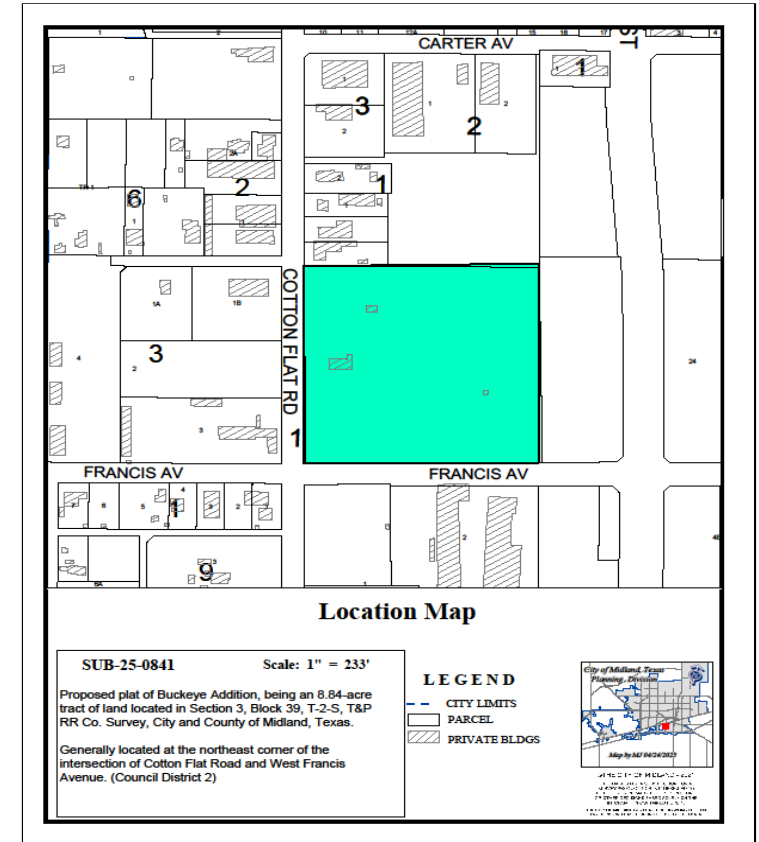


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MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Buckeye Land Company, LLC
- **Representative:** Jimmy Berndt, with Luchini & Mertz Land Surveyors
- **Location:** 1511 Cotton Flat Road (District 2)
- **Reason for Request:** To obtain building permits

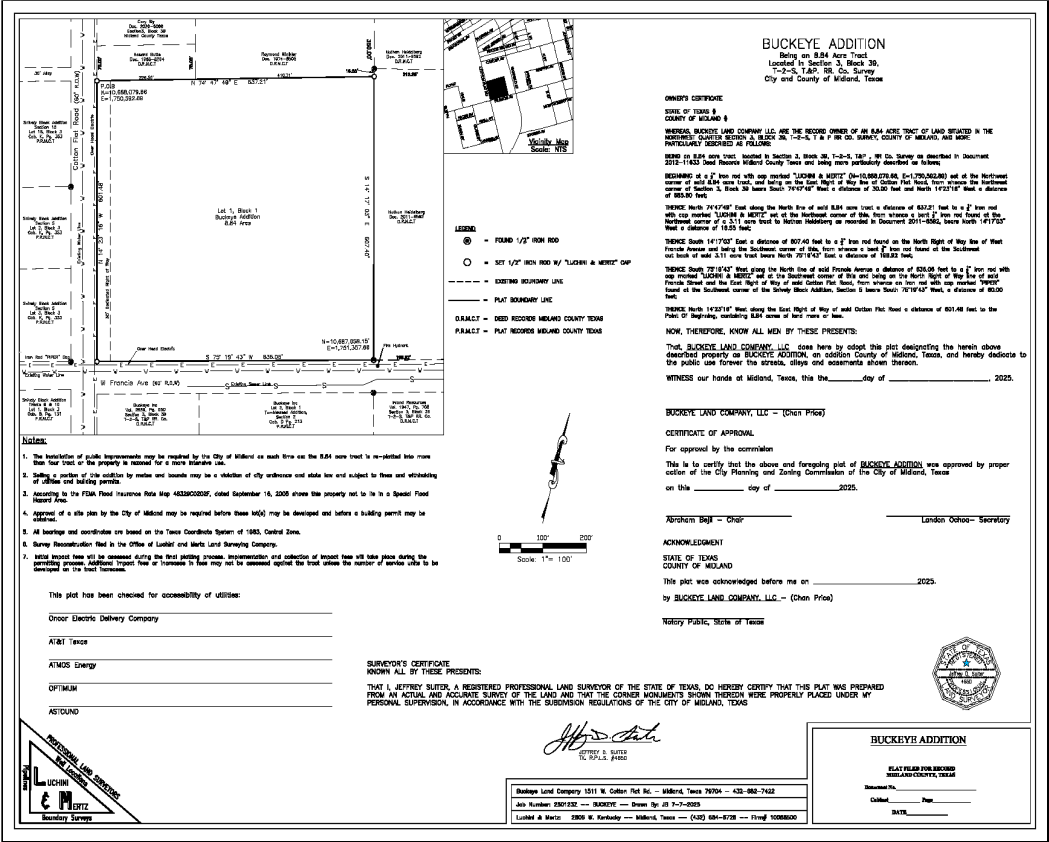


2

PLAT DETAILS

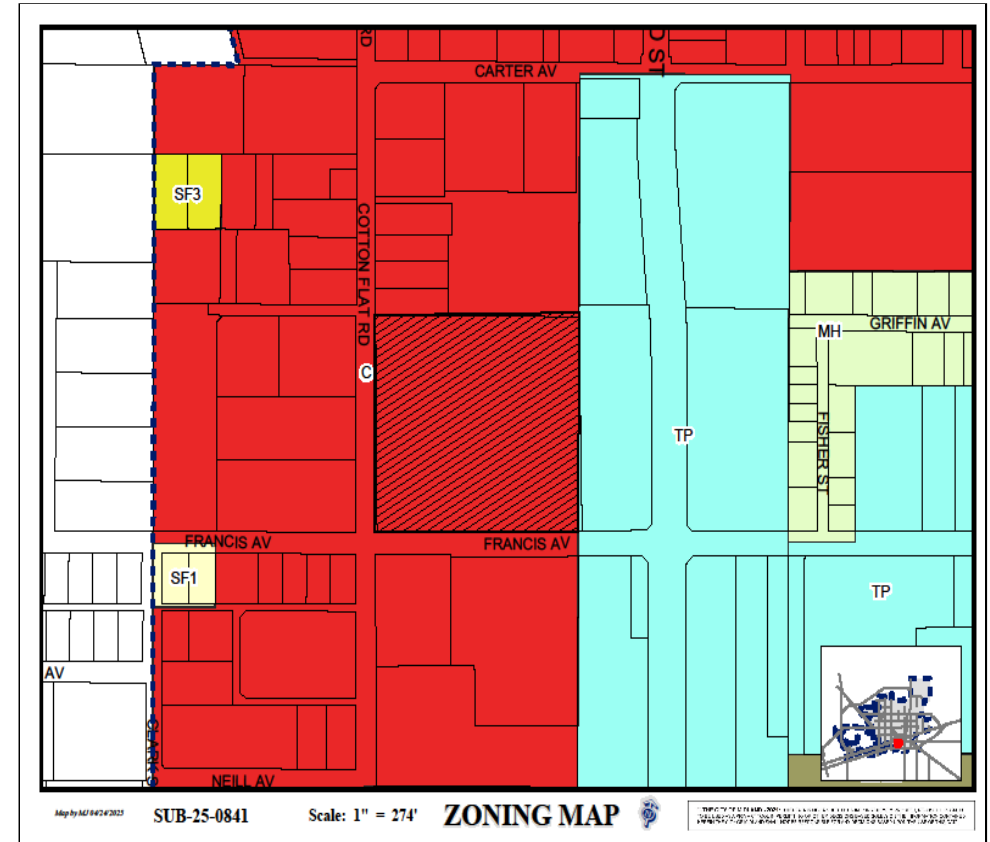
- Acreage: 8.84-acres
- Number of Existing Lots: 0
- Number Proposed Lots: 1

3



ZONING

- **Current Zoning:** C, Commercial District
- **Surrounding Zoning:**
 - **North/South/West:** C, Commercial District
 - **East:** TP, Technology Park District



LAND USE

- **Current Use:** Commercial
- **Surrounding Uses:**
 - **North/South/West:** Commercial
 - **East:** Vacant

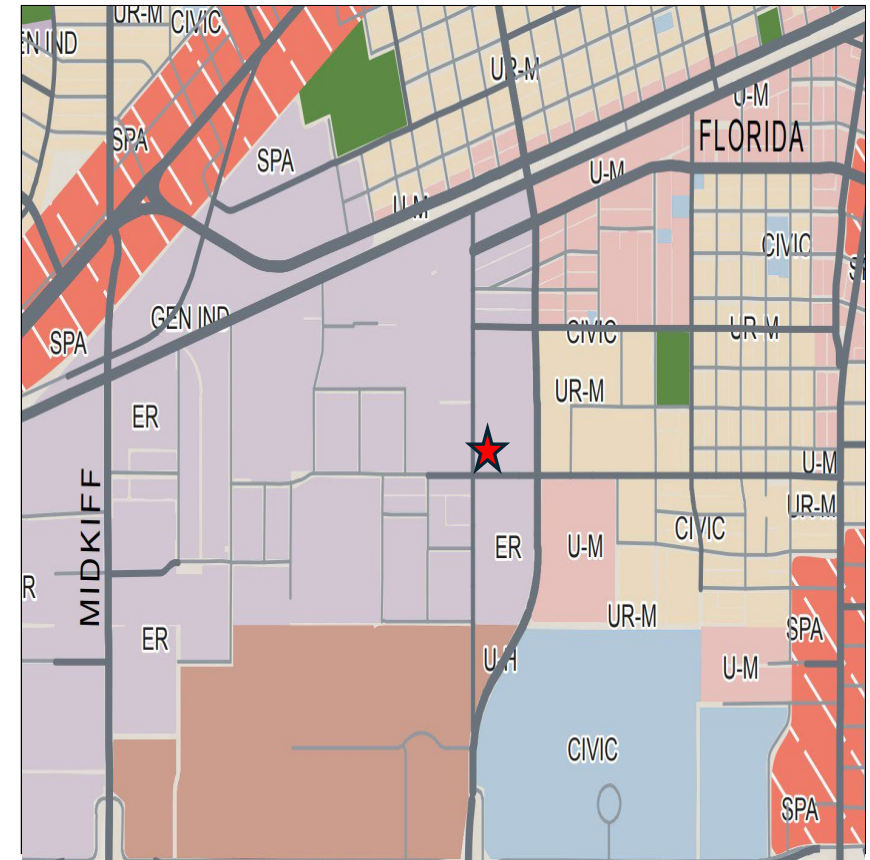


5



COMPREHENSIVE PLAN

- **Land Use Designation:** Employment Reserve (ER)
- **Supported Uses:** Supports larger business development
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on June 16, 2025.
- Staff recommends approval of this request.

7



MISSION

Deliver exceptional services and promote a high quality of life and place for ALL our citizens.



Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: August 4, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Lori Elliott, Planner

SUBJECT: Motion approving a Final Plat of Arkose Subdivision, being a 4.903-acre tract of land located in Section 47, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of South County Road 1130, approximately 480 feet north of Farm to Market Road 307. (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

☒ Approve ☐ Deny ☐ Directional/Informational

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Preliminary Plat Approval:

U.S. Surveyor, on behalf of Arkose Royalties 2, LLC, is requesting to plat a property located on the east side of South County Road 1130 into 1 lot for future commercial development.

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.

The final plat attached hereto has been circulated to all City departments for review.

Below are the departments' comments.

Engineering: (Approved)

IMPACT FEES: Okay as shown. [For Applicant's Information Only.]

ROW: Refer to Transportation's Comment's. [For Applicant's Information Only.]

PAVING: Deferral request for paving improvements were administratively approved on 07/31/2025. [For Applicant's Information Only.]

WATER: Deferral request for water improvement were administratively approved on 07/31/2025. [For Applicant's Information Only.]

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. [For Applicant's Information Only.]

PRO RATA: None. [For Applicant's Information Only.]

SEWER: Deferral request for sewer improvements were administratively approved on 07/31/2025. [For Applicant's Information Only.]

DRAINAGE: Show compliance with Tractor Supply/Akrose Subdivision Drainage Study, prepared by Priority Engineering and approved by City on 08/01/2025. [Reference City Code Sect. 11-2-3(D)8]

EASEMENTS: Show existing and proposed. [For Applicant's Information Only.]

SIDEWALKS: Deferral request for sidewalk improvements were administratively approved on 07/31/2025. [For Applicant's Information Only.]

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. [For the Applicant's information only.] No objections to plat. [For the Applicant's information only.]

Fire: (Approved)

No comments or objections.

Addressing: (Approved)

County Plat - to be addressed by MECD once recorded.

Oil and Gas: (Approved)

Not in the City limits- no oil or gas jurisdiction. This area has non-permitted well, the required minimum distance from any structure to a wellbore is 135'. Please identify these structures and add a 135' radius around the well bore of the Jones, Bonnie (API #35397) and a 150' radius around the tanks. The tank battery measurement would be from the outsides of the tanks and the well measurement is from the wellbore. Informational: No occupied residence or commercial buildings are allowed within the 150' tank radius and 135' well radius. Failure to recognize and illustrate spacing could prevent receiving city permits for structures. Please provide evidence of communication between the developer and the operator (Pioneer Natural Resources, USA, Inc.) concerning proximity to wells, tank batteries, flares, flowline/pipeline locations and set-backs for each. If the property contains ingress and egress relating to Oil & Gas property please include in the evidence of communication.

Building Code: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2023 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, oil and gas considerations, and floodplain requirements if necessary. Code versions are subject to change depending on the time of new code editions adopted in the City of Midland and date of permit application.

GIS: (Approved)

Provide two sets of x-y coordinates, one being at the POB. Provide recording info for the 30' access easement. Make the actual call for the southern boundary black and recorded/measured call grey.

Additional info:

S C R 1130 does not appear to match how depicted. [Informational]

Health Department: (Approved)

Yes, the health department will review application from the 1 proposed lot of Arkose Subdivision, PLAT OF A 4.9 ACRE TRACT OF LAND OUT OF SECTION 47, BLOCK 38, T-1-S, T. & P. RR. CO. SURVEY the lot is 4.9 acre property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur 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.

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of Arkose Subdivision.

Attachments:

Final Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Final Plat Application

OFFICE USE ONLY

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: Arkose Subdivision

Legal Description: 4.903 Acre Tract located in Section 47, Block 38, Township 1South, T&P Railroad Co. Survey Midland County, TX
Property Owner

Printed Name: Arkose Royalties 2, LLC

Phone ()

Email

Address 5102 N County Road 1150

City Midland

State TX

Zip 79705

Developer (if different than Owner)

Printed Name: VIA Real Estate, LLC

Phone (806) -368-7843

Email development@7bdev.com

Address 13105 Dover Ave

City Lubbock

State TX

Zip 79424

Representative (if acting as agent for property owner, see affidavit on page 2)
Firm: U.S. Surveyor

Phone (812) -402-7001

Email

Printed Name: Michael Feldbusch

mjfeldbusch@ussurveyor.com

Address 4929 Roverwind Pointe Dr

City Evansville

State IN

Zip 47715

Reason for Platting: Consolidating Lot for Commercial Development
Plat Information

Total Acreage:

Type: ☐ Single-Family Residential☐ Multi-Family Residential☒ Commercial☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 1

Number of Multi-Family Dwelling Units: 0

Groundwater Availability: Per Texas Local Government Code Section 212.0101, if groundwater is intended to be the water supply for a proposed subdivision, then a statement must be provided with the final plat application and must: (1) be prepared by an engineer licensed to practice in this state or a geoscientist licensed to practice in this state; and (2) certify that adequate groundwater is available for the subdivision. The certification must be submitted by filling out and submitting these two forms with the final plat application: *Certification Form: Groundwater Availability for Platting* and *Plat Attesting Form* which can be found on TCEQ's website as well as the City of Midland's website on the Planning & Zoning page. Although the state law allows for municipalities to waive this requirement under 212.0101(a-1) under certain conditions, it is the decision of the City of Midland to not waive this requirement, and therefore, will not accept requests to waive it. This certification must be submitted before or at the time of final plat submittal or the final plat application will not be accepted.

Will this subdivision utilize groundwater as its water supply? ☐ Yes ☒ No

Submittal Information: Preliminary and final plats must be submitted in accordance with the deadlines in the *Submittal Deadline and Meeting Dates Schedule* which can be found on the City of Midland webpage (www.midlandtexas.gov) on the Planning Division page.

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) & CADD File
- 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’

Mylar Recordation: This application authorizes the City to file the approved plat and associated documents with the County Clerk for recording. Tax certificates showing that no outstanding taxes remain for the property and a check made payable to ‘Midland County Clerk’ must be provided at submittal. The recording fees are as follows:

For plats 18”x 24” or less: \$60

For plats 18”x 24” or more: \$80

Related documents: \$26 for first page, \$4 for each additional page

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

Property Owner (signature):  _____

Date: 7/8/2025

Property Owner (printed): Jared Atchison

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 _____ 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)

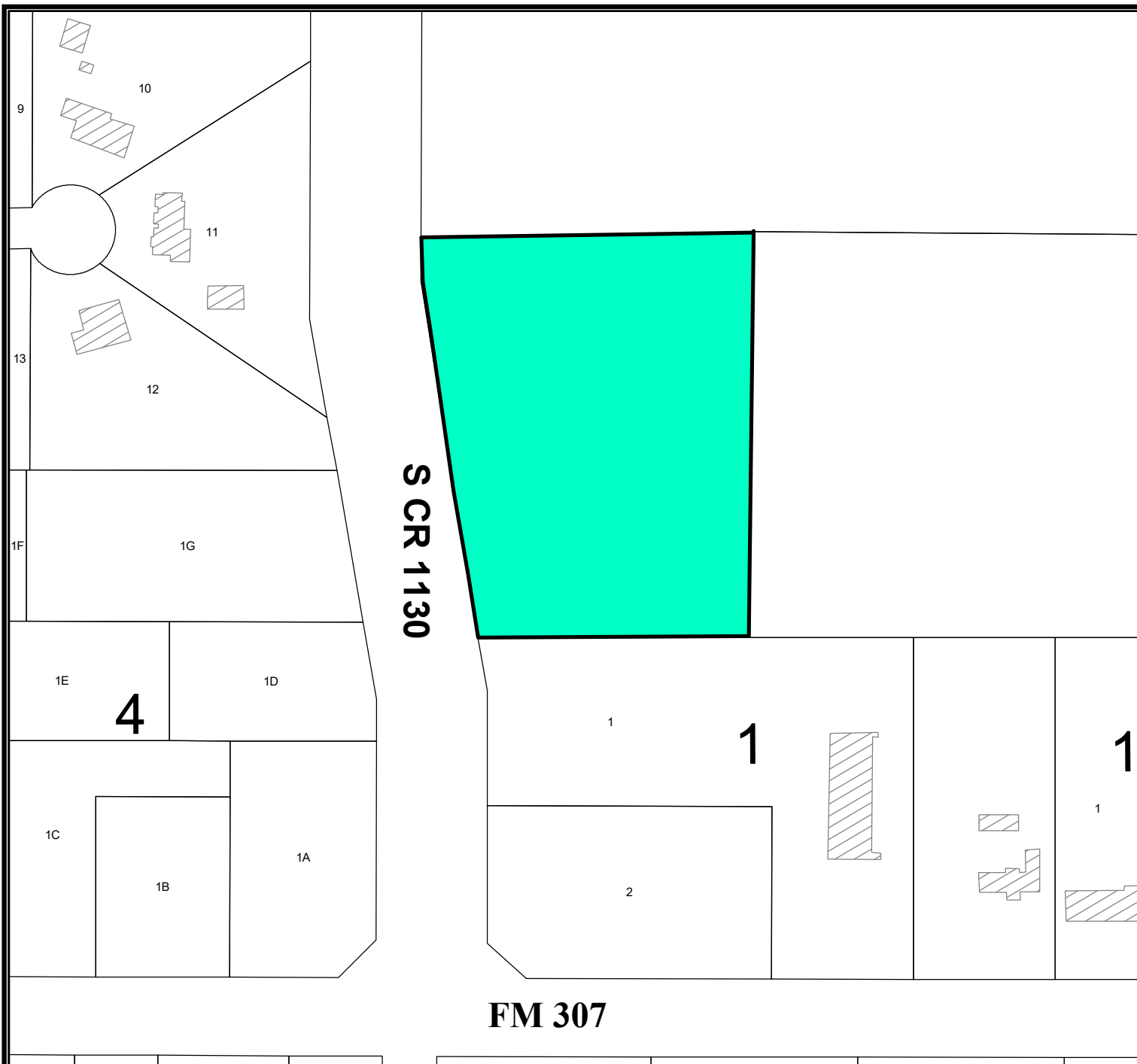
Subscribed and sworn to before me, this _____ day of _____, 20 ____, to certify which witness my hand and seal of office.

PACKET

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS
Page 7.86 August 4, 2025

FOR OFFICE USE ONLY		
☐ Property Owner Authorization	☐ 1 Copy of Dimensioned Plat	☐ Plat in Digital Format (PDF/JPEG)
☐ Mylar	☐ 1 Copy of Plat (11x17)	☐ CADD File
☐ Application Fee	☐ Title Opinion	☐ Public Improvement
Check #_____	☐ Tax Certificates	☐ Recording Fee
☐ Groundwater Availability Forms		Check #_____
Received By: _____		Date: _____

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



Location Map

SUB-25-0853

Scale: 1" = 2,326'

Proposed plat of Arkose Subdivision, being a 4.903-acre tract of land located in Section 47, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas.

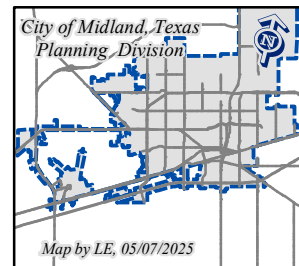
Generally located on the east side of South County Road 1130, approximately 480 feet north of Farm to Market Road 307. (Extraterritorial Jurisdiction)

PACKET

Page 7.89

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.

August 4, 2025





FINAL PLAT ARKOSE SUBDIVISION



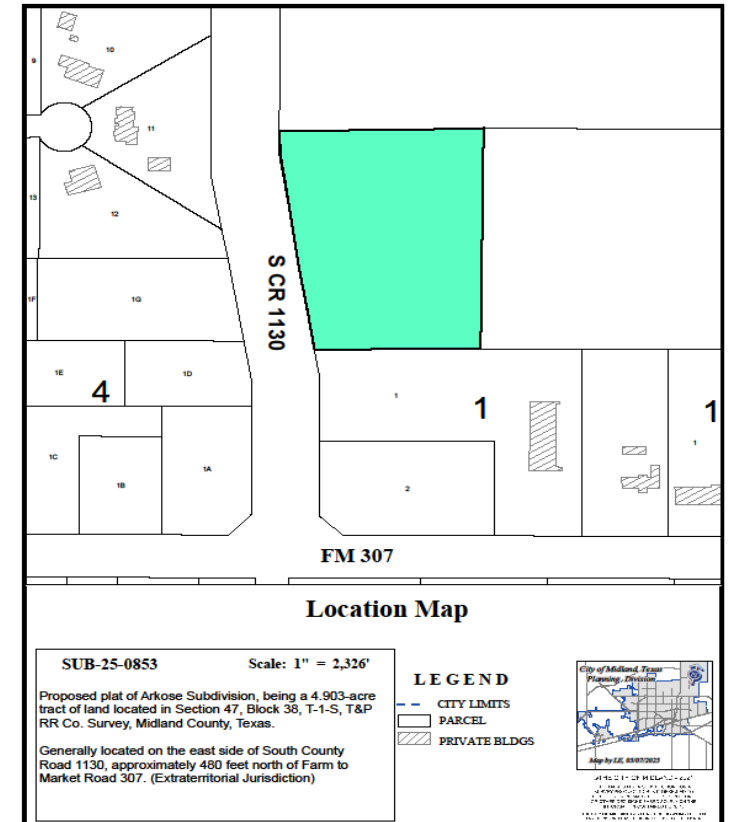
Visit Our Website

MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Developer:** VIA Real Estate, LLC
- **Property Owner:** Arkose Royalties 2, LLC
- **Representative:** Michael Feldbusch, with U.S. Surveyor
- **Location:** Generally located on the east side of South County Road 1130, approximately 480 feet north of Farm to Market Road 307
- **Reason for Request:** commercial development

2



- **Acreage:** 4.903 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 1



LAND USE

- **Current Use:** Vacant lot
- **Surrounding Uses:**
 - **North/West:** Vacant lot
 - **South:** Residential
 - **East:** Commercial
- **Proposed Use:** Commercial

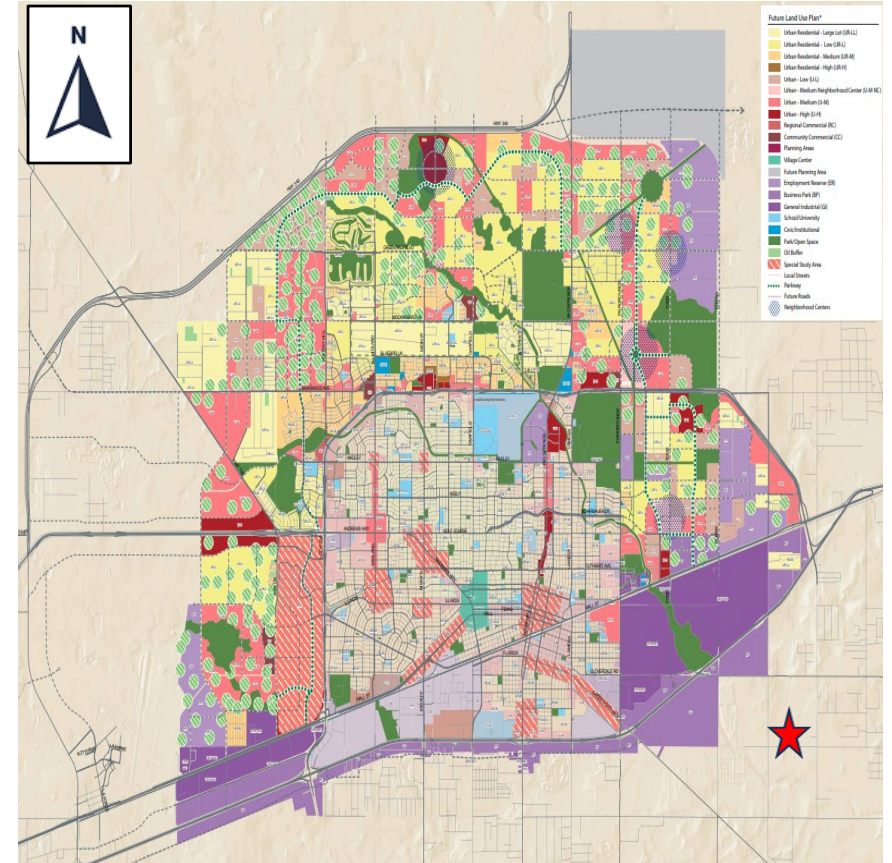


4



COMPREHENSIVE PLAN

- **Land Use Designation:** not designated in the Tall City Tomorrow Comprehensive Plan.



5



STAFF'S RECOMMENDATION

- No objections were received.
- The Planning & Zoning Commission approved the preliminary plat on July 7, 2025.
- Staff recommends approval of the Final Plat of Arkose Subdivision.

6



MISSION

Deliver exceptional services and promote a high quality of life and place for ALL our citizens.



Planning and Zoning Commission

Approved for Agenda:
Landon Ochoa

MEETING DATE: August 4, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

SUBJECT: Hold a public hearing and consider a request by Maverick Engineering, on behalf of Planet Paintless, for a Zone Change from RR, Regional Retail District, to C, Commercial District, on a 0.96-acre tract of land out of the southwest quarter of Section 33, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of West Wall Street, approximately 85 feet north of Front Street.)(DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Maverick Engineering, on behalf of Planet Paintless, is requesting a Zone Change for a property located at 3415 West Wall Street from RR, Regional Retail District, to C, Commercial District, to be able to operate an automotive shop which is not allowed in the current zoning.

Current Zoning:

RR, Regional Retail District

Surrounding Zoning and Land Use:

The adjacent property to the west and east is zoned RR, Regional Retail and is currently being used as a hotel. The properties to the north are zoned RR, Regional Retail District being used as print shop and PD, Planned Development for a Transition District and it is being operated as a medical clinic. The property to the south is zoned C, Commercial District and it is being used as a hotel.

Analysis:

The subject property, located at 3415 W. Wall Street, was previously utilized as a window tinting business. The applicant is requesting a zoning change to permit the operation of an automotive repair shop, a use that is not currently allowed under the existing zoning designation. The surrounding area is characterized by a concentration of vehicle-related businesses, and the proposed use would be consistent with the prevailing land use pattern. Approving this request would promote a more cohesive and compatible commercial corridor along W. Wall Street.

The Tall City Tomorrow Comprehensive Plan, Chapter 3, which designates the area as a Special Study Area (SPA) and no specific policies have been established for it at this time.

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

Departmental Review:

Fire: (Approved)

No comments or objections.

Building Code: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2023 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, oil and gas considerations, and floodplain requirements if necessary. Code versions are subject to change depending on the time of new code editions adopted in the City of Midland and date of permit application.

Engineering: (Approved)

No objections to zone change. [For Applicant's Information Only.]

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. [For Applicant's Information Only.]

Oil & Gas: (Approved)

No Oil & Gas issues for Zoning.

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. [For the Applicant's information only.]

No objection to zone change. [For the Applicant's information only.]

Planning: (Approved)

Staff recommends the approval of this request from an initial zoning of RR, Regional Retail District to C, Commercial District.

Letters of Objection:

As of August 1, 2025, Staff has not received any letters of objection.

Attachments:

Application
Location Map
Zoning Map
Aerial
Photo
PowerPoint Presentation

	Zone Change/Planned District Amendment/Site Plan Approval	Project Number: _____ Case Number: _____
---	--	---

Applicant (if acting as Agent, see affidavit on page 2) Printed Name: ASHLEE DEVINE		Phone (432) 262-0999 Email adevine@maverick-eng.com	
Address 1901 West Wall Street, Suite K	City Midland	State TX	Zip 79701

Property Owner Printed Name: PLANET PAINTLESS		Phone (432) 313-1603 Email planetpaintless@gmail.com	
Address 3415 WEST WALL STREET	City MIDLAND	State TEXAS	Zip 79701

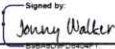
Representative (if different from Applicant or Property Owner) Firm: MAVERICK ENGINEERING Printed Name: ASHLEE DEVINE		Phone (432) 262-0999 Email adevine@maverick-eng.com	
Address 1909 W WALL STREET, SUITE K	City MIDLAND	State TX	Zip 79701

Street Address: 3415 WEST WALL STREET			
Legal Description Lot: Block: Subdivision: SEE ATTACHED			

Current Zoning: RR	Proposed Zone: C (List by tracts if more than one district is requested)
Reason for Zone Change Request: THE CLIENT HAS AN AUTOMOTIVE SHOP AND IT IS NOT ALLOWED IN THE CURRENT ZONING	
Present Use of Property: AUTOMOTIVE SHOP	
Proposed Use of Property: AUTOMOTIVE SHOP	
How would this zone change affect the public health, safety and welfare? NO CHANGE	
Describe how conditions affecting the property have changed since present zoning designation: DEVELOPMENT OF AN AUTOMOTIVE SHOP	

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)

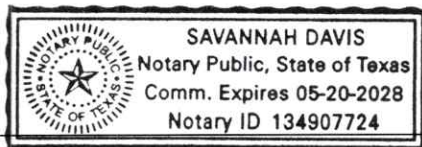
Signature (by property owner only – authorized agent must sign affidavit below)	
Applicant (signature):	Date:
Applicant (printed):	
Property Owner (signature): Signed by 	Date: 6/27/2025
Property Owner (printed): Jonny Walker	
<i>The Zone Change/Planned District Amendment/Site Plan Approval shall be 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.</i> <i>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.</i>	

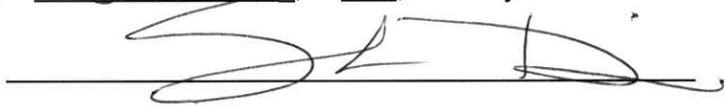
STATE OF TEXAS
COUNTY OF MIDLAND

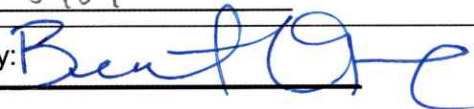
Before me, the undersigned authority, on this day personally appear Ashlee Devine who, being by me duly sworn, upon oath says: That (s)he is the owner of Planet Paintless or authorized by Jonny Walker, the owner of the above described property, to fully represent him/her in this application and that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

Ashlee Devine
Authorized Agent (signature)

Subscribed and sworn to before me, this 27th day of June, 2025, to certify which witness my hand and seal of office.




NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY	
☒ Property Owner Authorization ☐ Application Fee Check # <u>5434</u> Received By: 	☒ Dimensioned Site Plan ☒ Plans in Digital Format (PDF/JPEG) RECEIVED Date: JUL 09 2025 Initial: _____

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

GF# 1901552400424

After Recording Return to:

Planet Paintless, LLC
1902 W Florida Ave.
Midland, TX 79701

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Date: December 31, 2024

Grantor: ARCY Properties, LLC, a Texas limited liability company

Grantee: Planet Paintless, LLC

Grantee's Mailing Address: 1902 W Florida Ave., Midland, TX 79701

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and a Note of even date herewith executed by Grantee and payable to the order of **CITY BANK ("LENDER")** in the original principal sum of **ONE MILLION FOUR HUNDRED FORTY THOUSAND & NO/100 DOLLARS (\$1,440,000.00)**. The Note is secured by a superior vendor's lien and superior title retained in this Deed in favor of **Lender**, and by a first-lien deed of trust of even date from Grantee to Scott Blount, Trustee.

Property (including any improvements): FIELD NOTE DESCRIPTION OF A 0.96 ACRE TRACT OF LAND, OUT OF THE SOUTHWEST/4 OF SECTION 33, BLOCK 39, T-1-S, T&P RR CO SURVEY, MIDLAND COUNTY, TEXAS, SAID 0.96 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR FOUND (N:10688896.83, E:1745631.10) MARKED "BRADSHAW" IN THE EAST RIGHT-OF-WAY LINE OF WEST WALL STREET FOR THE SOUTHWEST CORNER OF THIS TRACT, FROM WHICH THE SW CORNER OF SAID SECTION 33 BEARS SOUTH 40°19'48" WEST 901.37 FEET AND SOUTH 14°12'57" EAST 812.00 FEET;

THENCE NORTH 40°17'03" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE OF SAID WEST WALL STREET, 210.00 FEET TO A MAG NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT FROM WHICH A RAILROAD SPIKE FOUND BEARS NORTH 40°17'03" EAST 1.08 FEET;

THENCE SOUTH 49°42'57" EAST 200.00 FEET TO A MAG NAIL SET FOR THE

GENERAL WARRANTY DEED

PAGE 1 OF 4

NORTHEAST CORNER OF THIS TRACT;
THENCE SOUTH 40°17'03" WEST 210.00 FEET TO A REINF BAR SET FOR THE
SOUTHEAST CORNER OF THIS TRACT;
THENCE NORTH 49°42'57" WEST 200.00 FEET TO THE PLACE OF BEGINNING.

THAT Grantor, for and the Consideration has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY Grantee the Property; provided, however, that this conveyance is made and accepted subject to all those certain easements, covenants, restrictions and other matters more particularly described in Exhibit A attached hereto and incorporated herein by this reference for all purposes ("Permitted Exceptions").

For the same consideration, Grantor hereby conveys unto Grantee, all interest, if any, of Grantor in any and all easements, rights and appurtenances pertaining to the Property and in any strips and gores between the Property and abutting properties and any land lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; provided, however, this conveyance pursuant to this paragraph is made subject to all existing reservations from and exceptions to title and is made without express or implied warranty, and all warranties that might arise by common law and the warranties in §5.023 of the Texas Property Code (or its successor) are hereby expressly excluded.

Reservations from Conveyance: None

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the Property or any part thereof; subject, however, to the Permitted Exceptions.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute, and the vendor's lien and superior title herein reserved shall be automatically released and discharged.

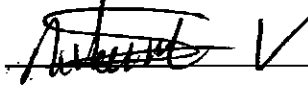
Lender at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse against Grantor.

Grantee assumes and agrees to pay standby fees, taxes, and assessments by any taxing authority for the year 2025 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

EXECUTED effective as of the 24 day of DEC - 2024

GRANTOR:

ARCY Properties, LLC,
a Texas limited liability company

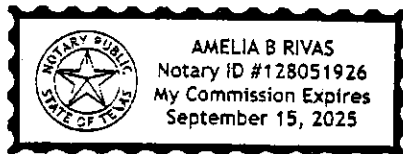
BY: 

NAME: Arturo Villalobos

TITLE: Owner

STATE OF TEXAS §
COUNTY OF Betar §

This instrument was acknowledged before me on December 24, 2024 by
Arturo Villalobos, Owner of ARCY Properties, LLC,
a Texas limited liability company, on behalf of said company.



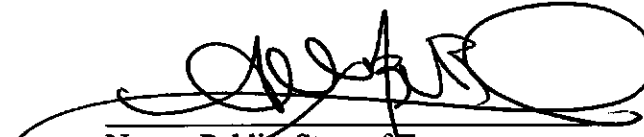

Notary Public, State of Texas
Amelia B. Rivas

EXHIBIT A

Any title or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,

- a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
- b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
- c. to filled-in lands, or artificial islands, or
- d. to statutory water rights, including riparian rights, or
- e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Texas Electric Service Company

Purpose: As provided in said document

Recording Date: October 1, 1959

Recording No: Volume 323, Page 478, Deed Records, Midland County, Texas

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records or not.

All leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the Land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records or not.

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Job No.: Project No. 80165-1

Dated: April 8, 2024

Prepared by: RJ Daum, Registered Professional Land Surveyor Number 4826

Matters shown: Rights of Third Parties in and to the overhead electric line(s), as shown. Power pole(s), as shown

**Midland County
Alison Haley
Midland County
Clerk**

Instrument Number: 347

eRecording - Real Property

Recorded On: January 06, 2025 08:15 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

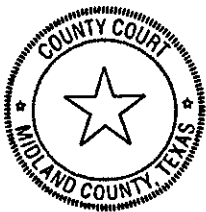
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 347
Receipt Number: 20250103000140
Recorded Date/Time: January 06, 2025 08:15 AM
User: Dyleana H
Station: cc10297

Record and Return To:

Corporation Service Company



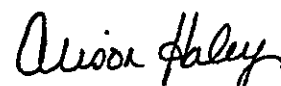
PACKET

**STATE OF TEXAS
COUNTY OF MIDLAND**

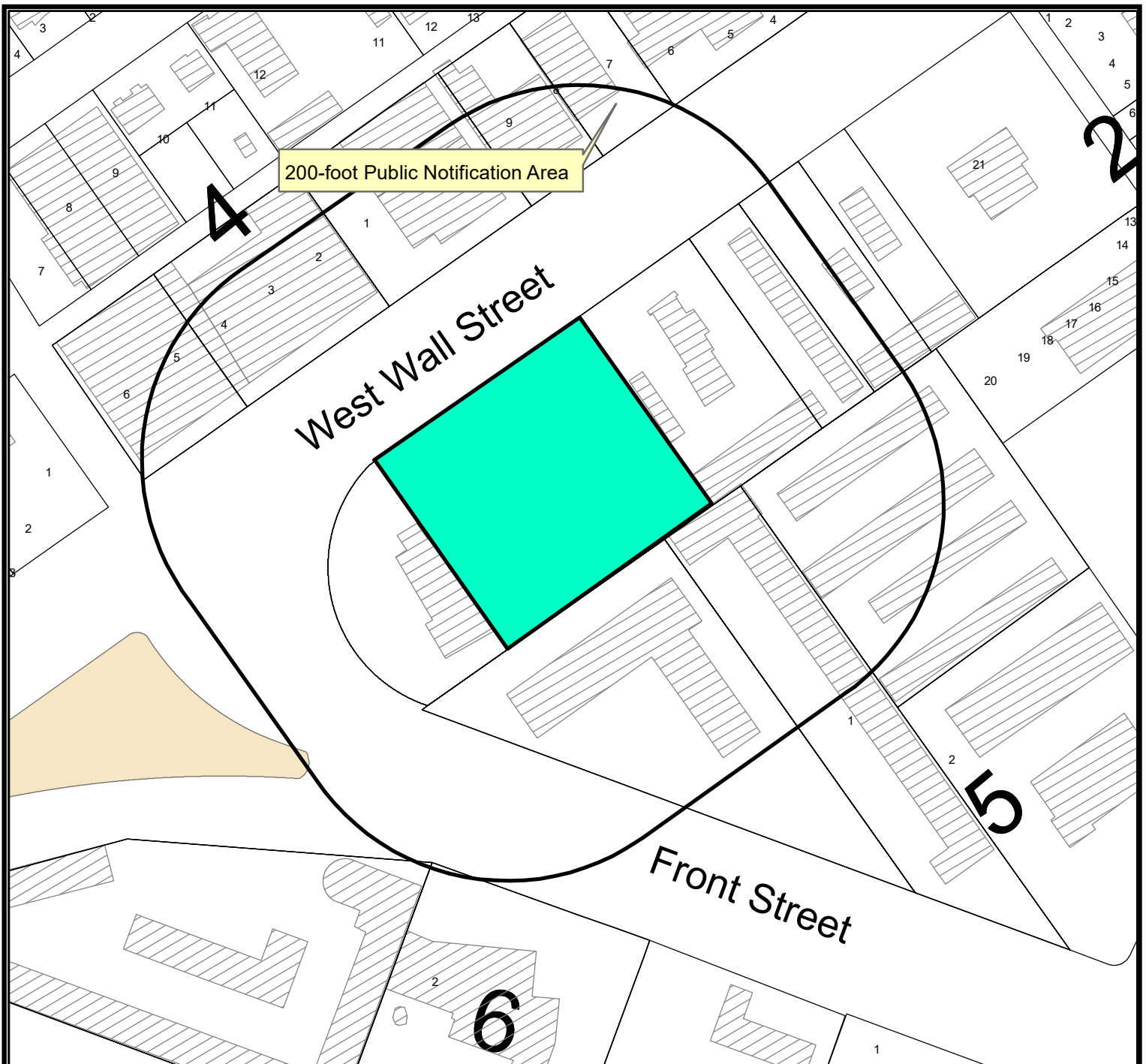
I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Midland County, Texas.

Alison Haley
Midland County Clerk
Midland County, TX

Page 8.107



August 4, 2025



Location Map

Z-25-0434

Scale: 1" = '800

Consider a request by Maverick Engineering, on behalf of Planet Paintless, for a Zone Change from RR, Regional Retail District, to C, Commercial District, on a 0.96-acre tract of land out of the southwest quarter of Section 33, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the east side of West Wall Street, approximately 85 feet north of Front Street. (Council District 2)

LEGEND

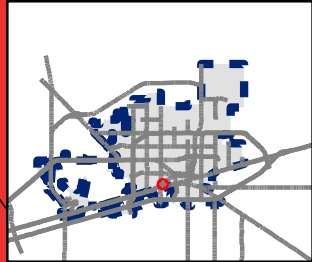
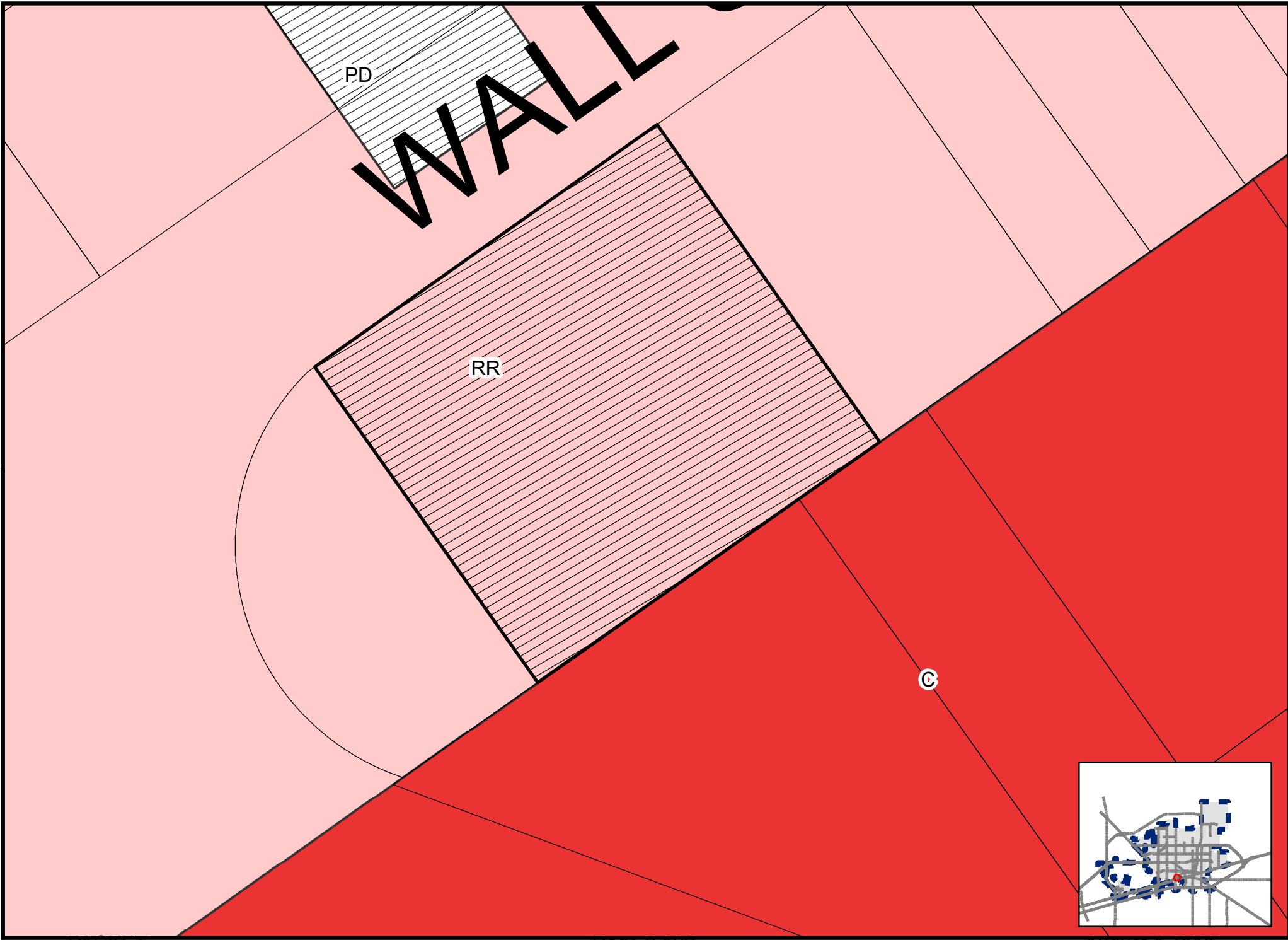
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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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.

August 4, 2025









ZONE CHANGE 3415 W WALL STREET

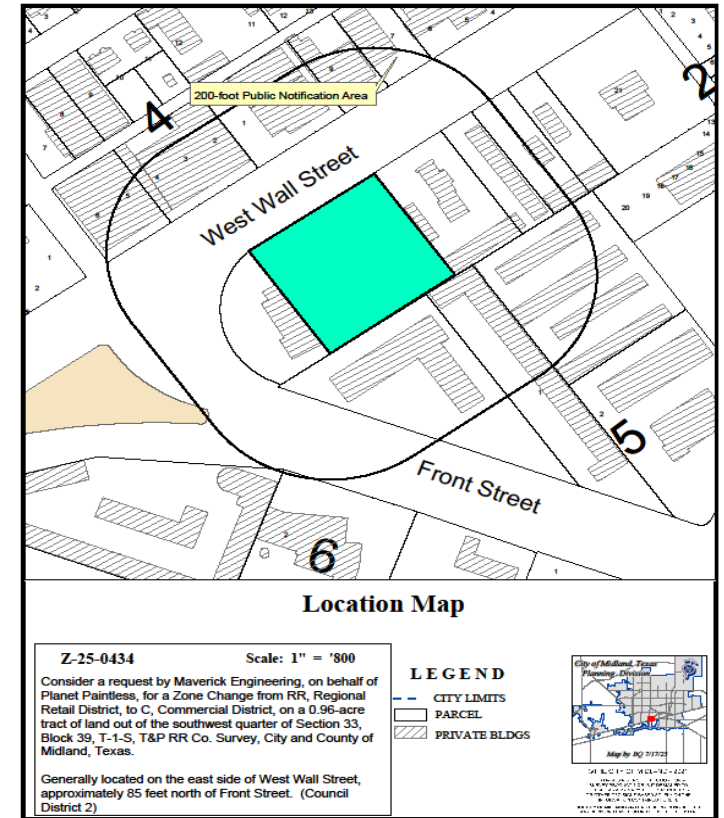


Visit Our Website

MIDLANDTEXAS.GOV

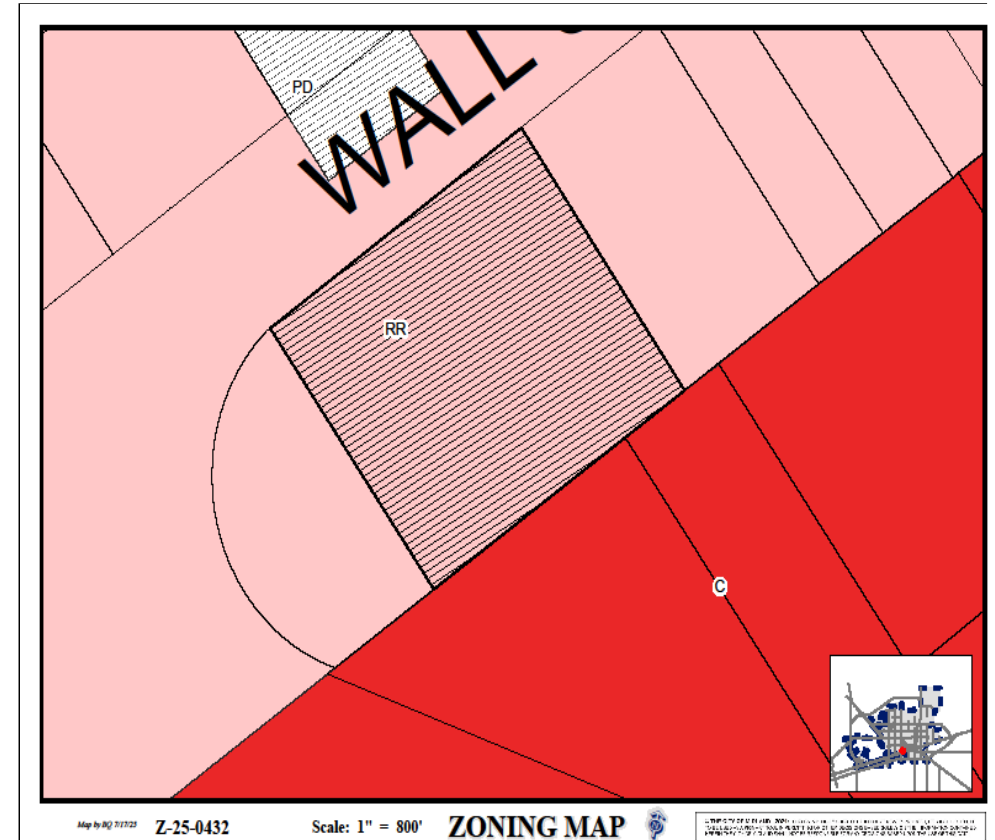
APPLICATION SUMMARY

- **Property Owner:** Planet Paintless
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 3415 West Wall Street (District 2)
- **Reason for Request:** To be able to operate an automotive shop



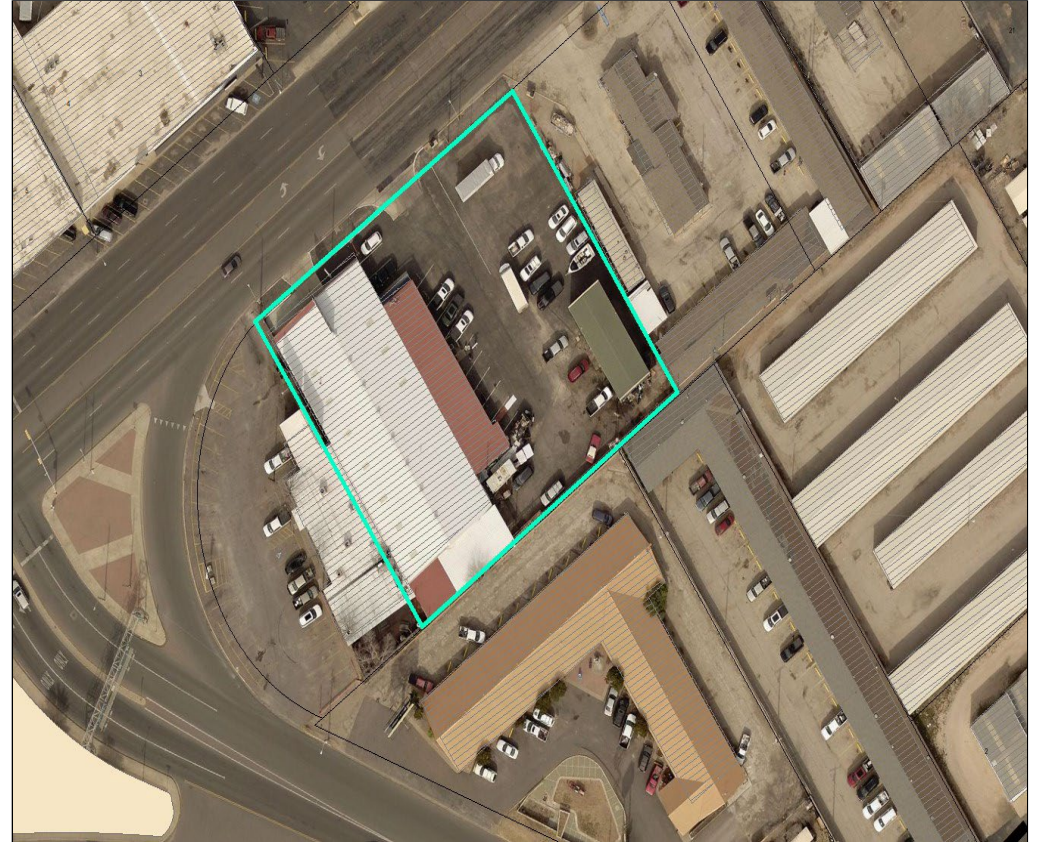
ZONING

- **Current Zoning:** RR, Regional Retail District
- **Surrounding Zoning:**
 - **North:** PD, Planned Development District for a Transition District and RR, Regional Retail District
 - **South:** C, Commercial District
 - **East/West:** C, Commercial District
- **Proposed Zoning:** C, Commercial District



LAND USE

- **Current Use:** Automotive Service Garage (Minor)
- **Surrounding Uses:**
 - **North:** Medical Clinic
 - **East/West/South:** Hotel
- **Proposed Use:** Automotive Service Garage (Major)



4





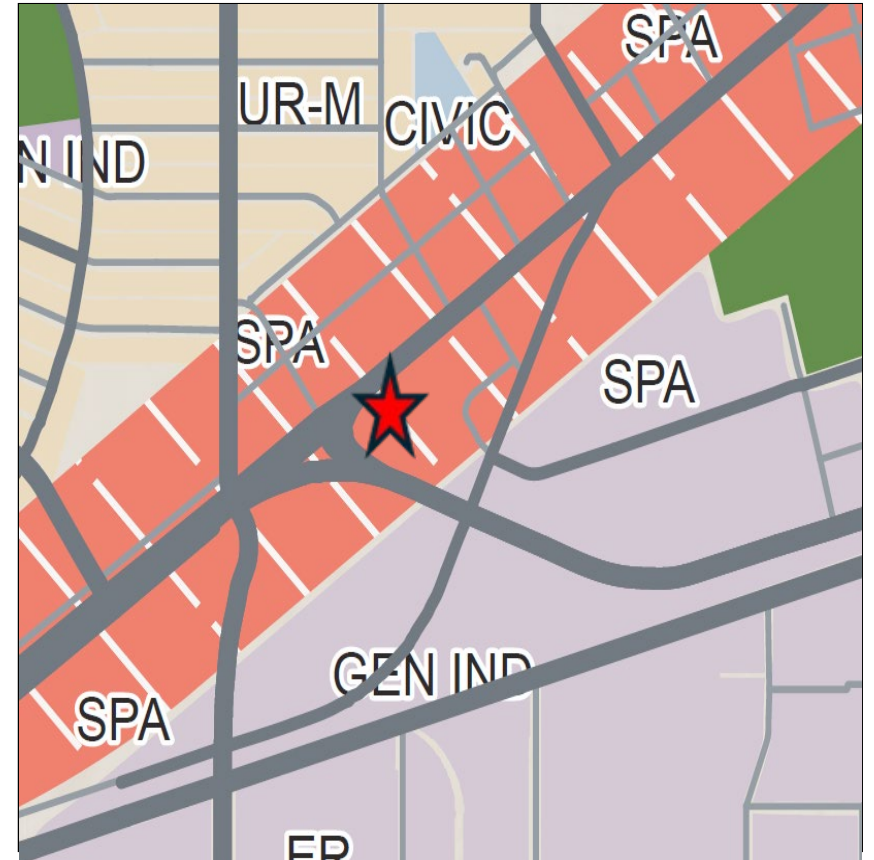
On West Wall, Looking East

5



COMPREHENSIVE PLAN

- **Land Use Designation:** Special Study Area (SPA)
- **Supported Uses:** No policies are currently established for this area.
- The request is compatible with the Tall City Tomorrow Comprehensive Plan.



STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this zone change request.

9



MISSION

Deliver exceptional services and promote a high quality of life and place for ALL our citizens.



Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: August 4, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Beatriz Quezada, Planner

SUBJECT: Motion approving, with staff's recommended conditions, a Preliminary Plat of Midland Heights Addition, Section 6, being a replat of Block 17, Resurvey of Midland Heights Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Connell Street and West New Jersey Avenue.) (DISTRICT 2) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

☒ **Approve** ☐ **Deny** ☐ **Directional/Informational**

Details of Request:

Landgraf Crutcher & Associates, on behalf of MIDL-SMA, is requesting to replat a property located at 1002 South Marienfeld Street into one lot, in order to obtain building permits for a church affiliated school.

Current Zoning:

C, Commercial District

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

BUILDING CODE: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2023 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, oil and gas considerations, and floodplain requirements if necessary. Code versions are subject to change depending on the time of new code editions adopted in the City of Midland and date of permit application.

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Provide the following impact fee language on the plat face: 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. [Per Midland City Code Sect. 11-14-6]

ROW: Refer to Transportation's Comment's. [For Applicant's Information Only.]

PAVING: Dakota roadway okay as is. No public paving improvements required. New Jersey roadway okay as is. No public paving improvements required. Connell roadway okay as is. No public paving improvements required. Marienfeld roadway okay as is. No public paving improvements required. [For Applicant's Information Only.]

WATER: 6" water exists in Dakota Street N of tract, okay as is. No public water improvements required. 8" water exists in Marienfeld Street E of tract, okay as is. No public water improvements required. 6" water exists in New Jersey Street S of tract, okay as is. No public water improvements required. 2" water exists in Connell Street W of tract, okay as is. No public water improvements required. [For Applicant's Information Only.]

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. [For Applicant's Information Only.]

PRO RATA: None. [For Applicant's Information Only.]

SEWER: 6" sewer exists in Connell Street W of tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

DRAINAGE: Drainage study not required for development into single family residences. Development considered infill. [For Applicant's Information Only.]

EASEMENTS: Show existing and proposed. [For Applicant's Information Only.]

SIDEWALKS: Required with building permit. [For Applicant's Information Only.]

TRANSPORTATION: (Approved with Conditions)

Provide 20 ft x 20 ft intersection corner clips at property corners adjacent to all public street intersections. [Reference City Code Section 11-2-5(C)3(k).]

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. [For the Applicant's information only.]

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No Oil & Gas issues.

GIS: (Approved)

Lot can be 1A.

ADDRESSING REVIEW: (Approved)

Remove "South" from Connell Street. Verify with developer the different areas of site plan to determine if the address needs to be changed from the current one.

PLANNING: (Approved with Conditions)

Legal description should match. Remove, "Located in Section 34..." City and County of Midland, Texas.

Location of existing utilities, drainage channels, power poles and such other significant items which may affect general development of the property. [11-2-3(D)4(e)]

The plat should have dimensions/data showing exact measurements for every feature such as lot, streets, alleys, etc. This data may be shown adjacent to each curve or compiled in a curve table on the plat. [11-2-3(H)3(b)(6)]

West middle lot is not Lot 2, not Lot 8. [Informational]

All parcels and easements to be dedicated to public use should be shown. [11-2-3(D)4(f)] (Easement on the north side of property, Block 16, Lot 15)

Subdivision for Block 206, Lot 7 is Southern Addition, Section 4 [Information]

Therefore, staff recommends approval of the Preliminary Plat for Midland Heights Addition, Section 6 subject to Condition A.

Condition:

- A. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]**

Attachments:

Preliminary Plat
Application
Location Map
Zoning Map
Aerial Photo
PowerPoint Presentation



Preliminary Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: MIDLAND HEIGHTS ADDITION, SECTION 6**Legal Description (attached sealed Metes and Bounds):** BEING A RE-PLAT OF BLOCK 17, RESURVEY OF MIDLAND HEIGHTS ADDITION, LOCATED IN SECTION 34, BLOCK 39, T-1-S, T&P RY CO SURVEY

CITY OF MIDLAND, MIDLAND COUNTY, TEXAS

Property Owner

Printed Name: MIDL-SMA, a Texas non-profit corporation

Phone (432) 570 - 0952

Email gmr@lcaodessa.com

Address 804 FORD STREET

City SAN ANGELO

State TX

Zip 76905

Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

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

Firm: LCA

Printed Name: GRACIE RODRIGUEZ

Phone (432) 332 - 5058

Email gmr@lcaodessa.com

Address 521 N TEXAS AVENUE

City ODESSA

State TX

Zip 79761

Current Zoning: C, COMMERCIAL DISTRICT**Reason for Platting:** Permit Approval**Plat Information**

Total Acreage: 2.64

Type: ☐ Single-Family Residential☐ Multi-Family Residential☒ Commercial☐ Extraterritorial Jurisdiction (ETJ)

Number of Lots: 1

Number of Multi-family Dwelling Units: 0

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 AgreementDo 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.

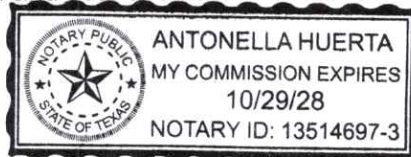
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared LCA - Gracie Rodriguez who, being by me duly sworn, upon oath says: That (s)he is the owner of n/a or is authorized by MIDL-SMA, a Texas non-profit corporation 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.

Gracie Rodriguez
Authorized Agent (signature)

Subscribed and sworn to before me, this 02 day of July, 20 25, to certify which witness my hand and seal of office.



Antonella Huerta
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 # 43302

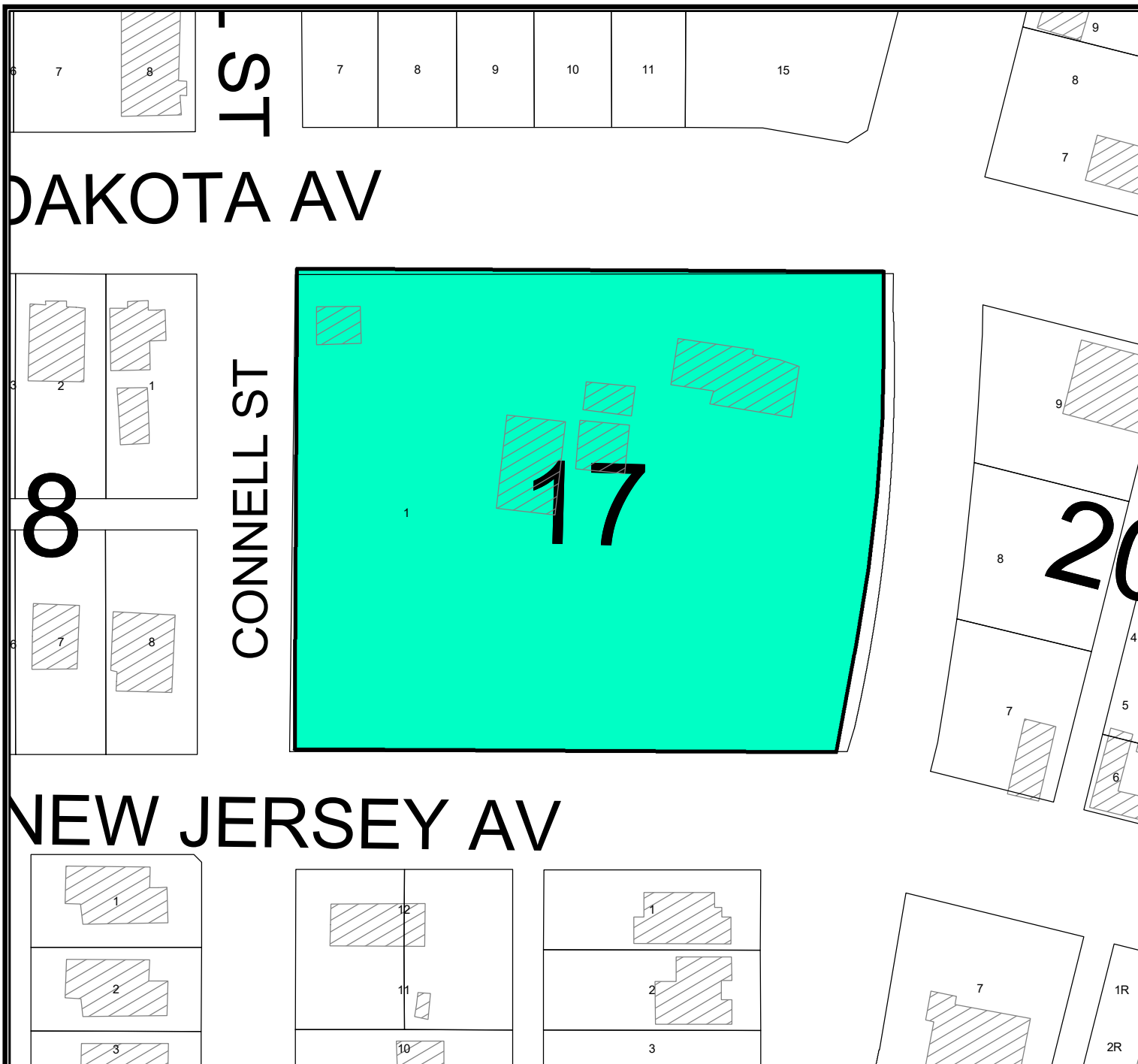
Received By: Brea D. QuinteroDate: RECEIVED

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

Preliminary Plat Application

2

JUL 08 2025
Initial: BO
Revised 07/01/19



Location Map

SUB-25-0863

Scale: 1" = 600'

Proposed plat of Midland Heights Addition, Section 6, being a replat of Block 17, Resurvey of Midland Heights Addition, City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of Connell Street and West New Jersey Avenue. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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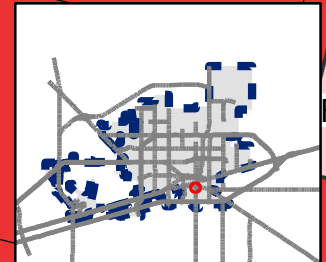
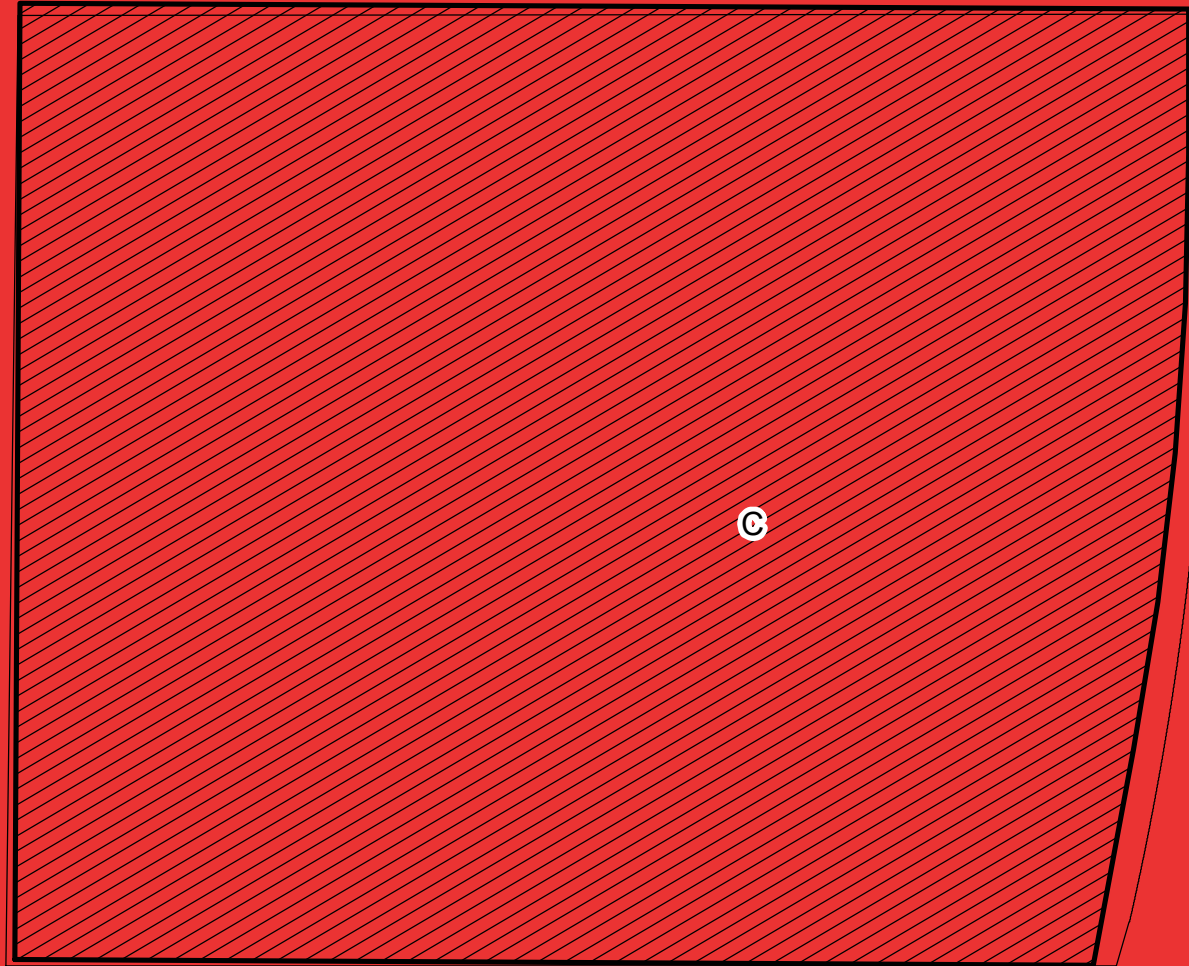
AKOTA AV

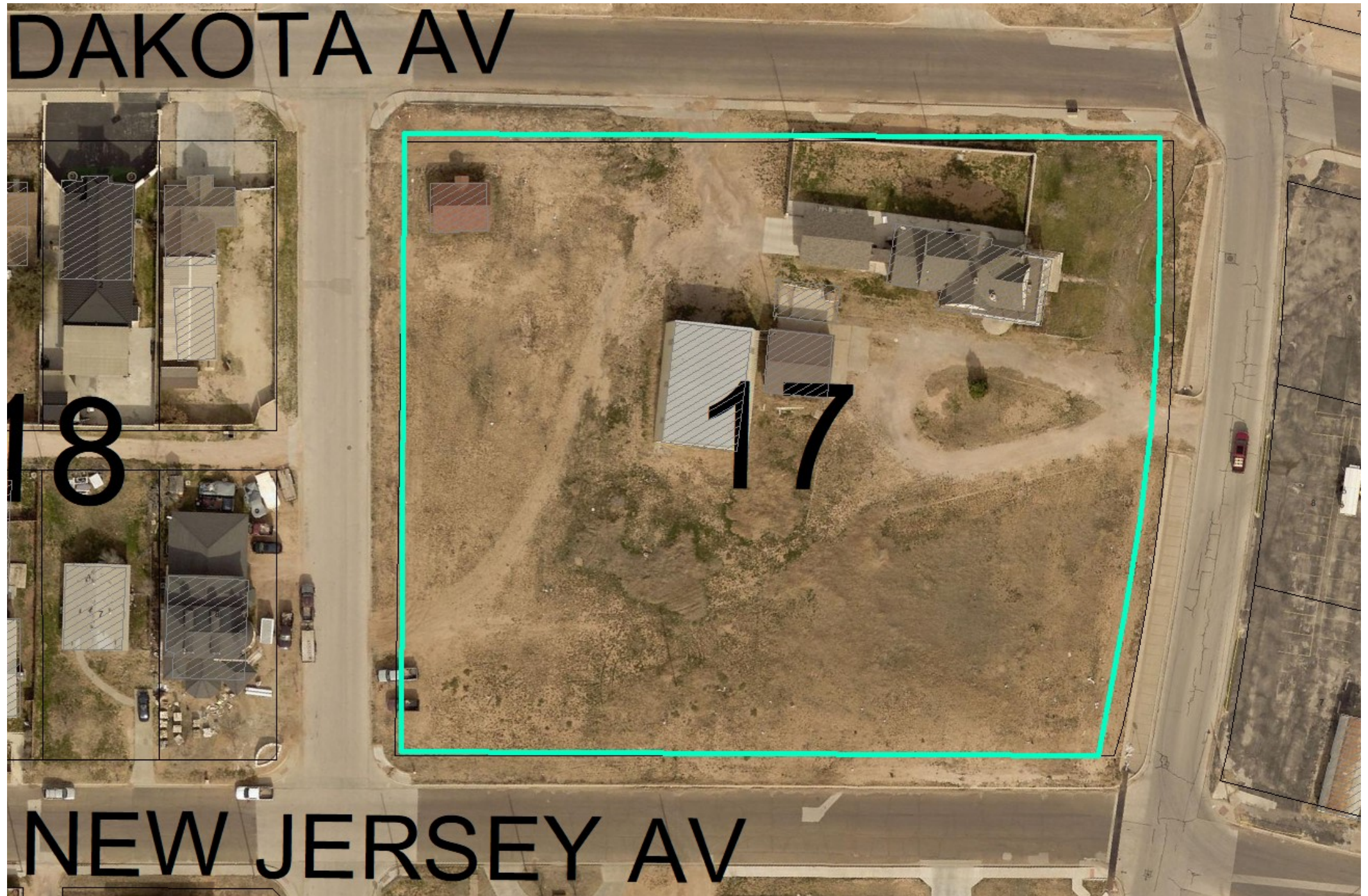
CONNELL ST

MF22

MH

EW JERSEY AV







PRELIMINARY PLAT MIDLAND HEIGHTS ADDITION, SECTION 6

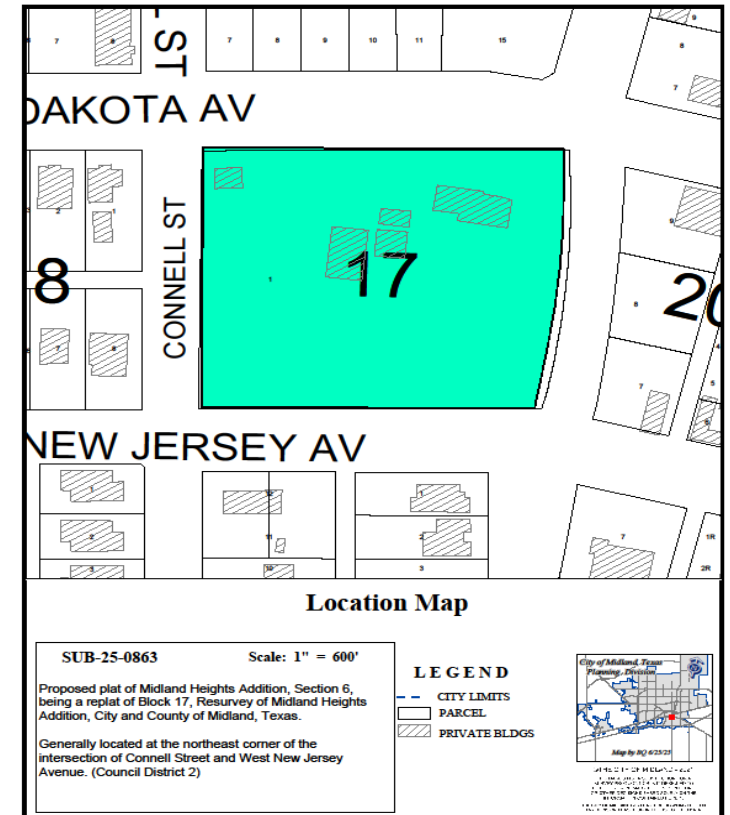


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APPLICATION SUMMARY

- **Property Owner:** MIDL-SMA, a Texas Non-profit Corporation
- **Representative:** Gracie Rodriguez, with Landgraf Crutcher & Associates
- **Location:** [1002 South Marienfeld Street (District 2)]
- **Reason for Request:** To be able to obtain permits for a church affiliated school



2



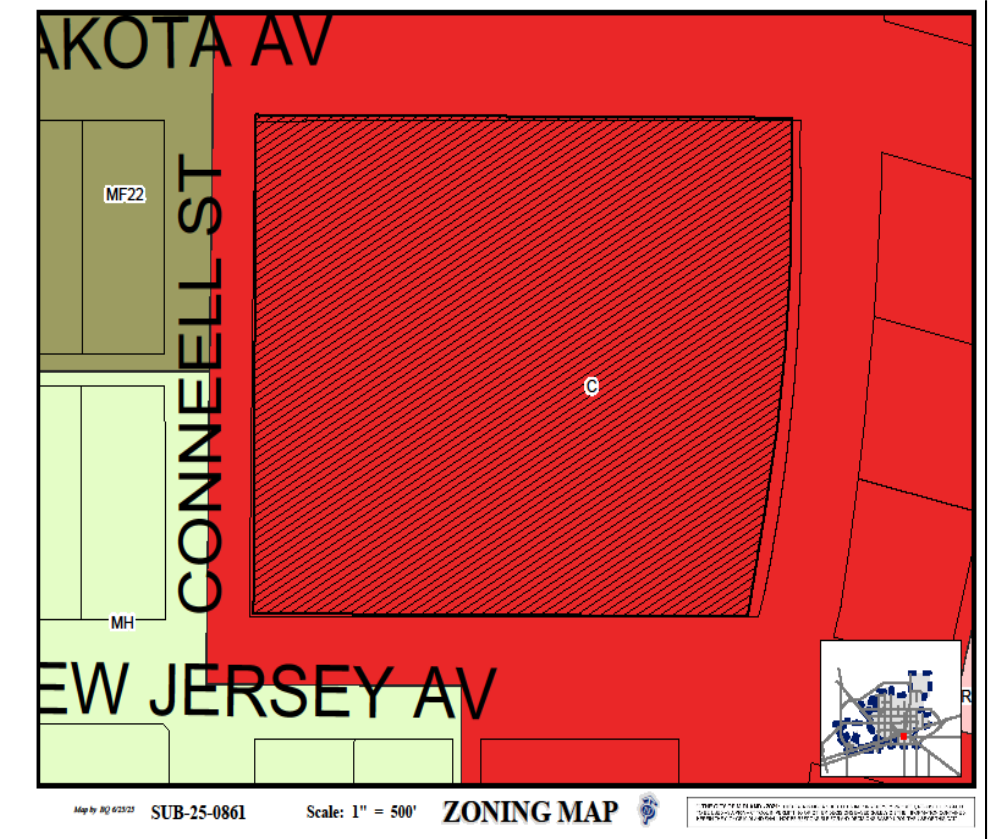
3

- # PACKET



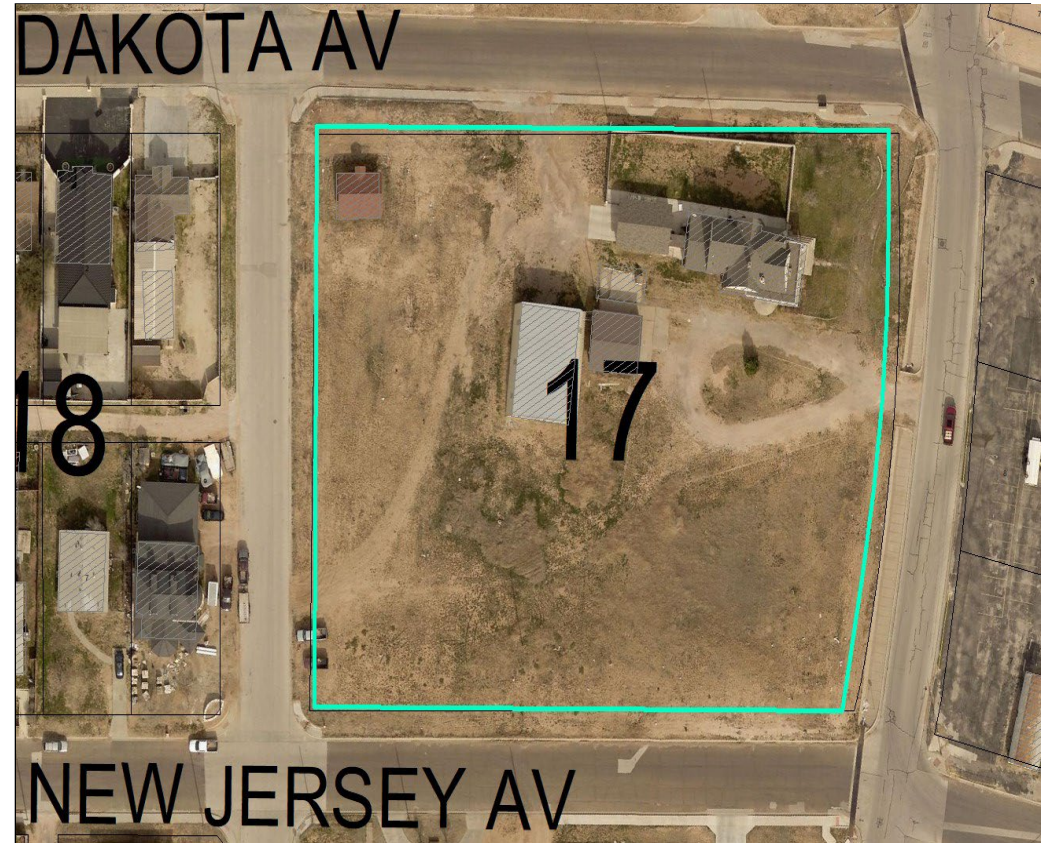
ZONING

- **Current Zoning:** C, Commercial District
- **Surrounding Zoning:**
 - **North/East:** C, Commercial District
 - **South:** C, Commercial District and MH, Manufactured Housing District
 - **West:** MH, Manufactured Housing District and MF-22, Multiple-Family Dwelling District



LAND USE

- **Current Use:** Religious
- **Surrounding Uses:**
 - **North:** Vacant and Office
 - **South/West:** Residential
 - **East:** Commercial

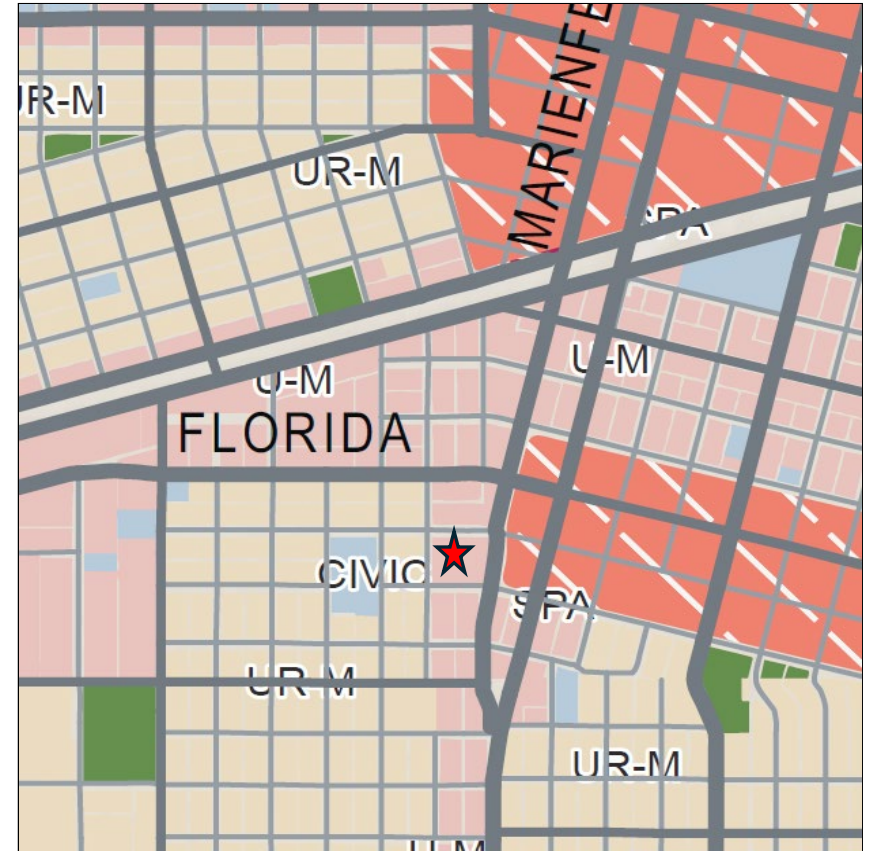


5



COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-Medium (U-M)
- **Supported Uses:** A combination of complementary land uses, including single-family and multi-family residential, along with commercial and mixed-use development.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan*.



STAFF'S RECOMMENDATION

- Staff recommends approval of this request, with the following condition:
 - A. Approval of this preliminary plat is subject to the Final plat including all plat comments, conditions, and requirements must be satisfied by all pertinent City departments before filing for recording with the County Clerk of Midland County, Texas. [11-2]

7



MISSION

Deliver exceptional services and promote a high quality of life and place for ALL our citizens.



Planning and Zoning Commission

Approved for
Agenda:
Landon Ochoa

MEETING DATE: August 4, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: Madelim Jaquez, Planner

SUBJECT: Motion approving a request for a 30-Day Extension request for a proposed Preliminary Plat of Crossroads Addition, Section 2, being a 12.91-acre tract of land located in the northeast quarter of Section 31, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 72, approximately 500-feet west of North County Road 1280.) (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES)

Recommended Planning and Zoning Commission Action:

 X Approve Deny Directional/Informational

Details of Request:

Maverick Engineering, on behalf of Cloudize PTY, LTD, and Resource Enterprises, LLC, is requesting to plat a 12.91-acre tract of land located at 10400 West County Road 72 into four lots for ownership purposes.

Current Zoning:

ETJ, Extraterritorial Jurisdiction

Analysis:

The subject preliminary plat was submitted July 9, 2025. The applicant is requesting a 30-Day Extension, as permitted under Texas Local Government Code 212.009(b-2), to allow for additional changes to be made to the plat prior to action being taken. The plans will be resubmitted to the Planning Division no later than 14 days prior to the August 18, 2025 Planning and Zoning Commission meeting to provide adequate time for staff to review and place on the agenda.

Attachments:

30-Day Extension Request
Application
Map
Aerial

July 29, 2025

City of Midland
Planning Division
300 N. Loraine
P.O. Box 1152
Midland, TX 79701
RE: 30-Day Extension Request

Planning Division:

As the representative of Crossroads Addition, Section 2 (SUB-25-0836), I hereby request a 30-Day Extension, as permitted under Texas Local Government Code 212.009(b-2), to allow for additional changes to be made to the plat prior to action being taken. The plans will be resubmitted to the Planning Division no later than 14 days prior to the August 18, 2025 Planning and & Zoning Commission meeting to provide adequate time for Staff to review and placed on the agenda.

Sincerely,



Andrew Mellen
Managing Partner
Maverick Engineering
1909 W. Wall St., Suite K
Midland, TX 79701
amellen@maverick-eng.com
432-262-0999



Preliminary Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: CROSSROADS ADDITION, SECTION 2
Legal Description (attached sealed Metes and Bounds): BEING A 12.91 ACRE TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, BLOCK 40, T-1-S, T&P RAILWAY CO. SURVEY, MIDLAND COUNTY, TEXAS
Property Owner
Printed Name: **CLOUDIZE PTY, LTD**

Phone ()

Email

Address 79 LONGUEVILLE ROAD, STE 163 LANE COVECity AUSTRALIAState NSWZip 2066
Developer (if different than Owner)

Printed Name:

Phone ()

Email

Address

City

State

Zip

Representative (if acting as Agent, see affidavit on page 2)
Firm: MAVERICK ENGINEERINGPrinted Name: ASHLEE DEVINE

Phone (432) 262-0999

Email adevine@maverick-eng.comAddress 1909 W WALL ST, SUITE KCity MIDLANDState TXZip 79701
Current Zoning: ETJ
Reason for Platting: OWNERSHIP
Plat Information
Total Acreage: **12.91**Type: ☐ Single-Family Residential☐ Multi-Family Residential☐ Commercial☒ Extraterritorial Jurisdiction (ETJ)Number of Lots: **5**

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): Ben Li Date: 5/21/2025
 Property Owner (printed) : Ben Li

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.

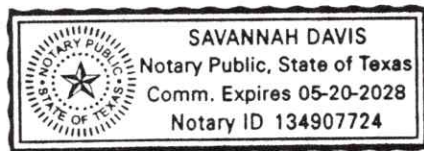
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Ashlee Devine who, being by me duly sworn, upon oath says: That (s)he is the owner of Cloudz Pl or is authorized by Ben Li 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.

Ashlee Devine
 Authorized Agent (signature)

Subscribed and sworn to before me, this 2nd day of July, 2025, 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 # 5432 Initial: _____

Received By: Ben Li Date: JUL 09 2025

RECEIVED

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

Preliminary Plat Application

2

Revised 07/01/19

	Preliminary Plat Application	Project Number: _____ Case Number: _____
Proposed Subdivision Plat Name: <u>CROSSROADS ADDITION, SECTION 2</u>		
Legal Description (attached sealed Metes and Bounds): <u>BEING A 12.91 ACRE TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, BLOCK 40, T-1-S, T&P RAILWAY CO. SURVEY, MIDLAND COUNTY, TEXAS</u>		
Property Owner Printed Name: RESOURCE ENTERPRISES, INC		Phone (432) 777-7022 Email: jowe2611@gmail.com
Address PO BOX 60509	City MIDLAND	State TX Zip 79711
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>MAVERICK ENGINEERING</u> Printed Name: <u>ASHLEE DEVINE</u>		Phone (432) 262-0999 Email: adevine@maverick-eng.com
Address 1909 W WALL ST, SUITE K	City MIDLAND	State TX Zip 79701
Current Zoning: <u>ETJ</u>		
Reason for Platting: <u>OWNERSHIP</u>		
Plat Information	Total Acreage:	12.91
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☒ Extraterritorial Jurisdiction (ETJ)		
Number of Lots: 5	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): Clif Rowe Date: 7/2/2025
 Property Owner (printed): CLIF ROWE

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.

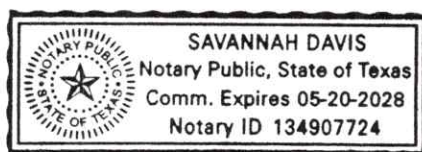
All materials, including exhibits, submitted in support of an application, or displayed during a public hearing, shall remain the property of the City of Midland.

STATE OF TEXAS
 COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Ashlee Devine who, being by me duly sworn, upon oath says: That (s)he is the owner of Resource Enterprises, Inc. or is authorized by Clif Rowe 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.

Ashlee Devine
 Authorized Agent (signature)

Subscribed and sworn to before me, this 2nd day of July, 2025, to certify which witness my hand and seal of office.



[Signature]
 NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

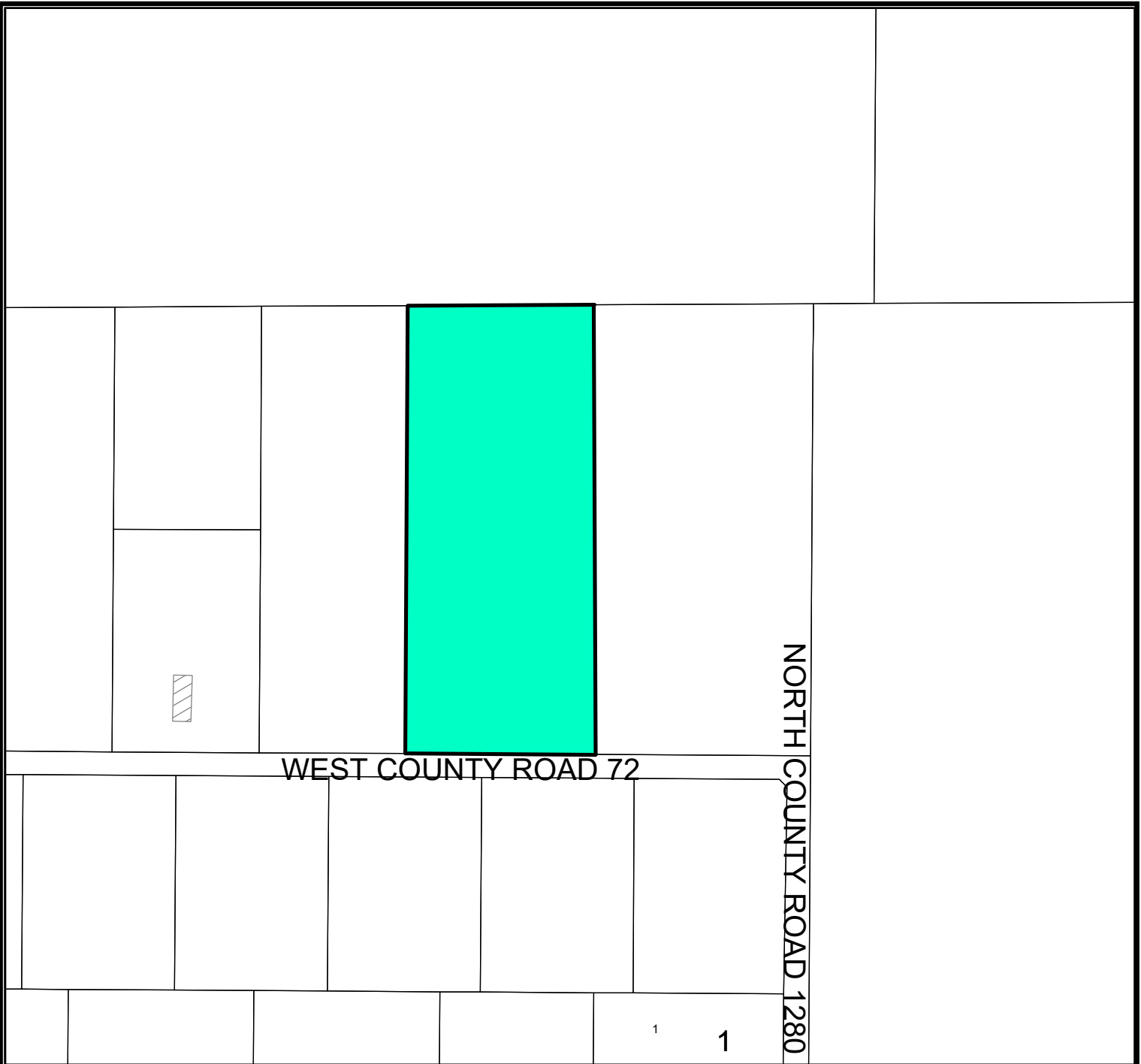
☒ Property Owner Authorization ☒ 1 Copy of Dimensioned Plat ☒ Plat in Digital Format (PDF/JPEG)
☒ Application Fee ☒ 1 Copy of Plat (11x17)

Check # 5432

RECEIVED

Received By: [Signature] Date: JUL 09 2025
 Initial: _____

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



Location Map

SUB-25-0836

Scale: 1" = 372'

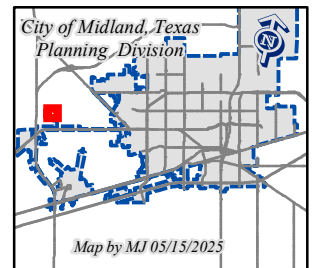
Proposed plat of Crossroads Addition, Section 2, being a 12.91-acre tract of land located in the northeast quarter of Section 31, Block 40, T-1-S, T&P RY Co. Survey, Midland County, Texas.

Generally located on the north side of West County Road 72, approximately 500-feet west of North County Road 1280.
(Extraterritorial Jurisdiction)

PACKET

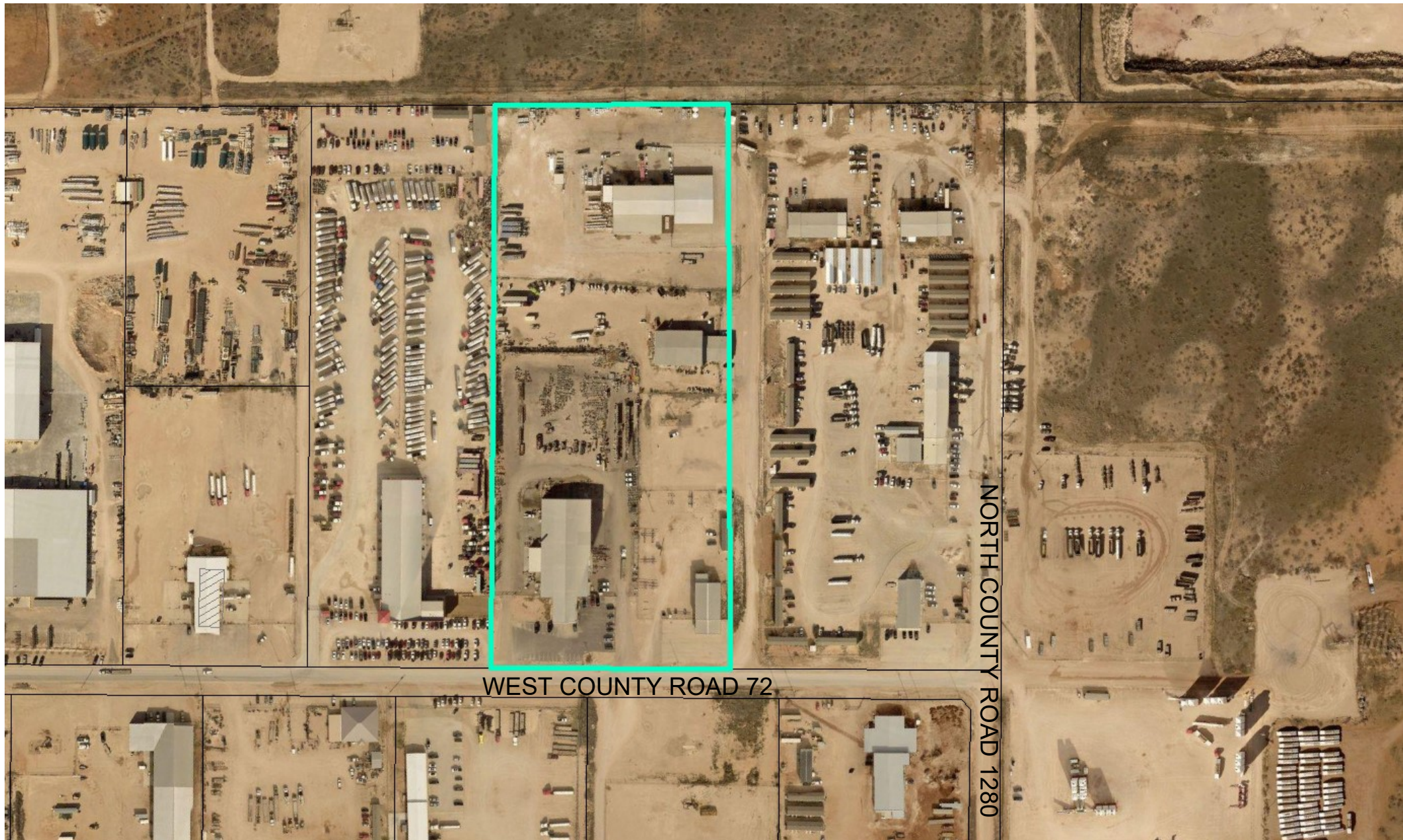
LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

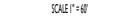


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THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT. NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS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



BEING A 12.91 ACRE TRACT OF LAND LOCATED IN THE
NORTHEAST QUARTER OF SECTION 31, BLOCK 40, T-1-S,
T&P RY CO. SURVEY, MIDLAND COUNTY, TEXAS.



	DO NOT CUT (CLIMB AND DOWN WIND)
	PLASTIC CAP (WINDHARD FROM WIND)
	DO NOT FLOOD (WINDWARD) IS NOTED
	DO NOT FLOOD (WIND) CORNER
	DO NOT EXTINGUISH GAS VALVE
	DO NOT EXTINGUISH CORROSION
	DO NOT EXTINGUISH ELECTRIC SHOCK
	DO NOT EXTINGUISH WATER
	DO NOT EXTINGUISH MOTOR
	DO NOT EXTINGUISH OPTICAL
	DO NOT EXTINGUISH VALVE
	DO NOT EXTINGUISH WATER MAIN
	DO NOT EXTINGUISH LAMP
	DO NOT EXTINGUISH AC POLE
	DO NOT EXTINGUISH KEY PAD
	DO NOT EXTINGUISH REFLECTOR
	DO NOT BOUNDARY LINE
	DO NOT EXTINGUISH PROPERTY LINE
	DO NOT EXTINGUISH ADJACENT LINE
	DO NOT CROSS OF ROAD
	DO NOT EXTINGUISH CHANNEL FENCE
	DO NOT EXTINGUISH OVERHEAD ELECTRIC LINE
	DO NOT EXTINGUISH UNDERGROUND PIPELINE
	DO NOT EXTINGUISH WATER MAIN
	DO NOT EXTINGUISH CONCRETE
	DO NOT EXTINGUISH PAINTING
	DO NOT EXTINGUISH SHOVEL (DIRT) NOTED
	DO NOT EXTINGUISH BUILDING



MAVERICK
CIVIL ENGINEERING / LAND SURVEYING
1909 West Wall Street, Suite "K"
Midland, Texas 79701
ENGINEER FIRM #: F-15089
SURVEY FIRM #: 10194514
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-cs.com

PROPERTY OWNER	PROPERTY OWNER
RESOURCE ENTERPRISES, INC. P.O. BOX 46039 MIDLAND, TX 79711 432-777-3022	CLUDINE PTY. LTD, A AUSTRALIA PROPRIETARY COMPANY 79 LONGVIEW ROAD, STE 16 LUNE (TWE) AUSTRALIA NSW 2046

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

CROSSROADS ADDITION, SECTION 2