CITY OF MIDLAND, TEXAS
AGENDA FOR PLANNING AND ZONING COMMISSION MEETING
November 17, 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 approving the November 3, 2025 P&Z meeting minutes. **(DEVELOPMENT SERVICES) ()**

3. - Motion approving a Final Plat of Campgrounds Addition, Section 4, being a replat of the east 8.40-acres of Lot 7, Block 1, 1788 Industrial Park, Midland County, Texas. (Generally located on the west side of South County Road 1270, approximately 470 feet south of West County Road 154.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

4. - Motion approving a Final Plat of Mockingbird Ridge, Section 17, being a plat of a 25.53-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 on the east side of Waxwing Drive, approximately 1,120 feet south of Arapahoe Road.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

5. - Motion approving a Final Plat of Quanah Parker Addition, being a plat of a 9.12-acre tract of land located in the southwest quarter of Section 17, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Norwood Street and St. Andrews Drive.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

6. - Motion approving a Final Plat of Melody Acres, Section 20, being a plat of a 9.456-acre tract of land located in the southeast quarter of Section 7, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Oriole Drive and Mockingbird Lane.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

7. - Motion approving a Final Plat of Crossroads Addition, Section 2, being a 12.91-acre tract of land located in the northeast quarter of Section 31, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 72, approximately 500 feet west of North County Road 1280.)

(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)

PUBLIC HEARINGS

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

8. - Hold a public hearing and consider a request by Prince Signs, LLC, on behalf of Midland Platinum II, LLC, for a Zone Change from PD, Planned Development District for a Shopping Center to an amended PD, Planned Development District for a Shopping Center on Lot 2A, Block 3, Westridge Park Addition, Section 10, City and County of Midland, Texas. (Generally located on the west side of Tradewinds Boulevard, approximately 280 feet south of Andrews Highway.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

9. Ordinance - Hold a public hearing and consider a request by Danny Harris, for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption, in a bar on Lot 7, Block 23, Moody Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of North Lee Street and East Texas Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

10. Ordinance - Hold a public hearing and consider a request by Cinergy 108, LLC, for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption, in a Movie Theatre on Lot 3, Block 45, Fairmont Park Addition, Section 13, City and County of Midland, Texas. (Generally located on the east side of West Loop 250 North, approximately 450 feet south of Henry Koontz Boulevard.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

11. - Hold a public hearing and consider a request by Mayra Navarrete, on behalf of Maria Luisa Gardea, for a Zone Change from RR, Regional Retail District to SF-3, Single-Family Dwelling District on Lots 1, 2, and 3, Block 127, Southern Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of East Kentucky Avenue and South Lamesa Road.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

MISCELLANEOUS

12. - Motion approving a reinstatement of an approved Preliminary Plat of Saddleback Estates Addition, Section 3, being a replat of Lots 10A and 11A, Block 1, Saddleback Estates Addition, Midland County, Texas. (Generally located on the north side of East County Road 93, approximately 440 feet west of South County Road 1132.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

13. - Motion approving a reinstatement of an approved Preliminary Plat of Lazy 3 at Midland Polo, being a 13.52-acre tract of land located in the southeast quarter of Section 10, Block X, H.P. Hillard Survey, City and County of Midland, Texas. (Generally located on the north side of Mockingbird Lane, approximately 850-feet west of North A Street.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

14. - Motion approving a Final Plat of Lazy 3 at Midland Polo, being a 13.52-acre tract of land located in the southeast quarter of Section 10, Block X, H.P. Hillard Survey, City and County of Midland, Texas. (Generally located on the north side of Mockingbird Lane, approximately 850-feet west of North A Street.) **(DISTRICT: 1)**

(DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)

15. - Motion approving the 2026 Planning & Zoning Commission meeting dates.
(DEVELOPMENT SERVICES) ()

_____

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.

CITY OF MIDLAND, TEXAS
MINUTES FOR PLANNING AND ZONING COMMISSION MEETING
November 3, 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, November 3, 2025.

Members present: Abraham Bejil, Lucy Sisniega, Brandon Ofield, Joshua Sparks, Brennan Berry, Brian Martin, Dara Richardson

Members absent: Joshua Garza, Aaron Hunter

Staff members present: 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 approving the October 20, 2025 Planning and Zoning Commission meeting minutes. **(DISTRICT: NONE) (DEVELOPMENT SERVICES) ()**

3. - Motion approving a Final Plat of Westridge Park Addition, Section 59, being a replat of Lot 2A, Block 6, Westridge Park Addition, Section 35, and a 7.84-acre tract of land out of Lot 1, Block 6, Westridge Park Addition, Section 6, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Champions Drive and Tradewinds Boulevard.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

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

PUBLIC HEARINGS

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

4. - 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 LR, Local 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 east of the intersection of Austin Street and Princeton Avenue.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Senior planner Britton Murry presented this item.

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

There was no one wishing to speak on this item.

The public hearing closed at 3:37 p.m.

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

5. - Hold a public hearing and consider a request by Maverick Engineering, on behalf of Shenandoah Petroleum Corporation, for a Zone Change from AE, Agricultural Estate District to SF-3, Single-Family Dwelling District on a 71.18-acre tract of land out of Section 12, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Occidental Parkway and North Fairgrounds Road.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Senior planner Britton Murry presented this item.

The public hearing opened at 3:38 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: Abraham Bejil, Joshua Sparks, Brennan Berry, Brian Martin, Dara Richardson, Lucy Sisniega, Brandon Ofield
NAY: None
ABSTAIN: None
ABSENT: Aaron Hunter, Joshua Garza

6. - Hold a public hearing and consider a request by Olumide Popoola for a Specific Use Designation without Term for Automobile or Other Motorized Vehicle Sales and Service on Lot 3, Block 14, Oxford Heights, Section 4, City and County of Midland, Texas. (Generally located on the east side of North Midland Drive, approximately 200 feet south of Storey Avenue.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Senior planner Britton Murry presented this item.

The public hearing opened at 3:45 p.m.

Allen Morris spoke in favor of this item, adding how the city council has personally helped him in his many endeavors, and that they have nothing but a good mission in mind.

The public hearing closed at 3:50 p.m.

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

7. - Hold a public hearing and consider a request by Charles Harrington, on behalf of Mallard Land Development, LLC, for a Zone Change from PD, Planned Development District for a Housing Development, in part, and PD, Planned Development for an Office Center, in part, to LR, Local Retail District on Lots 2A and 2B, Block 1, Corporate Plaza, Section 20, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Corporate Drive and Edwards Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Senior planner Britton Murry presented this item.

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

Applicant Charles Harington spoke on this item defining his goal and purpose in his project of establishing a luxury storage unit facility.

The public hearing closed at 3:59 p.m.

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

MISCELLANEOUS

8. - Motion approving, with staff's recommended conditions, a preliminary plat of Northgate Addition, Section 28, being a replat of Lot 5, Block 34, Northgate Addition, Section 19, City and County of Midland, Texas. (Generally located on the south side of Northbrook Lane, approximately 350 feet east of San Antonio Avenue.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

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

NAY: None
ABSTAIN: None
ABSENT: Aaron Hunter, Joshua Garza

Landon Ochoa, Planning Division Manager
Department of Development Services

11/13/25
Date

Abraham Bejil, Chair

Date

Planning and Zoning Commission Meeting

Item Number: 3.
Meeting Date: November 17, 2025
To: Planning and Zoning Commission
From: Beatriz Quezada, Planner
Subject: Motion approving a Final Plat of Campgrounds Addition, Section 4, being a replat of the east 8.40-acres of Lot 7, Block 1, 1788 Industrial Park, Midland County, Texas. (Generally located on the west side of South County Road 1270, approximately 470 feet south of West County Road 154.)

Purpose:

Preliminary Plat Approval:

Maverick Engineering, on behalf of Corporate Hospitality Housing Midland LLC, is requesting to replat a property located at 6916 South County Road 1270 into four lots in order to obtain septic permits.

The preliminary was approved by the Planning and Zoning Commission on September 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 comments, if any. [For Applicant’s Information Only.]

PAVING: Deferral request for paving improvements were administratively approved on 8/4/2025. [For Applicant’s Information Only.]

WATER: Deferral request for water improvements were administratively approved on 8/4/2025. [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 8/4/2025. [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 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 comment.

Planning: (Approved)

Staff recommends approval of the Final Plat of Campgrounds Addition, Section 4.

Attachments:
A. P-25-2413, Combined Files
B. P&Z - - Campgrounds Addition, Section 4 ETJ Final

Beatriz Quezada, Development Services	Created/Initiated - 11/7/2025
Landon Ochoa, Development Services	Final Approval - 11/10/2025

Docusign Envelope ID: 988B4D57-8AE6-49AA-[redacted]-F8DA39CCDB4A

MIDLAND Planning Division

Final Plat Application

For Office Use Only
SUB-25-0849
P-25-2413

Subdivision Name: CAMPGROUNDS ADDITION, SECTION 4
(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: CORPORATE HOSPITALITY HOUSING-MIDLAND LLC		Phone #: 817-307-9251 Email: mehtaRp3@gmail.com	
Address: 125 EAST JOHN CARPENTER FREEWAY, SUITE 1050	City: IRVING	State: TX	Zip: 75062

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: adevine@maverick-eng.com	
Address: 1909 W WALL STREET SUITE K	City: MIDLAND	State: TX	Zip: 79701

Reason for Platting (Please be specific)
SEPTIC PERMIT

Plat Information	Total Acreage: 8.40
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☒ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 4	Number of Multi-Family Dwelling Units:

Deferral Request: Do you plan on requesting a deferral to the timing of public improvements?
☒ Yes ☐ No (APPROVED 8-4-25)
(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: [redacted]	Date: 10/9/2025
Property Owner (printed): Ravi Mehta	

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 Corporate Hospitality Housing Midland LLC or authorized by Ravi Mehta, 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) Ashlee Devine

Subscribed and sworn to before me, this 22 day of October, 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# 5609
- ☑ Recording Fee
  Check# 5610
- ☑ 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:
No groundwater

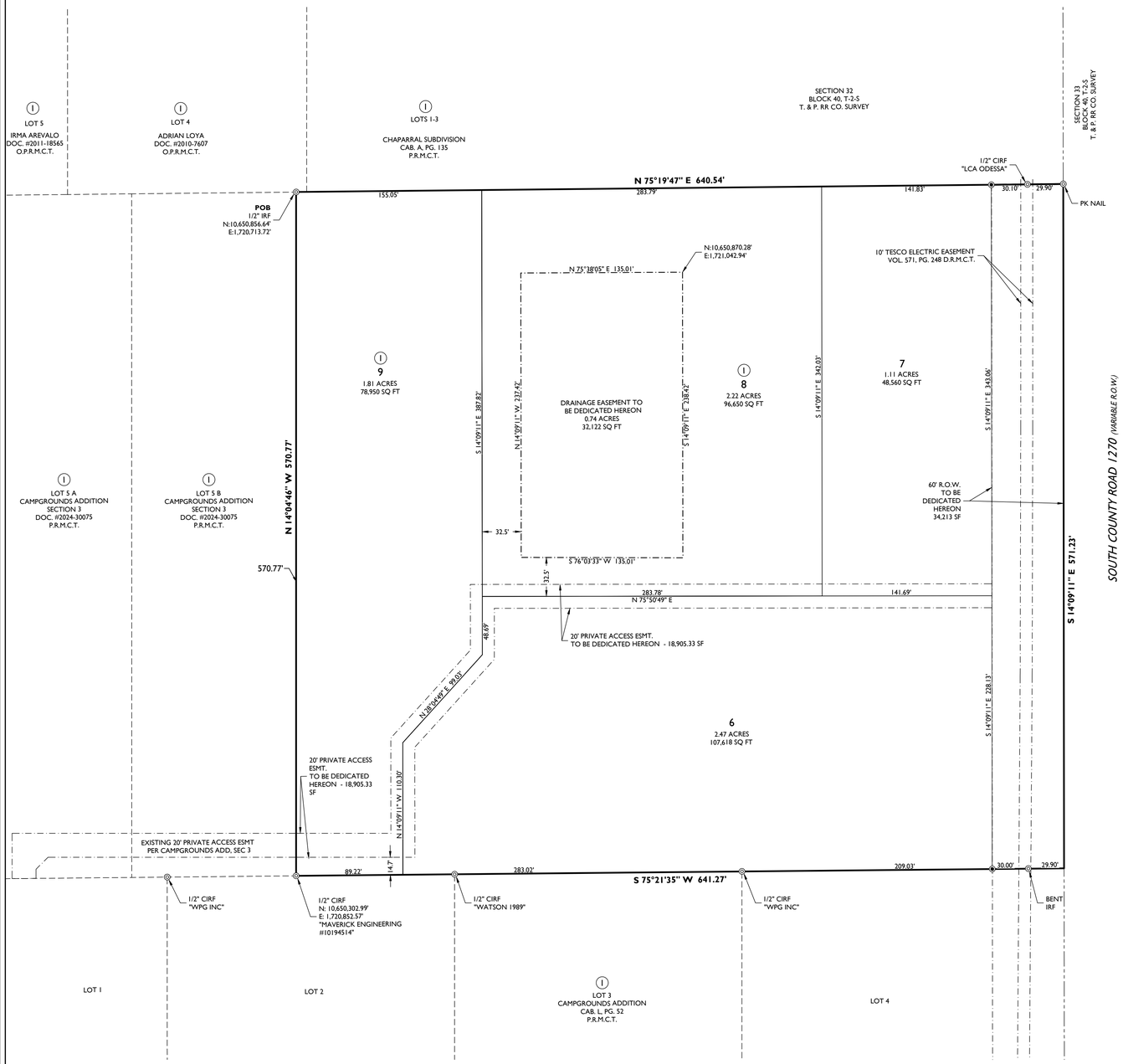
RECEIVED
OCT 2 2 2025
BY:

Signature: Beatriz Quezada | **Date:**

Docusign Envelope ID: 52C526D0-2BFE-4645-8E04-7E3C515743AE

CAMPGROUNDS ADDITION, SECTION 4

BEING A REPLAT OF THE EAST 8.40 ACRES OF LOT 7, BLOCK 1, 1788 INDUSTRIAL PARK, MIDLAND COUNTY, TEXAS



OWNER'S CERTIFICATE

THE STATE OF STATE TEXAS
COUNTY OF MIDLAND

WHEREAS CORPORATE HOSPITALITY HOUSING - MIDLAND, LLC, IS THE RECORD OWNER OF LOT 7, BLOCK 1, 1788 INDUSTRIAL PARK, SITUATED IN SECTION 32, BLOCK 40, T-2-S, T&P. RAILWAY CO. SURVEY, MIDLAND COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CORPORATE HOSPITALITY HOUSING - MIDLAND, LLC, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS CAMPGROUND ADDITION, SECTION 4, MIDLAND COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DO 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: RAVI MEHTA, FOR CORPORATE HOSPITALITY HOUSING - MIDLAND, LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND
THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025 BY RAVI MEHTA.

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 CAMPGROUNDS ADDITION, SECTION 4, 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

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0200F & #48329C0325F, 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.

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. *BASIS OF BEARINGS, COORDINATES AND DISTANCES ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983. WITH A CONVERGENCE ANGLE (theta) OF -00°57'44.7" AND A COMBINED FACTOR OF 0.99988324 AT NGS STATION ARP 2 MAF.*
3. *1/2 IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.*
4. *THIS PLAT, HEREBY ADOPT A BLANKET MUTUAL ACCESS, CROSS ACCESS, UTILITY, AND PARKING EASEMENT VIA ALL IMPROVED PAVED DRIVES WITHIN THE DEVELOPMENT.*
5. *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.*

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

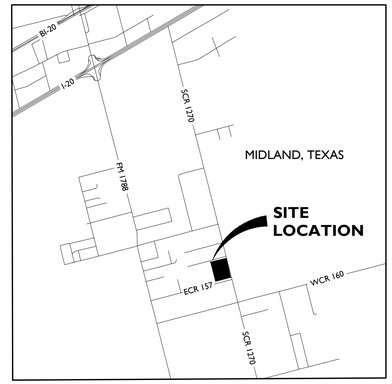
PROPERTY OWNER

CORPORATE HOSPITALITY HOUSING - MIDLAND, LLC
RAVI MEHTA
432-262-0999
125 EAST JOHN CARPENTER FREEWAY, SUITE 1050
IRVING, DALLAS COUNTY, TEXAS 75062
DEED INSTRUMENT #2024-29613

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

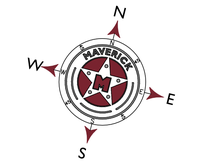
NO. _____

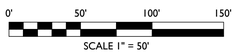
DATE _____



VICINITY MAP

N.T.S.





SCALE 1" = 50'

LEGEND

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

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.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

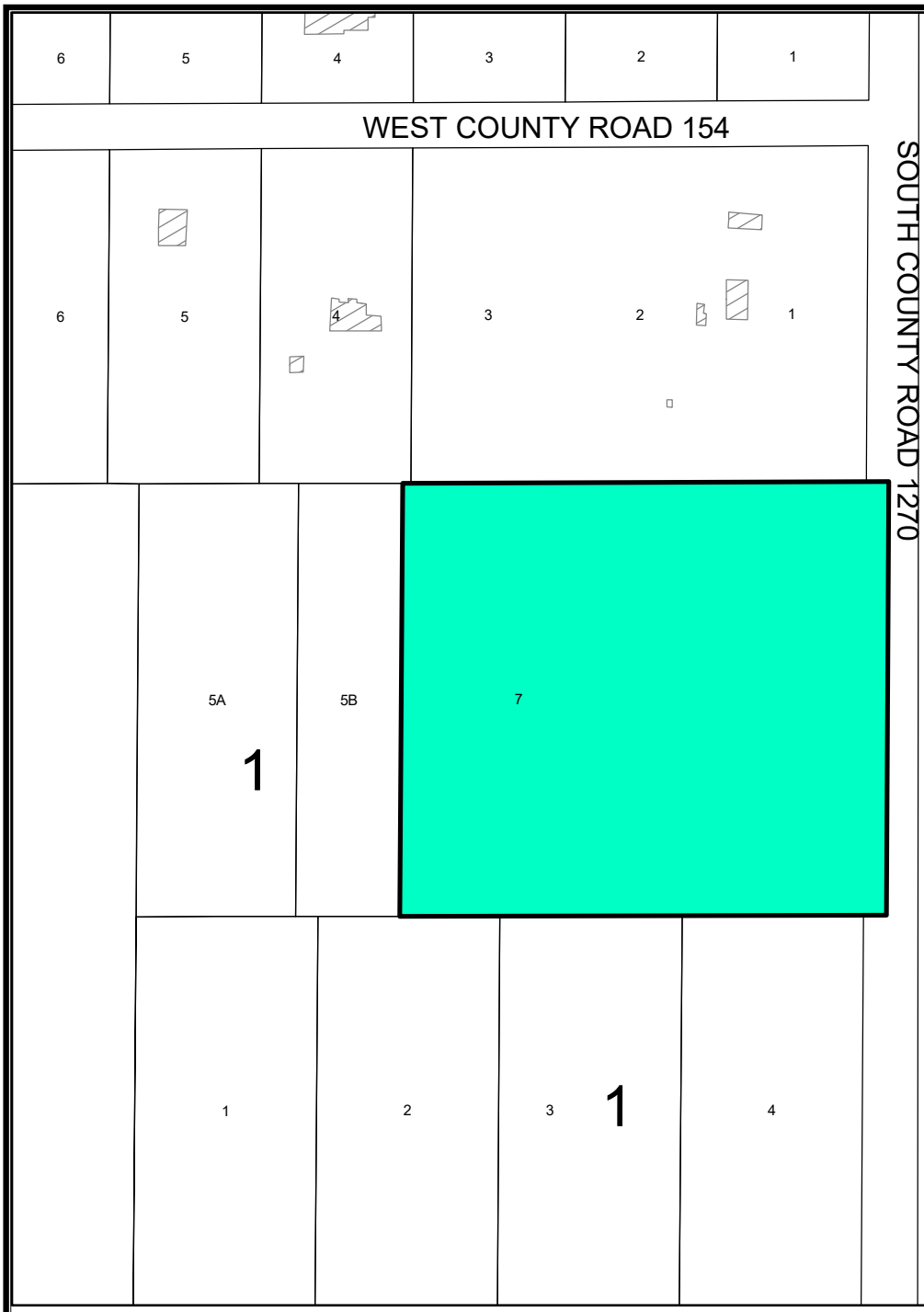
THAT I, GREGORY W. SHOULTS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY LOCATED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MIDLAND COUNTY, TEXAS.

GREGORY W. SHOULTS, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR #5356
MAVERICK ENGINEERING (TX FIRM #10194514)
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

CAMPGROUNDS ADDITION, SECTION 4

Drawing : F:\2024\240202-RAVI MEHTA-CR 1270 EXPANSION 10 ACRE-240192-240182-230181-1800 I I\DRAWINGS\PLAT\FINAL PLAT\240202 FINAL PLAT CAMPGROUNDS ADDITION SECTION 4.DWG Last Saved By: SDavis on 10/1/25



Location Map

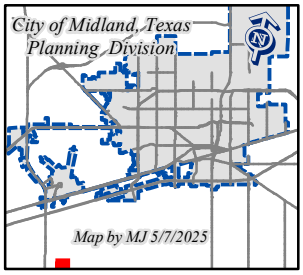
SUB-25-0849 **Scale: 1" = 233'**

Proposed plat of Campgrounds Addition, Section 4, being a replat of the east 8.40-acres of Lot 7, Block 1, 1788 Industrial Park, Midland County, Texas.

Generally located on the west side of South County Road 1270, approximately 470 feet south of West County Road 154. (Extraterritorial Jurisdiction)

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.

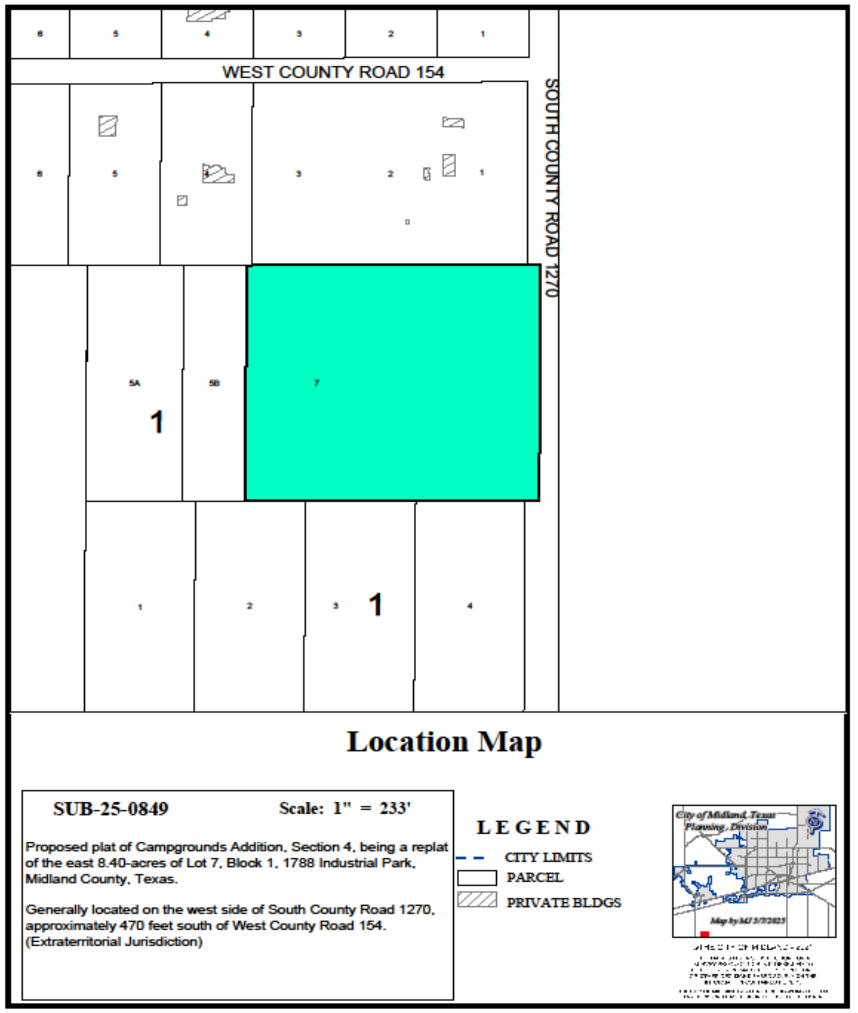
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.

1
1
1
5A
5B

MIDLAND
Be the Energy!
FINAL PLAT
CAMPGROUNDS ADDITION, SECTION 4
Visit Our Website
MIDLANDTEXAS.GOV

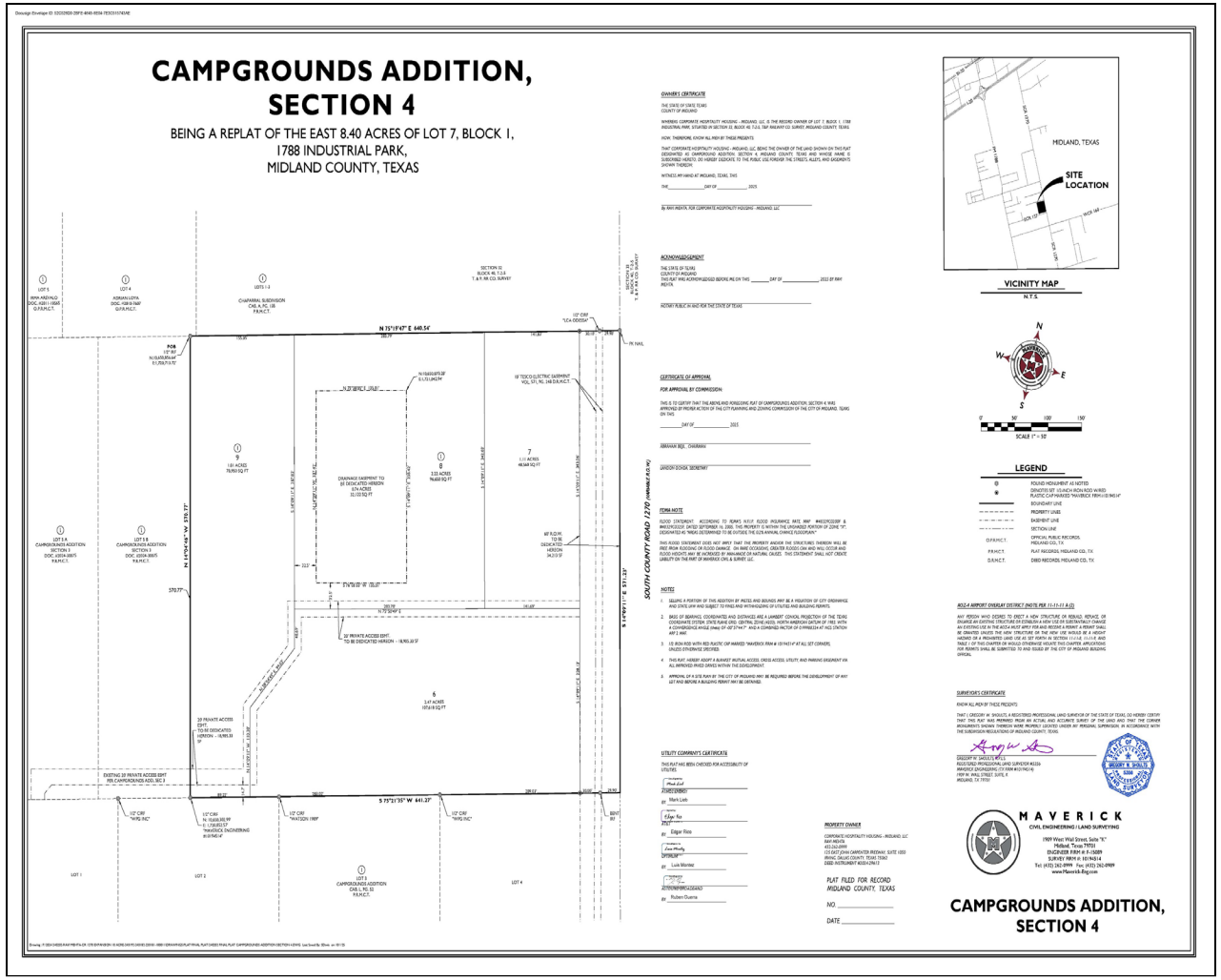
APPLICATION SUMMARY

- **Property Owner:** Corporate Hospitality Housing-Midland, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 6916 South County Road 1270 (Extraterritorial Jurisdiction)
- **Reason for Request:** Platting to obtain septic permits



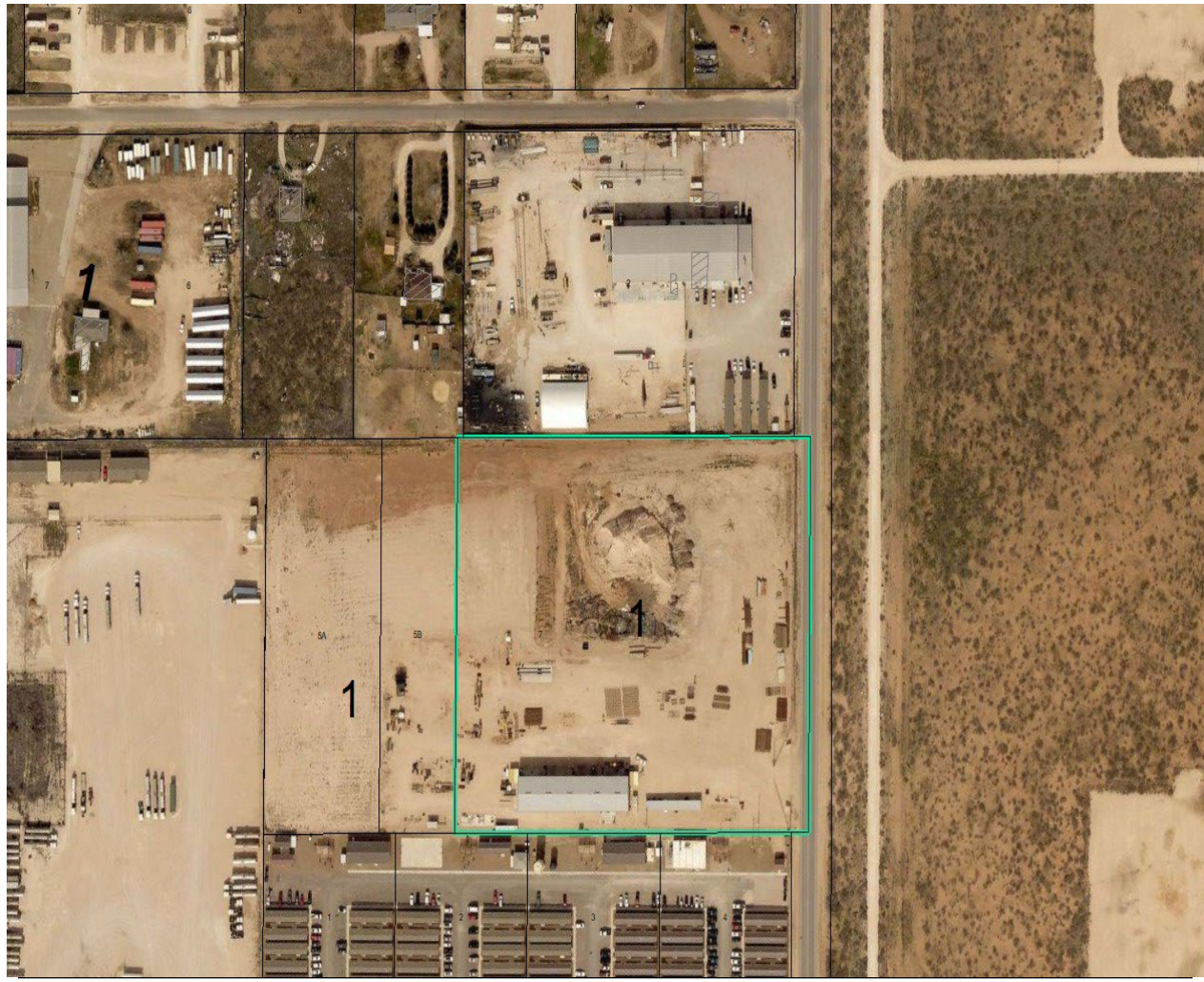
PLAT DETAILS

- **Acreage:** 8.40 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 4



LAND USE

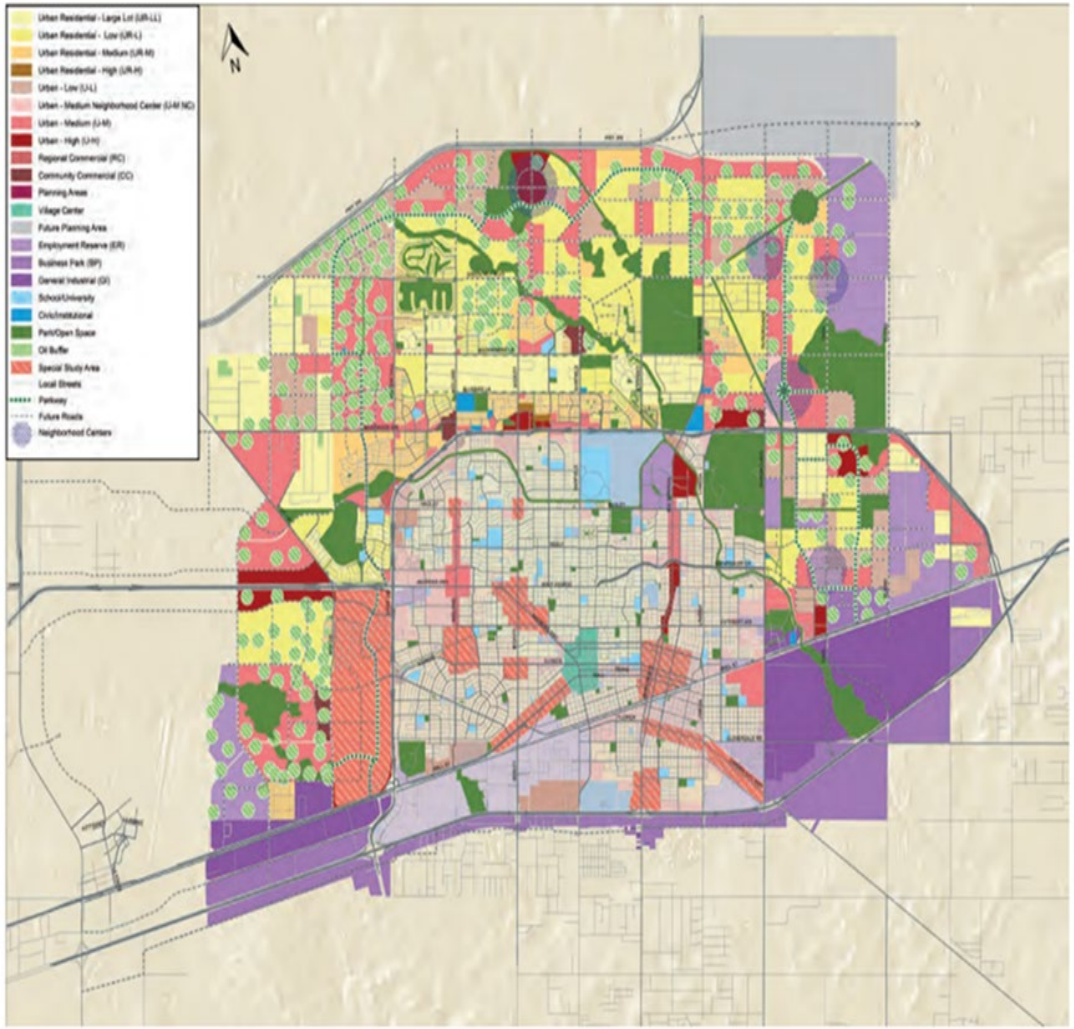
- **Current Use:** Industrial Use
- **Surrounding Uses:**
  - **North/West:** Industrial Use
  - **South:** Industrialized Housing
  - **East:** Vacant Land
- **Proposed Use:** Industrialized Housing



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



STAFF'S RECOMMENDATION

- The Planning & 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: November 17, 2025
To: Planning and Zoning Commission
From: Britton Murry, Senior Planner
Subject: Motion approving a Final Plat of Mockingbird Ridge, Section 17, being a plat of a 25.53-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 on the east side of Waxwing Drive, approximately 1,120 feet south of Arapahoe Road.)

Purpose:
Maverick Engineering, on behalf of Betenbough Homes, LLC, is requesting to plat a 25.53-acre tract of land located on the east side of Waxwing Drive into 99 residential lots and 2 common areas.

The preliminary plat was approved at the October 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 with Conditions)

* * * Approved with Conditions Per Midland City Code Sect. 11-2-3(G)1: "Timing of public

improvements. Except as provided otherwise herein, all street, alley, water, sanitary or storm sewer, and other public improvements, as well as lot improvements on the individual lots of the subdivision or addition as required in these regulations, for subdivisions within the City or within 1.5 kilometers (0.93 miles) thereof, shall be installed as required by the public improvement plans, prepared in accordance with Section 11-2-4, offered for dedication and accepted by the City prior to final plat approval. The required improvements shall be those specified and approved by the City in the public improvement plans. As used in this Section, "lot improvements" refers to grading and installation of improvements required for proper drainage and prevention of soil erosion."

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

ROW: ROW okay as shown. [For Applicant's Information Only.]

PAVING: Internal paving improvements have not been accepted nor has a final walk-through been requested. Per City code, the developer is required for 1/3 the cost/construction of Fairgrounds and Todd, 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 improvement have not been accepted nor has a final walk-through been requested. Developer's responsibility for Todd Drive improvements has not yet been completed. [Reference City Code Sect. 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: Wastewater improvement has not been accepted nor has a final walk-through been requested. Developer's responsibility for Todd Drive improvements has not yet been completed. [Reference City Code Sect. 11-2-3(G)1]

DRAINAGE: Drainage study has been approved. Comply with Mockingbird Ridge Phase 12-14 Drainage Study, prepared by Maverick Engineering and approved by City on 06/11/2024. [For Applicant's Information Only.]

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

SIDEWALKS: Sidewalk improvement have not been accepted nor has a final walk-through been requested. Developer's responsibility for Fairgrounds and Todd Drive improvements has not yet been completed. [Reference City Code Sect. 11-2-3(G)1]

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

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of Mockingbird Ridge, Section 17 subject to Condition A.

Conditions:

A. All required public improvements must be completed before filing for recording with the County Clerk of Midland County, Texas. [Per Midland City Code Sect. 11-2-3(G)1]

Attachments:
A. P-25-2409, Combined Documents
B. P&Z - - Mockingbird Ridge, Section 17 Final Plat

Britton Murry, Development Services — Created/Initiated - 11/13/2025
Landon Ochoa, Development Services — Final Approval - 11/13/2025

MIDLAND
Planning Division

Final Plat Application

For Office Use Only
SUB-____-_____
P-____-_____

Subdivision Name: MOCKINGBIRD RIDGE, 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:		Phone #: Email:	
Address:	City:	State:	Zip:

Property Owner Print Name: BETENBOUGH HOMES LLC		Phone #: 806-797-9494 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 #: 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)
OWNERSHIP PURPOSES

Plat Information	Total Acreage: 25.53
Type: ☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 99 PLUS 2 COMMON AREAS	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: 10/1/2025
Applicant (printed): Abe Fuentes	
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 Betenbough Homes LLC or authorized by Abe Fuentes, 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. Mellon

Subscribed and sworn to before me, this 14 day of October, 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# 5617	☐ Groundwater Availability Certification Forms (if applicable)
☑ Recording Fee	☑ Title Opinion
Check# 5618	☑ Tax Certificates

Planner Notes:

RECEIVED

Signature: Beatriz Quezada **Date:** OCT 21 2025

Initial: _____

Revised 8/13/2025

MOCKINGBIRD RIDGE, SECTION 17

BEING A 25.53-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

LINE TABLE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°28'34" W	66.11'
L2	N 59°38'07" W	28.29'
L3	N 30°21'53" E	28.28'
L4	N 59°38'07" W	28.29'
L5	N 30°21'53" E	28.28'
L6	N 75°22'54" E	85.00'
L7	N 75°22'54" E	46.57'
L8	N 28°38'46" E	29.13'
L9	N 66°59'31" E	60.65'
L10	S 66°16'21" E	24.82'
L11	N 22°25'01" E	31.93'
L12	N 61°05'36" E	61.92'
L13	S 65°56'31" E	25.00'
L14	N 59°38'07" W	28.29'
L15	S 30°22'54" W	28.28'
L16	S 59°37'06" E	28.28'
L17	S 14°37'06" E	43.76'
L18	S 29°46'25" W	27.98'
L19	N 59°38'07" W	28.29'
L20	N 30°21'53" E	28.28'
L21	N 30°21'53" E	28.28'
L22	S 60°13'37" E	28.59'
L23	N 29°45'27" E	27.98'
L24	N 71°10'25" E	7.65'
L25	S 63°47'06" E	28.30'
L26	S 26°10'25" W	28.28'
L27	S 71°10'25" W	7.65'
L28	N 60°13'35" W	28.58'
L29	N 14°37'06" W	43.12'
L30	N 30°22'54" E	28.28'
L31	N 71°09'29" E	16.53'
L32	S 63°50'03" E	28.28'
L33	S 19°51'52" E	84.11'
L34	S 21°53'40" E	84.39'
L35	S 24°07'23" E	84.62'
L36	S 26°21'07" E	84.79'
L37	S 28°34'53" E	84.92'
L38	S 30°48'39" E	84.99'
L39	S 33°02'25" E	85.02'
L40	S 33°53'45" E	85.10'

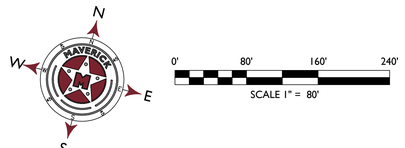
LINE TABLE		
LINE	BEARING	DISTANCE
L41	N 28°39'29" W	90.08'
L42	S 22°04'58" E	99.80'
L43	S 21°51'04" E	112.15'
L44	S 29°40'29" E	104.20'
L45	S 36°21'53" E	94.53'
L46	S 36°21'53" E	87.23'
L47	S 36°21'53" E	85.00'
L48	S 36°18'43" E	85.00'
L49	S 33°59'35" E	85.00'
L50	S 31°40'26" E	85.00'
L51	S 29°21'17" E	84.99'
L52	S 27°02'08" E	84.99'
L53	S 24°43'00" E	84.99'
L54	S 22°23'51" E	85.00'
L55	N 20°04'19" W	85.00'
L56	S 20°15'50" E	84.88'
L57	S 22°53'33" E	85.03'
L58	S 25°31'16" E	85.13'
L59	S 28°08'59" E	85.18'
L60	S 30°46'42" E	85.18'
L61	S 33°24'25" E	85.13'
L62	S 36°02'08" E	85.02'
L63	S 36°21'53" E	85.03'
L64	S 36°21'53" E	85.02'
L65	S 36°21'53" E	85.02'
L66	S 31°35'03" E	86.74'
L67	S 26°15'58" E	93.90'
L68	S 21°27'26" E	104.98'
L69	N 71°09'36" E	18.26'
L70	N 75°22'54" E	67.29'
L71	N 14°37'06" W	86.13'
L72	S 14°37'06" E	85.70'
L73	S 14°37'06" E	85.38'
L74	S 71°09'29" W	7.54'
L75	N 53°38'09" E	50.08'
L76	N 59°37'06" W	28.28'

CURVE TABLE

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	354.99'	1115.00'	353.49'	S 63° 14' 11" W	18°14'30"
C2	131.40'	855.00'	131.27'	S 70° 58' 44" W	8°48'20"
C3	18.47'	470.00'	18.47'	N 74° 15' 20" E	2°15'07"
C4	46.59'	470.00'	46.57'	N 58° 00' 53" E	5°40'46"
C5	96.75'	1430.00'	96.73'	N 57° 06' 48" E	3°52'36"
C6	66.70'	1430.00'	66.69'	N 64° 28' 17" E	2°40'20"
C7	7.92'	10.00'	7.71'	S 81° 56' 32" E	45°21'47"
C8	99.14'	60.00'	88.24'	N 73° 23' 57" E	94°40'09"
C9	85.23'	780.00'	85.19'	S 19° 08' 24" E	6°15'39"
C10	103.90'	720.00'	103.81'	N 20° 15' 34" W	8°16'05"
C11	199.68'	530.21'	198.51'	N 64° 25' 43" E	21°34'42"
C12	359.64'	1174.91'	358.24'	N 62° 24' 16" E	17°32'18"
C13	378.01'	1234.91'	376.53'	S 62° 24' 16" W	17°32'18"
C14	178.19'	470.00'	177.12'	S 64° 29' 46" W	21°43'19"
C15	186.92'	530.00'	185.95'	N 65° 16' 42" E	20°12'24"
C16	382.17'	1370.00'	380.93'	N 63° 09' 59" E	15°58'59"
C17	200.24'	1430.00'	200.07'	S 67° 08' 48" W	8°01'22"
C18	7.92'	10.00'	7.71'	S 48° 28' 52" W	45°21'13"
C19	189.25'	60.00'	120.00'	S 63° 50' 03" E	180°43'22"
C20	7.92'	10.00'	7.71'	S 03° 51' 01" W	45°21'14"
C21	150.94'	1515.00'	150.88'	N 69° 12' 12" E	5°42'30"
C22	189.77'	500.00'	188.64'	N 64° 30' 30" E	21°44'47"
C23	412.27'	1320.39'	410.60'	S 62° 37' 58" W	17°53'23"

LEGEND

◎	FOUND 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514" OR AS NOTED
◉	SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
○	POINT OF CURVATURE OR TANGENCY
———	BOUNDARY LINE
- - - - -	EXISTING ADJACENT PROPERTY LINES
- - - - -	BUILDING SETBACK LINE
- · - · -	EASEMENT
——PL——	EXISTING BURIED PIPELINE
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
◣	PLUGGED WELL

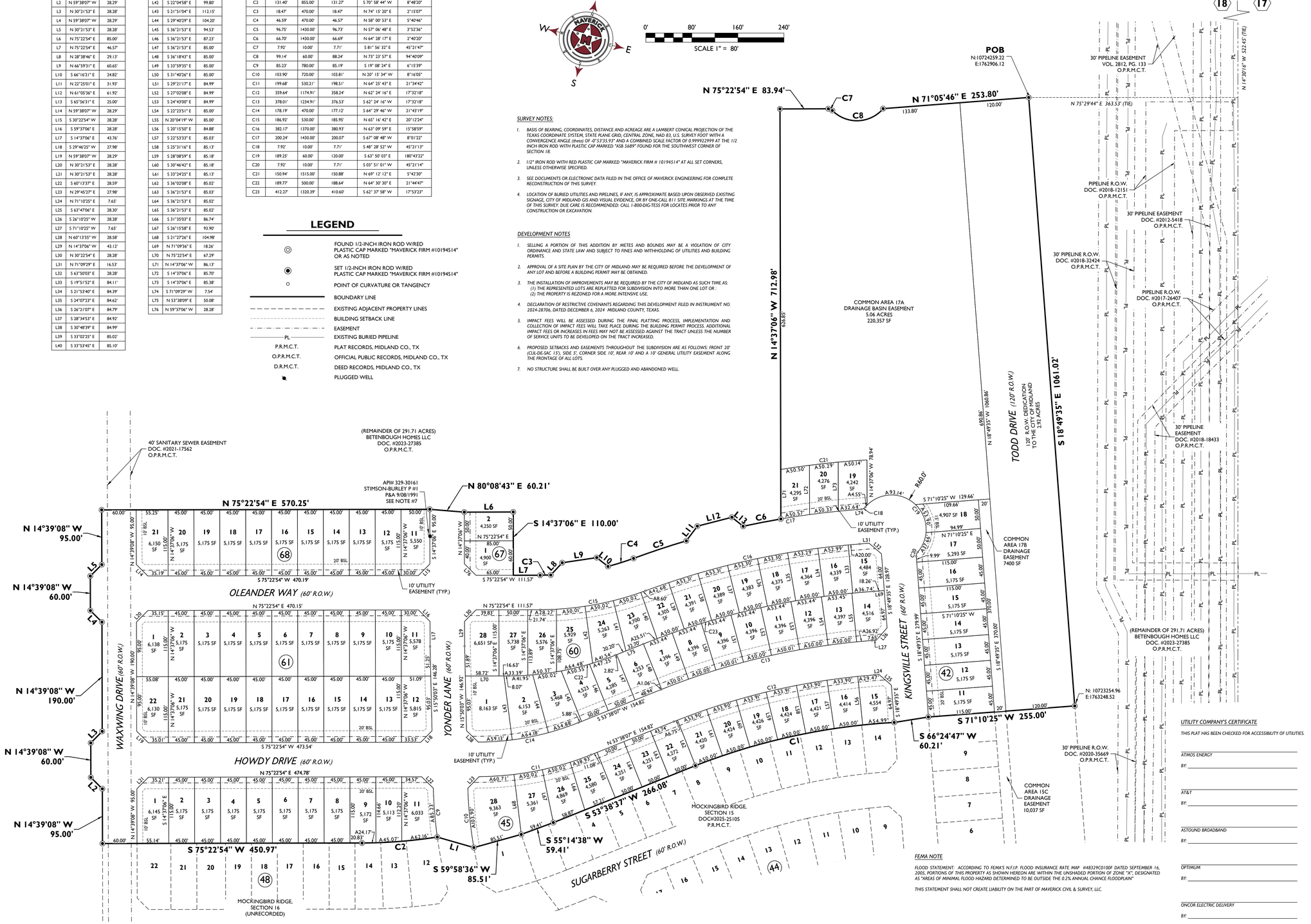


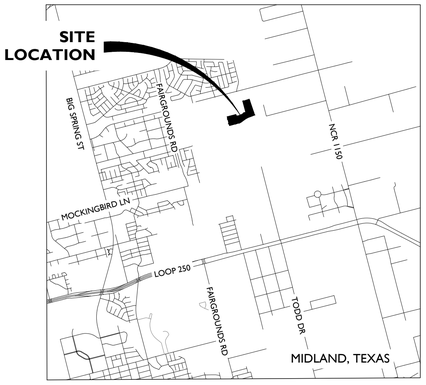
SURVEY NOTES:

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°53'35.93" AND A COMBINED SCALE FACTOR OF 0.99992999 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.*

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. 2024-28706, DATED DECEMBER 6, 2024 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 AND 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 STRUCTURE SHALL BE BUILT OVER ANY PLUGGED AND ABANDONED WELL.*





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 (TX FIRM #10194514)
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701

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

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 17, 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 _____, _____, _____.

THE _____ DAY OF _____, 2025.

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 _____, 2025.

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, 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

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

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: _____

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 STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF MAVERICK CIVIL & SURVEY, LLC.

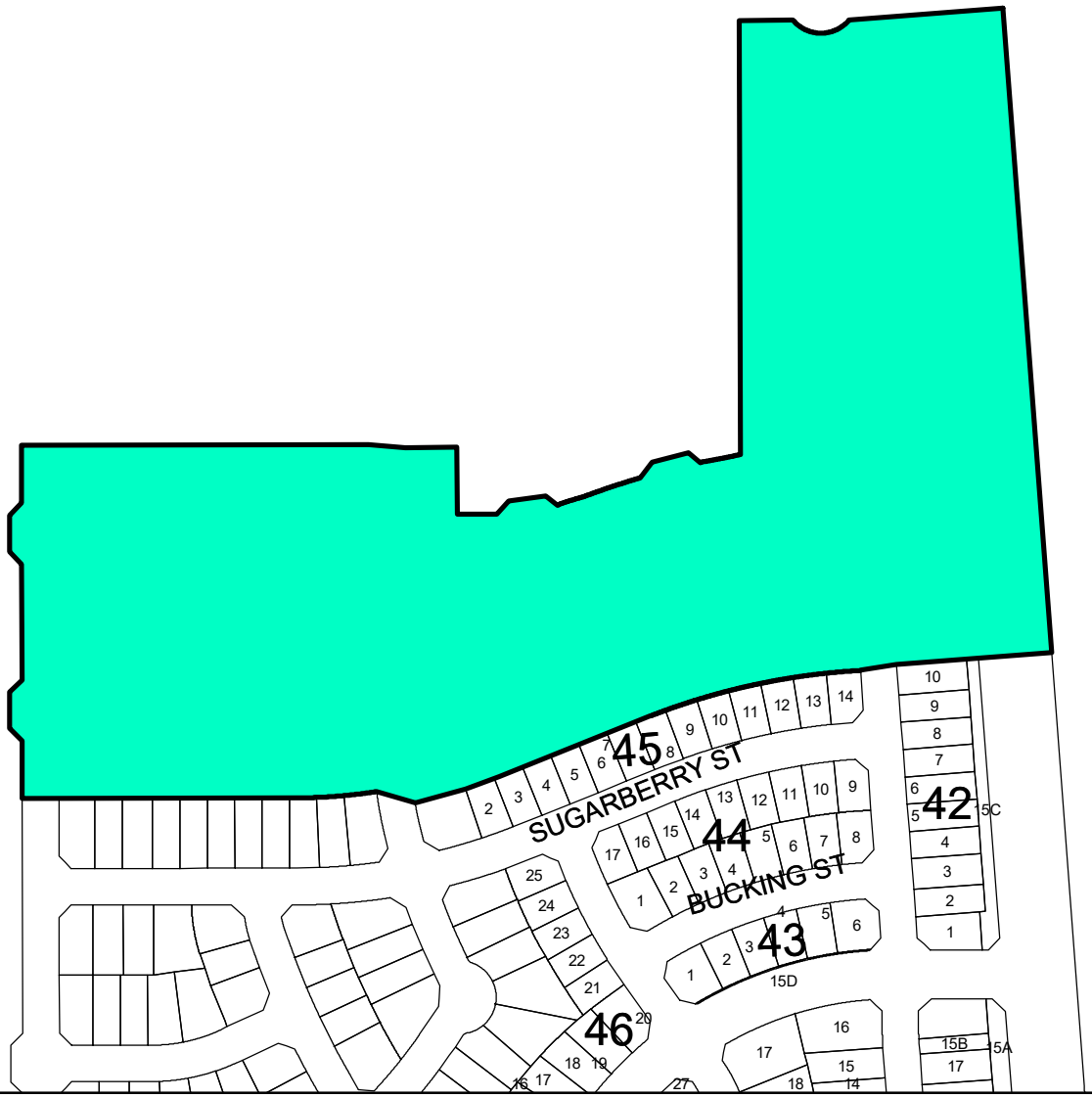
PROPERTY OWNER

BETENBOUGH HOMES LLC
6305 RIND ST
LUBBOCK, TX 79424
DEED INSTRUMENT #2021-35675

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

MOCKINGBIRD RIDGE SECTION 17

Drawing : F:\2021\210122-BETENBOUGH-BRANDT TRACT\DRAWINGS\PLAT\PHASE 17\210122 PHASE 17 FINAL PLAT.DWG Last Saved By: ADevine on 11/13/25



Location Map

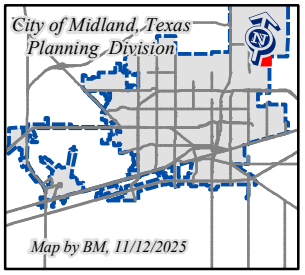
P-25-2409 **Scale: 1" = 308'**

Proposed plat of Mockingbird Ridge, Section 17, being a plat of a 25.53-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 on the east side of Waxwing Drive, approximately 1,120 feet south of Arapahoe Road. (Council District 1)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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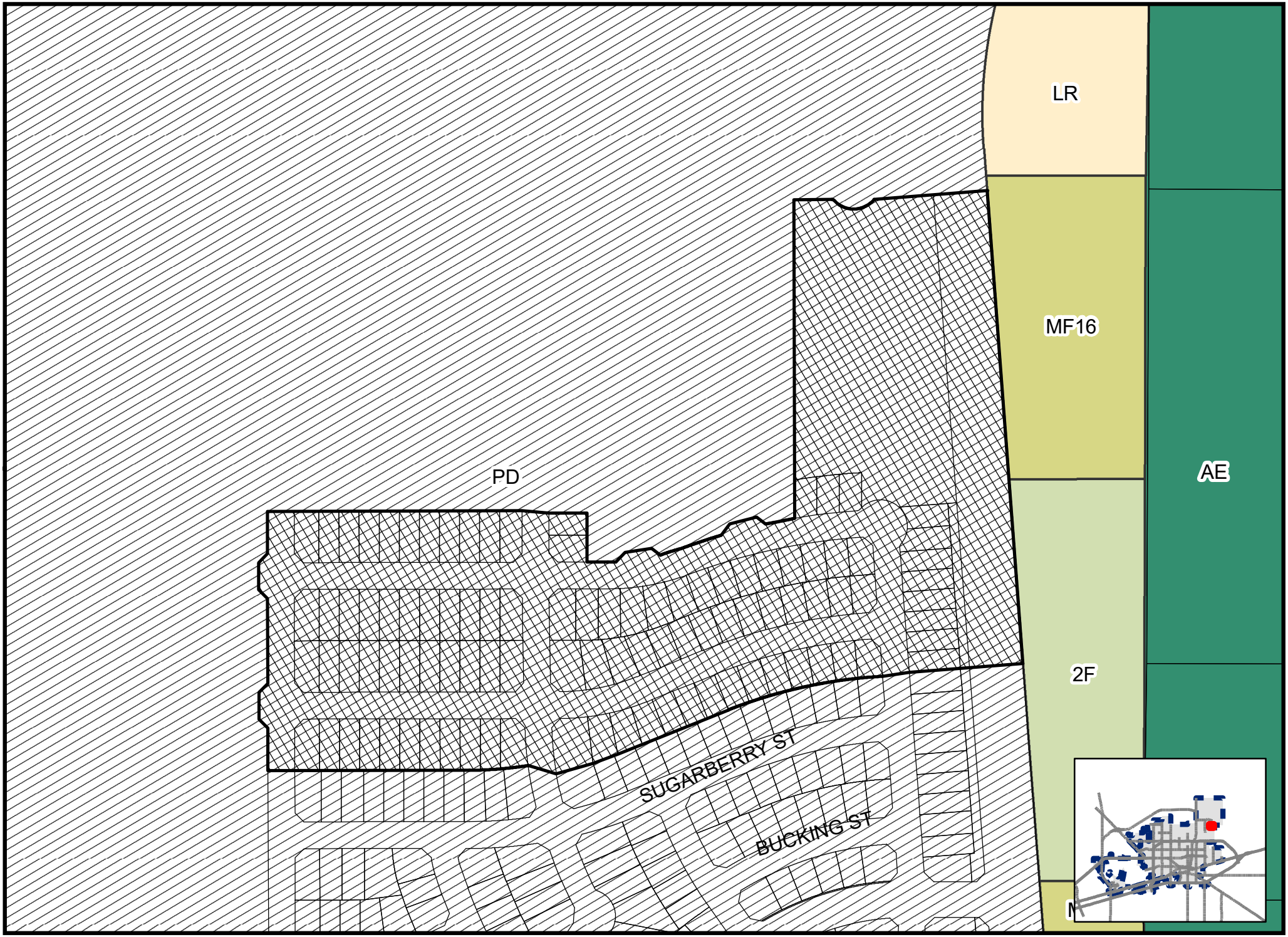
THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.

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



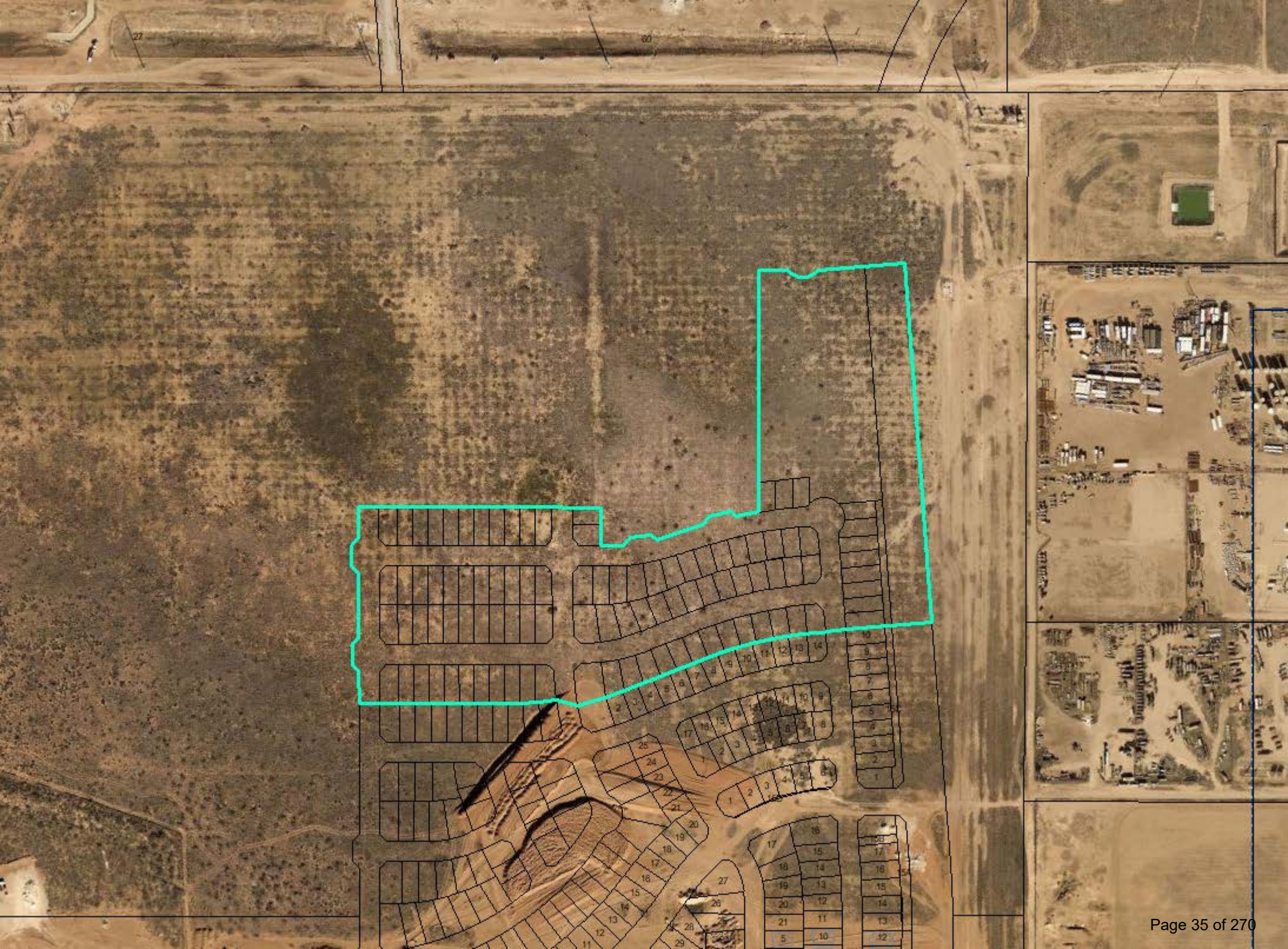
Map by BM, 11/12/2025

P-25-2409

Scale: 1" = 269'

ZONING MAP

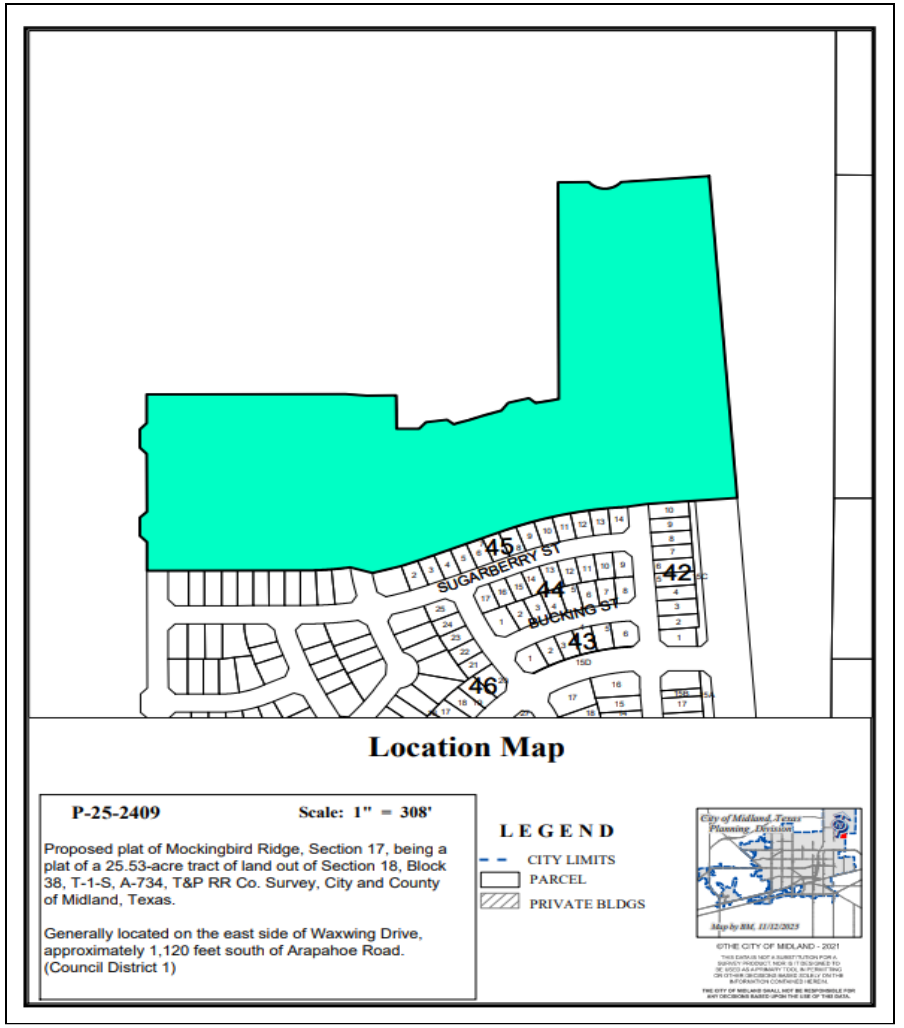
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS MADE OR ACTIONS TAKEN BASED ON THIS DATA.



MIDLAND
Be the Energy!
FINAL PLAT
MOCKINGBIRD RIDGE, SECTION 17
Visit Our Website
MIDLANDTEXAS.GOV

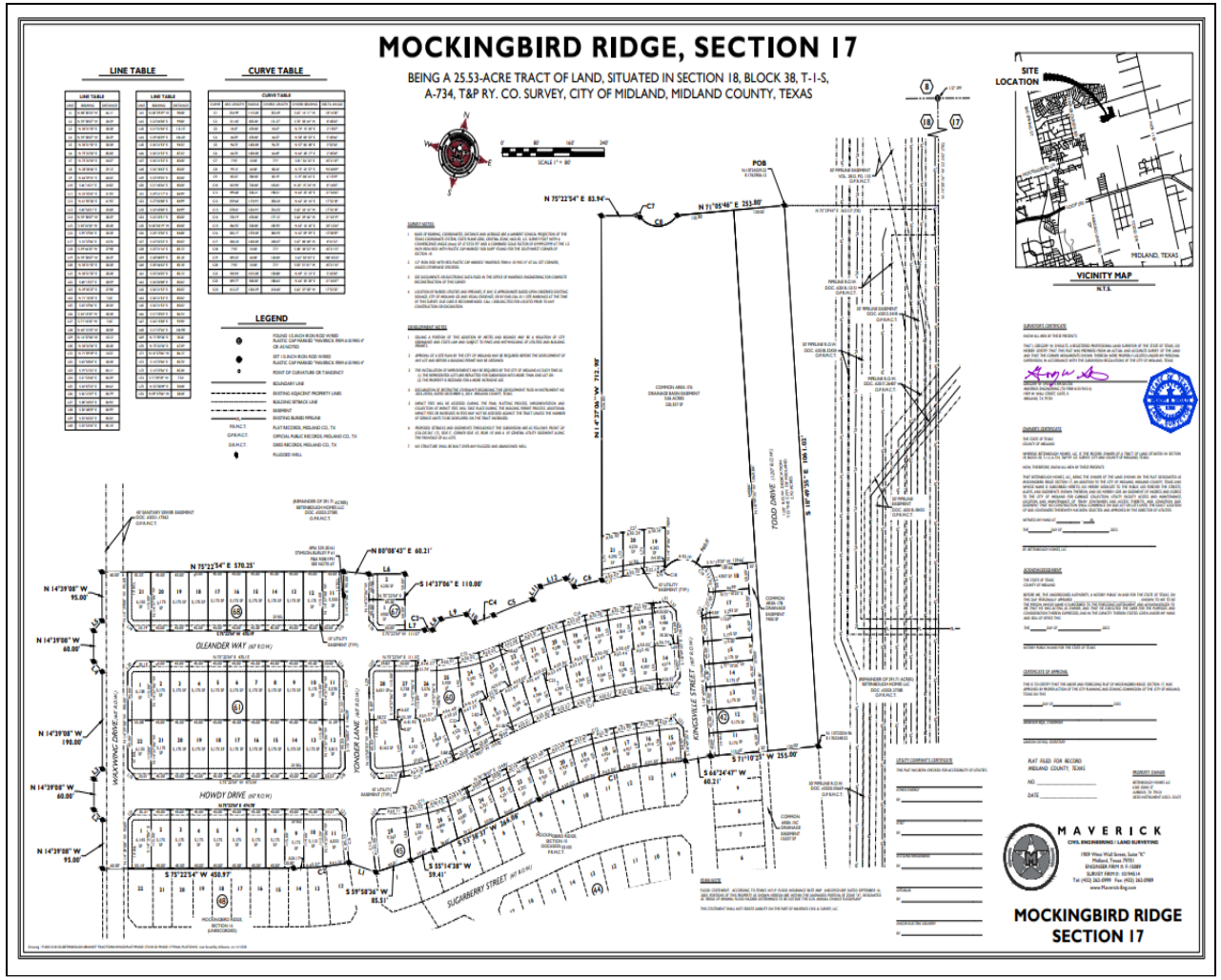
APPLICATION SUMMARY

- **Developer/Property Owner:** Betenbough Homes, LLC
- **Representative:** Andrew Mellen, with Maverick Engineering
- **Location:** Generally located on the east side of Waxwing Drive, approximately 1,120 feet south of Arapahoe Road. (Council District 1)
- **Reason for Request:** Platting for future residential development



PLAT DETAILS

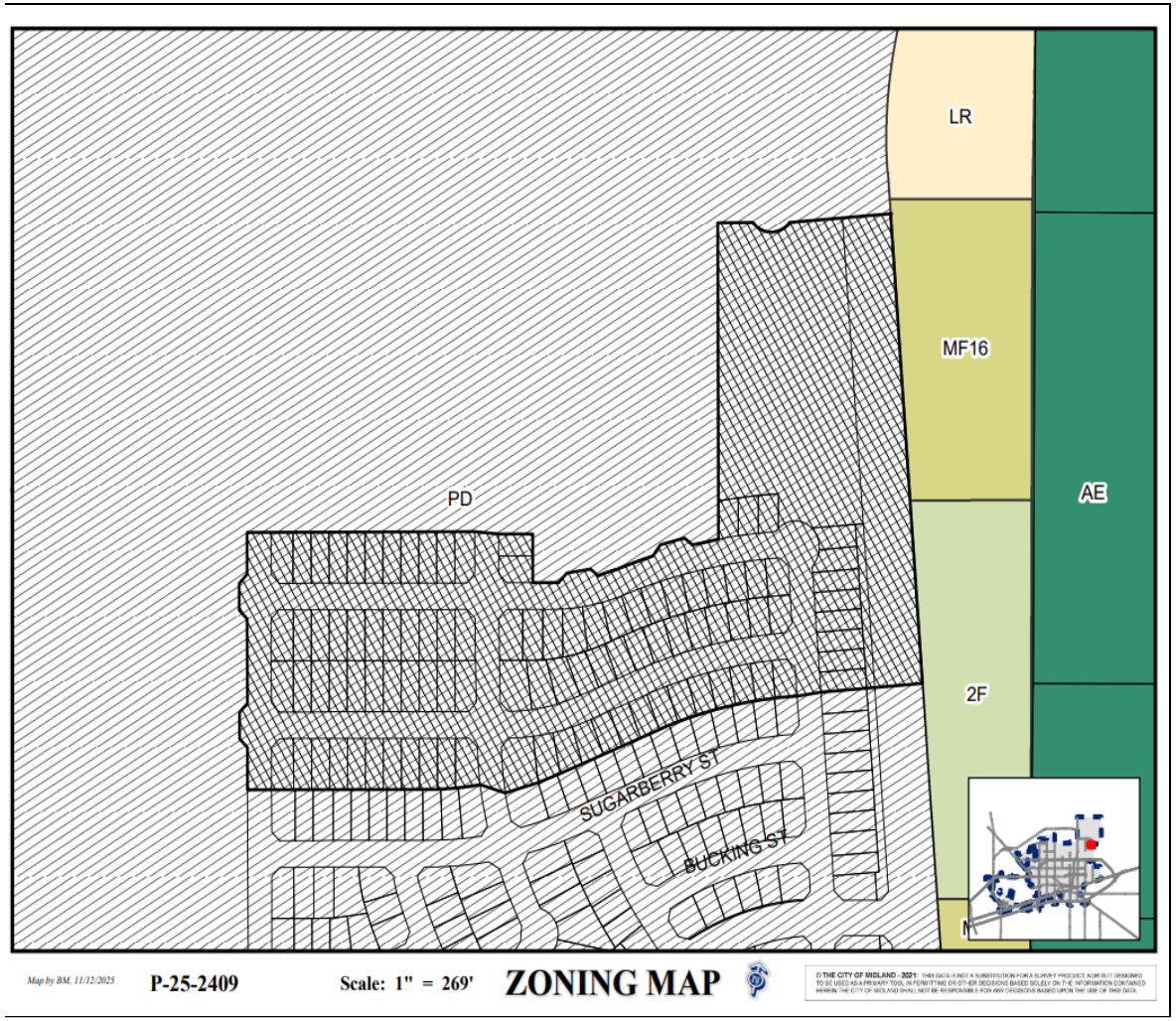
- **Acreage:** 25.53 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 101



3

ZONING

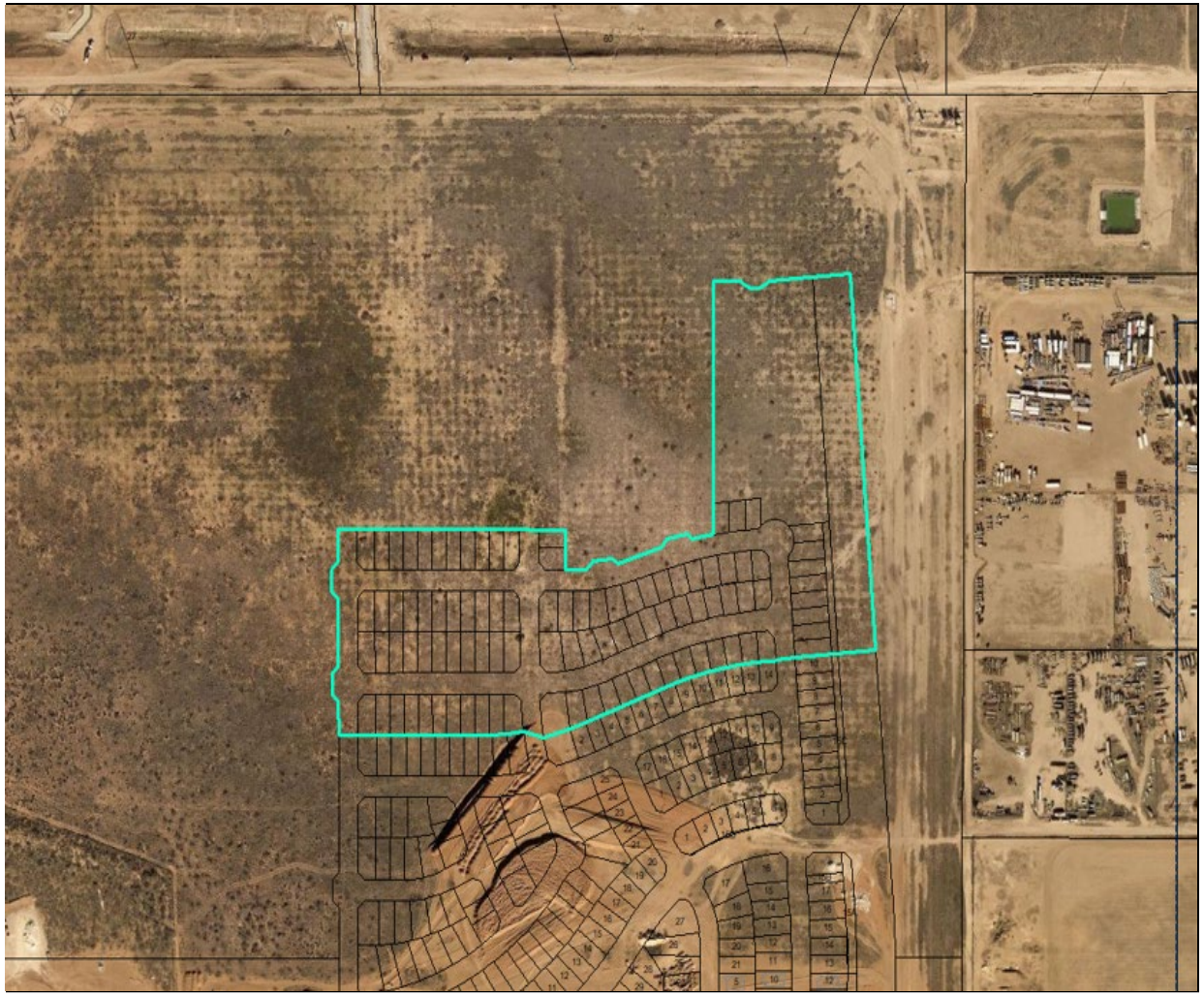
- **Current Zoning:** PD, Planned Development District for a Housing Development
- **Surrounding Zoning:**
  - **North/South/West:** PD, Planned Development District for a Housing Development
  - **East:** MF-16, Multiple-Family Dwelling District and 2F, Two Family Dwelling District



4

LAND USE

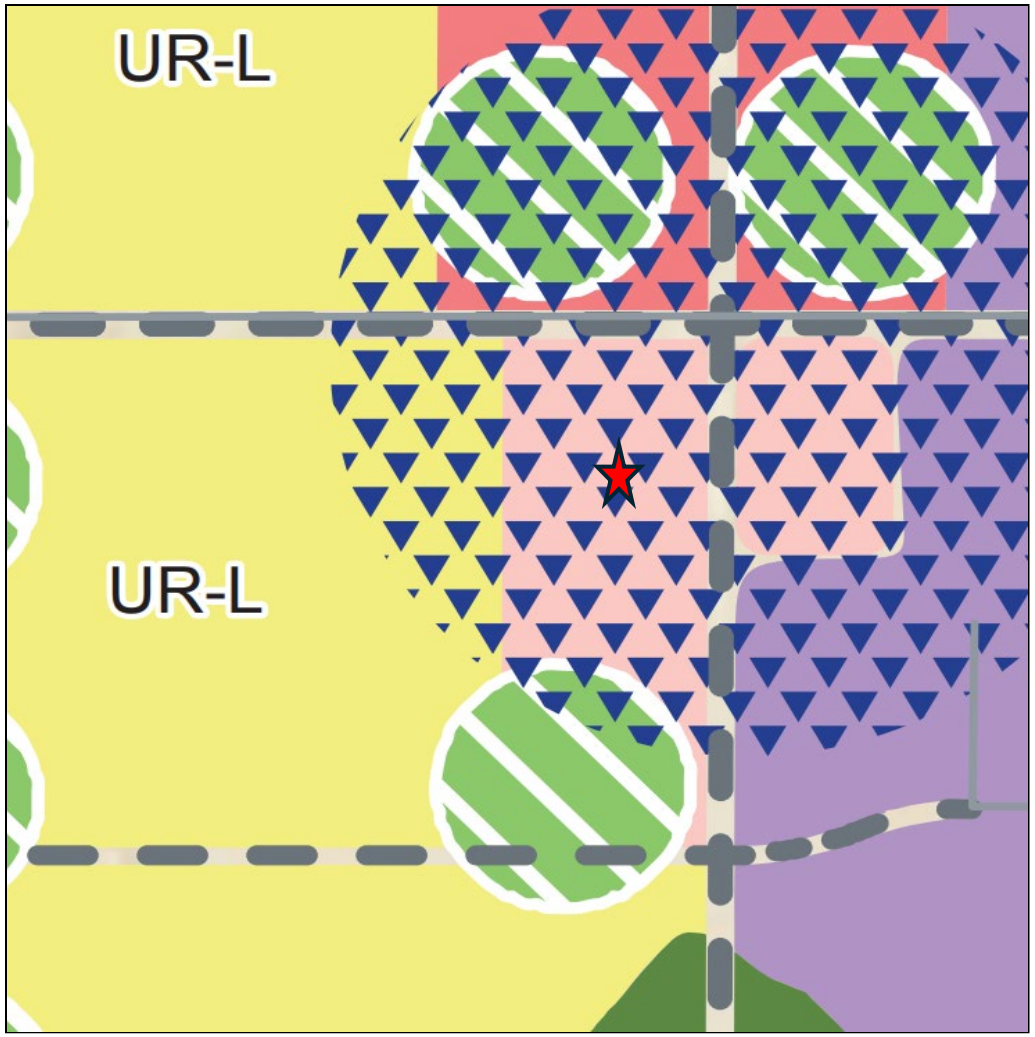
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/West/East:** Vacant Land
  - **South:** Single-Family Housing
- **Proposed Use:** Single-Family Housing



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-Medium Neighborhood Center (U-MNC)
- **Supported Uses:** Supporting uses include a mix of traditional neighborhood businesses including small scale commercial, office, civic and residential.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



MIDLAND
Be the Energy!

MOCKINGBIRD RIDGE HISTORY

- **Preliminary Plat #1: (317.45-Acres)**
  - Approved by The Planning and Zoning Commission on October 3, 2022.
  - Approved by City Council on October 11, 2022.
- **Preliminary Plat #2: (258.17-Acres)**
  - Approved by the Planning and Zoning Commission on April 17, 2023.
  - Approved by City Council on May 9, 2023.

MOCKINGBIRD RIDGE HISTORY

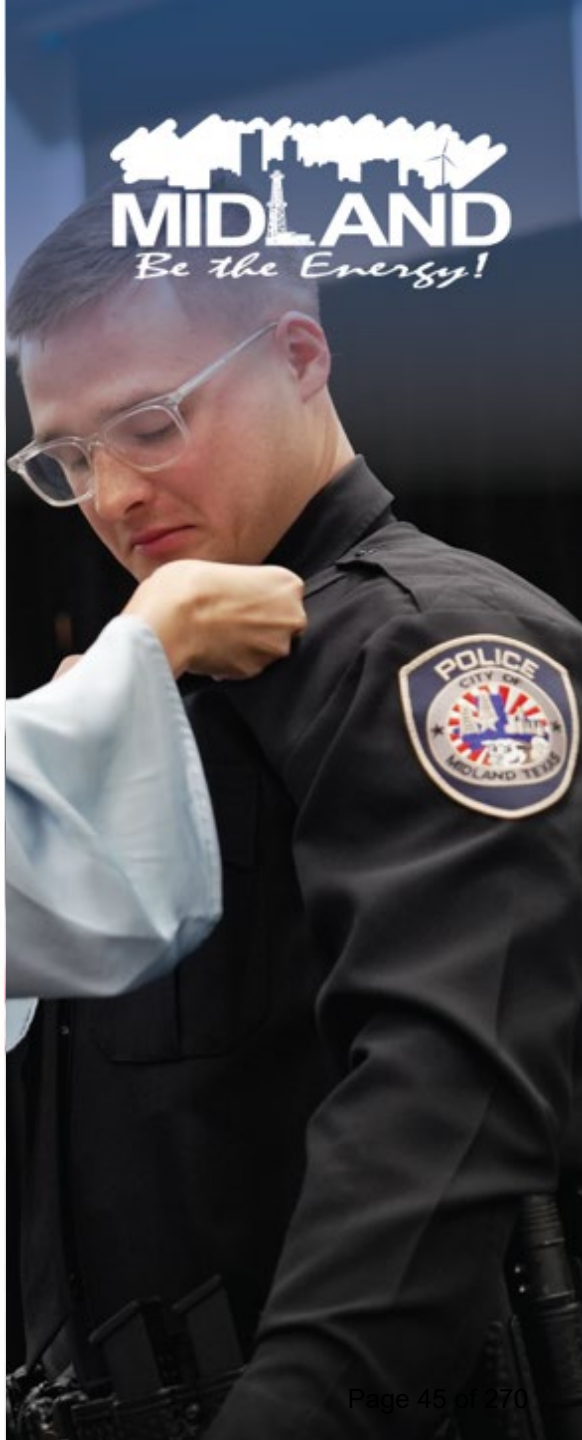
- **Preliminary Plat #3: (302.39-Acres)**
  - Approved by The Planning and Zoning Commission on September 3, 2024.
  - Approved by City Council on September 24, 2024
- **Mockingbird Ridge Final Plats:**
  - **Mockingbird Ridge, Section 1** was approved by the Planning and Zoning Commission on July 10, 2023, and consisted of 36.35 acres.

MOCKINGBIRD RIDGE HISTORY

- **Mockingbird Ridge, Section 2** was approved by the Planning and Zoning Commission on September 5, 2023, and consisted of 9.51 acres.
- **Mockingbird Ridge, Section 3** was approved by the Planning and Zoning Commission on September 5, 2023, and consisted of 12.52 acres.
- **Mockingbird Ridge, Section 4** was approved by the Planning and Zoning Commission on December 18, 2023, and consisted of 35.41 acres.

MOCKINGBIRD RIDGE HISTORY

- **Mockingbird Ridge, Section 5** was approved by the Planning and Zoning Commission on February 5, 2024, and consisted of 33.04 acres.
- **Mockingbird Ridge, Section 6** was approved by the Planning and Zoning Commission on March 18, 2024, and consisted of 14.43 acres.
- **Mockingbird Ridge, Section 7** was approved by the Planning and Zoning Commission on June 3, 2024, and consisted of 36.65 acres.
- **Mockingbird Ridge, Section 8** was approved by the Planning and Zoning Commission on June 17, 2024, and consisted of 21.32 acres.



MOCKINGBIRD RIDGE HISTORY

- **Mockingbird Ridge, Section 9** was approved by the Planning and Zoning Commission on April 15, 2024, and consisted of 18.99 acres.
- **Mockingbird Ridge, Section 10** was approved by the Planning and Zoning Commission on July 15, 2024, and consisted of 14.37 acres.
- **Mockingbird Ridge, Section 11** was approved by the Planning and Zoning Commission on July 15, 2024, and consisted of 14.83 acres.
- **Mockingbird Ridge, Section 12** was approved by the Planning and Zoning Commission on January 21, 2025, and consisted of 24.50 acres.

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MOCKINGBIRD RIDGE HISTORY

- **Mockingbird Ridge, Section 13** was approved by the Planning and Zoning Commission on March 3, 2025, and consisted of 17.21 acres.
- **Mockingbird Ridge, Section 14** was approved by the Planning and Zoning Commission on May 5, 2025, and consisted of 25.91 acres.
- **Mockingbird Ridge, Section 15** was approved by the Planning and Zoning Commission on June 16, 2025, and consisted of 23.27 acres.
- **Mockingbird Ridge, Section 16** was approved by the Planning and Zoning Commission on September 2, 2025, and consisted of 14.77 acres.

STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on October 20, 2025.
- City Council approved the preliminary plat on October 28, 2025.
- Staff recommends approval of this request subject to Condition A.

A. All required public improvements must be completed before filing for recording with the County Clerk of Midland County, Texas. [Per Midland City Code Sect. 11-2-3(G)1]

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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: November 17, 2025
To: Planning and Zoning Commission
From: Britton Murry, Senior Planner
Subject: Motion approving a Final Plat of Quanah Parker Addition, being a plat of a 9.12-acre tract of land located in the southwest quarter of Section 17, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Norwood Street and St. Andrews Drive.)

Purpose:

Maverick Engineering, on behalf of Midland Independent School District, is requesting to plat a 9.12-acre tract of land located at 3800 Norwood Street into 1 lot for an expansion to an existing public school.

This plat qualified for the short form procedure and therefore was not required to go through the preliminary phase.

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: St Andrews and Norwood roadway okay as is. No public paving improvements required. [For Applicant’s Information Only.]

WATER: 6” water exists in St Andrews Street, okay as is. 16” water exists in Norwood 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: 6” sewer exists in Norwood Street , okay as is. 6” sewer exists in alley north of tract, okay as is. 6” sewer exists in alley east of tract, okay as is. No public wastewater improvements required. [For Applicant’s Information Only.]

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

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

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

DIMENSION: * * * OTHER: * * *

Transportation: (Approved)

No additions or changes to site access are approved with plat or zoning review. Driveways or other access points are approved only with construction drawing review. [For the Applicant’s information only.] No objections to plat. [For the Applicant’s information only.]

Fire: (Approved)

No comments or objections.

Oil and Gas: (Approved)

No Oil & Gas Issues

Building Code: (Approved)

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

GIS: (Approved)

In bottom right of plat, Trinity Est, Block 1, Lot 18 should be Lots 18-26. Northwood St should be Norwood St. Label Greenbriar Dr. GIS does not show that 20' alley east of plat extends all the way down.

ADDRESSING: (Approved)

No comments

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of Quanah Parker Addition.

Attachments:
A. P-25-2411, Combined Documents
B. P&Z - - Quanah Parker Addition Final Plat

Britton Murry, Development Services — Created/Initiated - 11/10/2025
Landon Ochoa, Development Services — Final Approval - 11/10/2025

Docusign Envelope ID: BC34AE28-9D67-4347-A3C0-4147981D8E53

MIDLAND Planning Division

Final Plat Application

OFFICE USE ONLY

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: QUANAH PARKER ADDITION

Legal Description: BEING A PLAT OF A 9.12 ACRE TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, BLOCK 39, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS

Property Owner Printed Name: MIDLAND INDEPENDENT SCHOOL DISTRICT		Phone (432) 240-1008 Email tucker.durham@midlandisd.net	
Address 615 MISSOURI AVENUE	City MIDLAND	State TX	Zip 79701

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

Representative *(if acting as agent for property owner, see affidavit on page 2)* Firm: MAVERICK ENGINEERING Printed Name: ANDREW MELLEN		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: TO ADD ADDITIONAL BUILDING/ MISC IMPROVEMENTS ONSITE

Plat Information	Total Acreage: 9.12
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 1	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): DocuSigned by: Tucker Durham FEFDAB3FE6F147D... Date: 10/14/25

Property Owner (printed): Tucker Durham

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 Andrew Mellen who, being by me duly sworn, upon oath says: That (s)he is authorized by Midland ISD, 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.

Andrew L. Mellen
Authorized Agent (*signature*)

Subscribed and sworn to before me, this 14 day of October, 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

Docusign Envelope ID: BC34AE28-9D67-4347-A3C0-4147981D8E53

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 # 5613	☑ Tax Certificates	☑ Recording Fee
☑ Groundwater Availability Forms		Check # 5614

Received By: _____ Date: _____

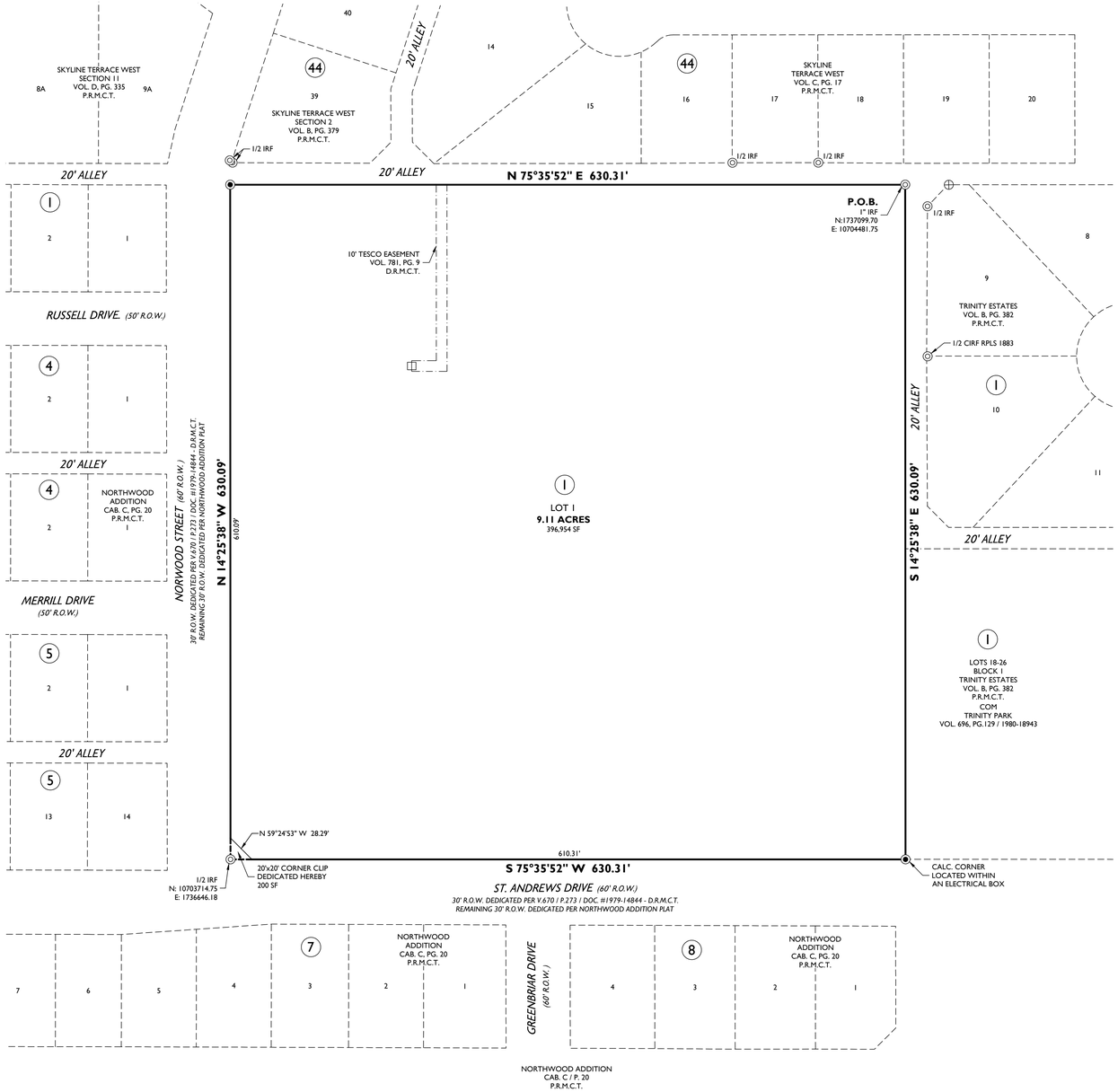
RECEIVED
OCT 21 2025

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

Revised 5/18/2025

QUANAH PARKER ADDITION

BEING A PLAT OF A 9.12 ACRE TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, BLOCK 39, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.



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 · GREGORY W. SHOULTS · 5356 · REGISTERED PROFESSIONAL LAND SURVEYOR

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0069F, 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.
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.*

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.*

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS THE MIDLAND INDEPENDENT SCHOOL DISTRICT, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 17, BLOCK 39, T-1-S, T&P. RY. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE MIDLAND INDEPENDENT SCHOOL DISTRICT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS QUANAH PARKER 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 MY HAND AT MIDLAND, TEXAS THIS THE_____DAY OF _____, 2025.

BY: TUCKER DURHAM, FOR MIDLAND INDEPENDENT SCHOOL DISTRICT

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025 BY TUCKER DURHAM..

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

PROPERTY OWNER

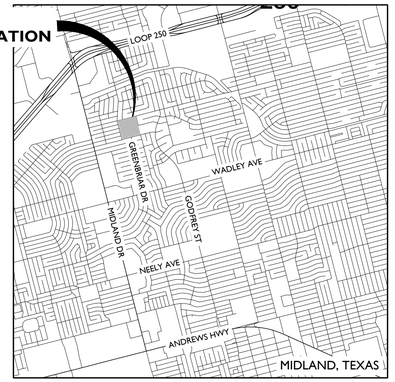
MIDLAND INDEPENDENT SCHOOL DISTRICT
TUCKER DURHAM
615 W MISSOURI AVE
MIDLAND, TX 79701-5017
DEED RECORDS VOL. 454, PG. 132 D.R.M.C.T.
432-240-1008

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

SITE LOCATION



VICINITY MAP

N.T.S.

LEGEND

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

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF QUANAH PARKER ADDITION, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

_____DAY OF_____ 2025.

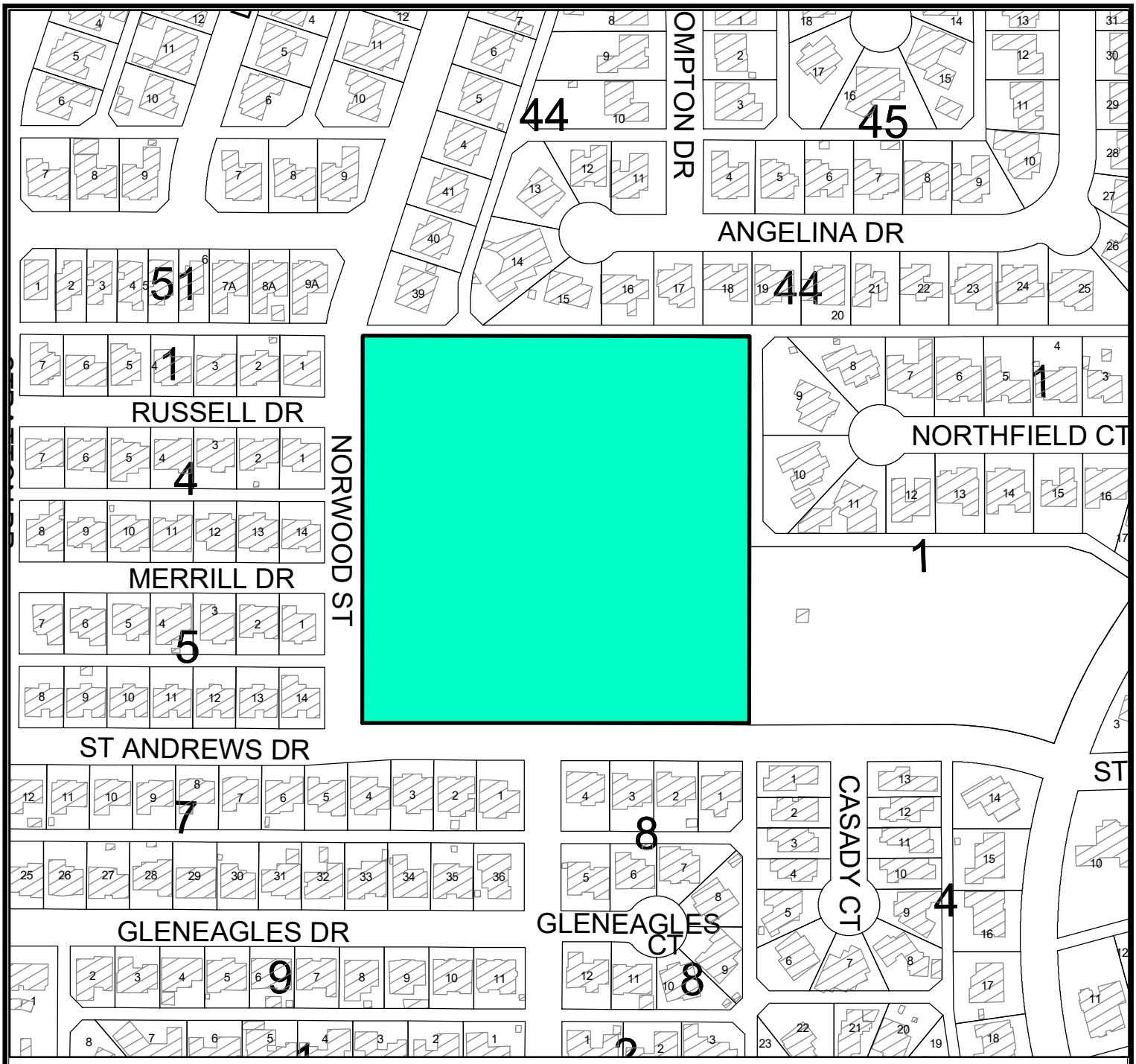
ABRAHAM BEJIL, CHAIRMAN

LANDON OCHOA, SECRETARY

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

QUANAH PARKER ADDITION

Drawing : F:\2024\240111-MIDLAND SCHOOL DISTRICT-MIDLAND INDEPENDENT SCHOOL DISTRICT SURVEY PACKAGE 3\DRAWINGS\PLATS\PARKER\FINAL\240111 - QUANAH PARKER FINAL PLAT.DWG Last Saved By: ADevine on 11/10/25



Location Map

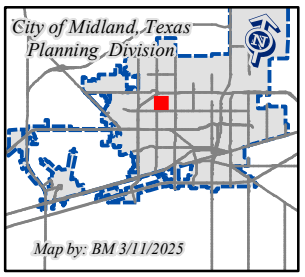
SUB-25-0824 **Scale: 1" = 233'**

Proposed plat of Quanah Parker Addition, being a plat of a 9.12-acre tract of land located in the southwest quarter of Section 17, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of Norwood Street and St. Andrews Drive. (Council District 1)

LEGEND

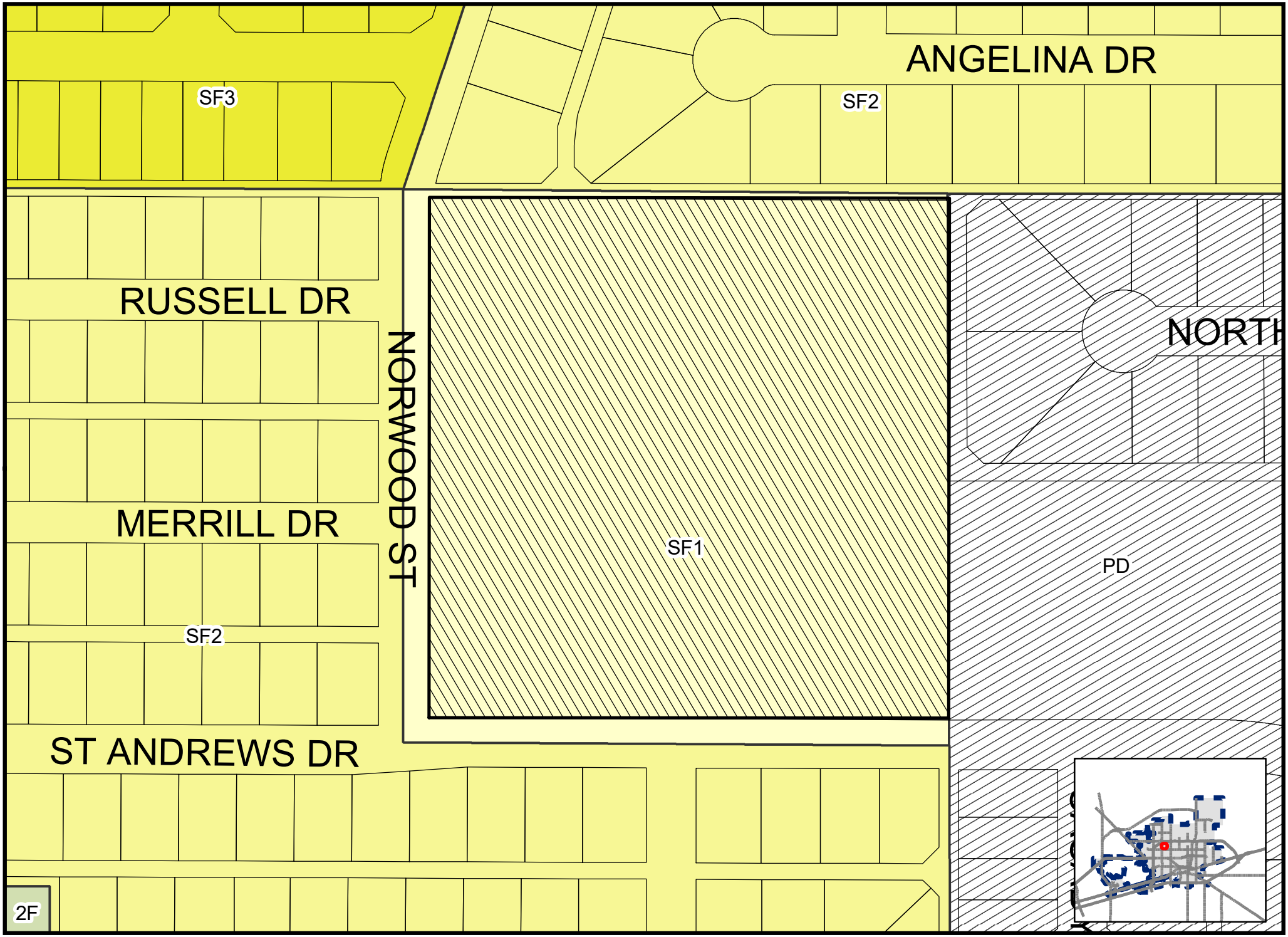
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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: BM, 3/11/2025

SUB-25-0824

Scale: 1" = 146'

ZONING MAP

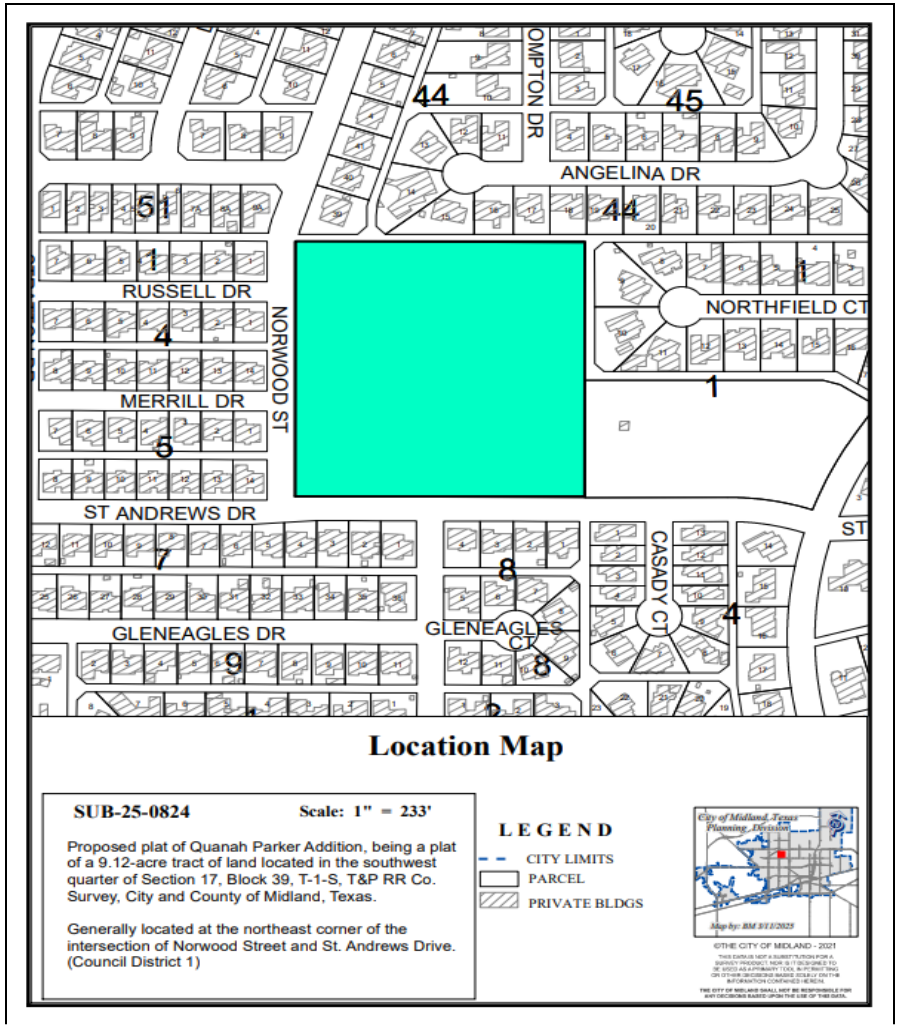
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS MADE BASED THEREON.

ANGELINA DR
RUSSELL DR
MERRILL DR
ST ANDREWS DR
GLENEAGLES DR
GLENEAGLES
NORWOOD ST
STRATTON DR
CASADY C
51
44
1
4
5
7
8
1
4

MIDLAND
Be the Energy!
FINAL PLAT
QUANAH PARKER ADDITION
Visit Our Website
MIDLANDTEXAS.GOV

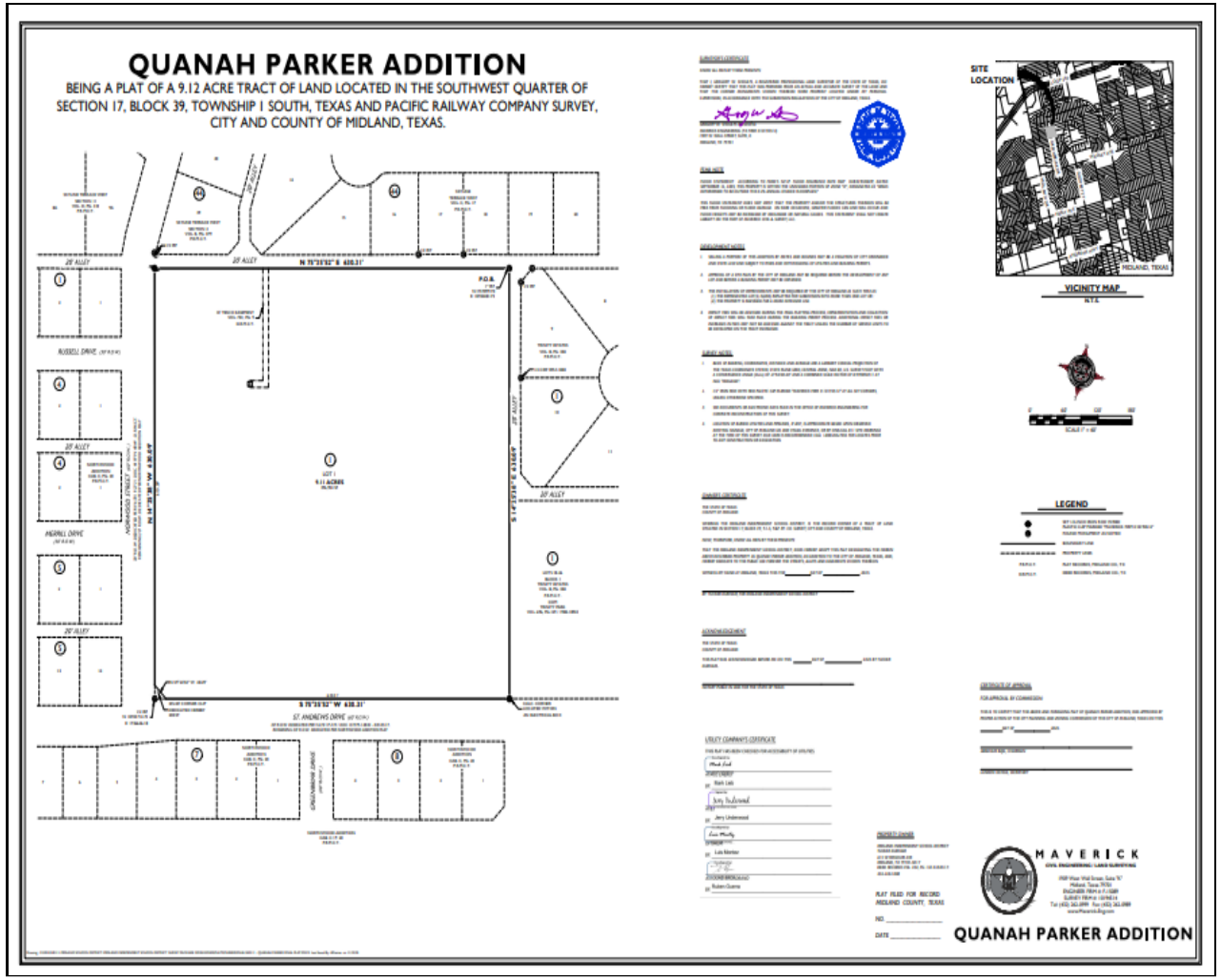
APPLICATION SUMMARY

- **Developer/Property Owner:** Midland Independent School District
- **Representative:** Andrew Mellen, with Maverick Engineering
- **Location:** 3800 Norwood Street (Council District 1)
- **Reason for Request:** For the expansion of an existing public school



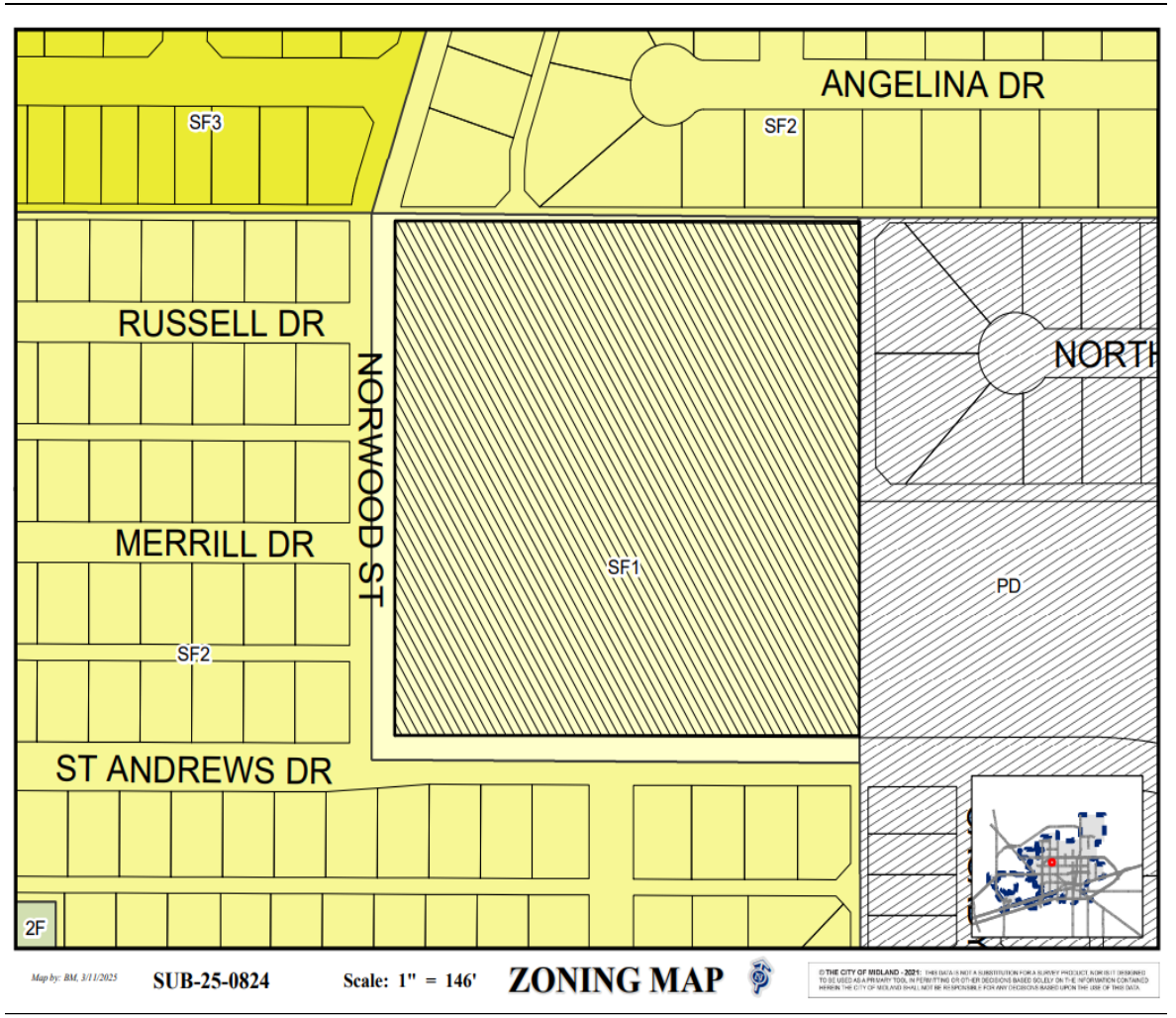
PLAT DETAILS

- **Acreage:** 9.12 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 1



ZONING

- **Current Zoning:** SF-1, Single-Family Dwelling District
- **Surrounding Zoning:**
  - **North/West/South:** SF-2, Single-Family Dwelling District
  - **East:** PD, Planned Development District for a Housing Development



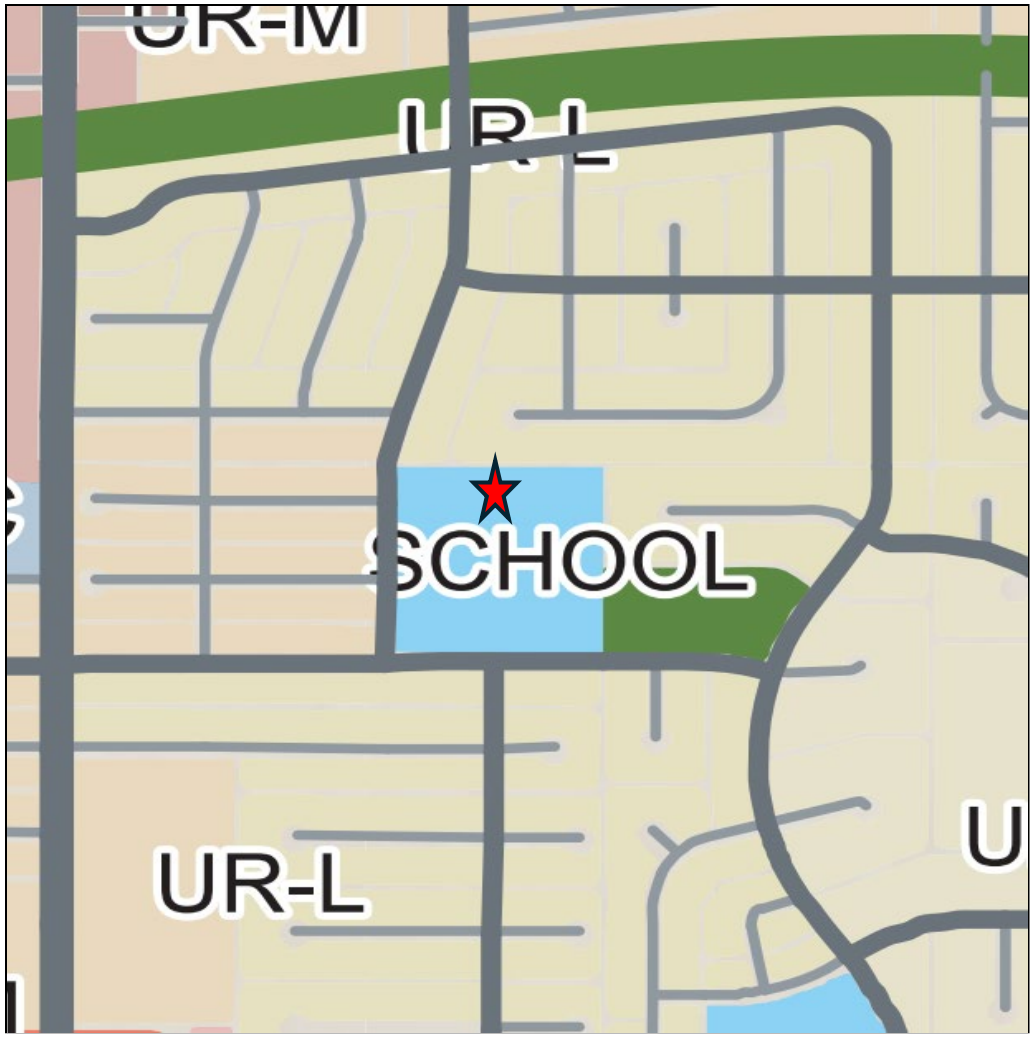
LAND USE

- **Current Use:** Public School
- **Surrounding Uses:**
  - **North/South/West:** Single-Family Housing
  - **East:** Single-Family Housing and a Park
- **Proposed Use:** An expanded Public School

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** School/University
- **Supported Uses:** Supporting uses included any type of school, institution, or university.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



MIDLAND
Be the Energy!

SHORT FORM

This plat qualifies for the “short form procedure" per 11-2-1(I) as it has: (1) adequate access, (2) a satisfactory survey, (3) satisfactory drainage improvements, (4) adequate utilities, and (5) is consistent with the existing zoning. Therefore, no preliminary plat is required.

STAFF'S RECOMMENDATION

- 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: November 17, 2025
To: Planning and Zoning Commission
From: Britton Murry, Senior Planner
Subject: Motion approving a Final Plat of Melody Acres, Section 20, being a plat of a 9.456-acre tract of land located in the southeast quarter of Section 7, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Oriole Drive and Mockingbird Lane.)

Purpose:
Maverick Engineering, on behalf of Heather and Ryan Rowland, is requesting to plat a property located at 4504 Mockingbird Lane into 5 lots for future residential development.

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: Deferral request for paving improvements were administratively approved on 08/04/2025. [For Applicant’s Information Only.]

WATER: 24” water exists in Mockingbird Street South of tract, okay as is. 8” water exists in alley east of tract, okay as is. 12” water exists in Oriole west 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 wastewater improvements were administratively approved on 08/04/2025. [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 application from the 5 proposed lot of Melody Acres Section 20, PLAT OF 9.4 ACRES IN SECTION 7 BLOCK X H.P. HILLIARD SURVEY CITY AND COUNTY OF MIDLAND TX, lot 2 is 4 acre and Lots 3-6 are 1 acre to ensure the proposed plans on existing structures 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 Meldoy Acres, Section 20.

Attachments:
A. P-25-2410, Combined Documents
B. P&Z - - Melody Acres, Section 20 Final Plat

Britton Murry, Development Services	Created/Initiated - 11/12/2025
Landon Ochoa, Development Services	Final Approval - 11/12/2025

Docusign Envelope ID: 61BBF291-0F33-45F7-A9F2-329FC7A3C27D

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

Subdivision Name: MELODY ACRES, SECTION 20
(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: HEATHER AND RYAN ROWLAND		Phone #: 432-559-6354 Email: ryan.s.rowland@gmail.com	
Address: 2609 INWOOD CT	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)
RESIDENTIAL DEVELOPMENT

Plat Information	Total Acreage: 9.456
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 5	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

Docusign Envelope ID: 61BBF291-0F33-45F7-A9F2-329FC7A3C27D

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: Heather Rowland 5782310047B2421... DocuSigned by: ryan rowland ...	Date: 9/23/2025
Applicant (printed): Heather Rowland ryan rowland	
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 Heather and Ryan Rowland, 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. Wellman

Subscribed and sworn to before me, this 14 day of October, 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

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

Docusign Envelope ID: 61BBF291-0F33-45F7-A9F2-329FC7A3C27D

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# 5611	☑ Groundwater Availability Certification Forms (if applicable)
☑ Recording Fee	☑ Title Opinion
Check# 5612	☑ Tax Certificates

Planner Notes:

RECEIVED

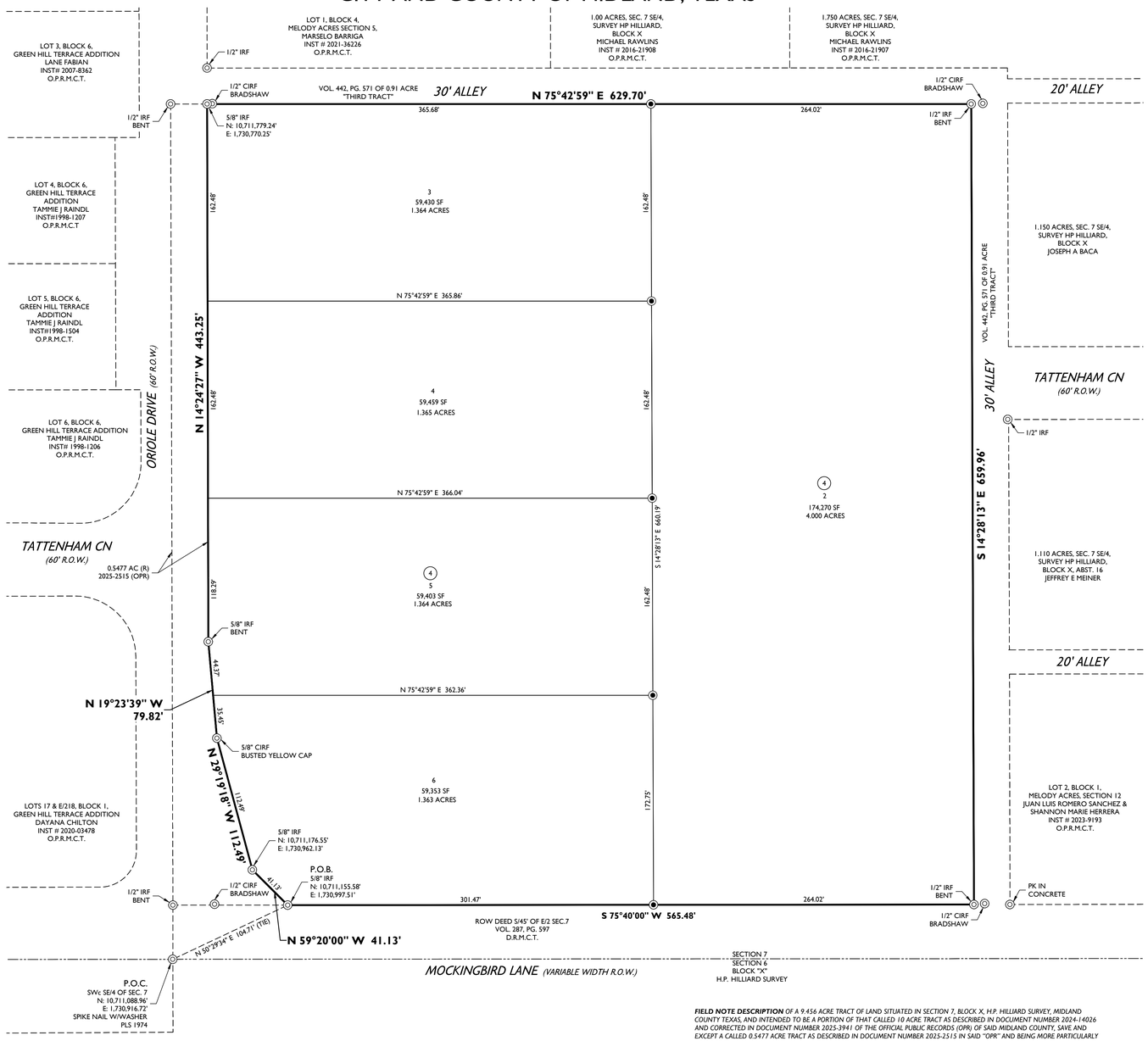
OCT 21 2025

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

Revised 8/13/2025

MELODY ACRES, SECTION 20

BEING A PLAT OF 9.456 ACRES IN SECTION 7, BLOCK X, H.P. HILLIARD SURVEY CITY AND COUNTY OF MIDLAND, TEXAS



OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS HEATHER ROWLAND, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 7, BLOCK X, H.P. HILLIARD SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HEATHER ROWLAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS MELODY ACRES, SECTION 20, 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: Heather Rowland

BY: HEATHER ROWLAND

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025 BY HEATHER ROWLAND.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS RYAN ROWLAND, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 7, BLOCK X, H.P. HILLIARD SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RYAN ROWLAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS MELODY ACRES, SECTION 20, 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: ryan rowland

BY: RYAN ROWLAND

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025 BY RYAN ROWLAND.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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.*

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF MELODY ACRES, SECTION 20, 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.

DocuSigned by: Mark Lieb

ATMOS ENERGY
BY: Mark Lieb

Signed by: Danny Nino

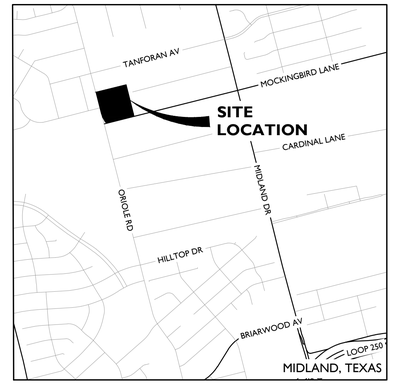
AT&T
BY: Danny Nino

DocuSigned by: Luis Montez

OPTIMUM
BY: Luis Montez

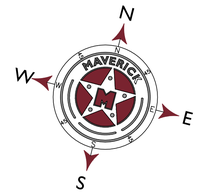
DocuSigned by: Ruben Guerra

ASTOUND BROADBAND
BY: Ruben Guerra



VICINITY MAP

N.T.S.



0' 50' 100' 150'

SCALE 1" = 50'

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 SECTION LINES
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

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.
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.*

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0066F, 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.

***FIELD NOTE DESCRIPTION** OF A 9.456 ACRE TRACT OF LAND SITUATED IN SECTION 7, BLOCK X, H.P. HILLIARD SURVEY, MIDLAND COUNTY TEXAS, AND INTENDED TO BE A PORTION OF THAT CALLED 10 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2024-14026 AND CORRECTED IN DOCUMENT NUMBER 2025-3941 OF THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID MIDLAND COUNTY, SAVE AND EXCEPT A CALLED 0.5477 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2025-2515 IN SAID "OPR" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;*

***COMMENCING** AT N:(Y):10711088.96, E:(X):1730916.72, A THREE EIGHTHS INCH BY EIGHT INCH SPIKE NAIL WITH A WASHER MARKED "PLS 1974" FOUND AND ACCEPTED AS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 7,*
***THENCE** N.50°29'34"E., 104.71 FEET TO N:(Y):10711155.58, E:(X):1730997.51, A FIVE EIGHTHS INCH IRON ROD FOUND ON THE NORTH LINE OF MOCKINGBIRD LANE, DESCRIBED IN VOLUME 287 ON PAGE 597 OF THE DEED RECORDS OF SAID MIDLAND COUNTY, AT THE SOUTHEAST CORNER OF SAID 0.5477 ACRE TRACT FOR THE POINT OF BEGINNING AND THE SOUTHWEST CORNER HEREOF;*

***THENCE** THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID 0.5477 ACRE TRACT.*
1. N.59°20'00"W., 41.13 FEET TO A FIVE EIGHTHS INCH IRON ROD FOUND;
2. N.29°19'18"W., 112.49 FEET TO A FIVE EIGHTHS INCH IRON ROD FOUND;
3. N.19°23'39"W., 79.82 FEET TO A FIVE EIGHTHS INCH IRON ROD FOUND;
4. N.14°24'27"W., 443.25 FEET TO A FIVE EIGHTHS INCH IRON ROD FOUND IN THE SOUTH LINE OF A CALLED 0.91 ACRE "THIRD TRACT" AS RECORDED IN VOLUME 442 ON PAGE 571 OF SAID DEED RECORDS FOR THE NORTHWEST CORNER HEREOF;

***THENCE** N.75°42'59"E., ALONG SAID CALLED "THIRD TRACT" 629.70 FEET TO A BENT ONE HALF INCH IRON ROD FOUND FOR THE NORTHEAST CORNER HEREOF;*

***THENCE** S.14°28'13"E., CONTINUING ALONG SAID "THIRD TRACT", 659.96 FEET TO A BENT ONE HALF INCH IRON ROD FOUND ON THE NORTH LINE OF SAID MOCKINGBIRD LANE FOR THE SOUTHEAST CORNER HEREOF;*

***THENCE** S.75°40'00"W., ALONG SAID MOCKINGBIRD LANE, 565.48 FEET TO THE POINT OF BEGINNING, CONTAINING 9.456 ACRES OF LAND.*

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

PROPERTY OWNER

HEATHER & RYAN ROWLAND
PHONE # 806-790-4554
2609 INWOOD CT
MIDLAND, TEXAS 79705
DEED INSTRUMENT # 2024-14026 & 2025-3941

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

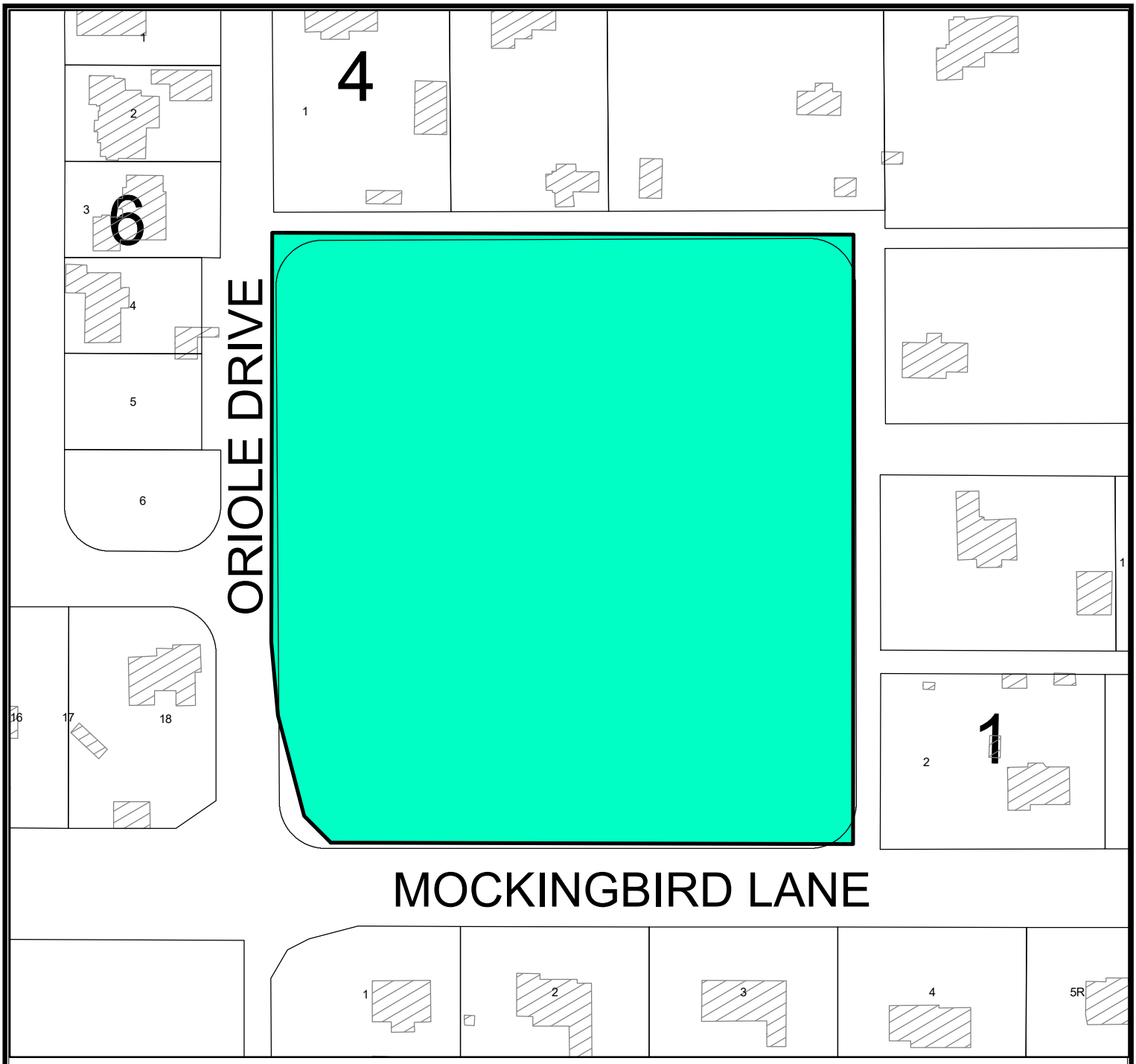
NO. _____

DATE _____

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

MELODY ACRES, SECTION 20

Drawing : F:\2025\250093-HEATHER & RYAN ROWLAND-MELODY ACRES PLAT\DRAWINGS\PLAT\FINAL PLAT\250093 MELODY ACRES SECTION 20 FINAL PLAT.DWG Last Saved By: SDavis on 11/12/25



Location Map

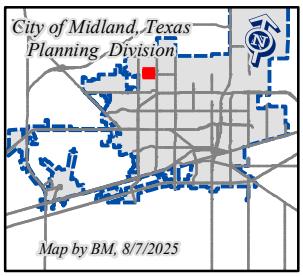
SUB-25-0862 **Scale: 1" = 155'**

Proposed plat of Melody Acres, Section 20, being a plat of a 9.456-acre tract of land located in the southeast quarter of Section 7, Block X, H.P. Hilliard Survey, City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of Oriole Drive and Mockingbird Lane. (Council District 4)

LEGEND

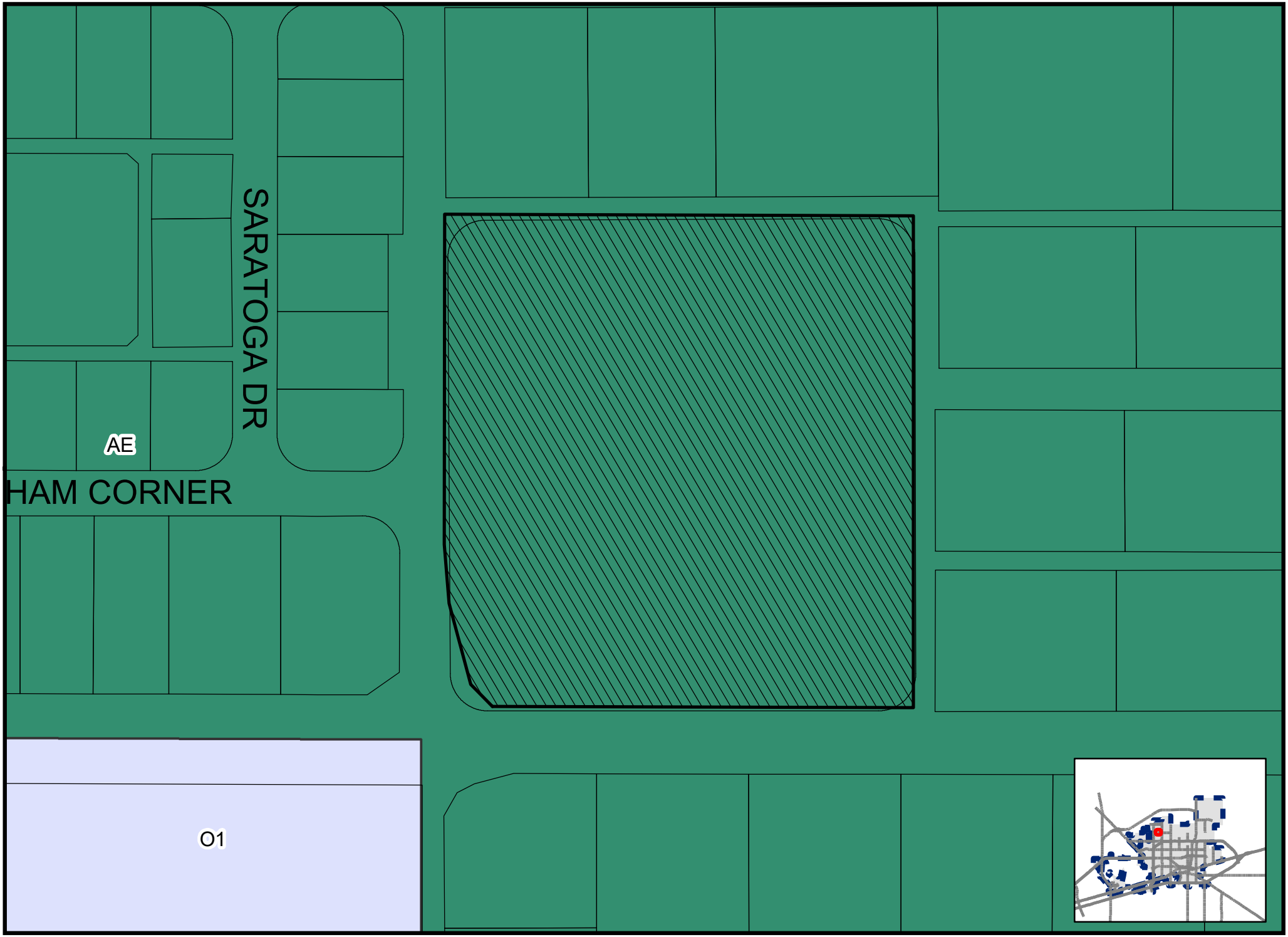
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.



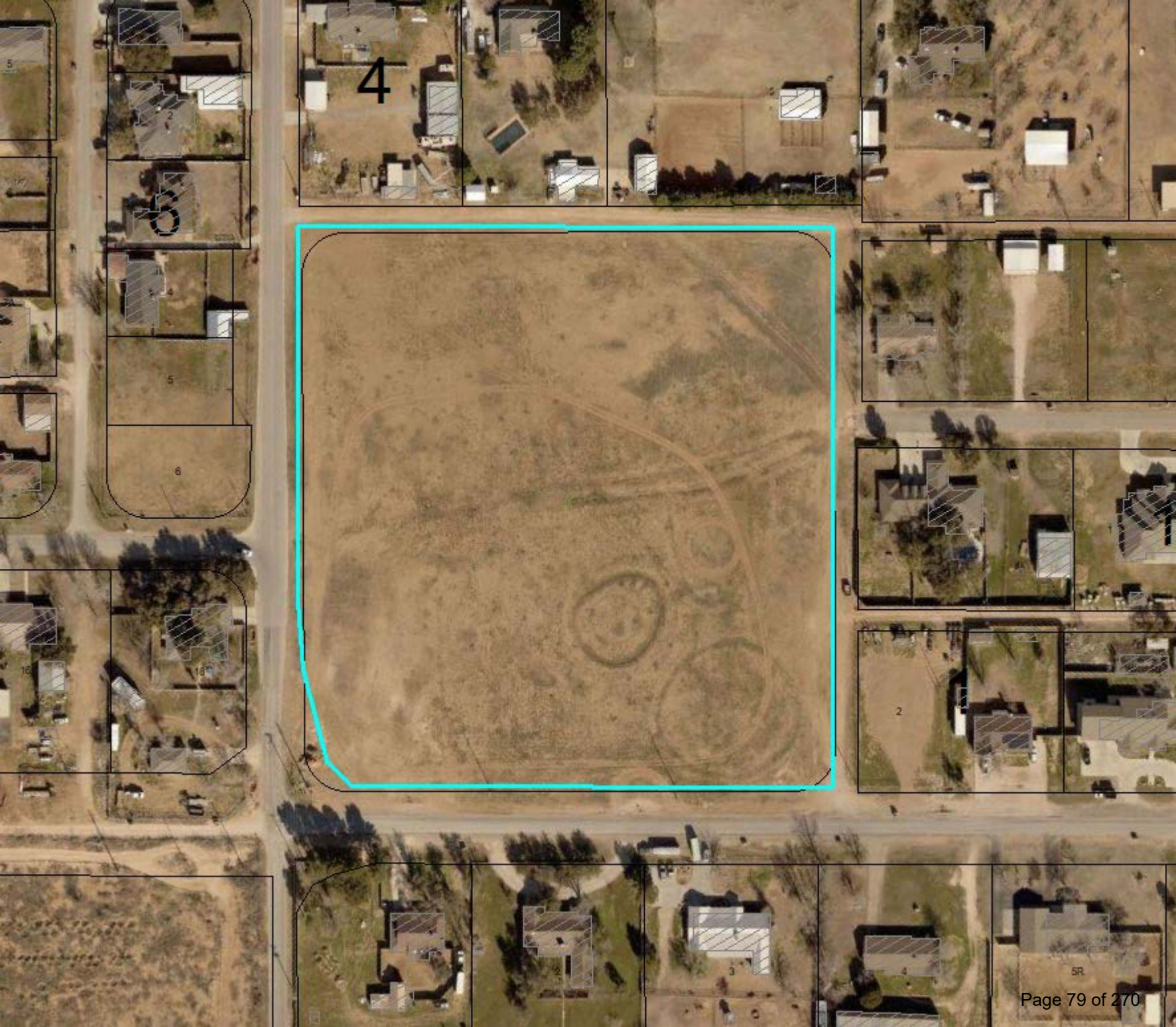
Map by BM, 8/7/2025

SUB-25-0862

Scale: 1" = 162'

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 BASED SOLELY THEREON


4
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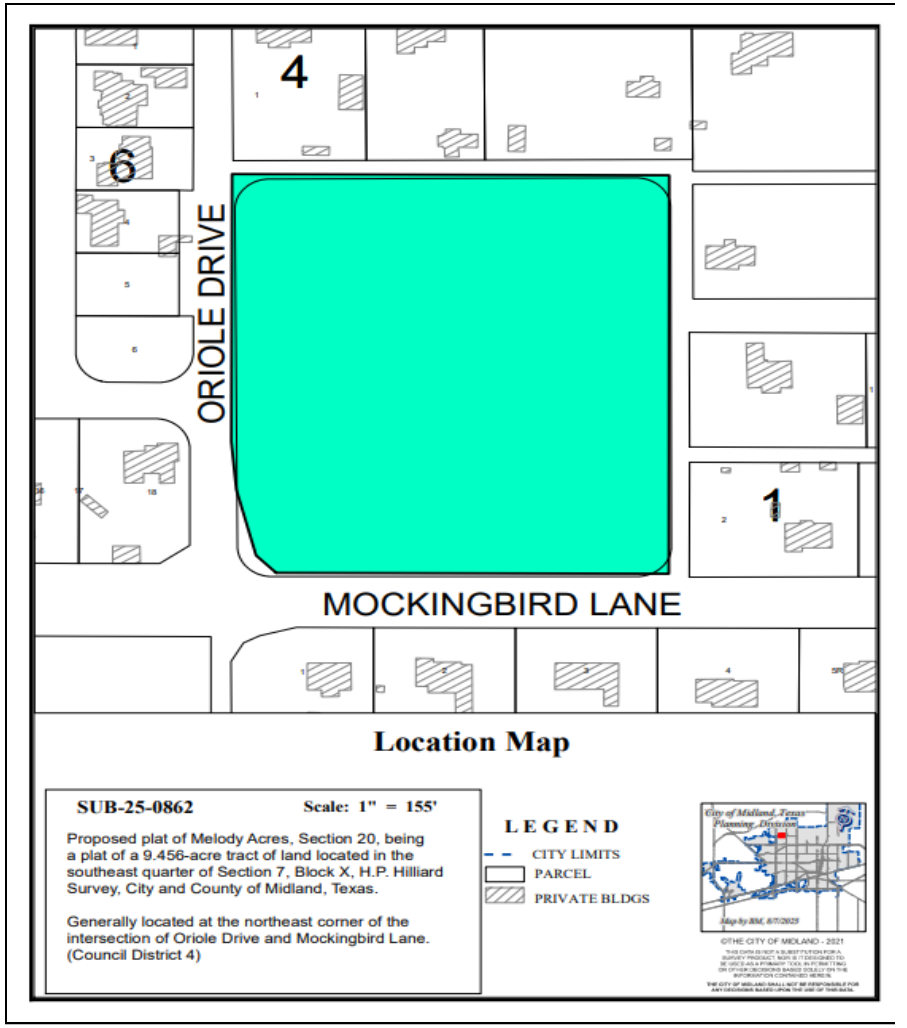
MIDLAND
Be the Energy!
FINAL PLAT
MELODY ACRES, SECTION 20
Visit Our Website
MIDLANDTEXAS.GOV

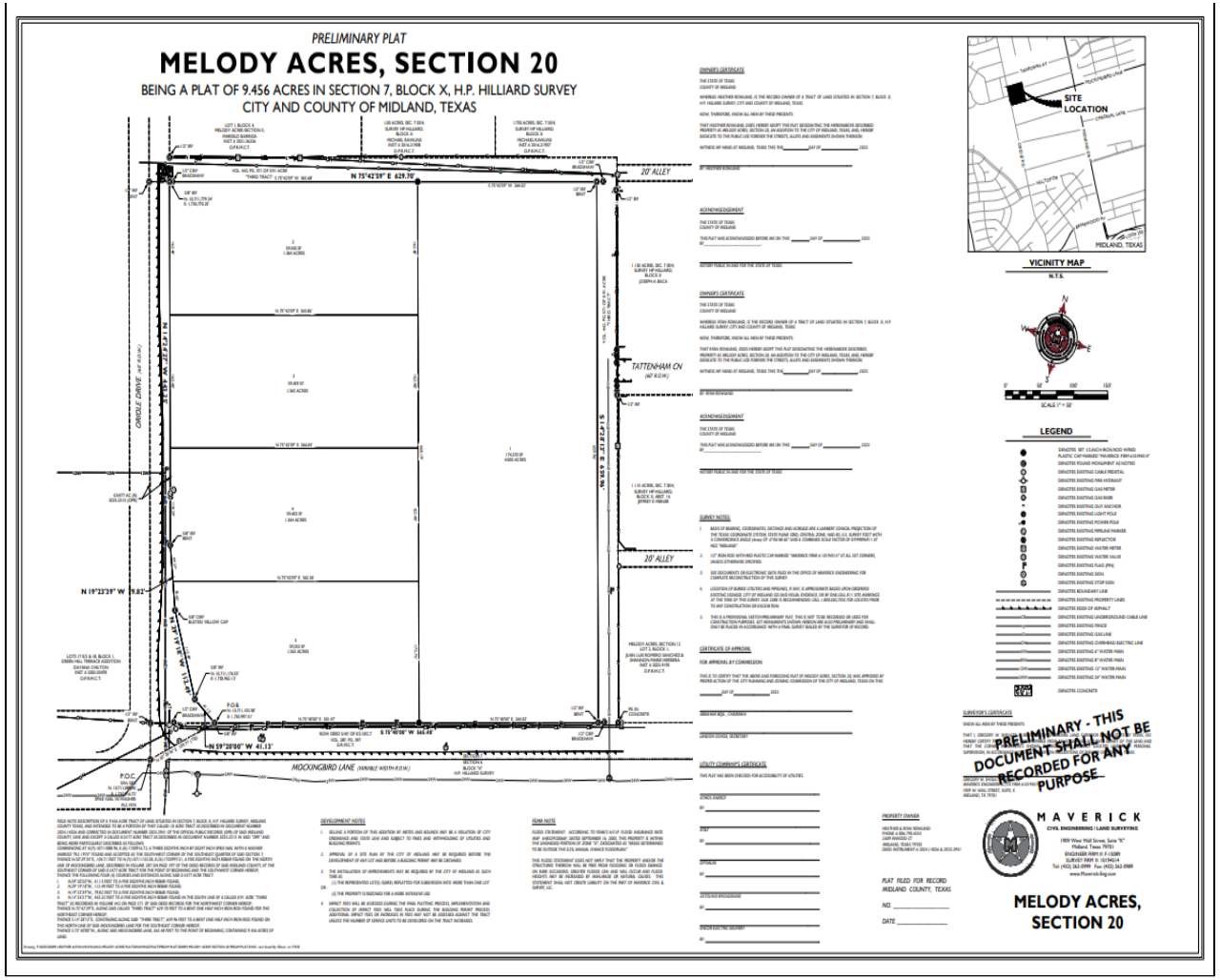
APPLICATION SUMMARY

- **Property Owner/Developer:** Heather and Ryan Rowland
- **Representative:** Andrew Mellen, with Maverick Engineering
- **Location:** 4504 Mockingbird Lane (Council District 4)
- **Reason for Request:** For future residential development



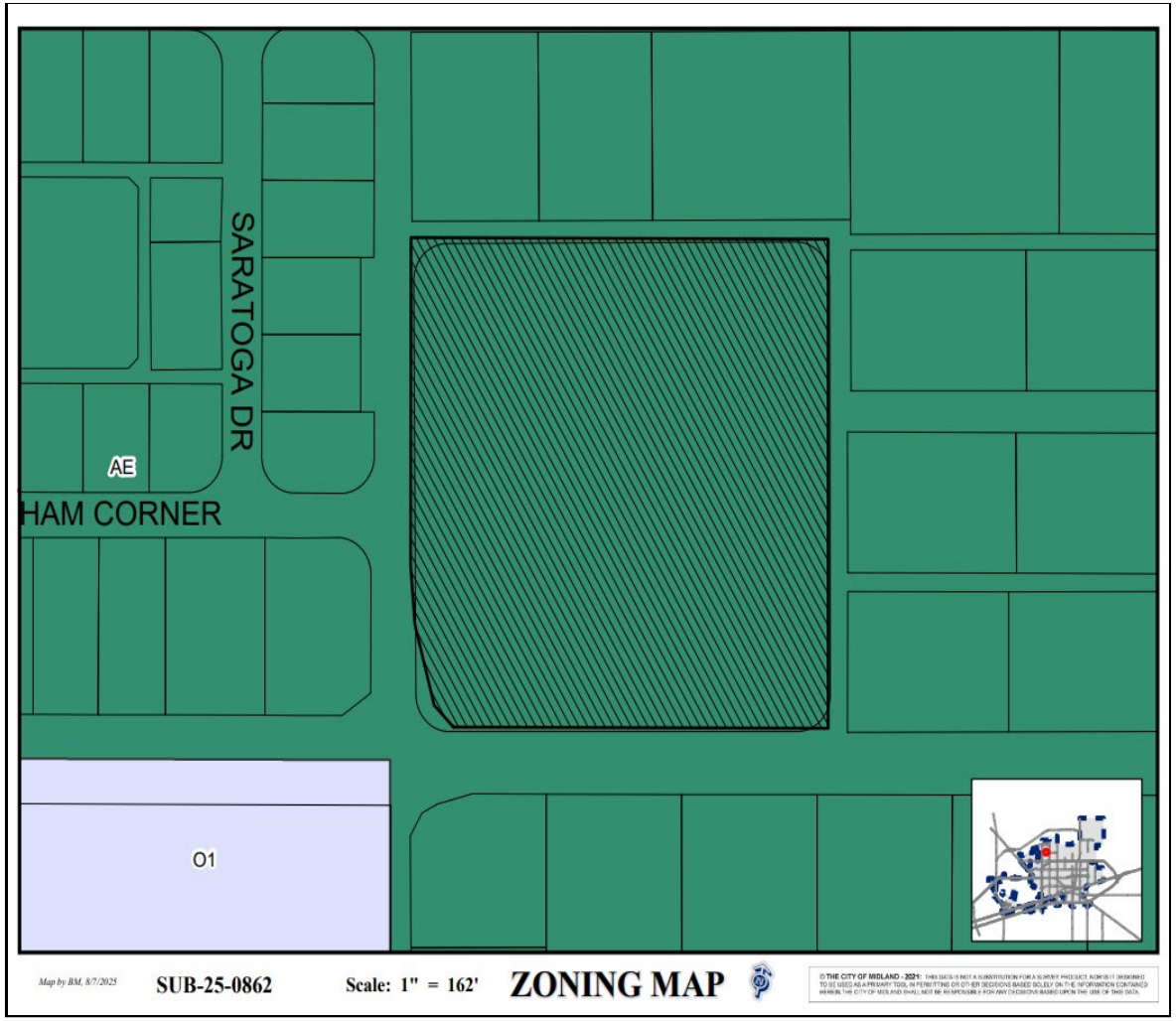
PLAT DETAILS

- **Acreage:** 9.456 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 5



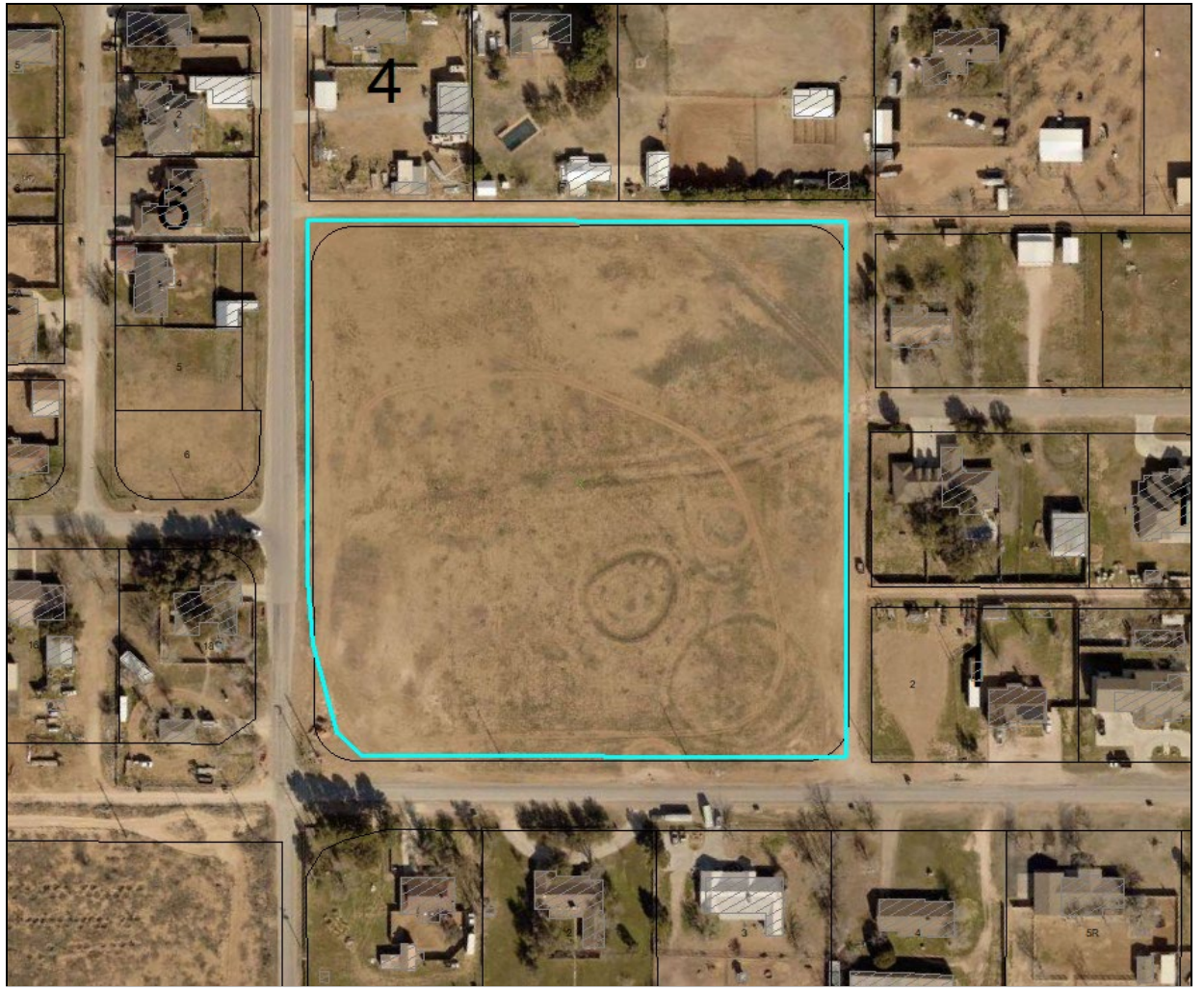
ZONING

- **Current Zoning:** AE, Agricultural Estate District
- **Surrounding Zoning:**
  - **North/South/East/West:** AE, Agricultural Estate District



LAND USE

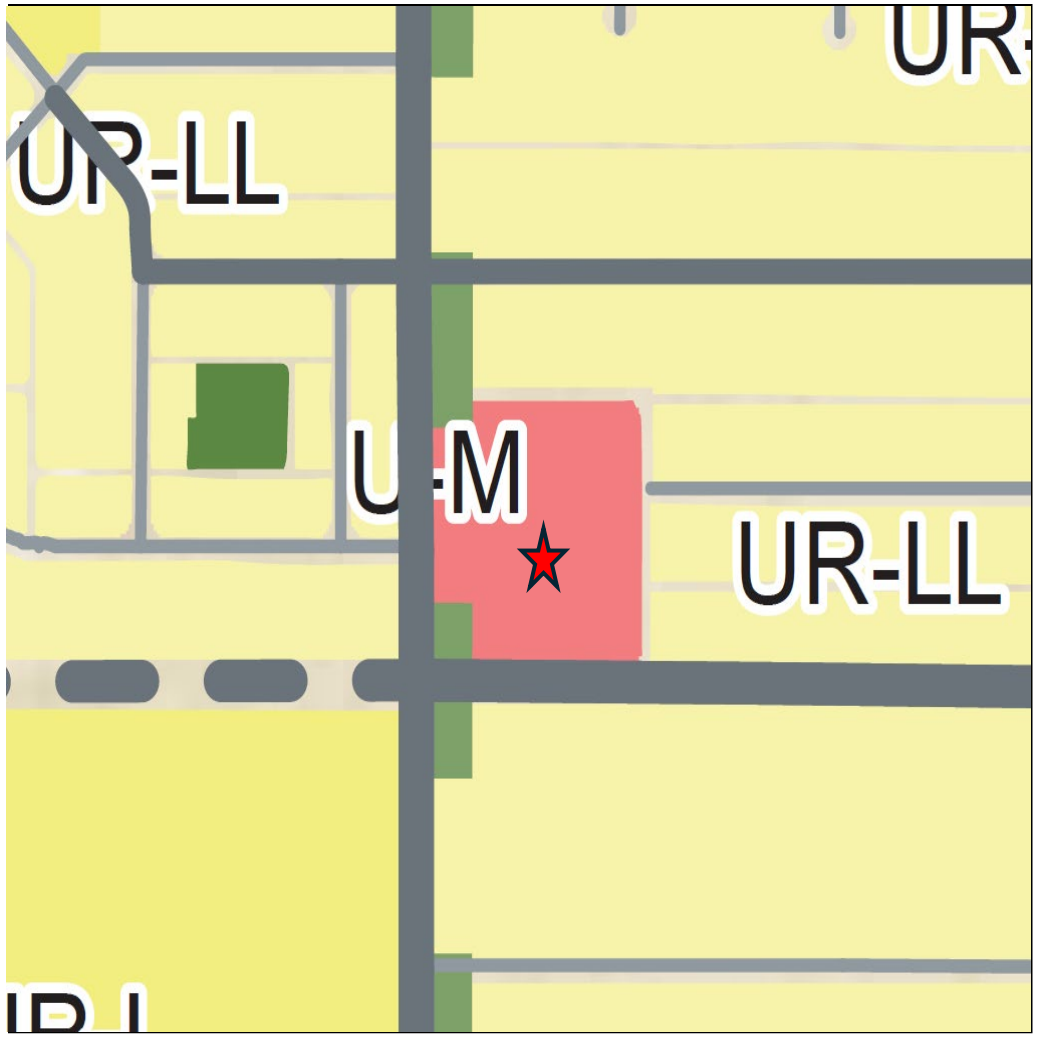
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/South/East/West:** Single-Family Housing
- **Proposed Use:** Single-Family Housing



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

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



RELATED ITEMS

- A special exception request for this property was approved by City Council on August 12, 2025.

STAFF'S RECOMMENDATION

- 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:	**November 17, 2025**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Motion approving a Final Plat of Crossroads Addition, Section 2, being a 12.91-acre tract of land located in the northeast quarter of Section 31, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the north side of West County Road 72, approximately 500 feet west of North County Road 1280.)**

Purpose:

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

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

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

PAVING: Deferral request for paving improvements were administratively approved on 08/19/2025. [For Applicant’s Information Only.]

WATER: Deferral request for water improvement were administratively approved on 08/19/2025. [For Applicant’s Information Only.]

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

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

SEWER: Deferral request for sewer improvements were administratively approved on 08/19/2025. [For Applicant’s Information Only.]

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

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

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

DIMENSION: * * * OTHER: Attach Correct FEMA Firm data to be on plat face. [Reference Midland City Code 11-2-3(D)8]

Transportation: (Approved)

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. Well & spacing properly illustrated on plat.

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 4 proposed lots of Crossroads Addition, Section 2, PLAT OF A 12.9 ACRE TRACT OF LAND OUT OF THE NORTHEAST ¼ OF SECTION 31, BLOCK 40, T-1-S, T. & P. RR. CO. SURVEY lot 1 is 4.4 acre, lot 2 is 2.4 acre, lot 3 is 1.9 acre, lot 4 is 4.1 acre, property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of Crossroads Addition, Section 2.

Attachments:
A. SUB-25-0836, Combined Docs
B. P&Z - - Crossroads Addition, Section 2 Final Plat

Angelina Bettanini, Development Services — Created/Initiated - 11/10/2025
Landon Ochoa, Development Services — Final Approval - 11/10/2025

Docusign Envelope ID: 97E88A2A-D466-47E0-B8DA-EA995D8C52A3

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

Subdivision Name: CROSSROADS 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:		Phone #: Email:	
Address:	City:	State:	Zip:

Property Owner Print Name: CLOUDIZE PTY, LTD		Phone #: 432-262-0999 Email: dannycooper@aspose.com	
Address: 79 LONGUEVILLE ROAD, SUIT 163 LANE COVE	City: AUSTRALIA	State: NSW	Zip: 2066

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)
OWNERSHIP- SEPARATING OUT LAND FOR CURRENT RENTERS TO BUY THE PROPERTIES

Plat Information	Total Acreage: 12.90
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 4	Number of Multi-Family Dwelling Units:

Deferral Request: Do you plan on requesting a deferral to the timing of public improvements?
☒ Yes ☐ No (SUBMITTED AND APPROVED BY ENGINEERING 7-24-25)
(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 (APPROVED PRE EXISTING WELLS THROUGH DEFERRAL)

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: Ben Li	Date: 10-22-25
Property Owner (printed): Ben Li	

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 Cloudize PTY, LTD or authorized by Ben Li, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Authorized Agent (signature) Ashlee Devine

Subscribed and sworn to before me, this 22 day of October, 2025, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

Docusign Envelope ID: 06F002D6-99F7-4FC1-9F0F-AFC229B45E3F

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

Subdivision Name: CROSSROADS 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:		Phone #: Email:	
Address:	City:	State:	Zip:

Property Owner Print Name: RESOURCE ENTERPRISES, INC		Phone #: 432-777-7022 Email: resource11@live.com	
Address: PO BOX 60509	City: MIDLAND	State: TX	Zip: 79711

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)
OWNERSHIP- SEPARATING OUT LAND FOR CURRENT RENTERS TO BUY THE PROPERTIES

Plat Information	Total Acreage: 12.90
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 4	Number of Multi-Family Dwelling Units:

Deferral Request: Do you plan on requesting a deferral to the timing of public improvements?
☒ Yes ☐ No (SUBMITTED AND APPROVED BY ENGINEERING 7-24-25)
(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.

(APPROVED PRE EXISTING WELLS THROUGH DEFERRAL)

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.

Docusign Envelope ID: 06F002D6-99F7-4FC1-9F0F-AFC229B45E3F

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: Clif Rowe 53924E0816A444	Date: 10/21/2025
Property Owner (printed): Clif Rowe	

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 Resource Enterprises, Inc or authorized by Clif Rowe, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Authorized Agent (signature) Ashlee Devine

Subscribed and sworn to before me, this 22 day of October, 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

Docusign Envelope ID: 06F002D6-99F7-4FC1-9F0F-AFC229B45E3F

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# 5625	☐ Groundwater Availability Certification Forms (if applicable)
☑ Recording Fee	☑ Title Opinion
Check# 56210	☑ Tax Certificates
Planner Notes:	
Signature:	**Date:**

RECEIVED
OCT 22 2025
Initial:

Docusign Envelope ID: 97E88A2A-D466-47E0-B8DA-EA995D8C52A3

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# 5625	☐ Groundwater Availability Certification Forms (if applicable)
☑ Recording Fee	☑ Title Opinion
Check# 5626	☑ Tax Certificates
Planner Notes:	
Signature: Beatriz Quezada	**Date:** OCT 22 2025

RECEIVED

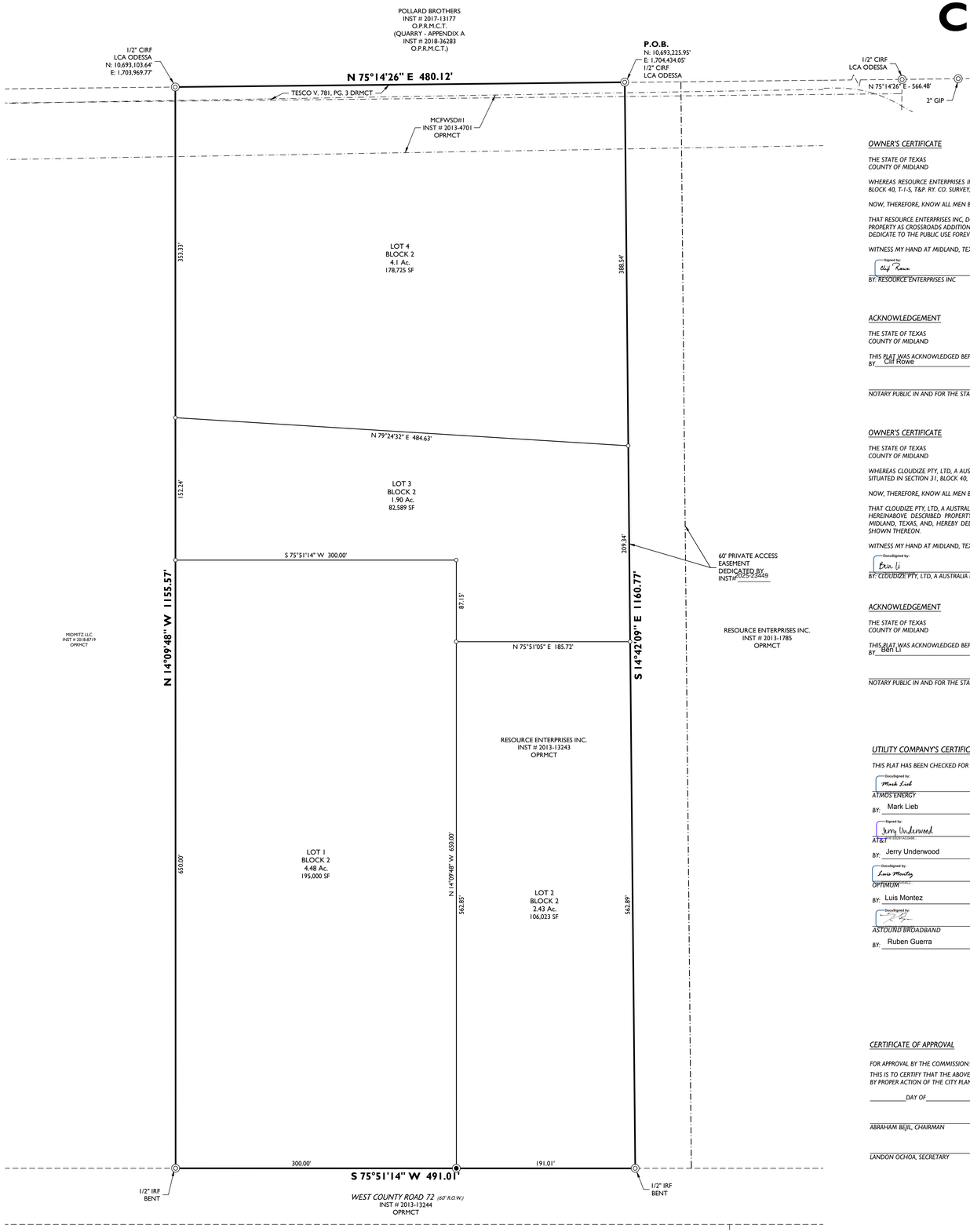
Initial:_____

Revised 8/13/2025

Docusign Envelope ID: 06F002D6-99F7-4FC1-9F0F-AFC229B45E3F

CROSSROADS ADDITION, SECTION 2

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



Drawing : F:\2025\250034-INVEST TEXAS REAL ESTATE-CR72 15ACRE PLAT\DRAWINGS\PLAT\FINAL PLAT\250034 FINAL PLAT.DWG Last Saved By: SDavis on 8/29/25

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS RESOURCE ENTERPRISES INC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 31, BLOCK 40, T-1-S, T&P. RY. CO. SURVEY, MIDLAND COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT RESOURCE ENTERPRISES INC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS CROSSROADS 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: Cliff Rowe

BY: RESOURCE ENTERPRISES INC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS CLOUDIZE PTY, LTD, A AUSTRALIA PROPRIETARY COMPANY, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 31, BLOCK 40, T-1-S, T&P. RY. CO. SURVEY, MIDLAND COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CLOUDIZE PTY, LTD, A AUSTRALIA PROPRIETARY COMPANY, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS CROSSROADS 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: Ben Li

BY: CLOUDIZE PTY, LTD, A AUSTRALIA PROPRIETARY COMPANY

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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: Ruben Guerra

ASTOUND BROADBAND

BY: Ruben Guerra

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF CROSSROADS 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

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 · GREGORY W. SHOULTS · 5356 · REGISTERED 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 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.*

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.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0175F, 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.

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.*

LEGAL DESCRIPTION:

FIELD NOTE DESCRIPTION OF A 12.91 ARE TRACT OF LAND, SITUATED IN SECTION 31, BLOCK 40, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS, AND BEING THAT CALLED 12.90 ACRE CALLED "TRACT K" AS DESCRIBED IN DOCUMENT NUMBER 2013-13243 IN THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID MIDLAND COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

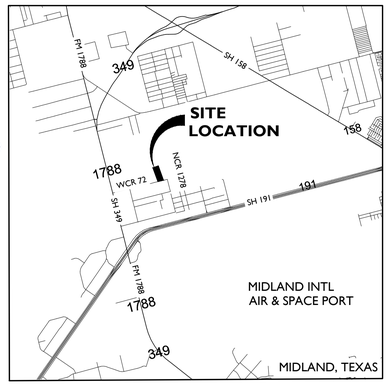
***BEGINNING** AT N.(Y): 10693225.95, E.(X): 1704434.05, A ONE HALF INCH IRON ROD WITH A PLASTIC CAP MARKED "LCA ODESSA" (LCA) FOUND ON THE NORTH LINE OF SAID SECTION 31, FOR THE NORTHWEST CORNER OF A CALLED 14.99 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2013-1785 IN SAID "OPR" FOR THE NORTHEAST CORNER HEREOF;*

***THENCE** S.14°42'09"E., ALONG SAID CALLED 14.99 ACRE TRACT, 1160.77 FEET TO A BENT ONE HALF INCH IRON ROD FOUND ON THE NORTH LINE OF A 60 FOOT WIDE PRIVATE ROADWAY AS DESCRIBED IN DOCUMENT NUMBER 2013-13244 FOR THE SOUTHEAST CORNER HEREOF;*

***THENCE** S.75°51'14"W., ALONG SAID PRIVATE ROAD, 491.01 FEET TO A BENT ONE HALF INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A CALLED 10.00 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2018-8719 IN SAID "OPR", FOR THE SOUTHWEST CORNER HEREOF;*

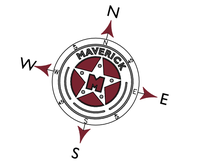
***THENCE** N.14°09'48"W., ALONG SAID CALLED 10.00 ACRE TRACT 1155.57 FEET TO AN "LCA" ON THE NORTH LINE OF SAID SECTION 31 FOR THE NORTHWEST CORNER HEREOF;*

***THENCE** N.75°14'26"E., ALONG SAID SECTION LINE, 480.12 FEET TO THE **POINT OF BEGINNING,** CONTAINING 12.91 ACRES OF LAND.*



VICINITY MAP

N.T.S.



SCALE 1" = 60'

LEGEND

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

PROPERTY OWNER	PROPERTY OWNER
RESOURCE ENTERPRISES, INC	*CLOUDIZE PTY, LTD, A AUSTRALIA*
P.O. BOX 60509	*PROPRIETARY COMPANY*
MIDLAND, TX 79711	*79 LONGUEVILLE ROAD, STE 16*
432-777-7022	*LANE COVE, AUSTRALIA NSW 2066*

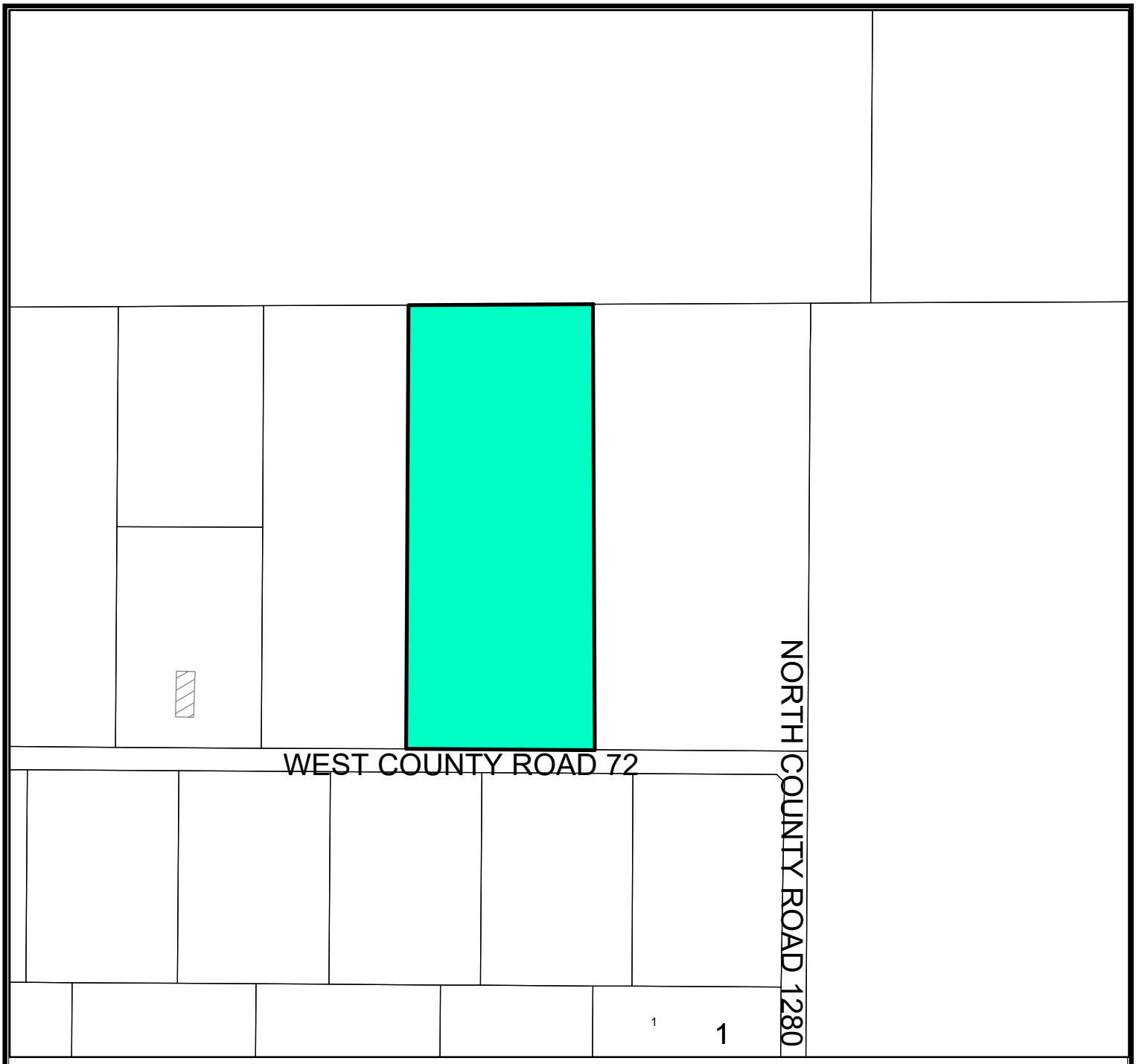
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

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

CROSSROADS ADDITION, SECTION 2



Location Map

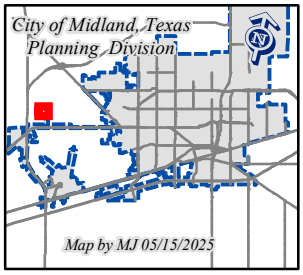
SUB-25-0836 **Scale: 1" = 372'**

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

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

LEGEND

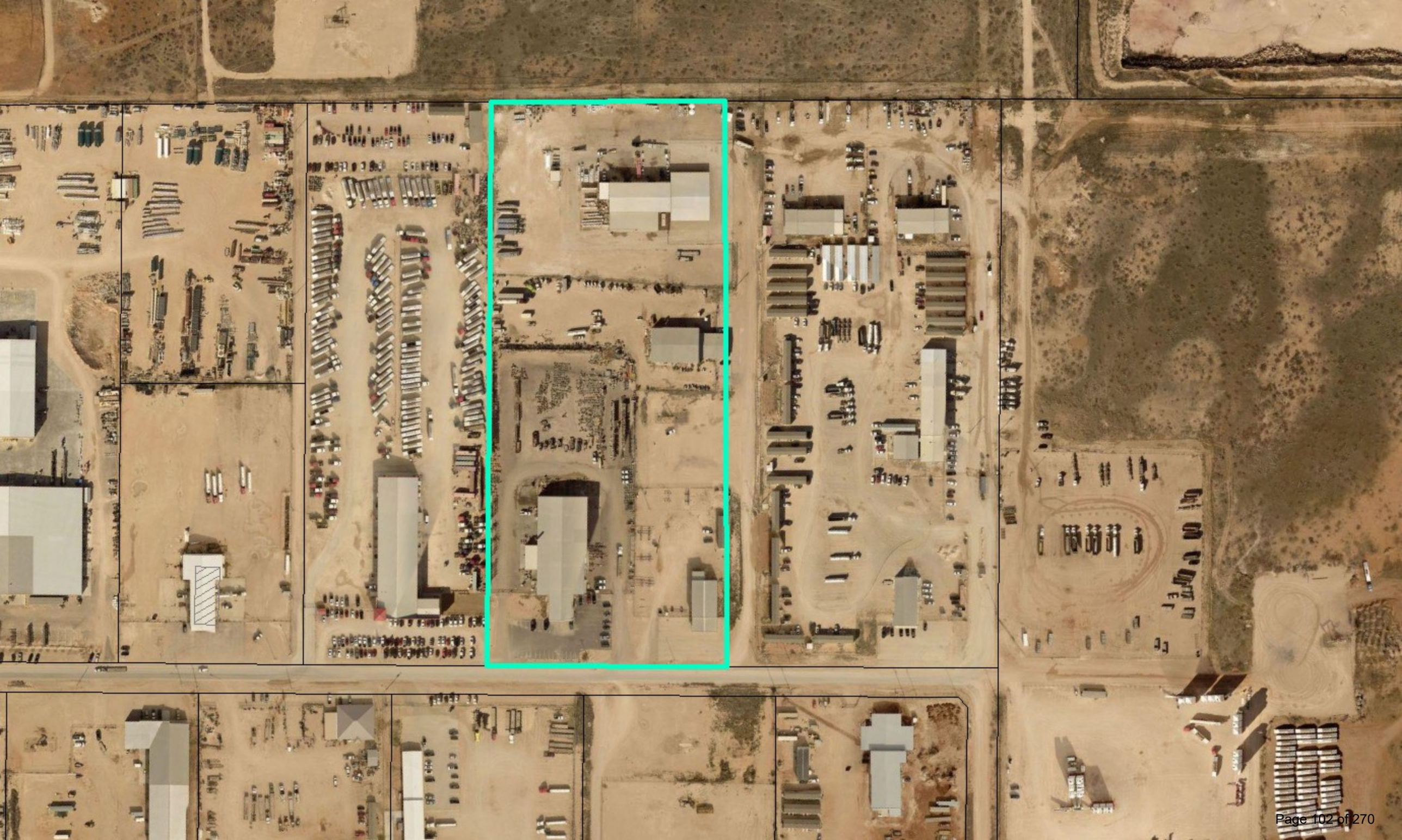
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.

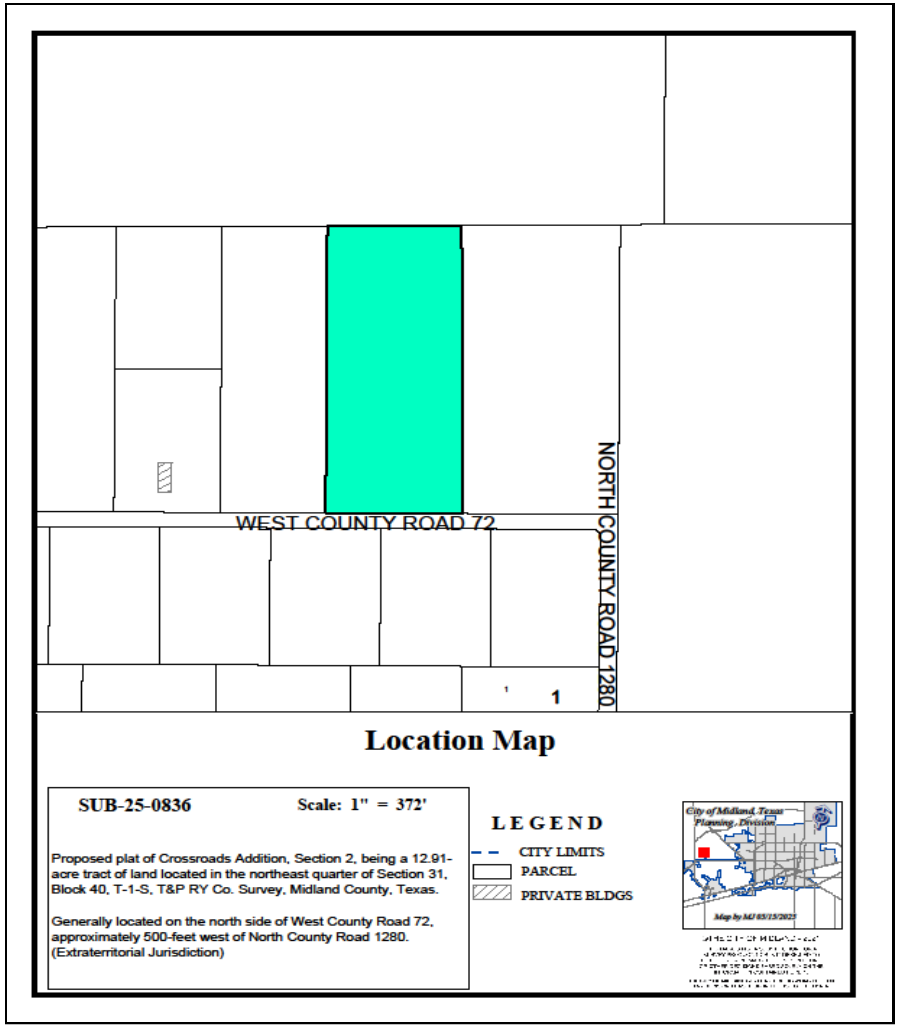
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



MIDLAND
Be the Energy!
FINAL PLAT
CROSSROADS ADDITION, SECTION 2
Visit Our Website
MIDLANDTEXAS.GOV

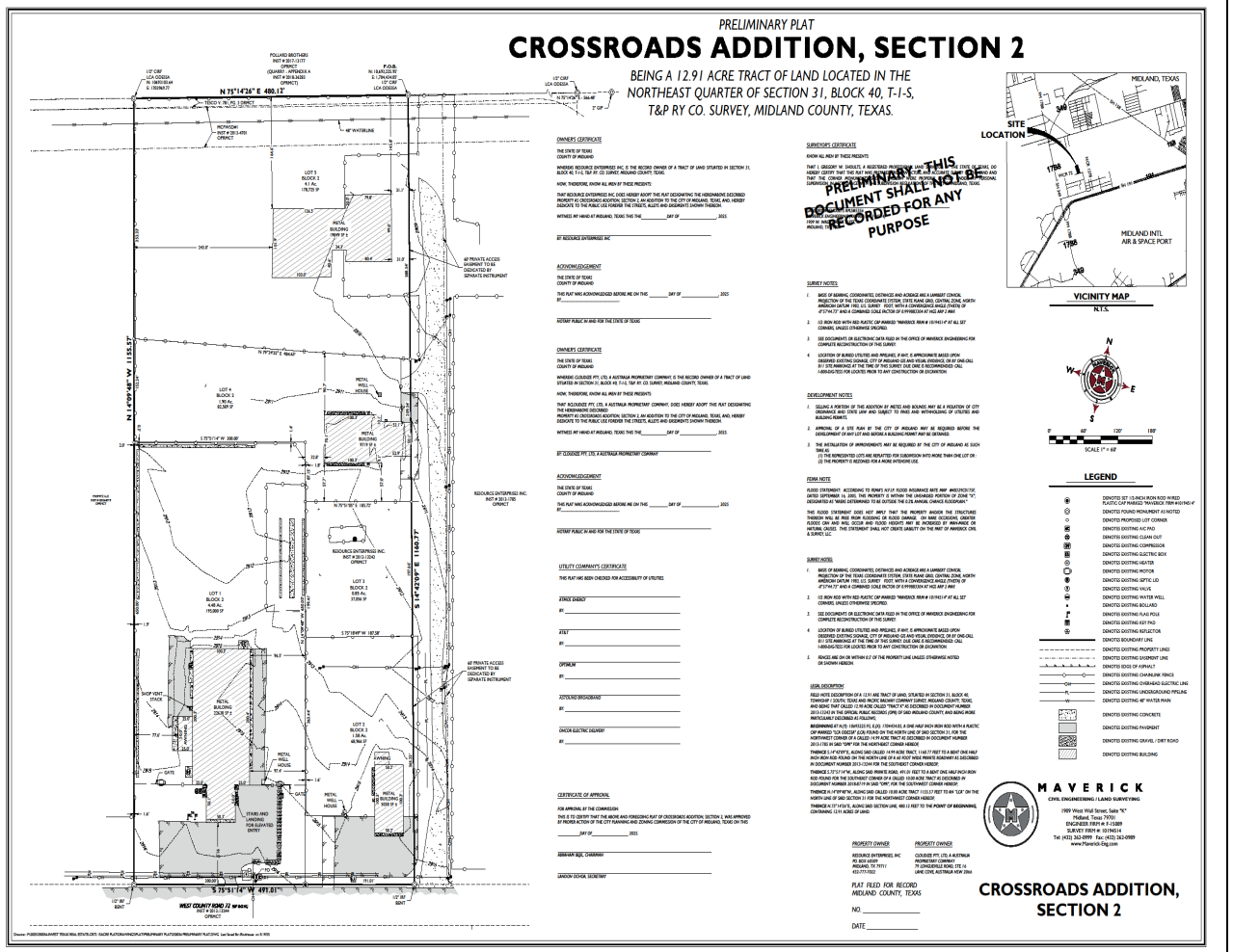
APPLICATION SUMMARY

- **Property Owner:** Cloudize PTY, LTD and Resource Enterprises, Inc
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 10400 West County Road 72 (ETJ)
- **Reason for Request:** Platting for ownership purposes



PLAT DETAILS

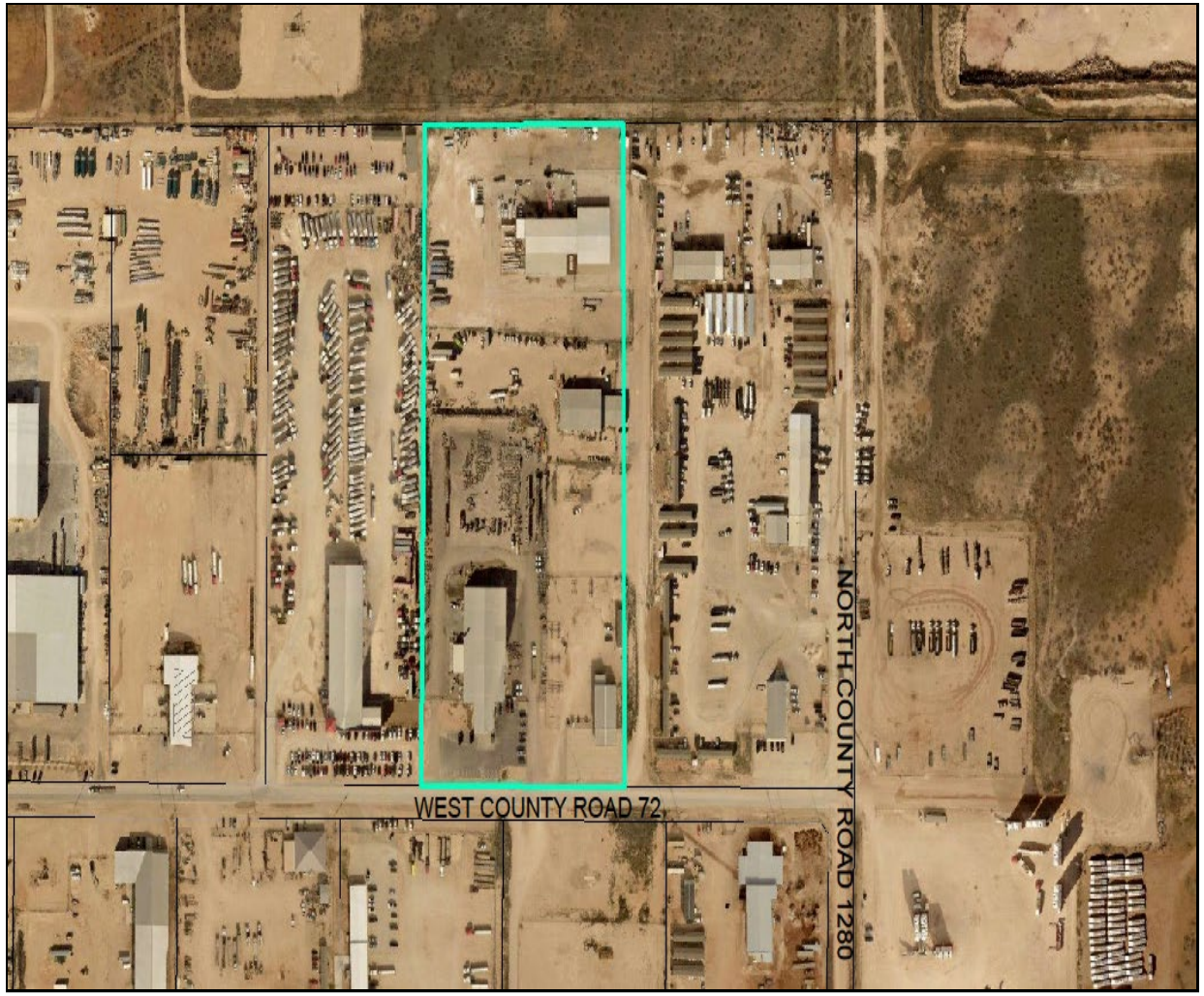
- **Acreage:** 12.91 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 4



3

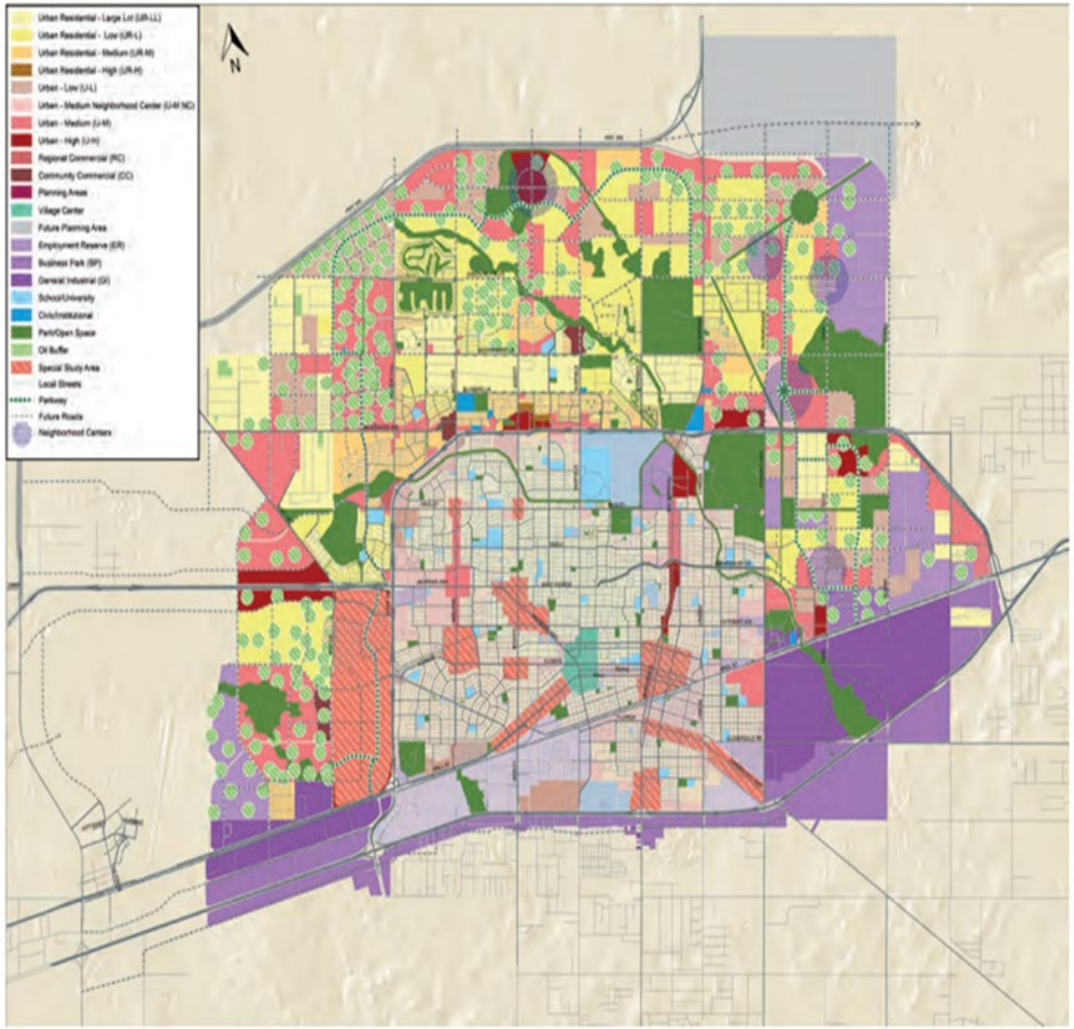
LAND USE

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



COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



STAFF'S RECOMMENDATION

- The Planning and Zoning Commission approved the preliminary plat on August 18, 2025.
- Staff recommends approval of the Final Plat for Crossroads Addition, Section 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:	**8.**
Meeting Date:	**November 17, 2025**
To:	**Planning and Zoning Commission**
From:	**Beatriz Quezada, Planner**
Subject:	**Hold a public hearing and consider a request by Prince Signs, LLC, on behalf of Midland Platinum II, LLC, for a Zone Change from PD, Planned Development District for a Shopping Center to an amended PD, Planned Development District for a Shopping Center on Lot 2A, Block 3, Westridge Park Addition, Section 10, City and County of Midland, Texas. (Generally located on the west side of Tradewinds Boulevard, approximately 280 feet south of Andrews Highway.)**

Purpose:

Prince Signs, LLC, on behalf of Midland Platinum II, LLC, is requesting a Zone Change from PD, Planned Development District for a Shopping Center to an amended PD, Planned Development District for a Shopping Center to be able to replace and upgrade the old signs on the hotel in efforts to improve visibility and legibility for the property located on 1505 Tradewinds Boulevard.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

PD, Planned Development District for a Shopping Center

Surrounding Zoning and Land Use:

The property to the north is zoned PD, Planned Development District for a Shopping Center and is being used as a restaurant. The properties to the west are zoned PD, Planned Development District for a Shopping Center and RR, Regional Retail District and consist of vacant land and an automobile dealership. The property to the south is zoned PD, Planned

Development District for a Shopping Center and is currently a hotel. The property to the east is zoned PD, Planned Development District for a Shopping Center and is a retail store.

Analysis:

The subject property is zoned PD, Planned Development District for a Shopping Center. The applicant, Prince Signs, LLC, on behalf of the property owner, is requesting to amend the current PD to replace and update all three wall signs and the monument sign located at the hotel entrance. The current ordinance for the property specifies that the hotel must conform in all aspects to the attached site plan. By replacing the existing signage, the hotel will no longer fully adhere to the design restrictions outlined in the ordinance, which is why the PD amendment is needed.

The applicant proposes to replace the monument sign and will comply with Condition B, which limits ground signs to two (2) signs not exceeding 48 square feet each. The site contains only one monument sign, and the proposed replacement measures approximately 48 square feet.

In addition, the applicant proposes to replace all three wall signs. The front wall sign will have an estimated total area of approximately 101 square feet, while the two side wall signs are each estimated at approximately 45 square feet.

Per Section 11-7-4(K) of the Zoning Ordinance, a sole business on a single lot is permitted a total sign area not exceeding 300 square feet. The proposed signage complies with this limit, as summarized below.

Monument Sign: ≈ 48 sq. ft.

Front Wall Sign: ≈ 4 ft × 25.20 ft = 100.8 sq. ft.

Two Side Wall Signs: ≈ 15 ft × 3 ft = 45 sq. ft. × 2 = 90 sq. ft.

Total Sign Area: 100.8 + 90 + 48 = 238.8 sq. ft. (below the 300 sq. ft. maximum).

This request is consistent with the Tall City Tomorrow Comprehensive Plan, Chapter 3, which designated this area as Urban-High (U-H) This designation calls for a mix of complementary uses including commercial, office, and service uses.

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. [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.]

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

Planning: (Approved with Conditions)

Therefore, staff recommends approval of this Zone Change from PD, Planned Development District for a Shopping Center to an amended PD, Planned Development District for a Shopping Center subject to the following conditions:

A. That the Property shall significantly conform to the site plan and elevation drawings attached hereto as Exhibits A and B, except to the extent that signs are depicted in said site plan and elevations drawings.

B. That the maximum building height of the hotel shall not exceed 61 feet.

C. That signage on the property shall be limited to two 48 square foot ground signs and three wall signs, which shall significantly conform to the sign plan, which is attached hereto as Exhibit C and incorporated herein for all purposes.

D. That the landscaping shall conform to the requirements of Title XI, Chapter 9 of the City Code, and all live materials shall be irrigated and kept in a healthy, growing condition.

E. That the dumpster screen shall be brick with a minimum height of five feet.

F. That a fence on the west property line shall be wood with brick columns and a minimum height of six feet.

G. That a minimum of 155 parking spaces shall be provided either on site or on the adjacent lot.

Letters of Objection:

As of November 14, 2025, staff has not received letters of objection to this request.

Attachments:
A. Z-25-0454, Combined Files
B. P&Z - - Courtyard By Marriott, PDSC to Amended PDSC

Beatriz Quezada, Development Services	Created/Initiated - 11/4/2025
Landon Ochoa, Development Services	Final Approval - 11/10/2025

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: Midland Platinum II, LLC		Phone (305) 742-1242 Email vanessa.villa@platinumcos.com	
Address 1505 Tradewinds Blvd	City Midland	State TX	Zip 79707

Property Owner Mitul Patel Printed Name:		Phone (615) 533-9300 Email mitch.patel@platinumcos.com	
Address 4636 Lebanon Pike Box 333	City Hermitage	State TN	Zip 37076

Representative *(if different from Applicant or Property Owner)* Firm: _____ Printed Name: PRINCE SIGNS LLC		Phone (281)345-4488 Email mvo ice. PERMITS@PRINCESIGNS.COM	
Address 6432 CUNNINGHAM RD	City HOUSTON	State TX	Zip 77041

Street Address: 1505 Tradewinds Blvd, Midland TX 79707

Legal Description
Lot: 2A Block: 3 Subdivision: Westridge Park Addition Section 10

Current Zoning: PD

Proposed Zone: Amended PD
(List by tracts if more than one district is requested)

Reason for Zone Change Request: Update existing signage for increased visibility and legibility

Present Use of Property: Hotel

Proposed Use of Property: no change

How would this zone change affect the public health, safety and welfare?
Updated signage will increase visibility and legibility, otherwise it will have no effect on public health

Describe how conditions affecting the property have changed since present zoning designation: no changes

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): DocuSigned by: AEC9F70C5C634DC...	Date: 10/1/2025
Applicant (printed): Midland Platinum II, LLC	
Property Owner (signature): DocuSigned by: AEC9F70C5C634DC...	Date: 10/1/2025
Property Owner (printed): Mitch Patel	

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.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear Vanessa Villa who, being by me duly sworn, upon oath says: That (s)he is the owner of _____ or authorized by Mitul Patel, 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 1 day of October, 20 25, to certify which witness my hand and seal of office.

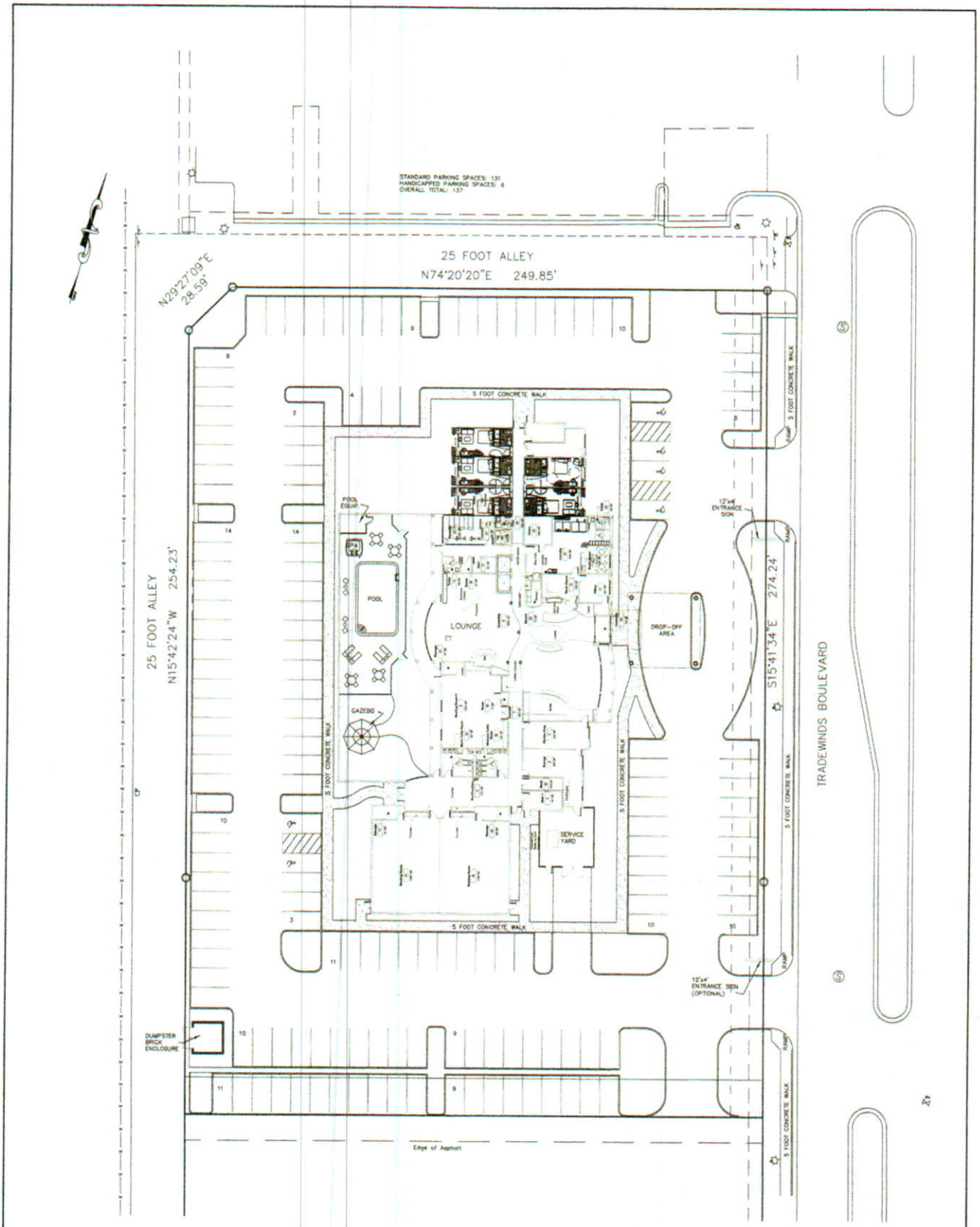
TRACY KAY SWISHER
My Notary ID # 132634274
Expires August 20, 2028

NOTARY PUBLIC

FOR OFFICE USE ONLY

☑ Property Owner Authorization	☑ Dimensioned Site Plan
☐ Application Fee	☑ Plans in Digital Format (PDF/JPEG)
Check # Invoice	
Received By: Beatriz Quezada	Date: 10/14/25

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



WESTRIDGE PARK ADDITION
SECTION 5
MIDLAND, TEXAS

SHEET 1 OF 1
JOB # 69.927
DRAWN BY: SIGNS
CHECKED BY: SCOUTH
DATE: 07/09/09
REVISED:

408 N. PECOS STREET
P. O. BOX 504
MIDLAND, TEXAS 79702
PH. (432)684-5548
FAX (432)684-6973
E-MAIL schuengr@aol.com

SCHUMANN ENGINEERING CO., INC.-CIVIL ENGINEERS\LAND SURVEYORS
PLANNING • BOUNDARY • TOPOGRAPHY • WELL LOCATIONS • PIPELINES

REV	DATE		DSN	DWN	CHK

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF SCHUMANN ENGINEERING CO., INC.

PROJECT PROPOSAL

MARSHA: MAFCY

OWNERSHIP: PLATINUM HOSPITALITY MANAGEMENT

persona
SIGNS | LIGHTING | IMAGE
Persona Signs, LLC
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com

Customer: COURTYARD	Project No.: 424933	Request No.: 54736	
Location: MIDLAND, TX	Prepared By: JR/AHD		
File Name: 424933 - R4 - MIDLAND, TX	Date: 08/21/23	Revision: 4	

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Customer Approval (Please Initial):

Approval Date:

SITE PLAN

COURTYARD
BY MARRIOTT

1505 TRADEWINDS BLVD
MIDLAND, TX 79706

EXISTING SIGNS:

1. 36" CHANNEL LETTERS
2. 7'-1" X 11'-3" WALL SIGN
3. 7'-1" X 11'-3" WALL SIGN
4. 3'-7" X 5'-8" MONUMENT AT 4'-0" OAH

PROPOSED SIGNS:

1. 30" CHANNEL LETTERS
2. 18" CHANNEL LETTERS
3. 18" CHANNEL LETTERS
4. 1'-9" X 5'-10 3/4" MONUMENT @ 4' OAH

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Watertown, SD 57201-0210
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Customer: COURTYARD		Project No.: 424933	Request No.: 54736
Location: MIDLAND, TX		Prepared By: JR/AHD/PG	
File Name: 424933 - R4 - MIDLAND, TX		Date: 02/19/24	Revision: 4

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Customer Approval (Please Initial):

Approval Date:

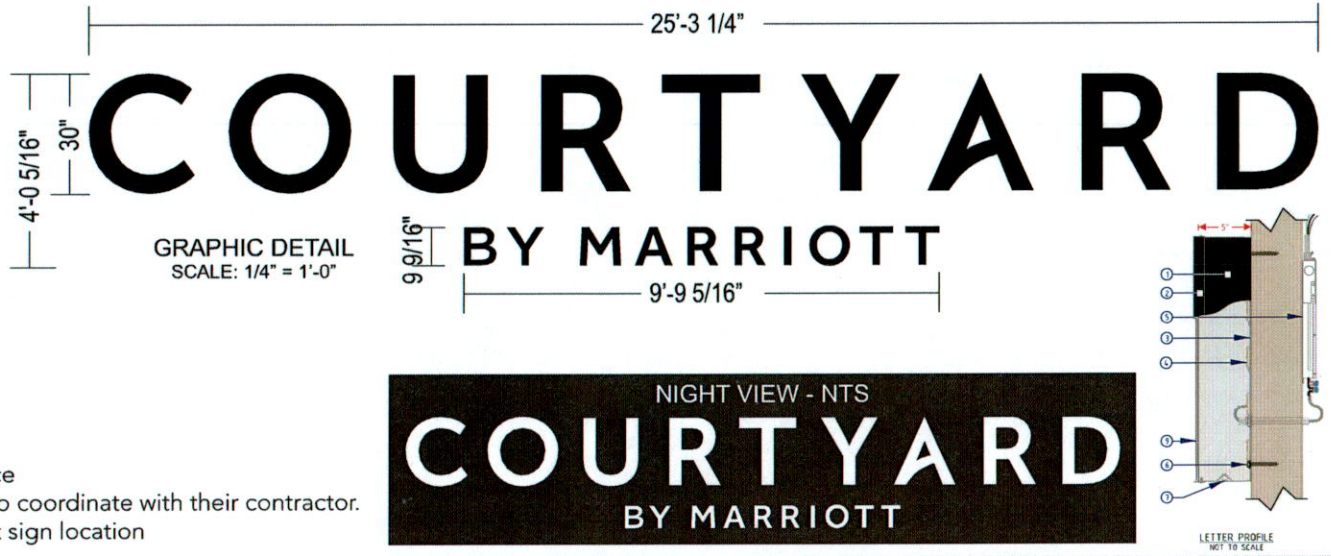
BUILDING SIGNAGE

STANDARD SPECS ARE USED FOR THIS PROPOSAL

1

EXISTING
36" C
GRADE TO BOTTOM OF SIGN
585"

PROPOSED



SQFT- 102.61
LEDS- GE 7100K

Scope of work:

1. Remove existing channel letters and scrap
2. Patch old mounting and electrical penetrations on wall surface
3. Clean and replace damaged brick where necessary. Owner to coordinate with their contractor.
4. Install new channel letters by connecting to existing power at sign location

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Watertown, SD 57201-0210
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Customer: COURTYARD	Project No.: 424933	Request No.: 54736	
Location: MIDLAND, TX	Prepared By: JR/AHD/BS		
File Name: 424933 - R4 - MIDLAND, TX	Date: 12/27/23	Revision: 4	

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Approval Date:

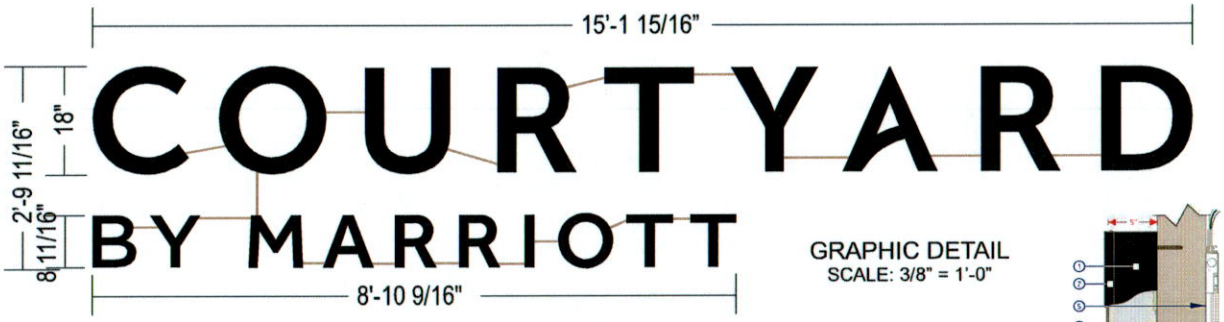
BUILDING SIGNAGE

STANDARD SPECS ARE USED FOR THIS PROPOSAL

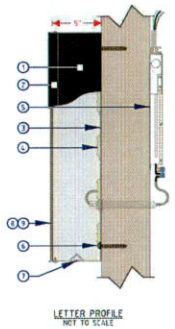
2

EXISTING
WALL 179" X 245"
5'-6" X 11' 3" WALL SIGN
GRADE TO BOTTOM OF SIGN
452"

PROPOSED



GRAPHIC DETAIL
SCALE: 3/8" = 1'-0"

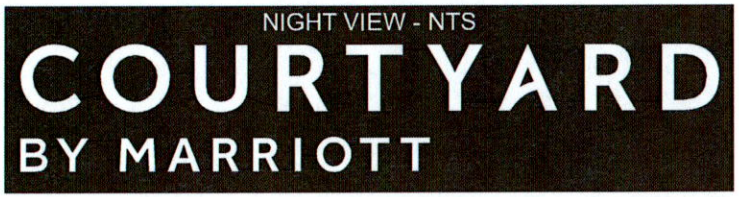


SQFT- 43.31
LEDS- GE 7100K

Scope of work:

1. Remove existing wall sign and scrap
2. Patch and paint old mounting and electrical penetrations on wall surface
3. Paint entire background for a clean uniform look
4. Install new channel letters by connecting to existing power at sign location

NIGHT VIEW - NTS



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Customer: COURTYARD		Project No.: 424933	Request No.: 54736
Location: MIDLAND, TX		Prepared By: JR/AHD/SC/BS	
File Name: 424933 - R4 - MIDLAND, TX		Date: 12/27/23	Revision: 4

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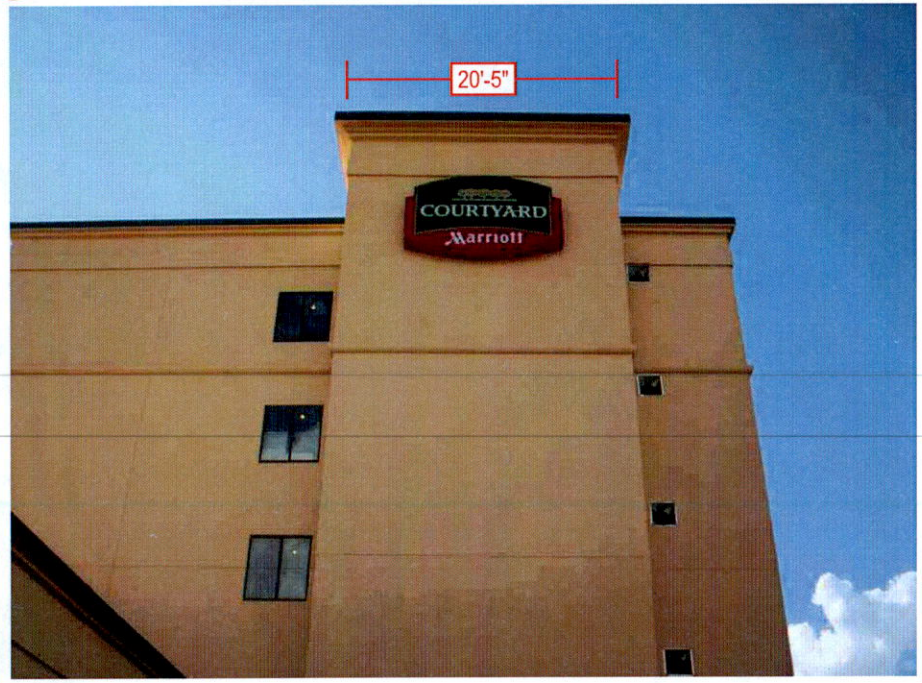
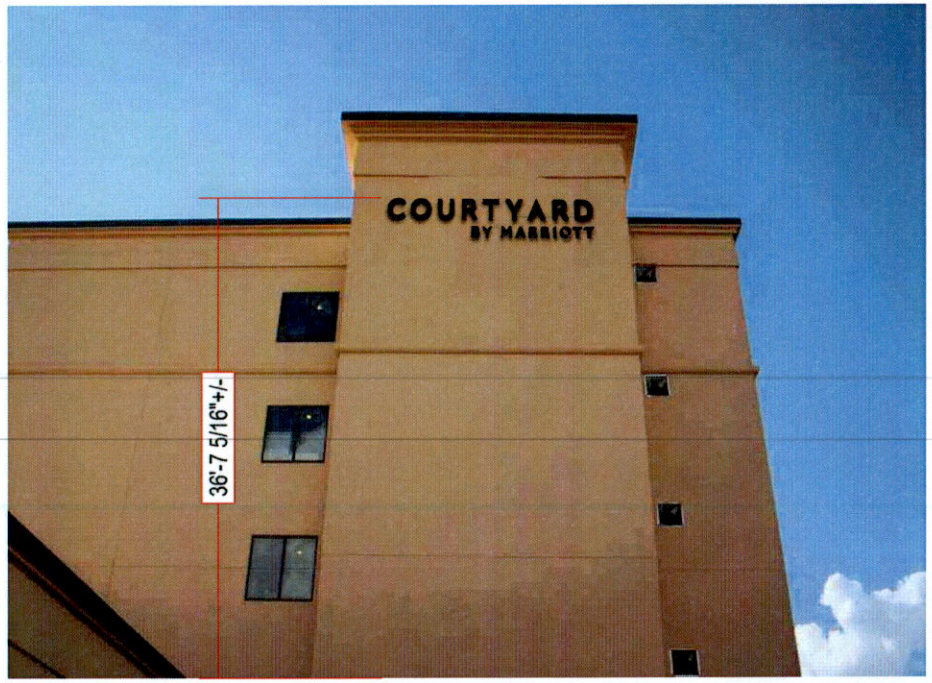
Approval Date:

BUILDING SIGNAGE

STANDARD SPECS ARE USED FOR THIS PROPOSAL

3





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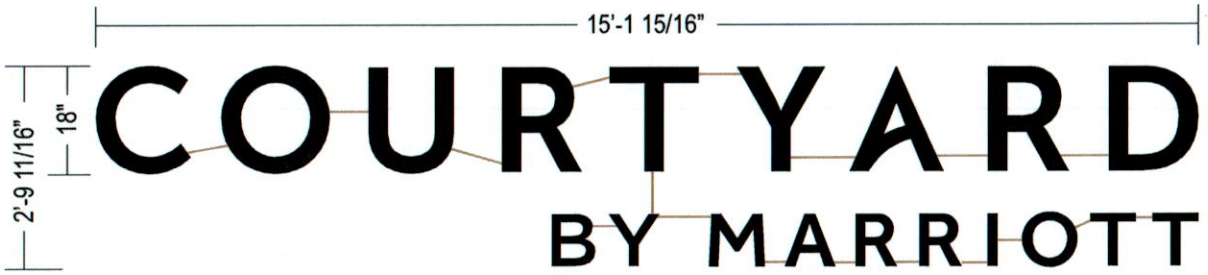
GRADE TO BOTTOM OF SIGN
452"

PROPOSED



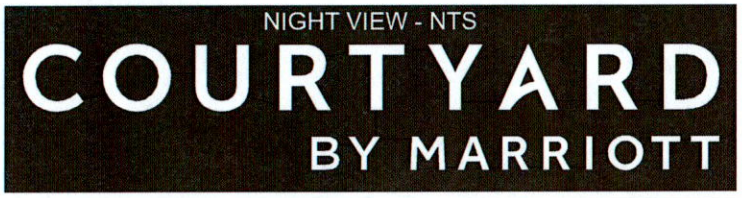
GRAPHIC DETAIL
SCALE: 3/8" = 1'-0"

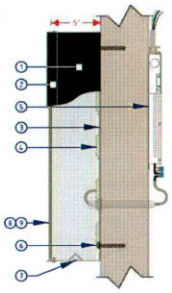
SQFT- 43.31
LEDS-GE 7100K

Scope of work:

1. Remove existing wall sign and scrap
2. Patch and paint old mounting and electrical penetrations on wall surface
3. Paint entire background for a clean uniform look
4. Install new channel letters by connecting to existing power at sign location

NIGHT VIEW - NTS





LETTER PROFILE
NOT TO SCALE

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700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 · www.personasigns.com

Customer: COURTYARD	Project No.: 424933	Request No.: 54736	
Location: MIDLAND, TX	Prepared By: JR/AHD/SC/BS/PG		
File Name: 424933 - R4 - MIDLAND, TX	Date: 02/22/24	Revision: 4	

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Customer Approval (Please Initial):

Approval Date:

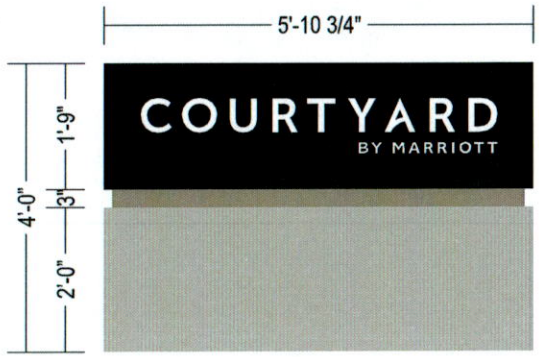
MONUMENT SIGN

STANDARD SPECS ARE USED FOR THIS PROPOSAL

4

EXISTING
3'-7" X 5'-8" MONUMENT
4' OAH

PROPOSED



GRAPHIC DETAIL
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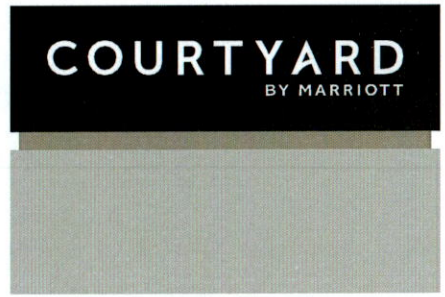
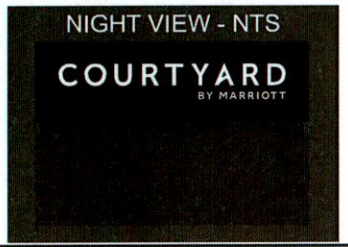


REAR VIEW

SQ FT: 10.32
LEDS-GE 7100K



Scope of work:

1. Remove existing cabinet and pole cover and scrap.
2. Install new pole cover on existing pole structure.
3. Install new cabinet via plate/match plate on existing pole structure.
4. Connect to existing power.

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Customer: COURTYARD	Project No.: 424933	Request No.: 54736	
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Customer Approval (Please Initial):

Approval Date:

PROJECT PROPOSAL

MARSHA: MAFCY

OWNERSHIP: PLATINUM HOSPITALITY MANAGEMENT

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Location: MIDLAND, TX	Prepared By: JR/AHD		Approval Date:
File Name: 424933 - R4 - MIDLAND, TX	Date: 08/21/23	Revision: 4	

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SITE PLAN

COURTYARD
BY MARRIOTT

1505 TRADEWINDS BLVD
MIDLAND, TX 79706

EXISTING SIGNS:

1. 36” CHANNEL LETTERS
2. 7’-1” X 11’-3” WALL SIGN
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Location: MIDLAND, TX	Prepared By: JR/AHD/PG		Approval Date:
File Name: 424933 - R4 - MIDLAND, TX	Date: 02/19/24	Revision: 4	

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BUILDING SIGNAGE

STANDARD SPECS ARE USED FOR THIS PROPOSAL

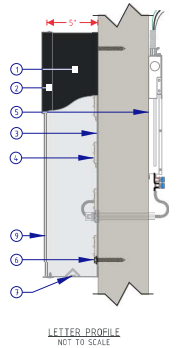
1

EXISTING
36” C
GRADE TO BOTTOM OF SIGN
585”

PROPOSED

GRAPHIC DETAIL
SCALE: 1/4” = 1’-0”

SQFT- 102.61
LEDS- GE 7100K



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NIGHT VIEW - NTS

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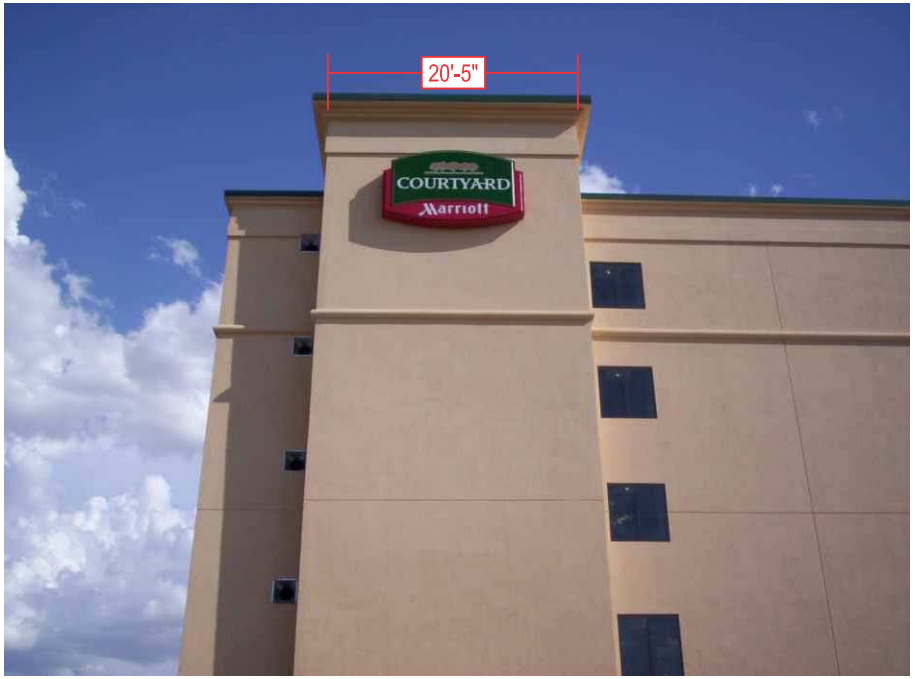
Approval Date:

BUILDING SIGNAGE

STANDARD SPECS ARE USED FOR THIS PROPOSAL

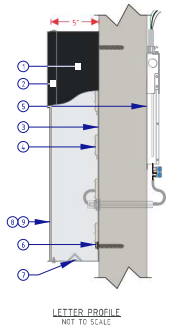
2



EXISTING
WALL 179” X 245”
5’-6” X 11’ 3” WALL SIGN
GRADE TO BOTTOM OF SIGN
452”

PROPOSED

GRAPHIC DETAIL
SCALE: 3/8” = 1’-0”



SQFT- 43.31
LEDS- GE 7100K

Scope of work:

1. Remove existing wall sign and scrap
2. Patch and paint old mounting and electrical penetrations on wall surface
3. Paint entire background for a clean uniform look
4. Install new channel letters by connecting to existing power at sign location

NIGHT VIEW - NTS

persona
SIGNS | LIGHTING | IMAGE

Persona Signs, LLC
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 · www.personasigns.com

Customer: COURTYARD	Project No.: 424933	Request No.: 54736	Customer Approval (Please Initial):
Location: MIDLAND, TX	Prepared By: JR/AHD/SC/BS		
File Name: 424933 - R4 - MIDLAND, TX	Date: 12/27/23	Revision: 4	Approval Date:

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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BUILDING SIGNAGE

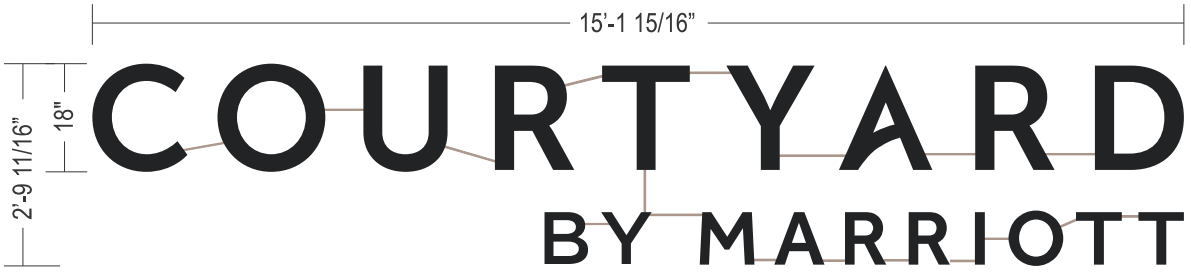
STANDARD SPECS ARE USED FOR THIS PROPOSAL

3

EXISTING
WALL 179” X 245”
5’-6” X 11’ 3” WALL SIGN
GRADE TO BOTTOM OF SIGN
452”

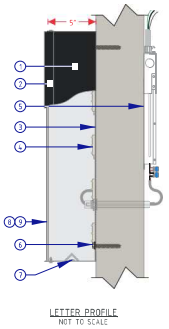
PROPOSED

SQFT- 43.31
LEDS-GE 7100K



GRAPHIC DETAIL
SCALE: 3/8” = 1'-0”

NIGHT VIEW - NTS



Scope of work:

1. Remove existing wall sign and scrap
2. Patch and paint old mounting and electrical penetrations on wall surface
3. Paint entire background for a clean uniform look
4. Install new channel letters by connecting to existing power at sign location

persona
SIGNS | LIGHTING | IMAGE
Persona Signs, LLC
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 · www.personasigns.com

Customer: COURTYARD	Project No.: 424933	Request No.: 54736	Customer Approval (Please Initial):
Location: MIDLAND, TX	Prepared By: JR/AHD/SC/BS/PG		Approval Date:
File Name: 424933 - R4 - MIDLAND, TX	Date: 02/22/24	Revision: 4	

UL This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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MONUMENT SIGN

STANDARD SPECS ARE USED FOR THIS PROPOSAL

4

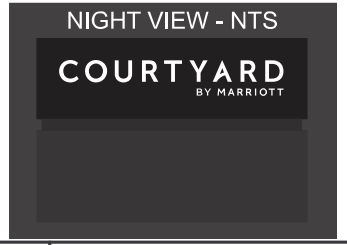
EXISTING
3’-7” X 5’-8” MONUMENT
4’ OAH

PROPOSED

SQ FT: 10.32
LEDS-GE 7100K

GRAPHIC DETAIL
SCALE: 3/8” = 1’-0”

REAR VIEW



Scope of work:

1. Remove existing cabinet and pole cover and scrap.
2. Install new pole cover on existing pole structure.
3. Install new cabinet via plate/match plate on existing pole structure.
4. Connect to existing power.

persona
SIGNS | LIGHTING | IMAGE
Persona Signs, LLC
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 · www.personasigns.com

Customer: COURTYARD	Project No.: 424933	Request No.: 54736	Customer Approval (Please Initial):
Location: MIDLAND, TX	Prepared By: JR/AHD/BS/PG		Approval Date:
File Name: 424933 - R4 - MIDLAND, TX	Date: 02/19/24	Revision: 4	

UL This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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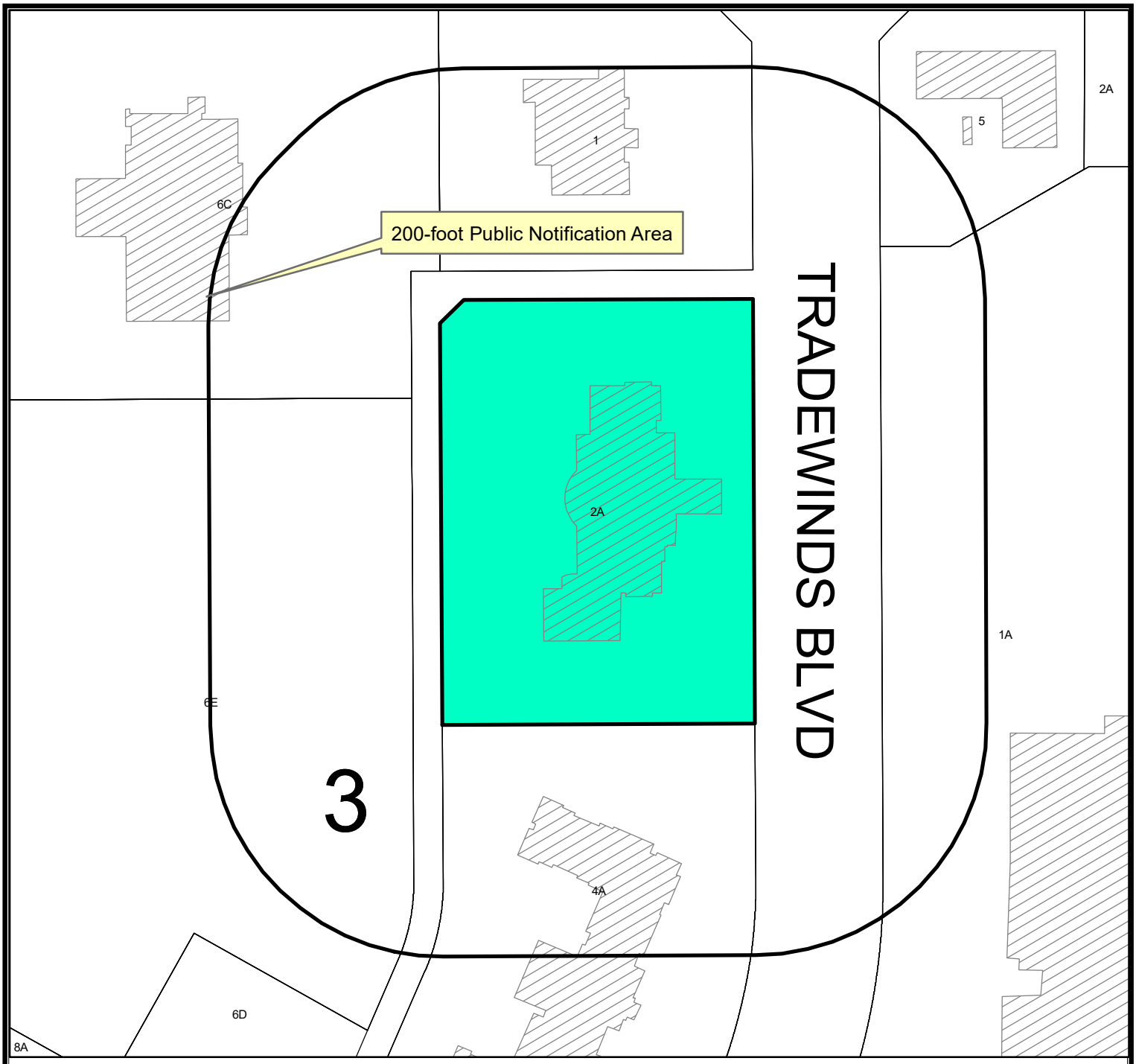


Location Map

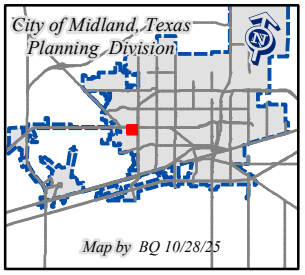
Z-25-0454 **Scale: 1" = 800'**

Consider a request by Prince Signs LLC, on behalf of Midland Platinum II, LLC, for a zone change from PD, Planned Development for a Shopping Center, to an amended PD, Planned Development for a Shopping Center on Lot 2A, Block 3, Westridge Park Addition, Section 10, City and County of Midland, Texas.

Generally located on the west side of Tradewinds Boulevard, approximately 280 feet south of Andrews Highway. (Council District 4)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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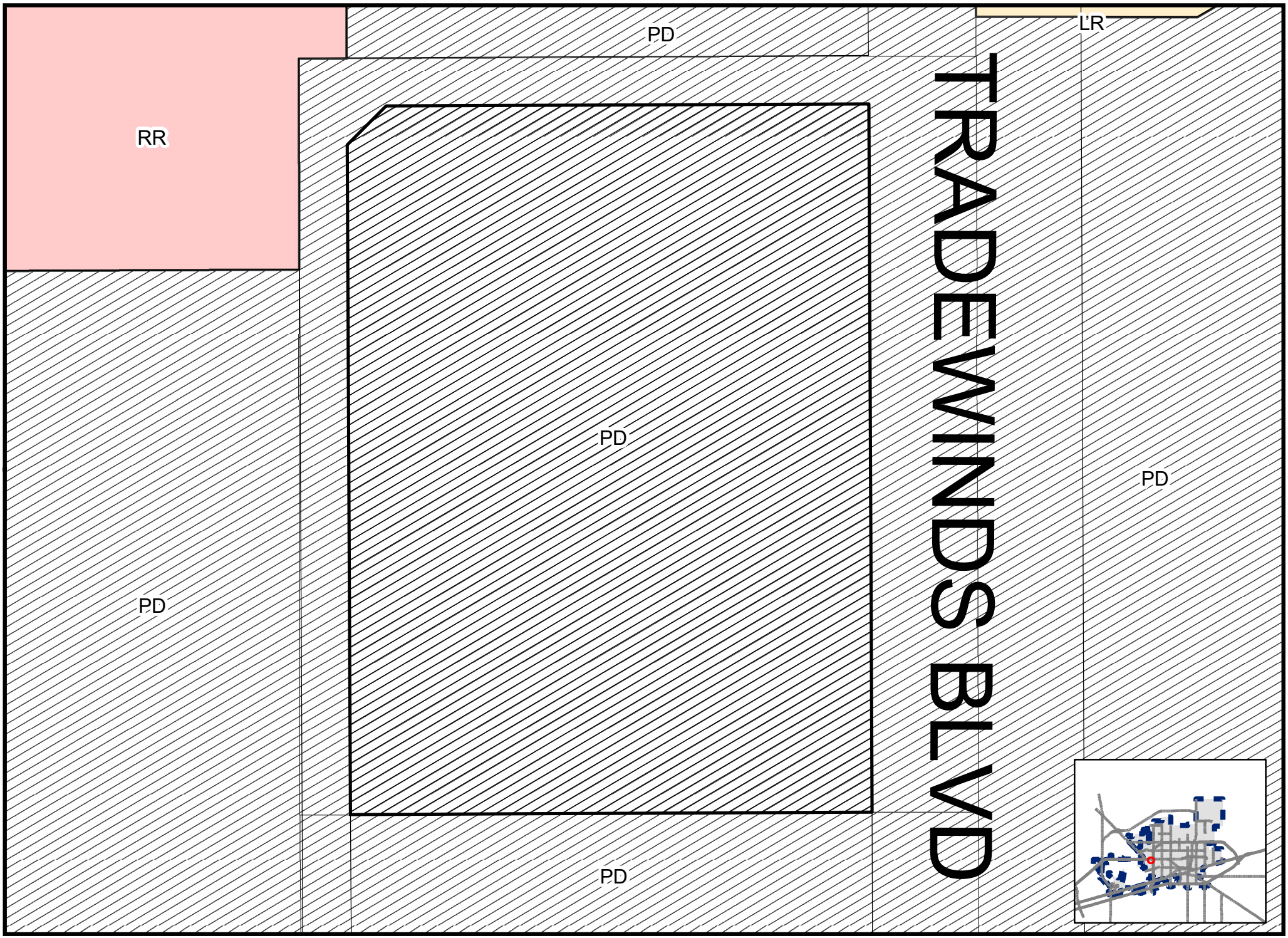
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



Map by BQ 10/28/25

Z-25-0454

Scale: 1" = 600'

ZONING MAP

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TRADEWINDS

COURTYARD

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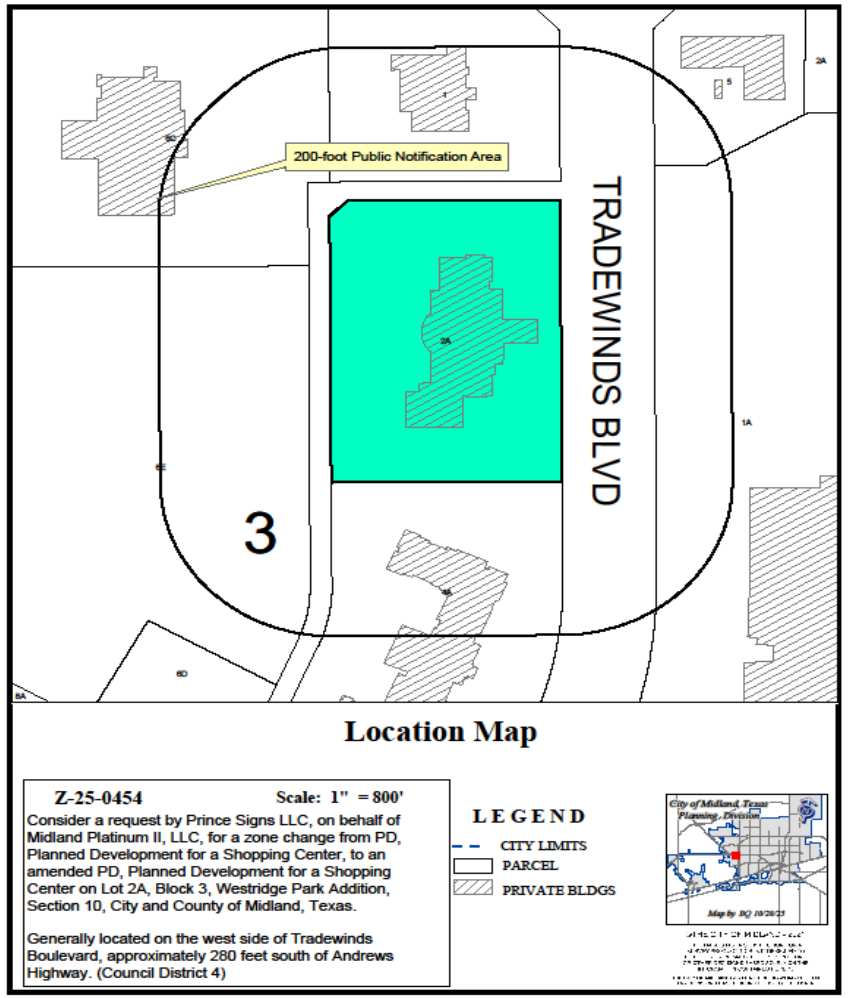
ZONE CHANGE
COURTYARD BY MARRIOTT
Visit Our Website
MIDLANDTEXAS.GOV

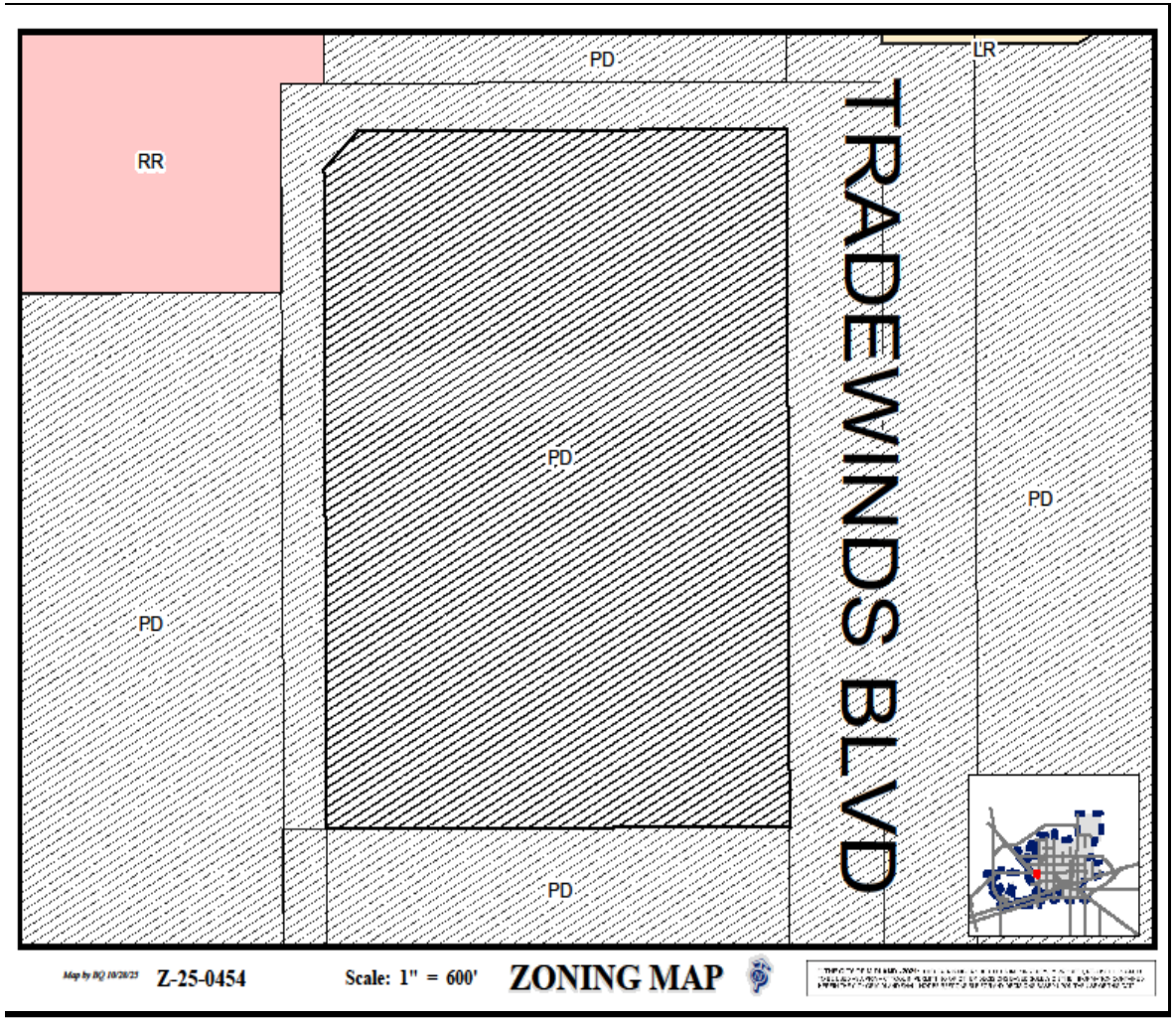
APPLICATION SUMMARY

- **Applicant:** Midland Platinum II, LLC
- **Property Owner:** Mitul Patel
- **Representative:** Prince Signs, LLC
- **Location:** 1505 Tradewinds Boulevard (City Council 4)
- **Reason for Request:** To update existing signage



ZONING

- **Current Zoning:** PD, Planned Development District for a Shopping Center
- **Surrounding Zoning:**
  - **North/South/East:** PD, Planned Development District for a Shopping Center
  - **West:** PD, Planned Development District for a Shopping Center & RR, Reginal Retail District
- **Proposed Zoning:** An amended PD, Planned Development District for a Shopping Center



MIDLAND
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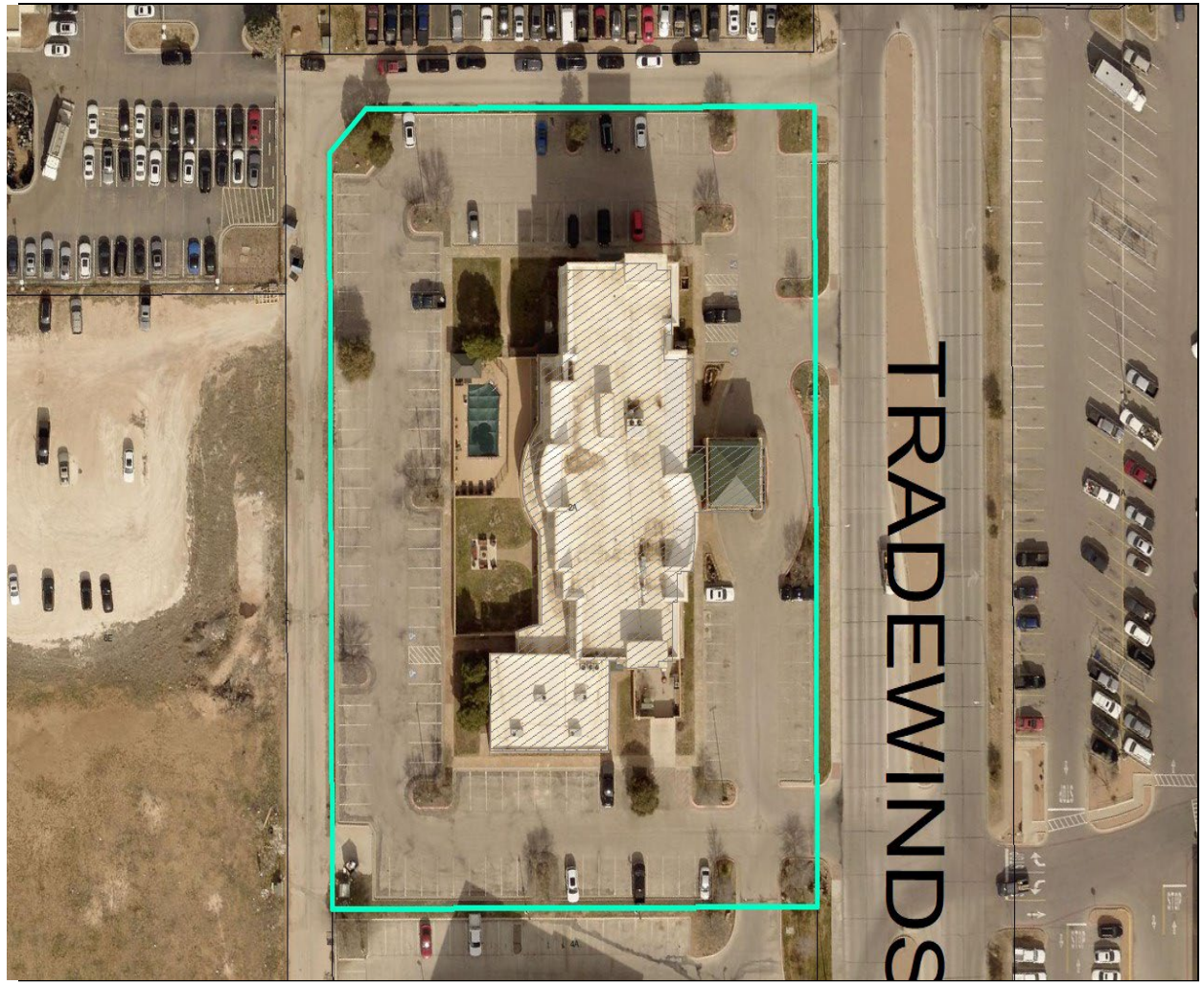
LAND USE

- **Current Use:** Hotel
- **Surrounding Uses:**
  - **North:** Restaurant
  - **South:** Hotel
  - **East:** Retail Store
  - **West:** Automobile Sales



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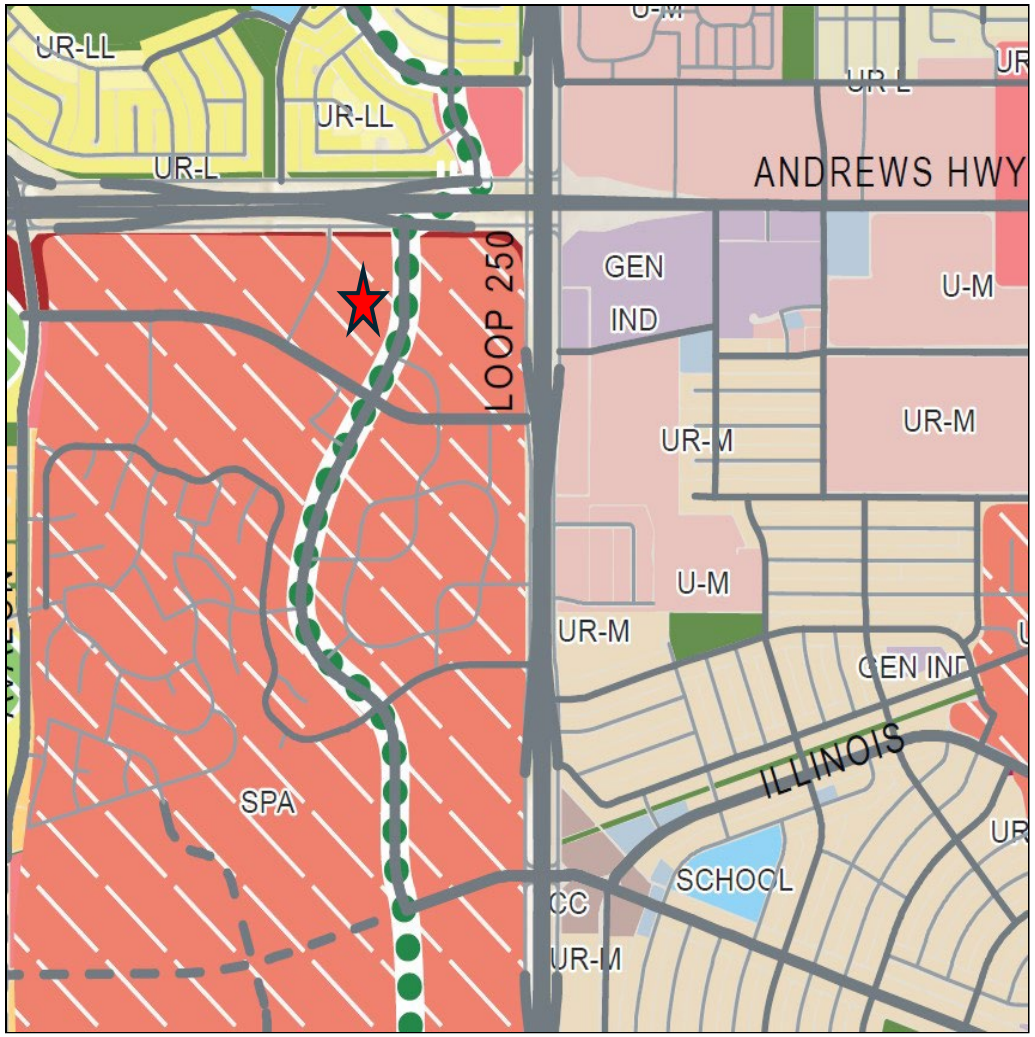
On Tradewinds Boulevard, Looking West

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

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



MIDLAND
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STAFF'S RECOMMENDATION

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

A. That the Property shall significantly conform to the site plan and elevation drawings attached hereto as Exhibits A and B, except to the extent that signs are depicted in said site plan and elevations drawings.

B. That the maximum building height of the hotel shall not exceed 61 feet.

STAFF'S RECOMMENDATION

C. That signage on the property shall be limited to two 48 square foot ground signs and three wall signs, which shall significantly conform to the sign plan, which is attached hereto as Exhibit C and incorporated herein for all purpose.

D. That the landscaping shall conform to the requirements of Title XI, Chapter 9 of the City Code, and all live materials shall be irrigated and kept in a healthy, growing condition.

E. That the dumpster screen shall be brick with a minimum height of five feet.

STAFF'S RECOMMENDATION

F. That a fence on the west property line shall be wood with brick columns and a minimum height of six feet.

G. That a minimum of 155 parking spaces shall be provided either on site or on the adjacent lot.

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:	**November 17, 2025**
To:	**Planning and Zoning Commission**
From:	**Alexis Martinez, Associate Planner**
Subject:	**Hold a public hearing and consider a request by Danny Harris, for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption, in a bar on Lot 7, Block 23, Moody Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of North Lee Street and East Texas Avenue.)**

Purpose:
Danny Harris, is requesting a Specific Use Designation with term, for the sale of all alcoholic beverages for on-premises consumption, on a property located at 200 North Lee Street for Club Remy.

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, south and west are zoned RR, Regional Retail District, and land use includes churches, temples, single-family housing, and bars. The properties to the east are zoned MF-22, Multiple-Family Dwelling District, and land use consists of vacant lots.

Analysis:

The property is zoned RR, Regional Retail District. Regional Retail zoning allows for alcoholic beverage sales for on-premises consumption in a bar with the approval of an SUD. The property currently does not have an SUD. The total area of the bar, Club Remy, is 5,000 square

feet and the proposed alcohol serviceable area is 4,000 square feet.

The proposed days and hours of operation are:

Thursday through Sunday from 8 p.m. to 2 a.m.

The applicant is requesting the following alcohol serviceable hours.

Thursday through Sunday from 8 p.m. to 2 a.m.

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 schools and 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 Club Remy is acceptable. The property must adhere to the maximum occupant load of 266 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) Club Remy 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 bar, subject to conditions A through G.

Conditions:

A. That the serviceable area of the Establishment shall be limited to approximately 4,000 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: Thursday through Sunday from 8:00 a.m. to 2:00 a.m.

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 November 14, 2025, staff has not received any letters of objections.

Attachments:
A. SUD-25-0210, Combined Docs
B. SUD-25-0210, Alcohol SUD w Term Club Remy

Alexis Martinez, Development Services	Created/Initiated - 10/29/2025
Landon Ochoa, Development Services	Final Approval - 11/12/2025

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: Danny Harris			Phone (424 513-4042 Email clubramy200@yahoo
Address 1921 Nash Ave	City midland	State TX	Zip 79705

Property Owner Printed Name: Christina Carson			Phone (424 513-4042 Email clubramy200@yahoo
Address 1212 E. Wadley Ave #1303	City midland	State TX	Zip 79705

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

Street Address: 200 N. Loop St.

Business Name: Club Ramy

Reason for Request: ~~Renewal~~ Mix beverage late hours permit

Type of Business *(restaurant, bar, lounge, nightclub, etc.)*: bar

Proposed/Current Days and Hours of Operation: Thurs - ~~Sunday~~ Monday 8pm to 1 2 AM

Proposed Days and Hours of Alcohol Service: Thurs - ~~Sunday~~ Monday 8pm to 1 2 AM

Total Square Footage of Business: ~~100~~ - 5000 sq

Square Footage of Alcohol Serviceable Area: ~~225 sq~~ 4000 sq ft
(Outline in red on floor plan)

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

****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 Christina Carson

Applicant (signature): Danny Harris	Date: 9-4-25
Applicant (printed): Danny Harris	
Property Owner (signature):	Date: 9-4-25
Property Owner (printed) : //	

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 Danny Harris who, being by me duly sworn, upon oath says: That (s)he is authorized by Christina Carson, 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 23rd day of September, 20 25, to certify which witness my hand and seal of office.

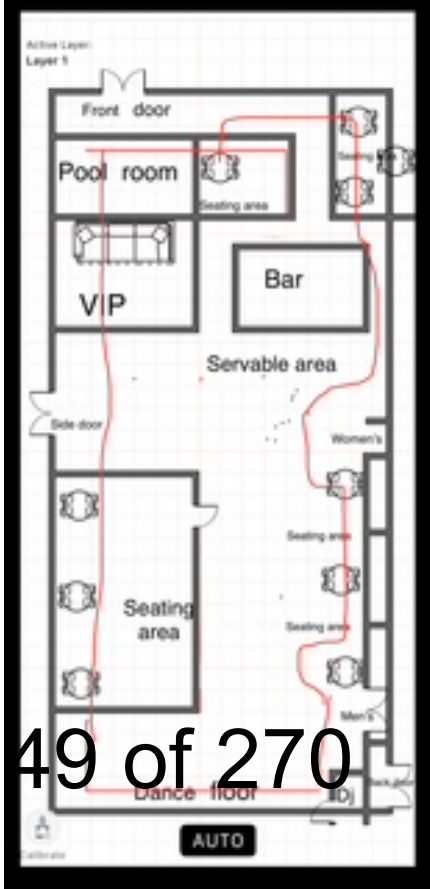
ALEXIS MARIE MARTINEZ
Notary Public, State of Texas
Comm. Expires 07-12-2027
Notary ID 134449907

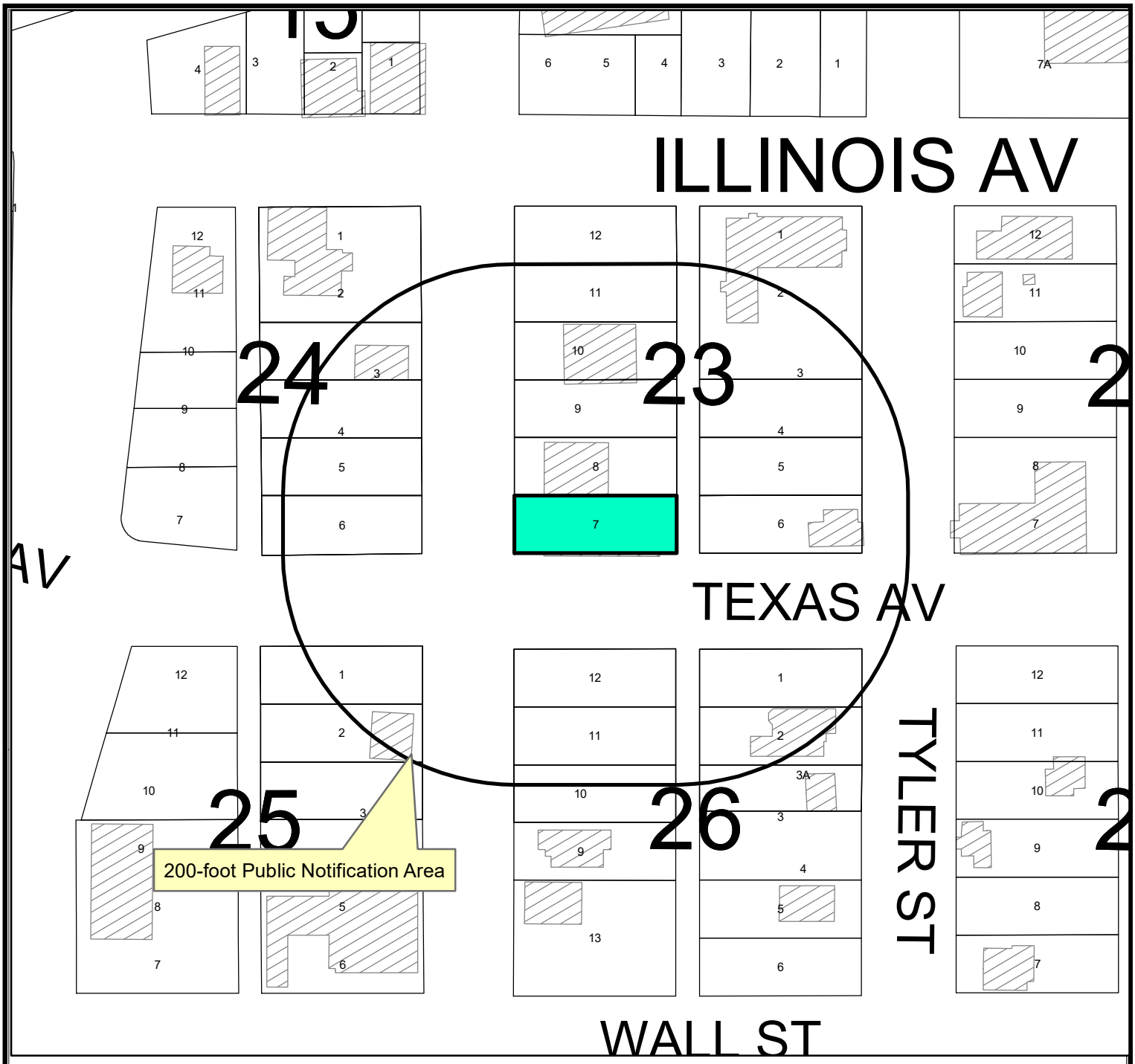
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

****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 #_____	☐ Plans in Digital Format (PDF/JPEG)
Received By:_____	Date:_____

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


Front door
Pool room
Seating area
Bar
V|P
Servable area
Side door
Women's
Seating area
Seating area
Seating area
Men's
Dance floor
DJ
AUTO



Location Map

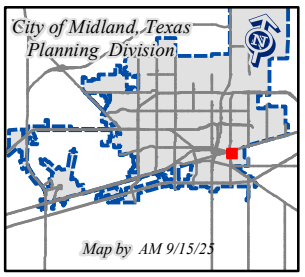
SUD-25-0210 **Scale: 1" = 800 '**

Consider a request by Danny Harris, for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages for on premises consumption in a Bar on Lot 7, Block 23, Moody Addition, City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of East Texas Avenue and North Lee Street. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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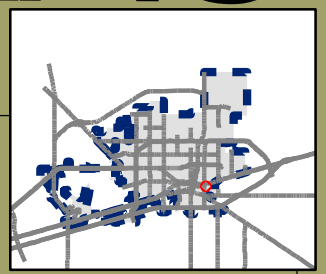
RR

MF22

TEXAS



Map by AM

SUD-25-2010

Scale: 1" = 400'

ZONING MAP

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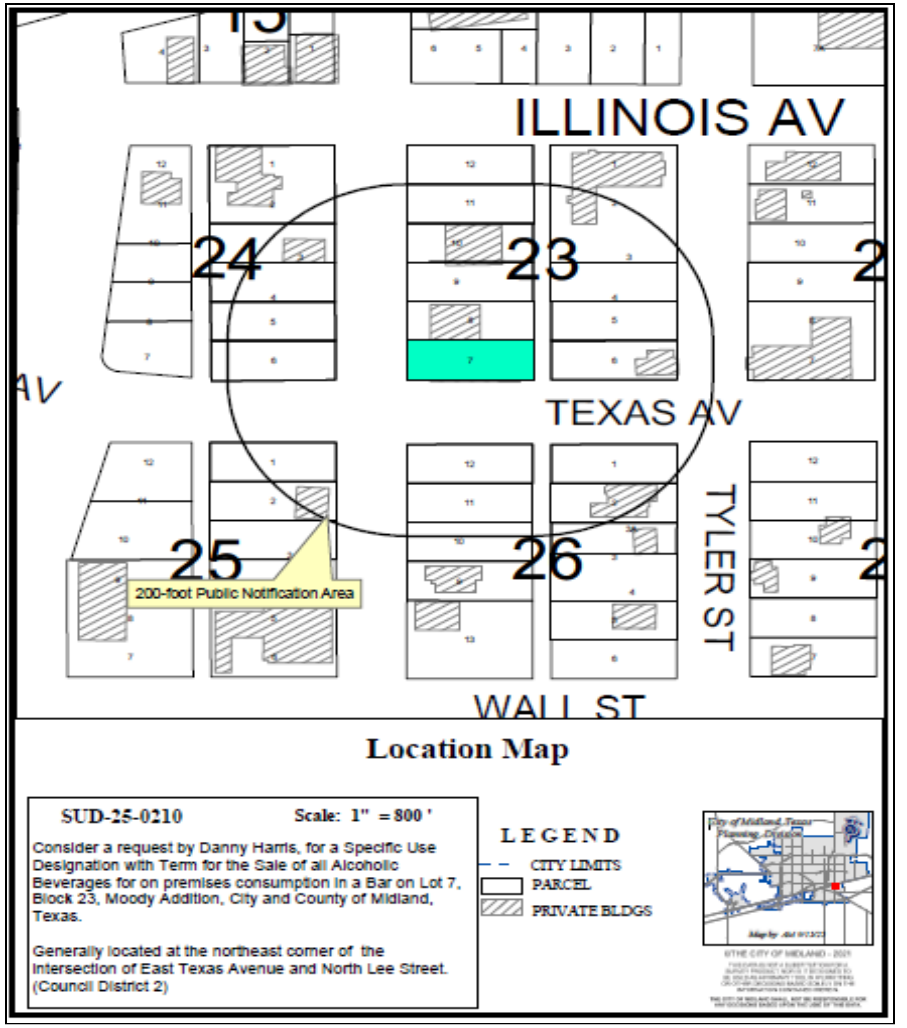
24
23
TEXAS AV
TYL

202
Club REMY
CUSTOMER PARKING ONLY
OPEN
NO LOITERING
NO GUNS
NO DRUGS
200

MIDLAND
Be the Energy!
SPECIFIC USE DESIGNATION
CLUB REMY
Visit Our Website
MIDLANDTEXAS.GOV

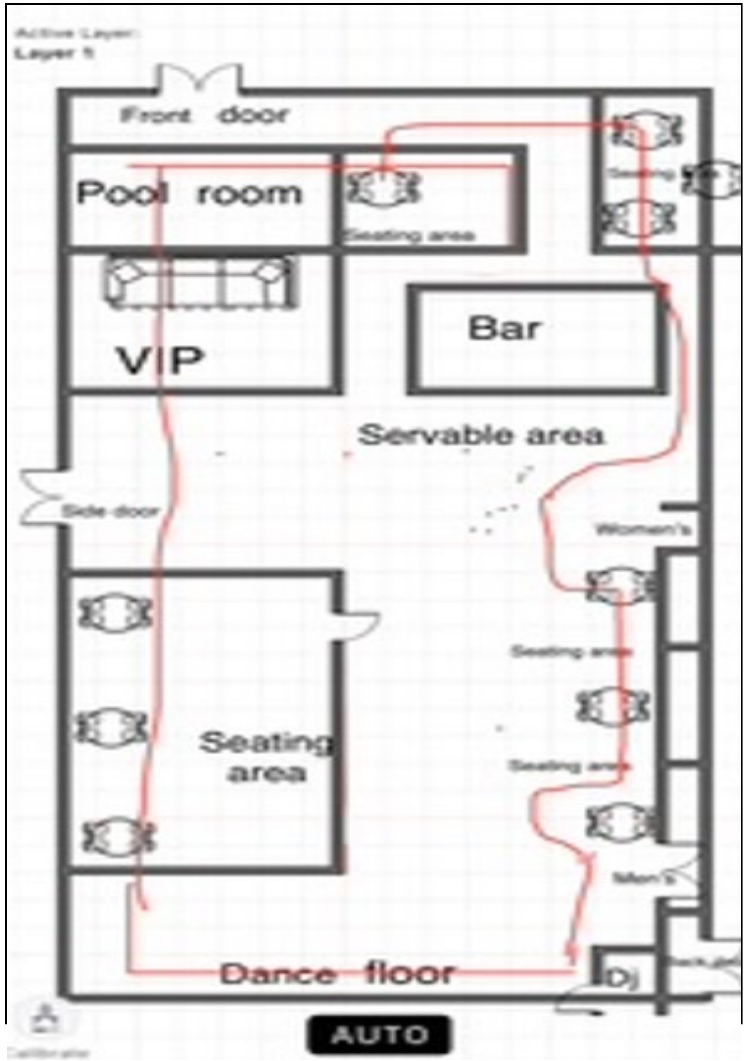
APPLICATION SUMMARY

- **Applicant:** Danny Harris
- **Property Owner:** Christina Carson
- **Location:** 200 North Lee Street (Council District 2)
- **Reason for Request:** For the sale and on-premises consumption of alcohol in a bar.



DETAILS OF REQUEST

- **For an existing business**
- **Area of Business:** 5,000 SF
- **Serviceable Area:** 4,000 SF
- **Hours of Operation/ Sales of Alcohol :**
  - Thursday through Sunday 8 p.m. to 2 a.m.



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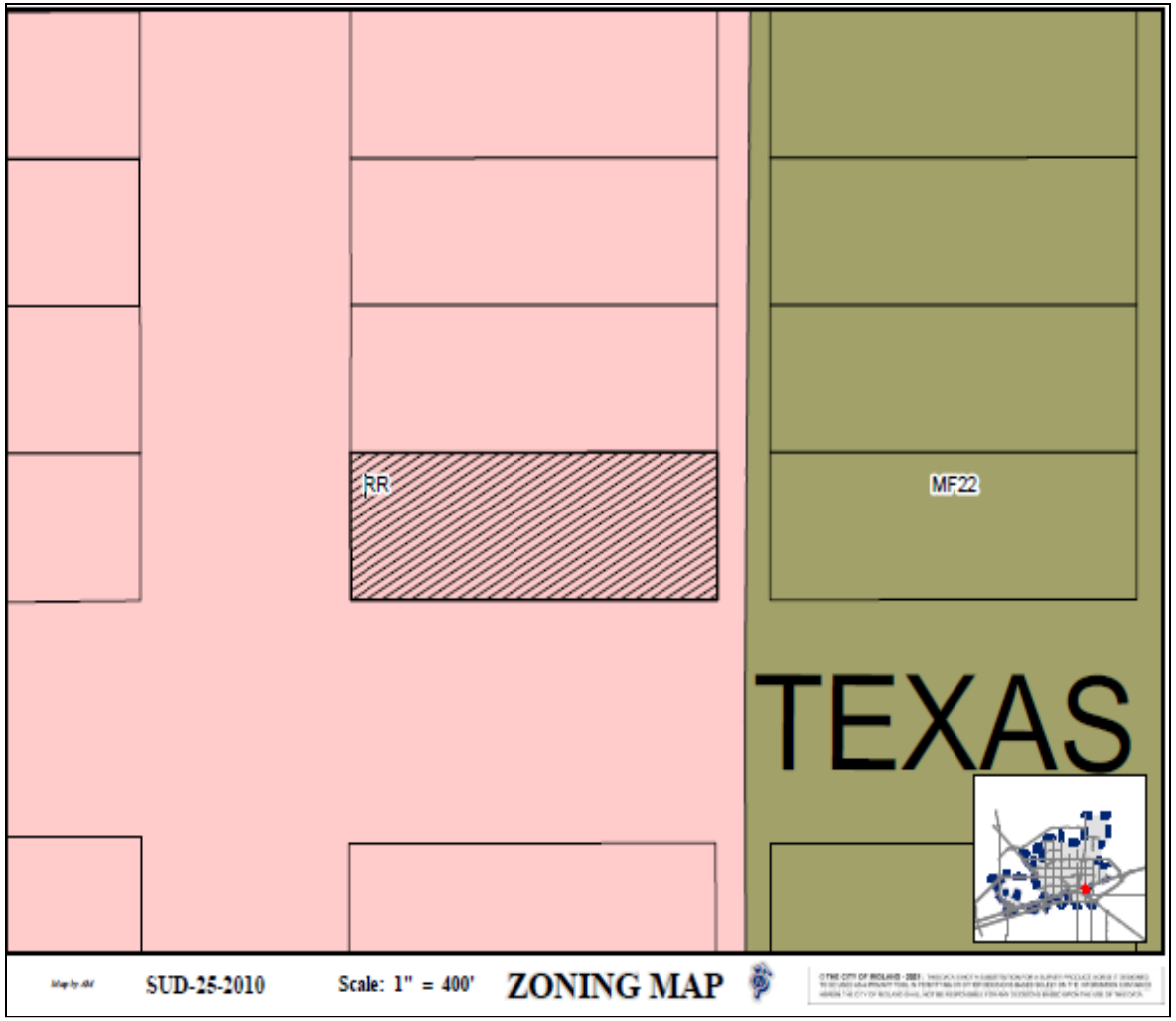
ZONING

- **Current Zoning**: RR, Regional Retail District
- **Surrounding Zoning:**
  - **North, West, and South:** RR, Regional Retail District
  - **East:** MF-22, Multiple Family Dwelling District
- The use of an SUD for the sale and on-premises consumption is allowed in this zoning.



4

MIDLAND
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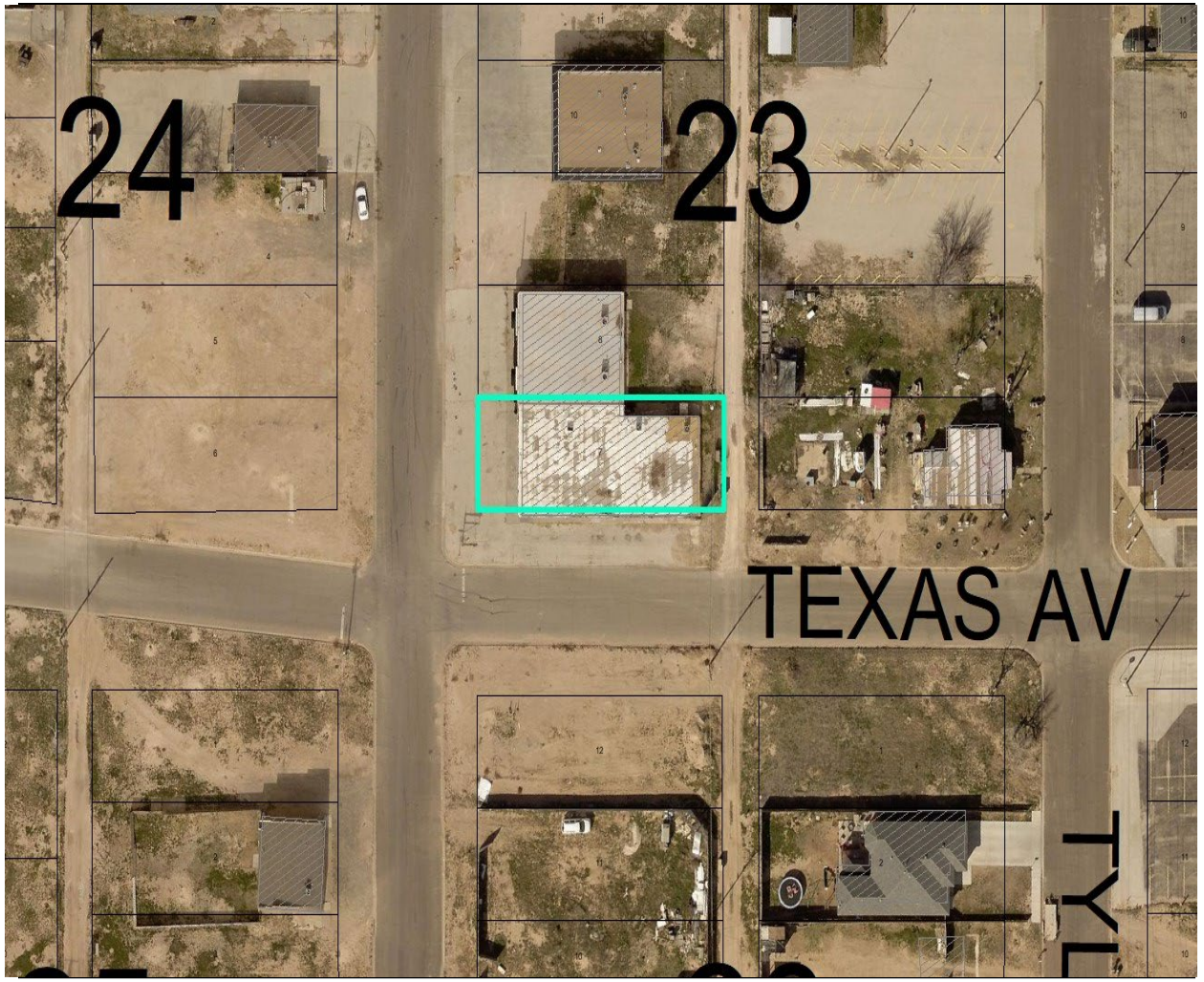
LAND USE

- **Current Use:** Bar
- **Proposed Use:** Bar
- **Surrounding Uses:**
  - **North:** Retail Shops
  - **East:** Residential
  - **South/West:** Vacant land



MIDLAND
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On North Lee Street, Looking South

6

MIDLAND
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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 churches, 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.*

- *There are two churches within 300 feet that have no objection to this 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 4,000 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:

Thursday through Sunday from 8 p.m. to 2 a.m. of the following day.

STAFF'S RECOMMENDATION

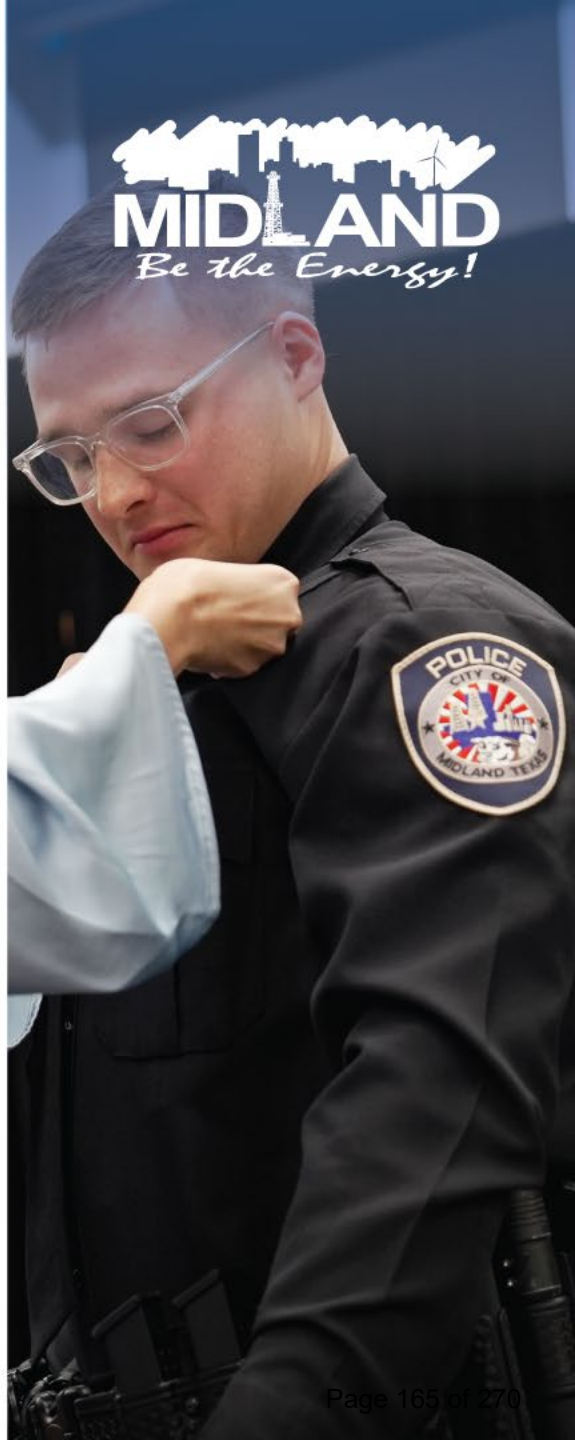
D. That the occupancy of the Establishment shall not exceed the maximum occupancy determined by the Building Code and Fire Code.

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:	**10.**
Meeting Date:	**November 17, 2025**
To:	**Planning and Zoning Commission**
From:	**Alexis Martinez, Associate Planner**
Subject:	**Hold a public hearing and consider a request by Cinergy 108, LLC, for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption, in a Movie Theatre on Lot 3, Block 45, Fairmont Park Addition, Section 13, City and County of Midland, Texas. (Generally located on the east side of West Loop 250 North, approximately 450 feet south of Henry Koontz Boulevard.)**

Purpose:
Cinergy 108, LLC is requesting a Specific Use Designation with terms for the sale of all alcoholic beverages for on-premises consumption, on a property located at 4915 West Loop 250 North for Cinergy Movie Theater.

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 are zoned PD, Planned Development District for a Shopping Center, TH, Townhouse Dwelling District, with uses that include a car dealership and townhomes. The zoning to the east and west is PD, Planned Development District for a Shopping Center with a restaurant and a hotel as current uses. Zoning to the south includes PD, Planned Development District for a Shopping Center and SF-2, Single-Family Dwelling District, with storage units and single-family residential dwellings for current uses.

Analysis:

The subject property is located at 4915 West Loop 250 North and is zoned RR, Regional Retail District, which permits the sale of all alcoholic beverages for on-premises consumption. The total area of the movie theatre, Cinergy Entertainment is 96,397 square feet and the proposed alcohol serviceable Area is 50,567 square feet. The new business, Cinergy Entertainment, is attempting to obtain their TABC license but must first obtain their SUD.

The proposed days and hours of operation are:

Monday through Sunday from 10 a.m. to 2 a.m.

The applicant is requesting the following alcohol serviceable hours.

Monday through Sunday from 10 a.m. to 2 a.m.

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 Cinergy Entertainment is acceptable. The property must adhere to the maximum occupant load of 3,370 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) Cinergy Entertainment 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 a Movie Theater, subject to conditions A through G.

Conditions:

A. That the serviceable area of the Establishment shall be limited to approximately 50,567 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 Sunday from 10 a.m. to 2 a.m.

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 November 14, 2025, staff has not received any letters of objections.

Attachments:
A. SUD-25-0207, Combined Docs
B. SUD-25-0207, Cinergy

Alexis Martinez, Development Services
Landon Ochoa, Development Services

Created/Initiated - 10/29/2025
Final Approval - 11/12/2025

MIDLAND
Planning Division

Specific Use Designation with Term for the Sale of Alcoholic Beverages for On-Premises Consumption

Project Number: _____

Case Number: _____

Applicant *(if acting as Agent, see affidavit on page 2)* Printed Name: Cinergy 108, LLC		Phone (972) 895 9914 Email mtrammell@cinergy.com	
Address 5720 Lyndon B Johnson Fwy Ste 625	City Dallas	State TX	Zip 75240

Property Owner Printed Name: Cinergy 108, LLC		Phone (972)8959914 Email mtrammell@cinergy.com	
Address 5720 Lyndon B Johnson Fwy Ste 625	City Dallas	State TX	Zip 75240

Representative *(if different from Applicant or Property Owner)* Firm: Griffith & Hughes, PLLC Printed Name: Tana Kerss, Licensing Director		Phone (817)562-9648 Email tkerss@griffithhughes.com	
Address 2225 E Randol Mill Rd Ste 106	City Arlington	State TX	Zip 76011

Street Address: 4915 W Loop 250 N

Business Name: Cinergy Entertainment

Legal Description
Lot: 3 Block: 45 Subdivision: Fairmont Park Addition, Sec. 13

Current Zoning: RR

Reason for Request: Operation of family entertainment center, which will include movie theatre, arcade games, escape room, and food and beverage service

Type of Business *(restaurant, bar, lounge, nightclub, etc.)*: Theater, Restaurant, and Amusement

Proposed/Current Days and Hours of Operation: Sun-Thu: 10a-11p; Fri-Sat: 10a-12p

Proposed Days and Hours of Alcohol Service: Same

Total Square Footage of Business: 96397

Square Footage of Alcohol Serviceable Area: 50567

Restroom Fixtures:	*Men*	**Toilets/Urinals:** 6 / 14	**Bathroom Sinks:** 8
	Women	**Toilets:** 14	**Bathroom Sinks:** 8

Submittal and Fees

Items to be submitted with this application form:

- Application Fee – Payable to the 'City of Midland'
- Dimensioned Floor Plan showing:
  - Seating
  - Exits
  - Restrooms
  - Kitchen (if applicable)
  - Total Square Footage
  - Serviceable Square Footage
- Dimensioned Site Plan showing:
  - Parking
  - Business Footprint
- Digital Copies of Floor Plan & Site Plan (PDF/JPEG)

Signatures

Applicant (signature):	Date:
Applicant (printed): Jeffrey P. Benson, Manager for Cinergy 108, LLC	
Property Owner (signature):	Date:
Property Owner (printed) : Jeffrey P. Benson, Manager for Cingery 108, LLC	

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~~ TARRANT

Before me, the undersigned authority, on this day personally appeared TANA KERSS who, being by me duly sworn, upon oath says: That (s)he is authorized by CINERGY 108 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.

Tana Kerss

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.

ED JENDRZEY
Notary Public, State of Texas
Comm. Expires 01-30-2029
Notary ID 135231964

NOTARY PUBLIC, ~~MIDLAND~~ TARRANT 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 #_____	☐ Plans in Digital Format (PDF/JPEG)
Received By:_____	Date:_____ RECEIVED JUL 29 2025

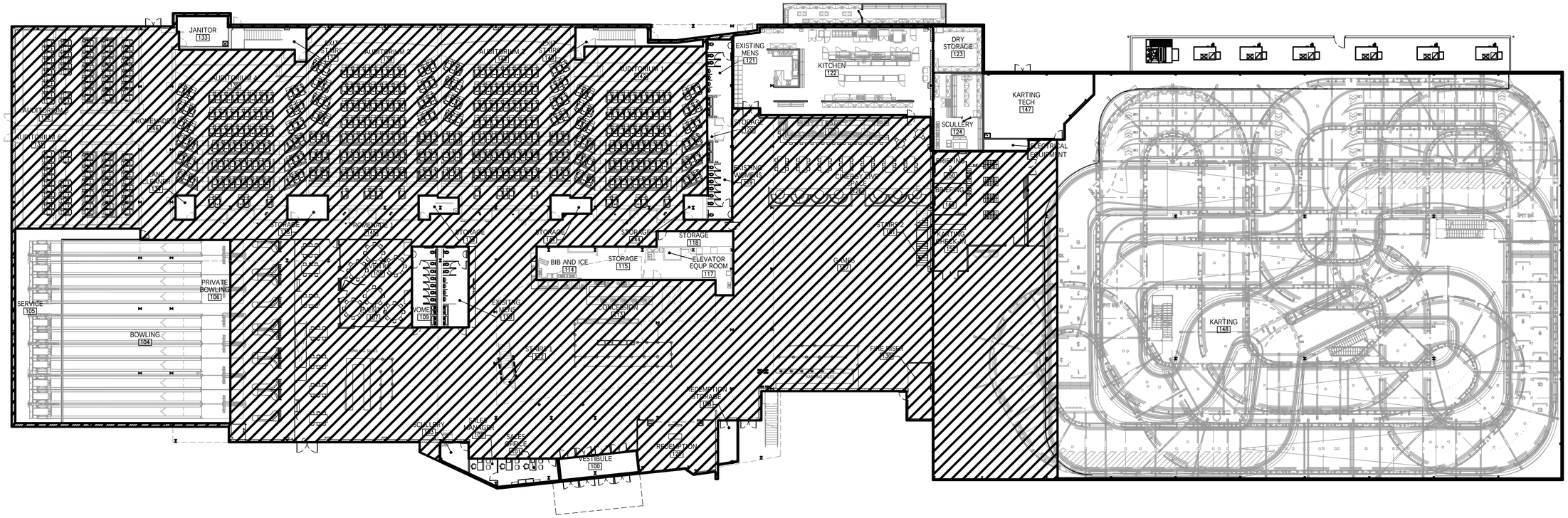
****Application will not be considered for scheduling until reviewed by a planner.****

GENERAL NOTES

1	ALL DIMENSIONS ARE SHOWN TO FACE OF STUD WALL UNLESS NOTED OTHERWISE
2	CLEAR DIMENSIONS ARE FROM FINISHED WALL
3	REFER TO FINISH SCHEDULE AND DETAILS FOR APPLIED FINISHES
4	WALLS TO STRUCTURAL DECK SHALL BE THOROUGHLY SEALED AROUND PENETRATIONS

WALL LEGEND

	FULL HEIGHT WALLS
	PARTIAL HEIGHT WALLS
	COOLER/FREEZER WALL, BY KEC
	FULL HEIGHT WALL WITH R-11 SOUND BATT INSULATION
	EXSTING EXTERIOR WALL
	EXISTING INTERIOR WALL
	EXTERIOR WALL-KARTING



idstudio
6201 CAMPUS CIRCLE DRIVE E
IRVING, TEXAS 75063
TEL: 972.277.0080
WWW.IDSTUDIOA.COM

CORPORATE:

CINERGY ENTERTAINMENT
5005 LYNDON B JOHNSON FWY, SUITE 525
DALLAS, TX 75244
972-895-9900

REGISTERED ARCHITECT RUSTY RIOS 24936 STATE OF TEXAS

05/06/2025

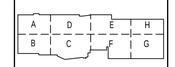
CINERGY 108 LLC.
MIDLAND TALL CITY

4915 LOOP 250 FRONTAGE ROAD
MIDLAND, TX 79707

CLIENT: CINERGY 108
5005 LYNDON B. JOHNSON FRWY, SUITE 525
DALLAS, TX 75244

CINERGY ENTERTAINMENT GROUP, INC.

KEYPLAN



DATE	DESCRIPTION
03/12/2025	ISSUE FOR BID
05/06/2025	ISSUE FOR PERMIT

	DATE	DESCRIPTION

OVERALL DIMENSION FLOOR PLAN GROUND LEVEL

A1.0

PROJECT NUMBER:
CIN23005

PLAN NORTH

TRUE NORTH

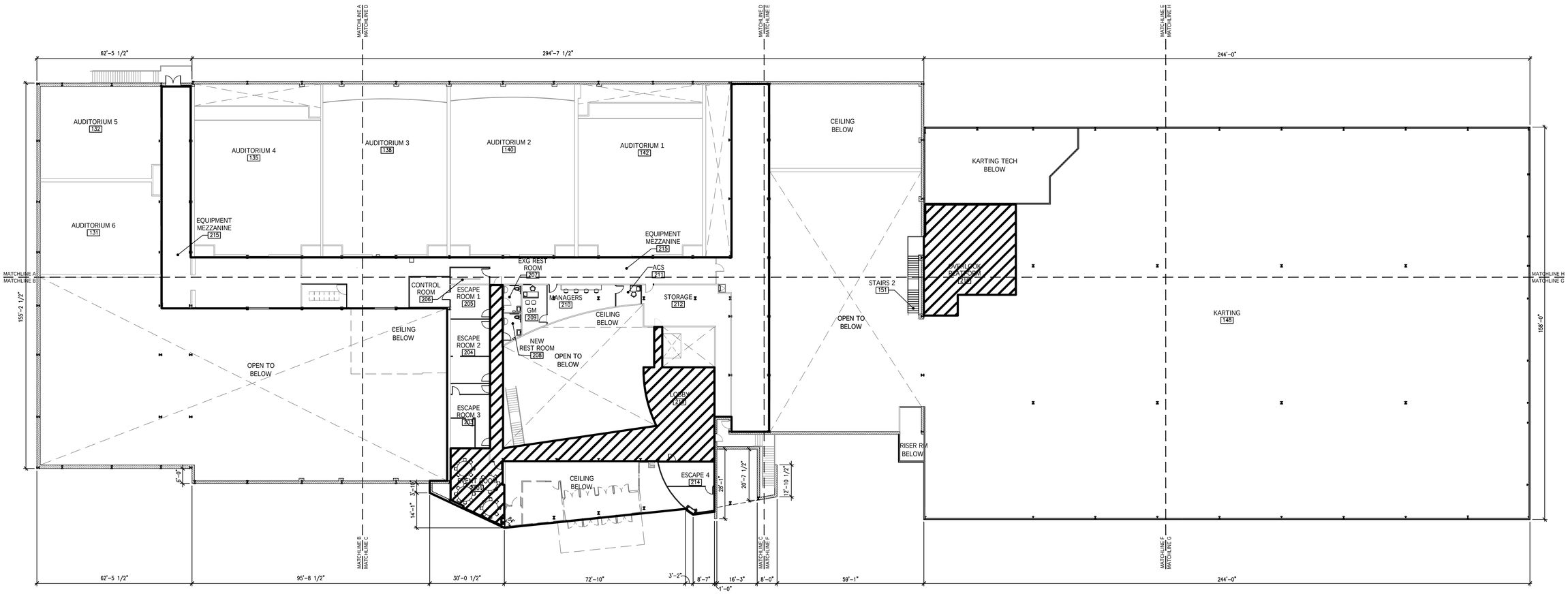
OVERALL DIMENSION FLOOR PLAN - GROUND LEVEL
NTS

GENERAL NOTES

1	ALL DIMENSIONS ARE SHOWN TO FACE OF STUD WALL UNLESS NOTED OTHERWISE
2	CLEAR DIMENSIONS ARE FROM FINISHED WALL
3	REFER TO FINISH SCHEDULE AND DETAILS FOR APPLIED FINISHES
4	WALLS TO STRUCTURAL DECK SHALL BE THOROUGHLY SEALED AROUND PENETRATIONS

WALL LEGEND

	FULL HEIGHT WALLS
	PARTIAL HEIGHT WALLS
	COOLER/FREEZER WALL, BY KEC
	FULL HEIGHT WALL WITH R-11 SOUND BATT INSULATION
	EXSTING EXTERIOR WALL
	EXISTING INTERIOR WALL
	EXTERIOR WALL-KARTING



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6201 CAMPUS CIRCLE DRIVE E
IRVING, TEXAS 75063
TEL: 972.831.0083
WWW.DSTUDIOA.COM

CORPORATE:

CINERGY ENTERTAINMENT
5005 LYNDON B JOHNSON FWY, SUITE 525
DALLAS, TX 75244
972-895-9900

REGISTERED ARCHITECT
RUSTY RIOS
24936
STATE OF TEXAS

05/06/2025

CINERGY 108 LLC.
MIDLAND TALL CITY

4915 LOOP 250 FRONTAGE ROAD
MIDLAND, TX 79707

CLIENT: CINERGY 108
5005 LYNDON B. JOHNSON FRWY, SUITE 525
DALLAS, TX 75244

CINERGY ENTERTAINMENT GROUP, INC.

KEYPLAN

DATE	DESCRIPTION
03/12/2025	ISSUE FOR BID
05/06/2025	ISSUE FOR PERMIT

	DATE	DESCRIPTION

OVERALL DIMENSION FLOOR PLAN MEZZANINE LEVEL

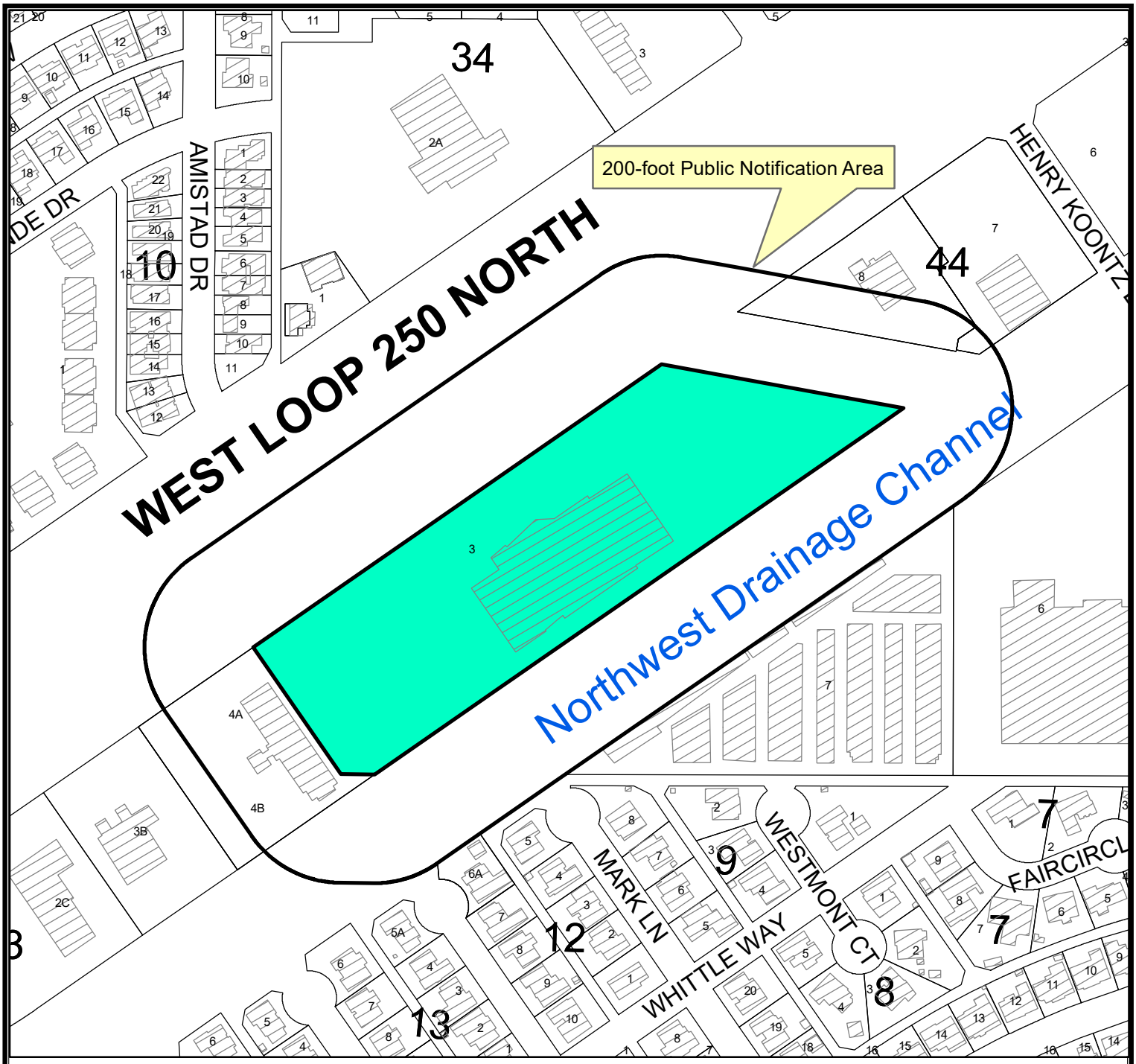
A1.1

PLAN NORTH

TRUE NORTH

PROJECT NUMBER:
CIN23005

OVERALL DIMENSION FLOOR PLAN - MEZZANINE LEVEL
NTS



Location Map

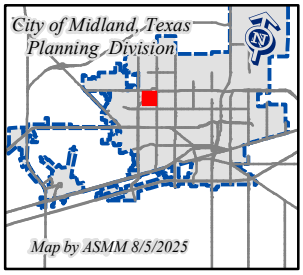
SUD-25-0207 **Scale: 1" = 263'**

Consider a request by Cinergy 108, LLC for a Specific Use Designation with Term for the Sale of all Alcoholic Beverages for on premises consumption in a movie theatre on Lot 3, Block 45, Fairmont Park Addition, Section 13, City and County of Midland, Texas.

Generally located on the east side of West Loop 250 North, approximately 450 feet south of Henry Koontz Boulevard. (Council District 1)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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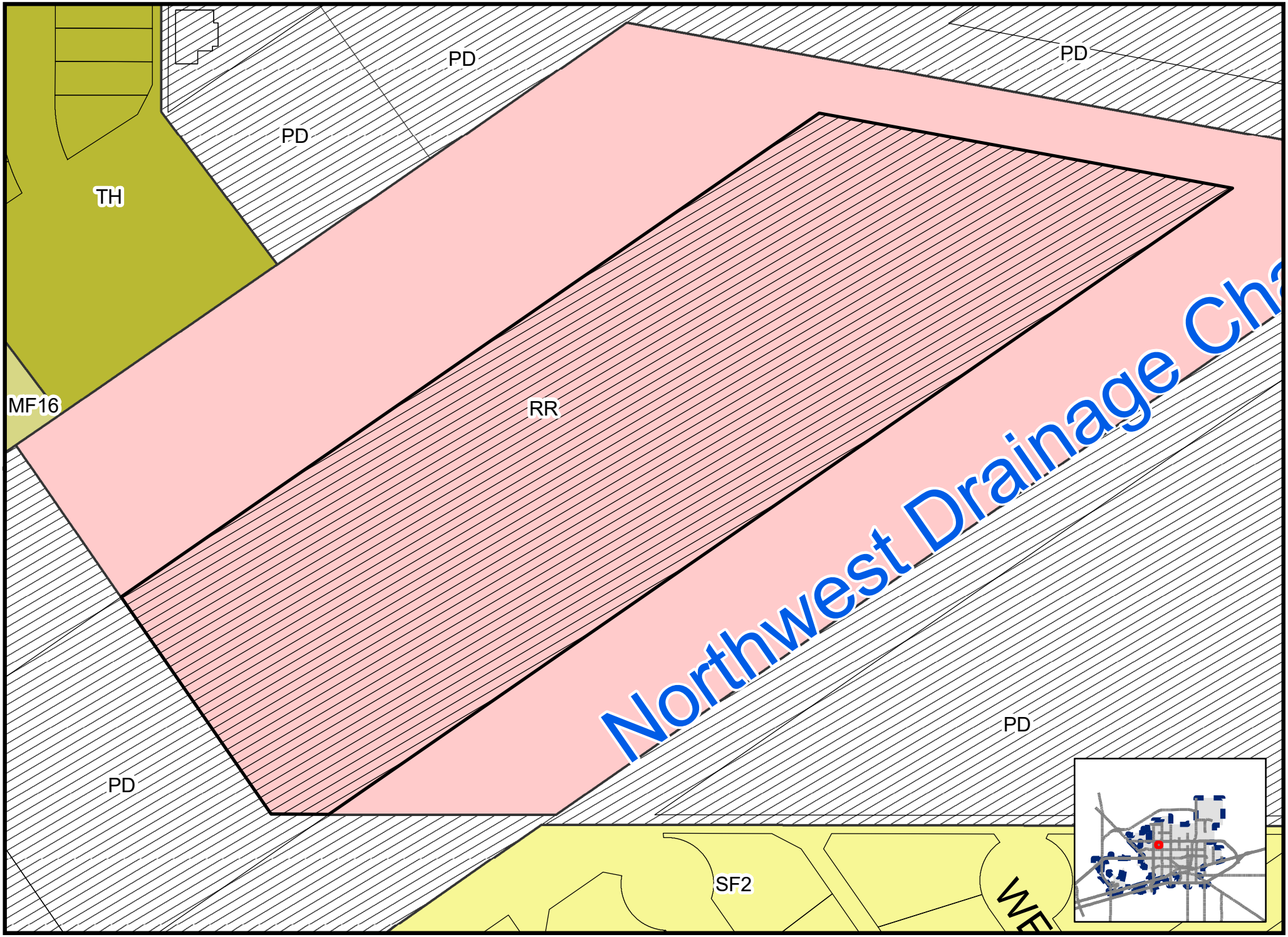
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



Map by

SUB-

Scale: 1" = 1,200'

ZONING MAP

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9
7

REGAL CINEMAS
IMAX

MIDLAND
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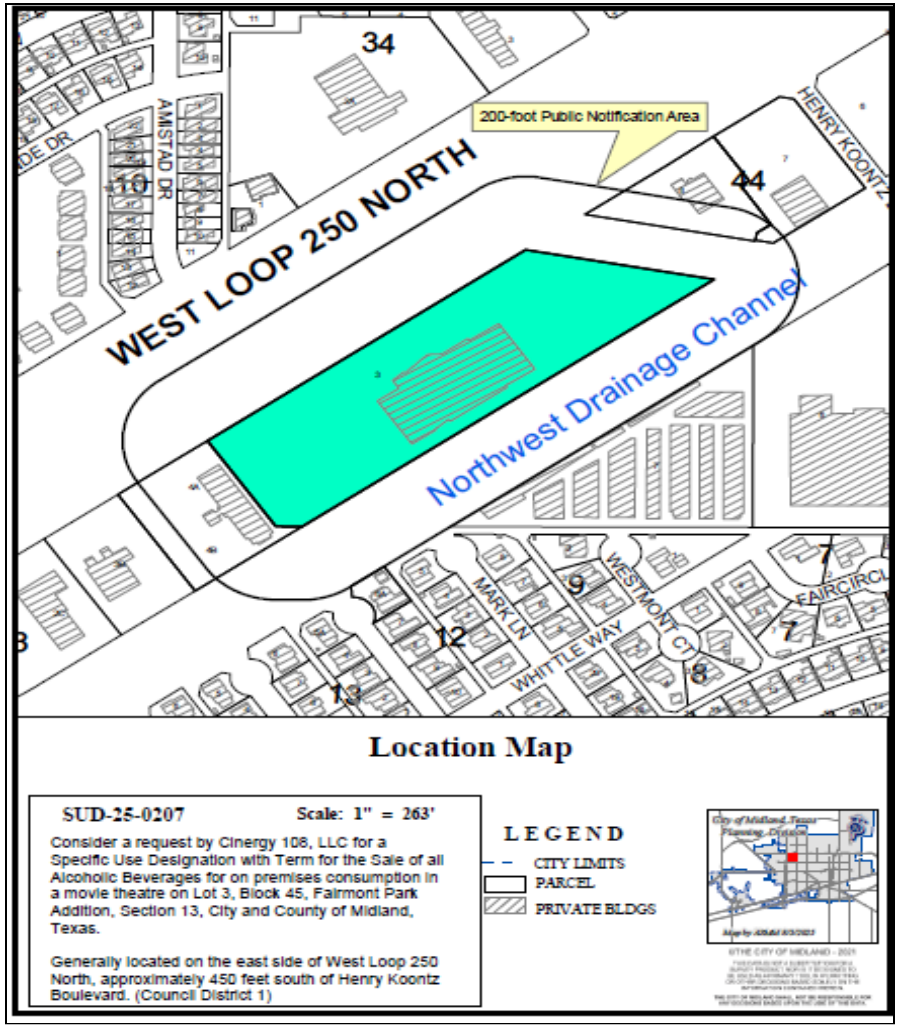
ITEM
SPECIFIC USE DESIGNATION
CINERGY 108, LLC
Visit Our Website
MIDLANDTEXAS.GOV

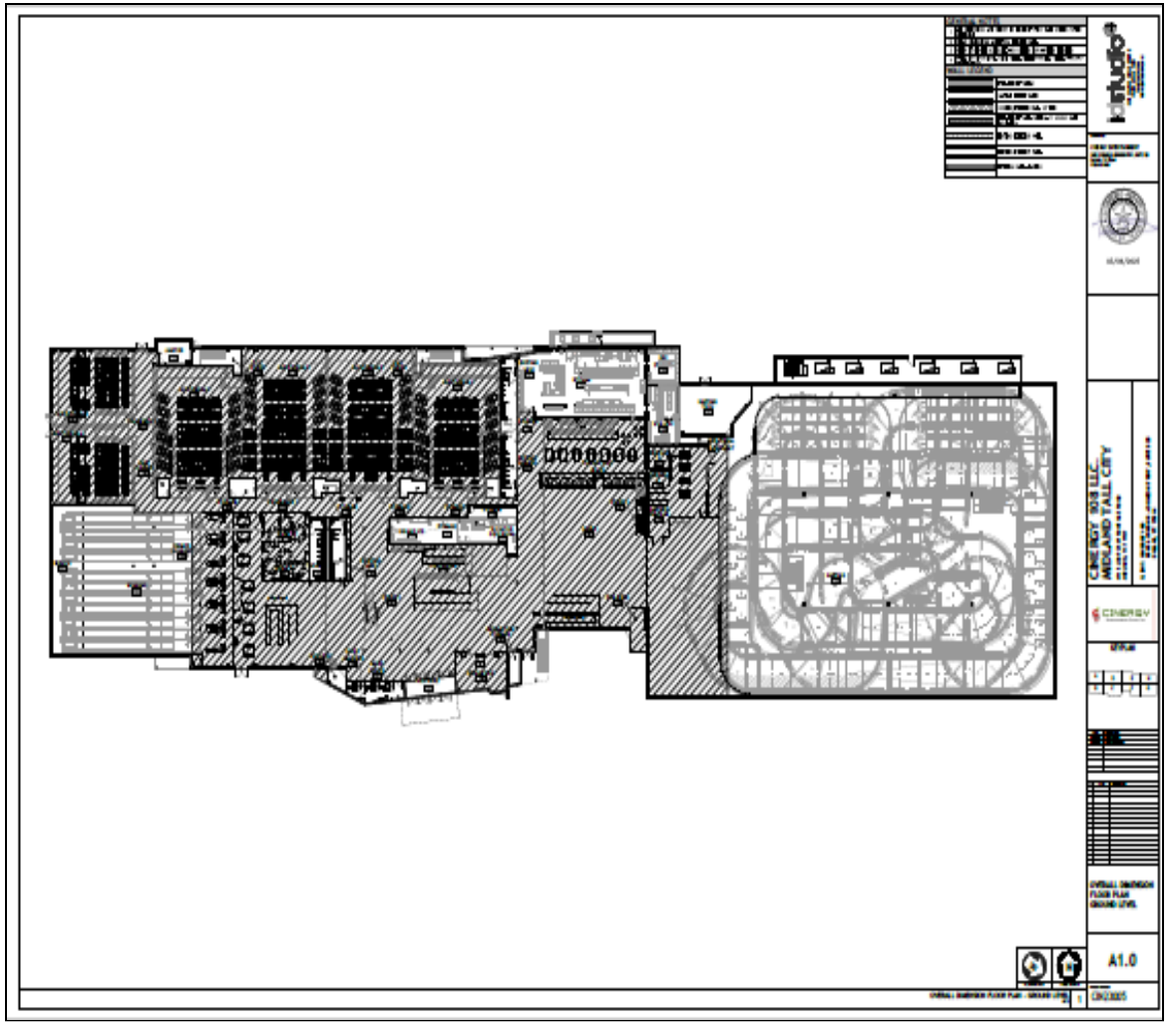
APPLICATION SUMMARY

- **Applicant/Property Owner:** Cinergy 108, LLC
- **Location:** 4915 West Loop 250 North (Council District 1)
- **Reason for Request:** For the sale and on-premises consumption of alcohol in a movie theater.



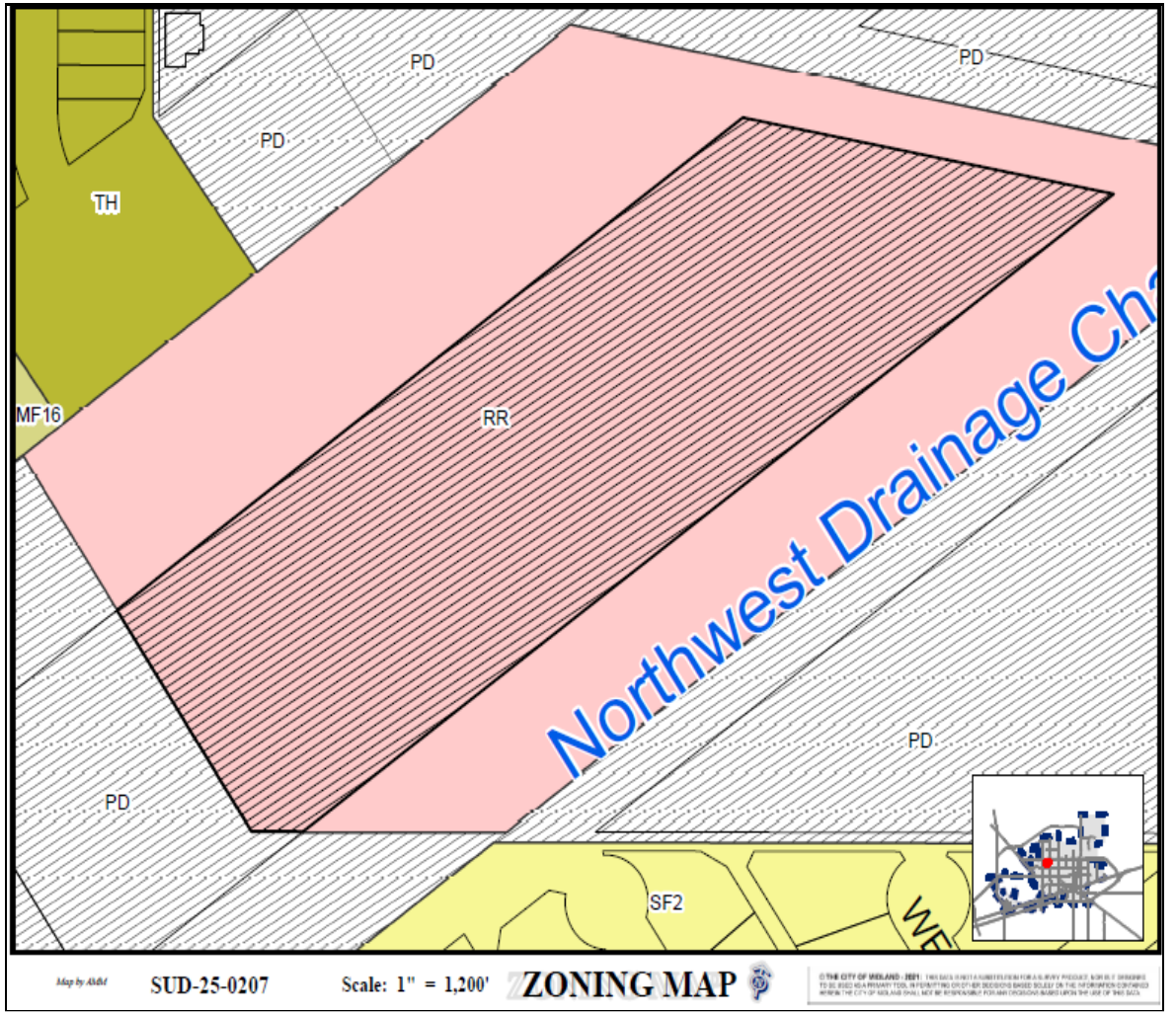
DETAILS OF REQUEST

- For an existing movie theatre
- **Area of Business:** 96,397 SF
- **Serviceable Area:** 50,567 SF
- **Hours of Operation/Sales of Alcohol:**
  - Monday through Sunday 10 a.m. to 2 a.m.



ZONING

- **Current Zoning**: PD, Planned Development District for a Shopping Center
- **Surrounding Zoning:**
  - **North:** PD, Planned Development District for a Shopping Center and TH, Townhouse Dwelling District
  - **East/West:** PD, Planned Development District for a Shopping Center
- The use of an SUD for the sale and on-premises consumption is allowed in this zoning.



MIDLAND
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LAND USE

- **Current Use:** Vacant Building
- **Proposed Use:** Movie Theatre
- **Surrounding Uses:**
  - **North:** Retail and Residential
  - **East/West:** Retail
  - **South:** Drainage Easement, Storage Units, and Residential

MIDLAND
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On West Loop 250 North, Looking South

6

MIDLAND
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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 50,567 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 Sunday from 10 a.m. to 2 a.m.

STAFF'S RECOMMENDATION

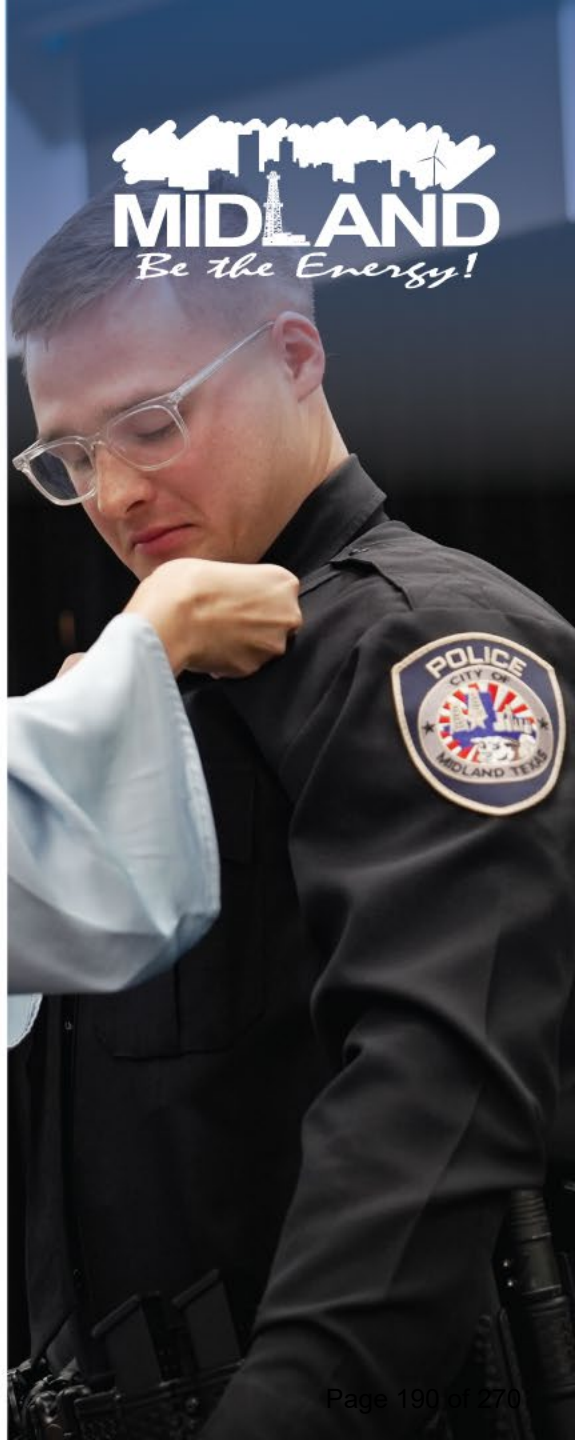
D. That the occupancy of the Establishment shall not exceed the maximum occupancy determined by the Building Code and Fire Code.

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:	**November 17, 2025**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Hold a public hearing and consider a request by Mayra Navarrete, on behalf of Maria Luisa Gardea, for a Zone Change from RR, Regional Retail District to SF-3, Single-Family Dwelling District on Lots 1, 2, and 3, Block 127, Southern Addition, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of East Kentucky Avenue and South Lamesa Road.)**

Purpose:
Mayra Navarrete, on behalf of Maria Luisa Gardea, is requesting a Zone Change from RR, Regional Retail District to SF-3, Single-Family Dwelling District for the construction of single-family housing on the properties located at 400, 402, 404 South Lamesa Street.

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 property to the north is zoned SF-3, Single-Family Dwelling District and is a vacant lot. The properties to the west are zoned SF-3, Single-Family Dwelling District and are used for single-family housing. The properties to the south and east are zoned RR, Regional Retail District and are vacant lots.

Analysis:

The subject properties are located at 400, 402, and 404 South Lamesa Street. The properties are currently zoned RR, Regional Retail District. The applicant is requesting a zone change to

SF-3, Single-Family Dwelling District, which would allow for the construction of single-family housing. These vacant lots are located in a residential neighborhood that is already developed with single-family housing. Changing this zoning would help the future residential development of this area. These properties meets the minimum lot dimension requirements for the SF-3, Single-Family Dwelling District [Midland City Code 5.04].

This request is consistent with the Tall City Tomorrow Comprehensive Plan, which designated this area as Urban Residential-Medium (UR-M). This designation calls for any single-family zoning district.

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.]

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

Planning: (Approved)

Staff recommends approval of this Zone Change from RR, Regional Retail District to SF-3, Single-Family Dwelling District.

Letters of Objection:

Staff has not received any letters of objection as of November 14, 2025.

Attachments:

A. Z-25-0442. Combined Docs
B. P&Z - - 400, 402, 404 S Lamesa, Zone Change Request

Angelina Bettanini, Development Services	Created/Initiated - 11/5/2025
Landon Ochoa, Development Services	Final Approval - 11/10/2025

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: Maria Luisa Gardea		Phone (432) 813-3042 Email	
Address 403 Waverly Dr	City Midland	State TX	Zip 79703
Property Owner Printed Name: Maria Luisa Gardea		Phone (432) 813-3042 Email	
Address 403 Waverly Dr	City Midland	State TX	Zip 79703
Representative *(if different from Applicant or Property Owner)* Firm: _____ Printed Name: Mayra Navarrete		Phone (432) 352-9226 Email mayra@westtexhomes.com	
Address 707 S Mineola	City Midland	State TX	Zip 79701

Street Address: 400, 402, 404 S Lamesa Rd Midland, Tx 79701

Legal Description
Lot: Block: Subdivision:

Current Zoning: RR

Proposed Zone: Residential - Single Family SF3
(List by tracts if more than one district is requested)

Reason for Zone Change Request: To Sale property

Present Use of Property: Vacant Undeveloped

Proposed Use of Property: Single Family Residential

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

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

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): x Ma Luisa Gardea	Date: 8/15/25
Applicant (printed): Maria Luisa Gardea	
Property Owner (signature): x Ma Luisa Gardea	Date: 8/15/25
Property Owner (printed) : Maria Luisa Gardea	

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.

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*)

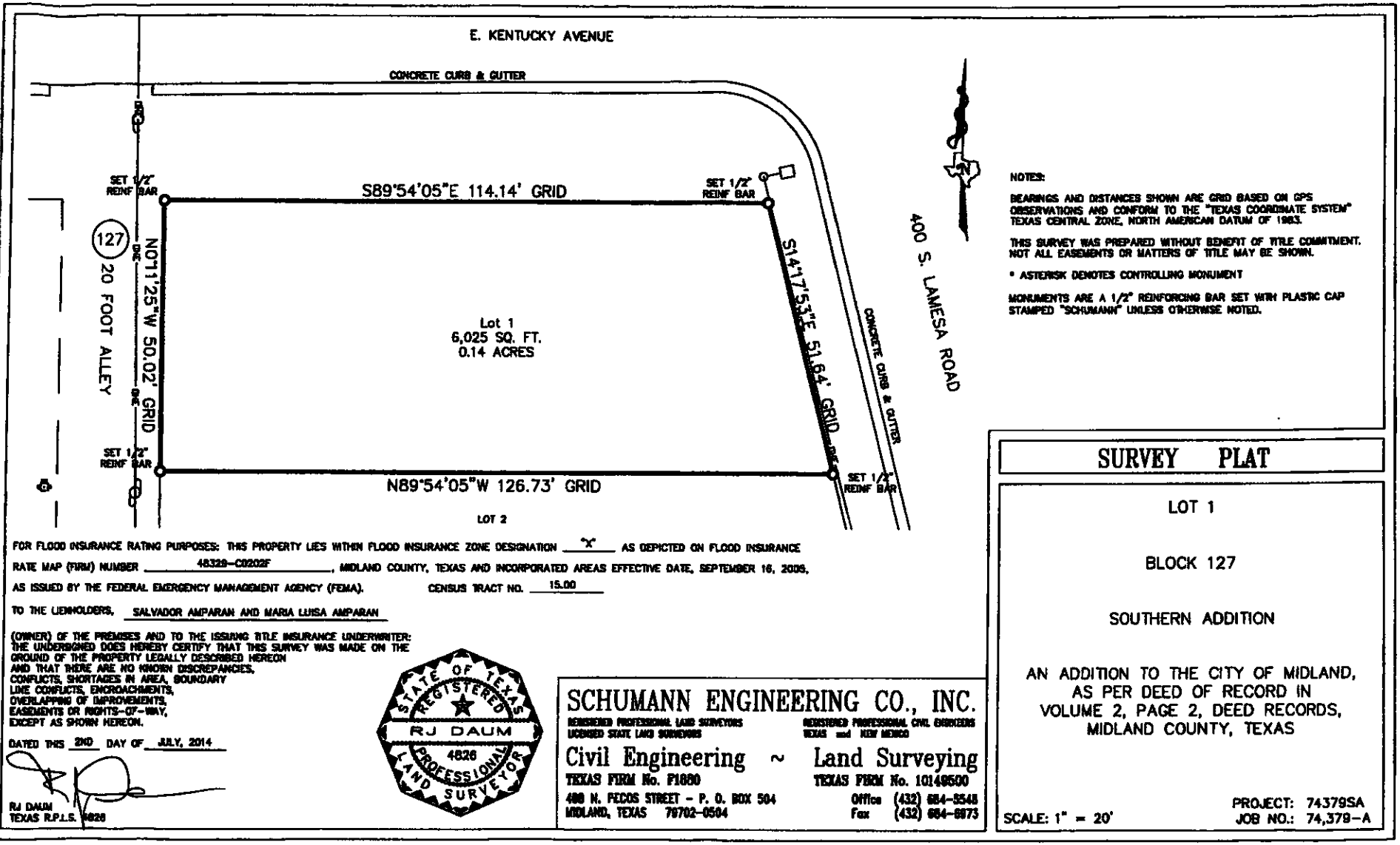
Subscribed and sworn to before me, this_____day of_____, 20____, to certify which witness my hand and seal of office.

_____
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☑ Property Owner Authorization	☑ Dimensioned Site Plan
☒ Application Fee	☑ Plans in Digital Format (PDF/JPEG)
Check # 1382	RECEIVED
Received By:	Date: AUG 19 2025
	Initial:

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



NOTES:

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

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT. NOT ALL EASEMENTS OR MATTERS OF TITLE MAY BE SHOWN.

* ASTERISK DENOTES CONTROLLING MONUMENT

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

FOR FLOOD INSURANCE RATING PURPOSES: THIS PROPERTY LIES WITHIN FLOOD INSURANCE ZONE DESIGNATION "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 48329-C0202F, MIDLAND COUNTY, TEXAS AND INCORPORATED AREAS EFFECTIVE DATE, SEPTEMBER 16, 2009, AS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). CENSUS TRACT NO. 15.00

TO THE LIENHOLDERS, SALVADOR AMPARAN AND MARIA LUISA AMPARAN

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

DATED THIS 2ND DAY OF JULY, 2014

RJ DAUM
TEXAS R.P.L.S. 4826

STATE OF TEXAS
REGISTERED
RJ DAUM
4826
PROFESSIONAL
LAND SURVEYOR

SCHUMANN ENGINEERING CO., INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
LICENSED STATE LAND SURVEYORS
REGISTERED PROFESSIONAL CIVIL ENGINEERS
TEXAS and NEW MEXICO
Civil Engineering ~ Land Surveying
TEXAS FIRM No. F1880
TEXAS FIRM No. 10149500
400 N. PECOS STREET - P. O. BOX 504
MIDLAND, TEXAS 79702-0504
Office (432) 684-5548
Fax (432) 684-6973

SURVEY PLAT

LOT 1

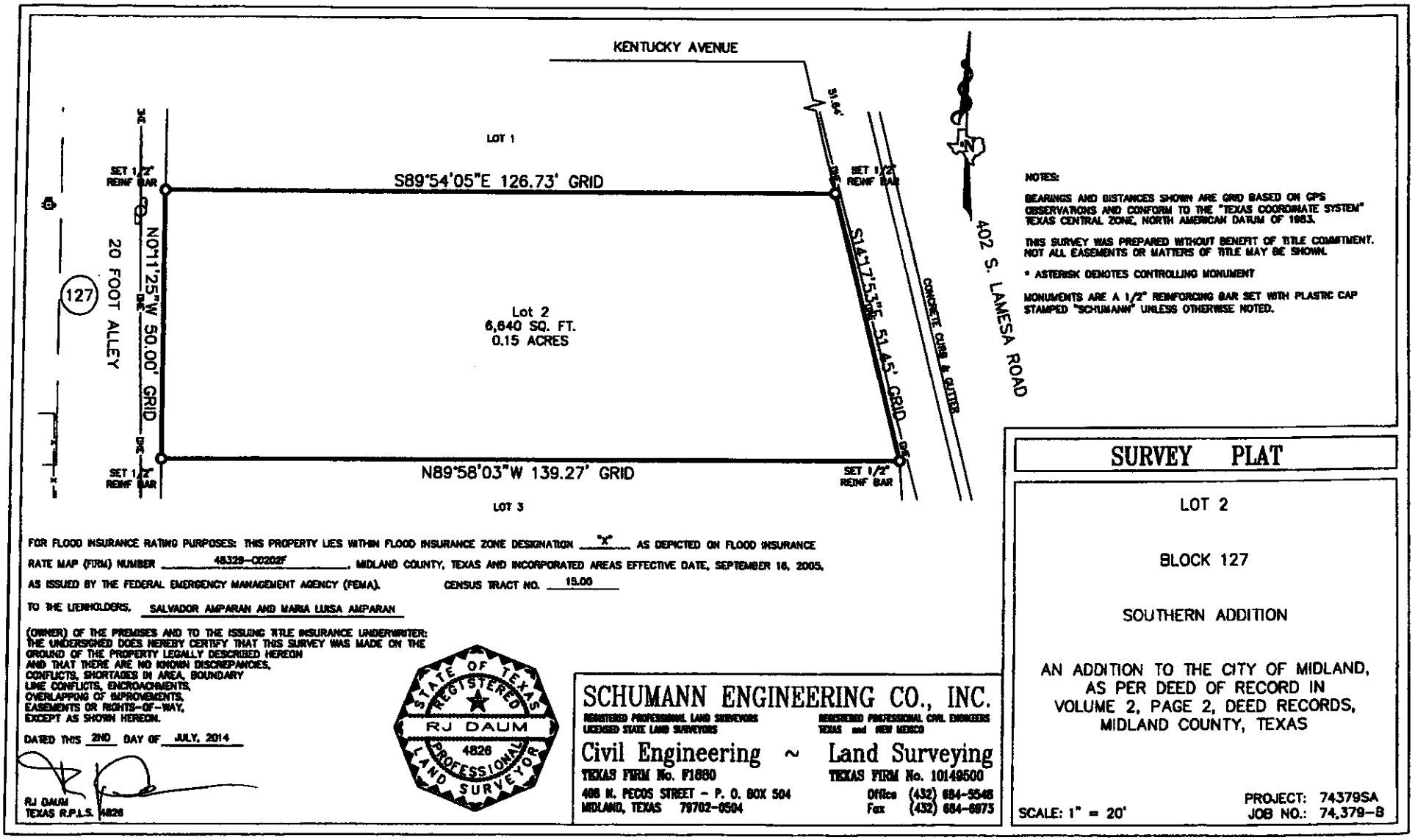
BLOCK 127

SOUTHERN ADDITION

AN ADDITION TO THE CITY OF MIDLAND, AS PER DEED OF RECORD IN VOLUME 2, PAGE 2, DEED RECORDS, MIDLAND COUNTY, TEXAS

SCALE: 1" = 20'

PROJECT: 74379SA
JOB NO.: 74,379-A



NOTES:

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DATED THIS 2ND DAY OF JULY, 2014

RJ DAUM
TEXAS R.P.L.S. 4826

STATE OF TEXAS
REGISTERED
RJ DAUM
4826
PROFESSIONAL
LAND SURVEYOR

SCHUMANN ENGINEERING CO., INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
LICENSED STATE LAND SURVEYORS
REGISTERED PROFESSIONAL CIVIL ENGINEERS
TEXAS and NEW MEXICO
Civil Engineering ~ Land Surveying
TEXAS FIRM No. F1660
TEXAS FIRM No. 10149500
408 N. PECOS STREET - P. O. BOX 504
MIDLAND, TEXAS 79702-0504
Office (432) 684-5548
Fax (432) 684-6873

SURVEY PLAT

LOT 2

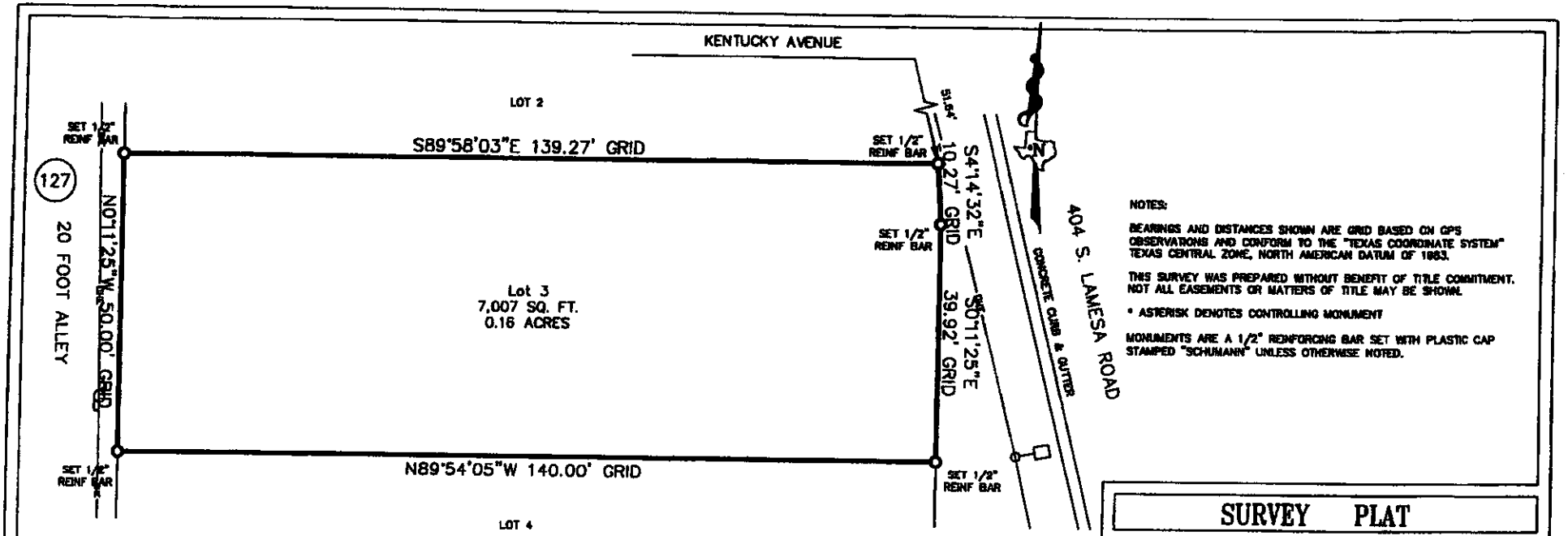
BLOCK 127

SOUTHERN ADDITION

AN ADDITION TO THE CITY OF MIDLAND, AS PER DEED OF RECORD IN VOLUME 2, PAGE 2, DEED RECORDS, MIDLAND COUNTY, TEXAS

SCALE: 1" = 20'

PROJECT: 74379SA
JOB NO.: 74,379-8



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STATE OF TEXAS
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TEXAS FIRM No. F1660
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408 N. PECOS STREET - P. O. BOX 504
MIDLAND, TEXAS 79702-0504
Office (432) 684-5548
Fax (432) 684-6973

SURVEY PLAT

LOT 3

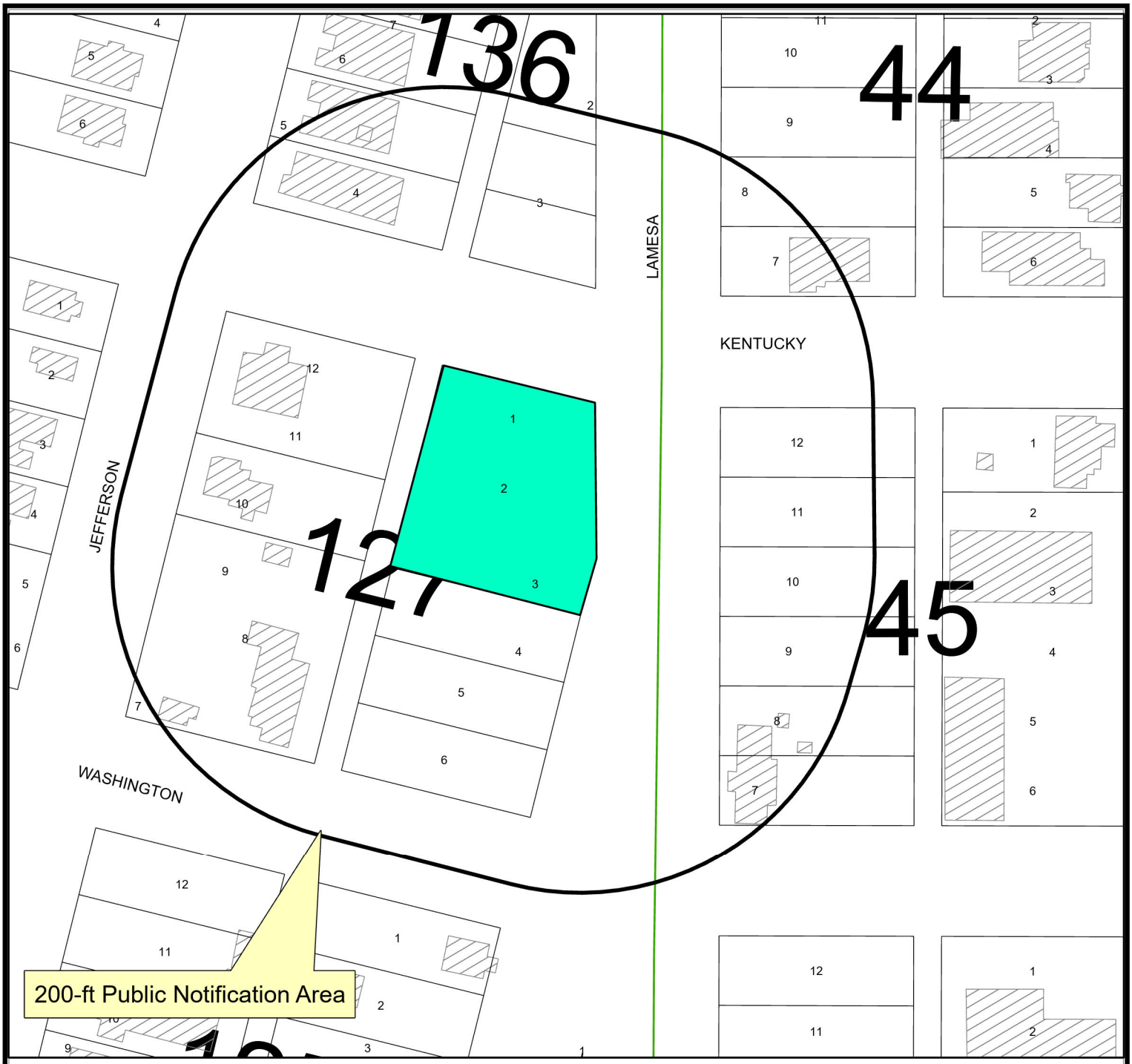
BLOCK 127

SOUTHERN ADDITION

AN ADDITION TO THE CITY OF MIDLAND, AS PER DEED OF RECORD IN VOLUME 2, PAGE 2, DEED RECORDS, MIDLAND COUNTY, TEXAS

SCALE: 1" = 20'

PROJECT: 74379SA
JOB NO.: 74,379-C



Location Map

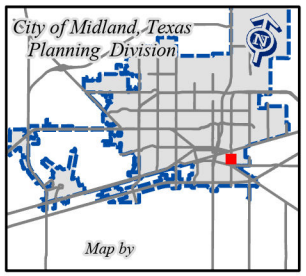
Z-25-0442 **Scale: 1" = 102 '**

Consider a request by Fathom Realty, on behalf of Maria Luisa Gardea, for a Zone Change from RR, Regional Retail District, to SF-3, Single-Family Dwelling District, on Lots 1, 2, and 3, Southern Addition, City and County of Midland, Texas.

Generally located at the Northeast corner of East Kentucky Avenue and South Lamesa Street. (Council District 2)

LEGEND

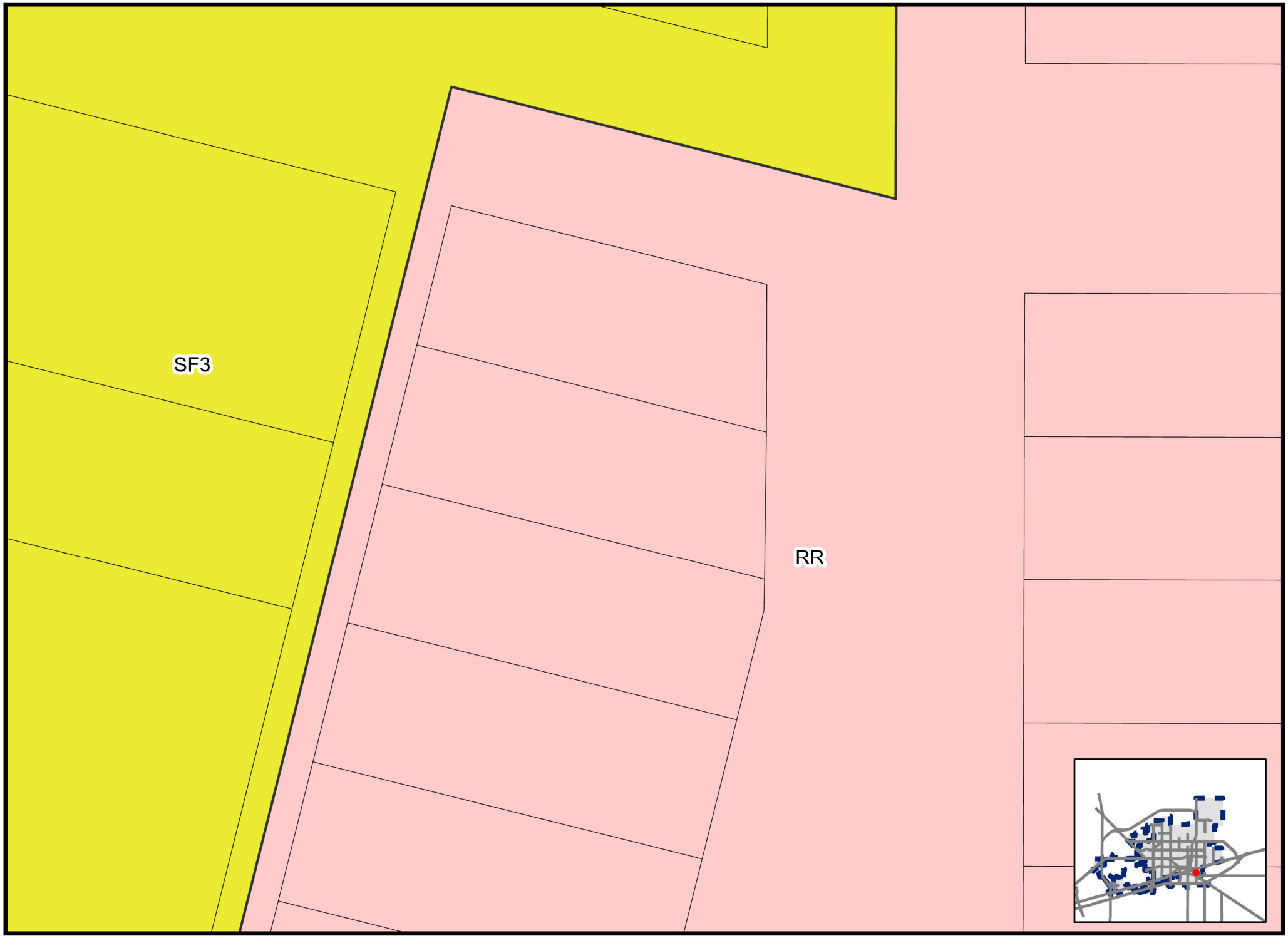
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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: 9/10/2025

Z-25-0442

Scale: 1" = 42 '

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 BY ANY USER HEREOF.

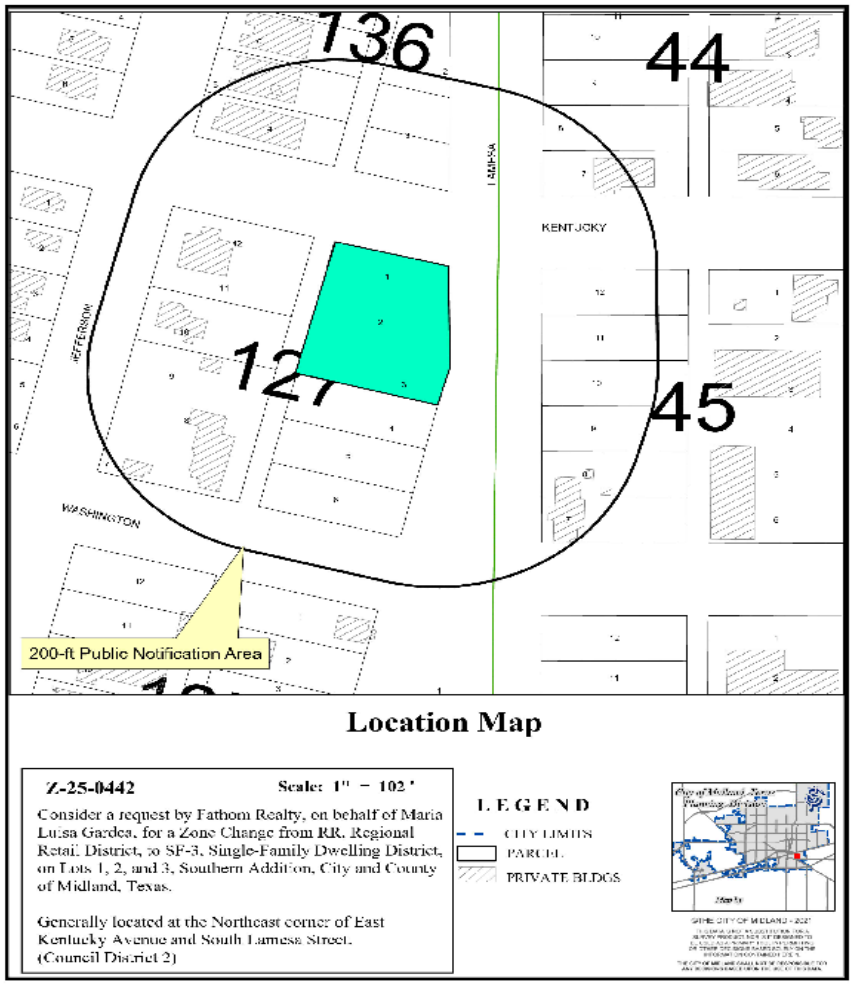
135
136
44
128
127
45
124
MARSHALL
JEFFERSON
LAMESA
LEE
KENTUCKY
WASHINGTON

FOR SALE

MIDLAND
Be the Energy!
ITEM
ZONE CHANGE
400, 402, & 404 SOUTH LAMESA STREET
Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

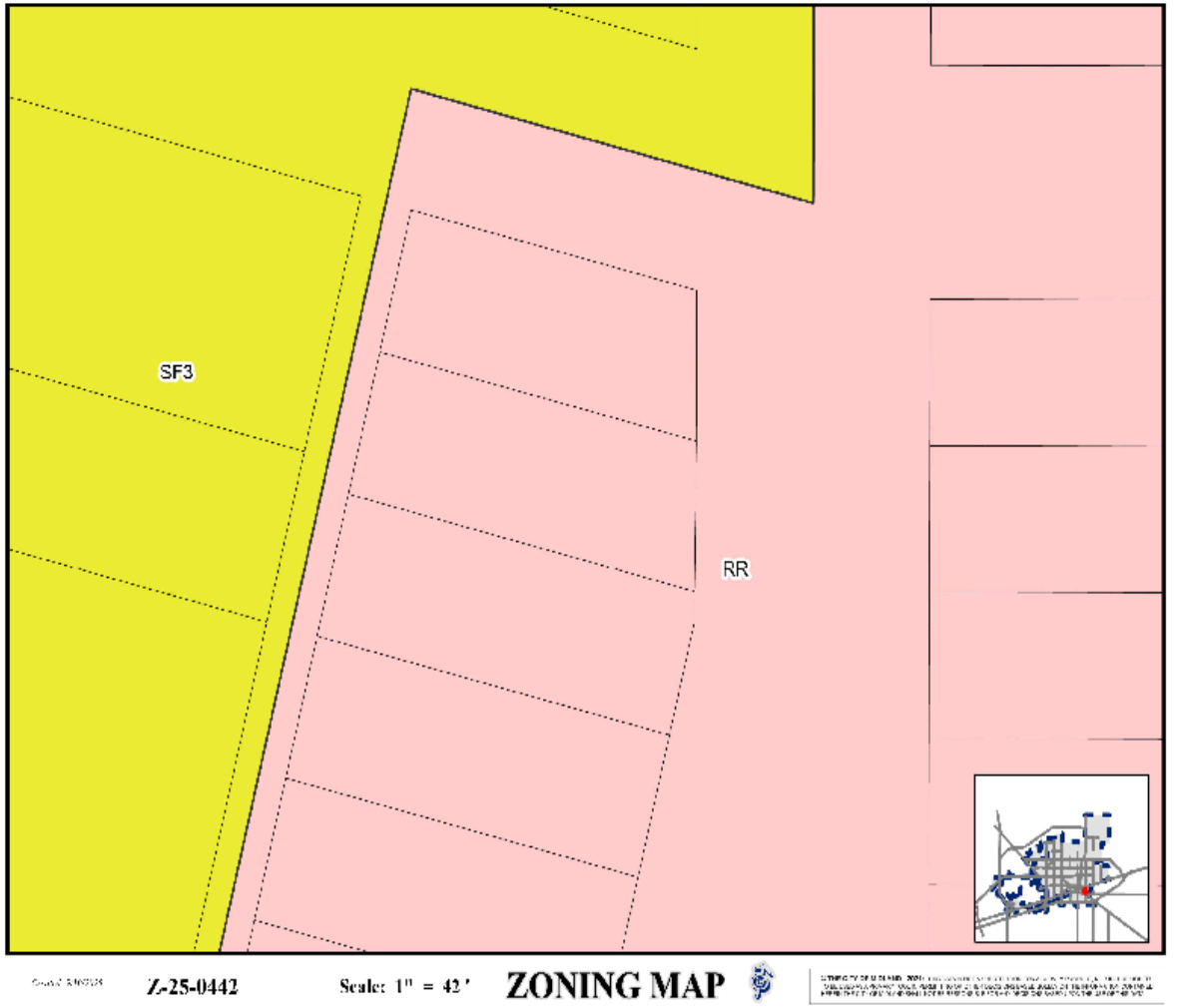
- **Applicant:** Mayra Navarrete
- **Property Owner:** Maria Luisa Gardea
- **Location:** 400, 402, and 404 South Lamesa Street (Council District 2)
- **Reason for Request:** To construct single-family housing



MIDLAND
Be the Energy!

ZONING

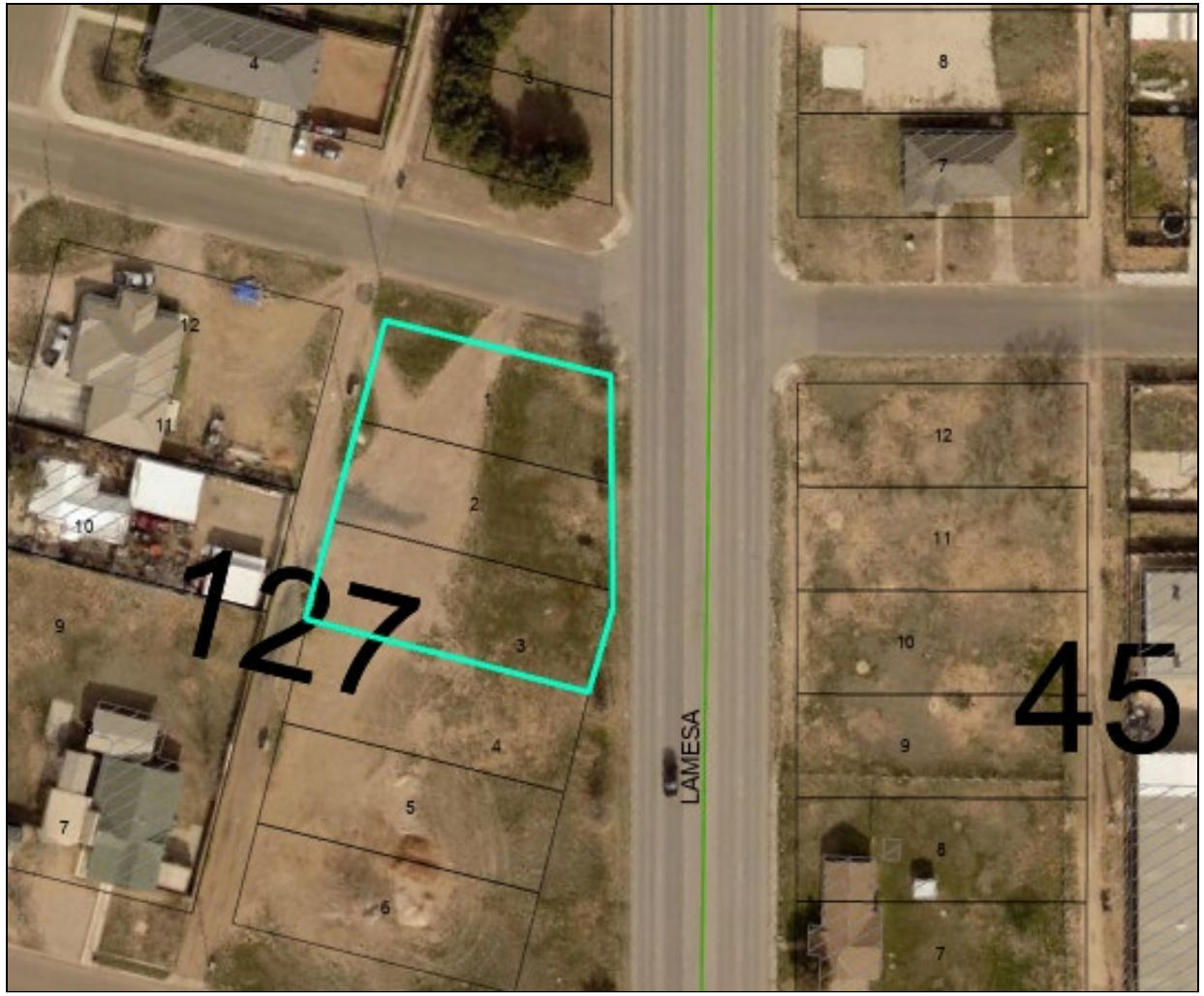
- **Current Zoning:** RR, Regional Retail District
- **Surrounding Zoning:**
  - **North:** RR, Regional Retail District and SF-3, Single-Family Dwelling District
  - **South/East:** RR, Regional Retail District
  - **West:** SF-3, Single-Family Dwelling District
- **Proposed Zoning:** SF-3, Single-Family Dwelling District



MIDLAND
Be the Energy!

LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses**
  - **North/East/South:** Vacant Lots
  - **West:** Single-Family Housing
- **Proposed Use:** Single-Family Housing



MIDLAND
Be the Energy!

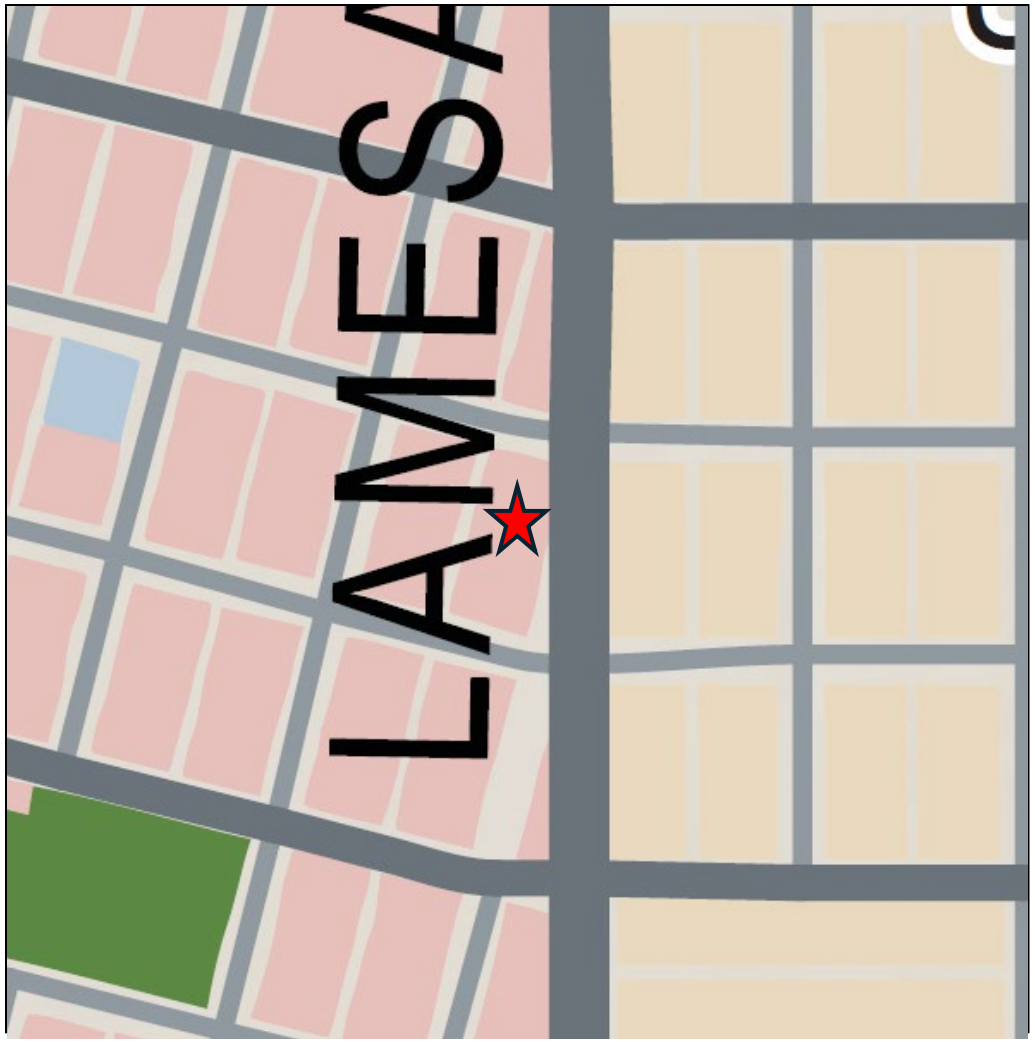
On East Kentucky Avenue, Looking South

5

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

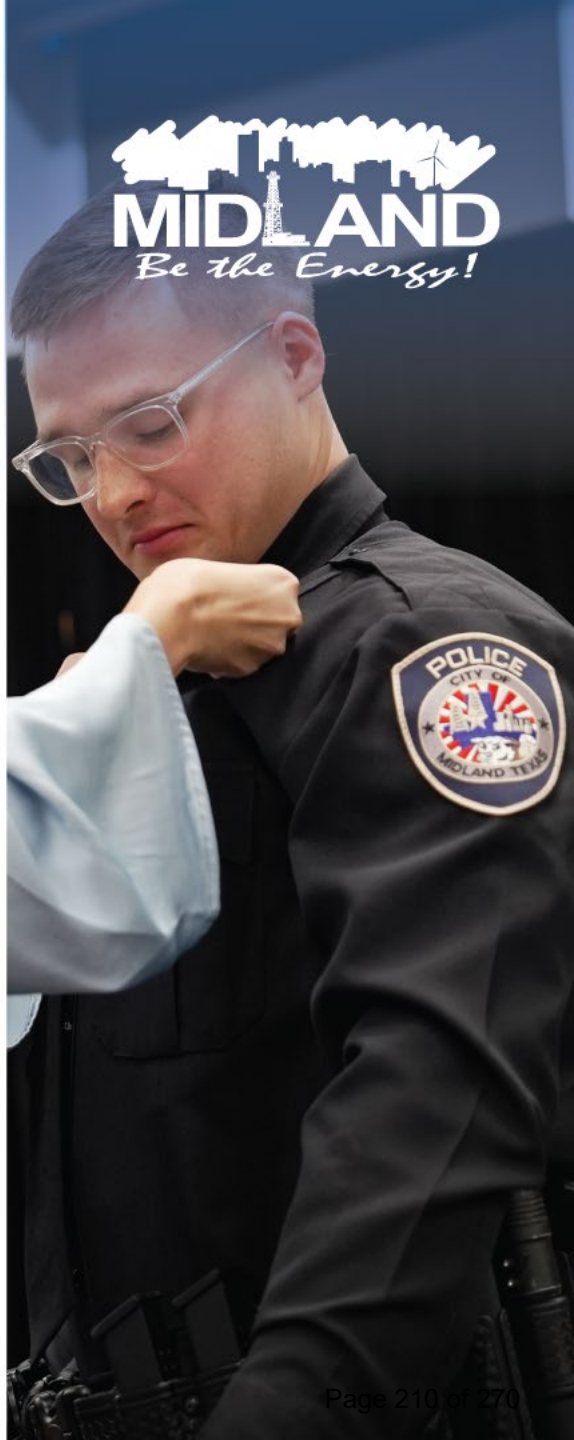
- **Land Use Designation:** Urban Medium (U-M)
- **Supported Uses:** Supporting uses include a mix of residential use, schools, churches, and low-dense commercial.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



MIDLAND
Be the Energy!

RELATED ITEMS

- In addition to the zone change request, 400 South Lamesa went through the Special Exception process for a reduced lot width.
- This request was passed by City Council on October 28, 2025.



STAFF'S RECOMMENDATION

- No objections were received.
- 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: 12.
Meeting Date: November 17, 2025
To: Planning and Zoning Commission
From: Beatriz Quezada, Planner
Subject: Motion approving a reinstatement of an approved Preliminary Plat of Saddleback Estates Addition, Section 3, being a replat of Lots 10A and 11A, Block 1, Saddleback Estates Addition, Midland County, Texas. (Generally located on the north side of East County Road 93, approximately 440 feet west of South County Road 1132.)

Purpose:
Maverick Engineering, on behalf of Jared and Amanda Hobbs and Kingdom Developers, LLC, is requesting a replat in order to abandon and relocate an emergency turnaround cut for the properties located at 5601 East County Road 93 and 5521 East County Road 93.

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)

ETJ, no jurisdiction

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: No frontage along Public ROW. [For Applicant’s Information Only.]

WATER: No frontage along Public ROW. [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: No frontage along Public ROW. [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 objections to plat. [For the Applicant’s information only.]

FIRE: (Approved)

ETJ; No comments.

OIL AND GAS: (Approved)

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

GIS: (Approved)

Calls do not match Saddleback Estates Addition, Sec 2. (Cutout is in Lot 10A) Provide recording information for easement to be abandoned.

PUBLIC WORKS: (Approved)

No comment.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 1 proposed lots of Saddleback

Estates, Section 3, RE-PLAT OF LOTS 10A AND 11A, BLOCK I SADDLEBACK ESTATES ADDITION SECTION 2, the lots is 1 acre must be installed by a Texas OSSF licensed installer 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)

Therefore, staff recommends approval of the Preliminary Plat of Saddleback Estates Addition, Section 3 subject to condition A.

Conditions:

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

Attachments:
A. P-25- 2154, Combined
B. P&Z - - Saddleback Estates Addition, Section 3 Reinstatement

Beatriz Quezada, Development Services — Created/Initiated - 11/6/2025
Landon Ochoa, Development Services — Final Approval - 11/10/2025

MIDLAND
Planning Division

Preliminary Plat Application

Project Number: P-24-2154

Case Number:

Proposed Subdivision Plat Name: Saddleback Estates Addition, Section 3

Legal Description (attached sealed Metes and Bounds):
BEING A RE-PLAT OF LOTS 10A AND 11A, BLOCK 1, SADDLEBACK ESTATES ADDITION, SECTION 2, AN ADDITION TO MIDLAND COUNTY, TEXAS

Property Owner Printed Name: JARED W. & AMANDA HOBBS		Phone (432) 262-0999 Email	
Address 5601 E COUNTY ROAD 93	City Midland	State TX	Zip 79706

Developer *(if different than Owner)* Printed Name:		Phone (432) 262-0999 Email	
Address	City	State	Zip

Representative *(if acting as Agent, see affidavit on page 2)* Firm: Maverick Engineering Printed Name: Ashlee Devine		Phone (432) 262-0999 Email adevine@maverick-eng.com	
Address 1909 W Wall St Ste K	City Midland	State TX	Zip 79701

Current Zoning: ETJ

Reason for Platting: To abandon the emergency turnaround cut out and setback lines on previous lot 10A and replace on new lot 11B

Plat Information	Total Acreage:	1.426
Type: ■ Single-Family Residential	☐ Multi-Family Residential	
☐ Commercial	■ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 2	Number of Multi-family Dwelling Units:	

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

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

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

Provisions

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

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

Property Owner (signature): Amanda Hobbs | Date: 12/4/2024

Property Owner (printed) : Amanda Hobbs

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared ASHLEE DAVIS who, being by me duly sworn, upon oath says: That (s)he is the owner of SBE Sec. 3 or is authorized by Amanda Hobbs the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

ASHLEE DAVIS
Authorized Agent (*signature*)

Subscribed and sworn to before me, this 4th day of December, 2024, 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

FOR OFFICE USE ONLY

☑ Property Owner Authorization ☐ 1 Copy of Dimensioned Plat ☐ Plat in Digital Format (PDF/JPEG)

☑ Application Fee ☐ 1 Copy of Plat (11x17)

Check # 5060

RECEIVED
DEC 10 2024

Received By: Brett Gray | Date: DV.

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

Provisions

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

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

Property Owner (signature): Jared Hobbs Date: 12/4/24

Property Owner (printed) : Jared Hobbs

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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.

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Ashlee Devine who, being by me duly sworn, upon oath says: That (s)he is the owner of SBG section 3 or is authorized by Jared Hobbs the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Ashlee Devine
Authorized Agent (*signature*)

Subscribed and sworn to before me, this 4th day of December, 2024, 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

S D
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☑ Property Owner Authorization	☑ 1 Copy of Dimensioned Plat	☑ Plat in Digital Format (PDF/JPEG)
☑ Application Fee	☐ 1 Copy of Plat (11x17)	
Check # 5060		

Received By: Brent Oliver Date: RECEIVED DEC 10 2024 By:

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

MIDLAND Planning Division

Preliminary Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: Saddleback Estates Addition, Section 3

Legal Description (attached sealed Metes and Bounds):
BEING A RE-PLAT OF LOTS 10A AND 11A, BLOCK 1, SADDLEBACK ESTATES ADDITION, SECTION 2, AN ADDITION TO MIDLAND COUNTY, TEXAS

Property Owner Printed Name: Kingdom Developers LLC		Phone (432) 262-0999 Email	
Address 2007 N. COUNTY ROAD 1120	City Midland	State TX	Zip 79706

Developer *(if different than Owner)* Printed Name:		Phone (432) 262-0999 Email	
Address	City	State	Zip

Representative *(if acting as Agent, see affidavit on page 2)* Firm: Maverick Engineering Printed Name: Ashlee Devine		Phone (432) 262-0999 Email adevine@maverick-eng.com	
Address 1909 W Wall St Ste K	City Midland	State TX	Zip 79701

Current Zoning: ETJ

Reason for Platting: To abandon the emergency turnaround cut out and setback lines on previous lot 10A and replace on new lot 11B

Plat Information	Total Acreage:	1.426
Type: ■ Single-Family Residential	☐ Multi-Family Residential	
☐ Commercial	■ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 2	Number of Multi-family Dwelling Units:	

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

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

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

Provisions

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

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

Property Owner (signature): Shayel Johnson Date: 12/4/24

Property Owner (printed) : Shayel Johnson

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Ashlee Devine who, being by me duly sworn, upon oath says: That (s)he is the owner of S.B.E. Sec 3 or is authorized by Shaye Johnson the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Ashlee Devine
Authorized Agent (*signature*)

Subscribed and sworn to before me, this 4th day of December, 2024, 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

FOR OFFICE USE ONLY

- ☑ Property Owner Authorization
- ☑ Application Fee
  Check # 5060
- ☑ 1 Copy of Dimensioned Plat
- ☑ 1 Copy of Plat (11x17)
- ☑ Plat in Digital Format (PDF/JPEG)

RECEIVED DEC 10 2024

Received By: Beverly Guzman Date:

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

MAVERICK
ENGINEERING • SURVEY • WATER RESOURCES
1909 West Wall Street, Suite K • Midland, TX 79701
Tel: 432.262.0999 • Fax: 432.262.0989 • maverick-eng.com
ENGINEER FIRM #: F-15089 | SURVEY FIRM #: 10194514

October 27, 2025

City of Midland
Planning Division
300 N. Loraine
P.O. Box 1152
Midland, TX 79702

RE: Reinstatement of Preliminary Plat of **Saddleback Estates Addition, Section 3**

Planning Division:

As the representative for the property owners, Amanda & Jared Hobbs and Kingdom Developers, LLC, for their Preliminary Plat of **Saddleback Estates Additoin, Section 3,** I respectfully request the reinstatement of the preliminary plat approval for the above-referenced project. The preliminary plat was originally approved by the City of Midland at City Council on **January 28, 2025**, and more than six (6) months have elapsed since that approval without final plat submittal.

The owners intend to proceed with final platting at this time and requests that the City reinstate the preliminary plat approval in accordance with the applicable provisions of the **City of Midland Subdivision Ordinance**. No substantive changes have been made to the layout or design since the original approval, and the project remains consistent with current City development standards.

Please do not hesitate to reach out if you should have any questions.

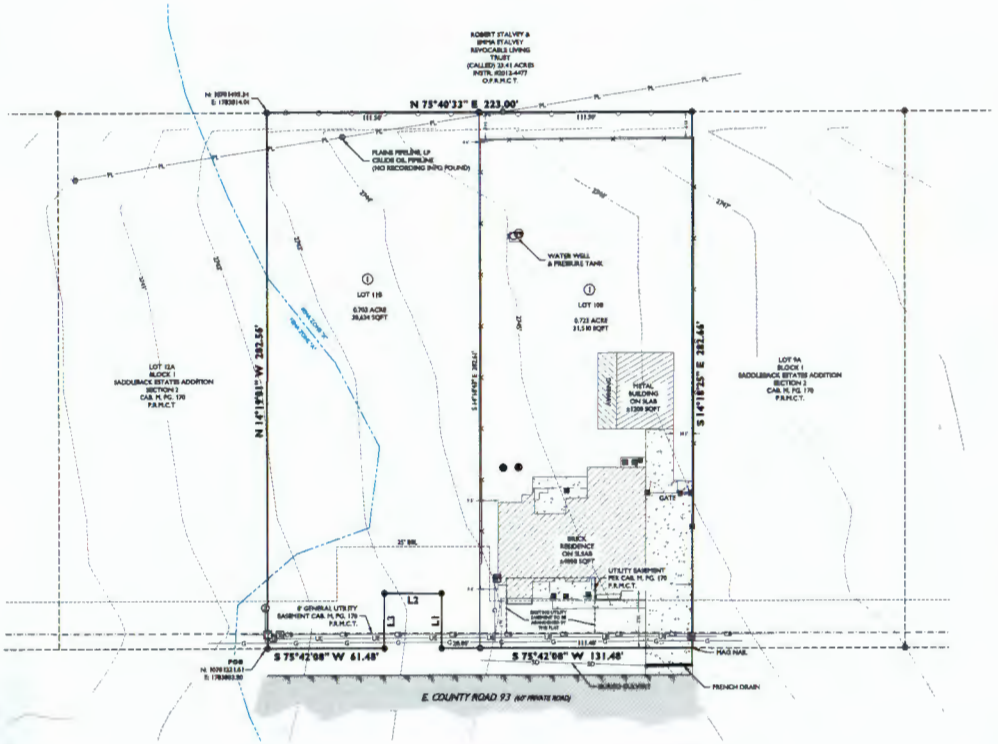
Sincerely,

Ashlee Devine
Maverick Engineering
1909 W. Wall Street
Suite K
Midland, TX 79701
432-262-0999

PRELIMINARY PLAT

SADDLEBACK ESTATES ADDITION, SECTION 3

BEING A RE-PLAT OF LOTS 10A AND 11A, BLOCK 1, SADDLEBACK ESTATES ADDITION, SECTION 2, AN ADDITION TO MIDLAND COUNTY, TEXAS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 14°19'51" W	30.00'
L2	S 75°42'08" W	30.00'
L3	S 14°19'51" E	30.00'

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°01'40.40" AND A COMBINED SCALE FACTOR OF 0.99996911 AT MID "MIDLAND".
2. 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK RPLS # 10119414" 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. DIG SAFE IS RECOMMENDED. CALL 1-800-DIG-TESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
5. THIS IS A PROVISIONAL PUBLIC 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.

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 ASSIGNED FOR A MORE INTENSIVE USE.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S NFIP FLOOD INSURANCE RATE MAP #48329C0125F, DATED SEPTEMBER 26, 2008, THIS PROPERTY IS MOSTLY WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." AND A PORTION OF THIS PROPERTY IS WITHIN ZONE "X" DESIGNATED AS "AREAS WITH A 1% ANNUAL CHANCE OF FLOODING AND A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30 YEAR MORTGAGE. NO 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 ENGINEERING COMPANY.

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#10334
MAVERICK ENGINEERING (TX FIRM #10119414)
1909 W. WALL STREET, SUITE X
MIDLAND, TX 79701

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS KINGDOM DEVELOPERS LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 46, BLOCK 38, TOWNSHIP 1 SOUTH, TEXAS and PACIFIC RAILWAY SURVEY, MIDLAND COUNTY, TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KINGDOM DEVELOPERS, LLC, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS SADDLEBACK ESTATES ADDITION, SECTION 3, AN ADDITION TO MIDLAND COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT _____, _____, _____.

THIS _____ DAY OF _____, 2024.

_____

BY: _____, FOR KINGDOM DEVELOPERS 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

THIS _____ DAY OF _____, 2024.

_____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS JARED W. HOBBS & AMANDA HOBBS, ARE THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 46, BLOCK 38, TOWNSHIP 1 SOUTH, TEXAS and PACIFIC RAILWAY SURVEY, MIDLAND COUNTY, TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JARED W. HOBBS & AMANDA HOBBS, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS SADDLEBACK ESTATES ADDITION, SECTION 3, AN ADDITION TO MIDLAND COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT _____, _____, _____.

THIS _____ DAY OF _____, 2024.

_____

BY: JARED W. HOBBS

_____

BY: AMANDA HOBBS

ACKNOWLEDGEMENT

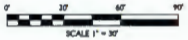
THE STATE OF TEXAS
COUNTY OF MIDLAND

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JARED W. HOBBS & AMANDA HOBBS, 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

THIS _____ DAY OF _____, 2024.

_____

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: _____

_____
ATTCOMS BROADBAND

BY: _____

_____
PECOS ELECTRIC DELIVERY

BY: _____

CERTIFICATE OF APPROVAL

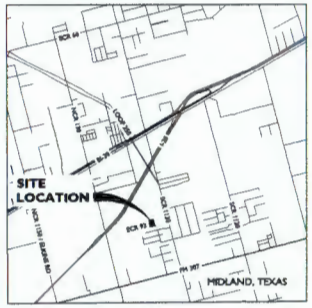
FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FORGOING PLAT OF SADDLEBACK ESTATES ADDITION, SECTION 3, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

_____ DAY OF _____, 2024.

_____
CORY BEARDEN, CHAIRMAN

_____
LANDON DONOVAN, SECRETARY



VICINITY MAP
N.T.S.

LEGEND

- SET 1/2-INCH IRON ROD WIRED PLASTIC CAP MARKED "MAVERICK RPLS #10119414"
- FOUND 1/2-INCH IRON ROD WIRED PLASTIC CAP MARKED "MAVERICK RPLS #10119414"
- EXISTING ATMOS MARKER
- EXISTING GAS METER
- A/C PAD
- EXISTING ELECTRIC BOX
- EXISTING CABLE PEDESTAL
- EXISTING SEPTIC LID
- EXISTING CLEAN OUT
- EXISTING PIPELINE MARKER
- EXISTING TRANSFORMER
- EXISTING COLUMN (STEEL)
- EXISTING COLUMN (MASONRY)
- BOUNDARY LINE
- EXISTING PROPERTY LINES
- EXISTING EASEMENT LINE
- EDGE OF ASPHALT
- EXISTING FENCE
- EXISTING GAS LINE
- EXISTING BURIED ELECTRIC LINE
- EXISTING UNDERGROUND PIPELINE
- FLOODPLAIN
- PAVEMENT
- BUILDING
- CONCRETE

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

PROPERTY OWNER

KINGDOM DEVELOPERS, LLC
214-453-5577
2007 N. COUNTY ROAD 1128
MIDLAND, TEXAS 79706
DEED INSTRUMENT #2014-16618
O.P.R.M.C.T.

JARED W. & AMANDA HOBBS
5691 E COUNTY ROAD 93
MIDLAND, TEXAS 79706
DEED INSTRUMENT #2024-13594
O.P.R.M.C.T.

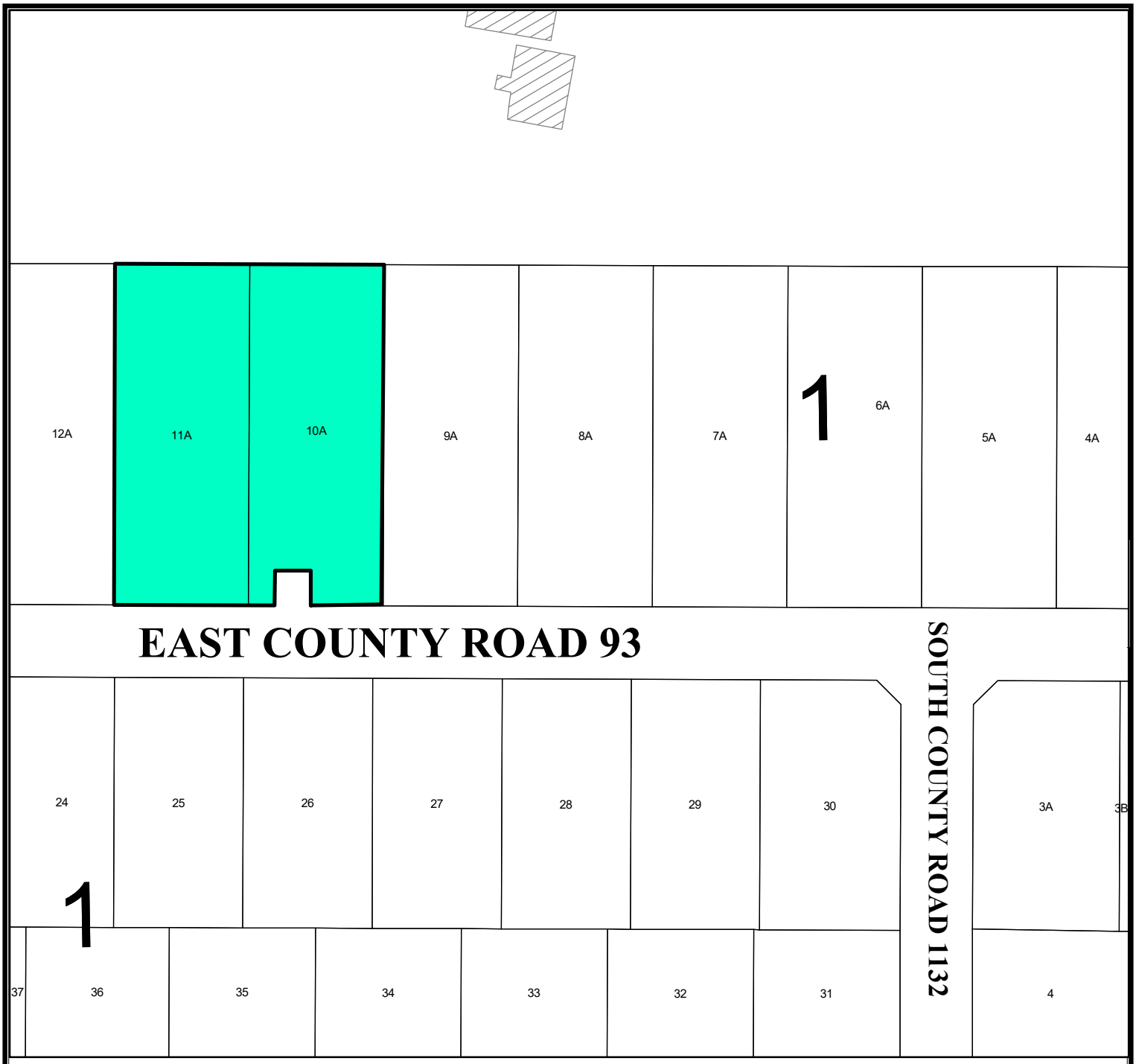
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

MAVERICK
CIVIL ENGINEERING / LAND SURVEYING
1909 West Wall Street, Suite "X"
Midland, Texas 79701
ENGINEERS FIRM # F-13089
SURVEY FIRM # 10119414
Tel: (432) 263-0999 Fax: (432) 262-0999
www.Maverick-Eng.com

SADDLEBACK ESTATES ADDITION SECTION 3



Location Map

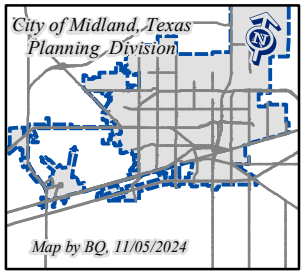
SUB-24-0788 **Scale: 1" = 800'**

Proposed plat of Saddleback Estates Addition, Section 3, being a replat of Lots 10A and 11A, Block 1, Saddleback Estates Addition, Midland County, Texas.

Generally located on the north side of East County Road 93, approximately 440 feet west of South County Road 1132. (Extraterritorial Jurisdiction)

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.

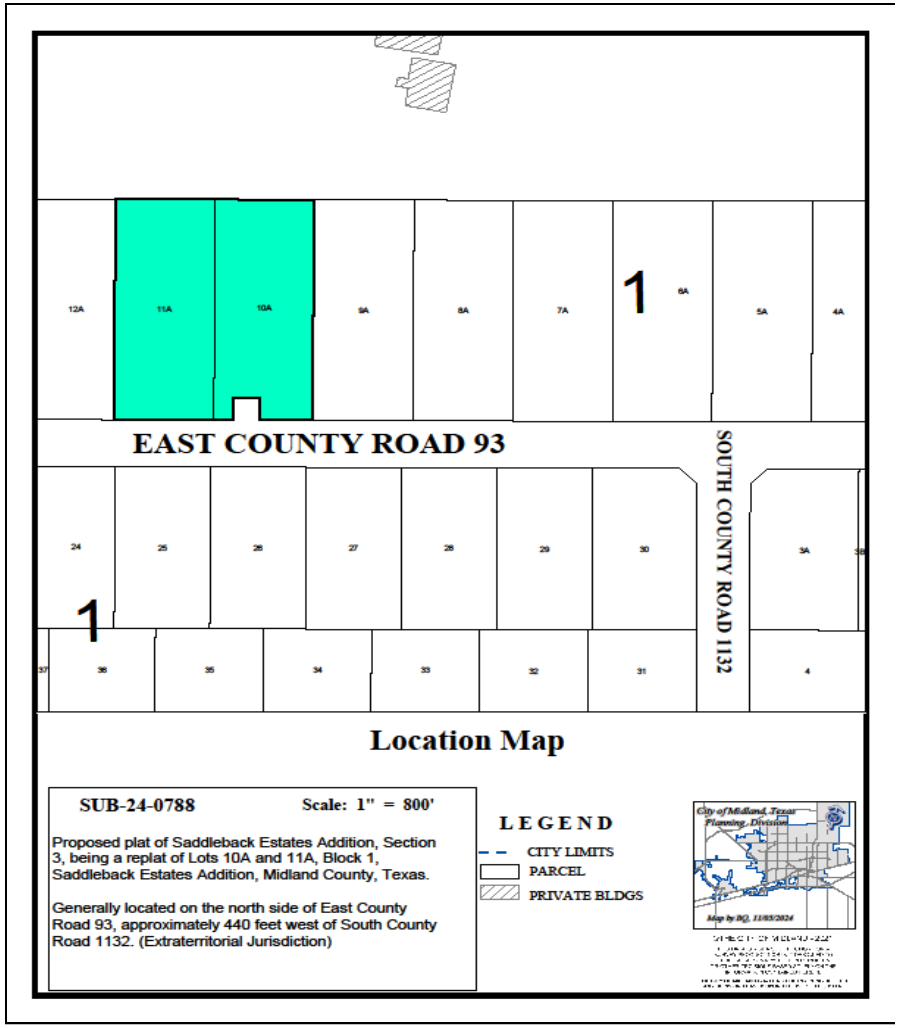
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.

14A
13A
12A
11A
10A
9A
8A
7A
22
23
24
25
26
27
28
29
1

MIDLAND
Be the Energy!
PRELIMINARY PLAT REINSTATEMENT
SADDLEBACK ESTATES ADDITION, SECTION 3
Visit Our Website
MIDLANDTEXAS.GOV

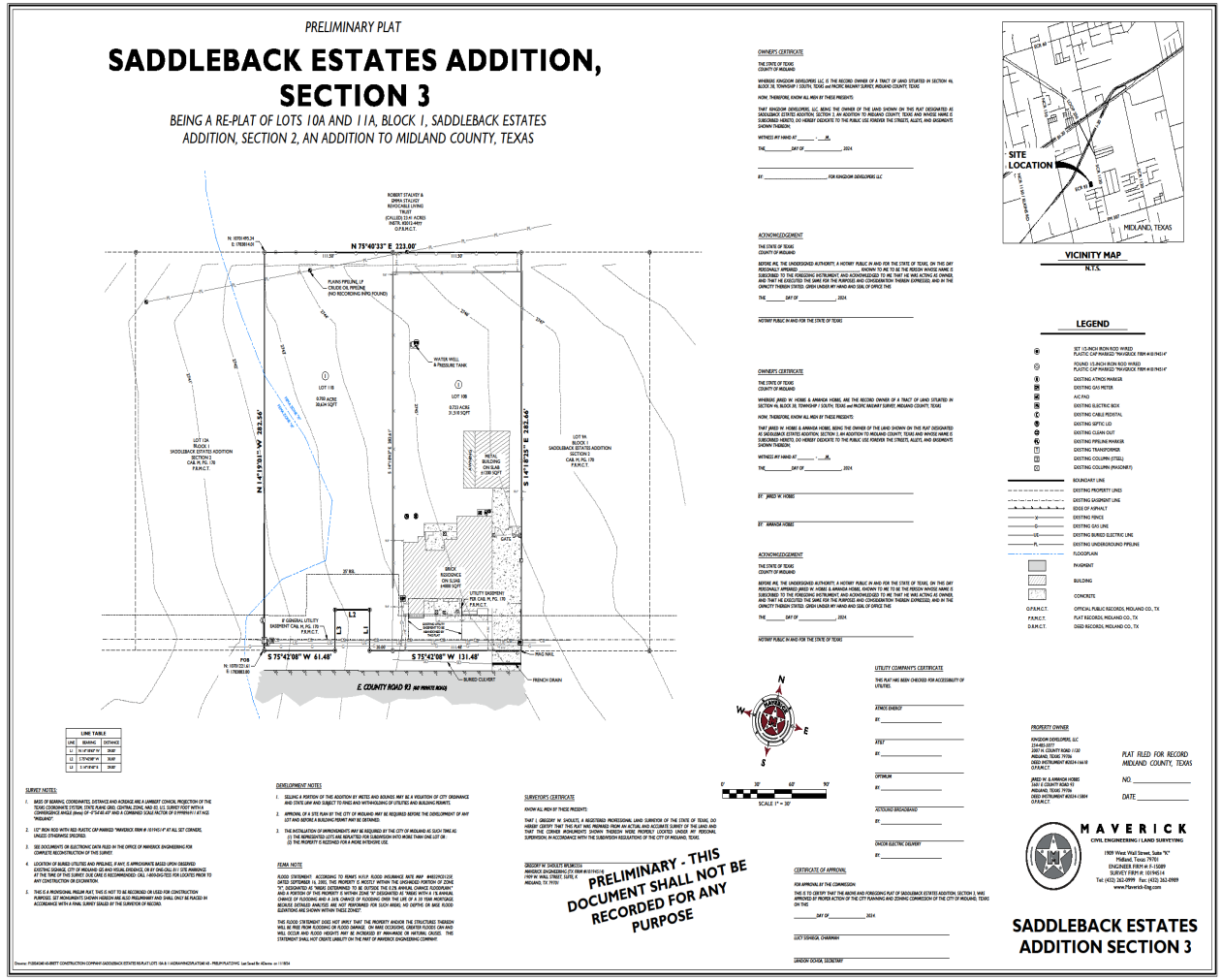
APPLICATION SUMMARY

- **Property Owner:** Kingdom Developers, LLC & Jared and Amanda Hobbs
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 5521 & 5601 E County Road 93 (Extraterritorial Jurisdiction)
- **Reason for Request:** To abandon the emergency turnaround cut out and setbacks and move them to lot 11B



PLAT DETAILS

- **Acreage:** 1.426 acres
- **Number of Existing Lots:** 2
- **Number Proposed Lots:** 2



PRELIMINARY PLAT

SADDLEBACK ESTATES ADDITION, SECTION 3

BEING A RE-PLAT OF LOTS 10A AND 11A, BLOCK 1, SADDLEBACK ESTATES ADDITION, SECTION 2, AN ADDITION TO MIDLAND COUNTY, TEXAS

VICINITY MAP

LEGEND

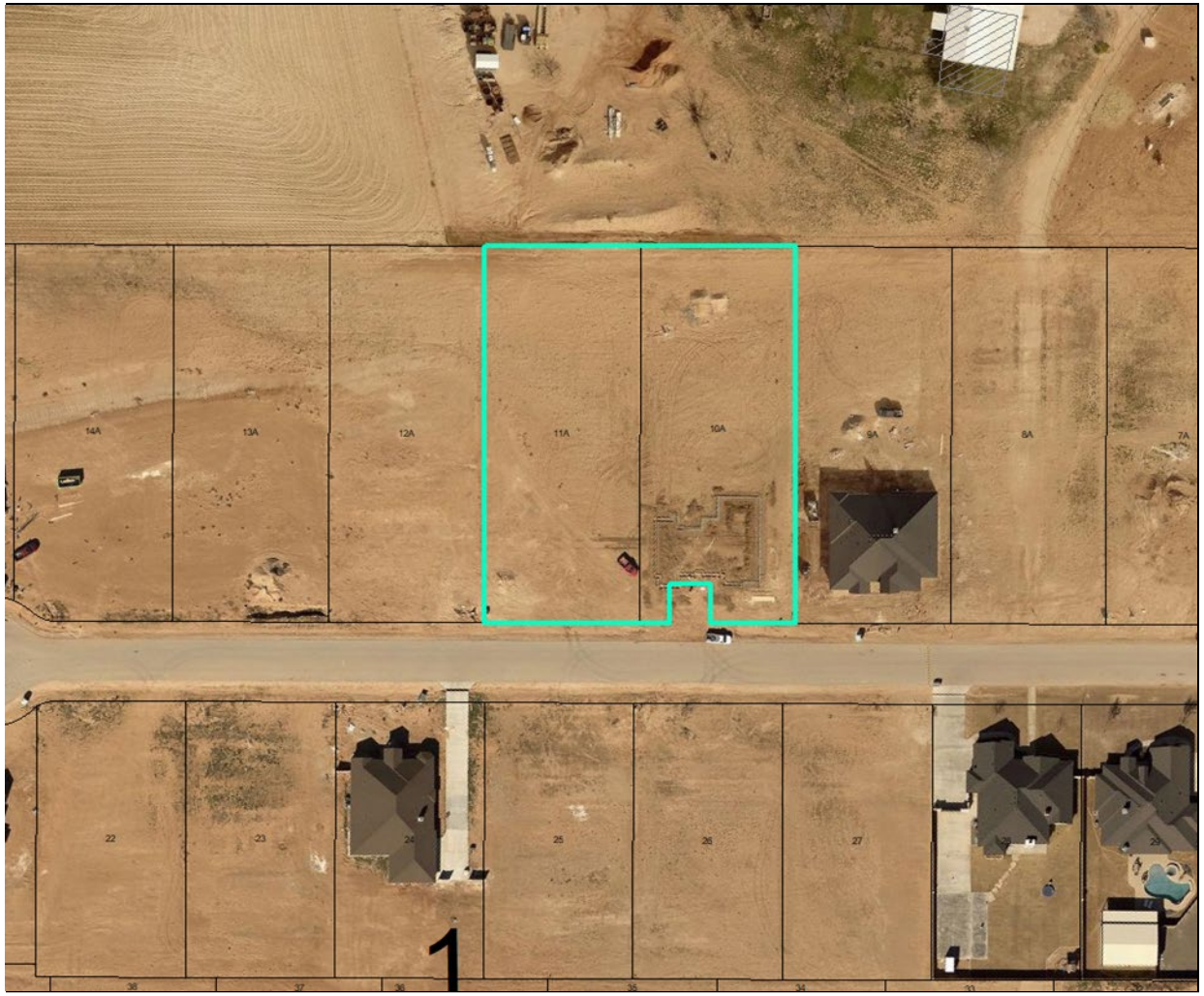
PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

MAVERICK CIVIL ENGINEERING / LAND SURVEYING

SADDLEBACK ESTATES ADDITION SECTION 3

LAND USE

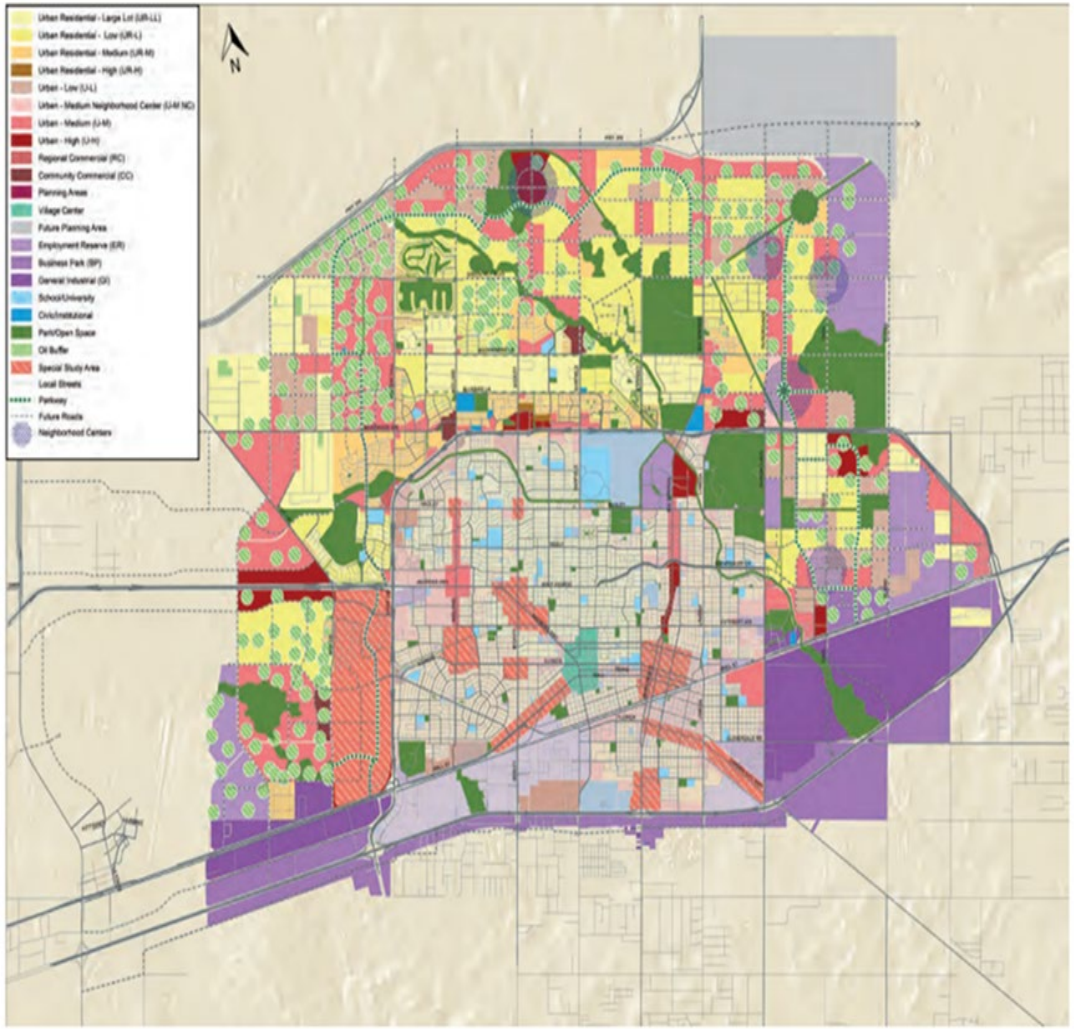
- **Current Use:** Residential
- **Surrounding Uses:**
  - **North/East:** Residential
  - **South/West:** Vacant Land



4

COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



RELATED ITEMS

- The Director of Public Works for Midland County approved to adjust the plat rather than do an easement vacation on January 23, 2025.

STAFF'S RECOMMENDATION

- The Planning & Zoning Commission was unable to consider this plat due to a lack of quorum at its January 6, 2025, meeting.
- Therefore, under Section 11-2-3(D)11(a)(11) of the Zoning Ordinance, City Council was obligated to review the preliminary plat and City Council approved the preliminary plat on January 28, 2025.
- Staff recommends approval of this request subject to condition A.

STAFF'S RECOMMENDATION

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

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: November 17, 2025
To: Planning and Zoning Commission
From: Britton Murry, Senior Planner
Subject: Motion approving a reinstatement of an approved Preliminary Plat of Lazy 3 at Midland Polo, being a 13.52-acre tract of land located in the southeast quarter of Section 10, Block X, H.P. Hillard Survey, City and County of Midland, Texas. (Generally located on the north side of Mockingbird Lane, approximately 850-feet west of North A Street.)

Purpose:
Dunaway Associates, LLC, on behalf of Musselman Family, LP, is requesting to plat a 13.52-acre tract of land located on the north side of Mockingbird Lane into one lot to obtain building permits for future agricultural development.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Current Zoning:

AE, Agricultural Estate District.

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

BUILDING CODE: (Approved)

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

ENGINEERING: (Approved with Conditions)

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

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

PAVING: Mockingbird Lane 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: 24” water exists in Mockingbird Lane 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: 24” wastewater exists in a Sewer & Drainage easement north and east of tract, okay as is. No public wastewater improvements required. [For Applicant’s Information Only.]

DRAINAGE: A preliminary drainage study has been conducted is approved for platting purposes. A Letter of Map Revision based on Fill (LOMR-F) will be required for the fill placed within the 100-year floodplain/floodway. A “No-Rise” Certification is required for development within the floodway to certify that the development project will not affect flood heights. FEMA map number data on plat face is incorrect. In the floodplain note, include all flood zones the subject property is located in. [[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)

Legal description should depict what survey section it is in. Polo Club Dr does not extend as depicted. Please confirm.

PLANNING: (Approved with Conditions)

Change the Chairman to Abraham Bejil [Informational]

Please have your league Description read as “Being a 13.52-acre tract of land located in the southeast quarter of Section 10, Block X, H.P. Hillard Survey, City and County of Midland, Texas”

Staff recommends approval of the Preliminary Plat of Lazy 3 at Midland Polo subject to the following conditions.

Conditions:

A. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)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]

Attachments:
A. P-25-2238, Combined Files
B. P&Z - - Lazy 3 at Midland Polo Preliminary Plat Reinstatement

Britton Murry, Development Services	Created/Initiated - 11/12/2025
Landon Ochoa, Development Services	Final Approval - 11/12/2025

Dunaway Project No. B009642.004

MIDLAND Planning Division

Preliminary Plat Application

Project Number: SUB-24-0758

Case Number: P-25-2238

Proposed Subdivision Plat Name: Lazy 3 at Midland Polo

Legal Description (attached sealed Metes and Bounds): Being a 13.52 acre tract of land Situated in City of Midland, Midland County, Texas.

Property Owner Printed Name: Musselman Family, LP Attn: Henry Musselman		Phone (432) 528-9115 Email henrym@compassoperating.com	
Address 400 W. Illinois Avenu Ste. 1000	City Midland	State TX	Zip 79701

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

Representative *(if actina as Aaent, see affidavit on page 2)* Firm: Dunaway Associates, LLC Printed Name: Melanie Martinez & Tim Hair		Phone (432) 217-0221 Email mmartinez@dunaway.com & thair@dunaway.com	
Address 4000 N. Big Sping Street	City Midland	State TX	Zip 79705

Current Zoning: AE

Reason for Platting: A future building permit will be required to build a structure onto property, platting is required.

Plat Information		Total Acreage: 13.52
Type:	☐ Single-Family Residential	☐ Multi-Family Residential
	☒ Commercial	☐ Extraterritorial Jurisdiction (ETJ)
Number of Residential Lots: 0		Number of Multi-Family Dwelling Units: 0

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

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

Provisions

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

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

Property Owner (signature): [signature] Date: 3/21/25

Property Owner (printed) : Henry Musselman

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

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

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

STATE OF TEXAS
COUNTY OF ~~MIDLAND~~ Shackelford

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

Misti Webb
Authorized Agent (*signature*)

Subscribed and sworn to before me, this 21st day of March, 2025, to certify which witness my hand and seal of office.

MISTI WEBB
Notary ID #126888055
My Commission Expires
May 1, 2025

Misti Webb MistiWebb
Shackelford
NOTARY PUBLIC, ~~MIDLAND~~ COUNTY, TEXAS

FOR OFFICE USE ONLY

☑ Property Owner Authorization	☑ 1 Copy of Dimensioned Plat	☑ Plat in Digital Format (PDF/JPEG)
☑ Application Fee	☑ 1 Copy of Plat (11x17)	
Check # 1781		

Received By: [signature] Date: RECEIVED MAR 25 2025

Initial: _____

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

Dunaway No. B009642.004

November 4, 2025

Britt Murry, Senior Planner
City of Midland
Development Services
300 N Loraine
Midland, Texas 79701

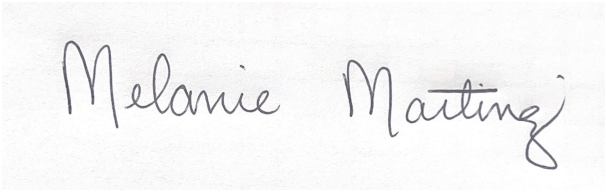
Reference: Lazy 3 at Midland Polo (B009642.004)

Dear City of Midland Planning Department:

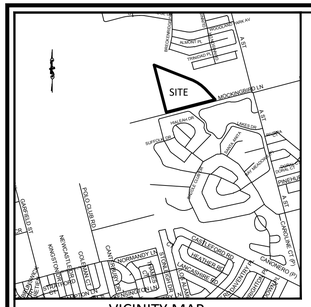
We are requesting that our Preliminary plat, Lazy 3 at Midland Polo, a 13.52 acre tract, be reinstated. It was submitted and approved through the Planning and Zoning Commission on April 21st, 2025.

Sincerely,

DUNAWAY ASSOCIATES, LLC
a Texas limited liability company



Melanie Martinez
Platting Coordinator



VICINITY MAP
NOT TO SCALE

D.R.M.C.T. = DEED RECORDS MIDLAND COUNTY TEXAS
P.R.M.C.T. = PLAT RECORDS MIDLAND COUNTY, TEXAS
O.P.R.M.C.T. = OFFICIAL PUBLIC RECORDS MIDLAND COUNTY, TEXAS

ENGINEER/SURVEYOR

DUNAWAY ASSOCIATES, L.L.C.
4000 N. Big Spring Street
Suite 101
Midland, Texas 79705
(210) 241-6939
Contact: Tim Hair

Owner

Musselman Family, LP
400 W. ILLINOIS STE 1000
Midland, Texas 79701
(432) 528-9115
Contact: HENRY MUSSELMAN

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of Lazy 3 at Midland Polo a approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this the _____ day of _____ 2025.

LUCY SISNIEGA, CHAIRMAN

LANDON OCHOA, SECRETARY

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

ATMOS ENERGY Print Name:

ONCOR ELECTRIC DELIVERY Print Name:

OPTIMUM Print Name:

ASTOUND Print Name:

AT&T-TEXAS Print Name:

EXISTING CONDITIONS

- PROPERTY BOUNDARY
- ADJOINER
- 600 EXISTING MAJOR CONTOUR
- 602 EXISTING MINOR CONTOUR
- EX-W EXISTING WATER LINE
- EX-SS EXISTING SANITARY SEWER
- EX-GAS EXISTING GAS LINE
- EX-OHE EXISTING OVERHEAD ELECTRIC
- EXISTING STORM DRAIN
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- SS EXISTING SANITARY SEWER MANHOLE
- WM EXISTING WATER WELL
- EXISTING ELECTRIC METER
- FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "DUNAWAY ASSOC" (UNLESS OTHERWISE NOTED)

OWNER'S CERTIFICATE

STATE OF TEXAS, COUNTY OF MIDLAND:

WHEREAS Musselman Family, LP, is the record owner of Lazy 3 at Midland Polo situated in the City of Midland, Midland County, Texas and more particularly described hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Musselman Family, LP, do hereby adopt this plat designating the herein above described property as Lazy 3 at Midland Polo City of Midland, Midland County, Texas and we do hereby dedicate to the public use forever the streets, alleys, and easements shown hereon.

WITNESS our hands at Midland, Texas, this the _____ day of _____ 2025.

Representative of: Musselman Family, LP

STATE OF TEXAS, COUNTY OF MIDLAND:

This instrument was acknowledged before me on _____ _____ , 2025,

by _____ on behalf of Musselman Family, LP.

Notary Public Signature

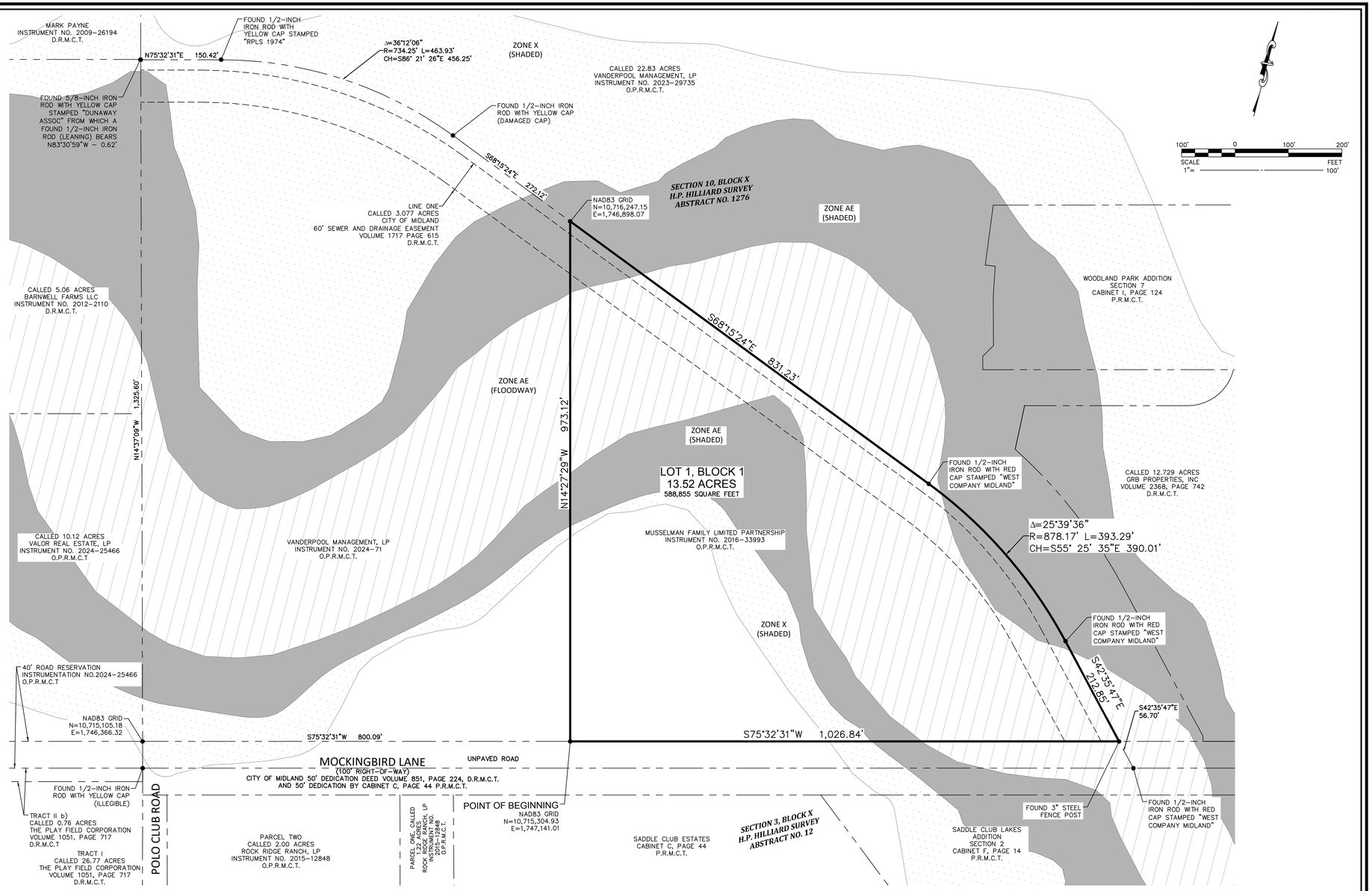
SURVEYOR'S CERTIFICATE

I, Mark Yale, 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 hereon were placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Midland, Texas.

Mark Yale
Registered Professional Land Surveyor
Texas Registration No. 5975

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.

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FIRM REGISTRATION 10098100



METES AND BOUNDS DESCRIPTION

BEING A 13.52-ACRE TRACT OF LAND SITUATED IN SECTION 10, BLOCK X, H.P. HILLIARD SURVEY, ABSTRACT NO. 1276, MIDLAND COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DEED TO MUSSELMAN FAMILY LIMITED PARTNERSHIP, AS RECORDED IN INSTRUMENT NUMBER 2016-33993, OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS (O.P.R.M.C.T.), SAID 13.52-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "DUNAWAY ASSOC." (HEREIN REFERRED TO AS "FOUND 5/8-INCH IRON ROD WITH CAP") FOR CORNER ON THE NORTH RIGHT-OF-WAY LINE OF MOCKINGBIRD LANE (100-FOOT WIDTH), AS DEDICATED TO THE CITY OF MIDLAND BY DEDICATION DEED RECORDED IN VOLUME 851, PAGE 224, DEED RECORDS OF MIDLAND COUNTY, TEXAS, AND AS DEDICATED BY SADDLE CLUB ESTATES, AN ADDITION TO THE CITY OF MIDLAND, AS RECORDED IN CABINET C, PAGE 44, PLAT RECORDS OF MIDLAND COUNTY, TEXAS, SAID POINT BEING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO VANDERPOOL MANAGEMENT, LP, AS RECORDED IN INSTRUMENT NUMBER 2024-71, O.P.R.M.C.T., AND BEING LOCATABLE BY NAD83 GRID COORDINATES N=10,715,304.93, E=1,747,141.01, AND FROM WHICH A FOUND 5/8-INCH IRON ROD WITH CAP FOR CORNER ON SAID NORTH RIGHT-OF-WAY LINE AT THE WEST LINE OF SAID VANDERPOOL MANAGEMENT TRACT BEARS SOUTH 75 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF 800.09 FEET;

THENCE NORTH 14 DEGREES 27 MINUTES 29 SECONDS WEST, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID MOCKINGBIRD LANE ALONG THE EAST LINE OF SAID VANDERPOOL MANAGEMENT TRACT, A DISTANCE OF 973.12 FEET TO A FOUND 5/8-INCH IRON ROD FOR THE NORTHEAST CORNER OF SAID VANDERPOOL TRACT, SAID CORNER BEING ON THE NORTHEASTERLY LINE OF SAID MUSSELMAN TRACT;

THENCE SOUTH 68 DEGREES 15 MINUTES 24 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF SAID MUSSELMAN TRACT, A DISTANCE OF 831.23 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "WEST COMPANY MIDLAND" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 878.17 FEET AND WHOSE CHORD BEARS OF SOUTH 55 DEGREES 25 MINUTES 35 SECONDS EAST, A DISTANCE OF 390.01 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT AND CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID MUSSELMAN TRACT, THROUGH A CENTRAL ANGLE OF 25 DEGREES 39 MINUTES 36 SECONDS, AND ARC LENGTH OF 393.29 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "WEST COMPANY MIDLAND" FOR THE END OF SAID CURVE;

THENCE SOUTH 42 DEGREES 35 MINUTES 47 SECONDS EAST, CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID MUSSELMAN TRACT, A DISTANCE OF 212.85 FEET TO A FOUND 3-INCH STEEL FENCE POST FOR CORNER AT THE INTERSECTION OF SAID NORTHEASTERLY LINE WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MOCKINGBIRD LANE, AND FROM WHICH A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "WEST COMPANY MIDLAND" FOR THE SOUTHEAST CORNER OF SAID MUSSELMAN TRACT BEARS SOUTH 42 DEGREES 35 MINUTES 47 SECONDS EAST, A DISTANCE OF 56.70 FEET;

THENCE SOUTH 75 DEGREES 32 MINUTES 31 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MOCKINGBIRD LANE, A DISTANCE OF 1,026.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 588,855 SQUARE FEET OR 13.52 ACRES OF LAND, MORE OR LESS.

NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE COORDINATE SYSTEM (NAD83), CENTRAL ZONE, BASED UPON GPS MEASUREMENTS. DISTANCES AND AREAS HEREON ARE SURFACE VALUES. A COMBINED SCALE FACTOR OF 0.9999209.
2. VERTICAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TOPOGRAPHIC SURVEY DATA WAS PROVIDED BY AN EXTERNAL CONTRACTOR, DEVONIAN SERVICES. THEIR DATA WAS ADJUSTED TO MATCH CITY OF MIDLAND PUBLISHED BENCHMARK DATA OF THE FOLLOWING VERTICAL CONTROL POINTS:

   REFERENCE MARK AA-09
   BEING A 2-INCH ALUMINUM CAP STAMPED "AA9" SET ON THE NORTH SIDE OF BLUEBIRD LANE, APPROXIMATELY 70 FEET WEST OF THE CENTERLINE OF MELVILLE DRIVE.
   NAD83 GRID COORDINATE:
   N=10,711,367.347, E=1,742,617.428
   NAVD88 ELEVATION= 2,814.87 FEET

   REFERENCE MARK AA-10
   BEING A 2-INCH ALUMINUM DISC ON THE SOUTHEAST CORNER OF THE INTERSECTION OF BLUEBIRD LANE WITH WHITMAN DRIVE, BEING ON THE EASTERLY EDGE OF THE RETURN.
   NAD83 GRID COORDINATE:
   N=10,711,178.975, E=1,742,088.195
   NAVD88 ELEVATION= 2,814.22 FEET
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. ANY UTILITY COMPANY, DEVELOPER OR OTHER ENTITY INSTALLING, REPAIRING, MAINTAINING OR RELOCATING A UTILITY LINE OR PERMANENT IMPROVEMENT WITHIN UTILITY EASEMENTS MUST RESTORE THE PREMISES AS NEARLY AS POSSIBLE TO ITS ORIGINAL CONDITION FOLLOWING ANY SUCH WORK AT ITS SOLE EXPENSE.
5. 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.
6. A BLANKET REFUSE EASEMENT OF INGRESS AND EGRESS FOR GARBAGE AND TRASH COLLECTION PURPOSES IS HEREBY GRANTED.
7. PROPOSED WATER, SANITARY SEWER, AND STORM SEWER PIPELINES WITH CULVERTS, BRIDGES, AND OTHER APPURTENANCES OR STRUCTURES SHOWN (ONE-LINE PLANS), ARE REQUIRED BEFORE PRELIMINARY PLAT APPROVAL.

NOTES:

8. ACCORDING TO THE GRAPHICAL PLOTTING OF THE FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, TEXAS AND INCORPORATED AREAS, PANEL 86 OF 525, MAP NUMBER 48329C0100F, MAP REVISED SEPTEMBER 26, 2008, THE SUBJECT PROPERTY IS LOCATED IN ZONE AE. THIS STATEMENT DOES NOT REFLECT ANY TYPE OF FLOOD STUDY BY THIS FIRM.
9. 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 INCREASED.
   [PER MIDLAND CITY CODE SECT. 11-14-6]

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

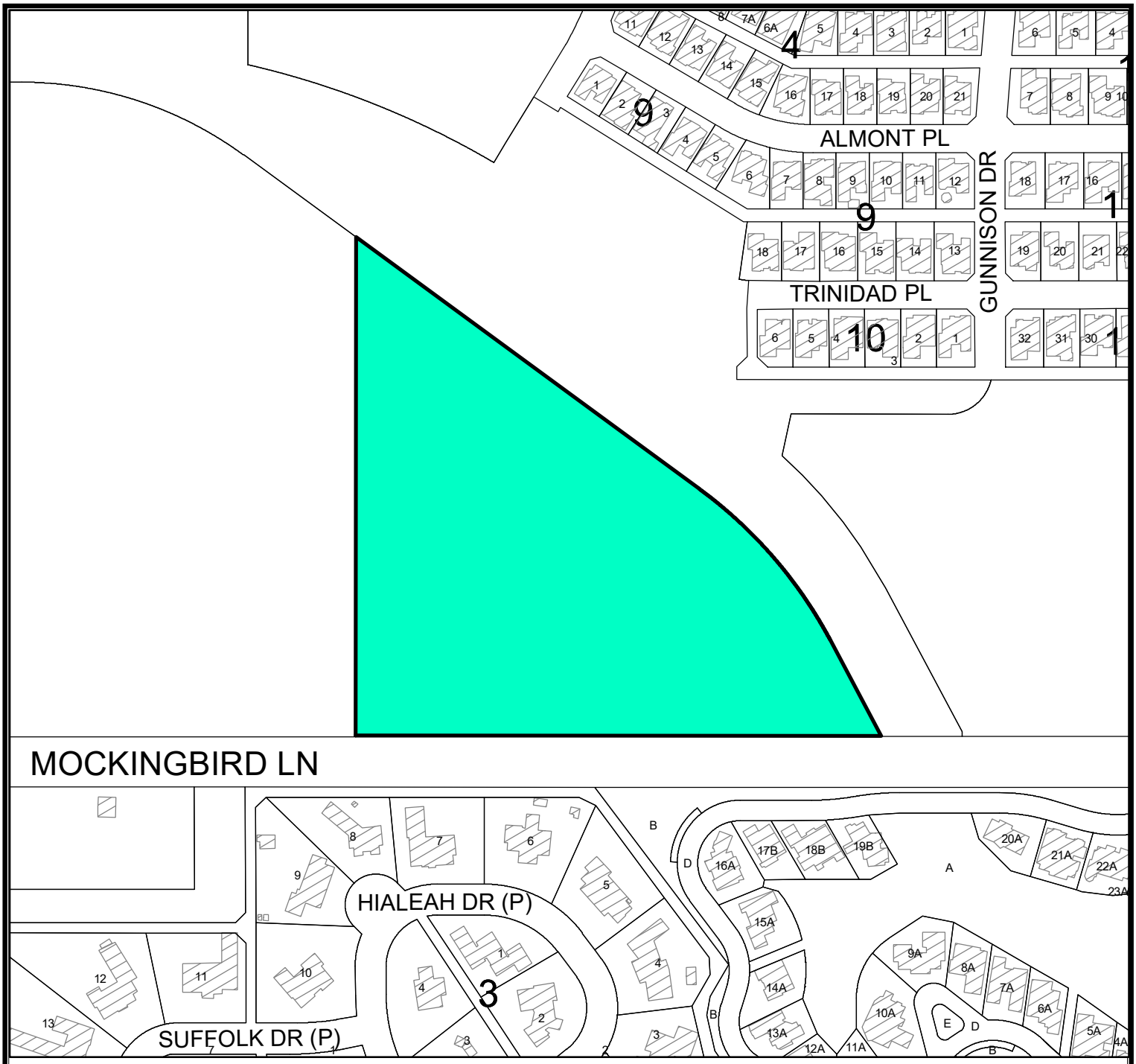
NO._____CABINET_____

DATE_____PAGE_____

PRELIMINARY PLAT OF LAZY 3 AT MIDLAND POLO

BEING A 13.52 ACRE TRACT OF LAND SITUATED IN CITY OF MIDLAND, MIDLAND COUNTY, TEXAS

PLOTTED BY: Omar Vasquez ON: Tuesday, March 25, 2025 AT: 7:41 AM FILEPATH: P:\20990\20990401\Civil\Survey\Drawings\20990421.009 Preliminary Plat.dwg



Location Map

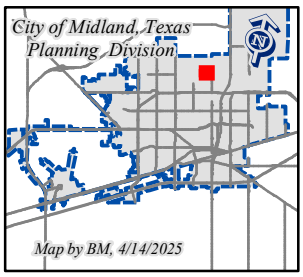
SUB-24-0758 **Scale: 1" = 279'**

Proposed plat of Lazy 3 at Midland Polo being a 13.52-acre tract of land located in the southeast quarter of Section 10, Block X, H.P. Hillard Survey, City and County of Midland, Texas.

Generally located on the north side of Mockingbird Lane, approximately 850-feet west of North A Street. (Council District 1)

LEGEND

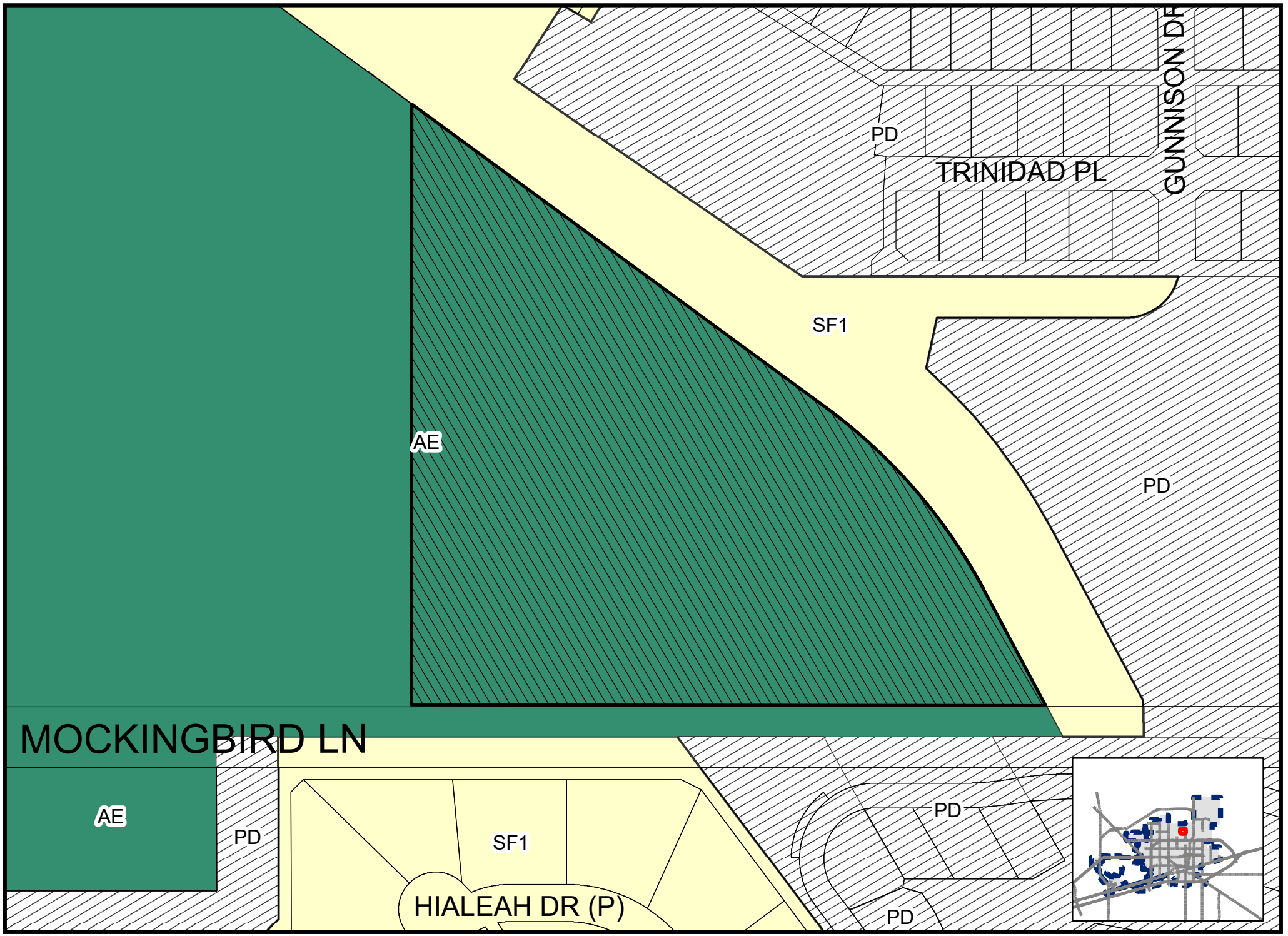
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.



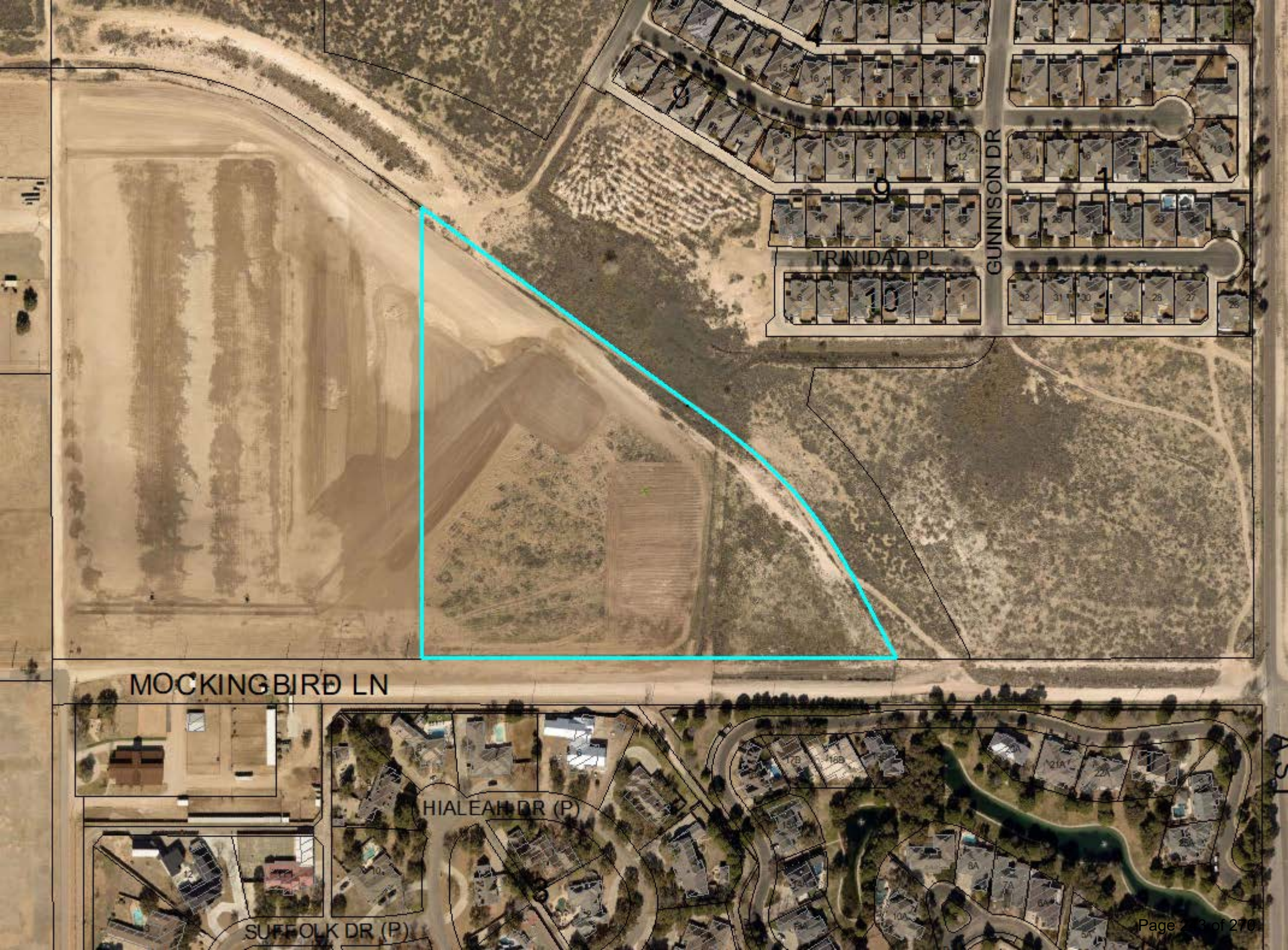
Map by BM. 4/14/2025

SUB-24-0758

Scale: 1" = 194'

ZONING MAP

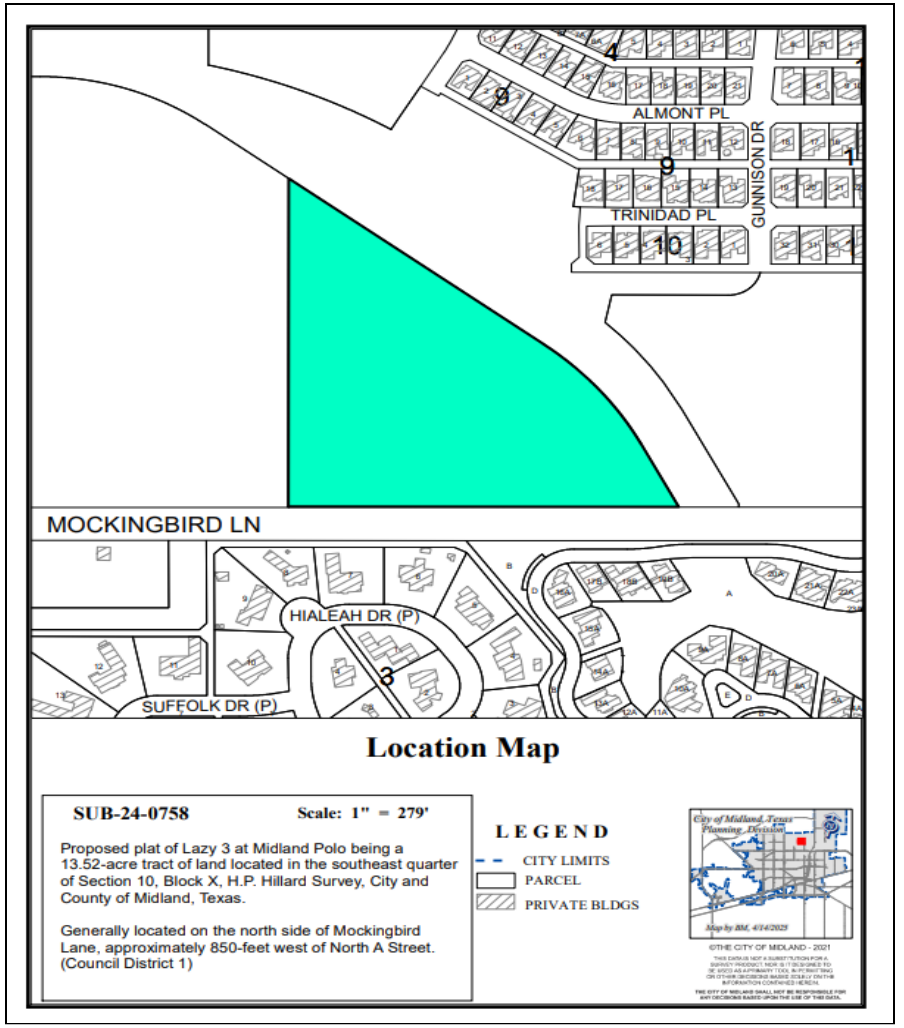
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISION MADE OR ACTION TAKEN BASED ON THE DATA SET FORTH.


ALMON DR
GUNNISON DR
TRINIDAD PL
MOCKINGBIRD LN
HIALEAH DR (P)
SUFFOLK DR (P)

MIDLAND
Be the Energy!
PRELIMINARY PLAT REINSTATEMENT
LAZY 3 AT MIDLAND POLO
Visit Our Website
MIDLANDTEXAS.GOV

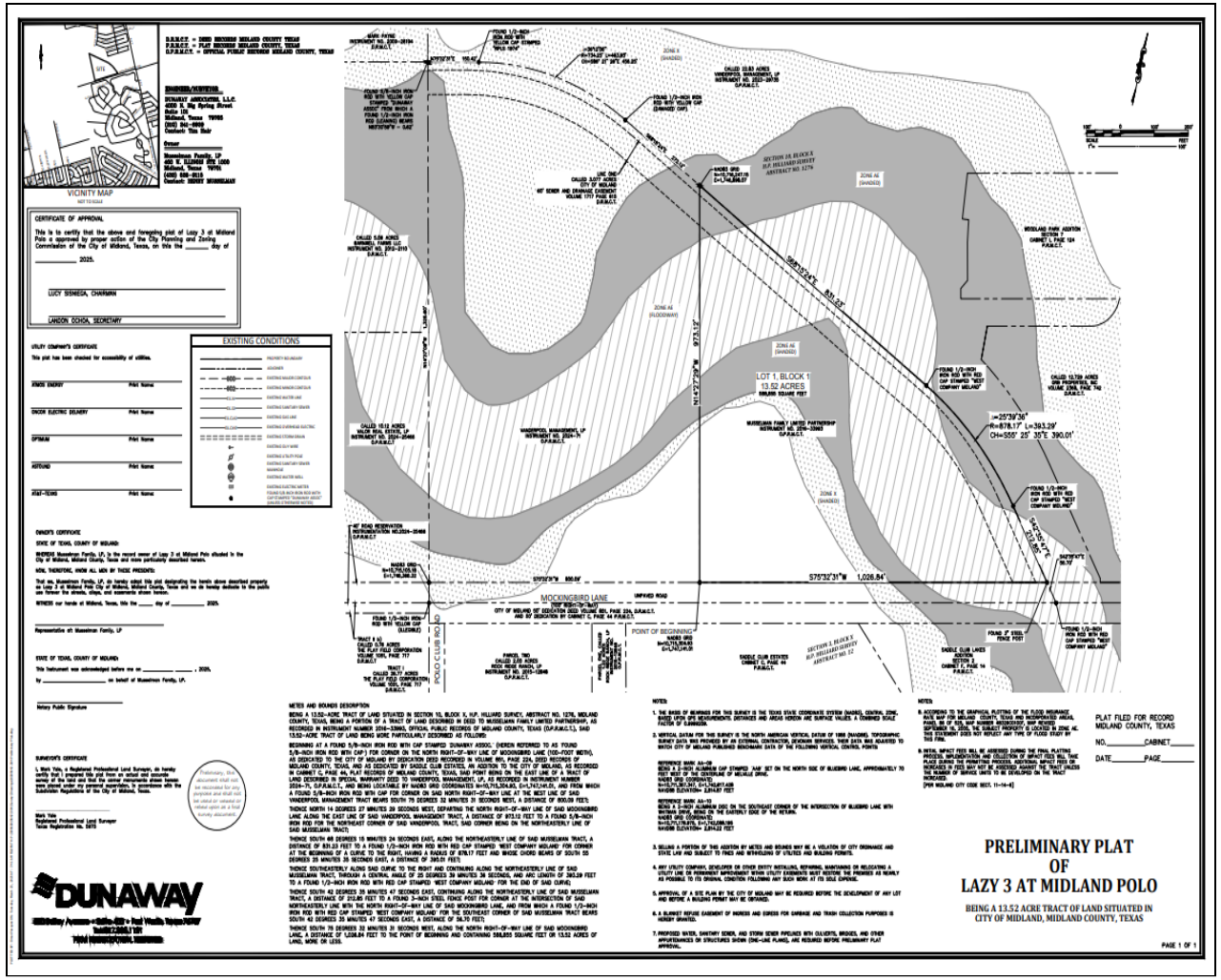
APPLICATION SUMMARY

- **Developer/Property Owner:** Musselman Family, LP
- **Representative:** Melanie Martinez, with Dunaway
- **Location:** Generally located on the north side of Mockingbird Lane, approximately 850-feet west of North A Street. (Council District 1)
- **Reason for Request:** Platting for future agricultural development



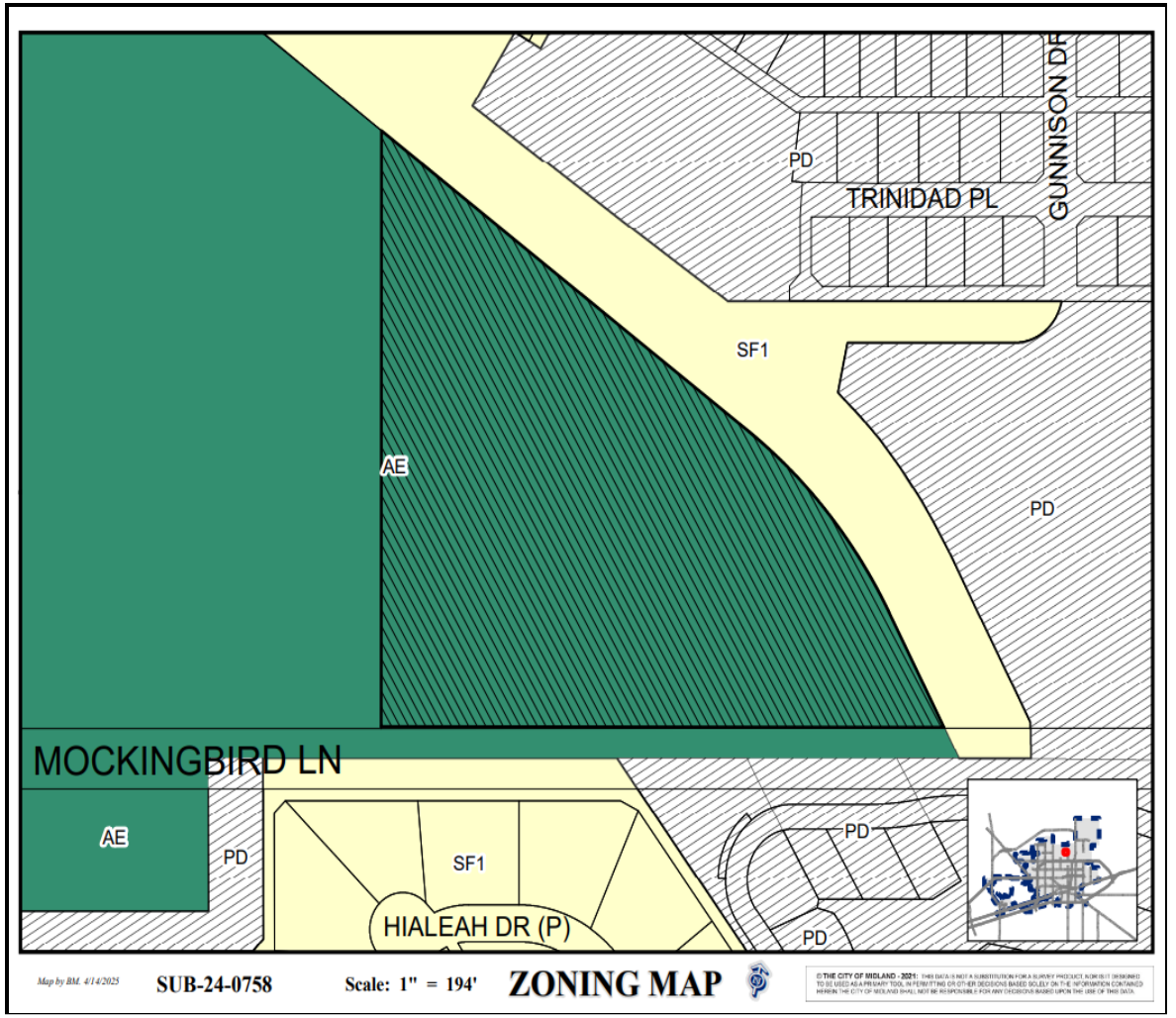
PLAT DETAILS

- **Acreage:** 13.52 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 1



ZONING

- **Current Zoning:** AE, Agricultural Estate District
- **Surrounding Zoning:**
  - **North/East:** SF-1, Single-Family Dwelling District
  - **South:** SF-1, Single-Family Dwelling District, and PD, Planned Development District for a Housing Development
  - **West:** AE, Agricultural Estate District



MIDLAND
Be the Energy!

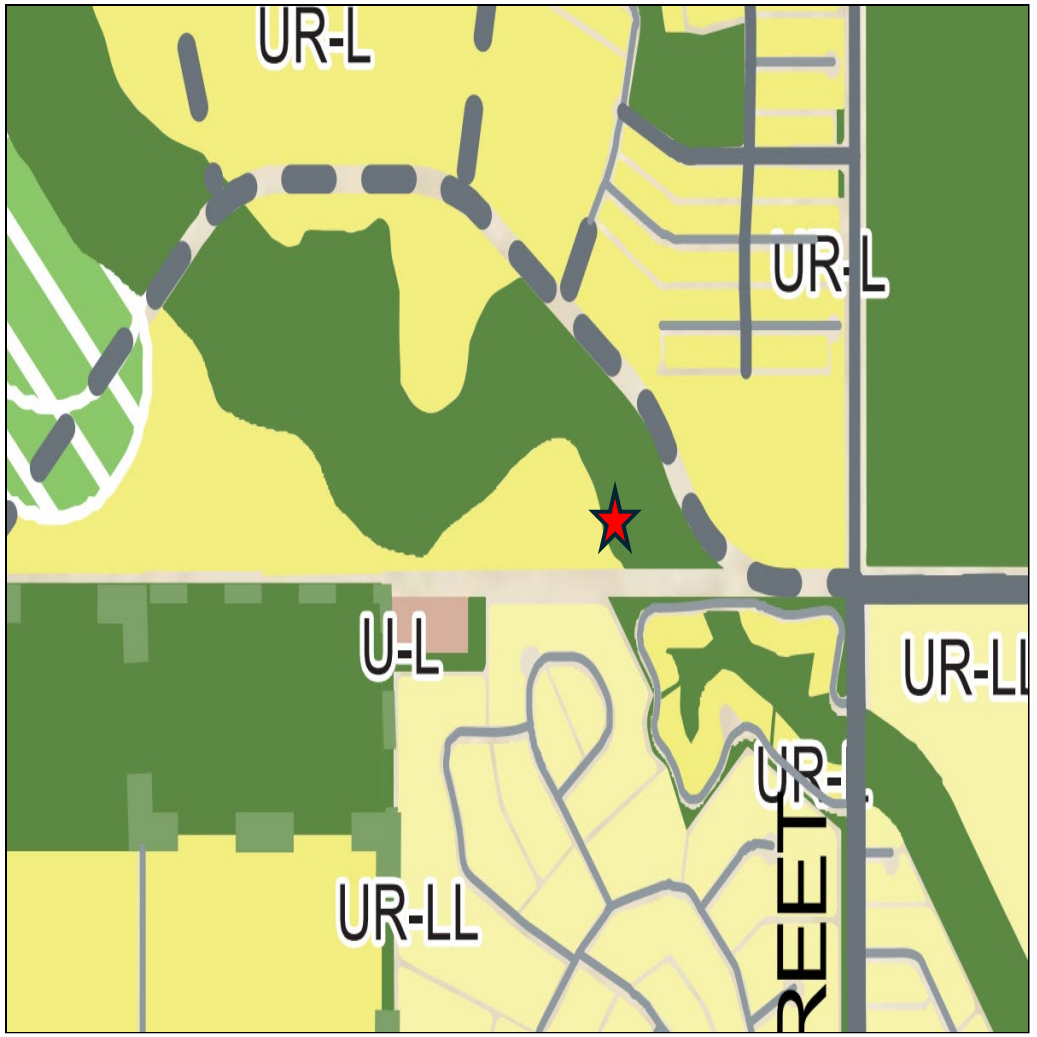
LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North:** Vacant Land and Single-Family Housing
  - **South:** Single-Family Housing
  - **East/West:** Vacant Land
- **Proposed Use:** Stables

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential-Low (UR-L), in part, and Park/Open Space, in part
- **Supported Uses:** Supporting uses include restrictive land use, emphasizing single-family housing and limited, primarily natural, open space.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



RELATED ITEMS

- Since the original preliminary plat was approved over 6 months ago, it must be reinstated. [Midland City Code 11-2-3(D)14]

STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on April 21, 2025.
- Staff recommends approval of this request, subject to the following conditions.

A. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)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]

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: November 17, 2025
To: Planning and Zoning Commission
From: Britton Murry, Senior Planner
Subject: Motion approving a Final Plat of Lazy 3 at Midland Polo, being a 13.52-acre tract of land located in the southeast quarter of Section 10, Block X, H.P. Hillard Survey, City and County of Midland, Texas. (Generally located on the north side of Mockingbird Lane, approximately 850-feet west of North A Street.)

Purpose:
Dunaway Associates, LLC, on behalf of Musselman Family, LP, is requesting to plat a 13.52-acre tract of land located on the north side of Mockingbird Lane into one lot to obtain building permits for future agricultural development.

The preliminary plat was approved at the April 21, 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: Okay as shown. [For Applicant's Information Only.]

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

PAVING: Adjacent portion of Mockingbird Lane has been vacated. No public pavement improvements required. [For Applicant’s Information Only.]

WATER: 24” water exists in Mockingbird Lane 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: 24” wastewater exists in a Sewer & Drainage easement north and east of tract, okay as is. No public wastewater improvements required. [For Applicant’s Information Only.]

DRAINAGE: A preliminary drainage study has been conducted is approved for platting purposes. A Letter of Map Revision based on Fill (LOMR-F) will be required for the fill placed within the 100-year floodplain/floodway. A “No-Rise” Certification is required for development within the floodway to certify that the development project will not affect flood heights. FEMA map number data on plat face is incorrect. In the floodplain note, include all flood zones the subject property is located in. [[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

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of Lazy 3 at Midland Polo.

Attachments:
A. P-25-2414, Combined Documents
B. P&Z - - Lazy 3 at Midland Polo Final Plat

Britton Murry, Development Services	Created/Initiated - 11/13/2025
Landon Ochoa, Development Services	Final Approval - 11/13/2025

MIDLAND Planning Division

Final Plat Application

OFFICE USE ONLY

Project Number: Sub-24-0758

Case Number: P-25-2414

Proposed Subdivision Plat Name: Lazy 3 at Midland Polo

Legal Description: Being a 14.71 acre tract of land Situated in City of Midland, Midland County, Texas.

Property Owner		Phone (432) 528-9115 Email henrym@compassoperating.com	
Printed Name: Musselman Family, LP Attn: Henry Musselman			
Address 400 W. Illinois Avenu Ste. 1000	City Midland	State TX	Zip 79701

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

Representative *(if acting as agent for property owner, see affidavit on page 2)*		Phone (432) 217-0221 Email mmartinez@dunaway.com thair@dunaway.com	
Firm: Dunaway Associates, LLC			
Printed Name: Melanie Martinez & Tim Hair			
Address 4000 N. Big Sping Street	City Midland	State TX	Zip 79705

Reason for Platting: A future building permit will be required to build a structure onto property, platting is required.

Plat Information	Total Acreage: 14.71
Type: ☐ Single-Family Residential ☐ Multi-Family Residential	
☒ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots:	Number of Multi-Family Dwelling Units:

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

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

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

Items to be submitted with this application form:

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

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

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

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

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

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

Property Owner (signature):_____ Date: _____

Property Owner (printed):_____

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

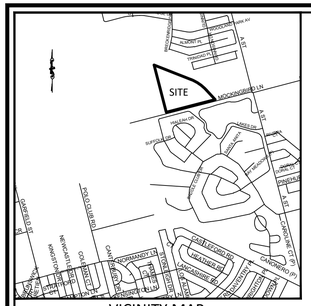
Before me, the undersigned authority, on this day personally appeared Matt Shipp who, being by me duly sworn, upon oath says: That (s)he is authorized by Musselman Family, LP, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right,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

Matt Shipp
Authorized Agent (*signature*)

Subscribed and sworn to before me, this 22nd day of October, 20 25, to certify which witness my hand and seal of office.

MELANIE MARTINEZ
My Notary ID # 130046270
Expires December 9, 2026

Melanie Martinez
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE

LEGEND

- = Boundary Line
- = Right-of-Way Line
- = Right-of-Way Center Line
- = Easement Line
- = Property Line
- = ZONE AE (SHADED)
- = ZONE AE (FLOODWAY)
- = ZONE X (SHADED)
- = Set 5/8" iron rod with cap stamped "DUNAWAY ASSOC" (unless otherwise noted)

D.R.M.C.T. = DEED RECORDS MIDLAND COUNTY TEXAS
P.R.M.C.T. = PLAT RECORDS MIDLAND COUNTY, TEXAS
O.P.R.M.C.T. = OFFICIAL PUBLIC RECORDS MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of Lot 1, Block 1, Lazy 3 at Midland Polo a approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this the __ day of _____ 2025.

ABRAHAM BEJIL, CHAIRMAN

LANDON OCHOA, SECRETARY

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

ATMOS ENERGY Print Name:

ONCOR ELECTRIC DELIVERY Print Name:

OPTIMUM Print Name:

ASTOUND Print Name:

AT&T-TEXAS Print Name:

STATE OF TEXAS, COUNTY OF MIDLAND

WHEREAS Musselman Family, LP, is the record owner of Lazy 3 at Midland Polo situated in the City of Midland, Midland County, Texas and more particularly described hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRSENETS:

That we, Musselman Family, LP, do hereby adopt this plat designating the herein above described property as Lazy 3 at Midland Polo City of Midland, Midland County, Texas and we do hereby dedicate to the public use forever the streets, alleys, and easements shown hereon.

WITNESS our hands at Midland, Texas, this the_____ day of _____, 2025.

Representative of: Musselman Family, LP

By:_____

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared _____, known to me to be the representative of Midland Independent School District, whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was acting a owner, and that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

I, Mark Yale, 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 hereon were 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.

Mark Yale
Registered Professional Land Surveyor Texas
Registration No. 5975

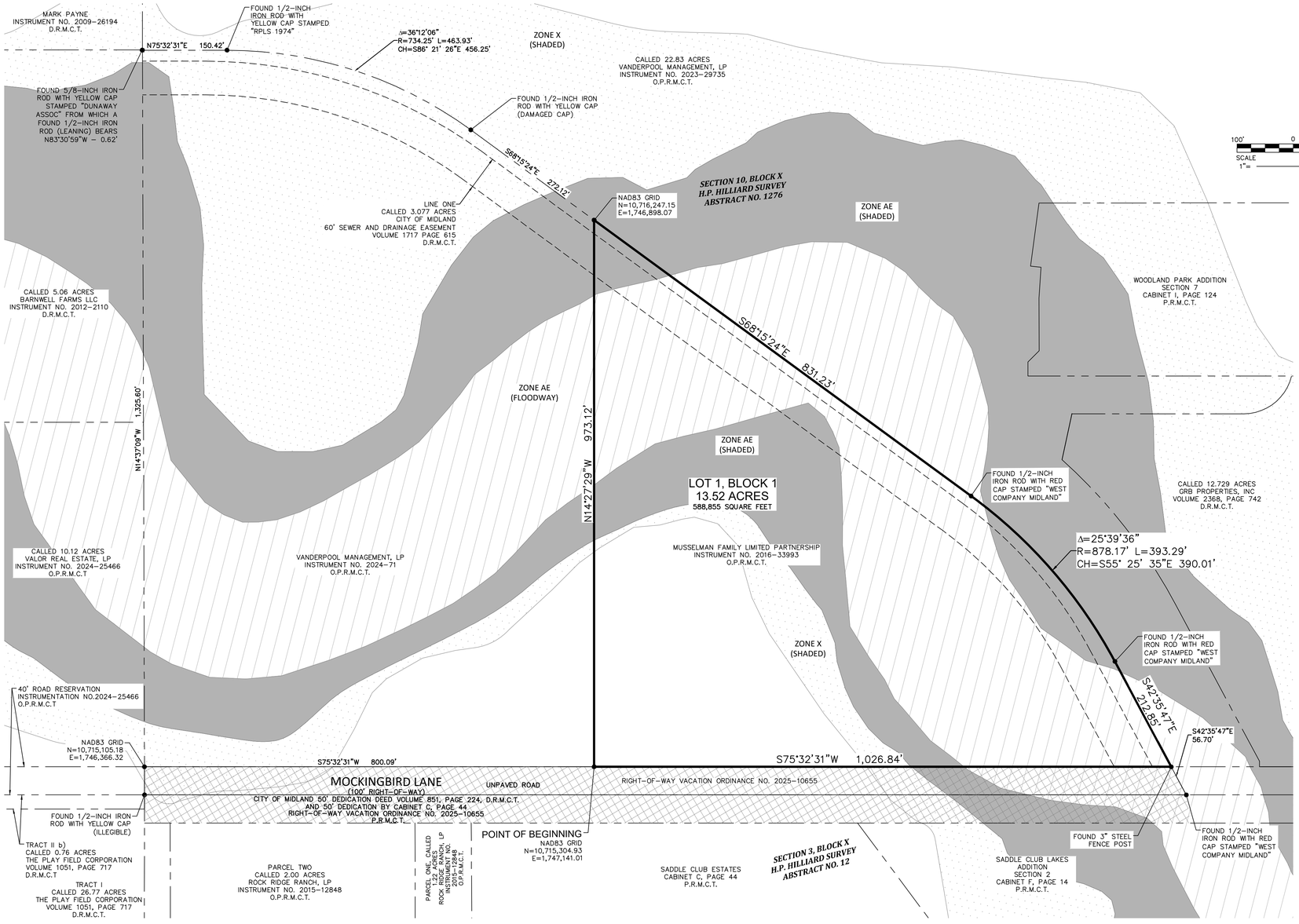
ENGINEER/SURVEYOR

DUNAWAY ASSOCIATES, L.L.C.
4000 N. Big Spring Street
Suite 101
Midland, Texas 79705
(210) 241-6939
Contact: Tim Hair

Owner

Musselman Family, LP
400 W. ILLINOIS STE 1000
Midland, Texas 79701
(432) 528-9115
Contact: HENRY MUSSELMAN

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FIRM REGISTRATION 10098100



METES AND BOUNDS DESCRIPTION

BEING A 13.52-ACRE TRACT OF LAND SITUATED IN SECTION 10, BLOCK X, H.P. HILLIARD SURVEY, ABSTRACT NO. 1276, MIDLAND COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DEED TO MUSSELMAN FAMILY LIMITED PARTNERSHIP, AS RECORDED IN INSTRUMENT NUMBER 2016-33993, OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS (O.P.R.M.C.T.), SAID 13.52-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "DUNAWAY ASSOC." (HEREIN REFERRED TO AS "FOUND 5/8-INCH IRON ROD WITH CAP") FOR CORNER ON THE NORTH RIGHT-OF-WAY LINE OF MOCKINGBIRD LANE (100-FOOT WIDTH), AS DEDICATED TO THE CITY OF MIDLAND BY DEDICATION DEED RECORDED IN VOLUME 851, PAGE 224, DEED RECORDS OF MIDLAND COUNTY, TEXAS, AND AS DEDICATED BY SADDLE CLUB ESTATES, AN ADDITION TO THE CITY OF MIDLAND, AS RECORDED IN CABINET C, PAGE 44, PLAT RECORDS OF MIDLAND COUNTY, TEXAS, SAID POINT BEING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO VANDERPOOL MANAGEMENT, LP, AS RECORDED IN INSTRUMENT NUMBER 2024-71, O.P.R.M.C.T., AND BEING LOCATABLE BY NAD83 GRID COORDINATES N=10,715,304.93, E=1,747,141.01, AND FROM WHICH A FOUND 5/8-INCH IRON ROD WITH CAP FOR CORNER ON SAID NORTH RIGHT-OF-WAY LINE AT THE WEST LINE OF SAID VANDERPOOL MANAGEMENT TRACT BEARS SOUTH 75 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF 800.09 FEET;

THENCE NORTH 14 DEGREES 27 MINUTES 29 SECONDS WEST, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID MOCKINGBIRD LANE ALONG THE EAST LINE OF SAID VANDERPOOL MANAGEMENT TRACT, A DISTANCE OF 973.12 FEET TO A FOUND 5/8-INCH IRON ROD FOR THE NORTHEAST CORNER OF SAID VANDERPOOL TRACT, SAID CORNER BEING ON THE NORTHEASTERLY LINE OF SAID MUSSELMAN TRACT;

THENCE SOUTH 68 DEGREES 15 MINUTES 24 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF SAID MUSSELMAN TRACT, A DISTANCE OF 831.23 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "WEST COMPANY MIDLAND" FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 878.17 FEET AND WHOSE CHORD BEARS OF SOUTH 55 DEGREES 25 MINUTES 35 SECONDS EAST, A DISTANCE OF 390.01 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT AND CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID MUSSELMAN TRACT, THROUGH A CENTRAL ANGLE OF 25 DEGREES 39 MINUTES 36 SECONDS, AND ARC LENGTH OF 393.29 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "WEST COMPANY MIDLAND" FOR THE END OF SAID CURVE;

THENCE SOUTH 42 DEGREES 35 MINUTES 47 SECONDS EAST, CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID MUSSELMAN TRACT, A DISTANCE OF 212.85 FEET TO A FOUND 3-INCH STEEL FENCE POST FOR CORNER AT THE INTERSECTION OF SAID NORTHEASTERLY LINE WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MOCKINGBIRD LANE, AND FROM WHICH A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "WEST COMPANY MIDLAND" FOR THE SOUTHEAST CORNER OF SAID MUSSELMAN TRACT BEARS SOUTH 42 DEGREES 35 MINUTES 47 SECONDS EAST, A DISTANCE OF 56.70 FEET;

THENCE SOUTH 75 DEGREES 32 MINUTES 31 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MOCKINGBIRD LANE, A DISTANCE OF 1,026.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 588,855 SQUARE FEET OR 13.52 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

1. The basis of bearings for this survey is the Texas State Coordinate System (NAD83), Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.999209 was used for this project.
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 building permits.
3. All property corners are 5/8-inch iron rods with yellow caps stamped "DUNAWAY ASSOC." unless otherwise noted hereon.
4. According to the graphical plotting of the Flood Insurance Rate Map for Midland County, Texas and Incorporated Areas, Panels 86 of 525, Map Number 48329C0086F, Map Revised September 16, 2005, the subject property is located in Zone X (Shaded), defined as "Areas determined to be outside the 0.2% annual chance floodplain.", Zone AE (Floodway) and Zone AE (Shaded) defined as "Areas determined to be inside the 1% annual chance floodplain."This statement does not reflect any type of flood study by this firm.
5. 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.
6. Any utility company, developer or other entity installing, repairing, maintaining or relocating a utility line or permanent improvement within utility easements must restore the premises as nearly as possible to its original condition following any such work at its sole expense.
7. A blanket refuse easement of ingress and egress for garbage and trash collection purposes is hereby granted.

GENERAL NOTES:

8. All Midland Health Department and TCEQ Requirements for On Site Sewer Facilities must be complied with.
9. 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]

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO._____CABINET_____

DATE_____PAGE_____

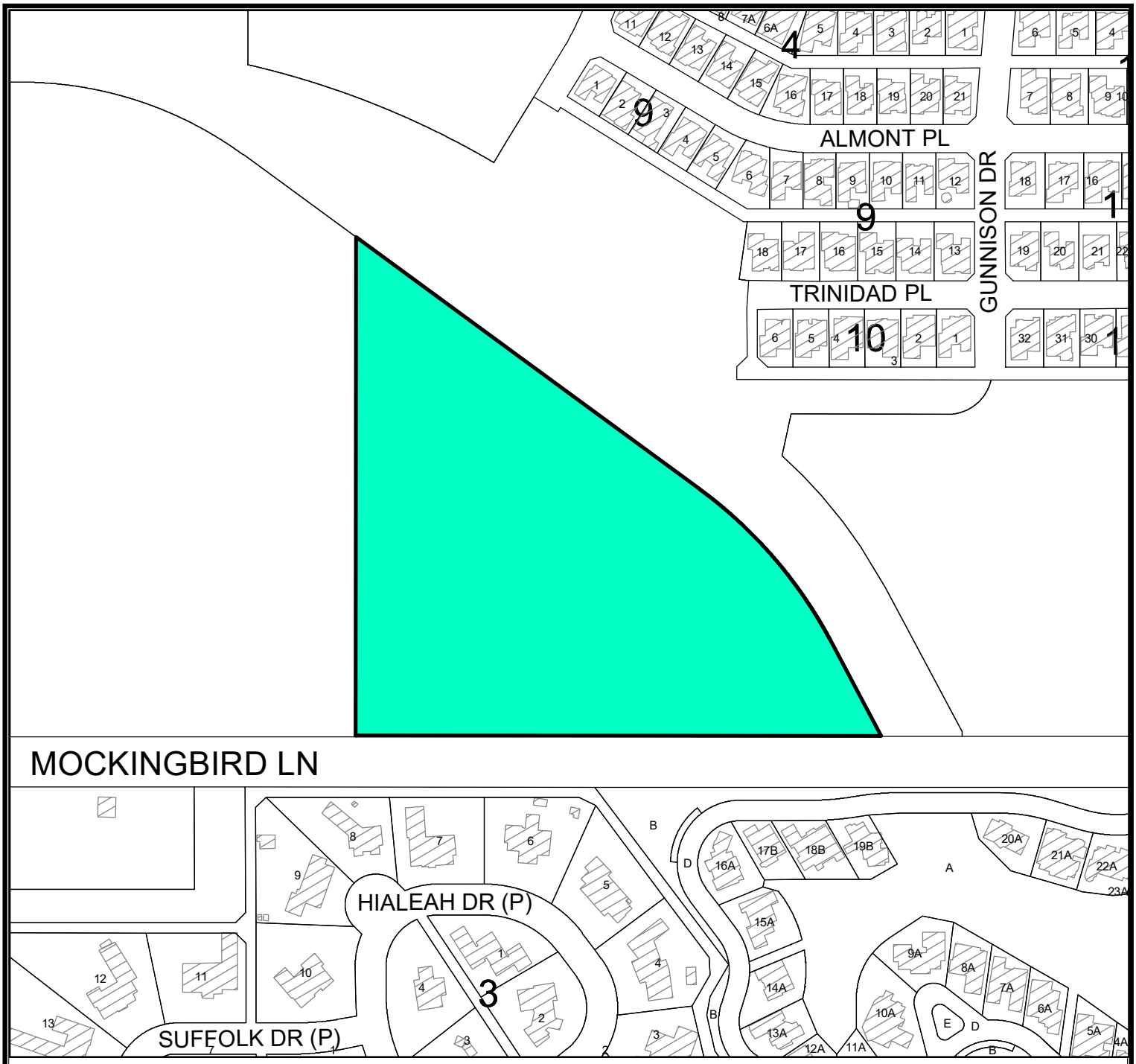
FINAL PLAT
OF
LAZY 3 AT MIDLAND POLO

BEING A 13.52-ACRE TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION10, BLOCK X, H.P., HILLARD SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS

Dunaway Job No. B009642.004

PAGE 1 OF 1

PLOTTED BY: Clayton Sargent ON: Monday, October 06, 2025 AT: 12:07 PM FILEPATH: P:\009600\B9642\004\Survey\Drawings\B009642.004 Final Plat.dwg



Location Map

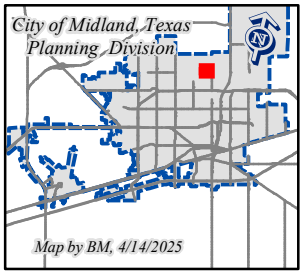
SUB-24-0758 **Scale: 1" = 279'**

Proposed plat of Lazy 3 at Midland Polo being a 13.52-acre tract of land located in the southeast quarter of Section 10, Block X, H.P. Hillard Survey, City and County of Midland, Texas.

Generally located on the north side of Mockingbird Lane, approximately 850-feet west of North A Street. (Council District 1)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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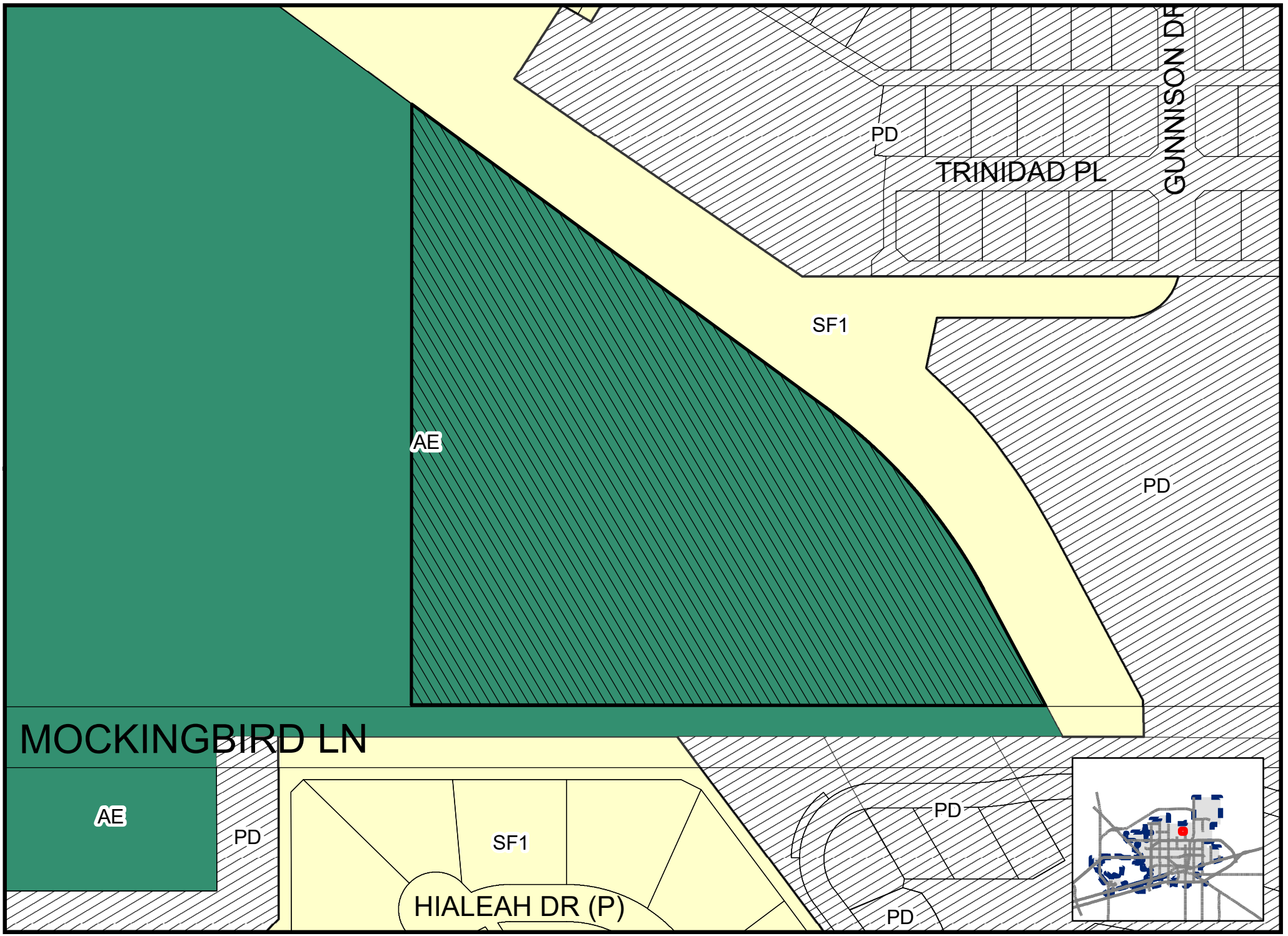
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



Map by BM. 4/14/2025

SUB-24-0758

Scale: 1" = 194'

ZONING MAP

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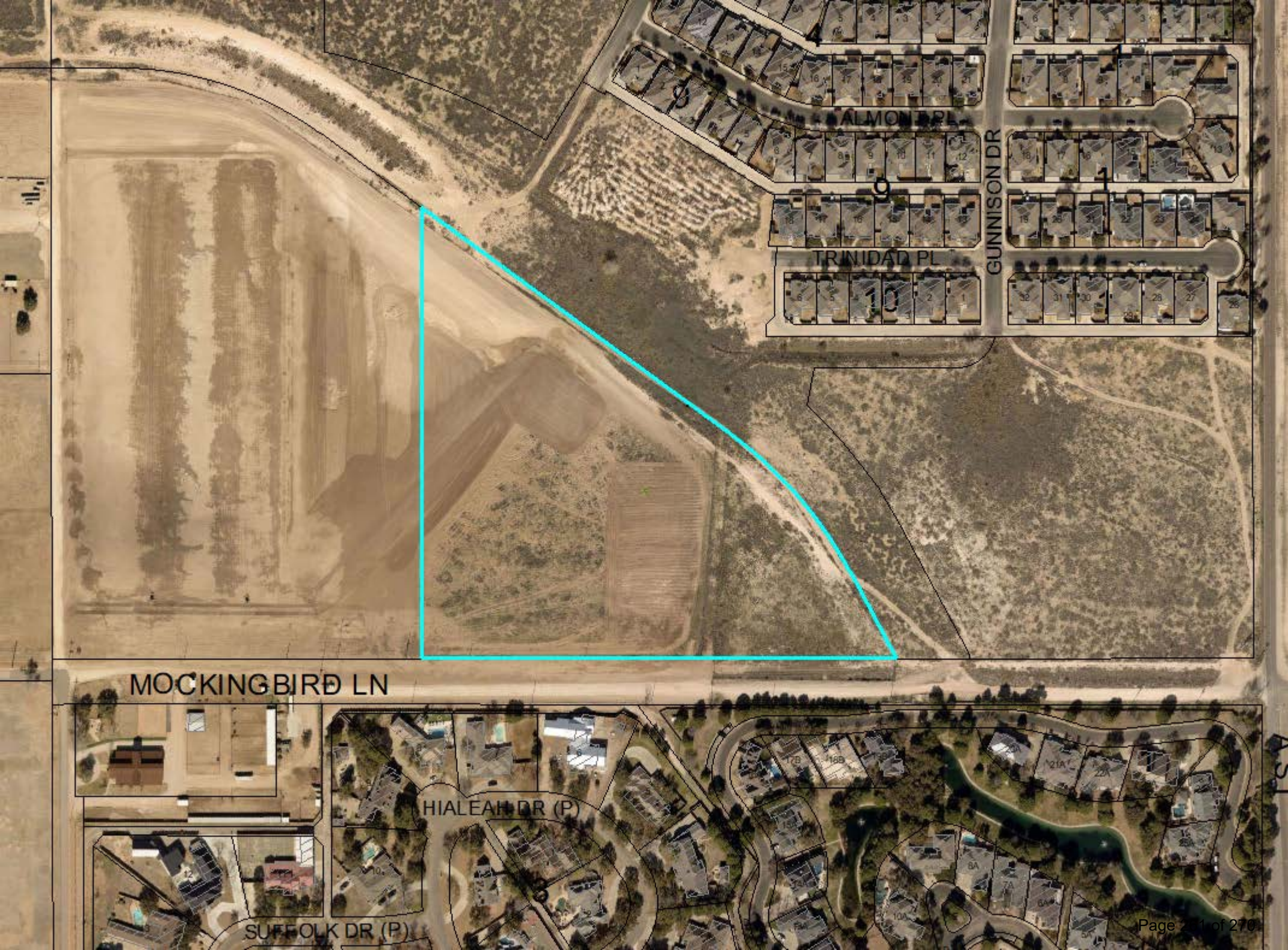
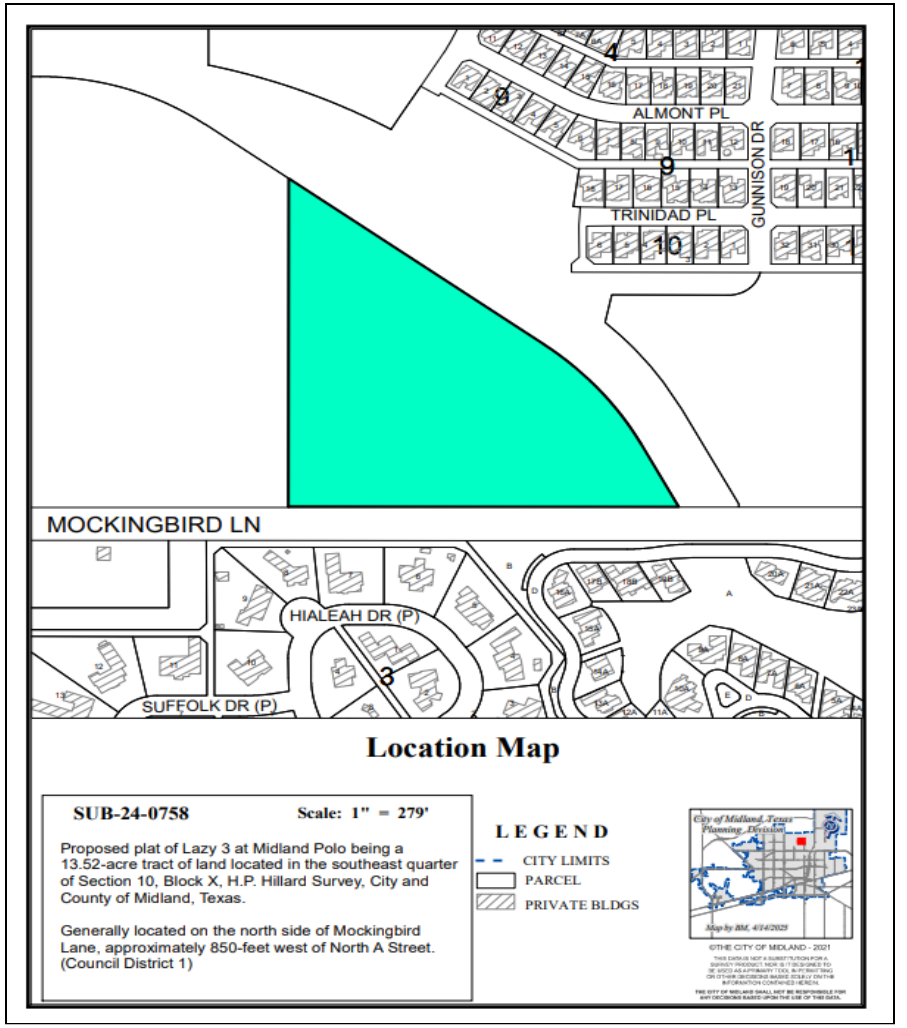

ALMON DR
GUNNISON DR
TRINIDAD PL
MOCKINGBIRD LN
HIALEAH DR (P)
SUFFOLK DR (P)

MIDLAND
Be the Energy!
FINAL PLAT
LAZY 3 AT MIDLAND POLO
Visit Our Website
MIDLANDTEXAS.GOV

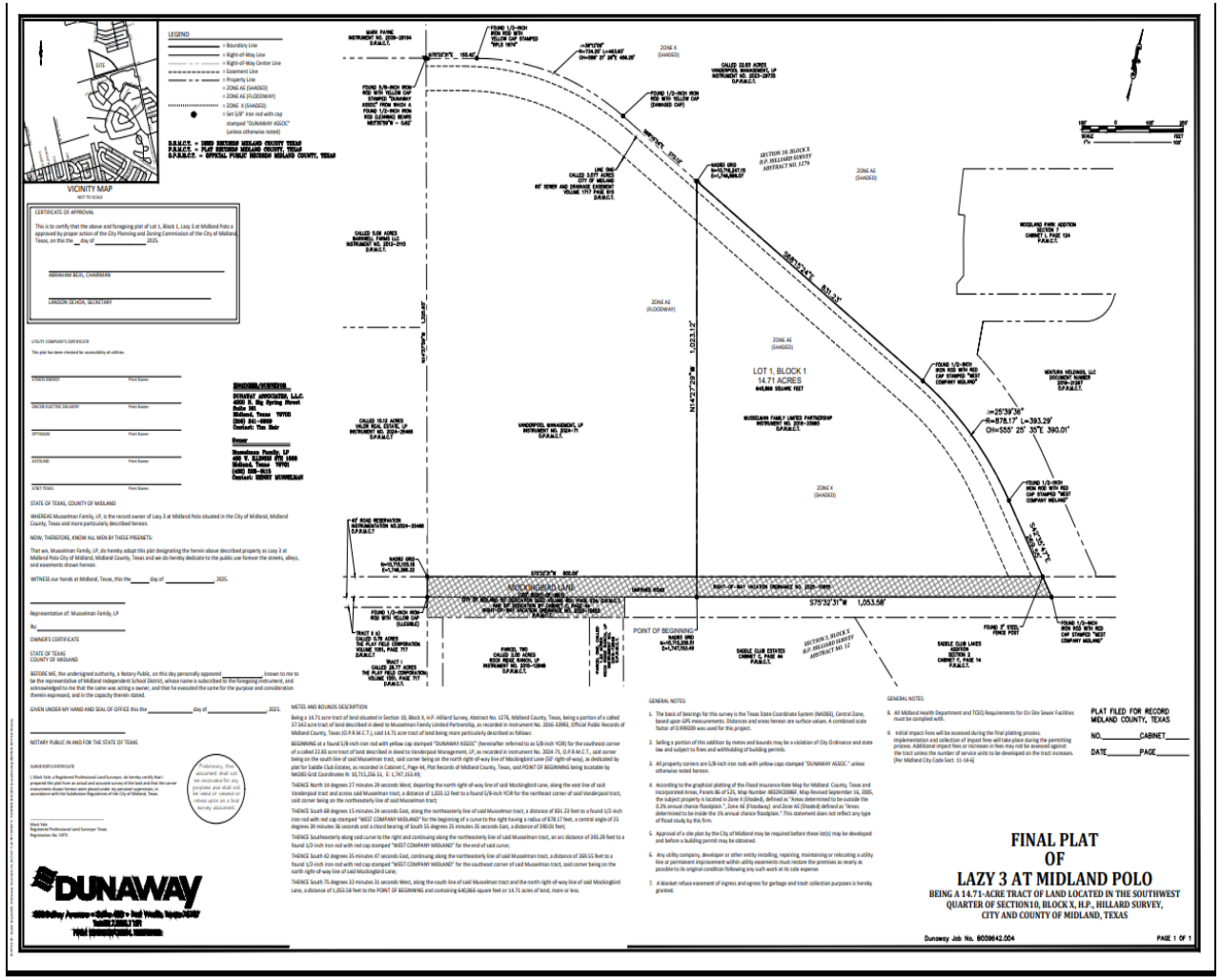
APPLICATION SUMMARY

- **Developer/Property Owner:** Musselman Family, LP
- **Representative:** Melanie Martinez, with Dunaway
- **Location:** Generally located on the north side of Mockingbird Lane, approximately 850-feet west of North A Street. (Council District 1)
- **Reason for Request:** Platting for future agricultural development



PLAT DETAILS

- **Acreage:** 13.52 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 1



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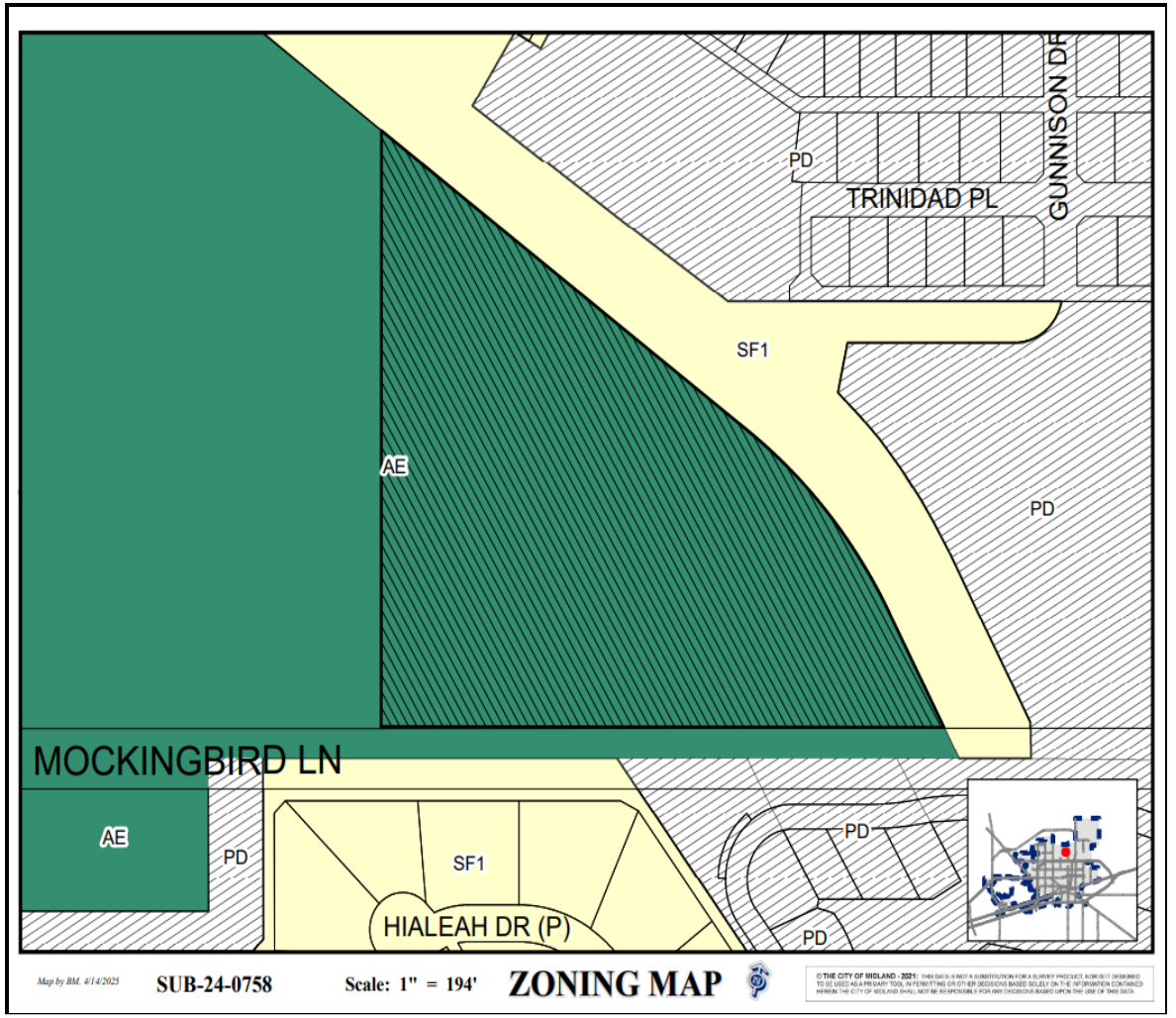
Be the Energy!

ZONING

- **Current Zoning:** AE, Agricultural Estate District
- **Surrounding Zoning:**
  - **North/East:** SF-1, Single-Family Dwelling District
  - **South:** SF-1, Single-Family Dwelling District, and PD, Planned Development District for a Housing Development
  - **West:** AE, Agricultural Estate District



MIDLAND
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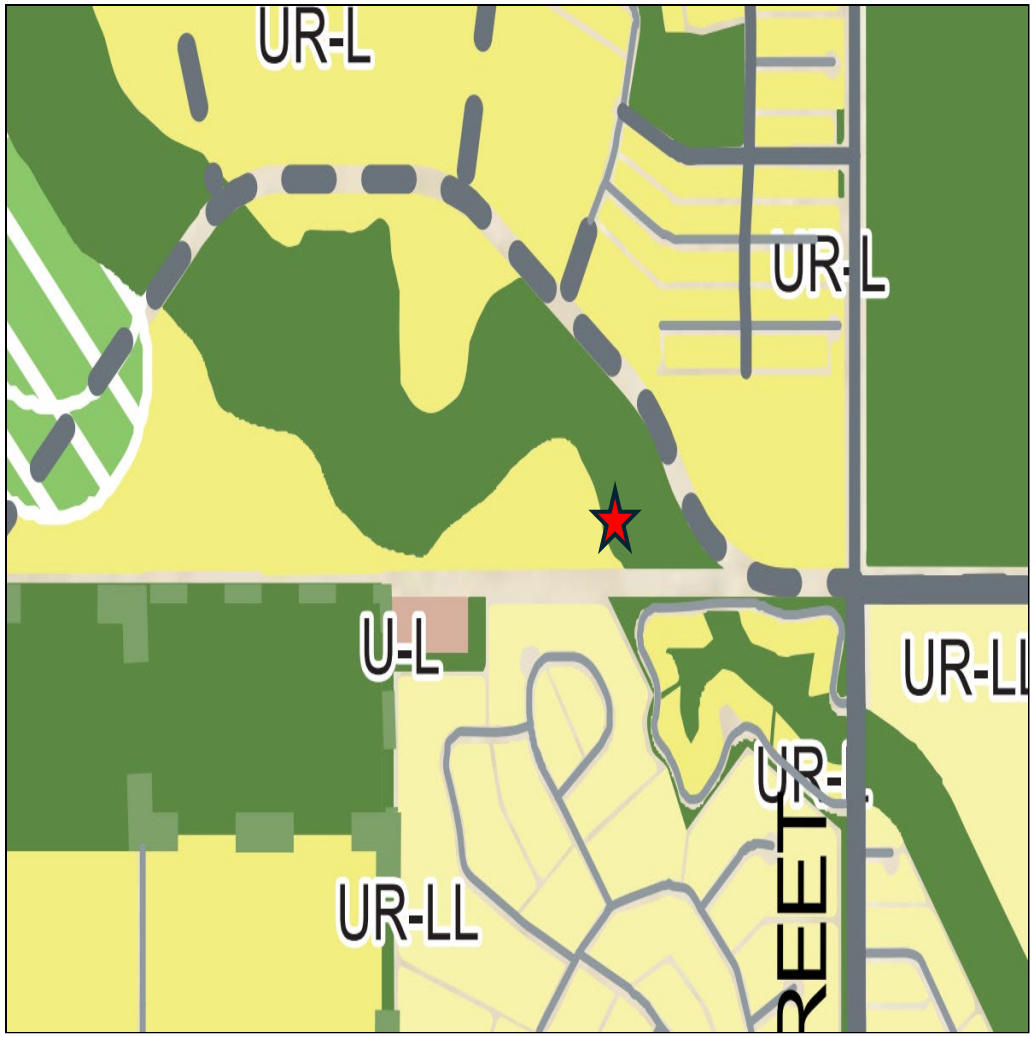
LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North:** Vacant Land and Single-Family Housing
  - **South:** Single-Family Housing
  - **East/West:** Vacant Land
- **Proposed Use:** Stables

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential-Low (UR-L), in part, and Park/Open Space, in part
- **Supported Uses:** Supporting uses include restrictive land use, emphasizing single-family housing and limited, primarily natural, open space.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



6

STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on April 21, 2025.
- The Planning & Zoning Commission approved the preliminary plat reinstatement on November 17, 2025.
- Staff recommends approval of this request.

MISSION

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

MIDLAND
Planning Division

2026 PLANNING AND ZONING COMMISSION MEETINGS

January 5	July 6
January 20*	July 20
February 2	August 3
February 17*	August 17
March 2	September 8*
March 16	September 21
April 6	October 5
April 20	October 19
May 4	November 2
May 18	November 16
June 1	December 7
June 15	December 21

* Indicates a Tuesday Meeting