CITY OF MIDLAND, TEXAS
AGENDA FOR PLANNING AND ZONING COMMISSION MEETING
October 20, 2025 - 3:30 PM
300 North Loraine
Midland, Texas
Council Chamber - 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 bn the present agenda for which public hearings will not be held. (Please limit comments to three minutes or less.)

CONSENT AGENDA

2. - Motion to approve the Planning and Zoning meeting minutes from October 6, 2025 **(DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

3. - Motion approving a Final Plat of Westview Addition, Section 7, being a replat of Lot 13, Block 12, Westview Addition, 4th Filing, Midland County, Texas. (Generally located at the southeast corner of the intersection of West County Road 50 and North County Road 1278.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

4. - Motion approving a Final Plat of Country Sky Addition, Section 30, being a replat of Lot 17, Block 1, Country Sky Addition, Section 3, City and County of Midland, Texas. (Generally located on the west side of Coyote Trail, approximately 1,615 feet south of Briarwood Avenue.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

5. - Motion approving a Final Plat of Dahlia Warehouse District, being a 131.00-acre tract of land out of Section 25 and 36, Block 41, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of North Farm to Market Road 1788, approximately 200 feet south of West County Road 60.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

6. - Motion approving a Final Plat of Resilient Industrial Park, being a plat of a 38.19-acre tract of land out of Section 18, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of West County Road 49 and North County Road 1287.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

7. - Motion approving a Final Plat of Supreme Industrial Park, being a 38.02-acre tract of land located in Section 30, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 148, approximately

449 feet west of South County Road 1285.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

8. - Motion approving a Final Plat of West 191 Industrial Park Addition, Section 17, being a replat of Lot 1, Block 1, West 191 Industrial Park Addition, Section 8, City and County of Midland, Texas. (Generally located on the north side of State Highway 191, approximately 2,183 feet west of Westlake Road.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

PUBLIC HEARINGS

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

9. - Hold a public hearing and consider a Final Plat of Happy Hollow Addition, Section 2, being a replat of Lots 1, 2, the southwest 0.71-acres of Lot 9, and a 0.17-acre south portion of Lot 3, Happy Hollow Addition, and a 1.978-acre tract of land out of Section 2, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the south side of Lazywood Lane, approximately 350 feet east of North A Street.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

10. Ordinance - Hold a public hearing and consider a request by Maverick Engineering, on behalf of Midland TW, INC, for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption in a Hotel on Lot 11A, Block 8, Westridge Park Addition, Section 52, City and County of Midland, Texas. (Generally located on the west side of Windhaven Drive, approximately 190 feet south of Deauville Boulevard.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

11. - Hold a public hearing and consider a request by Parkhill, on behalf of MPDC Parent Holdings, LLC, for a Zone Change from RR, Regional Retail District, in part, and BP, I-20 Business Park District, in part, to BP, I-20 Business Park District, on a 24.091-acre tract of land out of Section 3 and 10, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of West Interstate 20 and Rankin Highway.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

MISCELLANEOUS

12. - Motion approving, with staff's recommended conditions, a Preliminary Plat of SIMA Development Addition, being a 35.98-acre tract of land located in Section 22, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of South State Highway 349, approximately 1,270 feet north of West County Road 137.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

13. - Motion approving, with staff's recommended conditions, a Preliminary Plat of The Patch Addition, being a 148.76-acre tract of land out of Section 24, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of South County Road 1232 and West County Road 140.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

14. - Motion approving, with staff's recommended conditions, an amended Preliminary Plat of Mockingbird Ridge, being a plat of a 302.39-acre tract of land out of Section 18, Block 38, T-1-S, A-734, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of North Fairgrounds

Road and Firewheel Road.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

15. - Motion approving, with staff's recommended conditions, a Preliminary Plat of South 349 Acres, Section 8, being a replat of Lot 1, Block 5, South 349 Acres Addition, Section 4, and a 31.956-acre tract of land out of Section 3 and 10, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of West Interstate 20 and Rankin Highway.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

16. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Kelview Heights, Section 14, being a replat of Lots 3, 4, and 5, Block 5, Kelview Heights Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of West Dormard Avenue and North Big Spring Street.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

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Landon J. Ochoa
Planning Division Manager
Department of Development Services

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

Planning and Zoning Commission Meeting

Item Number:	**2.**
Meeting Date:	**October 20, 2025**
To:	**Planning and Zoning Commission**
From:	**Alexis Martinez, Associate Planner**
Subject:	**Motion to approve the Planning and Zoning meeting minutes from October 6, 2025**

Purpose:
none

Recommended Action:
Approve

Fiscal Impact:
none

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
none

Attachments:
A. Minutes for 10-6

Alexis Martinez, Development Services	Created/Initiated - 10/13/2025
Landon Ochoa, Development Services	Final Approval - 10/16/2025

CITY OF MIDLAND, TEXAS
MINUTES FOR PLANNING AND ZONING COMMISSION MEETING
October 6, 2025 - 3:30 PM

The Planning and Zoning Commission convened in a meeting in the Council Chamber, City Hall, Midland, Texas, at 3:30 PM, October 6, 2025.

Members present:	Dara Richardson, Brandon Ofield, Abraham Bejil, Joshua Sparks, Brennan Berry, Lucy Sisinega, J. Brian Martin
Members absent:	Aaron Hunter
Staff members present:	Alexis Martinez, Mary-Kate Loftis, Beatriz Quezada, Angelina Bettanini, Lori Elliott, Britton Murry, Landon Ochoa

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 bn the present agenda for which public hearings will not be held. (Please limit comments to three minutes or less.)

CONSENT AGENDA

2. - Motion to approve Planning and Zoning meeting minutes from September 15, 2025 **(DISTRICT: ALL) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

The motion Passed by the following vote:
AYE: Brennan Berry, J.Brian Martin, Lucy Sisniega, Abraham Bejil, Joshua Sparks, Dara Richardson, Brandon Ofield
NAY: None
ABSTAIN: None
ABSENT: Aaron Hunter

3. - Motion approving a Final Plat of Supreme Industrial Park, being a 38.02-acre tract of land located in Section 30, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 148, approximately 449 feet west of South County Road 1285.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Item pulled by staff; no action taken

4. - Motion approving a Final 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) (QUALITY OF LIFE AND PLACE)**

The motion Passed by the following vote:
AYE: Brennan Berry, J.Brian Martin, Lucy Sisniega, Abraham Bejil, Joshua Sparks, Dara Richardson, Brandon Ofield
NAY: None
ABSTAIN: None
ABSENT: Aaron Hunter

5. - Motion approving a Final Plat of Southern Addition, Section 34, being a replat of Lots 6 through 9, Block 121, Southern Addition, City and County of Midland, Texas. (Generally located on the north side of East New York Avenue, approximately 70 feet west of South Terrell Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

The motion Passed by the following vote:
AYE: Brennan Berry, J.Brian Martin, Lucy Sisniega, Abraham Bejil, Joshua Sparks, Dara Richardson, Brandon Ofield
NAY: None
ABSTAIN: None
ABSENT: Aaron Hunter

6. - Motion approving a Final Plat of Dahlia Warehouse District, being a 131.00-acre tract of land out of Section 25 and Section 36, Block 41, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of North Farm to Market Road 1788, approximately 200 feet south of West County Road 60.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Item pulled by staff; no action taken

PUBLIC HEARINGS

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

7. - Hold a public hearing and consider a request by Maverick Engineering, on behalf of Tam Pham, for a Zone Change from O-1, Office District, to TH, Townhouse (Attached) Dwelling District, on a 0.177-acre tract of land out of Lot 1B, Block 28, Wydewood Estates, Section 30, City and County of Midland, Texas. (Generally located on the north side of Preston Drive, approximately 255 feet east of Sunburst Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planning Manager Landon Ochoa presented this item.

The public hearing opened at 3:36 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:36 p.m.

The motion Passed by the following vote:
AYE: Brennan Berry, J.Brian Martin, Lucy Sisniega, Abraham Bejil, Joshua Sparks, Dara Richardson, Brandon Ofield

NAY: None
ABSTAIN: None
ABSENT: Aaron Hunter

8. - Hold a public hearing and consider a request by PJP Group, LLC, on behalf of SHMK Development, LLC, for a Zone Change from MF-16, Multiple-Family Dwelling District, to RR, Regional Retail District on a 1.992-acre tract of land out of Tracts 2 and 3, Midkiff Heights, City and County of Midland, Texas. (Generally located immediately east of the intersection of Austin Street and Princeton Avenue.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Senior Planner Britt Murry presented this item.

The public hearing opened at 3:39 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:39 p.m.

The motion Passed by the following vote:
AYE: Brennan Berry, J.Brian Martin, Lucy Sisniega, Abraham Bejil, Joshua Sparks, Brandon Ofield
NAY: Dara Richardson
ABSTAIN: None
ABSENT: Aaron Hunter

9. - Hold a public hearing and consider an ordinance amending Title XI, “Planning and Development” of the City Code of Midland, Texas, by adding Chapter 1b, “Residential Overlay District Number 1” so as to establish an overlay zoning district that shall apply to an approximate 100.84-acre area of Section 36, Block 39, Township 1 South, Texas and Pacific Railway Company Survey, City and County of Midland, Texas (Generally located south of East Indiana Avenue, east of the alley immediately east of South Lincoln Street, north of the alley immediately north of Cloverdale Road, and west of South Fairgrounds Road); authorizing land located within said overlay zoning district to be developed in accordance with the regulations of the SF-3, Single-Family Dwelling District; establishing provisions related to land use and development within said overlay zoning district; amending the zoning map; containing a cumulative clause; containing a savings and severability clause; providing for a maximum penalty or fine of two thousand dollars ($2,000.00); establishing an effective date of November 1, 2025; and ordering publication. **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planning Manager Landon Ochoa presented this item. The public

hearing opened at 3:48p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:48p.m.

The motion Passed by the following vote:
AYE: Brennan Berry, J.Brian Martin, Abraham Bejil, Joshua Sparks, Dara Richardson, Brandon Ofield

NAY: None
ABSTAIN: Lucy Sisniega
ABSENT: Aaron Hunter

10. - Hold a public hearing and consider a request by Angelica Prather for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption in a Special Event Center on a 2,100-square foot portion of Lot 1, Block 1, Imperial Heights, City and County of Midland, Texas. (Generally located on the southeast corner of the intersection of West Wadley Avenue and North Midkiff Road.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Associate Planner Alexis Martinez presented this item.

The public hearing opened at 3:51 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:52 p.m.

The motion Passed by the following vote:
AYE: Brennan Berry, J.Brian Martin, Lucy Sisniega, Abraham Bejil, Joshua Sparks, Dara Richardson, Brandon Ofield
NAY: None
ABSTAIN: None
ABSENT: Aaron Hunter

11. - Hold a public hearing and consider a request by Alex Gamboa for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption in a Restaurant on a 6,214-square foot portion of Lot 1, Block 1, 349 Retail Addition, City and County of Midland, Texas. (Generally located on the west side of North State Highway 349, approximately 330 feet north of Tejas.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Associate Planner Alexis Martinez presented this item.

The public hearing opened at 3:54 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:55 p.m.

The motion Passed by the following vote:
AYE: Brennan Berry, J.Brian Martin, Lucy Sisniega, Abraham Bejil, Joshua Sparks, Dara Richardson, Brandon Ofield
NAY: None
ABSTAIN: None
ABSENT: Aaron Hunter

12. - Hold a public hearing and consider a request by Leonard Hight for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption in a Restaurant on Lots 7, 8, and 9, Block 28, Original Town, City and

County of Midland, Texas. (Generally located at the northeast corner of the intersection of North Marienfeld Street and West Illinois Avenue.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Associate Planner Alexis Martinez presented this item.

The public hearing opened at 3:57 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:57 p.m.

The motion Passed by the following vote:
AYE: Brennan Berry, J.Brian Martin, Lucy Sisniega, Abraham Bejil, Joshua Sparks, Dara Richardson, Brandon Ofield
NAY: None
ABSTAIN: None
ABSENT: Aaron Hunter

13. - Hold a public hearing and consider a request by Scott Collier, on behalf of Prosperity Bank, for a Zone Change from PD, Planned Development District for an Office Center, to CB, Central Business District, on Lot 1A, Block 31A, Homestead Addition, Section 6, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of North Pecos Street and West Louisiana Avenue.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Angelina Bettanini presented this item.

The public hearing opened at 4:02 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 4:02 p.m.

The motion Passed by the following vote:
AYE: Brennan Berry, J.Brian Martin, Lucy Sisniega, Abraham Bejil, Joshua Sparks, Dara Richardson, Brandon Ofield
NAY: None
ABSTAIN: None
ABSENT: Aaron Hunter

14. - Hold a public hearing and consider a request by Jesus A. Carreon for a Zone Change from C, Commercial District to SF-3, Single-Family Dwelling District on Lot 10, Block 42, Greenwood Addition, Third, Fourth, and Fifth Sections, City and County of Midland, Texas. (Generally located on the south side of East California Avenue, approximately 320 feet east of South Webster Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Angelina Betanini presented this item.

The public hearing opened at 4:05 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 4:05 p.m.

The motion Passed by the following vote:
AYE: Brennan Berry, J.Brian Martin, Lucy Sisniega, Abraham Bejil, Joshua Sparks, Dara Richardson, Brandon Ofield
NAY: None
ABSTAIN: None
ABSENT: Aaron Hunter

15. - Hold a public hearing and consider a request by Magrym Consulting, on behalf of Cecilia Garcia, for a Zone Change from MH, Manufactured Housing District, to SF-3, Single-Family Dwelling District, on Lot 12, Block 4, Nueva La Jolla Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of North Calhoun Street and Orchard Lane.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Angelina Bettanini presented this item.

The public hearing opened at 4:09 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 4:09 p.m.

The motion Passed by the following vote:
AYE: Brennan Berry, J.Brian Martin, Lucy Sisniega, Abraham Bejil, Joshua Sparks, Dara Richardson, Brandon Ofield
NAY: None
ABSTAIN: None
ABSENT: Aaron Hunter

16. - Hold a public hearing and consider a Final Plat of Quail Ridge Addition, Section 10, being a replat of Lots 1 through 6, Block 6, Quail Ridge Addition, Section 5, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Beachwood Street and Chaparral Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Angelina Bettanini presented the item.

The public hearing opened at 4:11 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 4:11 p.m.

The motion Passed by the following vote:
AYE: Brennan Berry, J.Brian Martin, Lucy Sisniega, Abraham Bejil, Joshua Sparks, Dara Richardson, Brandon Ofield

NAY: None
ABSTAIN: None
ABSENT: Aaron Hunter

MISCELLANEOUS

17. - Motion approving, with staff's recommended conditions, an amended Preliminary Plat of Grassland Estates West, Section 12, being a plat of a 55.1877-acre tract of land out of Section 35, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of West State Highway 158, approximately 11 feet west of Brandy Hill Road.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

The motion Passed by the following vote:
AYE: Brennan Berry, J.Brian Martin, Lucy Sisniega, Abraham Bejil, Joshua Sparks, Dara Richardson, Brandon Ofield
NAY: None
ABSTAIN: None
ABSENT: Aaron Hunter

18. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Oso Addition, being a 2.023-acre tract of land out of the northeast quarter of Section 9, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the west side of Cotton Flat Road, approximately 640 feet south of Sunglo Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

The motion Passed by the following vote:
AYE: Brennan Berry, J.Brian Martin, Lucy Sisniega, Abraham Bejil, Joshua Sparks, Dara Richardson, Brandon Ofield
NAY: None
ABSTAIN: None
ABSENT: Aaron Hunter

19. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Fuse Industrial Park, Section 4, being a 4.640-acre tract of land located in the northeast quarter of Section 36, Block 39, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of East Indiana Avenue and South Fairgrounds Road.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

The motion Passed by the following vote:
AYE: Brennan Berry, J.Brian Martin, Lucy Sisniega, Abraham Bejil, Joshua Sparks, Dara Richardson, Brandon Ofield
NAY: None
ABSTAIN: None
ABSENT: Aaron Hunter

_____
Landon Ochoa, Planning Division Manager
Department of Development Services

_____
Abraham Bejil, Chair

_____
Date

_____
Date

Planning and Zoning Commission Meeting

Item Number:	**3.**
Meeting Date:	**October 20, 2025**
To:	**Planning and Zoning Commission**
From:	**Beatriz Quezada, Planner**
Subject:	**Motion approving a Final Plat of Westview Addition, Section 7, being a replat of Lot 13, Block 12, Westview Addition, 4th Filing, Midland County, Texas. (Generally located at the southeast corner of the intersection of West County Road 50 and North County Road 1278.)**

Purpose:

Maverick Engineering, on behalf of Roxane Rochelle Cutchall, is requesting to replat a property located at 5400 North County Road 1278 into two lots for future residential development.

The preliminary plat was approved at the September 2, 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.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
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 comments, if any. [For Applicant’s Information Only.]

PAVING: Deferral request for paving improvements were administratively approved on 8/9/2025. [For Applicant’s Information Only.]

WATER: Deferral request for water improvements were administratively approved on 8/9/2025. [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 wastewater improvements were administratively approved on 8/9/2025. [For Applicant’s Information Only.]

DRAINAGE: Drainage letter has been approved for platting purposes. [For Applicant’s Information Only.]

EASEMENTS: Show existing and proposed. [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)

Not in the City limits- no Oil & Gas jurisdiction.

Building Code: (Approved)

ETJ, no jurisdiction

GIS: (Approved)

No comments.

ADDRESSING: (Approved)

County Plat - To be addressed by MECD

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review application from the 2 proposed lot of Westview Addition, Section 7, RE-PLAT OF LOT 13, BLOCK 12 WESTVIEW ADDITION 4TH FILING, MIDLAND COUNTY TEXAS lot 13A AND 13B are .46 acre both lots must tie into the Gardendale water district, both lots septic must be installed by a Texas OSSF licensed installer, to ensure the proposed plans on the application for the public water lines will meet the setbacks from the public water lines on the property and the public water lines on the adjacent properties.

CRMWD: (Approved)

No comments.

Planning: (Approved)

Staff recommends approval of the Final Plat of Westview Addition, Section 7.

Attachments:

A. P-25-2387, Combined Files
B. P&Z - - Westview Addition, Section 7 Final Plat

Beatriz Quezada, Development Services	Created/Initiated - 10/9/2025
Landon Ochoa, Development Services	Final Approval - 10/13/2025

MIDLAND Planning Division	Final Plat Application	For Office Use Only SUB-____-_____ P-____-_____

Subdivision Name: WESTVIEW ADDITION, SECTION 7
(Must be named in accordance with 11-2-5(A)4 of the City Code)

Applicant (Must be an individual. Also, See affidavit on page 3 if acting as agent) Print Name:		Phone #: Email:	
Address:	City:	State:	Zip:

Property Owner Print Name: ROXANE ROCHELLE CUTCHALL		Phone #: 432-425-6350 Email: drwatkins2010@gmail.com	
Address: 9704 WEST COUNTY ROAD 60	City: MIDLAND	State: TX	Zip: 79707

Developer: (If different from property owner) Print Name:		Phone #: Email:	
Address:	City:	State:	Zip:

Representative (If different from applicant or property owner) Print Name: MAVERICK ENGINEERING		Phone #: 432-262-0999 Email: amellen@maverick-eng.com	
Address: 1909 W WALL STREET SUITE K	City: MIDLAND	State: TX	Zip: 79701

Reason for Platting (Please be specific)
SUBDIVIDING FOR RESIDENTIAL HOMES

Plat Information	Total Acreage: 0.93
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☒ Extraterritorial Jurisdiction (ETJ)	
Number of Lots:	Number of Multi-Family Dwelling Units:

Deferral Request: Do you plan on requesting a deferral to the timing of public improvements?
☒ Yes ☐ No
(If yes, the deferral request must be submitted to the Planning Division by final plat submittal)

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 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. If your plat qualifies for short form (refer to sketch comments), then 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 and Fees

Items to be submitted with this application form:

- Application fee – Payable to "The City of Midland"
  - Payment by check is preferred but you may also pay online via invoice that will be sent you once the application is processed. Any unpaid fees will result in the request being put on hold.
  - Plats smaller than 50 acres - $350
  - Plats larger than 50 acres - $500
- Recording fee
  - For plats 18" x 24" or less - $60
  - For plats 18" x 24" or more - $80
- Final plat
  - PDF, JPEG, and CADD file
  - 1 FOLDED copy
  - 1 FOLDED 11" x 17" copy
  - Mylar (submit by 12 p.m. the business day before the date of the Planning & Zoning Commission meeting. Failure to meet this deadline will result in staff recommending denial of the plat to the P&Z Commission.)
- Title Opinion (dated less than 90 days)
  - Submit physically and digitally (PDF)
- Tax certificates showing that no taxes are delinquent against the land being platted
  - Submit physically & digitally (PDF)
- Deferral request PDF (if applicable. Refer to sketch and preliminary plat comments)
  - Submit digitally (PDF)
- Drainage report (if applicable. Refer to sketch and preliminary plat comments)
  - Submit digitally to engineeringreviews@midlandtexas.gov
- Groundwater availability certification forms (if applicable)
  - Submit physically and digitally (PDF)

The original application form, copies of the plat, title opinion, tax certificates, and groundwater availability certification forms must be physically submitted either in person or by mail at 300 North Loraine Street, Midland, Texas, 79701. Digital copies of all the above except for the drainage report must be submitted at planningsubs@midlandtexas.gov.

Timeline & Deadlines:

Applications will be scheduled in accordance with the Submittal Deadline & Meeting Schedule Dates calendar which is posted on the Planning Division's webpage at www.midlandtexas.gov. Once the application has been accepted and paid for, it will be assigned to a Planner who will facilitate the remainder of the process. Please allow 3-5 business days for a Planner to contact you confirming the status of your plat and the Planning and Zoning Commission meeting it is scheduled for as well as the City Council meeting it is scheduled for if it requires City Council approval (refer to sketch plat comments). The Planner will keep you updated throughout the process and let you know of any issues that arise. If revisions to your plat or related documents are needed in order for staff to recommend approval of the plat to the P&Z Commission, the Planner will communicate those comments to the applicant listed on this form during the review process. All revisions must be made **by the end of the eighth business day before the date of the meeting** or staff will recommend denial of the plat to the P&Z Commission. However, you may withdraw the plat application at any time to avoid this by emailing the Planner that you wish to do so.

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

Applicant (signature):	Date:
Applicant (printed):	
Property Owner (signature): Signed by: DEMANDFADVIS	Date: 9/16/2025
Property Owner (printed): Roxane Rochelle Cutchall	

The 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 Zoning 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 acting as an agent for property owner:

STATE OF TEXAS

COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or authorized by Roxane Rochelle Cutchall, 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 16 day of September, 2025, to certify which witness my hand and seal of office.

_____

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

SAVANNAH DAVIS
Notary Public, State of Texas
Comm. Expires 05-20-2028
Notary ID 134907724

For Office Use Only	
☑ Property Owner Authorization	☑ Digital and Physical Copies of Plat (including CADD file)
☑ Application Fee / ☐ Paying online	☐ Deferral Letter (if applicable)
Check# 5557	☐ Groundwater Availability Certification Forms (if applicable)
☑ Recording Fee	☑ Title Opinion
Check# 5558	☑ Tax Certificates

Planner Notes:
Deferral request for water improvement was approved on 8/9/25

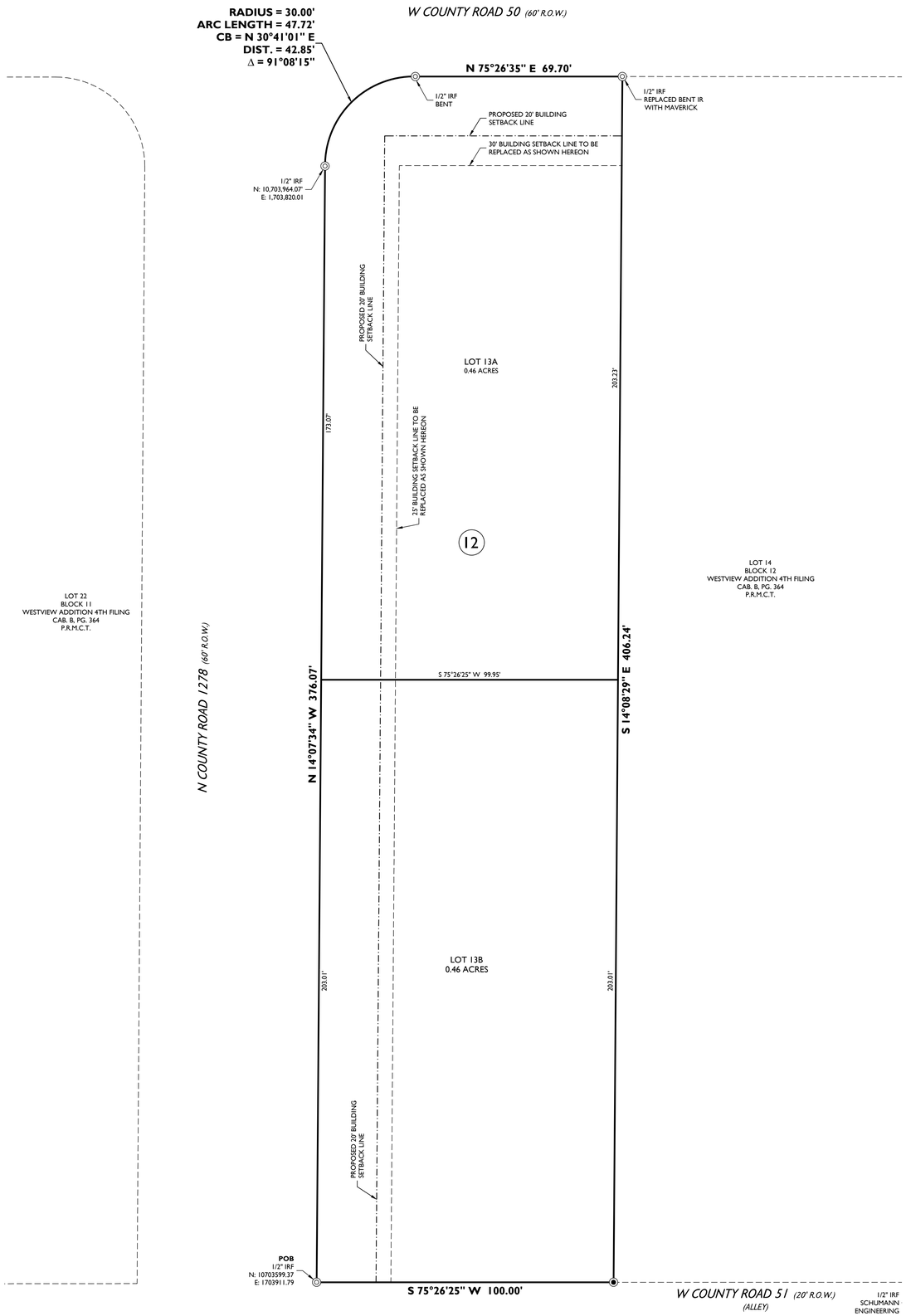
RECEIVED
SEP 22 2025

Signature: Beatriz Quezada | **Date:** | Initial:

Docusign Envelope ID: C67B0B98-D189-43E7-B71E-C2CA74178A38

WESTVIEW ADDITION, SECTION 7

BEING A RE-PLAT OF LOT 13, BLOCK 12 WESTVIEW ADDITION 4TH FILING, MIDLAND COUNTY, TEXAS



FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0063F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF MAVERICK CIVIL & SURVEY, LLC..

DEVELOPMENT NOTES

1. *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.*
2. *APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.*
3. *THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:*
   (1) THE REPRESENTED LOT(S) IS(ARE) REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR :
   (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.

SURVEY NOTES:

1. *BASIS OF BEARING, COORDINATES, DISTANCE AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD 83, U.S. SURVEY FOOT WITH A CONVERGENCE ANGLE (theta) OF -0°54'48.40" AND A COMBINED SCALE FACTOR OF 0.99989691 1 AT NGS "MIDLAND".*
2. *1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.*
3. *SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.*
4. *LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING SIGNAGE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED: CALL 1-800-DIG-TESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.*
5. *THIS IS A PROVISIONAL SKETCH/PRELIMINARY PLAT, THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN HEREON ARE ALSO PRELIMINARY AND SHALL ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SEALED BY THE SURVEYOR OF RECORD.*

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHOULTS, 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 LOCATED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS.

GREGORY W. SHOULTS RPLS#5356
MAVERICK ENGINEERING (TX FIRM #10194514)
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701

STATE OF TEXAS REGISTERED GREGORY W. SHOULTS 5356 PROFESSIONAL LAND SURVEYOR

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

DocuSigned by: Mark Lieb
ATMOS ENERGY
BY: Mark Lieb

DocuSigned by: Jerry Underwood
AT&T
BY: Jerry Underwood

DocuSigned by: Luis Montez
OPTIMUM
BY: Luis Montez

DocuSigned by:
ASTOUND BROADBAND
BY: Ruben Guerra

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS INNOVATIVE RESOURCE SOLUTIONS, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 20, BLOCK 40, T-1-S, T&P. RY. CO. SURVEY, MIDLAND COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ROXANE ROCHELLE CUTCHALL, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS WESTVIEW ADDITION, SECTION 7, AN ADDITION TO MIDLAND COUNTY, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT MIDLAND, TEXAS THIS THE_____DAY OF _____, 2025.

Signed by:
BY: ROXANE ROCHELLE CUTCHALL

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025
By Roxane Rochelle Cutchall

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WESTVIEW ADDITION SECTION 7, 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 , CHAIRMAN

LANDON OCHOA, SECRETARY

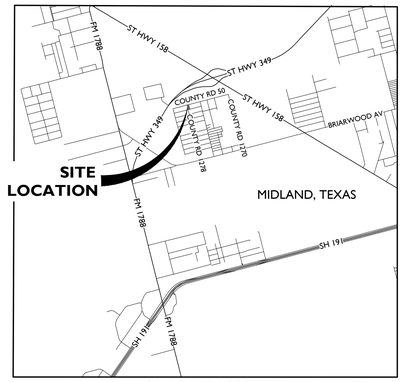
PROPERTY OWNER

ROXANE ROCHELLE CUTCHALL
9704 WEST COUNTY ROAD 60
MIDLAND, TEXAS - 79707
DEED INSTRUMENT # 2024-1513
PHONE # 432-425-6350

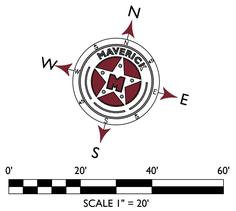
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____



VICINITY MAP
N.T.S.



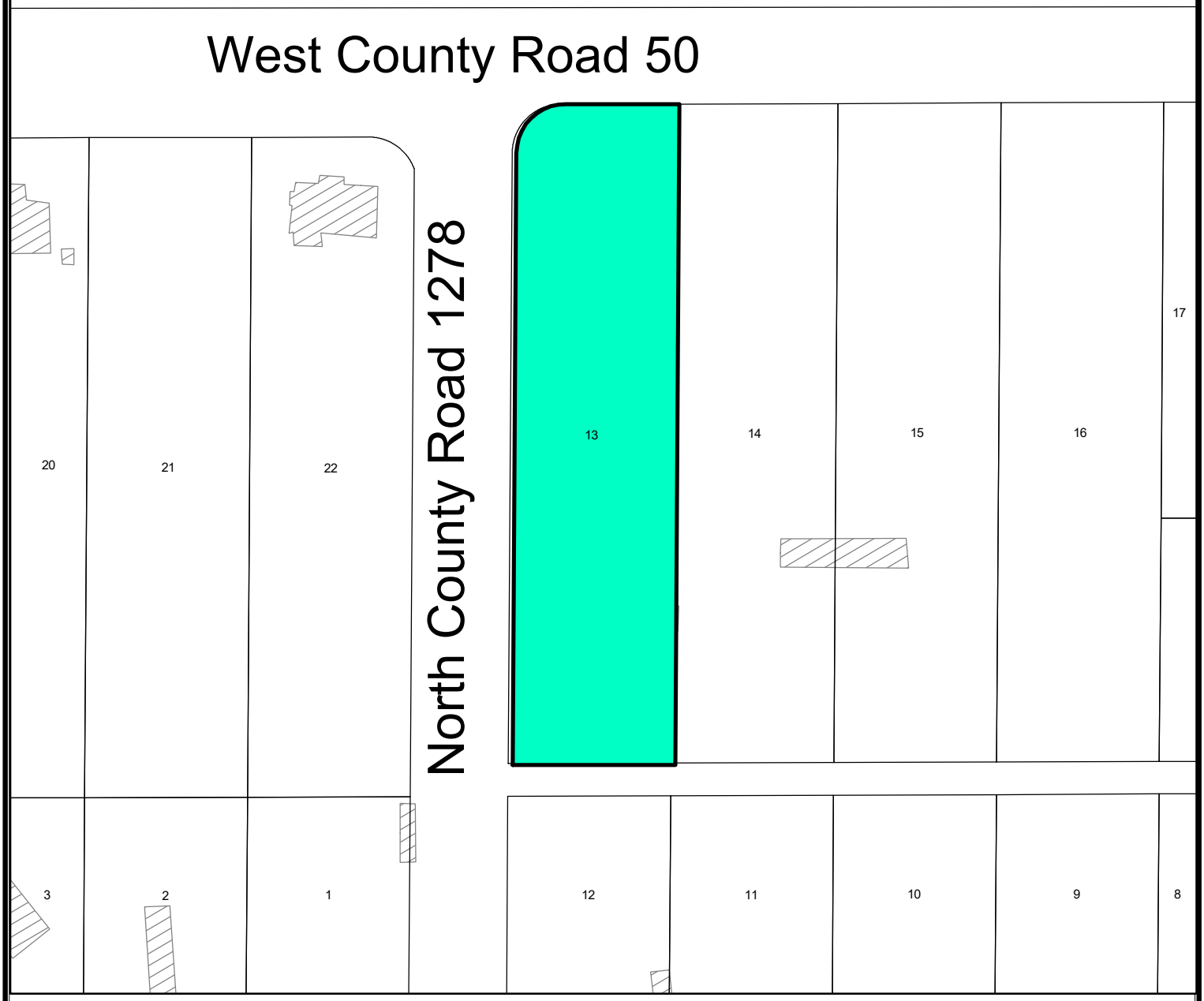
LEGEND

◉	DENOTES SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
◎	DENOTES FOUND MONUMENT AS NOTED
———	DENOTES BOUNDARY LINE
- - - -	DENOTES EXISTING PROPERTY LINES
- - - -	DENOTES EXISTING BUILDING SETBACK LINE
-·-·-	DENOTES PROPOSED EASEMENT LINE

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-Eng.com

WESTVIEW ADDITION SECTION 7

Drawing : F:\2025\250035-INNOVATIVE RESOURCE SOLUTIONS-GARDENDALE\DRAWINGS\PLAT\FINAL PLAT\250035 FINAL PLAT V2.DWG Last saved by Davis on 9/16/25



Location Map

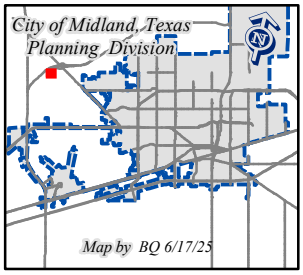
SUB-25-0856 **Scale: 1" = 600'**

Proposed plat of Westview Addition, Section 7, being a replat of Lot 13, Block 12, Westview Addition, 4th Filing, Midland County, Texas.

Generally located at the southeast corner of the intersection of West County Road 50 and North County Road 1278. (Extraterritorial Jurisdiction)

L E G E N D

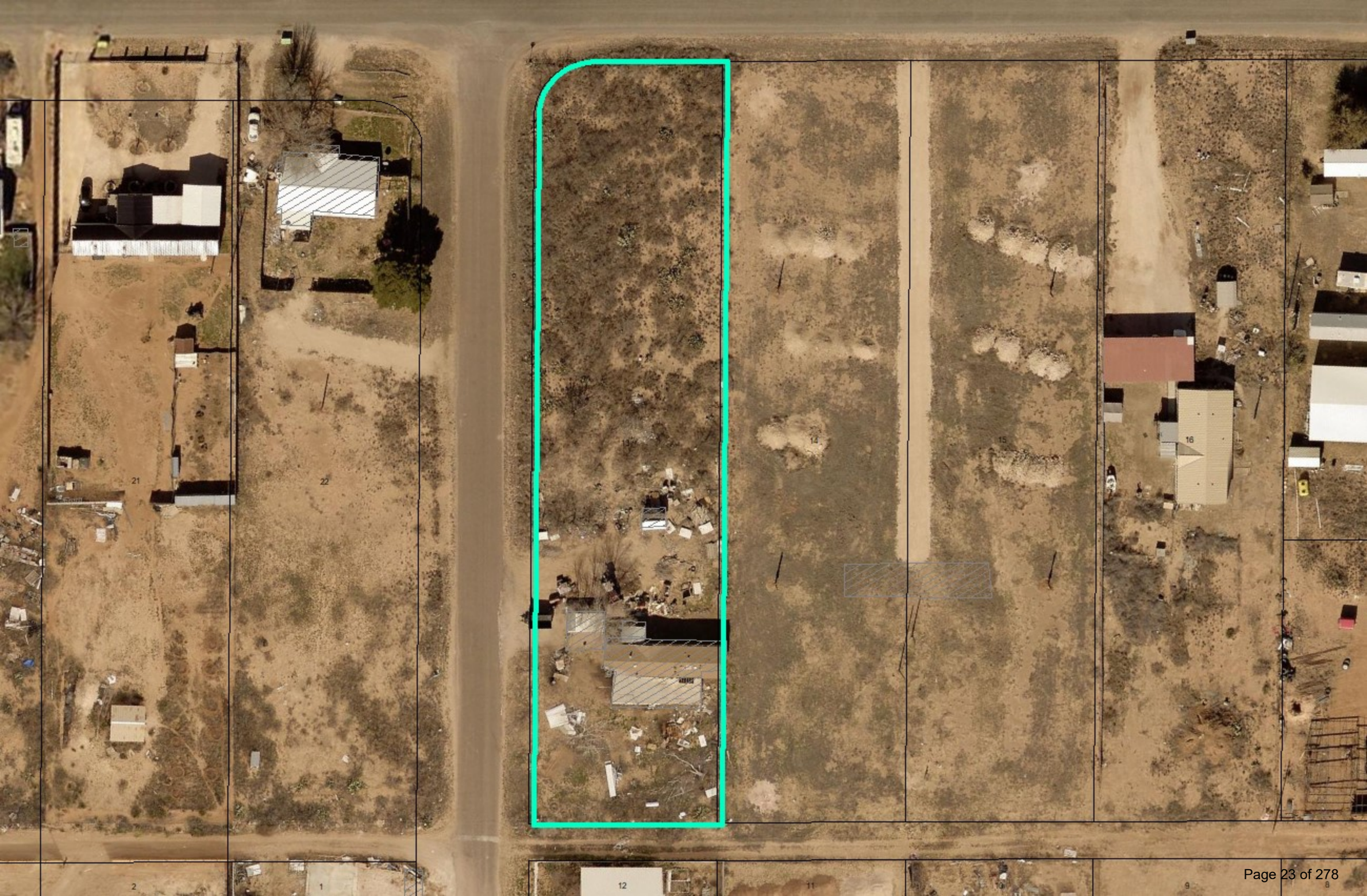
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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.


21
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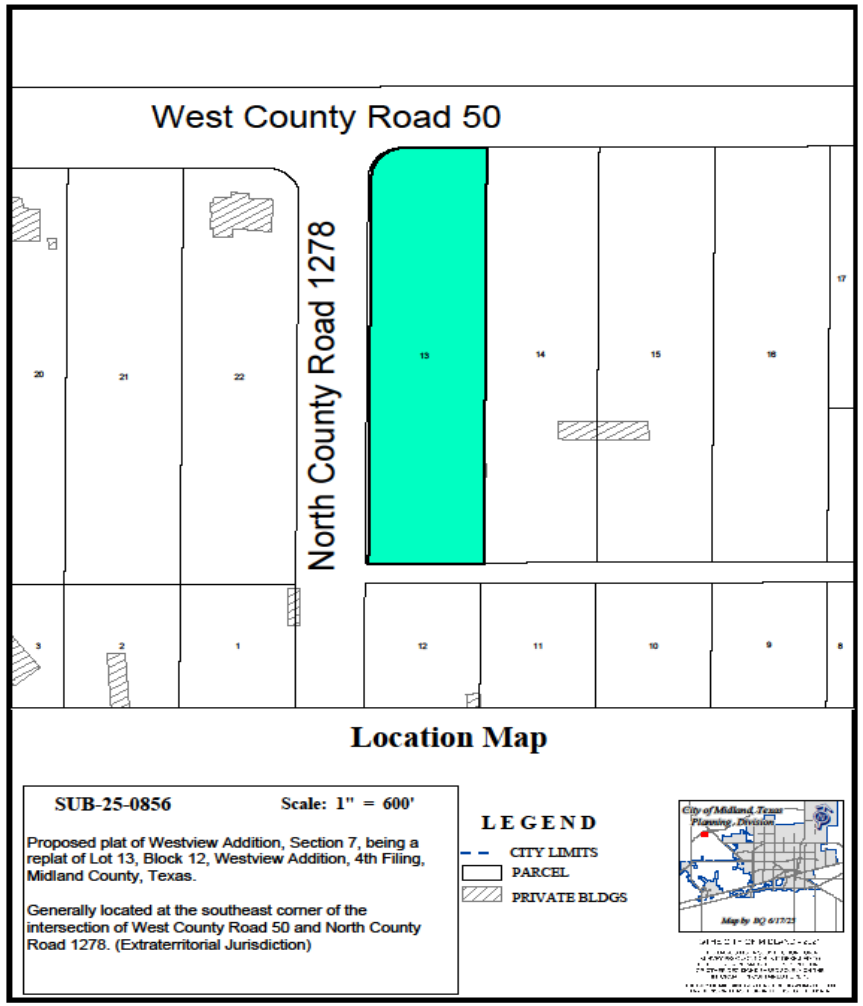
MIDLAND
Be the Energy!

FINAL PLAT
WESTVIEW ADDITION, SECTION 7

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

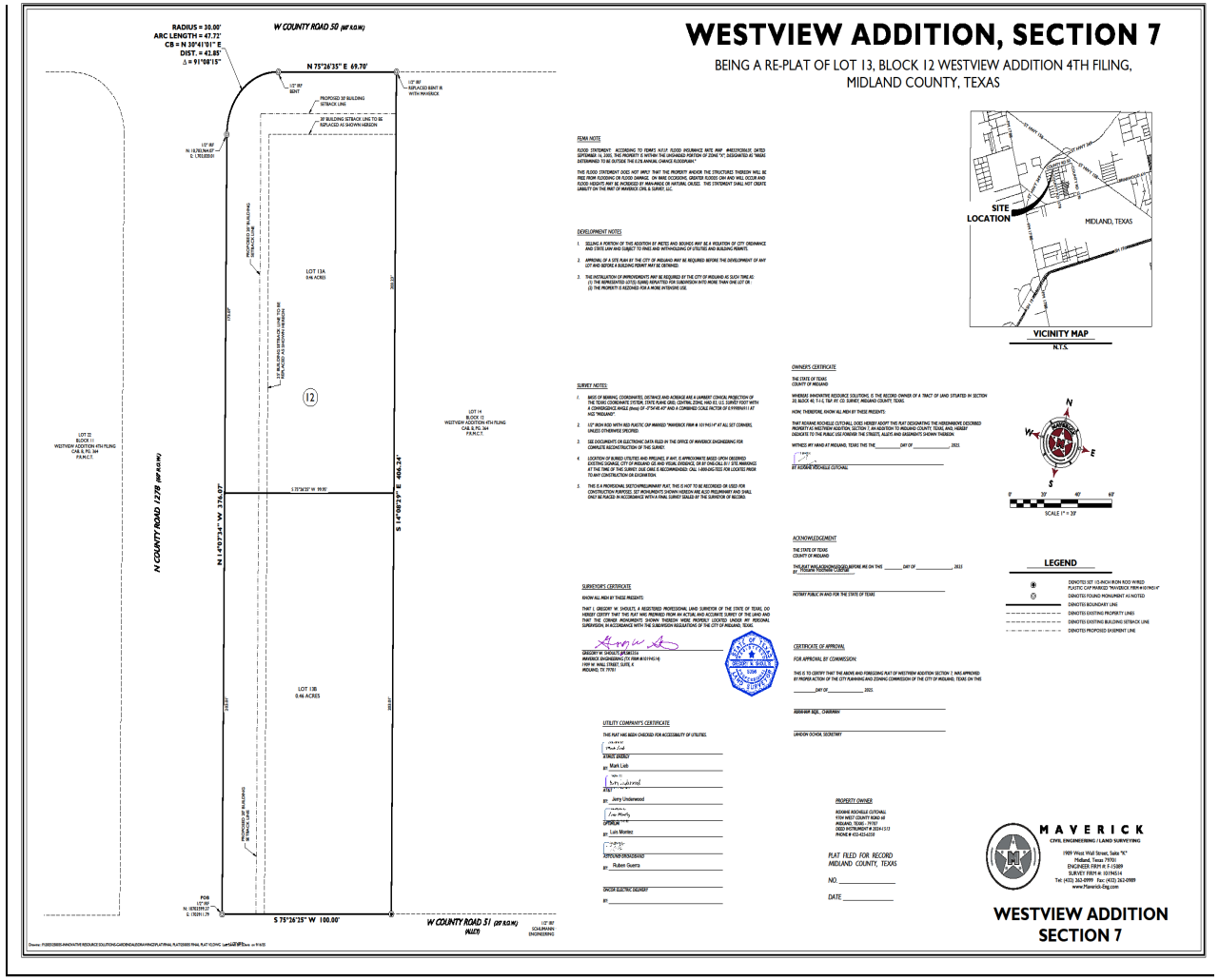
- **Property Owner:** Roxane Rochelle Cutchall
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 5400 North County Road 1278 (Extraterritorial Jurisdiction)
- **Reason for Request:** Subdividing the property into two lots for residential development



2

PLAT DETAILS

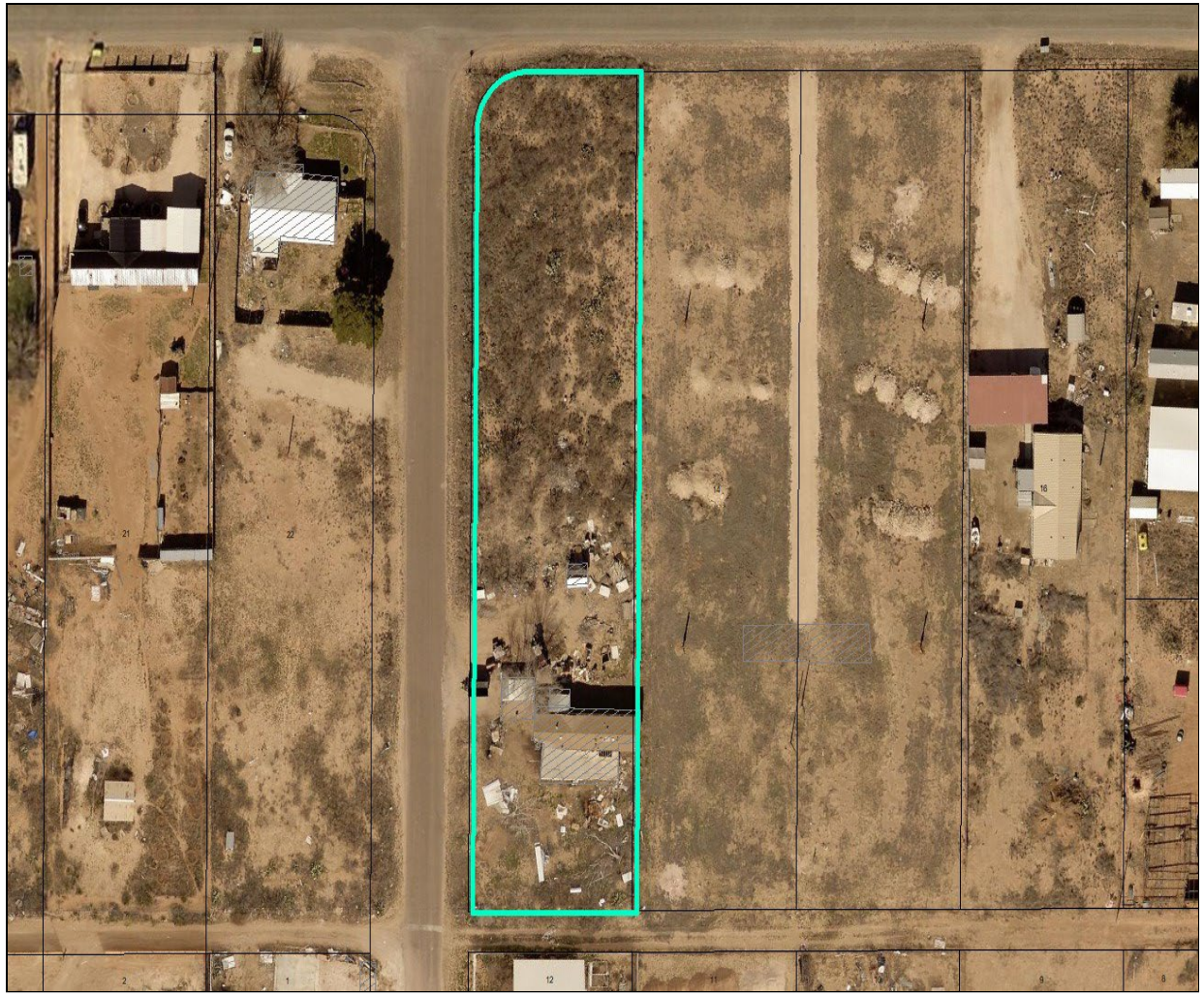
- **Acreage:** 0.93 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 2



3

LAND USE

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

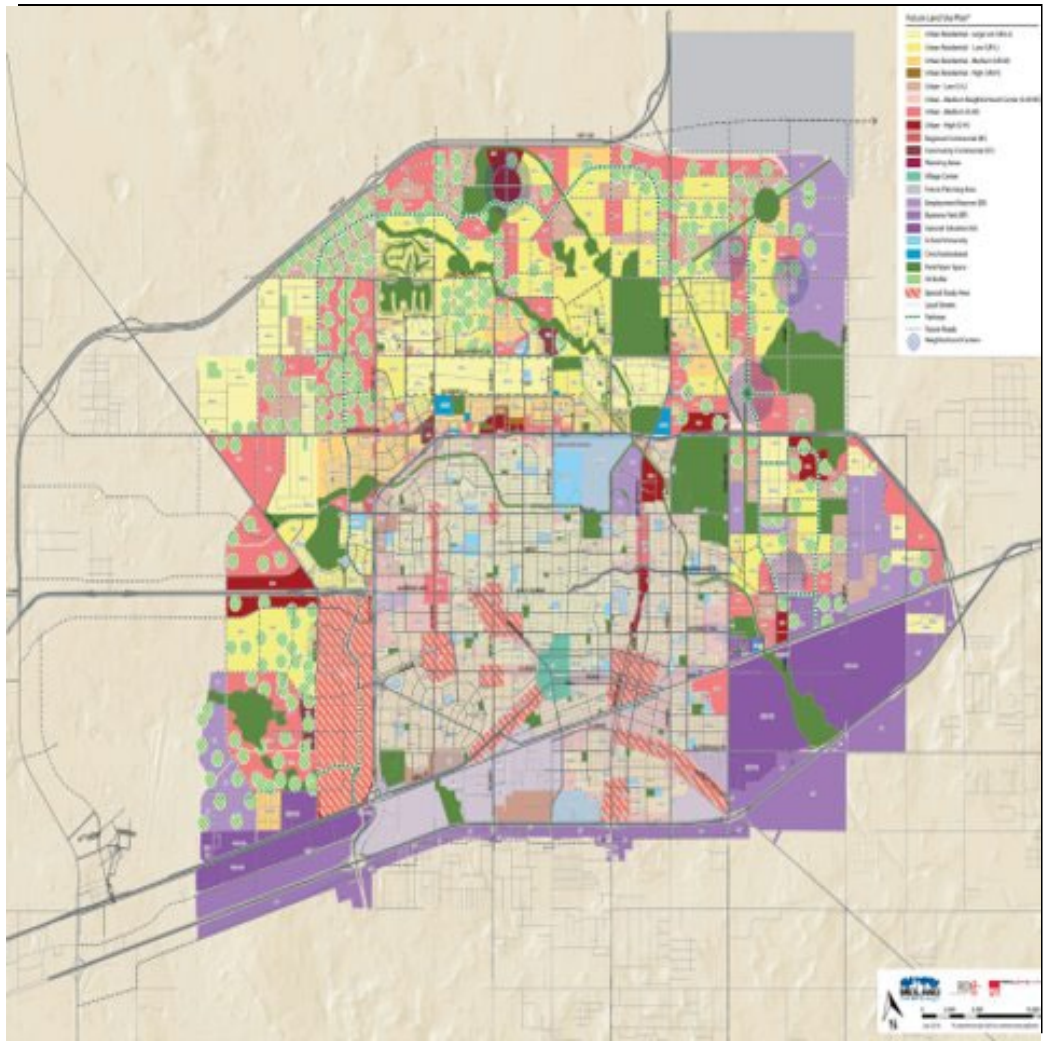


4

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **TCT Land Use Designation:** Not designated.



5

STAFF'S RECOMMENDATION

- The Planning and Zoning Commission approved the preliminary plat on September 2, 2025.
- Staff recommends approval of this request.

MISSION

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

Planning and Zoning Commission Meeting

Item Number:	**4.**
Meeting Date:	**October 20, 2025**
To:	**Planning and Zoning Commission**
From:	**Beatriz Quezada, Planner**
Subject:	**Motion approving a Final Plat of Country Sky Addition, Section 30, being a replat of Lot 17, Block 1, Country Sky Addition, Section 3, City and County of Midland, Texas. (Generally located on the west side of Coyote Trail, approximately 1,615 feet south of Briarwood Avenue.)**

Purpose:

Magrym Consulting, on behalf of Randall Capps, is requesting to replat a property located at 4205 Coyote Trail into ten lots for future residential development.

The preliminary plat was approved at the September 20, 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.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

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 request for paving improvements were administratively approved on 8/9/2025. [For Applicant’s Information Only.]

WATER: 12” water exists in Tumbleweed Street, okay as is. 8” water exists in Coyote 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: Deferral request for wastewater improvements were administratively approved on 8/9/2025. [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.]

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)

No comments

ADDRESSING: (Approved)

No comments.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 10 proposed lots of Country Sky Addition, Section 30, REPLAT OF LOT 17, BLOCK 1, COUNTRY SKY ADDITION, SECTION 3 CITY AND COUNTY OF MIDLAND TEXAS lots 1-10 are 1 acre to ensure the proposed plans on the application for the septic systems will meet the setbacks to the public water lines and 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 Country Sky Addition, Section 30.

Attachments:

A. P-25-2388, Combined Files
B. P&Z - - Country Sky Addition, Section 30 Final Plat

Beatriz Quezada, Development Services	Created/Initiated - 10/13/2025
Landon Ochoa, Development Services	Final Approval - 10/13/2025

MIDLAND Planning Division	Final Plat Application	For Office Use Only SUB-____-_____ P-____-_____

Subdivision Name: Country Sky Addition Section 30
(Must be named in accordance with 11-2-5(A)4 of the City Code)

Applicant (Must be an individual. Also, See affidavit on page 3 if acting as agent) Print Name: MAGRYM CONSULTING ED ALEMAN		Phone #: 432 254-0327 Email: ED.ALEMAN@MAGRYM.COM	
Address: 110 W Louisiana Ave Ste 314,	City: Midland,	State: TX	Zip: 79701

Property Owner Print Name: Randall Capps		Phone #: 210-760-0127 Email: jcapps@xogoperating.com	
Address: 1801 W Texas Ave	City: Midland	State: TX	Zip: 79701

Developer: (If different from property owner) Print Name:		Phone #: Email:	
Address:	City:	State:	Zip:

Representative (If different from applicant or property owner) Print Name:		Phone #: Email:	
Address:	City:	State:	Zip:

Reason for Platting (Please be specific)
To divide tract into smaller lots and obtain septic permits & Addresses.

Plat Information	Total Acreage: 10.35
Type: ☑ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 10	Number of Multi-Family Dwelling Units:

Deferral Request: Do you plan on requesting a deferral to the timing of public improvements?
☑ Yes ☐ No
(If yes, the deferral request must be submitted to the Planning Division by final plat submittal)

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 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. If your plat qualifies for short form (refer to sketch comments), then 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 and Fees

Items to be submitted with this application form:

- Application fee – Payable to "The City of Midland"
  - Payment by check is preferred but you may also pay online via invoice that will be sent you once the application is processed. Any unpaid fees will result in the request being put on hold.
  - Plats smaller than 50 acres - $350
  - Plats larger than 50 acres - $500
- Recording fee
  - For plats 18" x 24" or less - $60
  - For plats 18" x 24" or more - $80
- Final plat
  - PDF, JPEG, and CADD file
  - 1 FOLDED copy
  - 1 FOLDED 11" x 17" copy
  - Mylar (submit by 12 p.m. the business day before the date of the Planning & Zoning Commission meeting. Failure to meet this deadline will result in staff recommending denial of the plat to the P&Z Commission.)
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Signatures (by property owner only – authorized agent must sign affidavit below)

Applicant (signature): Eduardo J Aleman	Date: 9-24-25
Applicant (printed): Ed Aleman	
Property Owner (signature):	Date: 9-24-25
Property Owner (printed): Randall Capps	

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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 acting as an agent for property owner:

STATE OF TEXAS

COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear who, being by me duly sworn, upon oath says: That (s)he is the owner of Ed Aleman or authorized by Randall Capps, 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) Eduardo J Aleman

Subscribed and sworn to before me, this 24th day of September, 2025, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

GENESIS MELODY GUEVARA
Notary ID #135161214
My Commission Expires
November 7, 2028

For Office Use Only

- ☑ Property Owner Authorization
- ☑ Application Fee / ☐ Paying online
- Check# invoice
- ☑ Recording Fee
- Check# 1619
- ☑ Digital and Physical Copies of Plat (including CADD file)
- ☐ Deferral Letter (if applicable)
- ☐ Groundwater Availability Certification Forms (if applicable)
- ☑ Title Opinion
- ☑ Tax Certificates

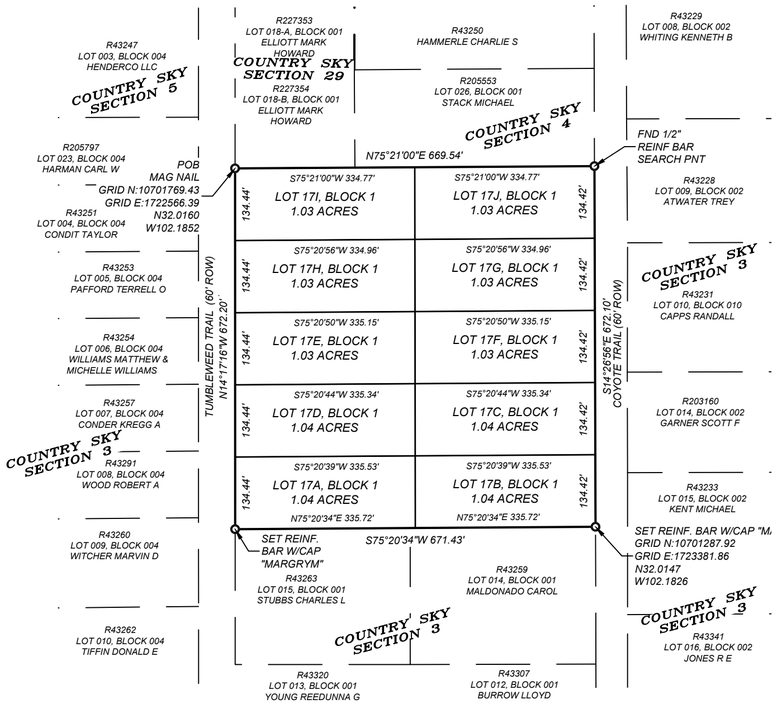
Planner Notes:
In city limits. no groundwater, deferrals were approved at the Prelim Stage.

RECEIVED

Signature: Beatriz Quezada | **Date:** SEP 24 2025

Initial: _____

COUNTRY SKY ADDITION SECTION 30



BEING A REPLAT OF LOT 17, BLOCK 1, COUNTRY SKY ADDITION SECTION 3, CITY AND COUNTY OF MIDLAND, TEXAS

STATE OF TEXAS §
COUNTY OF MIDLAND §

OWNER'S CERTIFICATE:

WHEREAS RANDALL CAPPS IS THE RECORDED OWNER OF A TRACT OF LAND SITUATED IN THE NORTHWEST PART OF SECTION 3, BLOCK 1, T-1-S, CITY AND COUNTY OF MIDLAND, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON.

FIELD NOTE DESCRIPTION OF A 10.35 ACRE TRACT OF LAND, OUT OF THE NORTHWEST PART OF SECTION 3, BLOCK 1, T-1-S, CITY AND COUNTY OF MIDLAND, TEXAS. SAID 10.35 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT REINF BAR W/CAP STAMPED "MAGYRM" FOUND (N:10701769.43, E:1722566.39) FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 75°21'00" EAST 669.54 FEET TO A REINF BAR FOUND FOR THE NORTHEAST CORNER OF THIS;

THENCE SOUTH 14°16'59" EAST 672.10 FEET TO A REINF BAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 75°20'34" WEST 671.43 FEET TO A REINF BAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°17'13" WEST 672.20 FEET ALONG CENTERLINE OF 4300 TUMBLEWEED TRAIL AND TO THE PLACE OF BEGINNING;

ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS COUNTRY SKY ADDITION SECTION 30, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, MIDLAND COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

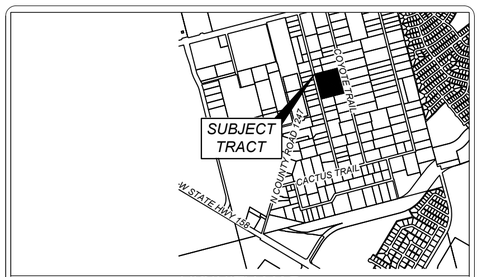
WITNESS MY HAND AT MIDLAND, TEXAS, THIS_____DAY OF _____20 _____.

_____
RANDALL CAPPS

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS_____DAY OF_____20_____BY RANDALL CAPPS .

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE

LEGEND:

- MONUMENT AS DESCRIBED
- PROPERTY LINE
- ADJOINING PROPERTIES
- SECTION LINE
- UTILITY EASEMENT

CERTIFICATE OF APPROVAL:

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF COUNTRY SKY ADDITION SECTION 30, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____DAY OF _____20_____.

SIGNED: _____
CHAIRMAN: ABRAHAM BENIJI

ATTEST:_____
SECRETARY: LANDON OCHOA

OWNER(S):

RANDALL CAPPS
1801 W TEXAS AV
MIDLAND, TX 79701
jcapps@xogoperating.com
210-760-0127

SURVEYOR'S CERTIFICATE:

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

STATE OF TEXAS REGISTERED RJ DAUM 4826 PROFESSIONAL LAND SURVEYOR

RJ DAUM
TEXAS RPLS 4826

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

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED:_____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED:_____
AT&T TEXAS

SIGNED:_____
ATMOS ENERGY

SIGNED:_____
OPTIMUM COMMUNICATIONS

SIGNED:_____
ASTOUND COMMUNICATIONS

NOTES:

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

2. MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH YELLOW PLASTIC CAP STAMPED "MAGRYM ENGINEERING" UNLESS OTHERWISE NOTED.

3. 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.

4. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.

5. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASE OF FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.

6. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.

7. PROPERTY IS IN ZONE X ACCORDING TO FEMA MAP PANEL 48329C0068F WITH AN EFFECTIVE DATE OF 9/16/2005.

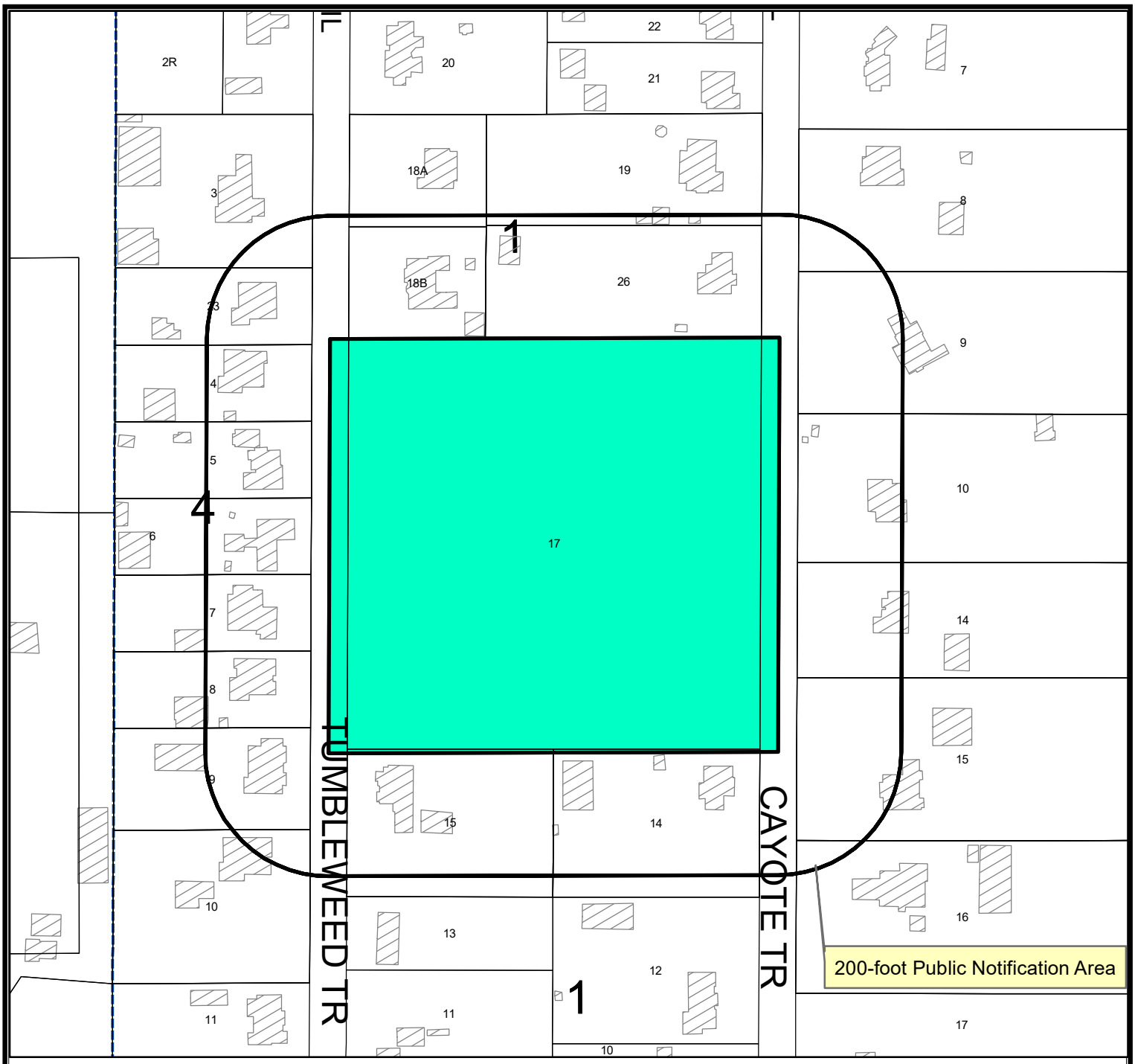
GRAPHIC SCALE
0 150 300
(1 INCH = 150' FEET)

NO.	DATE	DESCRIPTION	BY

DRAWN BY: GG	DATE: 05/01/2025
CHECKED BY: ED/RJ	PROJECT NO.: 25-280
JOB NO.: 25-280	SHEET: 1 OF 1

MAGRYM
800 N. MARIENFELD STREET
SUITE 100
MIDLAND, TEXAS 79701
TEXAS FIRM No. 10149500
Office (432) 684-5548

COUNTRY SKY ADDITION SECTION 30



Location Map

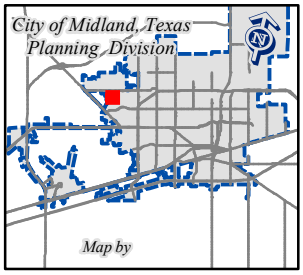
SUB-25-0857 **Scale: 1" = 1,250'**

Proposed plat of Country Sky Addition, Section 30, being a replat of Lot 17, Block 1, Country Sky Addition, Section 3, City and County of Midland, Texas.

Generally located on the west side of Coyote Trail, approximately 1,615 feet south of Briarwood Avenue. (Council District 4)

LEGEND

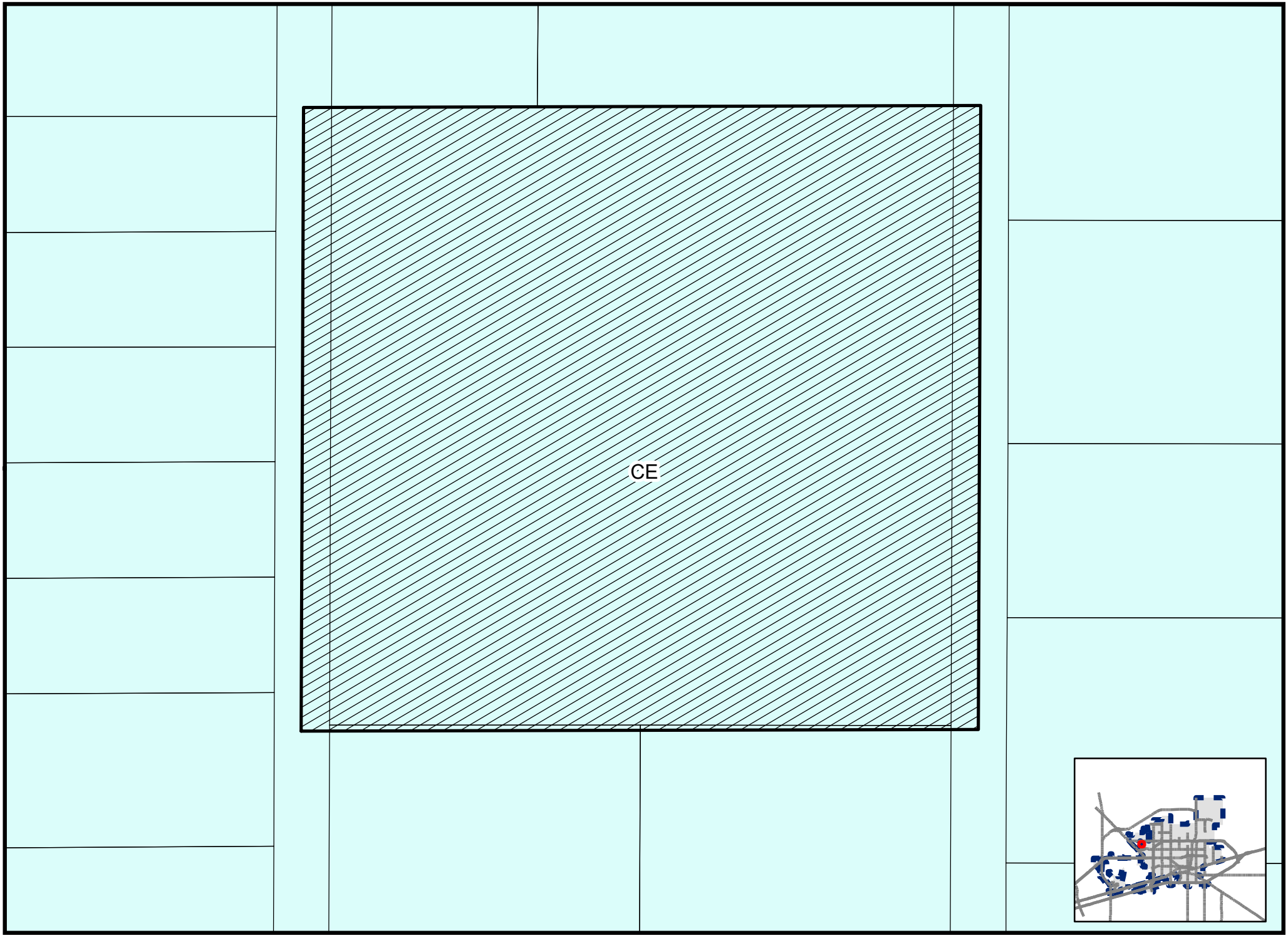
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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.



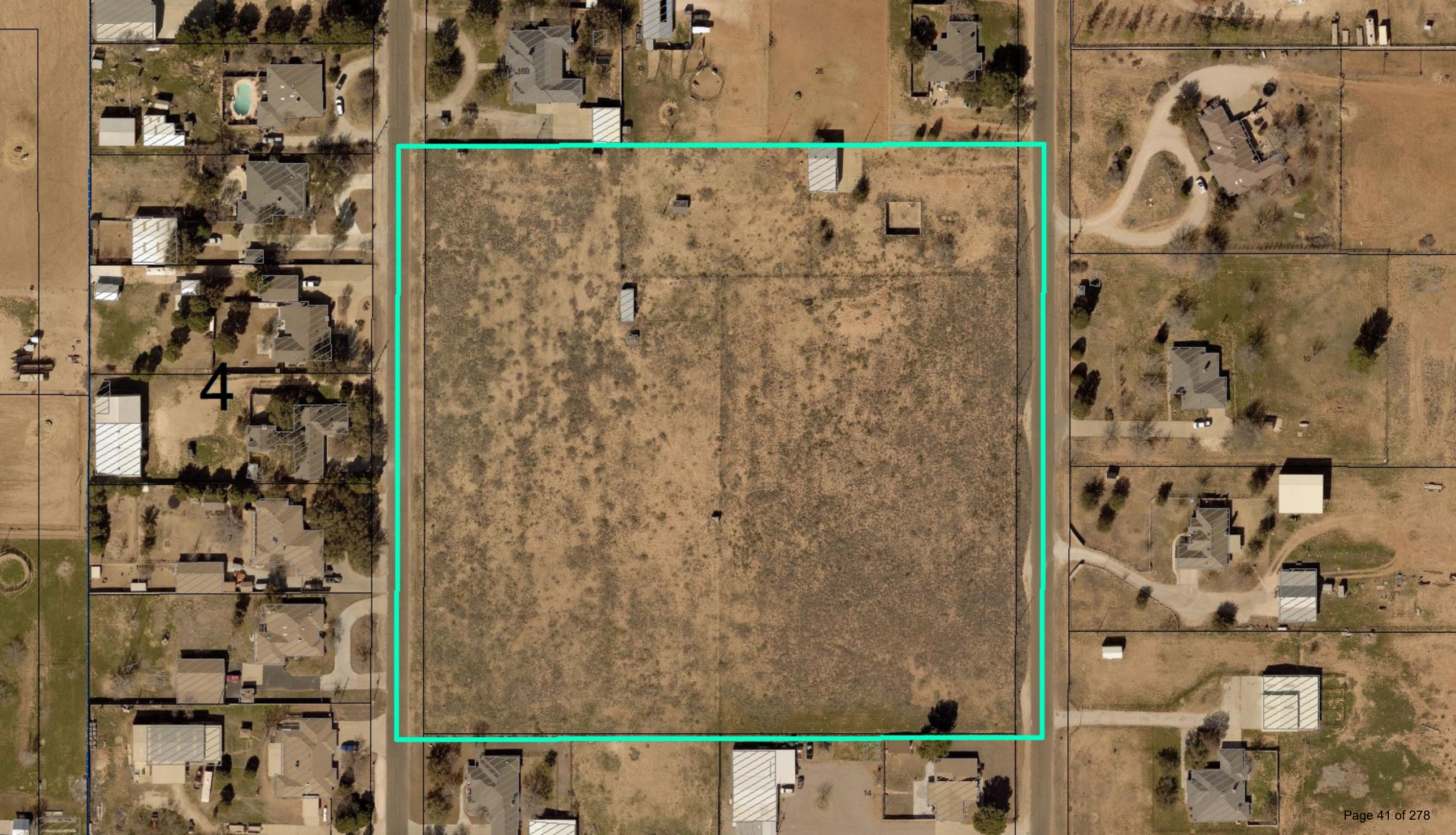
Map by BQ

SUB-25-0857

Scale: 1" = 600'

ZONING MAP

© THE CITY OF MIDLAND - 2021: 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 MADE OR ACTIONS TAKEN BASED THEREON.


4

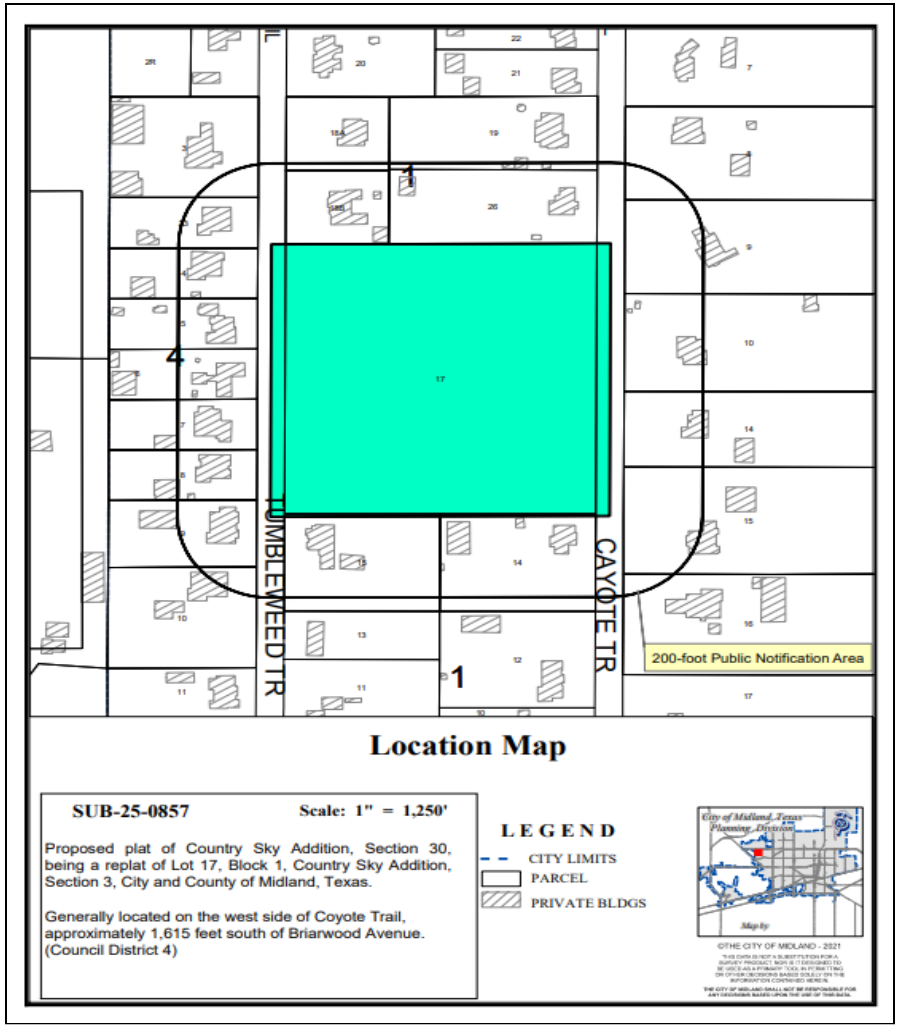
MIDLAND
Be the Energy!

FINAL PLAT
COUNTRY SKY ADDITION, SECTION 30

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

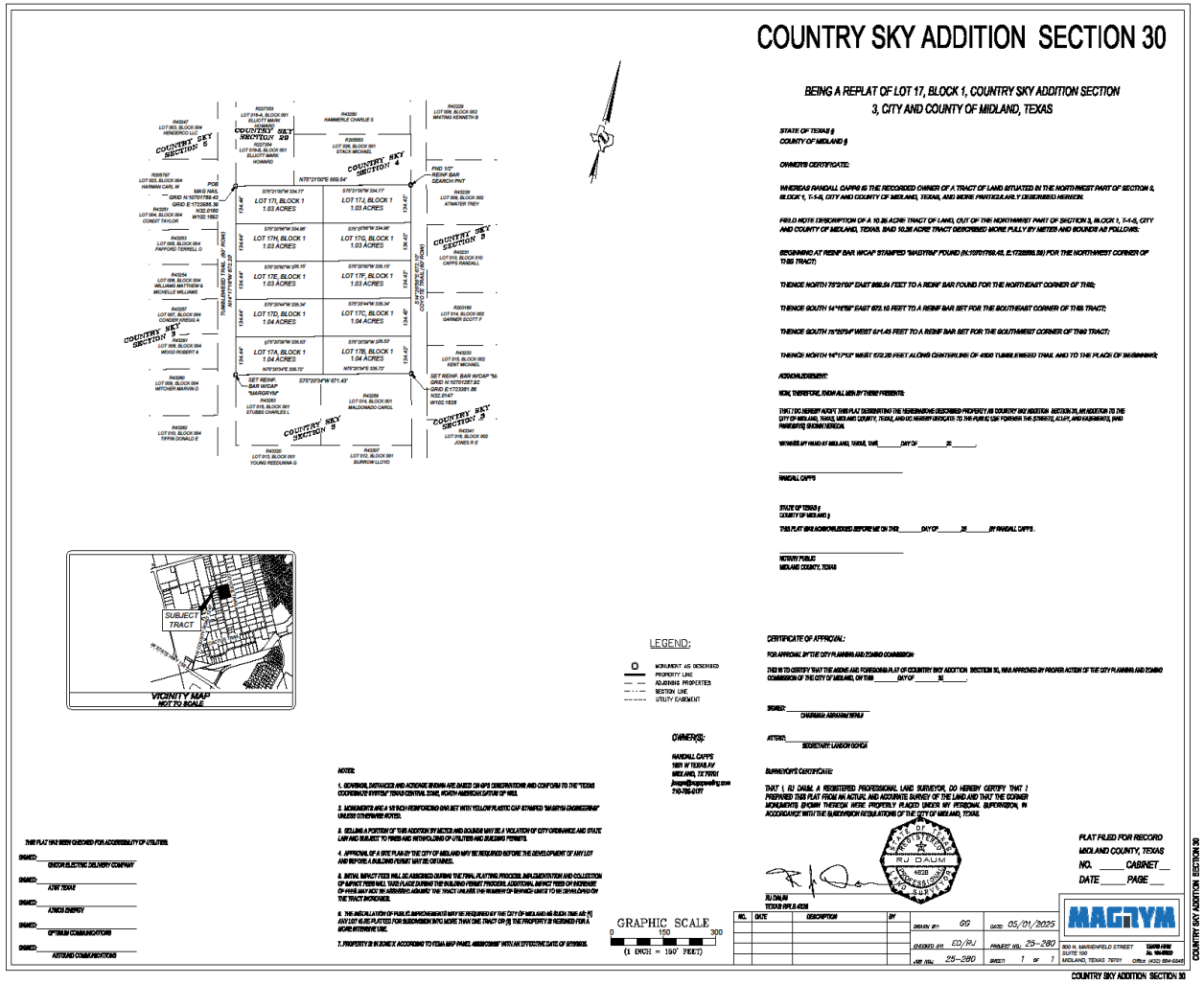
- **Property Owner:** Randall Capps
- **Representative:** Ed Aleman, with Magrym Consulting
- **Location:** 4205 Coyote Trail (Council District 4)
- **Reason for Request:** To subdivide the property into ten lots for future residential development



2

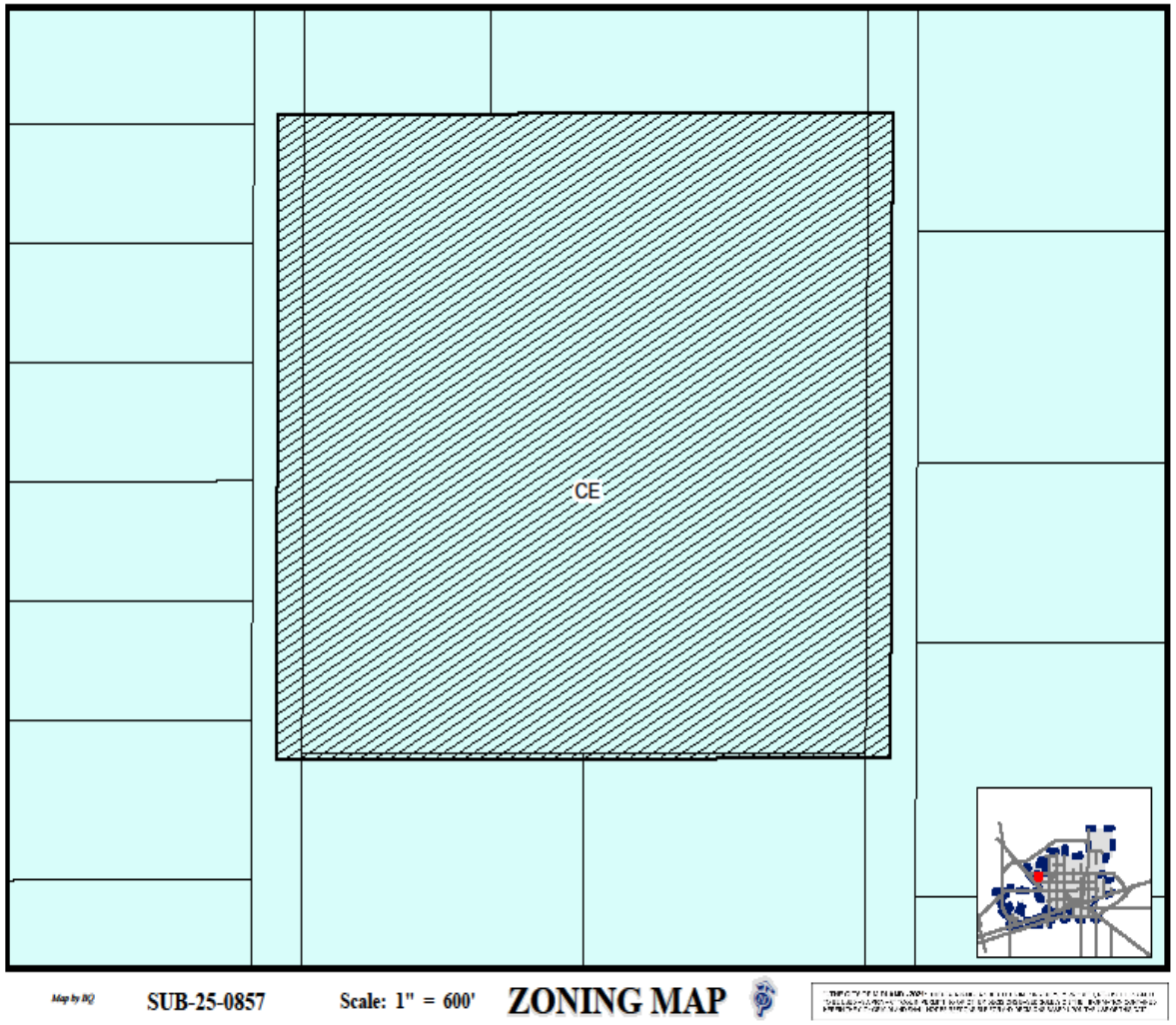
PLAT DETAILS

- **Acreage:** 10.35 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 10



ZONING

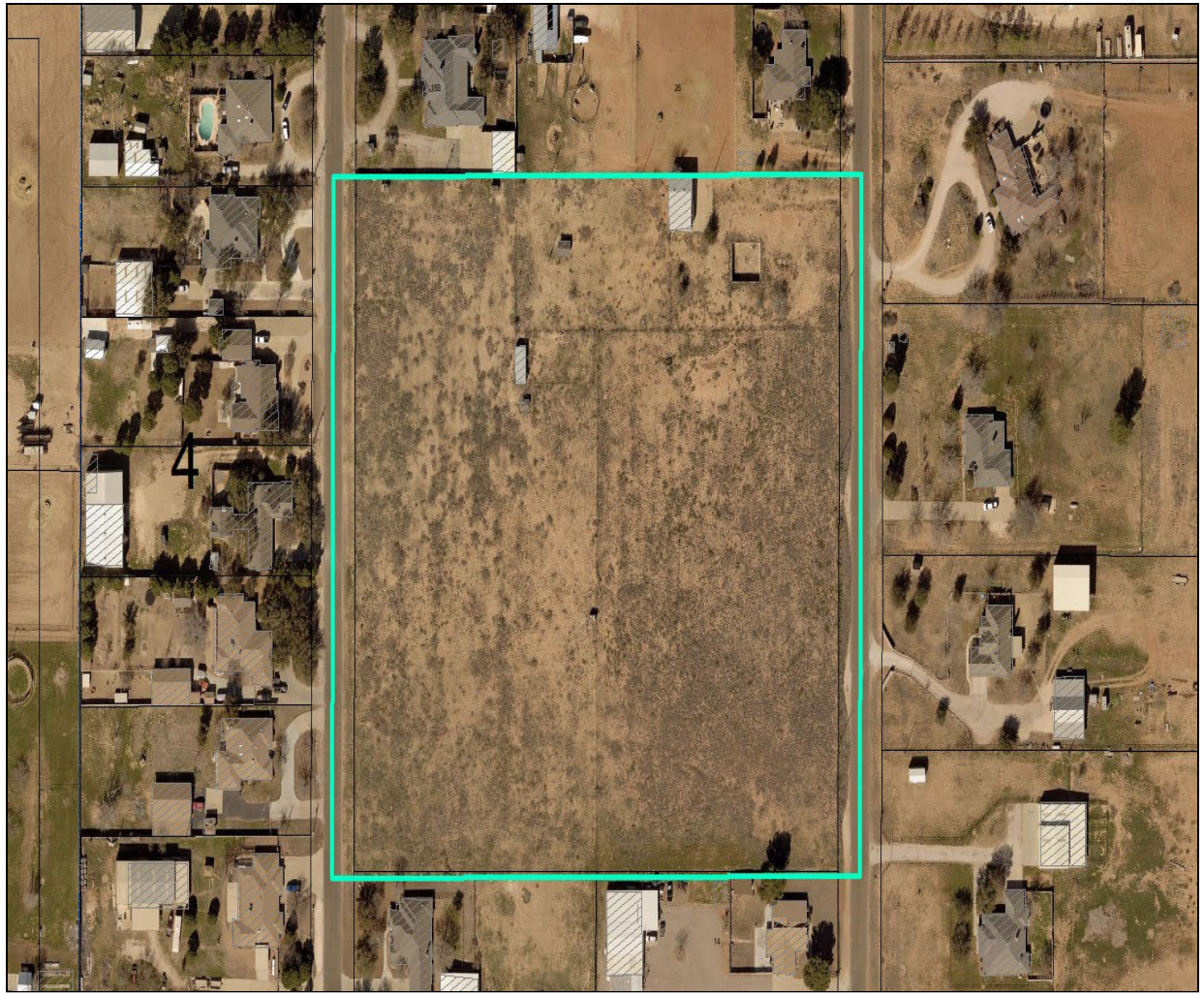
- **Current Zoning:** CE, Country Estate District
- **Surrounding Zoning:**
  - **North/South/East/West:** CE, Country Estate District



4

LAND USE

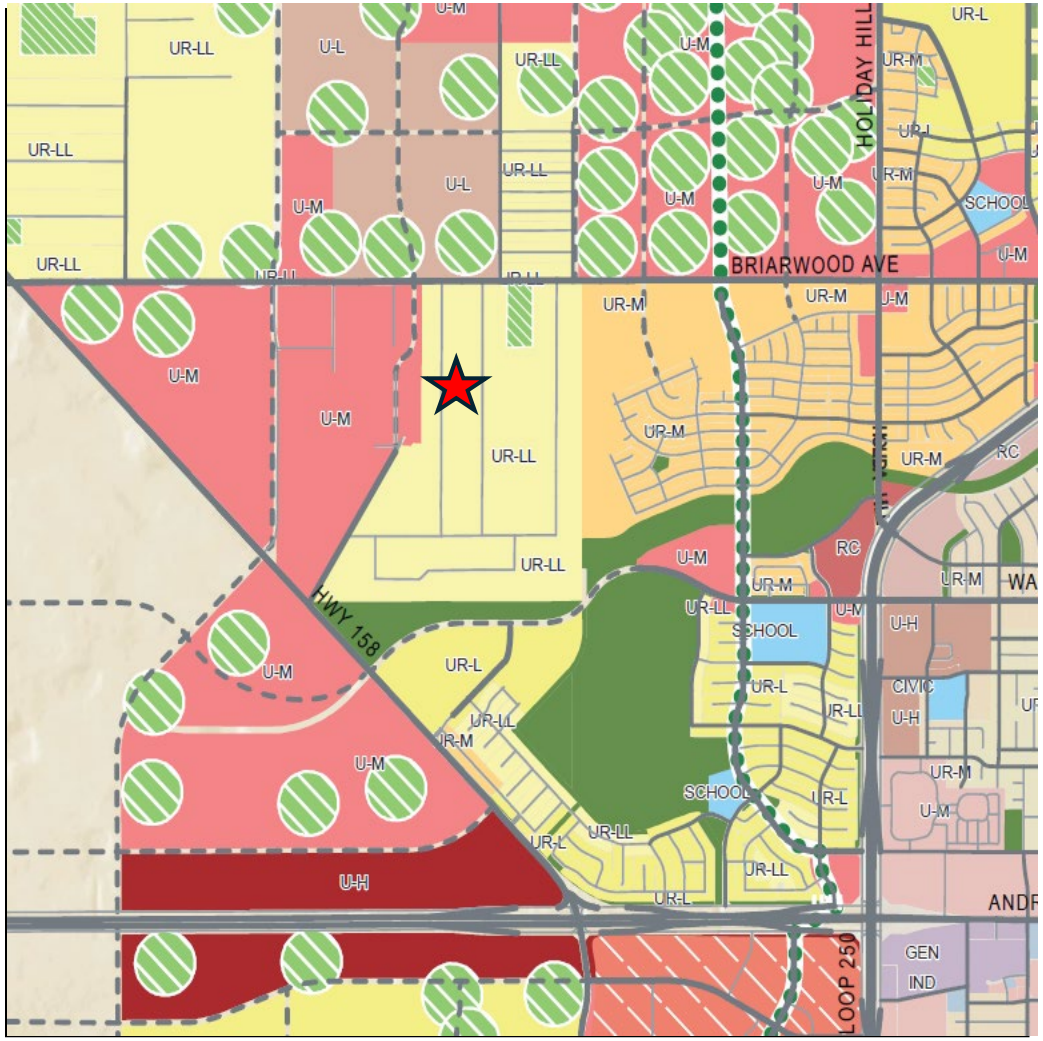
- **Current Use:** Vacant and Residential
- **Surrounding Uses:**
  - **North/South/East/West:** Residential
- **Proposed Use:** Residential



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential- Large Lot (UR-LL)
- **Supported Uses:** Neighborhoods with large lots, emphasizing single-family homes
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



MIDLAND
Be the Energy!

STAFF'S RECOMMENDATION

- The Planning and Zoning Commission approved the preliminary plat on September 2, 2025.
- Staff recommends approval of this request.

MISSION

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

Planning and Zoning Commission Meeting

Item Number:	**5.**
Meeting Date:	**October 20, 2025**
To:	**Planning and Zoning Commission**
From:	**Britton Murry, Senior Planner**
Subject:	**Motion approving a Final Plat of Dahlia Warehouse District, being a 131.00-acre tract of land out of Section 25 and 36, Block 41, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of North Farm to Market Road 1788, approximately 200 feet south of West County Road 60.)**

Purpose:
Magrym Consulting, on behalf of DWD 1788, LLC, is requesting to plat a 131.00-acre tract of land located on the west side of North Farm to Market Road 1788 into 35 lots in order to obtain addressing and septic permits.

The preliminary plat was approved at the September 2, 2025, Planning and Zoning Commission meeting.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
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 comments, if any. [For Applicant’s Information Only.]

PAVING: FM 1788 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required. [For Applicant’s Information Only.]

WATER: 48” water exists south 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: Deferral request for sewer improvements were administratively approved on 8/9/2025. [For Applicant’s Information Only.]

DRAINAGE: Drainage report has been approved for platting purposes. [For Applicant’s Information Only.]

EASEMENTS: Show existing and proposed. [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)

Not in the City limits- no oil or gas jurisdiction. No Oil & Gas issues

Building Code: (Approved)

ETJ, no jurisdiction

GIS: (Approved)

No comments

ADDRESSING: (Approved)

County Plat - To be Addressed by MECD

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 35 proposed lots of Dahlia Warehouse District, PLAT OF A 131 ACRE TRACT OF LAND OUT OF SECTION 25 AND SECTION 36, BLOCK 41, T-1-S, T. & P. RR. CO. SURVEY each lot is 1 acres and above 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 Dahlia Warehouse District.

Attachments:

A. P-25-2380, Combined Documents
B. P&Z - - Dahlia Warehouse District Final Plat

Britton Murry, Development Services	Created/Initiated - 10/10/2025
Landon Ochoa, Development Services	Final Approval - 10/13/2025

MIDLAND
Planning Division

Final Plat Application

OFFICE USE ONLY

Project Number: SUB-25-0032

Case Number: P-25-2380

Proposed Subdivision Plat Name: DAHLIA WAREHOUSE DISTRICT

Legal Description: BEING A 131.00 ACRE TRACT OF LAND, OUT OF SECTION 25 AND 36, BLOCK 41, T-1-S, T&P RR CO SURVEY, MIDLAND COUNTY, TEXAS.

Property Owner Printed Name: DWD 1788 LLC		Phone (432 203-8684 Email reid@dahliaCompanies.com	
Address PO BOX 50910	City Midland	State TX	Zip 79710

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: MAGRYM CONSULTING Printed Name: ED ALEMAN		Phone (432) 254-0327 Email ED.ALEMAN@MAGRYM.COM	
Address 110 W Louisiana Ave Ste 314,	City Midland,	State TX	Zip 79701

Reason for Platting: Subdivide and obtain addresses

Plat Information	Total Acreage: 131.00
Type: ☐ Single-Family Residential ☐ Commercial	☐ Multi-Family Residential ☐ Extraterritorial Jurisdiction (ETJ)
Number of Lots: 35	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: 9-10-25

Property Owner (printed): Ian Denholm

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

Eduardo Y Aleman
Authorized Agent (*signature*)

Subscribed and sworn to before me, this 10 day of Sept, 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 # Invoice	☑ Tax Certificates	☑ Recording Fee
☐ Groundwater Availability Forms		Check # 5684201

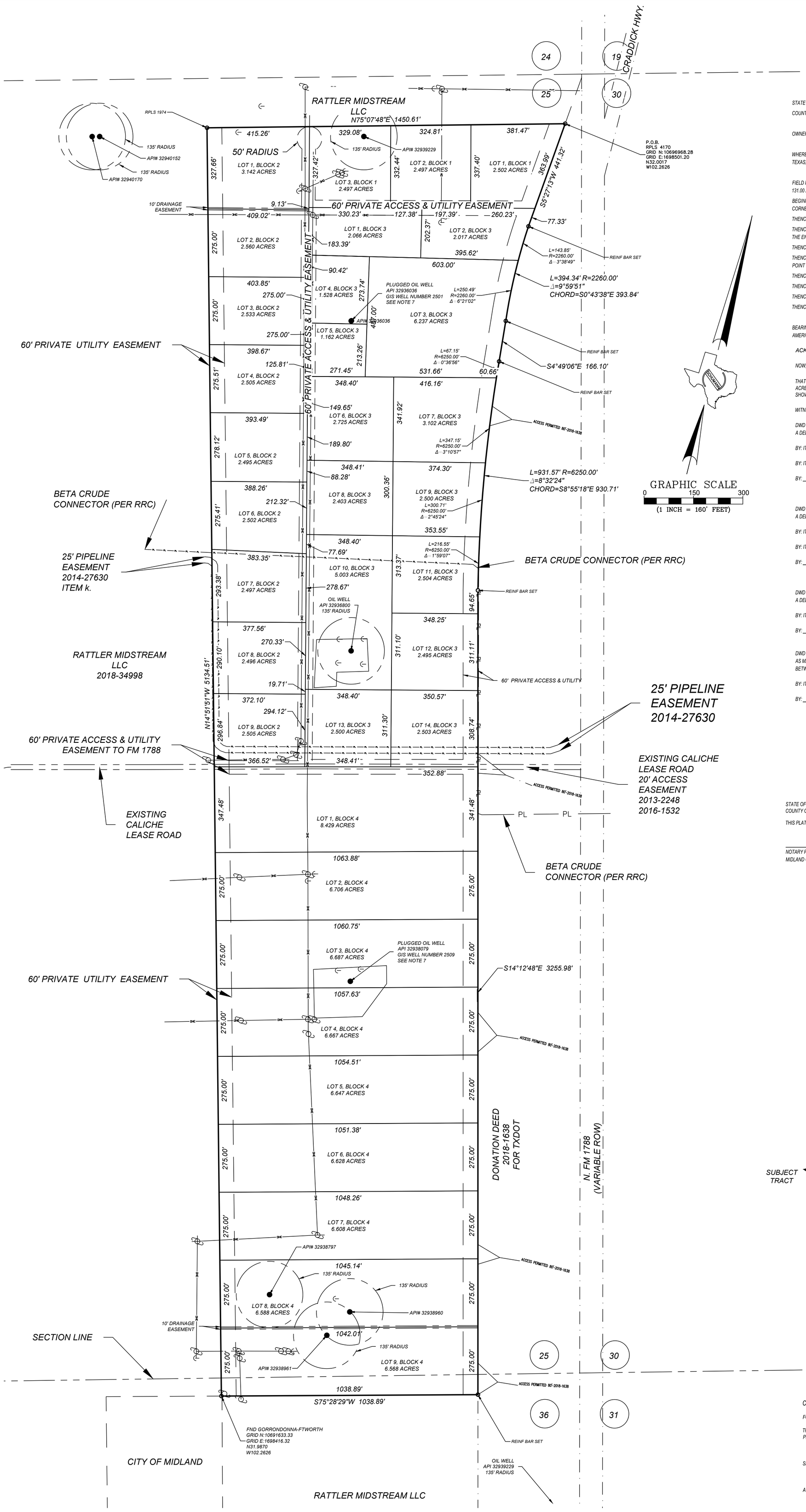
RECEIVED

Received By: Brittany

Date: SEP 11 2025

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

DAHLIA WAREHOUSE DISTRICT



GRAPHIC SCALE
0 150 300
(1 INCH = 160' FEET)

BEING A 131.00 ACRE TRACT OF LAND, OUT OF SECTION 25 AND 36, BLOCK 41, T-1-S, T&P RR CO SURVEY, MIDLAND COUNTY, TEXAS.

STATE OF TEXAS §

COUNTY OF MIDLAND §

OWNER'S CERTIFICATE:

WHEREAS, WE ARE THE RECORD OWNER(S) OF A TRACT OF LAND SITUATED IN SECTION 25 AND 36, BLOCK 41, T-1-S, T&P RR CO SURVEY, MIDLAND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON.

FIELD NOTE DESCRIPTION OF A 131.00 ACRE TRACT OF LAND, OUT OF SECTION 25 AND 36, BLOCK 41, T-1-S, T&P RR CO SURVEY, MIDLAND COUNTY, TEXAS, SAID 131.00 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR FOUND (N: 10696968.28, E: 1698501.20) MARKED RPLS 4170 FOR THE NORTHEAST CORNER OF THIS TRACT, FROM WHICH THE NE CORNER OF SAID SECTION 25 BEARS NORTH 05°26'28" EAST 198.65 FEET;

THENCE SOUTH 05°27'13" WEST 441.32 FEET TO THE BEGINNING OF CURVE ON THE WEST ROW LINE OF NORTH FM 1788;

THENCE 393.84' ALONG A CURVE WITH A RADIUS OF 2260.00' AND A DELTA ANGLE OF 09°59'51", AND A CHORD BEARING OF SOUTH 00°43'38" EAST 393.84 FEET TO THE END OF CURVE;

THENCE SOUTH 04°49'06" EAST 166.10 FEET ALONG THE WEST ROW LINE OF N FM 1788 TO THE BEGINNING OF ANOTHER CURVE;

THENCE 931.57' ALONG A CURVE WITH A RADIUS OF 625.00' AND A DELTA ANGLE OF 08°32'24", AND A CHORD BEARING OF SOUTH 08°55'18" EAST 930.71 FEET TO A POINT ON THE WEST ROW LINE OF SAID FM 1788;

THENCE SOUTH 14°12'48" EAST 3255.98 FEET TO A REINF BAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 75°28'29" WEST 1038.89 FEET TO A REINF BAR FOUND MARKED GORRONDONNA-FTWORTH FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°51'51" WEST 5134.51 FEET TO A REINF BAR FOUND MARKED RPLS 1974 FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 75°07'48" EAST 1540.61 FEET TO THE PLACE OF BEGINNING.

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

ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS DAHLIA WAREHOUSE DISTRICT A SUBDIVISION OF 131.00 ACRES IN MIDLAND COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

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

DWD 3, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: ITS MANAGER, DWD 1788, LLC

BY: ITS MANAGER, DAHLIA RE HOLDINGS, LLC

BY: _____
IAN DENHOLM, MANAGER

DWD 34, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: ITS MANAGER, DWD 1788, LLC

BY: ITS MANAGER, DAHLIA RE HOLDINGS, LLC

BY: _____
IAN DENHOLM, MANAGER

DWD 28-29-30 BEAR, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: ITS MANAGER, DAHLIA DEVELOPMENT, LLC

BY: _____
IAN DENHOLM, MANAGER

DWD 1788, LLC,
AS MANAGING AGENT UNDER TENANTS IN COMMON AGREEMENT DATED 12/06/2024,
BETWEEN DWD 1788, LLC AND DFH 1788 IDV, LLC

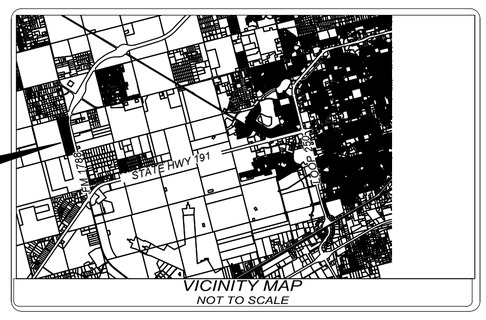
BY: ITS MANAGER, DAHLIA RE HOLDINGS, LLC

BY: _____
IAN DENHOLM, MANAGER

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS_____DAY OF_____, 20_____BY DWD 1788, LLC.

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

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

SIGNED: _____
CHAIRMAN: ABRAHAM BEJIL

ATTEST: _____
SECRETARY: LANDON OCHOA

NOTES:

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

2. MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH YELLOW PLASTIC CAP STAMPED "MAGRYM ENGINEERING" UNLESS OTHERWISE NOTED.

3. 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.

4. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.

5. THIS PROPERTY IS IN FEMA'S FLOOD INSURANCE RATE MAP NO. 18329C0044F & 48329C0175F WITH AN EFFECTIVE DATE OF SEPTEMBER 16, 2005.

6. ANY PERSON WHO DESIRES TO ERECT A NEW STRUCTURE OR REBUILD, REPLACE OR ENLARGE AN EXISTING STRUCTURE, ESTABLISH A NEW USE OR SUBSTANTIALLY CHANGE AN EXISTING USE IN THE AOZ-4 MUST APPLY FOR AND RECEIVE A PERMIT. A PERMIT SHALL BE GRANTED UNLESS THE NEW STRUCTURE OR THE NEW USE WOULD BE A HEIGHT HAZARD OR A PROHIBITED LAND USE AS SET FORTH IN SECTIONS 11-11-8, 11-11-9, AND TABLE 1 OF THIS CHAPTER OR WOULD OTHERWISE VIOLATE THIS CHAPTER. APPLICATIONS FOR PERMITS SHALL BE SUBMITTED TO AND ISSUED BY THE CITY OF MIDLAND BUILDING OFFICIAL.

7. PLUGGED AND ABANDONED WELL. NO STRUCTURE SHALL BE BUILT OVER PLUGGED AND ABANDONED WELL.

8. 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.

9. NO OCCUPIED RESIDENCE OR COMMERCIAL BUILDINGS ARE ALLOWED WITHIN THE 135' WELL RADIUS.

OWNER(S):
DWD 1788 IDV, LLC.
PO BOX 50910
MIDLAND, TEXAS 79710
(432) 203-8684
reid@dahliacompanies.com

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

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
OPTIMUM COMMUNICATIONS

SIGNED: _____
ASTOUND COMMUNICATIONS

LEGEND:

- MONUMENT AS DESCRIBED
- PROPERTY LINE
- ADJOINING PROPERTIES
- SECTION LINE
- UTILITY EASEMENT

RJ DAUM
TEXAS RPLS 4826

STATE OF TEXAS REGISTERED RJ DAUM 4826 PROFESSIONAL LAND SURVEYOR

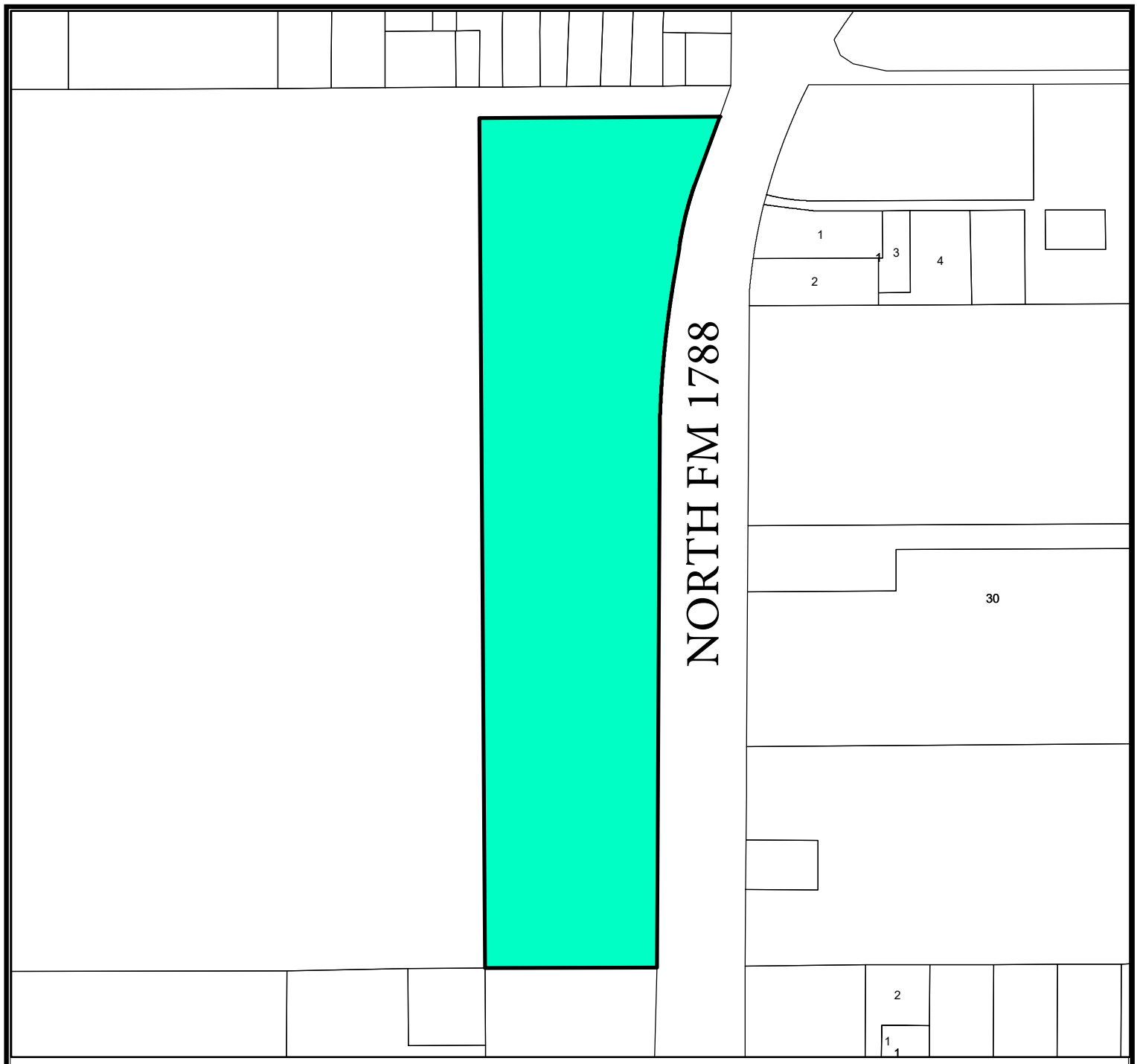
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
NO. _____ CABINET ___
DATE _____ PAGE ___

NO.	DATE	DESCRIPTION	BY
1	2/1/2025	PREPARATION OF SKETCH PLAT	ELA
2	8/6/2025	PREPARATION OF PRELIM PLAT	ELA
3	9/10/2025	PREPARATION OF FINAL PLAT	ELA

DRAWN BY: ELA DATE: 02/01/2025
CHECKED BY: ED/RJ PROJECT NO.: 24-599
JOB NO.: 24-599 SHEET: 1 OF 1

MAGRYM
800 N. MARIENFELD STREET
SUITE 100
MIDLAND, TEXAS 79701
TEXAS FIRM No. 10149500
Office (432) 684-5548

DAHLIA WAREHOUSE DISTRICT



Location Map

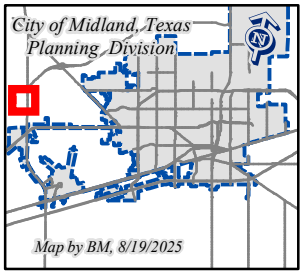
SUB-25-0832 **Scale: 1" = 864'**

Proposed plat of Dahlia Warehouse District, being a 131.00-acre tract of land out of Section 25 and Section 36, Block 41, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the west side of North Farm to Market Road 1788, approximately 200 feet south of West County Road 60. (Extraterritorial Jurisdiction)

L E G E N D

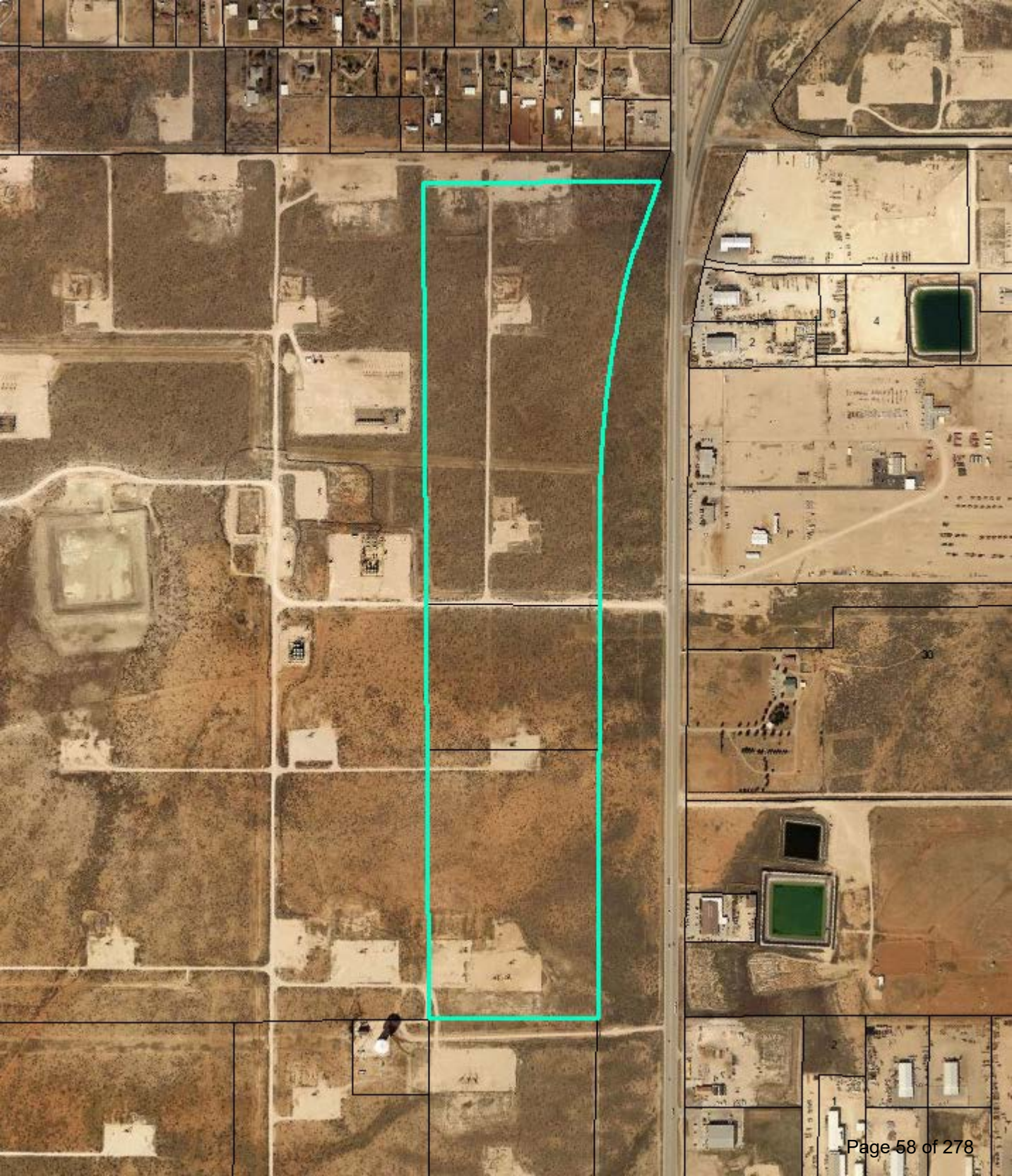
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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.



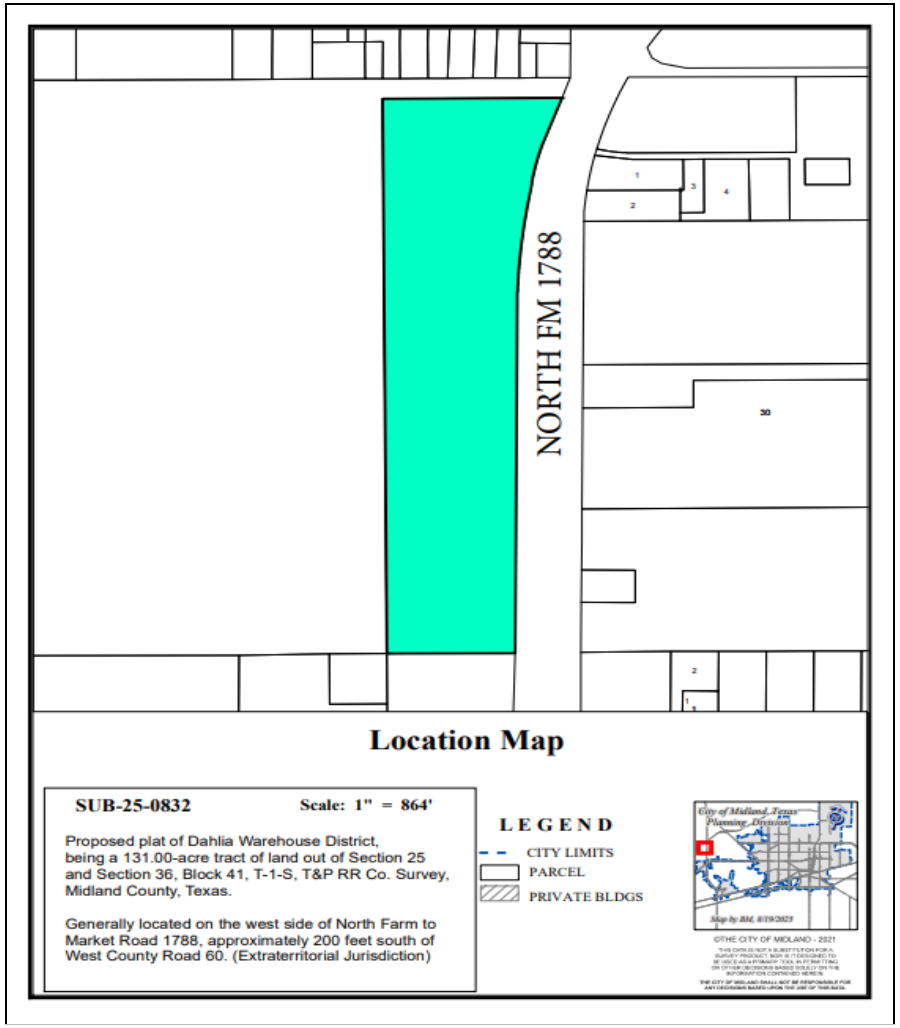
MIDLAND
Be the Energy!

FINAL PLAT
DAHLIA WAREHOUSE DISTRICT

Visit Our Website
MIDLANDTEXAS.GOV

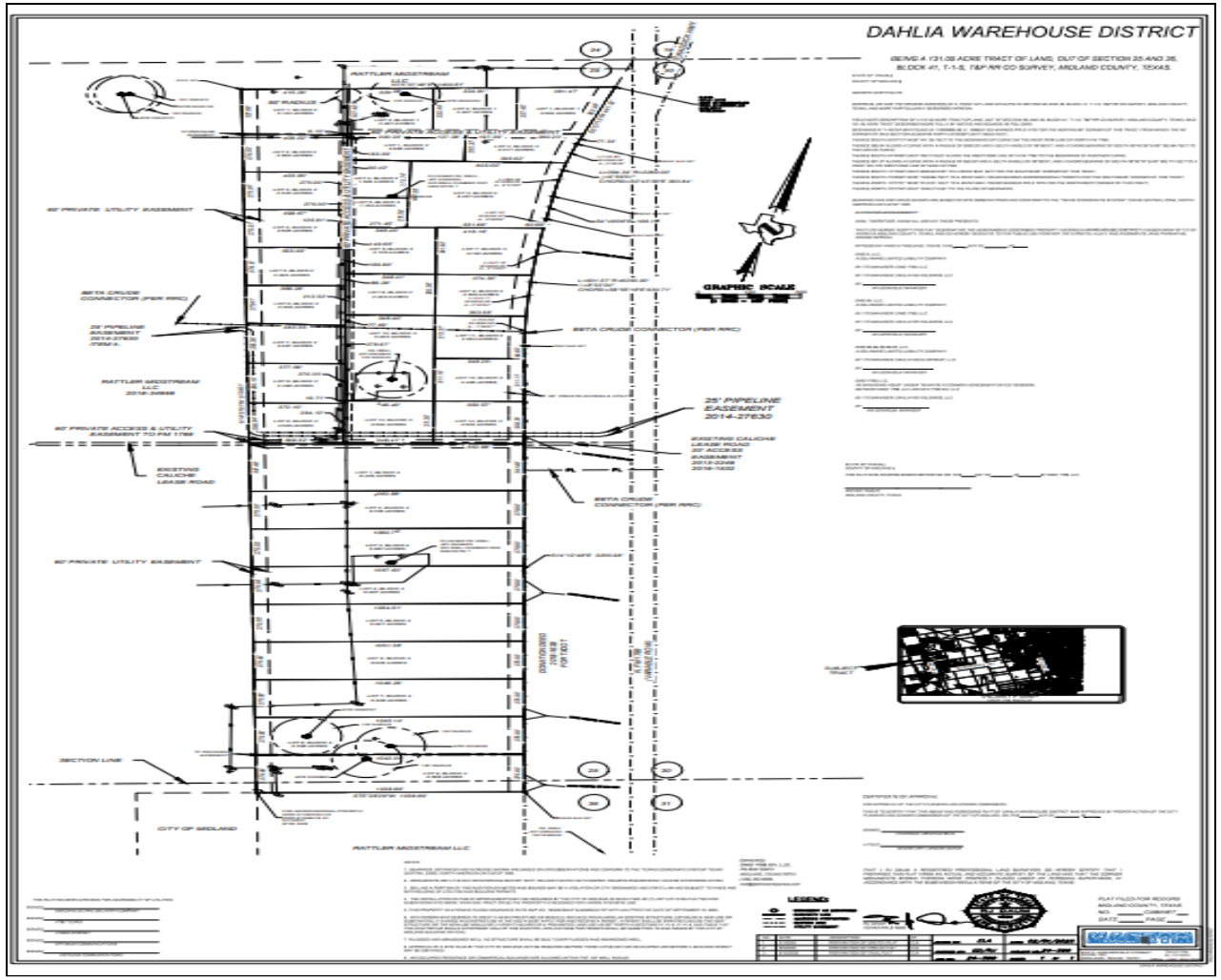
APPLICATION SUMMARY

- **Property Owner/Developer:** DWD 1788, LLC
- **Representative:** Ed Aleman, with Magrym Consulting
- **Location:** Generally located on the west side of North Farm to Market Road 1788, approximately 200 feet south of West County Road 60. (Extraterritorial Jurisdiction)
- **Reason for Request:** Platting to obtain addresses and septic permits for future industrial development



PLAT DETAILS

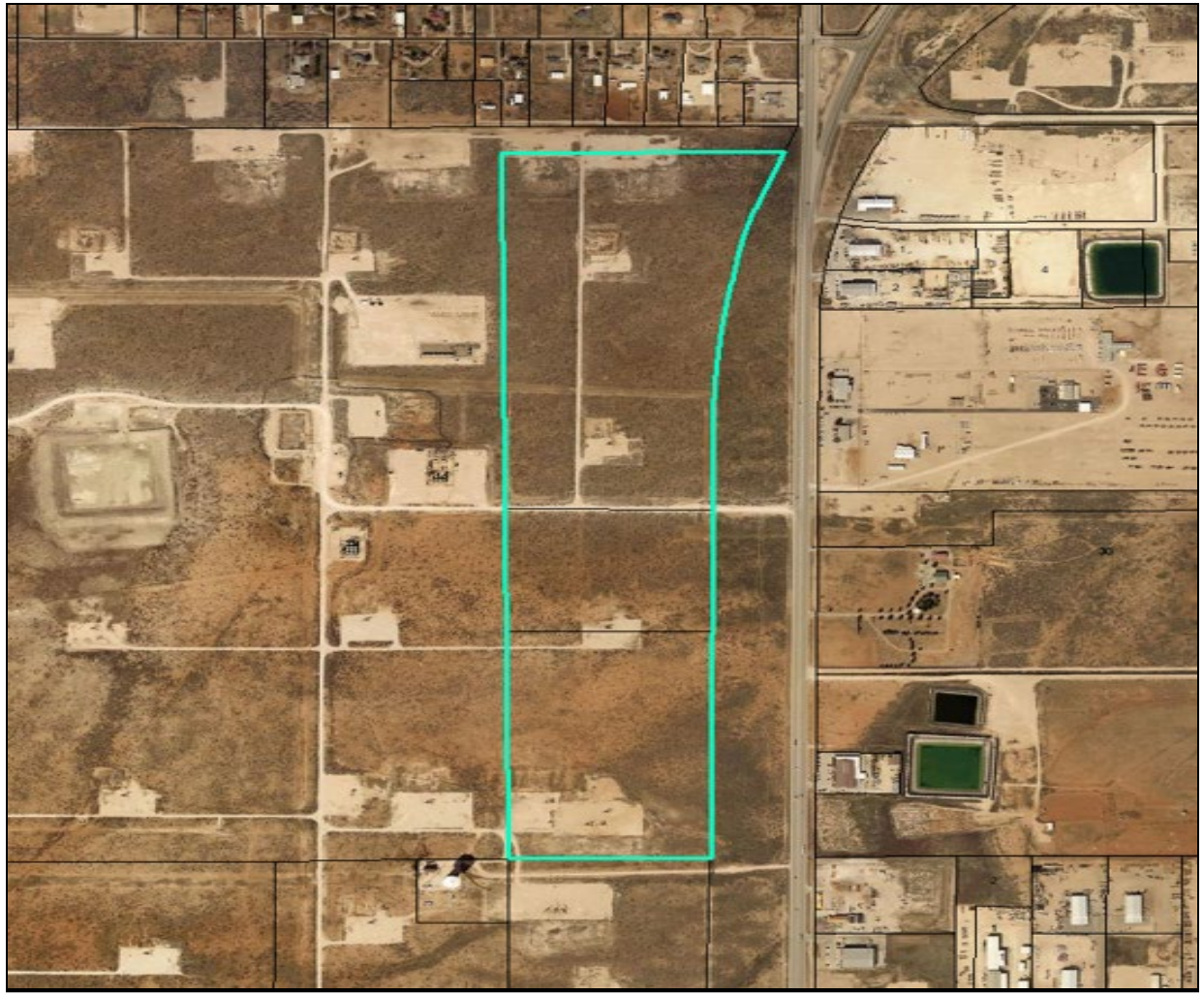
- **Acreage:** 131.00 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 35



3

LAND USE

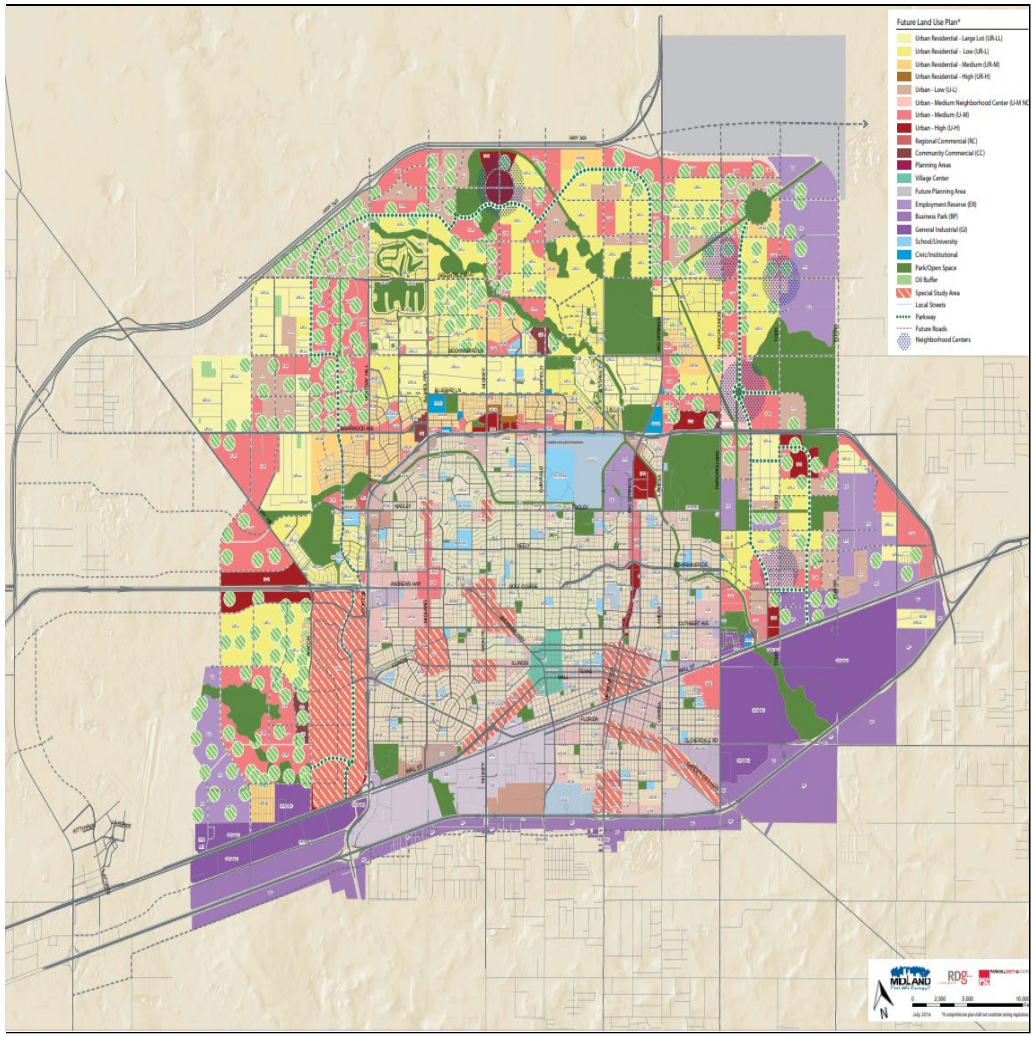
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North:** Residential
  - **South/West:** Vacant Land
  - **East:** Industrial Use
- **Proposed Use:** Industrial Use



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



MIDLAND
Be the Energy!

STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on September 2, 2025.
- City Council approved the preliminary plat on September 9, 2025.
- Staff recommends approval of this request.

MISSION

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

Planning and Zoning Commission Meeting

Item Number:	**6.**
Meeting Date:	**October 20, 2025**
To:	**Planning and Zoning Commission**
From:	**Britton Murry, Senior Planner**
Subject:	**Motion approving a Final Plat of Resilient Industrial Park, being a plat of a 38.19-acre tract of land out of Section 18, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of West County Road 49 and North County Road 1287.)**

Purpose:
Magrym Consulting, on behalf of Resilient Developers, LLC, is requesting to plat a 38.19-acre tract of land located at 5708 North FM 1788 into 7 lots in order to obtain addresses and septic permits.

The preliminary plat was approved at the August 18, 2025, Planning and Zoning Commission meeting.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

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

ROW: See Transportation's comments. It appears what is labeled as W County Road 49 & N County Road 1287 is privately owned. If so, note that those R.O.W.s are privately owned. [For Applicant's Information Only.]

PAVING: FM 1788 is TxDOT facility, built and maintained by TxDOT, no improvements required excluding driveways and curb cuts. No pavement improvements are required on W CR 49 and N CR 1287 if privately owned. [For Applicant's Information Only.]

WATER: Deferral request for water improvements were administratively approved on 10/14/2025. [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.

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

SEWER: Deferral request for sewer improvements were administratively approved on 10/14/2025. [For Applicant's Information Only.]

DRAINAGE: Drainage report has been approved for platting purposes. [For Applicant's Information Only.]

EASEMENTS: Show existing and proposed. [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)

Not in the City limits- no Oil & Gas jurisdiction. No Oil and 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 comments

ADDRESSING: (Approved)

To be addressed by MECD - County

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 7 proposed lots of Resilient Industrial Park, PLAT OF A 38 ACRE TRACT OF LAND OUT OF SECTION 18, BLOCK 40, T-1-S, T. & P. RR. CO. SURVEY lots 1 & 2 are 5 acres, lot 3 is 4 acres, lot 4 is 6 acres, lot 5&6 are 2 acres, lot 7 is 8 acres 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 Resilient Industrial Park.

Attachments:

A. P-25-2389, Combined Documents
B. P&Z - - Resilient Industrial Park Final Plat

Britton Murry, Development Services	Created/Initiated - 10/16/2025
Landon Ochoa, Development Services	Final Approval - 10/16/2025

MIDLAND Planning Division	Final Plat Application	For Office Use Only SUB-____-_____ P-____-_____

Subdivision Name: Resilient Industrial Park
(Must be named in accordance with 11-2-5(A)4 of the City Code)

Applicant (Must be an individual. Also, See affidavit on page 3 if acting as agent) Print Name: MAGRYM CONSULTING ED ALEMAN		Phone #: 432 254-0327 Email: ED.ALEMAN@MAGRYM.COM	
Address: 110 W Louisiana Ave Ste 314,	City: Midland,	State: TX	Zip: 79701

Property Owner Print Name: Resilient Developers, LLC. Eddic Villa		Phone #: 432 284-9169 Email: eddic@resilientoilfield.com	
Address: 5819 W CR 123A	City: Midland	State: TX	Zip: 79710

Developer: (If different from property owner) Print Name:		Phone #: Email:	
Address:	City:	State:	Zip:

Representative (If different from applicant or property owner) Print Name:		Phone #: Email:	
Address:	City:	State:	Zip:

Reason for Platting (Please be specific)
Divide into lots and obtain septic permits and addresses.

Plat Information	Total Acreage: 38.19
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☑ Commercial ☑ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 7	Number of Multi-Family Dwelling Units:

Deferral Request: Do you plan on requesting a deferral to the timing of public improvements?
☑ Yes ☐ No
(If yes, the deferral request must be submitted to the Planning Division by final plat submittal)

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 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. If your plat qualifies for short form (refer to sketch comments), then 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 and Fees

Items to be submitted with this application form:

- Application fee – Payable to "The City of Midland"
  - Payment by check is preferred but you may also pay online via invoice that will be sent you once the application is processed. Any unpaid fees will result in the request being put on hold.
  - Plats smaller than 50 acres - $350
  - Plats larger than 50 acres - $500
- Recording fee
  - For plats 18" x 24" or less - $60
  - For plats 18" x 24" or more - $80
- Final plat
  - PDF, JPEG, and CADD file
  - 1 FOLDED copy
  - 1 FOLDED 11" x 17" copy
  - Mylar (submit by 12 p.m. the business day before the date of the Planning & Zoning Commission meeting. Failure to meet this deadline will result in staff recommending denial of the plat to the P&Z Commission.)
- Title Opinion (dated less than 90 days)
  - Submit physically and digitally (PDF)
- Tax certificates showing that no taxes are delinquent against the land being platted
  - Submit physically & digitally (PDF)
- Deferral request PDF (if applicable. Refer to sketch and preliminary plat comments)
  - Submit digitally (PDF)
- Drainage report (if applicable. Refer to sketch and preliminary plat comments)
  - Submit digitally to engineeringreviews@midlandtexas.gov
- Groundwater availability certification forms (if applicable)
  - Submit physically and digitally (PDF)

The original application form, copies of the plat, title opinion, tax certificates, and groundwater availability certification forms must be physically submitted either in person or by mail at 300 North Loraine Street, Midland, Texas, 79701. Digital copies of all the above except for the drainage report must be submitted at planningsubs@midlandtexas.gov.

Timeline & Deadlines:

Applications will be scheduled in accordance with the Submittal Deadline & Meeting Schedule Dates calendar which is posted on the Planning Division's webpage at www.midlandtexas.gov. Once the application has been accepted and paid for, it will be assigned to a Planner who will facilitate the remainder of the process. Please allow 3-5 business days for a Planner to contact you confirming the status of your plat and the Planning and Zoning Commission meeting it is scheduled for as well as the City Council meeting it is scheduled for if it requires City Council approval (refer to sketch plat comments). The Planner will keep you updated throughout the process and let you know of any issues that arise. If revisions to your plat or related documents are needed in order for staff to recommend approval of the plat to the P&Z Commission, the Planner will communicate those comments to the applicant listed on this form during the review process. All revisions must be made **by the end of the eighth business day before the date of the meeting** or staff will recommend denial of the plat to the P&Z Commission. However, you may withdraw the plat application at any time to avoid this by emailing the Planner that you wish to do so.

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

Applicant (signature):	Date:
Applicant (printed):	
Property Owner (signature): Eddie Villa	Date: 9.24.25
Property Owner (printed): Eddie Villa	

The 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 Zoning 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 acting as an agent for property owner:

STATE OF TEXAS

COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear who, being by me duly sworn, upon oath says: That (s)he is the owner of Ed Aleman or authorized by Eddie Villa, 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) Eduardo J Aleman

Subscribed and sworn to before me, this 24th day of September, 2025, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

GENESIS MELODY GUEVARA
Notary ID #135161214
My Commission Expires
November 7, 2028

For Office Use Only	
☑ Property Owner Authorization	☑ Digital and Physical Copies of Plat (including CADD file)
☐ Application Fee / ☑ Paying online	☑ Deferral Letter (if applicable)
Check# ~~Invoice~~ 1616	☑ Groundwater Availability Certification Forms (if applicable)
☑ Recording Fee	☑ Title Opinion
Check# 1617	☑ Tax Certificates

Planner Notes:

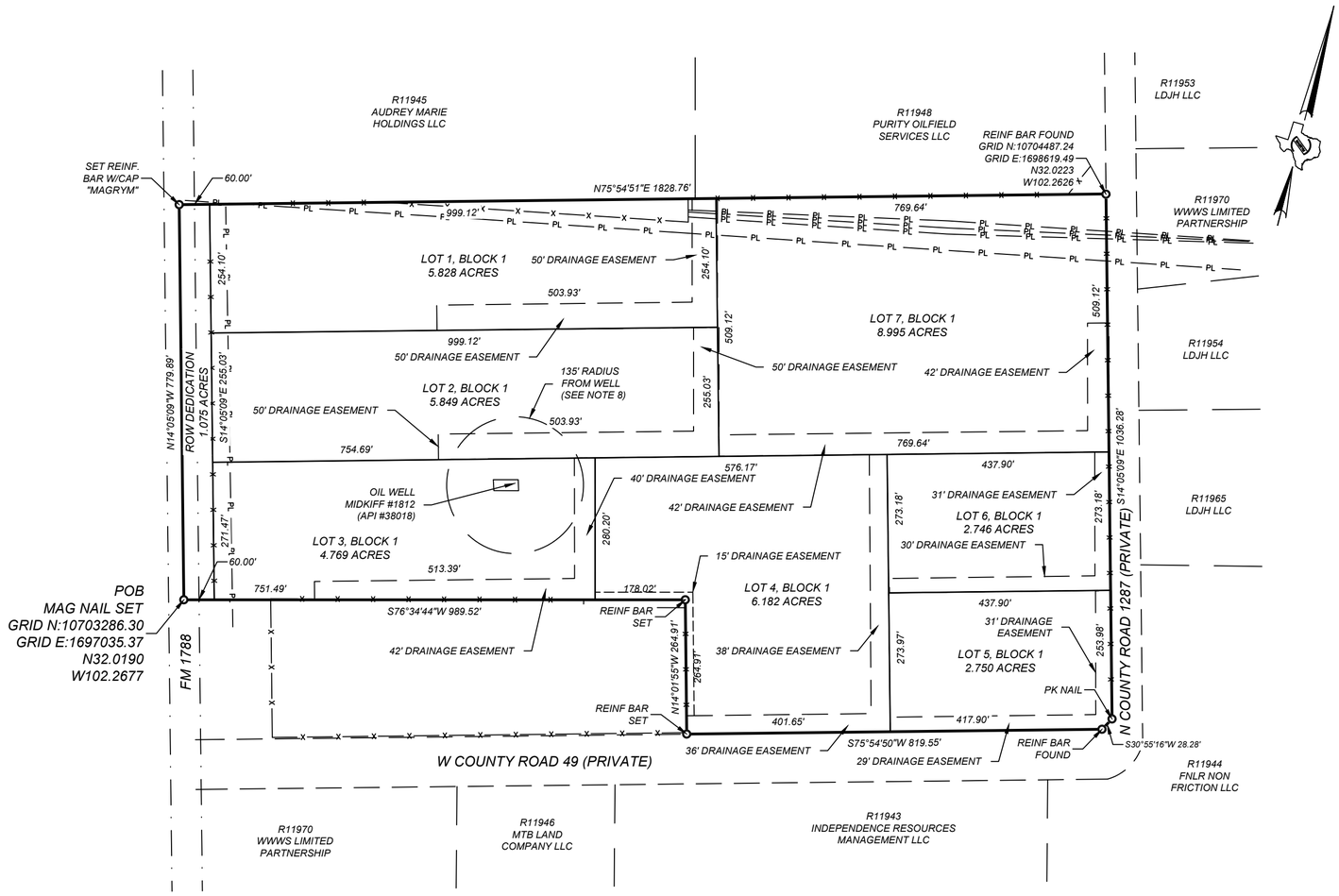
Signature: [illegible]

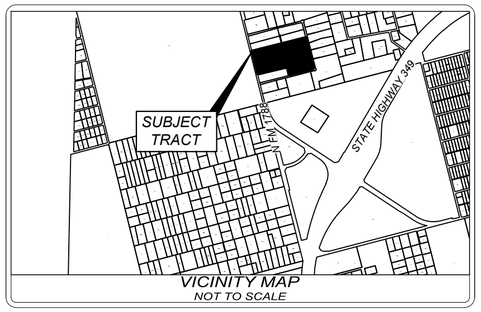
Date: RECEIVED SEP 24 2025

Initial: _____

RESILIENT INDUSTRIAL PARK

BEING A PLAT OF A 38.19-ACRE TRACT OF LAND OUT OF SECTION 18, BLOCK 40, T-1-S, T&P RR CO. SURVEY, MIDLAND COUNTY, TEXAS.





STATE OF TEXAS §
COUNTY OF MIDLAND §

OWNER'S CERTIFICATE:

WHEREAS, RESILIENT DEVELOPERS LLC THE RECORD OWNER(S) OF A 38.19 TRACT OF LAND IN SECTION 18, BLOCK 40, T-1-S, T & P, RR CO. SURVEY, COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON.

FIELD NOTE DESCRIPTION OF A 38.19 ACRE TRACT OF LAND, OUT OF THE SOUTHWEST/4 OF SECTION 18, BLOCK 40, T-1-S, T&P RR CO SURVEY, MIDLAND COUNTY, TEXAS, SAID 38.19 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT (N:10703286.30, E:1697035.37) IN THE CENTERLINE OF FARM TO MARKET ROAD 1788 FOR THE MOST NORTHERLY SOUTHWEST CORNER OF THIS TRACT, FROM WHICH THE SW CORNER OF SAID SECTION 18 BEARS SOUTH 14°05'09" EAST 960.34 FEET;

THENCE NORTH 14°05'09" WEST, ALONG SAID CENTERLINE, 779.89 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT;
THENCE NORTH 75°54'51" EAST, AT 60.00 FEET PASS A REINF BAR SET IN THE EAST RIGHT-OF-WAY LINE OF SAID 1788, IN ALL 1828.76 FEET TO A REINF BAR FOUND IN THE WEST RIGHT-OF-WAY LINE OF NORTH COUNTY ROAD 1287 FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 14°05'09" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 1036.28 FEET TO A SPIKE NAIL FOUND FOR THE MOST NORTHERLY SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 30°55'16" WEST 28.28 FEET TO A REINF BAR FOUND IN THE NORTH RIGHT-OF-WAY LINE OF WEST COUNTY ROAD 49 FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 75°54'50" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE 819.55 FEET TO A REINF BAR SET FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°01'55" WEST 264.91 FEET TO A REINF BAR SET FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE SOUTH 76°34'44" WEST, AT 929.52 FEET PASS A REINF BAR SET IN SAID EAST RIGHT-OF-WAY, IN ALL 989.52 FEET TO THE PLACE OF BEGINNING.

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

ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS RESILIENT INDUSTRIAL PARK AN ADDITION TO MIDLAND COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

WITNESS MY HAND AT MIDLAND, TEXAS, THIS_____DAY OF _____20 _____.

_____
RESILIENT DEVELOPERS LLC

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS_____DAY OF_____20_____BY RESILIENT DEVELOPERS LLC .

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

LEGEND:

- MONUMENT AS DESCRIBED
- PROPERTY LINE
- ADJOINING PROPERTIES
- SECTION LINE
- UTILITY EASEMENT

CERTIFICATE OF APPROVAL:

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF RESILIENT INDUSTRIAL PARK WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____DAY OF _____20_____.

SIGNED: _____
CHAIRMAN: ABRAHAM BEJIL

*ATTEST:*_____
SECRETARY: LANDON OCHOA

OWNER(S):

RESILIENT DEVELOPERS LLC
5819 WCR 123A. MIDLAND,
TEXAS 79710
EDDIC@RESILIENTOILFIELD.COM
432-284-9169

SURVEYOR'S CERTIFICATE:

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

STATE OF TEXAS
REGISTERED
RJ DAUM
4826
PROFESSIONAL
LAND SURVEYOR

RJ DAUM
TEXAS RPLS 4826

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

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

*SIGNED:*_____
ONCOR ELECTRIC DELIVERY COMPANY

*SIGNED:*_____
AT&T TEXAS

*SIGNED:*_____
ATMOS ENERGY

*SIGNED:*_____
OPTIMUM COMMUNICATIONS

*SIGNED:*_____
ASTOUND COMMUNICATIONS

NOTES:

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

2. MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH YELLOW PLASTIC CAP STAMPED "MAGRYM ENGINEERING" UNLESS OTHERWISE NOTED.

3. 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.

6. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.

7. PROPERTY IS IN ZONE X ACCORDING TO FEMA MAP PANEL 48329C0044F WITH AN EFFECTIVE DATE OF 9/16/2005.

8. NO OCCUPIED RESIDENCE OT COMMERCIAL BUILDINGS WITHIN THE 135' WELL RADIUS.

9. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THESE LOTS MAY BE DEVELOPED AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.

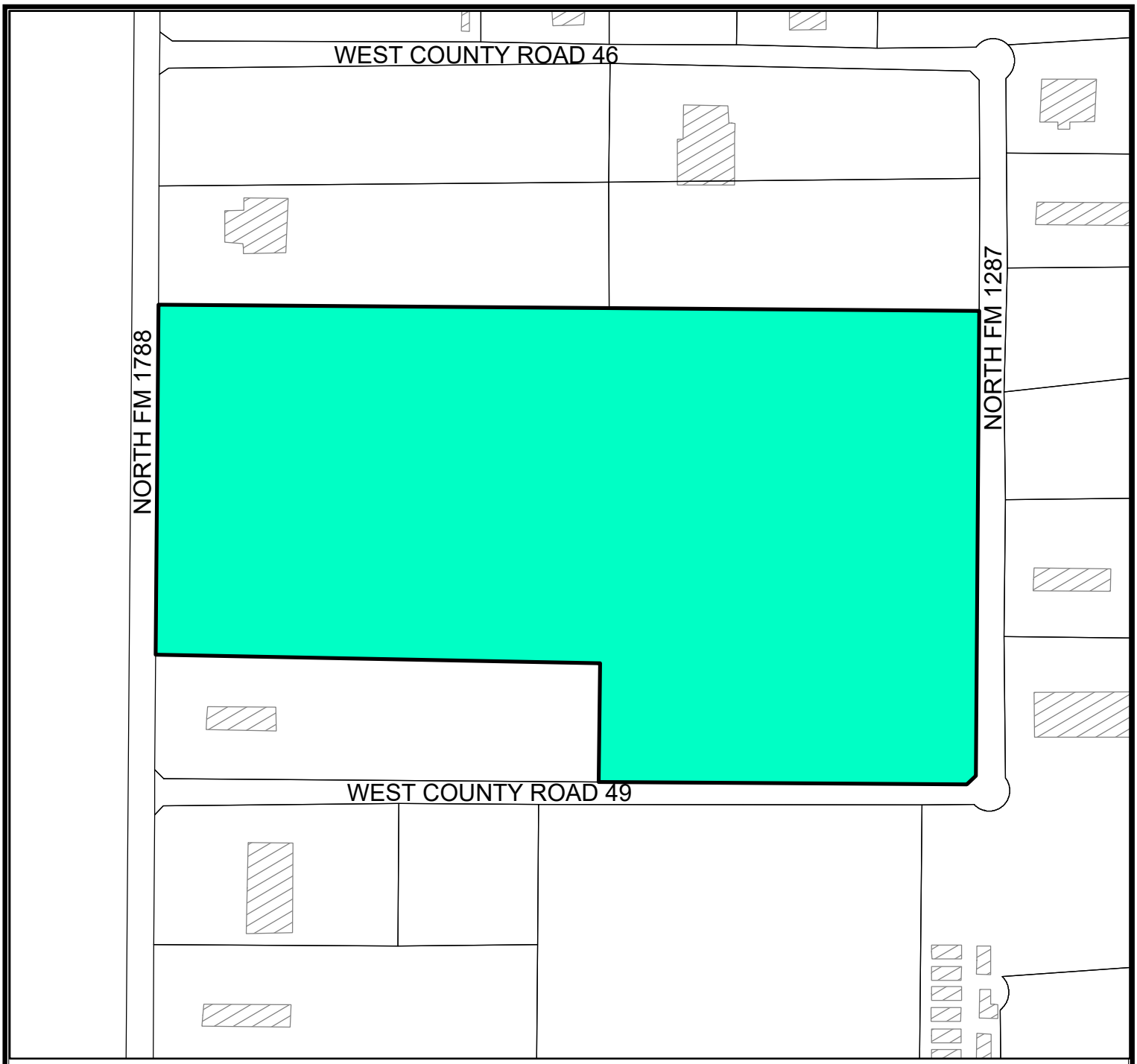
GRAPHIC SCALE
0 200 400
(1 INCH = 200' FEET)

NO.	DATE	DESCRIPTION	BY
01	05/21/2025	PREP. SKETCH	GG
02	09/23/2025	FINAL PREP	ELA

DRAWN BY: GG	DATE: 05/21/2025
CHECKED BY: ED/RJ	PROJECT NO.: 24-583
JOB NO.: 24-583	SHEET: 1 OF 1

MAGRYM
800 N. MARIENFELD STREET
SUITE 100
MIDLAND, TEXAS 79701
TEXAS FIRM No. 10149500
Office (432) 684-5548

RESILIENT INDUSTRIAL PARK



Location Map

SUB-25-0870 **Scale: 1" = 319'**

Proposed plat of Resilient Industrial Park, being a plat of a 38.19-acre tract of land out of Section 18, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas.

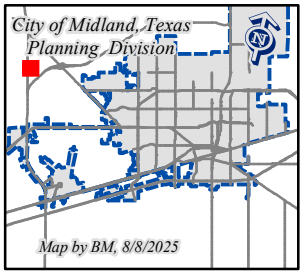
Generally located at the northwest corner of the intersection of West County Road 49 and North County Road 1287. (Extraterritorial Jurisdiction)

L E G E N D

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.

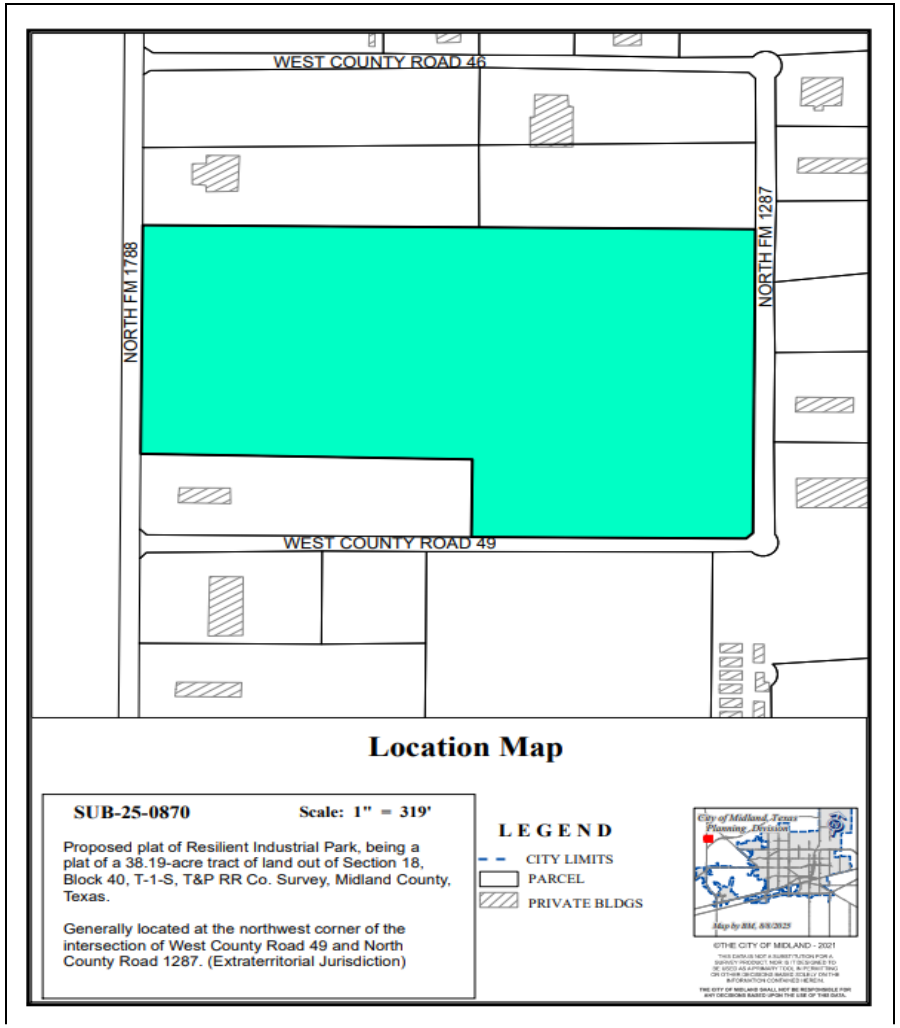
MIDLAND
Be the Energy!

FINAL PLAT
RESILIENT INDUSTRIAL PARK

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

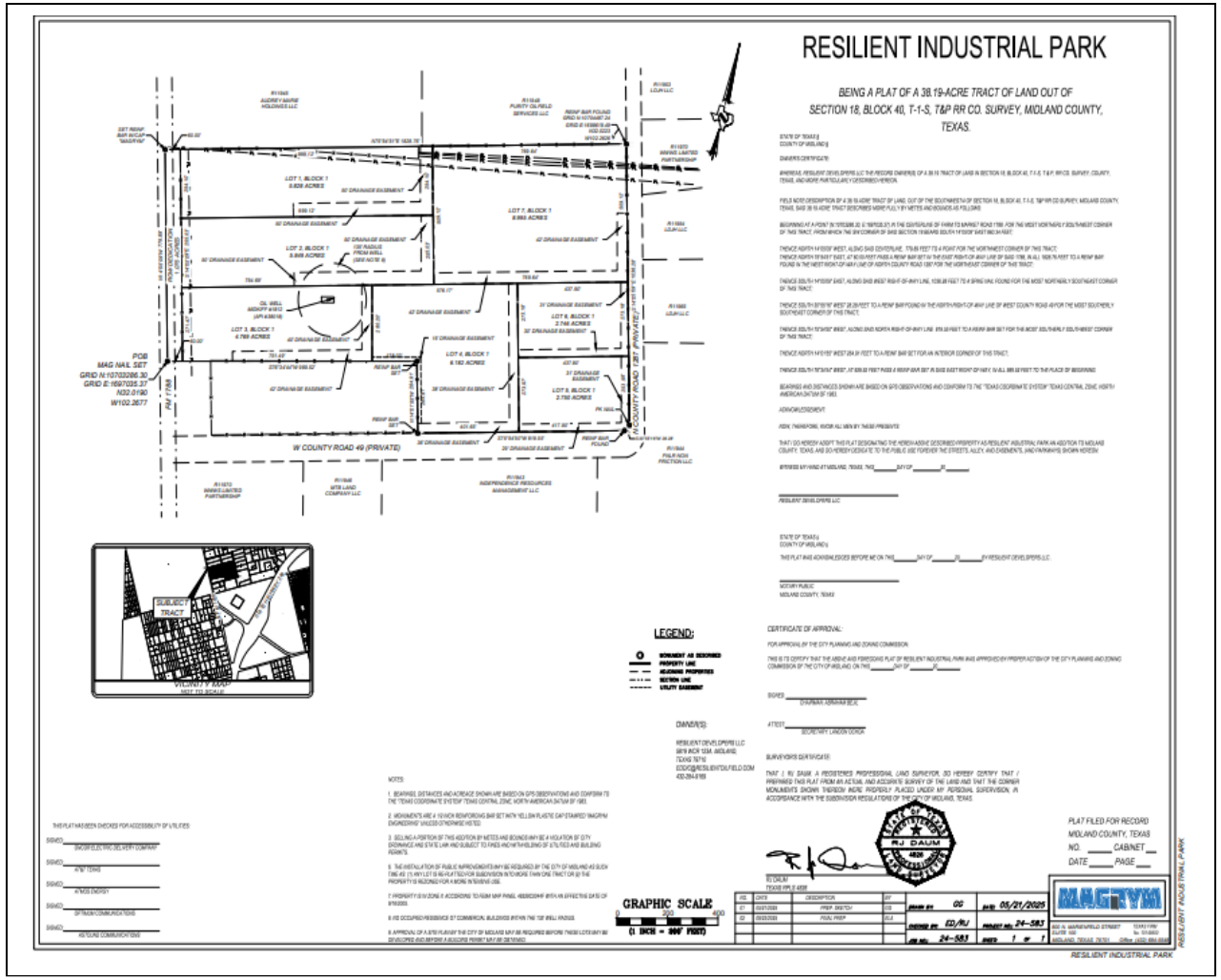
- **Developer/Property Owner:** Resilient Developers, LLC
- **Representative:** Ed Aleman, with Magrym Consulting
- **Location:** 5708 North FM 1788 (Extraterritorial Jurisdiction)
- **Reason for Request:** Platting to obtain addresses and septic permits



2

PLAT DETAILS

- **Acreage:** 38.19 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 7



3

LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/South/East:** Industrial Use
  - **West:** Vacant Land
- **Proposed Use:** Industrial Use

4

MIDLAND
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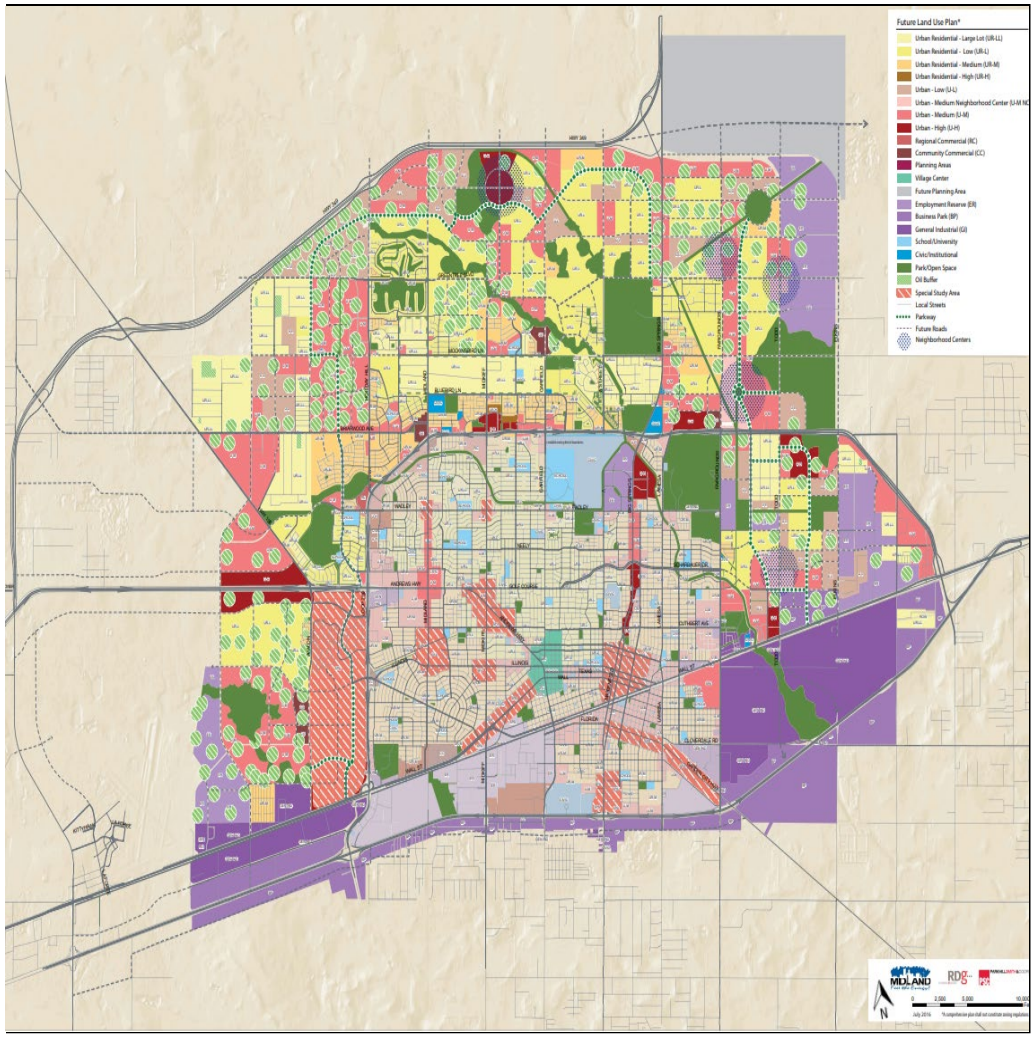
COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



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STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on August 18, 2025.
- City Council approved the preliminary plat on August 26, 2025.
- Staff recommends approval of this request.

MISSION

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

Planning and Zoning Commission Meeting

Item Number:	**7.**
Meeting Date:	**October 20, 2025**
To:	**Planning and Zoning Commission**
From:	**Beatriz Quezada, Planner**
Subject:	**Motion approving a Final Plat of Supreme Industrial Park, being a 38.02-acre tract of land located in Section 30, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 148, approximately 449 feet west of South County Road 1285.)**

Purpose:
Magrym Consulting, on behalf of B&T Properties, is requesting to plat a 38.02-acre tract of land located at 11104 West County Road 148 into 4 lots for future industrial development.

The preliminary plat was approved by the Planning and Zoning Commission on June 2, 2025.

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.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

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 05/21/2025. [For Applicant’s Information Only.]

WATER: Deferral request for water improvement were administratively approved on 05/21/2025. [For Applicant’s Information Only.] GAC report has been accepted and in accordance with TCEQ Requirements.

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

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

SEWER: Deferral request for sewer improvements were administratively approved on 05/21/2025. [For Applicant’s Information Only.]

DRAINAGE: Show compliance with Supreme Industrial Drainage Study, prepared by Magrym Engineering and approved by City on 05/16/2025. [Reference City Code Sect. 11-2-3(D)8]

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

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

Transportation: (Approved)

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)

ETJ, no jurisdiction

GIS: (Approved)

No comments

Addressing Review: (Approved)

County- To be Addressed by MECD

Health Department Review: (Approved)

Yes, the health department will review applications from the 4 proposed lots of Supreme Industrial Park, PLAT OF A 38 ACRE TRACT OF LAND OUT OF SECTION 30, BLOCK 40, T-2-S, T. & P. RR. CO. SURVEY, lot 1 is 13.5 acre, lot 2 is 9 acre, lot 3 is 9 acre, lot 1 block 2 is 5 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 wells on the property and the wells on the adjacent properties.

Planning: (Approved)

Staff recommends approval of the Final Plat of Supreme Industrial Park.

Attachments:

A. P-25-2378, Combined
B. P&Z - - Supreme Industrial Park Final Plat

Beatriz Quezada, Development Services	Created/Initiated - 10/13/2025
Landon Ochoa, Development Services	Final Approval - 10/13/2025

MIDLAND
Planning Division

Final Plat Application

OFFICE USE ONLY

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: SUPREME INDUSTRIAL PARK

Legal Description: BEING A 38.02 ACRE TRACT OF LAND LOCATED IN SECTION 30, BLOCK 40, T-2-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS.

Property Owner Printed Name: B&T PROPERTIES LLC		Phone (337) 364-9956 Email Jason.Myers@supremeservices.com	
Address 3027 W. 2ND STREET	City ODESSA	State TX	Zip 79763

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: MAGRYM CONSULTING Printed Name: ED ALEMAN		Phone (432) 254-0327 Email ED.ALEMAN@MAGRYM.COM	
Address 110 W Louisiana Ave Ste 314,	City Midland,	State TX	Zip 79701

Reason for Platting: TO SPLIT LAND, OBTAIN SEPTIC PERMITS, AND ADDRESSES.

Plat Information	Total Acreage: 38.02
Type: ☐ Single-Family Residential ☒ Commercial	☐ Multi-Family Residential ☒ Extraterritorial Jurisdiction (ETJ)
Number of Lots: 4	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: 7-22-25

Property Owner (printed): Casey McKinney

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

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Ed Aleman who, being by me duly sworn, upon oath says: That (s)he is authorized by Casey McKinney, 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.

GENESIS MELODY GUEVARA
Notary ID #135161214
My Commission Expires
November 7, 2028

_____
Authorized Agent (*signature*)

Subscribed and sworn to before me, this 23rd 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
- ☑ Mylar
- ☑ Application Fee
  Check # 1550
- ☑ Groundwater Availability Forms
- ☑ 1 Copy of Dimensioned Plat
- ☑ 1 Copy of Plat (11x17)
- ☑ Title Opinion
- ☑ Tax Certificates
- ☑ Plat in Digital Format (PDF/JPEG)
- ☐ CADD File
- ☐ Public Improvement
- ☑ Recording Fee
  Check # 1551

RECEIVED
SEP 11 2025

Received By: [illegible]

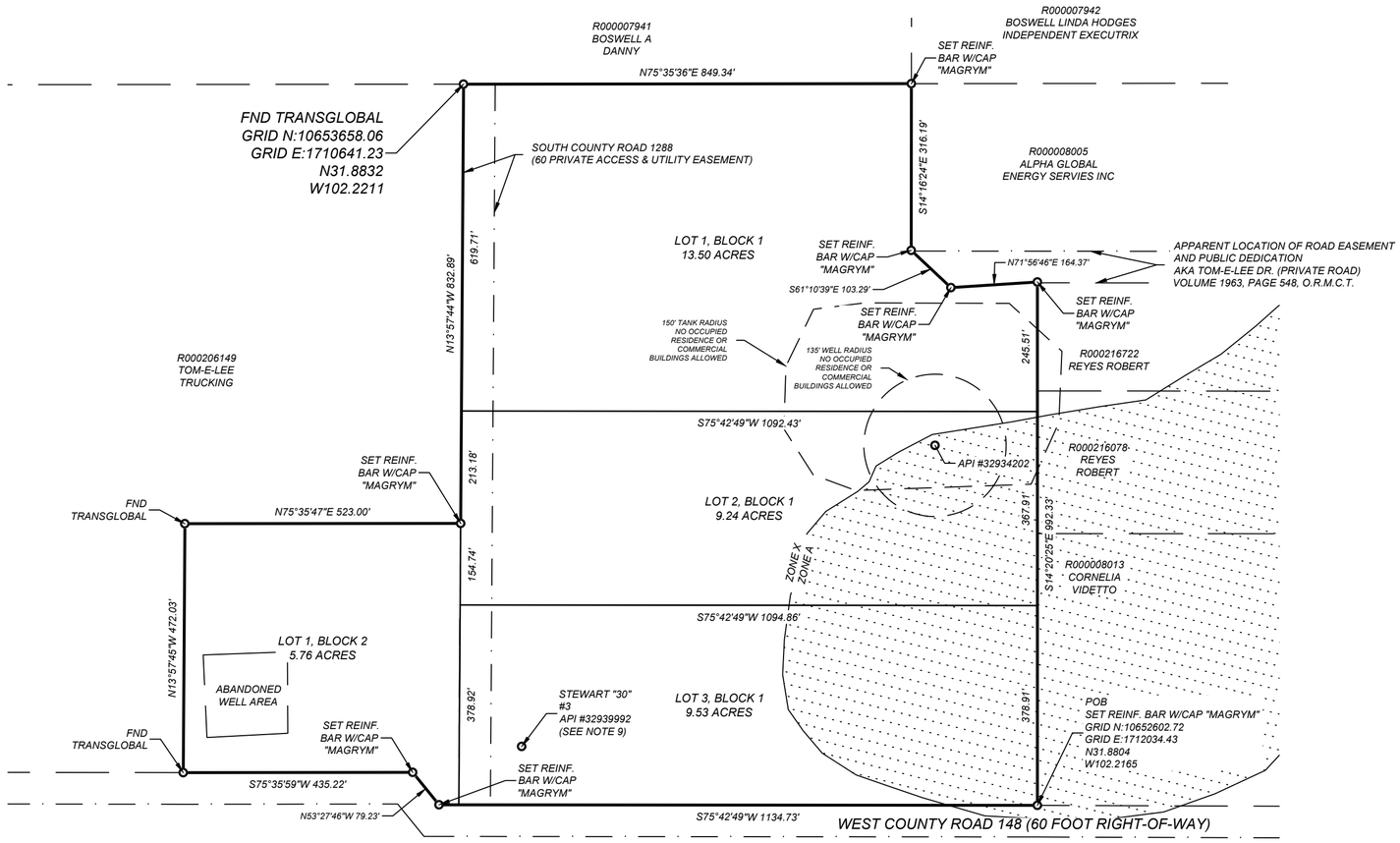
Date: _____

Initial: _____

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

SUPREME INDUSTRIAL PARK

BEING A 38.02 ACRE TRACT OF LAND LOCATED IN SECTION 30, BLOCK 40, T-2-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS.



STATE OF TEXAS §
COUNTY OF MIDLAND §

WHEREAS, B&T PROPERTIES LLC IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 30 BLOCK 40 T-2-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON.

FIELD NOTE DESCRIPTION OF A 38.02 ACRE TRACT OF LAND, OUT OF SECTION 10, BLOCK 40, T-2-S, T&P RR CO SURVEY, MIDLAND COUNTY, TEXAS, BEING A PART OF THAT CALLED 64.12 ACRE TRACT OF LAND DESCRIBED IN THE WARRANTY DEED DATED AUGUST 5, 2024, TO B&T PROPERTIES, LLC RECORDED IN DOCUMENT NUMBER 2024-20323, OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS.SAID 38.02 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR SET (N: 106526.02.72, E: 1712034.43) FOR THE SOUTHEAST CORNER OF THIS TRACT, ALSO BEING THE SOUTHEAST CORNER OF SAID 64.12 ACRE TRACT;

THENCE SOUTH 75°42'49" WEST 1134.73 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE NORTH 53°27'46" WEST 79.23 FEET TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE SOUTH 75°35'59" WEST 435.22 FEET TO A REINF BAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 13°57'45" EAST 472.03 FEET TO A REINF BAR FOUND FOR THE WESTNMOST NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 75°35'47" EAST 523.00 FEET TO A REINF BAR SET FOR AN INTERNAL SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 13°57'44" WEST 832.89 FEET TO A REINF BAR FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 75°35'36" EAST 849.34 FEET TO A REINF BAR SET FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 14°16'24" EAST 316.19 FEET TO A REINF BAR SET FOR AN INTERNAL CORNER OF THIS TRACT

THENCE SOUTH 61°10'39" EAST 103.29 FEET TO A REINF BAR SET FOR AN INTERNAL CORNER OF THIS TRACT;

THENCE NORTH 71°56'46" EAST 164.37 FEET TO A REINF BAR SET FOR THE EASTERNMOST NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 14°20'25" EAST 992.33 FEET TO THE PLACE OF BEGINNING.

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT B&T PROPERTIES LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS SUPREME INDUSTRIAL PARK A SUBDIVISION OF 38.02 ACRES IN MIDLAND COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

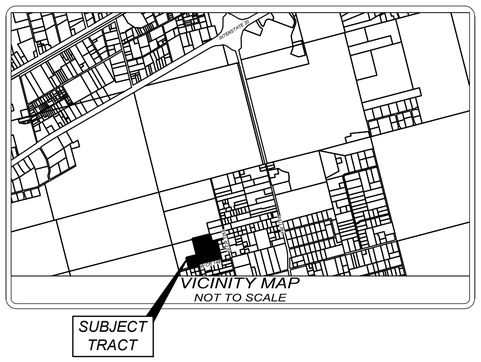
WITNESS MY HAND AT MIDLAND, TEXAS, THIS __ DAY OF _____, 20___.

_____
B&T PROPERTIES LLC

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS____DAY OF_____, 20___, BY B&T PROPERTIES LLC .

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS



GRAPHIC SCALE
0 150 300
(1 INCH = 150' FEET)

OWNER(S):

B&T PROPERTIES LLC
3027 W. 2ND STREET
ODESSA, TEXAS 79763
(337)364-9956
Jason.Myers@supremeservices.com

LEGEND:

- MONUMENT AS DESCRIBED
- PROPERTY LINE
- ADJOINING PROPERTIES
- SECTION LINE
- UTILITY EASEMENT

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SUPREME INDUSTRIAL PARK WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS __ DAY OF _____, 20__.

SIGNED: _____
CHAIRMAN: ABRAHAM BEJIL

ATTEST: _____
SECRETARY: LANDON OCHOA

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

STATE OF TEXAS
REGISTERED
RJ DAUM
4826
PROFESSIONAL
LAND SURVEYOR

RJ DAUM
TEXAS RPLS 4826

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

NOTES:

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2. MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH YELLOW PLASTIC CAP STAMPED "MAGRYM ENGINEERING" UNLESS OTHERWISE NOTED.

3. 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.

4. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.

5. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS. IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASE OF FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.

6. THE INSTALLATION OF PUBLIC IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) ANY LOT IS RE-PLATTED FOR SUBDIVISION INTO MORE THAN ONE TRACT OR (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.

7. PROPERTY IS IN ZONE X AND ZONE A ACCORDING TO FEMA MAP PANEL 48329C0200F WITH AN EFFECTIVE DATE OF 9/16/2005.

8. ANY PERSON WHO DESIRES TO ERECT A NEW STRUCTURE OR REBUILD, REPLACE OR ENLARGE AN EXISTING STRUCTURE, ESTABLISH A NEW USE OR SUBSTANTIALLY CHANGE AN EXISTING USE IN THE AOZ-4 MUST APPLY FOR AND RECEIVE A PERMIT. A PERMIT SHALL BE GRANTED UNLESS THE NEW STRUCTURE OR THE NEW USE WOULD BE A HEIGHT HAZARD OR A PROHIBITED LAND USE AS SET FORTH IN SECTIONS 11-11-8, 11-11-9, AND TABLE 1 OF THIS CHAPTER OR WOULD OTHERWISE VIOLATE THIS CHAPTER. APPLICATIONS FOR PERMITS SHALL BE SUBMITTED TO AND ISSUED BY THE CITY OF MIDLAND BUILDING OFFICIAL.

9. NO STRUCTURE SHALL BE BUILT OVER AN ABANDONED WELL.

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED:_____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED:_____
AT&T TEXAS

SIGNED:_____
ATMOS ENERGY

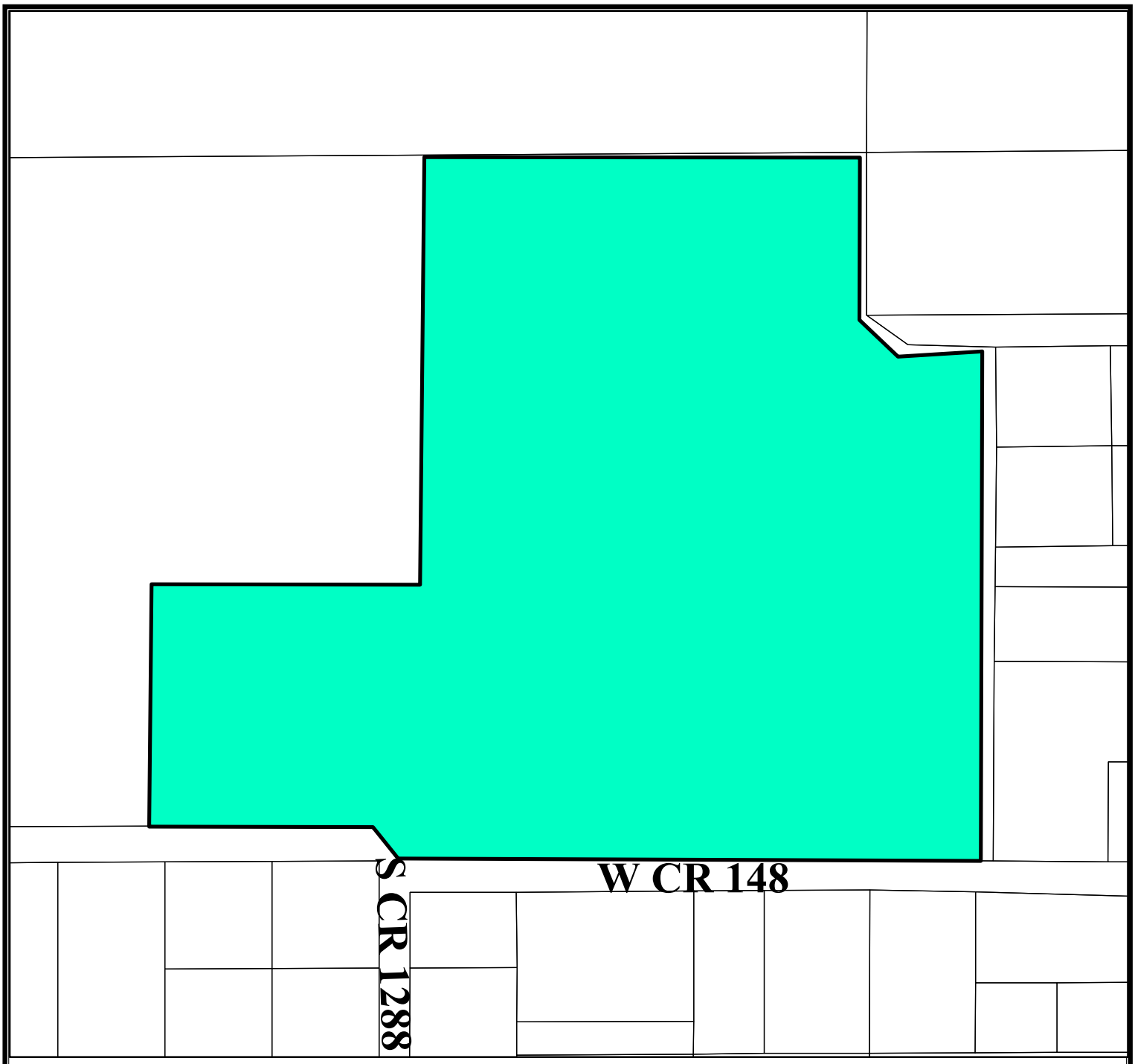
SIGNED:_____
OPTIMUM COMMUNICATIONS

SIGNED:_____
ASTOUND COMMUNICATIONS

NO.	DATE	DESCRIPTION	BY
1	1/15/2025	SKETCH PLAN	ELA
2	07/22/2025	FINAL PLAN	ELA

DRAWN BY: ELA	DATE: 01/15/2025
CHECKED BY: ED/RJ	PROJECT NO.: 25-104
JOB NO.: 25-104	SHEET: 1 OF 1

MAGRYM
800 N. MARIENFELD STREET
SUITE 100
MIDLAND, TEXAS 79701
TEXAS FIRM No. 10149500
Office (432) 684-5548



Location Map

SUB-25-0813 **Scale: 1" = 1500'**

Proposed plat of Supreme Industrial Park, being a 38.02-acre tract of land located in Section 30, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas.

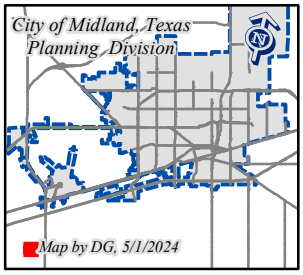
Generally located on the north side of West County Road 148, approximately 449 feet west of South County Road 1285. (Extraterritorial Jurisdiction)

L E G E N D

CITY LIMITS

PARCEL

PRIVATE BLDGS



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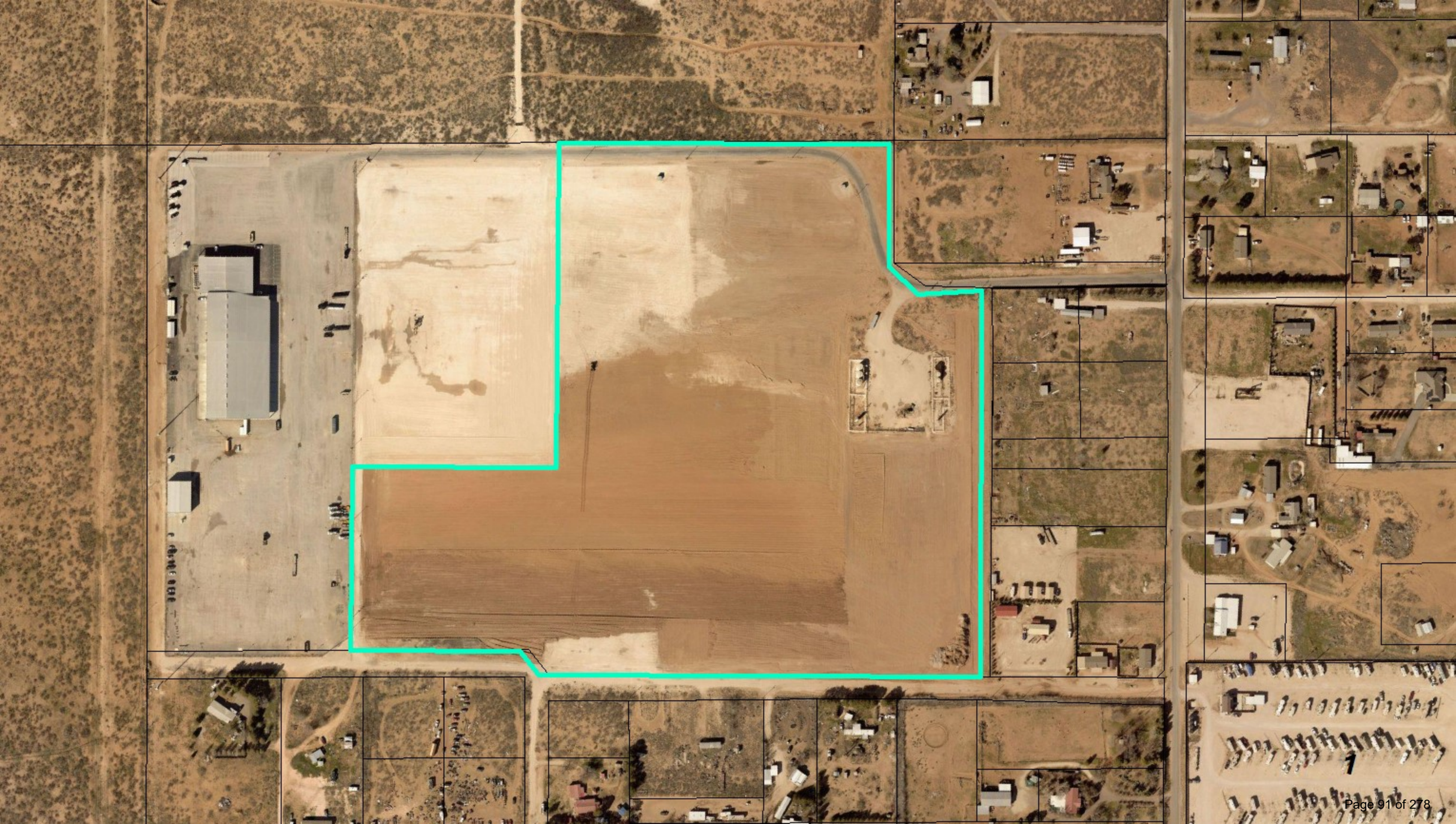


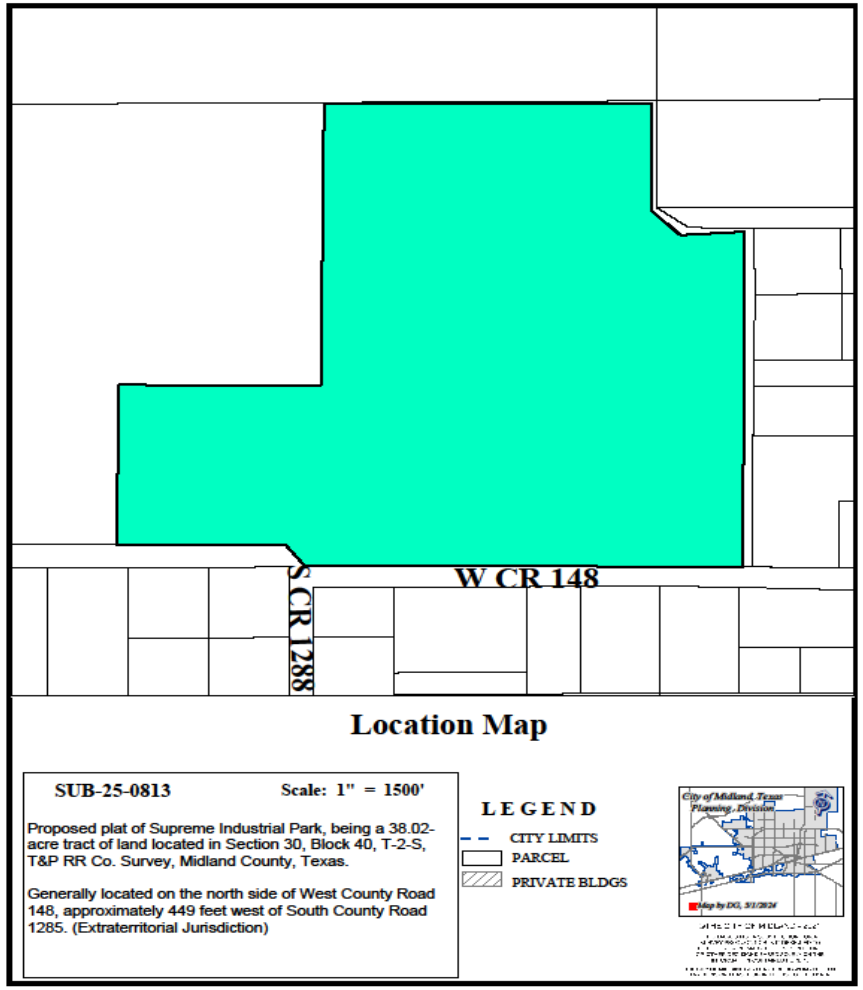
MIDLAND
Be the Energy!

FINAL PLAT
SUPREME INDUSTRIAL PARK

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

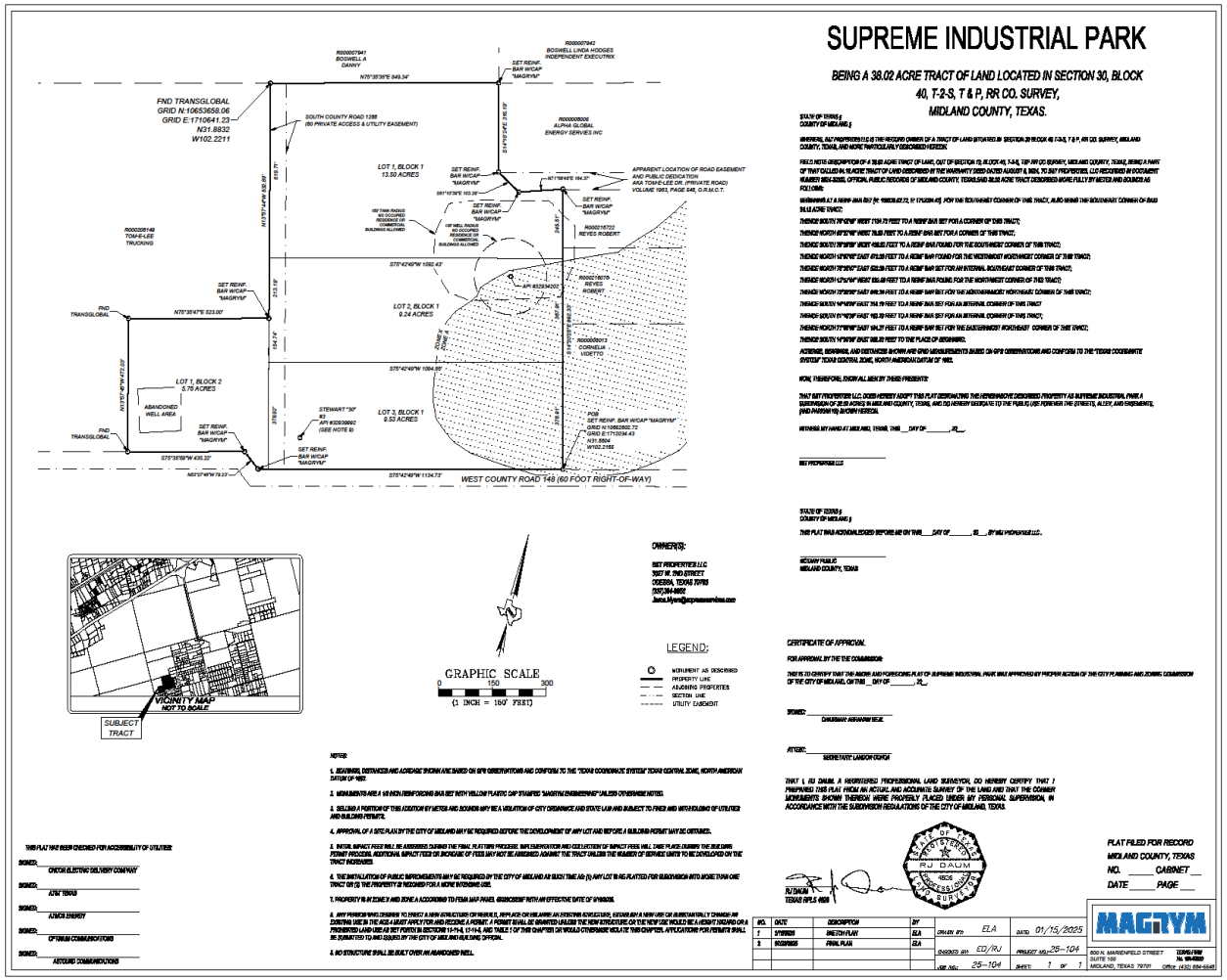
- **Property Owner:** B&T Properties
- **Representative:** Ed Aleman, with Magrym Consulting
- **Address:** 11104 West County Road 148 (Extraterritorial Jurisdiction)
- **Reason for Request**: Platting to obtain septic permits and addresses for future industrial development



MIDLAND
Be the Energy!

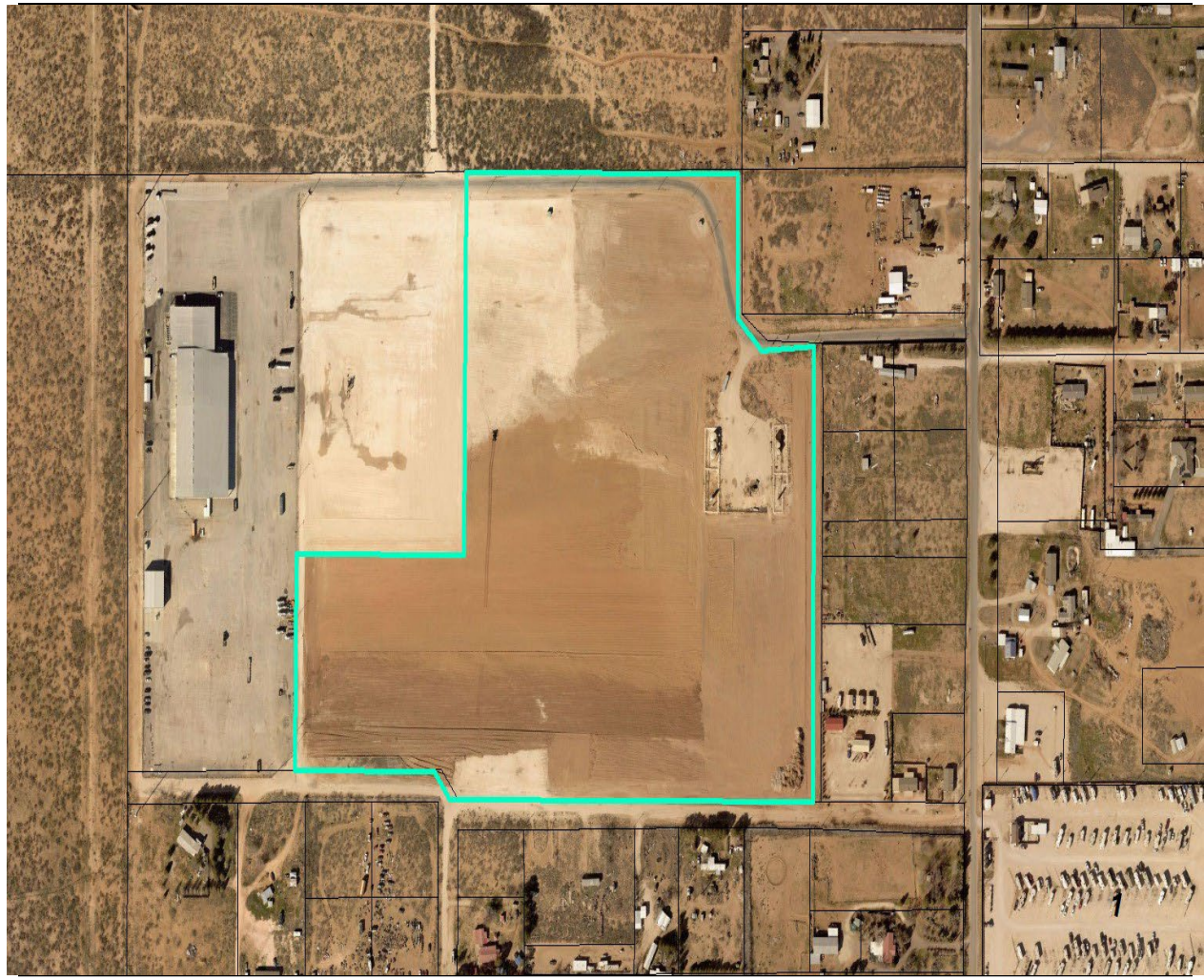
PLAT DETAILS

- **Acreage:** 38.02 acres
- **Number of Existing Lots:** 0
- **Number of Lots:** 4



LAND USE

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

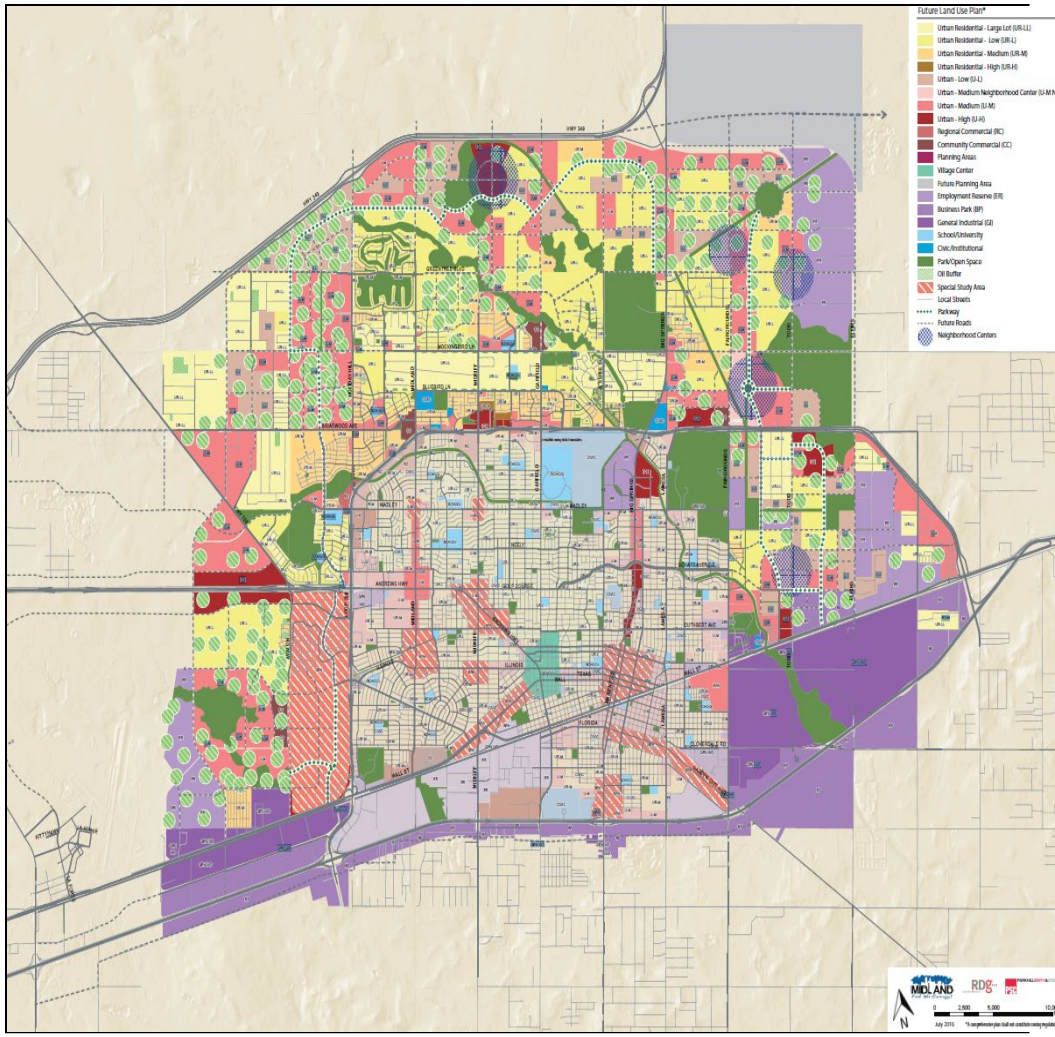


4

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **TCT Land Use Designation:** Not designated.



MIDLAND
Be the Energy!

STAFF'S RECOMMENDATION

- The preliminary plat was approved by the Planning and Zoning Commission on June 2, 2025, and by City Council on June 10, 2025.
- Staff recommends approval of this request.

MISSION

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

Planning and Zoning Commission Meeting

Item Number:	**8.**
Meeting Date:	**October 20, 2025**
To:	**Planning and Zoning Commission**
From:	**Lori Elliott, Planner**
Subject:	**Motion approving a Final Plat of West 191 Industrial Park Addition, Section 17, being a replat of Lot 1, Block 1, West 191 Industrial Park Addition, Section 8, City and County of Midland, Texas. (Generally located on the north side of State Highway 191, approximately 2,183 feet west of Westlake Road.)**

Purpose:
Maverick Engineering, on behalf of Joval, LLC, and PRJ 191 Midland, LLC, is requesting to replat a property located on the north side of State Highway 191 into two lots in order to subdivide for tax and ownership purposes.

The preliminary plat was approved at the August 18, 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.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

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: SH 191 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required. [For Applicant’s Information Only.]

WATER: 16” water exists north 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: Deferral request for sewer improvements were administratively approved on 6/30/2025. [For Applicant’s Information Only.]

DRAINAGE: Existing site is developed; If proposing to re-develop site drainage can be reviewed with building permit.

EASEMENTS: Show existing and proposed. [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)

No comments.

Addressing: (Approved)

No comments.

Health Department: (Approved)

Yes, the health department will review application from the 2 proposed lot of West 191 Industrial Park, Section 9, RE-PLAT OF LOT 1, BLOCK 1, WEST 191 INDUSTRIAL PARK SECTION 8 AND ADDITION TO THE CITY AND COUNTY OF MIDLAND TEXAS, lot 1B is 4.7 acres, lot 1C is 3 acres to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of West 191 Industrial Park Addition, Section 17.

Attachments:

A. West 191 Industrial Park Addition, Section 17, Combined
B. P&Z - -, West 191 Industrial Park Addition, Section 17 Final

Lori Elliott, Development Services	Created/Initiated - 10/9/2025
Landon Ochoa, Development Services	Final Approval - 10/13/2025

MIDLAND Planning Division	Final Plat Application	For Office Use Only SUB-____-_____ P-____-_____

Subdivision Name: WEST 191 INDUSTRIAL PARK ADDITION, SECTION 17
(Must be named in accordance with 11-2-5(A)4 of the City Code)

Applicant (Must be an individual. Also, See affidavit on page 3 if acting as agent) Print Name: JOSEPH KENNEDY		Phone #: 432-262-0999 Email: joe90275@gmail.com	
Address: 508 S JONES BLVD	City: LAS VEGAS	State: NEVADA	Zip: 89107

Property Owner Print Name: JOVAL, LLC		Phone #: 432-262-0999 Email: joe90275@gmail.com	
Address: 508 S JONES BLVD	City: LAS VEGAS	State: NEVADA	Zip: 89107

Developer: (If different from property owner) Print Name:		Phone #: Email:	
Address:	City:	State:	Zip:

Representative (If different from applicant or property owner) Print Name: MAVERICK ENGINEERING		Phone #: 432-262-0999 Email: amellen@maverick-eng.com	
Address: 1909 W WALL STREET SUITE K	City: MIDLAND	State: TX	Zip: 79701

Reason for Platting (Please be specific)
SUBDIVIDE FOR TAX AND OWNERSHIP PURPOSES

Plat Information	Total Acreage: 7.746
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 2	Number of Multi-Family Dwelling Units:

Deferral Request: Do you plan on requesting a deferral to the timing of public improvements?
☐ Yes ☒ No
(If yes, the deferral request must be submitted to the Planning Division by final plat submittal)

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 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. If your plat qualifies for short form (refer to sketch comments), then 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 and Fees

Items to be submitted with this application form:

- ✓ Application fee – Payable to "The City of Midland"
  - Payment by check is preferred but you may also pay online via invoice that will be sent you once the application is processed. Any unpaid fees will result in the request being put on hold.
  - Plats smaller than 50 acres - $350
  - Plats larger than 50 acres - $500
- Recording fee
  - For plats 18" x 24" or less - $60
  - For plats 18" x 24" or more - $80
- Final plat
  - PDF, JPEG, and CADD file
  - 1 FOLDED copy
  - 1 FOLDED 11" x 17" copy
  - Mylar (submit by 12 p.m. the business day before the date of the Planning & Zoning Commission meeting. Failure to meet this deadline will result in staff recommending denial of the plat to the P&Z Commission.)
- Title Opinion (dated less than 90 days)
  - Submit physically and digitally (PDF)
- Tax certificates showing that no taxes are delinquent against the land being platted
  - Submit physically & digitally (PDF)
- Deferral request PDF (if applicable. Refer to sketch and preliminary plat comments)
  - Submit digitally (PDF)
- Drainage report (if applicable. Refer to sketch and preliminary plat comments)
  - Submit digitally to engineeringreviews@midlandtexas.gov
- Groundwater availability certification forms (if applicable)
  - Submit physically and digitally (PDF)

The original application form, copies of the plat, title opinion, tax certificates, and groundwater availability certification forms must be physically submitted either in person or by mail at 300 North Loraine Street, Midland, Texas, 79701. Digital copies of all the above except for the drainage report must be submitted at planningsubs@midlandtexas.gov.

Timeline & Deadlines:

Applications will be scheduled in accordance with the Submittal Deadline & Meeting Schedule Dates calendar which is posted on the Planning Division's webpage at www.midlandtexas.gov. Once the application has been accepted and paid for, it will be assigned to a Planner who will facilitate the remainder of the process. Please allow 3-5 business days for a Planner to contact you confirming the status of your plat and the Planning and Zoning Commission meeting it is scheduled for as well as the City Council meeting it is scheduled for if it requires City Council approval (refer to sketch plat comments). The Planner will keep you updated throughout the process and let you know of any issues that arise. If revisions to your plat or related documents are needed in order for staff to recommend approval of the plat to the P&Z Commission, the Planner will communicate those comments to the applicant listed on this form during the review process. All revisions must be made **by the end of the eighth business day before the date of the meeting** or staff will recommend denial of the plat to the P&Z Commission. However, you may withdraw the plat application at any time to avoid this by emailing the Planner that you wish to do so.

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

Applicant (signature):	Date:
Applicant (printed):	
Property Owner (signature): DocuSigned by: Joseph Kennedy	Date: 9/2/2025
Property Owner (printed): Joseph Kennedy	

The 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 Zoning 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 acting as an agent for property owner:

STATE OF TEXAS

COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear who, being by me duly sworn, upon oath says: That (s)he is the owner of Joval, LLC or authorized by Joseph Kennedy, 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) Andrew L. Mellor

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

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

SAVANNAH DAVIS
Notary Public, State of Texas
Comm. Expires 05-20-2028
Notary ID 134907724

Revised 8/13/2025

	For Office Use Only
☑ Property Owner Authorization	☑ Digital and Physical Copies of Plat (including CADD file)
☑ Application Fee / ☐ Paying online	☐ Deferral Letter (if applicable)
Check# 5552	☐ Groundwater Availability Certification Forms (if applicable)
☑ Recording Fee	☑ Title Opinion
Check# 5553	☑ Tax Certificates

Planner Notes:

RECEIVED

Signature: **Date:** SEP 22 2025

Initial:

MIDLAND Planning Division	Final Plat Application	For Office Use Only SUB-____-_____ P-____-_____

Subdivision Name: WEST 191 INDUSTRIAL PARK ADDITION, SECTION 17
(Must be named in accordance with 11-2-5(A)4 of the City Code)

Applicant (Must be an individual. Also, See affidavit on page 3 if acting as agent) Print Name: RICK WURSTER		Phone #: 775-885-8847 Email: thowell@kbcallc.com	
Address: 3860 GS RICHARDS BLVD	City: CARSON CITY	State: NEVADA	Zip: 89703

Property Owner Print Name: PRJ 191 MIDLAND, LLC		Phone #: 775-885-8847 Email: thowell@kbcallc.com	
Address: C/O KBCA, LLC 3860 GS RICHARDS BLVD	City: CARSON CITY	State: NEVADA	Zip: 89703

Developer: (If different from property owner) Print Name:		Phone #: Email:	
Address:	City:	State:	Zip:

Representative (If different from applicant or property owner) Print Name: MAVERICK ENGINEERING		Phone #: 432-262-0999 Email: amellen@maverick-eng.com	
Address: 1909 W WALL STREET SUITE K	City: MIDLAND	State: TX	Zip: 79701

Reason for Platting (Please be specific)
SUBDIVIDE FOR TAX AND OWNERSHIP PURPOSES

Plat Information	Total Acreage: 7.746
Type: ☐ Single-Family Residential ☒ Commercial	☐ Multi-Family Residential ☐ Extraterritorial Jurisdiction (ETJ)
Number of Lots: 2	Number of Multi-Family Dwelling Units:

Deferral Request: Do you plan on requesting a deferral to the timing of public improvements?
☒ Yes ☐ No
(If yes, the deferral request must be submitted to the Planning Division by final plat submittal)

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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. If your plat qualifies for short form (refer to sketch comments), then 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 and Fees

Items to be submitted with this application form:

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  - Payment by check is preferred but you may also pay online via invoice that will be sent you once the application is processed. Any unpaid fees will result in the request being put on hold.
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  - Plats larger than 50 acres - $500
- Recording fee
  - For plats 18" x 24" or less - $60
  - For plats 18" x 24" or more - $80
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- Drainage report (if applicable. Refer to sketch and preliminary plat comments)
  - Submit digitally to engineeringreviews@midlandtexas.gov
- Groundwater availability certification forms (if applicable)
  - Submit physically and digitally (PDF)

The original application form, copies of the plat, title opinion, tax certificates, and groundwater availability certification forms must be physically submitted either in person or by mail at 300 North Loraine Street, Midland, Texas, 79701. Digital copies of all the above except for the drainage report must be submitted at planningsubs@midlandtexas.gov.

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

Applicant (signature): DocuSigned by: Rick Wurster 0CE58F7FCF56444...	Date: 9/9/2025
Applicant (printed): Rick Wurster	
Property Owner (signature): DocuSigned by: Rick Wurster 0CE58F7FCF56444..., Manager	Date: 9/9/2025
Property Owner (printed): PRJ 191 Midland, LLC	

The 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 Zoning 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 acting as an agent for property owner:

STATE OF TEXAS

COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear who, being by me duly sworn, upon oath says: That (s)he is the owner of PRJ 191 Midland, LLC or authorized by Rick Wurster, 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) Andrew L. Welch

Subscribed and sworn to before me, this 9 day of September, 2025, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

SAVANNAH DAVIS
Notary Public, State of Texas
Comm. Expires 05-20-2028
Notary ID 134907724

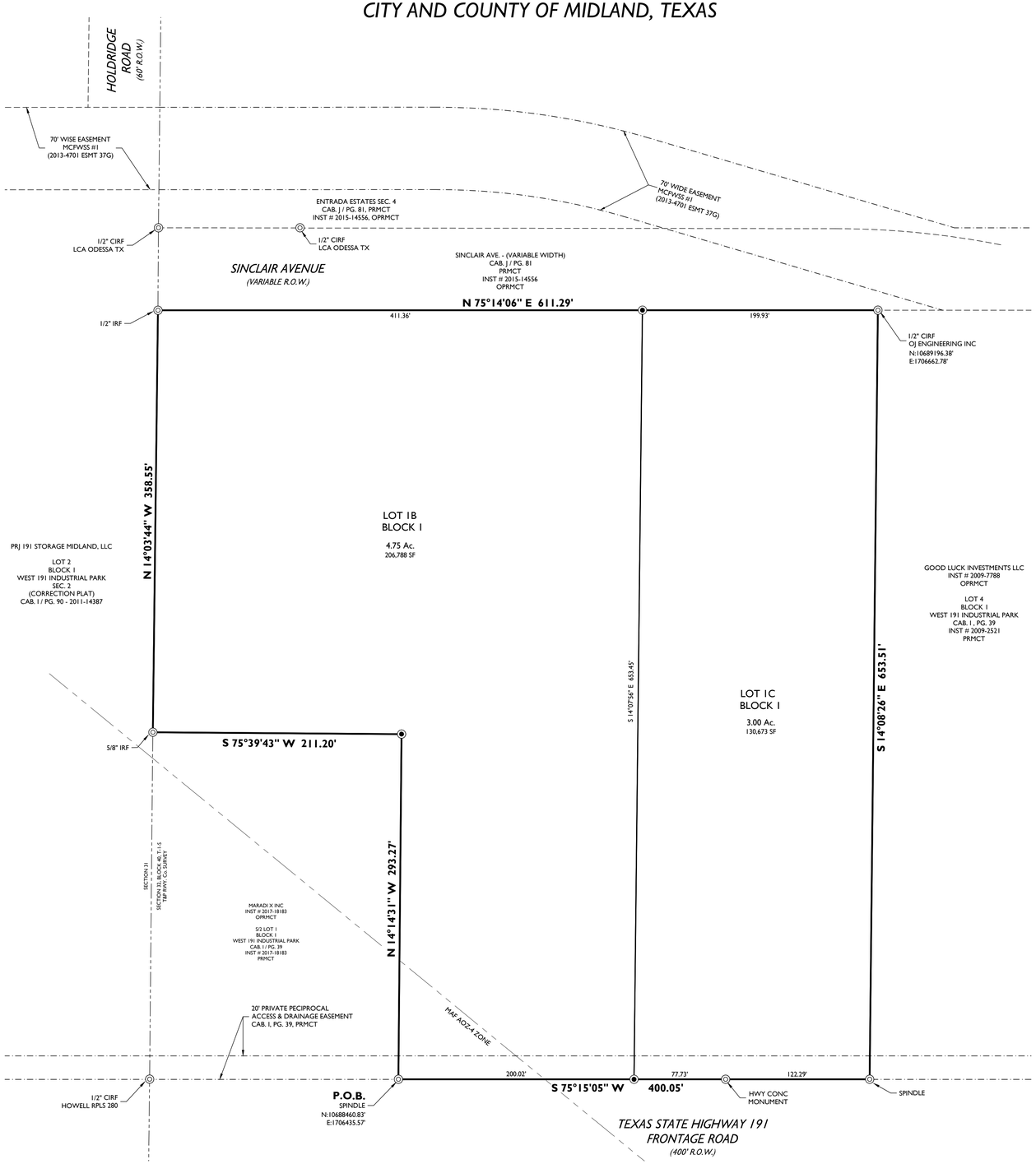
Revised 8/13/2025

For Office Use Only	
☐ Property Owner Authorization	☐ Digital and Physical Copies of Plat (including CADD file)
☐ Application Fee / ☐ Paying online	☐ Deferral Letter (if applicable)
Check#_____	☐ Groundwater Availability Certification Forms (if applicable)
☐ Recording Fee	☐ Title Opinion
Check#_____	☐ Tax Certificates
Planner Notes:	
Signature:	**Date:**

Docusign Envelope ID: 212555E0-6266-4B5D-B070-B4D3CB76A597

WEST 191 INDUSTRIAL PARK ADDITION, SECTION 17

BEING A REPLAT OF LOT 1, BLOCK 1, WEST 191 INDUSTRIAL PARK, SECTION 8, CITY AND COUNTY OF MIDLAND, TEXAS



Drawing : F:\2025\250042-STORMY BRADLEY-WEST 191 INDUSTRIAL PARK SECTION 9\DRAWINGS\PLAT\FINAL PLAT\250042 FINAL PLAT.DWG Last Saved By: SDavis on 8/28/25

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS PRJ 191 MIDLAND, LLC, IS THE RECORD OWNER OF LOT 1B, BLOCK 1, SHOWN HEREON, AND BEING THE SAME TRACT AS CONVEYED IN DOCUMENT #2022-34621 OF THE O.P.R.M.C.T., BEING SITUATED IN SECTION 32, BLOCK 40, T-1-S, T&P. RWY CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PRJ 191 MIDLAND, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS WEST 191 INDUSTRIAL PARK ADDITION, SECTION 17, AN ADDITION TO THE CITY OF MIDLAND, TEXAS AND HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT MIDLAND, TEXAS THIS THE_____DAY OF _____, 2025.

PRJ 191 MIDLAND, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: PRJ PROPERTIES, LLC, A NEVADA LIMITED LIABILITY COMPANY
MEMBER OF PRJ 191 MIDLAND, LLC

BY: RICK WURSTER, MANAGER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025

BY_____.

NOTARY PUBLIC IN AND FOR THE STATE OFTEXAS

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS JOYAL LLC, IS THE RECORD OWNER OF LOT 1C, BLOCK 1, A TRACT OF LAND SITUATED IN SECTION 32, BLOCK 40, T-1-S, T&P. RWY CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JOYAL LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS WEST 191 INDUSTRIAL PARK ADDITION, SECTION 17, AN ADDITION TO THE CITY OF MIDLAND, TEXAS AND HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT MIDLAND, TEXAS THIS THE_____DAY OF _____, 2025.

DocuSigned by: Joseph Kennedy

FOR: JOYAL LLC,

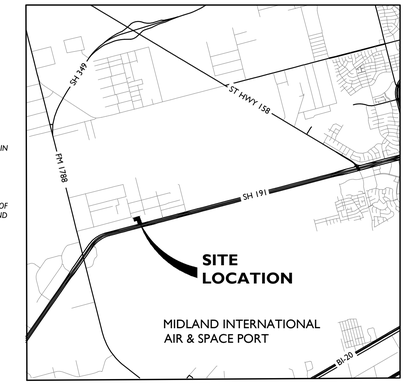
ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025

*BY*Joseph Kennedy*.*

NOTARY PUBLIC IN AND FOR THE STATE OFTEXAS



VICINITY MAP

N.T.S.

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

DocuSigned by: Mark Lieb

ATMOS ENERGY

BY: Mark Lieb

Signed by: Edgar Rico

AT&T

BY: Edgar Rico

DocuSigned by: Luis Montez

OPTIMUM

BY: Luis Montez

DocuSigned by:

ASTOUND BROADBAND

BY: Ruben Guerra

DEVELOPMENT NOTES

1. *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.*
2. *APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.*
3. *THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:*
   (1) THE REPRESENTED LOTS ARE REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR :
   (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
4. *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 INCREASED.*
5. *A PORTION OF THIS PLAT IS WITHIN THE MIDLAND INTERNATIONAL AIR & SPACE PORT AOZ-4 ZONE. SEE NOTE BELOW ABOUT THE AOZ-4 ZONE*
6. *DRIVEWAY PERMITTING WITHIN CITY LIMITS ON I-20, LP 250, SH 191, AND FM 1788 IS UNDER THE JURISDICTION OF TXDOT. A COPY OF AN APPROVED TXDOT DRIVEWAY PERMIT MUST BE PROVIDED TO THE CITY WITH THE BUILDING PERMIT APPLICATION BEFORE A CITY BUILDING PERMIT CAN BE ISSUED.*

ORIGINAL SCALE: 1" = 50'

AOZ-4 AIRPORT OVERLAY DISTRICT (NOTE PER 11-11-11 A (2)

ANY PERSON WHO DESIRES TO ERECT A NEW STRUCTURE OR REBUILD, REPLACE, OR ENLARGE AN EXISTING STRUCTURE OR ESTABLISH A NEW USE OR SUBSTANTIALLY CHANGE AN EXISTING USE IN THE AOZ-4 MUST APPLY FOR AND RECEIVE A PERMIT. A PERMIT SHALL BE GRANTED UNLESS THE NEW STRUCTURE OR THE NEW USE WOULD BE A HEIGHT HAZARD OR A PROHIBITED LAND USE AS SET FORTH IN SECTION 11-11-8, 11-11-9, AND TABLE 1 OF THIS CHAPTER OR WOULD OTHERWISE VIOLATE THIS CHAPTER. APPLICATIONS FOR PERMITS SHALL BE SUBMITTED TO AND ISSUED BY THE CITY OF MIDLAND BUILDING OFFICIAL.

LEGEND

◉	SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
◎	FOUND MONUMENT AS NOTED
———	BOUNDARY LINE
– – – – –	PROPERTY LINES
—·—·—	EASEMENT LINE
— – — —	SECTION LINE
—— – – ——	FLOOD PLAIN

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WEST 191 INDUSTRIAL PARK ADDITION, SECTION 17 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, CHAIRMAN

LANDON OCHOA, SECRETARY

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHOULTS, 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 LOCATED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS.

GREGORY W. SHOULTS #RPLS#5356
MAVERICK ENGINEERING (TX FIRM #10194514)
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701

STATE OF TEXAS · REGISTERED · GREGORY W. SHOULTS · 5356 · PROFESSIONAL · LAND SURVEYOR

SURVEY NOTES:

1. *BASIS OF BEARING, COORDINATES, DISTANCES AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, U.S. SURVEY FOOT, WITH A CONVERGENCE ANGLE (theta) OF -0°57'44.73" AND A COMBINED SCALE FACTOR OF 0.999883304 AT NGS ARP 2 MAF.*
2. *1/2 IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.*
3. *SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.*
4. *LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED SIGNAGE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS AT TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED: CALL 1-800-DIG-TESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.*

PROPERTY OWNER

PRJ 191 MIDLAND, LLC
c/o KBCA LLC
3860 GS RICHARDS BLVD
CARSON CITY, NV 89703
DEED INSTRUMENT # 2022-34621
PHONE # (775) 885-8847

JOYAL LLC.
508 S JONES BLVD
LAS VEGAS, NEVADA 89107
DEED INSTRUMENT # 2010 -17424
PHONE # (310) 753-5770

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0200F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF MAVERICK CIVIL & SURVEY, LLC..

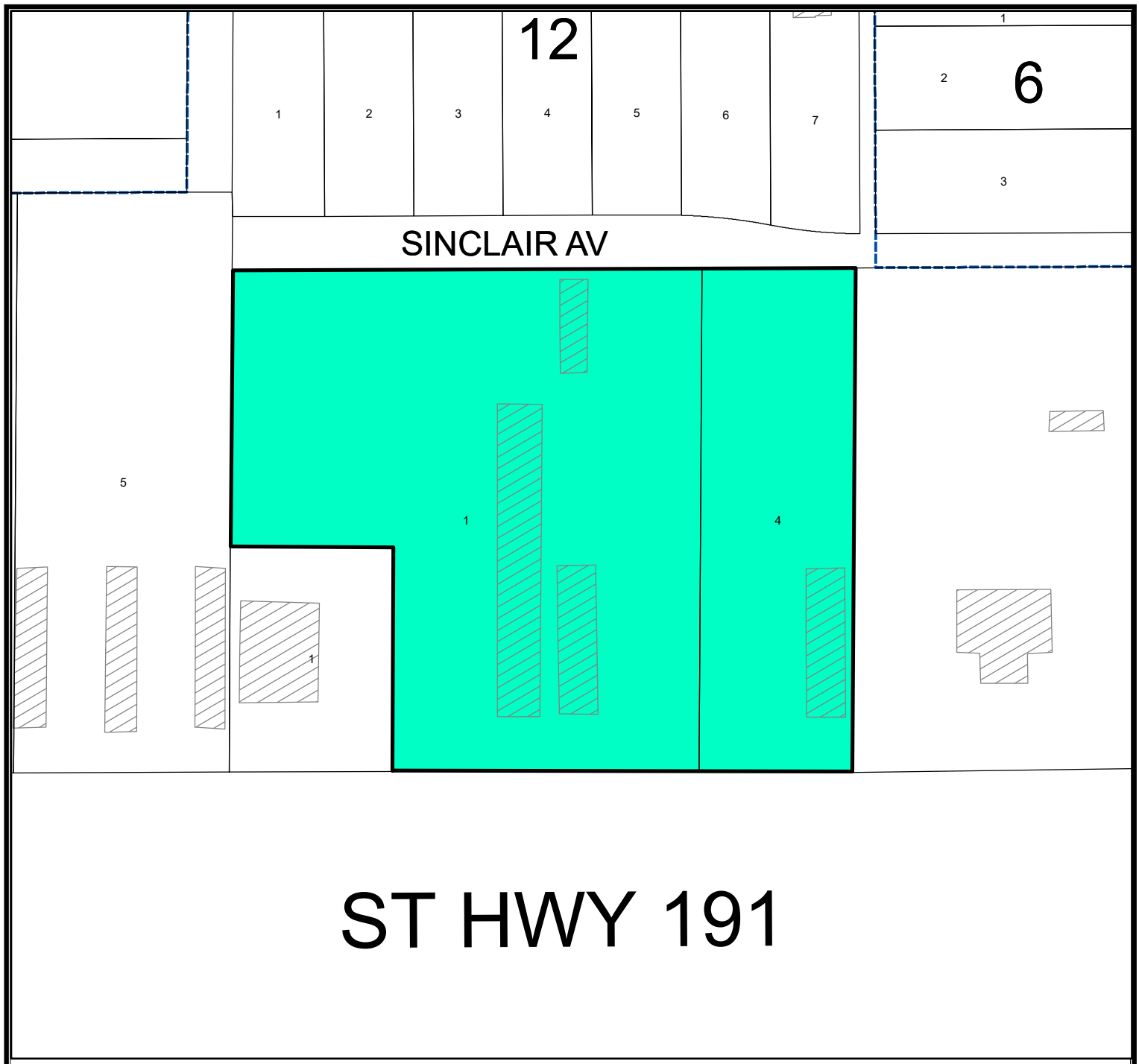
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

M A V E R I C K
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-Eng.com

WEST 191 INDUSTRIAL PARK ADDITION, SECTION 17



Location Map

SUB-25-0839 **Scale: 1" = 1200'**

Proposed plat of West 191 Industrial Park Addition, Section 17, being a replat of Lot 1, Block 1, West 191 Industrial Park, Section 8, City and County of Midland, Texas.

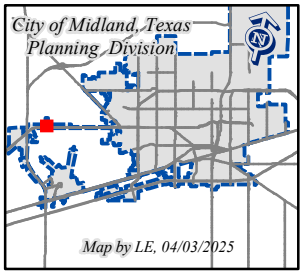
Generally located on the north side of State Highway 191, approximately 2,183 feet west of Westlake Road. (Council District 4)

L E G E N D

CITY LIMITS

PARCEL

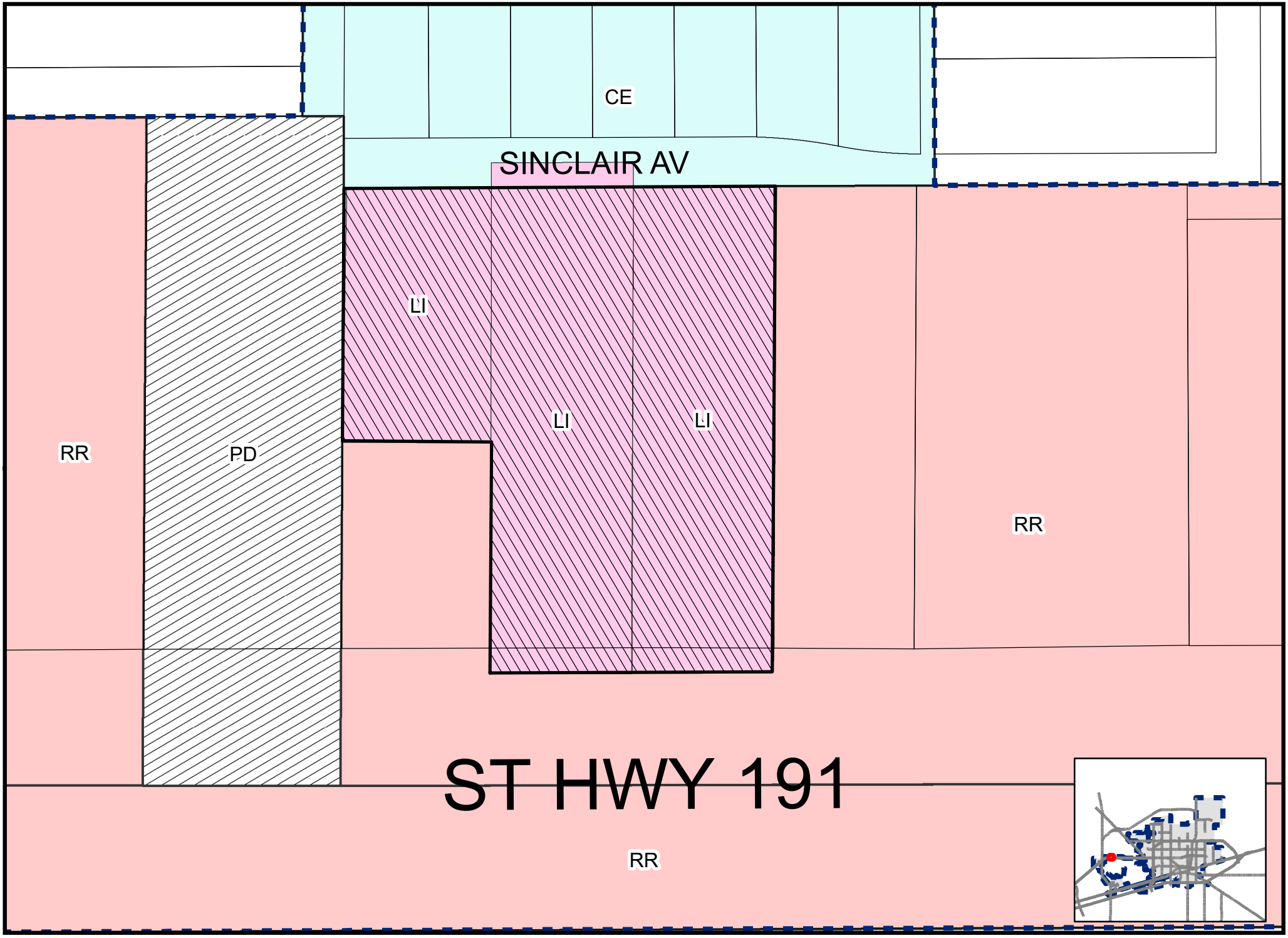
PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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.



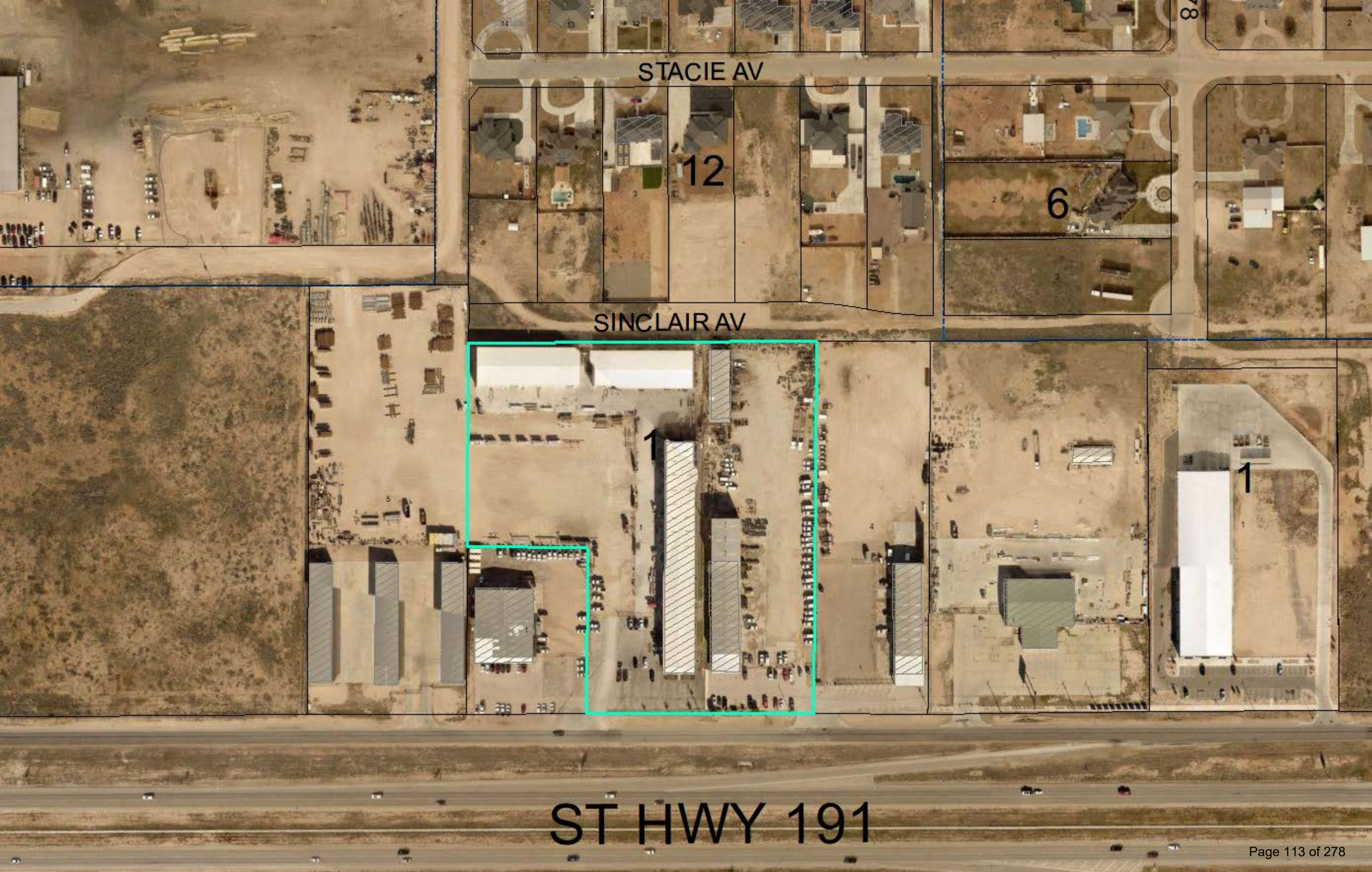
Map by LE, 04/03/2025

SUB-25-0839

Scale: 1" = 2,045'

ZONING MAP

© THE CITY OF MIDLAND - 2021: 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 DECISION


STACIE AV
12
6
SINCLAIR AV
1
1
ST HWY 191

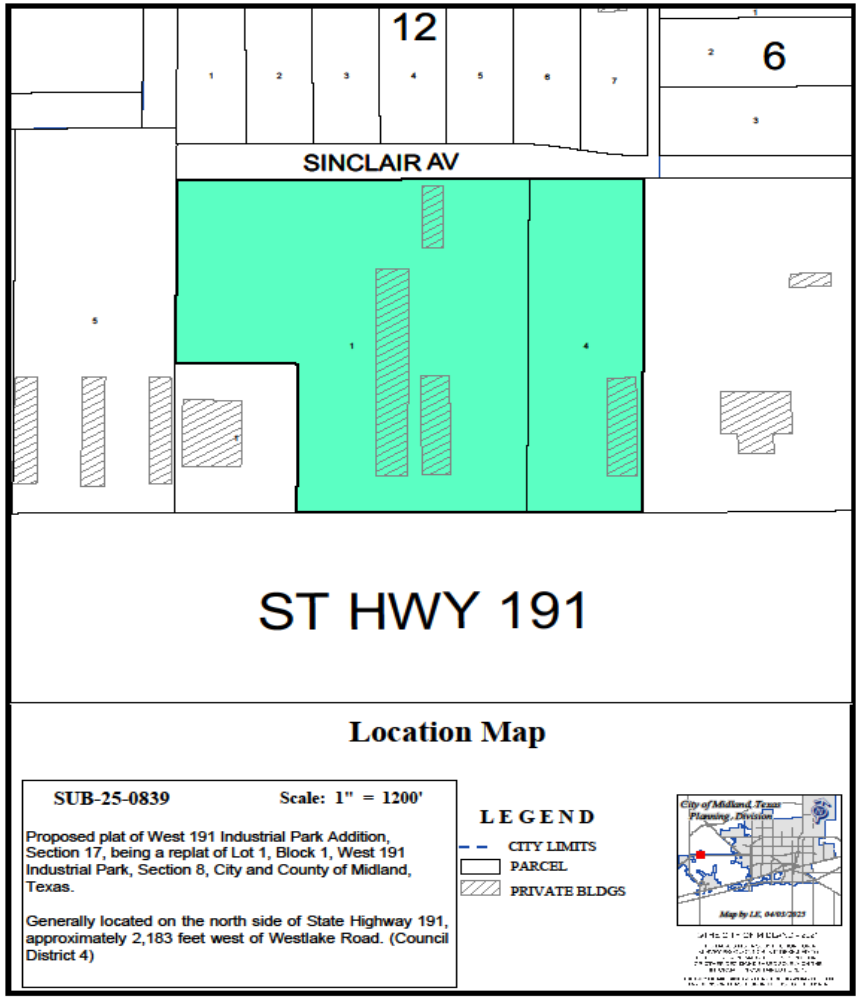
MIDLAND
Be the Energy!

FINAL PLAT
WEST 191 INDUSTRIAL PARK ADDITION, SECTION 17

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Joval, LLC, and PRJ 191 Midland, LLC
- **Representative:** Andrew Mellen, with Maverick Engineering
- **Location:** Generally located on the north side of State Highway 191, approximately 2,183 feet west of Westlake Road. (Council District 4)
- **Reason for Request:** to subdivide for tax and ownership purposes



MIDLAND
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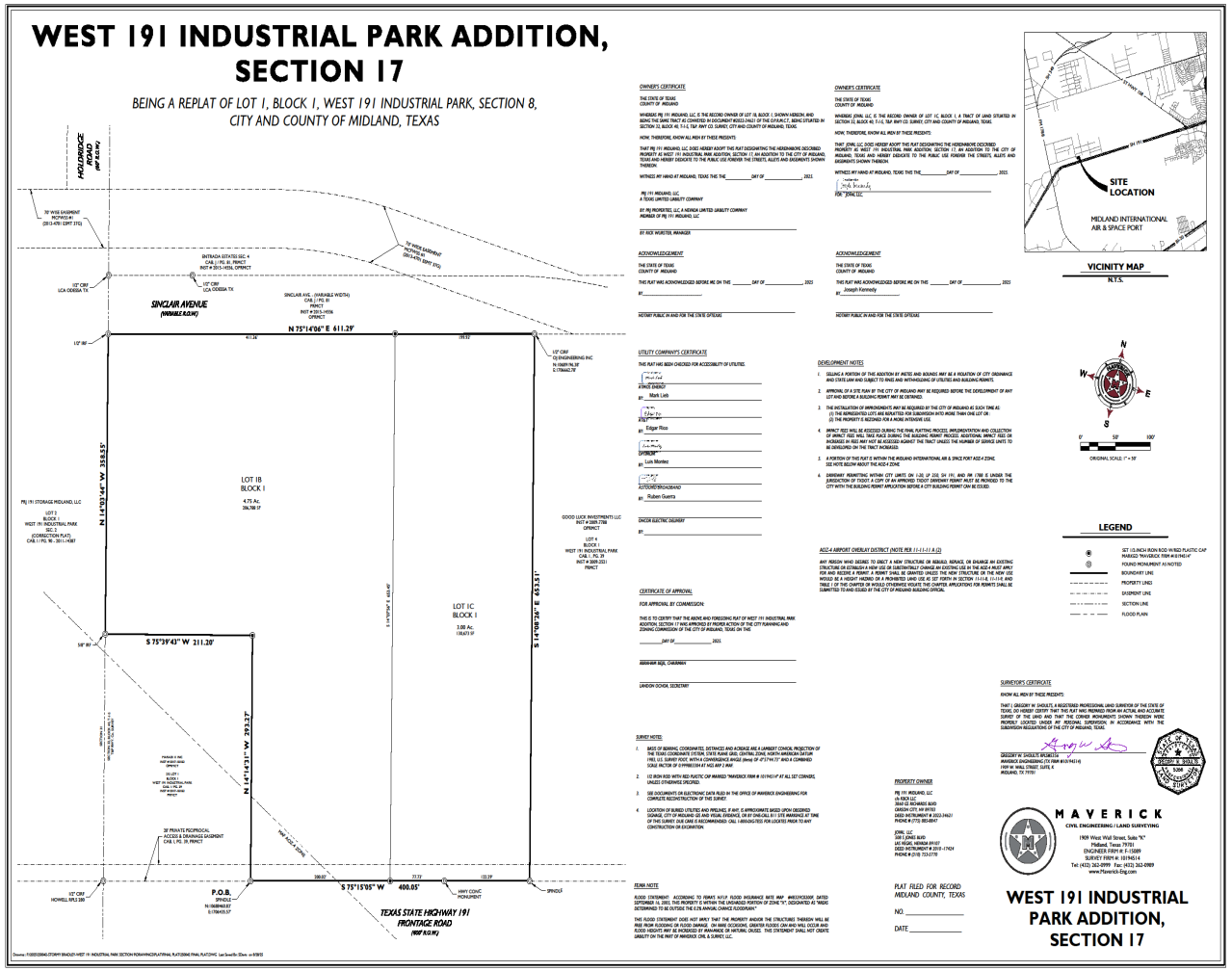
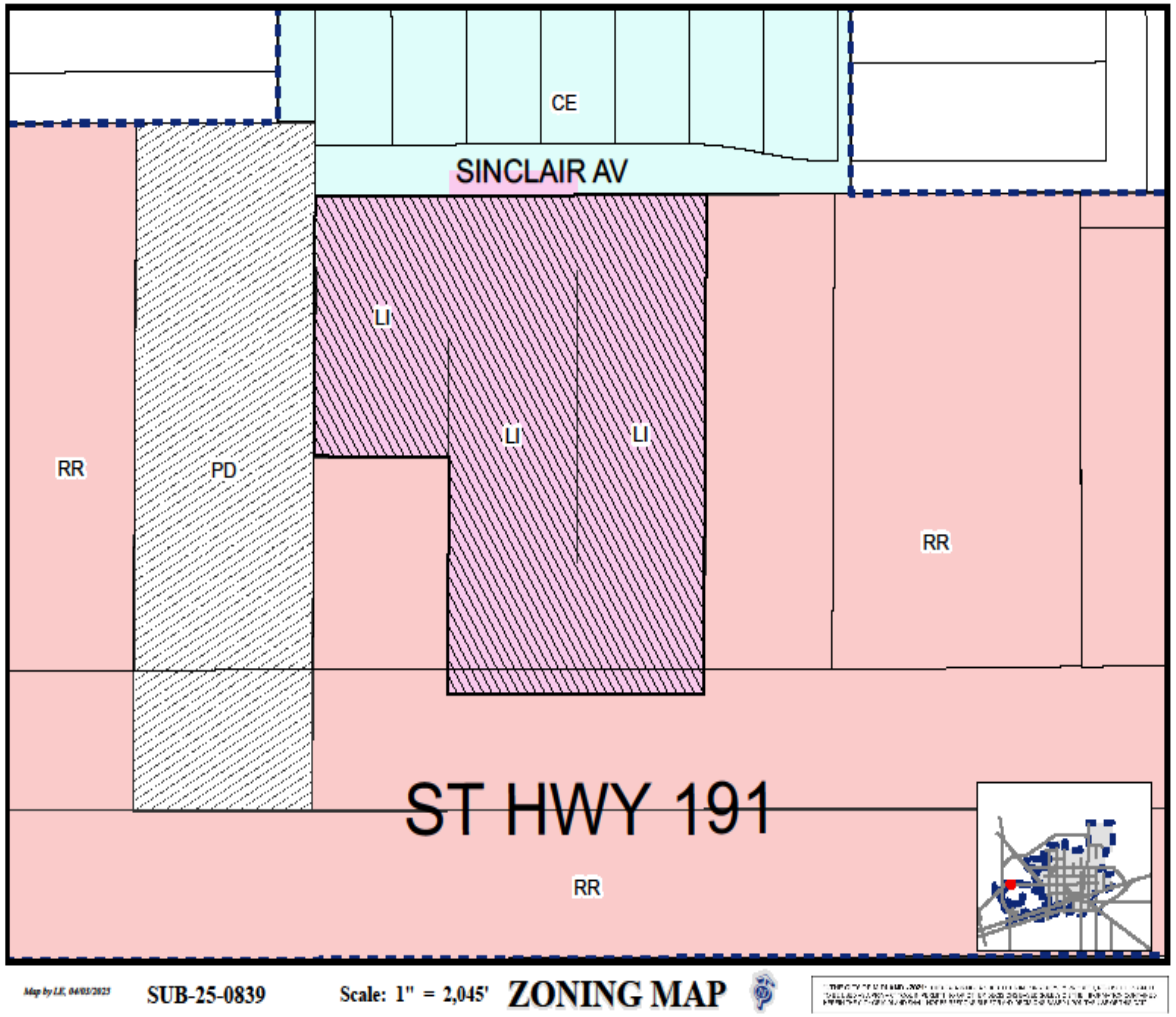
PLAT DETAILS

- **Acreage:** 7.746 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 2



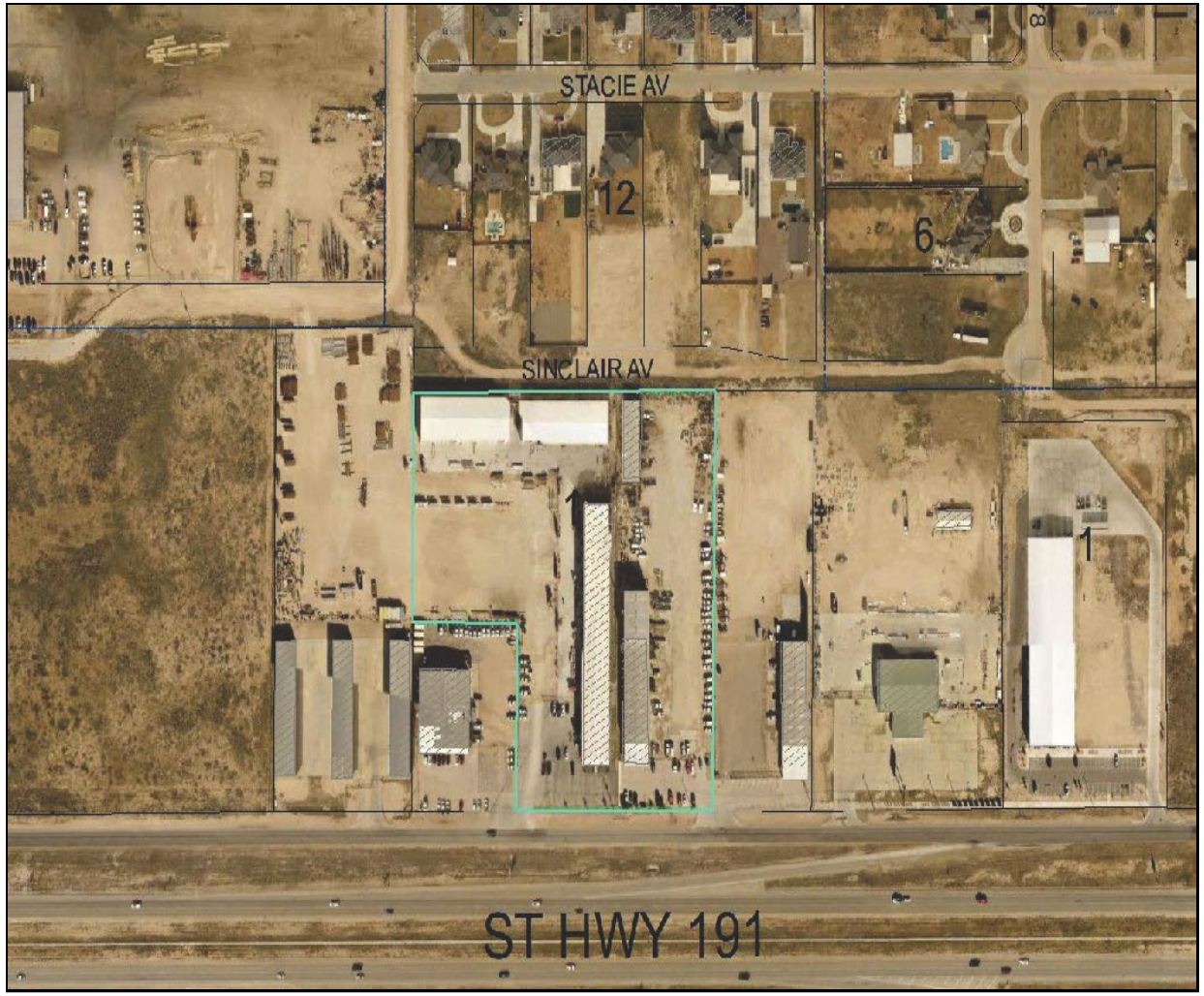
ZONING

- **Current Zoning:** LI, Light Industrial District
- **Surrounding Zoning:**
  - **North:** CE, Country Estate District
  - **South/East:** RR, Regional Retail District
  - **West:** PD, Planned Development District for a Shopping Center



LAND USE

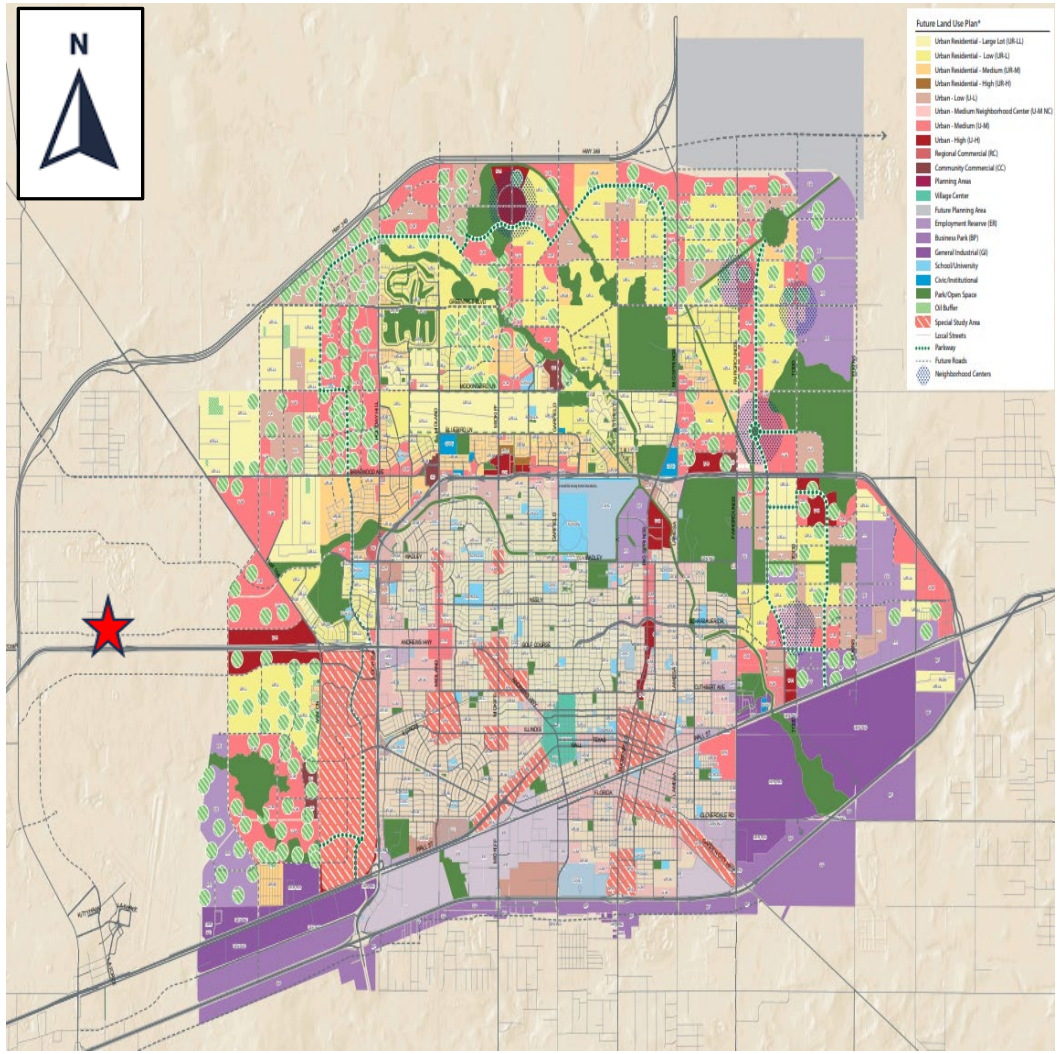
- **Current Use:** Industrial Use
- **Surrounding Uses:**
  - **North:** Single-family housing
  - **South:** State Highway 191
  - **East/West:** Industrial Use



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



MIDLAND
Be the Energy!

STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the Preliminary Plat on August 18, 2025.
- Staff recommends approval of the Final Plat of West 191 Industrial Park Addition, Section 17.

MISSION

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

Planning and Zoning Commission Meeting

Item Number:	**9.**
Meeting Date:	**October 20, 2025**
To:	**Planning and Zoning Commission**
From:	**Lori Elliott, Planner**
Subject:	**Hold a public hearing and consider a Final Plat of Happy Hollow Addition, Section 2, being a replat of Lots 1, 2, the southwest 0.71-acres of Lot 9, and a 0.17-acre south portion of Lot 3, Happy Hollow Addition, and a 1.978-acre tract of land out of Section 2, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the south side of Lazywood Lane, approximately 350 feet east of North A Street.)**

Purpose:
Maverick Engineering, on behalf of Will and Kerri Lunsford, Steven and Deborah Pruett, and David and Susannah Schorlemer, is requesting to replat the properties located at 1 Lazywood Lane, 2 Lazywood Lane, and a 1.978-acre tract of land into two lots in order to increase the size of the current lots.

This plat qualified for the short form procedure and therefore was not required to go through the preliminary phase. [Midland City Code 11-2-3(I)1(b)]

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.

Recommended Action:
Directional/Informational

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

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: Lazywood Ln roadway okay as is. No public paving improvements required. [For Applicant’s Information Only.]

WATER: 6” water exists in Lazywood ln N of tract, okay as is. No public water improvements required. 6” water exists in between lots 1 & 2 W of tract, okay as is. No public water improvements required. 6” water exists in alley S 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 Lazywood Street N 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)

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 comments

Addressing: (Approved)

No comments.

Health Department: (Approved)

Both lots are close to a public sewer line, no need for septic systems.

CRMWD: (Approved)

We do not have any comments

Planning: (Directional/Informational)

Staff will have additional information to share at the meeting regarding this plat.

Attachments:
A. Happy Hollow Addition, Section 2, Combined

Lori Elliott, Development Services	Created/Initiated - 10/9/2025
Landon Ochoa, Development Services	Final Approval - 10/13/2025

MIDLAND Planning Division	Final Plat Application	For Office Use Only SUB-____-_____ P-____-_____

Subdivision Name: HAPPY HOLLOW ADDITION, SECTION 2
(Must be named in accordance with 11-2-5(A)4 of the City Code)

Applicant (Must be an individual. Also, See affidavit on page 3 if acting as agent) Print Name: WILL AND KERRI LUNSFORD		Phone #: 432-262-0999 Email: will@thrid-brick.com	
Address: 2 LAZYWOOD LANE	City: MIDLAND	State: TX	Zip: 79705

Property Owner Print Name:		Phone #: Email:	
Address:	City:	State:	Zip:

Developer: (If different from property owner) Print Name:		Phone #: Email:	
Address:	City:	State:	Zip:

Representative (If different from applicant or property owner) Print Name: MAVERICK ENGINEERING		Phone #: 432-262-0999 Email: amellen@maverick-eng.com	
Address: 1909 W WALL STREET SUITE K	City: MIDLAND	State: TX	Zip: 79701

Reason for Platting (Please be specific)
TO INCREASE LOT 1A AND 2A

Plat Information	Total Acreage: 5.41
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 2	Number of Multi-Family Dwelling Units:

Deferral Request: Do you plan on requesting a deferral to the timing of public improvements?
☐ Yes ☒ No
(If yes, the deferral request must be submitted to the Planning Division by final plat submittal)

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 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. If your plat qualifies for short form (refer to sketch comments), then 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 and Fees

Items to be submitted with this application form:

- Application fee – Payable to "The City of Midland"
  - Payment by check is preferred but you may also pay online via invoice that will be sent you once the application is processed. Any unpaid fees will result in the request being put on hold.
  - Plats smaller than 50 acres - $350
  - Plats larger than 50 acres - $500
- Recording fee
  - For plats 18" x 24" or less - $60
  - For plats 18" x 24" or more - $80
- Final plat
  - PDF, JPEG, and CADD file
  - 1 FOLDED copy
  - 1 FOLDED 11" x 17" copy
  - Mylar (submit by 12 p.m. the business day before the date of the Planning & Zoning Commission meeting. Failure to meet this deadline will result in staff recommending denial of the plat to the P&Z Commission.)
- Title Opinion (dated less than 90 days)
  - Submit physically and digitally (PDF)
- Tax certificates showing that no taxes are delinquent against the land being platted
  - Submit physically & digitally (PDF)
- Deferral request PDF (if applicable. Refer to sketch and preliminary plat comments)
  - Submit digitally (PDF)
- Drainage report (if applicable. Refer to sketch and preliminary plat comments)
  - Submit digitally to engineeringreviews@midlandtexas.gov
- Groundwater availability certification forms (if applicable)
  - Submit physically and digitally (PDF)

The original application form, copies of the plat, title opinion, tax certificates, and groundwater availability certification forms must be physically submitted either in person or by mail at 300 North Loraine Street, Midland, Texas, 79701. Digital copies of all the above except for the drainage report must be submitted at planningsubs@midlandtexas.gov.

Timeline & Deadlines:

Applications will be scheduled in accordance with the Submittal Deadline & Meeting Schedule Dates calendar which is posted on the Planning Division's webpage at www.midlandtexas.gov. Once the application has been accepted and paid for, it will be assigned to a Planner who will facilitate the remainder of the process. Please allow 3-5 business days for a Planner to contact you confirming the status of your plat and the Planning and Zoning Commission meeting it is scheduled for as well as the City Council meeting it is scheduled for if it requires City Council approval (refer to sketch plat comments). The Planner will keep you updated throughout the process and let you know of any issues that arise. If revisions to your plat or related documents are needed in order for staff to recommend approval of the plat to the P&Z Commission, the Planner will communicate those comments to the applicant listed on this form during the review process. All revisions must be made **by the end of the eighth business day before the date of the meeting** or staff will recommend denial of the plat to the P&Z Commission. However, you may withdraw the plat application at any time to avoid this by emailing the Planner that you wish to do so.

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

Applicant (signature): Signed by: Kerri Lunsford ECB2159E9E904C7... Signed by: Will Lunsford B363ACFE3C45443... | Date: 8/28/2025

Applicant (printed): Kerri Lunsford Will Lunsford

Property Owner (signature): See applicant | Date:

Property Owner (printed):

The 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 Zoning 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 acting as an agent for property owner:

STATE OF TEXAS

COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or authorized by Will and Kerri Lunsford, 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) Andrew L. Mellen

Subscribed and sworn to before me, this 28 day of August, 2025, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

SAVANNAH DAVIS
Notary Public, State of Texas
Comm. Expires 05-20-2028
Notary ID 134907724

Revised 8/13/2025

For Office Use Only	
☑ Property Owner Authorization 13	☑ Digital and Physical Copies of Plat (including CADD file)
☑ Application Fee / ☐ Paying online	☐ N/A Deferral Letter (if applicable)
Check# 5559	☑ N/A Groundwater Availability Certification Forms (if applicable)
☑ Recording Fee	☑ Title Opinion
Check# 5560	☑ Tax Certificates
Planner Notes:	
Signature:	Date: RECEIVED SEP 22 2025 Initial:

MIDLAND Planning Division	Final Plat Application	For Office Use Only SUB-____-_____ P-____-_____

Subdivision Name: HAPPY HOLLOW ADDITION, SECTION 2
(Must be named in accordance with 11-2-5(A)4 of the City Code)

Applicant (Must be an individual. Also, See affidavit on page 3 if acting as agent) Print Name: STEVEN AND DEBORAH PRUETT		Phone #: 432-262-0999 Email:	
Address: 1 LAZYWOOD LANE	City: MIDLAND	State: TX	Zip: 79705

Property Owner Print Name:		Phone #: Email:	
Address:	City:	State:	Zip:

Developer: (If different from property owner) Print Name:		Phone #: Email:	
Address:	City:	State:	Zip:

Representative (If different from applicant or property owner) Print Name: MAVERICK ENGINEERING		Phone #: 432-262-0999 Email: amellen@maverick-eng.com	
Address: 1909 W WALL STREET SUITE K	City: MIDLAND	State: TX	Zip: 79701

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TO INCREASE LOT 1A AND 2A

Plat Information	Total Acreage: 5.41
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Number of Lots: 2	Number of Multi-Family Dwelling Units:

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  - Plats larger than 50 acres - $500
- Recording fee
  - For plats 18" x 24" or less - $60
  - For plats 18" x 24" or more - $80
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  - PDF, JPEG, and CADD file
  - 1 FOLDED copy
  - 1 FOLDED 11" x 17" copy
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Signatures (by property owner only – authorized agent must sign affidavit below)

Applicant (signature): Signed by: Steven H. Pruett / Signed by: Deborah A. Pruett — Date: 8/28/2025

Applicant (printed): Steven H. Pruett Deborah A. Pruett

Property Owner (signature): See applicant — Date:

Property Owner (printed):

The 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 Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received.

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If acting as an agent for property owner:

STATE OF TEXAS

COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or authorized by Steven H and Deborah A Pruett, 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) Andrew L. Valle

Subscribed and sworn to before me, this 28 day of August, 2025, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

SAVANNAH DAVIS
Notary Public, State of Texas
Comm. Expires 05-20-2028
Notary ID 134907724

	For Office Use Only
☐ Property Owner Authorization ☐ Application Fee / ☐ Paying online Check#_____ ☐ Recording Fee Check#_____ Planner Notes: _____ _____ _____ _____ _____	☐ Digital and Physical Copies of Plat (including CADD file) ☐ Deferral Letter (if applicable) ☐ Groundwater Availability Certification Forms (if applicable) ☐ Title Opinion ☐ Tax Certificates
Signature:	**Date:**

MIDLAND Planning Division	Final Plat Application	For Office Use Only SUB-____-_____ P-____-_____

Subdivision Name: HAPPY HOLLOW ADDITION, SECTION 2
(Must be named in accordance with 11-2-5(A)4 of the City Code)

Applicant (Must be an individual. Also, See affidavit on page 3 if acting as agent) Print Name: DAVID S. SCHORLEMER AND SUSANNAH B. SCHORLEMER		Phone #: 432-262-0999 Email: david.schorlemer@gmail.com susannah.schorlemer@gmail.com	
Address: 4 LAZYWOOD LANE	City: MIDLAND	State: TX	Zip: 79705

Property Owner Print Name:		Phone #: Email:	
Address:	City:	State:	Zip:

Developer: (If different from property owner) Print Name:		Phone #: Email:	
Address:	City:	State:	Zip:

Representative (If different from applicant or property owner) Print Name: MAVERICK ENGINEERING		Phone #: 432-262-0999 Email: amellen@maverick-eng.com	
Address: 1909 W WALL STREET SUITE K	City: MIDLAND	State: TX	Zip: 79701

Reason for Platting (Please be specific)
TO INCREASE LOT 1A AND 2A

Plat Information	Total Acreage: 5.41
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 2	Number of Multi-Family Dwelling Units:

Deferral Request: Do you plan on requesting a deferral to the timing of public improvements?
☐ Yes ☒ No
(If yes, the deferral request must be submitted to the Planning Division by final plat submittal)

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 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. If your plat qualifies for short form (refer to sketch comments), then 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 and Fees

Items to be submitted with this application form:

- Application fee – Payable to "The City of Midland"
  - Payment by check is preferred but you may also pay online via invoice that will be sent you once the application is processed. Any unpaid fees will result in the request being put on hold.
  - Plats smaller than 50 acres - $350
  - Plats larger than 50 acres - $500
- Recording fee
  - For plats 18" x 24" or less - $60
  - For plats 18" x 24" or more - $80
- Final plat
  - PDF, JPEG, and CADD file
  - 1 FOLDED copy
  - 1 FOLDED 11" x 17" copy
  - Mylar (submit by 12 p.m. the business day before the date of the Planning & Zoning Commission meeting. Failure to meet this deadline will result in staff recommending denial of the plat to the P&Z Commission.)
- Title Opinion (dated less than 90 days)
  - Submit physically and digitally (PDF)
- Tax certificates showing that no taxes are delinquent against the land being platted
  - Submit physically & digitally (PDF)
- Deferral request PDF (if applicable. Refer to sketch and preliminary plat comments)
  - Submit digitally (PDF)
- Drainage report (if applicable. Refer to sketch and preliminary plat comments)
  - Submit digitally to engineeringreviews@midlandtexas.gov
- Groundwater availability certification forms (if applicable)
  - Submit physically and digitally (PDF)

The original application form, copies of the plat, title opinion, tax certificates, and groundwater availability certification forms must be physically submitted either in person or by mail at 300 North Loraine Street, Midland, Texas, 79701. Digital copies of all the above except for the drainage report must be submitted at planningsubs@midlandtexas.gov.

Timeline & Deadlines:

Applications will be scheduled in accordance with the Submittal Deadline & Meeting Schedule Dates calendar which is posted on the Planning Division's webpage at www.midlandtexas.gov. Once the application has been accepted and paid for, it will be assigned to a Planner who will facilitate the remainder of the process. Please allow 3-5 business days for a Planner to contact you confirming the status of your plat and the Planning and Zoning Commission meeting it is scheduled for as well as the City Council meeting it is scheduled for if it requires City Council approval (refer to sketch plat comments). The Planner will keep you updated throughout the process and let you know of any issues that arise. If revisions to your plat or related documents are needed in order for staff to recommend approval of the plat to the P&Z Commission, the Planner will communicate those comments to the applicant listed on this form during the review process. All revisions must be made **by the end of the eighth business day before the date of the meeting** or staff will recommend denial of the plat to the P&Z Commission. However, you may withdraw the plat application at any time to avoid this by emailing the Planner that you wish to do so.

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

Applicant (signature): DocuSigned by: David S. Schorlemer — Signed by: Susannah B. Schorlemer	Date: 8/29/2025
Applicant (printed): David S. Schorlemer Susannah B. Schorlemer	
Property Owner (signature):	Date:
Property Owner (printed):	

The 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 Zoning 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 acting as an agent for property owner:

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or authorized by David S. and Susannah B. Schorlemer, 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) Andrew L. Wolff

Subscribed and sworn to before me, this 29 day of August, 2025, to certify which witness my hand and seal of office.

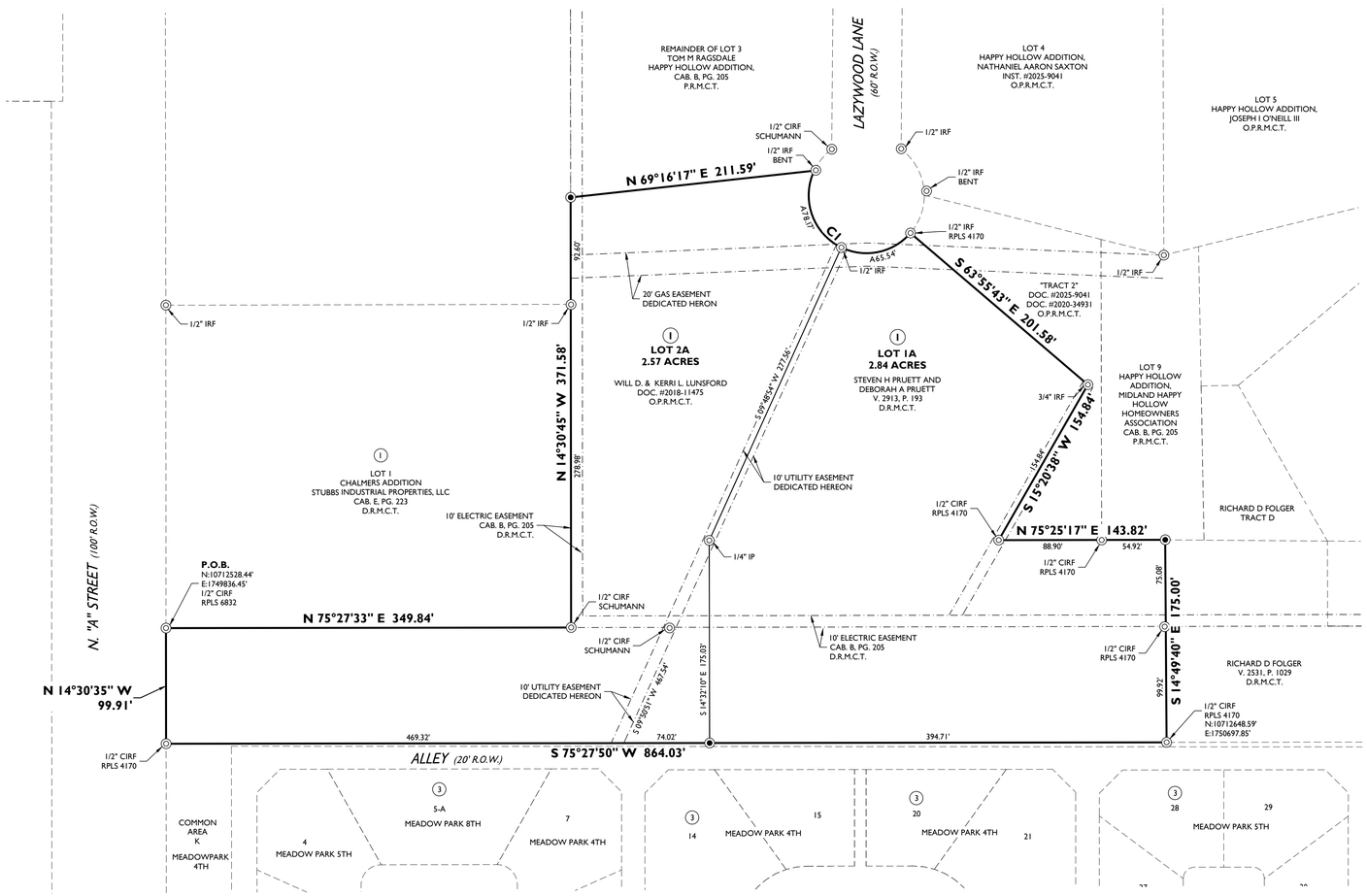
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

SAVANNAH DAVIS
Notary Public, State of Texas
Comm. Expires 05-20-2028
Notary ID 134907724

For Office Use Only	
☐ Property Owner Authorization	☐ Digital and Physical Copies of Plat (including CADD file)
☐ Application Fee / ☐ Paying online	☐ Deferral Letter (if applicable)
Check#_____	☐ Groundwater Availability Certification Forms (if applicable)
☐ Recording Fee	☐ Title Opinion
Check#_____	☐ Tax Certificates
Planner Notes:	
Signature:	**Date:**

HAPPY HOLLOW ADDITION,SECTION 2

BEING A REPLAT OF LOTS 1,2, THE SOUTHWEST 0.71 ACRE OF LOT 9, HAPPY HOLLOW ADDITION, AND A 0.17 ACRE SOUTH PORTION OF LOT 3, HAPPY HOLLOW ADDITION, AND A 1.978 ACRE TRACT OF LAND OUT OF SECTION 2, BLOCK "X", H.P. HILLIARD SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS



DEVELOPMENT NOTES

1. *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.*
2. *APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.*
3. *THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) THE REPRESENTED LOTS ARE REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR : (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.*
4. *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.*

SURVEY NOTES:

1. *BASIS OF BEARING, COORDINATES, DISTANCE AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD 83, U.S. SURVEY FOOT WITH A CONVERGENCE ANGLE (theta) OF -0°54'48.40" AND A COMBINED SCALE FACTOR OF 0.99989691 1 AT NGS "MIDLAND".*
2. *1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.*
3. *SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.*
4. *LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING SIGNAGE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED: CALL 1-800-DIG-TESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.*

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

DocuSigned by: Mark Lieb
ATMOS ENERGY
BY: Mark Lieb

Signed by: Jerry Underwood
AT&T
BY: Jerry Underwood

DocuSigned by: Luis Montez
OPTIMUM
BY: Luis Montez

DocuSigned by:
ASTOUND BROADBAND
BY: Ruben Guerra

CERTIFICATE OF APPROVAL

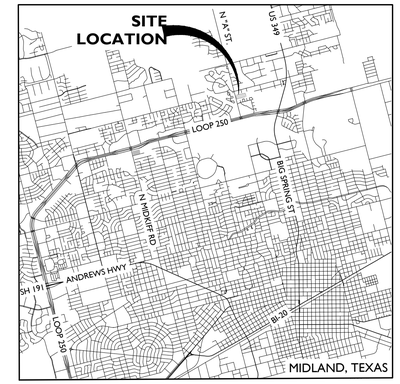
FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF HAPPY HOLLOW ADDITION, 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.*

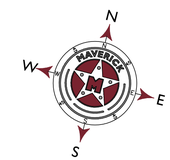
_____
ABRAHAM BEJIL , CHAIRMAN

_____
LANDON OCHOA, SECRETARY



VICINITY MAP

N.T.S.



0' 60' 120'

ORIGINAL SCALE: 1" = 60'

LEGEND

⊙	SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
◎	FOUND MONUMENT AS NOTED
———	BOUNDARY LINE
– – – – –	PROPERTY LINES
—·—·—	EASEMENT LINE
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
P.R.M.C.T.	PLAT RECORDS, MIDLAND CO., TX
D.R.M.C.T.	DEED RECORDS, MIDLAND CO., TX

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	143.71'	49.96'	99.05'	S 71° 29' 55" E	164°48'19"

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS SUSANNAH B. SCHORLEMER, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 2, BLOCK X", HILLIARD SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SUSANNAH B. SCHORLEMER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS HAPPY HOLLOW ADDITION, SECTION 2, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

*WITNESS MY HAND AT MIDLAND, TEXAS THIS THE*_____*DAY OF* _____, *2025.*

Signed by: Susannah B. Schorlemer
BY: SUSANNAH B. SCHORLEMER

PROPERTY OWNER

DAVID S. SCHORLEMER AND SUSANNAH B. SCHORLEMER
4 LAZYWOOD LANE
MIDLAND, TEXAS - 79705
DEED INSTRUMENT # 2020-34931

PROPERTY OWNER

WILL LUNSFORD AND KERRI LUNSFORD
2 LAZYWOOD LANE
MIDLAND, TEXAS - 79705
DEED INSTRUMENT # 2018-11475

PROPERTY OWNER

STEVEN H. PRUETT AND DEBORAH A PRUETT
1 LAZYWOOD LANE
MIDLAND, TEXAS - 79705
DEED INSTRUMENT # 2007-19310

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48229C0086E, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF MAVERICK CIVIL & SURVEY, LLC.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHOULTS, 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 LOCATED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS.

GREGORY W. SHOULTS RPLS#5356
MAVERICK ENGINEERING (TX FIRM #10194514)
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701

STATE OF TEXAS · REGISTERED · GREGORY W. SHOULTS · 5356 · PROFESSIONAL · LAND SURVEYOR

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS WILL LUNSFORD, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 2, BLOCK X", HILLIARD SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WILL LUNSFORD, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS HAPPY HOLLOW ADDITION, SECTION 2, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

*WITNESS MY HAND AT MIDLAND, TEXAS THIS THE*_____*DAY OF* _____, *2025.*

Signed by: Will Lunsford
BY: WILL LUNSFORD

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS KERRI LUNSFORD, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 2, BLOCK X", HILLIARD SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KERRI LUNSFORD, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS HAPPY HOLLOW ADDITION, SECTION 2, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

*WITNESS MY HAND AT MIDLAND, TEXAS THIS THE*_____*DAY OF* _____, *2025.*

Signed by: Kerri Lunsford
BY: KERRI LUNSFORD

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ *DAY OF* _____, *2025 BY WILL LUNSFORD AND KERRI LUNSFORD.*

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS DEBORAH A PRUETT, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 2, BLOCK X", HILLIARD SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DEBORAH A PRUETT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS HAPPY HOLLOW ADDITION, SECTION 2, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

*WITNESS MY HAND AT MIDLAND, TEXAS THIS THE*_____*DAY OF* _____, *2025.*

Signed by: Deborah A. Pruett
BY: DEBORAH A PRUETT

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ *DAY OF* _____, *2025 BY STEVEN H. PRUETT AND DEBORAH A PRUETT.*

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS STEVEN H. PRUETT, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 2, BLOCK X", HILLIARD SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT STEVEN H. PRUETT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS HAPPY HOLLOW ADDITION, SECTION 2, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

*WITNESS MY HAND AT MIDLAND, TEXAS THIS THE*_____*DAY OF* _____, *2025.*

Signed by: Steven H. Pruett
BY: STEVEN H. PRUETT

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS DAVID S. SCHORLEMER, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 2, BLOCK X", HILLIARD SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DAVID S. SCHORLEMER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS HAPPY HOLLOW ADDITION, SECTION 2, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

*WITNESS MY HAND AT MIDLAND, TEXAS THIS THE*_____*DAY OF* _____, *2025.*

DocuSigned by:
BY: DAVID S. SCHORLEMER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ *DAY OF* _____, *2025 BY DAVID S. SCHORLEMER AND SUSANNAH B. SCHORLEMER.*

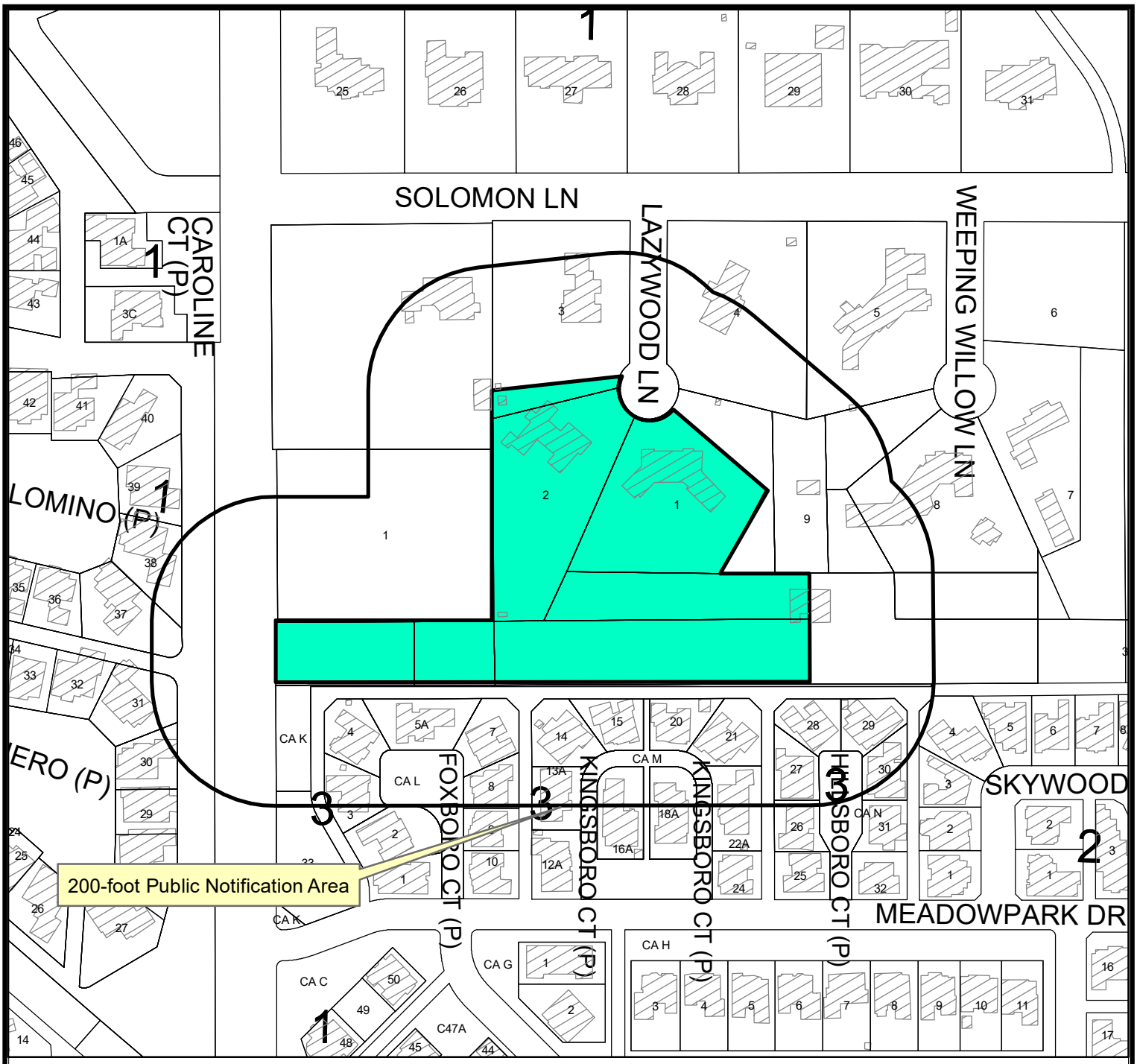
_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

M A V E R I C K
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-Eng.com

HAPPY HOLLOW ADDITION, SECTION 2

Drawing : F:\2025\250083-AGNEW LEGAL GROUP-HAPPY HOLLOW REPLAT\DRAWINGS\PLAT\FINAL PLAT\250083 FINAL PLAT.DWG Last Saved By: SDavis on 10/9/25



Location Map

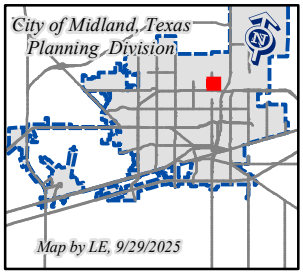
SUB-25-0878 **Scale: 1" = 1,500'**

Proposed plat of Happy Hollow Addition, Section 2, being a replat of Lots 1, 2, the southwest 0.71-acres of Lot 9, and a 0.17-acre south portion of Lot 3, Happy Hollow Addition, and a 1.978-acre tract of land out of Section 2, Block X, H.P. Hilliard Survey, City and County of Midland, Texas.

Generally located on the south side of Lazywood Lane, approximately 350 feet east of North A Street. (Council District 1)

LEGEND

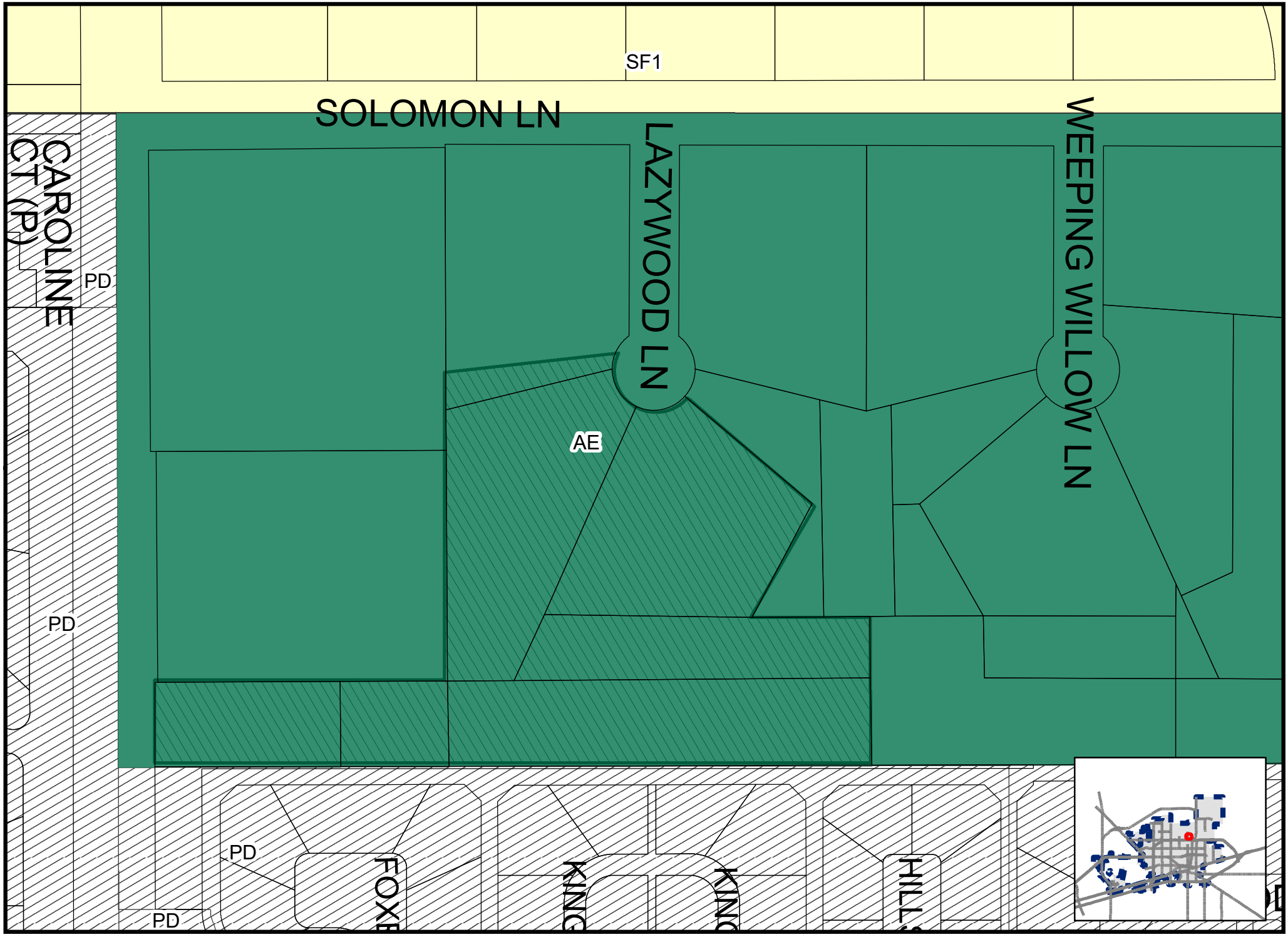
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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.



Map by LE, 9/29/2025

SUB-25-0878

Scale: 1" = 1,250'

ZONING MAP

© THE CITY OF MIDLAND - 2021: 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 DECISION

SOLOMON LN
LAZYWOOD LN
WEEPING WILLOW LN

Planning and Zoning Commission Meeting

Item Number:	**10.**
Meeting Date:	**October 20, 2025**
To:	**Planning and Zoning Commission**
From:	**Alexis Martinez, Associate Planner**
Subject:	**Hold a public hearing and consider a request by Maverick Engineering, on behalf of Midland TW, INC, for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption in a Hotel on Lot 11A, Block 8, Westridge Park Addition, Section 52, City and County of Midland, Texas. (Generally located on the west side of Windhaven Drive, approximately 190 feet south of Deauville Boulevard.)**

Purpose:
Maverick Engineering, on behalf of Midland TW, INC, is requesting a Specific Use Designation with term, for the sale of all alcoholic beverages for on-premises consumption at a property located at 1107 Windhaven Drive, for the Hampton Inn Hotel.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Current Zoning:

RR, Regional Retail District

Surrounding Zoning and Land Use:

The properties to the north and east are zoned RR, Regional Retail District, and consist of a restaurant, hotel, and a bar. The properties to the south and west are zoned PD, Planned Development District for a Housing Development, and consist of apartments.

Analysis:

The property is zoned RR, Regional Retail District. Regional retail zoning allows for alcoholic beverage sales for on-premises consumption in a hotel with the approval of an SUD. The

property currently does not have an SUD. The total area of the hotel is 36,000 square feet, and the proposed alcohol serviceable area is 5,000 square feet.

The proposed days and hours of operation are:

Monday through Sunday (open 24 hours a day)

The applicant is requesting the following alcohol serviceable hours.

Monday through Saturday from 7:00 a.m. to 2:00 a.m.
Sunday 12:00 p.m. (noon) to 12:00 a.m. (midnight)

Per Midland City Code, Section 5-4-4, Prohibited Places of Business:

The sale of any alcoholic beverage is hereby prohibited by any person, where the place of business of any such dealer is within 300 feet of any church, public-school, public-school ground, athletic stadium used by any public school or public hospital, the measurements to be along the property lines of the street fronts and from front door to front door and in a direct line across intersections where they occur.

There are no schools or churches within 300 feet of the property using the front door to door distance measurement.

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

Fire: (Approved)

No comments or objections.

Engineering: (Approved)

No objection. [For Applicant's Information Only.]

Transportation: (Approved)

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

Building Code: (Approved)

The SUD for Hampton Inn is acceptable. The property must adhere to the maximum occupant load of 333 persons for the alcohol serviceable area. Occupancy loads must be posted in accordance with section 1004.3 of the 2015 International Fire Code.

Planning:

The request is in compliance with the Tall City Tomorrow Comprehensive Plan, Chapter 6-Character Plan Goal 4, which is to "Encourage the development of places where Midland residents can gather and socialize to build connections." (Tall City Tomorrow page 137) the Hampton Inn is an establishment that will provide Midland residents with a unique social gathering experience. Staff recommends approval of this Specific Use Designation with term for

the sale of all alcoholic beverages, for on-premises consumption, in hotel, subject to conditions A through G.

Conditions:

A. That the serviceable area of the Establishment shall be limited to approximately 5,000 square feet as shown in Exhibit A, which is attached hereto and incorporated herein for all purposes.

B. That the sale and on-premises consumption of alcoholic beverages shall conform to all applicable state and local laws.

C. That the days and hours of alcoholic beverage sales and consumption shall be limited to the following:

Monday through Saturday from 7:00 a.m. to 2:00 a.m. of the following day; and Sunday from 12:00 p.m. (noon) to 12:00 a.m. (midnight).

D. That the occupancy of the Establishment shall not exceed the maximum occupancy determined by the Building Code and Fire Code.

E. That the Establishment shall meet the requirements of the Fire Department and the Code Administration Division.

F. That the operator of the Establishment shall obtain a Certificate of Occupancy prior to the commencement of the sale of alcoholic beverages for on-premises consumption to ensure that the conditions of this Specific Use Designation With Term are satisfied.

G. That in accordance with Section 11-1-9.07.E.3 of the City Code, the Establishment shall be in operation within 120 days from the final adoption date of this ordinance.

Letters of Objection:

As of October 17, 2025, staff has not received any letters of objections.

Attachments:

A. SUD-25-0212, Combined Documents
B. SUD-25-0212, Alcohol SUD w Term Hampton Inn

Alexis Martinez, Development Services	Created/Initiated - 10/13/2025
Landon Ochoa, Development Services	Final Approval - 10/13/2025

MIDLAND Planning Division	**Specific Use Designation with Term for the Sale of Alcoholic Beverages for On-Premises Consumption**	**FOR STAFF'S USE ONLY** Project Number:_____ Case Number:_____

Applicant *(if acting as Agent, see affidavit on page 2)* Printed Name: Maverick Engineering Andrew L. Mellen		Phone (432)262-0999 Email amellen@maverick-eng.com	
Address 1909 West Wall St	City Midland	State TX	Zip 79701

Property Owner Printed Name: Midland TW, Inc (Darpan Bhakta)		Phone (432)699-0989 Email darpan@insigniamgmt.com	
Address 401 Tradewinds Blvd	City Midland	State TX	Zip 79706

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

Street Address:	1107 Windhaven Dr
Business Name:	Hampton Inn
Reason for Request:	To sale Beer and Wine

Type of Business *(restaurant, bar, lounge, nightclub, etc.)*:	Hotel
Proposed/Current Days and Hours of Operation:	24 hr 7 days
Proposed Days and Hours of Alcohol Service:	M-F 7:00am to 2:00am, Saturday 7:00am to 2:00am Sunday 12:00am ending at Midnight.
Total Square Footage of Business:	Midland TW, Inc
Square Footage of Alcohol Serviceable Area:	3300SF Indoor 1700SF Patio Outdoor
(Outline in red on floor plan)	First Floor

Restroom Fixtures: *Men*	**Toilets/Urinals:** 1/1 /	**Bathroom Sinks:** 1
Women	**Toilets:** 2	**Bathroom Sinks:** 1

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

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

Application Fee of $300 –
- If by check, put Payable to the 'City of Midland'
- If online, check email for invoice

Dimensioned Floor Plan showing:
- Seating
- Exits
- Restrooms
- Kitchen (if applicable)
- Total Square Footage
- Serviceable Square Footage (outlined in red & labeled)

Dimensioned Site Plan showing:
- Parking
- Business Footprint

Digital Copies of Floor Plan & Site Plan (PDF/JPEG)

Signatures

Applicant (signature):	Date: 9/8/2025
Applicant (printed): SAVANNAH DAVIS	
Property Owner (signature):	Date: 9/5/2025
Property Owner (printed) : DARPAN Bhakta	

The Specific Use Designation with Term for the sale of all alcoholic beverages shall be considered officially received in the Planning office only when it has been submitted in full compliance with the provisions of Section 212 of the Texas Local Government Code and the Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received.

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

Authorized Agent (*signature*)

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

SAVANNAH DAVIS
Notary Public, State of Texas
Comm. Expires 05-20-2028
Notary ID 134907724

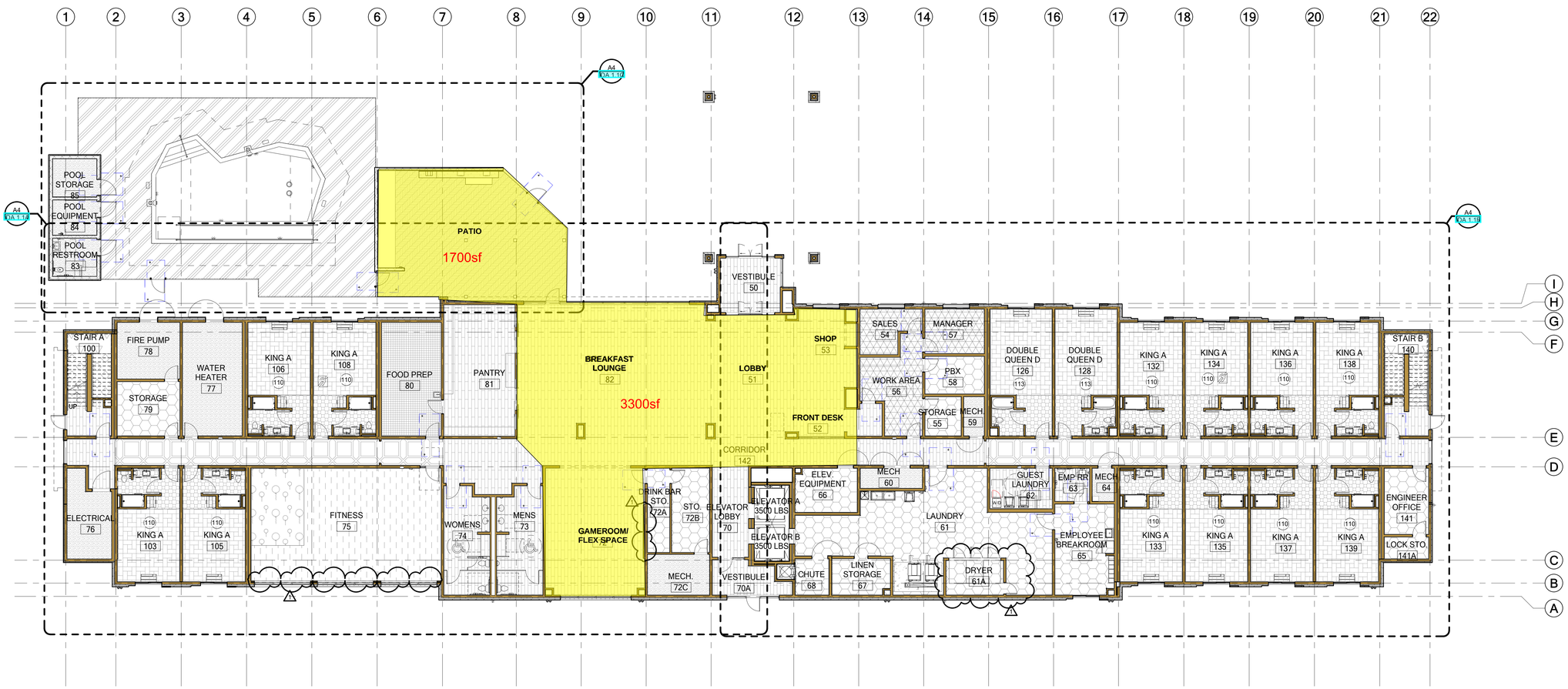
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FOR OFFICE USE ONLY	
☑ Property Owner Authorization	☑ Dimensioned Floor Plan
☑ Application Fee	☑ Site Plan
Check # 5539	☑ Plans in Digital Format (PDF/JPEG)
Received By: Alexis	Date: RECEIVED SEP 08 2025

Initial:

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



B4 FLOOR PLAN - LEVEL 1 FINISH

IDA 1.1 3/32" = 1'-0"

GENERAL NOTES

1. PROPERTY OWNER TO REFER TO INTERIOR DESIGN SPECIFICATIONS VISUAL DECOR MANUAL TO PROPERLY SELECT INTERIOR FINISHES.
2. REFER TO SHEETS A4.3 - A4.10 FOR ALL GUESTROOM FF&E
3. ALL MATERIALS END ON INSIDE CORNER UNLESS NOTED OTHERWISE
4. DIMENSIONING IS BASED ON WOOD FRAME CONSTRUCTION & WALL ASSEMBLES SHOWN ON SHEETS A0.01 & A0.06. FLOOR/ROOF & CEILING SYSTEMS SHOWN ON SHEET A0.08. ALL DIMENSIONS ARE TO FACE OF STUD; U.N.O.
5. REFER TO THE A8 SHEETS FOR MILLWORK. ALL MILLWORK WILL BE VERIFIED VIA SUBMITTAL

KEYNOTE LEGEND

110	REFER TO A4.3 FOR KING A ENLARGED FLOOR PLAN
113	REFER TO A4.6 FOR DOUBLE QUEEN D ENLARGED FLOOR PLAN

FINISH FLOOR LEGEND

- LVT
- CARPET C-11
- CARPET C-14 C-1
- CARPET C-14 C-2
- LVT
- RESILIENT (ACCENT) RF-11
- RESILIENT (MAIN) RF-10
- SEALED CONCRETE SC
- TILE QUARRY
- TILE T-01
- TILE T-10
- VCT T-15
- BRICK PAVER BP-1
- BRICK PAVER BP-2
- KOOL DECK K-1

FINISH SYMBOL LEGEND

FLOOR FINISH (000) (000) WALL FINISH
BASE FINISH (000) (000) CEILING FINISH

NOTE: IF CALL OUTS ARE MISSING, REFER TO ENLARGED SHEETS.

NOTE: IF MORE THAN 1 TYPE OF FINISH IS USED THEN THEY WILL BE NEXT TO EACH OTHER.

XXX XXX TRANSITION STRIP REQUIRED

MAYSE & ASSOCIATES, INC.
Architecture • Planning • Construction Management

14881 Quorum Dr. Suite 800
Dallas, Texas 75254
Phone: (972) 386-0338 Fax: (972) 386-0576
www.MayseAssociates.com

SEAL:

Engineer:

This drawing and all prints of it are the property of Mayse & Associates, Inc. Reproductions of these drawings without the written consent of Mayse & Associates, Inc. is not permitted, and Mayse & Associates, Inc. retains all common law and statutory and other reserved rights, including the copyright.

HAMPTON INN

WINDHAVEN DR
MIDLAND, TX 79706

INSIGNIA
Where Hospitality Begins

INSIGNIA HOSPITALITY

401 N. TRADEWINDS BLVD.
MIDLAND, TEXAS 79706

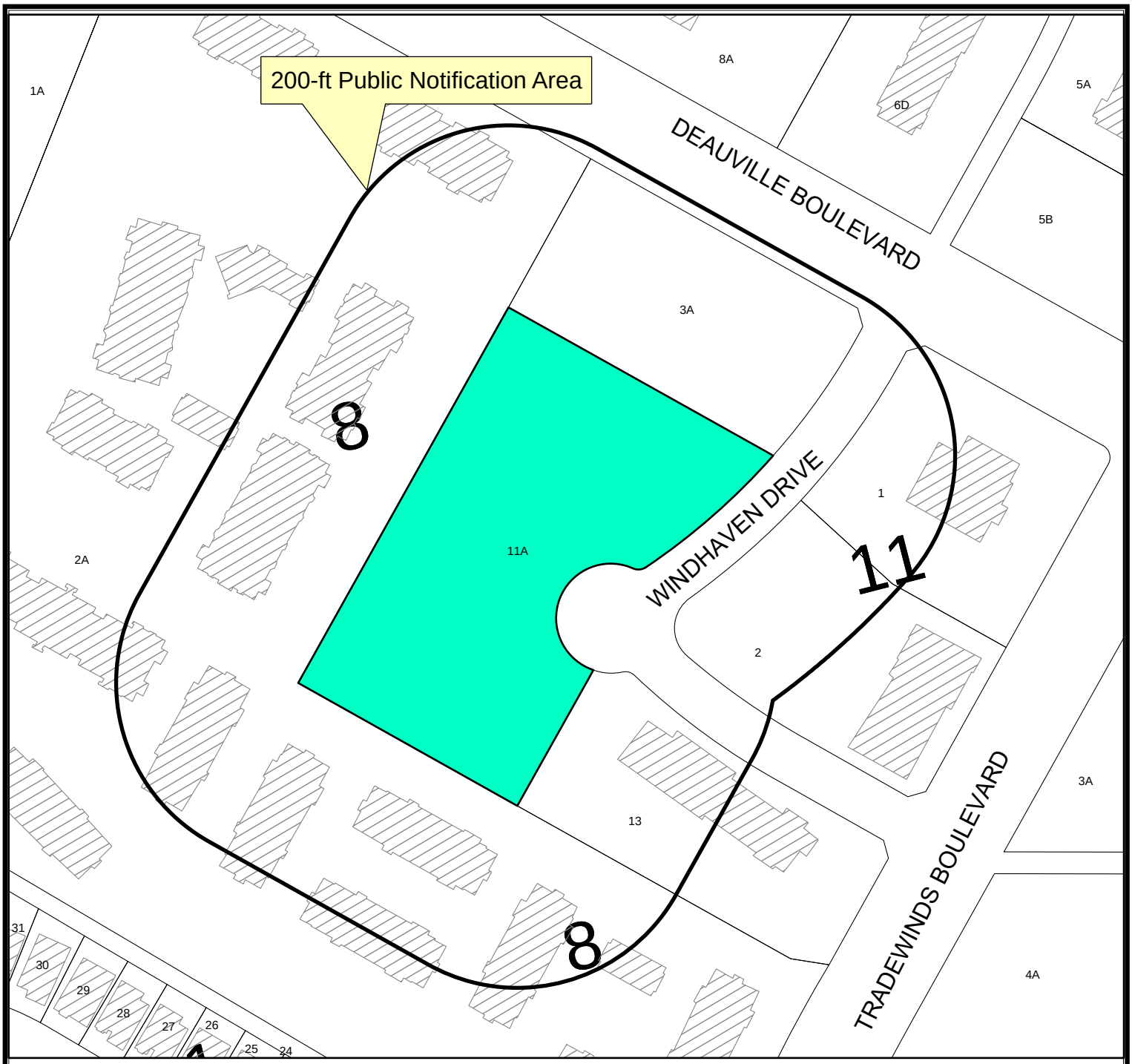
Revisions:

01 03/26/2024 - ISSUE FOR PERMIT
05/22/2024 - ISSUE FOR CONSTRUCTION & ASI #1

date 05/22/2024
job no. 22153
sheet title 1ST FLOOR FINISH PLAN
sheet no. IDA 1.1

© 2023 MAYSE & ASSOCIATES, INC.
UNAUTHORIZED DUPLICATION PROHIBITED.

5/22/2024 2:50:03 PM
Autodesk Revit/22153_Hampton Inn - Midland TX/22153_Hampton Inn_ Midland_TX_R22.rvt



Location Map

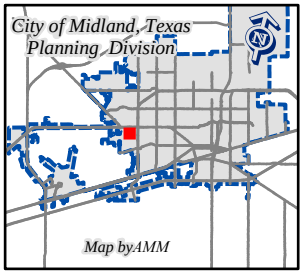
SUD-25-0212 **Scale: 1" = 157 '**

Consider a request by Maverick Engineering, on behalf of Midland TW, INC, for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages for on premises consumption in a Hotel on Lot 11A, Block 8, Westridge Park, Section 52, City and County of Midland, Texas.

Generally located on the west side of Windhaven Drive, approximately 190 feet south of Deauville Boulevad. (Council District 4)

LEGEND

CITY LIMITS
PARCEL
PRIVATE BLDGS



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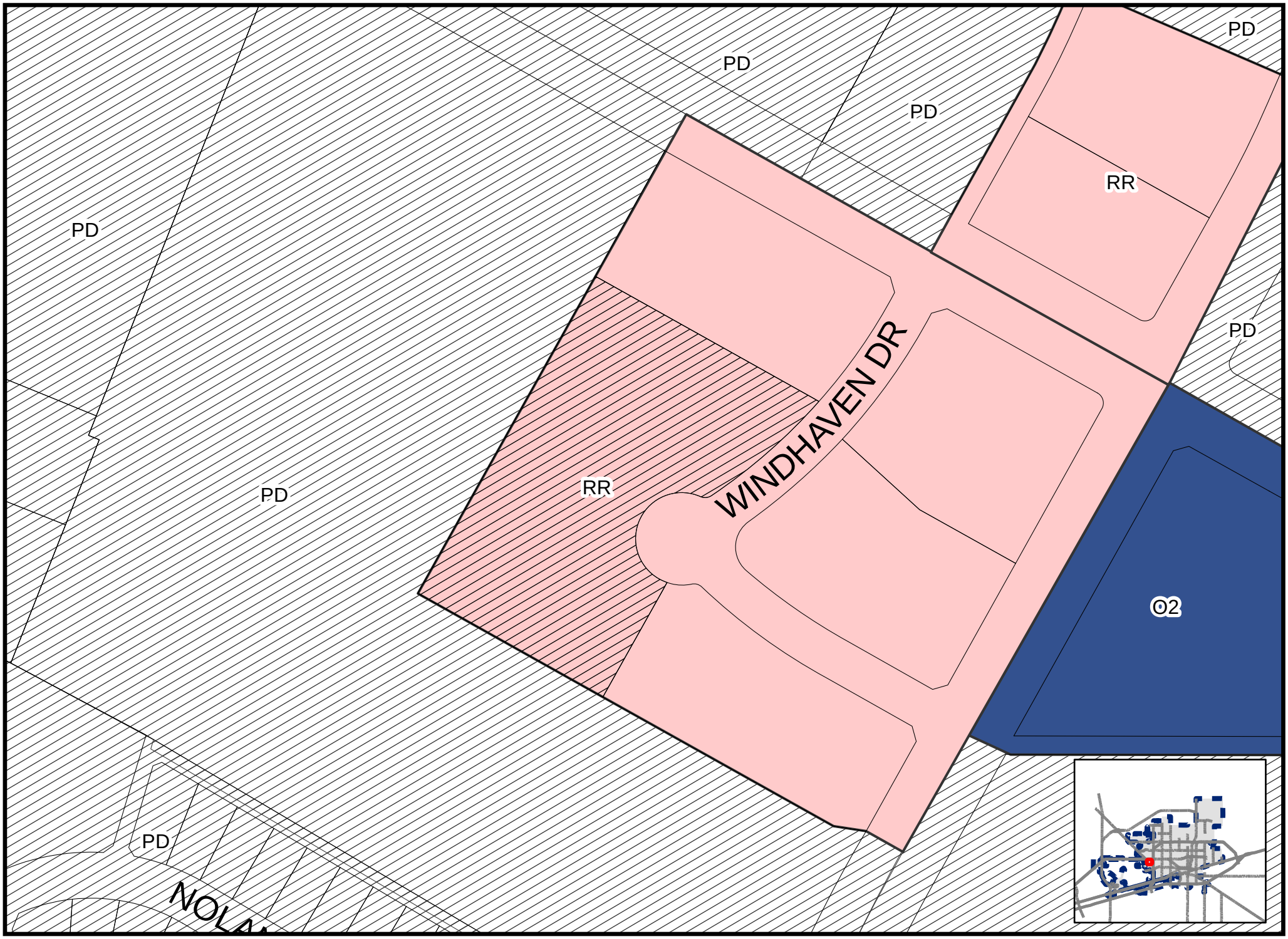
THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.

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



Created: 10/3/2025

SUD-25-0212

Scale: 1" = 157 '

ZONING MAP

© THE CITY OF MIDLAND - 2021: 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 DECISION MADE OR ACTION TAKEN BASED ON THE DATA SHOWN HEREIN.

8
1A
1C
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8
3A
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8A
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CA B
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28
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4A

Oct 7, 2025 at 10:56:17 AM
PENSKE
PENSKE
DANGER
NO PARKING
DANGER
Greenstreet
606-745-9444 • ggreenstreet.com
CONSTRUCTION ENTRANCE
1107 WINCHAVEN DRIVE

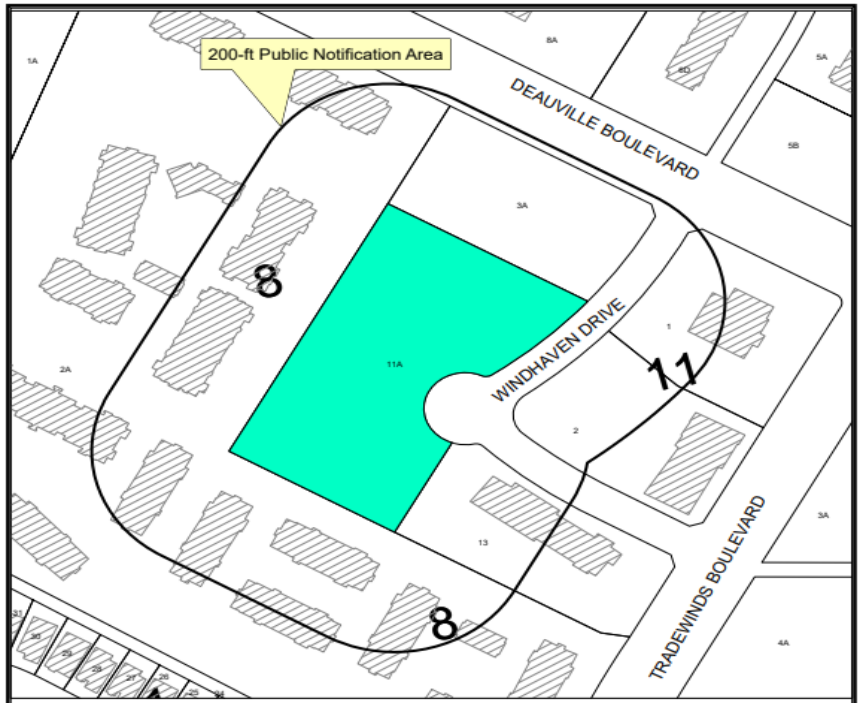
MIDLAND
Be the Energy!

SPECIFIC USE DESIGNATION
HAMPTON INN

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

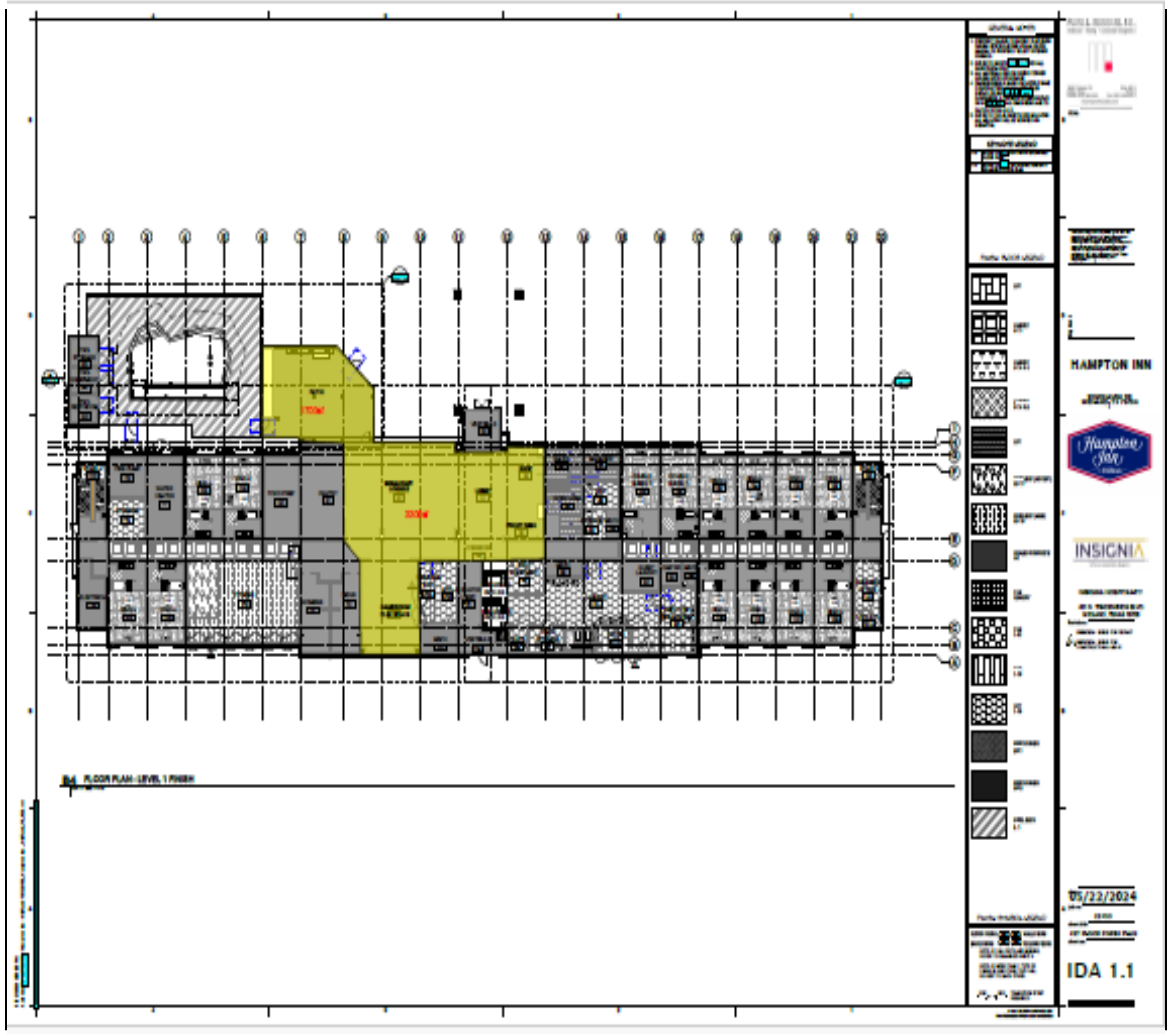
- **Applicant:** Andrew Mellen, with Maverick Engineering
- **Property Owner:** Midland TW, INC
- **Location:** 1107 Windhaven Drive (Council District 4)
- **Reason for Request:** For the sale and on-premises consumption of alcohol in a hotel



MIDLAND
Be the Energy!

DETAILS OF REQUEST

- **For new hotel**
- **Area of Business:** 36,000 SF
- **Serviceable Area:** 5,000 SF
- **Hours of Operation and Sales of Alcohol :**
  - Monday through Saturday 7:00 a.m. to 2:00 a.m. and Sundays from 12:00 p.m. (noon) to 12:00 a.m. (midnight)

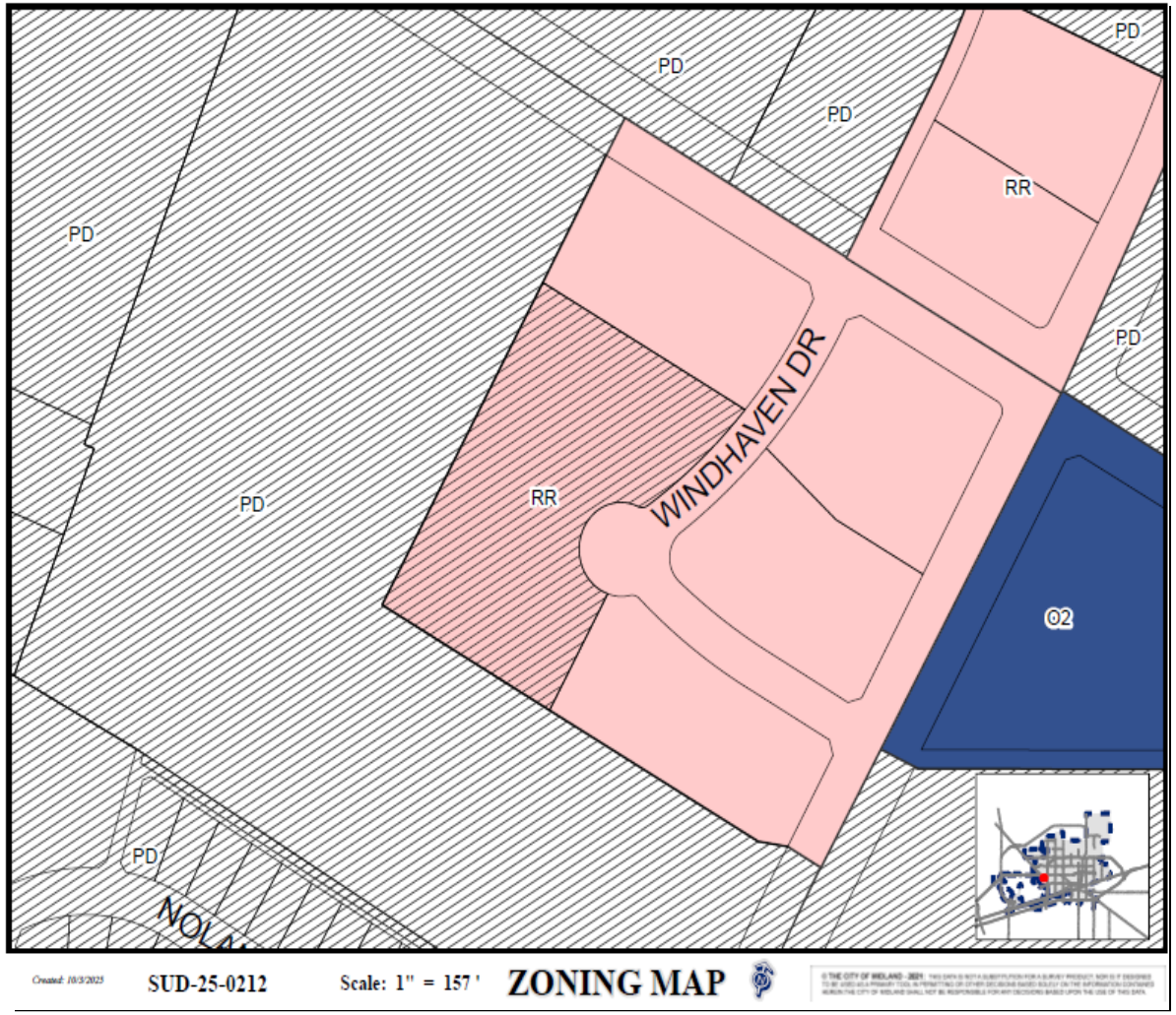


3

MIDLAND
Be the Energy!

ZONING

- **Current Zoning**: RR, Regional Retail District
- **Surrounding Zoning:**
  - **North and East:** RR, Regional Retail District
  - **South and West:** PD, Planned Development District for a Housing Development
- The use of an SUD for the sale and on-premises consumption is allowed in this zoning.



4

LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North:** Vacant Land
  - **East:** Hotel, Restaurant, and a bar
  - **West and South:** Apartment Complex
- **Proposed Use**: Hotel

5

On Windhaven Drive, Looking West

6

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

This request is compatible with the *Tall City Tomorrow Comprehensive Plan* as it is consistent *Chapter 6-Character Plan, Goal 4*, which is to “Encourage the development of places where Midland residents can gather and socialize to build connections.”

PROHIBITED PLACES OF BUSINESS

There is no church, public school, public school ground, athletic stadium used by any public school, or public hospital within 300 feet of the building of the subject property as required by *Section 5-4-4 Prohibited Places of Business.*

STAFF'S RECOMMENDATION

- No objections were received.
- Staff recommends approval of this request with the following conditions:

A. That the serviceable area of the Establishment shall be limited to approximately 5,000 square feet as shown in Exhibit A, which is attached hereto and incorporated herein for all purposes.

STAFF'S RECOMMENDATION

B. That the sale and on-premises consumption of alcoholic beverages shall conform to all applicable state and local laws.

C. That the days and hours of alcoholic beverage sales and consumption shall be limited to the following:

Monday through Saturday from 7:00 a.m. to 2:00 a.m. of the following day; and Sunday from 12:00 p.m. (noon) to 12:00 a.m. (midnight)

STAFF'S RECOMMENDATION

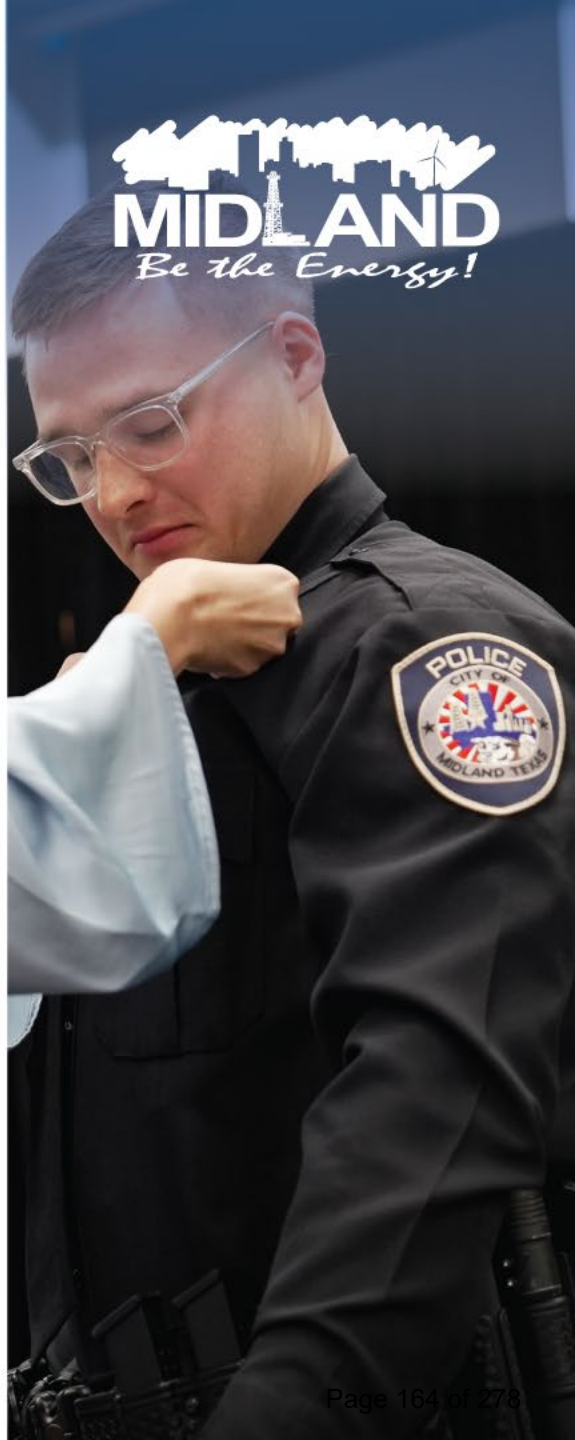
D. That the occupancy of the Establishment shall not exceed the maximum occupancy determined by the Building Code and Fire Code.

E. That the Establishment shall meet the requirements of the Fire Department and the Code Administration Division

STAFF'S RECOMMENDATION

F. That the operator of the Establishment shall obtain a Certificate of Occupancy prior to the commencement of the sale of alcoholic beverages for on-premises consumption to ensure that the conditions of this Specific Use Designation With Term are satisfied.

G. That in accordance with Section 11-1-9.07.E.3 of the City Code, the Establishment shall be in operation within 120 days from the final adoption date of this ordinance.



MISSION

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

Planning and Zoning Commission Meeting

Item Number:	**11.**
Meeting Date:	**October 20, 2025**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Hold a public hearing and consider a request by Parkhill, on behalf of MPDC Parent Holdings, LLC, for a Zone Change from RR, Regional Retail District, in part, and BP, I-20 Business Park District, in part, to BP, I-20 Business Park District, on a 24.091-acre tract of land out of Section 3 and 10, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of West Interstate 20 and Rankin Highway.)**

Purpose:
Parkhill, on behalf of MPDC Parent Holdings, LLC, is requesting a Zone Change from RR, Regional Retail District, in part, and BP, I-20 Business Park District, in part, to BP, I-20 Business Park District, to build a gas station, car wash, and truck stop for a property located on the west side of Rankin Highway.

Recommended Action:
Informational/Directional

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Current Zoning:

RR, Regional Retail District, in part, and BP, I-20 Business Park District, in part

Surrounding Zoning and Land Use:

The properties to the north and east are zoned RR, Regional Retail. Land use to the north is Interstate 20, and to the east is a gas station. The properties to the south are zoned C, Commercial District and the land use consists of various shops and automotive repair shops. The property to the west is zoned BP, I-20 Business Park District and is vacant land.

Analysis:

The subject property is located at the intersection of West Interstate 20 and Rankin Highway. The property is currently zoned RR, Regional Retail District, in part, and BP, I-20 Business Park District, in part. The applicant is seeking this zone change to BP, I-20 Business Park District, in order to construct a gas station, car wash, and truck stop. As of now, the property consists of two different zoning districts. Approving this zone change would place the property under one consistent zoning, with clear regulations.

This request is consistent with the Tall City Tomorrow Comprehensive Plan, which designated this area as a Business Park I-20. This designation supports business park district zoning.

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

Fire: (Approved)

No comments or objections.

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.]

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.

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.] Driveway permitting within city limits on I-20, LP 250, SH 191, and FM 1788 is under the jurisdiction of TxDOT. A copy of an approved TxDOT driveway permit must be provided to the City with the building permit application before a City building permit can be issued.

Planning: (Informational/Directional)

The applicant has chosen to withdraw this request from the agenda.

Letters of Objection:

Staff has not received any letters of objection as of October 17, 2025.

Attachments:

A. Z-25-0450, Combined Files

Angelina Bettanini, Development Services	Created/Initiated - 10/14/2025
Landon Ochoa, Development Services	Final Approval - 10/16/2025

MIDLAND
Planning Division

Zone Change/Planned District Amendment/Site Plan Approval

Project Number: _____

Case Number: _____

Applicant *(if acting as Agent, see affidavit on page 2)* Printed Name: Parkhill - Josh Wallender		Phone ( ) 432.697.1447 Email jwallender@parkhill.com	
Address 1700 W Wall Street	City Midland	State Texas	Zip 79701

Property Owner Printed Name: MPDC PARENT HOLDINGS LLC		Phone ( ) Email	
Address 500 W WALL ST STE 300	City Midland	State Texas	Zip 79701

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

Street Address: See attached Metes and Bounds

Legal Description
Lot: Block: Subdivision:

Current Zoning: RR and BP

Proposed Zone: BP, I-20 Business Park
(List by tracts if more than one district is requested)

Reason for Zone Change Request: to place the property under one zoning.

Present Use of Property: Vacant Property

Proposed Use of Property: Commercial Development, Gas Station / Truck Stop Fuel Station

How would this zone change affect the public health, safety and welfare?
Positively affect the surrounding area by bringing a needed convenience to the area

Describe how conditions affecting the property have changed since present zoning designation: No effect

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): Brentley LaFoy	Date: 9/24/25
Applicant (printed): Brentley LaFoy	
Property Owner (signature):	Date:
Property Owner (printed) :_____	

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

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 acting as an agent for property owner:

STATE OF TEXAS
COUNTY OF MIDLAND

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

Authorized Agent (*signature*)

Subscribed and sworn to before me, this 24th day of September, 20 25, to certify which witness my hand and seal of office.

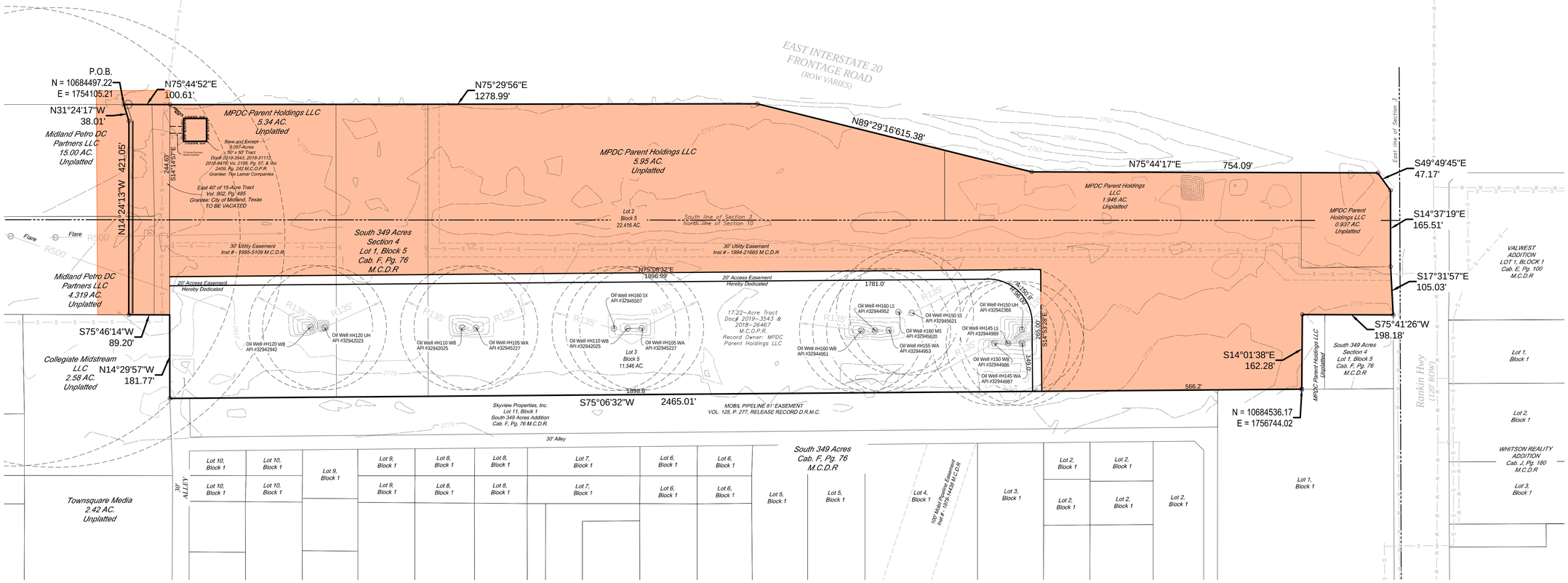
AMY LEWIS
Notary Public, State of Texas
Comm. Expires 10-16-2026
Notary ID 131761985

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY	
☐ Property Owner Authorization	☐ Dimensioned Site Plan
☐ Application Fee	☐ Plans in Digital Format (PDF/JPEG)
Check #_____	
Received By:	Date:

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

ZONING EXHIBIT A-1



PRELIMINARY PLAT

SOUTH 349 ACRES ADDITION SECTION 8

Being a replat of Lot 1, Block 5, South 349 Acres Addition, Section 4 and 31.336 Acre tract of land out of the south half of Section 3 and the North half of Section 10, Block 39, T-2-S, T. & P. RR. Co. Survey,
City and County of Midland, Texas

N

0 120' 240'

LEGEND

- Proposed Plat Limits
- Proposed Platted Lot Lines
- Proposed Easements
- Existing Lot Lines
- Existing Easements
- Existing Sewer Line
- Existing Water Line

PLAT NOTES:

1. 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.
2. 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.
3. 1/2" iron rod with plastic cap set at each corner unless otherwise specified.
4. 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.
5. Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, community number 480477, sheet number 48329C0202F, revised September 16, 2005, and sheet number 48329C0204F, revised September 16, 2005, the surveyed property is not located in a special flood hazard area according to the map. The current flood zone classification for the surveyed property is Zone X.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, MPDC PARENT HOLIDINGS, LLC. is the record owner of 34.019 Acres of Land Located in Section 3 and Section 10, Block 39, T-2-S T&P RR Co. Survey, City and County of Midland, Texas and more particularly described, shown on the plat hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS :

That we, MPDC PARENT HOLDINGS, LLC. do hereby adopt this plat designating the herein above described property as SOUTH 349 ACRES ADDITION, SECTION 8 to the City and 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 the_____day of_____.

By: _____
SIGN

_____
PRINT

_____
TITLE

ACKNOWLEDGEMENT
STATE OF TEXAS :
COUNTY OF _____ :

This instrument was acknowledged before me on_____,_____by _____
on behalf of MDPC PARENT HOLDINGS, LLC.

_____
Notary Public Signature

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

_____
Oncor Electric Delivery Service (PLEASE PRINT)

_____
AT&T Texas (PLEASE PRINT)

_____
Atmos Energy (PLEASE PRINT)

_____
Optimum (PLEASE PRINT)

_____
Astound Broadband (PLEASE PRINT)

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

That I, Franklin Leamons, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Midland, Texas.

_____
FRANKLIN LEAMONS, R.P.L.S.
#6889

SPECIAL STATE PLANE COORDINATE NOTE

Bearings, distances and coordinates are relative to the Texas State Plane Coordinate System (Central Zone1983 NAD) , with a combined grid factor of 0.9998958 for mean project datum. The theta angle is equal to -00°54'48.39" at USC&GS station "Midland", with published values of N=10,690,154.70 and E=1,746,696.78 in U.S. Survey Feet.

CERTIFICATE OF APPROVAL

For approval by the Commission:
This is to certify that the above and foregoing plat of SOUTH 349 ACRES, SECTION 8 was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this the_____ day of_____.

_____ _____
Chairman - Abraham Bejil Secretary - Landon Ochoa

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

LOCATION MAP

OWNER:

MDPC PARENT HOLDINGS, LLC
500 W. Wall St. #300
Midland, Texas 79701
432.682.6685

DEVELOPER:

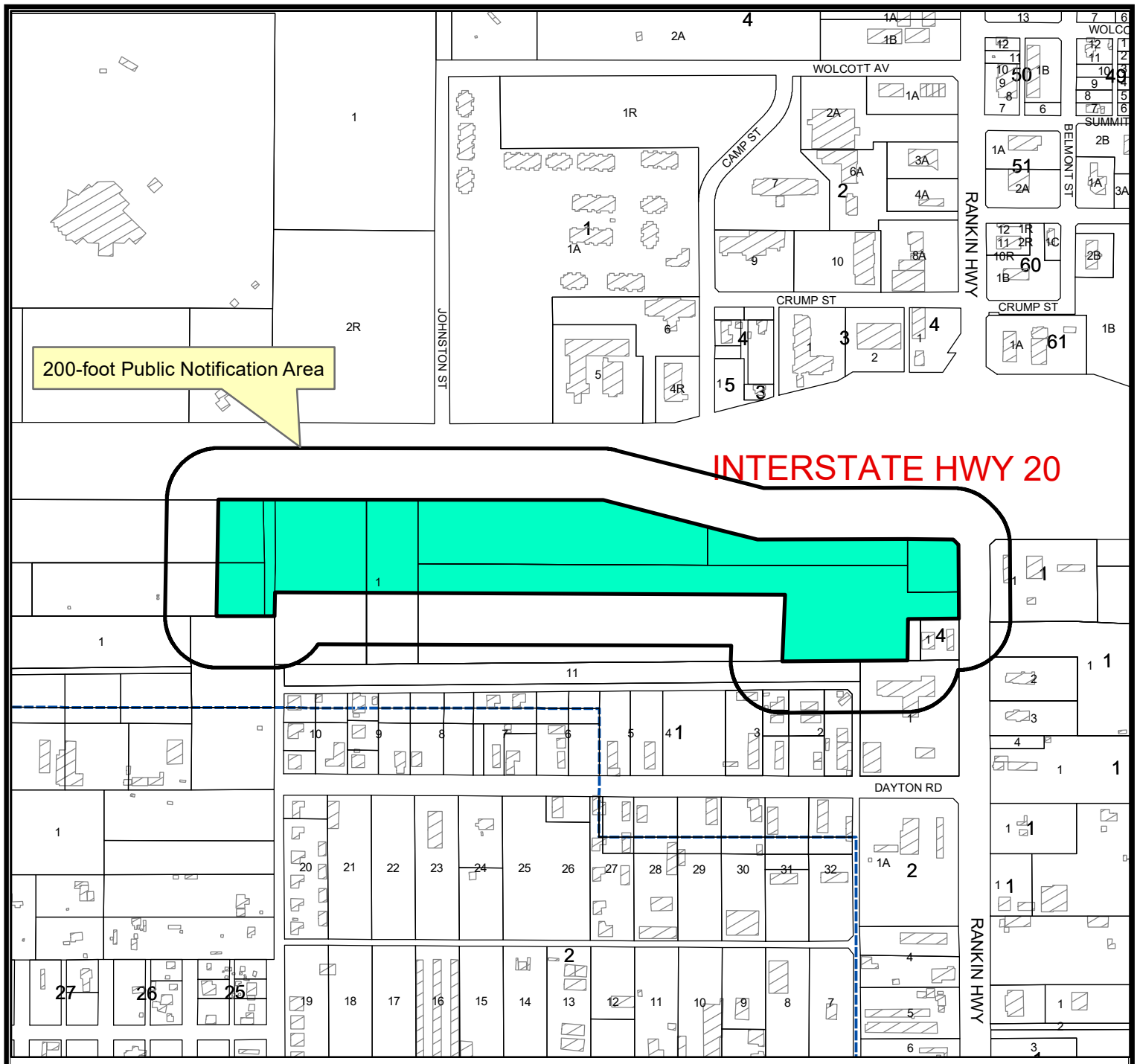
WESTERN BUILDERS
Brandon Robertson
700 S Grant Street
Amarillo, Texas 79101
432.467.9171

ENGINEER:

PARKHILL
1700 W Wall St., #100
Midland, Texas 79701
432-697-1447

SOUTH 349 ACRES
ADDITION SECTION 8

Parkhill
Parkhill.com
TBPELS FIRM REGISTRATION NO. 10194091



Location Map

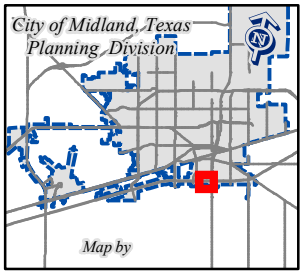
Z-25-0450 **Scale: 1" = 555'**

Consider a request by Parkhill, on behalf of MPDC Parent Holdings, LLC, for a Zone Change from RR, Regional Retail District, in part, and BP, I-20 Business Park District, in part, to BP, I-20 Business Park District, on a 33.962-acre tract of land out of Section 3 and 10, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas

Generally located at the southwest corner of the intersection of West Interstate 20 and Rankin Highway.
(Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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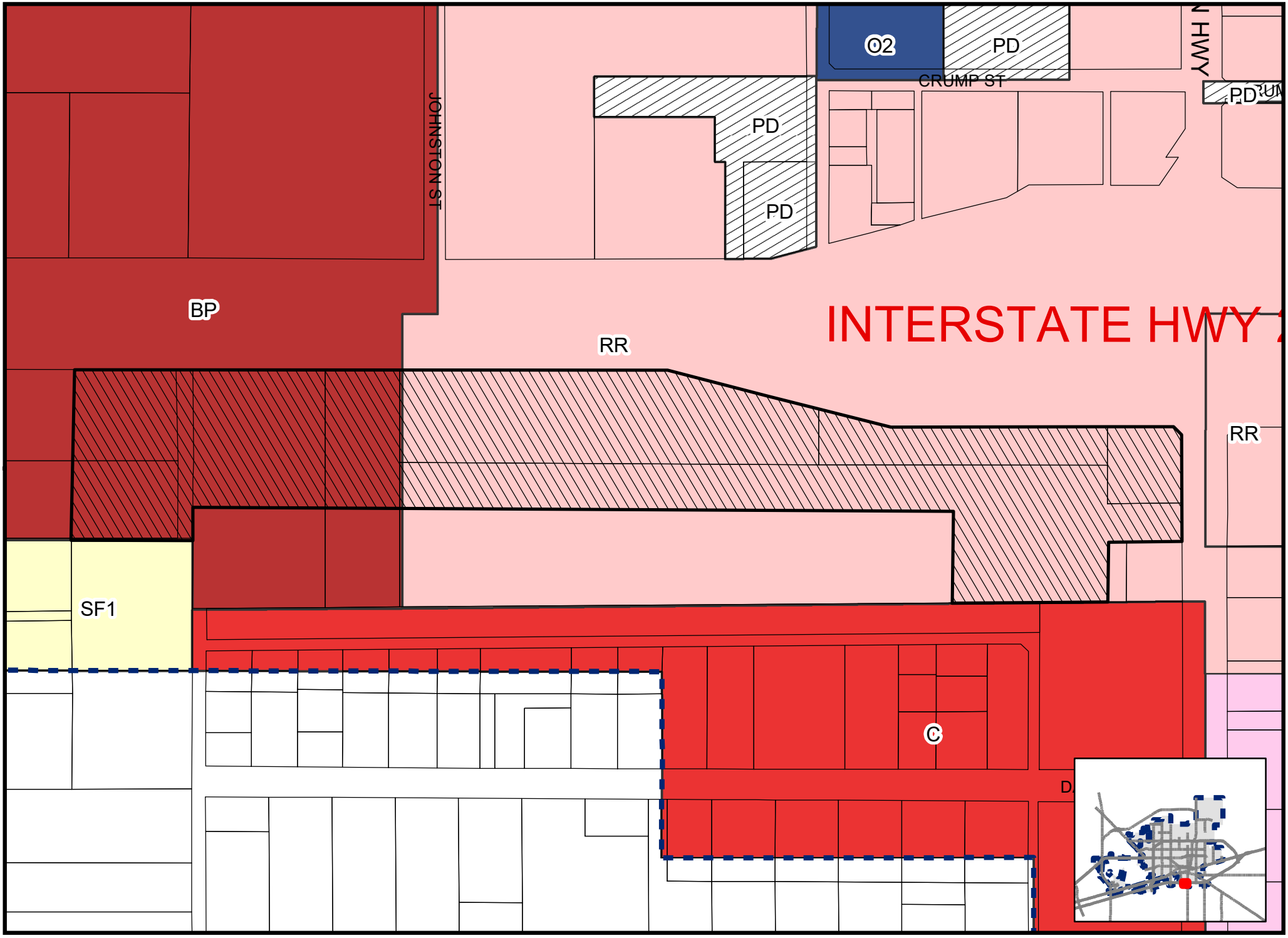

Map by AB, 10/15/2025

Z-25-0450

Scale: 1" = 323'

ZONING MAP

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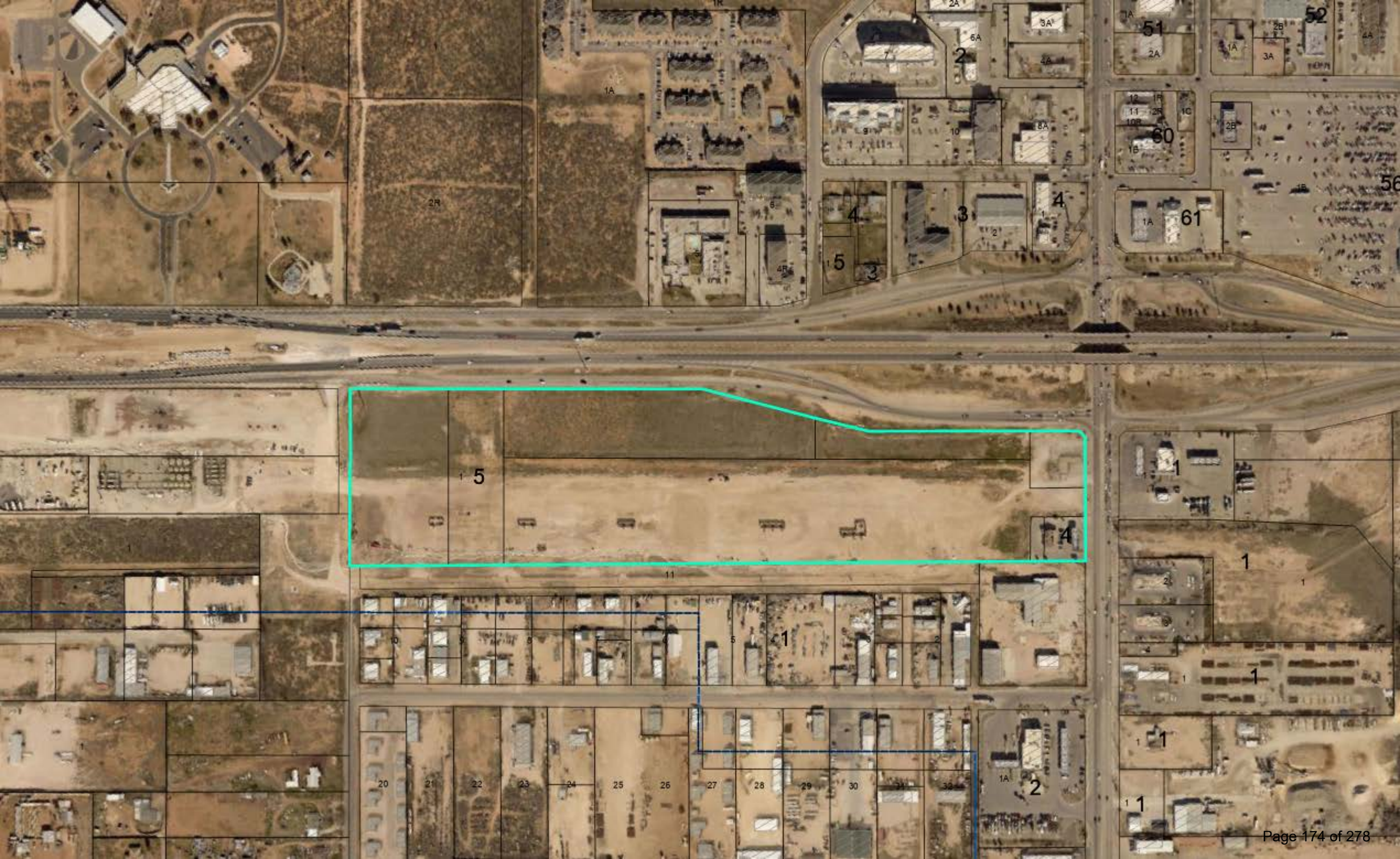


Planning and Zoning Commission Meeting

Item Number:	**12.**
Meeting Date:	**October 20, 2025**
To:	**Planning and Zoning Commission**
From:	**Beatriz Quezada, Planner**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of SIMA Development Addition, being a 35.98-acre tract of land located in Section 22, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the west side of South State Highway 349, approximately 1,270 feet north of West County Road 137.)**

Purpose:
Luchini & Mertz Land Surveying Company, on behalf of ADICIO Capital, LLC, and Caliche Now, LLC, is requesting to plat a 35.98-acre tract of land located at 4900 South State Highway 349 for future retail development.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Current Zoning:

Extraterritorial Jurisdiction

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

BUILDING CODE: (Approved)

ETJ, no jurisdiction

ADDRESSING: (Approved)

County Plat - To be addressed by MECD

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 Comment's. [For Applicant's Information Only.]

PAVING: Rankin Highway (SH 349) Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required [For Applicants Information Only]

WATER: Deferral Request has been submitted and currently under review. [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 has been submitted and currently under review. [For Applicant's Information Only.]

DRAINAGE: Drainage report has been submitted and currently under review. FEMA Firm data is incorrect on plat face. Propose plat is located within a FEMA floodplain. Show delineation of floodplain boundary on plat. [Reference Midland City Code 11-2-3(D)8]

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

DIMENSION: * * *

OTHER: ***

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved)

No Oil & Gas issues.

GIS: (Approved)

Please confirm northwest corner. Warren Road Subdivision shows that there is a diagonal for the alley. Make boundary solid (southern call) Confirm northwestern corner with City Surveyor.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review application from the 3 proposed lot of SIMA Development Addition, PLAT OF A 35 ACRE TRACT OF LAND CITY AND COUNTY OF MIDLAND COUNTY TEXAS IN SECTION 22, BLOCK 39 T-2-S, T&P RR CO SURVEY the lot 1 is 14 acres, lot 2 is 15 acres, lot 3 is 6 acres, 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.

Midland County (Approved with Conditions)

Flood plain permits are required for any construction or modifications in the FEMA defined flood plain.

PLANNING: (Approved with Conditions)

Provide the layout, names and widths of streets with curve data, alleys and easements. [11-2-3(D)4(g)]

Provide the layout, numbers and approximate dimensions of lots and blocks. [11-2-3(D)4(h)]

Provide the owner's phone number. [11-2-3(A)1(a)(2)]

Provide a CADD file at final plat submittal [11-2-3(H)3(h)]

Legal description should match the one provided [Informational]

The Texas Secretary of State has Nathan R Cullum as an agent. Please confirm. Please add Caliche Now, LLC, to the Owner's Certificate if the CEO is able to sign for both LLCs. [Informational]

Staff recommends approval of this preliminary plat subject to the below conditions.

Conditions:

A. Proof of ownership must be provided at final plat submittal. [11-2-3(H)3(m)(1)]

B. Approval by the City Council shall be required prior to consideration of a final plat by the Commission on which any preliminary plat is ten hectares (25 acres) or more in area and is located in any survey section (approximately one square mile) which does not contain a publicly owned site or sites intended for both a public school and park, or public site reservation therefor; [11-2-3(D)11(a)(6)].

C. 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:

A. P-25-2400, Combined Files
B. P&Z - - SIMA Development Addition Preliminary Plat

Beatriz Quezada, Development Services	Created/Initiated - 10/14/2025
Landon Ochoa, Development Services	Final Approval - 10/16/2025

MIDLAND Planning Division	Preliminary Plat Application	For Office Use Only SUB-____-_____ P-____-_____

Subdivision Name: SIMA Development Addition
(Must be named in accordance with 11-2-5(A)4 of the City Code)

Applicant (Must be an individual. Also, See affidavit on page 3 if acting as agent) Print Name: Jimmy Berndt		Phone #: (432) 684-6728 Email: jimmyb@luchinimertz.com	
Address: 2805 W. Kentucky Ave.	City: Midland	State: TX	Zip: 79701

Property Owner Print Name: ADICIO Capital		Phone #: Email: jal@calichenow.com	
Address: 3000 N. Garfield Street, Suite 140	City: Midland	State: TX	Zip: 79705

Developer: (If different from property owner) Print Name:		Phone #: Email:	
Address:	City:	State:	Zip:

Representative (If different from applicant or property owner) Print Name: Luchini & Mertz		Phone #: (432) 684-6728 Email: zekeb@luchinimertz.com	
Address: 2805 W. Kentucky Ave.	City: Midland	State: TX	Zip: 79701

Reason for Platting (Please be specific)
Client is platting property in preparation for a retail development, a site plan is provided for reference.

Plat Information | Total Acreage: 36

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

Number of Lots: 3 | Number of Multi-Family Dwelling Units: 0

Request Type: ☒ Initial Preliminary Plat ☐ Preliminary Plat Amendment
(If preliminary plat amendment, submit markup showing proposed changes)

Deferral Request: Do you plan on requesting a deferral to the timing of public improvements?
☒ Yes ☐ No
(If yes, the deferral request must be submitted to the Planning Division by final plat submittal)

Development Agreement: Are you requesting a development agreement? ☐ Yes ☒ No
If yes, please call the Senior Engineering Manager at (432) – 685 – 7284 to discuss.

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 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 preliminary plat submittal or the preliminary plat application will not be accepted.

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

Submittal and Fees

Items to be submitted with this application form:

- Application fee – Payable to "The City of Midland"
  - Payment by check is preferred but you may also pay online via invoice that will be sent you once the application is processed. Any unpaid fees will result in the request being put on hold.
  - Plats smaller than 50 acres - $350
  - Plats larger than 50 acres - $500
- Preliminary plat
  - PDF and JPEG
  - 1 FOLDED copy
  - 1 FOLDED 11" x 17" copy
- Deferral request PDF (if applicable. Refer to sketch plat comments)
  - Due by final plat submittal
- Drainage report (if applicable. Refer to sketch plat comments)
  - Email to engineeringreviews@midlandtexas.gov
- Groundwater availability certification forms (if applicable)
  - Submit physically and digitally (PDF)

The original application form, copies of the plat, and groundwater availability certification forms must be physically submitted either in person or by mail at 300 North Loraine Street, Midland, Texas, 79701. Digital copies of all the above except for the drainage report must be submitted at planningsubs@midlandtexas.gov.

Timeline & Deadlines

Applications will be scheduled in accordance with the Submittal Deadline & Meeting Schedule Dates calendar which is posted on the Planning Division's webpage at www.midlandtexas.gov. Once the application has been accepted and paid for, it will be assigned to a Planner who will facilitate the remainder of the process. Please allow 3-5 business days for a Planner to contact you confirming the status of your plat and the Planning and Zoning Commission meeting it is scheduled for as well as the City Council meeting it is scheduled for if it requires City Council approval (refer to sketch plat comments). The Planner will keep you updated throughout the process and let you know of any issues

that arise. If revisions to your plat or related documents are needed in order for staff to recommend approval of the plat to the P&Z Commission, the Planner will communicate those comments to the applicant listed on this form during the review process. All revisions must be made **by the end of the eighth business day before the date of the meeting** or staff will recommend denial of the plat to the P&Z Commission. However, you may withdraw the plat application at any time to avoid this by emailing the Planner that you wish to do so.

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

Applicant (signature): _____ Date:

Applicant (printed): _____

Property Owner (signature): _____ Date: 9.25.25

Property Owner (printed): Angel Villarreal

The 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 Zoning 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 acting as an agent for property owner:

STATE OF TEXAS

COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or 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 25th day of September, 2025, to certify which witness my hand and seal of office.

Traci McBride

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

TRACI MCBRIDE
Notary Public, State of Texas
Comm. Expires 10-30-2028
Notary ID 132757202

For Office Use Only

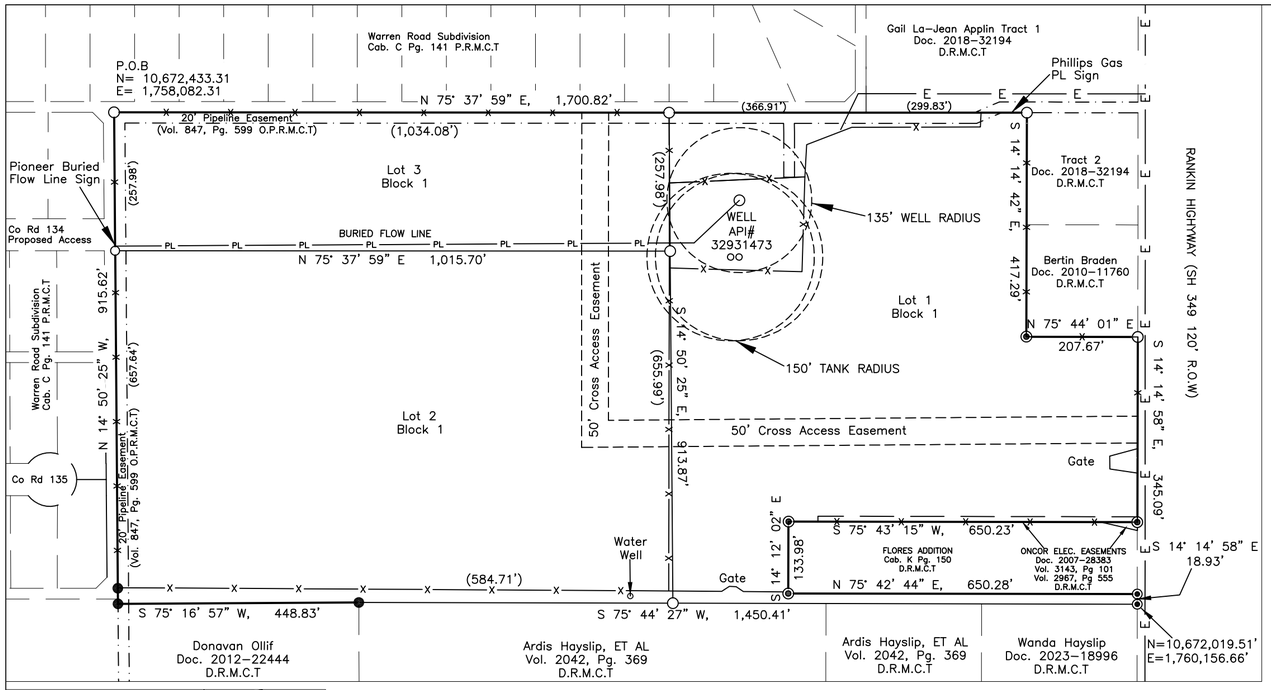
- ☑ Property Owner Authorization
- ☑ Application Fee / ☐ Paying online
- Check# Invoice
- ☑ Digital and Physical Copies of Plat
- ☐ Deferral Letter (if applicable. Due at final submittal)
- ☐ Groundwater Availability Certification Forms (if applicable)

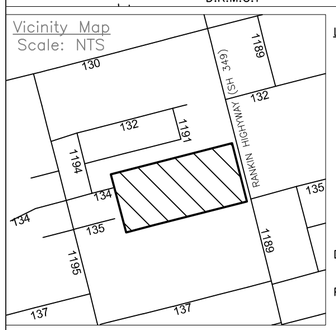
Planner Notes:
Send application on Thursday, was not process
no groundwater

Signature: Beatriz Quezada | **Date:** 9/25/25

SIMA DEVELOPMENT ADDITION

35.98 Acre Tract
Located in Section 22, Block 39,
T-2-S, T. & P. RR. Co. Survey
Midland County, Texas





LEGEND

- = FOUND ¾" IRON PIPE
- = FOUND ¾" IRON PIPE
- = FOUND ½" IRON ROD "ASB"
- = 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

0 200 400
Scale: 1"= 200'

Notes:

1. The installation of public improvements may be required by the City of Midland as such time as: the 6.44 acre tract is re-platted into more than four tract or the property is rezoned for a more intensive use.
2. 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.
3. According to the FEMA Flood Insurance Rate Map 48329C0203F, dated September 16, 2005 shows this property not to lie in a Special Flood Hazard Area.
4. Approval of a site plan by th City of Midland may be required before these lot(s) may be developed and before a building permit may be obtained.
5. All bearings and coordinates are based on the Texas Coordinate System of 1983, Central Zone.
6. Survey Reconstruction filed in the Office of Luchini and Mertz Land Surveying Company.
6. Lots 1, 2 & 3 Share Cross Access Easement as per Site Plan

This plat has been checked for accessibility of utilities:

_____
Oncor Electric Delivery Company

_____
AT&T Texas

_____
ATMOS Energy

_____
OPTIMUM

_____
ASTOUND

PROFESSIONAL LAND SURVEYORS
Well Locations
Pipelines
LUCHINI & MERTZ
Boundary Surveys

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF MIDLAND §

WHEREAS, ADICIO CAPITAL, LLC IS THE RECORD OWNER OF A 35.98 ACRE TRACT OF LAND SITUATED IN SECTION 22, BLOCK 39, T-2-S, T & P RR CO. SURVEY, COUNTY OF MIDLAND, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING a total of 35.98 acres described as Tract 1 (6.38 acres), Tract 2 (10.00 acres) save and except a 2.00 acre tract as described in Document 2006-25264 Deed Records Midland County Texas and Tract 3 (21.62 acres), as described in Volume 904, Page 52 Deed Records Midland County Texas and being more particularly described as follows;

BEGINNING at a ¾" iron rod (N=10,672,433.31', E=1,758,082.31') found at the Northwest corner of said Tract 3 and at an interior corner of The Warren Road Subdivision as recorded in Cabinet C, Page 141 Plat Records Midland County, located in Section 22, Block 39, from whence the Northwest corner of said Section 22 bears North 77°42'43" West a distance of 3,828.97 feet;

THENCE North 75°37'59" East along the South line of said Warren Road Subdivision passing the Northeast corner of said Tract 3 and the Northwest corner of said Tract 1 at a distance of 1,035.02 feet and continuing for a total distance of 1,700.82 feet to a ¾" iron rod found at the Northeast corner of said Tract 1 and being the Northeast corner of this;

THENCE South 14°14'42" East along the East line of said Tract 1 a distance of 417.20 feet to a ½" iron rod found on the North line of said Tract 2 and being the Southwest corner of a 1.00 acre tract to Jackie and Bertin Braden as recorded in document 2010-11760 Deed Records Midland County Texas and being an interior corner of this;

THENCE North 75°44'01" East along the North line of said Tract 2 a distance of 207.67 feet to a ¾" Iron pipe found on the West Right of Way of State Highway 349 and being the Northeast corner of said Tract 2;

THENCE South 14°14'58" East along said West Right of Way of State Highway 349 a distance of 345.09 feet to a ½" iron rod found at the Northeast corner of The Flores Addition as recorded in Cabinet K, Page 150 Plat Records Midland County Texas and being a corner of this;

THENCE South 75°43'15" West along the North line of said Flores Addition a distance of 650.23 feet to a ½" iron rod found at the Northwest corner of said Flores Addition and being an interior corner of this;

THENCE South 14°12'02" East along the West line of said Flores Addition a distance of 133.98 feet to a ½" iron rod found at the Southwest corner of said Flores addition and being an interior corner of this;

THENCE North 75°42'44" East a distance of 650.28 feet to a ½" iron rod found at the Southeast corner of said Flores Addition and being on the West Right of Way of State Highway 349;

THENCE South 14°14'42" East a distance of 18.93 feet to a ½" iron rod found at the Southeast corner of this from whence the Southeast corner of a 1 ac tract to Wanda Hayslip as recorded in Document 2023-18996 Deed Records Midland County Texas bears South 14°14'58" East a distance of 150.00 feet

THENCE North 75°44'27" West passing the common corner of said Tract 2 and said Tract 3 at a distance of 873.18 feet continuing for a total distance of 1,450.41 feet to an iron rod with plastic cap marked "ASB" found at a point of deflection for this tract and being the Northwest corner of 3 acre tract to Ardis D. Hayslip as described in Volume 2042, Page 369 Deed Records Midland County Texas;

THENCE North 75°16'57" West to a distance of 448.83 feet to an iron rod with plastic cap marked "ASB" found at the Southeast corner of this;

THENCE North 14°50'25" West along the West line of said Tract 3 passing an iron rod with plastic cap marked "ASB" at a distance of 8.90 feet found at the Southeast corner of said Warren Road Development, passing an iron rod with plastic cap marked "ASB" at a distance of 29.21 feet continuing for a total distance of 915.62 feet to the Point of Beginning containing 35.98 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That, Angel Villarreal does here by adopt this plat designating the herein above described property as SIMA DEVELOPMENT ADDITION, an addition to the City 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_____day of _____, 2025.

_____
Adrian Villarreal (CEO) ADICIO CAPITAL, LLC

CERTIFICATE OF APPROVAL

For approval by the commission:
This is to certify that the above and foregoing plat of SIMA DEVELOPMENT 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 Bejil – Chair Landon Ochoa– Secretary

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF MIDLAND
This plat was acknowledged before me on _____
by Adrian Villarreal (CEO) ADICIO CAPITAL, LLC / CALICHE NOW LLC

_____
Notary Public, State of Texas

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

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

SIMA DEVELOPMENT ADDITION

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

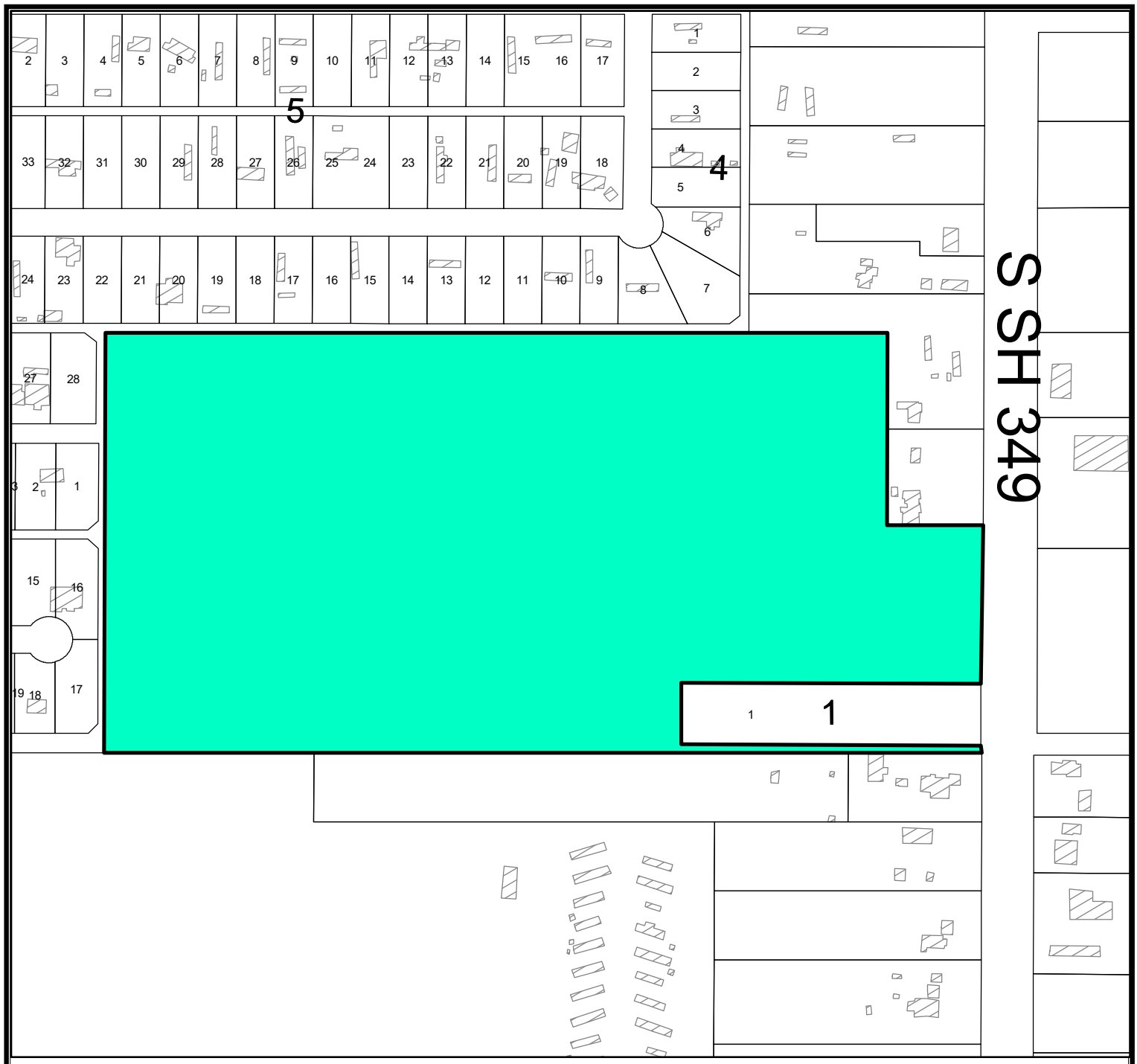
No._____ CABINET_____

DATE_____ PAGE_____

Angel Villarreal 3000 N Garfield St. Midland, Texas 79705

Job Number: 250122PS -- Angel Villarreal Drawn By: JB 9-4-2025

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



Location Map

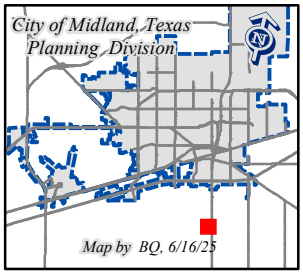
SUB-25-0863 **Scale: 1" = 2,000'**

Proposed plat of SIMA Development Addition, being a 35.98-acre tract of land located in Section 22, Block 39, T-2-S, T&P RR. Co. Survey, Midland County, Texas.

Generally located on the west side of South State Highway 349, approximately 1270 feet north of West County Road 137. (Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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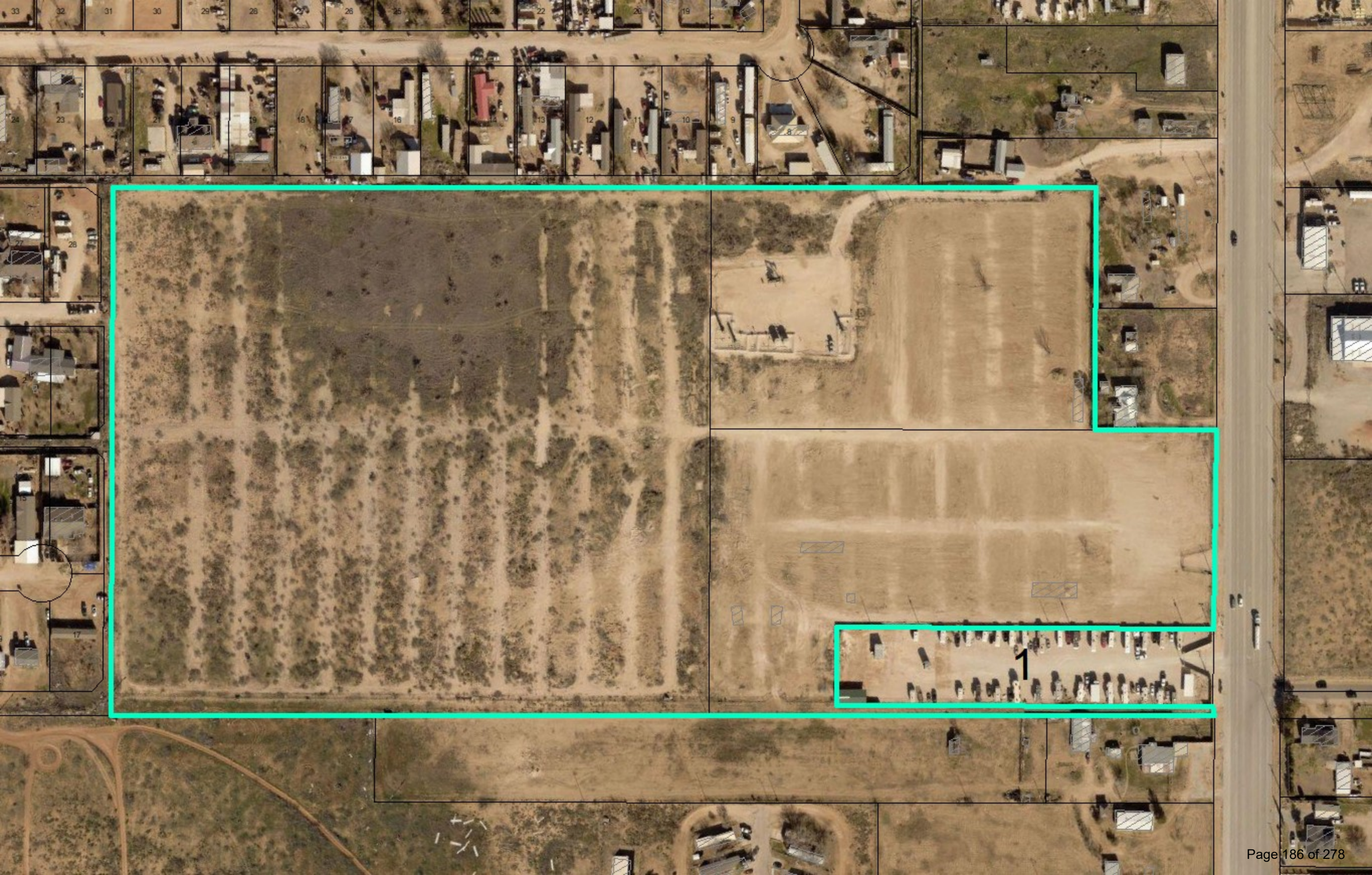

1

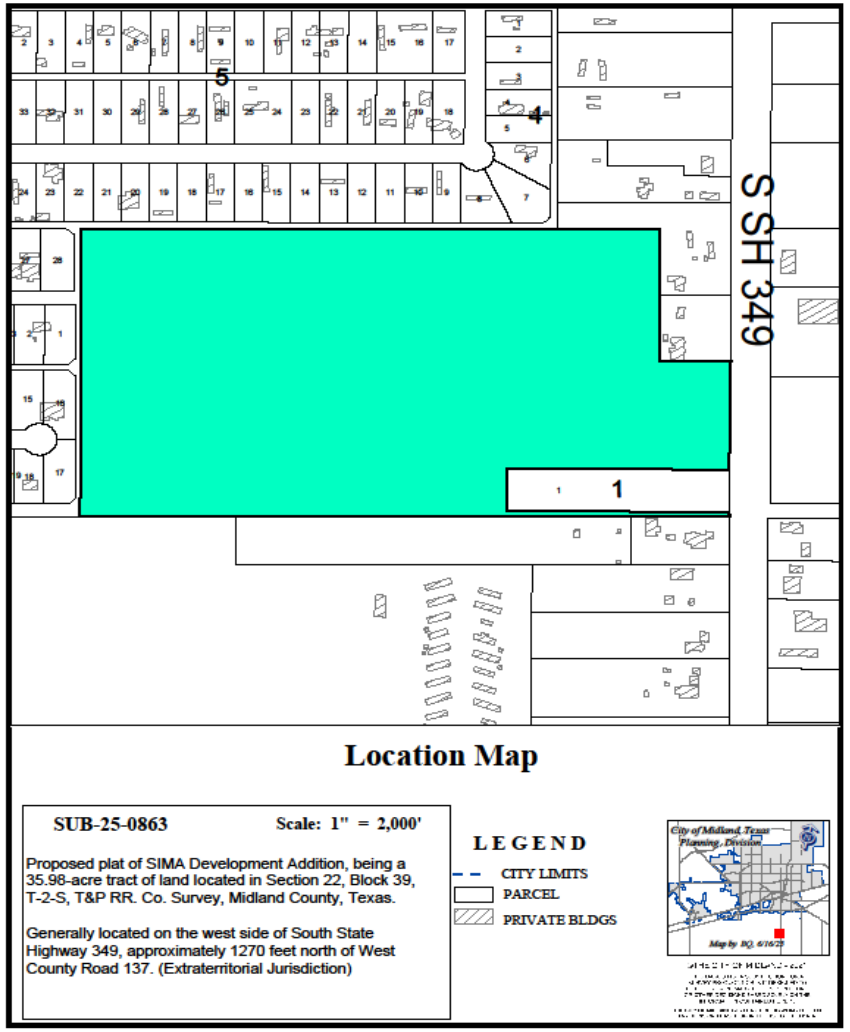
MIDLAND
Be the Energy!

PRELIMINARY PLAT
SIMA DEVELOPMENT ADDITION

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

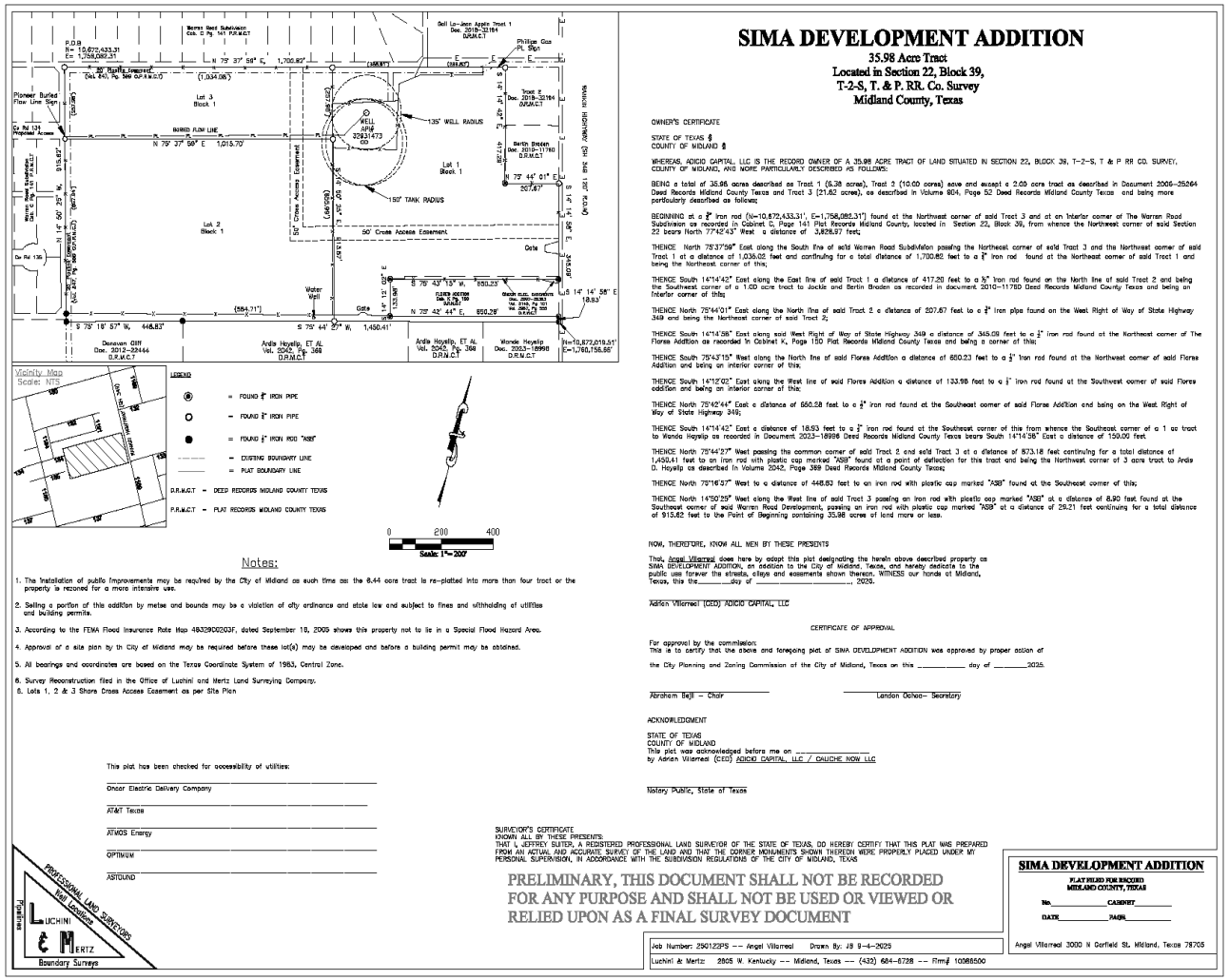
- **Property Owner:** ADICIO Capital, LLC, and Caliche Now, LLC
- **Representative:** Zeke Bryand, Luchini & Mertz Land Surveying Co.
- **Location:** 4900 South State Highway 349 (Extraterritorial Jurisdiction)
- **Reason for Request:** Platting for future retail development



MIDLAND
Be the Energy!

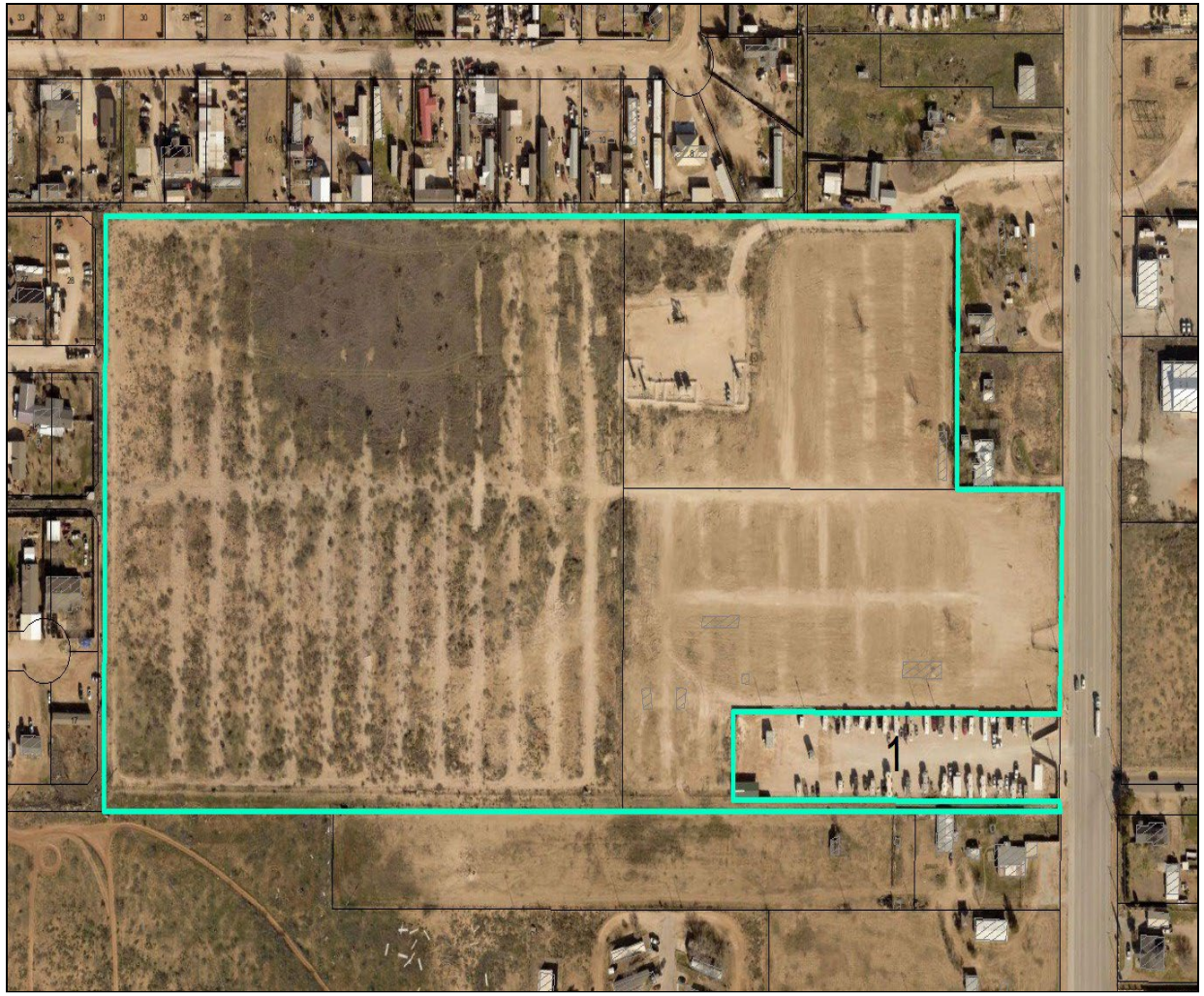
PLAT DETAILS

- **Acreage:** 35.98 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 3



LAND USE

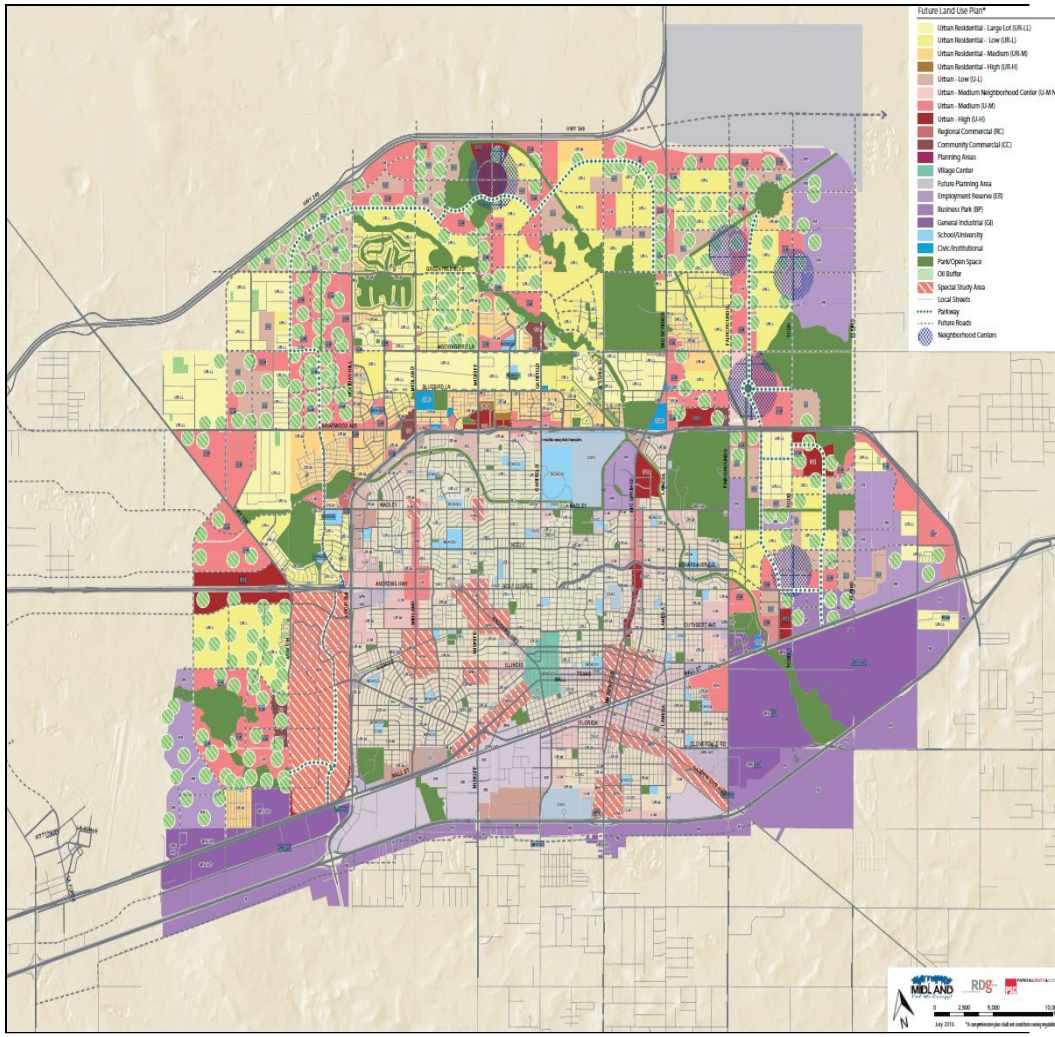
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/West:** Residential
  - **South:** Vacant Land
  - **East:** Warehouse
- **Proposed Use:** Retail Development



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **TCT Land Use Designation:** Not designated



MIDLAND
Be the Energy!

STAFF'S REPORT

- Should the Commission approve of this preliminary plat, staff recommends that it be subject to the following conditions:

A. Proof of ownership must be provided at final plat submittal. [11-2-3(H)3(m)(1)]

B. 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

STAFF'S REPORT

C. 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

MISSION

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

Planning and Zoning Commission Meeting

Item Number:	**13.**
Meeting Date:	**October 20, 2025**
To:	**Planning and Zoning Commission**
From:	**Lori Elliott, Planner**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of The Patch Addition, being a 148.76-acre tract of land out of Section 24, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of South County Road 1232 and West County Road 140.)**

Purpose:
Maverick Engineering, on behalf of The Patch Investment Group, LLC, and TAWBAC, LLC, is requesting to plat a 148.76-acre tract of land located at 3610 South County Road 1232 into 39 lots for future industrial development.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Current Zoning:

ETJ, Extraterritorial Jurisdiction

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.

SURVEYOR: (Approved)

No comments.

ENGINEERING: (Approved with Conditions)

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 comments, if any. [For Applicant's Information Only.]

PAVING: Antelope Road is sub-standard, construct to City Standards for entire platted frontage or request a deferral. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

WATER: None existing. Construct water to City standards along entire platted frontage, or request a deferral based on located in the South Midland Utility District. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

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. [Reference Midland City Code Sect. 11-2-3(G)1 & 11-2-4(A)2(a)]

DRAINAGE: Drainage letter has been approved for platting purposes. [For Applicant's Information Only.]

EASEMENTS: Show existing and proposed. [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.

GIS: (Approved)

Roads will need County Road names.

MIDLAND COUNTY PUBLIC WORKS: (Approved)

Flood plain permits required for any fill or construction in the FEMA defined flood plain.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review application from the 39 proposed lot of The Patch Addition, PLAT OF A 148.76 ACRE TRACT OF LAND OUT OF SECTION 24, BLOCK 40, T-2-S, T. & P. RR. CO. SURVEY the lots are 3 acre and above 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.

PLANNING: (Approved with conditions)

Staff recommends approval of the Preliminary Plat of The Patch Addition, subject to conditions A through C.

Conditions:

A. Approval by the City Council shall be required prior to consideration of a final plat by the Commission on which any preliminary plat is ten hectares (25 acres) or more in area and is located in any survey section (approximately one square mile) which does not contain a publicly owned site or sites intended for both a public school and park, or public site reservation therefore. [11-2-3(D)11(a)(6)]

B. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]

C. 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:

A. The Patch Addition, Combined
B. P&Z, - -, The Patch Addition Prelim

Lori Elliott, Development Services — Created/Initiated - 10/9/2025
Landon Ochoa, Development Services — Final Approval - 10/14/2025

MIDLAND Planning Division	Preliminary Plat Application	For Office Use Only SUB-____-_____ P-____-_____

Subdivision Name: THE PATCH ADDITION
(Must be named in accordance with 11-2-5(A)4 of the City Code)

Applicant (Must be an individual. Also, See affidavit on page 3 if acting as agent) Print Name:		Phone #: Email:	
Address:	City:	State:	Zip:

Property Owner Print Name: THE PATCH INVESTMENT GROUP, LLC		Phone #: 432-238-2101 Email: brandon@goldsandsdev.com	
Address: 4507 S COUNTY ROAD 1232	City: MIDLAND	State: TX	Zip: 79706

Developer: (If different from property owner) Print Name:		Phone #: Email:	
Address:	City:	State:	Zip:

Representative (If different from applicant or property owner) Print Name: MAVERICK ENGINEERING		Phone #: 432-262-0999 Email: amellen@maverick-eng.com	
Address: 1909 W WALL STREET SUITE K	City: MIDLAND	State: TX	Zip: 79701

Reason for Platting (Please be specific)
INDUSTRIAL DEVELOPMENT

Plat Information	Total Acreage: 148.76
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☒ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 39	Number of Multi-Family Dwelling Units:

Request Type: ☒ Initial Preliminary Plat ☐ Preliminary Plat Amendment
(If preliminary plat amendment, submit markup showing proposed changes)

Deferral Request: Do you plan on requesting a deferral to the timing of public improvements?
☒ Yes ☐ No
(If yes, the deferral request must be submitted to the Planning Division by final plat submittal)

Development Agreement: Are you requesting a development agreement? ☐ Yes ☒ No
If yes, please call the Senior Engineering Manager at (432) – 685 – 7284 to discuss.

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 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 preliminary plat submittal or the preliminary plat application will not be accepted.

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

Submittal and Fees

Items to be submitted with this application form:

- Application fee – Payable to "The City of Midland"
  - Payment by check is preferred but you may also pay online via invoice that will be sent you once the application is processed. Any unpaid fees will result in the request being put on hold.
  - Plats smaller than 50 acres - $350
  - Plats larger than 50 acres - $500
- Preliminary plat
  - PDF and JPEG
  - 1 FOLDED copy
  - 1 FOLDED 11" x 17" copy
- Deferral request PDF (if applicable. Refer to sketch plat comments)
  - Due by final plat submittal
- Drainage report (if applicable. Refer to sketch plat comments)
  - Email to engineeringreviews@midlandtexas.gov
- Groundwater availability certification forms (if applicable)
  - Submit physically and digitally (PDF)

The original application form, copies of the plat, and groundwater availability certification forms must be physically submitted either in person or by mail at 300 North Loraine Street, Midland, Texas, 79701. Digital copies of all the above except for the drainage report must be submitted at planningsubs@midlandtexas.gov.

Timeline & Deadlines

Applications will be scheduled in accordance with the Submittal Deadline & Meeting Schedule Dates calendar which is posted on the Planning Division's webpage at www.midlandtexas.gov. Once the application has been accepted and paid for, it will be assigned to a Planner who will facilitate the remainder of the process. Please allow 3-5 business days for a Planner to contact you confirming the status of your plat and the Planning and Zoning Commission meeting it is scheduled for as well as the City Council meeting it is scheduled for if it requires City Council approval (refer to sketch plat comments). The Planner will keep you updated throughout the process and let you know of any issues

that arise. If revisions to your plat or related documents are needed in order for staff to recommend approval of the plat to the P&Z Commission, the Planner will communicate those comments to the applicant listed on this form during the review process. All revisions must be made **by the end of the eighth business day before the date of the meeting** or staff will recommend denial of the plat to the P&Z Commission. However, you may withdraw the plat application at any time to avoid this by emailing the Planner that you wish to do so.

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

Applicant (signature):	Date:
Applicant (printed):	
Property Owner (signature): Signed by: Brandon Adams	Date: 9/23/2025
Property Owner (printed): Brandon Adams	

The 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 Zoning 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 acting as an agent for property owner:

STATE OF TEXAS

COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear who, being by me duly sworn, upon oath says: That (s)he is the owner of The Patch Investment Group or 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) Andrew L. Kelley

Subscribed and sworn to before me, this 24 day of September, 2025, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

SAVANNAH DAVIS
Notary Public, State of Texas
Comm. Expires 05-20-2028
Notary ID 134907724

For Office Use Only

☐ Property Owner Authorization
☑ Application Fee / ☐ Paying online
Check# 5570

☑ Digital and Physical Copies of Plat
☐ Deferral Letter (if applicable. Due at final submittal)
☐ Groundwater Availability Certification Forms (if applicable)

Planner Notes:
GAW was sent already, but it was 90 pages. Used to be called Tawbac Addition

RECEIVED

Signature: Beatriz Zel | **Date:** SEP 24 2025

Initial: _____

MIDLAND Planning Division	Preliminary Plat Application	For Office Use Only SUB-____-_____ P-____-_____

Subdivision Name: THE PATCH ADDITION
(Must be named in accordance with 11-2-5(A)4 of the City Code)

Applicant (Must be an individual. Also, See affidavit on page 3 if acting as agent) Print Name:		Phone #: Email:	
Address:	City:	State:	Zip:

Property Owner Print Name: TAWBAC LLC		Phone #: 432-238-2101 Email: rjstroud2954@gmail.com	
Address: PO BOX 2954	City: MIDLAND	State: TX	Zip: 79702

Developer: (If different from property owner) Print Name:		Phone #: Email:	
Address:	City:	State:	Zip:

Representative (If different from applicant or property owner) Print Name: MAVERICK ENGINEERING		Phone #: 432-262-0999 Email: amellen@maverick-eng.com	
Address: 1909 W WALL STREET SUITE K	City: MIDLAND	State: TX	Zip: 79701

Reason for Platting (Please be specific)
INDUSTRIAL DEVELOPMENT

Plat Information | Total Acreage: 148.76

Type: ☐ Single-Family Residential ☐ Multi-Family Residential
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Number of Lots: 39 | Number of Multi-Family Dwelling Units:

Request Type: ☒ Initial Preliminary Plat ☐ Preliminary Plat Amendment
(If preliminary plat amendment, submit markup showing proposed changes)

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☒ Yes ☐ No
(If yes, the deferral request must be submitted to the Planning Division by final plat submittal)

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If yes, please call the Senior Engineering Manager at (432) – 685 – 7284 to discuss.

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

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

Applicant (signature):	Date:
Applicant (printed):	
Property Owner (signature): DocuSigned by:	Date: 9/23/2025
Property Owner (printed): JOHN PHILLIP STROUD	

The 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 Zoning Code of Ordinances of the City of Midland and when such required items for the application are also received.

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If acting as an agent for property owner:

STATE OF TEXAS

COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear who, being by me duly sworn, upon oath says: That (s)he is the owner of Towbac LLC or 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) Andrew L. Kelly

Subscribed and sworn to before me, this 24 day of September, 2025, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

SAVANNAH DAVIS
Notary Public, State of Texas
Comm. Expires 05-20-2028
Notary ID 134907724

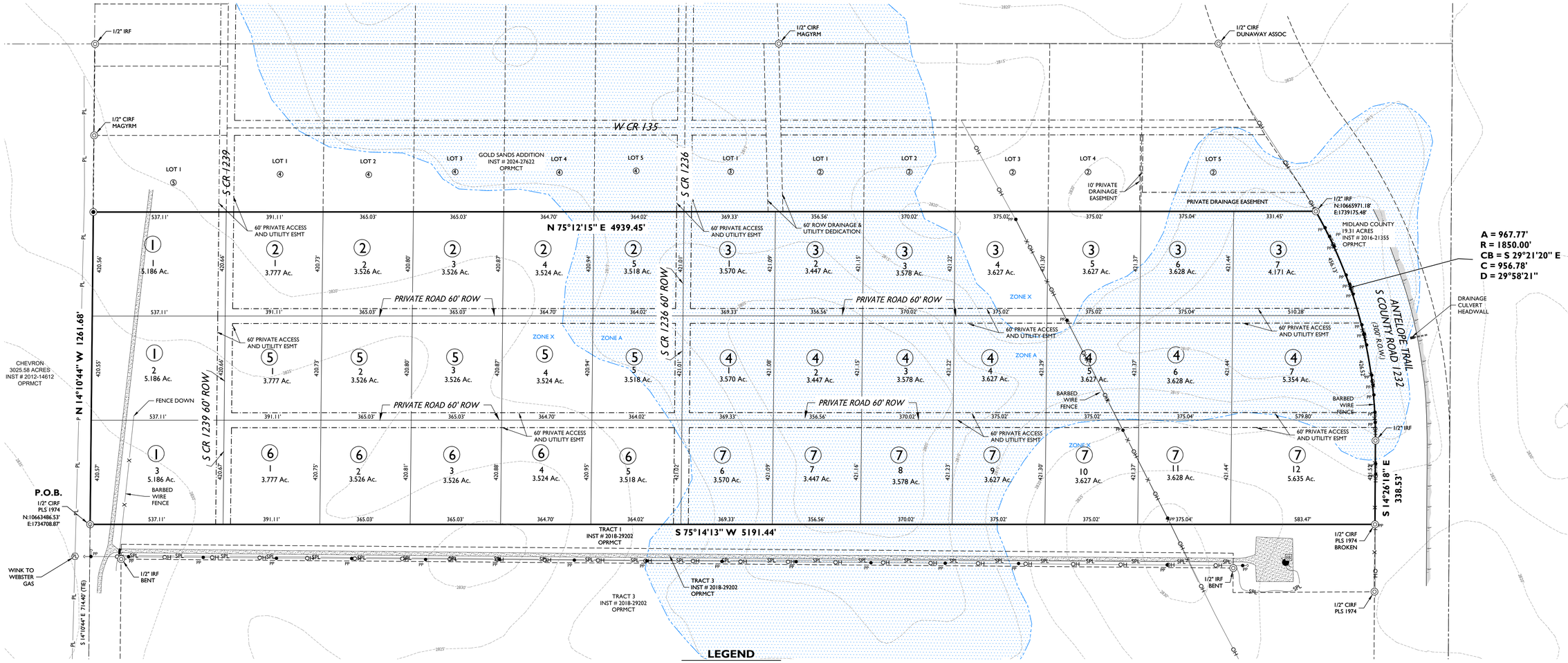
For Office Use Only	
☑ Property Owner Authorization	☐ Digital and Physical Copies of Plat
☑ Application Fee / ☐ Paying online	☐ Deferral Letter (if applicable. Due at final submittal)
Check# 5510	☐ Groundwater Availability Certification Forms (if applicable)
Planner Notes: GAW was sent already	
	RECEIVED
Signature:	Date: SEP 24 2025

Initial: _____

PRELIMINARY PLAT

THE PATCH ADDITION

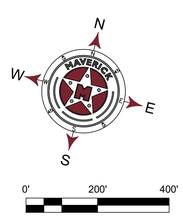
BEING A 148.76-ACRE TRACT OF LAND OUT OF SECTION 24, BLOCK 40,
T-2-S, T&P RR CO. SURVEY, MIDLAND COUNTY, TEXAS



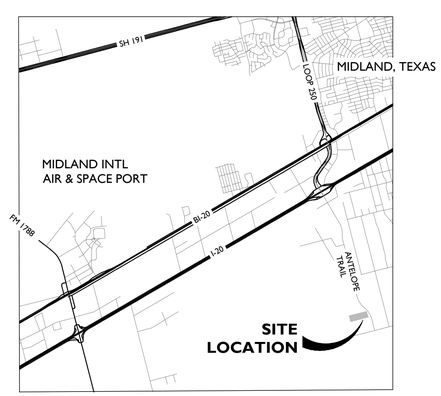
LEGEND

- SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
- FOUND MONUMENT AS NOTED
- ELECTRIC BOX
- GUY ANCHOR
- POWER POLE
- PIPELINE MARKER
- PLUGGED OIL WELL
- BOUNDARY LINE
- PROPERTY LINES
- EASEMENT LINE
- EDGE OF ASPHALT
- FENCE
- OH — OVERHEAD ELECTRIC LINE
- PL — UNDERGROUND PIPELINE
- SPL — SURFACE PIPELINE
- PAVEMENT
- FLOOD PLAIN
- GRAVEL / DIRT ROAD

O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
P.R.M.C.T.	PLAT RECORDS, MIDLAND CO., TX
D.R.M.C.T.	DEED RECORDS, MIDLAND CO., TX



ORIGINAL SCALE: 1" = 200'



VICINITY MAP

N.T.S.

FIELD NOTE DESCRIPTION

FIELD NOTE DESCRIPTION OF A 138.387 ACRE TRACT, SITUATED IN SECTION 24, BLOCK 40, TOWNSHIP 2 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS AND BEING A PORTION OF A CALLED "TRACT 2" DESCRIBED IN A WARRANTY DEED RECORDED AS DOCUMENT NUMBER 2018-29202 IN THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID MIDLAND COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

***BEGINNING** AT N.(Y):10663486.53, E.(X):1734708.86, A ONE HALF INCH IRON ROD WITH A PLASTIC CAP MARKED "PLS 1974" FOUND FOR THE NORTHWEST CORNER OF A CALLED TRACT 1 IN DOCUMENT NUMBER 2018-29202 IN SAID "OPR", IN THE EAST LINE OF A CALLED 3025.58 ACRE TRACT IN DOCUMENT NUMBER 2012-14612, CALLED TO BE ON THE WEST LINE OF SAID SECTION 24, FROM WHICH A ONE AND ONE QUARTER INCH GALVANIZED IRON PIPE FOUND AND ACCEPTED AS THE SOUTHWEST CORNER OF SAID SECTION 24, BEARS S.14°10'44"W., 714.40 FEET FOR THE SOUTHWEST CORNER HEREOF;*

***THENCE** N.14°10'44"W., ALONG SAID SECTION LINE 420.57 FEET TO A ONE HALF INCH IRON ROD WITH A RED PLASTIC CAP MARKED "MAVERICK FIRM# 10194514" (RPC), SET FOR THE SOUTHWEST CORNER OF THE PROPOSED LOT 2, BLOCK 1, OF THE YET UNRECORDED "THE PATCH" ADDITION FOR THE WEST NORTHWEST CORNER HEREOF;*

THENCE N.75°13'35"E., ALONG SAID LOT 2, 537.11 FEET TO AN "RPC" SET FOR THE SOUTHEAST CORNER OF SAID LOT 2 FOR AN INTERIOR CORNER HEREOF;

***THENCE** N.14°10'44"W., ALONG SAID LOT 2 AND LOT 1, BLOCK 1, TO A POINT FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK 5, GOLDEN SANDS ADDITION, AS SHOWN ON A PLAT RECORDED AS DOCUMENT NUMBER 2024-27622 IN THE PLAT RECORDS OF SAID MIDLAND COUNTY FOR THE NORTH NORTHWEST CORNER HEREOF;*

***THENCE** N.75°12'15"E., ALONG SAID GOLDEN SANDS ADDITION, 4402.34 FEET TO A ONE HALF INCH IRON ROD FOUND AT A POINT OF DEFLECTION RIGHT FOR A CURVE TO THE RIGHT HAVING A RADIUS OF 1850.00 FEET AND A CHORD BEARING AND DISTANCE OF S.29°21'20"E., 956.78 FEET AT THE SOUTHEAST CORNER OF LOT 5, BLOCK 2 OF SAID GOLDEN SANDS ADDITION, IN THE WEST LINE OF A CALLED 19.31 ACRE TRACT (ANTELOPE TRAIL) AS DESCRIBED IN DOCUMENT NUMBER 2016-21355 OF SAID "OPR" FOR THE NORTHEAST CORNER HEREOF;*

***THENCE** ALONG THE ARC OF SAID CURVE CONVEX TO THIS TRACT 967.77 FEET TO A ONE HALF INCH IRON ROD FOUND AT THE POINT OF TANGENCY HEREOF;*

***THENCE** S.14°26'18"E., ALONG SAID ANTELOPE TRAIL, 338.53 FEET TO A ONE HALF INCH IRON ROD WITH A PLASTIC CAP MARKED "PLS 1974" FOUND FOR THE NORTHEAST CORNER OF SAID TRACT 1 FOR THE SOUTHEAST CORNER HEREOF;*

***THENCE** S.75°14'13"W., ALONG SAID "TRACT 1" 5191.44 FEET TO THE POINT OF BEGINNING, CONTAINING 138.387 ACRES OF LAND.*

PROPERTY OWNER

TAWBAC LLC
P.O. BOX 2954
MIDLAND, TEXAS 79702
DEED INSTRUMENT # 2018-29202
PHONE # (432) 238-2101

THE PATCH INVESTMENT GROUP, LLC
4507 S COUNTY ROAD 1232
MIDLAND, TX 79706
DEED INSTRUMENT#2025-

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-Eng.com

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

THE PATCH ADDITION

SHEET 1 OF 2

Drawing : F:\2025\250114-AJ CONSTRUCTION-TAWBAC TRACT\DRAWINGS\PLAT\250114 THE PATCH PRELIM PLAT.DWG Last Saved By: SDavis on 9/23/25

SKETCH PLAT

THE PATCH ADDITION

A 148.76 ACRE TRACT OF LAND OUT OF SECTION 24, BLOCK 40, T-2-S, T&P RR CO. SURVEY, MIDLAND COUNTY, TEXAS

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS THE PATCH INVESTMENT GROUP, LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 24, BLOCK 40, T-2-S, T&P. RR. CO. SURVEY, MIDLAND COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE PATCH INVESTMENT GROUP, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS THE PATCH ADDITION, AN ADDITION TO THE MIDLAND COUNTY, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT MIDLAND, TEXAS THIS THE_____DAY OF _____, 2025.

_____

BY:_____

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025

BY_____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS TAWBAC LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 24, BLOCK 40, T-2-S, T&P. RR. CO. SURVEY, MIDLAND COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TAWBAC LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS THE PATCH ADDITION, AN ADDITION TO THE MIDLAND COUNTY, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT MIDLAND, TEXAS THIS THE_____DAY OF _____, 2025.

_____

BY:_____

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025

BY_____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

_____
ATMOS ENERGY

BY: _____

_____
AT&T

BY: _____

_____
OPTIMUM

BY: _____

_____
ASTOUND BROADBAND

BY: _____

_____
ONCOR ELECTRIC DELIVERY

BY: _____

SURVEY NOTES:

1. BASIS OF BEARING, COORDINATES, DISTANCES AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, U.S. SURVEY FOOT, WITH A CONVERGENCE ANGLE (theta) OF -0°57'44.73" AND A COMBINED SCALE FACTOR OF 0.999883304 AT NGS ARP 2 MAF.
2. 1/2 IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
3. SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.
4. LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING SIGNAGE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED: CALL 1-800-DIG-TESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
5. FENCES ARE ON OR WITHIN 0.5' OF THE PROPERTY LINE UNLESS OTHERWISE NOTED OR SHOWN HEREON.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0200F, DATED SEPTEMBER 16, 2005, PORTIONS OF THIS PROPERTY ARE WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." OTHER PORTIONS ARE WITHIN ZONE "A" DESIGNATED AS AREAS WITH A 1% ANNUAL CHANCE OF FLOODING AND A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE. BECAUSE DETAILED ANALYSES ARE NOT PERFORMED FOR SUCH AREAS; NO DEPTHS OR BASE FLOOD ELEVATIONS ARE SHOWN WITHIN THESE ZONES.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF MAVERICK CIVIL & SURVEY, LLC..

DEVELOPMENT NOTES

1. 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.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:
   (1) THE REPRESENTED LOTS ARE REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR :
   (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
4. DECLARATION OF RESTRICTIVE COVENANTS REGARDING THIS DEVELOPMENT FILED IN INSTRUMENT NO. ___ _-_____DATED, _____/_____/_____, MIDLAND COUNTY, TEXAS.
5. 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 INCREASED.
6. _____ ACRE DRAINAGE EASEMENT DEDICATED HEREBY IS RESERVED FOR A PRIVATE RETENTION BASIN FOR STORM WATER RUNOFF ORIGINATING FROM _____ HEREOF, AND _____, AS FILED IN _____, PLAT RECORDS OF MIDLAND COUNTY, TEXAS. COMPLY WITH APPROVED DRAINAGE PLAN TITLED "_____ DRAINAGE LETTER," SEALED BY _____ P.E., AND APPROVED BY THE CITY OF MIDLAND ON _____, OR ANY REVISIONS, CORRECTIONS, AMENDMENTS, OR REPLACEMENTS OF THIS DRAINAGE ANAYLSIS THAT ARE APPROVED BY THE CITY OF MIDLAND.
7. THIS PROPERTY IS IN THE MIDLAND INTERNATIONAL AIR AND SPACE PORT AOZ-4 ZONE. SEE NOTE BELOW.

AOZ-4 AIRPORT OVERLAY DISTRICT (NOTE PER 11-11-11 A (2)

ANY PERSON WHO DESIRES TO ERECT A NEW STRUCTURE OR REBUILD, REPLACE, OR ENLARGE AN EXISTING STRUCTURE OR ESTABLISH A NEW USE OR SUBSTANTIALLY CHANGE AN EXISTING USE IN THE AOZ-4 MUST APPLY FOR AND RECEIVE A PERMIT. A PERMIT SHALL BE GRANTED UNLESS THE NEW STRUCTURE OR THE NEW USE WOULD BE A HEIGHT HAZARD OR A PROHIBITED LAND USE AS SET FORTH IN SECTION 11-11-8, 11-11-9, AND TABLE 1 OF THIS CHAPTER OR WOULD OTHERWISE VIOLATE THIS CHAPTER. APPLICATIONS FOR PERMITS SHALL BE SUBMITTED TO AND ISSUED BY THE CITY OF MIDLAND BUILDING OFFICIAL.

DRAINAGE EASEMENT DEDICATED WITH THIS PLAT

1. THE CITY OF MIDLAND AND ITS EMPLOYEES, CONTRACTORS, AGENTS, SUCCESSORS, AND ASSIGNS, SHALL HAVE THE FREE AND UNINTERRUPTED RIGHT OF PASSAGE IN, ON, UPON, OVER, UNDER, ACROSS, ALONG AND THROUGH THE PROPERTY DESCRIBED HEREIN FOR THE PURPOSE OF ESTABLISHING, LAYING, CONSTRUCTING, RECONSTRUCTING, INSTALLING, REALIGNING, MODIFYING, REPLACING, IMPROVING, ALTERING, OPERATING, MAINTAINING, ACCESSING, INSPECTING, REPAIRING, RELOCATING AND REMOVING DRAINAGE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, THE RIGHT TO CUT AND TRIM BUSHES AND TREES, TOGETHER WITH THE RIGHT OF INGRESS, EGRESS AND REGRESS FOR SUCH PURPOSES IN, ON, UPON, OVER, UNDER, ACROSS, ALONG AND THROUGH THE PROPERTY DESCRIBED HEREIN.

2. DEVELOPER MAY NOT ERECT ON THE PROPERTY DESCRIBED HEREIN ANY STRUCTURE DAMAGE, DESTROY OR OTHERWISE UNLAWFULLY INTERFERE WITH THE CITY'S MAINTENANCE USE OF THE PROPERTY. DEVELOPER HEREBY COVENANTS AND AGREES FOR ITSELF, ITS LEGAL REPRESENTATIVES, SUCCESSORS AND/OR ASSIGNS THAT NO BUILDING, ROOF, TRAY OR CURBS AND GUTTERS OF ANY KIND WILL BE PLACED ON THE PROPERTY DESCRIBED HEREIN WITHOUT PERMISSION FOR ABOVE GROUND APPURTENANCES MUST BE OBTAINED FROM THE CITY OF MIDLAND, PRIOR TO INSTALLATION.

3. THE CITY OF MIDLAND SHALL HAVE THE RIGHT TO MITIGATE DEFICIENCIES IN THE FUNCTION OF THE STORMWATER FACILITY, AND TO BE REIMBURSED BY THE PROPERTY OWNER, IF THE CITY FINDS IT NECESSARY FOR PUBLIC HEALTH AND SAFETY.

4. THE MAINTENANCE OF ANY STORMWATER FACILITY IN THIS EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. PROPERTY OWNER AGREES TO MAINTAIN THE FACILITY IN WORKING ORDER, WITH INSPECTIONS AND CORRECTIVE ACTION MADE AT LEAST ANNUALLY. REPORTS OF SUCH INSPECTIONS AND MAINTENANCE SHALL BE KEPT FOR INSPECTION BY THE CITY OF MIDLAND STORMWATER ADMINISTRATOR ON REQUEST, OR MAY BE FORWARDED TO THE CITY ENGINEER'S OFFICE.

MIDLAND PLATS WITH DEDICATED BASINS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHOULTS, 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 ORDINANCE OF THE CITY OF MIDLAND, TEXAS.

_____
GREGORY W. SHOULTS, R.P.L.S. 5353
MAVERICK ENGINEERING, LLC (TBPELS FIRM #10194514)
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701

PRELIMINARY DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE PATCH 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 BEJIL , CHAIRMAN

_____
LANDON OCHOA, SECRETARY

PROPERTY OWNER

TAWBAC LLC
P.O. BOX 2954
MIDLAND, TEXAS 79702
DEED INSTRUMENT # 2018-29202
PHONE # (432) 238-2101

THE PATCH INVESTMENT GROUP, LLC
4507 S COUNTY ROAD 1232
MIDLAND, TX 79706
DEED INSTRUMENT#2025-

M A V E R I C K
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-Eng.com

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

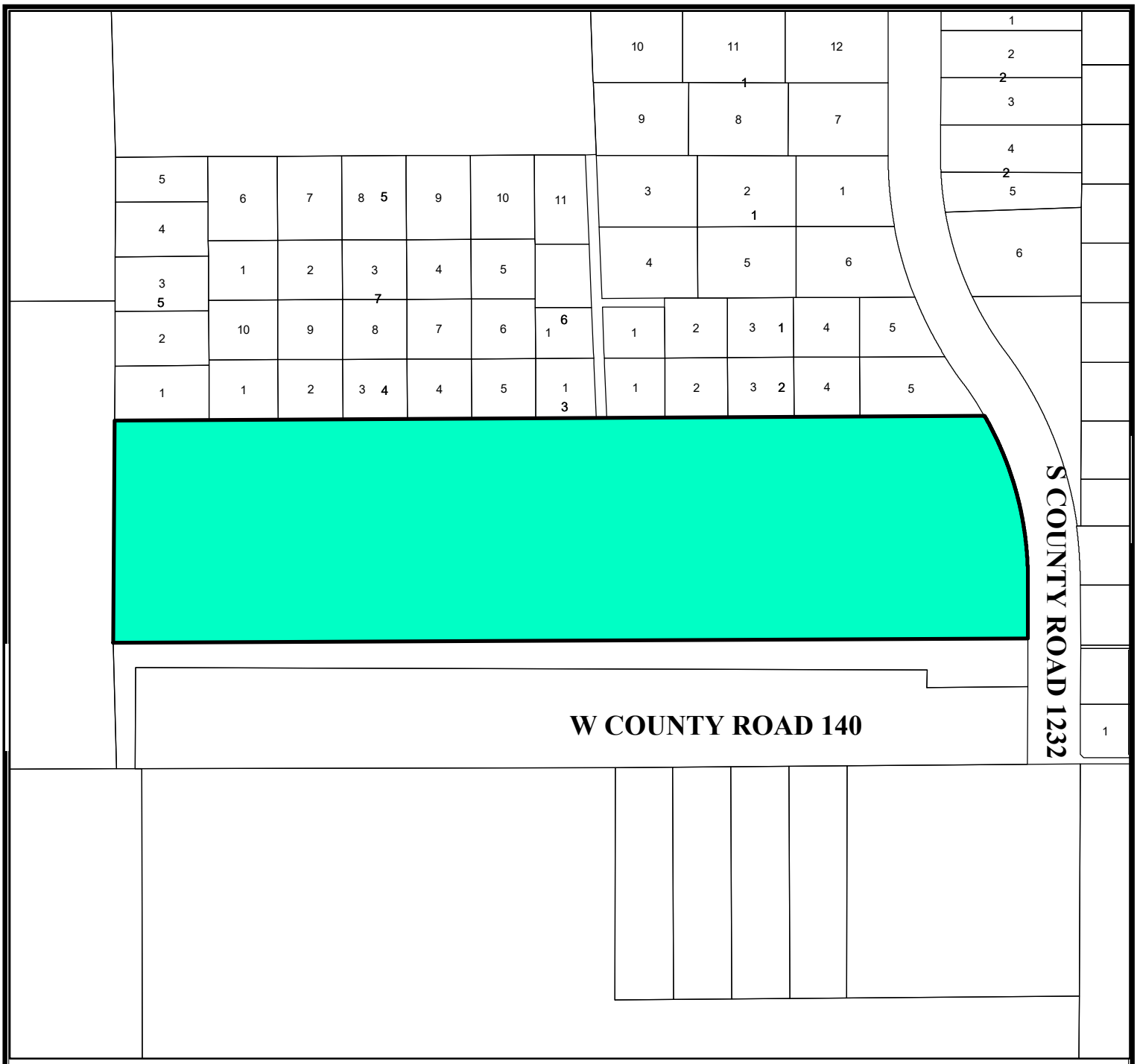
NO. _____

DATE _____

THE PATCH ADDITION

SHEET 2 OF 2

Drawing : F:\2025\250114-AJ CONSTRUCTION-TAWBAC TRACT\DRAWINGS\PLAT\250114 THE PATCH PRELIM PLAT.DWG Last Saved By: SDavis on 9/8/25



Location Map

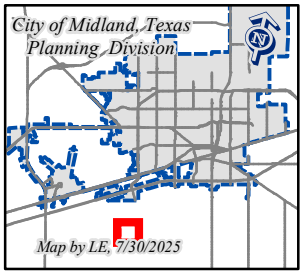
SUB-25-0874 **Scale: 1" = 9,746'**

Proposed plat of The Patch Addition, being a 148.76-acre tract of land out of Section 24, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas.

Generally located at the northwest corner of the intersection of South County Road 1232 and West County Road 140. (Extraterritorial Jurisdiction)

L E G E N D

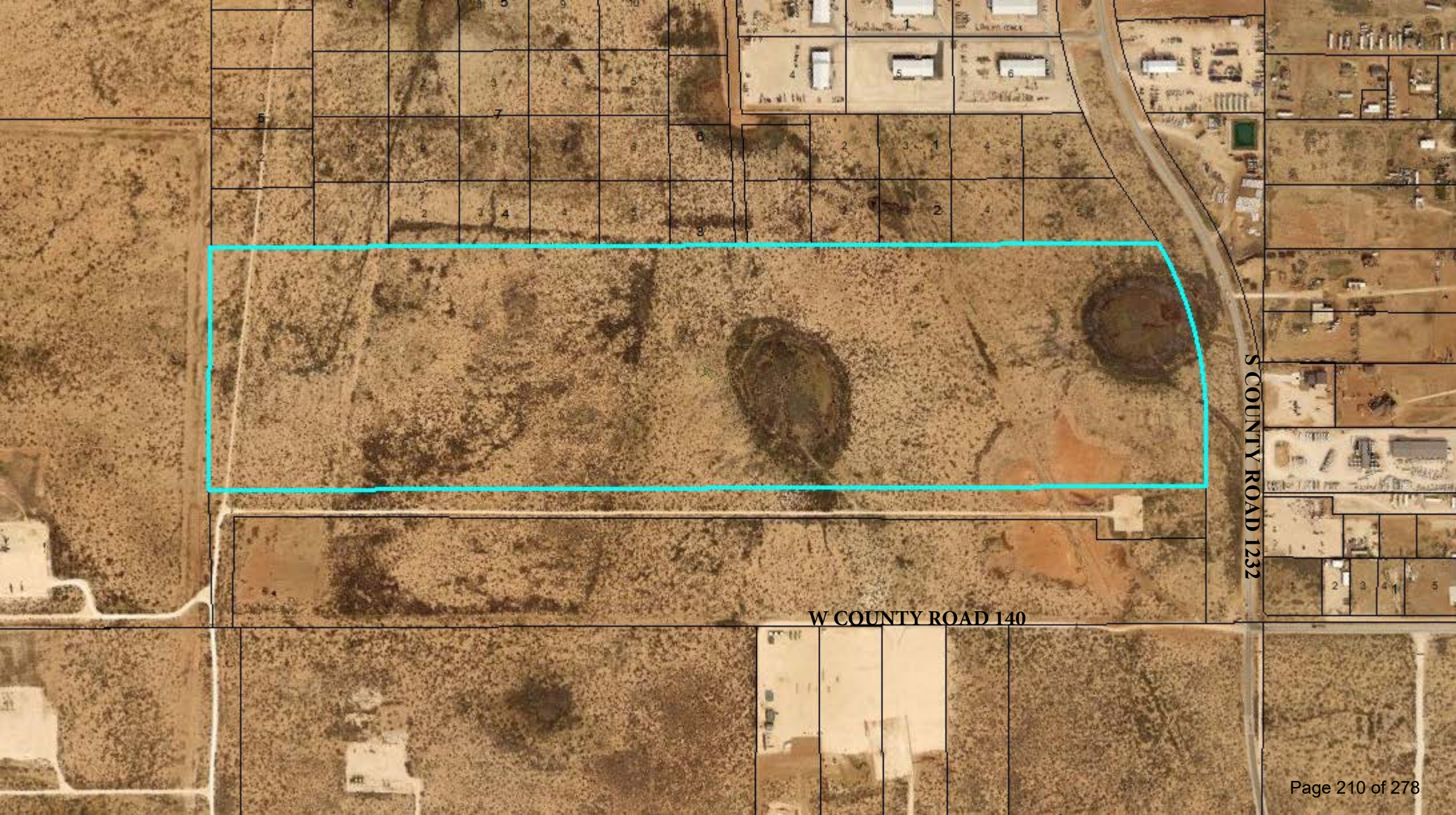
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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.


S COUNTY ROAD 1232
W COUNTY ROAD 140

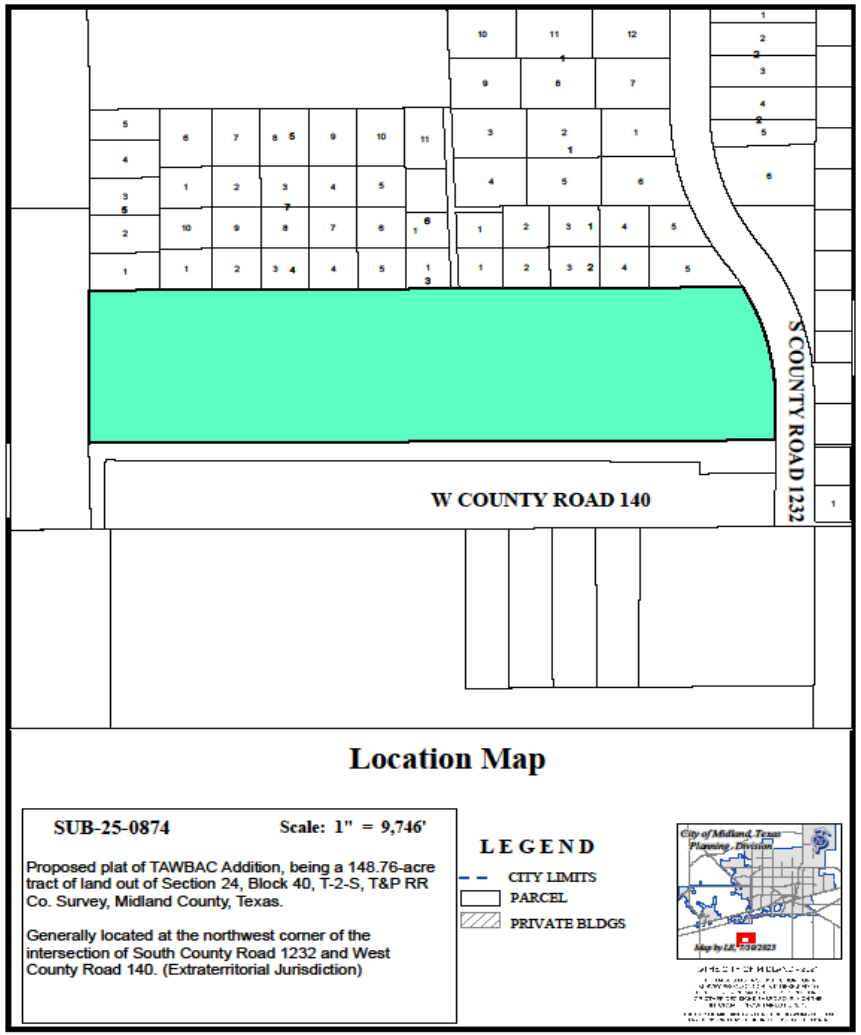
MIDLAND
Be the Energy!

PRELIMINARY PLAT
THE PATCH ADDITION

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** The Patch Investment Group, LLC, and TAWBAC, LLC
- **Representative:** Andrew Mellen, with Maverick Engineering
- **Location:** 3610 South County Road 1232 (Extraterritorial Jurisdiction)
- **Reason for Request:** future industrial development



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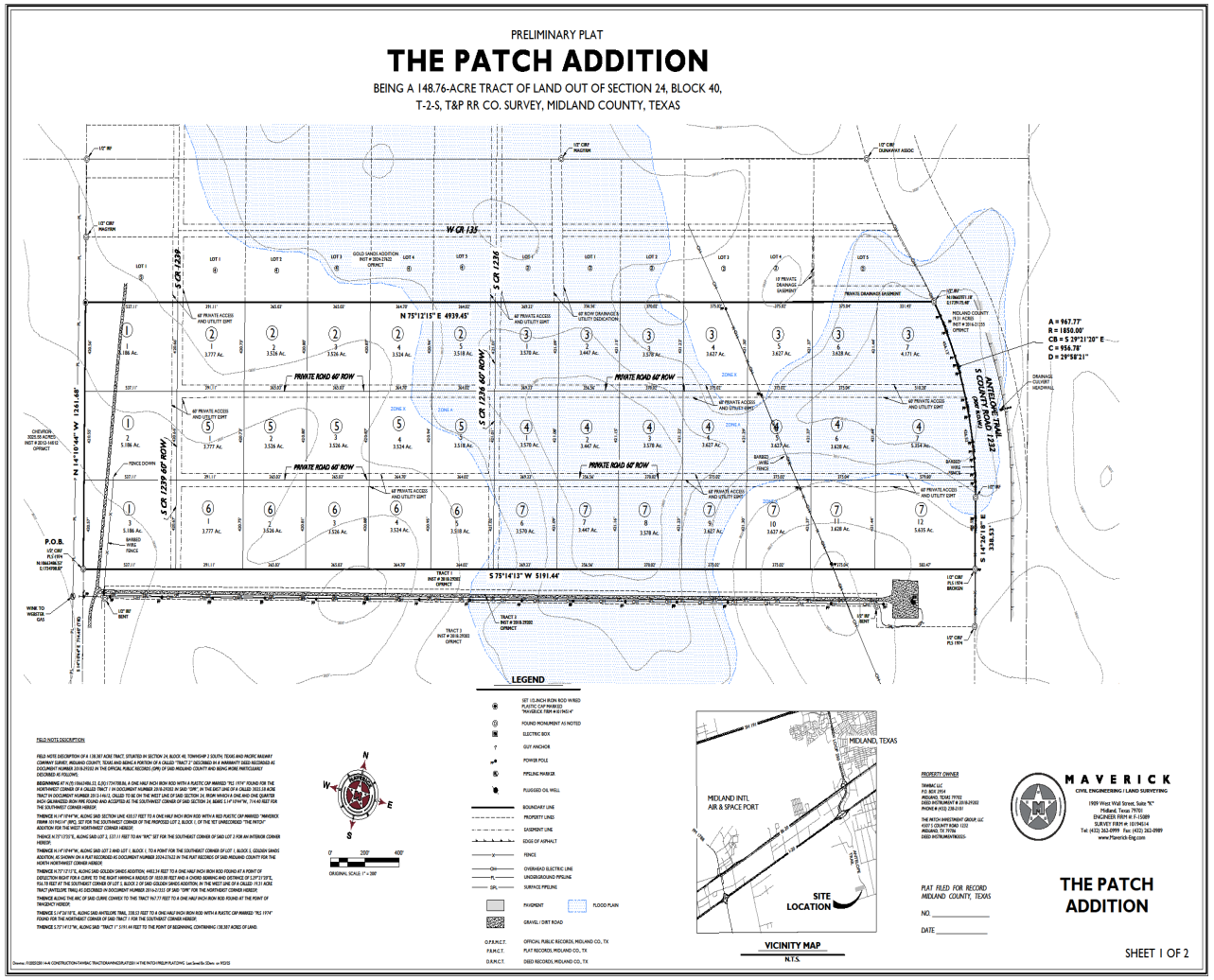
Be the Energy!

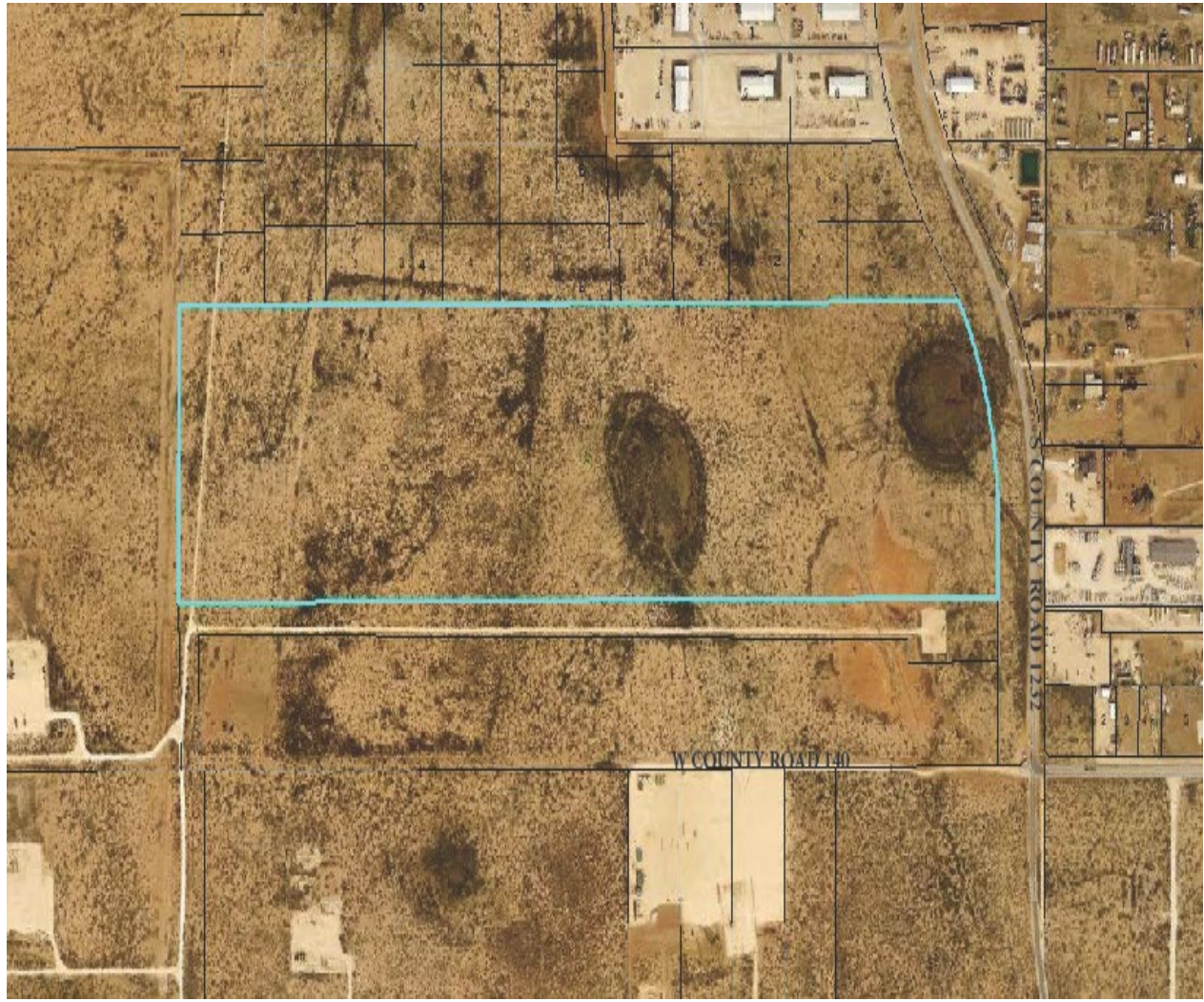
PLAT DETAILS

- **Acreage:** 148.76 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 39



LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North:** Industrial Use and Vacant Land
  - **South/West:** Vacant Land
  - **East:** Industrial Use
- **Proposed Use:** Industrial Use



4

MIDLAND
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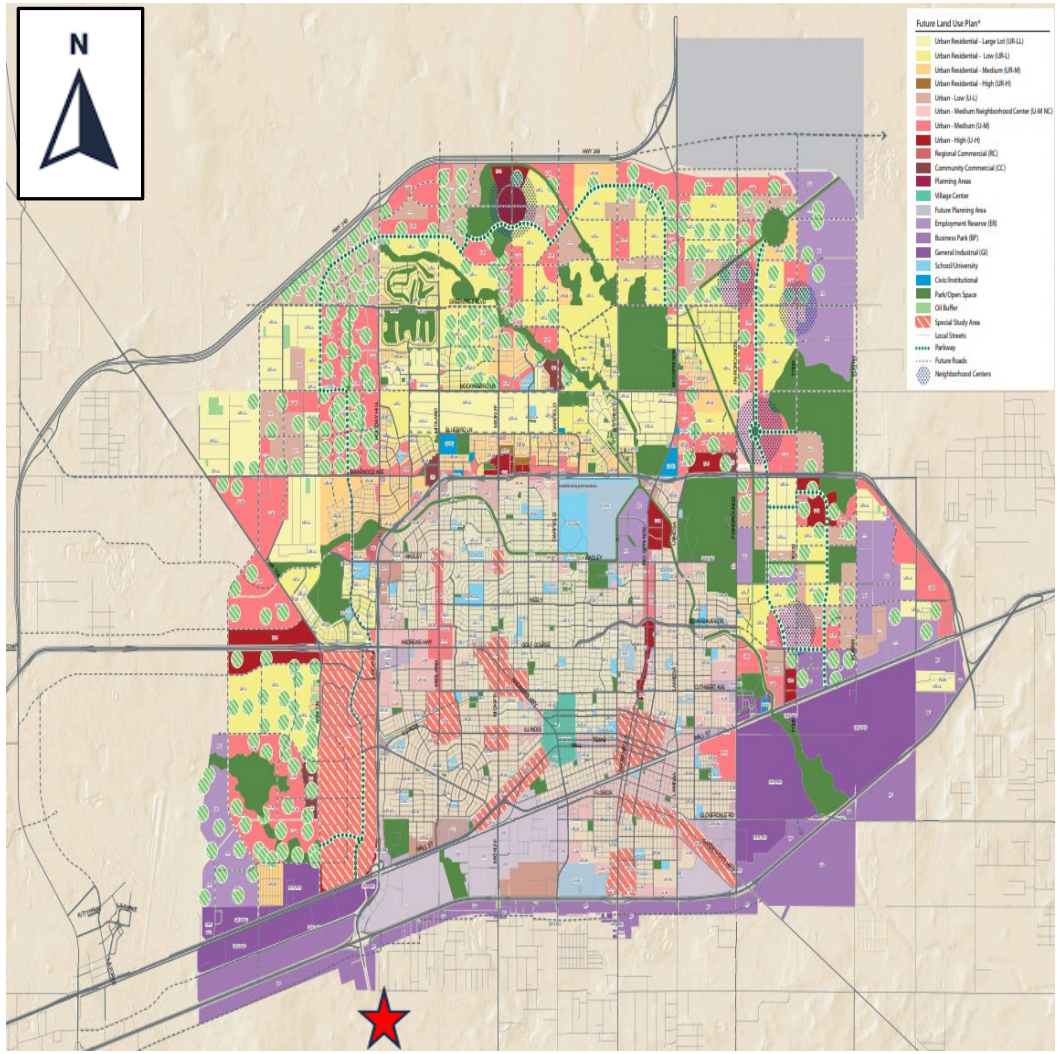
COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



MIDLAND
Be the Energy!

RELATED ITEMS

- Since the plat is over 25.00-acres, it will need to be approved by City Council.
- This plat is scheduled for the October 28, 2025, City Council Meeting.

STAFF'S RECOMMENDATION

- Staff recommends approval of this request with the following conditions A through C:

A. Approval by the City Council shall be required prior to consideration of a final plat by the Commission on which any preliminary plat is ten hectares (25 acres) or more in area and is located in any survey section (approximately one square mile) which does not contain a publicly owned site or sites intended for both a public school and park, or public site reservation therefore. [11-2-3(D)11(a)(6)]

STAFF'S RECOMMENDATION

B. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]

C. 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]

MISSION

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

Planning and Zoning Commission Meeting

Item Number:	**14.**
Meeting Date:	**October 20, 2025**
To:	**Planning and Zoning Commission**
From:	**Britton Murry, Senior Planner**
Subject:	**Motion approving, with staff's recommended conditions, an amended Preliminary Plat of Mockingbird Ridge, being a plat of a 302.39-acre tract of land out of Section 18, Block 38, T-1-S, A-734, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of North Fairgrounds Road and Firewheel Road.)**

Purpose:
Maverick Engineering, on behalf of Betenbough Homes, LLC, is requesting to plat a 302.39-acre tract of land located on the east side of North Fairgrounds Road into 1,291 lots for future residential development.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Current Zoning:

PD, Planned Development District for a Housing Development

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.

ADDRESSING: (Approved)

The following street information needs to be revised please: 1) In phase 20, Eagle Ridge needs to have a suffix added, preferably Drive or Avenue. 2) In phase 24, Flats Court is a duplicate street name. Please assign a new unique name. 3) In phase 21, Trejo Drive is a duplicate street name. Please assign a new unique name. 4) In phase 22, Trail Drive cannot have "Trail" as the street name. Trail and Drive are both suffix/street types. Please assign a new unique name. In addition to a POB, please add a 2nd pair of coordinates.

ENGINEERING: (Approved with Conditions)

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

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

PAVING: Internal paving improvements have not been submitted/accepted. Construct roads shown to City Standards for entire platted frontage. Per City code, the developer is required for 1/3 the cost/construction of Fairgrounds, based on maximum 20-meters (68-foot) width including C & G arterial construction standards. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

WATER: Water improvements have not been submitted/accepted. Construct to City standards along entire platted frontage, serving all lots with looped system. [Reference City Code Section 11-2-3(G)1]

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: Sewer improvements have not been submitted/accepted. Construct to City standards along entire platted frontage, serving all lots within the subdivision and to adjacent lot lines along exterior roadways. [Reference City Code Section 11-2-3(G)1]

DRAINAGE: Show compliance with Mockingbird Ridge Phase 15-26 Drainage Study, prepared by Maverick Engineering and approved by City on 10/14/2025. [Reference City Code Sect. 11-2-3(D)8]

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

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

TRANSPORTATION: (Approved)

STREET NAME AND TRAFFIC CONTROL SIGN FEE – Due at Final Plat submittal at a rate of $650 per intersection. The fee will be assessed based on the number of intersections included in each Final Plat phase. [Reference City Code Section 11-2-5(C)3(t).] 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)

PHASE 25 & 26 • Tank battery identified on the plat needs the radius changed from 500' to 150'. • Well Stimson Burley B #1 identified on the plat; remove 500' radius, keep 135'.

GIS: (Approved)

Northern call encroaches into existing plats. (Lone Star Trails II, Sec 16, Sec 13, Sec 8, Sec 6) Please check calls. Phases will be reviewed as they are received, individually. Please check chord length of C2, C12 in table. Street names under review.

CRMWD: (Approved)

We do not have any comments on this plat.

PLANNING: (Approved with Conditions)

Change the year in the acknowledgement to 2025 [Informational]

Change the year in the certificate of approval to 2025 [Informational]

Change the year in the owner's certificate to 2025 [Informational]

Change the chairman to Abraham Bejil for the certificate of approval [Informational]

This plat is greater than 25 acres; therefore, approval from Council is required during the preliminary phase. [Midland City Code 11-2-3(D)11(a)6]

Add to Certificate of Approval: "For approval by the commission" [Midland City Code 11-2-3(H)3(m)(3)]

Staff recommends approval of the amended Preliminary Plat of Mockingbird Ridge, subject to the following conditions.

Conditions:

A. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]

B. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]

C. Approval by the City Council shall be required prior to consideration of a final plat by the Commission on which any preliminary plat is ten hectares (25 acres) or more in area and is located in any survey section (approximately one square mile) which does not

contain a publicly owned site or sites intended for both a public school and park, or public site reservation therefor; [11-2-3(D)11(a)(6)].

D. 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:

A. P-25-2398, Combined Documents
B. P&Z - - Mockingbird Ridge Prelim

Britton Murry, Development Services	Created/Initiated - 10/14/2025
Landon Ochoa, Development Services	Final Approval - 10/14/2025

MIDLAND Planning Division	Preliminary Plat Application	For Office Use Only SUB-____-_____ P-____-_____

Subdivision Name: MOCKINGBIRD RIDGE
(Must be named in accordance with 11-2-5(A)4 of the City Code)

Applicant (Must be an individual. Also, See affidavit on page 3 if acting as agent) Print Name:		Phone #: Email:	
Address:	City:	State:	Zip:

Property Owner Print Name: BETENBOUGH HOMES LLC		Phone #: 432-262-0999 Email: brettb@betenbough.com	
Address: 6305 82ND STREET	City: LUBBOCK	State: TX	Zip: 79424

Developer: (If different from property owner) Print Name:		Phone #: Email:	
Address:	City:	State:	Zip:

Representative (If different from applicant or property owner) Print Name: MAVERICK ENGINEERING		Phone #: Email: amellen@maverick-eng.com	
Address: 1909 W WALL STREET SUITE K	City: MIDLAND	State: TX	Zip: 79701

Reason for Platting (Please be specific)
DEVELOPMENT

Plat Information	Total Acreage: 302.39
Type: ☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 1291	Number of Multi-Family Dwelling Units:

Request Type: ☐ Initial Preliminary Plat ☒ Preliminary Plat Amendment
(If preliminary plat amendment, submit markup showing proposed changes)

Deferral Request: Do you plan on requesting a deferral to the timing of public improvements?
☐ Yes ☒ No
(If yes, the deferral request must be submitted to the Planning Division by final plat submittal)

Development Agreement: Are you requesting a development agreement? ☐ Yes ☐ No
If yes, please call the Senior Engineering Manager at (432) – 685 – 7284 to discuss.

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 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 preliminary plat submittal or the preliminary plat application will not be accepted.

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

Submittal and Fees

Items to be submitted with this application form:

- Application fee – Payable to "The City of Midland"
  - Payment by check is preferred but you may also pay online via invoice that will be sent you once the application is processed. Any unpaid fees will result in the request being put on hold.
  - Plats smaller than 50 acres - $350
  - Plats larger than 50 acres - $500
- Preliminary plat
  - PDF and JPEG
  - 1 FOLDED copy
  - 1 FOLDED 11" x 17" copy
- Deferral request PDF (if applicable. Refer to sketch plat comments)
  - Due by final plat submittal
- Drainage report (if applicable. Refer to sketch plat comments)
  - Email to engineeringreviews@midlandtexas.gov
- Groundwater availability certification forms (if applicable)
  - Submit physically and digitally (PDF)

The original application form, copies of the plat, and groundwater availability certification forms must be physically submitted either in person or by mail at 300 North Loraine Street, Midland, Texas, 79701. Digital copies of all the above except for the drainage report must be submitted at planningsubs@midlandtexas.gov.

Timeline & Deadlines

Applications will be scheduled in accordance with the Submittal Deadline & Meeting Schedule Dates calendar which is posted on the Planning Division's webpage at www.midlandtexas.gov. Once the application has been accepted and paid for, it will be assigned to a Planner who will facilitate the remainder of the process. Please allow 3-5 business days for a Planner to contact you confirming the status of your plat and the Planning and Zoning Commission meeting it is scheduled for as well as the City Council meeting it is scheduled for if it requires City Council approval (refer to sketch plat comments). The Planner will keep you updated throughout the process and let you know of any issues

that arise. If revisions to your plat or related documents are needed in order for staff to recommend approval of the plat to the P&Z Commission, the Planner will communicate those comments to the applicant listed on this form during the review process. All revisions must be made **by the end of the eighth business day before the date of the meeting** or staff will recommend denial of the plat to the P&Z Commission. However, you may withdraw the plat application at any time to avoid this by emailing the Planner that you wish to do so.

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

Applicant (signature):	Date:
Applicant (printed):	
Property Owner (signature):	Date: 9/18/2025
Property Owner (printed): Abe Fuentez	

The 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 Zoning 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 acting as an agent for property owner:

STATE OF TEXAS

COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear who, being by me duly sworn, upon oath says: That (s)he is the owner of Betenbough Homes LLC or authorized by Abe Fuentez, 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) Andrew L. Mulleck

Subscribed and sworn to before me, this 18 day of September, 2025, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

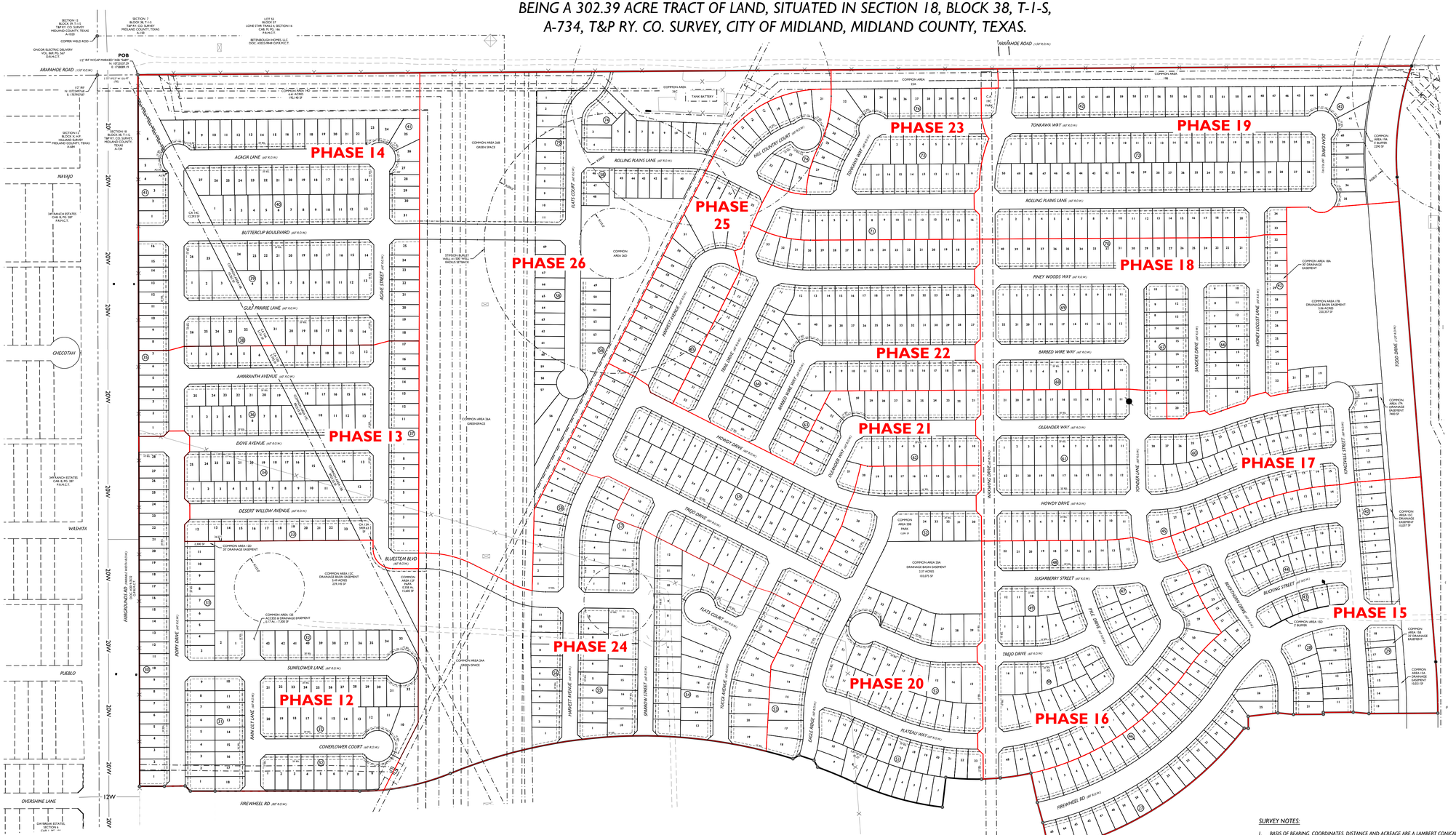
SAVANNAH DAVIS
Notary Public, State of Texas
Comm. Expires 05-20-2028
Notary ID 134907724

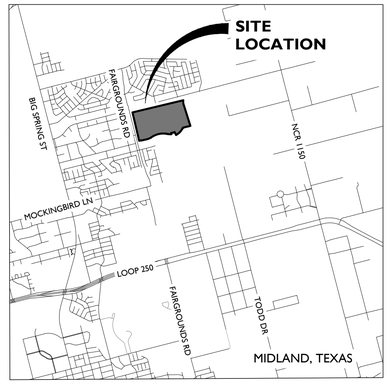
For Office Use Only	
☑ Property Owner Authorization	☑ Digital and Physical Copies of Plat
☑ Application Fee / ☐ Paying online	☐ Deferral Letter (if applicable. Due at final submittal)
Check# 5541	☐ Groundwater Availability Certification Forms (if applicable)
Planner Notes:	
Signature:	**Date:**

PRELIMINARY PLAT

MOCKINGBIRD RIDGE

BEING A 302.39 ACRE TRACT OF LAND, SITUATED IN SECTION 18, BLOCK 38, T-1-S, A-734, T&P RY. CO. SURVEY, CITY OF MIDLAND, MIDLAND COUNTY, TEXAS.





VICINITY MAP

N.T.S.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHOULTS, 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 LOCATED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS.

GREGORY W. SHOULTS RPLS#5356
MAVERICK ENGINEERING, LLC
1909 W. WALL STREET, SUITE "K"
MIDLAND, TEXAS 79701

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS BETENBOUGH HOMES, LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 18, BLOCK 38, T-1-S, A-734, T&P RY. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BETENBOUGH HOMES, LLC, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS MOCKINGBIRD RIDGE SECTION 6, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON; AND DO HEREBY GIVE AN EASEMENT OF INGRESS AND EGRESS TO THE CITY OF MIDLAND FOR GARBAGE COLLECTION, UTILITY FACILITY ACCESS AND MAINTENANCE, LOCATION AND MAINTENANCE OF TRASH CONTAINERS AND ACCESS THERETO, AND CONDITION SAID EASEMENT THAT NO CONSTRUCTION SHALL COMMENCE ON SAID LOT OR LOTS UNTIL THE EXACT LOCATION OF SAID CONTAINERS THEREWITH HAS BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.

WITNESS MY HAND AT _____ , _____, TX.

THE _____ DAY OF _____, 2024.

BY: BETENBOUGH HOMES, LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

THE _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF MOCKINGBIRD RIDGE, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

_____DAY OF _____, 2024.

LUCY SISNIEGA, CHAIRMAN

LANDON OCHOA, SECRETARY

DEVELOPMENT NOTES

1. *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.*
2. *APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.*
3. *THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:*
   (1) THE REPRESENTED LOTS ARE REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR ;
   (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
4. *DECLARATION OF RESTRICTIVE COVENANTS REGARDING THIS DEVELOPMENT FILED IN INSTRUMENT NO. _____ DATED, _____, MIDLAND COUNTY, TEXAS.*
5. *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 INCREASED.*
6. *PROPOSED SETBACKS & EASEMENTS THROUGHOUT THE SUBDIVISION ARE AS FOLLOWS: FRONT 20' (CUL-DE-SAC 15'), SIDE 5', CORNER SIDE 10', REAR 10', AND A 10' GENERAL UTILITY EASEMENT ALONG THE FRONTAGE OF ALL LOTS.*
7. *NO DRIVEWAY OR PARKING SHALL BE ALLOWED ON WAXWING DRIVE.*
8. *RESIDENTIAL BUILDING PERMITS LOCATED INSIDE THE 500 FT. RADIUS WILL REQUIRE A VARIANCE TO THE PERMITTED WELL FROM THE CITY COUNCIL.*

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0100F DATED SEPTEMBER 16, 2005, PORTIONS OF THIS PROPERTY AS SHOWN HEREON ARE WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS OF MINIMAL FLOOD HAZARD. DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES.

OTHER PORTIONS OF THIS PROPERTY AS SHOWN HEREON ARE WITHIN ZONE "A", AREAS WITH A 1% ANNUAL CHANCE OF FLOODING AND A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30 YEAR MORTGAGE. BECAUSE DETAILED ANALYSES ARE NOT PERFORMED FOR SUCH AREAS; NO DEPTHS OR BASE FLOOD ELEVATIONS ARE SHOWN WITHIN THESE ZONES

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF MAVERICK CIVIL & SURVEY, LLC.

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATMOS ENERGY

BY: _____

AT&T

BY: _____

ASTOUND BROADBAND

BY: _____

OPTIMUM

BY: _____

ONCOR ELECTRIC DELIVERY

BY: _____

LEGEND

- SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #1019-4514"
- FOUND 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #1019-4514", UNLESS OTHERWISE NOTED
- POINT OF CURVATURE/TANGENCY/INTERSECTION
- EXISTING POWER POLE
- EXISTING GUY ANCHOR
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING STUB
- EXISTING VALVE
- PIPELINE TEST STATION
- EXISTING ELECTRIC BOX
- EXISTING OIL WELL (PRODUCING)
- PLUGGED WELL
- EXISTING WELL PAD
- FLOOD ZONES
- P.R.M.C.T. PLAT RECORDS, MIDLAND CO., TX
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
- D.R.M.C.T. DEED RECORDS, MIDLAND CO., TX
- BOUNDARY LINE
- PHASE LINE
- EXISTING ADJACENT PROPERTY LINES
- EXISTING DIRT ACCESS RD.
- EXISTING EASEMENT
- PROPOSED EASEMENT
- BUILDING SETBACK LINE (BSL)
- SECTION LINE
- EXISTING EDGE OF PAVEMENT
- X — EXISTING FENCE LINE
- OH — EXISTING OVERHEAD ELECTRIC LINE
- PL — EXISTING BURIED PIPELINE
- SPL — EXISTING SURFACE PIPELINE
- SD — EXISTING STORM DRAIN
- G — EXISTING ATMOS GAS LINE
- W — EXISTING WATER LINE
- WW — EXISTING WASTEWATER LINE

SURVEY NOTES:

1. *BASIS OF BEARING, COORDINATES, DISTANCE AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD 83, U.S. SURVEY FOOT WITH A CONVERGENCE ANGLE (theta) OF -0°53'35.92" AND A COMBINED SCALE FACTOR OF 0.999921999 AT THE 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "ASB 5689" FOUND FOR THE SOUTHWEST CORNER OF SECTION 18.*
2. *1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.*
3. *SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.*
4. *LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING SIGNAGE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED: CALL 1-800-DIG-TESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.*

PROPERTY OWNER

BETENBOUGH HOMES LLC
432-263-0999
6305 82ND ST
LUBBOCK, TX 79424
DEED INSTRUMENT #2021-35675 & #2023-27385
O.P.R.M.C.T.

DRAINAGE EASEMENT DEDICATED WITH THIS PLAT

1. *THE CITY OF MIDLAND AND ITS EMPLOYEES, CONTRACTORS, AGENTS, SUCCESSORS, AND ASSIGNS, SHALL HAVE THE FREE AND UNINTERRUPTED RIGHT OF PASSAGE IN, ON, UPON, OVER, UNDER, ACROSS, ALONG AND THROUGH THE PROPERTY DESCRIBED HEREIN FOR THE PURPOSE OF ESTABLISHING, LAYING, CONSTRUCTING, RECONSTRUCTING, INSTALLING, REALIGNING, MODIFYING, REPLACING, IMPROVING, ALTERING, OPERATING, MAINTAINING, ACCESSING, INSPECTING, REPAIRING, RELOCATING AND REMOVING DRAINAGE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, THE RIGHT TO CUT AND TRIM BUSHES AND TREES, TOGETHER WITH THE RIGHT OF INGRESS, EGRESS AND REGRESS FOR SUCH PURPOSES IN, ON, UPON, OVER, UNDER, ACROSS, ALONG AND THROUGH THE PROPERTY DESCRIBED HEREIN.*
2. *DEVELOPER MAY NOT USE ANY PART OF THE PROPERTY DESCRIBED HEREIN IF SUCH USE WILL DAMAGE, DESTROY, INJURE, AND/OR UNDULY INTERFERE WITH THE CITY OF MIDLAND'S USE OF THE PROPERTY. DEVELOPER EXPRESSLY COVENANTS AND AGREES FOR ITSELF, ITS LEGAL REPRESENTATIVES, SUCCESSORS AND/OR ASSIGNS, THAT NO BUILDING, ROADWAYS, OR CURBS AND GUTTERS OF ANY KIND WILL BE PLACED ON THE PROPERTY DESCRIBED HEREON. WRITTEN PERMISSION FOR ABOVE GROUND APPURTENANCES MUST BE OBTAINED FROM THE CITY OF MIDLAND, PRIOR TO INSTALLATION.*
3. *THE CITY OF MIDLAND SHALL HAVE THE RIGHT TO MITIGATE DEFICIENCIES IN THE FUNCTION OF THE STORMWATER FACILITY, AND TO BE REIMBURSED BY THE PROPERTY OWNER, IF THE CITY FINDS IT NECESSARY FOR PUBLIC HEALTH AND SAFETY.*
4. *THE MAINTENANCE OF ANY STORMWATER FACILITY IN THIS EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. PROPERTY OWNER AGREES TO MAINTAIN THE FACILITY IN WORKING ORDER, WITH INSPECTIONS AND CORRECTIVE ACTION MADE AT LEAST ANNUALLY. REPORTS OF SUCH INSPECTIONS AND MAINTENANCE SHALL BE KEPT FOR INSPECTION BY THE CITY OF MIDLAND STORMWATER ADMINISTRATOR ON REQUEST, OR MAY BE FORWARDED TO THE CITY ENGINEER'S OFFICE.*

N W E S

0' 200' 400'

ORIGINAL SCALE: 1" = 200'

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

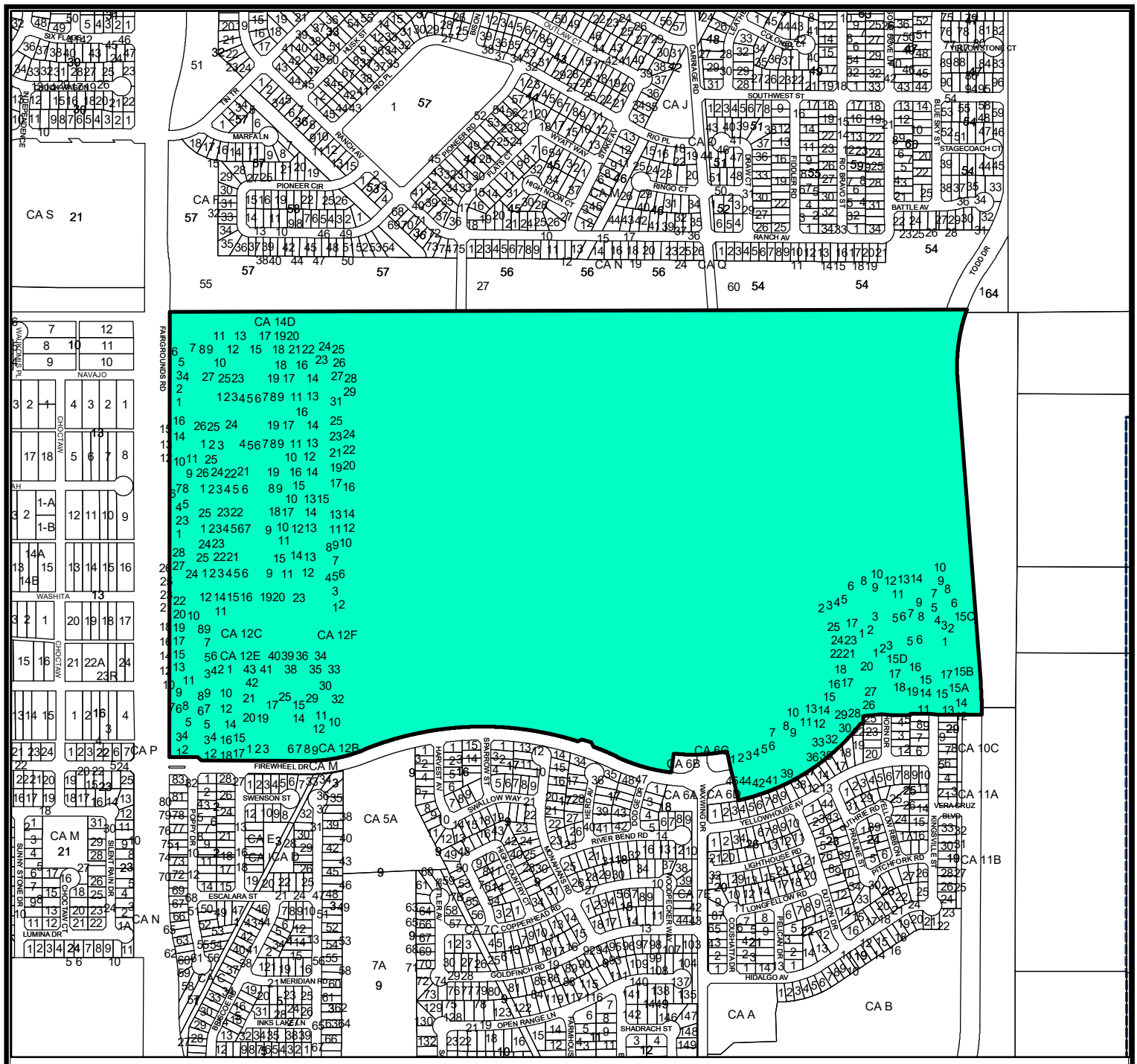
DATE _____

M A V E R I C K
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-Eng.com

MOCKINGBIRD RIDGE

SHEET 1 OF 6

Drawing : F:\2021\210123-BETENBOUGH-BRANDT TRACT\DRAWINGS\PLAT\NORTH MOCKINGBIRD\PRELIM PLAT - NORTH210122 MR NORTH PRELIM PLAT.DWG Last Saved By: SDavis on 9/15/25



Location Map

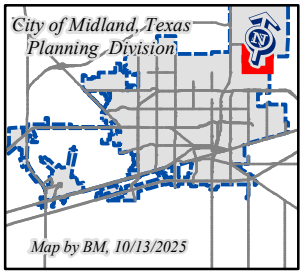
SUB-24-0761 **Scale: 1" = 877'**

Proposed Plat of Mockingbird Ridge, being a plat of a 302.39-acre tract of land out of Section 18, Block 38, T-1-S, A-734, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of North Fairgrounds Road and Firewheel Road. (Council District 1)

L E G E N D

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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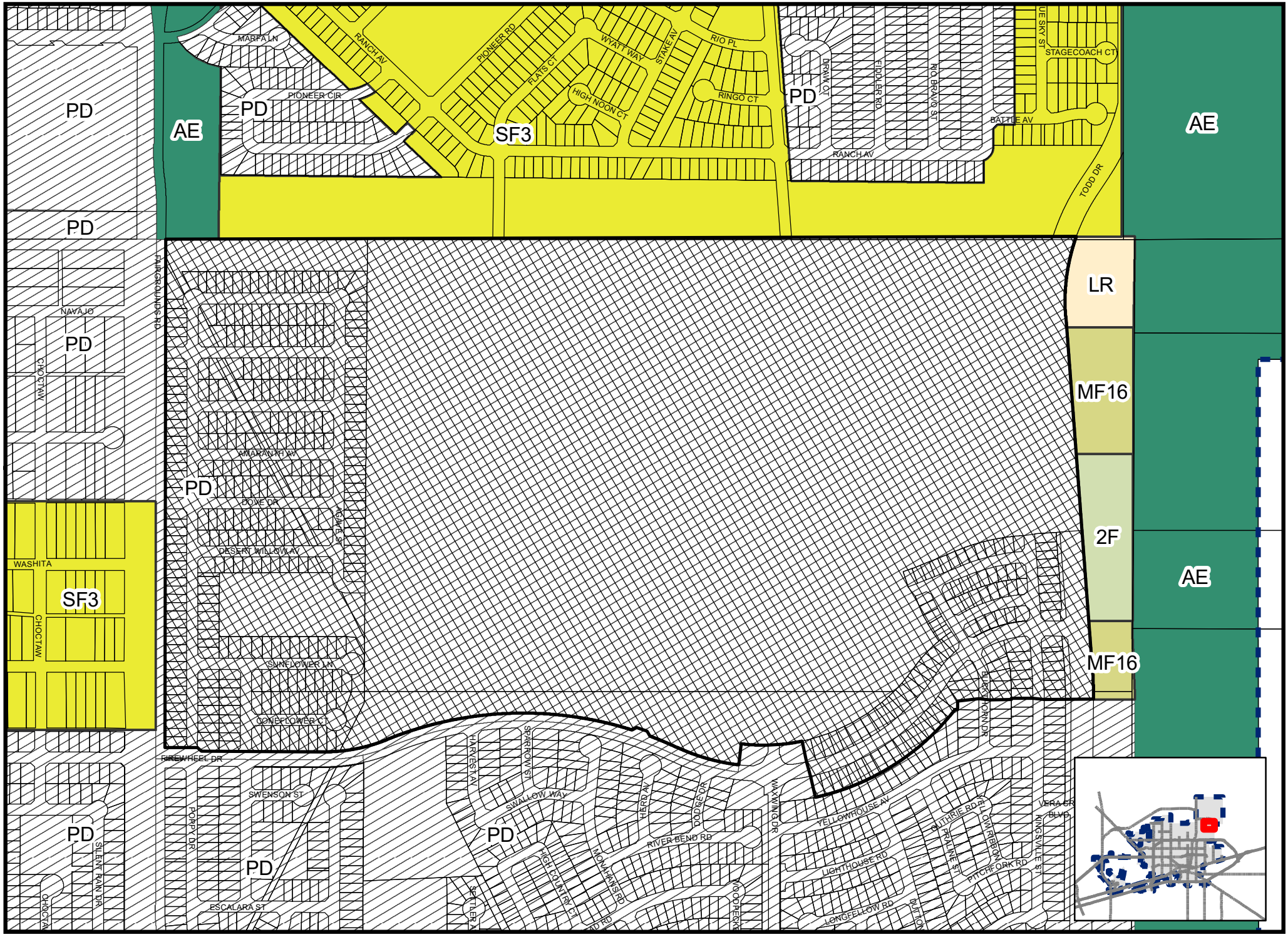
THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.

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



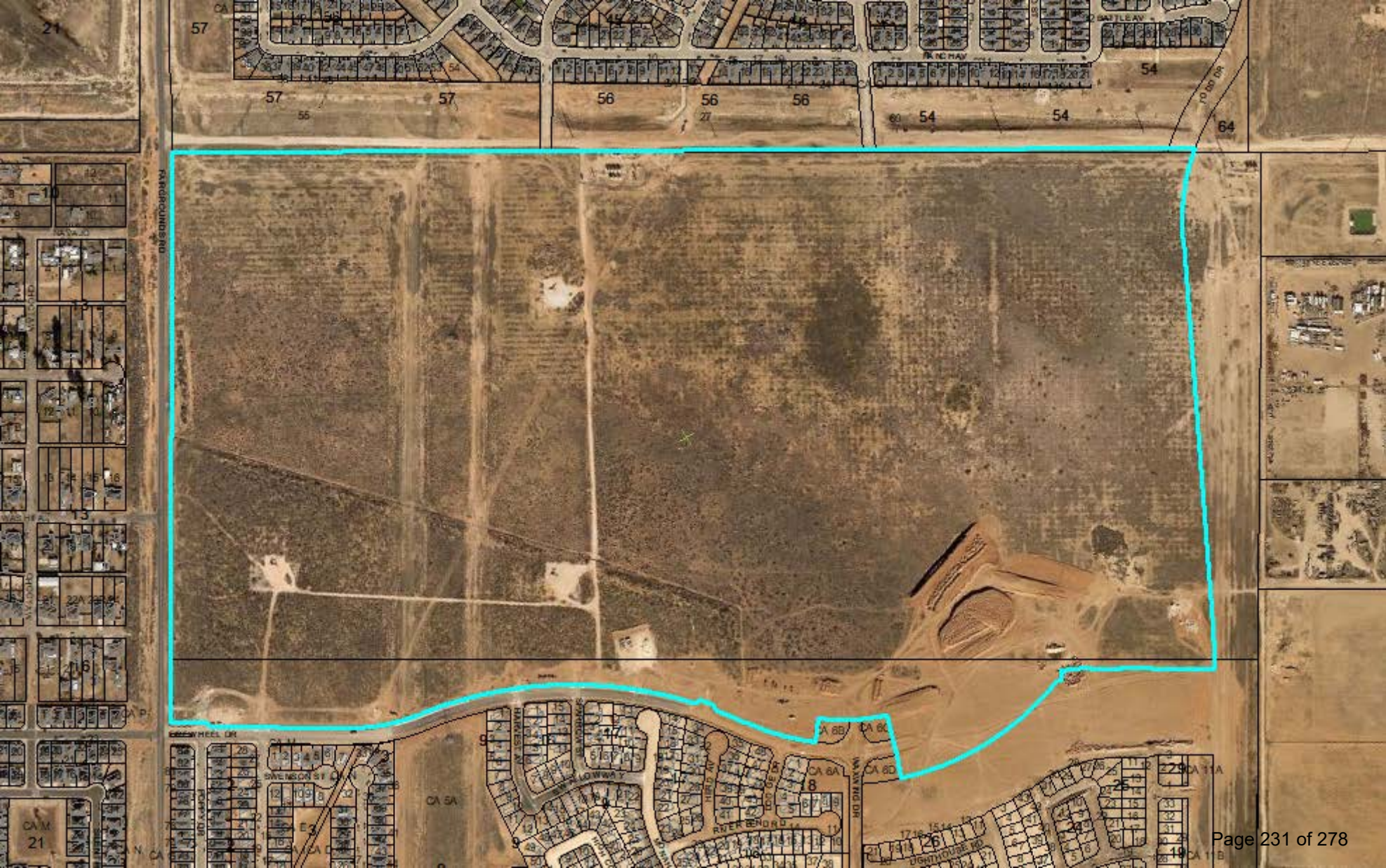
Map by BM, 8/4/2025

SUB-24-0761

Scale: 1" = 646'

ZONING MAP

© THE CITY OF MIDLAND - 2021: 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 DECISION


FAIRGROUNDS RD
RANCHAY
SWENSON ST
LOWWAY
RIVER BEND RD
LIGHTHOUSE DR
WAYNE RD DR
GREENWHEEL DR

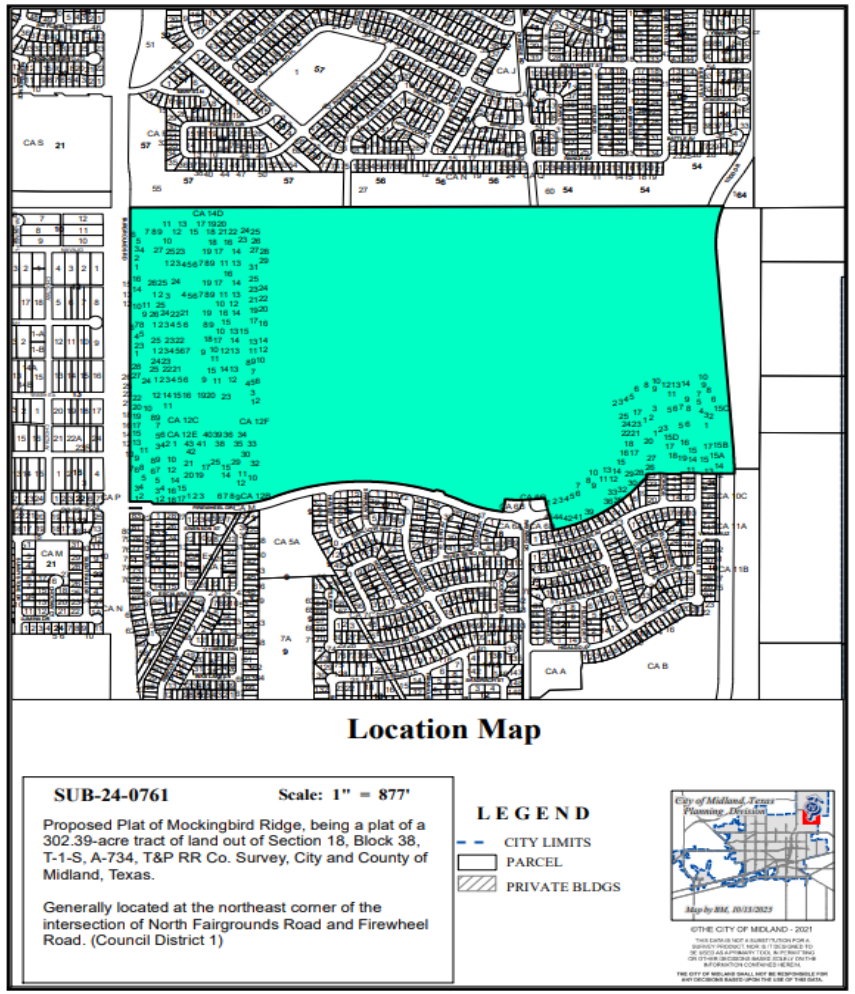
MIDLAND
Be the Energy!

PRELIMINARY PLAT AMENDMENT
MOCKINGBIRD RIDGE

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Developer/Property Owner:** Betenbough Homes, LLC
- **Representative:** Andrew Mellen, with Maverick Engineering
- **Location:** Generally located at the northeast corner of the intersection of North Fairgrounds Road and Firewheel Road. (Council District 1)
- **Reason for Request:** Platting for future residential development



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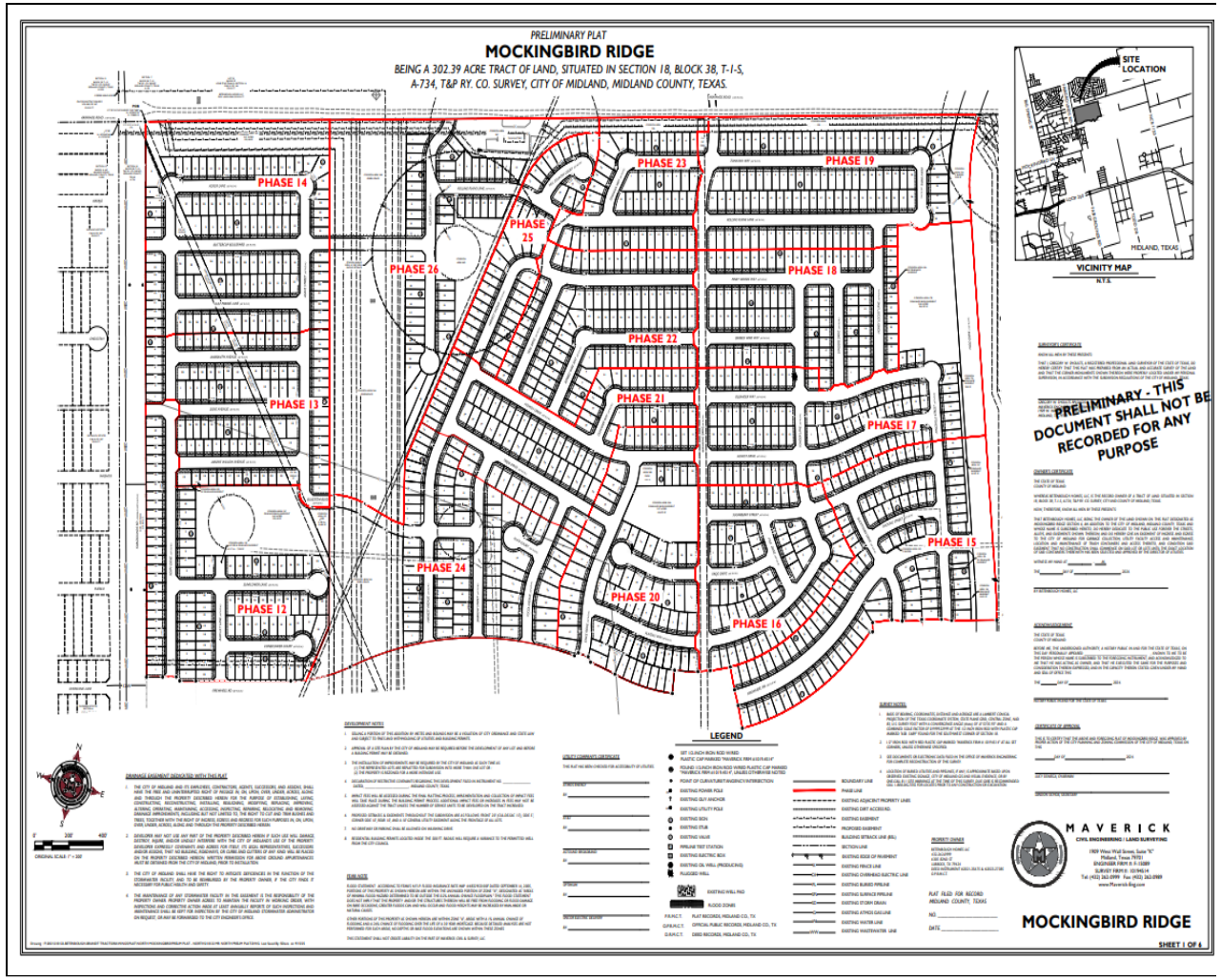
PLAT DETAILS

- **Acreage:** 302.39 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 1,291



3

MIDLAND
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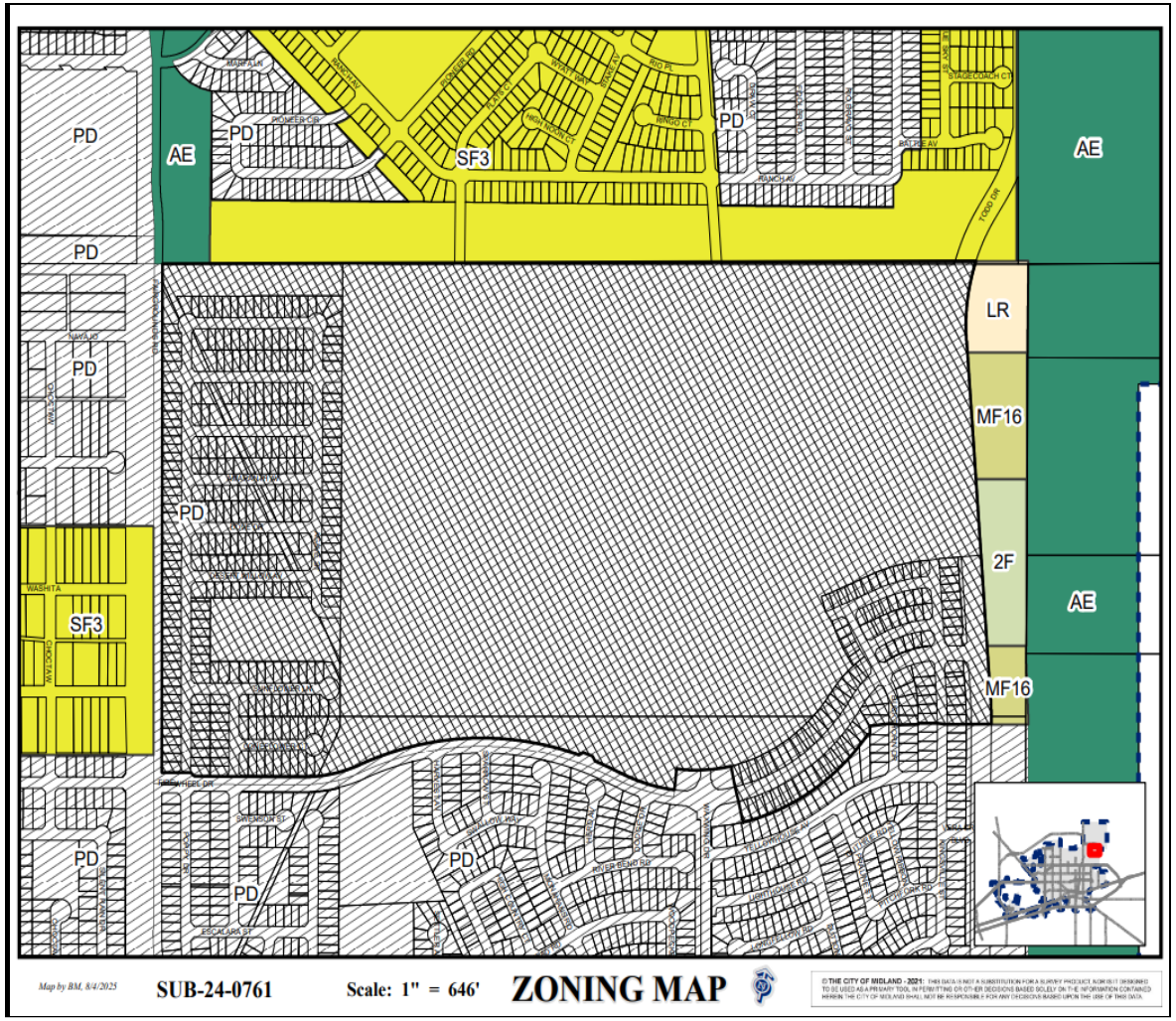
ZONING

- **Current Zoning:** PD, Planned Development District for a Housing Development
- **Surrounding Zoning:**
  - **North:** SF-3, Single-Family Dwelling District and AE, Agricultural Estate District
  - **South/West:** PD, Planned Development District for a Housing Development
  - **East:** LR, Local Retail District, MF-16, Multiple Family Dwelling District, and 2F, Two-Family Dwelling District



4

MIDLAND
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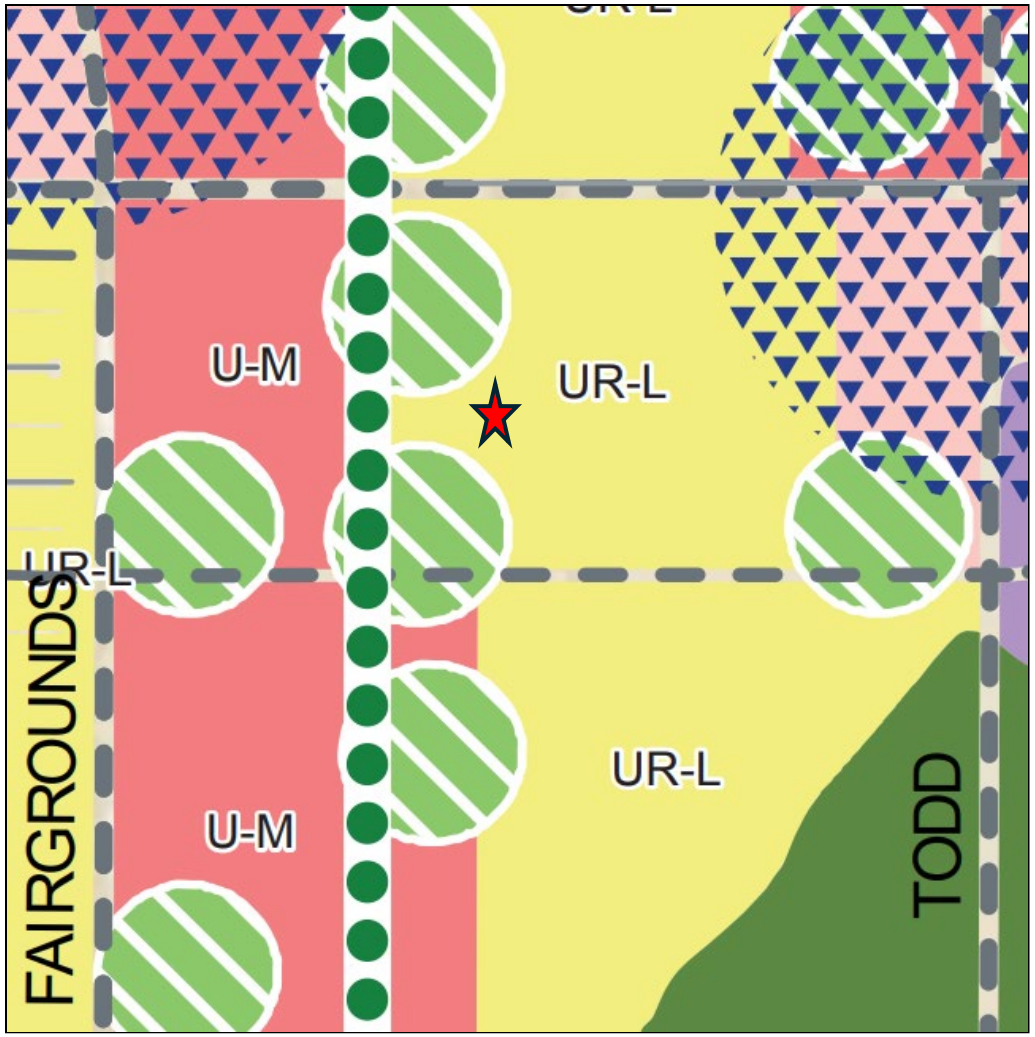
LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/South/East/West:** Single-Family Housing and Vacant Land
- **Proposed Use:** Single-Family Housing

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-Medium (U-M) and Urban Residential-Low (UR-L)
- **Supported Uses:** Supporting uses include a mix of residential use, schools, churches, and low-dense commercial.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



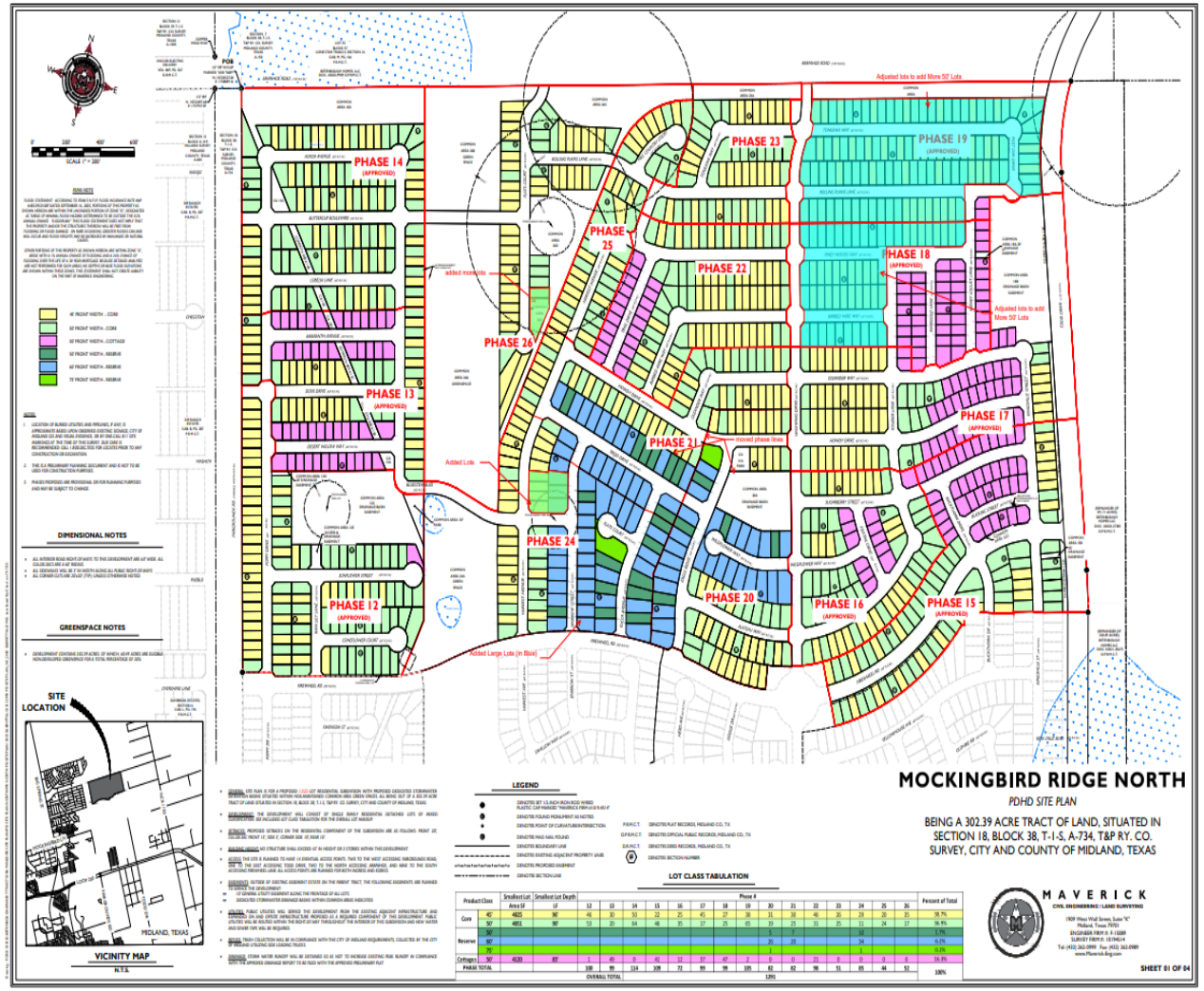
MIDLAND
Be the Energy!

RELATED ITEMS

- A zone change request for this property to change from PD, Planned Development District for a Housing Development to an Amended PD, Planned Development District for a Housing Development was approved by City Council on August 26, 2025.
- Since the plat is over 25.00-acres, it will need City Council approval.
- This plat is scheduled for the October 28, 2025, City Council Meeting.

CHANGES

- Some roads, lots, & block have been reconfigured
- A new class (reserve) has been added
  - Present in southern portion of Mockingbird
- Phase lines have been adjusted to include the new layouts of the lots



8

STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the original preliminary plat on September 3, 2024.
- City Council approved the original preliminary plat on September 24, 2024.
- Staff recommends approval of this request with the following conditions:

STAFF'S RECOMMENDATION

A. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]

B. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]

STAFF'S RECOMMENDATION

C. Approval by the City Council shall be required prior to consideration of a final plat by the Commission on which any preliminary plat is ten hectares (25 acres) or more in area and is located in any survey section (approximately one square mile) which does not contain a publicly owned site or sites intended for both a public school and park, or public site reservation therefor; [11-2-3(D)11(a)(6)].

D. 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

MISSION

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

Planning and Zoning Commission Meeting

Item Number:	**15.**
Meeting Date:	**October 20, 2025**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of South 349 Acres, Section 8, being a replat of Lot 1, Block 5, South 349 Acres Addition, Section 4, and a 31.956-acre tract of land out of Section 3 and 10, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of West Interstate 20 and Rankin Highway.)**

Purpose:
Parkhill, on behalf MPDC Parent Holdings, LLC, is requesting to replat Lot 1, Block 5, South 349 Acres Addition, Section 4, and a 31.956-acre tract of land into 2 lots for the development of a gas station, car wash, and truck stop.

Recommended Action:
Directional/Informational

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Current Zoning:

RR, Regional Retail District, in part, and BP, I-20 Business Park District, in part

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.

ADDRESSING: (Approved)

No comments.

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Okay as Shown. [For Applicant’s Information Only.]

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

PAVING: Loop 250 Frontage roadway okay as is. No public paving improvements required. Rankin Hwy okay as is. No public paving improvements required. [For Applicant’s Information Only.]

WATER: 8” water exists in Rankin Hwy 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: 36” sewer exists in Utility Easement West to East of tract, okay as is. No public wastewater improvements required. 24” sewer exists in Utility Easement North to south on W of tract, okay as is. No public wastewater improvements required. [For Applicant’s Information Only.]

DRAINAGE: Show compliance with Happy Dave's Midland Drainage Study, prepared by Parkhill and approved by City on 10/02/2025. [Reference City Code Sect. 11-2-3(D)8]

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

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

TRANSPORTATION: (Approved with Conditions)

Driveway permitting within city limits on I-20, LP 250, SH 191, and FM 1788 is under the jurisdiction of TxDOT. A copy of an approved TxDOT driveway permit must be provided to the City with the building permit application before a City building permit can be issued.

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 with Conditions)

Add a 500' radius around each well in addition to the 135' radius, list the call footages for radius.

Add in DEVELOPMENT NOTES – • Any occupied residence or commercial building within the 500' radius would require a variance from City Council for a building permit.

• No occupied residence or commercial buildings are allowed within the 135' well radius.

• No occupied residence or commercial buildings are allowed within the 330' Flare radius.

GIS: (Approved)

Title can be SOUTH 349 ACRES, SECTION 8.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

The lot is close to a public sewer line, no need for a septic system.

PLANNING: (Directional/Informational)

The applicant has chosen to withdraw this plat.

The plat will need council approval due to being 25 acres or more [11-2-3(D)11(a)]

The following notice shall be stamped on the face of each preliminary plat: "Preliminary Plat – for review purposes only." [11-2-3(D)6(a)]

Staff recommends approval of the Preliminary Plat of South 349 Acres Addition, Section 8 subject to the following conditions.

Conditions:

A. Depicted Vacations must be approved by Council prior to final plat submittal. [11-2-3(H)3(b)(6)]

B. Approval by the City Council shall be required prior to consideration of a final plat by the Commission on which any preliminary plat is ten hectares (25 acres) or more in area and is located in any survey section (approximately one square mile) which does not contain a publicly owned site or sites intended for both a public school and park, or public site reservation therefor; [11-2-3(D)11(a)(6)].

C. 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:

A. SUB-25-0891, Combined Files

Angelina Bettanini, Development Services	Created/Initiated - 10/13/2025
Landon Ochoa, Development Services	Final Approval - 10/16/2025

MIDLAND Planning Division	Preliminary Plat Application	For Office Use Only SUB-____-_____ P-____-_____

Subdivision Name:_____
(Must be named in accordance with 11-2-5(A)4 of the City Code)

Applicant (Must be an individual. Also, See affidavit on page 3 if acting as agent) Parkhill Print Name: Josh Wallender		Phone #: 432.697.1447 Email: jwallender@parkhill.com	
Address: 1700 W Wall Street	City: Midland	State: Texas	Zip: 79701

Property Owner Print Name: MPDC PARENT HOLDINGS LLC		Phone #: Email:	
Address: 500 W WALL ST STE 300	City: Midland	State: Texas	Zip: 79701

Developer: (If different from property owner) Print Name:		Phone #: Email:	
Address:	City:	State:	Zip:

Representative (If different from applicant or property owner) Print Name:		Phone #: Email:	
Address:	City:	State:	Zip:

Reason for Platting (Please be specific)
Combining 1 platted and 2 unplatted lots into 1 for a commercial site.

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:

Request Type: ☒ Initial Preliminary Plat ☐ Preliminary Plat Amendment
(If preliminary plat amendment, submit markup showing proposed changes)

Deferral Request: Do you plan on requesting a deferral to the timing of public improvements?
☒ Yes ☐ No
(If yes, the deferral request must be submitted to the Planning Division by final plat submittal)

Development Agreement: Are you requesting a development agreement? ☐ Yes ☒ No
If yes, please call the Senior Engineering Manager at (432) – 685 – 7284 to discuss.

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 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 preliminary plat submittal or the preliminary plat application will not be accepted.

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

Submittal and Fees

Items to be submitted with this application form:

- Application fee – Payable to "The City of Midland"
  - Payment by check is preferred but you may also pay online via invoice that will be sent you once the application is processed. Any unpaid fees will result in the request being put on hold.
  - Plats smaller than 50 acres - $350
  - Plats larger than 50 acres - $500
- Preliminary plat
  - PDF and JPEG
  - 1 FOLDED copy
  - 1 FOLDED 11" x 17" copy
- Deferral request PDF (if applicable. Refer to sketch plat comments)
  - Due by final plat submittal
- Drainage report (if applicable. Refer to sketch plat comments)
  - Email to engineeringreviews@midlandtexas.gov
- Groundwater availability certification forms (if applicable)
  - Submit physically and digitally (PDF)

The original application form, copies of the plat, and groundwater availability certification forms must be physically submitted either in person or by mail at 300 North Loraine Street, Midland, Texas, 79701. Digital copies of all the above except for the drainage report must be submitted at planningsubs@midlandtexas.gov.

Timeline & Deadlines

Applications will be scheduled in accordance with the Submittal Deadline & Meeting Schedule Dates calendar which is posted on the Planning Division's webpage at www.midlandtexas.gov. Once the application has been accepted and paid for, it will be assigned to a Planner who will facilitate the remainder of the process. Please allow 3-5 business days for a Planner to contact you confirming the status of your plat and the Planning and Zoning Commission meeting it is scheduled for as well as the City Council meeting it is scheduled for if it requires City Council approval (refer to sketch plat comments). The Planner will keep you updated throughout the process and let you know of any issues

that arise. If revisions to your plat or related documents are needed in order for staff to recommend approval of the plat to the P&Z Commission, the Planner will communicate those comments to the applicant listed on this form during the review process. All revisions must be made **by the end of the eighth business day before the date of the meeting** or staff will recommend denial of the plat to the P&Z Commission. However, you may withdraw the plat application at any time to avoid this by emailing the Planner that you wish to do so.

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

Applicant (signature): Brentley LaRoy	Date: 9/24/25
Applicant (printed): Brentley LaRoy	
Property Owner (signature):	Date:
Property Owner (printed):	

The 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 Zoning 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 acting as an agent for property owner:

STATE OF TEXAS
COUNTY OF MIDLAND

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

Authorized Agent (signature) _____

Subscribed and sworn to before me, this 24th day of September, 2025, to certify which witness my hand and seal of office.

Amy Lewis

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

AMY LEWIS
Notary Public, State of Texas
Comm. Expires 10-16-2028
Notary ID 131761985

For Office Use Only

- ☑ Property Owner Authorization
- ☐ Application Fee / ☑ Paying online
- Check#_____
- ☑ Digital and Physical Copies of Plat
- ☑ Deferral Letter (if applicable. Due at final submittal)
- ☐ Groundwater Availability Certification Forms (if applicable)

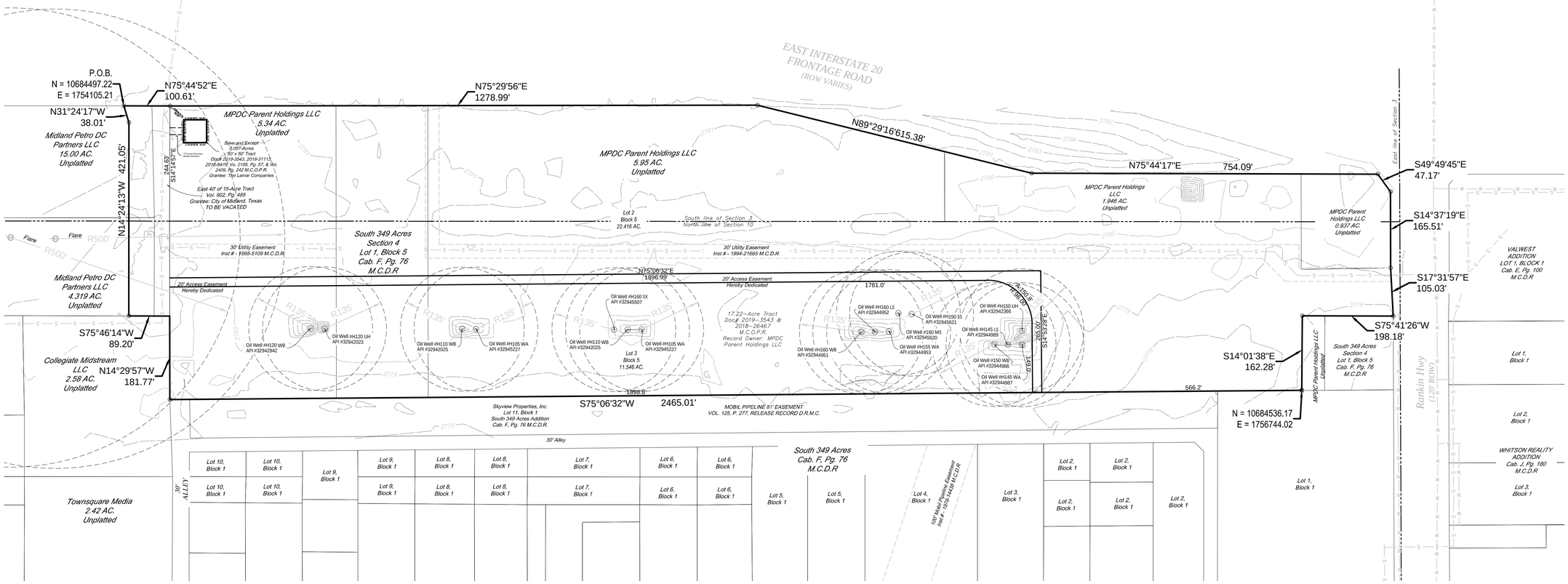
Planner Notes:
-check w/engineering for drainage

Signature: [signature] **Date:** 9/24/25

RECEIVED
SEP 24 2025
Initial: AB

PRELIMINARY PLAT
SOUTH 349 ACRES ADDITION SECTION 8

Being a replat of Lot 1, Block 5, South 349 Acres Addition, Section 4 and 31.336 Acre tract of land out of the south half of Section 3 and the North half of Section 10, Block 39, T-2-S, T. & P. RR. Co. Survey, City and County of Midland, Texas



N

0 120' 240'

LEGEND

- Proposed Plat Limits
- Proposed Platted Lot Lines
- Proposed Easements
- Existing Lot Lines
- Existing Easements
- Existing Sewer Line
- Existing Water Line

PLAT NOTES:

1. 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.
2. 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.
3. 1/2" iron rod with plastic cap set at each corner unless otherwise specified.
4. 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.
5. Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, community number 480477, sheet number 48329C0202F, revised September 16, 2005, and sheet number 48329C0204F, revised September 16, 2005, the surveyed property is not located in a special flood hazard area according to the map. The current flood zone classification for the surveyed property is Zone X.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, MPDC PARENT HOLIDINGS, LLC. is the record owner of 34.019 Acres of Land Located in Section 3 and Section 10, Block 39, T-2-S T&P RR Co. Survey, City and County of Midland, Texas and more particularly described, shown on the plat hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS :

That we, MPDC PARENT HOLDINGS, LLC. do hereby adopt this plat designating the herein above described property as SOUTH 349 ACRES ADDITION, SECTION 8 to the City and 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 the_____day of_____.

By: _____
SIGN

_____
PRINT

_____
TITLE

ACKNOWLEDGEMENT
STATE OF TEXAS :
COUNTY OF _____ :

This instrument was acknowledged before me on_____,_____by _____
on behalf of MDPC PARENT HOLDINGS, LLC.

_____
Notary Public Signature

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

_____
Oncor Electric Delivery Service (PLEASE PRINT)

_____
AT&T Texas (PLEASE PRINT)

_____
Atmos Energy (PLEASE PRINT)

_____
Optimum (PLEASE PRINT)

_____
Astound Broadband (PLEASE PRINT)

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

That I, Franklin Leamons, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Midland, Texas.

_____
FRANKLIN LEAMONS, R.P.L.S.
#6889

SPECIAL STATE PLANE COORDINATE NOTE

Bearings, distances and coordinates are relative to the Texas State Plane Coordinate System (Central Zone1983 NAD) , with a combined grid factor of 0.9998958 for mean project datum. The theta angle is equal to -00°54'48.39" at USC&GS station "Midland", with published values of N=10,690,154.70 and E=1,746,696.78 in U.S. Survey Feet.

CERTIFICATE OF APPROVAL

For approval by the Commission:
This is to certify that the above and foregoing plat of SOUTH 349 ACRES, SECTION 8 was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this the_____ day of_____.

_____ _____
Chairman - Abraham Bejil Secretary - Landon Ochoa

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

LOCATION MAP

OWNER:

MDPC PARENT HOLDINGS, LLC
500 W. Wall St. #300
Midland, Texas 79701
432.682.6685

DEVELOPER:

WESTERN BUILDERS
Brandon Robertson
700 S Grant Street
Amarillo, Texas 79101
432.467.9171

ENGINEER:

PARKHILL
1700 W Wall St., #100
Midland, Texas 79701
432-697-1447

SOUTH 349 ACRES ADDITION SECTION 8

Parkhill
Parkhill.com
TBPELS FIRM REGISTRATION NO. 10194091

Location Map

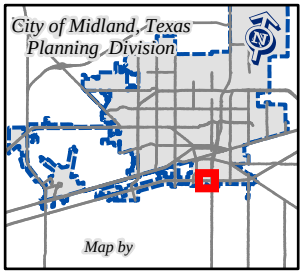
SUB-25-0891 **Scale: 1" = 597 '**

Proposed plat of South 349 Acres Addition, Section 8, being a replat of Lot 1, Block 5, South 349 Acres Addition, Section 4, and a 33.962-acre tract of land out of Section 3 and 10, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located at the southwest corner of the intersection of East Interstate 20 and Rankin Highway.
(Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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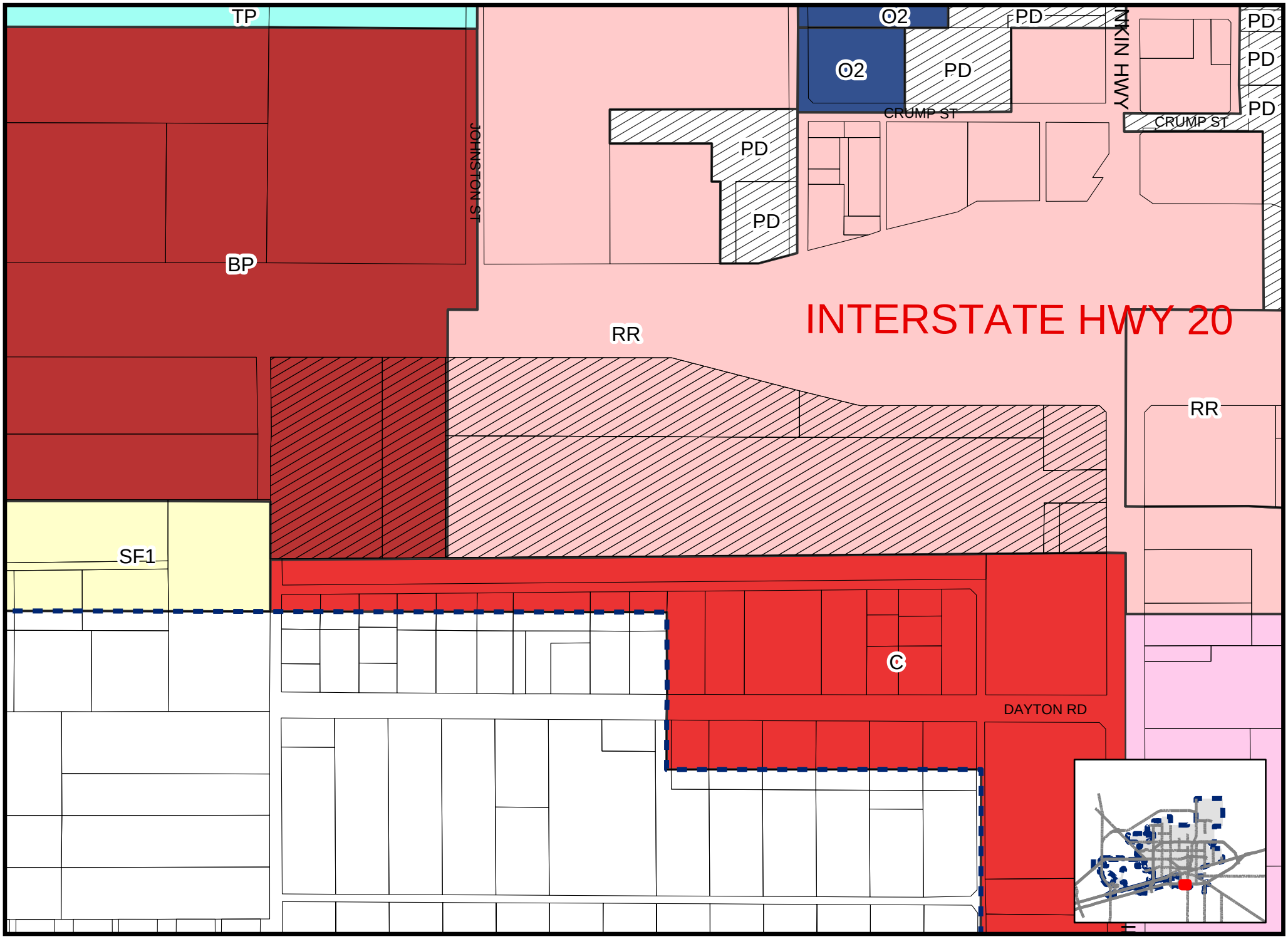
THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.

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



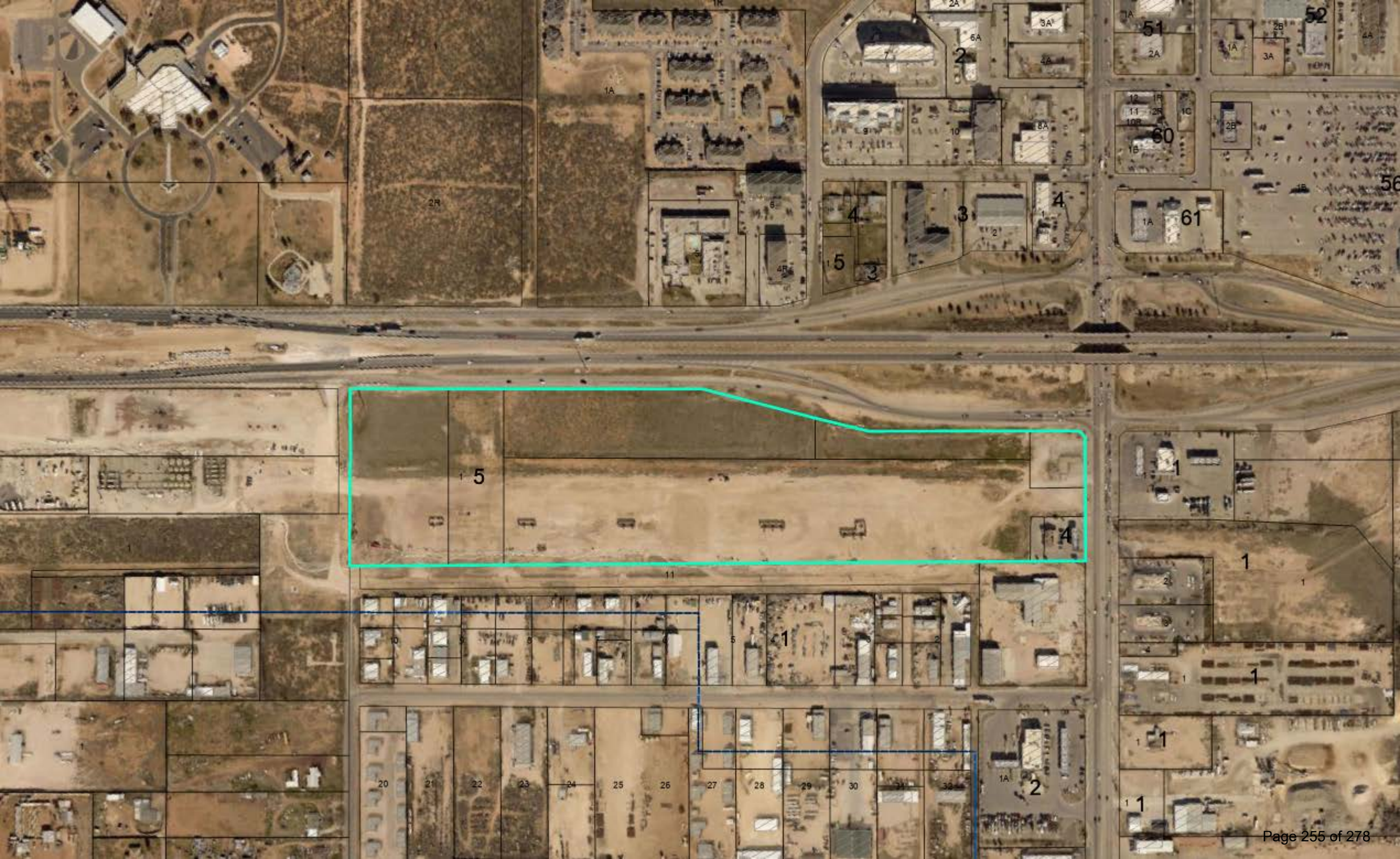
Created: 9/30/2025

SUB-25-0891

Scale: 1" = 382 '

ZONING MAP

© THE CITY OF MIDLAND - 2021: 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 DECISION MADE OR ACTION TAKEN BASED ON THE DATA SHOWN HEREIN.



Planning and Zoning Commission Meeting

Item Number:	**16.**
Meeting Date:	**October 20, 2025**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of Kelview Heights, Section 14, being a replat of Lots 3, 4, and 5, Block 5, Kelview Heights Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of West Dormard Avenue and North Big Spring Street.)**

Purpose:
Maverick Engineering, on behalf of Mid-Cities Community Church and Toco Properties, LLC, is requesting to replat the properties located at 3001 and 3005 North Big Spring Street into two lots in order to reconfigure the lot layout.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Current Zoning:

PD, Planned Development District for an Office Center

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 comments, if any. [For Applicant’s Information Only.]

PAVING: W Dormard roadway okay as is. Big Spring Frontage road is TxDOT facility, built and maintained by TxDOT. No public paving improvements required. [For Applicant’s Information Only.]

WATER: 6” water exists in Big Spring 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 alley west of tract, okay as is. 8” sewer exists in Dormard 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.

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

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

DIMENSION: * * *

OTHER: FEMA Firm data is incorrect, it should be 48329C0089F.

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)

No Oil & Gas Issues

GIS: (Approved)

No comments.

Surveyor: (Approved)

Coordinates look good

ADDRESSING: (Approved)

No comments.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

The lots are close to a public sewer line, no need for septic systems.

PLANNING: (Approved)

Denote size of alley with measurement type. i.e. 20' [Informational]

Add location of existing water and sewer lines on N Big Spring and through the alley {11-2-3(D)4(e)]

Staff recommends approval of the Preliminary Plat of Kelview Heights, Section 14, subject to the following conditions.

Conditions:

A. Impact fee language required by the Engineering department is depicted on final mylar prior to recording. [11-14-6]

B. 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:

A. SUB-25-0882, Prelim Combined Docs
B. P&Z - Kelview Heights Preliminary Plat

Angelina Bettanini, Development Services — Created/Initiated - 10/9/2025
Landon Ochoa, Development Services — Final Approval - 10/14/2025

MIDLAND Planning Division	Preliminary Plat Application	For Office Use Only SUB-____-____ P-____-____

Subdivision Name: KELVIEW HEIGHTS, SECTION 14
(Must be named in accordance with 11-2-5(A)4 of the City Code)

Applicant (Must be an individual. Also, See affidavit on page 3 if acting as agent) Print Name: CHRIS KELLY		Phone #: Email: chris.kelly@midcities.org	
Address:	City:	State:	Zip:

Property Owner Print Name: MID-CITIES COMMUNITY CHURCH		Phone #: 432-262-0999 Email: chris.kelly@midcities.org	
Address: 3001 N BIG SPRING STREET	City: MIDLAND	State: TX	Zip: 79705

Developer: (If different from property owner) Print Name:		Phone #: Email:	
Address:	City:	State:	Zip:

Representative (If different from applicant or property owner) Print Name: MAVERICK ENGINEERING		Phone #: 432-262-0999 Email: amellen@maverick-eng.com	
Address: 1909 W WALL STREET SUITE K	City: MIDLAND	State: TX	Zip: 79701

Reason for Platting (Please be specific)
MOVE PROPERTY LINE TO INCLUDE THE SIDEWALK OF THE PROPERTY

Plat Information	Total Acreage: .60
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 2	Number of Multi-Family Dwelling Units:

Request Type: ☒ Initial Preliminary Plat ☐ Preliminary Plat Amendment
(If preliminary plat amendment, submit markup showing proposed changes)

Deferral Request: Do you plan on requesting a deferral to the timing of public improvements?
☐ Yes ☒ No
(If yes, the deferral request must be submitted to the Planning Division by final plat submittal)

Development Agreement: Are you requesting a development agreement? ☐ Yes ☒ No
If yes, please call the Senior Engineering Manager at (432) – 685 – 7284 to discuss.

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 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 preliminary plat submittal or the preliminary plat application will not be accepted.

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

Submittal and Fees

Items to be submitted with this application form:

- Application fee – Payable to "The City of Midland"
  - Payment by check is preferred but you may also pay online via invoice that will be sent you once the application is processed. Any unpaid fees will result in the request being put on hold.
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  - Plats larger than 50 acres - $500
- Preliminary plat
  - PDF and JPEG
  - 1 FOLDED copy
  - 1 FOLDED 11" x 17" copy
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- Drainage report (if applicable. Refer to sketch plat comments)
  - Email to engineeringreviews@midlandtexas.gov
- Groundwater availability certification forms (if applicable)
  - Submit physically and digitally (PDF)

The original application form, copies of the plat, and groundwater availability certification forms must be physically submitted either in person or by mail at 300 North Loraine Street, Midland, Texas, 79701. Digital copies of all the above except for the drainage report must be submitted at planningsubs@midlandtexas.gov.

Timeline & Deadlines

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that arise. If revisions to your plat or related documents are needed in order for staff to recommend approval of the plat to the P&Z Commission, the Planner will communicate those comments to the applicant listed on this form during the review process. All revisions must be made **by the end of the eighth business day before the date of the meeting** or staff will recommend denial of the plat to the P&Z Commission. However, you may withdraw the plat application at any time to avoid this by emailing the Planner that you wish to do so.

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

Applicant (signature):	Date:
Applicant (printed):	
Property Owner (signature): DocuSigned by: Chris Kelly	Date: 9/4/2025
Property Owner (printed): Chris Kelly	

The 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 Zoning 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 acting as an agent for property owner:

STATE OF TEXAS

COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear who, being by me duly sworn, upon oath says: That (s)he is the owner of Mid-Cities Community Church or authorized by Chris Kelly, 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) Andrew P. Kelly

Subscribed and sworn to before me, this 4 day of September, 2025, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

SAVANNAH DAVIS
Notary Public, State of Texas
Comm. Expires 05-20-2028
Notary ID 134907724

For Office Use Only	
☑ Property Owner Authorization	☑ Digital and Physical Copies of Plat
☑ Application Fee / ☐ Paying online	☐ Deferral Letter (if applicable. Due at final submittal)
Check# 5556	☐ Groundwater Availability Certification Forms (if applicable)
Planner Notes:	
Signature: Angeline Bettamini	Date: 9/22/25

RECEIVED
SEP 22 2025
Initial: AB

MIDLAND Planning Division	Preliminary Plat Application	For Office Use Only SUB-____-_____ P-____-_____

Subdivision Name: KELVIEW HEIGHTS, SECTION 14
(Must be named in accordance with 11-2-5(A)4 of the City Code)

Applicant (Must be an individual. Also, See affidavit on page 3 if acting as agent) Print Name: TODD STALLINGS		Phone #: Email: todd@stallings.com	
Address:	City:	State:	Zip:

Property Owner Print Name: TOCO PROPERTIES LLC		Phone #: 432-262-0999 Email: todd@stallings.com	
Address: 3005 N BIG SPRING STREET, SUITE 2	City: MIDLAND	State: TX	Zip: 79705

Developer: (If different from property owner) Print Name:		Phone #: Email:	
Address:	City:	State:	Zip:

Representative (If different from applicant or property owner) Print Name: MAVERICK ENGINEERING		Phone #: 432-262-0999 Email: amellen@maverick-eng.com	
Address: 1909 W WALL STREET SUITE K	City: MIDLAND	State: TX	Zip: 79701

Reason for Platting (Please be specific)
MOVE PROPERTY LINE TO INCLUDE THE SIDEWALK OF THE PROPERTY

Plat Information | Total Acreage: .60

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

Number of Lots: 2 | Number of Multi-Family Dwelling Units:

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  - PDF and JPEG
  - 1 FOLDED copy
  - 1 FOLDED 11" x 17" copy
- Deferral request PDF (if applicable. Refer to sketch plat comments)
  - Due by final plat submittal
- Drainage report (if applicable. Refer to sketch plat comments)
  - Email to engineeringreviews@midlandtexas.gov
- Groundwater availability certification forms (if applicable)
  - Submit physically and digitally (PDF)

The original application form, copies of the plat, and groundwater availability certification forms must be physically submitted either in person or by mail at 300 North Loraine Street, Midland, Texas, 79701. Digital copies of all the above except for the drainage report must be submitted at planningsubs@midlandtexas.gov.

Timeline & Deadlines

Applications will be scheduled in accordance with the Submittal Deadline & Meeting Schedule Dates calendar which is posted on the Planning Division's webpage at www.midlandtexas.gov. Once the application has been accepted and paid for, it will be assigned to a Planner who will facilitate the remainder of the process. Please allow 3-5 business days for a Planner to contact you confirming the status of your plat and the Planning and Zoning Commission meeting it is scheduled for as well as the City Council meeting it is scheduled for if it requires City Council approval (refer to sketch plat comments). The Planner will keep you updated throughout the process and let you know of any issues

that arise. If revisions to your plat or related documents are needed in order for staff to recommend approval of the plat to the P&Z Commission, the Planner will communicate those comments to the applicant listed on this form during the review process. All revisions must be made **by the end of the eighth business day before the date of the meeting** or staff will recommend denial of the plat to the P&Z Commission. However, you may withdraw the plat application at any time to avoid this by emailing the Planner that you wish to do so.

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

Applicant (signature):	Date:
Applicant (printed):	
Property Owner (signature): Signed by: Todd Stallings 2150FABCE4B0B...	Date: 9/16/2025
Property Owner (printed): Todd Stallings	

The 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 Zoning 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 acting as an agent for property owner:

STATE OF TEXAS

COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear who, being by me duly sworn, upon oath says: That (s)he is the owner of Toco Properties LLC or authorized by Todd Stallings, 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) Andrew L. Kelly

Subscribed and sworn to before me, this 16 day of September, 2025, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

SAVANNAH DAVIS
Notary Public, State of Texas
Comm. Expires 05-20-2028
Notary ID 134907724

For Office Use Only	
☑ Property Owner Authorization	☑ Digital and Physical Copies of Plat
☑ Application Fee / ☐ Paying online	☐ Deferral Letter (if applicable. Due at final submittal)
Check# 35556	☐ Groundwater Availability Certification Forms (if applicable)
Planner Notes:	
Signature: Angeline Bettamini	Date: 9/22/2025

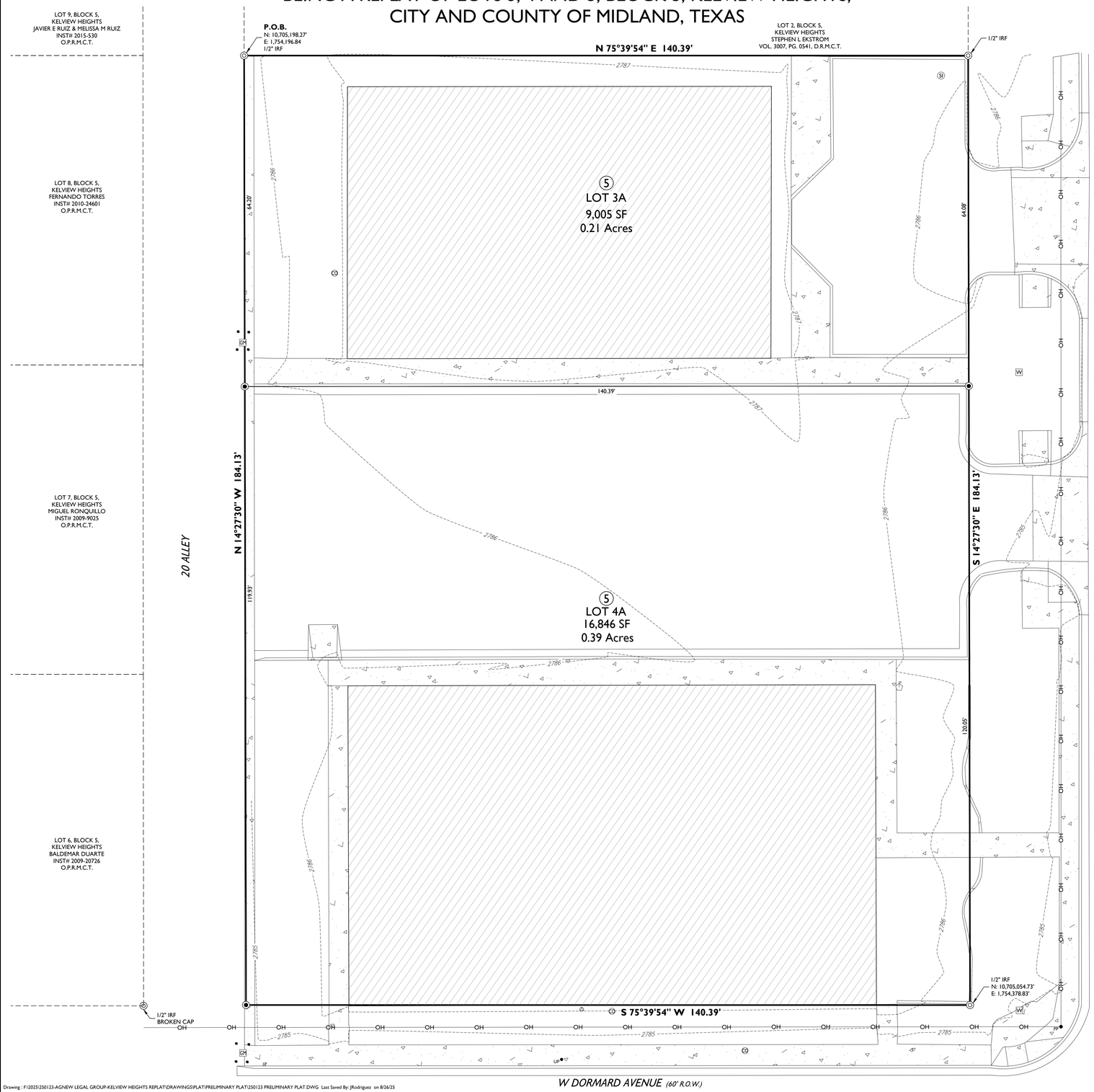
RECEIVED
SEP 22 2025
Initial: AB

RECEIVED
SEP 22 2025
Initial: AB

PRELIMINARY PLAT

KELVIEW HEIGHTS, SECTION 14

BEING A REPLAT OF LOTS 3, 4 AND 5, BLOCK 5, KELVIEW HEIGHTS, CITY AND COUNTY OF MIDLAND, TEXAS



Drawing : F:\2025\250123-AGNEW LEGAL GROUP-KELVIEW HEIGHTS REPLAT\DRAWINGS\PLAT\PRELIMINARY PLAT\250123 PRELIMINARY PLAT.DWG Last Saved By: JRodriguez on 8/26/25

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS MID-CITIES COMMUNITY CHURCH, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 23, BLOCK 39, T-1-S, T&P. RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MID-CITIES COMMUNITY CHURCH, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED
PROPERTY AS A REPLAT OF LOTS 3, 4 AND 5, BLOCK 5, KELVIEW HEIGHTS, SECTION 14 AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY
DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT MIDLAND, TEXAS THIS THE_____DAY OF _____, 2025.

_____
BY: MID-CITIES COMMUNITY CHURCH

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025
BY_____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS TOCO PROPERTIES, LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 23, BLOCK 39, T-1-S, T&P. RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TOCO PROPERTIES, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED
PROPERTY AS A REPLAT OF LOTS 3, 4 AND 5, BLOCK 5, KELVIEW HEIGHTS, SECTION 14 AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY
DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT MIDLAND, TEXAS THIS THE_____DAY OF _____, 2025.

_____
BY: TOCO PROPERTIES, LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025
BY_____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0089F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF MAVERICK CIVIL & SURVEY, LLC.

DEVELOPMENT NOTES

1. 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.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
3. THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:
   (1) THE REPRESENTED LOTS ARE REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR :
   (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING REPLAT OF KELVIEW HEIGHTS, SECTION 14, LOTS 3, 4 AND 5, BLOCK 5, 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 , CHAIRMAN

_____
LANDON OCHOA, SECRETARY

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

_____
ATMOS ENERGY
BY: _____

_____
AT&T
BY: _____

_____
OPTIMUM
BY: _____

_____
ASTOUND BROADBAND
BY: _____

_____
ONCOR ELECTRIC DELIVERY
BY: _____

PROPERTY OWNER

MID-CITIES COMMUNITY CHURCH
3001 N BIG SPRING STREET
MIDLAND, TEXAS - 79705
PHONE # 432-563-9444
DEED INSTRUMENT # 2015-33981

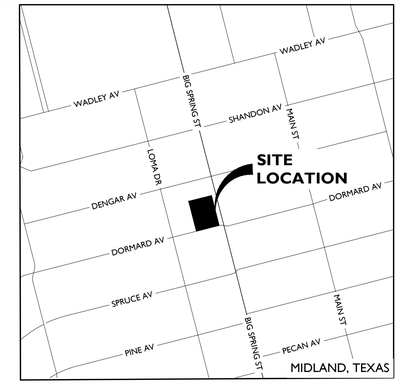
PROPERTY OWNER

TOCO PROPERTIES, LLC
3005 N BIG SPRING STREET STE 2
MIDLAND, TEXAS - 79705
PHONE # 432-894-0320
DEED INSTRUMENT # 2014-22071

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

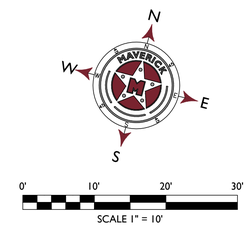
NO. _____

DATE _____



VICINITY MAP

N.T.S.



LEGEND

	SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
	DENOTES FOUND MONUMENT AS NOTED
	DENOTES EXISTING CLEAN OUT
	DENOTES EXISTING GAS METER
	DENOTES EXISTING POWER POLE
	DENOTES EXISTING UTILITY POLE
	DENOTES EXISTING STUB OUT
	DENOTES EXISTING WATER METER
	DENOTES EXISTING BOLLARD
	DENOTES EXISTING MAIL BOX
	DENOTES BOUNDARY LINE
	DENOTES EXISTING PROPERTY LINES
OH	DENOTES EXISTING OVERHEAD ELECTRIC LINE
	DENOTES EXISTING CONCRETE
	DENOTES EXISTING BUILDING

SURVEY NOTES:

1. BASIS OF BEARING, COORDINATES, DISTANCE AND ACREAGE ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE, NAD 83, U.S. SURVEY FOOT WITH A CONVERGENCE ANGLE (theta) OF -0°54'48.40" AND A COMBINED SCALE FACTOR OF 0.99989691 1 AT NGS "MIDLAND".
2. 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
3. SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.
4. LOCATION OF BURIED UTILITIES AND PIPELINES, IF ANY, IS APPROXIMATE BASED UPON OBSERVED EXISTING SIGNAGE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED: CALL 1-800-DIG-TESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
5. THIS IS A PROVISIONAL SKETCH/PRELIMINARY PLAT, THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN HEREON ARE ALSO PRELIMINARY AND SHALL ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SEALED BY THE SURVEYOR OF RECORD.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

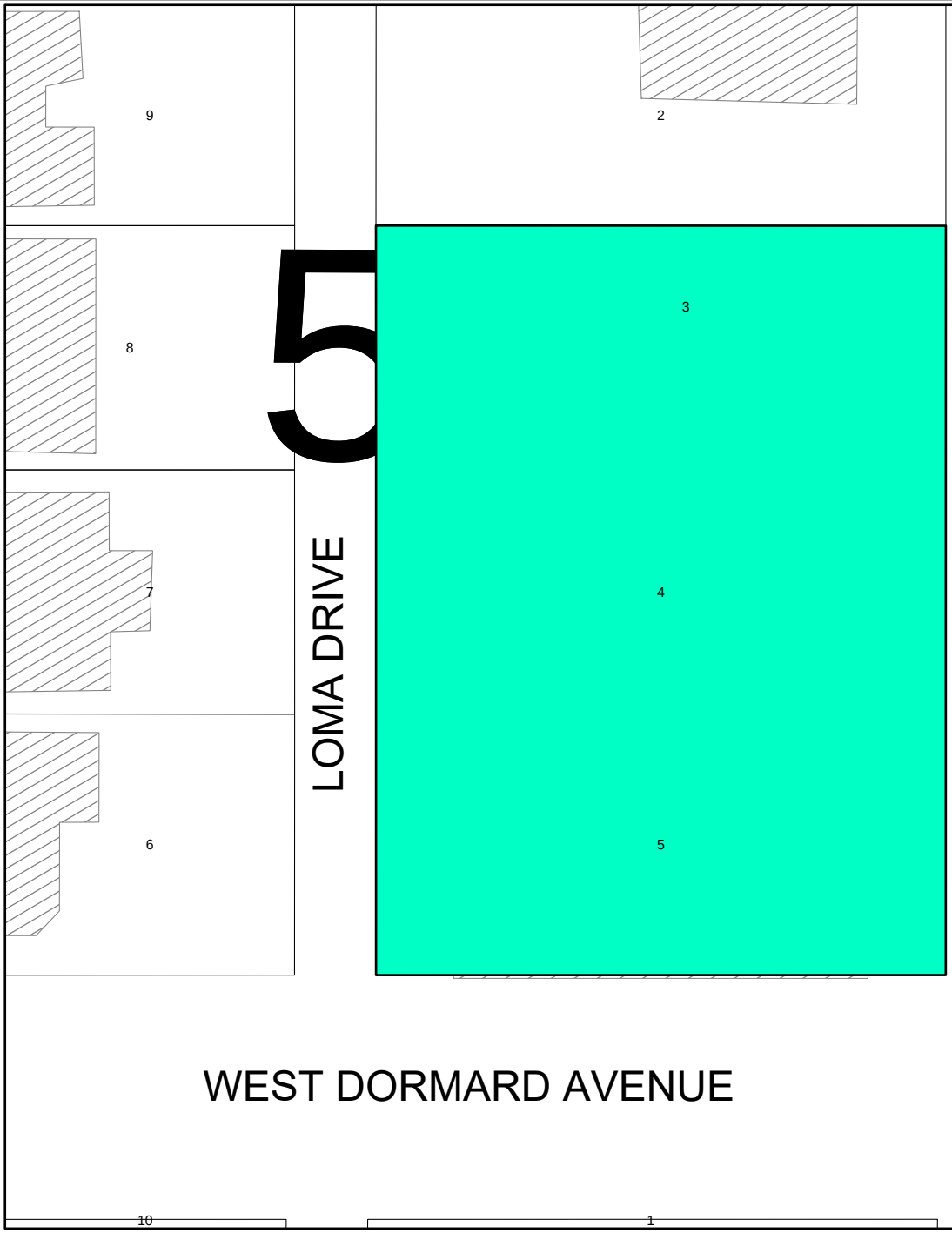
THAT I, GREGORY W. SHOULTS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MIDLAND, TEXAS.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

_____
GREGORY W. SHOULTS RPLS#5356
MAVERICK ENGINEERING (TX FIRM #T0194514)
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701

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-Eng.com

KELVIEW HEIGHTS, SECTION 14



Location Map

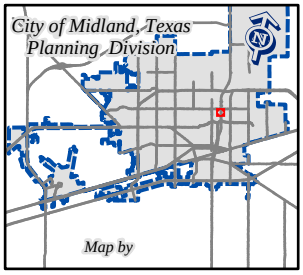
SUB-25-0882 **Scale: 1" = 41 '**

Proposed plat of Kelview Heights Addition, Section 14, being a replat of Lots 3, 4, and 5, Block 5, Kelview Heights Addition, City and County of Midland, Texas.

Generally located at the northwest corner of the intersection of West Dormard Avenue and North Big Spring Street. (Council District 3)

LEGEND

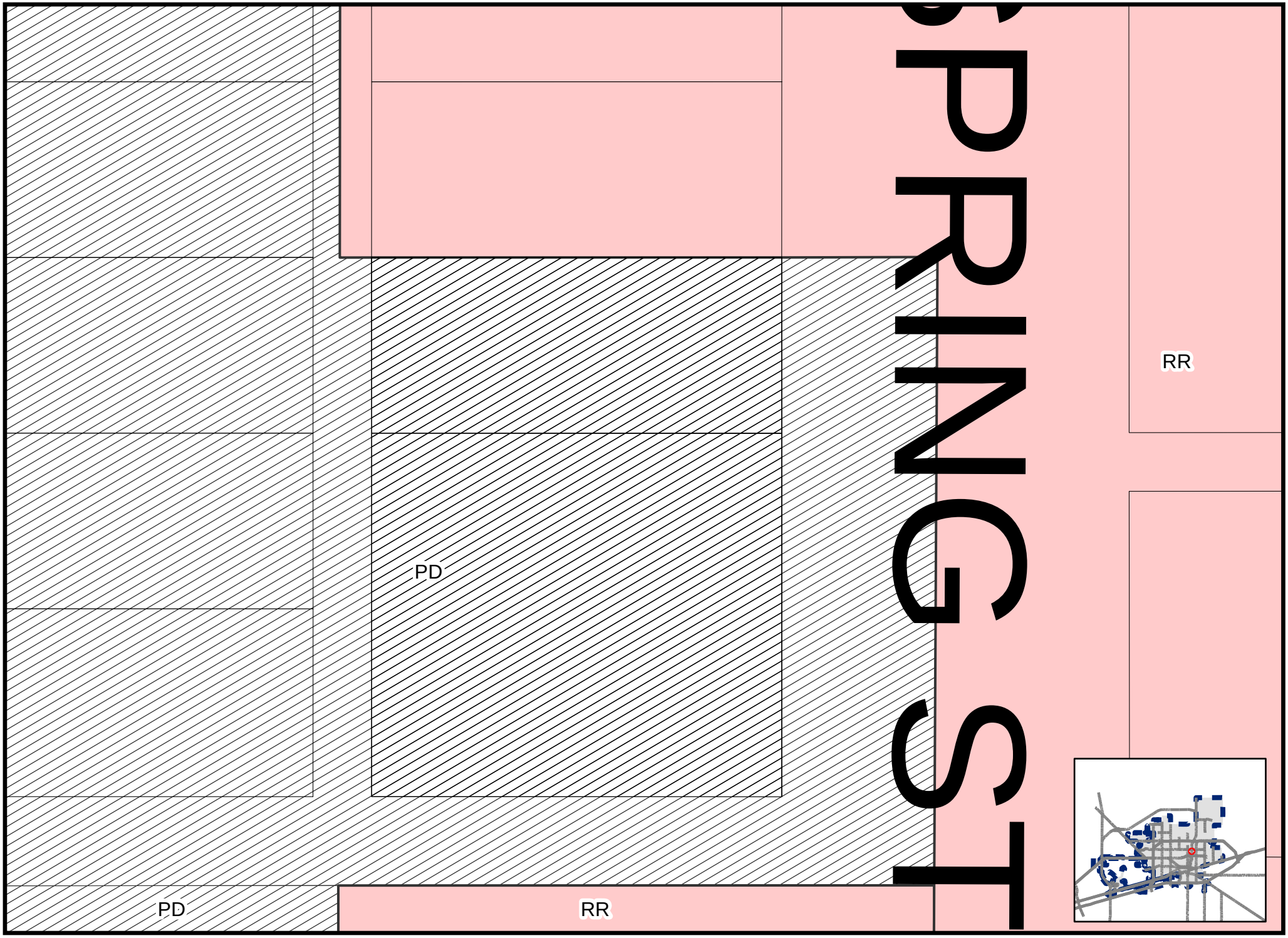
CITY LIMITS
PARCEL
PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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.



Created: 10/1/2025

SUB-25-0882

Scale: 1" = 41 '

ZONING MAP

© **THE CITY OF MIDLAND - 2021:** 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 DECISION MADE OR ACTION TAKEN BASED ON THE DATA.

5

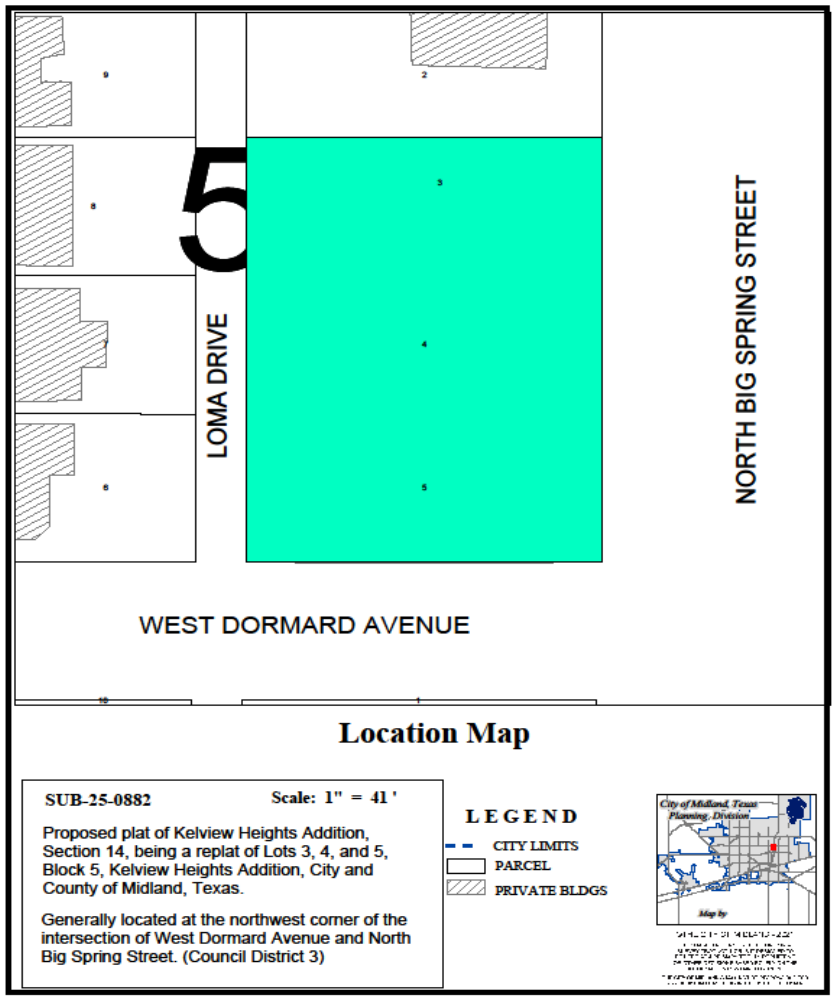
MIDLAND
Be the Energy!

PRELIMINARY PLAT
KELVIEW HEIGHTS, SECTION 14

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

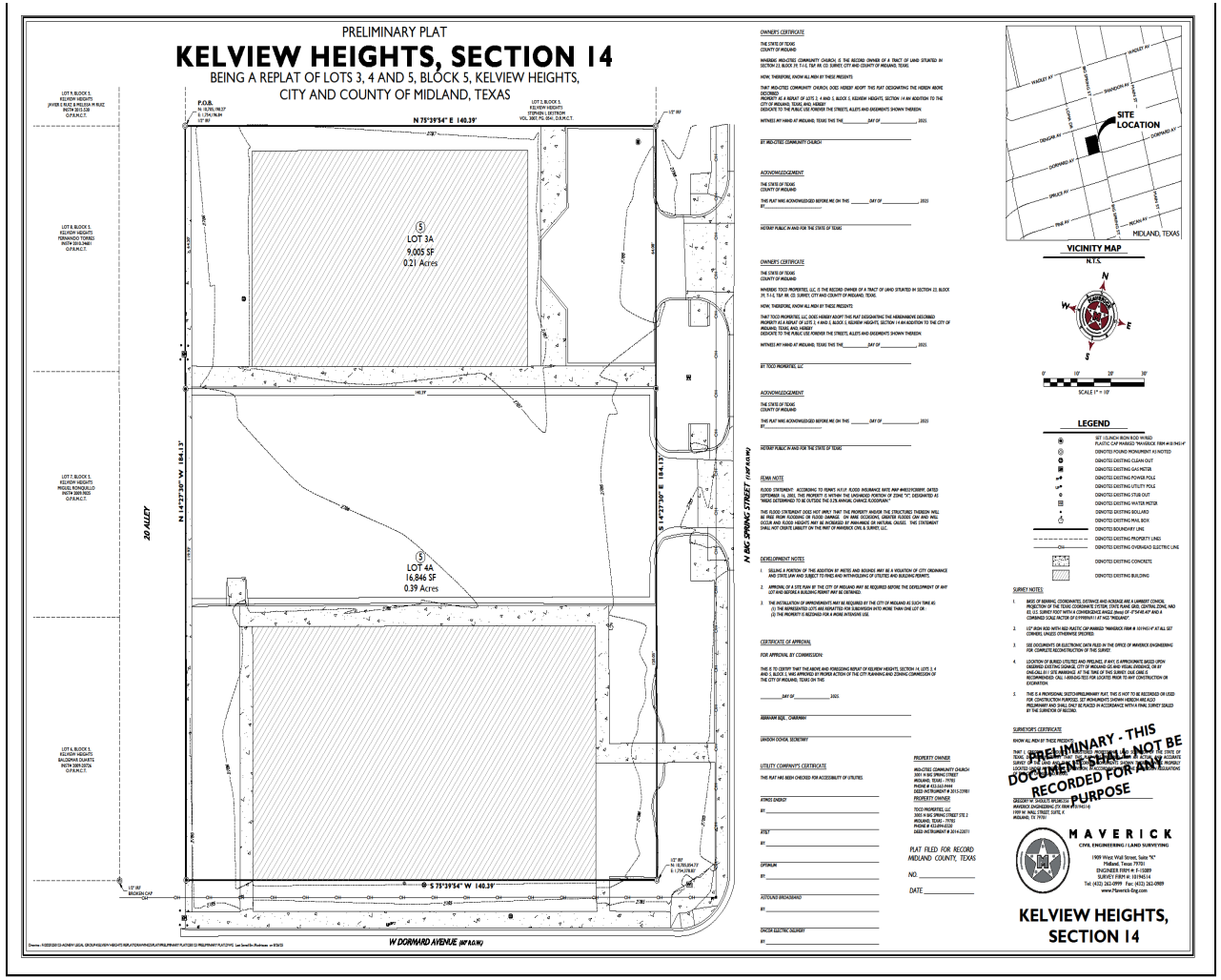
- **Property Owner:** Mid-Cities Community Church and Toco Properties, LLC
- **Representative:** Andrew Mellen, with Maverick Engineering
- **Location:** 3001 and 3005 North Big Spring Street (Council District 3)
- **Reason for Request:** To reconfigure the lot layout



MIDLAND
Be the Energy!

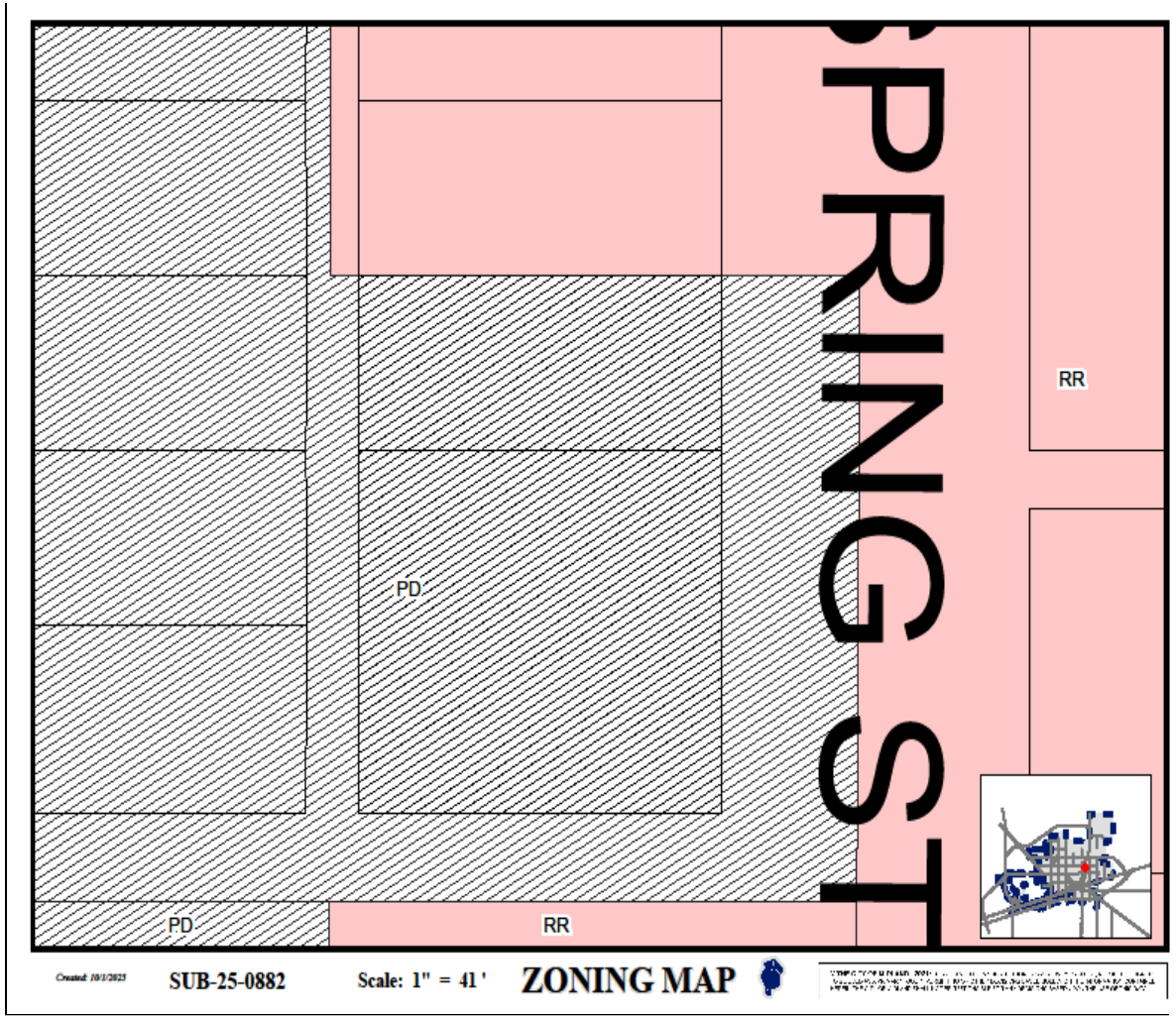
PLAT DETAILS

- **Acreage:** 0.60 acres
- **Number of Existing Lots:** 3
- **Number Proposed Lots:** 2



ZONING

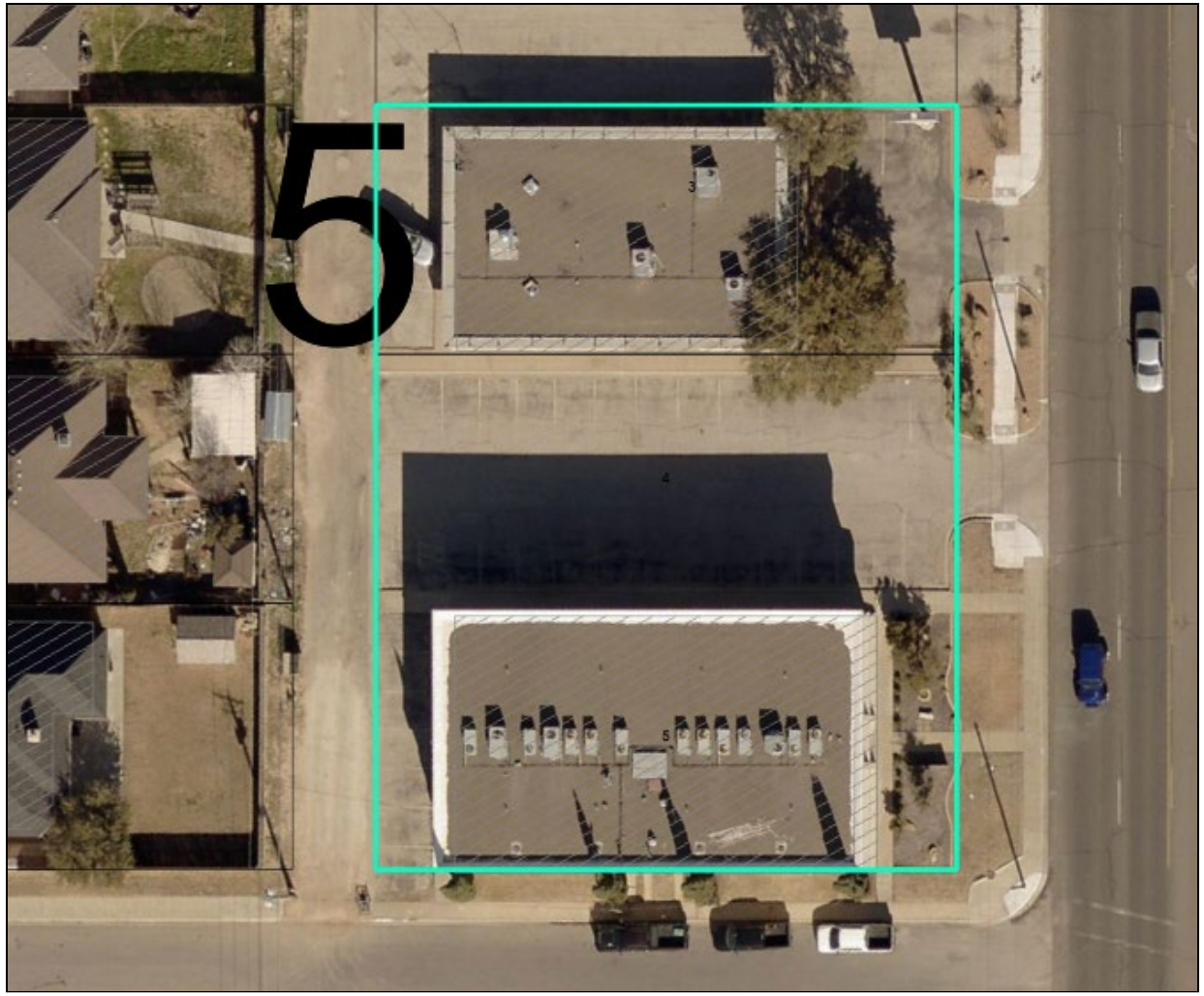
- **Current Zoning:** PD, Planned Development District for an Office Center
- **Surrounding Zoning:**
  - **North/East/South:** RR, Regional Retail District
  - **West:** PD, Planned Development District for an Office Center



4

LAND USE

- **Current Use:** Office Buildings
- **Surrounding Uses:**
  - **North:** Office Building
  - **East:** Vacant
  - **South:** Restaurant
  - **West:** Single-Family Housing

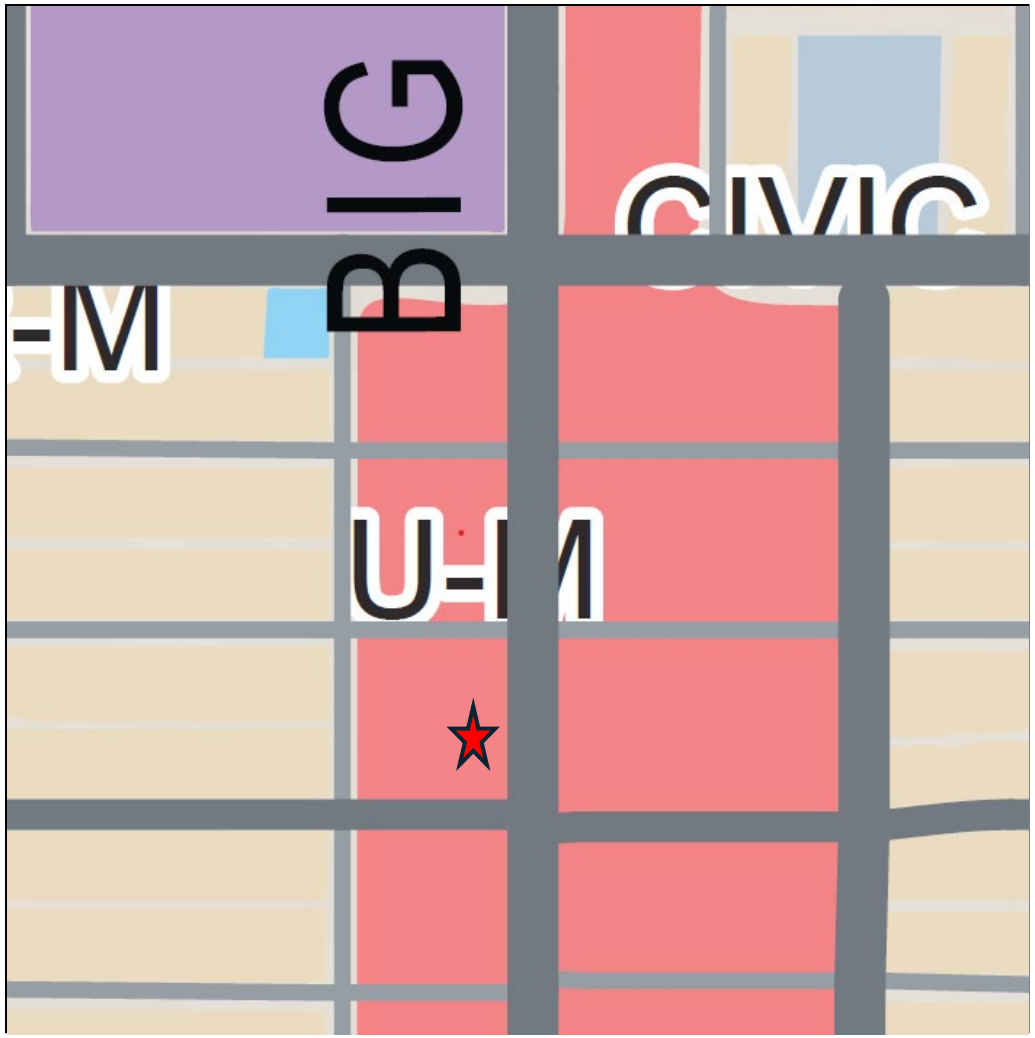


5

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

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



STAFF'S RECOMMENDATION

- Staff recommends approval of this request with the following conditions:

A. Impact fee language required by the Engineering department is depicted on final mylar prior to recording. [11-14-6]

B. 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]

MISSION

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