CITY OF MIDLAND, TEXAS
AGENDA FOR PLANNING AND ZONING COMMISSION MEETING
December 15, 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 December 1, 2025 P&Z meeting minutes. **(DEVELOPMENT SERVICES) ()**

3. - Motion approving a Final Plat of Commerce Addition, Section 6, being a 0.96-acre tract of land out of the southwest quarter of Section 33, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of West Wall Street, approximately 85 feet north of Front Street.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

4. - Motion approving a Final Plat of City View Acres, Section 7, being a replat of a 2.00-acre tract of land out of Block 24, City View Acres, City and County of Midland, Texas. (Generally located on the north side of Garden City Highway, approximately 565 feet east of South Lamesa Road.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

5. - Motion approving a Final Plat of West 1788 Industrial Park Addition, Section 10, being an 8.00-acre tract of land, situated in Section 37, Block 41, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the west side of North Farm to Market 1788, approximately 440 feet north of Onyx Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

6. - Motion approving a Final Plat of Gardens Addition, Section 10, being a replat of Lots 6 through 12, Block 13, Gardens Addition, Replat of Block 13, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Mogford Street and Michigan Avenue.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

PUBLIC HEARINGS

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

7. - Hold a public hearing and consider a request by Rockin Rodeo on behalf of

Melcreek, LP, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption in a Nightclub on Lots 44 through 51, Block 11A, Fairway Park Addition, Section 3, City and County of Midland, Texas. (Generally located on the east side of North Big Spring Street, approximately 665 feet south of Palmer Drive.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

8. - Hold a public hearing and consider a Preliminary Plat of Llano Estacado, Section 4, being a plat of a 1.0-acre tract of land out of Section 23, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of Gladiola Avenue, approximately 465 feet east of Golden Gate Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

9. - 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 O-1, Office 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)**

10. - Hold a public hearing and consider a request by Michael Miller for a Zone Change from AE, Agricultural Estate District, to MH, Manufactured Housing District, on Lot 15, Block 1, Timber Wolf Estates, Section 2, City of Midland, Martin County, Texas. (Generally located on the north side of Jadan Kate Road, approximately 540 feet west of Elkins Road.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

11. - Hold a public hearing and consider a request by Gary Glasscock for a Zone Change from PD, Planned Development District for an Office Center and Transition District, to an amended PD, Planned Development District for an Office Center and Transition District, on Lot 3, Block 68, West End Addition, City and County of Midland, Texas. (Generally located on the south side of West Illinois Avenue, approximately 130 feet west of North I Street.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

12. - Hold a public hearing and consider a Preliminary Plat of Solomon Estates, Section 3, being a replat of Lots 10 and 11, Block 2, Solomon Estates, Section 2, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North A Street and Mockingbird Lane.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

MISCELLANEOUS

13. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Mayfield Addition, Section 9, being a 3.919-acre tract of land out of Section 9, Block X, H. P. Hillard Survey, City and County, Midland, Texas. (Generally located on the east side of Mayfield Place, approximately 165 feet north of Fairfield Lane.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

14. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Young Addition, Section 6, being a replat of Lot 1, Block 1, Young Addition, and Lot 15, Block 1, Young Addition, Section 2, Midland County, Texas. (Generally located at the northwest corner of the intersection of West County Road 127 and South County Road 1209.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

15. - Motion approving, with staff's recommended conditions, a Preliminary Plat of

Southern Addition, Section 37, being a replat of Lots 4, 5, and 6, Block 127, Southern Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of East Washington Avenue and South Lamesa Road.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

16. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Southern Addition, Section 38, being a replat of Lots 1 through 5, Block 125, and Lots 1, 2, and 3, Block 126, Southern Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of East New York Avenue and South Lamesa Road.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

17. - Motion approving a reinstatement of an approved Preliminary Plat of Grasslands Estates, Section 26, being a replat of Lot 1, Block 21, Grassland Estates, Section 16, City and County of Midland, Texas. (Generally located at the southwest corner of West Wadley Avenue and Callaway Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

18. - Motion approving a Final Plat of Grassland Estates, Section 26, being a replat of an 80.99-acre portion of Lot 1, Block 21, Grassland Estates, Section 16, City and County of Midland, Texas. (Generally located on the south side of West Wadley Avenue, approximately 525 feet west of Callaway Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

19. - Motion approving, with staff’s recommended conditions, a Preliminary Plat of Stockard Acres, Section 6, being a replat of Lots B through E, and the south 0.10 acres of Lot F, Tract 1, Stockard Acres, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of West Florida Avenue and Johnston Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

20. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Cowden Addition, Section 9, being a replat of all of Lots 5, 6, and 7, and the west 31.5 feet of Lot 8, Block 47, Cowden Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of North Big Spring Street and Eugene Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

21. - Motion approving, with staff’s recommended conditions, a Preliminary Plat of Garnett Addition, Section 2, being a replat of Lot 1, Block 1, Garnett Addition, and a 0.86 acre-tract of land situated in Section 6, Block 38, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of East Interstate 20, and East State Highway 158.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

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
December 1, 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, December 1, 2025.

Members present:	Abraham Bejil, Joshua Sparks, Brennan Berry, Brian Martin, Dara Richardson
Members absent:	Lucy Sisniega, Brandon Ofield, Joshua Garza, Aaron Hunter
Staff members present:	Mary Kate Loftis, Alexis Martinez, Beatriz Quezada, Britton Murry, Angelina Bettanini, Landon Ochoa, Elizabeth Triggs

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 17, 2025 P&Z meeting minutes. **(DISTRICT: NONE) (DEVELOPMENT SERVICES) ()**

3. - Motion approving a Final Plat of Llano Estacado Estates being a 91.9-acre tract of land located in the southeast quarter of Section 16, Block 38, T-2-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northwest corner of the intersection of East County Road 140 and Farm to Market Road 1213.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

4. - Motion approving a Final Plat of The Bedford Place, Section 3, being a replat of the west 70 feet of Lot 4, and all of Lots 5 and 6, Block 4, The Bedford Place, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of Princeton Avenue and North G Street.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

5. - Motion approving a Final Plat of Lazy 3 at Midland Polo, being a 14.71-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)**

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

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

PUBLIC HEARINGS

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

7. - Hold a public hearing and consider a request by Skyline Civil Group, on behalf of Judy Moreland, for a Zone Change from O-1, Office District to LR, Local Retail District on a 1.173-acre tract of land out of Block 27, Morningside Addition, City and County of Midland, Texas. (Generally located at the Northeast corner of North Main Street and West Scharbauer Drive.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Angelina Bettanini presented this item:

The public hearing opened at 3:38 p.m.

Citizen Stephen Mercum spoke on behalf of this item stating it has a wonderful purpose.
The applicant, Judy Moreland, clarified the details of this project, stating there will be no more than 6–8 employees who will take public transit to the jobsite, ensuring the traffic is minimal.

The public hearing closed at 3:40 p.m.

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

8. - Hold a public hearing and consider a request by Maverick Engineering, on behalf of Midtown AC & Heating, LLC, for a Zone Change from SF-2, Single-Family Dwelling District to SF-3, Single-Family Dwelling District on Lot 2, Block 4, Moody Addition, Section 3, City and County of Midland, Texas. (Generally located on the east side of South Carver Street, approximately 265 feet north of Cloverdale Road.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Beatriz Quezada presented this item:

The public hearing opened at 3:44 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:44 p.m.

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

9. - Hold a public hearing and consider a request by Michael Miller for a Zone Change from AE, Agricultural Estate District, to MH, Manufactured Housing District, on Lot 15, Block 1, Timber Wolf Estates, Section 2, City of Midland, Martin County, Texas. (Generally located on the north side of Jadan Kate Road, approximately 540 feet west of Elkins Road.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

This item was pulled by staff. No action was taken.

10. - Hold a public hearing and consider a Final Plat of Northwest Acres Addition, Section 4, being a replat of the south 75.75 feet of Lot 14, together with a strip of land 30 feet by 128.54 feet adjoining said lot, Northwest Acres Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Gulf Avenue and Oaklawn Drive.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Angelinan Bettanini presented this item:

The public hearing opened at 3:46 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:46 p.m.

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

11. - Hold a public hearing and consider a Preliminary Plat of Moody Addition, Section 18, being a replat of Lot 2, Block 4, Moody Addition, Section 3, City and County of Midland, Texas. (Generally located on the east side of South Carver Street, approximately 270 feet north of Cloverdale Road.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Angelina Bettanini presented this item:

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

There was no one wishing to speak on this item.

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

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

12. - Hold a public hearing and consider a Final Plat of Wingate, Section 2, being a replat of the west 60 feet of Lot 3 and Lot 4, except the west 41 feet thereof, Block 2, Wingate Addition, City and County of Midland, Texas. (Generally located on the north side of Humble Avenue, approximately 210 feet east of Lanham Street.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Angelina Bettanini presented this item:

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

There was no one wishing to speak on this item.

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
NAY: None
ABSTAIN:
ABSENT: Lucy Sisniega, Brandon Ofield, Joshua Garza, Aaron Hunter

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

Planner Angelina Bettanini presented this item:

The public hearing opened at 3:53 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:53 p.m.

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

MISCELLANEOUS

14. - Motion approving, with staff's recommended conditions, a Preliminary Plat of South

349 Acres Addition, Section 8, being a replat of Lot 1, Block 5, South 349 Acres Addition, Section 4, and a 31.336-acre tract of land out of Section 3 and 10, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of West Interstate 20 and Rankin Highway.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

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

15. - Motion approving a reinstatement of an approved Preliminary Plat of The Vineyard Addition, Section 13 West, being a 309.21-acre tract of land out of the west half of Section 13, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Mockingbird Lane and Avalon Drive.) **(EXTRATERRITORIAL JURISDICTION), (DISTRICT: 4) (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
NAY: None
ABSTAIN:
ABSENT: Lucy Sisniega, Brandon Ofield, Joshua Garza, Aaron Hunter

16. - Motion approving a reinstatement of an approved Preliminary Plat of Original Town Addition, Section 30, being a replat of Lots 1 through 5, and the north 30-feet of Lot 6, Block 93, less the east 30-feet of said lots, and the north 30-feet of Lot 7, and all of Lots 8 through 12, Block 93, and the vacated north/south 0.13-acre alley adjacent to said lots, Original Town of Midland, an addition to the City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of South Marienfeld Street and West Indiana Avenue.) **(DISTRICT: 3) (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
NAY: None
ABSTAIN:
ABSENT: Lucy Sisniega, Brandon Ofield, Joshua Garza, Aaron Hunter

17. - Motion approving a Final Plat of Original Town Addition, Section 30, being a replat of Lots 1 through 5, and the north 30-feet of Lot 6, Block 93, less the east 30-feet of said lots, and the north 30-feet of Lot 7, and all of Lots 8 through 12, Block 93, and a vacated north/south 0.13-acre alley adjacent to said lots, and a previously vacated 0.192-acre right of way vacation along South Marienfeld Street, and a 0.496-acre right of way vacation along West Indiana Avenue, Original Town of Midland, an addition to the City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of South Marienfeld Street and West Indiana Avenue.) **(DISTRICT: 3) (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

NAY: None
ABSTAIN:
ABSENT: Lucy Sisniega, Brandon Ofield, Joshua Garza, Aaron Hunter

Landon Ochoa, Planning Division Manager
Department of Development Services

12/10/25
Date

Abraham Bejil, Chair

Date

Planning and Zoning Commission Meeting

Item Number:	**3.**
Meeting Date:	**December 15, 2025**
To:	**Planning and Zoning Commission**
From:	**Beatriz Quezada, Planner**
Subject:	**Motion approving a Final Plat of Commerce Addition, Section 6, being a 0.96-acre tract of land out of the southwest quarter of Section 33, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the east side of West Wall Street, approximately 85 feet north of Front Street.)**

Purpose:

Maverick Engineering, on behalf of Planet Paintless, is requesting to plat a 0.96-acre tract of land located at 3415 West Wall Street into one lot in order to operate an automotive shop.

The preliminary plat was approved by the Planning and Zoning Commission on September 15, 2025.

Current Zoning:

C, Commercial District

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

WATER: 4” water exists in Wall Street, okay as is. No public water improvements required. [For Applicant’s Information Only.]

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

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

SEWER: Deferral request for sewer improvements were administratively approved on 8/19/2025. [For Applicant’s Information Only.]

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

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)

No comments.

Addressing: (Approved)

No comments.

AT&T: (Approved)

We do have aerial three aerial cables on the poles on south of Wall St you are inquiring about.

Planning: (Approved)

Staff recommends approval of the Final Plat of Commerce Addition, Section 6.

Attachments:
A. P-25-2430, Combined Files
B. P&Z - - Commerce Addition, Section 6 Final Plat

Beatriz Quezada, Development Services	Created/Initiated - 12/4/2025
Landon Ochoa, Development Services	Final Approval - 12/5/2025

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

Subdivision Name: COMMERCE ADDITION, SECTION 6
(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: PLANET PAINTLESS, LLC		Phone #: 432-313-1603 Email: planetpaintless@gmail.com	
Address: 3415 WEST WALL STREET	City: MIDLAND	State: TX	Zip: 79701

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

Representative (If different from applicant or property owner) Print Name: 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)
BEING PLATTED BECAUSE IT IS NOT CURRENTLY PLATTED

Plat Information	Total Acreage: 0.96
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 1	Number of Multi-Family Dwelling Units:

Deferral Request: Do you plan on requesting a deferral to the timing of public improvements?
☒ Yes ☐ No (DEFERRAL APPROVED AUGUST 2025
(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): Jonathan Walker

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

Authorized Agent (signature) Andrew L. Walker

Subscribed and sworn to before me, this 18 day of November, 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

- [x] Property Owner Authorization
- [x] Application Fee / [ ] Paying online
  Check# 5669
- [x] Recording Fee
  Check# 5670
- [x] Digital and Physical Copies of Plat (including CADD file)
- [ ] Deferral Letter (if applicable)
- [ ] Groundwater Availability Certification Forms (if applicable)
- [x] Title Opinion
- [x] Tax Certificates

Planner Notes: *not using groundwater within city limits

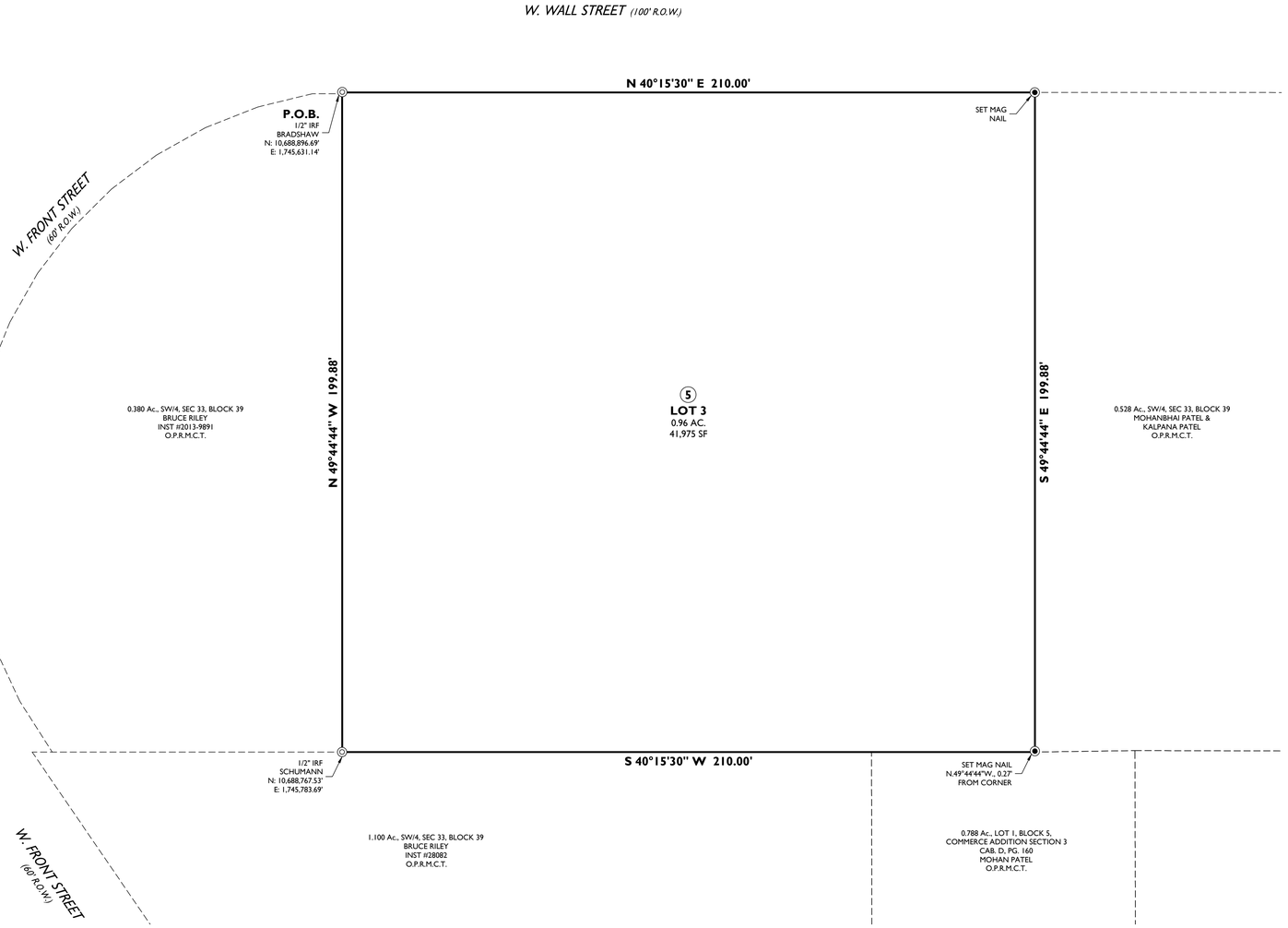
Signature: Beatriz Quezada **Date:** 11/18/25

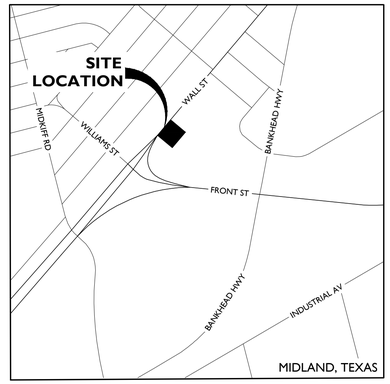
RECEIVED
NOV 18 2025
Initial:

Docusign Envelope ID: 58C0D280-30A2-4812-A90D-7C5667E05915

COMMERCE ADDITION, SECTION 6

BEING A 0.96 ACRE TRACT OF LAND OUT OF THE SOUTHWEST QUARTER OF SECTION 33, BLOCK 39, T-1-S T&P RY CO. SURVEY CITY AND COUNTY OF MIDLAND, TEXAS





VICINITY MAP

N.T.S.

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS PLANET PAINTLESS, LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 33, 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 PLANET PAINTLESS, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS COMMERCE ADDITION, SECTION 6, 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:PLANET PAINTLESS, LLC, / JONATHAN WALKER, OWNER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF COMMERCE ADDITION, SECTION 6, 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 #48329C0201F, 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 IS 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.*

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

PLANET PAINTLESS, LLC
JONNY WALKER
3415 WEST WALL STREET
MIDLAND, TX - 79701
DEED INSTRUMENT #2025-347
PHONE #432-313-1603

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____



0' 20' 40' 60'

SCALE 1" = 20'

LEGEND

◉	DENOTES SET MAG NAIL
◎	DENOTES FOUND MONUMENT AS NOTED
———	DENOTES BOUNDARY LINE
– – – – –	DENOTES EXISTING PROPERTY LINES
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
P.O.B.	POINT OF BEGINNING

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.

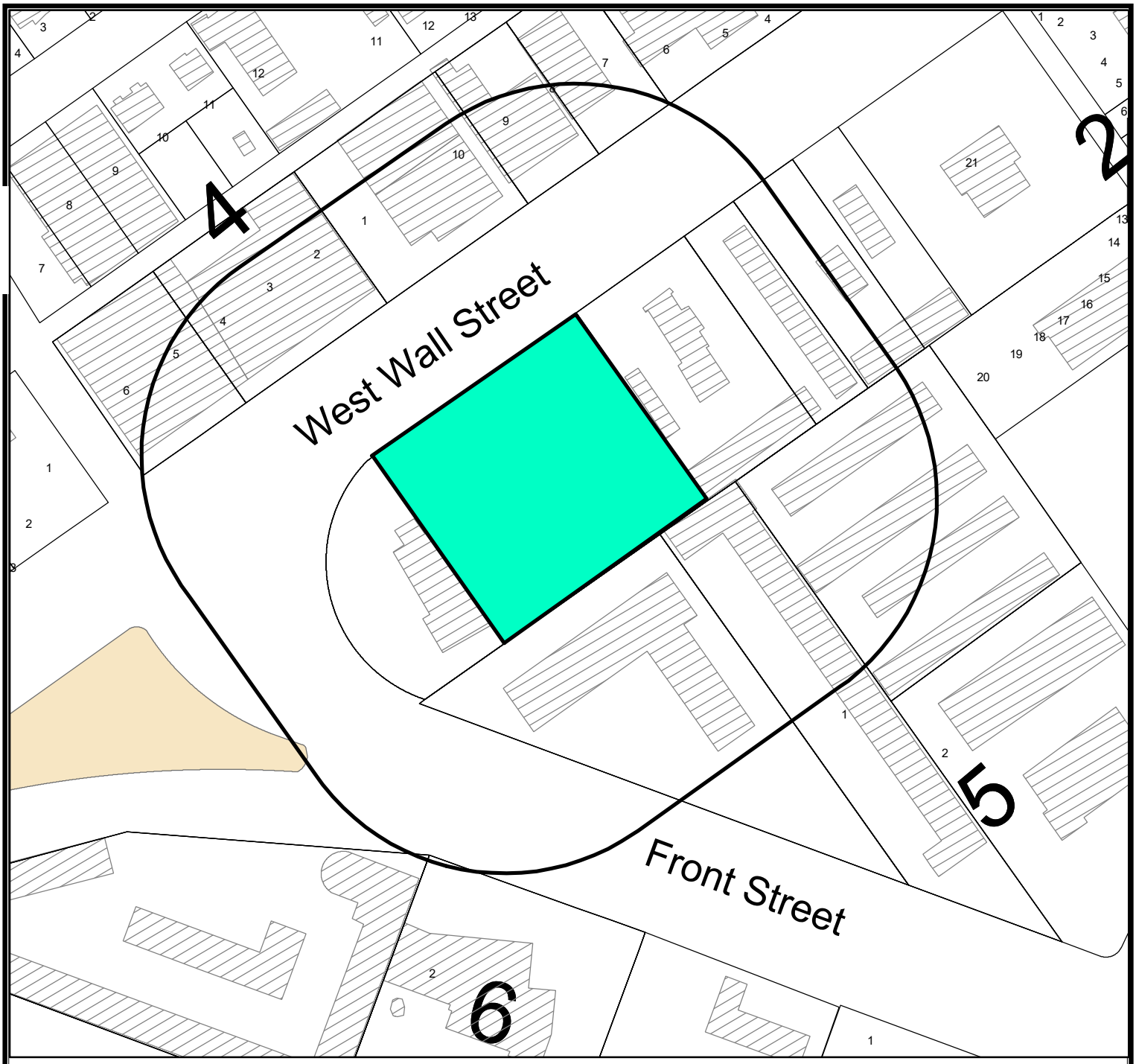
GREGORY W. SHOULTS RPLS#5356
MAVERICK ENGINEERING ITX. FIRM #10194514)
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701

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

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

COMMERCE ADDITION, SECTION 6

Drawing : F:\2025\250113-PLANET PAINTLESS-PLANET PAINTLESS ZONE AND PLAT\DRAWINGS\PLAT\FINAL PLAT\250113 FINAL PLAT.DWG Last Saved By: SDavis on 11/11/25



Location Map

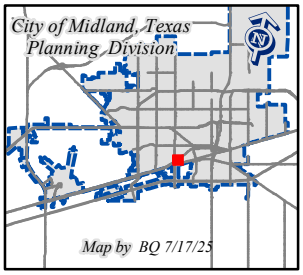
SUB-25-0875 **Scale: 1" = '800**

Proposed plat of Commerce Addition, Section 6, being a 0.96-acre tract of land out of the southwest quarter of Section 33, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

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

LEGEND

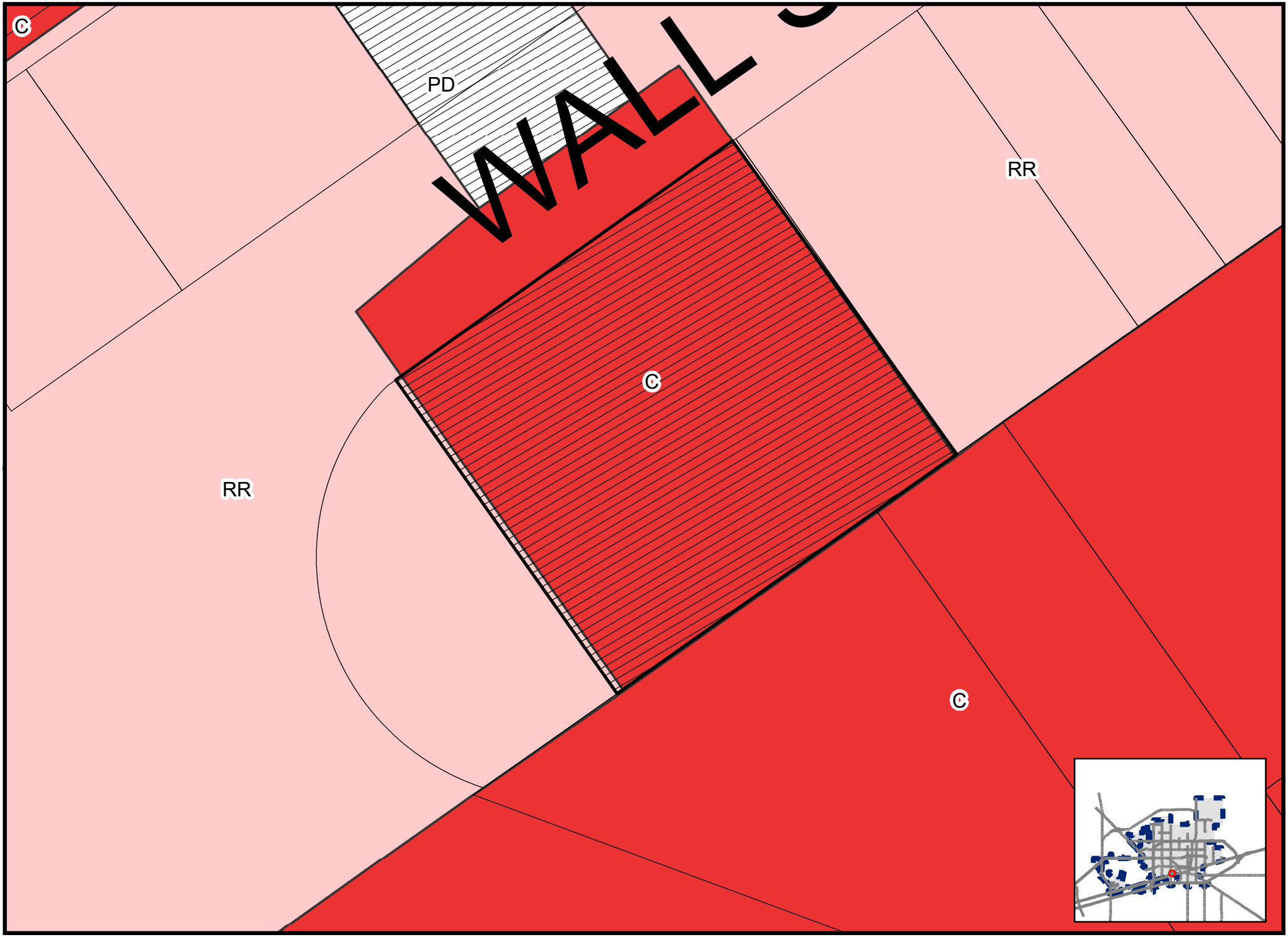
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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



Map by BQ

SUB-252430

Scale: 1" = 600'

ZONING MAP

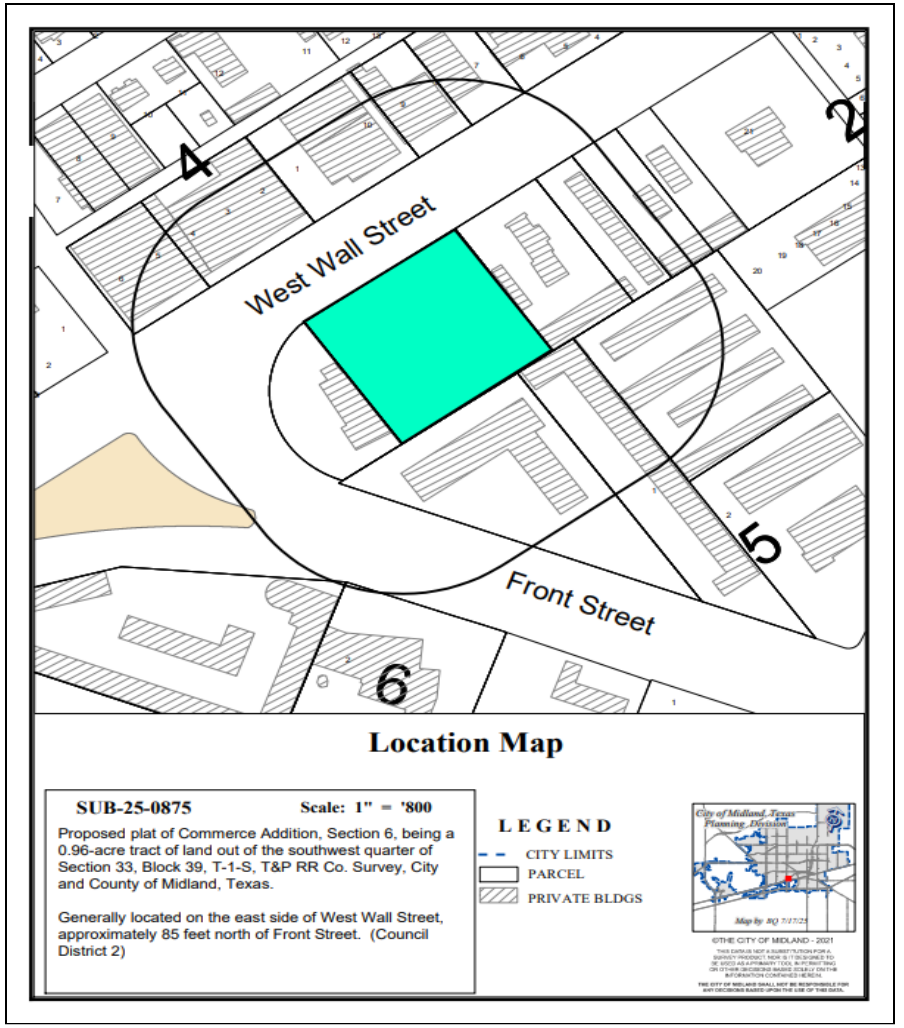
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS MADE BASED THEREON




MIDLAND
Be the Energy!
FINAL PLAT
COMMERCE ADDITION, SECTION 6
Visit Our Website
MIDLANDTEXAS.GOV

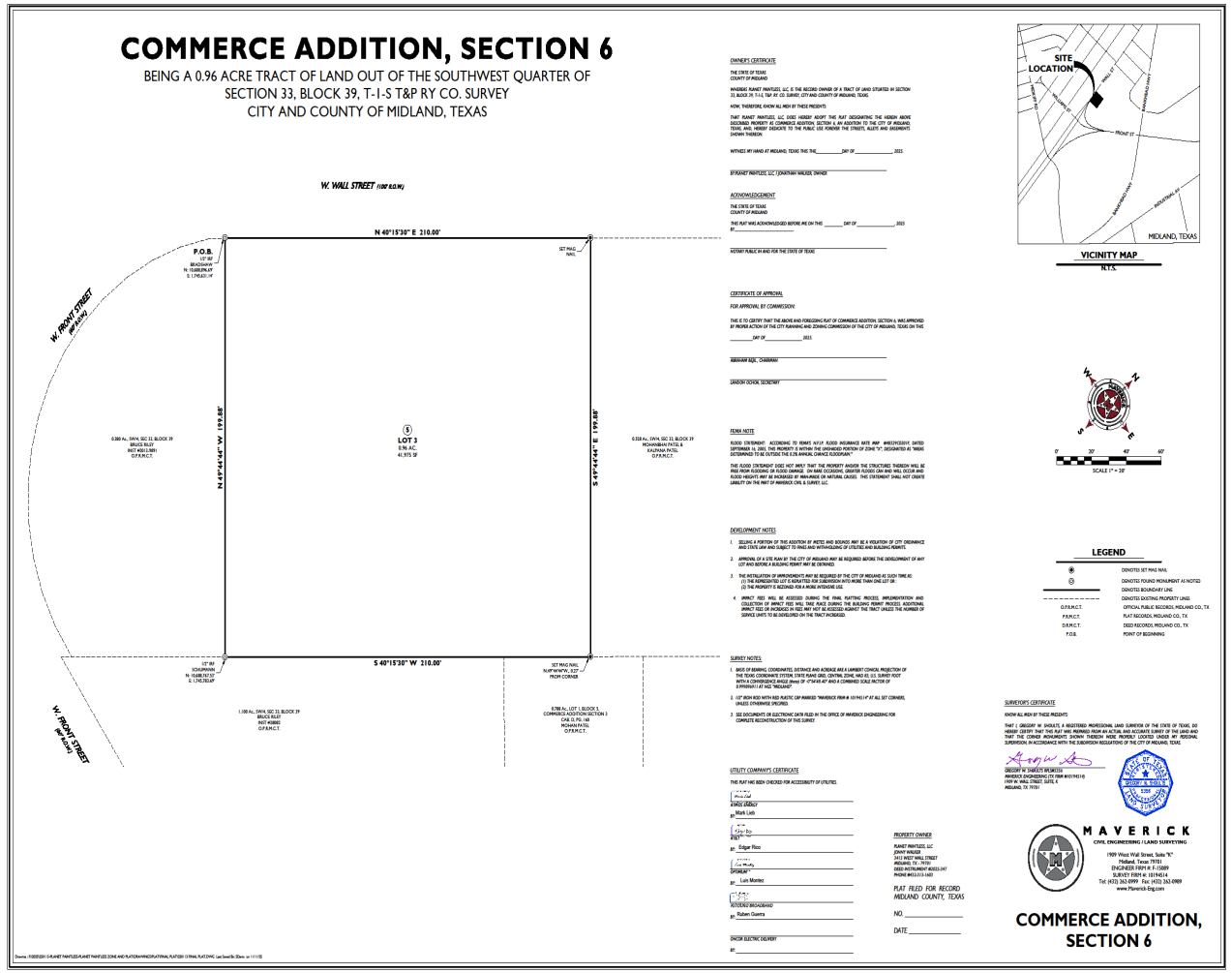
APPLICATION SUMMARY

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



PLAT DETAILS

- **Acreage:** 0.96 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 1



COMMERCE ADDITION, SECTION 6

BEING A 0.96 ACRE TRACT OF LAND OUT OF THE SOUTHWEST QUARTER OF SECTION 33, BLOCK 39, T-1-S T&P RY CO. SURVEY CITY AND COUNTY OF MIDLAND, TEXAS

W. WALL STREET (100' R.O.W.)

W. FRONT STREET (80' R.O.W.)

N 40°15'30" E 210.00'

S 40°15'30" W 210.00'

N 49°44'44" W 199.88'

S 49°44'44" E 199.88'

P.O.B.

LOT 3
0.96 AC.
41,975 SF

SITE LOCATION

MIDLAND, TEXAS

VICINITY MAP
N.T.S.

SCALE 1" = 30'

LEGEND

OWNER'S CERTIFICATE

ACKNOWLEDGEMENT

CERTIFICATE OF APPROVAL

FEMA NOTE

DEVELOPMENT NOTES

SURVEY NOTES

UTILITY COMPANY'S CERTIFICATE

PROPERTY OWNER

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

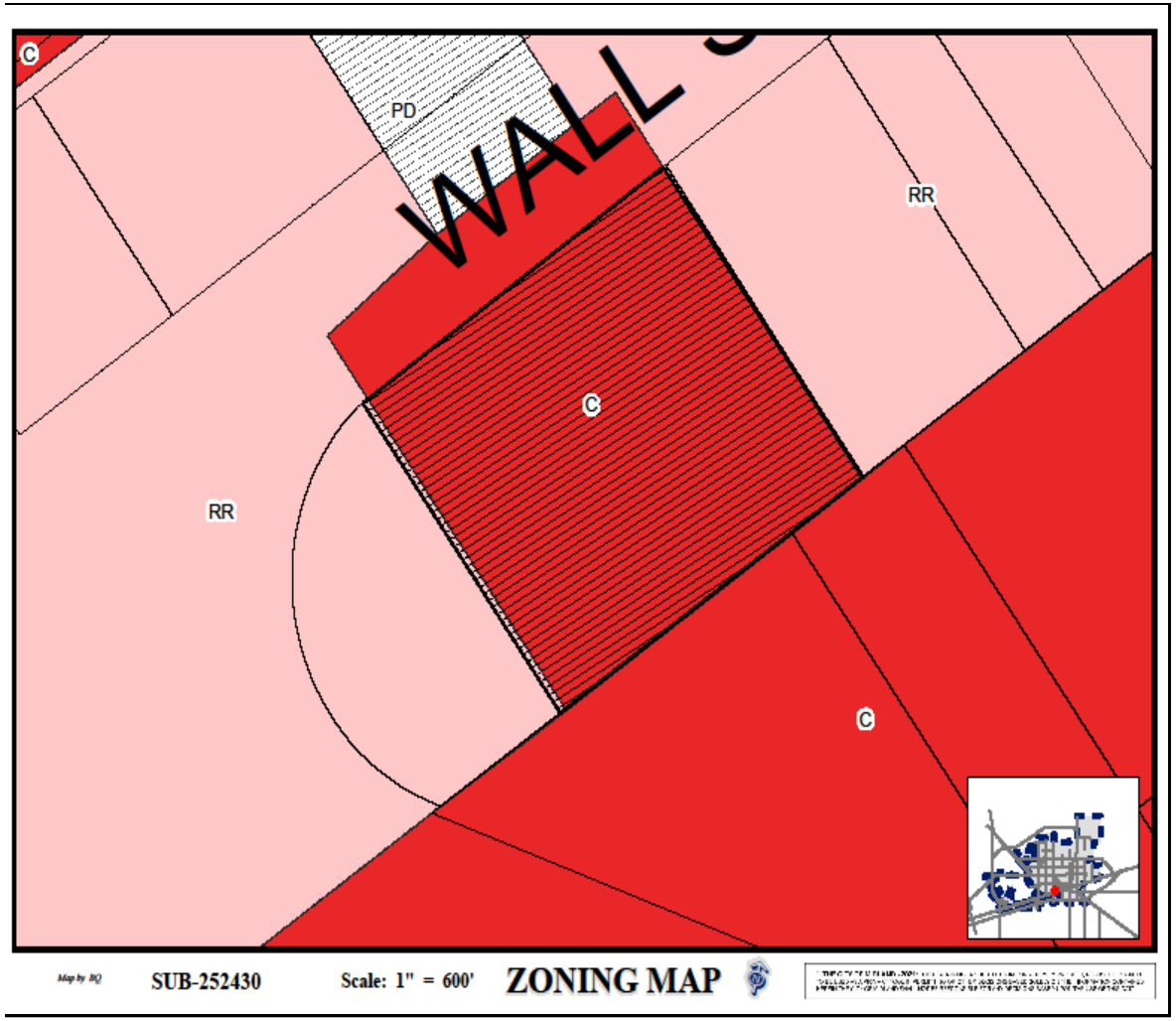
SURVEYOR'S CERTIFICATE

MAVERICK
CIVIL ENGINEERING / LAND SURVEYING

COMMERCE ADDITION, SECTION 6

ZONING

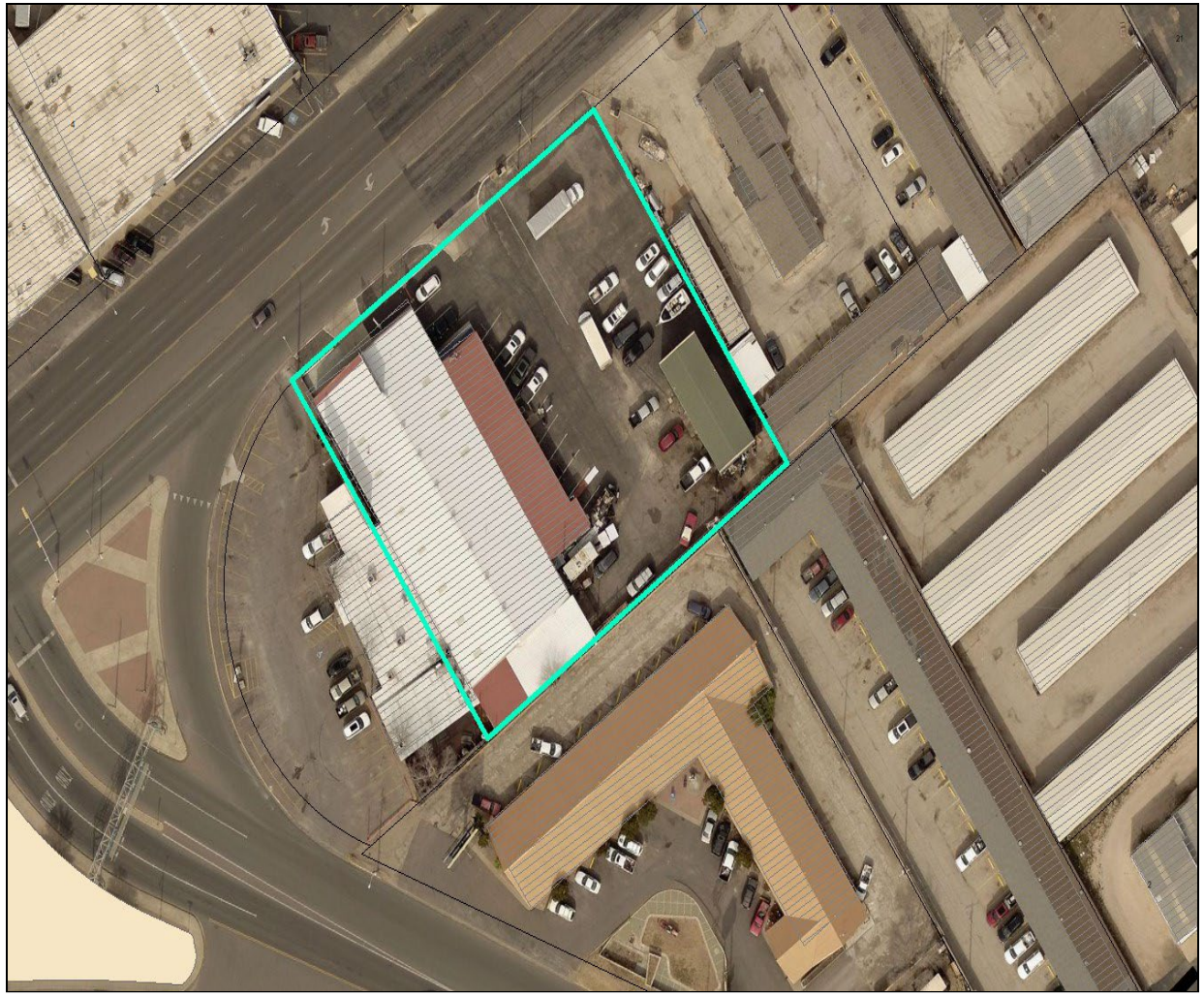
- **Current Zoning:** C, Commercial District
- **Surrounding Zoning:**
  - **North:** PD, Planned Development District for a Transition District and RR, Regional Retail District
  - **South:** C, Commercial District
  - **East/West:** RR, Regional Retail District



MIDLAND
Be the Energy!

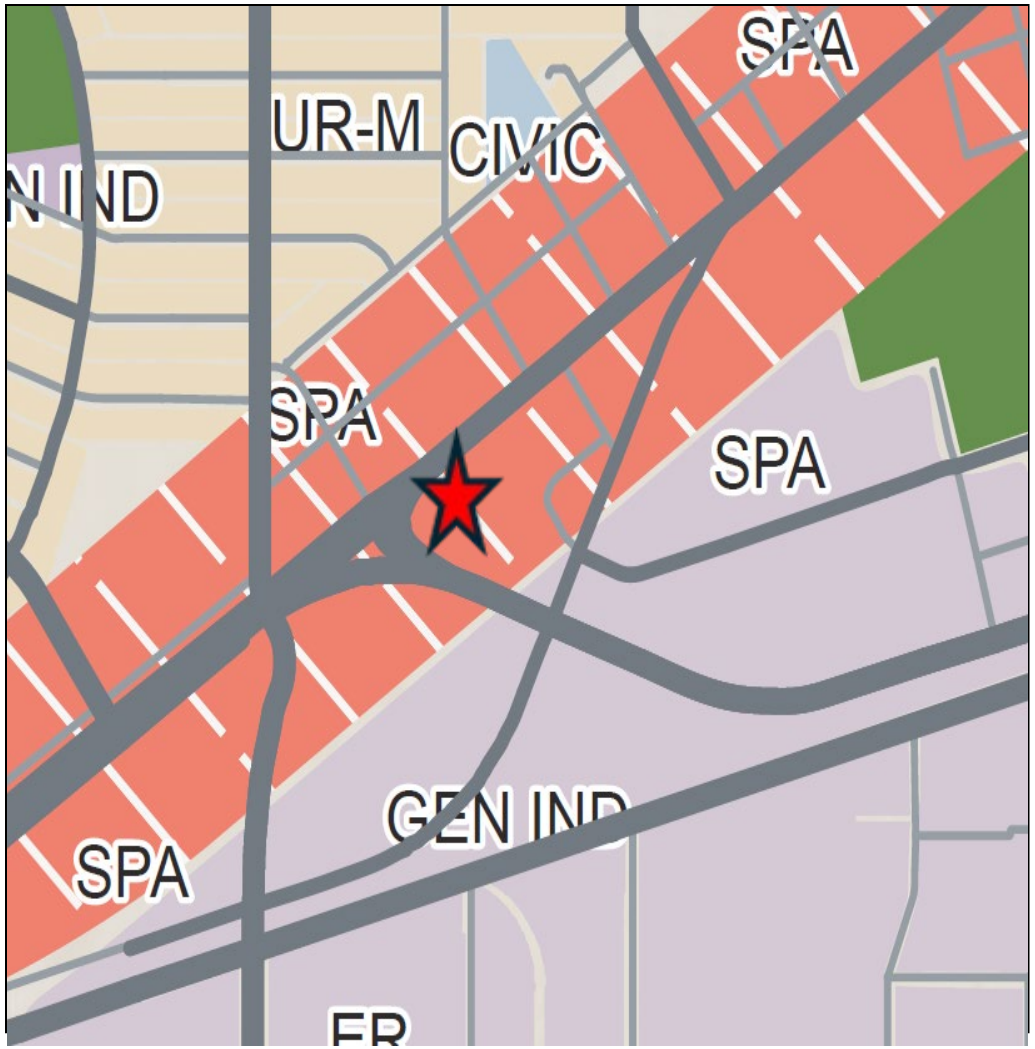
LAND USE

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



COMPREHENSIVE PLAN

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



MIDLAND
Be the Energy!

RELATED ITEMS

- A zone change request for this property was approved by the Planning and Zoning Commission on August 4, 2025, and by City Council on August 26, 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: 4.
Meeting Date: December 15, 2025
To: Planning and Zoning Commission
From: Beatriz Quezada, Planner
Subject: Motion approving a Final Plat of City View Acres, Section 7, being a replat of a 2.00-acre tract of land out of Block 24, City View Acres, City and County of Midland, Texas. (Generally located on the north side of Garden City Highway, approximately 565 feet east of South Lamesa Road.)

Purpose:

Surveying and Mapping, LLC, on behalf of Eric W. Van and Frances R. Van, is requesting to replat the property located at 1305 Garden Highway into one lot for future commercial development.

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

Current Zoning:

C, Commercial District

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:
Approve

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: Garden City Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required excluding driveways and curb cuts. [For Applicant’s Information Only.]

WATER: 6” water exists in alley north of tract, okay as is. No public water improvements required. [For Applicant’s Information Only.]

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

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

SEWER: 18” sewer exists in alley north 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)

No comments.

ADDRESSING: (Approved)

Verify the Lot & Block #. Verify the legal description. It might need to include E/Part. See MCAD's description. Remove extra wording "Proposed Plat of" on Plat Name. Change "State Highway 158" to "Garden City Highway".

Planning: (Approved)

Staff recommends approval of the Final Plat of City View Acres, Section 7.

Attachments:

A. P-25-2424, Combined Files
B. P&Z - - City View Acres, Section 7 Final Plat

Beatriz Quezada, Development Services	Created/Initiated - 12/4/2025
Landon Ochoa, Development Services	Final Approval - 12/9/2025

MIDLAND Planning Division

Final Plat Application

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

Subdivision Name: Proposed Plat of City View Acres, Section 7
(Must be named in accordance with 11-2-5(A)4 of the City Code)

Applicant (Must be an individual. Also, See affidavit on page 3 if acting as agent)
Print Name: ERIC W VAN & FRANCES R. VAN
Phone #: (432) 559-4588
Email:

Address:	City:	State:	Zip:
1305 Garden City Hwy	Midland	TX	79708

Property Owner
Print Name: Eric W Van & Frances R. Van
Phone #:
Email:

Address:	City:	State:	Zip:
1305 Garden City Hwy	Midland	TX	79708

Developer: (If different from property owner)
Print Name: Edgar Barraza
Phone #: 432-934-9869
Email: b.g-construction78@yahoo.com

Address:	City:	State:	Zip:
4509 S County Rd. 1205	Midland	TX	79706

Representative (If different from applicant or property owner)
Print Name: Surveying & Mapping, LLC (Jennifer Ward-Nusz)
Phone #: 432-559-3606
Email: Jennifer.Ward-Nusz@sam.biz

Address:	City:	State:	Zip:
15 Smith Rd, Ste 2000	Midland	TX	

Reason for Platting (Please be specific)
To be in compliance with City ordinance to be able to develop in the future.

Plat Information
Total Acreage: 2.00 Acres

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

Number of Lots: 1
Number of Multi-Family Dwelling Units: 0

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

Groundwater Availability: Per Texas Local Government Code Section 212.0101, if groundwater is intended to be the water supply for a proposed subdivision, then a statement must be provided with the plat application and must: (1) be prepared by an engineer licensed to practice in this state or a geoscientist licensed to practice in this state; and (2) certify that adequate groundwater is available for

the subdivision. The certification must be submitted by filling out and submitting these two forms with the final plat application: *Certification Form: Groundwater Availability for Platting* and *Plat Attesting Form* which can be found on TCEQ's website as well as the City of Midland's website on the Planning & Zoning page. Although the state law allows for municipalities to waive this requirement under 212.0101(a-1) under certain conditions, it is the decision of the City of Midland to not waive this requirement, and therefore, will not accept requests to waive it. If your plat qualifies for short form (refer to sketch comments), then this certification must be submitted before or at the time of final plat submittal or the final plat application will not be accepted.

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

Submittal and Fees

Items to be submitted with this application form:

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

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

Timeline & Deadlines:

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

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

Applicant (signature):_____	Date:
Applicant (printed):_____	
Property Owner (signature): Eric Van	Date: 10-28-2025
Property Owner (printed): ERIC VAN	

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

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

If acting as an agent for property owner:

STATE OF TEXAS
COUNTY OF MIDLAND

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

Authorized Agent (signature)_____

Subscribed and sworn to before me, this____ 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	☑ Digital and Physical Copies of Plat (including CADD file)
☑ Application Fee / ☐ Paying online	☐ Deferral Letter (if applicable)
Check# invoiced	☐ Groundwater Availability Certification Forms (if applicable)
☐ Recording Fee	☑ Title Opinion
Check#_____	☑ Tax Certificates

Planner Notes:

RECEIVED
NOV 17 2025

Signature: Brent D [illegible] **Date:**

Initial:_____

FINAL PLAT

PROPOSED PLAT OF CITY VIEW ACRES, SECTION 7

BEING A REPLAT OF A 2.00–ACRE TRACT OF LAND OUT OF BLOCK 24, CITY VIEW ACRES, CITY AND COUNTY OF MIDLAND, TEXAS



VICINITY MAP
(NOT TO SCALE)

OWNER'S CERTIFICATE
THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, ERIC W. VAN AND FRANCES R. VAN, is the record owner of

BEING THE EAST 2.00 ACRES OF LAND OUT OF TRACT 24 OF THE CITY VIEW ACRES ADDITION LOCATED IN SECTION 1, BLOCK 39, T–2–S, T & P RR CO SURVEY, ABSTRACT 329180, CITY AND COUNTY OF MIDLAND, TEXAS AND BEING THAT CERTAIN 2.00 ACRE TRACT DESCRIBED TO ERIC W. VAN AND FRANCES R. VAN BY DOCUMENT RECORDED IN VOLUME 2334, PAGE 790 OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS (O.P.R.M.C.T.);

BEGINNING AT A 2–INCH IRON PIPE (GRID N: 10691188.91, GRID E: 1761510.27) FOUND FOR THE SOUTH MOST CORNER OF SAID TRACT 24 AND THE SOUTH MOST CORNER OF SAID VAN TRACT, ON THE NORTHEAST RIGHT OF WAY OF GARDEN CITY HIGHWAY (100' RIGHT OF WAY) FOR THE SOUTH CORNER OF THIS TRACT;

THENCE N 70°59'51" W ALONG THE SOUTHWEST LINE OF SAID TRACT 24 AND SAID NORTHEAST RIGHT OF WAY A DISTANCE 220.87 FEET TO A 1/2–IRON ROD WITH CAP MARKED "SAM" FOR THE SOUTH CORNER OF THAT CERTAIN TRACT DESCRIBED TO SOPER BERTIE ESTATE BY DOCUMENT RECORDED IN VOLUME 2721, PAGE 360 OF THE (O.P.R.M.C.T.) AND THE WEST CORNER OF THIS TRACT;

THENCE N 19°10'53" E ALONG THE COMMON LINE OF SAID SOPER BERTIE ESTATE TRACT AND SAID VAN TRACT A DISTANCE OF 317.82 FEET TO A 1/2–IRON ROD WITH CAP MARKED "SAM" ON THE NORTH LINE OF SAID TRACT 24, FOR THE NORTH COMMON CORNER OF SAID SOPER BERTIE ESTATE TRACT WITH SAID VAN TRACT AND THE NORTHWEST CORNER OF THIS TRACT (GRID N: 10691560.97, GRID E: 1761405.87);

THENCE N 74°43'20" E WITH THE NORTH LINE OF SAID TRACT 24 AND SAID VAN TRACT, A DISTANCE OF 267.86 FEET TO A 1/2–IRON ROD WITH CAP MARKED "SAM" FOR THE NORTHEAST CORNER OF SAID TRACT 24 AND THE NORTH COMMON CORNER OF THAT CERTAIN TRACT DESCRIBED TO AGUSTIN MALDONADO AS DOCUMENT NO. 2016–2662 OF THE (O.P.R.M.C.T.) AND SAID VAN TRACT AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 18°57'45" W WITH THE COMMON LINE OF SAID MALDONADO TRACT WITH SAID VAN TRACT, A DISTANCE OF 301.03 FEET TO A 1/2–INCH IRON ROD FOUND FOR THE WEST CORNER OF SAID MALDONADO TRACT AND THE NORTH CORNER OF THAT CERTAIN TRACT DESCRIBED TO JD AND DOROTHY CRAWFORD FAMILY LIMITED PARTNERSHIP RECORDED AS INSTRUMENT NO. 2016–34090 OF THE (O.P.R.M.C.T.);

THENCE S 19°34'27" W WITH THE COMMON LINE OF SAID CRAWFORD FAMILY TRACT AND SAID VAN TRACT, A DISTANCE OF 167.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.000 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Eric W. Van and Frances R. Van, do(es) hereby adopt this plat designating the hereinabove described property as CITY VIEW ACRES, SECTION 7, an addition to the City of Midland, Texas, and, hereby dedicate to the public use forever the streets, alleys and easements shown hereon

WITNESS our hands at (Midland, Texas), this the _____ day of _____, 20___.

_____
By: ERIC W. VAN

_____
By: FRANCES R. VAN

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

This plat was acknowledged before me on the date of _____ by ERIC W. VAN
NOTARY SEAL: NOTARY PUBLIC, STATE OF TEXAS.

This plat was acknowledged before me on the date of _____ by FRANCES R. VAN
NOTARY SEAL: NOTARY PUBLIC,
STATE OF TEXAS.

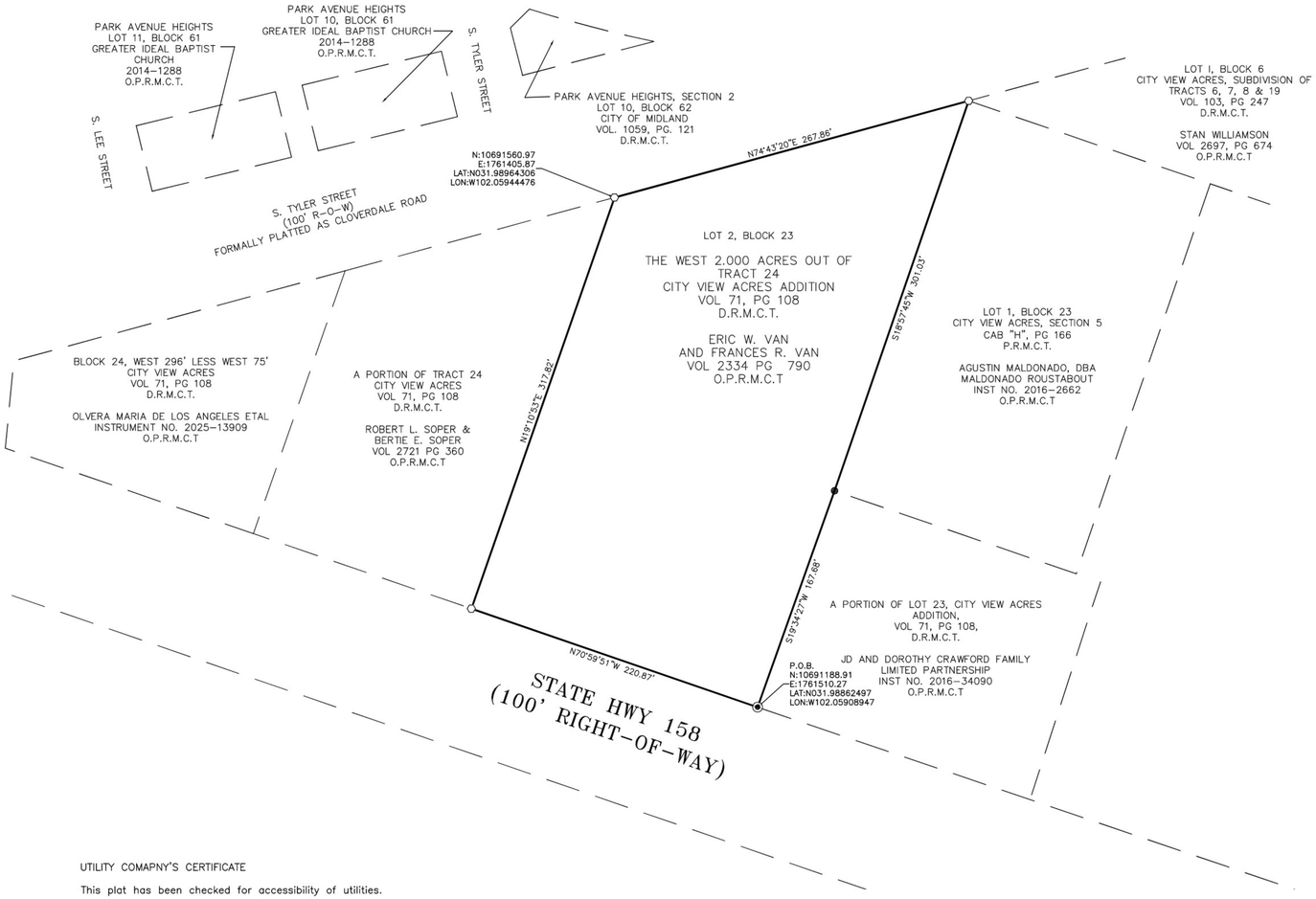
SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, JENNIFER WARD–NUSZ, 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 Regulation of the City of Midland, Texas.

_____
JENNIFER WARD–NUSZ, R.P.L.S. 6396
15 SMITH ROAD, SUITE 2000
MIDLAND, TX 79705
432.699.0601

SAM JOB NO. 1024094534



OWNER INFORMATION:

ERIC W. VAN & FRANCES R. VAN
1305 GARDEN CITY HIGHWAY
P.O.BOX 8421
MIDLAND, TX 79708
PHONE: 432–559–4588

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____.

DATE: _____ PAGE _____.

CERTIFICATE OF APPROVAL : FOR APPROVAL BY THE COMMISSION

This is to certify that the above and foregoing plat of "CITY VIEW ACRES, SECTION 6 SUBDIVISION ADDITION", was 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

LEGEND

- SUBJECT PROPERTY
- PROPERTY LINE
- FENCE (STEEL)
- FENCE (CHAINLINK)
- SEWER LINE
- BURIED UTILITY LINE
- OVERHEAD ELECTRIC LINE
- BURIED GAS LINE
- BURIED WATER LINE
- CALCULATED CORNER
- 1/2" IR W/CAP MRK'D "SAM"
- FOUND 2" IRON PIPE
- EXISTING 1/2" IRON ROD

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

N

0 25 50 100
(IN FEET)
1 INCH = 50 FT

UTILITY COMAPNY'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:

NOTICE:

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. COORDINATES AND BEARINGS SHOWN HEREON ARE CONICAL LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NSRS 2011). DISTANCES AND AREAS ARE SURFACE VALUES UTILIZING A COMBINED SCALE FACTOR OF 0.99990182
4. WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 48329C0206F, EFFECTIVE DATE 9/16/2005, THIS SURVEYOR HAS DETERMINED THAT PART OF THIS PROPERTY IS LOCATED IN ZONE "X" WITH THE 100 YEAR FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.

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.

Eric W. Van & Frances R. Van
1305 Garden City Highway, Midland TX 79705

CITY VIEW ACRES, SECTION 7 ADDITION

15 SMITH ROAD, SUITE
2000 MIDLAND, TX
79705
Ofc: 432.699.0601
Fax: 432.699.0661
Email: info@sam.biz

Texas Firm Registration No. 10064300



Location Map

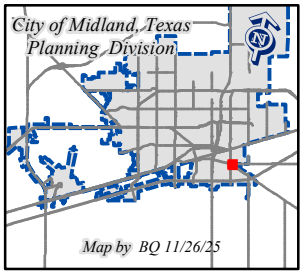
SUB-25-0902 **Scale: 1" = 600'**

Proposed plat of City View Acres, Section 7, being a replat of a 2.00-acre tract of land out of Block 24, City View Acres, City and County of Midland, Texas.

Generally located on the north side of Garden City Highway, approximately 565 feet east of South Lamesa Road. (Council District 2)

LEGEND

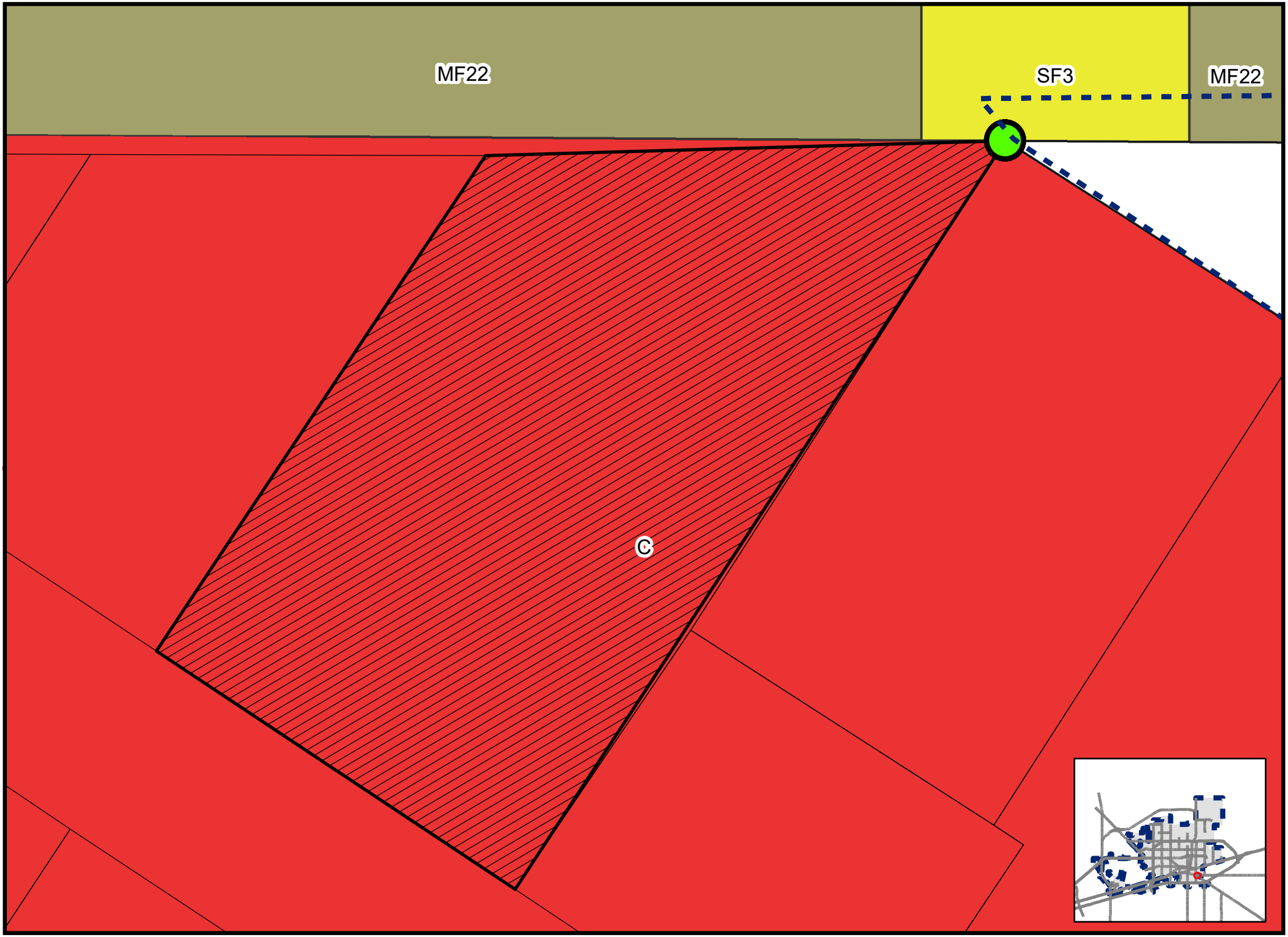
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.



Map by BQ 11/26/25

SUB-25-0902

Scale: 1" = 600'

ZONING MAP

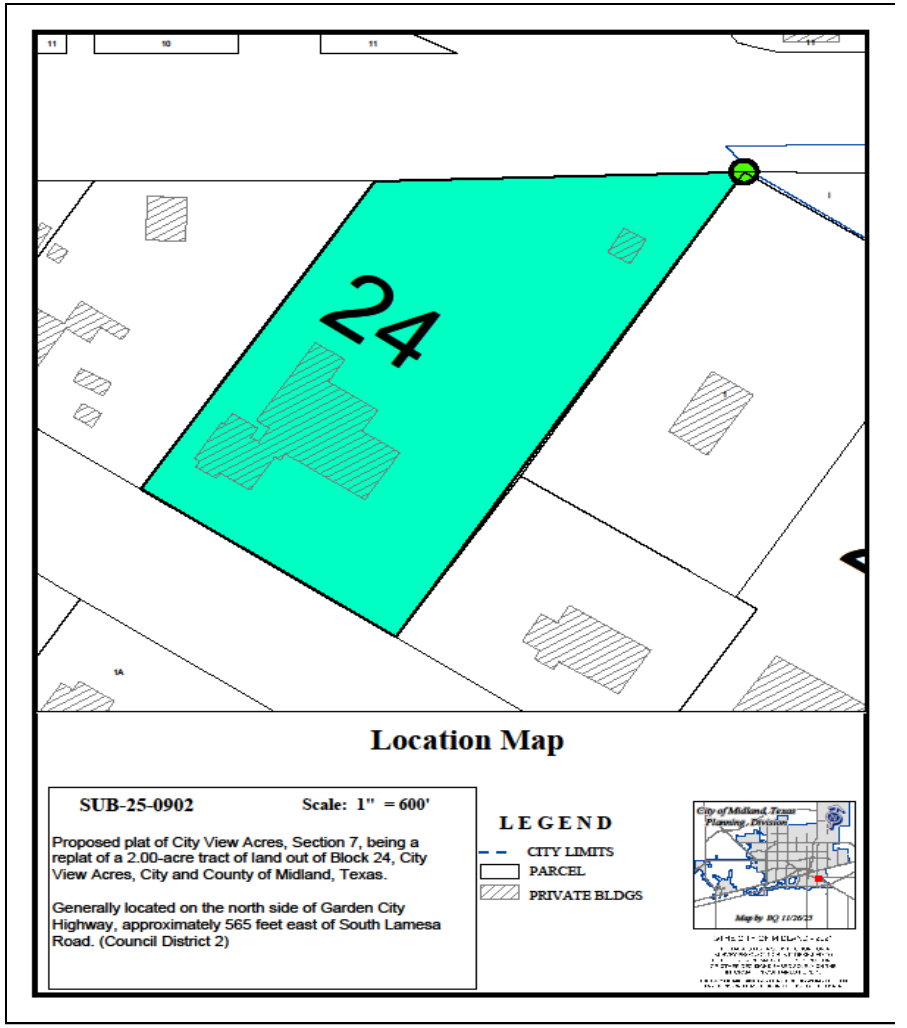
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS MADE OR ACTIONS TAKEN BY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


24
23
1
GA


MIDLAND
Be the Energy!
FINAL PLAT
CITY VIEW ACRES, SECTION 7
Visit Our Website
MIDLANDTEXAS.GOV

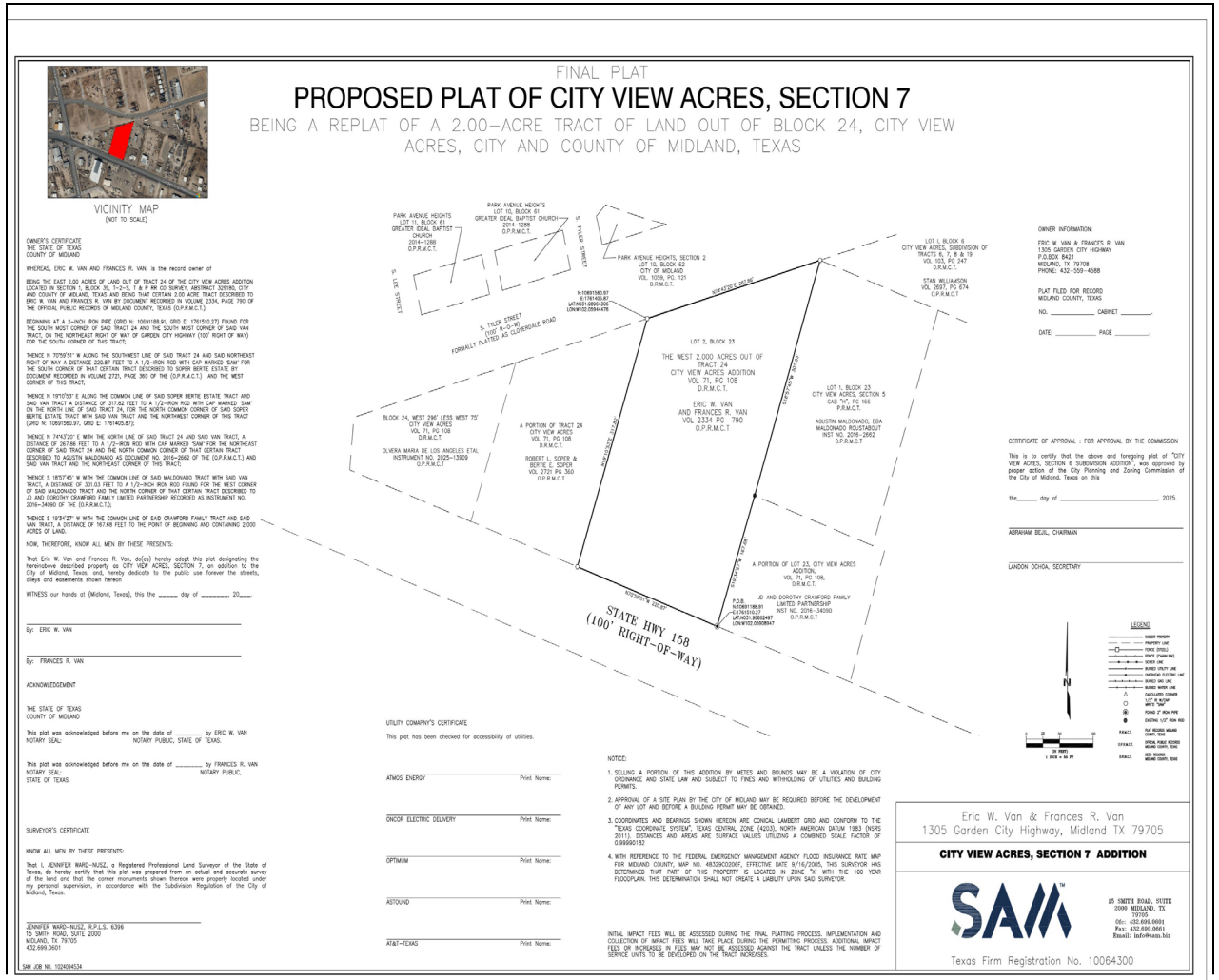
APPLICATION SUMMARY

- **Property Owner:** Eric W. Van & Frances R. Vann
- **Representative:** Jennifer Ward-Nusz, with Surveying and Mapping, LLC
- **Location:** 1305 Garden City Highway (Council District 2)
- **Reason for Request:** Platting for future commercial development



PLAT DETAILS

- **Acreage:** 2.00 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 1



FINAL PLAT

PROPOSED PLAT OF CITY VIEW ACRES, SECTION 7

BEING A REPLAT OF A 2.00–ACRE TRACT OF LAND OUT OF BLOCK 24, CITY VIEW ACRES, CITY AND COUNTY OF MIDLAND, TEXAS

VICINITY MAP
(NOT TO SCALE)

STATE HWY 158
(100' RIGHT-OF-WAY)

S. TYLER STREET
FORMALLY PLATTED AS CLOVERDALE ROAD

PARK AVENUE HEIGHTS
LOT 11, BLOCK 61
GREATER IDEAL BAPTIST CHURCH
2014-1288
O.P.R.M.C.T.

PARK AVENUE HEIGHTS
LOT 10, BLOCK 61
GREATER IDEAL BAPTIST CHURCH
2014-1288
O.P.R.M.C.T.

PARK AVENUE HEIGHTS, SECTION 2
LOT 10, BLOCK 62
CITY OF MIDLAND
VOL. 1059, PG. 121
O.R.M.C.T.

LOT 1, BLOCK 6
CITY VIEW ACRES, SUBDIVISION OF
TRACTS 5, 7, 8 & 19
VOL. 103, PG 247
O.R.M.C.T.

STAN WILLIAMSON
VOL. 2697, PG 674
O.P.R.M.C.T

LOT 2, BLOCK 23
THE WEST 2.000 ACRES OUT OF
TRACT 24
CITY VIEW ACRES ADDITION
VOL. 71, PG 108
D.R.M.C.T.
ERIC W. VAN
AND FRANCES R. VAN
VOL. 2334 PG. 790
O.P.R.M.C.T

LOT 1, BLOCK 23
CITY VIEW ACRES, SECTION 5
CAB "H", PG 166
P.R.M.C.T.
AGUSTIN MALDONADO, DBA
MALDONADO ROUSTABOUT
INST NO. 2018-2662
O.P.R.M.C.T

BLOCK 24, WEST 296' LESS WEST 75'
CITY VIEW ACRES
VOL. 71, PG 108
D.R.M.C.T.
OLIVERA MARIA DE LOS ANGELES ETAL
INSTRUMENT NO. 2025-13909
O.P.R.M.C.T

A PORTION OF TRACT 24
CITY VIEW ACRES
VOL. 71, PG 108
D.R.M.C.T.
ROBERT L. SOPER &
BERTIE C. SOPER
VOL. 2721 PG. 360
O.P.R.M.C.T

A PORTION OF LOT 23, CITY VIEW ACRES
ADDITION,
VOL. 71, PG 108,
D.R.M.C.T.
JD AND DOROTHY CRAWFORD FAMILY
LIMITED PARTNERSHIP
INST NO. 2016-34000
O.P.R.M.C.T

OWNER'S CERTIFICATE
THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, ERIC W. VAN AND FRANCES R. VAN, is the record owner of

BEING THE EAST 2.00 ACRES OF LAND OUT OF TRACT 24 OF THE CITY VIEW ACRES ADDITION LOCATED IN SECTION 1, BLOCK 39, T-3-S, T & P RR CO SURVEY, ABSTRACT 329186, CITY AND COUNTY OF MIDLAND, TEXAS AND BEING THAT CERTAIN 2.00 ACRE TRACT DESCRIBED TO ERIC W. VAN AND FRANCES R. VAN BY DOCUMENT RECORDED IN VOLUME 2334, PAGE 790 OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS (O.P.R.M.C.T.);

BEGINNING AT A 2–INCH IRON PIPE (GRID N: 10591188.91, GRID E: 1761510.27) FOUND FOR THE SOUTH WEST CORNER OF SAID TRACT 24 AND THE SOUTH WEST CORNER OF SAID VAN TRACT, ON THE NORTHEAST RIGHT OF WAY OF GARDEN CITY HIGHWAY (100' RIGHT OF WAY) FOR THE SOUTH CORNER OF THIS TRACT;

THENCE N 70°59'51" W ALONG THE SOUTHWEST LINE OF SAID TRACT 24 AND SAID NORTHEAST RIGHT OF WAY A DISTANCE 220.87 FEET TO A 1/2–IRON ROD WITH CAP MARKED 'SAM' FOR THE SOUTH CORNER OF THAT CERTAIN TRACT DESCRIBED TO SOPER BERTIE ESTATE BY DOCUMENT RECORDED IN VOLUME 2721, PAGE 360 OF THE (O.P.R.M.C.T.) AND THE WEST CORNER OF THIS TRACT;

THENCE N 19°10'53" E ALONG THE COMMON LINE OF SAID SOPER BERTIE ESTATE TRACT AND SAID VAN TRACT A DISTANCE OF 317.82 FEET TO A 1/2–IRON ROD WITH CAP MARKED 'SAM' ON THE NORTH LINE OF SAID TRACT 24, FOR THE NORTH COMMON CORNER OF SAID SOPER BERTIE ESTATE TRACT WITH SAID VAN TRACT AND THE NORTHWEST CORNER OF THIS TRACT (GRID N: 10591580.97, GRID E: 1761405.87);

THENCE N 74°43'20" E WITH THE NORTH LINE OF SAID TRACT 24 AND SAID VAN TRACT, A DISTANCE OF 267.86 FEET TO A 1/2–IRON ROD WITH CAP MARKED 'SAM' FOR THE NORTHEAST CORNER OF SAID TRACT 24 AND THE NORTH COMMON CORNER OF THAT CERTAIN TRACT DESCRIBED TO AGUSTIN MALDONADO AS DOCUMENT NO. 2018–2662 OF THE (O.P.R.M.C.T.) AND SAID VAN TRACT AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 18°57'45" W WITH THE COMMON LINE OF SAID MALDONADO TRACT WITH SAID VAN TRACT, A DISTANCE OF 301.03 FEET TO A 1/2–INCH IRON ROD FOUND FOR THE WEST CORNER OF SAID MALDONADO TRACT AND THE NORTH CORNER OF THAT CERTAIN TRACT DESCRIBED TO JD AND DOROTHY CRAWFORD FAMILY LIMITED PARTNERSHIP RECORDED AS INSTRUMENT NO. 2016–34000 OF THE (O.P.R.M.C.T.);

THENCE S 19°34'27" W WITH THE COMMON LINE OF SAID CRAWFORD FAMILY TRACT AND SAID VAN TRACT, A DISTANCE OF 167.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.000 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Eric W. Van and Frances R. Van, do(es) hereby adopt this plat designating the hereinabove described property as CITY VIEW ACRES, SECTION 7, an addition to the City of Midland, Texas, and, hereby dedicate to the public use forever the streets, alleys and easements shown hereon.

WITNESS our hands at (Midland, Texas), this the _____ day of _____, 20____.

By: ERIC W. VAN

By: FRANCES R. VAN

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

This plat was acknowledged before me on the date of _____ by ERIC W. VAN
NOTARY SEAL: NOTARY PUBLIC, STATE OF TEXAS.

This plat was acknowledged before me on the date of _____ by FRANCES R. VAN
NOTARY SEAL: NOTARY PUBLIC,
STATE OF TEXAS.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, JENNIFER WARD–NUSZ, 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 Regulation of the City of Midland, Texas.

JENNIFER WARD–NUSZ, R.P.L.S. 6316
15 SMITH ROAD, SUITE 2000
MIDLAND, TX 79705
432.699.0601

SAM JOB NO. 1024094534

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:

NOTICE:

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. COORDINATES AND BEARINGS SHOWN HEREON ARE CONICAL LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NSRS 2011). DISTANCES AND AREAS ARE SURFACE VALUES UTILIZING A COMBINED SCALE FACTOR OF 0.99990182
4. WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 48329C0350F, EFFECTIVE DATE 9/16/2005, THIS SURVEYOR HAS DETERMINED THAT PART OF THIS PROPERTY IS LOCATED IN ZONE "X" WITH THE 100 YEAR FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.

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.

OWNER INFORMATION:

ERIC W. VAN & FRANCES R. VAN
1305 GARDEN CITY HIGHWAY
P.O.BOX 8421
MIDLAND, TX 79708
PHONE: 432–559–4588

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____.

DATE: _____ PAGE _____.

CERTIFICATE OF APPROVAL : FOR APPROVAL BY THE COMMISSION

This is to certify that the above and foregoing plat of "CITY VIEW ACRES, SECTION 6 SUBDIVISION ADDITION", was 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

LEGEND

Eric W. Van & Frances R. Van
1305 Garden City Highway, Midland TX 79705

CITY VIEW ACRES, SECTION 7 ADDITION

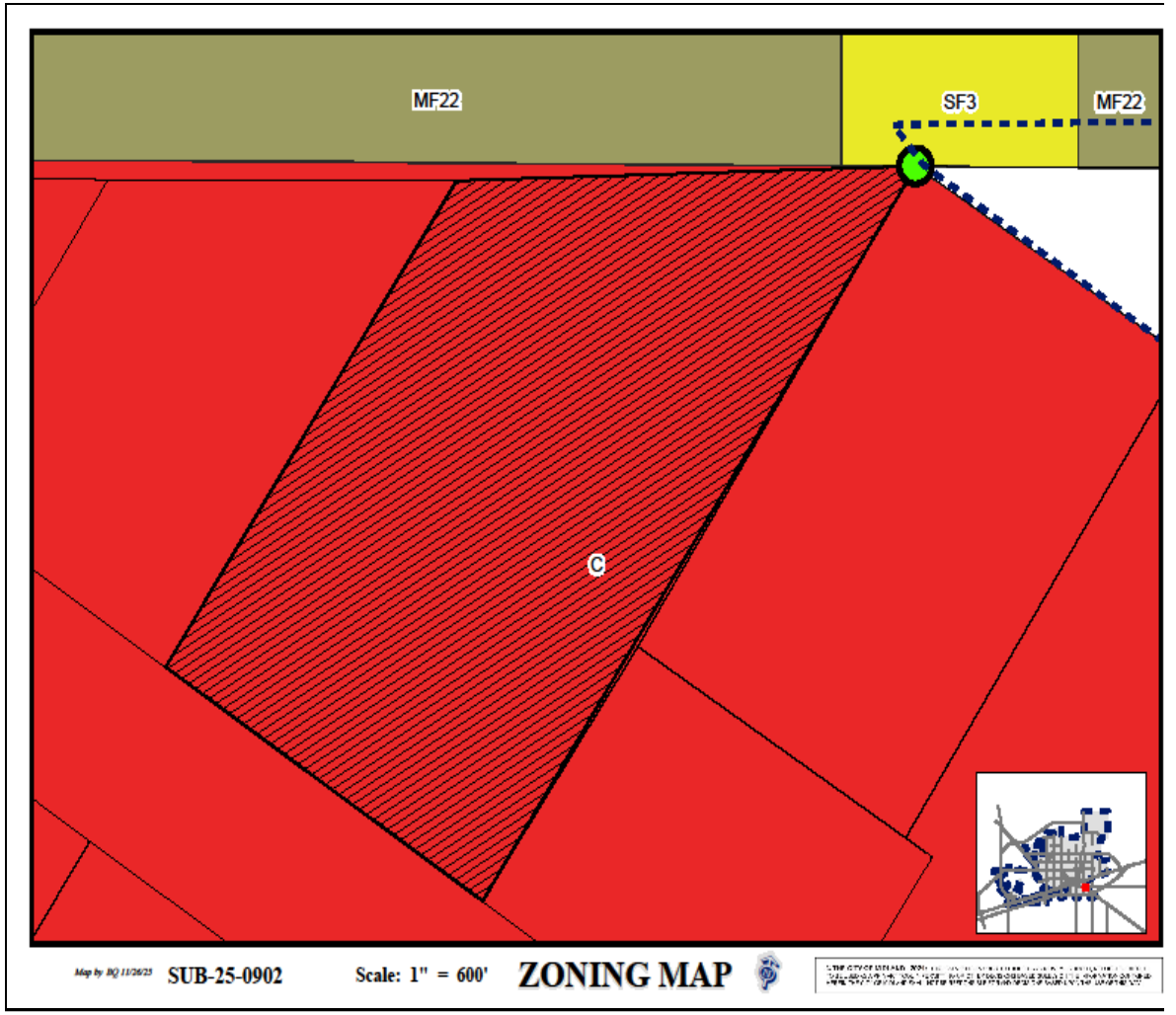
SAM™
15 SMITH ROAD, SUITE 2000 MIDLAND, TX 79705
Ofc: 432.699.0601
Fax: 432.699.0661
Email: info@sam.biz

Texas Firm Registration No. 10064300

MIDLAND
Be the Energy!

ZONING

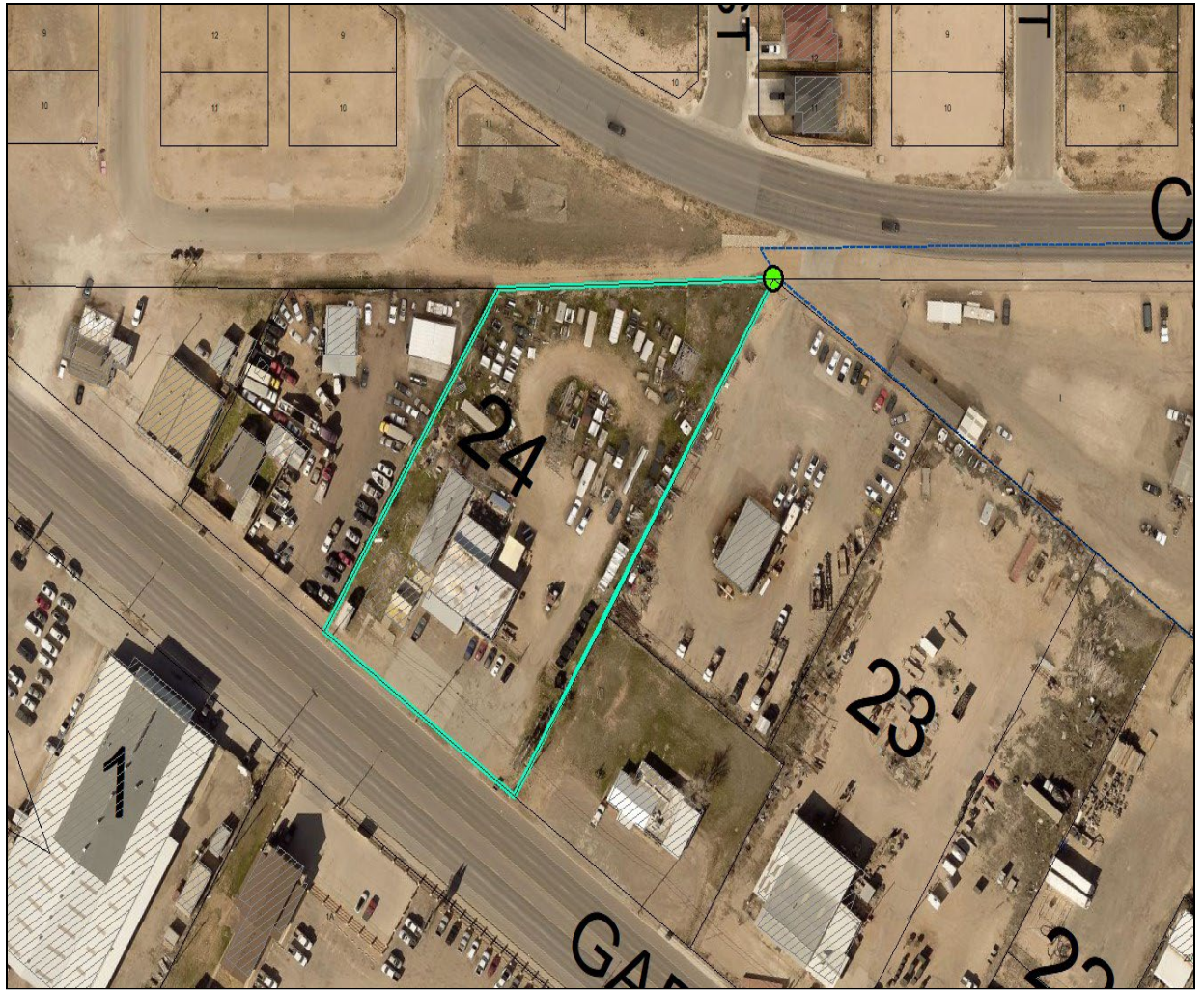
- **Current Zoning:** C, Commercial District
- **Surrounding Zoning:**
  - **North:** MF-22, Multiple-Family Dwelling District and SF-3, Single-Family Dwelling District
  - **South/West/East:** C, Commercial District



MIDLAND
Be the Energy!

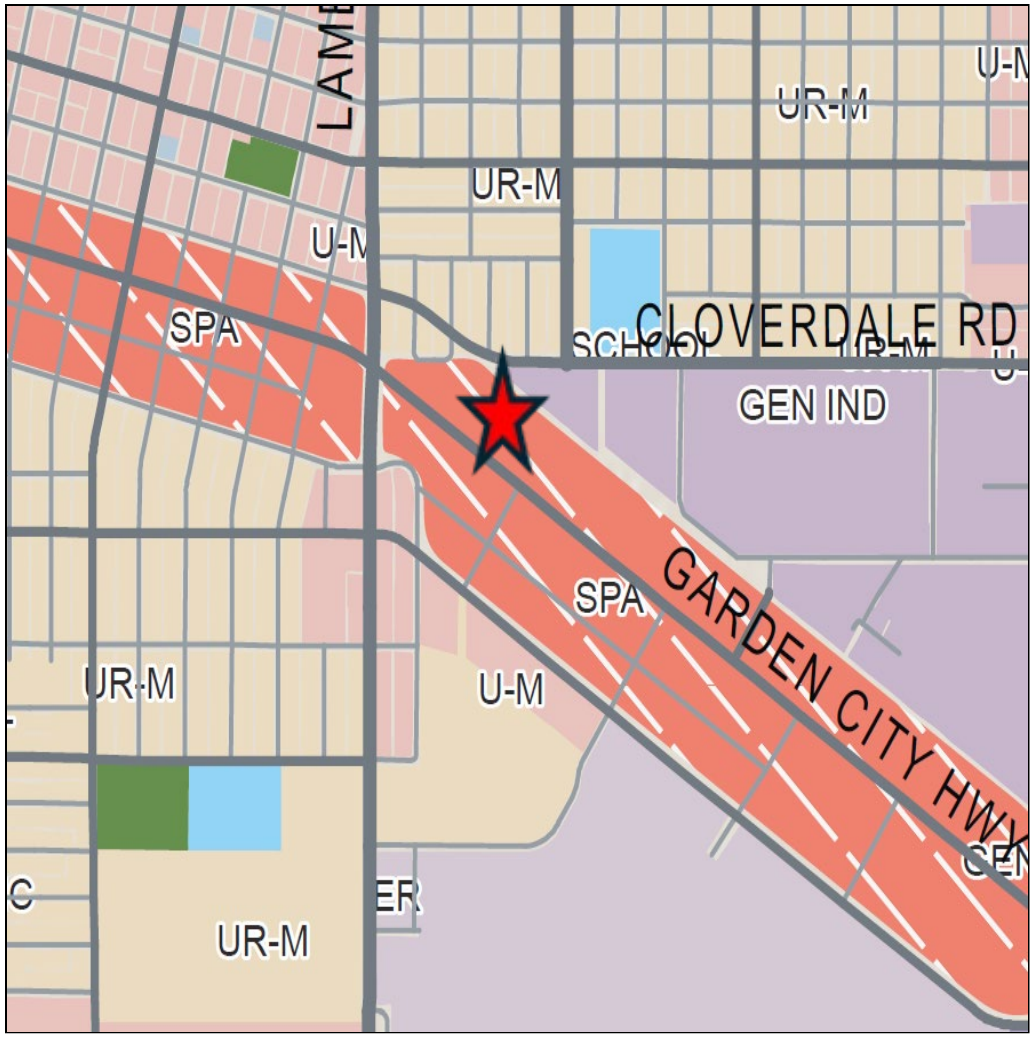
LAND USE

- **Current Use:** Equipment Repair Shop
- **Surrounding Uses:**
  - **North:** Residential
  - **West/South:** Equipment Repair Shops
  - **East:** Office Building



COMPREHENSIVE PLAN

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



MIDLAND
Be the Energy!

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:	**5.**
Meeting Date:	**December 15, 2025**
To:	**Planning and Zoning Commission**
From:	**Lori Elliott, Planner**
Subject:	**Motion approving a Final Plat of West 1788 Industrial Park Addition, Section 10, being an 8.00-acre tract of land, situated in Section 37, Block 41, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the west side of North Farm to Market 1788, approximately 440 feet north of Onyx Drive.)**

Purpose:

Maverick Engineering, on behalf of NCA SF 16, LLC, is requesting to plat an 8.00-acre tract of land located on the west side of North Farm to Market 1788 into 1 lot for future commercial development.

Preliminary Plat Approval:

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

Final Plat Requirements:

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

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

Below are the departments' comments.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Engineering: (Approved)

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

ROW: See Transportation’s comments. [For Applicant’s Information Only.]

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

WATER: Deferral request for water improvement were administratively approved on 11/24/2025. [For Applicant’s Information Only.]

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

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

SEWER: Deferral request for sewer improvements were administratively approved on 11/24/2025. [For Applicant’s Information Only.]

DRAINAGE: Show compliance with West 1788 Industrial Park, Section 10, prepared by Maverick Engineering and approved by City on 08/20/2025. [Reference City Code Sect. 11-2-3(D)8]

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

Transportation: (Approved)

Driveway permitting within city limits on I-20, LP 250, SH 191, and FM 1788 is under the jurisdiction of TxDOT. A copy of an approved TxDOT driveway permit must be provided to the City with the building permit application before a City building permit can be issued. No 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.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review application from the 1 proposed lot of West 1788 Industrial Park Addition, Section 10, PLAT OF A 8 ACRE TRACT OF LAND IN SECTION 37, BLOCK 41, T-1-S, T. & P. RR. CO. SURVEY the lot is 8 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 West 1788 Industrial Park Addition, Section 10.

Attachments:
A. P-25-2427, West 1788 Industrial Park Add'n, Section 10, Combined
B. P&Z, - -, West 1788 Industrial Park Addition, Section 10 Final

Lori Elliott, Development Services — Created/Initiated - 12/5/2025
Landon Ochoa, Development Services — Final Approval - 12/8/2025

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

Subdivision Name: WEST 1788 INDUSTRIAL PARK ADDITION, SECTION 10
(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: Nathan Taylor		Phone #: 319-759-8702 Email: nate@waterrunner.com	
Address: 303 Glenchester Dr	City: Houston	State: TX	Zip: 77079

Property Owner Print Name: NCA SF 16 LLC		Phone #: 432-661-3768 Email: nate@waterrunner.com	
Address: 11906 JORDY ROAD	City: MIDLAND	State: TX	Zip: 79707

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

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

Reason for Platting (Please be specific)
ADDRESSING FOR A WATER DELIVERY COMPANY

Plat Information	Total Acreage: 8.00
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 1	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 (SEE NOTES ON THE 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: 11.11.2025
Applicant (printed): Nathan Taylor	
Property Owner (signature):	Date: 11.11.2025
Property Owner (printed): Nathan Taylor, as CEO of NCA SF 16 LLC	

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

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

If acting as an agent for property owner:

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appear who, being by me duly sworn, upon oath says: That (s)he is the owner of NCA SF 16 LLC or authorized by Nathan Taylor, 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 18 day of November, 20 25 to certify which witness my hand and seal of office.

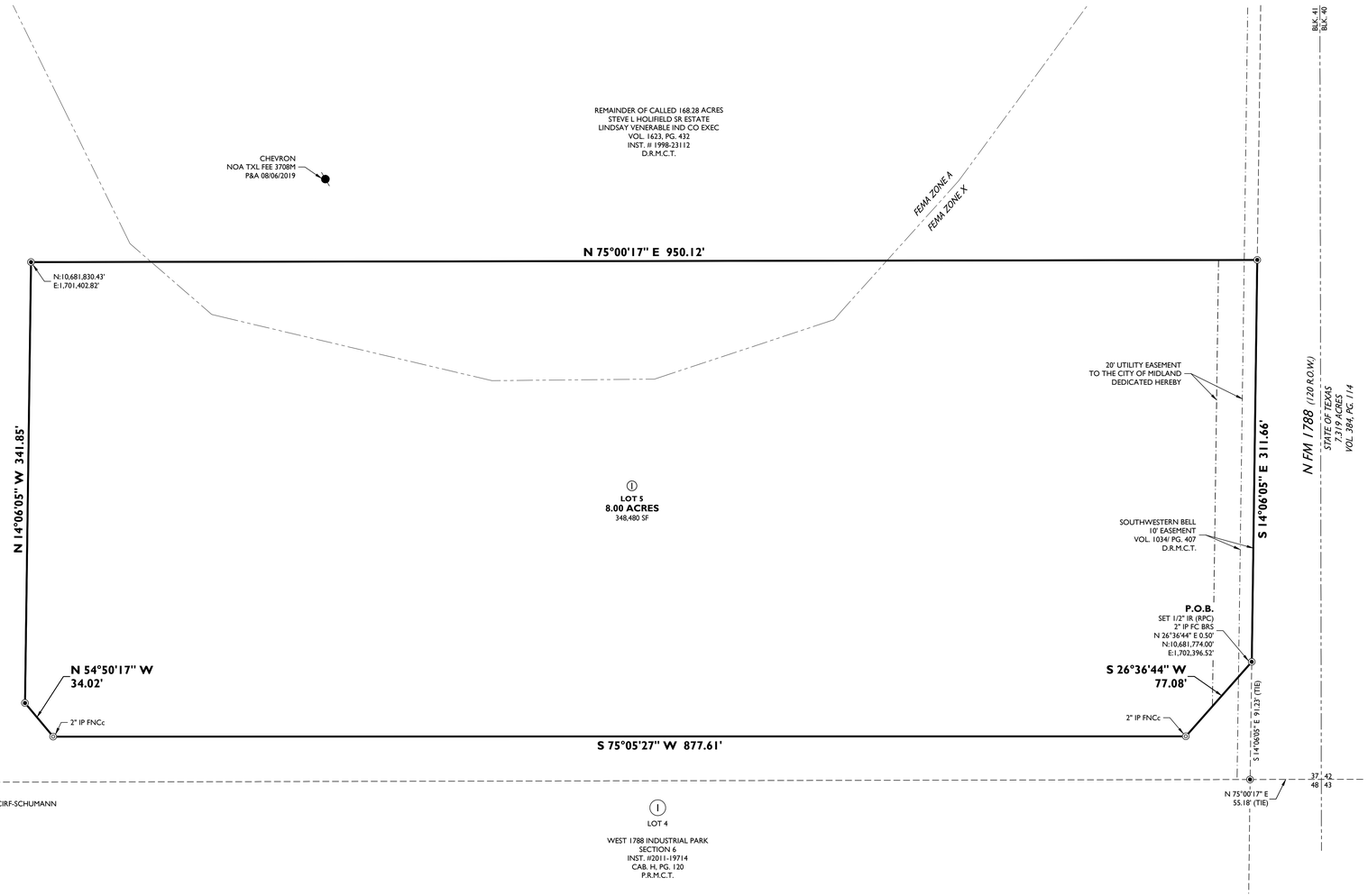
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

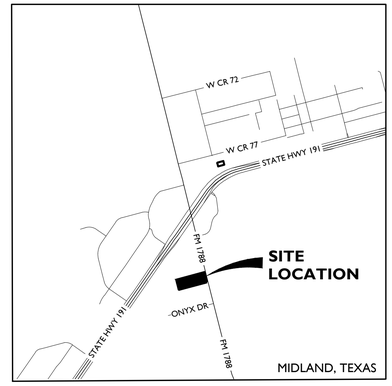
SAVANNAH DAVIS
Notary Public, State of Texas
Comm. Expires 05-20-2028
Notary ID 134907724

For Office Use Only	
☑ Property Owner Authorization	☑ Digital and Physical Copies of Plat (including CADD file)
☐ Application Fee / ☐ Paying online	☑ Deferral Letter (if applicable) in Prelim Folder
Check# 5665	☐ Groundwater Availability Certification Forms (if applicable)
☑ Recording Fee	☑ Title Opinion in Prelim Folder
Check# 5666	☐ Tax Certificates
Planner Notes:	
Signature:	Date: RECEIVED NOV 18 2025 Initial:

WEST 1788 INDUSTRIAL PARK ADDITION, SECTION 10

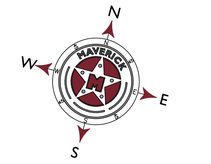
BEING AN 8.00 ACRE TRACT OF LAND, SITUATED IN SECTION 37, BLOCK 41, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS





VICINITY MAP

N.T.S.



LEGEND

◉	SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"(RPC)
———	DENOTES BOUNDARY LINE
- - - - -	DENOTES PROPERTY LINES
—·—·—	DENOTES EXISTING EASEMENT
— — — —	DENOTES SECTION LINE
P.R.M.C.T.	PLAT RECORDS, MIDLAND CO., TX
D.R.M.C.T.	DEED RECORDS, MIDLAND CO., TX
P.O.B.	POINT OF BEGINNING

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS NCA SF 16 LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 37, BLOCK 41, T-1-S, T&P. RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT NCA SF 16 LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS WEST 1788 INDUSTRIAL PARK ADDITION, SECTION 10, 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: NCA SF 16 LLC,

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAPS #48329C0175F AND #48329C0200F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

THIS SITE IS ALSO WITHIN THE SHADED PORTION OF ZONE "A", DESIGNATED AS A FLOODPLAIN WITH AN UNDETERMINED BASE FLOOD ELEVATION.

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. *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 MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OR SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.*

SURVEY NOTES:

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

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WEST 1788 INDUSTRIAL PARK ADDITION, SECTION 10, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

_____DAY OF_____ 2025.

_____
ABRAHAM BEJIL , CHAIRMAN

_____
LANDON OCHOA, SECRETARY

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

LEGAL DESCRIPTION

FIELD NOTE DESCRIPTION OF AN 8.00 ACRE TRACT OF LAND, SITUATED IN SECTION 37, BLOCK 41, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS, BEING A PORTION OF A CALLED 168.28 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 23112, RECORDED IN VOLUME 1623 ON PAGE 432 OF THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID MIDLAND COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING *AT N:(y):10681774.00, E:(x):1702396.52, A ONE HALF INCH IRON ROD WITH A RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514" (RPC) SET IN THE WEST RIGHT OF WAY LINE OF FARM TO MARKET HIGHWAY 1788, AS DESCRIBED IN VOLUME 384 ON PAGE 114 OF THE DEED RECORDS OF SAID MIDLAND COUNTY, ON THE SOUTHWEST SIDE OF A 2 INCH IRON PIPE FENCE CORNER FROM WHICH THE RECORD SOUTHEAST CORNER OF SAID SECTION 37 BEARS S.14°06'05"E., 91.23 FEET AND N.75°00'17"E., 55.18 FEET FOR THE EAST SOUTHEAST CORNER HEREOF;*

THENCE *S.26°36'44"W., ALONG A FENCE CUTBACK, 77.08 FEET TO A 2 INCH IRON PIPE FENCE CORNER FOR THE SOUTH SOUTHEAST CORNER HEREOF;*

THENCE *S.75°05'27"W., CONTINUING ALONG SAID FENCE, 877.61 FEET TO A 2 INCH IRON PIPE FENCE CORNER FOR THE SOUTH SOUTHWEST CORNER HEREOF;*

THENCE *N.54°50'17"W., ALONG A FENCE CUTBACK, 34.02 FEET TO AN "RPC" SET FOR THE WEST SOUTHWEST CORNER HEREOF;*

THENCE *N.14°06'05"W., SEVERING SAID CALLED 168.28 ACRE TRACT 341.85 FEET TO AN "RPC" SET FOR THE NORTHWEST CORNER HEREOF;*

THENCE *N.75°00'17"E., 950.12 FEET TO SAID RIGHT OF WAY FOR THE NORTHEAST CORNER HEREOF;*

THENCE *S.14°06'05"E., ALONG SAID RIGHT OF WAY, 311.66 FEET TO THE* ***POINT OF BEGINNING****, CONTAINING 8.00 ACRES OF LAND.*

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

Docusigned by: Mark Lieb
ATMOS ENERGY
BY: Mark Lieb

Docusigned 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

NCA SF 16 LLC
11906 JORDY ROAD
MIDLAND, TEXAS - 79707
DEED INSTRUMENT #25-14313

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

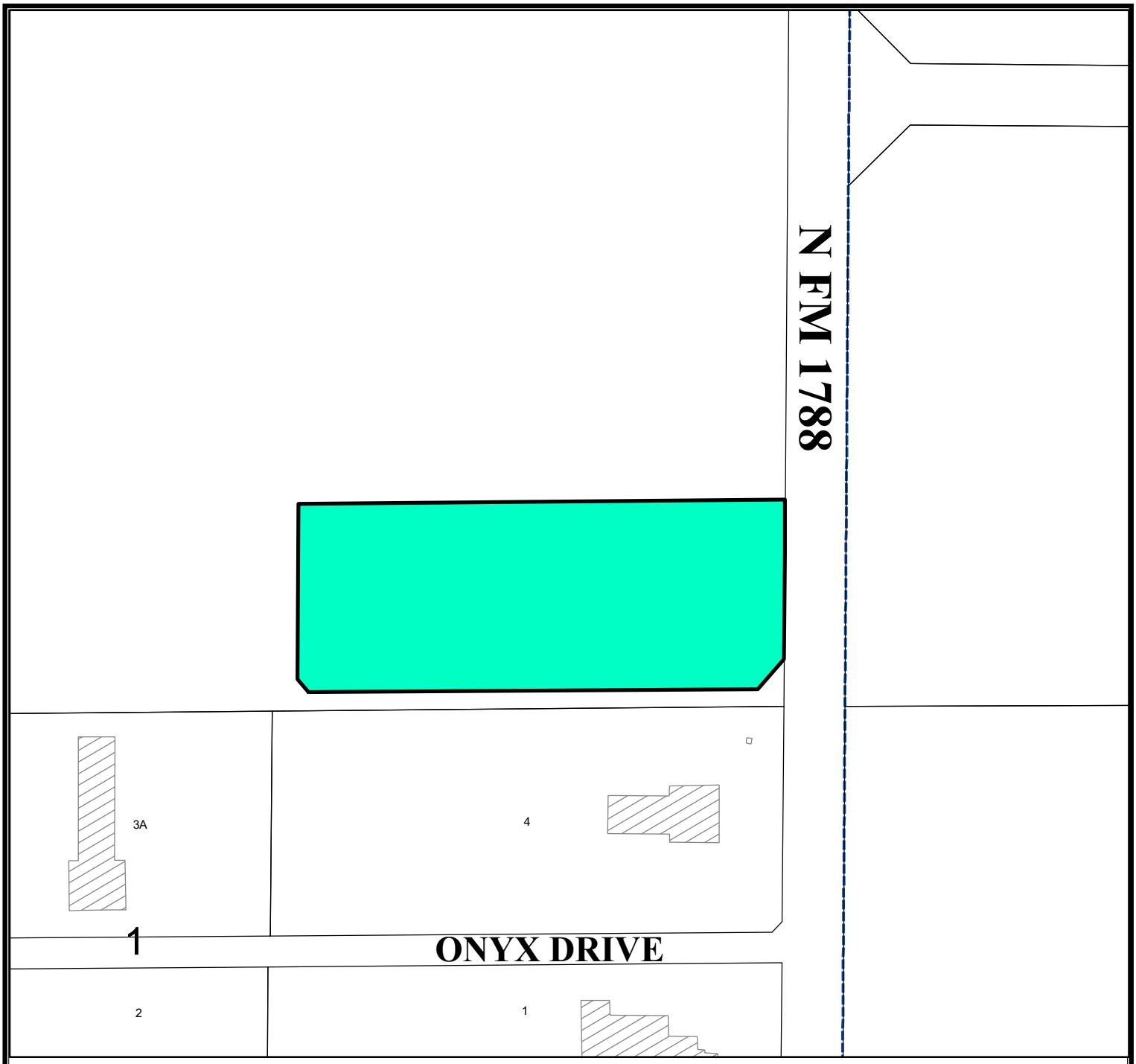
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

WEST 1788 INDUSTRIAL PARK ADDITION, SECTION 10

Drawing : F:\2025\250040-WATER RUNNER-1788 5 ACRE SURVEY AND PLAT\DRAWINGS\PLAT\FINAL PLAT\250040 WEST 1788 INDUSTRIAL PARK ADDITION SECTION 10 FINAL PLAT.DWG Last Saved By: SDavis on 12/3/25



Location Map

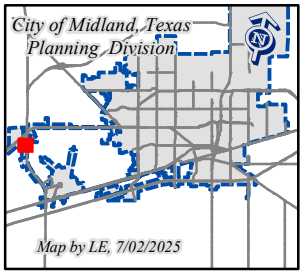
SUB-25-0868 **Scale: 1" = 3,350'**

Proposed plat of West 1788 Industrial Park Addition, Section 10, being an 8.00-acre tract of land, situated in Section 37, Block 41, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the west side of North Farm to Market 1788, approximately 440 feet north of Onyx Drive. (Council District 4)

LEGEND

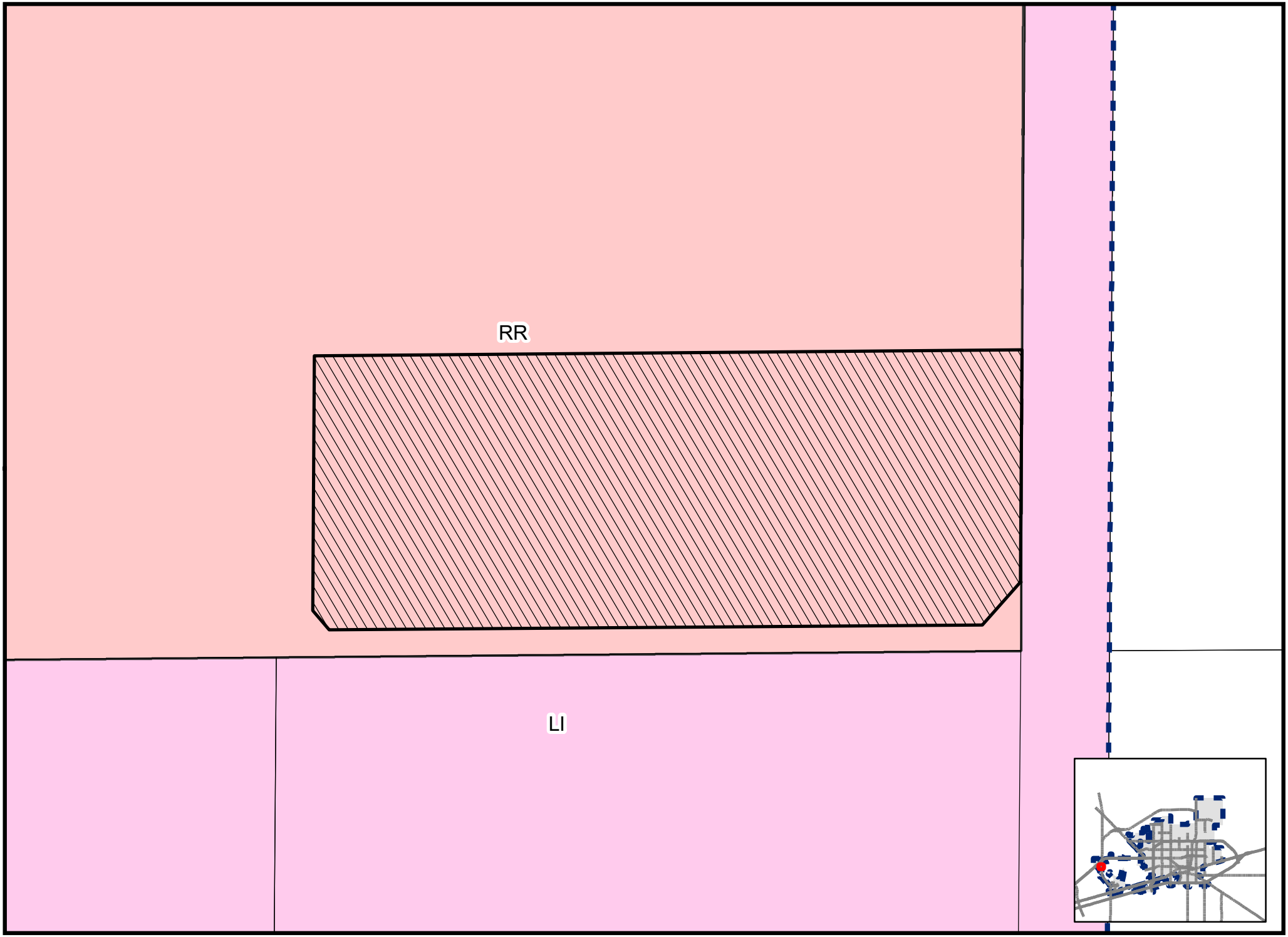
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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, 12/8/2025

SUB-25-0868

Scale: 1" = 162'

ZONING MAP

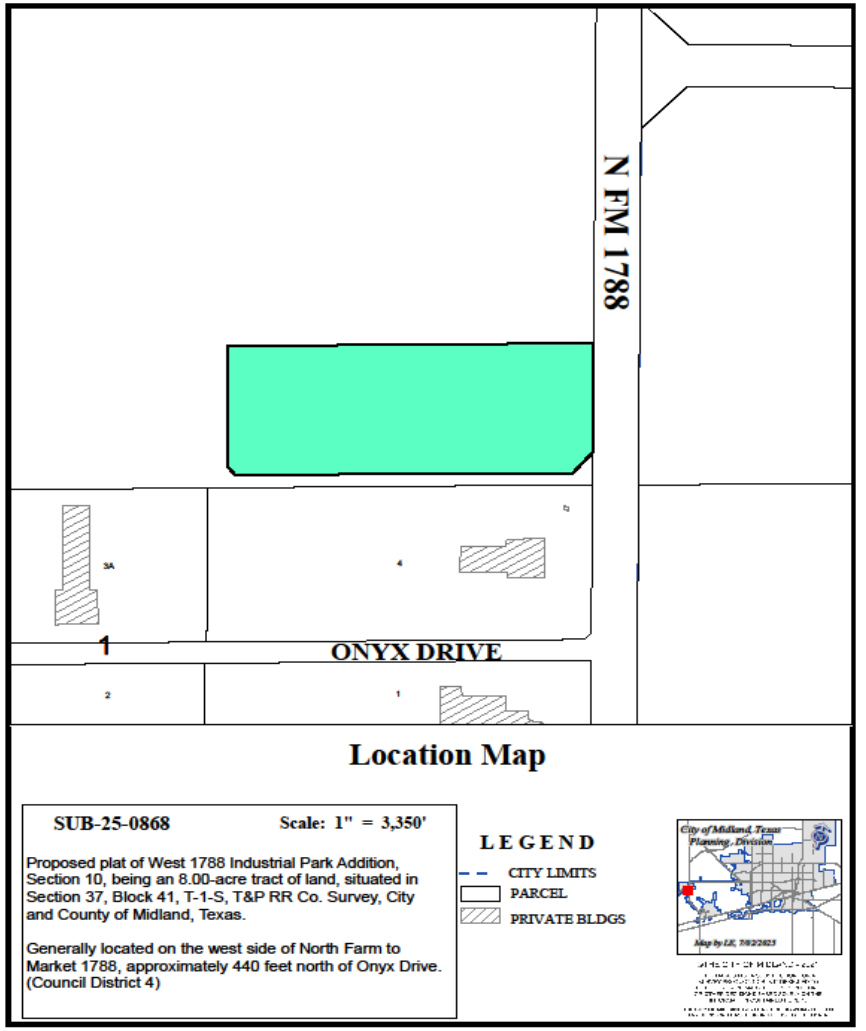
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS MADE BASED ON THIS DATA.


N FM 1788
ONYX DRIVE
1
3A


MIDLAND
Be the Energy!
FINAL PLAT
WEST 1788 INDUSTRIAL PARK ADDITION, SECTION 10
Visit Our Website
MIDLANDTEXAS.GOV

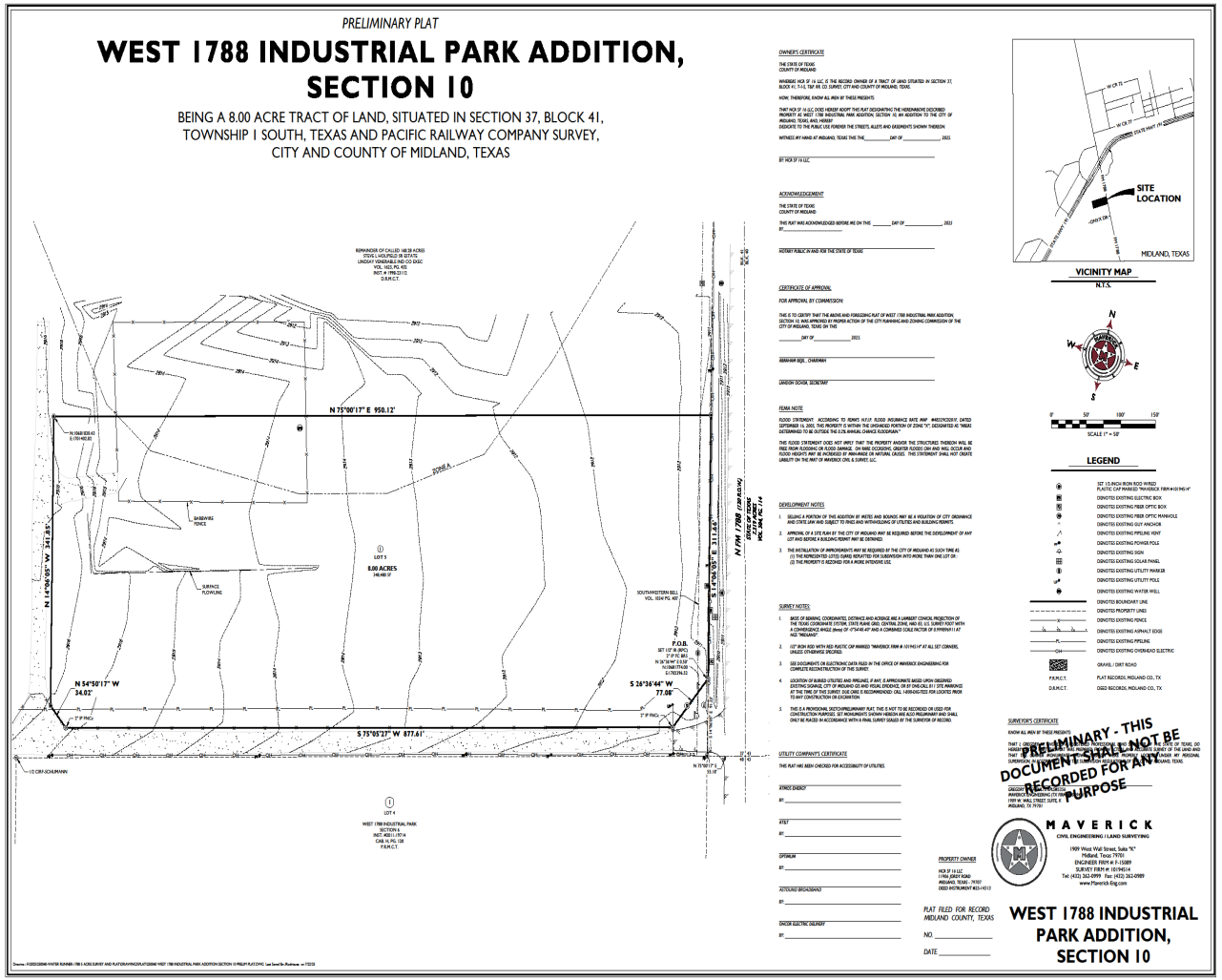
APPLICATION SUMMARY

- **Developer/Property Owner:** NCA SF 16, LLC
- **Representative:** Andrew Mellen, with Maverick Engineering
- **Location:** Generally located on the west side of North Farm to Market 1788, approximately 440 feet north of Onyx Drive. (Council District 4)
- **Reason for Request:** Platting for future commercial development



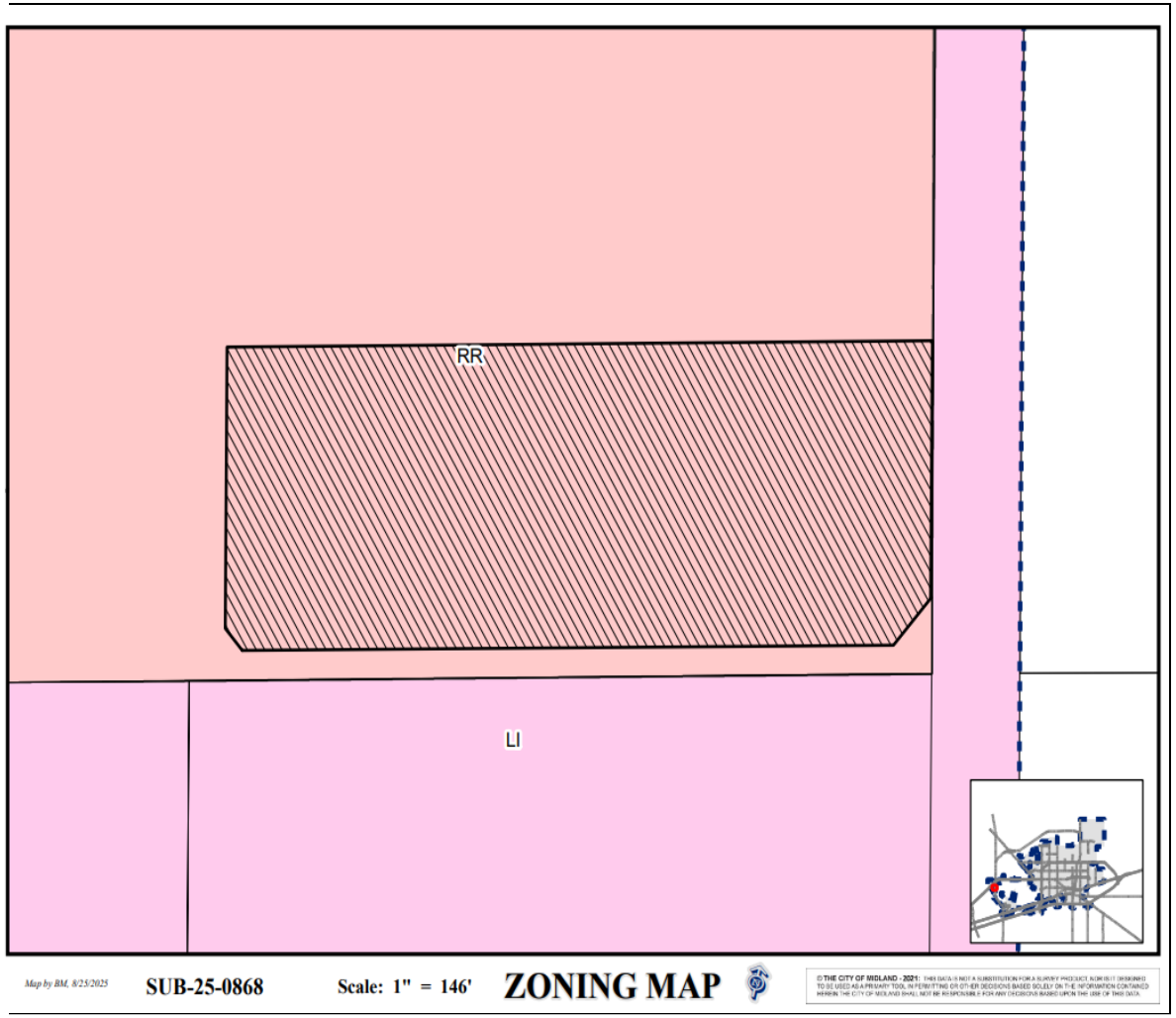
PLAT DETAILS

- **Acreage:** 8.00
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 1



ZONING

- **Current Zoning:** RR, Regional Retail District
- **Surrounding Zoning:**
  - **North/West:** RR, Regional Retail District
  - **South/East:** LI, Light Industrial District



LAND USE

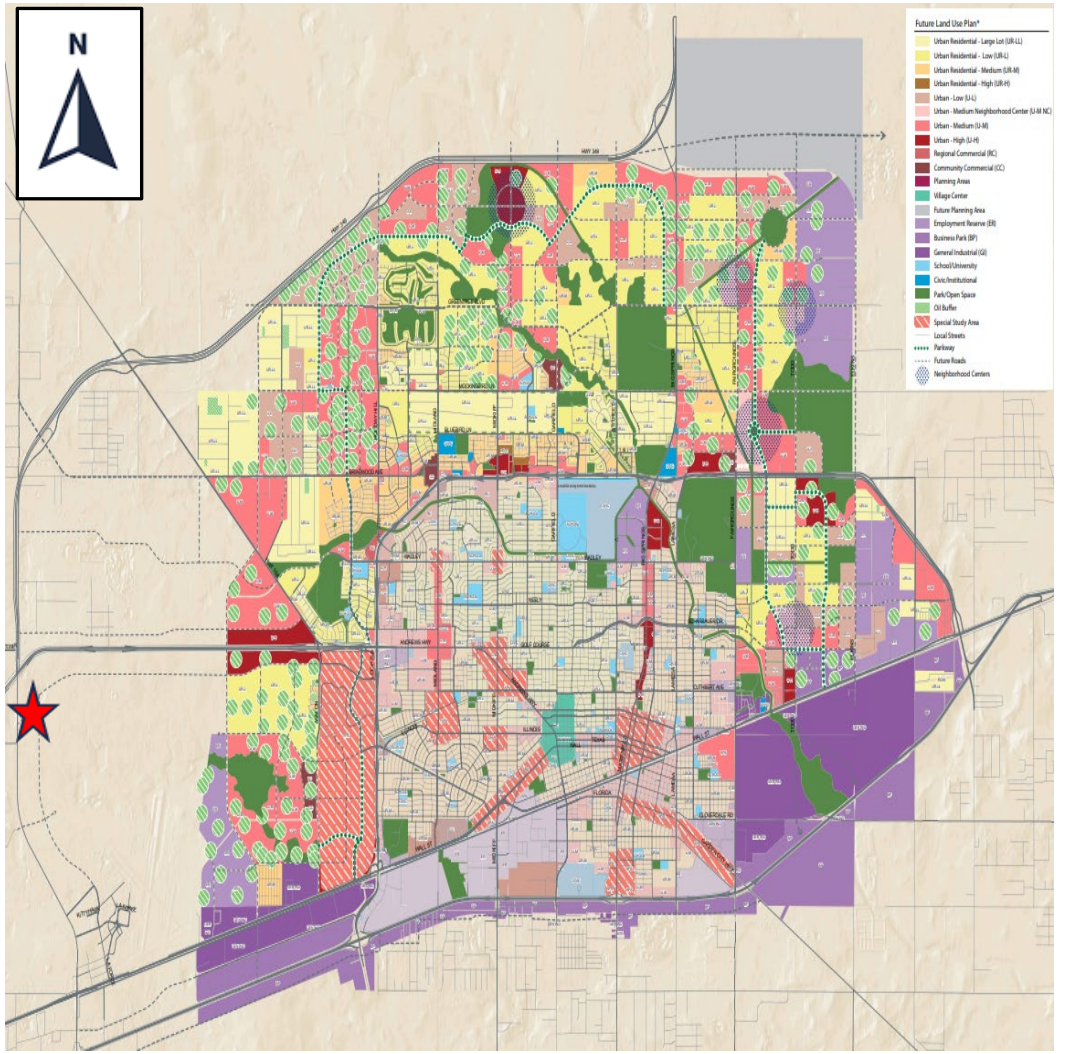
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/East/West:** Vacant Land
  - **South:** Industrial Use
- **Proposed Use:** Water Delivery Company



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



STAFF'S RECOMMENDATION

- Staff recommends approval of the Final Plat of West 1788 Industrial Park Addition, Section 10.



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: December 15, 2025
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Motion approving a Final Plat of Gardens Addition, Section 10, being a replat of Lots 6 through 12, Block 13, Gardens Addition, Replat of Block 13, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of Mogford Street and Michigan Avenue.)

Purpose:

Jared Earney, on behalf of Autozone, Inc, is requesting to replat the properties located at 2400 Michigan Avenue and 604 Andrews Highway into one lot for an expansion to an existing store.

Current Zoning:

RR, Regional Retail District

Preliminary Plat Approval:

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

Final Plat Requirements:

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

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

Below are the departments' comments.

Recommended Action:
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 Comment's.

PAVING: Andrews Hwy roadway okay as is. No public paving improvements required. Michigan roadway okay as is. No public paving improvements required. Mogford roadway okay as is. No public paving improvements required. [For Applicant’s Information Only.]

WATER: 8” water exists in Andrews Hwy Street SW of tract, okay as is. No public water improvements required. 8” water exists in Michigan Street S of tract, okay as is. No public water improvements required. 6” water exists in Mogford Street E of tract, okay as is. No public water improvements required. [For Applicant’s Information Only.]

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

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

SEWER: 6” sewer exists in alley N 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.]

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)

Confirm coordinates. More than 5' from property corners. Dash line for the 20'x20' ROW dedication. Legal should say that it is being done from a replat of block 13. (this is a separate plat from the original Gardens Addition. Depict the alley that is to be vacated by this plat on the visual.

HEALTH DEPARTMENT: (Approved)

The lot is close to a public sewer line, no need for a septic system.

CRMWD: (Approved)

We do not have any comments on this plat.

AT&T: (Approved)

No issues.

Planning: (Approved)

Staff recommends approval of the Final Plat of Gardens Addition, Section 10.

Attachments:

A. P-25-2437, Gardens Addition, Section 10, Combined
B. P&Z - - Gardens Addition, Section 10 Final

Lori Elliott, Development Services — Created/Initiated - 12/4/2025
Landon Ochoa, Development Services — Final Approval - 12/12/2025

MIDLAND
Planning Division

Final Plat Application

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

Subdivision Name: GARDENS ADDITION, SECTION 10
(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: JARED EARNEY		Phone #: 817-900-8528 Email: JARED.EARNEY@KIMLEY-HORN.COM	
Address: 801 CHERRY STREET, SUITE 1300	City: FORT WORTH	State: TX	Zip: 76102

Property Owner Print Name: MIDLAND VILLAGE CAR WASH INC		Phone #: Email:	
Address: PO BOX 4892	City: MIDLAND	State: TX	Zip: 79704-4892

Developer: (If different from property owner) Print Name: AUTOZONE, INC		Phone #: 901-495-6051 Email: SARAH.CAVALLO@AUTOZONE.COM	
Address: 123 S. FRONT ST.	City: MEMPHIS	State: TN	Zip: 38103

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

Reason for Platting (Please be specific)
COMBINATION OF EXISTING LOTS FOR PROPOSED STORE EXPANSION PROJECT

Plat Information

Total Acreage:

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

Number of Lots: 1

Number of Multi-Family Dwelling Units: N/A

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

Groundwater Availability: Per Texas Local Government Code Section 212.0101, if groundwater is intended to be the water supply for a proposed subdivision, then a statement must be provided with the plat application and must: (1) be prepared by an engineer licensed to practice in this state or a geoscientist licensed to practice in this state; and (2) certify that adequate groundwater is available for

the subdivision. The certification must be submitted by filling out and submitting these two forms with the final plat application: *Certification Form: Groundwater Availability for Platting* and *Plat Attesting Form* which can be found on TCEQ's website as well as the City of Midland's website on the Planning & Zoning page. Although the state law allows for municipalities to waive this requirement under 212.0101(a-1) under certain conditions, it is the decision of the City of Midland to not waive this requirement, and therefore, will not accept requests to waive it. If your plat qualifies for short form (refer to sketch comments), then this certification must be submitted before or at the time of final plat submittal or the final plat application will not be accepted.

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

Submittal and Fees

Items to be submitted with this application form:

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

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

Timeline & Deadlines:

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

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

Applicant (signature): _____ Date:

Applicant (printed): JARED EARNEY

Property Owner (signature): William T. Cowart Date: 10-28-25

Property Owner (printed): William T. Cowart

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

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

If acting as an agent for property owner:

STATE OF TEXAS

COUNTY OF MIDLAND

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

Authorized Agent (signature) _____

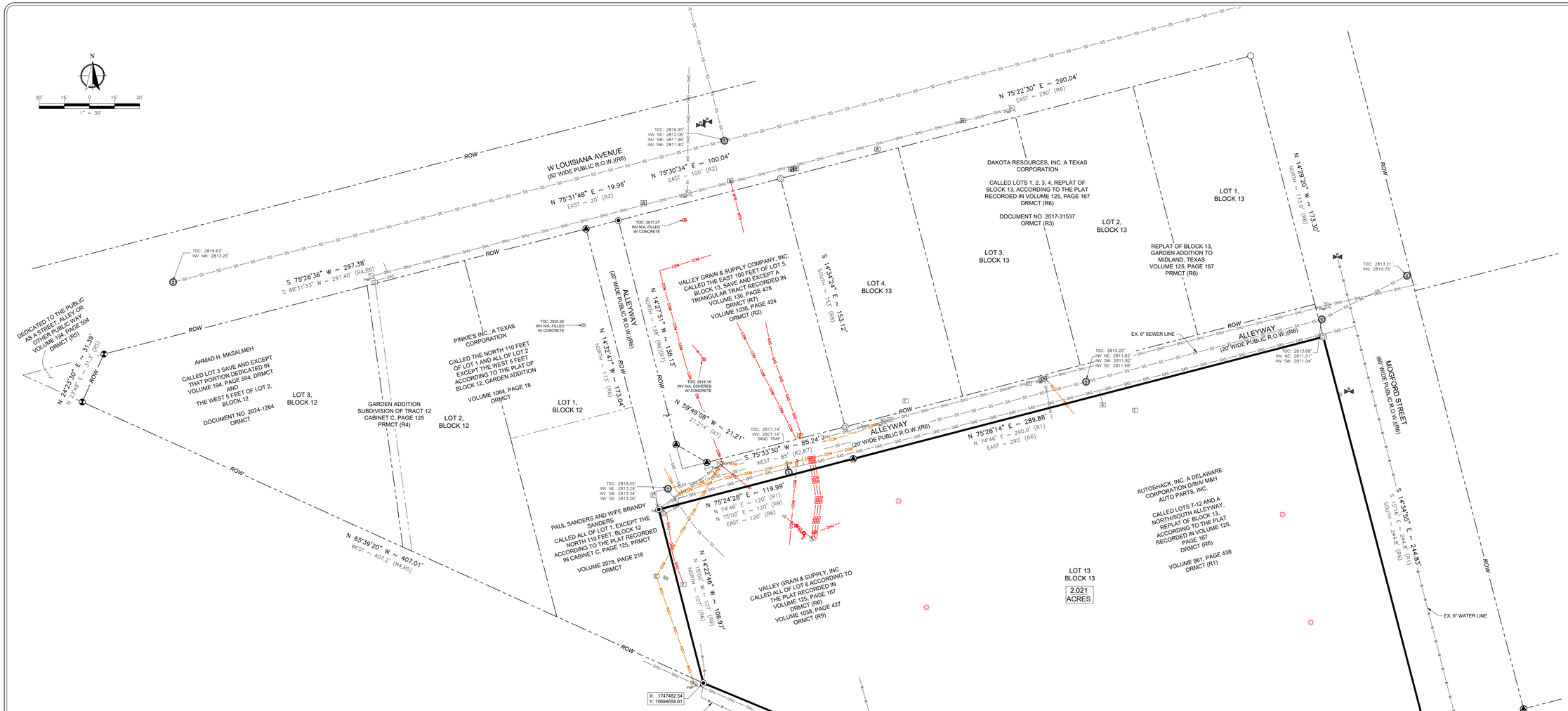
Subscribed and sworn to before me, this____ day of _____, 20___, to certify which witness my hand and seal of office.

_____

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

FINAL PLAT



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, _____ is the record owner of a tract of land situated in the GARDENS ADDITION SECTION 10 Subdivision, County of Midland, and more particularly described as follows:

BEING 2.021 ACRES, OUT OF THE REPLAT OF BLOCK 13, GARDENS ADDITION TO MIDLAND TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 125, PAGE 167 OF THE DEED RECORDS OF MIDLAND COUNTY, TEXAS (DRMCT); AND BEING ALL OF LOTS 6, 7, 8, 9, 10, 11, 12 AND ALL OF A 20-FOOT WIDE ALLEY AS SHOWN ON SAID REPLAT OF BLOCK 13, GARDENS ADDITION TO MIDLAND TEXAS; SAID 20-FOOT WIDE ALLEY BEING CLOSED TO THE PUBLIC IN VOLUME 130, PAGE 478 OF THE DEED RECORDS OF MIDLAND COUNTY, TEXAS (DRMCT); SAID 2.021 ACRES BEING COMPRISED OF ALL OF THE AUTOSHACK, INC., A DELAWARE CORPORATION TRACT RECORDED IN VOLUME 961, PAGE 438 OF THE DEED RECORDS OF MIDLAND COUNTY, TEXAS (DRMCT); AND ALL OF THE VALLEY GRAIN & SUPPLY, INC. TRACT RECORDED IN VOLUME 1038, PAGE 427 OF THE OFFICIAL RECORDS OF MIDLAND COUNTY, TEXAS (ORMCT); SAID 2.021 ACRES BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 5/8-inch rebar with cap stamped "FELDBUSCH 7020" for the Southeast corner of the herein described tract, being the intersection of the Western Right-of-Way of MOGFORD STREET (60-foot wide PUBLIC R.O.W.) and the Northwestern Right-of-Way of W. MICHIGAN AVENUE (60-foot wide PUBLIC R.O.W.);

THENCE South 75°23'20" West, along the Southeastern boundary of this tract, being the Southeastern boundaries of said LOT 12, BLOCK 13, said closed 20-FOOT WIDE ALLEYWAY, said LOT 8, BLOCK 13, and said LOT 7, BLOCK 13, also being the Northwestern Right-of-Way of W. MICHIGAN AVENUE (60-foot wide PUBLIC R.O.W.) to a found "MAG" nail with no identification for the South corner of this tract, being at the intersection of the Northwestern Right-of-Way of W. MICHIGAN AVENUE (60-foot wide PUBLIC R.O.W.) and the Northeastern Right-of-Way of TEXAS STATE HIGHWAY 158 (Variable Width Public R.O.W.);

THENCE North 65°18'38" West, continuing along the Southeastern boundary of this tract, being the Southeastern boundary of said LOT 7, BLOCK 13, also being the Northeastern Right-of-Way of TEXAS STATE HIGHWAY 158 (Variable Width Public R.O.W.), a distance of 74.51 feet to a found "MAG" nail with no identification for the common South corner of said LOT 7, BLOCK 13 and said LOT 6, BLOCK 13;

THENCE North 67°25'50" West, continuing along the Southeastern boundary of this tract, being the Southeastern boundary of said LOT 6, BLOCK 13, and being the Northeastern Right-of-Way of TEXAS STATE HIGHWAY 158 (Variable Width Public R.O.W.), a distance of 150.78 feet to a found 5/8-inch rebar with cap stamped "FELDBUSCH 7020" for the Southwest corner of said LOT 6, BLOCK, also being the Southeast corner of LOT 1, BLOCK 12 GARDENS ADDITION SUBDIVISION OF TRACT 12 according to the plat recorded in Cabinet C, Page 125 of the Plat Records of Midland County, Texas (PRMCT)

THENCE North 14°22'46" West, along the Southwestern boundary of this tract, being the Southwestern boundary of said LOT 6, BLOCK 13, and being the Northeastern boundary of said LOT 1, BLOCK 12, a distance of 106.97 feet to a found 5/8-inch rebar with cap stamped "FELDBUSCH 7020" for the Northwest corner of this tract, and being on the Southern Right-of-Way of a 20-FOOT WIDE ALLEYWAY as shown on said REPLAT OF BLOCK 13, GARDENS ADDITION;

THENCE North 75°24'28" East, along the Northwestern boundary of this tract, being the Northwestern boundary of said LOT 6, BLOCK 13, and being the Southern Right-of-Way of said 20-FOOT WIDE ALLEYWAY, a distance of 119.99 feet to a found "MAG" nail with no identification for the common North corner of said LOT 6, BLOCK 13 and said LOT 7, BLOCK 13;

THENCE North 75°28'14" East, continuing along the Northwestern boundary of this tract, being the Northwestern boundaries of said LOT 7, BLOCK 13, said LOT 8, BLOCK 13, said closed 20-FOOT WIDE ALLEYWAY, said LOT 9, BLOCK 13, and being the Southern Right-of-Way of said 20-FOOT WIDE ALLEYWAY, a distance of 289.88 feet to a found 1/2-inch rebar with no identification for the Northeast corner of this tract, being the Northeast corner of said LOT 9, BLOCK 13, and being the intersection of the Southern Right-of-Way of said 20-FOOT WIDE ALLEYWAY, and the Western Right-of-Way of MOGFORD STREET (60-foot wide PUBLIC R.O.W.);

THENCE South 14°34'55" East, along the Northeastern boundary of this tract, being the Northeastern boundaries of said LOT 9, BLOCK 13, said LOT 10, BLOCK 13, said LOT 11, BLOCK 13, said LOT 12, BLOCK 13, and being the Western Right-of-Way of MOGFORD STREET (60-foot wide PUBLIC R.O.W.), a distance of 244.83 feet to the **POINT OF BEGINNING.**

CONTAINING: 2.021 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That _____ does hereby adopt this plat designating the hereinabove described property as GARDENS ESTATES, SECTION 10, an addition to the City of Midland, Texas, and, hereby dedicate to the public use forever the streets, alleys and easements shown thereon.

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

_____
SIGNATURE

_____
PRINT NAME HERE

ACKNOWLEDGMENT

STATE OF TEXAS:
COUNTY OF _____ :

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON _____ ____, 2025, BY _____.

NOTARY PUBLIC, _____ COUNTY, TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
THAT I, JANSSEN M. ROBICHAUX, 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 LOCATED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS.

_____
JANSSEN M. ROBICHAUX, RPLS
TEXAS REGISTRATION NO. 6611

_____
DATED

CERTIFICATE OF APPROVAL

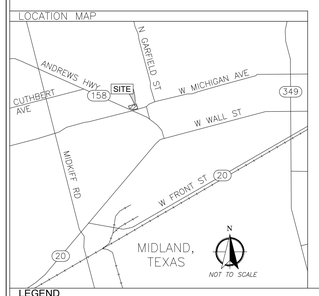
FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF GARDENS ADDITION, SECTION 10 WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS ____ DAY OF _____, 2025.

SIGNED: _____
ABRAHAM BEJIL, CHAIRMAN

ATTEST: _____
LANDON OCHOA, SECRETARY

LOCATION MAP



LEGEND

- FOUND 1/2" REBAR WITH NO IDENTIFICATION UNLESS NOTED OTHERWISE
- FOUND "MAG" NAIL WITH NO IDENTIFICATION UNLESS NOTED OTHERWISE
- FOUND 5/8" REBAR WITH CAP "FELDBUSCH 7020" UNLESS NOTED OTHERWISE
- FOUND 'X' SCRIBED IN CONCRETE
- FOUND MONUMENT AS NOTED
- CALCULATED POINT

ESMT EASEMENT
ORMCT OFFICIAL RECORDS OF MIDLAND COUNTY, TEXAS
DRMCT DEED RECORDS OF MIDLAND COUNTY, TEXAS
ROW RIGHT-OF-WAY
TOC Top of Concrete
INV Pipe Invert

Boundary Line		Easement	E	Electric Meter	W	Water Meter
Adjacent Tract Line	OHU OHU	Overhead Utility to be Removed	EV	Electric Vault		Water Backflow
OHU OHU	Overhead Utility	WTR WTR	Waterline to be Removed	S	Sanitary Sewer Manhole		Water Valve
W W	Waterline	GAS GAS	Gas Line to be Removed		Power Pole		Hydrant
GAS GAS	Gas Line	COM COM	Communication Line to be Removed		Storm Drainage Inlet	T	Communication Pedestal
COM COM	Communication Line	SD SD	Storm water to be removed		Storm Drainage Inlet to be Removed		Sanitary Clean-out
SS SS	Sewer Line				Light Pole to be Removed		Guy Wire
				G	Gas Meter	AC	Air Conditioner
				GV	Gas Meter to be Removed	ACR	Air Conditioner to be Removed

IMPACT FEE NOTE:
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.

FEMA FIRM NOTE:
ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR MIDLAND COUNTY, TEXAS, MAP NUMBER 48329C0201F, EFFECTIVE DATE SEPTEMBER 16, 2005, THIS PROPERTY LIES WITHIN ZONE X, WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA (SFHA).

DEVELOPERS 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.

ADDITIONAL NOTES:
1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THESE LOT(S) MAY BE DEVELOPED AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.

BASIS OF BEARINGS and COORDINATES are relative to State Plane Coordinate System, NAD 1983, Texas Central Zone (4203). Distances and acreages shown are grid values. Distances can be converted to surface using a combined adjustment factor of 1.000120.

THETA ANGLE: TBD

Contours shown hereon were provided by the client and are relative to the North American Vertical Datum of 1988.

OWNERS:

AUTO SHACK, INC.
d/b/a AUTO ZONE INC. #1346
2400 W MICHIGAN AVE.
MIDLAND, TX 79701
ATTN:

VALLEY GRAIN & SUPPLY INC.
d/b/a MIDLAND VILLAGE CAR WASH INC.
604 ANDREWS HWY.
MIDLAND, TX 79701
ATTN:

ENGINEER
JARED EARNEY, P.E. 133539
KIMLEY-HORN AND ASSOCIATES
801 CHERRY STREET, SUITE 1300
FORT WORTH, TEXAS 76102
TBPE REG. NO. TX F-928
817.335.6511

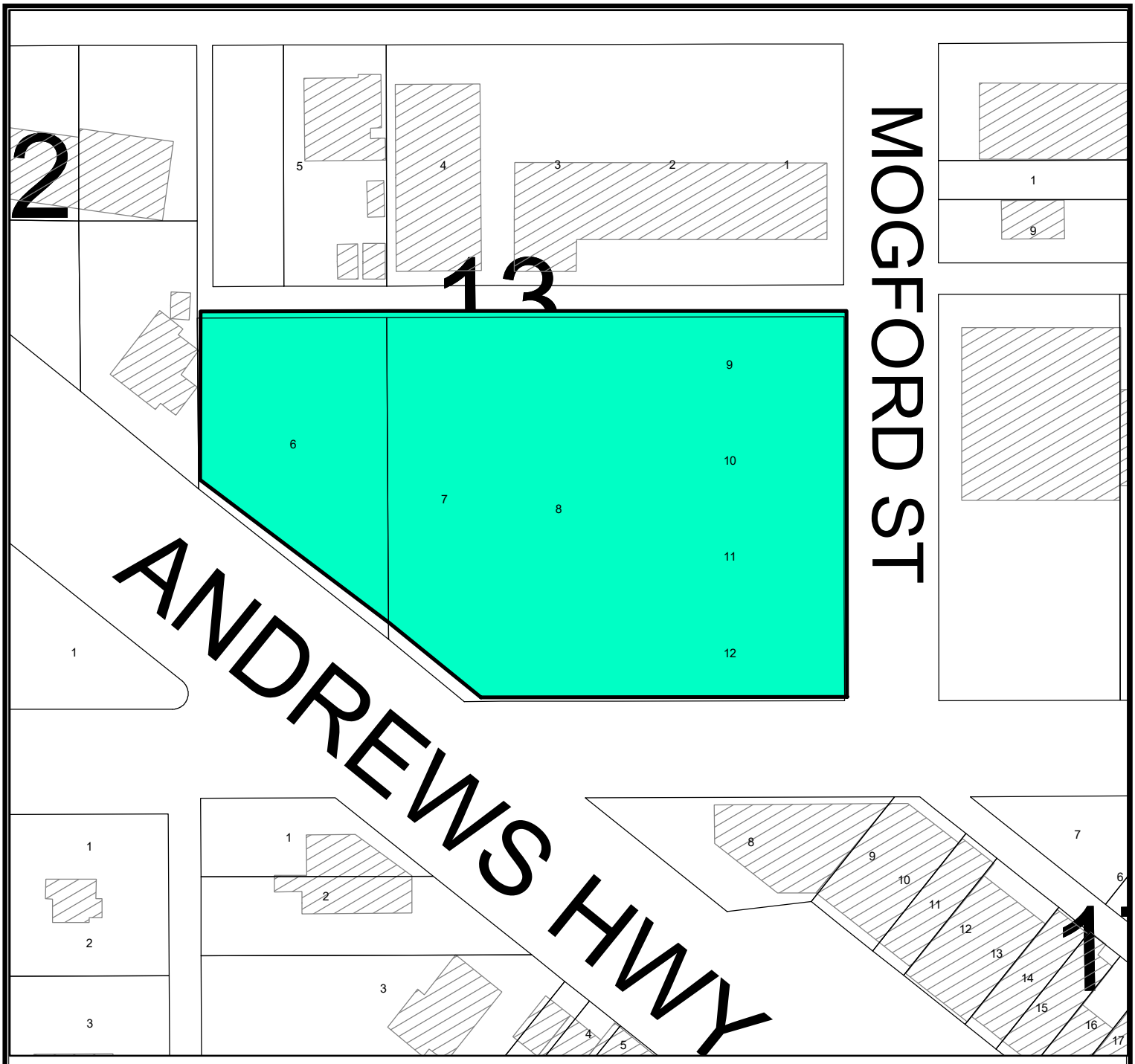
SURVEYOR
JANSSEN M. ROBICHAUX, P.L.S. 6611
OPEN RANGE FIELD SERVICES, LLC.
39350 IH-10 WEST, SUITE 1
BOERNE, TEXAS 78006
TBPELS FIRM NO. 10194069
830.428.0290

GARDENS ADDITION, SECTION 10 TO THE CITY AND COUNTY OF MIDLAND, TEXAS

BEING A REPLAT OF A LOTS 6, 7, 8, 9, 10, 11, 12, BLOCK 13, GARDENS ADDITION TO MIDLAND, TEXAS
& VACATING A 20' WIDE ALLEY IN VOLUME 130, PAGE 478

OPEN RANGE. FIELD SERVICES, LLC.
TBPELS Firm #10194069
39350 IH-10 West, Suite 1
Boerne, TX 78006
830.428.0290 | BTX@openrangefs.com
Job No.: B24-140

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



Location Map

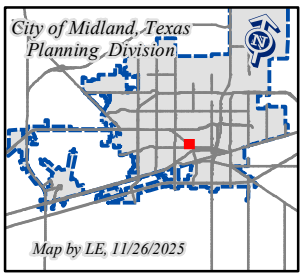
SUB-25-0897 **Scale: 1" = 587'**

Proposed plat of Gardens Addition, Section 10, being a replat of Lots 6 through 12, Block 13, Gardens Addition, Replat of Block 13, City and County of Midland, Texas.

Generally located at the northwest corner of the intersection of Mogford Street and Michigan Avenue. (Council District 3)

LEGEND

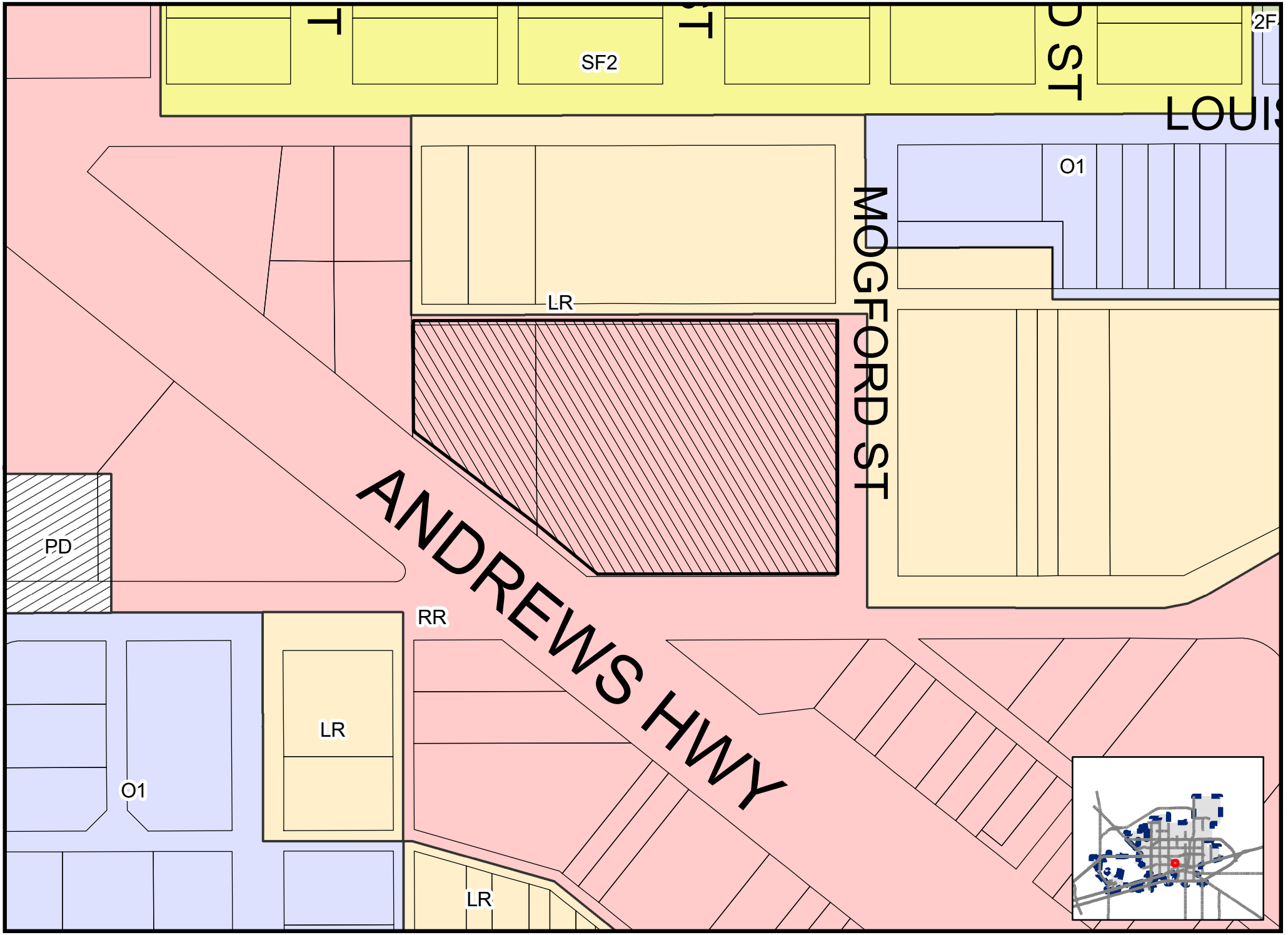
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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



Map by LE, 11/26/2025

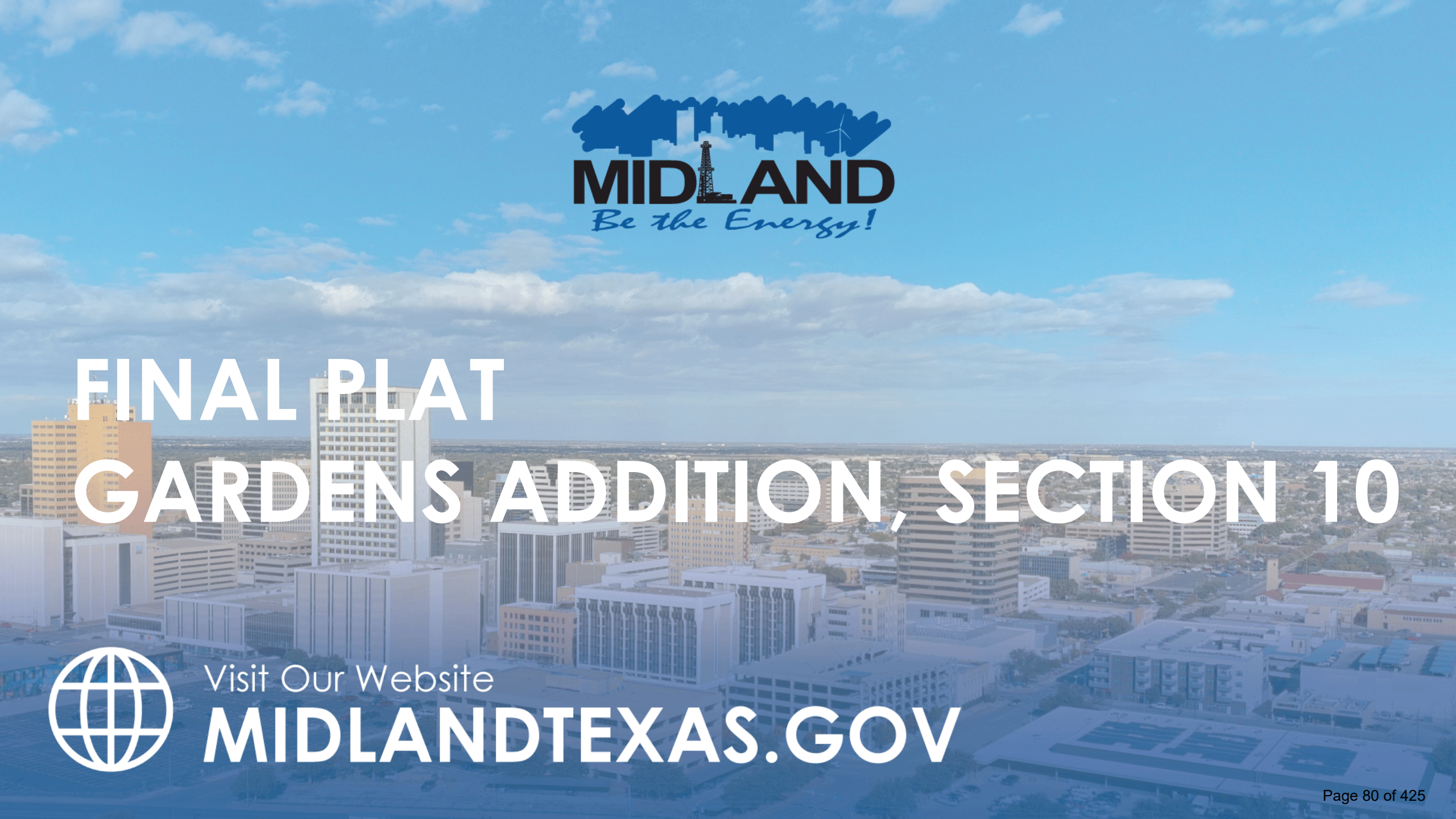
SUB-25-0897

Scale: 1" = 1,000'

ZONING MAP

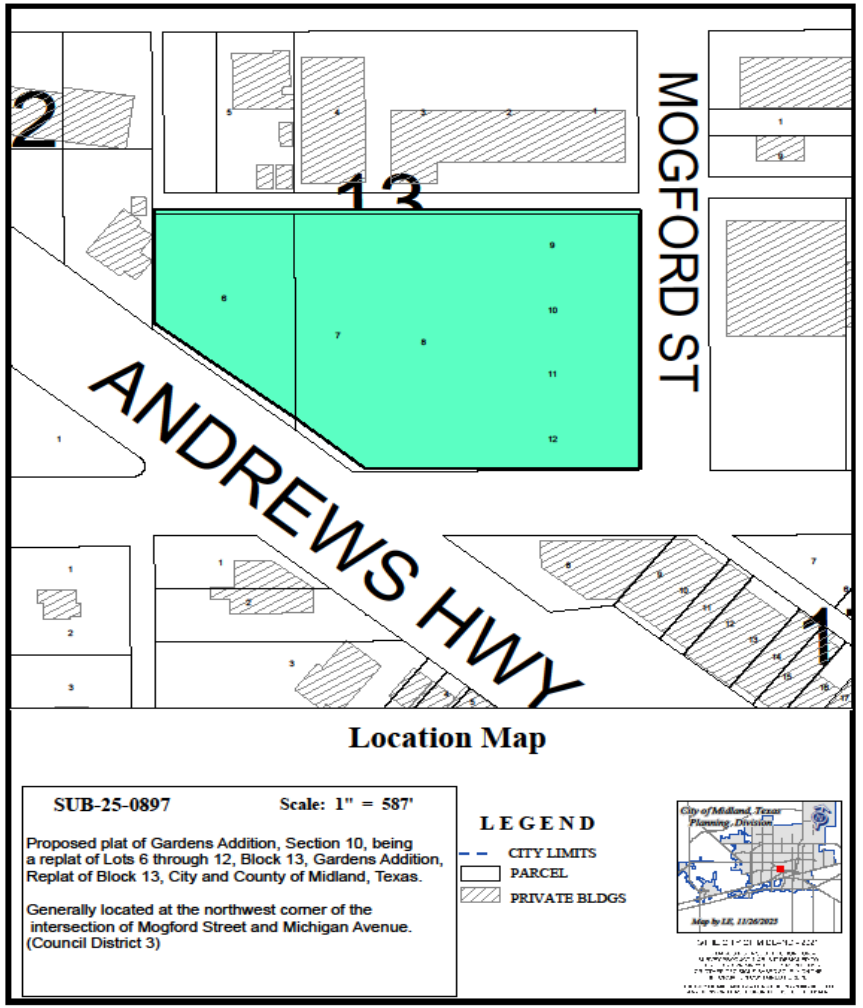
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS MADE THEREFROM.


13


MIDLAND
Be the Energy!
FINAL PLAT
GARDENS ADDITION, SECTION 10
Visit Our Website
MIDLANDTEXAS.GOV

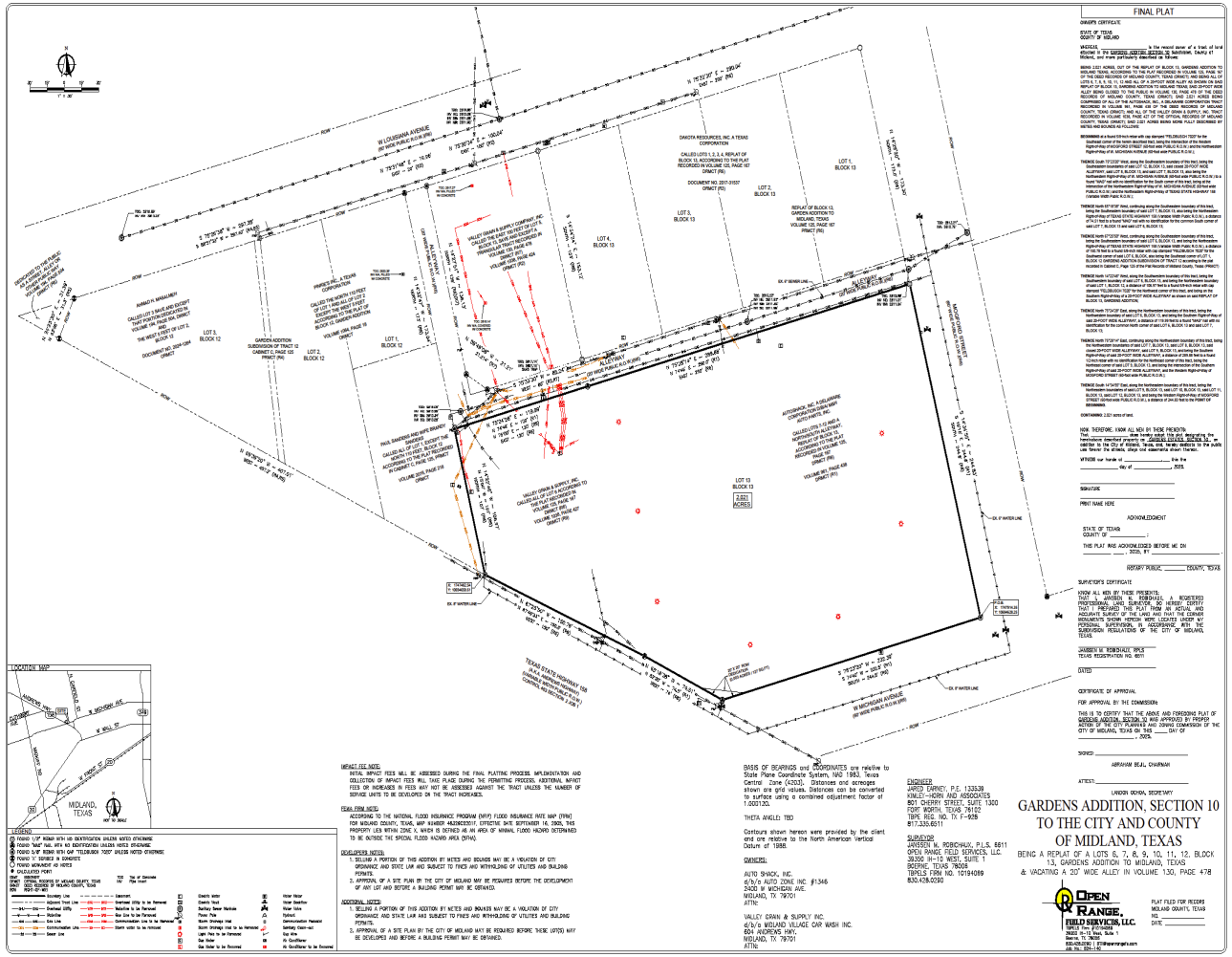
APPLICATION SUMMARY

- **Developer:** AutoZone, Inc.
- **Property Owner:** Midland Village Car Wash, Inc. and Auto Shack, Inc.
- **Representative:** Jared Earney, with Kimley-Horn
- **Location:** 2400 West Michigan Avenue and 604 Andrews Highway (Council District 3)
- **Reason for Request:** To combine lots for an existing store expansion



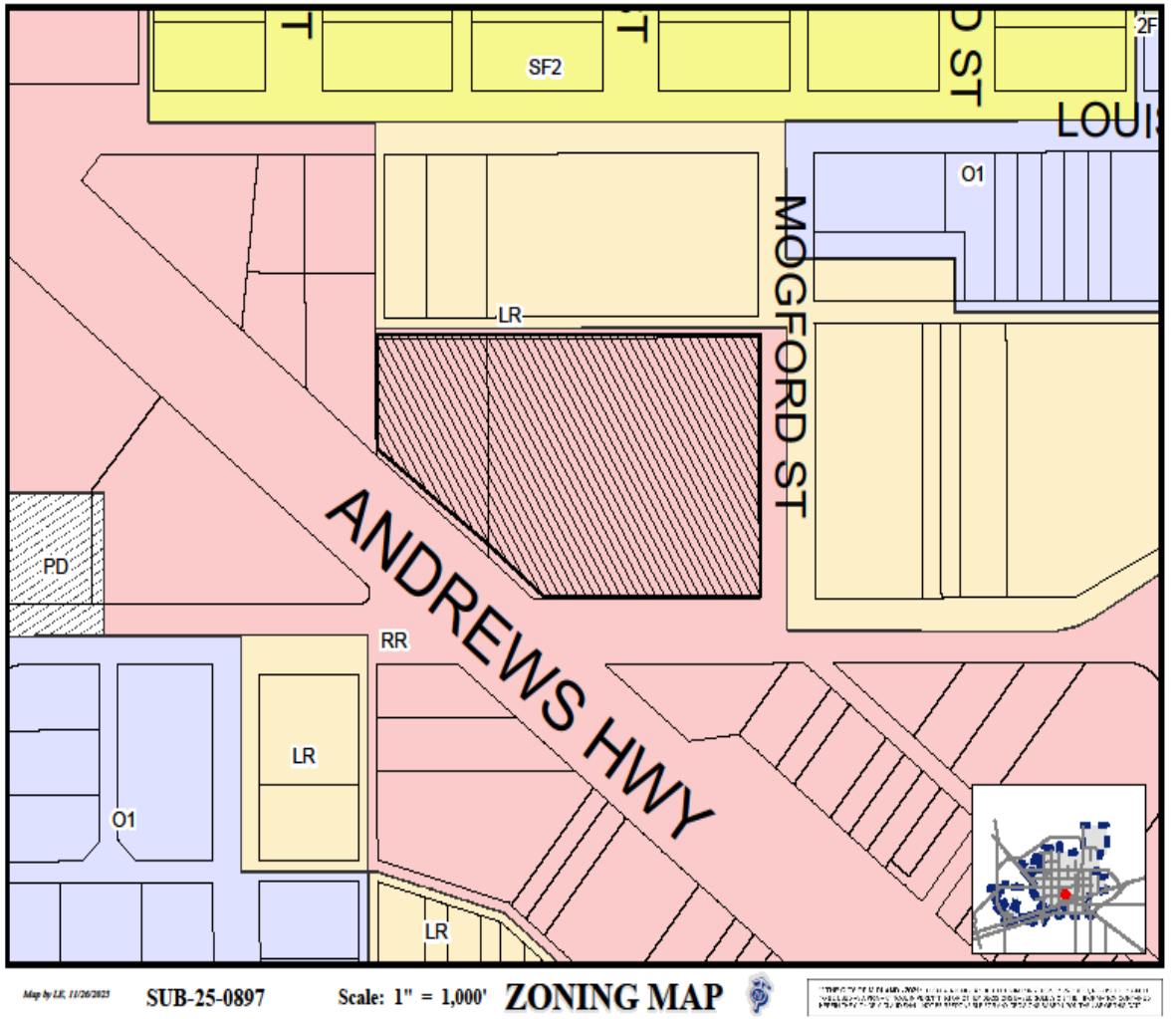
PLAT DETAILS

- **Acreage:** 2.01 acres
- **Number of Existing Lots:** 7
- **Number Proposed Lots:** 1



ZONING

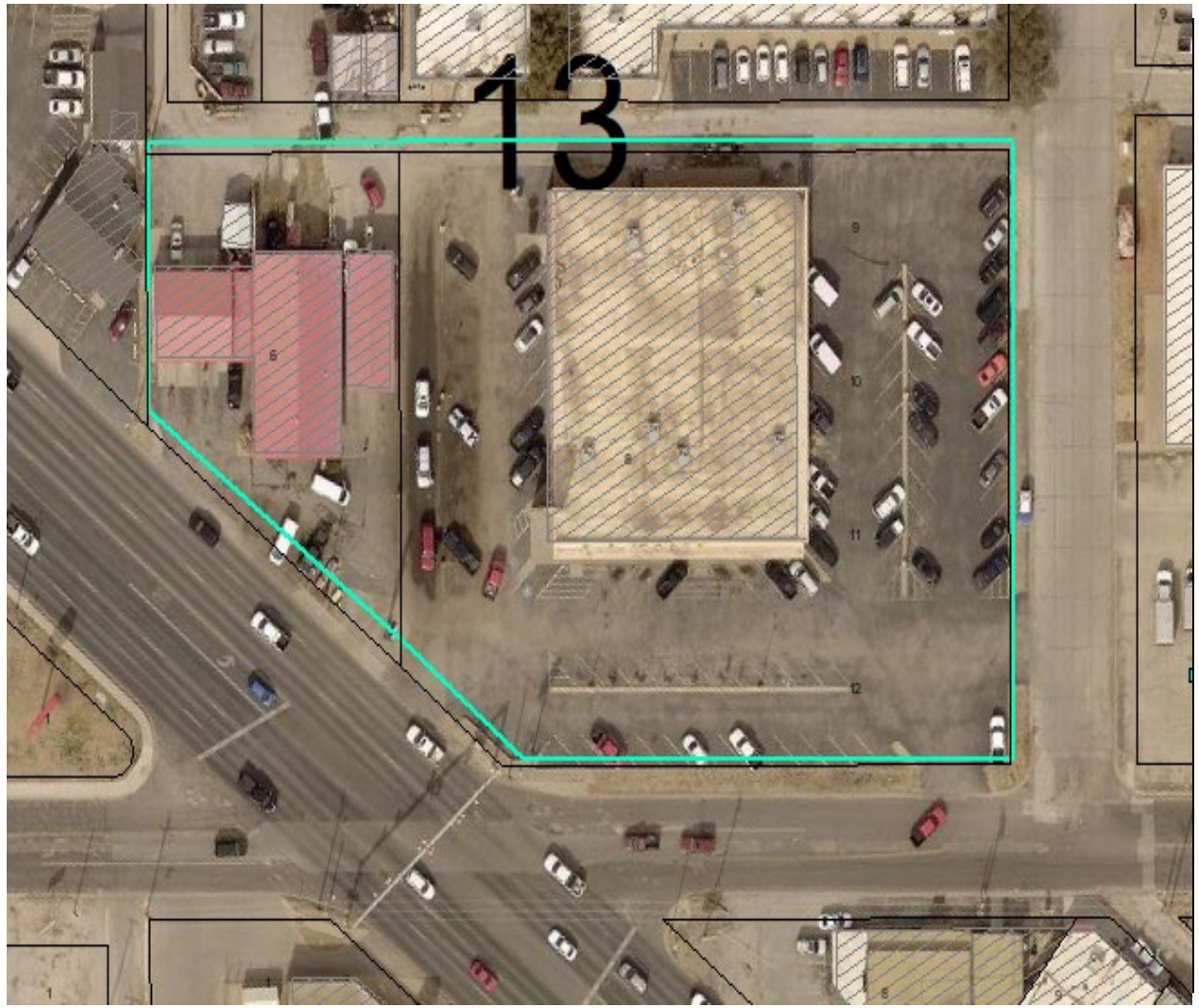
- **Current Zoning:** RR, Regional Retail District
- **Surrounding Zoning:**
  - **North/East:** LR, Local Retail District
  - **South/West:** RR, Regional Retail District



MIDLAND
Be the Energy!

LAND USE

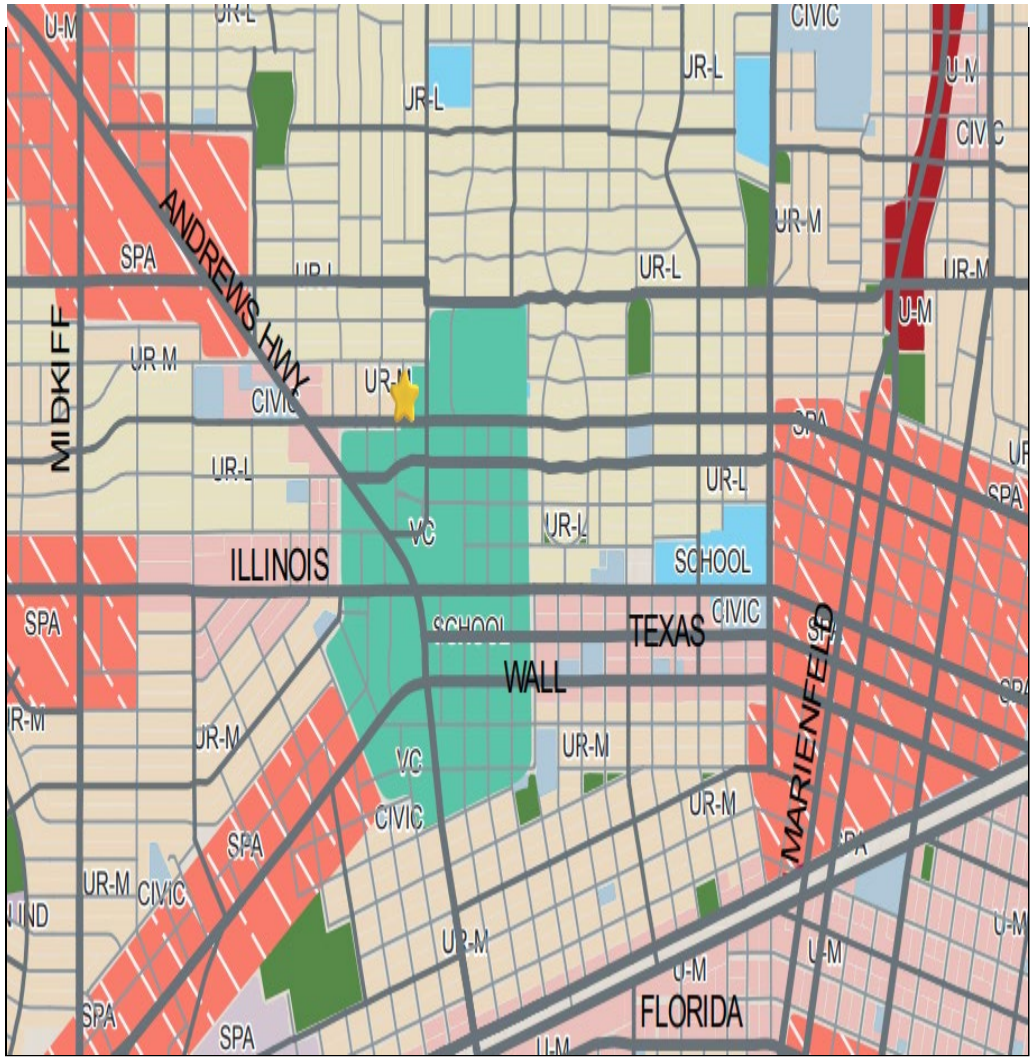
- **Current Use:** Automotive Store and Car Wash
- **Surrounding Uses:**
  - **North:** Medical offices
  - **South:** West Michigan Avenue
  - **East:** Office Building
  - **West:** Retail Shop
- **Proposed Use:** An expanded Automotive Store



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Village Center (VC)
- **Supported Uses:** There are no policies established for this location.



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 the Final Plat of Gardens Addition, Section 10.



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:	**December 15, 2025**
To:	**Planning and Zoning Commission**
From:	**Alexis Martinez, Associate Planner**
Subject:	**Hold a public hearing and consider a request by Rockin Rodeo on behalf of Melcreek, LP, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption in a Nightclub on Lots 44 through 51, Block 11A, Fairway Park Addition, Section 3, City and County of Midland, Texas. (Generally located on the east side of North Big Spring Street, approximately 665 feet south of Palmer Drive.)**

Purpose:

Rockin Rodeo, on behalf of Melcreek, LP, is requesting a Specific Use Designation with term, for the sale of all alcoholic beverages for on-premises consumption, for the property located at 4400 North Big Spring Street for Rockin Rodeo.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

RR, Regional Retail District

Surrounding Zoning and Land Use:

The properties to the north and west are zoned RR, Regional Retail District, and consist of restaurants and bars. The property to the south is zoned PD, Planned Development District for an Office Center, and is a hotel. The properties to the east are zoned SF-2, Single Family Dwelling District, and consist of single-family homes.

Analysis:

The subject property is located at 4400 North Big Spring Street. The property is presently zoned RR, Regional Retail District. Regional Retail zoning allows for alcoholic beverage sales for on-premises consumption in a nightclub with the approval of an SUD. The property currently does not have an SUD. The total area of the nightclub is 9,338 square feet, and the proposed alcohol serviceable area is 7,964 square feet.

The proposed days and hours of operation are:

Monday through Sunday from 7:00 p.m. to 2:00 a.m.

The applicant is requesting the following alcohol serviceable hours:

Monday through Sunday from 7:00 p.m. to 2:00 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 Rockin Rodeo is acceptable. The property must adhere to the maximum occupant load of 530 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) Rockin Rodeo 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 nightclub, subject to conditions A through G.

Conditions:

A. That the serviceable area of the Establishment shall be limited to approximately 7,964 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 7:00 p.m. to 2:00 a.m. of the following day.

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 December 12, 2025, staff has not received any letters of objections.

Attachments:

A. SUD-25-0214, Combined Docs
B. SUD-25-0214, Alcohol SUD w Term Rockin Rodeo

Alexis Martinez, Development Services
Landon Ochoa, Development Services

Created/Initiated - 11/18/2025
Final Approval - 12/8/2025

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: DBSB MIDLAND, LLC dba Rockin Rodeo			Phone (432) 557-9920 Email roger@[redacted]gbe7.com
Address 4400 N. Big Spring St #D-4450	City MIDLAND	State Tex	Zip 79705
Property Owner Printed Name: MelCreek, L.P.			Phone (575) 937-6895 Email jra@jracreek.com
Address 130 Country Lane	City Alto	State N. Mex	Zip 88312
Representative *(if different from Applicant or Property Owner)* Firm: _____ Printed Name:			Phone ( ) Email
Address	City	State	Zip

Street Address: 4400 N. BIG SPRING ST. STE D46

Business Name: ROCKIN RODEO

Reason for Request: NEW PERMIT

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

Proposed/Current Days and Hours of Operation: Tues through Monday 7pm ~ 2am

Proposed Days and Hours of Alcohol Service: SAME

Total Square Footage of Business: 9338

Square Footage of Alcohol Serviceable Area: 7964
(Outline in red on floor plan)

Restroom Fixtures:	*Men*	**Toilets/Urinals:** 4 / 3	**Bathroom Sinks:** 2
	Women	**Toilets:** 5	**Bathroom Sinks:** 4

****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 [redacted] & labeled)

Dimensioned Site Plan showing:
- Parking
- Business Footprint

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

Signatures

Applicant (signature): [signature] Date: 11-5-25

Applicant (printed): ROGER GEARHART

Property Owner (signature): John R. Creek for Melcreek, L.P. Date: 11/5/25

Property Owner (printed): John R. Creek for Melcreek, L.P.

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

[signature]
Authorized Agent (signature)

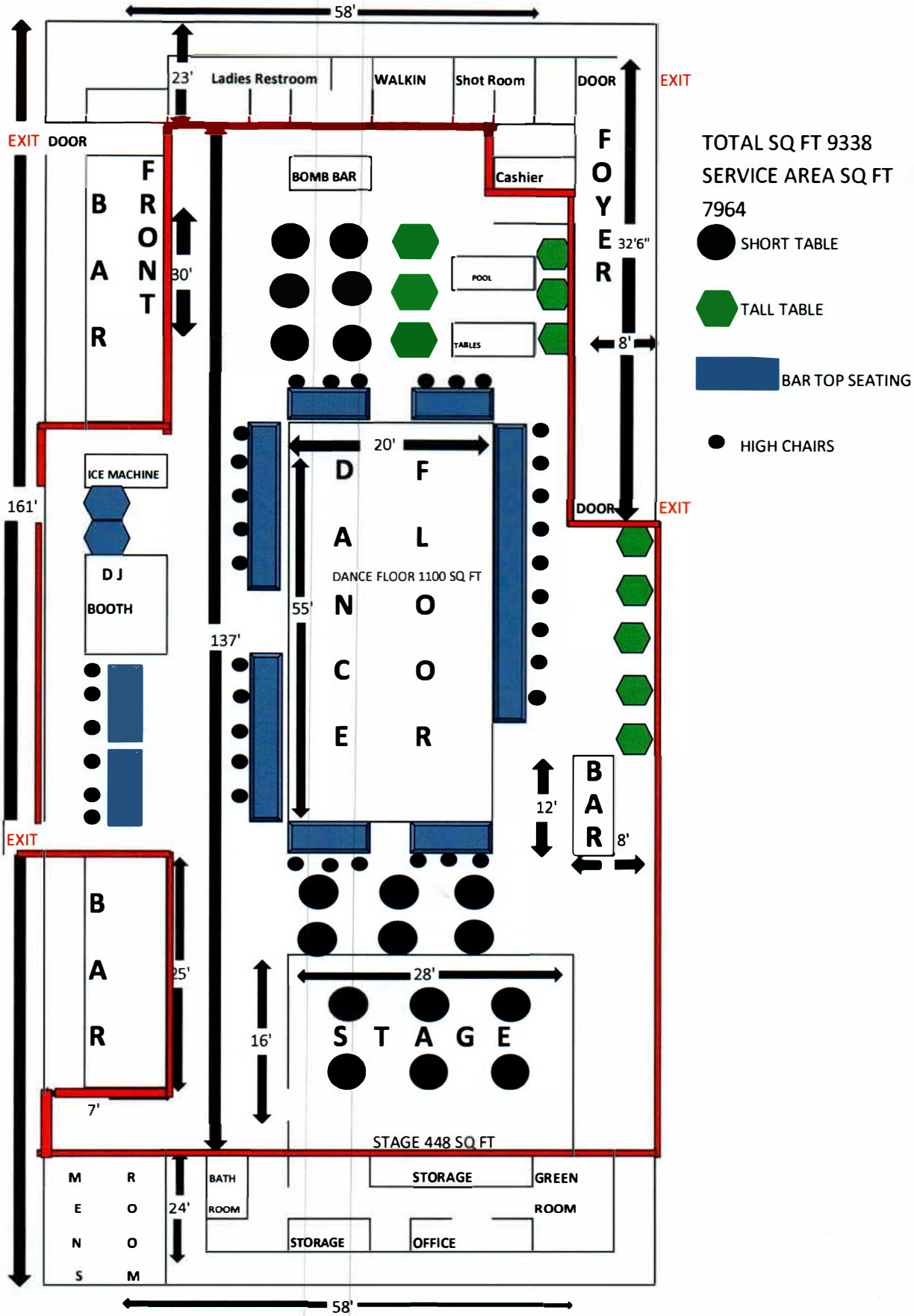
Subscribed and sworn to before me, this 5 day of November, 20 25, to certify which witness my hand and seal of office

Elyssa Korn-Flores
My Commission Expires
7/24/2028
Notary ID 135006419

[signature]
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

RECEIVED
NOV 06 2025
Initial: Alexis



TOTAL SQ FT 9338

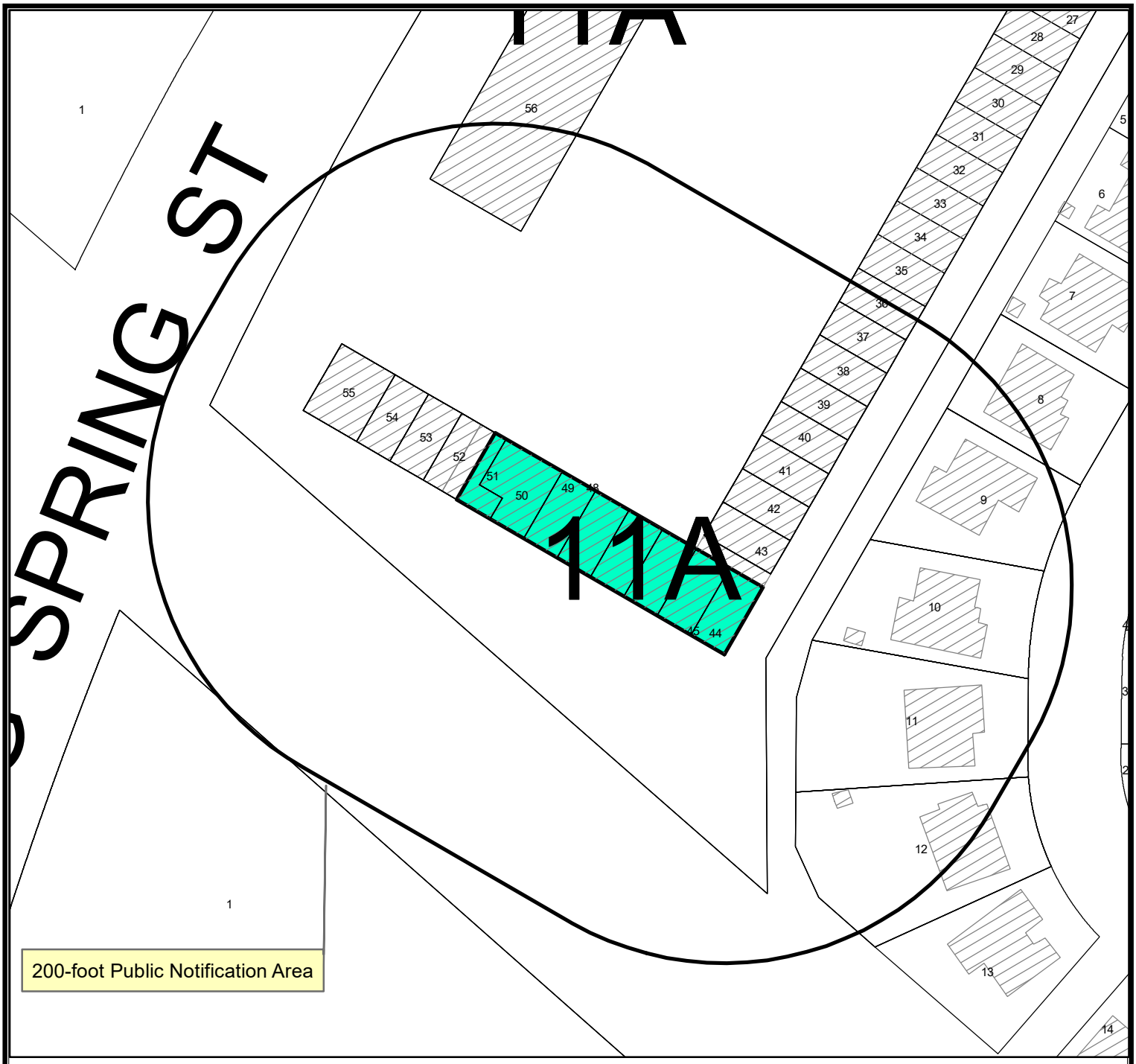
SERVICE AREA SQ FT 7964

SHORT TABLE

TALL TABLE

BAR TOP SEATING

HIGH CHAIRS



Location Map

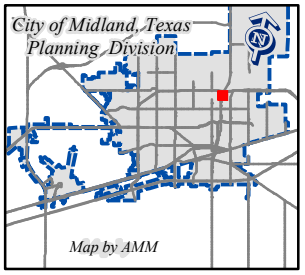
SUD-25-0214 **Scale: 1" = 600 '**

Consider a request by Rockin Rodeo, on behalf of Melcreek, LP, for a Specific Use Designation with Term for the sale of all alcoholic beverages for on premises consumption in a Nightclub on Lots 44 through 51, Block 11A, Fairway Park Addition, Section 3, City and County of Midland, Texas.

Generally located on the east side of North Big Spring Street, approximately 665 feet south of Palmer Drive. (Council District 2)

LEGEND

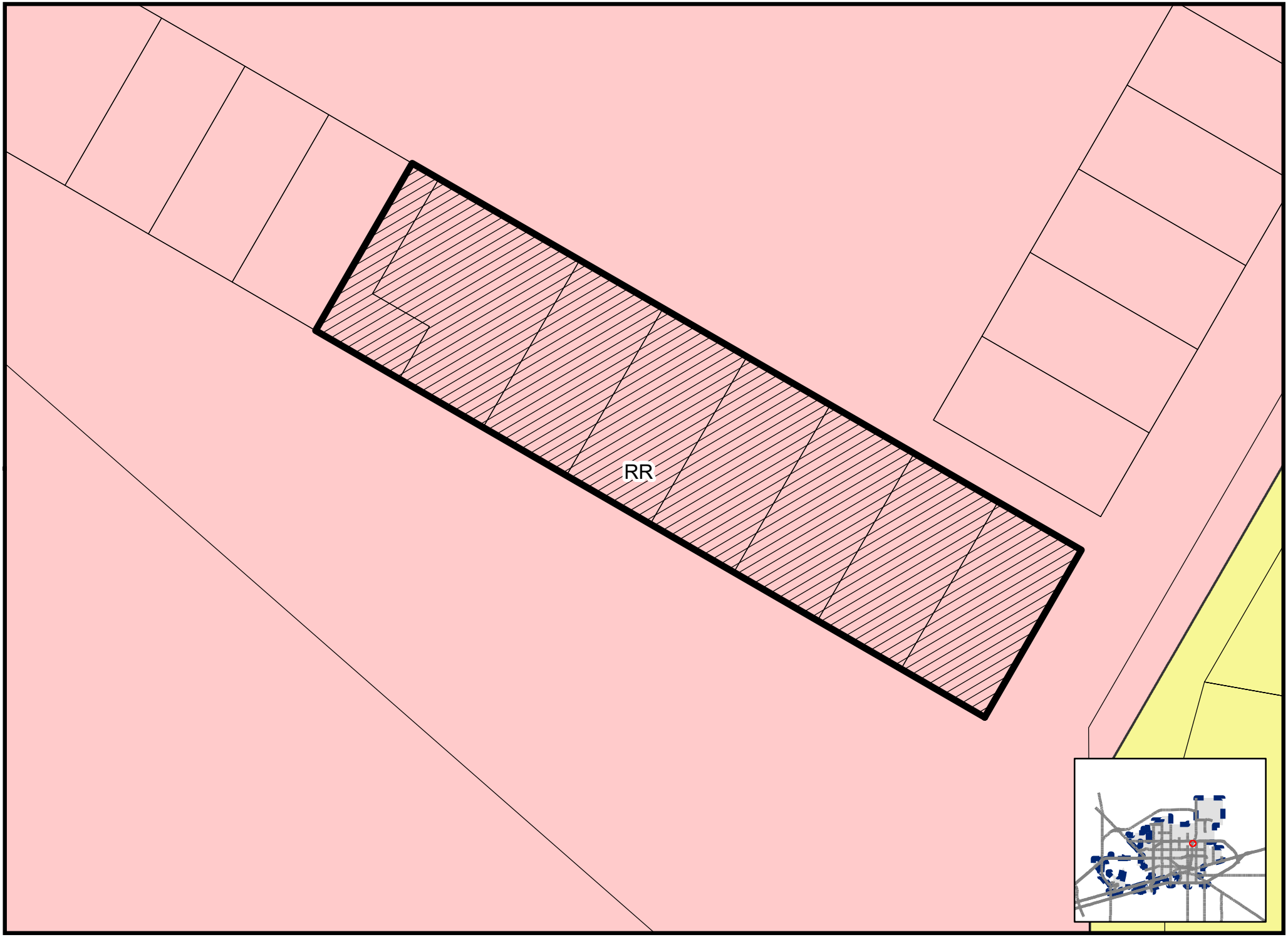
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.



Map byAMM

SUD-25-0214

Scale: 1" = 300'

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.

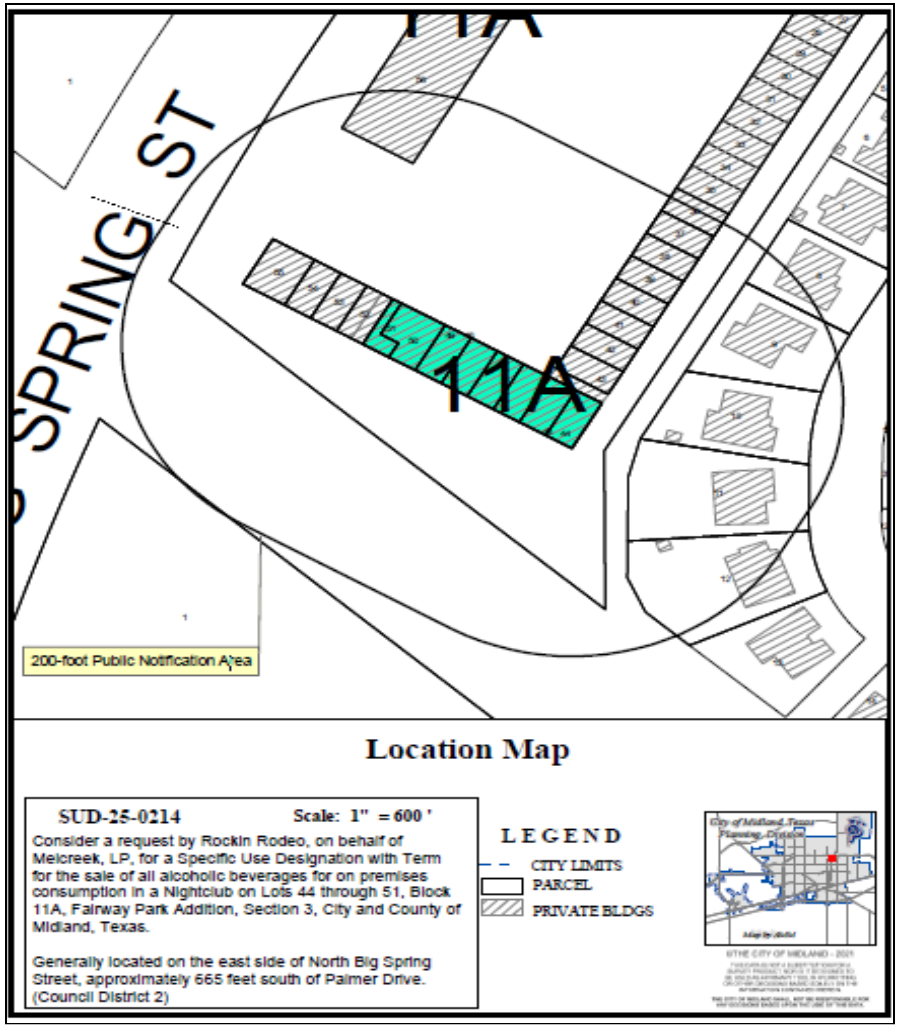
111A


ROCKIN
RODEO


MIDLAND
Be the Energy!
SPECIFIC USE DESIGNATION
ROCKIN RODEO
Visit Our Website
MIDLANDTEXAS.GOV

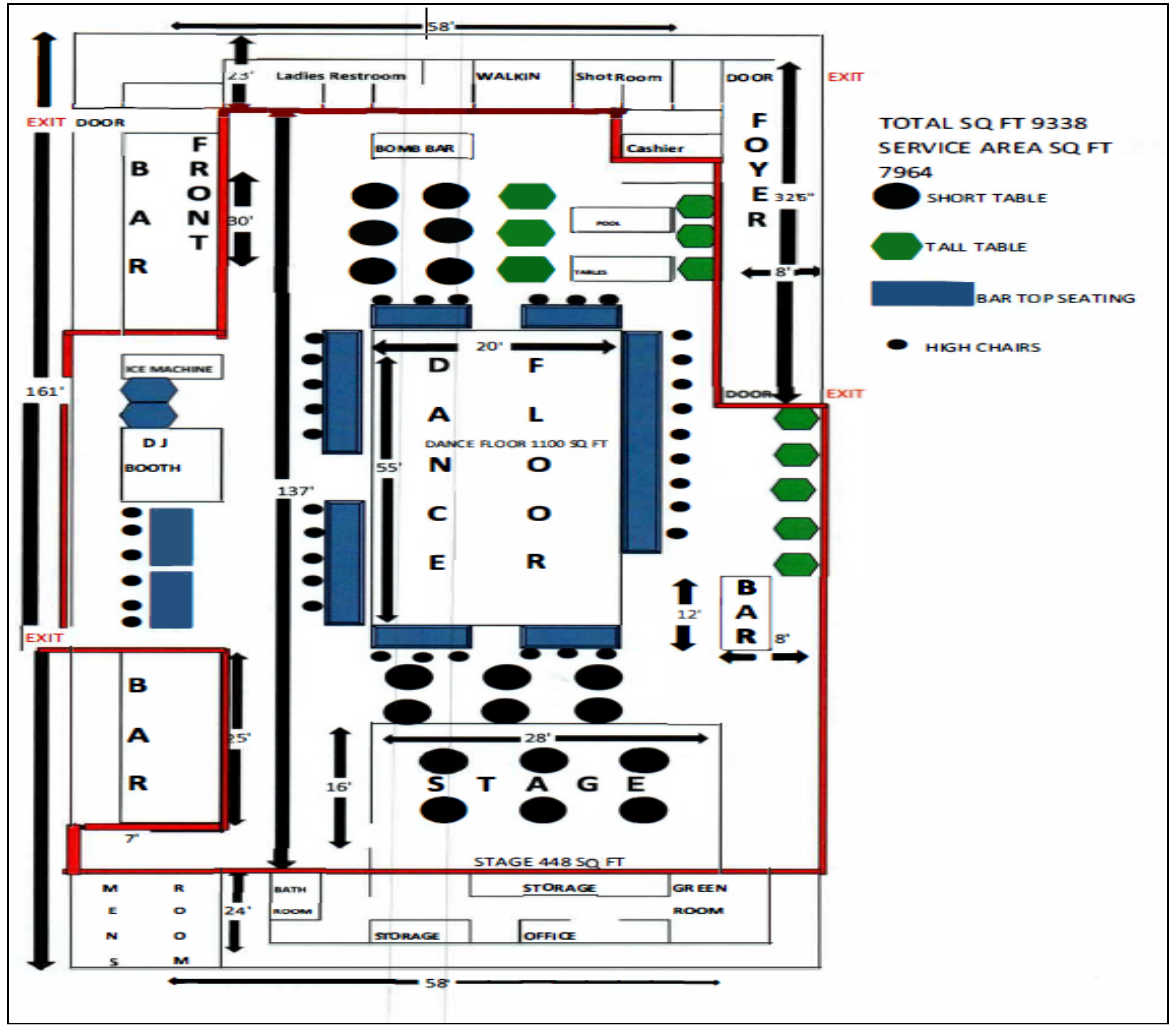
APPLICATION SUMMARY

- **Applicant:** Rockin Rodeo
- **Property Owner:** Melcreek, LP
- **Location:** 4400 North Big Spring (Council District 2)
- **Reason for Request:** For the sale and on-premises consumption of alcohol in a nightclub.



DETAILS OF REQUEST

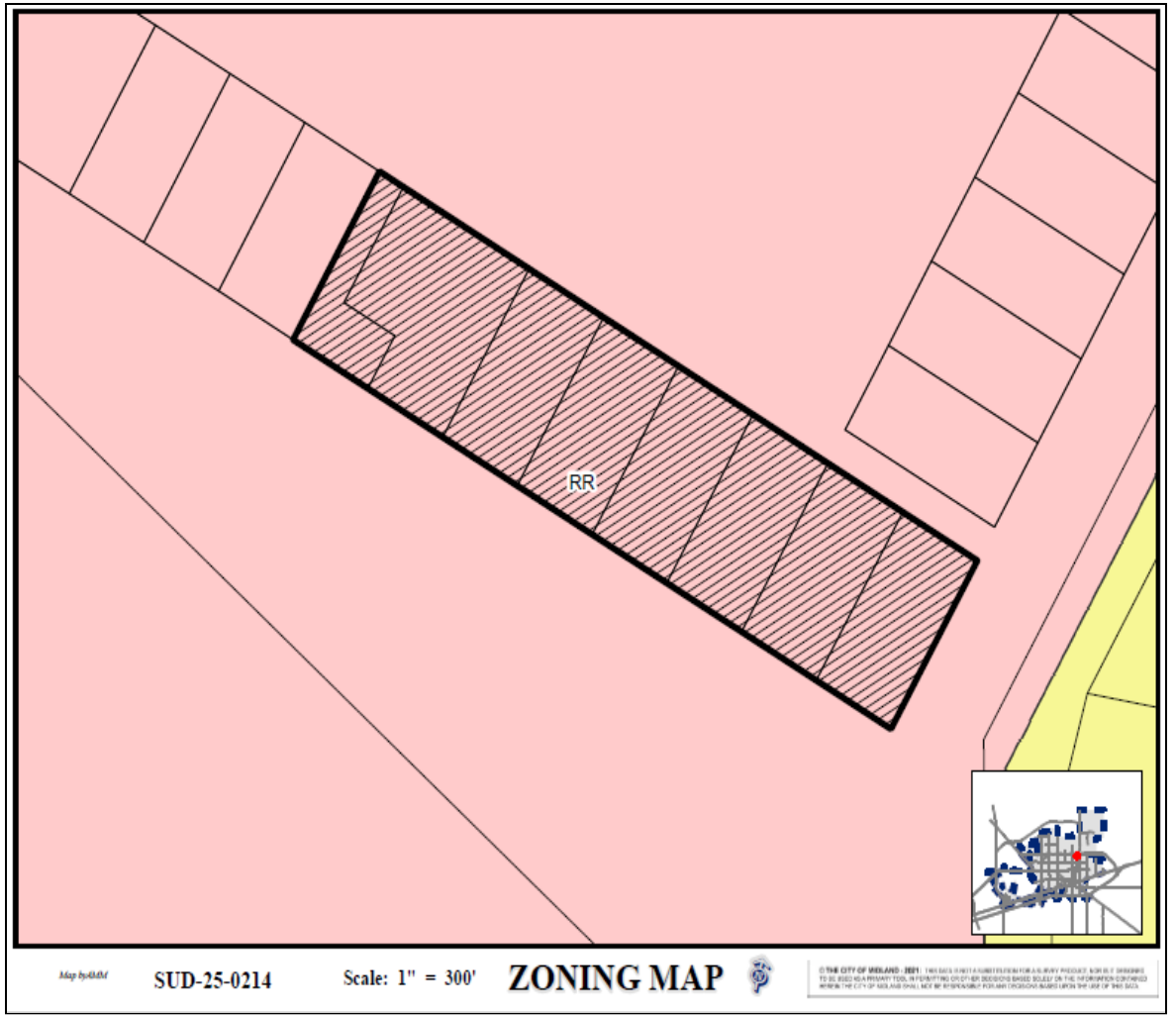
- **For an existing nightclub**
- **Area of Business:** 9,338 SF
- **Serviceable Area:** 7,964 SF
- **Hours of Operation and Sales of Alcohol :**
  - Monday through Sunday 7:00 p.m. to 2:00 a.m.



MIDLAND Be the Energy!

ZONING

- **Current Zoning**: RR, Regional Retail District
- **Surrounding Zoning:**
  - **North/South/West:** RR, Regional Retail District
  - **East:** SF-2, Single Family Dwelling District
- The use of an SUD for the sale and on-premises consumption is allowed in this zoning.

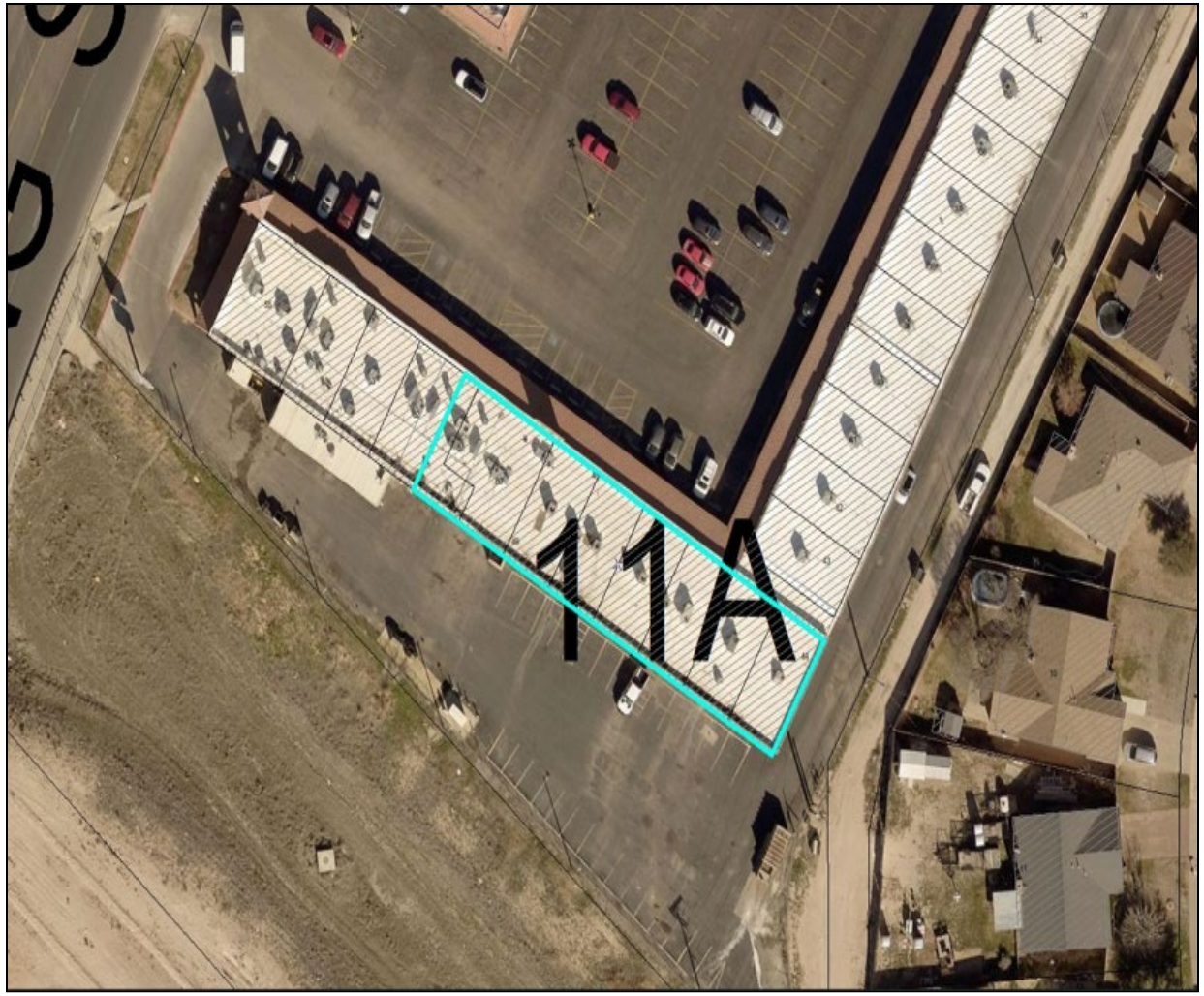


4

MIDLAND
Be the Energy!

LAND USE

- **Current Use:** Nightclub
- **Surrounding Uses:**
  - **North/West:** Retail Stores and Restaurants
  - **South:** Hotel
  - **East:** Single-Family Housing





On North Big Spring (Parking Lot), Looking South

6

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

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



PROHIBITED PLACES OF BUSINESS

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



STAFF'S RECOMMENDATION

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

A. That the serviceable area of the Establishment shall be limited to approximately 7,964 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 7:00 p.m. to 2:00 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.

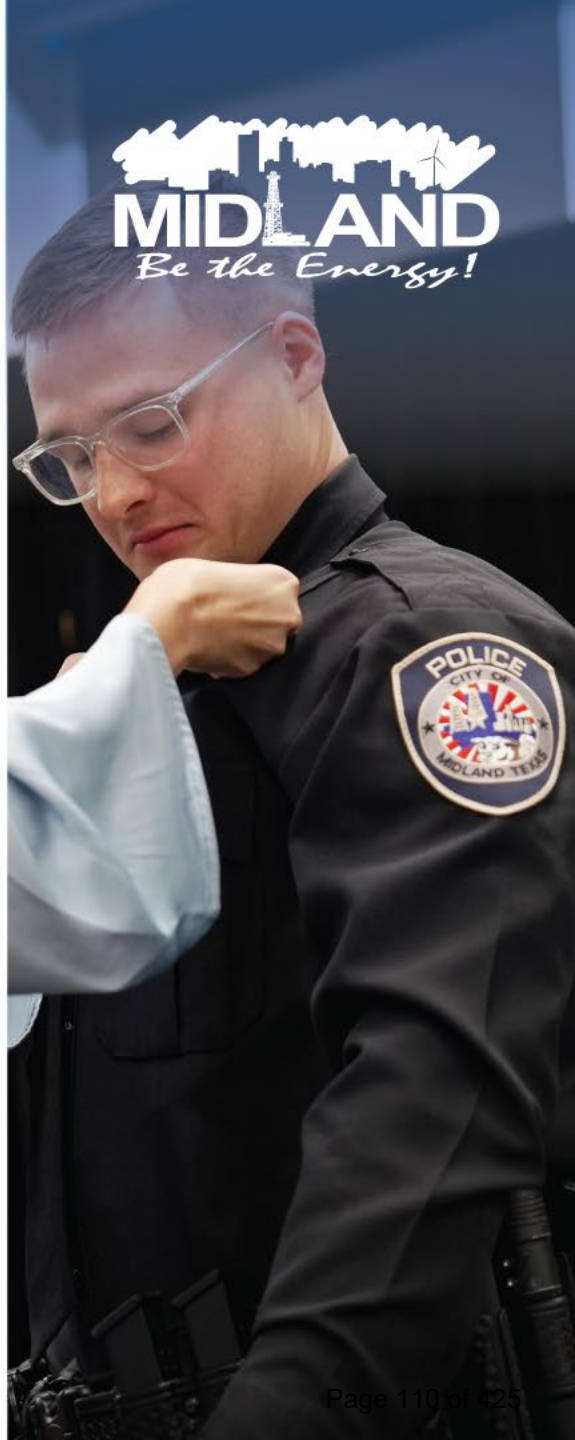
E. That the Establishment shall meet the requirements of the Fire Department and the Code Administration Division.



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:	**8.**
Meeting Date:	**December 15, 2025**
To:	**Planning and Zoning Commission**
From:	**Beatriz Quezada, Planner**
Subject:	**Hold a public hearing and consider a Preliminary Plat of Llano Estacado, Section 4, being a plat of a 1.0-acre tract of land out of Section 23, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of Gladiola Avenue, approximately 465 feet east of Golden Gate Drive.)**

Purpose:

Maverick Engineering, on behalf of Brandon McMorries and Adrian Hernandez, are requesting to plat the property located at 6500 Gladiola Avenue into two lots in order to build a single-family dwelling.

Current Zoning:

CE, Country Estate District

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

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

SURVEYOR: (Approved)

Everything looks good. Corners were found and the survey closes.

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Okay as show. [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 8/14/2025. [For Applicant’s Information Only.]

WATER: 6” water exists in Gladiola Street, okay as is. No public water improvements required. [For Applicant’s Information Only.]

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

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

SEWER: Deferral request for wastewater improvements were administratively approved on 8/14/2025. [For Applicant’s Information Only.] [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 with Conditions)

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 with Conditions)

Please confirm recording info for Llano Estacado. Should legal say tract instead of lot (applies

to surrounding parcels as well on the visual)? (deed shows Tract, not lot) Confirm with Transportation that dedication is not required.

Addressing Review: (Approved)

No comments.

PLANNING: (Approved with Conditions)

Have the legal description match the one that I have provided [Informational]

Staff recommends approval of the Preliminary Plat of Llano Estacado, Section 4, subject to condition A.

Condition:

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

Attachments:
A. P-25-2433, Combined Files
B. P&Z - - Llano Estacado, Section 4 Preliminary

Beatriz Quezada, Development Services	Created/Initiated - 12/4/2025
Landon Ochoa, Development Services	Final Approval - 12/5/2025

MIDLAND Planning Division

Preliminary Plat Application

For Office Use Only
SUB- 25-0917
P-____-_____

Subdivision Name: LLANO ESTACADO, 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: BRANDON MCMORRIES AND ADRIAN HERNANDEZ		Phone #: 432-664-8264 Email:	
Address: PO BOX 11	City: STANTON	State: TX	Zip: 79782

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)
SUBDIVIDING TO BUILD RESIDENTIAL

Plat Information — Total Acreage: 1

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

Number of Lots: 2 — Number of Multi-Family Dwelling Units:

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

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

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

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

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

Submittal and Fees

Items to be submitted with this application form:

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

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

Timeline & Deadlines

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

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

Signatures (by property owner only – authorized agent must sign affidavit below)	
Applicant (signature):	Date: 11/18/25
Applicant (printed): Brandon McMorries	
Property Owner (signature):	Date: 11/18/25
Property Owner (printed): Adrian Hernandez	

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 Brandon McMorries Adrian Hernandez, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Authorized Agent (signature) Andrew L. Mellor

Subscribed and sworn to before me, this 19 day of November, 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# 5679

☑ Digital and Physical Copies of Plat
☑ Deferral Letter (if applicable. Due at final submittal)
☐ Groundwater Availability Certification Forms (if applicable) n/a

Planner Notes:

RECEIVED
NOV 19 2025

Signature:

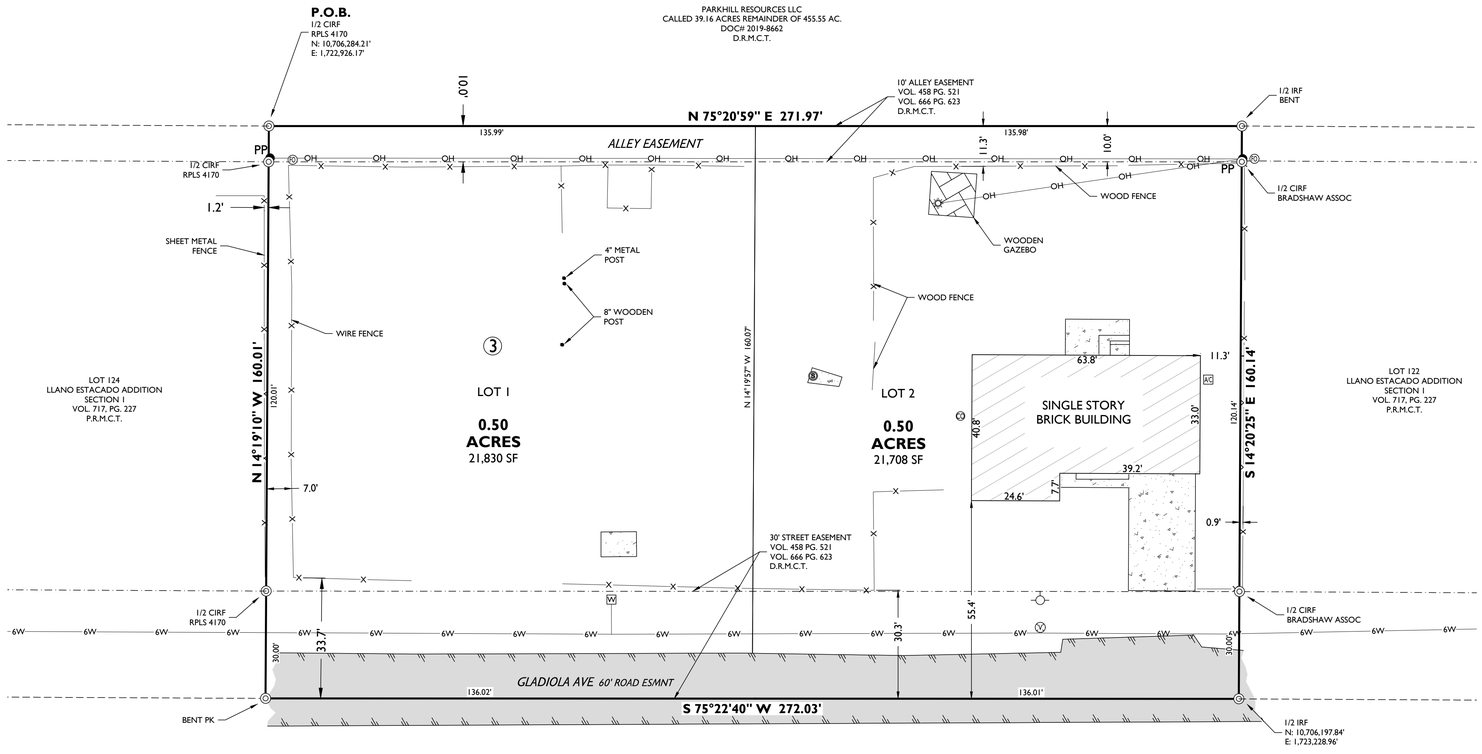
Date:

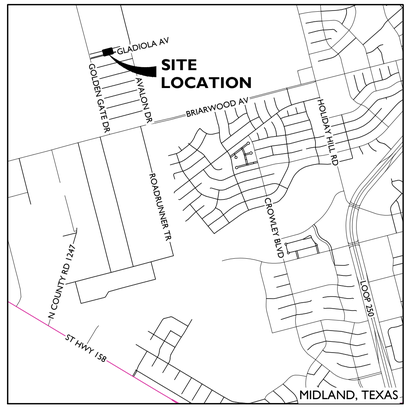
Initial:

PRELIMINARY PLAT

LLANO ESTACADO, SECTION 4

BEING A REPLAT OF LOT 123, LLANO ESTACADO SECTION 1, SITUATED IN SECTION 23, BLOCK 40, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS





VICINITY MAP

N.T.S.



0' 20' 40' 60'

SCALE 1" = 20'

LEGEND

◎	MONUMENT AS NOTED
⊠	BENCH MARK
A/C	A/C PAD
CO	CLEAN OUT
FO	FIBER OPTIC PEDESTAL
	FIRE HYDRANT
	LIGHT POLE
PP	POWER POLE
S	SEPTIC LID
W	WATER METER
	BOUNDARY LINE
	PROPERTY LINES
X	FENCE
OH	OVERHEAD ELECTRIC LINE
6W	6" WATER MAIN
	CONCRETE
	PAVEMENT
	BUILDING
P.R.M.C.T.	PLAT RECORDS, MIDLAND CO., TX
D.R.M.C.T.	DEED RECORDS, MIDLAND CO., TX

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS BRANDON MCMORRIES & ADRIAN HERENANDEZ, ARE THE RECORD OWNERS OF A TRACT OF LAND SITUATED IN SECTION 23, BLOCK 40, T-1-S, T&P. RY. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BRANDON MCMORRIES AND ADRIAN HERNANDEZ, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LLANO ESTACADO, SECTION 4.

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

BY: BRANDON MCMORRIES

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

BY: ADRIAN HERNANDEZ

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025 BY ADRIAN HERNANDEZ.

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 LLANO ESTACADO, 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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. [illegible], A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF LLANO ESTACADO, SECTION 4, 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. [illegible] R.P.L.S. #6353
MAVERICK ENGINEERING (TX FIRM #10194514)
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATMOS ENERGY

BY: _____

AT&T

BY: _____

OPTIMUM

BY: _____

ASTOUND BROADBAND

BY: _____

ONCOR ELECTRIC DELIVERY

BY: _____

PROPERTY OWNER

BRANDON MCMORRIES & ADRIAN HERNANDEZ
PO BOX 11
STANTON, TEXAS - 79782
DEED INSTRUMENT # 2024-21496
PHONE # 432-664-8264

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

LLANO ESTACADO SECTION 4

METES & BOUNDS:

FIELD NOTE DESCRIPTION OF A 1.00 ACRE TRACT OF LAND, SITUATED IN SECTION 23, BLOCK 40, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS AND BEING ALL THAT CALLED LOT 123, LLANO ESTACADO SECTION 1, CONVEYED IN DOCUMENT NUMBER 2024-21496 IN THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID MIDLAND COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING *AT N.(Y):10706284.21, E.(X):1722926.17, A ONE HALF INCH IRON ROD WITH A PLASTIC CAP MARKED "RPLS 4170" FOUND FOR THE NORTHEAST CORNER OF CALLED LOT 124 IN THE SOUTH LINE OF CALLED 39.16 ACRE REMAINDER OF A CALLED 455.45 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 2019-8662 IN SAID "OPR" FOR THE NORTHWEST CORNER HEREOF;*

THENCE *N.75°20'59"E., ALONG SAID CALLED 39.16 ACRE TRACT, 271.97 FEET TO A ONE HALF INC IRON ROD FOUND BENT AT THE NORTHWEST CORNER OF CALLED LOT 122, FOR THE NORTHEAST CORNER HEREOF;*

THENCE *S.14°20'25"E., ALONG SAID LOT 122, AT 10.00 FEET PASSING A ONE HALF INCH IRON ROD WITH A PLASTIC CAP MARKED "BRADSHAW ASSOC", AT 130.14 FEET PASSING A ONE HALF INCH IRON ROD WITH A PLASTIC CAP MARKED "BRADSHAW ASSOC", IN ALL 160.14 FEET TO A ONE HALF INCH IRON ROD FOUND AT OR NEAR THE CENTERLINE OF GLADIOLA AVENUE FOR THE SOUTHEAST CORNER HEREOF;*

THENCE *S.75°22'40"W., ALONG SAID GLADIOLA 272.03 FEET TO A BENT "P.K." NAIL FOUND AT THE SOUTHEAST CORNER OF SAID LOT 124 FOR THE SOUTHWEST CORNER HEREOF;*

THENCE *N.14°19'10"W., ALONG SAID LOT 124, AT 30.00 FEET PASSING A ONE HALF INCH IRON ROD WITH A PLASTIC CAP MARKED "RPLS 4170", AT 150.01 FEET PASSING A ONE HALF INCH IRON ROD WITH A PLASTIC CAP MARKED "RPLS 4170", IN ALL 160.01 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRE OF LAND.*

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 11 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, IS APPROXIMATE BASED UPON OBSERVED EXISTING SIGNAGE, CITY OF MIDLAND GIS AND VISUAL EVIDENCE, OR BY ONE-CALL 811 SITE MARKINGS AT THE TIME OF THIS SURVEY. DUE CARE IS RECOMMENDED: CALL 1-800-DIG-TESS FOR LOCATES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.*
5. *THIS IS A PROVISIONAL PRELIMINARY PLAT, THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN HEREON ARE ALSO PRELIMINARY AND SHALL ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SEALED BY THE SURVEYOR OF RECORD.*

DEVELOPMENT NOTES

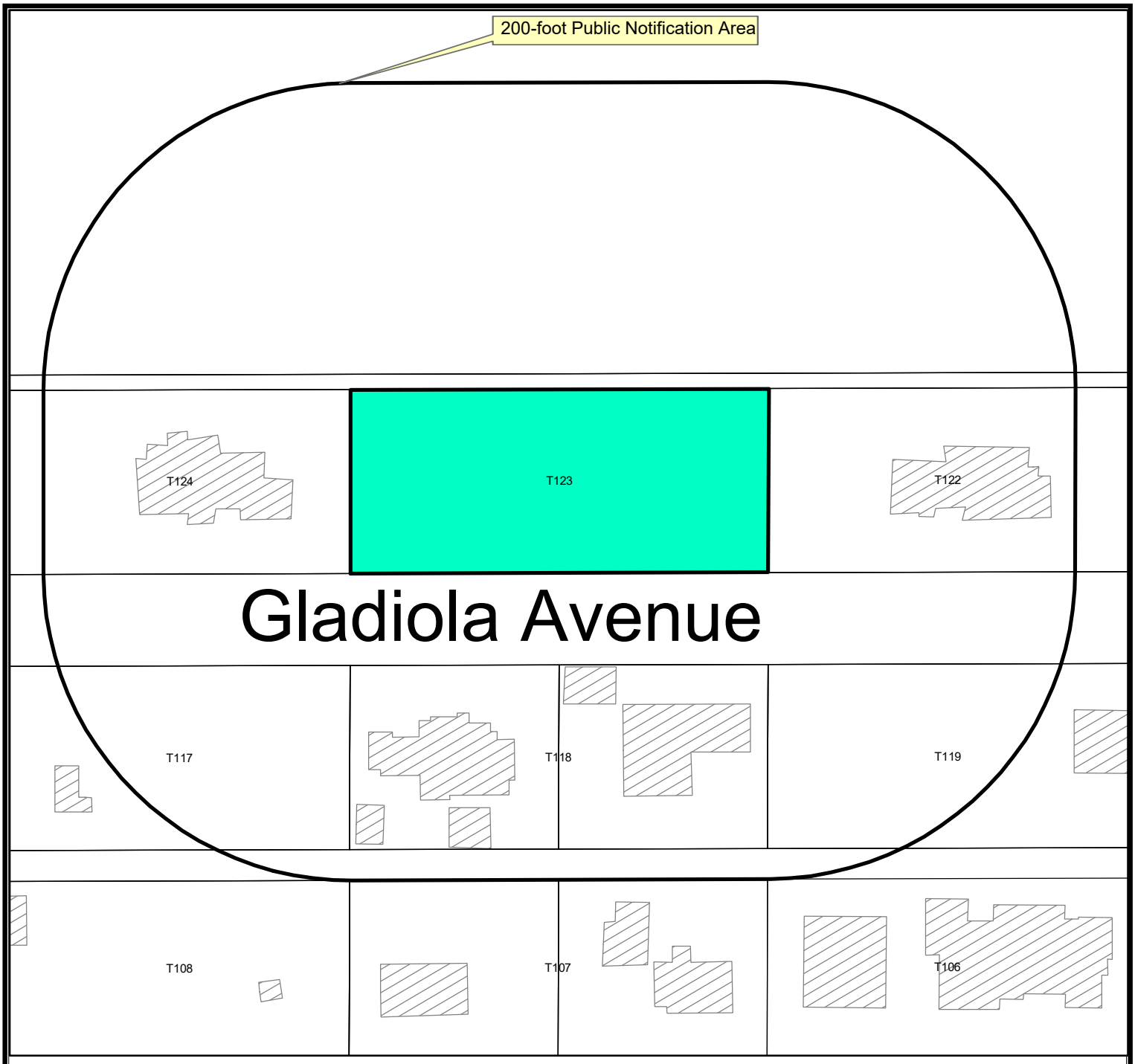
1. *SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.*
2. *APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING 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) ISARE) 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. 1981-22513 RECORDED NOVEMBER 11, 1981, 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.*

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0068F, 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..

Drawing : F:\2025\250058-BRANDON MCMORRIES-6500 GLADIOLA AVENUE\DRAWINGS\PLAT\250058 - PRELIM PLAT.DWG Last Saved By: SDavis on 9/23/25



Location Map

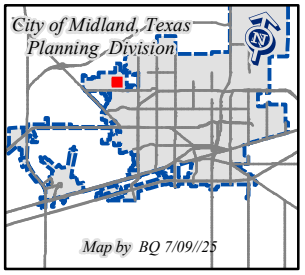
SUB-25-0917 **Scale: 1" = 600'**

Proposed plat of Llano Estacado, Section 4, being a plat of a 1.0-acre tract of land out of Section 23, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the north side of Gladiola Avenue, approximately 465 feet east of Golden Gate Drive. (Council District 4)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

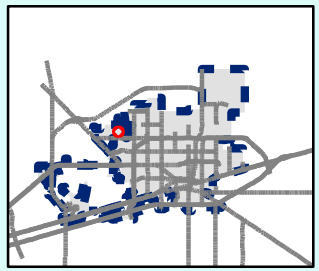
THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.

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

SF1

CE

GLADIOLA AV



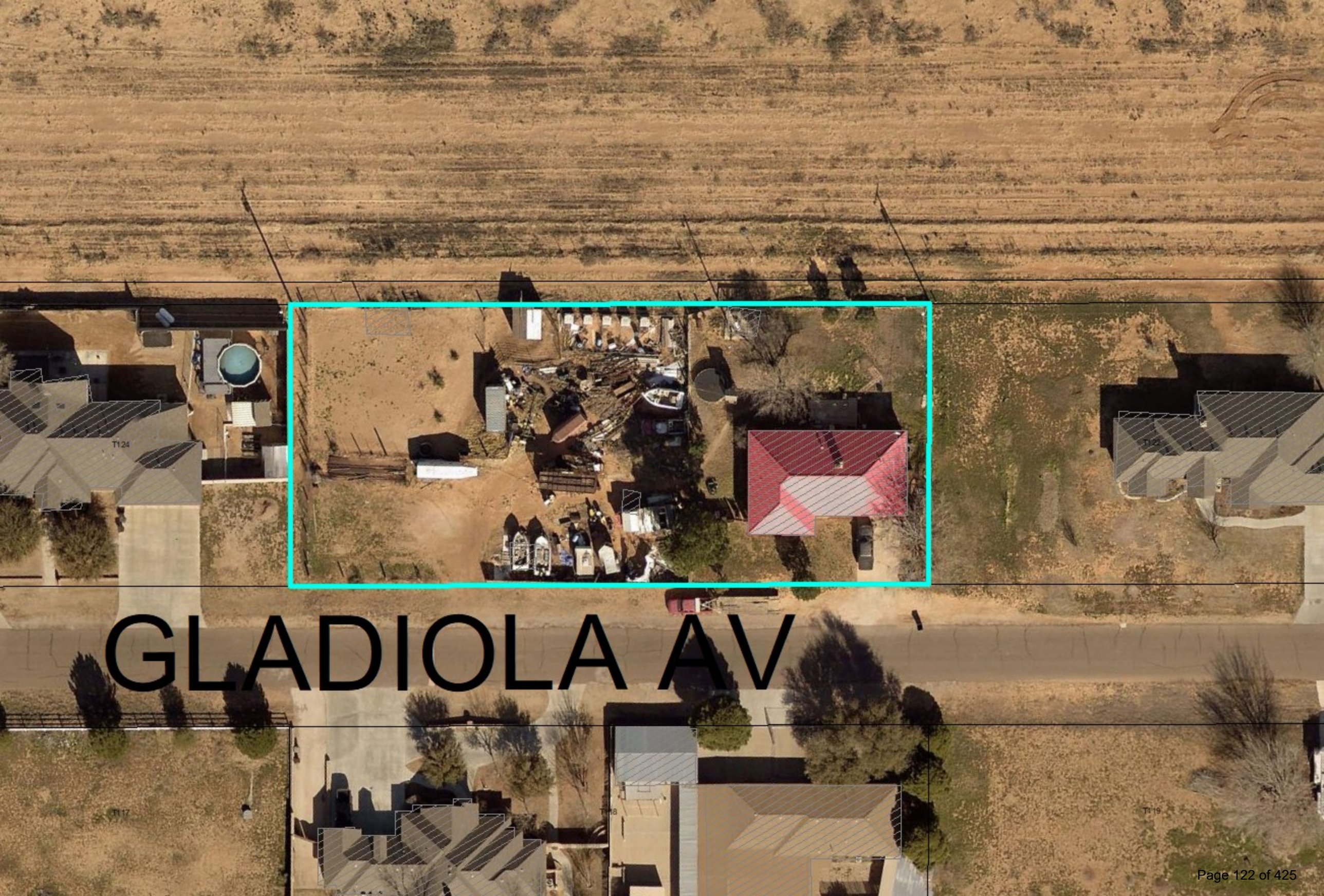
Map by BQ, 7/10/25

SUB-25-0917

Scale: 1" = 400'

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 USER OR THIRD PARTIES.

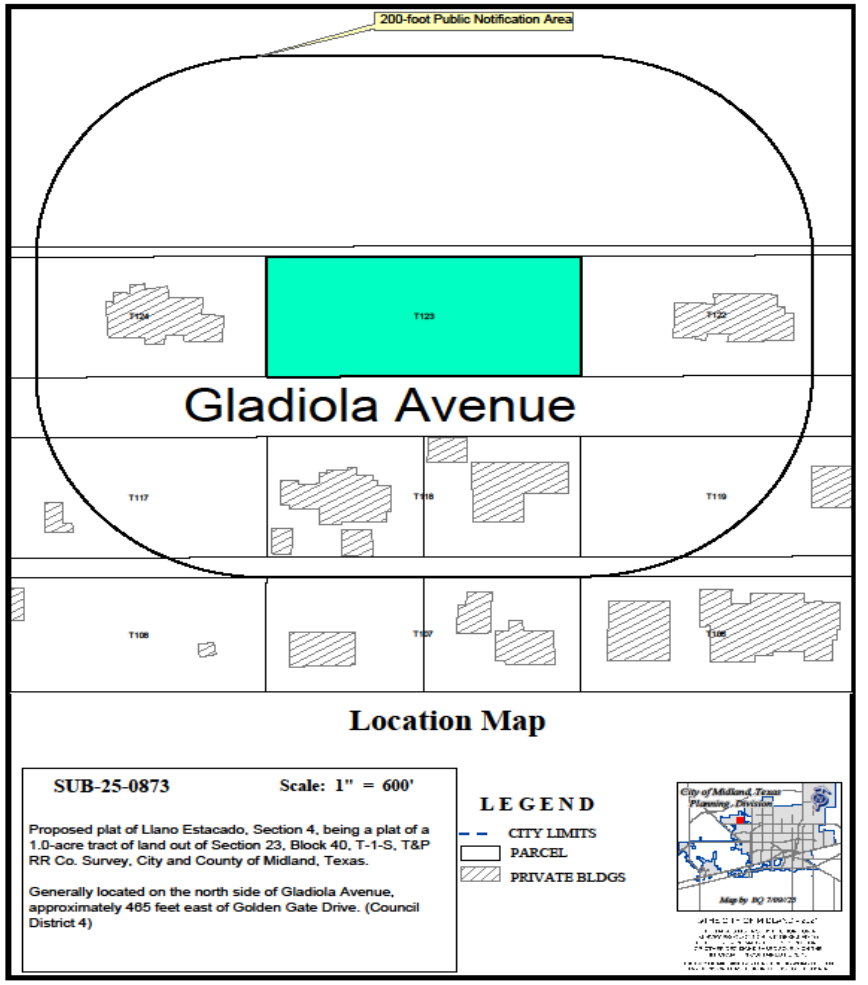

GLADIOLA AV


REPUBLIC
SERVICES
432-561-7600


MIDLAND
Be the Energy!
PRELIMINARY PLAT
LLANO ESTACADO, SECTION 4
Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

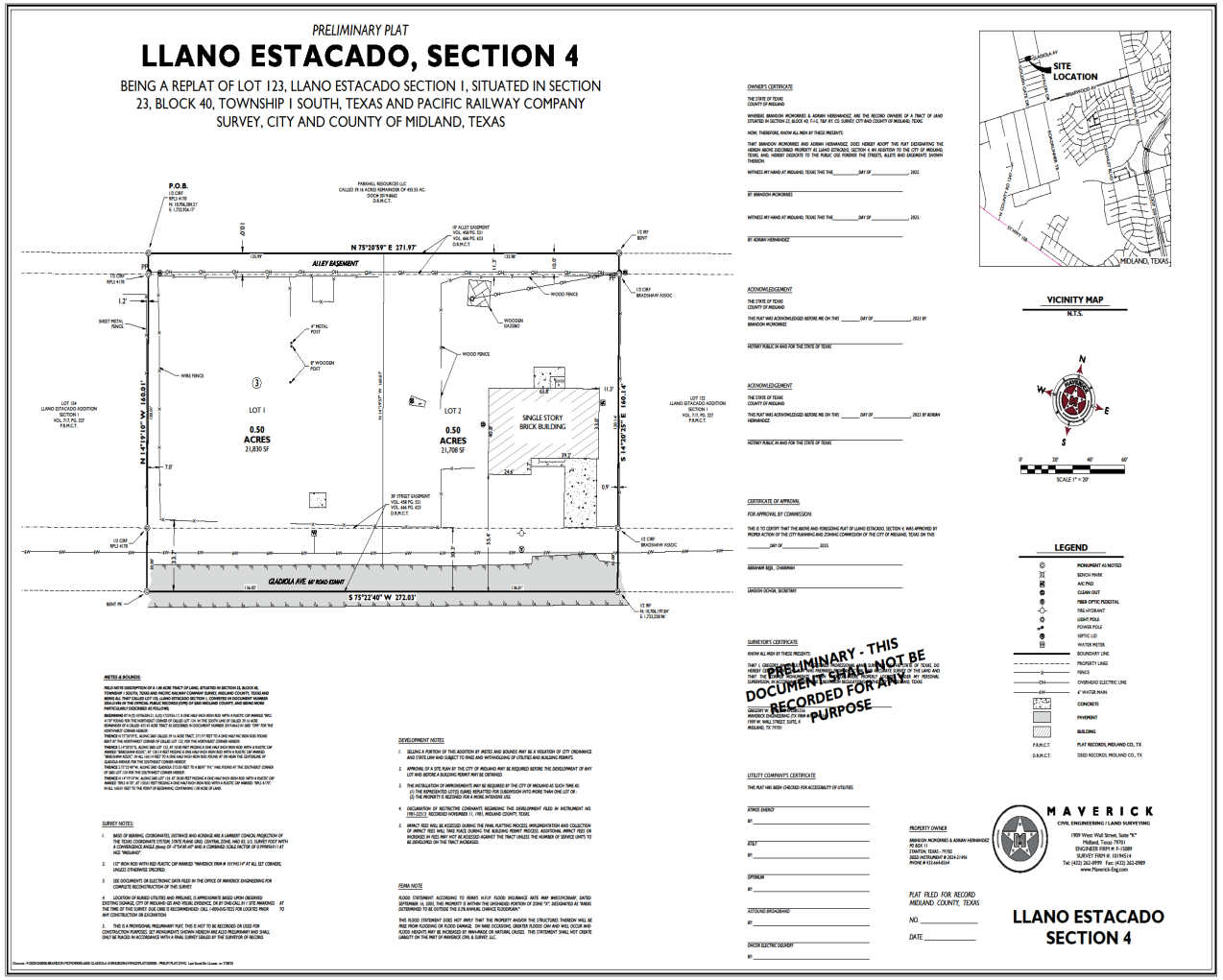
- **Property Owner:** Brandon McMorries & Adrian Hernandez
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 6500 Gladiola Avenue (Council District 4)
- **Reason for Request:** To subdivide the property into two lots for the development of a single-family dwelling



MIDLAND
Be the Energy!

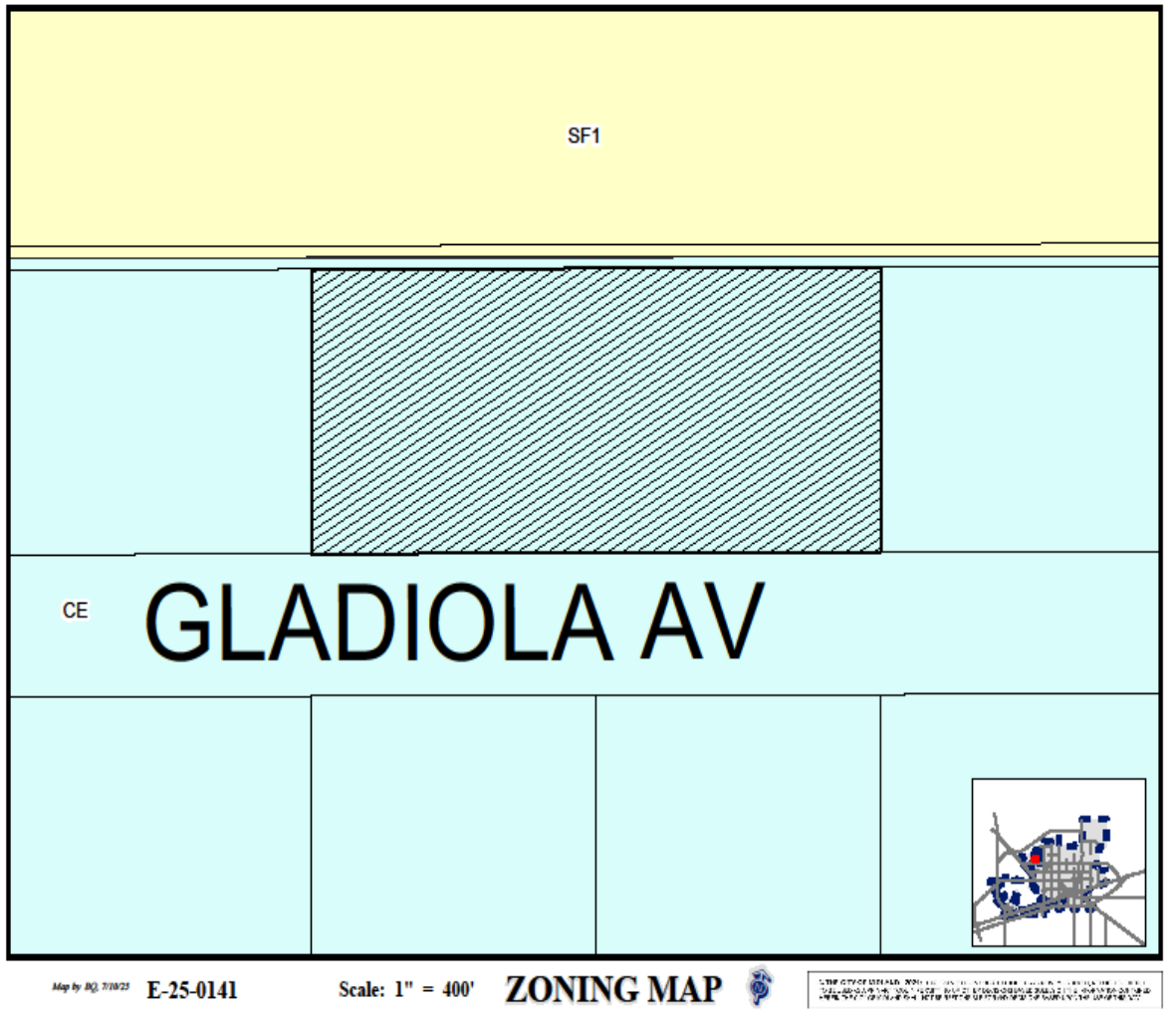
PLAT DETAILS

- **Acreage:** 1.00 acre
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 2



ZONING

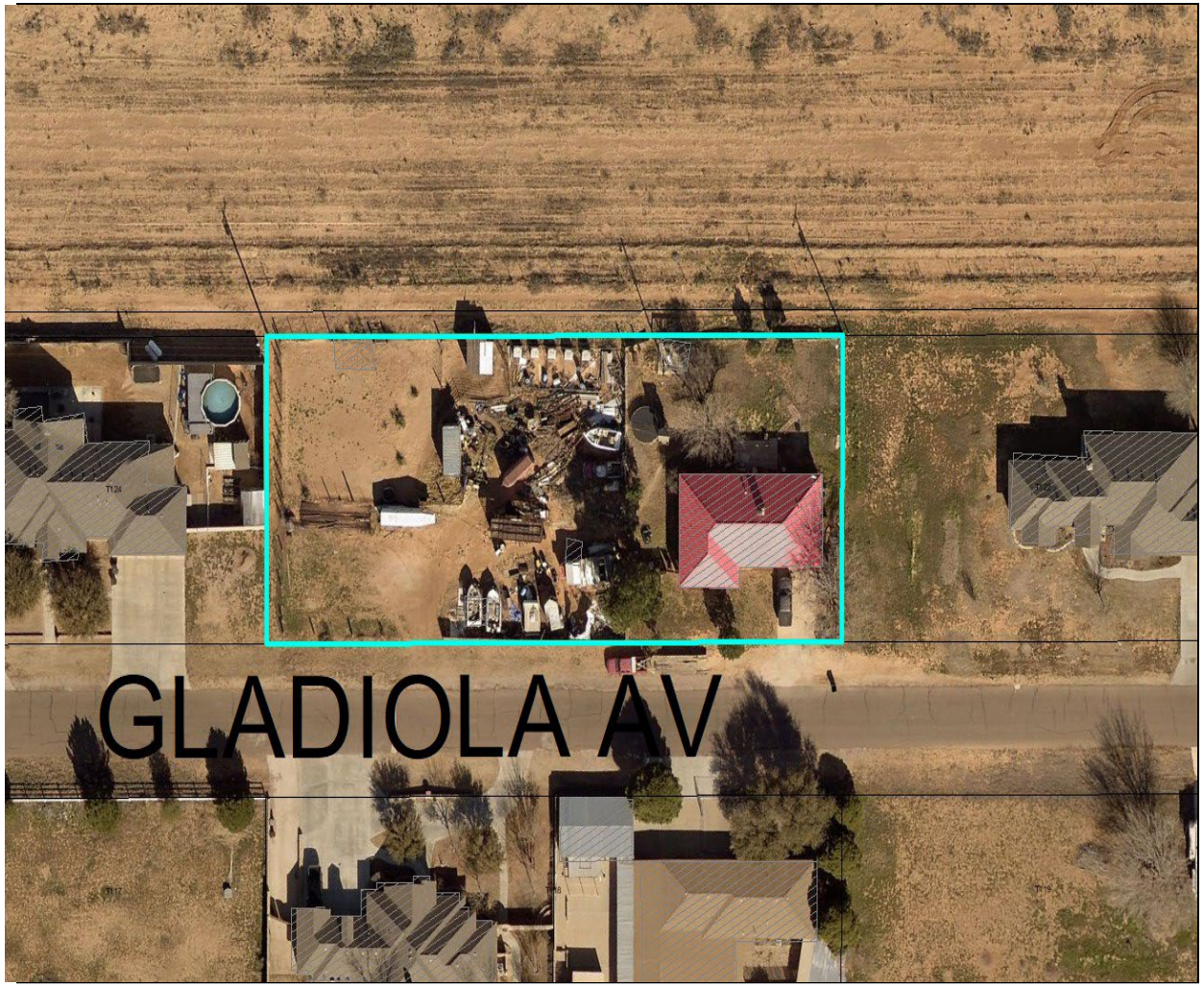
- **Current Zoning:** CE, Country Estate District
- **Surrounding Zoning:**
  - **North:** SF-1, Single-Family Dwelling District
  - **South/East/West:** CE, Country Estate District



4

LAND USE

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



MIDLAND
Be the Energy!



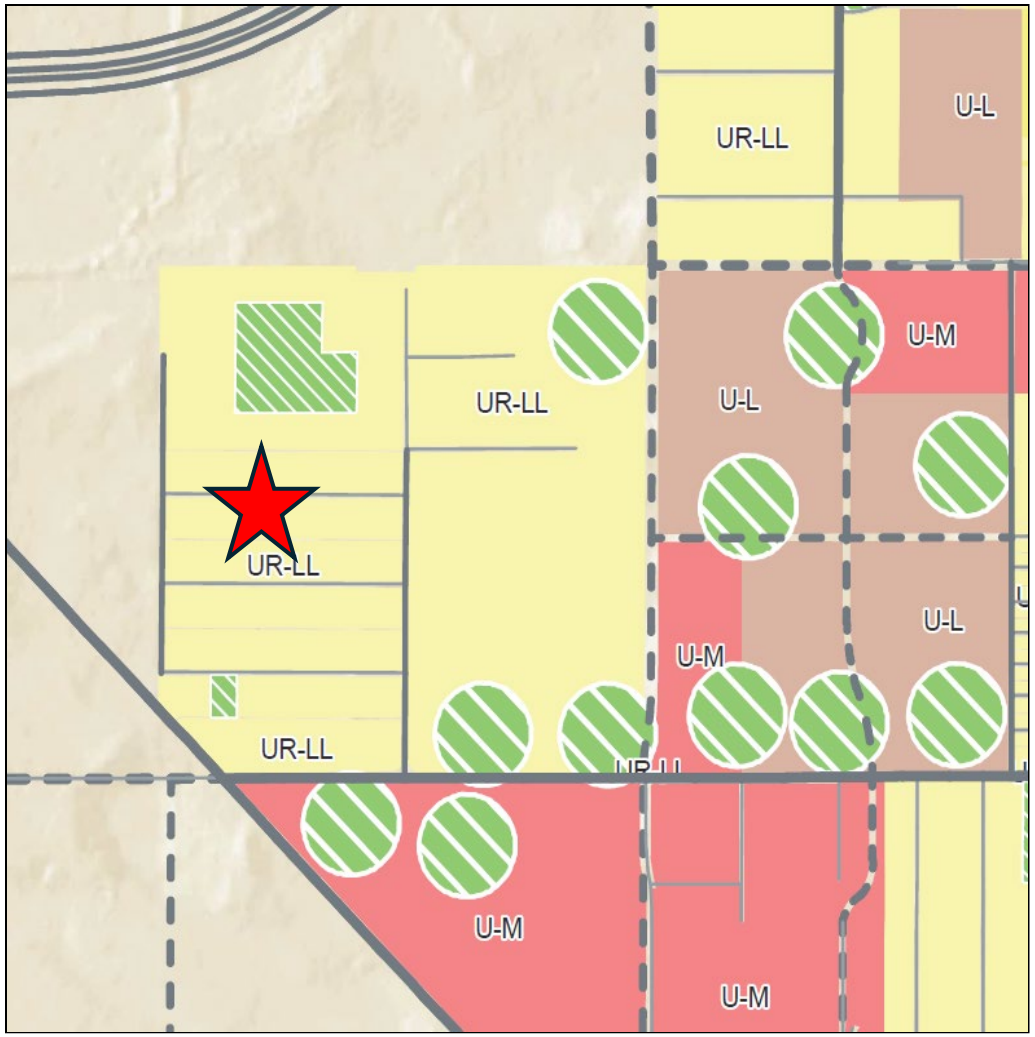
On Gladiola Avenue, Looking East

6

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential – Large Lot (UR-LL)
- **Supported Uses:** Supporting uses include single-family detached homes, emphasizing larger lots
- This request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



MIDLAND
Be the Energy!

RELATED ITEMS

- A special exception was approved by City Council on November 18, 2025, in which allows for the property owner to subdivide the current tract into two lots.



STAFF'S RECOMMENDATION

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

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



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:	**December 15, 2025**
To:	**Planning and Zoning Commission**
From:	**Britton Murry, Senior Planner**
Subject:	**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 O-1, Office 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.)**

Purpose:

PJP Group, LLC, on behalf of SHMK Development, LLC, is requesting a Zone Change from MF-16, Multiple-Family Dwelling District to O-1, Office District for future office and retail development on a property located at 1110 Austin Street.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

MF-16, Multiple-Family Dwelling District

Surrounding Zoning and Land Use:

The properties to the north and east are zoned RR, Regional Retail District and consist of retail stores and shops. The properties to the west are zoned SF-1, Single-Family Dwelling District, and consist of single-family housing. The property to the south is zoned PD, Planned Development District for an Office Center and is currently a vacant lot.

Analysis:

The subject property is located at 1110 Austin Street. The property is currently zoned MF-16, Multiple-Family Dwelling District. PJP Group, LLC, on behalf of SHMK Development, LLC, is seeking a zone change to O-1, Office District in order to develop a five-unit shopping center. The current zoning, MF-16, Multiple-Family Dwelling District, does not allow for the use of offices or stores and shops [Midland City Code 4.03].

Approving this zone change request would establish a zoning that offers a variety of uses for the property owner. The applicant does not know the exact type of businesses that will be included on this lot, so having a less intense zoning such as O-1, Office District, will be beneficial to the surrounding neighborhood. The applicant plans to develop a shopping center with five units. Per the Nonresidential Zoning District Dimensional Regulations Chart, this lot meets the requirements for the O-1, Office District zoning. [Midland City Code Section 5.05]

The Tall City Tomorrow Comprehensive Plan, Chapter 3; designates this area as a Special Study Area. This designation has no policies established.

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:

Staff recommends approval of this Zone Change from MF-16, Multiple-Family Dwelling District to O-1, Office District.

Letters of Objection:

Staff has not received any letters of objection as of December 12, 2025.

Attachments:
A. Z-25-0441, Updated Combined Documents
B. P&Z - - 1110 Austin Street Zone Change

Britton Murry, Development Services — Created/Initiated - 12/2/2025
Landon Ochoa, Development Services — Final Approval - 12/2/2025

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: Shafik Tejani, SHMK Development, LLC		Phone (432) 967-2763 Email shafik.tejani@mtp-hosp.com	
Address 4108 N Big Spring	City Midland	State TX	Zip 79705

Property Owner Printed Name: SHMK Development, LLC		Phone (432) 967-2763 Email shafik.tejani@mtp-hosp.com	
Address 4108 N Big Spring	City Midland	State TX	Zip 79705

Representative *(if different from Applicant or Property Owner)* Firm: PJP Group, LLC Printed Name: Jignesh Patel		Phone (210) 316-0659 Email jignesh.patel063@gmail.com	
Address 2525 Durango Drive	City Carrollton	State TX	Zip 75010

Street Address: 1110 Austin Street, Midland, TX 79703

Legal Description
Lot: 4 Block: 1 Subdivision: Midkiff Heights, Section 3

Current Zoning: MF16	**Proposed Zone:** O-1, Office District *(List by tracts if more than one district is requested)*

Reason for Zone Change Request: The reason for the zoning change request is to align the subject property's classification with the surrounding area, which is currently zoned RR (Regional Retail District) and PD (Planned Development District).

Present Use of Property: Vacant

Proposed Use of Property: Future retail development

How would this zone change affect the public health, safety and welfare? This zoning change would positively impact public health, safety, and welfare by encouraging the development of high-quality, low-intensity retail projects. It supports the revitalization of underperforming and declining areas within the Central City by maximizing the use of infill sites.

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):	Date: 11/21/2025
Applicant (printed): SHAFIK TEJANI	
Property Owner (signature):	Date: 11/21/2025
Property Owner (printed) :	

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

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

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*)

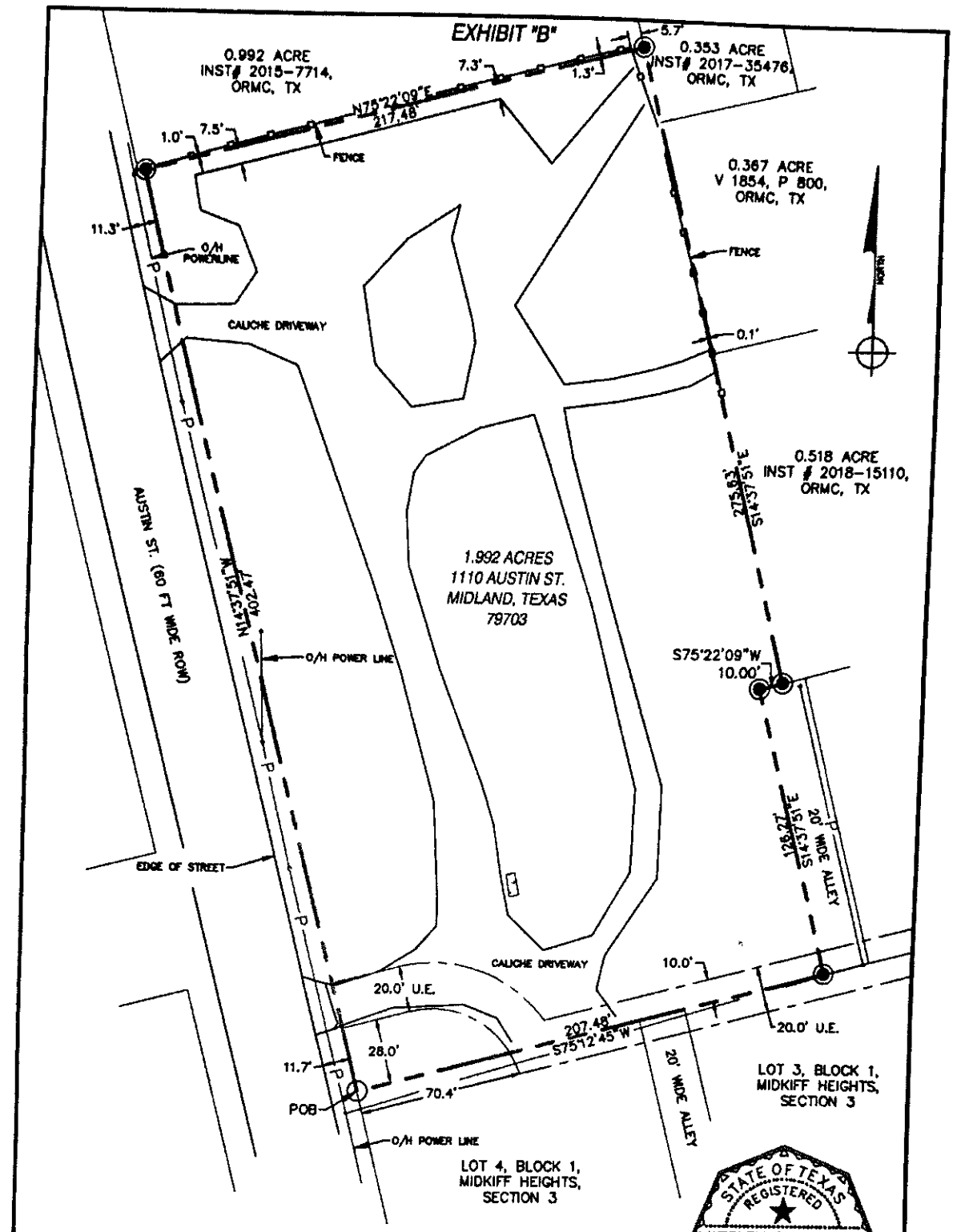
Subscribed and sworn to before me, this_____day of_____, 20____, to certify which witness my hand and seal of office.

_____
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

☑ Property Owner Authorization	☑ Dimensioned Site Plan
☐ Application Fee prev. paid (updated app only)	☑ Plans in Digital Format (PDF/JPEG)
Check #_____	
Received By:	Date: RECEIVED NOV 21 2025
	Initial:

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



STATE OF TEXAS
REGISTERED
WESLEY C. HUNTER
6268
PROFESSIONAL
LAND SURVEYOR

○= FOUND 1/2" IRON ROD
◉= SET 1/2" IRON ROD

WESLEY C. HUNTER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6268

I, Wesley C. Hunter, a Registered Professional Land Surveyor in the State of Texas, License Number 6268, do hereby certify this plat to represent a survey made on the ground in the Month of July, 2018 under my direction and supervision, and the corner monuments shown hereon were found in compliance with the minimum requirements of a Category 1A, Condition II Land Title Survey and in accordance with the rules and regulations of the State of Texas.

NOTES:

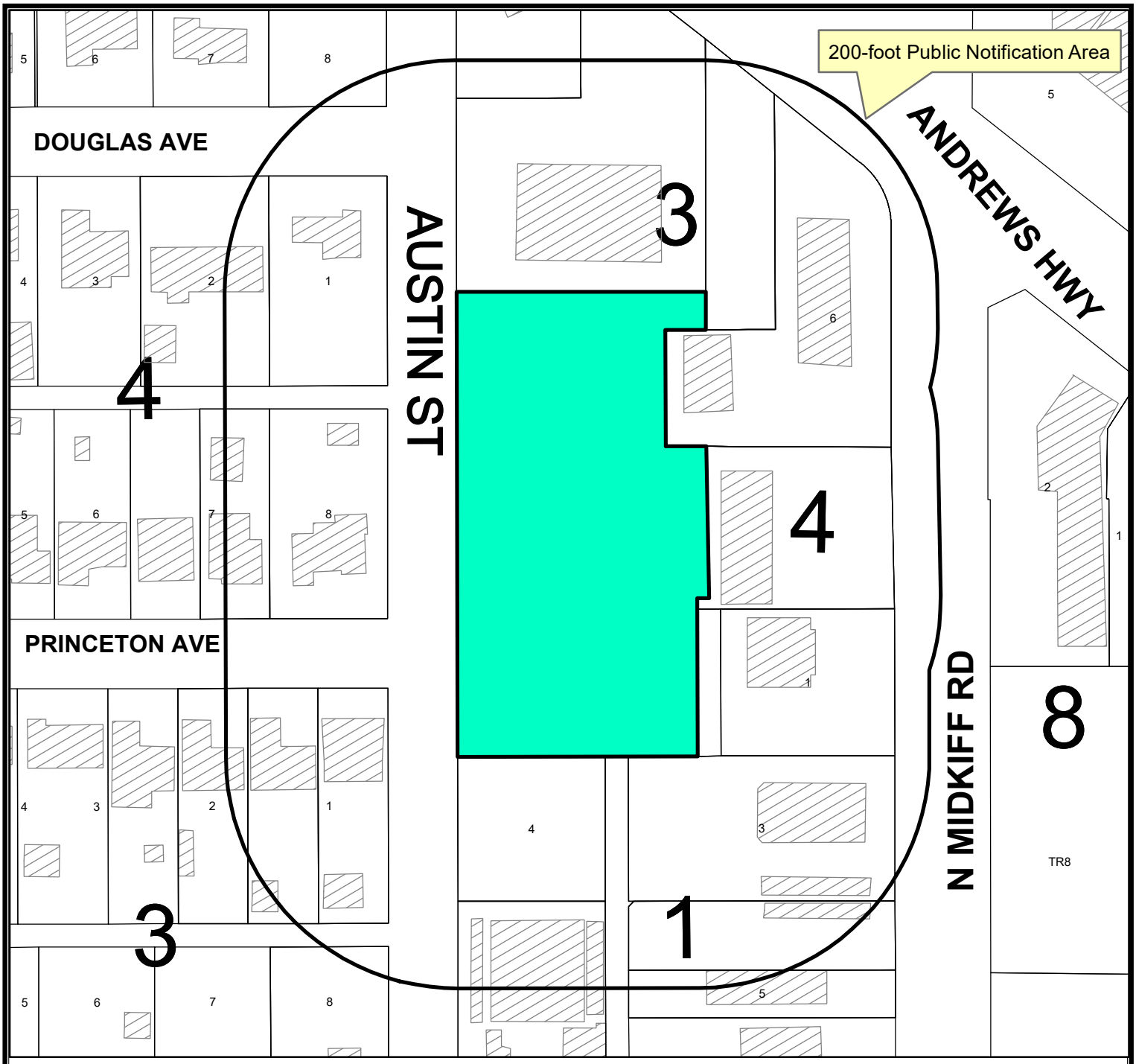
1. *ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, CENTRAL ZONE*
2. *THE SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT G.F. NO 0709-078-BH AS ISSUED BY ALAMO TITLE INSURANCE COMPANY, ISSUED SEPTEMBER 18, 2007, EFFECTIVE SEPTEMBER 7, 2007.*
3. *PROPERTY IS SUBJECT TO THE RESTRICTIONS RECORDED IN VOLUME 89, PAGE 385, ALL IN DEED RECORDS OF MIDLAND COUNTY, TEXAS*
4. *ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP MIDLAND COUNTY, TEXAS, MAP NUMBER 48329C0088F, REVISED SEPTEMBER 18, 2008, THIS TRACT IS SHOWN TO BE IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.*

EXPLORER SURVEYING
SURVEYING & MAPPING
2403 S COUNTY RD 1110 LOT B, MIDLAND, TX 79706
(432) 238-4199 WWW.EXPSURVEY.COM
FIRM # 10194660 REGULATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING

SURVEY FOR
GKW PROPERTIES, LTD.

BEING A 1.992 ACRE TRACT OF LAND CALLED 1.99 ACRES IN VOLUME 2634, PAGE 693, OFFICIAL RECORDS OF MIDLAND COUNTY, TEXAS, BEING ALSO A PORTION OF TRACTS 2 AND 3, MIDKIFF HEIGHTS, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 89, PAGE 385, DEED RECORDS OF MIDLAND COUNTY, TEXAS

DRAWN BY: DH	DATE: 7/19/2018	DWG. NO.	REV.
CHECKED BY: WH	DATE: 7/23/2018	ES-MH-S2-T2-3-001	0
SCALE: 1"=50'	APP.: 7/24/2018	GF#: 0709-078-BH	



Location Map

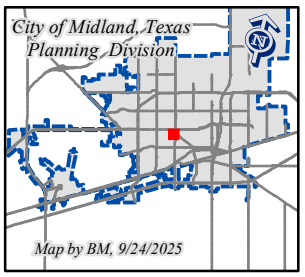
Z-25-0441 **Scale: 1" = 123'**

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 O-1, Office 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. (Council District 3)

LEGEND

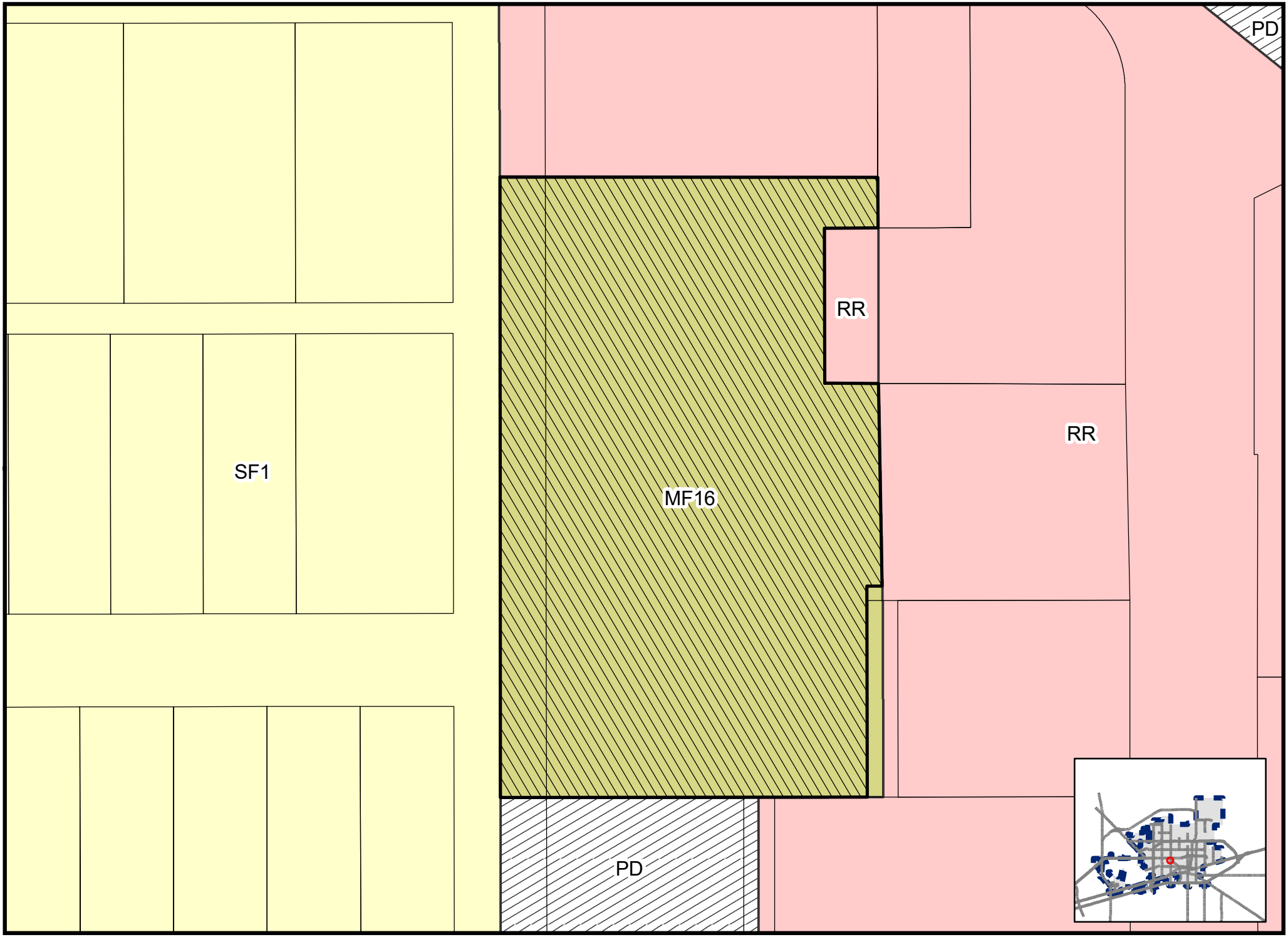
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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



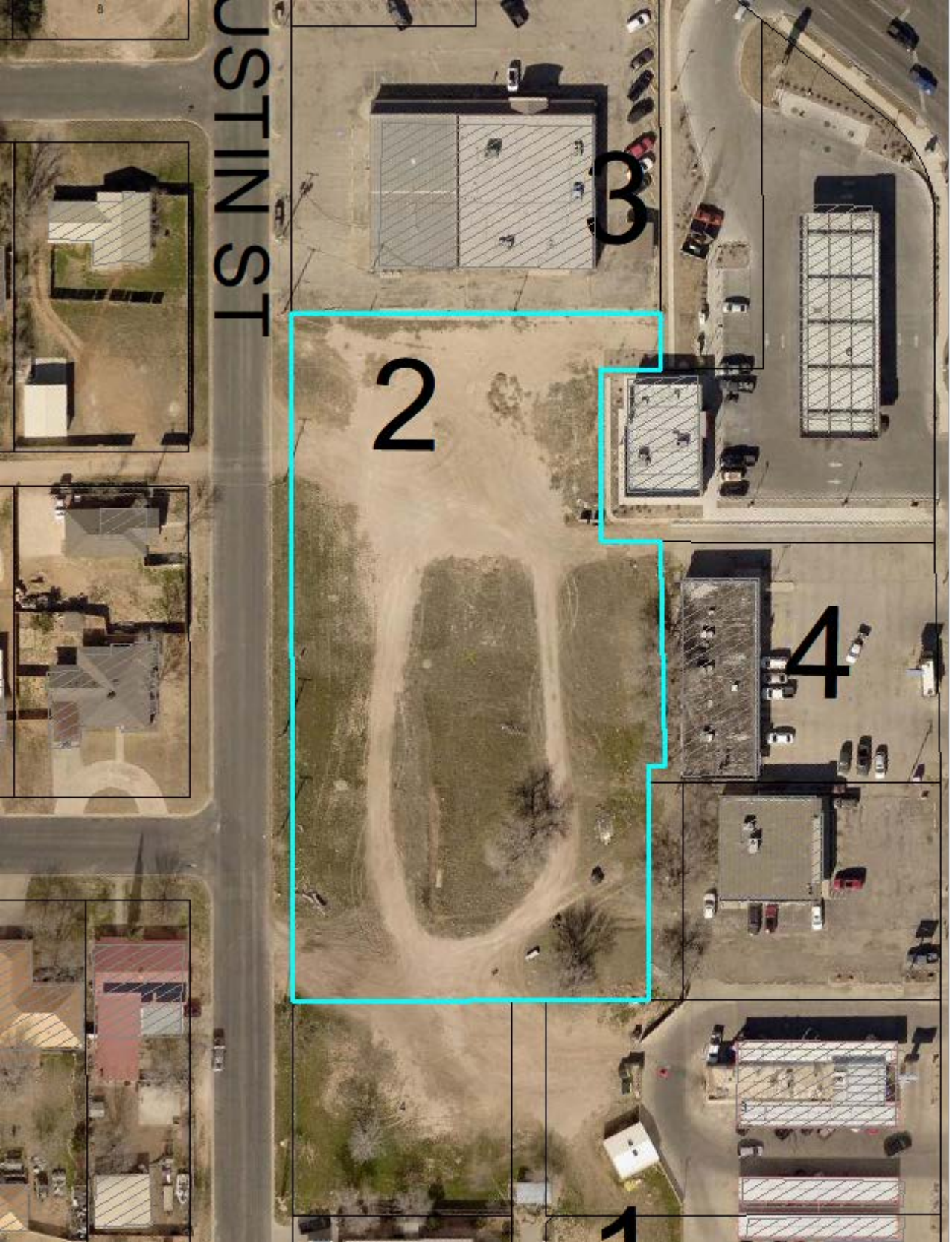
Map by BM, 9/24/2025

Z-25-0441

Scale: 1" = 78'

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 USER OR THIRD PARTIES

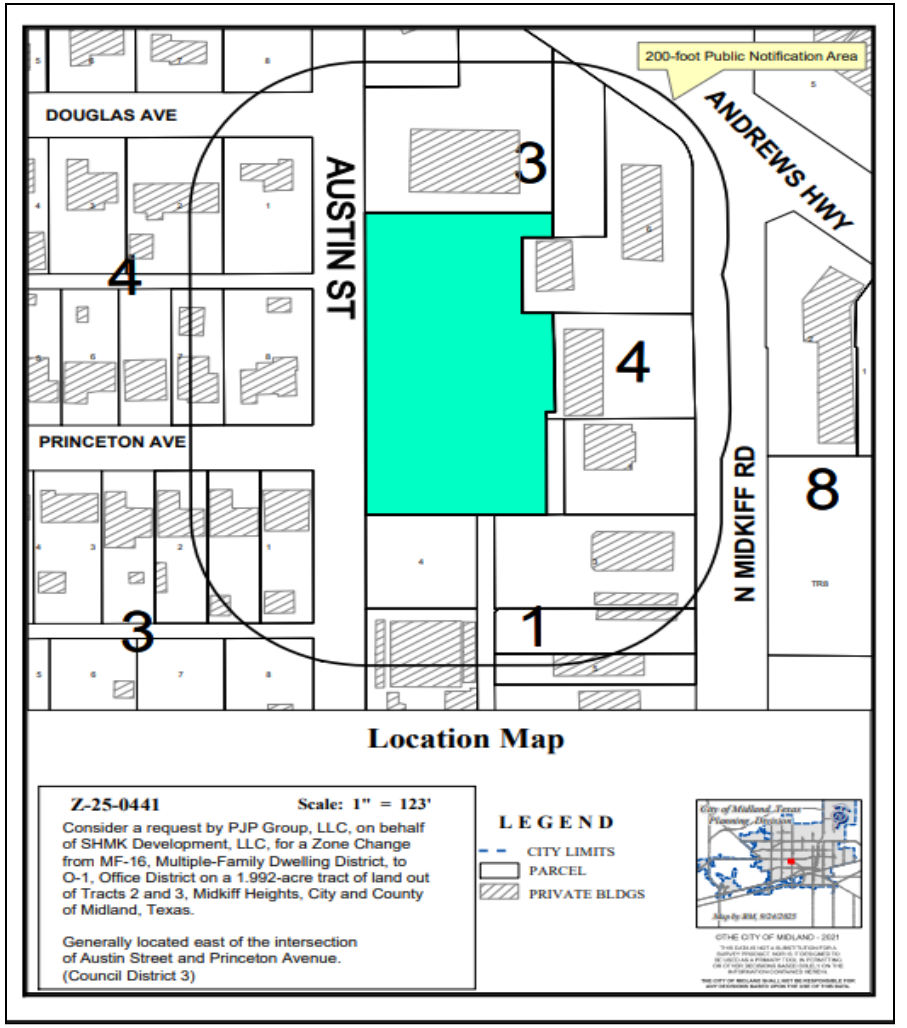

USTIN ST
3
2
4
1




MIDLAND
Be the Energy!
ZONE CHANGE
1110 AUSTIN STREET
Visit Our Website
MIDLANDTEXAS.GOV

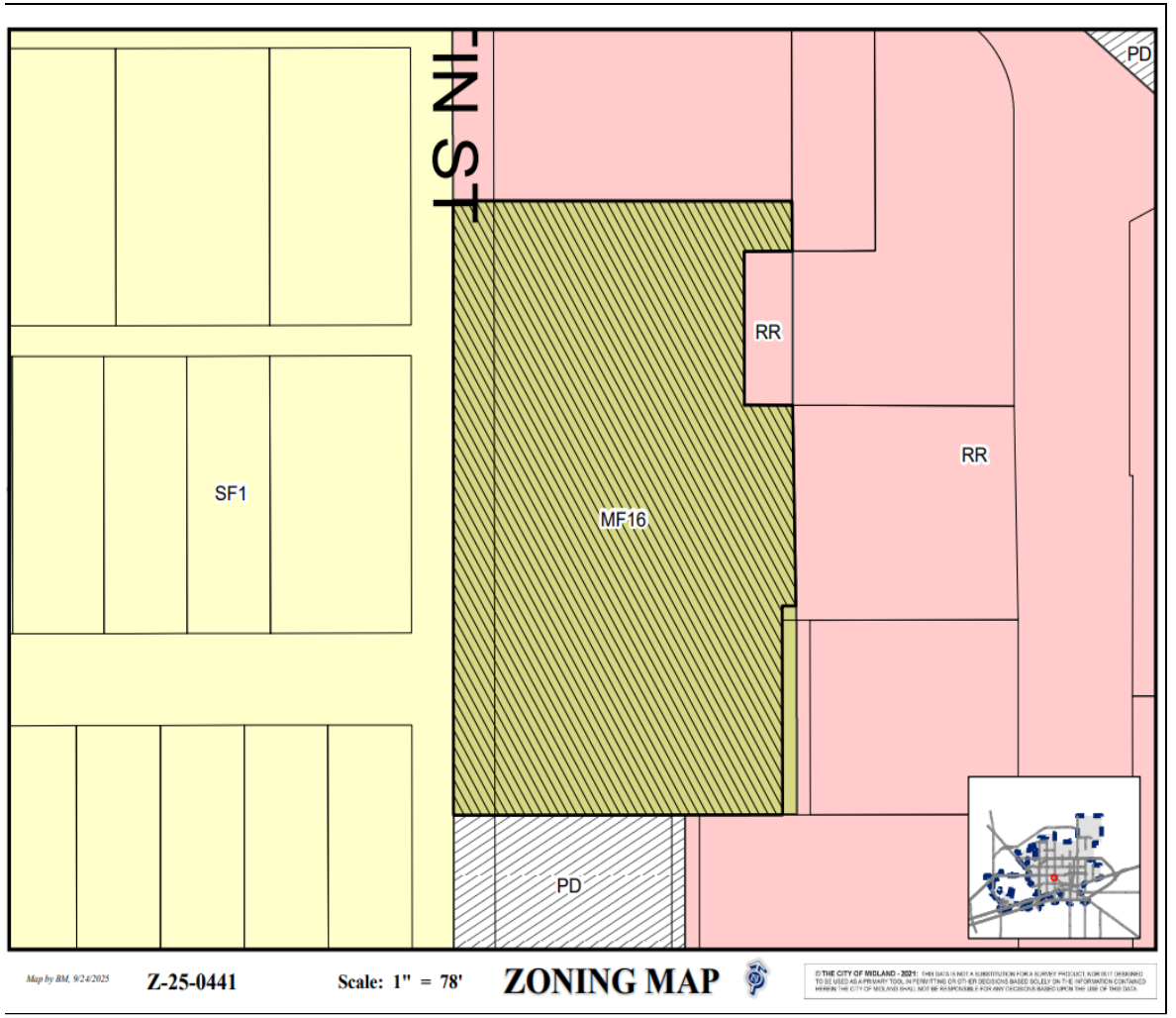
APPLICATION SUMMARY

- **Applicant/Property Owner:** SHMK Development, LLC
- **Representative:** PJP Group, LLC
- **Location:** 1110 Austin Street (Council District 3)
- **Reason for Request:** For future office and retail development



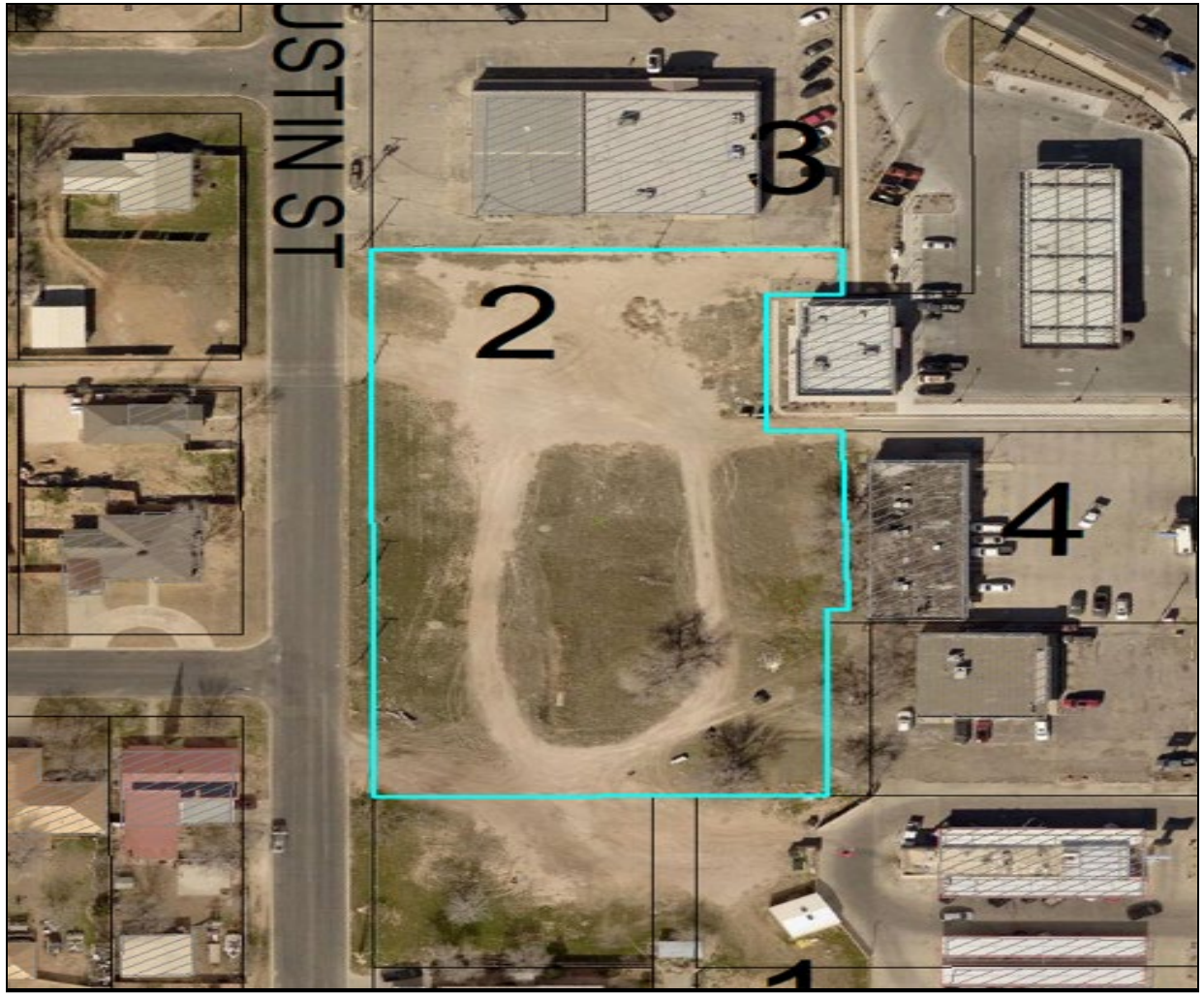
ZONING

- **Current Zoning:** MF-16, Multiple-Family Dwelling District
- **Surrounding Zoning:**
  - **North/East:** RR, Regional Retail District
  - **South:** PD, Planned Development District for an Office Center
  - **West:** SF-1, Single-Family Dwelling District
  - **Proposed Zoning:** O-1, Office District



LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/East:** Retail Stores and Shops
  - **South:** Vacant Land
  - **West:** Single-Family Housing
- **Proposed Use:** Offices and Shops



MIDLAND
Be the Energy!



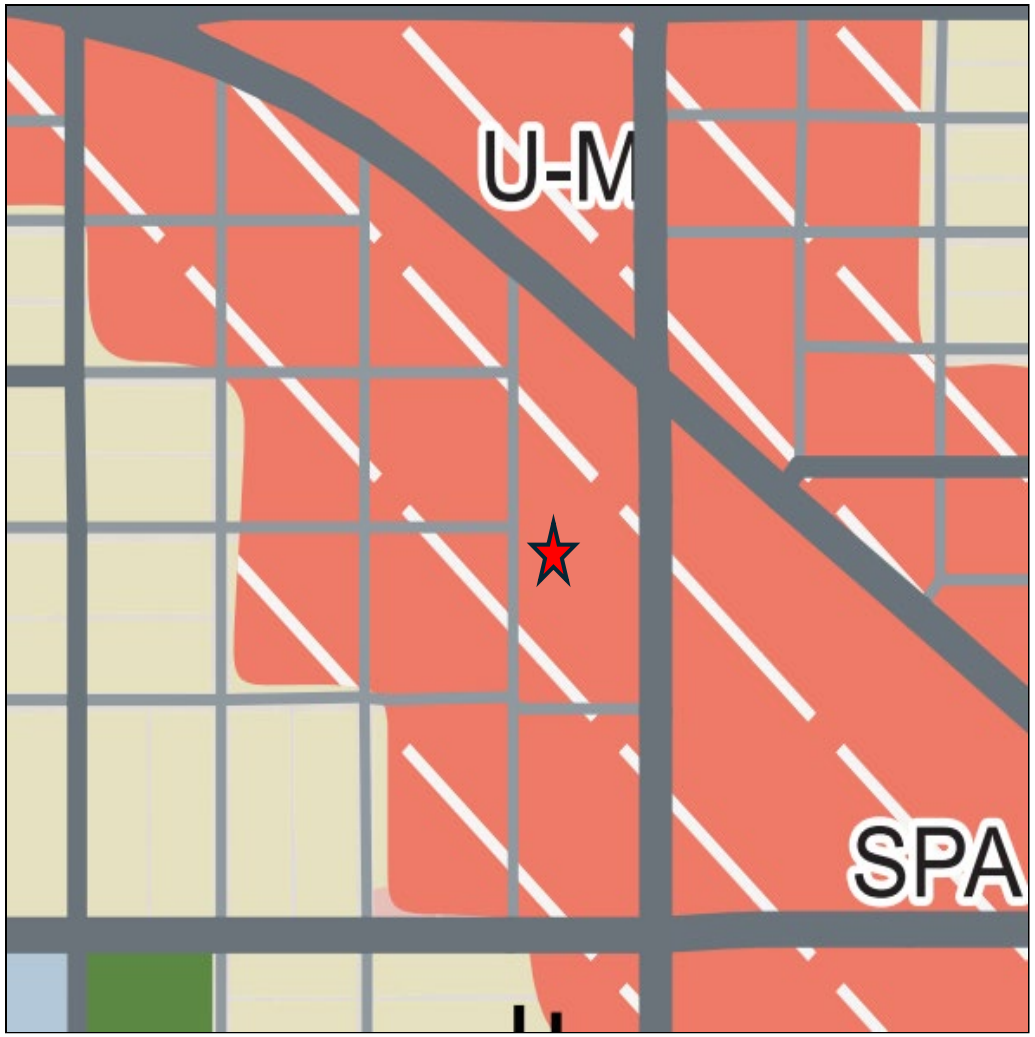
On Austin Street, Looking East

COMPREHENSIVE PLAN

- **Land Use Designation:** Special Study Area

  Supported Uses: This is a special study area and there are no policies established for this location.

- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



MIDLAND
Be the Energy!

STAFF'S RECOMMENDATION

- No objections have been 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:	**10.**
Meeting Date:	**December 15, 2025**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Hold a public hearing and consider a request by Michael Miller for a Zone Change from AE, Agricultural Estate District, to MH, Manufactured Housing District, on Lot 15, Block 1, Timber Wolf Estates, Section 2, City of Midland, Martin County, Texas. (Generally located on the north side of Jadan Kate Road, approximately 540 feet west of Elkins Road.)**

Purpose:

Michael Miller is requesting a Zone Change from AE, Agricultural Estate District to MH, Manufactured Housing District for the placement of a manufactured home on the property located at 3901 Jadan Kate Road.

Recommended Action:
Deny

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

AE, Agricultural Estate District

Surrounding Zoning and Land Use:

The properties to the north, east, and west are zoned AE, Agricultural Estate District, to the south is PD, Planned Development District for a Housing Development. Land use to the north, east, and south consists of single-family housing. The property to the west is vacant land.

Analysis:

The subject property is located at 3901 Jadan Kate Road. The property is currently zoned AE,

Agricultural Estate District. The applicant is requesting a zone change to MH, Manufactured Housing District, which would allow for the manufactured home that the applicant built on the property without obtaining a building permit. He is doing this to rectify the situation.

However, the Tall City Tomorrow Comprehensive Plan designates this area as ER, Employment Reserve. Potential zonings for this include TP, Technology Park District and BP, Business Park District. The area is meant to function as an employment-focused center with major office, research, tech, and low-intensity industrial uses. The ER designation specifically states that lower density residential is an incompatible use within this area. Therefore, this request would not be compatible with the comprehensive plan.

Additionally, though the surrounding area has developed with single-family homes located on large lots (as they are zoned AE, Agricultural Estate District), there are no existing mobile homes in the area located in the City limits and no nearby MH zoning districts.

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 with Conditions)

Depending on the zone change and if the manufactured home placement will be allowed. All manufactured homes require a Building permit, Electrical permit, and Plumbing permit to be installed on location. Each of these permits must be obtained by the related trade contractor who performs the work. These contractors must be registered with the City of Midland as active contractors. Corresponding inspections by Development Services staff will be required as part of the permitted project to verify code and ordinance compliance.

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: (Denial)

Staff recommends denial of this request due to the incompatibility with adjacent land uses, zoning, and nonconformance with the comprehensive plan.

Letters of Objection:

Staff has received 19 letters of objection as of December 5, 2025 with only one of those letters being from a property owner within the 200-foot notification buffer resulting in a 27.4% objection percentage. This means that this request requires a supermajority vote from City Council to be approved.

Attachments:

A. Z-25-0455, Combined Docs
B. P&Z - - 3901 Jadan Kate Zone Change

Angelina Bettanini, Development Services — Created/Initiated - 12/8/2025
Landon Ochoa, Development Services — Final Approval - 12/9/2025

MIDLAND Planning Division

Zone Change/Planned District Amendment/Site Plan Approval

Project Number: _____

Case Number: Z-25-0455

Applicant *(if acting as Agent, see affidavit on page 2)* Printed Name: Mike Miller Michael Miller		Phone (432)246-1204 Email ramirezrichard210@gamil.com	
Address 3901 Jadan Kate	City Midland	State Texas	Zip

Property Owner Printed Name: Mike Miller Michael Miller		Phone (432) 246-1204 Email 432 246-1204	
Address 3901 Jadan Kate	City Midland	State Texas	Zip 79705

Representative *(if different from Applicant or Property Owner)* Firm: _____ Printed Name: Mike Miller Michael Miller		Phone (432) 246-1204 Email	
Address	City	State	Zip

Street Address: 3901 Jadan Kate

Legal Description
Lot: 15 Block: 1 Subdivision: Timberwolf Estates, Section 2

Current Zoning: AE	**Proposed Zone:** MH *(List by tracts if more than one district is requested)*

Reason for Zone Change Request: To be able to place a manufactured home on the property for single family use.
An error not allowing a manufactured home to placed on the property discovered by owners and the City of midland after the plat had been approved and recorded.

Present Use of Property: raw land

Proposed Use of Property: Single family home with animals - farm animals.

How would this zone change affect the public health, safety and welfare?
planned use of the property is for animals and single family home and is consistent with other properties in the area.

Describe how conditions affecting the property have changed since present zoning designation:
A manufactured home has been placed on the property.

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): Michael S Miller	Date: 11-6-25
Applicant (printed): Michael S. Miller Jr	
Property Owner (signature): Michael S Miller	Date: 11-6-25
Property Owner (printed) : Michael S. Miller Jr	

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

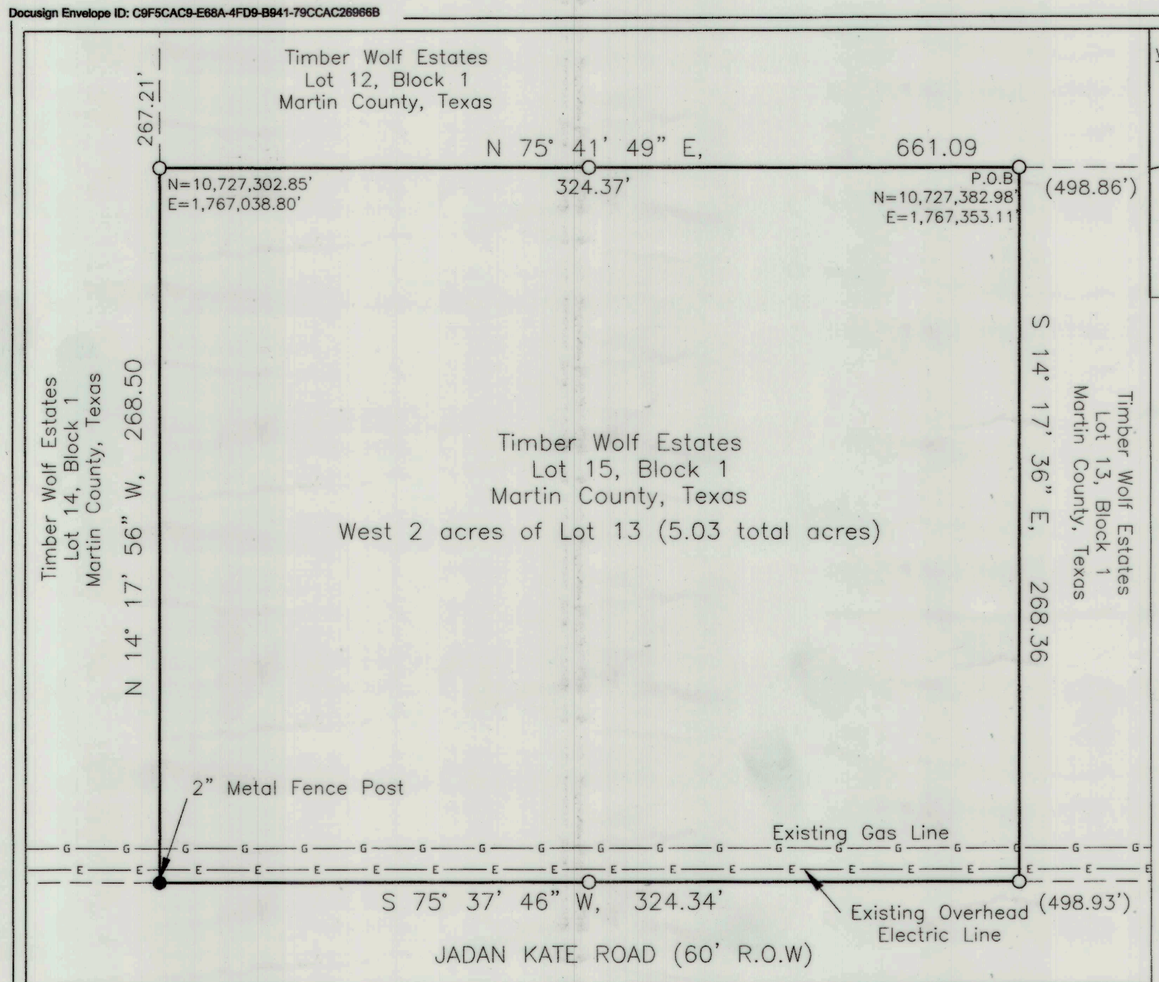
FOR OFFICE USE ONLY

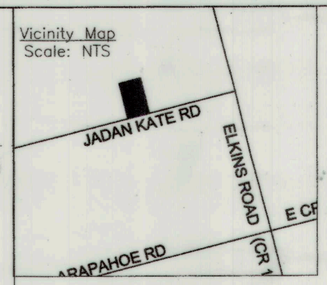
☑ Property Owner Authorization	☑ Dimensioned Site Plan
☐ Application Fee	☑ Plans in Digital Format (PDF/JPEG)
Check # INVOICE	
Received By:	Date: 11/6/2025

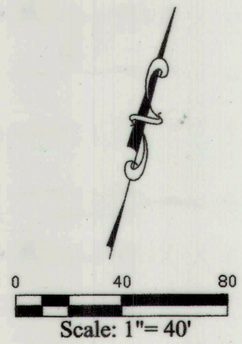
RECEIVED
NOV 06 2025
Initial:

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

Docusign Envelope ID: C9F5CAC9-E68A-4FD9-B941-79CCAC26966B







0 40 80

Scale: 1"= 40'

LEGEND

- ○ = SET ½" IRON ROD
- ● = FOUND ½" IRON ROD "RPLS 5707"
- ——— ——— = EXISTING BOUNDARY LINE
- ——— = PLAT BOUNDARY LINE
- D.R.M.C.T = DEED RECORDS MIDLAND COUNTY TEXAS
- P.R.M.C.T = PLAT RECORDS MIDLAND COUNTY TEXAS

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

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

BEGINNING (N= 10,727,382.98' & E= 1,767,353.11') at a ½" iron rod with cap marked "LUCHINI & MERTZ" set at the Northeast corner of said 2.0 acre tract from whence a ½" iron rod found at the Northeast corner of said Timber Wolf Estates bears North 75°41'49" East a distance of 498.86 feet to a ½" iron rod with cap marked "RPLS 5707" and North 14°18'14" West a distance of 2,290.05 feet;

THENCE South 14°17'36" East a distance of 268.36 feet to a ½" iron rod with plastic cap marked "LUCHINI & MERTZ" set at the Southeast corner of said 2.0 acre tract and being on the North Right of Way line of Jadan Kate Road;

THENCE South 75°37'46" West along the North Right Of Way line of said Jadan Kate Road a distance of 324.34 feet to a 2" metal fence post found at the Southwest corner of said 2.0 acre tract and being the Southwest corner of said Lot 13, from whence a ½" iron rod found bears South 75°37'46" West a distance of 743.35 feet:

THENCE North 14°17'56" West along the West line of said Timber Wolf Estates, and being the West line of said Lot 13 a distance of 268.50 feet to a ½" iron rod with plastic cap marked "LUCHINI & MERTZ" set at the Northwest corner of this:

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

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

this the 30th day of June, 2025.

WALTER G. KNIFFIN IV

Notes:

1. Survey Reconstruction filed in the Office of Luchini and Mertz Land Surveying Company.
2. Selling a portion of this addition by metes and bounds may be a violation of city ordinance and state law and subject to fines and withholding of utilities and building permits.
3. According to the FEMA Flood Insurance Rate Map 48329C0100F, dated September 16, 2005 shows this property not to lie in a Special Flood Hazard Area.
4. All bearings and coordinates are based on the Texas Coordinate System of 1983, Central Zone.
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 permat may be obtained
6. The installation of public improvements may be required by the City of Midland as such time as: (1) the 2.00-acre tract is re-platted for subdivision into more than three tracts or (2) the property is rezoned for a more intensive use.

This plat has been checked for accessibility of utilities:

Oncor Electric Delivery Company — DocuSigned by: Steven Hilliard 775E4D04F320447...

AT&T Texas — Signed by: Jerry Underwood 0161E8291AC0498...

ATMOS Energy — DocuSigned by: Cesar Padilla 853C1F5335CF442...

OPTIMUM — DocuSigned by: Luis Montez 8328EBD7E7F7416...

ASTOUND — Signed by: Vicki Byler 5A22EB4D11A14C1...

CERTIFICATE OF APPROVAL

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

this 4th day of August 2025.

Abraham Bejil – Chair

Landon Ochoa- Secretary

FILED FOR RECORD

THIS _____ DAY OF _____, 2025

AT _____ O'CLOCK AND _____ MINUTES

IN _____, MARTIN COUNTY PLAT RECORDS

COUNTY CLERK – MARTIN COUNTY TEXAS

_____ DEPUTY

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF MIDLAND

This plat was acknowledged before me on June 30th 2025.

by WALTER G. KNIFFIN IV

Traci McBride
Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF MIDLAND

This plat was acknowledged before me on June 30th 2025.

by AUDREY M. KNIFFIN

Traci McBride
Notary Public, State of Texas

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

STATE OF TEXAS REGISTERED Jeffrey D. Suiter 4650 PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE

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

JEFFREY D. SUITER
TX. R.P.L.S. #4650

PROFESSIONAL LAND SURVEYORS — Well Locations, Pipelines — LUCHINI & MERTZ — Boundary Surveys

TIMBER WOLF ESTATES, SECTION 2

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

Document No. 2020-21420

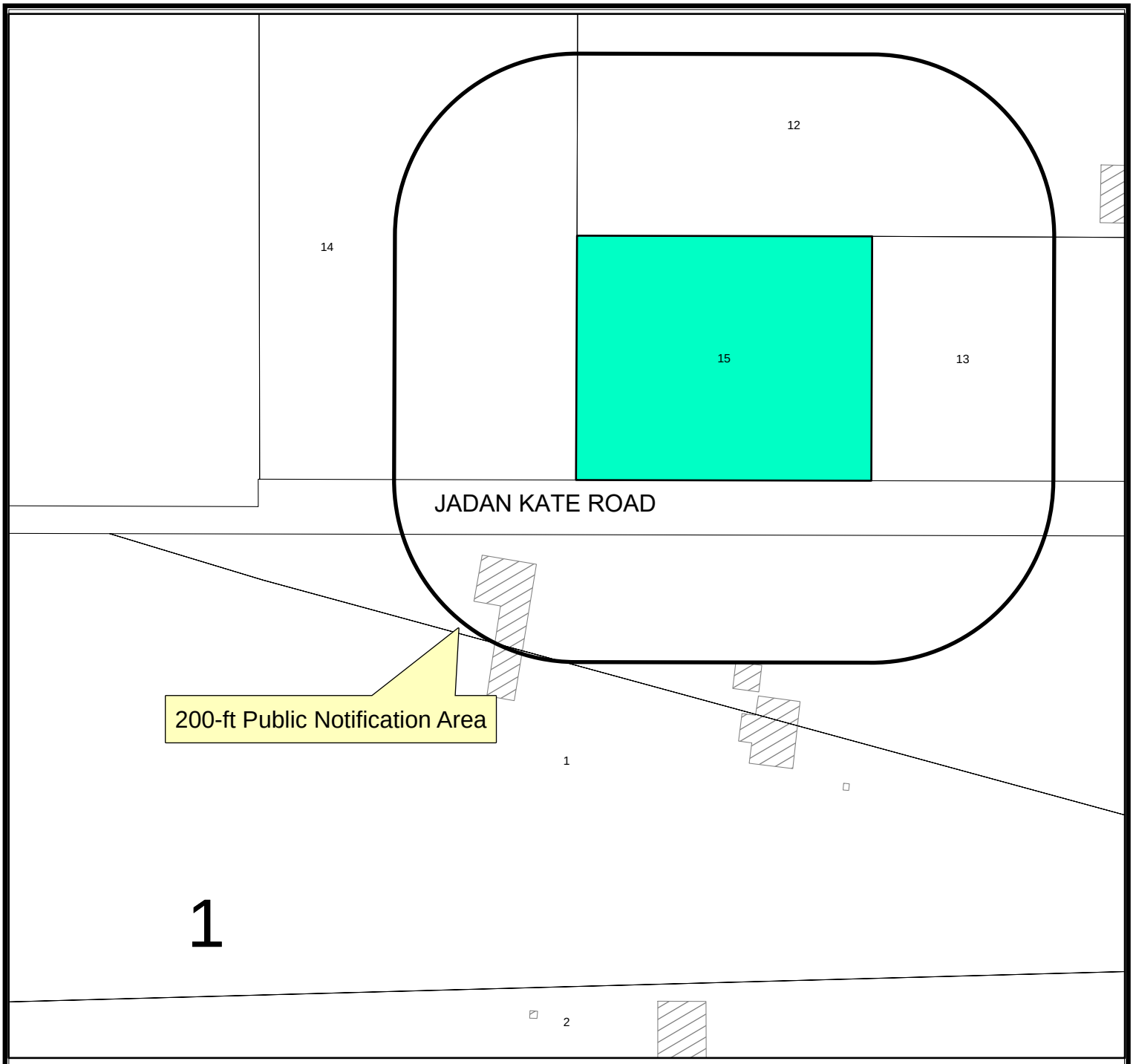
CABINET K PAGE 300

DATE 9/20/25

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

Job Number: 250203PS --Drawn By: ZB 8-4-2025

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



Location Map

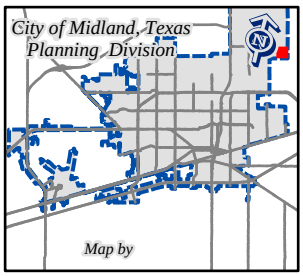
Z-25-0455 **Scale: 1" = 157 '**

Consider a request by Michael Miller for a Zone Change from AE, Agricultural Estate District to MH, Manufactured Housing District on Lot 15, Block 1, Timber Wolf Estates, Section 2, City of Midland, Martin County, Texas.

Generally located on the north side of Jadan Kate Road, approximately 540 feet west of Elkins Road. (Council District 1)

LEGEND

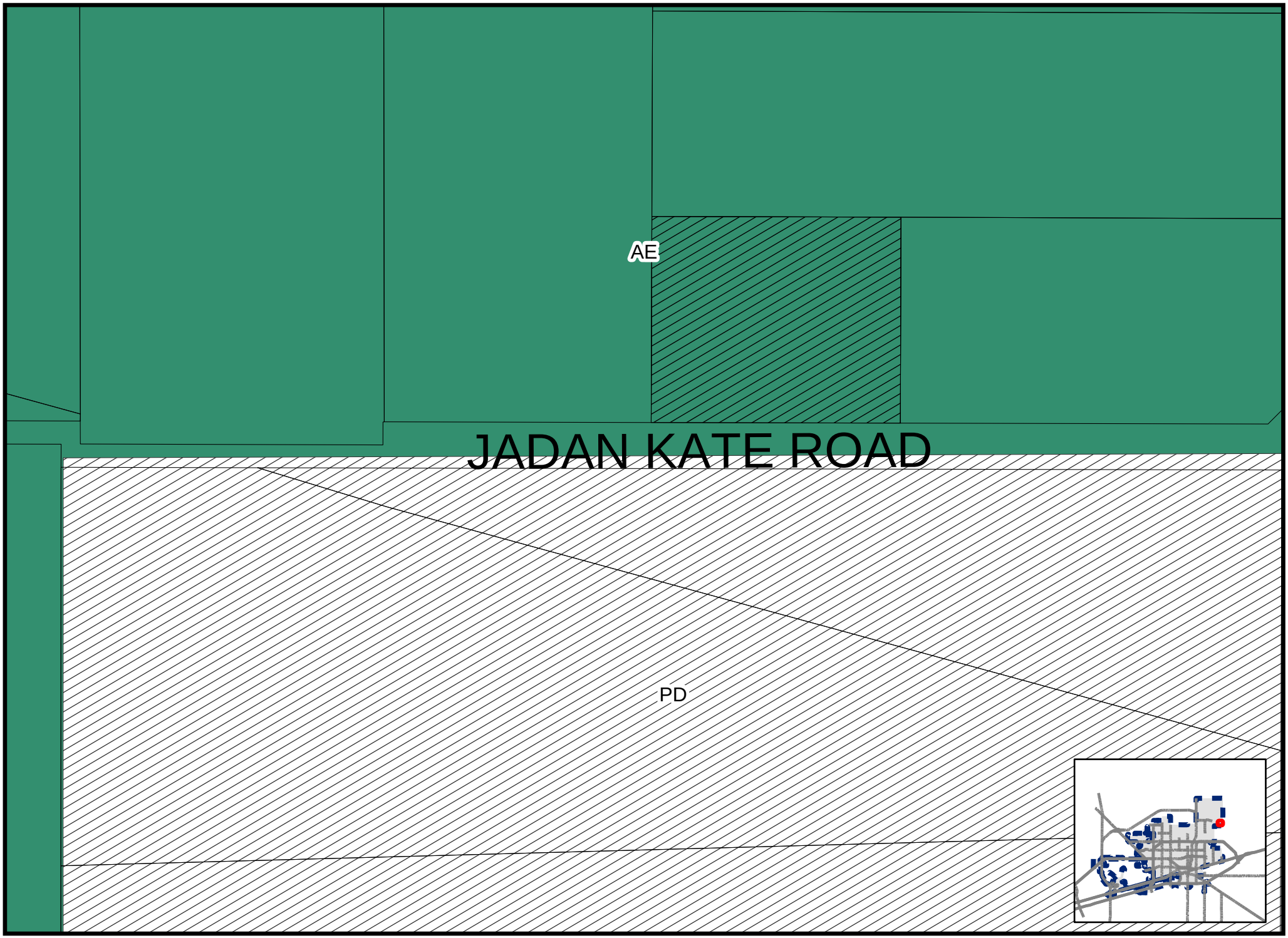
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

THIS DATA S NOT A SUBSTITUT ON FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITT NG 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: 11/12/2025

Z-25-0455

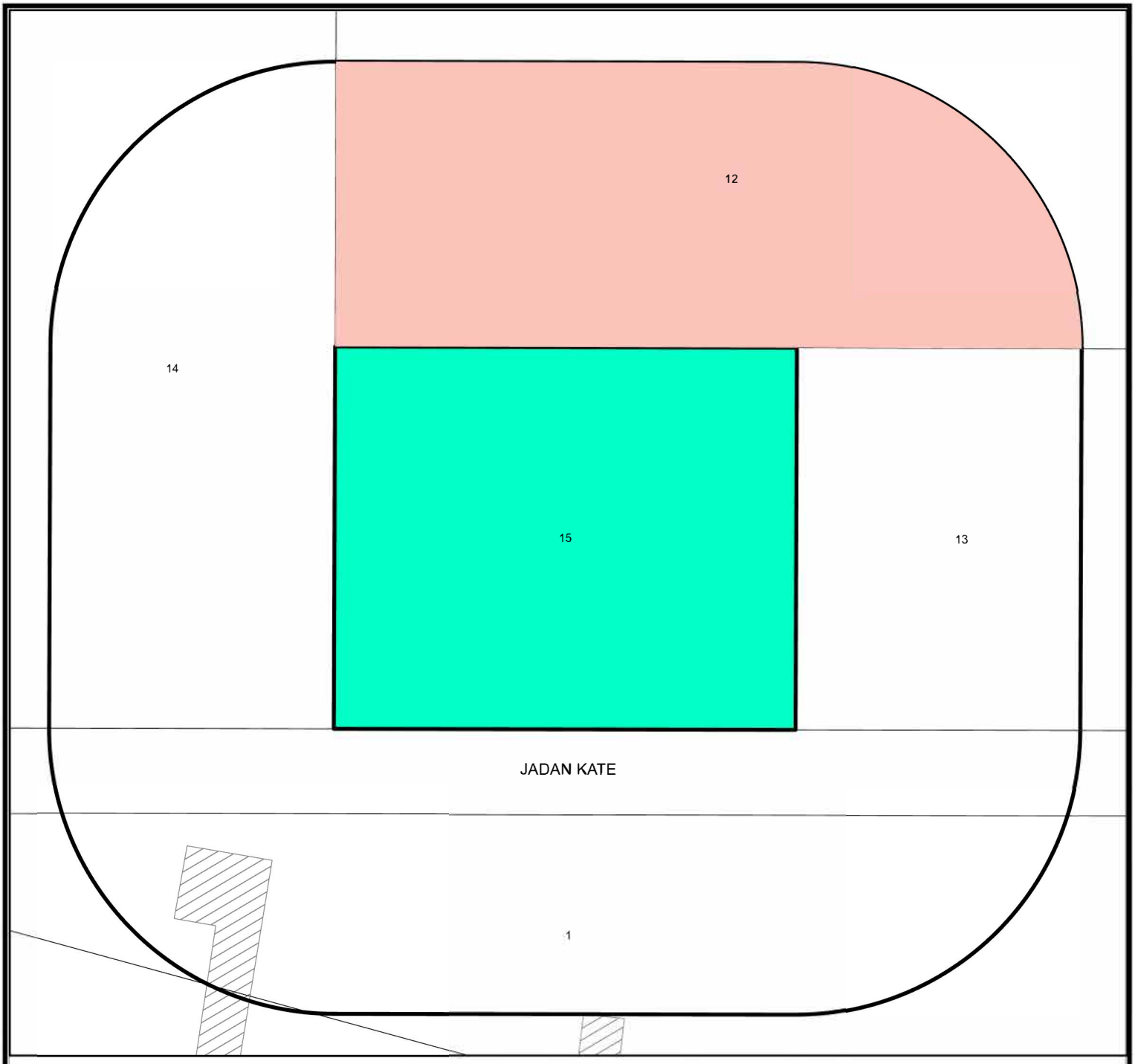
Scale: 1" = 157 '

ZONING MAP

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


12
14
15


PAR-KAN
M&M
DISPOSAL
(432) 756-2801
www.mmdisposal.com



27.4% Objection

Z-25-0455 **Scale: 1" = 100 '**

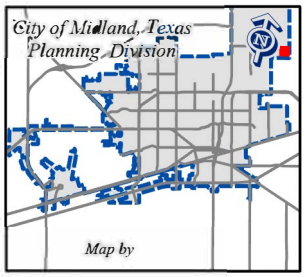
Consider a request by Michael Miller for a Zone Change from AE, Agricultural Estate District to MH, Manufactured Housing District on Lot 15, Block 1, Timber Wolf Estates, Section 2, City of Midland, Martin County, Texas.

Generally located on the north side of Jadan Kate Road, approximately 540 feet west of Elkins Road.

(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.

RECEIVED
NOV 21 2025
Initial: BQ

11-21-2025

Dear Midland City Planners,

We write today to ask that you rezone Timber Wolves Estate, Lot 15, Block 1. We purchased this property in hopes of building a manufactured home and have spent several months and a significant amount of money and time on surveyors, title companies, and the actual home. We completed all steps asked of us and our surveyor completed his research and was able to confirm that we were allowed to build a modular home on the property from the use chart on your website. The use chart found on your website and incorporated into the statute indicated that the white boxes were allowable uses.

Now, after we detrimentally relied on the information contained on the City website and began constructing our home, we were stopped and the city has indicated that, in fact, manufactured homes are not allowed on this plat. We are told there was a typo on the allowable use chart. Our reliance on the information provided by the City has been costly. We ask that you allow for the change of zoning for this property for both this reason and the reasons that follow.

The change in zoning would not affect the character of the neighborhood. The Agricultural Estate district describes its purpose as " This district is intended to provide for development of single-family detached dwelling units within a rural setting". The Manufactured Home District defines the purpose as a detached single-family residential district to provide for the development of Manufactured Housing. We are not asking to build a manufactured home park. We are asking to build one detached single-family home on a rural plat. This will be brand new and well-maintained construction. Therefore, our use falls within the character and purpose of the neighborhood.

The change in zoning will not have negative effect on traffic or other impacts. A non-manufactured single-family home would cause the same amount of traffic from the family that lives there. There are no environmental impacts from this change in zoning. Building a single-family home will have the same effect, manufactured or otherwise. Building a manufactured home on the property stops the property from not having a home built on it and allows our family to contribute to the neighborhood and participate in the economy of the area. It is in the best interest of the City to have citizens living and working within the city area.

We appreciate your time and consideration to this matter and ask that you rezone the property at this time.

Thank you,

Michael S. Miller Jr 3901 Jadan KATE Rd, Midland, TX 79705
(432-246-1204)
millersflooring1974@gmail.com

Outlook

RECEIVED
NOV 25 2025
Initial: AB

Case #Z-25-0455 / address 3901 Jadan Kate Rd

From terri hoyt <tthoyt75@yahoo.com>

Date Mon 11/24/2025 22:13

To Elizabeth Triggs <etriggs@midlandtexas.gov>; Brian Stubbs <bstubbs@midlandtexas.gov>; Angelina Bettanini <abettanini@midlandtexas.gov>; cory@matertrucktrailer.com <cory@matertrucktrailer.com>

Attention to Midland Tx Planning & Zoning & Midland Council Members,
Concerns on Case #Z-25-0455 @ 3901 Jadan Kate Rd Midland Tx 79705

We, Timothy & Teresa Hoyt, reside at 6811 Elkins St Midland Tx 79705 right next to the above property. We can see the MH, storage bldg. and dog kennels that the owner placed on the property a few weeks ago right out our back door. We purchased our home in 2018 the same time the owner bought his home on Jadan Kate. At the time of our purchase, our home was worth $575k. We have made many improvements to our property and now have it listed for sale, hoping to downsize and move into another home in Midland with less land so we don't have to work so hard in our elder years. We just dropped our price down to $937K (10k less than we had it listed for). If the city of Midland allows the owner to change from AG to MH we believe our property value will decrease. We have had no showings in the last few weeks either. Our subdivision is Timberwolf and the owner of that property is also in Timberwolf. A deed restricted subdivision where MH are not allowed. Also not allowed due to being inside the city limits, unless the city of Midland changes his status to MH. We have lived here 7 years, being taxed without representation (no water, septic, trash or gas) and we hope the city of Midland will do right by the rest of us and dis-allow the MH status for the owner who does not care to honor the deed restrictions that were set in place upon purchasing his home or those of us who put their blood, tears and money in approving their homes. We believe the owner is trying to supersede the developer's restrictions by having the city declare the status MH. Again, we are requesting that the planning and zoning deny the MH status. Thank you for your time.

Sincerely,
Timothy and Teresa Hoyt
6811 Elkins St
Midland Tx 79705
432-310-8233
432-530-3441

CAUTION: This email originated from outside your organization — exercise caution when opening attachments or clicking links, especially from unknown senders.

MIDLAND
Planning Division

RECEIVED
NOV 25 2025
Initial: AB

PUBLIC NOTICE

The **Planning and Zoning Commission** of the City of Midland, Texas will hold a public hearing at **3:30 p.m.** on **Monday, December 1, 2025**, in the Council Chambers, City Hall, 300 N. Loraine, Midland, Texas 79701, on a request by **Michael Miller** for approval of a **Zone Change** on the following described property:

LEGAL DESCRIPTION: Lot 15, Block 1, Timber Wolf Estates, Section 2, City of Midland, Martin County, Texas.

LOCATION: Generally located on the north side of Jadan Kate Road, approximately 540 feet west of Elkins Road. (Council District 1)

PROPOSED ZONING: **From: AE, Agricultural Estate District**

To: MH, Manufactured Housing District

Not to be considered a part of the Public Notice: 1) See reverse side for location map; 2) In order to be considered as an official objection to this request a response **must be submitted by mail or delivered *in writing*** to the Planning Division at the address listed above. An official objection may be filed by completing this notice and returning it to the address listed above.

I object to this request X **Comments:** Please speak to my Attorney Steve Pockrik

Required Information:

Property Owner's Signature	Printed Name	Property Address (**No P. O. Boxes**)
Anderson Remodeling + Const	Anderson Remodeling + Const	3613 Timber Wolf Trail

If any further information is desired, please contact the Planning Division, at 432-685-7400.
Si ud. desea más información en Español sobre esta cuestión, llame al : 432-685-7400.

Notices Mailed: 3
Date Mailed: November 20, 2025
Case Number: Z-25-0455
Case Name: 3901 Jadan Kate Road
AB Planner's Initials

Burton Mung For
Landon Ochoa
Planning Division Manager
Department of Development Services

The meeting facility is accessible to disabled persons. A wheelchair entry ramp is located at the southeast entrance to City Hall. A parking space designated for use by disabled persons is available near the southeast entrance doors. Any disabled person needing special accommodations or hearing impaired persons wishing to have an interpreter should request services through the Administrative Services Department at least 48 hours prior to the scheduled meeting by contacting Compliance Coordinator for the City of Midland at (432) 685-7251. If communication via TDD is required, please call 1-800-735-2989. Videoconference information will be available by accessing the meeting agenda at https://www.midlandtexas.gov/967/primegov-meeting

MIDLAND
Planning Division

RECEIVED
NOV 25 2025
Initial: AB

PUBLIC NOTICE

The **Planning and Zoning Commission** of the City of Midland, Texas will hold a public hearing at **3:30 p.m.** on **Monday, December 1, 2025**, in the Council Chambers, City Hall, 300 N. Loraine, Midland, Texas 79701, on a request by **Michael Miller** for approval of a **Zone Change** on the following described property:

LEGAL DESCRIPTION: Lot 15, Block 1, Timber Wolf Estates, Section 2, City of Midland, Martin County, Texas.

LOCATION: Generally located on the north side of Jadan Kate Road, approximately 540 feet west of Elkins Road. (Council District 1)

PROPOSED ZONING: **From: AE, Agricultural Estate District**

To: MH, Manufactured Housing District

Not to be considered a part of the Public Notice: 1) See reverse side for location map; 2) In order to be considered as an official objection to this request a response **must be submitted by mail or delivered *in writing*** to the Planning Division at the address listed above. An official objection may be filed by completing this notice and returning it to the address listed above.

I object to this request X **Comments:** PLEASE SPEAK WITH MY ATTORNEY STEVE ROSIK

Required Information:

Robert Anderson — Property Owner's Signature

ROBERT ANDERSON — Printed Name

7401 Wolf Point Trail — Property Address (**No P. O. Boxes**)

If any further information is desired, please contact the Planning Division, at 432-685-7400.
Si ud. desea más información en Español sobre esta cuestión, llame al : 432-685-7400.

Notices Mailed: 3
Date Mailed: November 20, 2025
Case Number: Z-25-0455
Case Name: 3901 Jadan Kate Road
AB Planner's Initials

Landon Ochoa
Planning Division Manager
Department of Development Services

The meeting facility is accessible to disabled persons. A wheelchair entry ramp is located at the southeast entrance to City Hall. A parking space designated for use by disabled persons is available near the southeast entrance doors. Any disabled person needing special accommodations or hearing impaired persons wishing to have an interpreter should request services through the Administrative Services Department at least 48 hours prior to the scheduled meeting by contacting Compliance Coordinator for the City of Midland at (432) 685-7251. If communication via TDD is required, please call 1-800-735-2989. Videoconference information will be available by accessing the meeting agenda at https://www.midlandtexas.gov/967/primegov-meeting

MIDLAND
Planning Division

PUBLIC NOTICE

The **Planning and Zoning Commission** of the City of Midland, Texas will hold a public hearing at **3:30 p.m.** on **Monday, December 1, 2025**, in the Council Chambers, City Hall, 300 N. Loraine, Midland, Texas 79701, on a request by **Michael Miller** for approval of a **Zone Change** on the following described property:

LEGAL DESCRIPTION: Lot 15, Block 1, Timber Wolf Estates, Section 2, City of Midland, Martin County, Texas.

LOCATION: Generally located on the north side of Jadan Kate Road, approximately 540 feet west of Elkins Road. (Council District 1)

PROPOSED ZONING: **From: AE, Agricultural Estate District**

To: MH, Manufactured Housing District

Not to be considered a part of the Public Notice: 1) See reverse side for location map; 2) In order to be considered as an official objection to this request a response **must be submitted by mail or delivered *in writing*** to the Planning Division at the address listed above. An official objection may be filed by completing this notice and returning it to the address listed above.

I object to this request AG **Comments:**

_____

Required Information:

Property Owner's Signature	Aaron Gomez Printed Name	3807 Gray Wolf Trail Midland TX 79705 Property Address (**No P. O. Boxes**)

If any further information is desired, please contact the Planning Division, at 432-685-7400.
Si ud. desea más información en Español sobre esta cuestión, llame al : 432-685-7400.

Notices Mailed: 3
Date Mailed: November 20, 2025
Case Number: Z-25-0455
Case Name: 3901 Jadan Kate Road
AB Planner's Initials

For
Landon Ochoa
Planning Division Manager
Department of Development Services

The meeting facility is accessible to disabled persons. A wheelchair entry ramp is located at the southeast entrance to City Hall. A parking space designated for use by disabled persons is available near the southeast entrance doors. Any disabled person needing special accommodations or hearing impaired persons wishing to have an interpreter should request services through the Administrative Services Department at least 48 hours prior to the scheduled meeting by contacting Compliance Coordinator for the City of Midland at (432) 685-7251. If communication via TDD is required, please call 1-800-735-2989. Videoconference information will be available by accessing the meeting agenda at https://www.midlandtexas.gov/967/primegov-meeting

Dear Members of the Midland City Council,

I am writing to express my strong opposition to any proposal that would allow mobile homes within the city limits of Midland, particularly at and around Timber Wolf Estates. The Timber Wolf landowners have made significant investments in their properties with the understanding that the city's zoning regulations would be consistently upheld. These residents pay full property taxes despite receiving limited or no city services such as water, sewer, or road maintenance. Yet, they have remained compliant and committed to the city's long-term vision without protest.

Permitting mobile homes in this area would not only contradict existing zoning standards but also undermine the trust of those who have followed the rules in good faith. It would set a troubling precedent that regulations can be selectively enforced, potentially leading to disputes and a breakdown in orderly development. Additionally, mobile home developments often bring challenges related to infrastructure strain, inconsistent aesthetics, and higher turnover rates, which can disrupt neighborhood stability and cohesion.

Changing the rules to allow mobile homes in Timber Wolf Estates or areas not zoned for them would create the potential risk for reduced existing property values resulting in lost tax revenue; a better path forward is to enforce existing policies and respect the commitments already made to landowners.

Thank you for your attention to this matter. I urge you to uphold the integrity of our city's planning principles and ensure equitable treatment for all residents.

Sincerely,

3801 & 3807 Gray Wolf Owners
Aaron & Alicia Gomez

MIDLAND
Planning Division

PUBLIC NOTICE

The **Planning and Zoning Commission** of the City of Midland, Texas will hold a public hearing at **3:30 p.m.** on **Monday, December 1, 2025**, in the Council Chambers, City Hall, 300 N. Loraine, Midland, Texas 79701, on a request by **Michael Miller** for approval of a **Zone Change** on the following described property:

LEGAL DESCRIPTION: Lot 15, Block 1, Timber Wolf Estates, Section 2, City of Midland, Martin County, Texas.

LOCATION: Generally located on the north side of Jadan Kate Road, approximately 540 feet west of Elkins Road. (Council District 1)

PROPOSED ZONING: **From: AE, Agricultural Estate District**

To: MH, Manufactured Housing District

Not to be considered a part of the Public Notice: 1) See reverse side for location map; 2) In order to be considered as an official objection to this request a response **must be submitted by mail or delivered *in writing*** to the Planning Division at the address listed above. An official objection may be filed by completing this notice and returning it to the address listed above.

I object to this request X **Comments:**

_____

Required Information:

Property Owner's Signature | Erasto Martinez (Printed Name) | 3602 Black Wolf Tr. (Property Address **(No P. O. Boxes)**)

If any further information is desired, please contact the Planning Division, at 432-685-7400.
Si ud. desea más información en Español sobre esta cuestión, llame al : 432-685-7400.

Notices Mailed: 3
Date Mailed: November 20, 2025
Case Number: Z-25-0455
Case Name: 3901 Jadan Kate Road
AB Planner's Initials

Landon Ochoa
Planning Division Manager
Department of Development Services

The meeting facility is accessible to disabled persons. A wheelchair entry ramp is located at the southeast entrance to City Hall. A parking space designated for use by disabled persons is available near the southeast entrance doors. Any disabled person needing special accommodations or hearing impaired persons wishing to have an interpreter should request services through the Administrative Services Department at least 48 hours prior to the scheduled meeting by contacting Compliance Coordinator for the City of Midland at (432) 685-7251. If communication via TDD is required, please call 1-800-735-2989. Videoconference information will be available by accessing the meeting agenda at https://www.midlandtexas.gov/967/primegov-meeting

Scanned with CamScanner

Amanda Phillips

3901 Timberwolf Trail

Midland, TX 79705

amandaphillips333@gmail.com

432-466-6361

RECEIVED

NOV 26 2025

Initial: AB

11-21-2025

City of Midland

Planning and Zoning Commission

Re: Formal Dispute Regarding Property Impact and Neighborhood Restrictions

To Whom It May Concern,

I am writing to formally dispute and express concern regarding recent changes and approvals affecting my property and the surrounding neighborhood. My husband and I intentionally built our home in this area because of the established restrictions and development standards that were in place at the time. These standards were a critical part of our decision to build here, as we planned this home as a long-term investment and expected the neighborhood to maintain a consistent level of quality and aesthetic appeal.

Allowing structures—specifically trailer-type homes accompanied by chain-link fencing and prefabricated storage units—directly undermines these standards and negatively impacts the character of our community. The aesthetic inconsistency already stands out and does not align with the well-built homes that make up our neighborhood. This shift not only alters the visual and structural integrity of the area but also places property values at risk for all homeowners who invested here for the same reasons we did.

We, along with many families in this community, relied on the City's established restrictions when selecting this area to build our homes. These recent developments

create significant concerns regarding fairness, proper zoning enforcement, and the long-term value of our properties.

I respectfully request that the City review this matter, reconsider the approval of these structures, and uphold the original restrictions that led so many of us to invest in this neighborhood. I appreciate your attention to this issue and ask for a written response outlining the steps the City will take to address these concerns.

Thank you for your time and consideration.

Sincerely,

Amanda Phillips

Dear City Council Members,

My name is Jennifer Marshall. My husband Ryan and I live at 3700 Timberwolf Trl in Timberwolf Estates. I am writing this letter to make it known that we are against the proposed zoning change to include mobile homes in our neighborhood.

We are against this for several reasons:

First, as a person who purchased land in Timberwolf Estates and built a house, we like everyone else, who did the same, were required to sign and abide by a covenant. The covenant stated among many other things, that we were not allowed to build a manufactured home as the main dwelling or on any part of our land. Everyone was aware of this when he/she bought and built houses in Timberwolf Estates, which the proposed sight of the mobile home is a part of. Additionally, we were not allowed under the covenant, to divide, split or sell off parts of our average. The individual who was allowed to do this on Jaden Kate and CR 1150, has already violated the covenant which he signed and agreed to upon purchasing his land. He is going against his word for his neighbors and this community. There are many people that would choose not to purchase and build homes in an area that allowed mobile homes. We were all under the assumption that we were buying property and building homes that would not be by mobile homes.

Second, this sets a precedent for future development of even more mobile homes in our neighborhood. This, would not be beneficial for our property and tax values. As a homeowner in Timberwolf Estates, my home and property is an investment. I do not want it devalued going forward.

Lastly, the city of Midland does not allow mobile homes to be built inside the city limits unless they are in a mobile home park. Clearly we are in the city of Midland. We all pay city taxes. We are asking the city to honor their zoning and codes that were in place when Timberwolf Estates was developed. Again, many people would not have bought land and built homes knowing that there could/would be mobile homes in our neighborhood.

In conclusion, I am asking the city council to keep the zoning as it stands for Timberwolf Estates to AE and not change it to MH. Majority should rule here and there are many who oppose this zoning change and are abiding by the zoning/covenant that was in place as the developer intended. I do not see why it should all be changed for ONE individual!

We are against this zone change and ask that you do NOT change our neighborhood to MH!

Jennifer Marshall

RECEIVED
NOV 26 2025
Initial:

Re: Letter of Opposition – Proposed Rezoning from Agricultural to Mobile Home (MH)

Case Number: Z-25-0455, 3901 Jadan Kate Rd

RECEIVED
NOV 26 2025
Initial:

November 25, 2025

Dear Council & Zoning Members:

I am writing to formally **oppose the proposed rezoning** of agricultural land in our area to Mobile Home (MH) designation. I strongly object to allowing a mobile home in a location that has **never been designated or intended for MH use**, and I believe that changing the zoning solely to permit this action would negatively impact the surrounding community, including **property values, long-term planning, and land-use consistency**.

When I purchased my property, valued at approximately **$620,000** I relied on the **existing zoning rules and long-standing city guidance** that had been in place for years. Those rules clearly established the expectations for how nearby land could be used. The City set these standards, and property owners—including myself—made significant financial investments based on them. It is only fair, and legally consistent, that the City now **follow the same rules it established** rather than altering them to accommodate a single mobile home placement.

Allowing a mobile home in an area not zoned for such use will inevitably **affect surrounding property values**—particularly for landowners like myself who have invested heavily under the belief that zoning protections would remain stable. Rezoning agricultural land to MH for a single structure sets a precedent that undermines the purpose of zoning: protecting the character of neighborhoods, ensuring compatibility, and preserving investment-backed expectations of property owners.

I respectfully request that the City deny the proposed rezoning and continue to uphold the zoning standards that have guided this area for years. Maintaining consistency in land-use decisions is essential for protecting both current residents and the long-term vision of our community.

Thank you for your consideration. Please include this letter in the official record of opposition.

Kristen Hoot

3911 Timberwolf Trail

RECEIVED

NOV 26 2025

Initial:

11/24/2025

To Whom It May Concern,

It has come to my knowledge that a mobile home has been moved into Timberwolf Estates. As a member of Timberwolf Estates this is very concerning, considering that when I bought this land in 2023 I was under the impression that mobile homes and commercial businesses were not permitted in the housing development. This played a significant part in my decision to make the investment to purchase the land and build a new home on our five acres of land.

I specifically remember having to agree to the deeded and restricted HOA requirements, under Robert Anderson Construction, that prohibits mobile homes. I would expect that any new member of the housing development would be held to the same standard.

I am also to the understanding that mobile homes are not allowed in city limits, therefore, a mobile home should not be allowed to stay on Jaden-Kate road. That land is both within city limits and part of Timberwolf Estates which both prohibit mobile homes. As a concerned homeowner at 3812 Timberwolf Trail we wish that this mobile home not be allowed to stay on the property it is now on and to be removed ASAP.

Sincerely,

Concerned Resident of 3812 Timberwolf Trail

Cory & Konstanz Hardy
3600 Jadan Kate Rd
Midland, Texas 79705
cory@mastertrucktrailer.com
432.661.0076
November 10, 2025

RECEIVED
NOV 26 2025
Initial:

Re: Opposition to Rezoning for Mobile Home (MH) Use

Case Number: Z-25-0455,

To Whom It May Concern:

I am writing to formally express my opposition to the proposed rezoning of 3901 Jadan Kate Rd to a Mobile Home (MH) designation. When we purchased our 30-acre tract of land, located within the city limits, we did so with the intention of building a home that would comply with established city standards and permitting requirements. This investment was made under the expectation that city zoning regulations would be upheld and consistently enforced.

For this reason, I respectfully request that the City **enforce the zoning rules already in place** and avoid taking actions that would diminish surrounding property values—specifically, the allowance of mobile homes within city jurisdiction. Approving MH zoning in this area not only contradicts the expectations of existing property owners but also establishes a troubling precedent for future development within the city.

My family plans to build a home on our 30 acres, a process that will require costly and time-consuming city permits. By the time the home is completed, our total investment in the land and residence will be approximately **$1.9 million**. Allowing mobile homes in the vicinity would significantly undermine that investment and conflict with the standards associated with residential properties inside the city.

I respectfully urge the city to maintain its existing zoning protections and preserve the integrity, value, and long-term vision of our community.

Thank you for your consideration of this matter. I would appreciate confirmation that my concerns will be entered into the official record.

Sincerely,
Cory Hardy

Boyce Household

RECEIVED
NOV 26 2025
Initial:

November 24, 2025

Subject: Opposition to Rezoning Request Z-25-0455 (3901 Jadan Kate Rd)

Dear Planning & Zoning Committee Members,

I am writing to express my strong opposition to the proposed rezoning request Z-25-0455 for 3901 Jadan Kate Rd, changing the property from Agricultural Exempt (AE) to Mobile Home (MH).

This request goes against both city zoning rules and the recorded restrictions of our subdivision, which clearly do not allow mobile homes within our neighborhood. These were the guidelines every homeowner here relied on when choosing to invest in our properties, and we expect them to be upheld.

In addition to our subdivision restrictions, there are several serious concerns with this rezoning:

- Mobile homes are not allowed within city limits outside designated mobile home parks. Approving this would contradict city standards that residents have trusted and followed for years.
- Even though our area pays full city taxes, we do not receive basic city amenities (water, trash service, sewer, or road maintenance). At minimum, we ask that the city honor its own zoning rules since we continue to meet our responsibilities as taxpayers.
- Approving this change would set a precedent that could open the door for similar requests throughout our subdivision, ultimately affecting the character of our neighborhood and reducing property values.
- Many of us made careful, informed decisions when purchasing or building our homes. A zoning change like this undermines that trust and jeopardizes the stability of our community.

It is also important to note that the 200-foot notification radius resulted in no residents receiving notice, even though this decision will absolutely impact our entire subdivision. This makes it even more important that the city handle this request carefully and transparently.

For these reasons, I respectfully ask that the committee deny the rezoning request from AE to MH and uphold the zoning protections and neighborhood standards that were put in place to protect our community.

Thank you for your time and for listening to the concerns of the residents who call this area home.

Sincerely,

Jessica and Daniel Boyce
3612 Black Wolf Trl
Midland, Tx 79705
Timber Wolf Estates

RECEIVED

NOV 26 2025

Initial:

November 23, 2025

Midland Planning and Zoning Commission and City Council

As a homeowner in the Timberwolf Estates Subdivision I want to submit my disagreement with the proposed zoning change from AE to HM for the property at the corner for Jaden Kate and Elkins Rd. The address is 3901 Jaden Kate and the case number is Z-25-0455.

We built our house eleven years ago with confidence that this area would remain AE and that restrictions for the Timberwolf Estates would be enforced by the City of Midland. When building our home, we were required to follow code guidelines, and we were required to obtain permits for each step of our building process. Despite not receiving city services we pay taxes to the city of Midland. To be fair, we knew this when we purchased the property but had hoped that improvements would be made. So far that hasn't happened.

If this zoning change is granted, it would open the door for other property owners to request zoning changes and our subdivision would be adversely affected. We take pride in our property and feel this zoning change would significantly impact our home values.

Your consideration of our objection to this zoning change would be appreciated.

Respectfully,



Dirk Parks

3600 Timberwolf Trail

Midland, TX 79705

.

RECEIVED
NOV 26 2025
Initial: AB

11/24/2025

To Whom It May Concern,

It has come to the attention of the residents of Timberwolf Estate that a trailer or mobile home has been placed on land at 3901 Jaden Kate. This property is part of Timberwolf Estate, which has specific deed restrictions that limit the addition of homes and/or RVs or mobile homes. The deed agreement for Timberwolf Estate prohibits residents from selling any portion of land that could be used to build another home. Additionally, additional mobile home-type living arrangements for residents, families, or rentals are not permitted. We kindly ask that the resident or homeowner at 3901 Jaden Kate be held to the same restrictions and agreements.

Properties within Timberwolf Estate are annexed by the City of Midland. All residents pay city taxes to Midland, which does not permit mobile homes within city limits unless they are in mobile home parks.

Thank you for your time. The residents of Timberwolf Estates hope this issue will be resolved and that similar situations will be prevented in the future. There is additional acreage available for sale, and allowing one instance of a mobile home could lead to more, which could negatively affect property values in Timberwolf Estates. Such developments would not be in the best interest of the tax-paying citizens of Midland.

Respectfully,

Homeowner at 3601 Timberwolf Estate

RECEIVED
NOV 26 2025
Initial:

To whom it may concern,

It has been called to my attention that a trailer house has been moved into Timberwolf Estates.Even though we are in Martin county, we are still inside city limits of Midland. To my understanding, this is a zoning issue. I am writing a letter of opposition in response to this. My family has lived in Timberwolf Estates since 2017. We pay city of Midland taxes. That being said, we are not provided any city amenities. We have no city water. We pay for our own dumpster. And we have a terrible stretch of road, full of potholes that we have to report often. Occasionally the city comes to fill in said potholes which is only a short term fix. We love our neighborhood and the people who reside in it. We just want to preserve the value of our homes as well as the quality of life that caused us to build out here to begin with.

Thank you for your consideration in this matter,

Richard and Gretchen Mann
3507 Timberwolf Trail

RECEIVED

NOV 26 2025

Initial: AB

To the Planning & Zoning Committee,

We writing to share our personal concerns about the proposed zoning change for 3901 Jadan Kate Rd (Case Z-25-0455) from Agricultural Exempt (AE) to Mobile Home (MH).

Our family chose this neighborhood very intentionally. We invested in our home because of the stability, the quiet surroundings, and the understanding that the zoning in this area would remain consistent. Like many of our neighbors, we value the character of this community and want to see it protected.

Our concerns are simple but important:

1. This area is inside city limits, where mobile homes aren't allowed outside designated parks. We've always respected the rules and expectations set by the city, and we hope the city continues to honor those same standards. Changing the zoning for a single property goes against what many of us relied on when making our home-buying decisions.

2. Our neighborhood receives no city services despite paying city taxes.
We don't have city water, sewer, trash, or road upkeep. Even so, our community follows city guidelines without complaint. In return, we are just asking that the existing zoning be upheld as written.

3. A rezoning like this could impact property values and set a precedent we can't undo.
This is not about judging anyone's choice of home. It's about protecting the long-term value and character of our neighborhood. Many families here have put their savings and their futures into their homes. A change like this affects all of us, not just one property.

For all these reasons, we respectfully ask that you deny the request to rezone this property to Mobile Home (MH). We care deeply about this neighborhood, the families who live here, and the commitments we all made when we chose to call it home.

Thank you for taking the time to hear my concerns. We appreciate your consideration.

Sincerely,
Byron & Amy Duesterhaus

Byron and Amy Duesterhaus
3606 Black Wolf Trail
432-553-4016

RECEIVED

NOV 26 2025

Initial: AB

Dear Sirs,

I am writing to express my strong opposition to the proposed rezoning of the property located at 3901 Jadan Kate Road.

We purchased our property and built our home in this location to live in a quiet, rural neighborhood situated among single family homes – not to live next to mobile homes. As we understood it, since we are in the city limits trailers/mobile homes would not be allowed. Our home was valued at $1.2 million at closing and that does not include the improvements we have made to it since then nor our intended future improvements. We feel that allowing mobile homes will decrease the property value.

Not only with a decrease in property value being at risk, a mobile home is inconsistent with the low-density, single-family residential character of our community. We also feel if this is allowed for one person, there will be more to come.

We, as have our neighbors, have adhered to the rules, regulations, land restrictions and covenants and implore you to uphold them in regards to the property located on Jadan Kate Road. Additionally, there are TWO travel trailers with porches attached already on this property that should be removed.

Again, please take into consideration NOT ALLOWING AGRICULTURAL EXEMPT (AE) PROPERTY IN THE CITY LIMITS TO BEING RE-ZONED AS MOBILE HOME (MH) PROPERTY FOR THIS ADDRESS 3901 Jadan Kate Rd.

Thank you for your consideration,

Christy Gaston & Michael Edwards, owners

251-442-7641/432-488-9090

3701 Gray Wolf Trail, Midland TX 79705 (additional lot at 3707 Gray Wolf Trail, Midland, TX 79705)

MIDLAND
Planning Division

RECEIVED
DEC 01 2025
Initial: MKY

PUBLIC NOTICE

The **Planning and Zoning Commission** of the City of Midland, Texas will hold a public hearing at **3:30 p.m.** on **Monday, December 1, 2025**, in the Council Chambers, City Hall, 300 N. Loraine, Midland, Texas 79701, on a request by **Michael Miller** for approval of a **Zone Change** on the following described property:

LEGAL DESCRIPTION: Lot 15, Block 1, Timber Wolf Estates, Section 2, City of Midland, Martin County, Texas.

LOCATION: Generally located on the north side of Jadan Kate Road, approximately 540 feet west of Elkins Road. (Council District 1)

PROPOSED ZONING: **From: AE, Agricultural Estate District**

To: MH, Manufactured Housing District

Not to be considered a part of the Public Notice: 1) See reverse side for location map; 2) In order to be considered as an official objection to this request a response **must be submitted by mail or delivered *in writing*** to the Planning Division at the address listed above. An official objection may be filed by completing this notice and returning it to the address listed above.

I object to this request V **Comments:**

_____

Required Information:

Esmeralda Sanchez — Esmeralda Sanchez — 3607 Gray Wolf Trl., 79705

Property Owner's Signature | Printed Name | Property Address (**No P. O. Boxes**)

If any further information is desired, please contact the Planning Division, at 432-685-7400.
Si ud. desea más información en Español sobre esta cuestión, llame al : 432-685-7400.

Notices Mailed: 3
Date Mailed: November 20, 2025
Case Number: Z-25-0455
Case Name: 3901 Jadan Kate Road
AB Planner's Initials

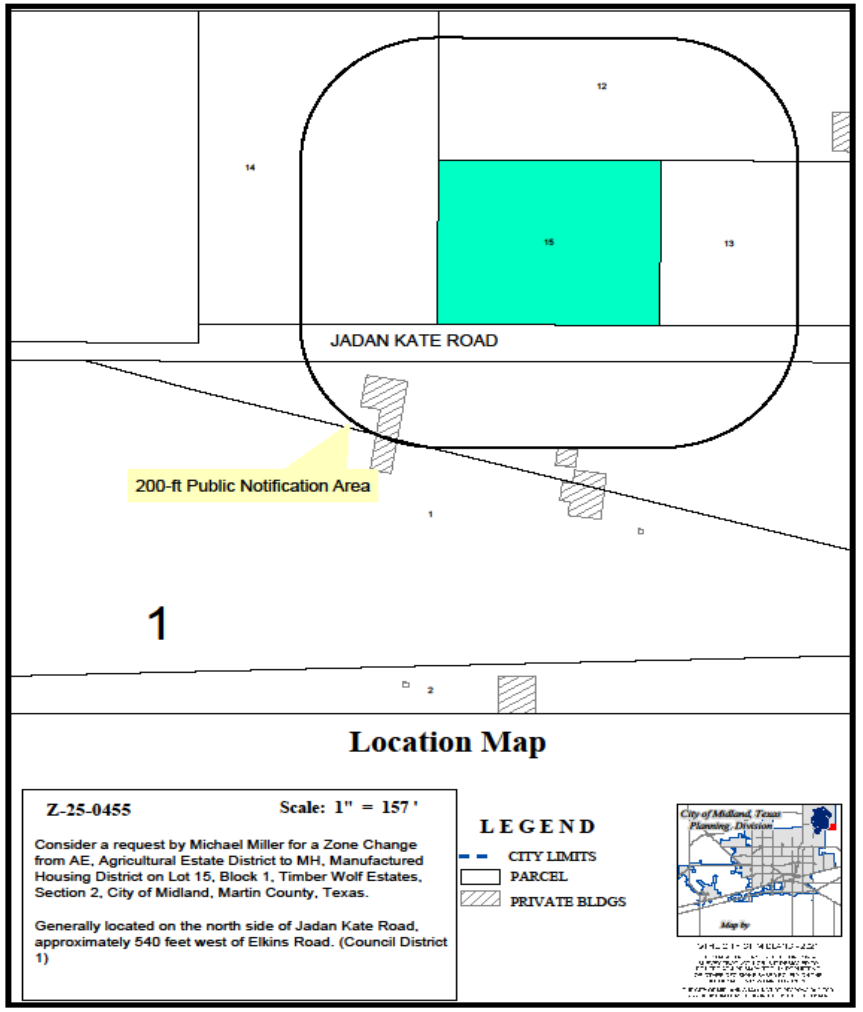
Landon Ochoa
Planning Division Manager
Department of Development Services

The meeting facility is accessible to disabled persons. A wheelchair entry ramp is located at the southeast entrance to City Hall. A parking space designated for use by disabled persons is available near the southeast entrance doors. Any disabled person needing special accommodations or hearing impaired persons wishing to have an interpreter should request services through the Administrative Services Department at least 48 hours prior to the scheduled meeting by contacting Compliance Coordinator for the City of Midland at (432) 685-7251. If communication via TDD is required, please call 1-800-735-2989. Videoconference information will be available by accessing the meeting agenda at https://www.midlandtexas.gov/967/primegov-meeting


MIDLAND
Be the Energy!
ZONE CHANGE
3901 JADAN KATE ROAD
Visit Our Website
MIDLANDTEXAS.GOV

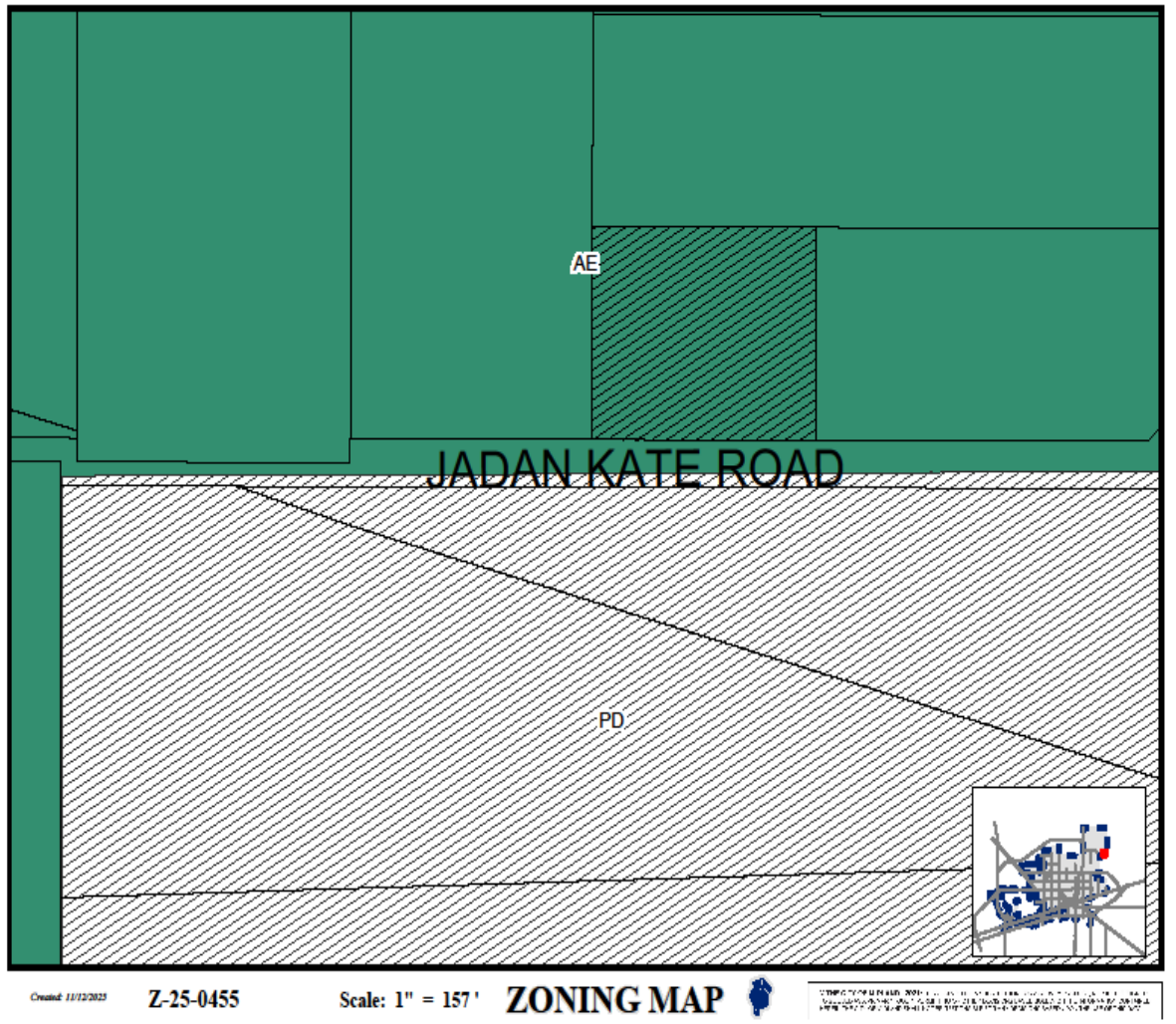
APPLICATION SUMMARY

- **Representative/Property Owner:** Michael Miller
- **Location:** 3901 Jadan Kate Road (Council District 1)
- **Reason for Request:** For the placement of a manufactured home



ZONING

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



3

LAND USE

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



MIDLAND
Be the Energy!



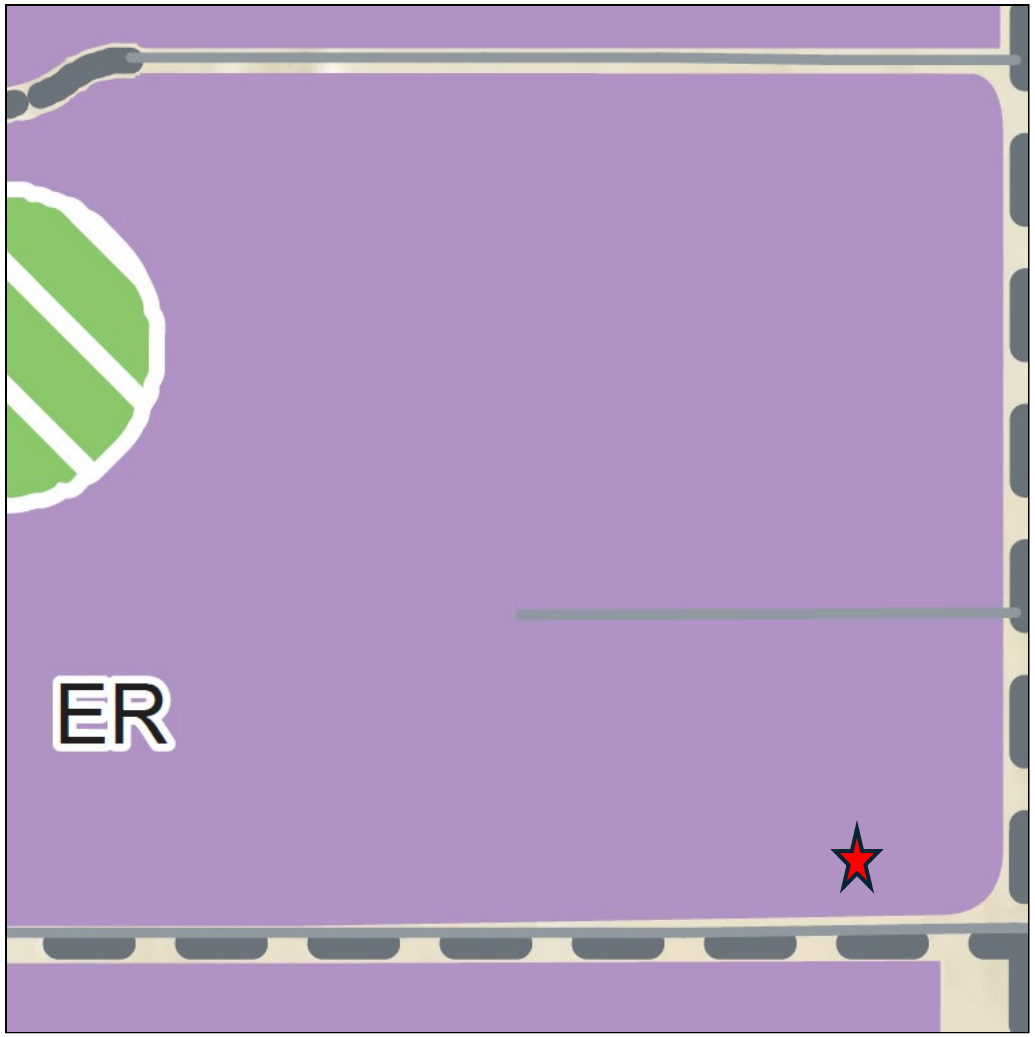
On Jadan Kate Road, Looking North

5

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

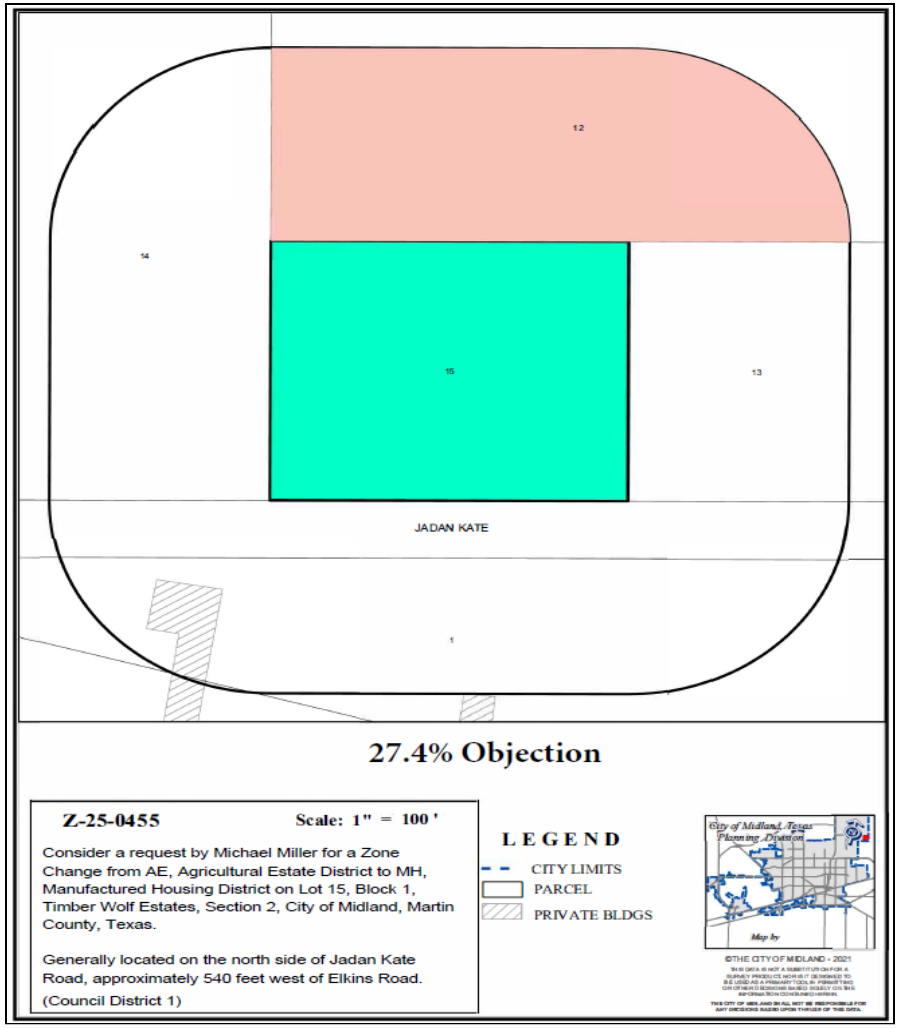
- **Land Use Designation:** Employment Reserve (ER)
- **Supported Uses:** Supporting uses include major offices, research, tech, and low-intensity industrial uses.
- The request is **not compatible** with the *Tall City Tomorrow Comprehensive Plan.*



MIDLAND
Be the Energy!

OBJECTIONS

- 19 total objections were received.
- 1 objection received is within the 200ft buffer resulting in a 27.4 objection percentage.
- The remaining objections received were in the same subdivision, but outside of the 200ft buffer.



STAFF'S RECOMMENDATION

- Staff recommends denial 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:	**11.**
Meeting Date:	**December 15, 2025**
To:	**Planning and Zoning Commission**
From:	**Landon Ochoa, Planning Division Manager**
Subject:	**Hold a public hearing and consider a request by Gary Glasscock for a Zone Change from PD, Planned Development District for an Office Center and Transition District, to an amended PD, Planned Development District for an Office Center and Transition District, on Lot 3, Block 68, West End Addition, City and County of Midland, Texas. (Generally located on the south side of West Illinois Avenue, approximately 130 feet west of North I Street.)**

Purpose:
Gary Glasscock is requesting this zone change for the construction of a bakery on the property located at 1605 W Illinois.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Current Zoning:

PD, Planned Development District for an Office Center and Transition District

Surrounding Zoning and Land Use:

The properties to the north, east, and west are zoned PD, Planned Development District for an Office Center and Transition District and are the locations of residences and a realty business. The property to the south is zoned O-1, Office District and is the location of a residences.

Analysis:

The applicant wants to change the use of the property from a residence to a bakery. But the Planned District, which regulates the property, requires that a site plan be approved in the

same manner as a zone change. This means that the Planned District must be amended to include what has been developed on the property before a new certificate of occupancy can be issued.

The request is compatible with the Tall City Tomorrow Comprehensive Plan as it designates this area as Urban-Medium (U-M) which call for a mix of complementary 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 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 request subject to the following conditions:

Conditions:

A. That the Property shall significantly conform to the site plan attached hereto as Exhibit A. To the extent that the site plan depicts a tract of land other than theProperty, the site plan shall be of no force or effect.

Letters of Objection:

Staff has not received any letters of objection as of December 8, 2025.

Attachments:

A. Z-25-0458, Combined Docs (1)
B. P&Z - 1605 W Illinois Ave Amended PD

Landon Ochoa, Development Services	Created/Initiated - 12/8/2025
Landon Ochoa, Development Services	Final Approval - 12/8/2025

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: Lacey Baroussett		Phone (432) 269-9851 Email thegoldenwhisk cookies@gmail.com	
Address 2502 Standolind	City Midland	State TX	Zip 79705

Property Owner Printed Name: Gary M. Glasscock		Phone (432) 553-5058 Email frontdesk2@etgaar.com	
Address 203 W. Wall #1200	City Midland	State TX	Zip 79701

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

Street Address: 1605 W. Illinois

Legal Description
Lot: 3 Block: 68 Subdivision: West End Addition

Current Zoning: residential

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

Reason for Zone Change Request: Open a small bakery

Present Use of Property: residence

Proposed Use of Property: bakery

How would this zone change affect the public health, safety and welfare? n/a

Describe how conditions affecting the property have changed since present zoning designation: several properties in the area are now commercial as well

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): Lacey Bavousett	Date: 12/5/2025
Applicant (printed): Lacey Bavousett	
Property Owner (signature):	Date: 12/5/2025
Property Owner (printed) : Gary Glasscock	

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

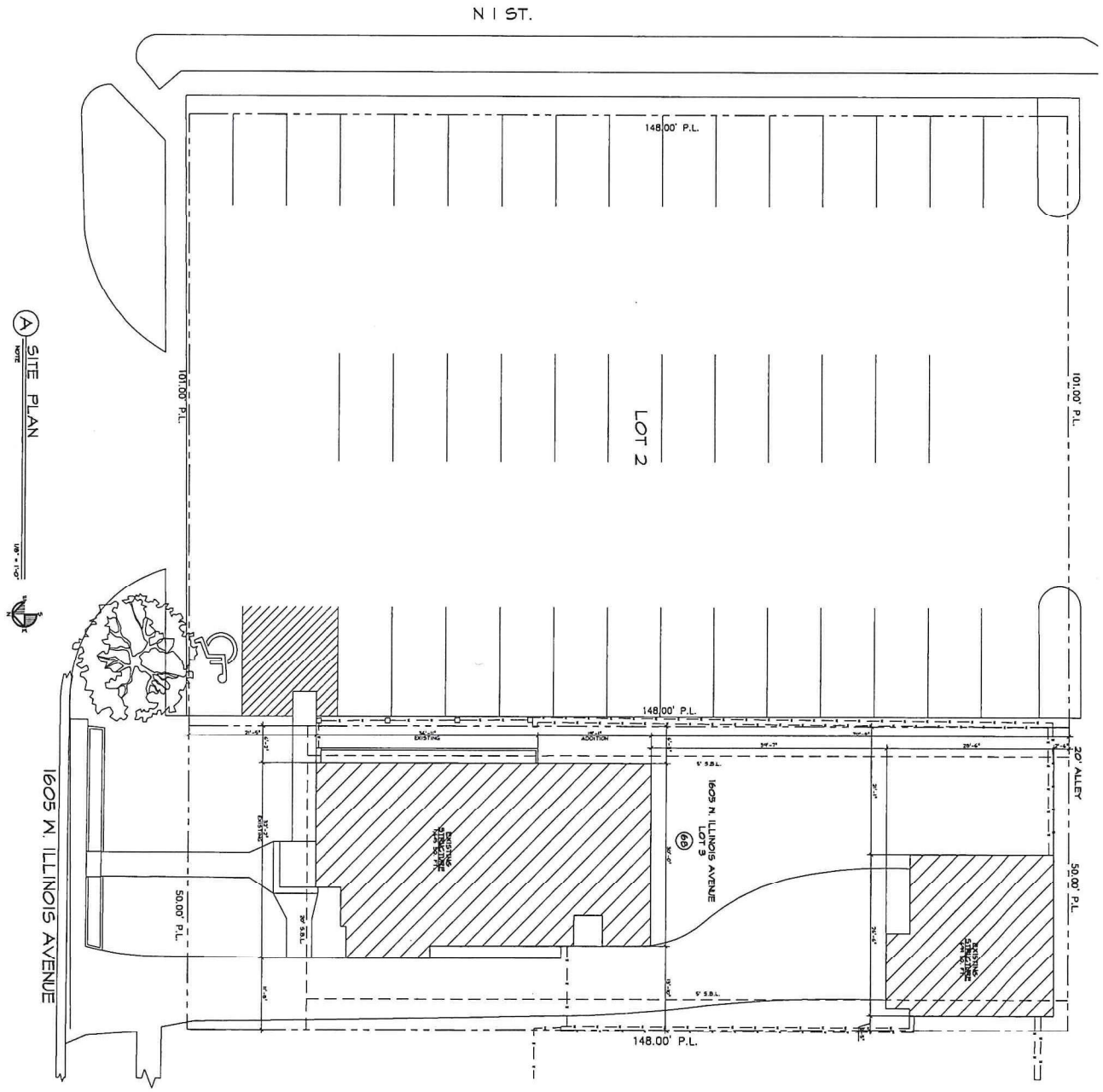
☐ Property Owner Authorization ☐ Dimensioned Site Plan

☐ Application Fee ☐ Plans in Digital Format (PDF/JPEG)

Check #_____

Received By: Date:

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



SHEET NO.
S-1
OF 15 SHEETS

BY:
DRAFTING & DESIGN
P.O. BOX 7452 MIDLAND, TX. 79708
CELL: (432) 425-5297
EMAIL: jmertink@gmail.com

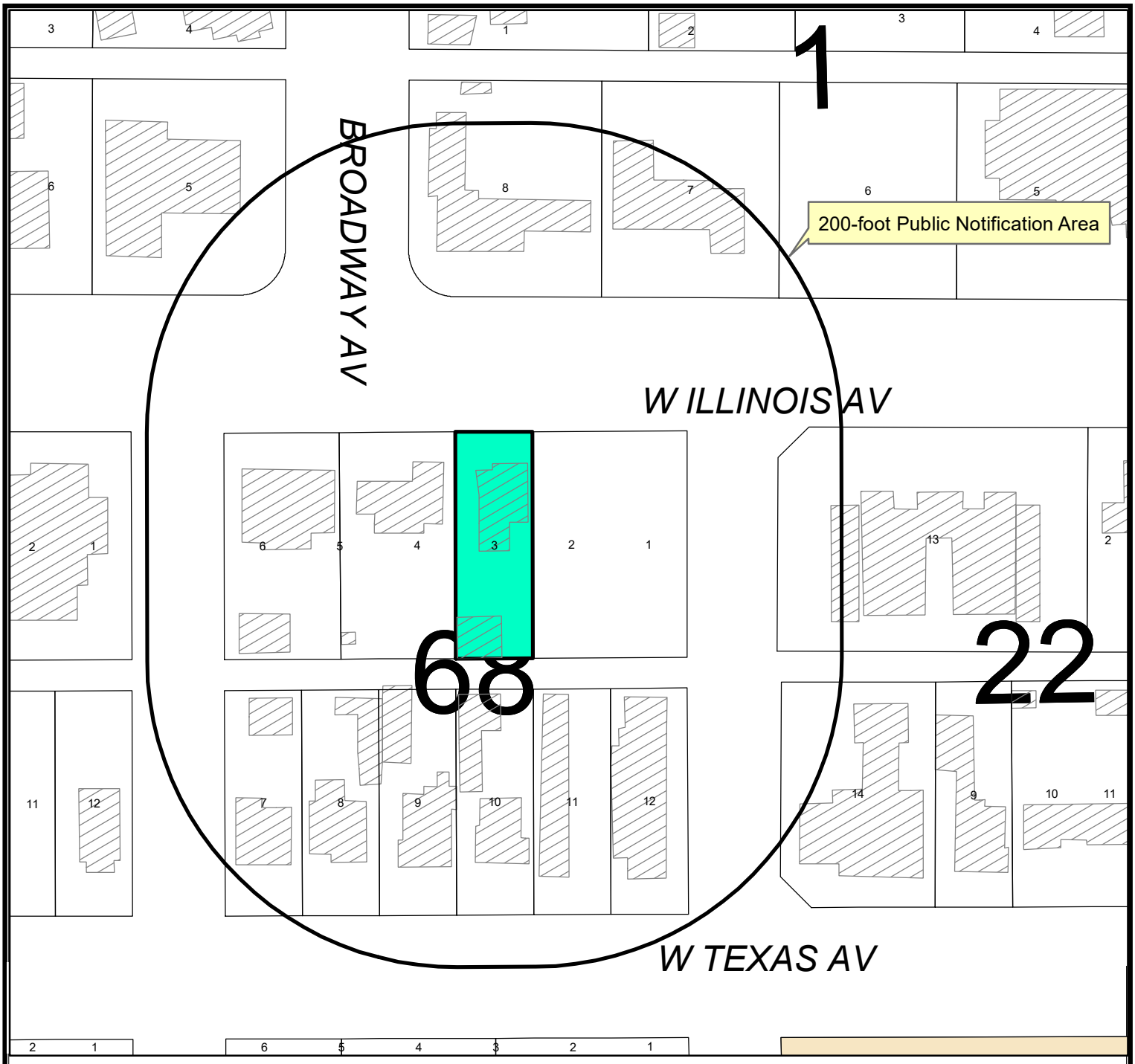
© COPYRIGHT, J M DRAFTING & DESIGN
2025 FEDERAL COPYRIGHT PROTECTION EXTENDING TO DERIVATIVE PLANS, IS APPLICABLE TO INTENTIONAL OR UNINTENTIONAL INFRINGEMENTS AND CARRIES SPECIFIC STATUTORY DAMAGES BOTH CIVIL AND CRIMINAL. UNAUTHORIZED REPRODUCTION IN ANY FORM IS STRICTLY PROHIBITED AND FORBIDDEN.

SITE PLAN FOR:
1605 W. ILLINOIS AVE
1605 W. ILLINOIS AVE
GREENWOOD TEXAS

JOB # JM22062

DATE ISSUED:
NOV. 26, 2025
REVISED:

DRAWN BY: JAM



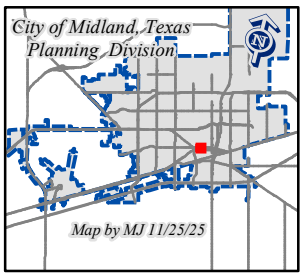
Location Map

Z-25-0458 **Scale: 1" = 93'**

Consider a request by Gary Glasscock for a zone change from PD, Planned Development District for an Office Center and Transition District, to an amended PD, Planned Development District for an Office Center and Transition District on Lot 3, Block 68, West End Addition, City and County of Midland, Texas.
Generally located on the south side of West Illinois Ave, approximately 130 feet west of North I Street. (Council District 3)

LEGEND

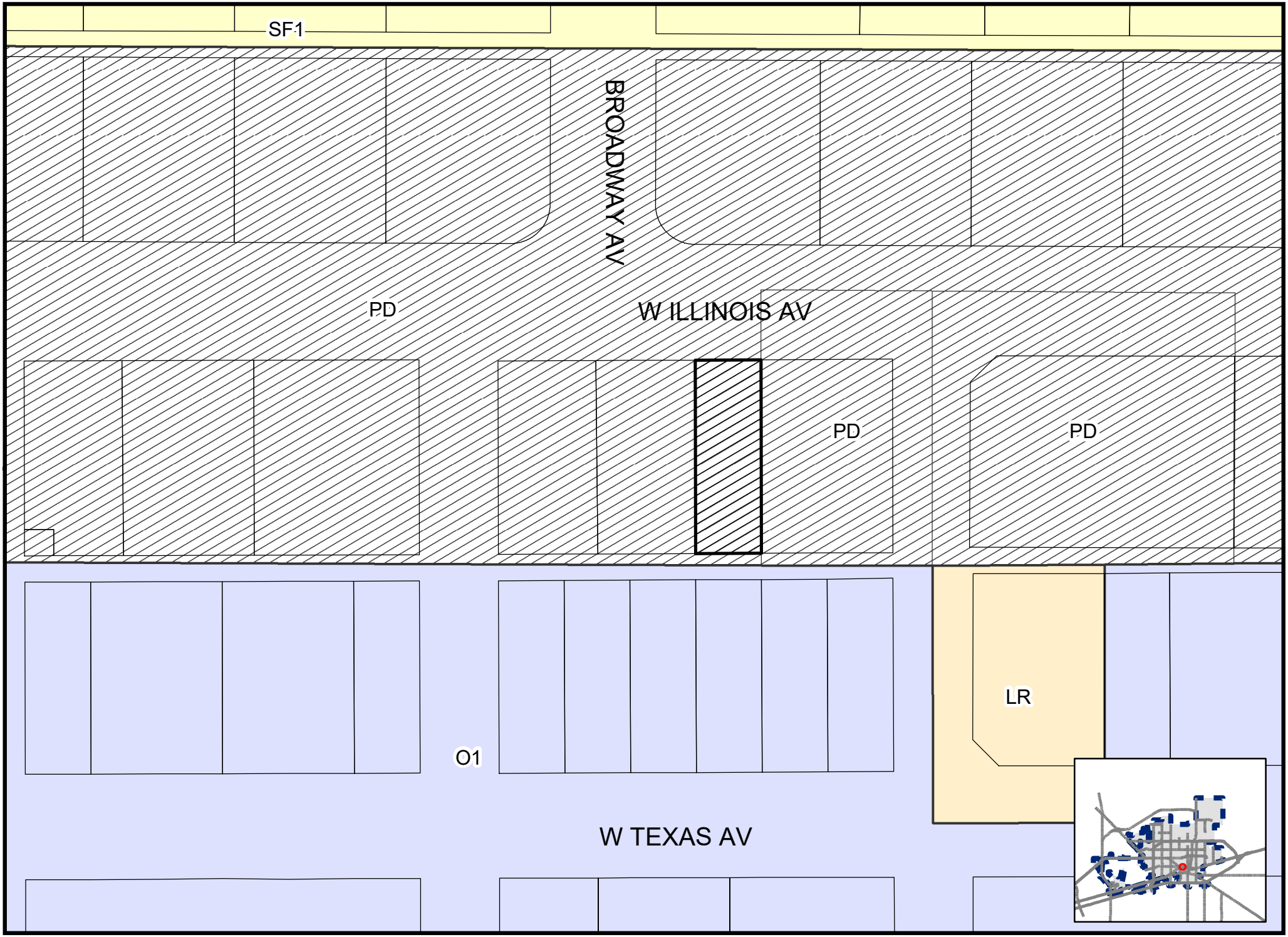
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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



Map by MJ 11/25/25

Z-25-0458

Scale: 1" = 92'

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 THIS DATA.

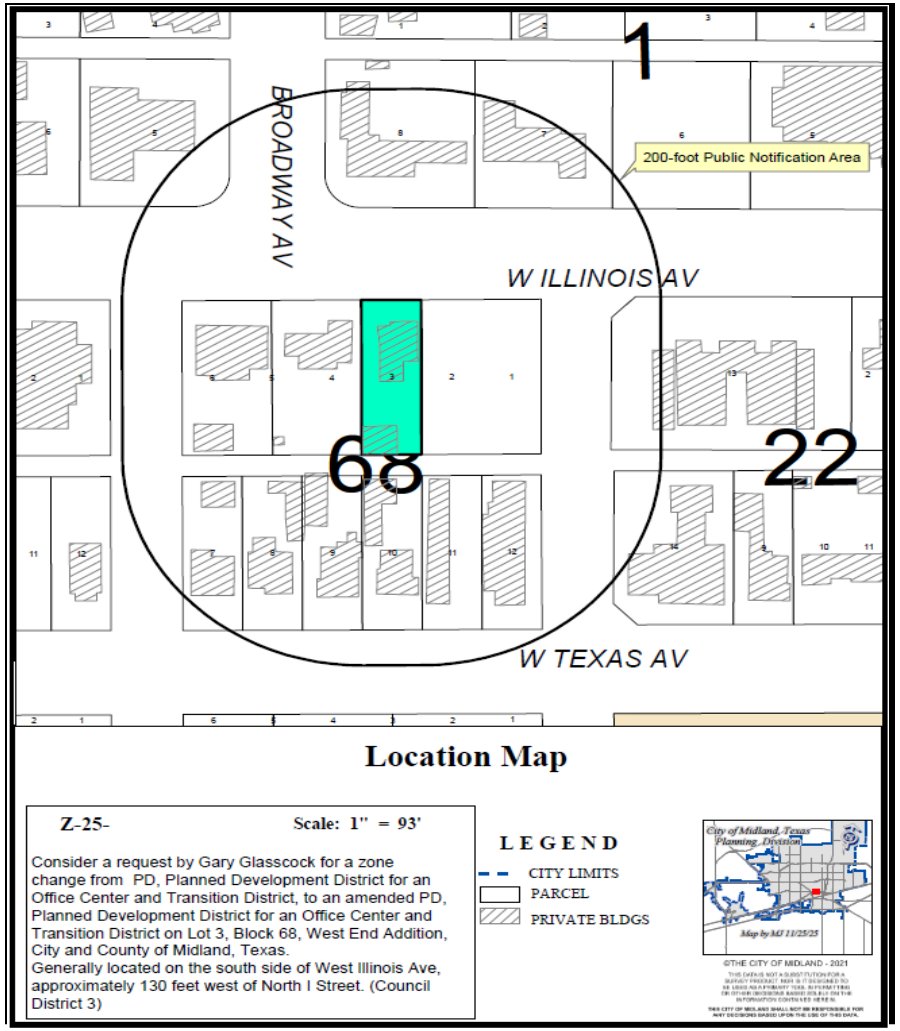

1700
BROADWAY
8
1501
1511
1601
1605
1607
1611
N J
1701
6
6
N I
1502
1506
1510
201
1602
1604
1606
1608
1610




MIDLAND
Be the Energy!
ITEM
ZONE CHANGE
1605 W ILLINOIS AVE
Visit Our Website
MIDLANDTEXAS.GOV

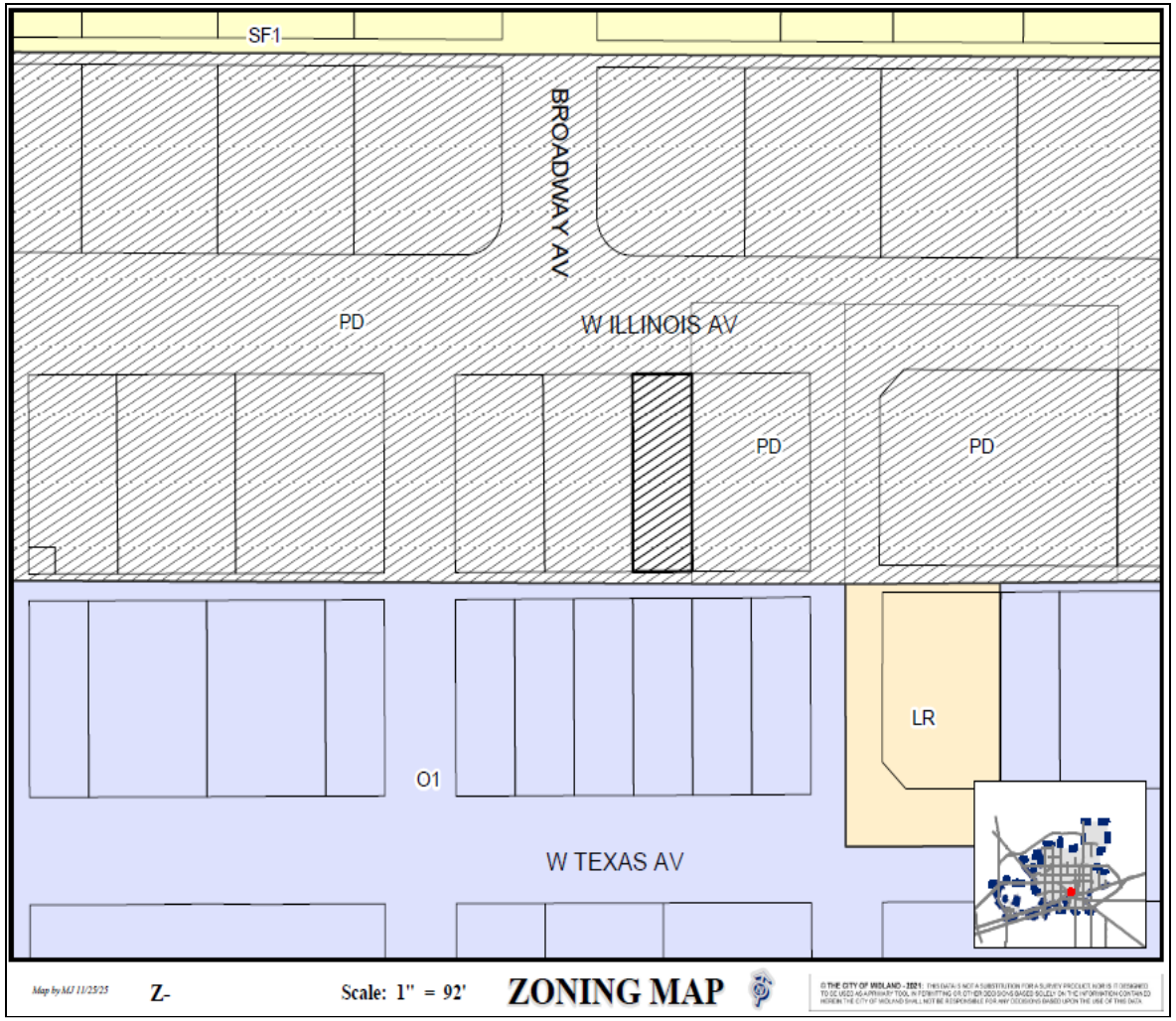
APPLICATION SUMMARY

- **Applicant:** Lacy Bavousett
- **Property Owner:** Gary Glasscock
- **Location:** 1605 W Illinois Ave (District 3)
- **Reason for Request:** Applicant wants to make the existing residence on the property into a bakery



ZONING

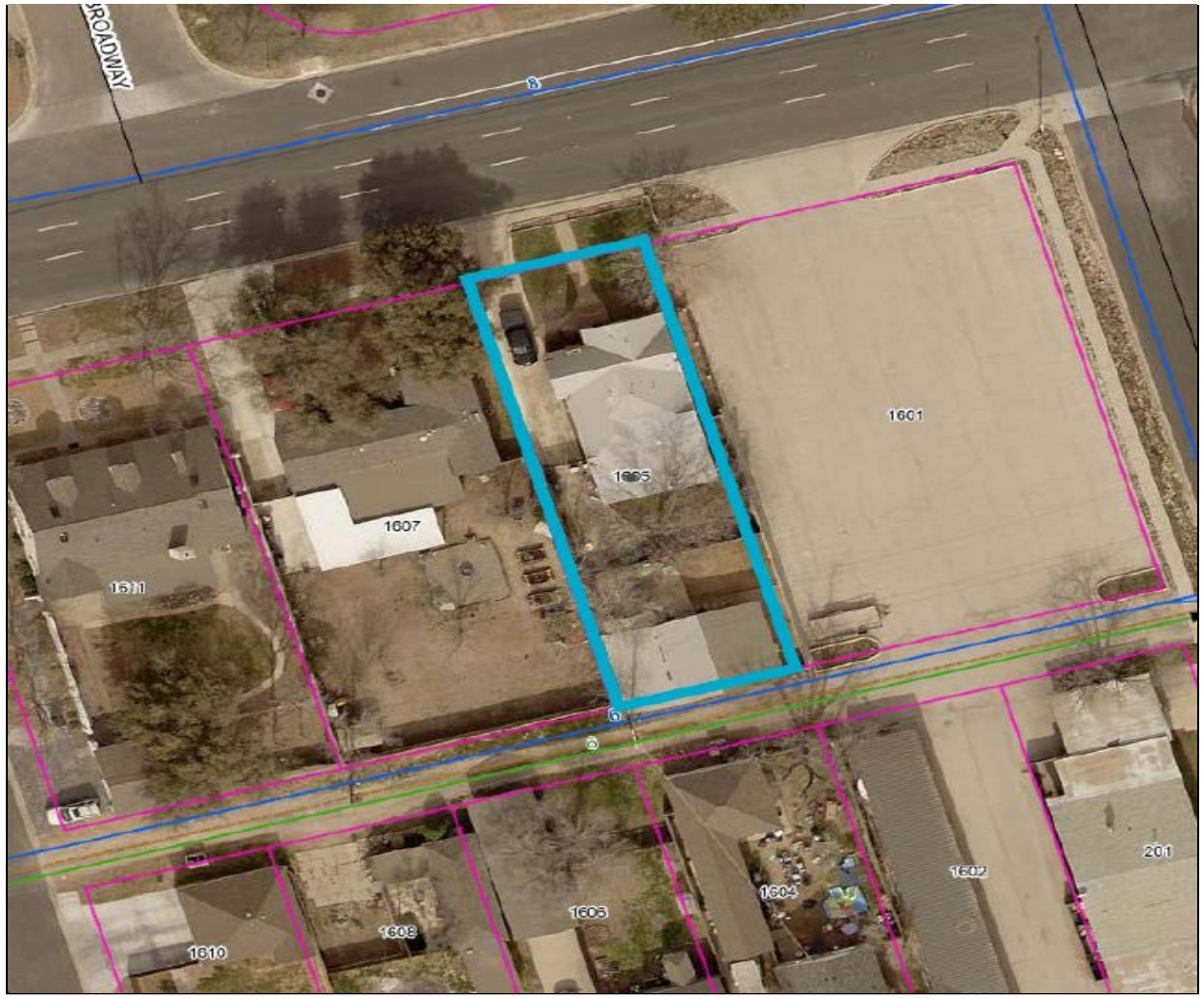
- **Current Zoning:** PD, Planned Development District for Office Center and Transition District
- **Surrounding Zoning:**
  - **North & West:** PD, Planned Development District for Office Center and Transition District
  - **East:** PD, Planned District for a Transition District
  - **South:** O-1, Office District
- **Proposed Zoning:** Amended PD, Planned Development District for Office Center and Transition District



MIDLAND
Be the Energy!

LAND USE

- **Current Use:** Residence
- **Surrounding Uses:**
  - **North, South, West:** Residences
  - **East:** Parking Lot
- **Proposed Use:** Bakery Shop



4

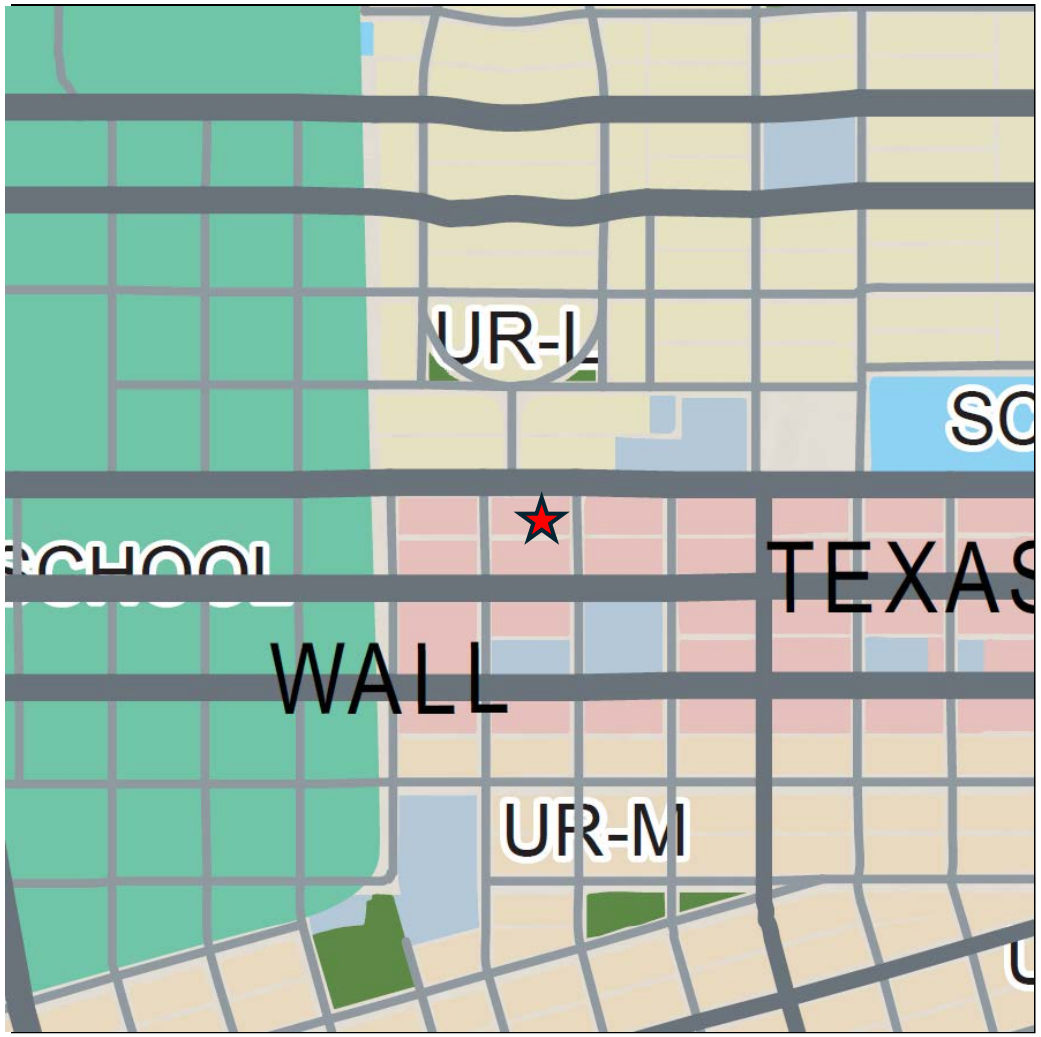


On West Illinois Ave, Looking South

6

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Medium (U-M)
- **Supported Uses:** Supports a mix of complementary uses both residential and nonresidential
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



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 attached hereto as Exhibit A. To the extent that the site plan depicts a tract of land other than the Property, the site plan shall be of no force or effect.



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:	**December 15, 2025**
To:	**Planning and Zoning Commission**
From:	**Madelim Jaquez, Planner**
Subject:	**Hold a public hearing and consider a Preliminary Plat of Solomon Estates, Section 3, being a replat of Lots 10 and 11, Block 2, Solomon Estates, Section 2, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of North A Street and Mockingbird Lane.)**

Purpose:

Dunaway Associates, on behalf of Black Family Partnerships, is requesting to replat the properties located at 5315 and 5407 Alysheba Lane into 37 lots in order to create a private residential subdivision.

Current Zoning:

AE, Agricultural Estate District

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

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

ENGINEERING: (Approved with Conditions)

IMPACT FEES: Provide the following impact fee language on the plat face: Initial Impact Fees will be assessed during the final platting process. Implementation and collection of impact fees will take place during the permitting process. Additional impact fees or increases in fees may not be assessed against the tract unless the number of service units to be developed on the tract increases. [Per Midland City Code Sect. 11-14-6]

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

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

WATER: 8” water exists in Alysheba Street E of tract, okay as is. No public water improvements required. 16” water exists in Mockingbird Ln. Street E 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: 8” sewer exists in Alysheba Street E of tract, okay as is. No public wastewater improvements required. [For Applicant’s Information Only.]

DRAINAGE: Drainage report is required during preliminary stage of the platting process.

FEMA Firm data to be on plat face. [Reference Midland City Code 11-2-3(D)8]

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

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

TRANSPORTATION: (Approved)

No 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)

Label POB. Confirm coordinates. Block 1 should be a continuation of Block 2 from Solomon Estates. Lots can start at 12 then increase accordingly (for Block 1). Streets should not be in lots. HOA lots should most likely be Common Areas. Name them by letter. (See Vineyard Addition, Sec 14 or surrounding subdivisions for reference) Street names under review. Is a note needed to show that HOA will maintain streets?

ADDRESSING: (Approved)

POB and 2nd Coordinate are Incorrect HOA Lot "XX" we usually have named as "Common Areas". Not sure if this is important. Due to HOA 7X being used twice the numbering is off after it.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH: (Approved)

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

SURVEYOR: (Approved)

Everything looks good

PLANNING: (Approved with Conditions)

Legal description should read “Being a replat of Lots 10 and 11, Block 2, Solomon Estates, Section 2, City and County of Midland, Texas. [Informational]

Include language stating: "Notice: 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." [11-2-3(H)3(b)(1)]

Include language stating: “Bearings/distances/coordinates to the Texas State Plane Coordinate System, Texas Central Zone, North American Datum of 1983.” [11-2-3(H)3]

Include language note: “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.” [11-2-5(B)8(b)]

Staff recommends approval of the Preliminary Plat of Solomon Estates, Section 3, subject to the following conditions.

Conditions:

A. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]

B. Drainage report must be submitted by Final Plat submittal. [11-2-3(D)8]

C. Impact fee language required by the Engineering department is depicted on final mylar prior to recording. [11-14-6]

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

Attachments:

A. P-25-2435, Combined files
B. P&Z - - Solomon Estates, Section 3 Preliminary

Madelim Jaquez, Development Services	Created/Initiated - 12/5/2025
Landon Ochoa, Development Services	Final Approval - 12/8/2025

MIDLAND Planning Division

Preliminary Plat Application

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

Subdivision Name: Solomon Estates Section 3
(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)		Phone #:432-699-4889	
Print Name: Dunaway Associates Attn: Melanie Martinez & Tim Hair		Email: mmartinez@dunaway.com	
Address: 4000 N. Big Spring St. Ste. 101	City: Midland	State: TX	Zip: 79705

Property Owner		Phone #:432-683-2950	
Print Name:Black Family Partnerships		Email:	
Address: 4000 N. Big Spring St. Ste. 310	City: Midland	State: TX	Zip: 79705

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

Representative (If different from applicant or property owner)		Phone #:432-699-4889	
Print Name: Dunaway Associates Melanie Martinez & Tim Hair		mmartinez@dunaway.com Email:	
Address: 4000 N. Big Spring St. Ste. 101	City: Midland	State: TX	Zip: 79705

Reason for Platting (Please be specific)
This parcel of land is being replatted to create additional residential lots and privates streets. Addresses and building permits will be requested after platting.

Plat Information	Total Acreage:20.56
Type: ☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 37 Residential Lots	Number of Multi-Family Dwelling Units:

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

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

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

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

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

Submittal and Fees

Items to be submitted with this application form:

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

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

Timeline & Deadlines

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

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

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

Applicant (signature): Cynthia D Black | Date: 12/4/25

Applicant (printed): Cynthia Black, owner Black Family Partnership

Property Owner (signature): Cynthia D Black | Date: 12/4/25

Property Owner (printed): Cynthia Black

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

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

If acting as an agent for property owner:

STATE OF TEXAS

COUNTY OF MIDLAND

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

Authorized Agent (signature)_____

Subscribed and sworn to before me, this____ 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	☐ Digital and Physical Copies of Plat
☐ Application Fee / ☐ Paying online	☐ Deferral Letter (if applicable. Due at final submittal)
Check#_____	☐ Groundwater Availability Certification Forms (if applicable)
Planner Notes: _____ _____ _____ _____ _____	
Signature:	**Date:**

MIDLAND
Planning Division

Preliminary Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: Solomon Estates Section 3

Legal Description (attached sealed Metes and Bounds): Being a 20.56- Acre Parcel of Land situated in the H.P. Hillard Survey, Abstract No. 10, Midland County, Texas and being a Replat of all of Lots 11 and 10, Block 2, Solomon Estates, Section 2, an addition to the City of Midland Midland, Texas, as described in Cabinet I, Page 40, Plat Records Midland County, Texas, Midland County, Texas.

Property Owner Printed Name: Black Family Partnerships		Phone (432) 683-2950 Email	
Address 4000 N. Big Spring St. Ste. 310	City Midland	State TX	Zip 79705

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

Representative *(if acting as Agent, see affidavit on page 2)* Firm: Dunaway Associates Printed Name: Melanie Martinez & Tim Hair		Phone (432) 699-4889 Email mmartinez@dunaway.com	
Address 4000 N. Big Spring St. Ste. 101	City Midland	State TX	Zip 79705

Current Zoning: AE proposed PD submitted

Reason for Platting: This parcel of land is being replatted to create additional residential lots and privates streets. Addresses and building permits will be requested after platting.

Plat Information	Total Acreage: 20.56
Type: ☒ Single-Family Residential	☒ Multi-Family Residential
☐ Commercial	☐ Extraterritorial Jurisdiction (ETJ)
Number of Residential Lots:	Number of Multi-Family Dwelling Units:

Submittal and Fees

Items to be submitted with this application form:

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

Request for a Development Agreement

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

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

Provisions

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

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

Property Owner (signature): Cynthia Davis Black	Date:

Property Owner (printed) : Cynthia Davis Black

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

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

Before me, the undersigned authority, on this day personally appeared Cynthia Black who, being by me duly sworn, upon oath says: That (s)he is authorized by Black Family Partnership, 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.

Cynthia Davis Black
Authorized Agent (*signature*)

Subscribed and sworn to before me, this 29 day of October, 20 25, to certify which witness my hand and seal of office.

Monique Jolly
My Commission Expires
5/28/2029
Notary ID135517367

M Jolly
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 # Invoice		
Received By: Angelina Bettencourt		Date:

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

DUNAWAY

Survey Firm #10098100

Dunaway Location
4000 N. Big Spring Street
Suite 101
Midland, Texas 79705
432-699-4889

20 October 2025

City of Midland-
Attn: Planning Division
300 N. Loraine
Midland, Texas 79702

To whom it may concern:

I/We Black Family Partnership LTD authorize Dunaway Associates, L.L.C. to act as our agent for the platting/zoning purposes regarding our project Soloman Estates Section 3 / (Alysheba Enclave). As Client we consent to Dunaway Associates, L.L.C signing all applications and/or needed documentation, receiving all comments and/or needed information and representing me/us at any all hearings for the duration of this project.

Sincerely.

Cynthia Davis Black
By:
Black Family Partnership LTD

10-29-2025
Date:

STATE OF TEXAS §
COUNTY OF MIDLAND §

BEFORE ME, the undersigned authority, 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 the same was the act of the said _____ for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29 day of October, A.D., 2025.

M Jolly
Notary Public in and for the State of Texas
My Commission Expires: 5/28/25

Monique Jolly
My Commission Expires
5/28/2029
Notary ID135517367



VICINITY MAP
NOT TO SCALE

60' 0 60' 120'
SCALE 1"= FEET 60'

LEGEND

SYMBOL	*DESCRIPTION*
◆	BENCHMARK
·	BOLLARD
FVT	FIBER OPTIC VAULT
EB	ELECTRIC BOX
E	ELECTRIC MANHOLE
EM	ELECTRIC METER
E	ELECTRIC RISER
E	ELECTRIC TRANSFORMER
EVT	ELECTRIC VAULT
	FIRE HYDRANT
GM	GAS METER
	GAS VALVE
	GRATE INLET
	LIGHT POLE
C	CABLE PEDESTAL
TB	TELEPHONE BOX
S	SANITARY SEWER MANHOLE
	SIGN
	SIGNAL LIGHT
	SOLAR PANEL
S	STORM DRAIN MANHOLE
TVT	TELEPHONE VAULT
	TREE
	UTILITY POLE
T	TELEPHONE MANHOLE
	UNKNOWN MANHOLE
UVT	UNDERGROUND VAULT
	WATER METER
W	WATER MANHOLE
	EDGE OF ASPHALT
-EX-OH- -EX-OH-	OVERHEAD WIRE
-x- -x- -x-	FENCE
-EX-W- -EX-W-	BURIED WATER LINE
-EX-UE- -EX-UE-	BURIED ELECTRIC LINE
-EX-GAS- -EX-GAS-	BURIED GAS LINE
EX-FO EX-FO	BURIED FIBER OPTIC
	BURIED CABLE LINE
EX-SS EX-SS	BURIED SANITARY LINE

EASEMENTS:

(1) PRIVATE HOA VARIABLE WIDTH SCREENING WALL MAINTENANCE EASEMENT

(2) PEDESTRIAN ACCESS EASEMENT

O.P.R.M.C.T. = Official Public Records of Midland County, Texas
D.R.M.C.T. = Deed Records of Midland County, Texas
P.R.M.C.T. = Plat Records of Midland County, Texas

= FEMA Flood Zone "X" (shaded)

= FEMA Flood Zone AE

= FEMA Flood Zone AE Floodway

See Survey Notes for Floodplain information.

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

PLOTTED BY: Rigo Gonzalez ON: Wednesday, November 19, 2025 AT: 11:00 AM FILEPATH: P:\51\10000\10300\002\Civil\Cad\Plat\80130302.002 Alysheba Enclave - Preliminary Plat.dwg

MOCKINGBIRD LANE
(120' WIDTH RIGHT-OF-WAY)

APPROXIMATE LOCATION OF SECTION LINE

FOUND 1/2" IRON ROD WITH FADED CAP
N 10716765.09
E 1749222.78

N75°34'24"E 1,086.82'

S59°25'36"E 21.21'

FOUND 60D NAIL

NORTH "A" STREET
(120' WIDTH RIGHT-OF-WAY)

N14°36'04"W 398.98'

N75°23'56"E 242.72'

SECTION 2, BLOCK X
H.P. HILLIARD SURVEY
ABSTRACT NO. 10

HIGHFLYER LANE
(29' PUBLIC ACCESS EASEMENT)

WAR ADMIRAL TRAIL
(29' PUBLIC ACCESS EASEMENT)

GALLANT FOX LOOP
(29' PUBLIC ACCESS EASEMENT)

SIR BARTON PKWY.
(59' PUBLIC ACCESS EASEMENT)

20' PRIVATE ALLEY

ALYSHEBA LANE
(60' WIDTH RIGHT-OF-WAY)
S14°25'36"E 907.48'

SIR BARTON PARKWAY
(60' WIDTH RIGHT-OF-WAY)

LOT 1 BLOCK 5

SOLOMON ESTATES CABINET G, PAGE 151 P.R.M.C.T.

LOT 2 BLOCK 5

LOT 3 BLOCK 5

FOUND 1/2" IRON ROD BEARS S35°19'28"E 0.36'

LOT 1 9,374 SF.
LOT 2 7,693 SF.
LOT 3 7,883 SF.
LOT 4 13,932 SF.
LOT 5 54,650 SF.
LOT 6 69,399 SF.
LOT 7 64,108 SF.
LOT 8 EXISTING RESIDENTIAL 103,680 SF.
LOT 9 14,460 SF.
LOT 10 14,483 SF.
LOT 11 14,434 SF.
LOT 12 13,040 SF.
LOT 13 11,720 SF.
LOT 14 13,292 SF.
LOT 15 21,047 SF.
LOT 16 8,242 SF
LOT 17 8,201 SF.
LOT 18 8,230 SF.
LOT 19 8,462 SF.
LOT 20 10,354 SF.
LOT 21 15,286 SF.
LOT 22 9,066 SF.
LOT 23 12,722 SF.
LOT 24 8,316 SF.
LOT 25 11,909 SF.
LOT 26 5,925 SF.
LOT 27 5,693 SF.
LOT 28 6,393 SF.
LOT 28 6,342 SF.
LOT 29 6,043 SF.
LOT 28 5,697 SF.
LOT 34 5,693 SF.
LOT 35 5,693 SF.
LOT 36 5,693 SF.
LOT 37 6,099 SF

20.56 ACRES
895,748 SQUARE FEET

HOA LOT 1X
HOA LOT 2X
HOA LOT 3X
HOA LOT 4X
HOA LOT 5X
HOA LOT 6X
HOA LOT 7X
HOA LOT 8X
HOA LOT 9X
HOA LOT 10X

N50°56'46"W 646.62'

N39°03'14"E 72.47'

N55°11'34"E 205.68'

Δ=29°36'00"
R=648.79'
L=335.15'
CB=N65°45'46"W
CD=331.63'

S39°03'14"W 272.58'

S47°32'25"W 39.56'

S56°01'14"W 37.56'

FOUND 1/2" IRON ROD (DISTURBED) BEARS S58°39'13"E 0.63'

FOUND 60D NAIL (DISTURBED)

25' DRAINAGE ESMT. CABINET G, PAGE 151 P.R.M.C.T.

LOT 9, BLOCK 2 SOLOMON ESTATES CABINET G, PAGE 151 P.R.M.C.T.

LOT 20, BLOCK 4 SOLOMON ESTATES CABINET G, PAGE 151 P.R.M.C.T.

Δ=7°35'50"
R=655.00'
L=86.85'
CB=S18°13'31.23"E
CD=86.79'

FOUND "X" CUT IN CONCRETE CURB
N 10716063.77
E 1750546.83

CITY OF MIDLAND DRAINAGE CHANNEL VOLUME 1605, PAGE 369 O.P.R.M.C.T.

SURVEY NOTES

1. The basis of bearings for this survey is the Texas State Coordinate System, Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.999899 was used for this project.

2. Vertical datum is NAVD88, based upon City of Midland benchmark E89–5692, an aluminum capped iron rod situated under a water valve lid, located in the center of the intersection of Solomon Lane and N Ash Street. Being locatable by NAD83 Grid Coordinate: N=10,713,172.52, E=1,749,615.28 Published elevation: 2,799.85 feet

   Site Benchmark Control point 100: Being a set 5/8–inch red capped iron rod on the north side of Mockingbird Lane, located 9 feet east of the centerline of Alysheba Lane and 25 feet north of the north edge of pavement of Mockingbird Lane. Being locatable by NAD83 Grid Coordinate: N=10,716,041.73, E=1,750,130.35, and having an elevation of 2,800.31 feet.

   Site Benchmark Control point 101: Being a set 5/8–inch red capped iron rod on the north side of Mockingbird Lane, located 22 feet north of the north edge of pavement of Mockingbird Lane, being 541 feet southwest of Site Benchmark Control point 100, and being 264 feet southwest of a utility pole with an overhead line crossing Mockingbird Lane. Being locatable by NAD83 Grid Coordinate: N=10,715,903.76, E=1,749,607.28, and having an elevation of 2,801.64 feet.

   Site Benchmark Control point 204: Being a chiseled "X" cut in the west concrete curb of the west sidewalk of Alysheba Lane, located on the north side of the concrete drainage flume at the southeast corner of the Alysheba Enclave site. Being locatable by NAD83 Grid Coordinate: N=10,714,981.40, E=1,750,370.13, and having an elevation of 2,795.37 feet.

3. According to the graphical plotting of the Flood Insurance Rate Map for Midland County, Texas and Incorporated Areas, Panel 86 of 525, Map Number 48329C0086F, Map Revised Date: September 16, 2005, the subject property is located in Zone X (no screen), defined as "areas determined to be outside the 0.2% annual chance floodplain.", in Zone X (screened), defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.", in Zone AE, defined as "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood; Base Flood Elevations determined.", and in Zone AE Floodway, defined as "The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights." This statement does not reflect any type of flood study by this firm.

4. The underground utilities shown hereon are based on visible appurtenant fixtures and above–ground markings. All buried or subsurface utilities either abandoned or in service may not be shown hereon. Caution should be used and all utility companies and municipal inspectors should be consulted prior to construction.

5. Property line data shown hereon is for information purposes only. The subject tract boundary location is not valid without the signature and seal of a Texas Registered Professional Land Surveyor.

NOTE:
1. ALL STREETS ARE PRIVATE.

PRELIMINARY PLAT
OF
SOLOMON ESTATES SECTION 3

BEING A 20.56 -ACRE PARCEL OF LAND SITUATED IN THE H.P. HILLIARD SURVEY, ABSTRACT NO. 10, MIDLAND COUNTY, TEXAS, AND BEING A REPLAT OF ALL OF LOTS 11 AND 10, BLOCK 2, SOLOMON ESTATES SECTION 2, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AS DESCRIBED IN CABINET I, PAGE 40, PLAT RECORDS MIDLAND COUNTY TEXAS, MIDLAND COUNTY, TEXAS.

Situated in the H.P. Hilliard Survey, Abstract No. 10
City of Midland, Midland County, Texas

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

DATE _____ PAGE _____

SHEET 01 OF 02

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	6.63'	4.50'	84°22'43"	S55°20'05"E	6.04'
C2	8.60'	8.50'	57°59'27"	S42°08'27"E	8.24'
C3	33.80'	60.51'	32°00'33"	S87°08'27"E	33.36'
C4	114.30'	225.52'	29°02'18"	S62°20'08"W	113.08'
C5	40.91'	99.51'	23°33'21"	N59°35'39"E	40.62'
C6	70.43'	162.52'	24°49'48"	N58°57'25"E	69.88'
C7	87.99'	164.52'	30°38'37"	N61°51'50"E	86.94'
C8	220.58'	50.51'	250°14'01"	S47°55'53"E	82.62'
C9	151.24'	134.51'	64°25'12"	S39°09'43"W	143.40'
C10	40.29'	24.50'	94°12'05"	N61°31'38"W	35.90'
C11	93.47'	59.51'	90°00'00"	S59°25'36"E	84.15'
C12	38.49'	24.50'	90°00'00"	N59°25'36"W	34.65'
C13	38.49'	24.50'	90°00'00"	N30°34'24"E	34.65'
C14	40.47'	164.52'	14°05'39"	N68°31'34"E	40.37'
C15	28.90'	24.50'	67°34'28"	S84°44'01"E	27.25'
C16	84.05'	53.51'	89°59'59"	S84°03'13"W	75.67'
C17	84.05'	53.51'	90°00'02"	S5°56'47"E	75.67'
C18	93.47'	59.51'	90°00'00"	N84°03'14"E	84.15'
C19	93.46'	59.50'	90°00'00"	N5°56'46"W	84.15'
C20	86.37'	135.51'	36°31'10"	S32°41'11"E	84.92'
C21	38.49'	24.50'	90°00'00"	S30°34'24"W	34.65'
C22	33.60'	74.51'	25°50'31"	S88°29'39"W	33.32'
C23	34.06'	75.51'	25°50'31"	S88°29'39"W	33.77'
C24	15.81'	24.50'	36°58'33"	N85°56'20"W	15.54'
C26	38.51'	24.44'	90°16'45"	S59°25'36"E	34.65'
C27	33.60'	74.51'	25°50'31"	N62°39'08"E	33.32'
C28	34.06'	75.51'	25°50'31"	N62°39'08"E	33.77'
C29	15.63'	24.50'	36°33'29"	N57°17'40"E	15.37'
C30	36.87'	24.50'	86°13'14"	S28°41'01"W	33.49'
C31	36.12'	37.00'	55°55'28"	S43°49'54"W	34.70'
C32	18.89'	19.50'	55°30'09"	S43°37'15"W	18.16'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C33	40.29'	24.50'	94°12'05"	N61°31'38"W	35.90'
C34	38.49'	24.50'	90°00'00"	N30°34'24"E	34.65'
C35	47.91'	30.50'	90°00'00"	S59°25'36"E	43.14'
C36	10.50'	24.50'	24°33'22"	S26°46'33"W	10.42'
C37	10.50'	24.50'	24°33'22"	S51°19'55"W	10.42'
C38	52.91'	19.50'	155°26'38"	N38°40'05"W	38.11'
C39	52.91'	19.50'	155°26'38"	S63°13'27"E	38.11'
C40	38.49'	24.50'	90°00'00"	N59°25'36"W	34.65'
C41	104.86'	164.52'	36°31'10"	S32°41'11"E	103.09'
C42	47.91'	30.50'	90°00'00"	N5°56'46"W	43.14'
C43	31.42'	20.00'	90°00'00"	N84°03'14"E	28.29'
C44	31.42'	20.00'	90°00'00"	S5°56'46"E	28.29'
C45	31.42'	20.00'	90°00'00"	S84°03'14"W	28.29'
C46	31.42'	20.00'	90°00'00"	N5°56'46"W	28.29'
C47	47.91'	30.50'	90°00'00"	N84°03'14"E	43.14'
C48	38.49'	24.50'	90°00'00"	S5°56'46"E	34.65'
C49	36.97'	25.00'	84°44'14"	S64°43'22"E	33.69'
C50	21.63'	12.00'	103°17'26"	S30°17'16"W	18.82'
C51	80.57'	225.52'	20°28'13"	N66°37'10"E	80.15'
C52	33.72'	225.52'	8°34'04"	N52°06'01"E	33.69'
C53	74.30'	164.52'	25°52'39"	N59°28'51"E	73.67'
C54	13.69'	164.52'	4°45'58"	N74°48'09"E	13.68'
C55	80.51'	50.51'	91°20'06"	N31°31'05"E	72.25'
C56	72.38'	50.51'	82°06'25"	N55°12'10"W	66.34'
C57	30.88'	50.51'	35°01'58"	S66°13'38"W	30.40'
C58	36.81'	50.51'	41°45'32"	S27°49'53"W	36.00'
C59	5.01'	59.51'	4°49'14"	N16°50'13"W	5.00'
C60	51.90'	59.51'	49°58'28"	N44°14'04"W	50.27'
C61	36.56'	59.51'	35°12'18"	N86°49'27"W	35.99'
C62	24.48'	53.51'	26°12'50"	S64°03'12"E	24.27'
C63	59.57'	53.51'	63°47'10"	N70°56'49"E	56.54'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C64	13.19'	53.51'	14°07'24"	N31°59'32"E	13.16'
C65	53.37'	53.51'	57°09'03"	N3°38'42"W	51.18'
C66	17.49'	53.51'	18°43'33"	N41°35'00"W	17.41'
C67	32.44'	59.51'	31°14'01"	N66°33'47"W	32.04'
C68	49.46'	59.51'	47°37'20"	S74°00'33"W	48.05'
C69	11.57'	59.51'	11°08'39"	S44°37'33"W	11.56'
C70	49.90'	59.51'	48°03'05"	S15°01'42"W	48.46'
C71	43.56'	59.50'	41°56'53"	S29°58'20"E	42.60'
C72	11.40'	135.51'	4°49'13"	S48°32'10"E	11.40'
C73	74.97'	135.51'	31°41'57"	S30°16'34"E	74.02'
C74	8.68'	24.50'	20°18'01"	S4°16'36"E	8.64'
C75	29.81'	24.50'	69°41'59"	S40°43'24"W	28.00'
C76	19.00'	12.50'	87°04'45"	S60°53'14"E	17.22'
C77	141.03'	758.10'	10°39'33"	S67°09'48"E	140.83'
C78	2.63'	24.50'	6°09'13"	S78°39'01"W	2.63'
C79	79.97'	135.51'	33°48'47"	S55°57'38"W	78.82'
C80	6.40'	135.51'	2°42'23"	S74°13'13"W	6.40'
C81	42.16'	164.52'	14°40'54"	N21°46'03"W	42.04'
C82	46.49'	164.52'	16°11'22"	N37°12'11"W	46.33'
C83	16.22'	164.52'	5°38'54"	N48°07'19"W	16.21'
C84	129.81'	648.79'	11°27'49"	S74°50'52"E	129.59'
C85	126.79'	648.79'	11°11'48"	S63°31'03"E	126.58'
C86	76.08'	445.33'	9°47'17"	S57°38'48"E	75.98'
C87	2.31'	24.50'	5°24'29"	N72°52'09"E	2.31'
C88	7.46'	9.50'	45°00'00"	N80°38'44"W	7.27'
C89	4.97'	9.50'	30°00'00"	S0°34'24"W	290.85'
C90	8.25'	10.50'	45°00'00"	N80°38'44"W	8.04'
C91	6.46'	9.50'	38°56'37"	S51°19'35"W	6.33'
C92	8.25'	10.50'	45°00'00"	S54°21'16"W	8.04'
C93	39.03'	24.50'	91°16'52"	S31°12'50"W	35.03'
C94	4.97'	9.50'	30°00'00"	S29°25'36"E	24.67'

LOT LINE TABLE		
LINE NUMBER	LINE BEARING	LINE LENGTH
L1	N14°25'36"W	86.49
L2	N75°21'00"E	30.60
L3	N75°53'22"E	43.93
L4	S75°34'24"W	99.48
L5	N72°54'31"E	1.66
L6	N14°33'44"W	25.21
L7	N14°54'39"W	24.60
L8	N13°46'33"W	26.91
L9	N12°47'30"W	4.12
L10	N21°21'27"W	1.51
L11	N81°55'59"E	1.36
L12	N72°25'15"E	5.78
L13	N19°23'56"E	3.33
L14	S70°54'20"E	9.35
L15	N19°05'16"E	23.96
L16	S13°08'44"E	4.81
L17	S71°08'11"E	1.43
L18	N82°28'33"E	15.31
L19	N77°59'04"E	8.27
L20	S14°24'09"E	0.50
L21	N77°29'28"E	22.02
L22	N59°00'54"E	10.37
L23	N14°25'36"W	100.37
L24	N82°28'33"E	6.44
L25	S70°47'54"W	14.84
L26	N17°23'52"W	6.28
L27	N12°46'26"W	13.82
L28	S77°30'07"W	18.01
L29	S74°40'28"W	2.36
L30	N58°08'44"W	3.03
L31	N82°06'38"W	2.36
L32	N69°03'21"W	2.95

LOT LINE TABLE		
LINE NUMBER	LINE BEARING	LINE LENGTH
L33	N54°33'14"W	2.95
L34	N40°03'08"W	2.95
L35	N25°33'01"W	2.95
L36	N11°02'54"W	2.95
L37	S86°16'55"W	2.36
L38	N14°26'05"W	41.48
L39	N14°21'03"W	41.67
L40	N14°24'38"W	41.68
L41	N14°20'52"W	41.66
L42	N14°18'06"W	42.00
L43	N14°31'15"W	41.27
L44	N14°30'40"W	41.69
L45	N14°11'44"W	41.68
L46	N14°30'47"W	41.80
L47	N75°34'24"E	68.68
L48	S14°25'36"E	24.00
L49	N14°15'20"W	44.99
L50	N14°20'03"W	14.97
L51	N14°20'03"W	26.33
L52	N14°37'50"W	41.88
L53	N14°12'12"W	18.17
L54	N14°12'12"W	23.52
L55	N14°32'10"W	39.69
L56	N14°32'10"W	1.85
L57	N14°24'45"W	41.55
L58	N18°07'05"W	42.56
L59	N18°15'21"W	42.07
L60	N12°37'45"W	7.09
L61	N75°34'24"E	36.50
L62	S76°51'16"W	34.31
L63	S31°51'16"W	2.69

OWNER'S CERTIFICATE

STATE OF TEXAS, COUNTY OF MIDLAND:

WHEREAS Black Family Partnership, is the record owner of a tract of land situated in Solomon Estates, Section 2, and more particularly described hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Black Family Partnership, do hereby adopt this plat designating the herein above described property as Black Family Partnership, to the City of Midland, 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 _____ 20____.

_____
Representative name and title, Black Family Partnership

STATE OF TEXAS, COUNTY OF MIDLAND:

This instrument was acknowledged before me on this the _____ day of _____, 20_____,

by _____ on behalf of City of Midland Home Rule Municipal Texas

_____
Notary Public Signature

CERTIFICATE OF APPROVAL
For Approval by the Commission:
This is to certify that the above and foregoing plat of Solomon Estates, Section 3 was 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, CHAIRPERSON

_____
LANDON OCHOA, SECRETARY

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

METES AND BOUNDS

BEING a 20.56–acre parcel of land situated in Section 2, Block X, H.P. Hilliard Survey, Abstract No. 10, City and County of Midland, Texas, and begin all of Lots 10 and 11, Block 2, Solomon Estates Section 2, an addition to the City of Midland, as recorded in Cabinet I, Page 40, Plat Records of Midland County, Texas (P.R.M.C.T.), and being all of the tracts of land described in Special Warranty Deed to Black Family Partnership, LTD., as recorded in Document Number 2020–36231, Official Public Records of Midland County, Texas (O.P.R.M.C.T.), said 20.56–acre parcel being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2–inch iron rod with faded cap for the northwest corner of said Lot 11, being the intersection of the easterly right–of–way line of North "A" Street (120–foot width) with the southerly right–of–way line of Mockingbird Lane (120–foot width), said point begin locatable by NAD83 Grid Coordinate: N=10,715,682.70, E=1,749,046.11;

THENCE North 75 degrees 34 minutes 24 seconds East, along the southerly right–of–way line of said Mockingbird Lane, a distance of 1,086.82 feet to a set 5/8–inch iron rod with cap stamped "DUNAWAY ASSOC." (herein referred to as "set 5/8–inch iron rod with cap") for the northwesterly corner of a right–of–way clip corner at the intersection of said southerly right–of–way with the westerly right–of–way line of Alysheba Lane (60–foot width);

THENCE South 59 degrees 25 minutes 36 seconds East, along said right–of–way clip corner, a distance of 21.21 feet to a found 60D nail for the southeasterly corner of said right–of–way clip corner;

THENCE South 14 degrees 25 minutes 36 seconds East, along the westerly right–of–way line of said Alysheba Lane, passing at a distance of 451.36 feet the common southeast corner of said Lot 11 and the northeast corner of said Lot 10, and from which a found 1/2–inch iron rod bears South 35 degrees 19 minutes 28 seconds East, a distance of 0.36 feet, and continuing along the westerly right–of–way line of said Alysheba Lane a total distance of 907.48 feet to a set 5/8–inch iron rod with cap for corner at the beginning of a curve to the left, having a radius of 655.00 feet and whose chord bears South 18 degrees 13 minutes 32 seconds East, a distance of 86.79 feet;

THENCE Southeasterly, continuing along the westerly right–of–way line of said Alysheba Lane and along said curve to the left, through a central angle of 07 degrees 35 minutes 51 seconds, and an arc length of 86.85 feet to a found "X" cut in concrete curb for the common southeast corner of said Lot 10 and the north corner of Lot 9, Block 2, Solomon Estates, an addition to the City of Midland, as recorded in Cabinet G, Page 151, P.R.M.C.T.;

THENCE South 56 degrees 01 minute 14 seconds West, departing the westerly right–of–way line of said Alysheba Lane along the common southeasterly line of said Lot 10 and the northwesterly line of said Lot 9, a distance of 37.56 feet to a point for corner, from which a found 1/2–inch iron rod (disturbed) bears South 58 degrees 39 minutes 13 seconds East, a distance of 0.63 feet;

THENCE South 47 degrees 32 minutes 25 seconds West, continuing along said common line, a distance of 39.56 feet to a found 60D nail (disturbed) for corner;

THENCE South 39 degrees 03 minutes 14 seconds West, continuing along said common line, a distance of 272.58 feet to a set 5/8–inch iron rod with cap for the common southwest corner of said Lot 10 and the west corner of said Lot 9, said point being on the northeasterly line of a City of Midland Drainage Channel, as recorded in Volume 1023, Page 369, Deed Records of Midland County, Texas (D.R.M.C.T.);

THENCE North 50 degrees 56 minutes 46 seconds West, along the common southwesterly line of said Lot 10 and the northeasterly line of said City of Midland Drainage Channel, a distance of 646.62 feet to a found 1/2–inch iron rod for corner at the beginning of a curve to the left, having a radius of 648.79 feet and whose chord bears North 65 degrees 45 minutes 46 seconds West, a distance of 331.83 feet;

THENCE Northwesterly, continuing along said common line, along the southwesterly line of said Lot 11, and along said curve to the left, passing at an arc length of 52.53 feet a found 1/2–inch iron rod with cap stamped "RPLS 1974" for the common northwest corner of said Lot 10 and the south corner of said Lot 11, and continuing through a total central angle of 29 degrees 38 minutes 00 seconds, and a total arc length of 335.55 feet to a found 1/2–inch iron rod (disturbed) for corner at the end of said curve;

THENCE North 80 degrees 34 minutes 46 seconds West, along the common southwesterly line of said Lot 11 and the northeasterly line of said City of Midland Drainage Channel, a distance of 189.23 feet to a set 5/8–inch iron rod with cap for the southwest corner of said Lot 11, said point being on the easterly right–of–way line of said North "A" Street;

THENCE North 14 degrees 36 minutes 04 seconds West, along the easterly right–of–way line of said North "A" Street, a distance of 398.98 feet to the POINT OF BEGINNING and containing 20.56 acres (or 895,748 square feet) of land, more or less.

The basis of bearings for this survey is the Texas State Coordinate System, Central Zone, based upon GPS measurements. A combined scale factor of 0.999899 was used for this project. Distances and areas hereon are surface values.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF MIDLAND §

KNOW ALL MEN BY THESE PRESENTS, that I, Mark D. Yale, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this Plat from an actual survey of the land, and that the corner monuments shown hereon were properly placed with the Subdivision Regulations of the City of Midland, Texas.

PRELIMINARY

Mark D. Yale **Date**
Registered Professional Land Surveyor
State of Texas, No. 5975
myale@dunaway.com

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

_____ Print Name:
ATMOS ENERGY

_____ Print Name:
ONCOR ELECTRIC DELIVERY

_____ Print Name:
OPTIMUM

_____ Print Name:
ASTOUND

_____ Print Name:
AT&T–TEXAS

SURVEYOR/ENGINEER NAME AND ADDRESS:

Name: Dunaway Associates
Address: 4000 N. Big Spring Street, Suite 101
Midland, TX 79705 Phone: 432–699–4889

OWNER NAME AND ADDRESS:

Name: Black Family Partnerships
Address: 4000 N Big Spring St
Midland, TX 79705

PRELIMINARY PLAT
OF
SOLOMON ESTATES SECTION 3

BEING A 20.56 -ACRE PARCEL OF LAND SITUATED IN THE H.P. HILLIARD SURVEY, ABSTRACT NO. 10, MIDLAND COUNTY, TEXAS, AND BEING A REPLAT OF ALL OF LOTS 11 AND 10, BLOCK 2, SOLOMON ESTATES SECTION 2, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AS DESCRIBED IN CABINET I, PAGE 40, PLAT RECORDS MIDLAND COUNTY TEXAS, MIDLAND COUNTY, TEXAS.

Situated in the H.P. Hilliard Survey, Abstract No. 10
City of Midland, Midland County, Texas

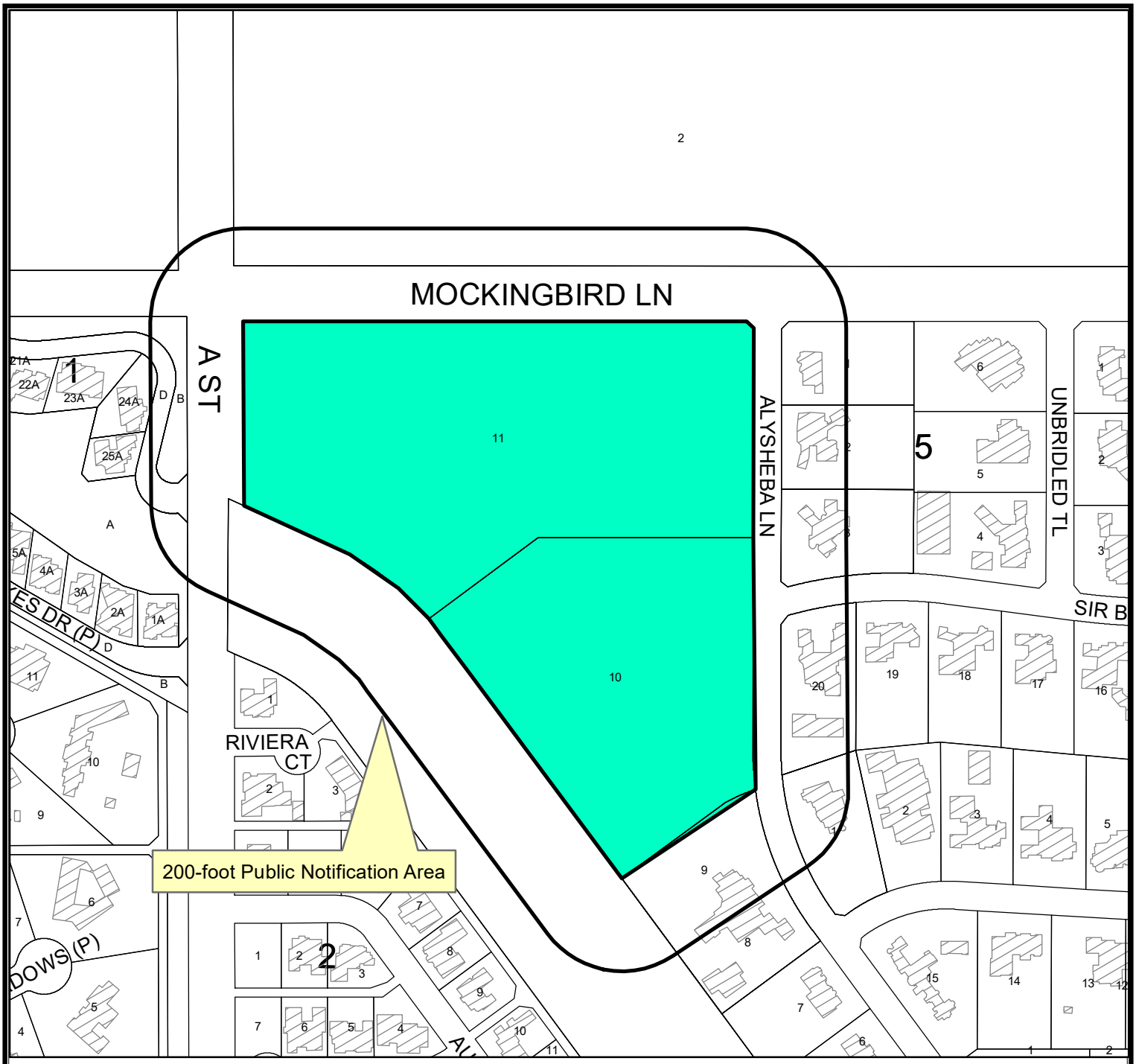
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO._____CABINET_____

DATE_____PAGE_____

SHEET 02 OF 02

PLOTTED BY: Rigo Gonzalez ON: Wednesday, November 19, 2025 AT: 11:01 AM FILEPATH: P:\25\100\01\05\09\02\Civil\Cad\Plats\Blk\10\05\100.002 Alysheba Enclave - Preliminary Plat.dwg



Location Map

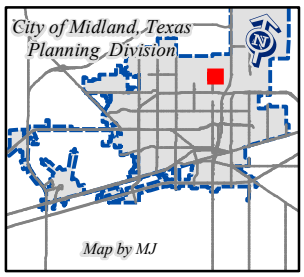
SUB-25-0919 **Scale: 1" = 2,000'**

Proposed plat of Solomon Estates, Section 3, being a replat of Lots 10 and 11, Block 2, Solomon Estates, Section 2, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of North A Street and Mockingbird Lane. (Council District 1)

L E G E N D

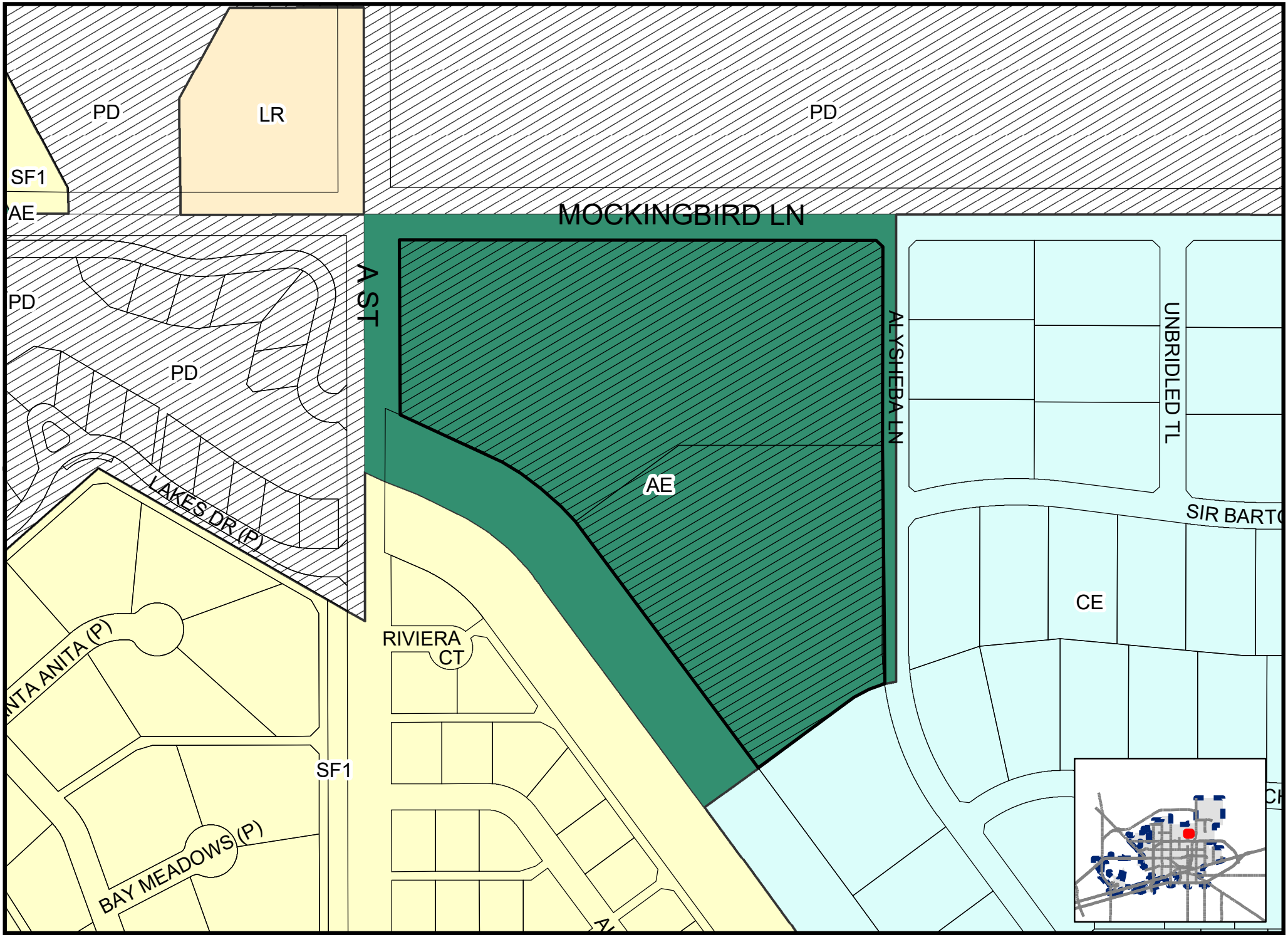
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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



Map by MJ

SUB-25-0919

Scale: 1" = 274'

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 THIS DATA.

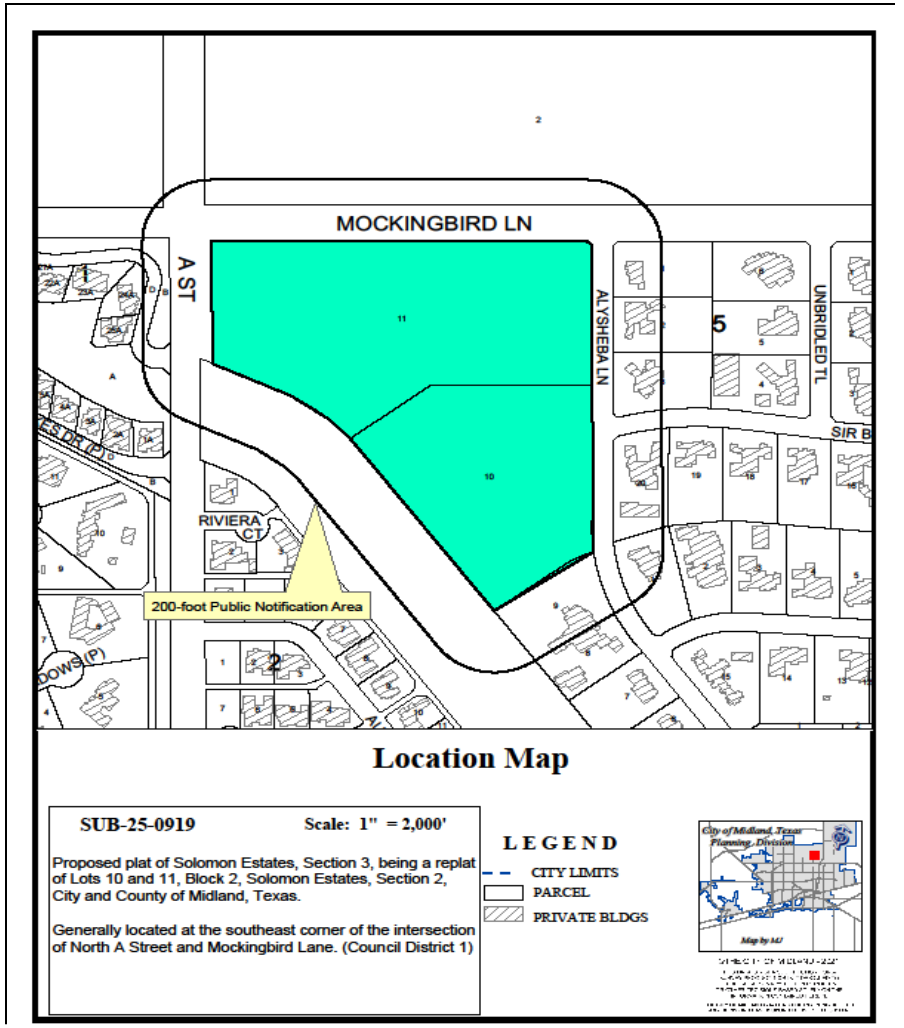

MOCKINGBIRD LN
A ST
ALYSHEBA LN
RIVIERA CT
2
5




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

APPLICATION SUMMARY

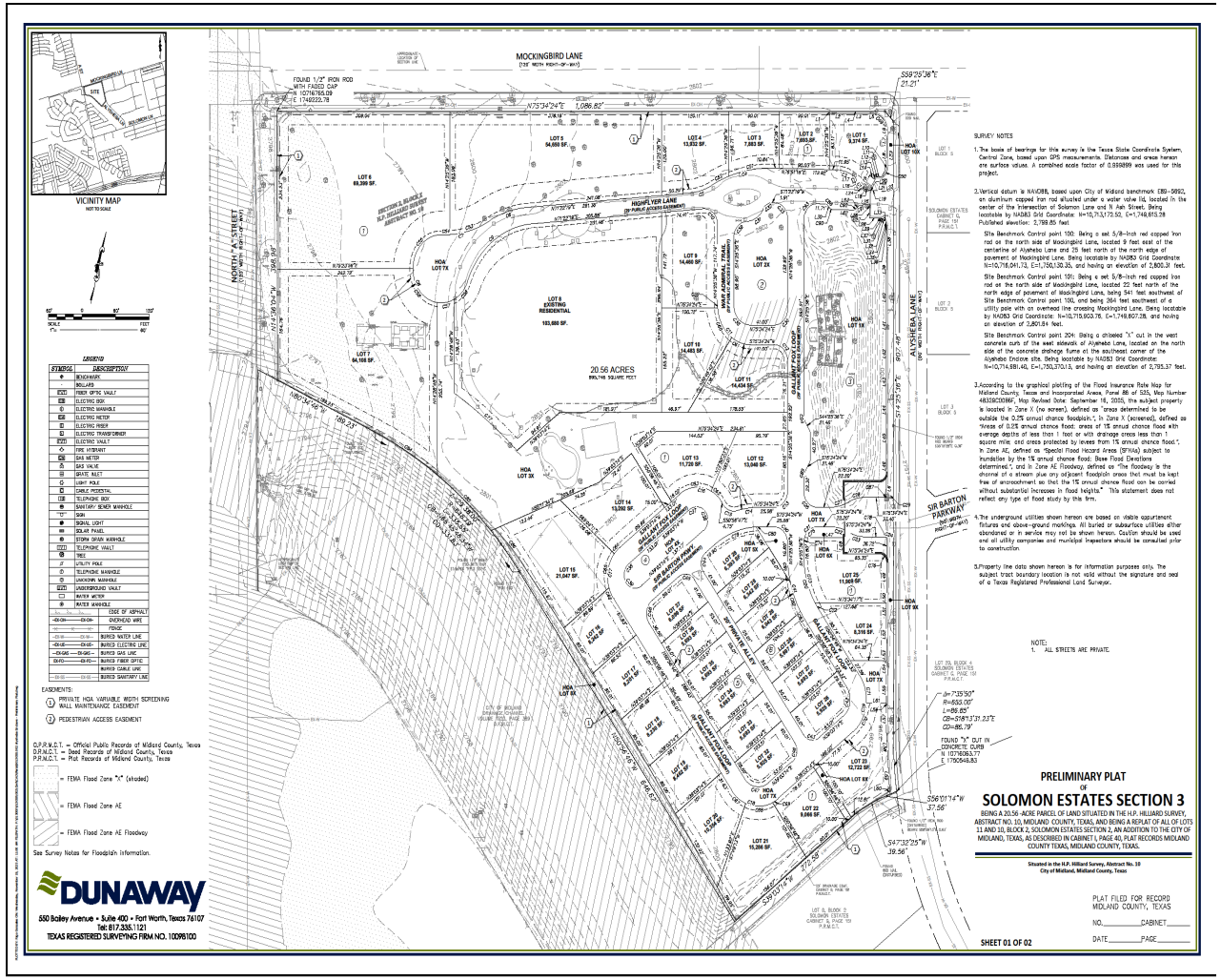
- **Property Owner:** Black Family Partnerships
- **Representative:** Melanie Martinez, with Dunaway Associates
- **Location:** 5315 and 5407 Alysheba Lane (Council District 1)
- **Reason for Request:** To create a private residential subdivision



MIDLAND Be the Energy!

PLAT DETAILS

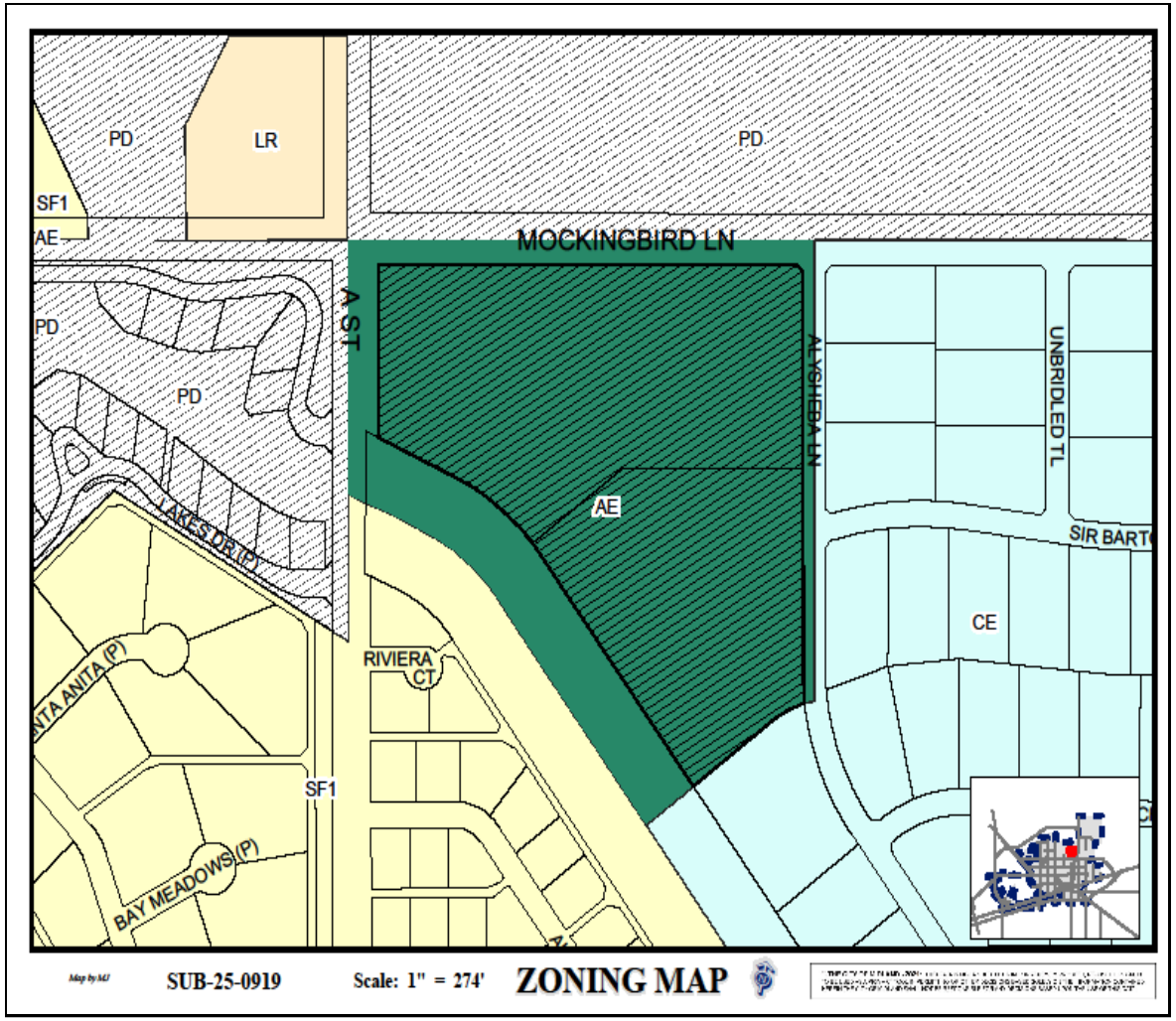
- **Acreage:** 20.56 acres
- **Number of Existing Lots:** 2
- **Number Proposed Lots:** 37



MIDLAND
Be the Energy!

ZONING

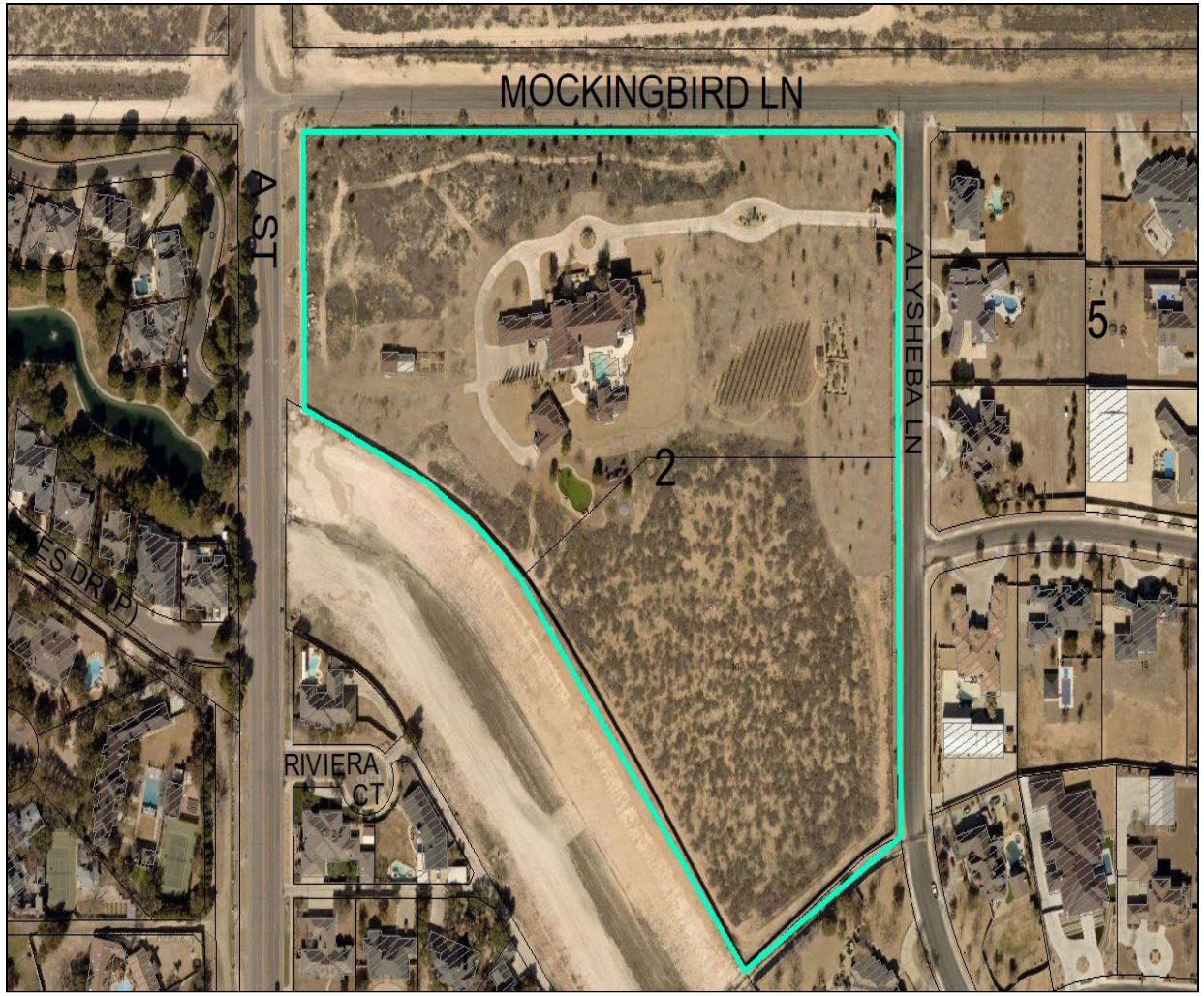
- **Current Zoning:** AE, Agricultural Estate District
- **Surrounding Zoning:**
  - **North:** PD, Planned Development District for a Recreation Center
  - **West:** PD, Planned Development District for a Housing Development
  - **South:** SF1, Single-Family Dwelling District
  - **East:** CE, Country Estate District



4

LAND USE

- **Current Use:** Single-Family Dwelling
- **Surrounding Uses:**
  - **North:** Country Club
  - **South/East/West:** Single-Family Housing
- **Proposed Use:** Single-Family Housing

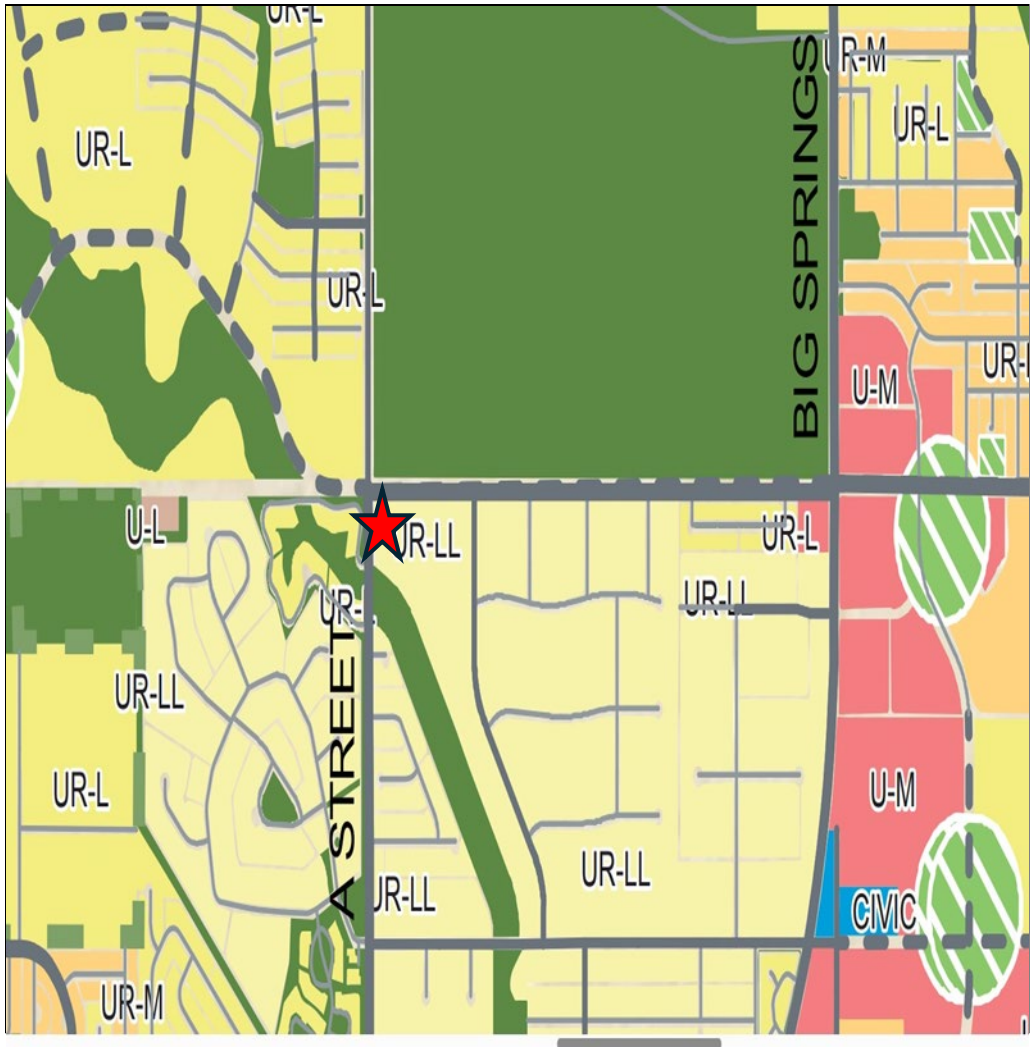




On Alysheba Lane, Looking West.

COMPREHENSIVE PLAN

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



7

RELATED ITEMS

- In addition to the plat, a zone change request for these properties has been submitted.
- The applicant is requesting a zone change from AE, Agricultural Estate District to PD, Planned Development District for a Housing Development.
- The zone change request is scheduled for the January 5, 2025, Planning and Zoning Commission meeting.



STAFF'S RECOMMENDATION

- Staff recommends approval of this request with the following conditions:

A. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]

B. Drainage report must be submitted by Final Plat submittal. [11-2-3(D)8]



STAFF'S RECOMMENDATION

C. Impact fee language required by the Engineering department is depicted on final mylar prior to recording. [11-14-6]

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



MISSION

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



Planning and Zoning Commission Meeting

Item Number:	**13.**
Meeting Date:	**December 15, 2025**
To:	**Planning and Zoning Commission**
From:	**Beatriz Quezada, Planner**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of Mayfield Addition, Section 9, being a 3.919-acre tract of land out of Section 9, Block X, H. P. Hillard Survey, City and County, Midland, Texas. (Generally located on the east side of Mayfield Place, approximately 165 feet north of Fairfield Lane.)**

Purpose:

Maverick Engineering, on behalf of Joshua R Hoisager, is requesting to plat a 3.919-acre tract of land located on the east side of Mayfield Place into one lot in order to build a single-family residence.

Current Zoning:

AE, Agricultural Estate District

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

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

SURVEYOR: (Approved)

Everything looks good. Corners were found and the survey closes.

ENGINEERING: (Approved with Conditions)

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

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

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

WATER: 8” water exists in Mayfield Street E 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: None existing. Construct wastewater to City standards along entire platted frontage, or request a deferral at preliminary. [Reference Midland City Code Sect. 11-2-3(G)1 & 11-2-4(A)2(a)]

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

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

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

DIMENSION: * * * OTHER: Show the Floodplain boundary on the plat face. [For Applicant’s Information Only.]

TRANSPORTATION: (Approved with Conditions)

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

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved with Conditions)

Plugged and Abandoned (P&A) Chaps #8 (API #32938310) needs to be identified. Include language in plat notes- No structure shall be built over Plugged and Abandoned well.

GIS: (Approved with Conditions)

Confirm with Transportation if dedication is needed or if access easement is needed. If not, disregard. GIS shows there to be an easement inside of what is shown to be tract 2. Depict and provide recording info for electric easement and pipeline easement.

Addressing Review: (Approved)

No comments.

PLANNING: (Approved with Conditions)

Provide the recording information for easement 1974-237 DR/575/84 [Informational]

Have the legal description match the one that I provided [Informational]

Staff recommends approval of the Preliminary Plat of Mayfield Addition, Section 9, subject to the following conditions:

Conditions:

A. Drainage report must be submitted by Final Plat submittal. [11-2-3(D)8]

B. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]

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

Attachments:
A. P-25-2428, Combined Files
B. P&Z - - Mayfield Addition, Section 9 Preliminary Plat

Beatriz Quezada, Development Services — Created/Initiated - 12/4/2025
Landon Ochoa, Development Services — Final Approval - 12/5/2025

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

Subdivision Name: MAYFIELD ADDITION, SECTION 9
(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: JOSHUA R. HOISAGER		Phone #: 432-296-0393 Email: josh. hoisager@gmail.com	
Address: 4823 SPRING MEADOW LANE #4	City: MIDLAND	State: TX	Zip: 79705

Property Owner Print Name: JOSHUA R. HOISAGER		Phone #: 432. 296. 0393 Email: josh.hoisager@gmail.com	
Address: 4823 SPRING MEADOW LANE #4	City: MIDLAND	State: TX	Zip: 79705

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

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

Reason for Platting (Please be specific)
NOT CURRENTLY PLATTED AND TO GET A BUILDING PERMIT

Plat Information	Total Acreage: 3.919
Type: ☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 1	Number of Multi-Family Dwelling Units:

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

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

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

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

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

Submittal and Fees

Items to be submitted with this application form:

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

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

Timeline & Deadlines

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

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

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

Applicant (signature):	Date: 11/10/2025
Applicant (printed): Joshua R. Hoisager	
Property Owner (signature):	Date: 11/10/2025
Property Owner (printed): Joshua R. Hoisager	

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 Joshua R Hoisager, the owner of the above described property, to fully represent him/her in this application and that (s)he had the legal right, power and authority to sign said owner's name hereto as his/her attorney in fact.

Authorized Agent (signature) Andrew L. Kelly

Subscribed and sworn to before me, this 18 day of November, 2025, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

For Office Use Only	
☑ Property Owner Authorization	☑ Digital and Physical Copies of Plat
☐ Application Fee / ☐ Paying online	☐ Deferral Letter (if applicable. Due at final submittal)
Check# 5659	☐ Groundwater Availability Certification Forms (if applicable)
Planner Notes:	
Signature: Beatriz Quezada	**Date:** 11/18/25

RECEIVED

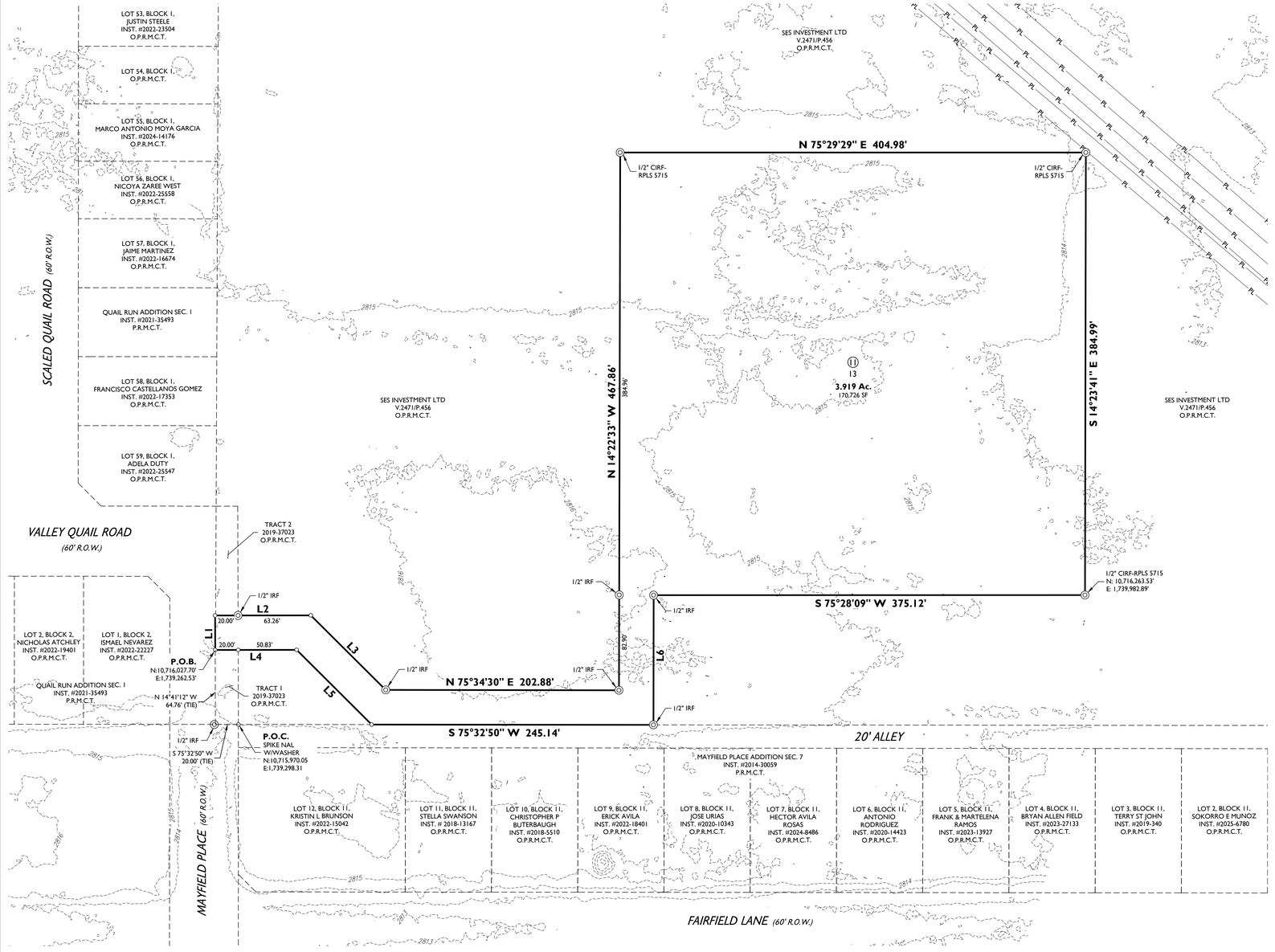
NOV 18 2025

Initial: _____

PRELIMINARY PLAT

MAYFIELD PLACE ADDITION, SECTION 9

BEING A 3.919 ACRE TRACT OUT OF THE SE/4 NW/4 OF
SECTION 9, BLOCK X, H.P. HILLIARD SURVEY,
CITY AND COUNTY OF MIDLAND, TEXAS



OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS THE OWNER, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 9, BLOCK X, H.P. HILLIARD SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JOSHUA R. HOISAGER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS MAYFIELD ADDITION, SECTION 9, 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: JOSHUA R. HOISAGER

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF MAYFIELD ADDITION, SECTION 9, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

_____DAY OF_____ 2025.

_____
ABRAHAM BEJIL , CHAIRMAN

_____
LANDON OCHOA, SECRETARY

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0201F, 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.

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

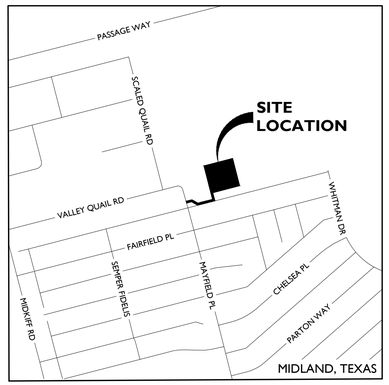
_____
ATMOS ENERGY
BY: _____

_____
AT&T
BY: _____

_____
OPTIMUM
BY: _____

_____
ASTOUND BROADBAND
BY: _____

_____
ONCOR ELECTRIC DELIVERY
BY: _____



VICINITY MAP

N.T.S.



0' 50' 100' 150'

SCALE 1" = 50'

LEGEND

◎	FOUND MONUMENT AS NOTED
○	LOT CORNER
———	BOUNDARY LINE
- - - - - -	EXISTING PROPERTY LINES
——— PL ———	EXISTING UNDERGROUND PIPELINE
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
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHOUN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND 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. SHOUN, R.P.L.S. #6356
MAVERICK ENGINEERING ITX FIRM #
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

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 IS 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.*
5. *THIS IS A PROVISIONAL SKETCH/PRELIMINARY PLAT, THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN HEREON ARE ALSO PRELIMINARY AND SHALL ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SEALED BY THE SURVEYOR OF RECORD.*

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 14°41'12" W	30.00'
L2	N 75°23'42" E	83.30'
L3	S 59°36'18" E	91.89'
L4	S 75°23'42" W	70.83'
L5	N 59°36'18" W	92.09'
L6	S 14°25'38" E	112.82'

PROPERTY OWNER

JOSHUA R. HOISAGER
4823 SPRING MEADOW LANE #4
MIDLAND, TEXAS - 79705
DEED INSTRUMENT # 2025-20435
PHONE # 432-247-8766

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

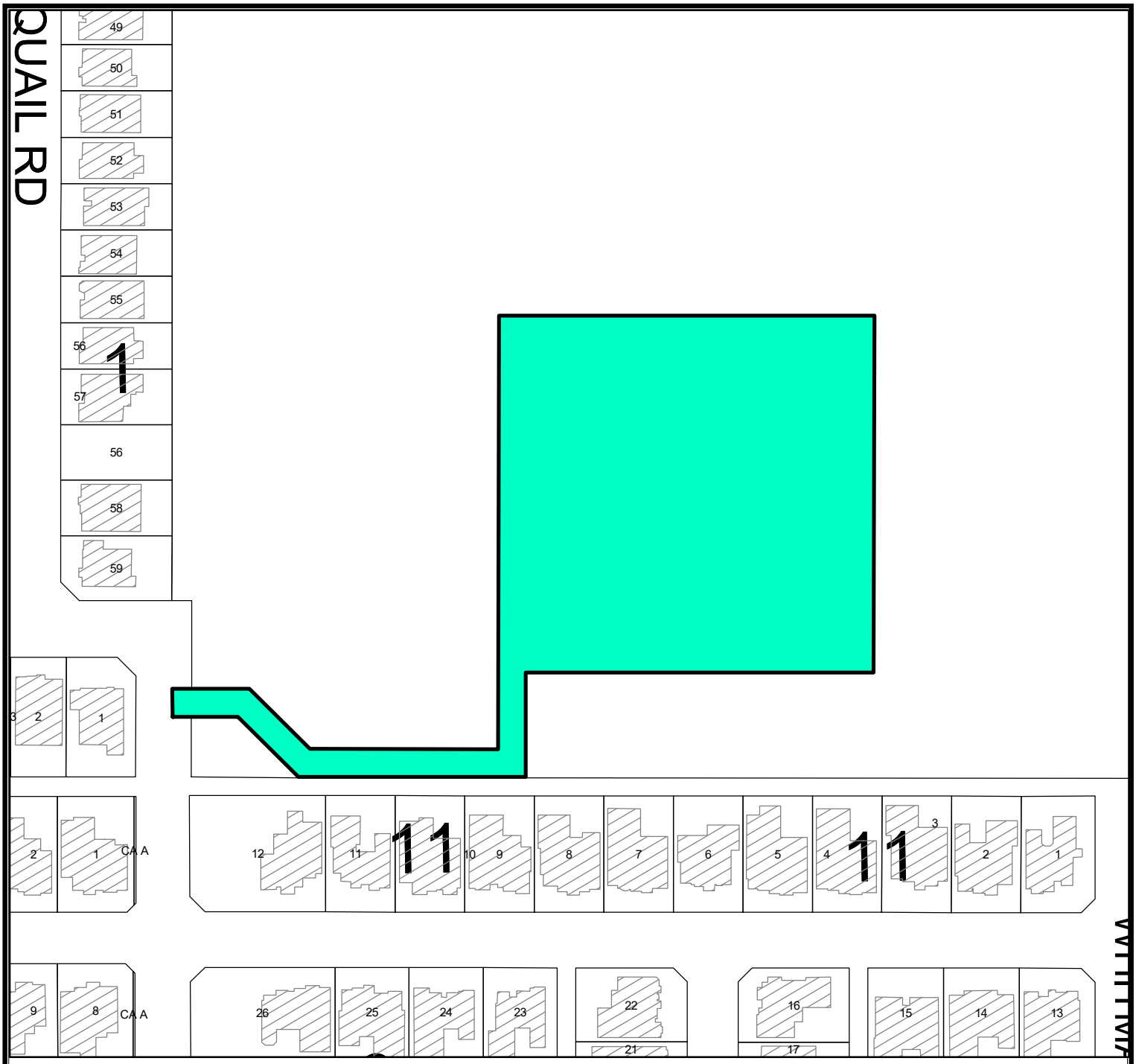
NO. _____

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

MAYFIELD ADDITION, SECTION 9

Drawing : F:\2025\250161-JOSH HOISAGER-MIDLAND FLAG LOT\DRAWINGS\PLAT\PRELIMINARY PLAT\250161 PRELIMINARY PLAT.DWG Last Saved By: JRodriguez on 10/17/25



Location Map

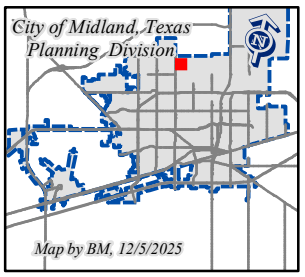
SUB-25-0901 **Scale: 1" = 154'**

Proposed plat of Mayfield Addition, Section 9, being a 3.919-acre tract of land out of Section 9, Block X, H. P. Hillard Survey, City and County, Midland, Texas.

Generally located on the east side of Mayfield Place, approximately 165 feet north of Fairfield Lane. (Council District 1)

LEGEND

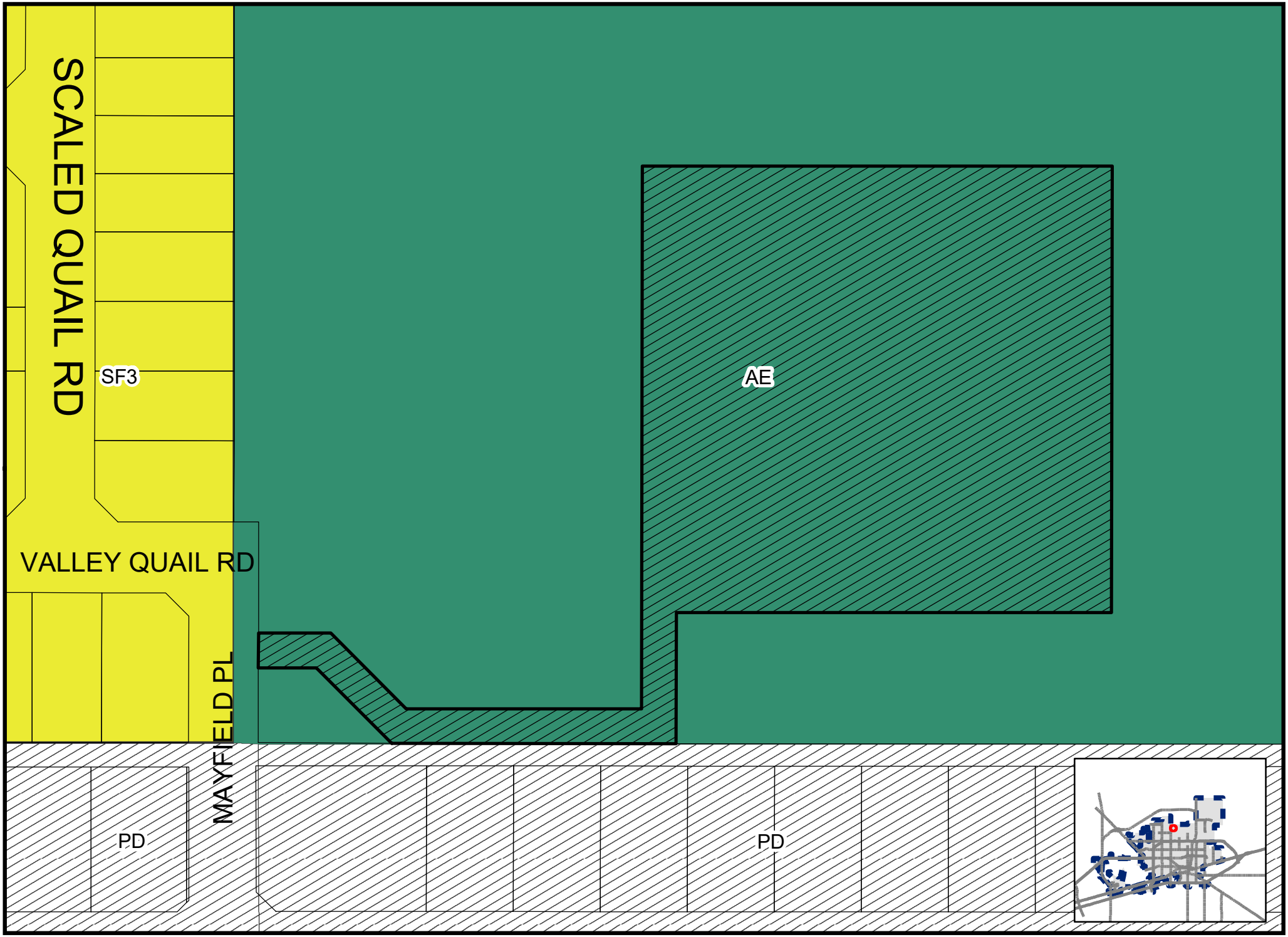
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.



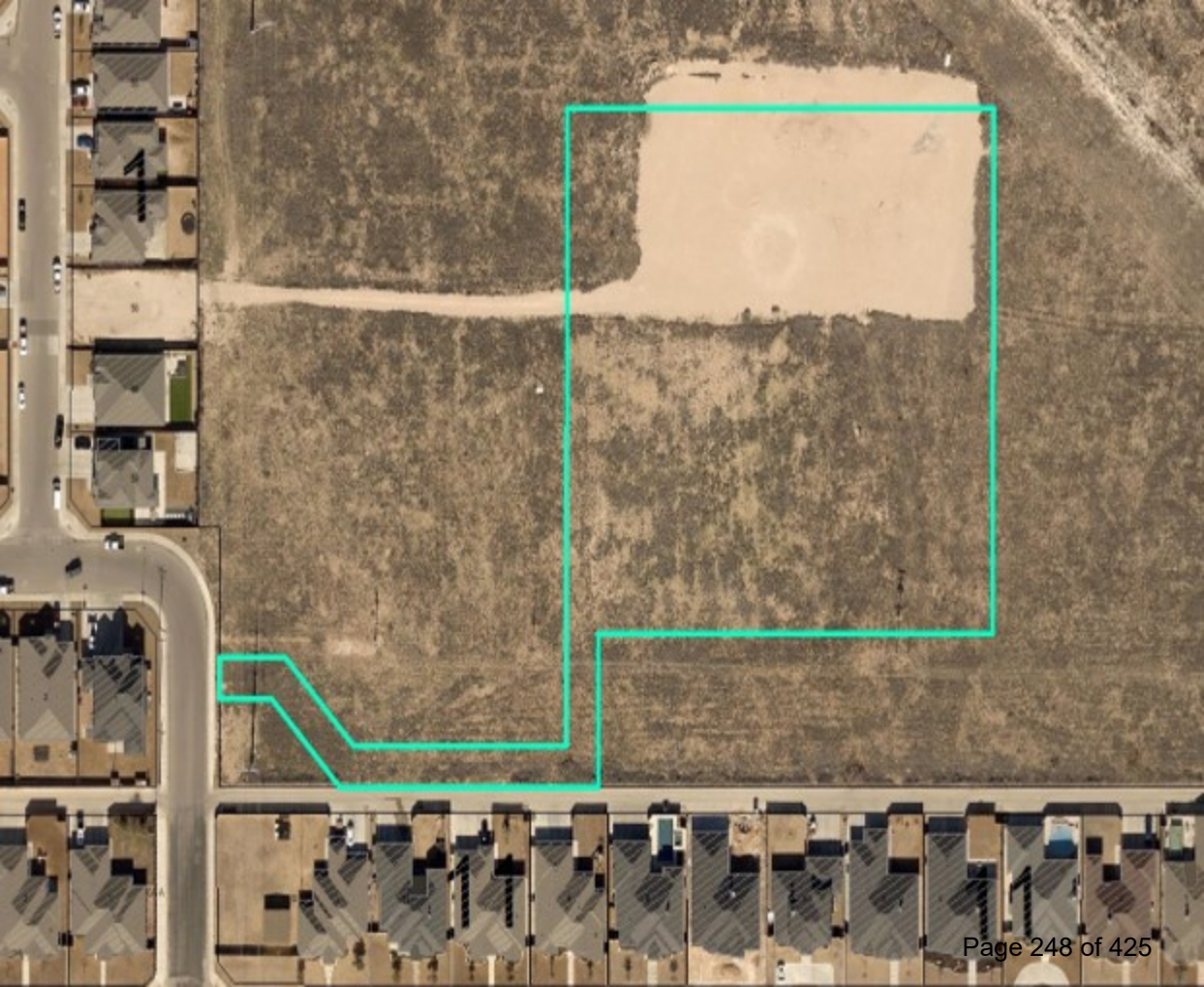
Map by BQ 9/29/25

E-25-0146

Scale: 1" = 1000'

ZONING MAP

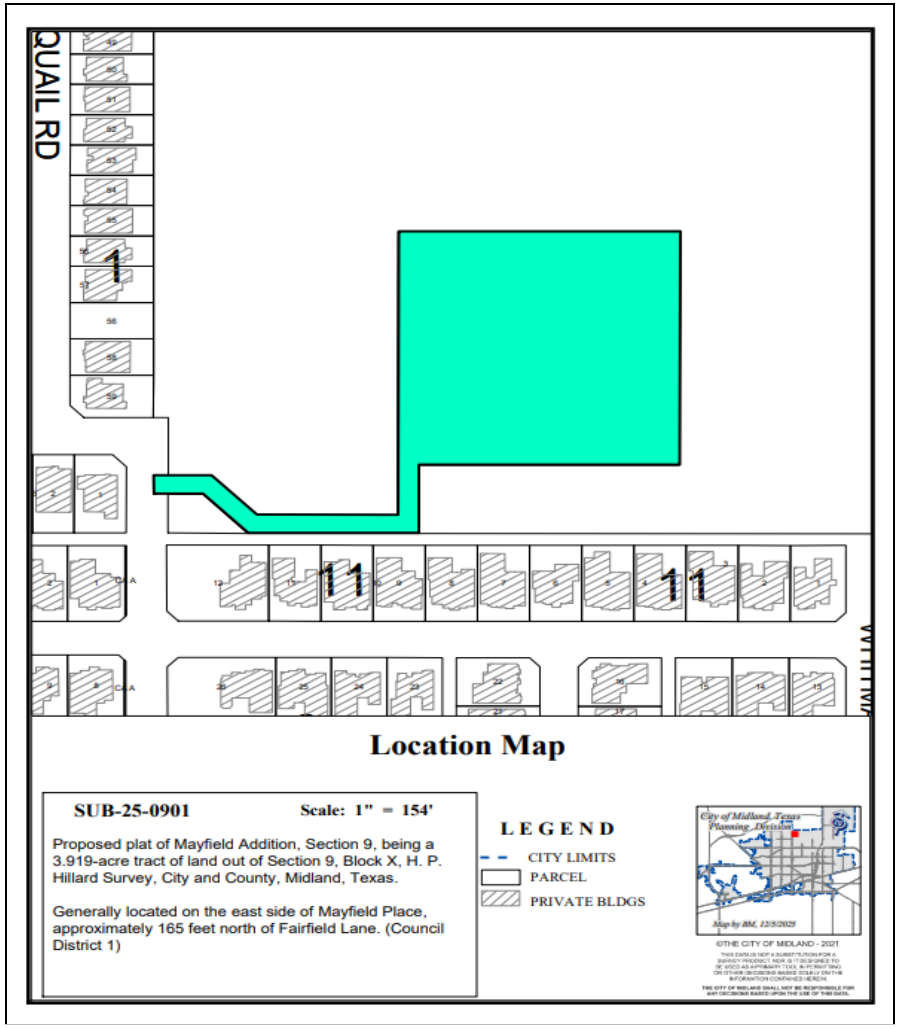
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISION MADE OR ACTION TAKEN BY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




MIDLAND
Be the Energy!
PRELIMINARY PLAT
MAYFIELD ADDITION, SECTION 9
Visit Our Website
MIDLANDTEXAS.GOV

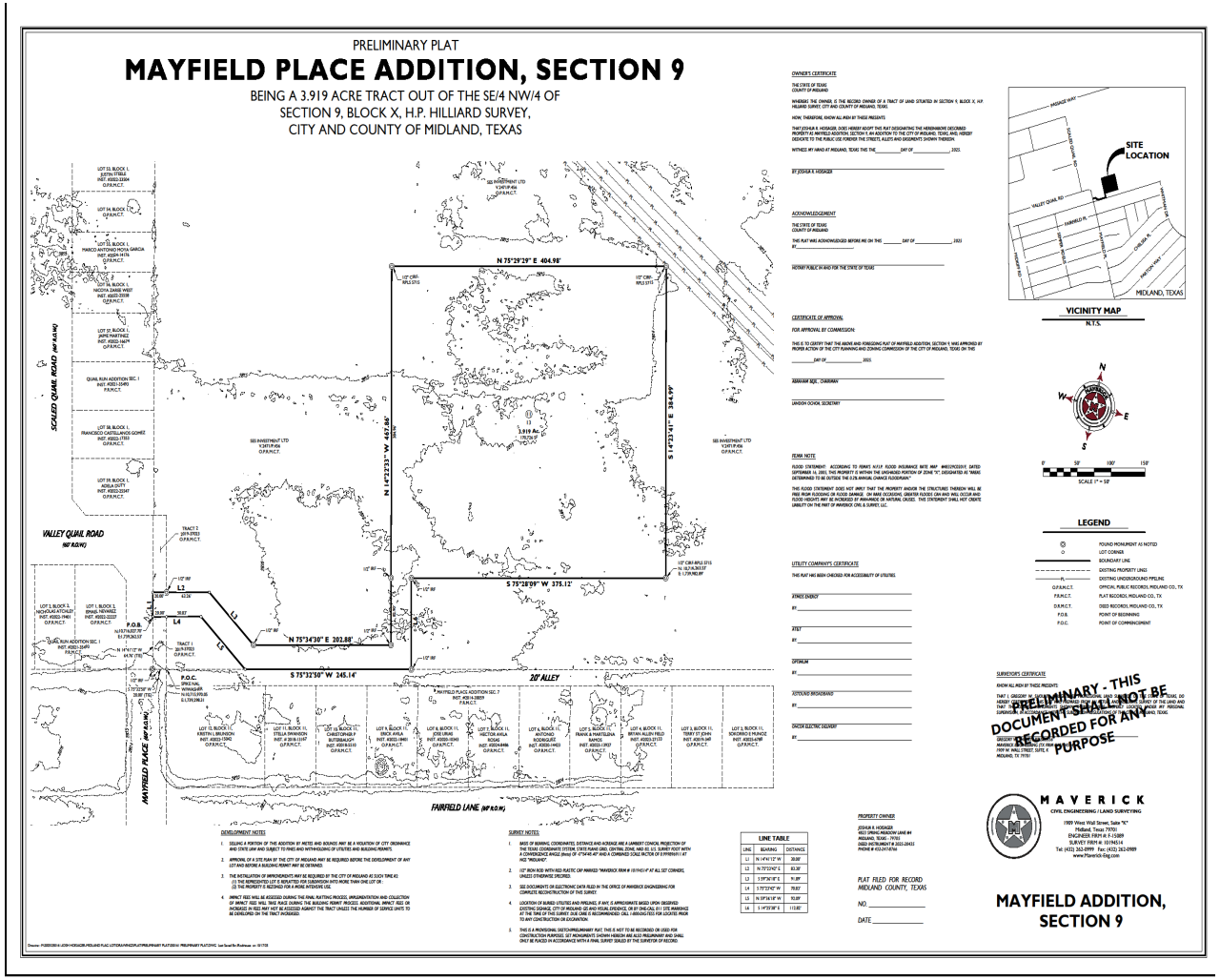
APPLICATION SUMMARY

- **Property Owner:** Joshua R. Hoisager
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located on the east side of Mayfield Place, approximately 165 feet north of Fairfield Lane. (Council District 1)
- **Reason for Request:** To build a single-family dwelling



PLAT DETAILS

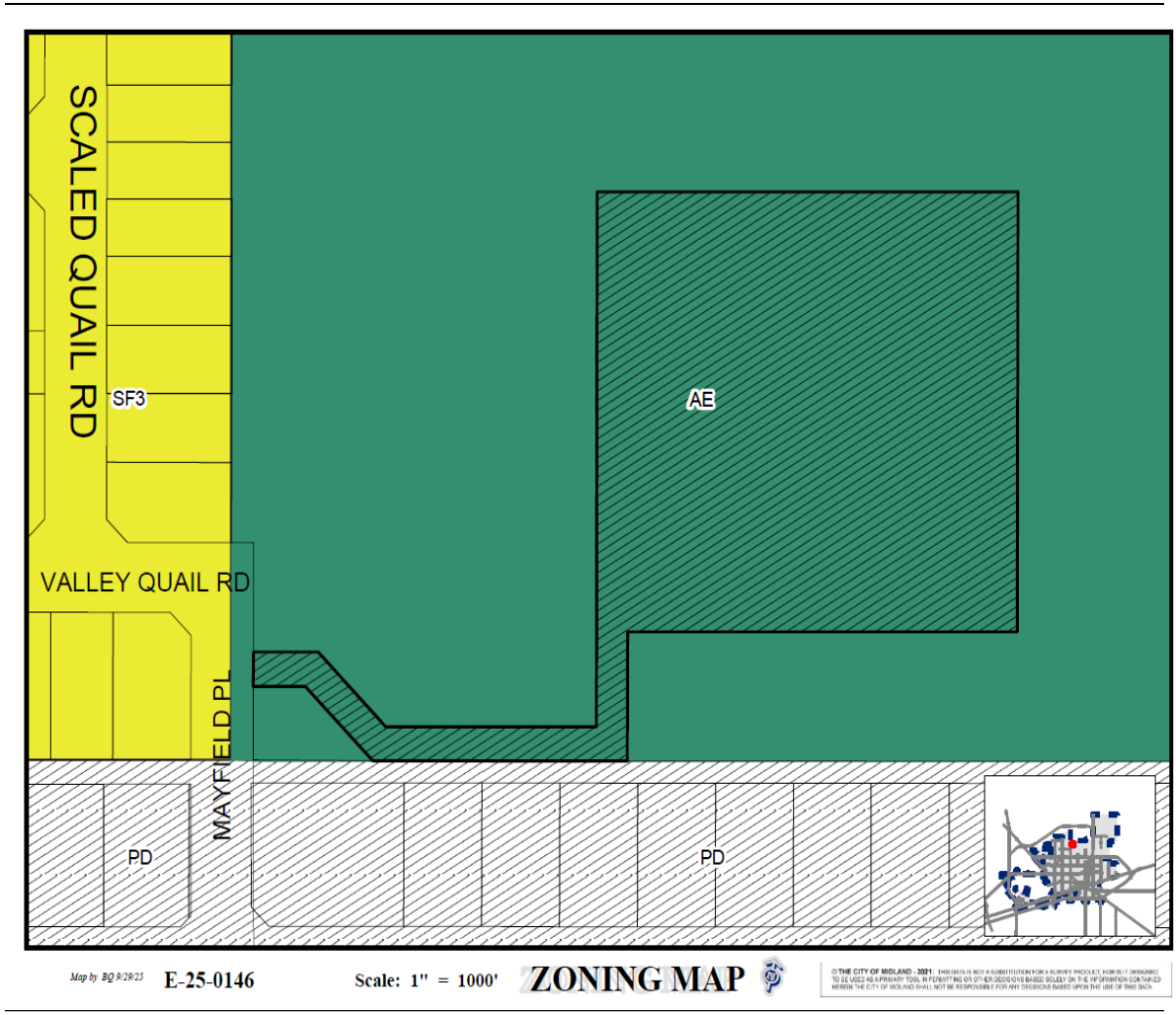
- **Acreage:** 3.919 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 1



3

ZONING

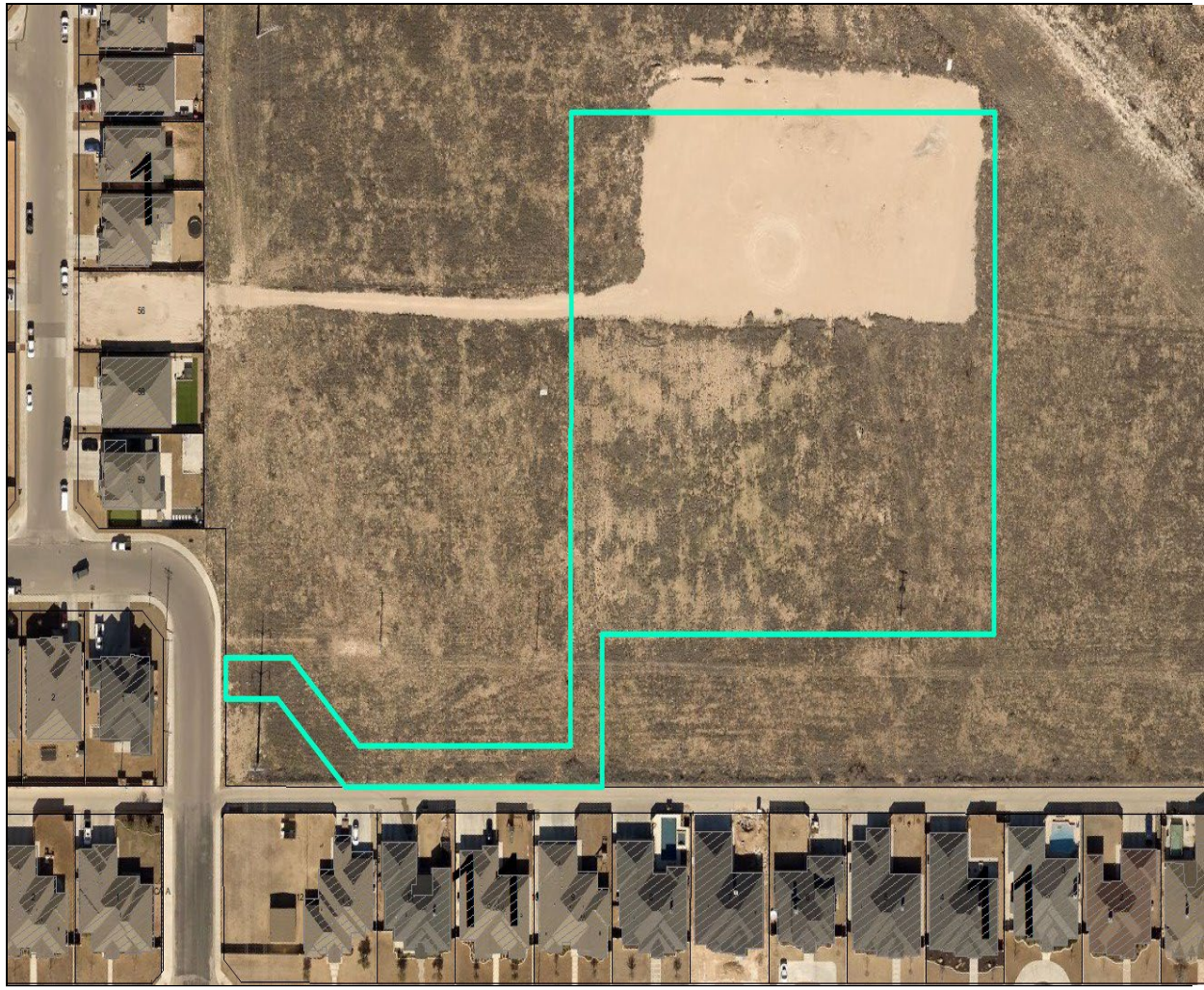
- **Current Zoning:** AE, Agricultural Estate District
- **Surrounding Zoning:**
  - **North/East:** AE, Agricultural Estate District
  - **South:** PD, Planned Development for a Housing Development
  - **West:** SF-3, Single-Family Dwelling District



4

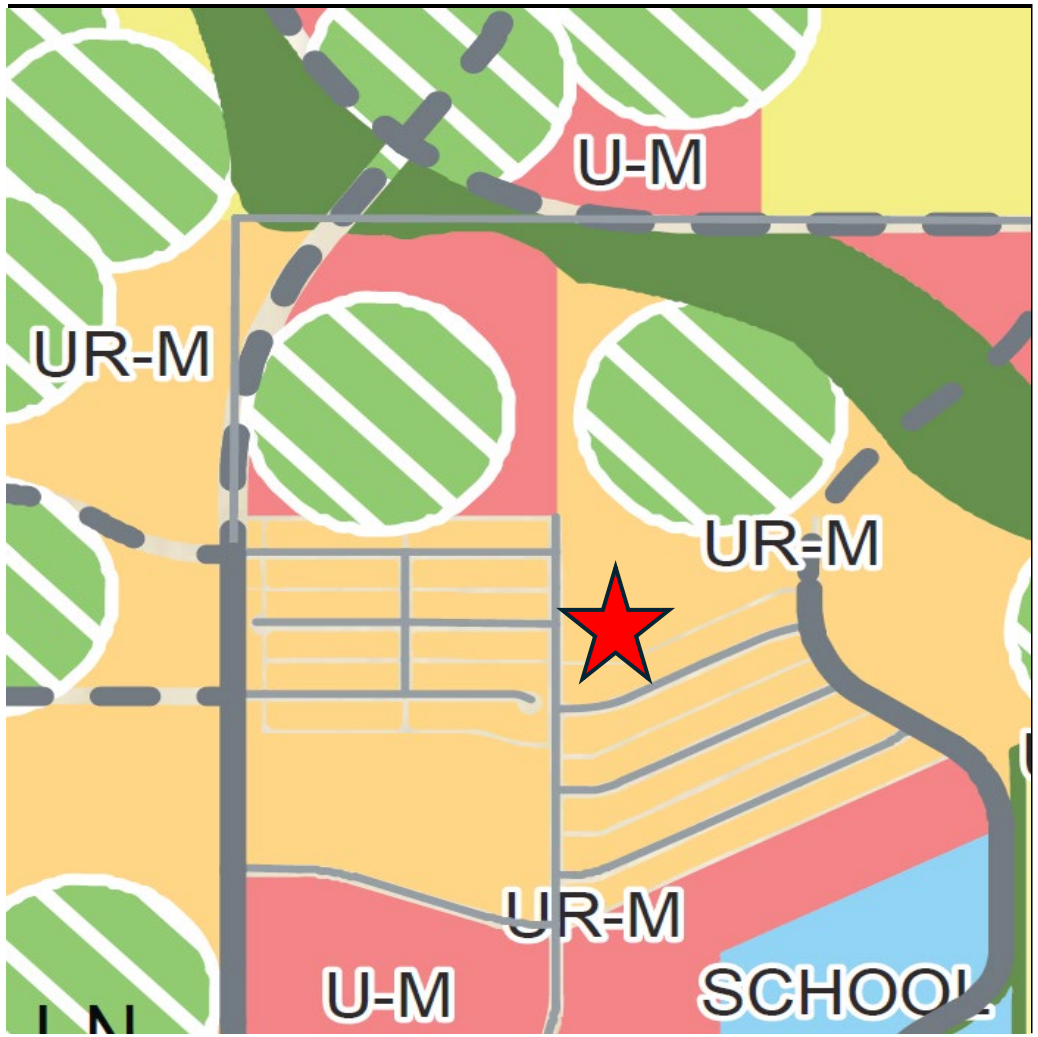
LAND USE

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



COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential - Medium (UR-M)
- **Supported Uses:** Emphasizing a mix of housing styles including single-family detached, single-family attached, and townhouses.
- This request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



MIDLAND
Be the Energy!

RELATED ITEMS

- A special exception was approved by City Council on November 18, 2025, in which allows the property owner to have reduced lot width.



STAFF'S RECOMMENDATION

- Staff recommends approval of this request with the following conditions:

A. Drainage report must be submitted by Final Plat submittal. [11-2-3(D)8]

B. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]



STAFF'S RECOMMENDATION

C. Approval 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:	**December 15, 2025**
To:	**Planning and Zoning Commission**
From:	**Beatriz Quezada, Planner**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of Young Addition, Section 6, being a replat of Lot 1, Block 1, Young Addition, and Lot 15, Block 1, Young Addition, Section 2, Midland County, Texas. (Generally located at the northwest corner of the intersection of West County Road 127 and South County Road 1209.)**

Purpose:

Maverick Engineering, on behalf of JMR Development Company, LLC, and 3W Electric, Inc, is requesting to replat the properties located at 4015 and 4033 South County Road 1210 into two lots in order to adjust the lot lines to include all existing structures within the lots.

Current Zoning:

Extraterritorial Jurisdiction

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

ETJ, no jurisdiction

SURVEYOR: (Approved)

Everything looks good, plat closes, corners along 1210 & 127 were found

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 has been submitted and it's currently under review. [For Applicant’s Information Only.]

WATER: Per Director of Utilities "Based off research in existing wells for the past 20 years water levels have generally remained steady. With this research and this is existing facilities platting to become compliant we are agreeing to waiving the GAC requirement" Deferral request has been submitted and it's currently under review. [For Applicant’s Information Only.]

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

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

SEWER: Deferral request has been submitted and it's currently under review. [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.]

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 with Conditions)

Depict and/or provide recording info for 25' pipeline easement (depicted in Young Addition) Metes and bounds do not close. (check northern call) Previously dedicated ROW should not be included in the boundary calls.

ADDRESSING REVIEW: (Approved)

County - To be Addressed by MECD

HEALTH: (Approved)

Yes, the health department will review application from the 2 proposed lot of Young Addition, Section 6, RE-PLAT OF LOT I, BLOCK I, YOUNG ADDITION, AND LOT 15, BLOCK I, YOUNG ADDITION SECTION 2, the lot 15A is 4.5 acre, lot 16 is 4.7 acre, 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.

AT&T: (Approved)

We do have two buried cables that run in the utility ROW on the east side of SCR 1210 of the inquired area.

PLANNING: (Approved)

Unbold the internal lot line that separates the two lots. Lot lines and the plat boundary need to be distinguishable. [Informational]

Include both owners' phone numbers [Midland City Code 11-2-3(A)1(a)(2)]

Staff recommends approval of the Preliminary Plat of Young Addition, Section 6, subject to condition A.

Condition:

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

Attachments:

A. P-25-2429, Combined Files
B. P&Z - - Young Addition, Section 6 Preliminary Plat

Beatriz Quezada, Development Services
Landon Ochoa, Development Services

Created/Initiated - 12/4/2025
Final Approval - 12/9/2025

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

Subdivision Name: YOUNG ADDITION, SECTION 6
(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: JAMES ROARK		Phone #: 432-554-8816 Email: Jimmy@iroark.com	
Address: 7210 W. County Road 44	City: Midland	State: TX	Zip: 79707

Property Owner Print Name: JMR DEVELOPMENT CO LLC		Phone #: 432-262-0999 Email: jr@jmrservices.com	
Address: ~~PO BOX 80730~~ 4706 Green Tree Blvd	City: MIDLAND	State: TX	Zip: ~~79708~~ 79707

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

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

Reason for Platting (Please be specific)
TO FIX BOUNDARY TO INCLUDE EXISTING STRUCTURES

Plat Information | Total Acreage: 9.26

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

Number of Lots: 2 | Number of Multi-Family Dwelling Units:

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

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

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

Revised 8/13/2025

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

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

Submittal and Fees

Items to be submitted with this application form:

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

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

Timeline & Deadlines

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

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

Signatures (by property owner only – authorized agent must sign affidavit below)	
Applicant (signature):	Date: 11-4-25
Applicant (printed): James Roark	
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 JMR Development LLC or authorized by James Roark, 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. Mills

Subscribed and sworn to before me, this 18 day of November, 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

- [x] Property Owner Authorization
- [x] Application Fee / [ ] Paying online
  Check# 5658
- [ ] Digital and Physical Copies of Plat
- [ ] Deferral Letter (if applicable. Due at final submittal)
- [x] Groundwater Availability Certification Forms (if applicable)

Planner Notes:
*GAC requirement has been waived * See email in folder

Signature: Beatriz Quezada Date: 11/18/25

RECEIVED
NOV 18 2025
Initial:

MIDLAND
Planning Division

Preliminary Plat Application

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

Subdivision Name: YOUNG ADDITION, SECTION 6
(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: Robert Williams		Phone #: 432-967-1098 Email:	
Address: 4004 N County Road 1247	City: Midland	State: TX	Zip: 79707

Property Owner Print Name: 3W ELECTRIC INC		Phone #: 432-262-0999 Email:	
Address: 4004 NORTH COUNTY ROAD 1247	City: MIDLAND	State: TX	Zip: 79707

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

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

Reason for Platting (Please be specific)
TO FIX BOUNDARY TO INCLUDE EXISTING STRUCTURES

Plat Information — Total Acreage: 9.26

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

Number of Lots: 2 — Number of Multi-Family Dwelling Units:

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

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

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

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

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

Submittal and Fees

Items to be submitted with this application form:

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

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

Timeline & Deadlines

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

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

Signatures (by property owner only – authorized agent must sign affidavit below)	
Applicant (signature):	Date:
Applicant (printed):	
Property Owner (signature): Robert Williams	Date: 11-4-25
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 3W Electric Inc or authorized by Robert Williams, 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 K. Miller

Subscribed and sworn to before me, this 18 day of November, 2025, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

For Office Use Only	
☑ Property Owner Authorization	☑ Digital and Physical Copies of Plat
☑ Application Fee / ☐ Paying online	☐ Deferral Letter (~~if applicable. Due at final submittal~~)
Check# 5458	☑ Groundwater Availability Certification Forms (~~if applicable~~)

Planner Notes:
GAC requirement has been waived see email in folder*

Signature: Beatriz Quesada **Date:** 11/18/25

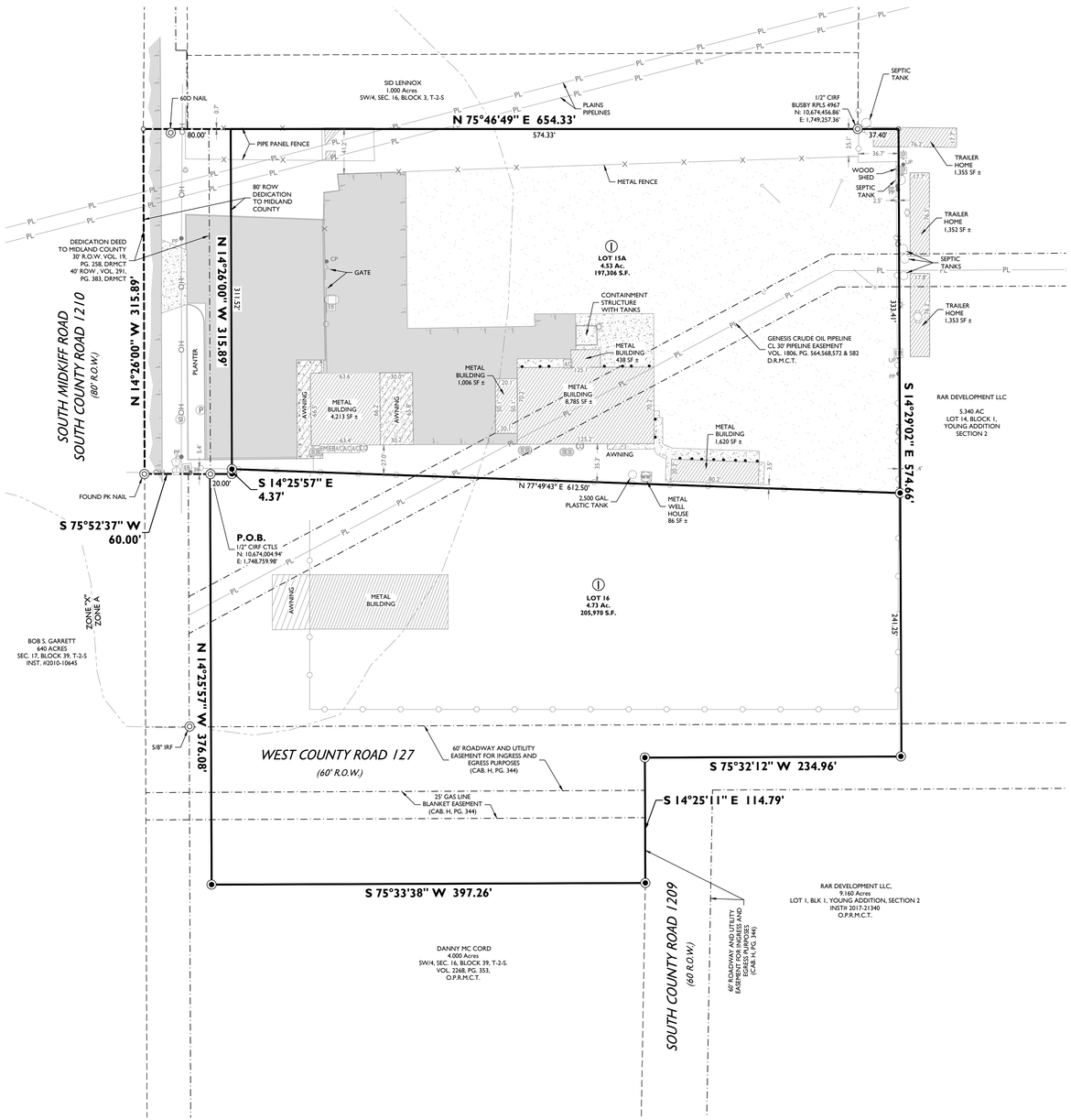
RECEIVED
NOV 18 2025
Initial:

Revised 8/13/2025

PRELIMINARY PLAT

YOUNG ADDITION, SECTION 6

BEING A REPLAT OF LOT 1, BLOCK 1, YOUNG ADDITION, AND LOT 15, BLOCK 1, YOUNG ADDITION, SECTION 2, MIDLAND COUNTY, TEXAS



OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS JMR DEVELOPMENT CO LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 16, BLOCK 39, T-2-S, T&P. RR. CO. SURVEY, COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JMR DEVELOPMENT CO LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS YOUNG ADDITION, SECTION 6, 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:_____FOR JMR DEVELOPMENT CO 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

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF YOUNG ADDITION, SECTION 6, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

_____DAY OF_____ 2025.

ABRAHAM BEJIL , CHAIRMAN

LANDON OCHOA, SECRETARY

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATMOS ENERGY

BY: _____

AT&T

BY: _____

OPTIMUM

BY: _____

ASTOUND BROADBAND

BY: _____

ONCOR ELECTRIC DELIVERY

BY: _____

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0203F, 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.

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS 3W ELECTRIC INC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 16, BLOCK 39, T-2-S, T&P. RR. CO. SURVEY, COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 3W ELECTRIC INC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS YOUNG ADDITION, SECTION 6, 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:_____FOR 3W ELECTRIC INC

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

SURVEY NOTES:

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

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.

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.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

GREGORY W. SHOULTS, R.P.L.S. #6356
MAVERICK ENGINEERING ITX FIRM # 10194514
1909 W. WALL STREET, SUITE, K
MIDLAND, TX 79701

PROPERTY OWNER

JMR DEVELOPMENT CO LLC
JIMMY ROARK
PO BOX 80730
MIDLAND, TX - 79708
DEED INSTRUMENT # 2018-17381

PROPERTY OWNER

3W ELECTRIC INC.
4004 NORTH COUNTY ROAD 1247
MIDLAND, TX - 79707

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

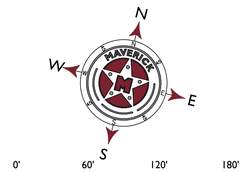
NO. _____

DATE _____



VICINITY MAP

N.T.S.



SCALE 1" = 60'

LEGEND

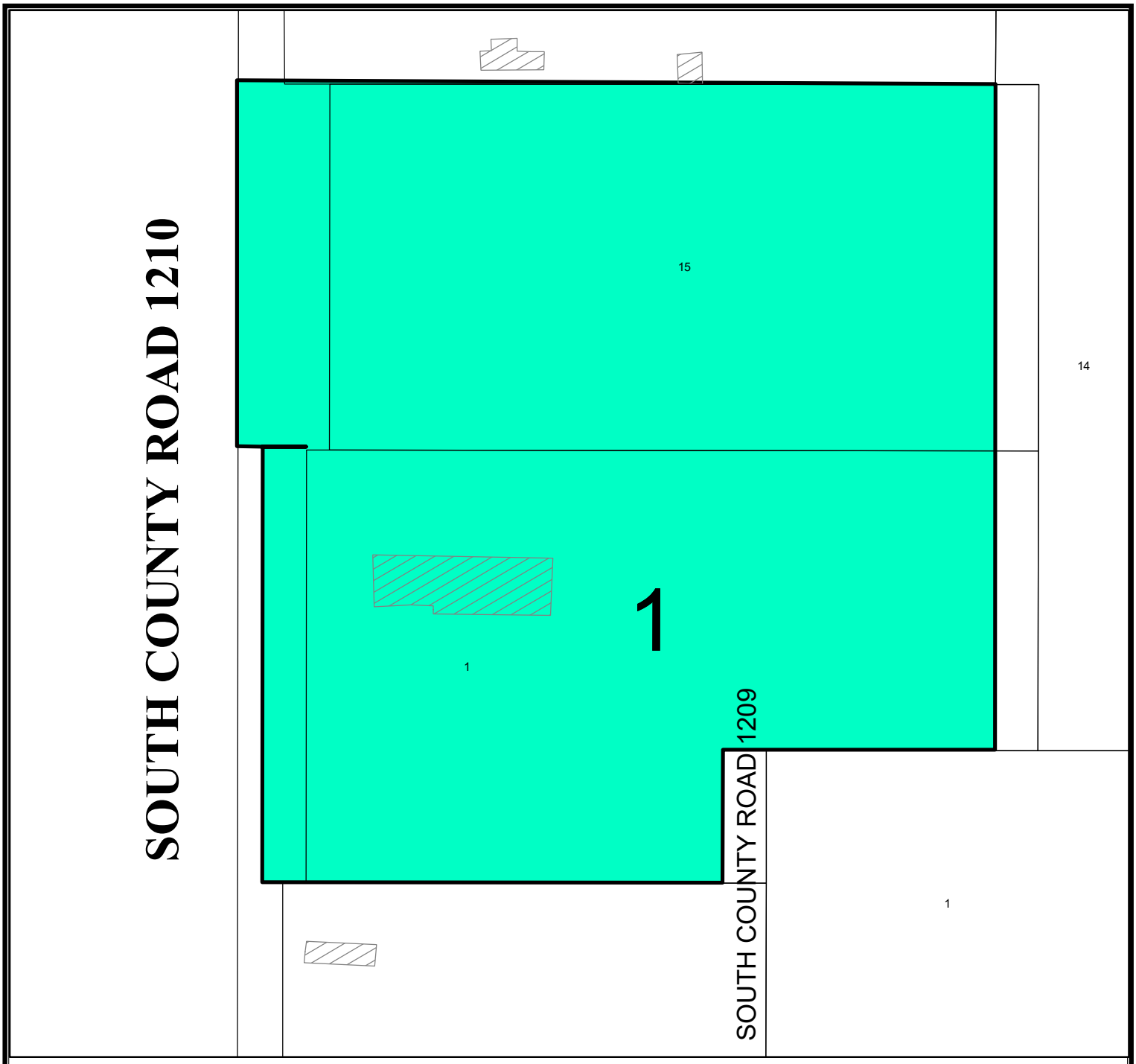
◎	FOUND MONUMENT AS NOTED
◉	SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
○	PROPOSED LOT CORNER
A/C	A/C PAD
CP	CAMERA POLE
CO	CLEAN OUT
EB	ELECTRIC BOX
EM	ELECTRIC METER
EP	ELECTRIC PANEL
^	GUY ANCHOR
LP	LIGHT POLE
M	MOTOR
PP	POWER POLE
P	PUMP
S	SEPTIC LID
SO	STUB OUT
UP	UTILITY POLE
WW	WATER WELL
•	BOLLARD
MB	MAIL BOX
SN	SIGN
	BOUNDARY LINE
	PROPERTY LINES
	EASEMENT LINE
	EDGE OF ASPHALT
X	FENCE
	CHAINLINK FENCE
PL	UNDERGROUND PIPELINE
	CONCRETE
	PAVEMENT
	CALICHE
	BUILDING
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
P.O.B.	POINT OF BEGINNING

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

YOUNG ADDITION, SECTION 6

Drawing : F:\2025\250115-JMR DEVELOPMENT-YOUNG ADDITION SECTION 2 TITLE SURVEY\DRAWINGS\PLAT\PRELIM\250115 PRELIMINARY PLAT.DWG Last Saved By: SDavis on 10/31/25



Location Map

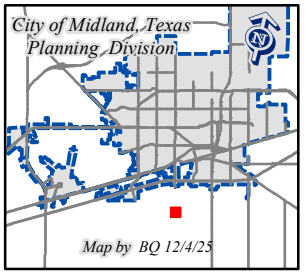
SUB-25-0892 **Scale: 1" = 800 '**

Proposed plat of Young Addition, Section 6, being a replat of Lot 1, Block 1, Young Addition, and Lot 15, Block 1, Young Addition, Section 2, Midland County, Texas.

Generally located at the northwest corner of the intersection of West County Road 127 and South County Road 1209. (Extraterritorial Jurisdiction)

LEGEND

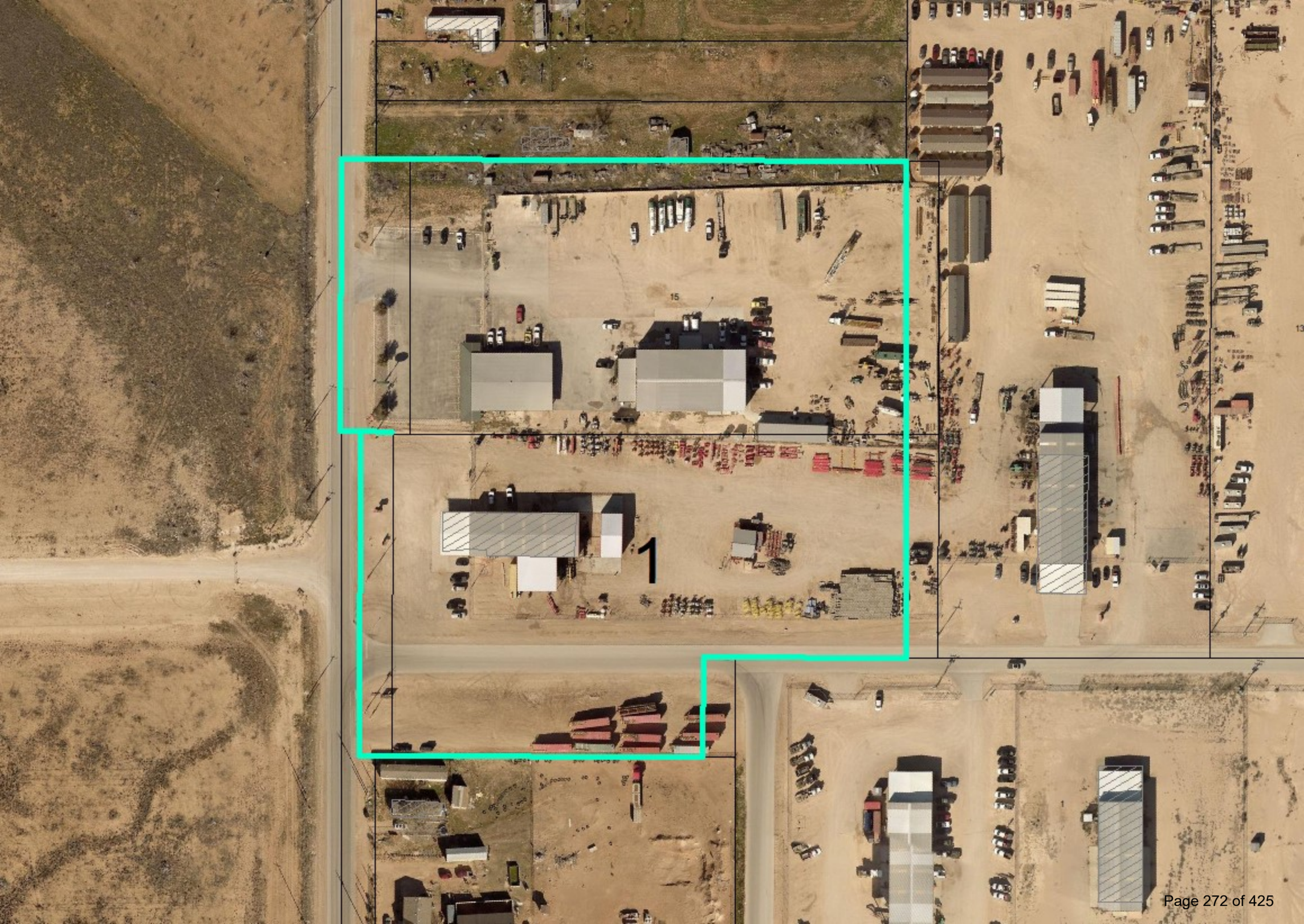
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.

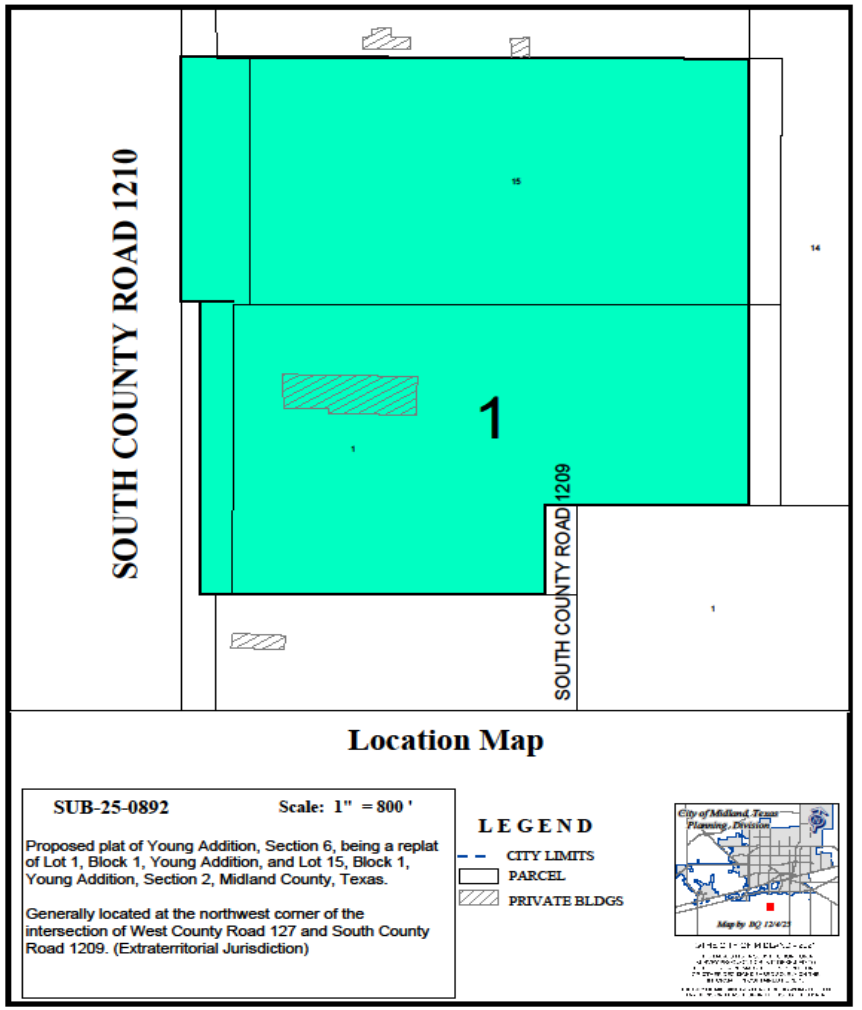
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.


1


MIDLAND
Be the Energy!
PRELIMINARY PLAT
YOUNG ADDITION, SECTION 6
Visit Our Website
MIDLANDTEXAS.GOV

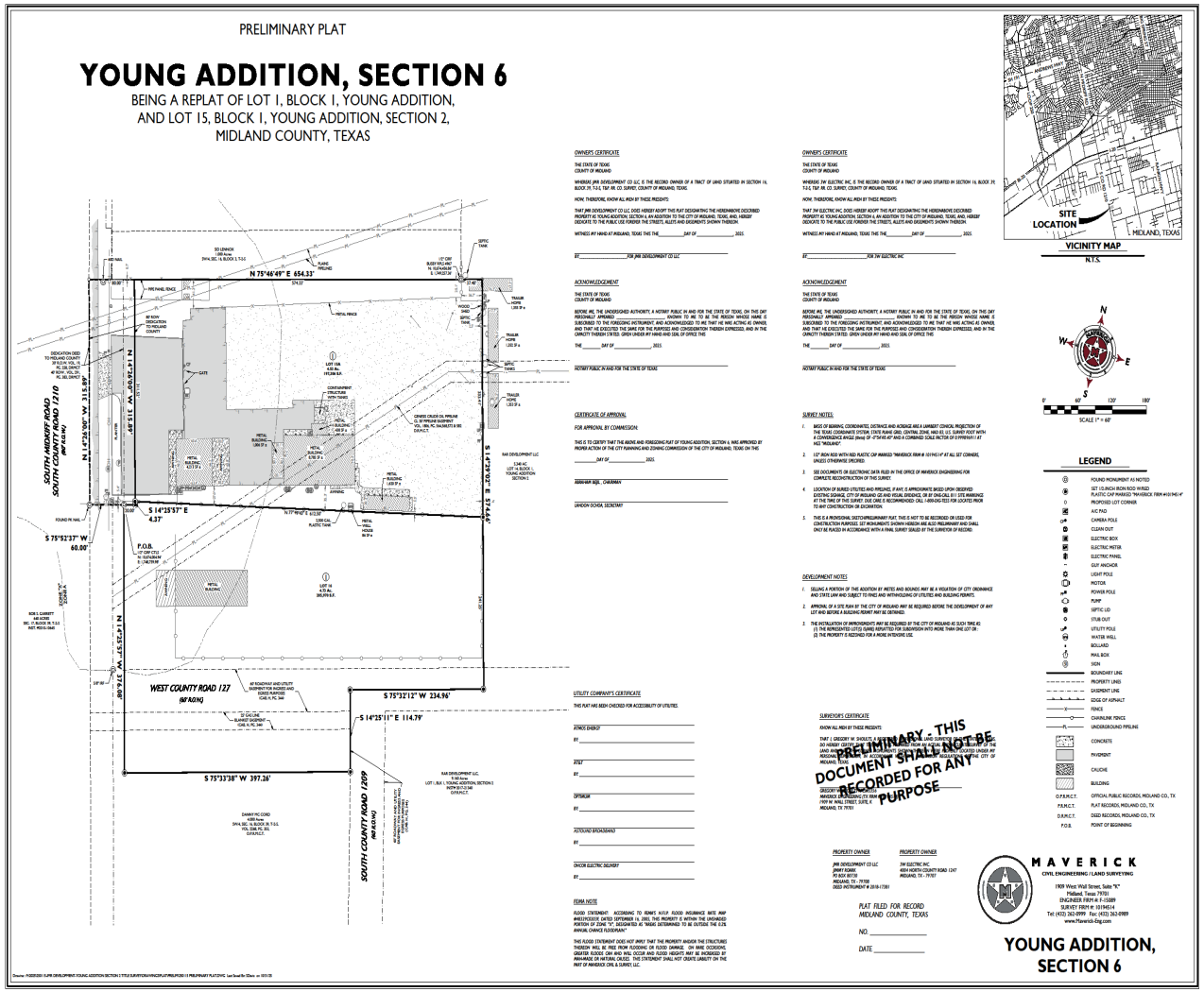
APPLICATION SUMMARY

- **Property Owner:** JMR Development Company, LLC, and 3W Electric Inc.
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 4015 & 4033 South County Road 1210 (Extraterritorial Jurisdiction)
- **Reason for Request:** To adjust the lot lines to include all existing structures within the lots.



PLAT DETAILS

- **Acreage:** 9.26 acres
- **Number of Existing Lots:** 2
- **Number Proposed Lots:** 2


PRELIMINARY PLAT

YOUNG ADDITION, SECTION 6

BEING A REPLAT OF LOT 1, BLOCK 1, YOUNG ADDITION, AND LOT 15, BLOCK 1, YOUNG ADDITION, SECTION 2, MIDLAND COUNTY, TEXAS

SITE LOCATION

VICINITY MAP

LEGEND

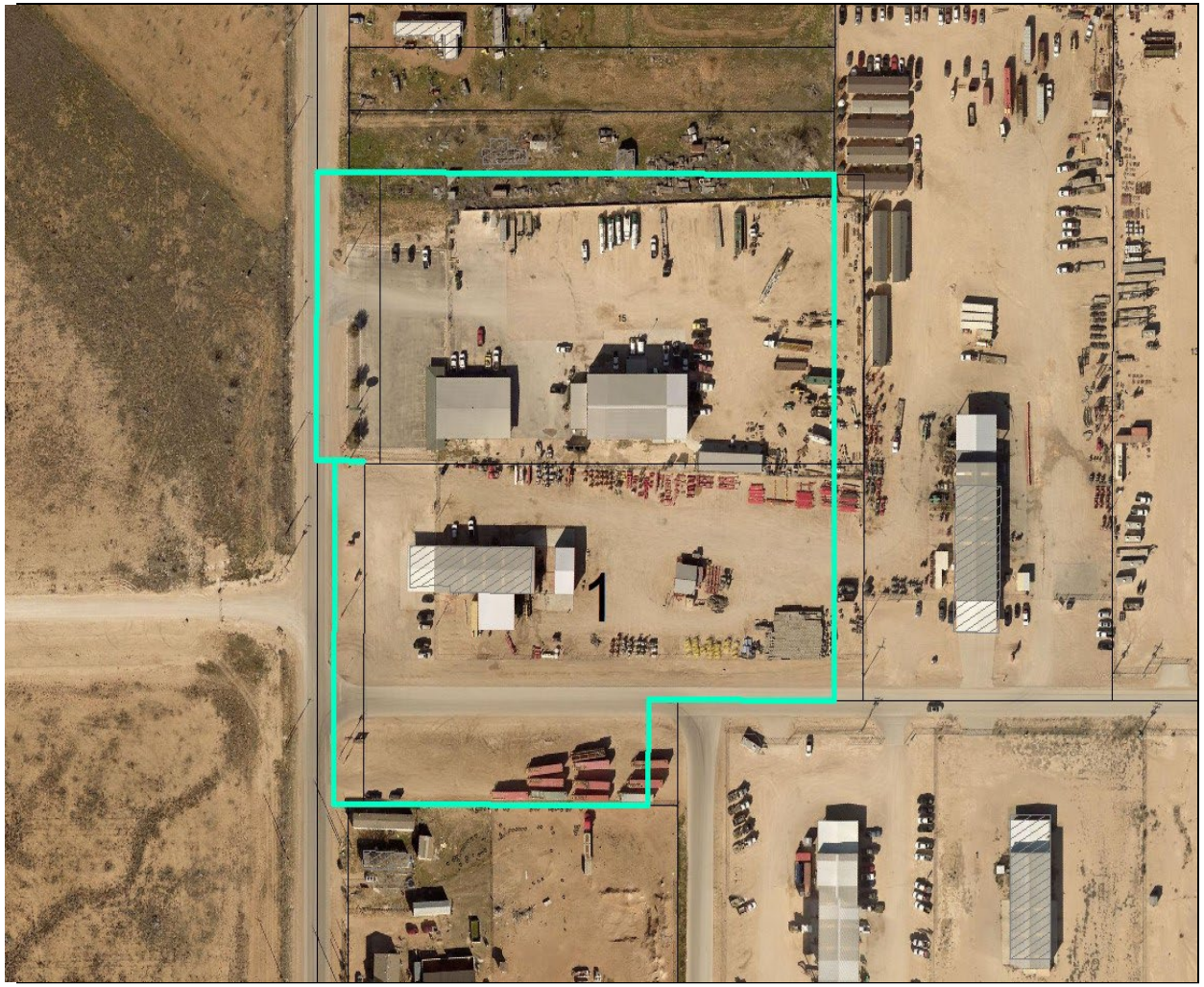
PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

MAVERICK

YOUNG ADDITION, SECTION 6

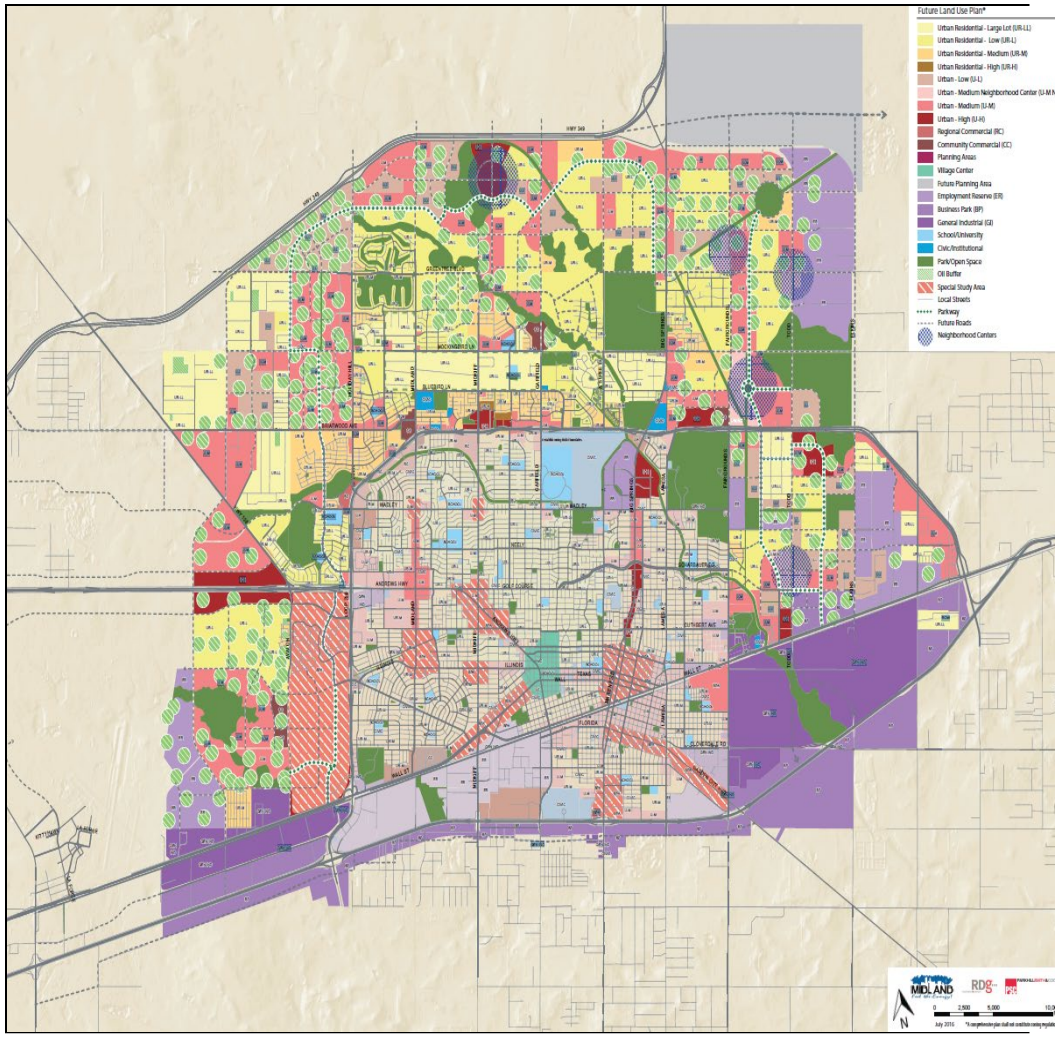
LAND USE

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



COMPREHENSIVE PLAN

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



MIDLAND
Be the Energy!

STAFF'S REPORT

- Staff recommends approval of the Preliminary Plat of Young Addition, Section 6, subject to condition A.

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



MISSION

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



Planning and Zoning Commission Meeting

Item Number:	**15.**
Meeting Date:	**December 15, 2025**
To:	**Planning and Zoning Commission**
From:	**Britton Murry, Senior Planner**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of Southern Addition, Section 37, being a replat of Lots 4, 5, and 6, Block 127, Southern Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of East Washington Avenue and South Lamesa Road.)**

Purpose:

Maverick Engineering, on behalf of Common Unity Church, is requesting to replat 0.55-acres located on the north side of East Washington Avenue into one lot for the development of a church.

Current Zoning:

RR, Regional Retail District

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

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: Lamesa and Washington roadways are okay as is. No public paving improvements required. [For Applicant’s Information Only.]

WATER: 12” water exists in Lamesa Street, okay as is. 6” water exists in Washington 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 Washington Street, okay as is. 6” sewer exists in alley west of tract, okay as is. No public wastewater improvements required. [For Applicant’s Information Only.]

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

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

DIMENSION: * * *

OTHER: FIRM Data number is incorrect.

TRANSPORTATION: (Approved)

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved with Conditions)

No Oil & Gas Issues

GIS: (Approved)

Vacation should be done prior to this plat. It will need to be included in the legal description. Section number can be 37. Lot can be 4A, 5A, or 6A. Label surrounding subdivisions.

ADDRESSING: (Approved)

No comments.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

The lot is close to a public sewer line, no need for a septic system.

PLANNING: (Approved)

Add the portion of ROW to be vacated to the legal description [Informational]

Change the Section number to “37” on the plat, certificates, and all associated documents [Midland City Code 11-2-5(A)4]

MCAD has a different owner listed. Provide proof of ownership by final plat submittal [Midland City Code 11-2-3(A)1(a)(2)]

In addition to the plat, a vacation request for this property has been submitted [Informational]

Include the names of all abutting property owners with volume/page information (if raw, unplatted) or lot/block/subdivision name (if platted). [Midland City Code 11-2-3(A)1(d)]

Staff recommends approval of the Preliminary Plat of Southern Addition, Section 37, subject to the following conditions.

Conditions:

A. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]

B. Depicted Vacations must be approved by Council prior to final plat submittal. [11-2-3(H)3(b)(6)]

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

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

Attachments:
A. P-25-2431, Combined Documents
B. P&Z - - Southern Addition, Section 37 Prelim

Britton Murry, Development Services Created/Initiated - 12/10/2025

MIDLAND Planning Division

Preliminary Plat Application

For Office Use Only
SUB-25-0915
P-25-2431

Subdivision Name: SOUTHERN ADDITION, SECTION 25
(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: COMMON UNITY CHURCH		Phone #: 432-262-0999 Email:	
Address: 807 S JACKSON	City: MIDLAND	State: TX	Zip: 79701

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

Representative (If different from applicant or property owner) Print Name: 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)
DEVELOPMENT OF A CHURCH

Plat Information | Total Acreage: .55

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

Number of Lots: 1 | Number of Multi-Family Dwelling Units:

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

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

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

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

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

Submittal and Fees

Items to be submitted with this application form:

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

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

Timeline & Deadlines

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

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

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

Applicant (signature): Elvie Brown	Date: 11-13-25
Applicant (printed): Elvie Brown	
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 Common Unity Church or authorized by Elvie Brown, 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. Miller

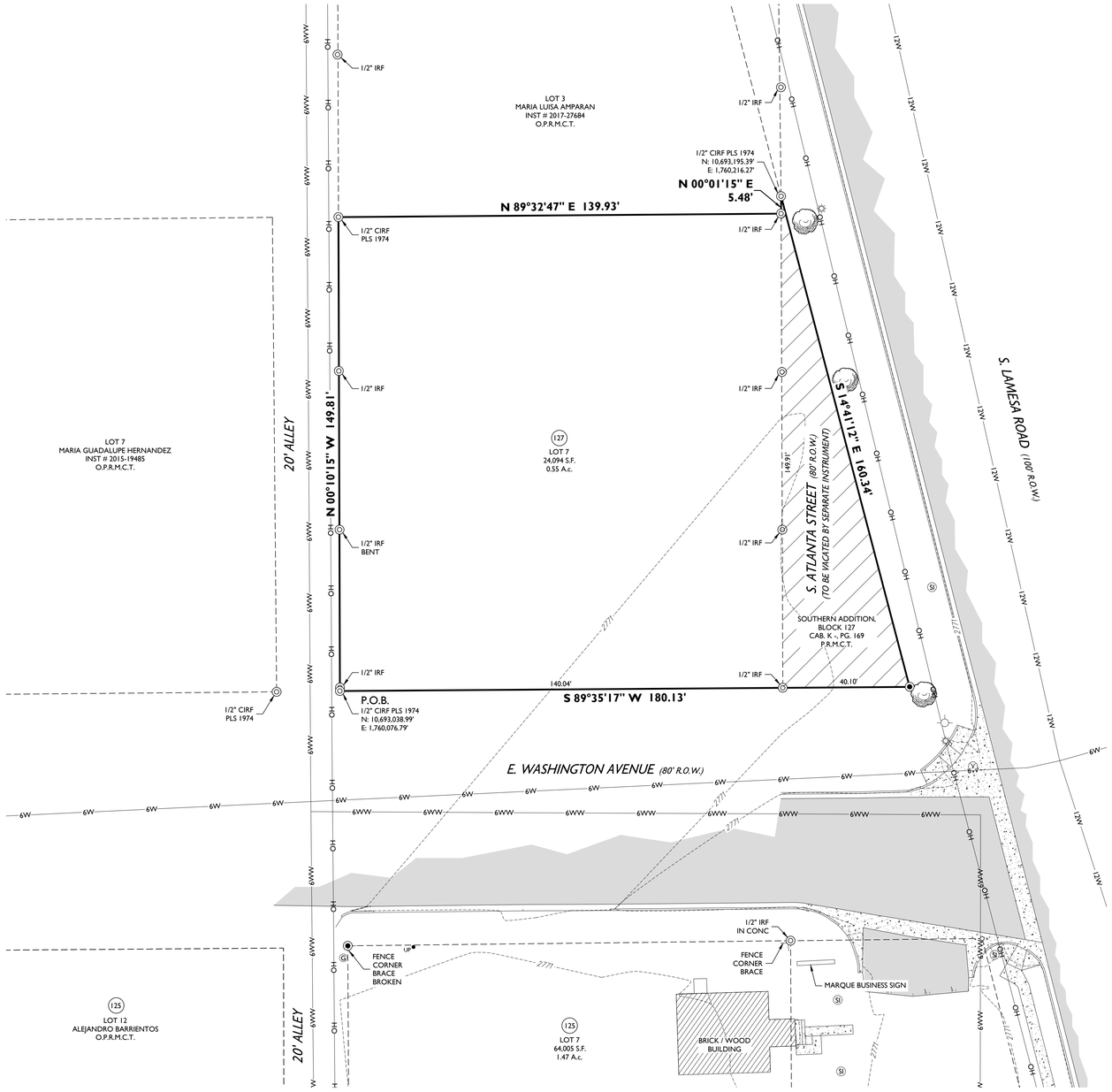
Subscribed and sworn to before me, this 19 day of November, 2025, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

For Office Use Only	
☑ Property Owner Authorization	☑ Digital and Physical Copies of Plat
☑ Application Fee / ☐ Paying online	☐ Deferral Letter (if applicable. Due at final submittal)
Check# 5167	☐ Groundwater Availability Certification Forms (if applicable)
Planner Notes:	
Signature: Angelina Betancourt	**Date:** 11/19/2025

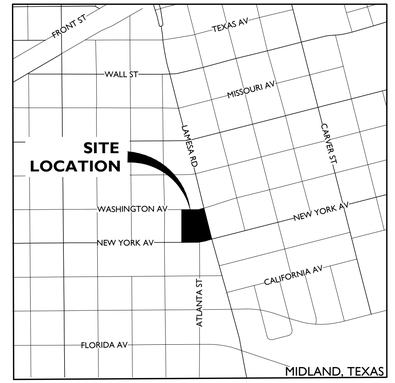
RECEIVED
NOV 19 2025
Initial:



PRELIMINARY PLAT

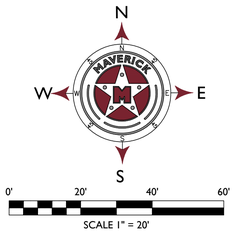
SOUTHERN ADDITION, SECTION 25

BEING A REPLAT OF LOTS 4-6, BLOCK 127, SOUTHERN ADDITION, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS.



VICINITY MAP

N.T.S.



SCALE 1" = 20'

LEGEND

◉	SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
◎	FOUND MONUMENT AS NOTED
⊗	"+" SET IN CONCRETE
◦	EXISTING BOLLARD
	EXISTING FIRE HYDRANT
G	EXISTING GAS RISER
	EXISTING GUY ANCHOR
	EXISTING LIGHT POLE
PP	EXISTING POWER POLE
T	EXISTING TELEPHONE PEDESTAL
UP	EXISTING UTILITY POLE
W	EXISTING WATER METER
V	EXISTING WATER VALVE
	EXISTING MAIL BOX
SI	EXISTING SIGN
	EXISTING TREE
	BOUNDARY LINE
	PROPERTY LINES
X	EXISTING FENCE
	EXISTING CHAINLINK FENCE
OH	EXISTING OVERHEAD ELECTRIC LINE
6WW	EXISTING 6" WASTEWATER
6W	EXISTING 6" WATER MAIN
10W	EXISTING 10" WATER MAIN
12W	EXISTING 12" WATER MAIN
	EXISTING BUILDING
	VACATED RIGHT OF WAY
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
P.R.M.C.T.	PLAT RECORDS, MIDLAND CO., TX
P.O.B.	POINT OF BEGINNING

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS COMMON UNITY CHURCH, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 21, BLOCK 39, T-1-S, T&P. RAILWAY. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT COMMON UNITY CHURCH, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS SOUTHERN ADDITION, SECTION 25, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

THE_____DAY OF _____, 2025.

_____

BY,_____, COMMON UNITY CHURCH

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025 BY _____, COMMON UNITY CHURCH

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SOUTHERN ADDITION, SECTION 25, 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
HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM
THAT THE CORNER MONUMENTS
SUPERVISION, IN ACCORD

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

_____
GREGORY W. SHOULTS
MAVERICK ENGINEERIN.
1909 W. WALL STREET, .
MIDLAND, TX 79701

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0088F, 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 IS 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.*
5. *THIS IS A PROVISIONAL SKETCH 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.*

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

_____
ATMOS ENERGY
BY: _____

_____
AT&T
BY: _____

_____
OPTIMUM
BY: _____

_____
ASTOUND BROADBAND
BY: _____

_____
ONCOR ELECTRIC DELIVERY
BY: _____

PROPERTY OWNER

COMMON UNITY CHURCH
807 S JACKSON
MIDLAND, TEXAS 79701
432-262-0999
DEED INST. #2025-22841

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

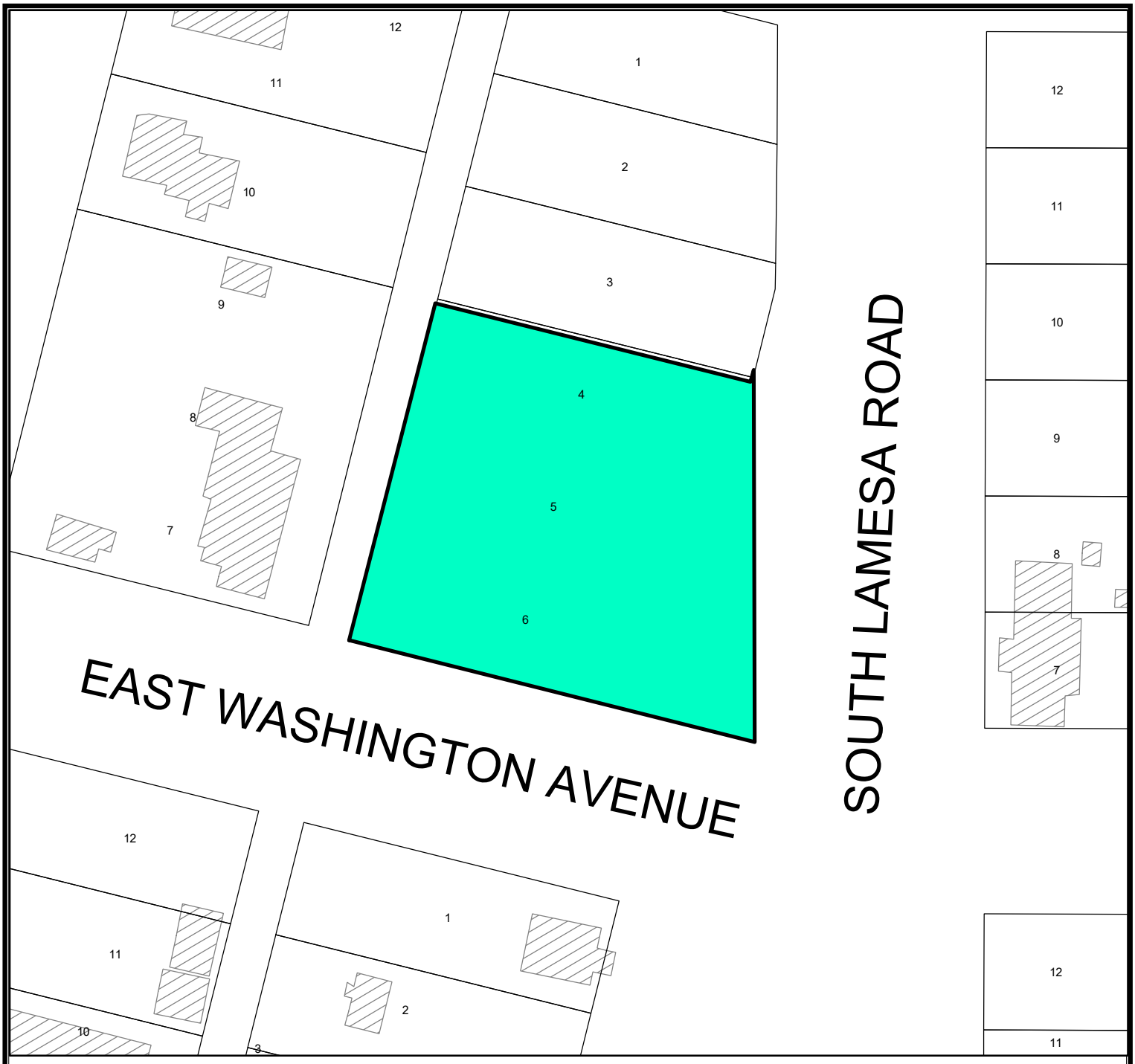
NO. _____

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

SOUTHERN ADDITION, SECTION 25

Drawing : F:\2025\250031-CORNERSTON DESIGN GROUP-COMMON UNITY\DRAWINGS\PLAT\NORTHERN PLAT\PRELIMINARY PLAT\250031 PRELIMINARY PLAT.DWG Last Saved By: JRodriguez on 11/10/25



Location Map

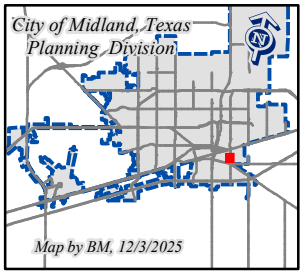
SUB-25-0915 **Scale: 1" = 62'**

Proposed plat of Southern Addition, Section 37, being a replat of Lots 4, 5, and 6, Block 127, Southern Addition, City and County of Midland, Texas.

Generally located at the northwest corner of the intersection of East Washington Avenue and South Lamesa Road. (Council District 2)

LEGEND

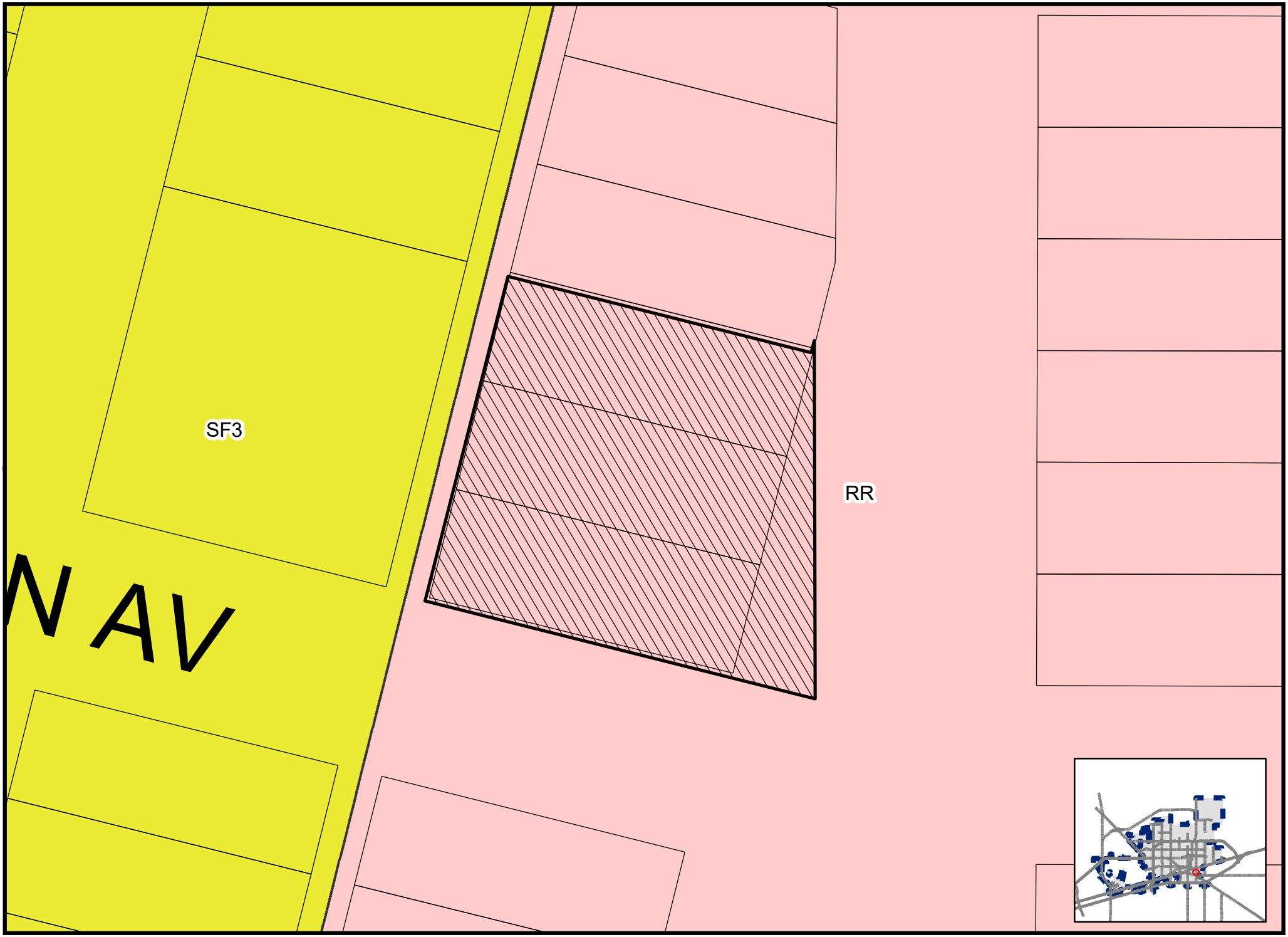
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.



Map by BM, 12/3/2025

SUB-25-0915

Scale: 1" = 54'

ZONING MAP

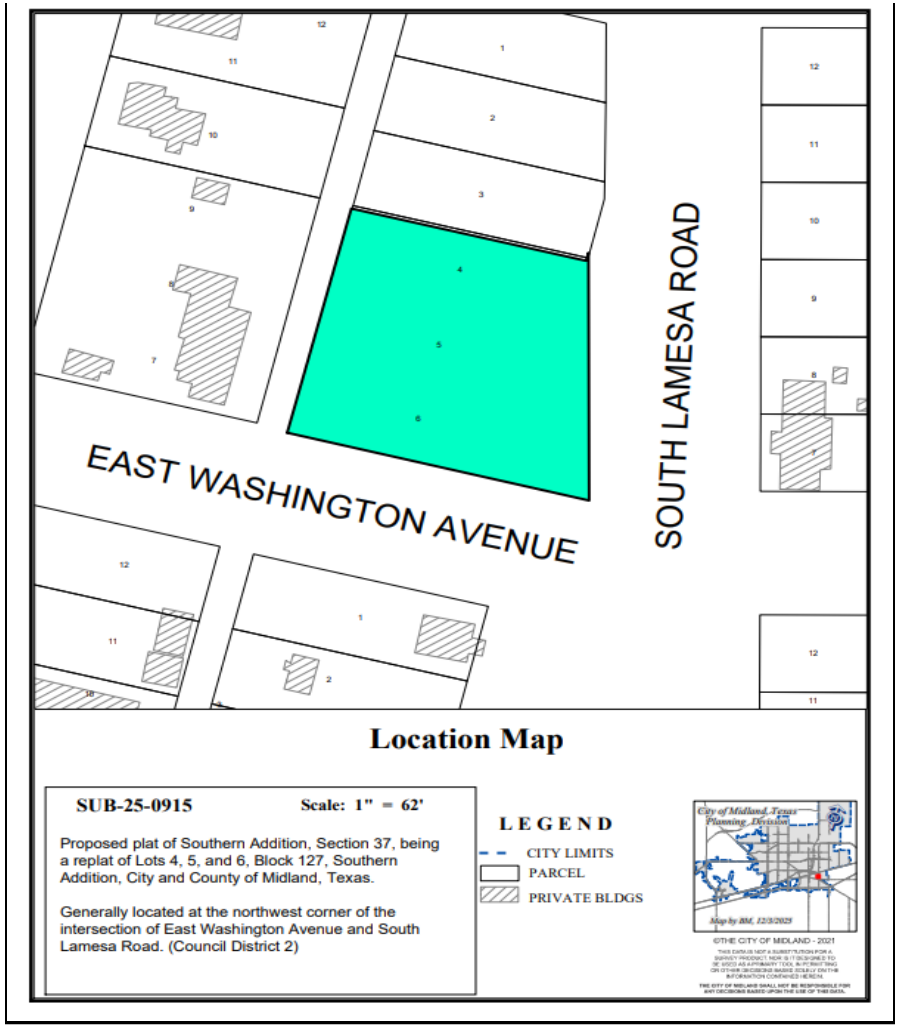
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISION MADE OR ACTION TAKEN BASED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


AV


MIDLAND
Be the Energy!
PRELIMINARY PLAT
SOUTHERN ADDITION, SECTION 37
Visit Our Website
MIDLANDTEXAS.GOV

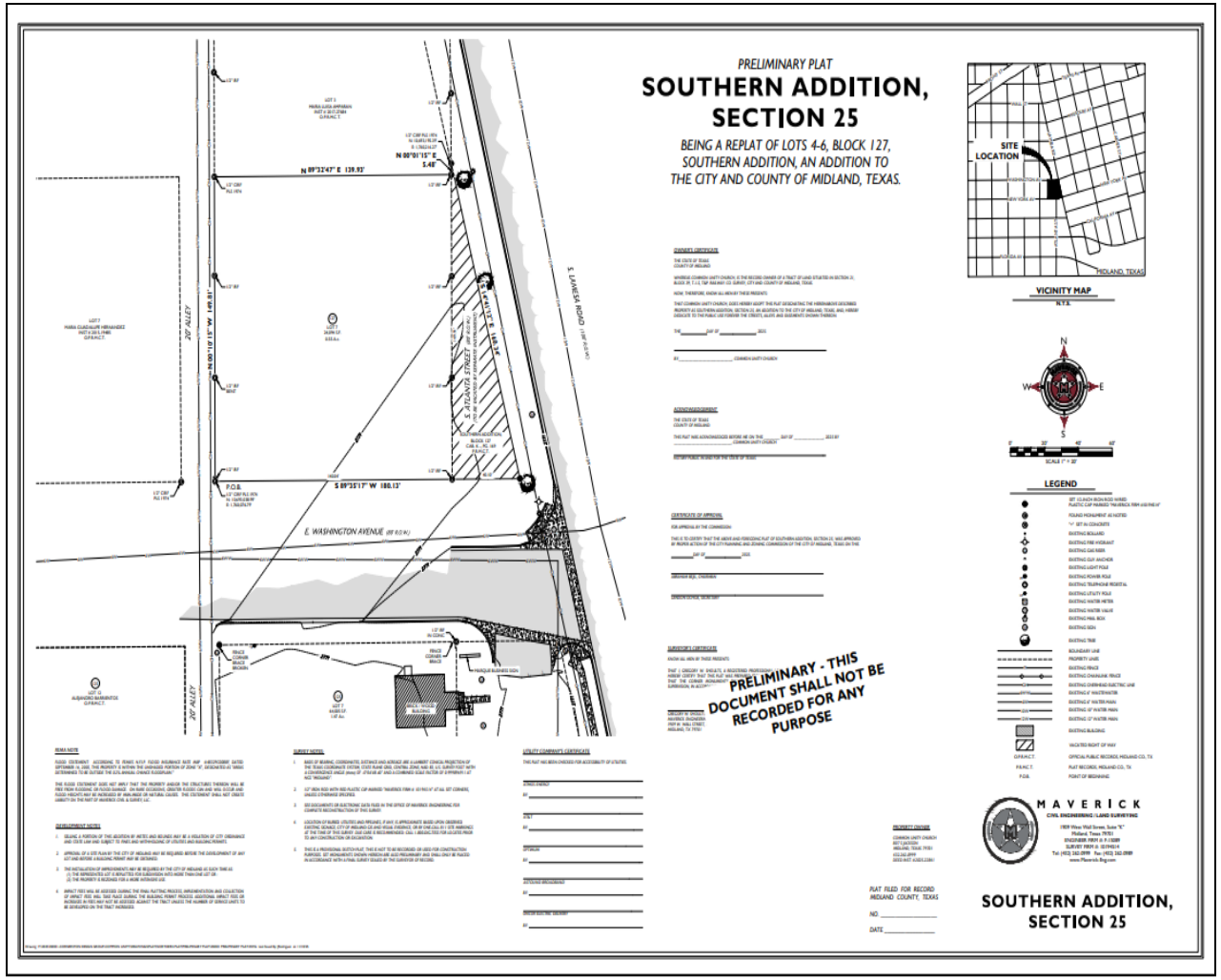
APPLICATION SUMMARY

- **Developer/Property Owner:** Common Unity Church
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located at the northwest corner of the intersection of East Washington Avenue and South Lamesa Road. (Council District 2)
- **Reason for Request:** For the development of a church



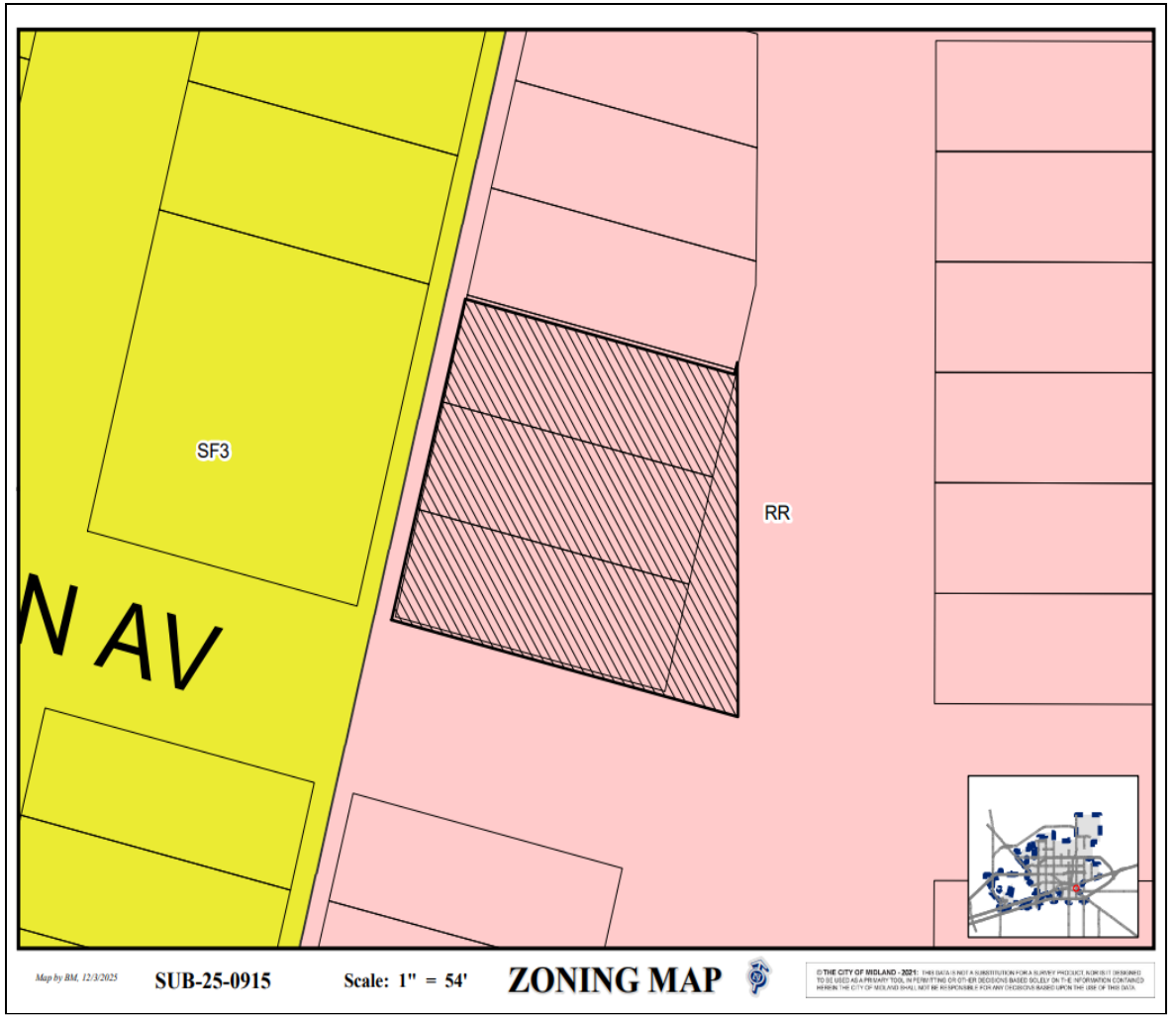
PLAT DETAILS

- **Acreage:** 0.55 acres
- **Number of Existing Lots:** 3
- **Number Proposed Lots:** 1



ZONING

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



MIDLAND
Be the Energy!

LAND USE

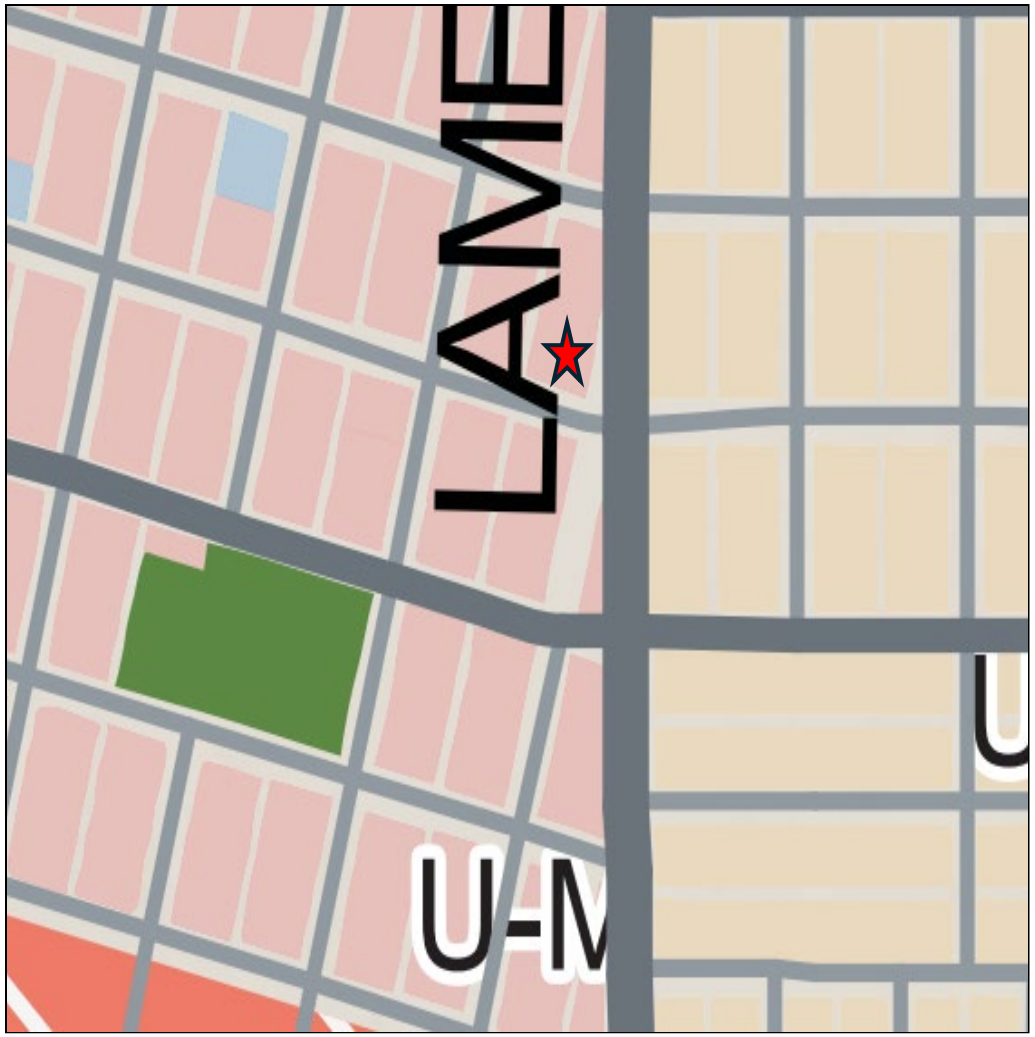
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North:** Vacant Land
  - **South/East:** Single-Family Housing
  - **West:** Church
- **Proposed Use:** Church



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, churches, commercial use, and mixed use.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



RELATED ITEMS

- In addition to the plat, a right-of-way vacation request has been submitted.



STAFF'S RECOMMENDATION

- Staff recommends approval of this request with the following conditions:

A. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]

B. Depicted Vacations must be approved by Council prior to final plat submittal. [11-2-3(H)3(b)(6)]



STAFF'S RECOMMENDATION

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

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



MISSION

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



Planning and Zoning Commission Meeting

Item Number:	**16.**
Meeting Date:	**December 15, 2025**
To:	**Planning and Zoning Commission**
From:	**Britton Murry, Senior Planner**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of Southern Addition, Section 38, being a replat of Lots 1 through 5, Block 125, and Lots 1, 2, and 3, Block 126, Southern Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of East New York Avenue and South Lamesa Road.)**

Purpose:

Maverick Engineering, on behalf of Common Unity Church, is requesting to replat 1.47-acres located on the north side of East New York Avenue into one lot for the development of a church.

Current Zoning:

RR, Regional Retail District

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

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: Washington, Lamesa, and New York roadways are okay as is. No public paving improvements required. [For Applicant’s Information Only.]

WATER: 10” water exists in New York Street, okay as is. 12” water exists in Lamesa Street, okay as is. 6” water exists in Washington 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 alley west of tract, okay as is. 6” sewer exists in east of tract, okay as is. No public wastewater improvements required. [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: Incorrect FEMA Firm Number

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.

SURVEYOR: (Approved)

Everything looks good. Only note: They call for Atlanta to still be dedicated although through a separate plat.

OIL AND GAS: (Approved)

No Oil & Gas Issues

GIS: (Approved)

Vacation should be done prior to this plat. Vacation should be included in the legal. Lot can be 1A-6A (one). Section number can be 38. Northern call should be split at POB. Ensure that calls follow one direction (CW or CCW)

ADDRESSING: (Approved)

It is to be developed as a church. I need to know which street the church will have the driveway and front entrance facing to accurately address.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

The lot is close to a public sewer line, no need for a septic system.

PLANNING: (Approved)

Add the portion of ROW to be vacated to the legal description [Informational]

Change the Section number to “38” on the plat, certificates, and all associated documents [Midland City Code 11-2-5(A)4]

MCAD has a different owner listed. Provide proof of ownership by final plat submittal [Midland City Code 11-2-3(A)1(a)(2)]

In addition to the plat, a vacation request for this property has been submitted [Informational]

Staff recommends approval of the Preliminary Plat of Southern Addition, Section 38, subject to the following conditions.

Conditions:

A. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]

B. Depicted Vacations must be approved by Council prior to final plat submittal. [11-2-3(H)3(b)(6)]

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

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

Attachments:

A. P-25-2432, Combined Documents
B. P&Z - - Southern Addition, Section 38 Prelim

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

MIDLAND Planning Division

Preliminary Plat Application

For Office Use Only
SUB-25-0916
P-___-___

Subdivision Name: SOUTHERN ADDITION, SECTION 24
(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: COMMON UNITY CHURCH		Phone #: 432-262-0999 Email:	
Address: 807 S JACKSON	City: MIDLAND	State: TX	Zip: 79701

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

Representative (If different from applicant or property owner) Print Name: 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)
DEVELOPMENT OF A CHURCH

Plat Information	Total Acreage: 1.47
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 1	Number of Multi-Family Dwelling Units:

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

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

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

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

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

Submittal and Fees

Items to be submitted with this application form:

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

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

Timeline & Deadlines

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

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

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

Applicant (signature): Elvie Brown	Date: 11-13-25
Applicant (printed): Elvie Brown	
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 Common Unity Church or authorized by Elvie Brown, 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.

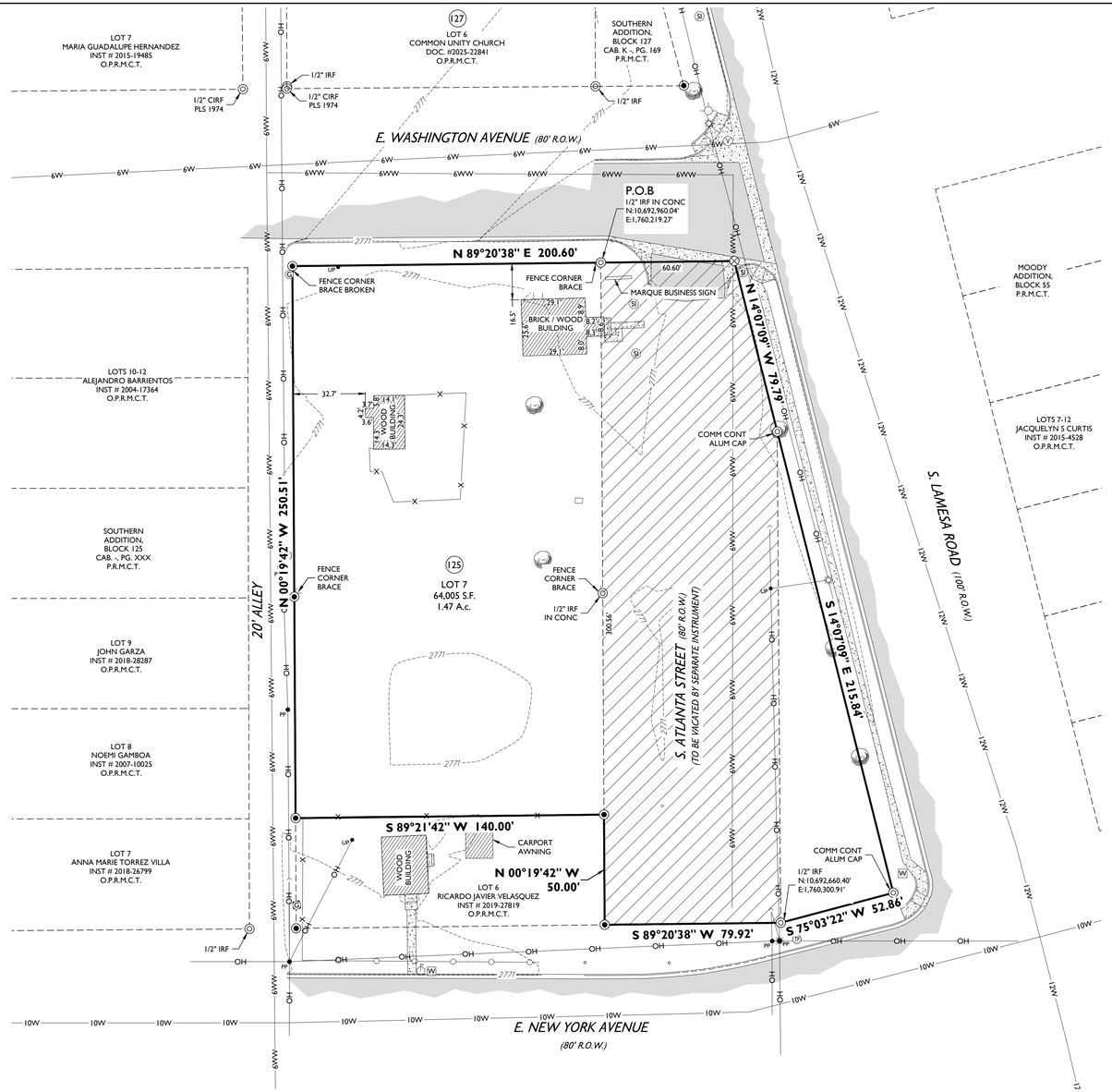
Authorized Agent (signature) Andrea L. Miller

Subscribed and sworn to before me, this 19 day of November, 2025, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

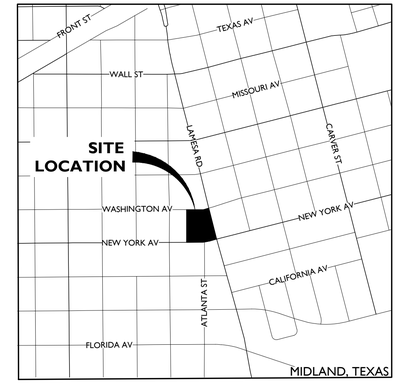
For Office Use Only	
☑ Property Owner Authorization	☑ Digital and Physical Copies of Plat
☑ Application Fee / ☐ Paying online	☐ Deferral Letter (if applicable. Due at final submittal)
Check# 5676	☐ Groundwater Availability Certification Forms (if applicable)
	NA
Planner Notes:	
	RECEIVED
	NOV 19 2025
	Initial: MKY
Signature: Maryjane Lopez	Date: 11/19/2025



PRELIMINARY PLAT

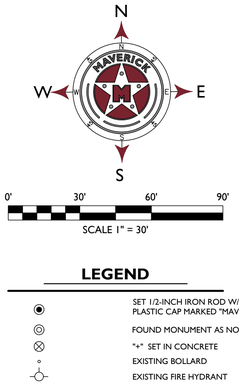
SOUTHERN ADDITION, SECTION 24

BEING A REPLAT OF LOTS 1-5, BLOCK 125 AND LOTS 1-3, BLOCK 126, SOUTHERN ADDITION, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS.



VICINITY MAP

N.T.S.



0' 30' 60' 90'

SCALE 1" = 30'

LEGEND

◉	SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
◎	FOUND MONUMENT AS NOTED
⊗	"+" SET IN CONCRETE
○	EXISTING BOLLARD
	EXISTING FIRE HYDRANT
G	EXISTING GAS RISER
^	EXISTING GUY ANCHOR
	EXISTING LIGHT POLE
PP	EXISTING POWER POLE
TP	EXISTING TELEPHONE PEDESTAL
UP	EXISTING UTILITY POLE
W	EXISTING WATER METER
V	EXISTING WATER VALVE
	EXISTING MAIL BOX
SI	EXISTING SIGN
	EXISTING TREE
	BOUNDARY LINE
	PROPERTY LINES
X	EXISTING FENCE
	EXISTING CHAINLINK FENCE
OH	EXISTING OVERHEAD ELECTRIC LINE
6WW	EXISTING 6" WASTEWATER
6W	EXISTING 6" WATER MAIN
10W	EXISTING 10" WATER MAIN
12W	EXISTING 12" WATER MAIN
	EXISTING BUILDING
	VACATED RIGHT OF WAY
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
P.R.M.C.T.	PLAT RECORDS, MIDLAND CO., TX
P.O.B.	POINT OF BEGINNING

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS , COMMON UNITY CHURCH IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 21, BLOCK 39, T-1-S, T&P. RAILWAY. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT COMMON UNITY CHURCH, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS SOUTHERN ADDITION, SECTION 24, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

THE_____DAY OF _____, 2025.

BY:_____, COMMON UNITY CHURCH

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025 BY _____, COMMON UNITY CHURCH

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SOUTHERN ADDITION, SECTION 24, 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[illegible] HEREBY CERTIFY THAT THIS PLAT WAS PREPARED [illegible] THAT THE CORNER MONUMENTS [illegible] SUPERVISION, IN ACCORDA[illegible]

GREGORY W. SHOULTS
MAVERICK ENGINEERIN.
1909 W. WALL STREET, .
MIDLAND, TX 79701

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

PROPERTY OWNER

COMMON UNITY CHURCH
807 S JACKSON
MIDLAND, TEXAS 79701
432-262-0999
DEED INST. #2024-8831

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0088F, 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 IS 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.*
5. *THIS IS A PROVISIONAL SKETCH 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.*

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATMOS ENERGY

BY: _____

AT&T

BY: _____

OPTIMUM

BY: _____

ASTOUND BROADBAND

BY: _____

ONCOR ELECTRIC DELIVERY

BY: _____

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

SOUTHERN ADDITION, SECTION 24

Drawing : F:\2025\250031-CORNERSTON DESIGN GROUP-COMMON UNITY\DRAWINGS\PLAT\SOUTHERN PLAT\PRELIMINARY PLAT\250031 PRELIMINARY PLAT.DWG Last Saved By: JRodriguez on 11/10/25



Location Map

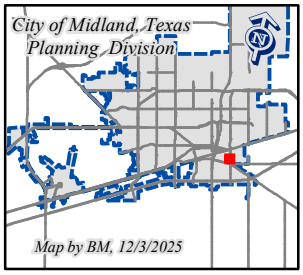
SUB-25-0916 **Scale: 1" = 93'**

Proposed plat of Southern Addition, Section 38, being a replat of Lots 1 through 5, Block 125, and Lots 1, 2, and 3, Block 126, Southern Addition, City and County of Midland, Texas.

Generally located at the northwest corner of the intersection of East New York Avenue and South Lamesa Road. (Council District 2)

LEGEND

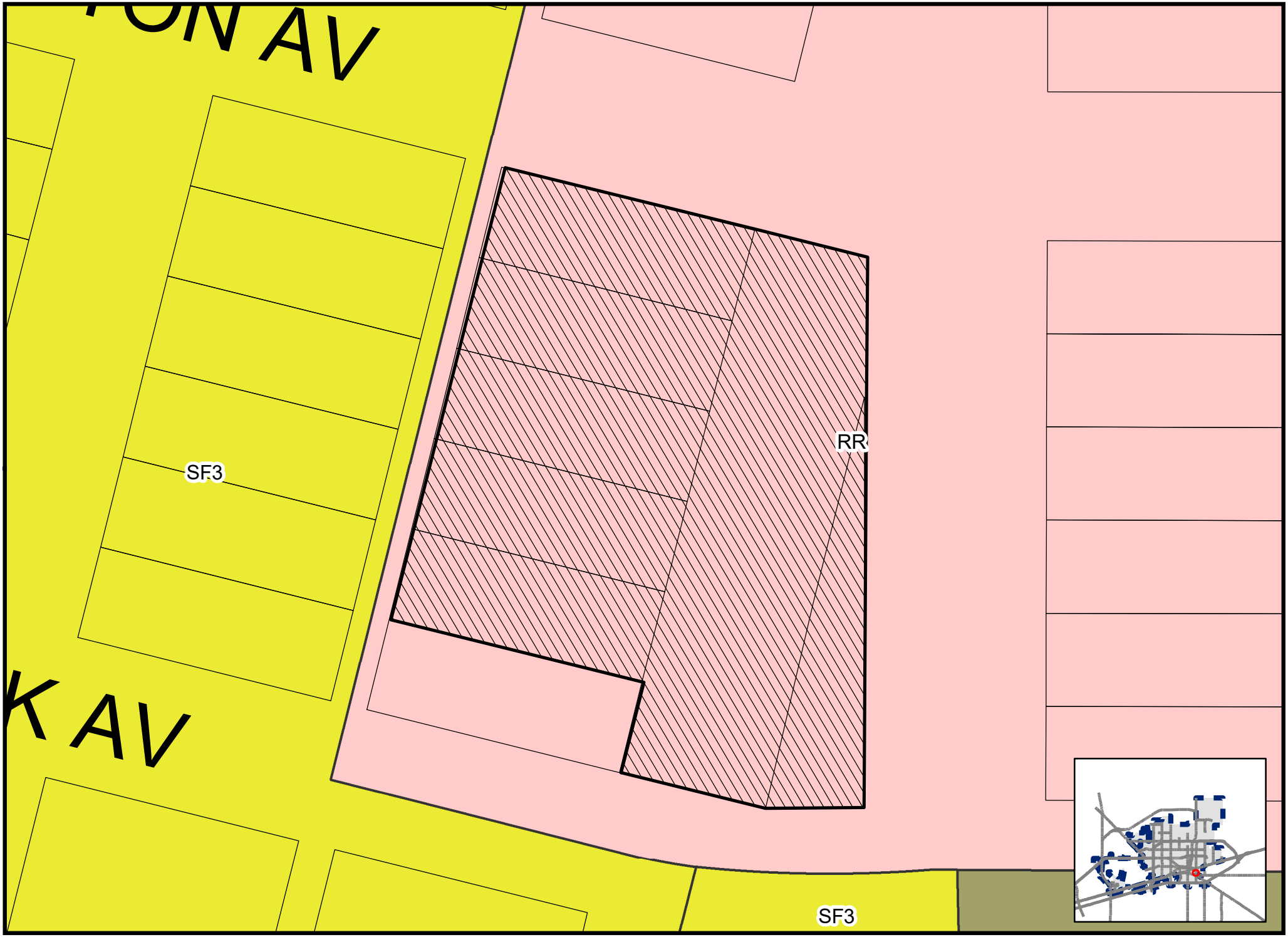
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.



Map by BM, 12/3/2025

SUB-25-0916

Scale: 1" = 65'

ZONING MAP

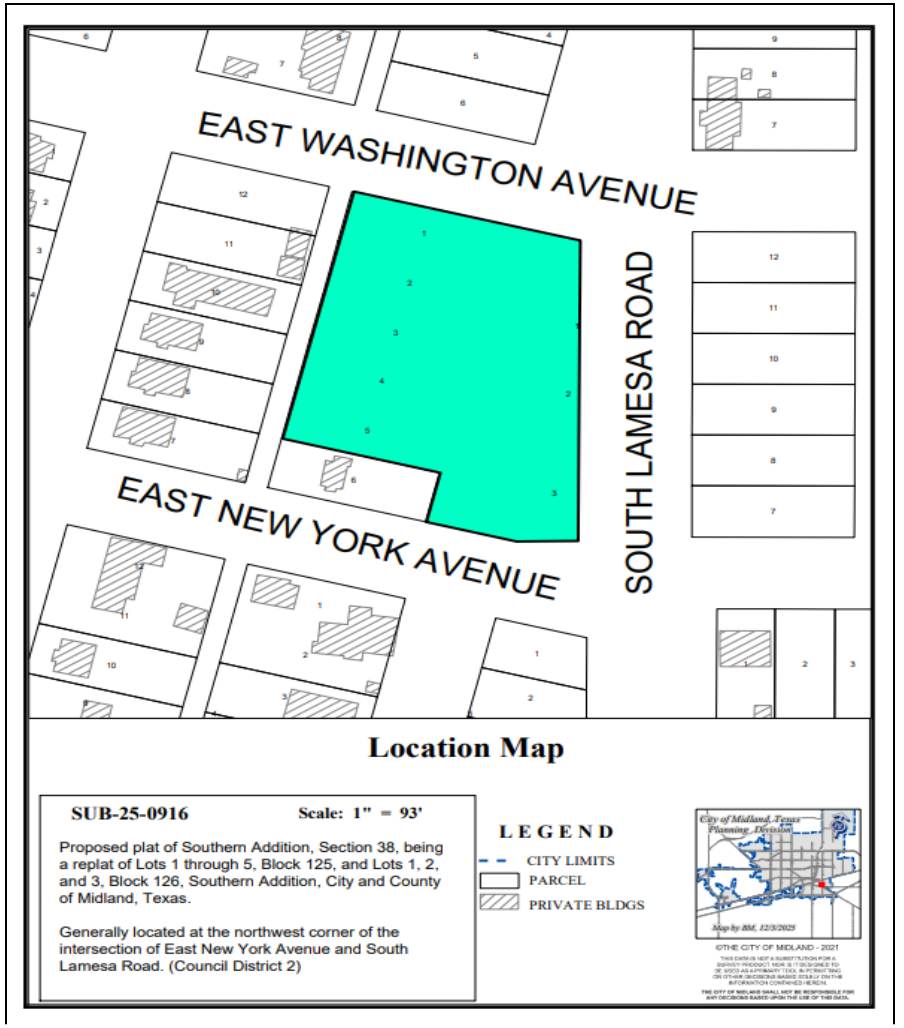
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISION MADE OR ACTION TAKEN BASED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


INGTON AV
ORK AV
ATLANTA ST


MIDLAND
Be the Energy!
PRELIMINARY PLAT
SOUTHERN ADDITION, SECTION 38
Visit Our Website
MIDLANDTEXAS.GOV

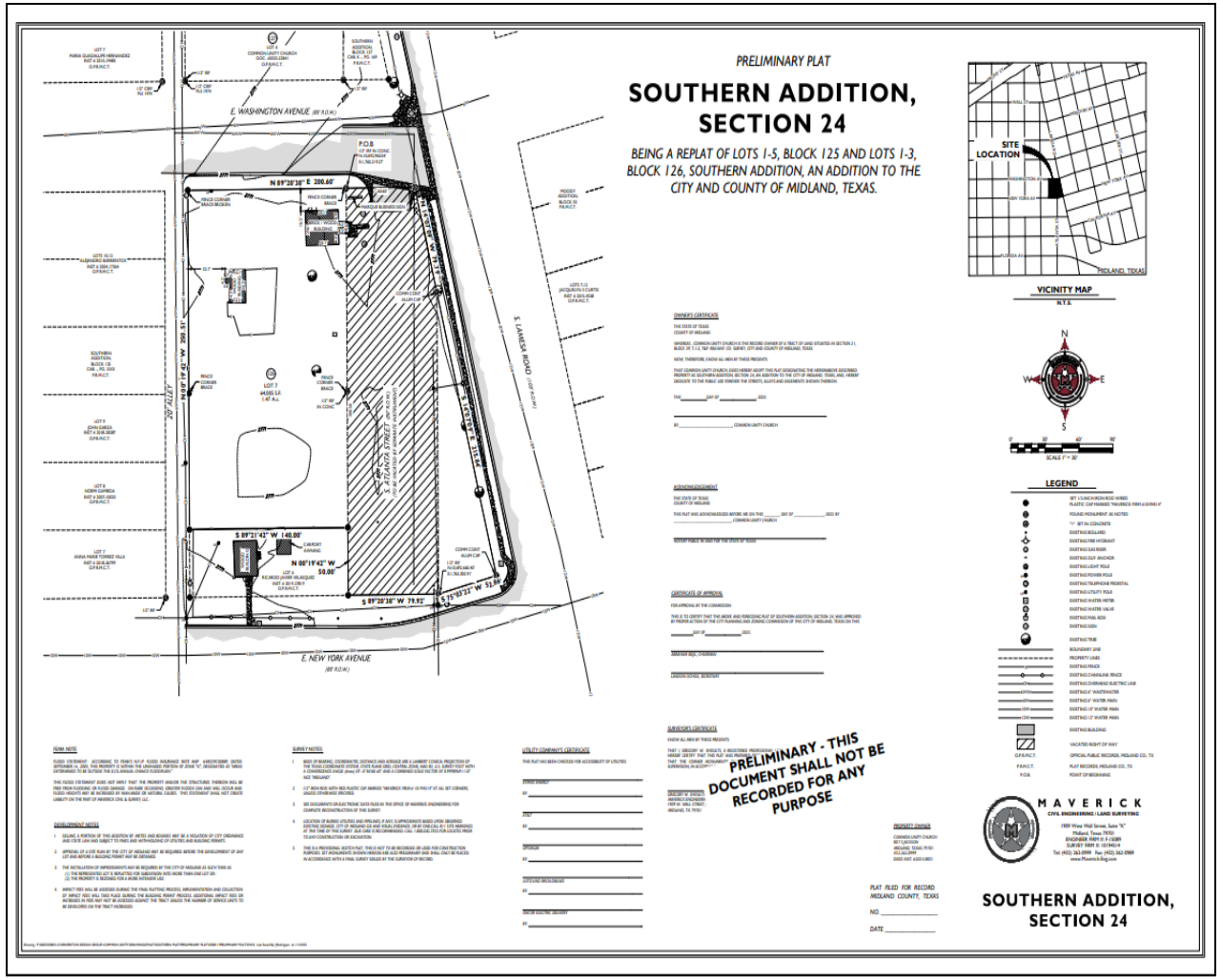
APPLICATION SUMMARY

- **Developer/Property Owner:** Common Unity Church
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located at the northwest corner of the intersection of East New York Avenue and South Lamesa Road. (Council District 2)
- **Reason for Request:** For the development of a church



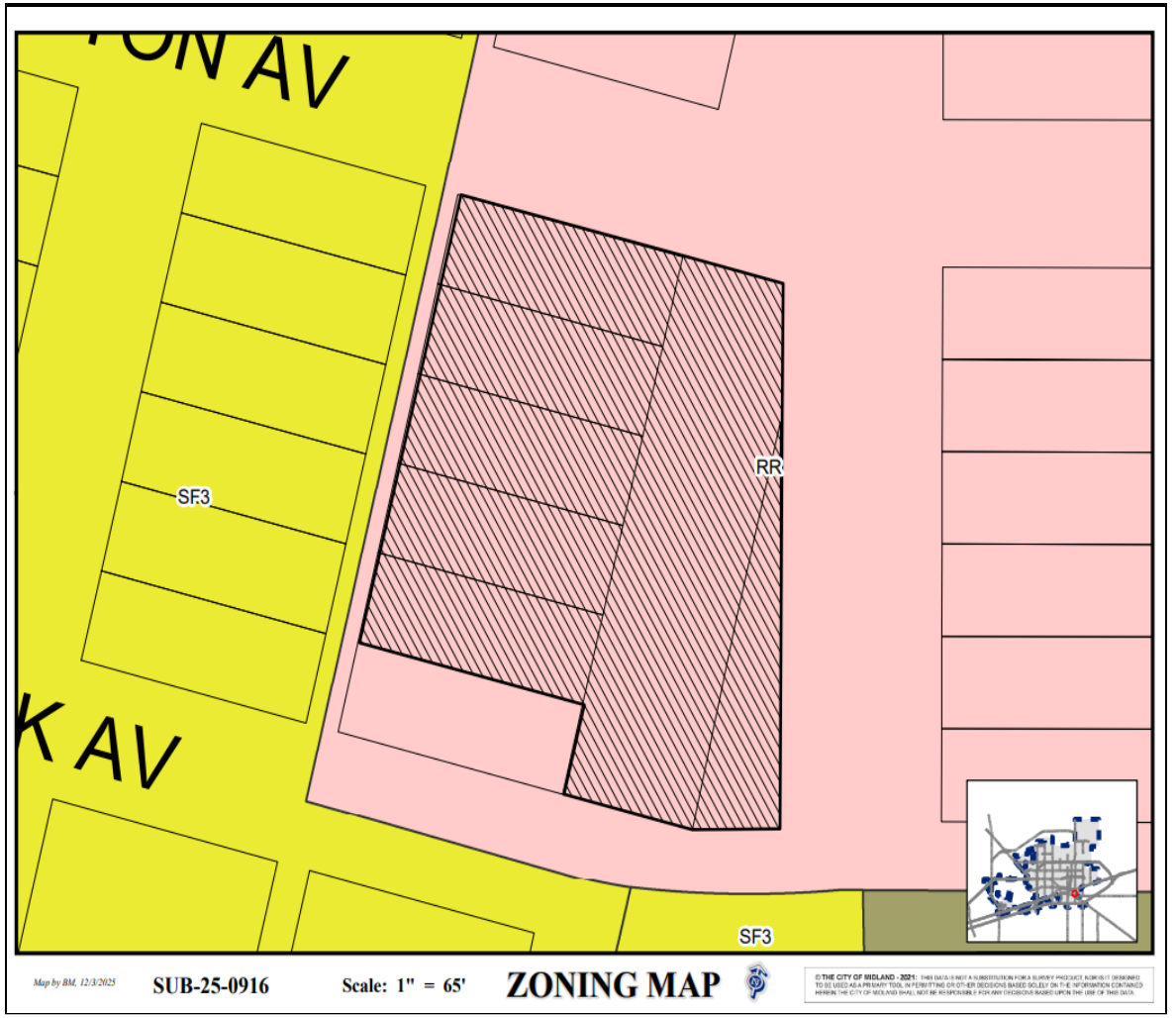
PLAT DETAILS

- **Acreage:** 1.47 acres
- **Number of Existing Lots:** 8
- **Number Proposed Lots:** 1



ZONING

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



MIDLAND
Be the Energy!

LAND USE

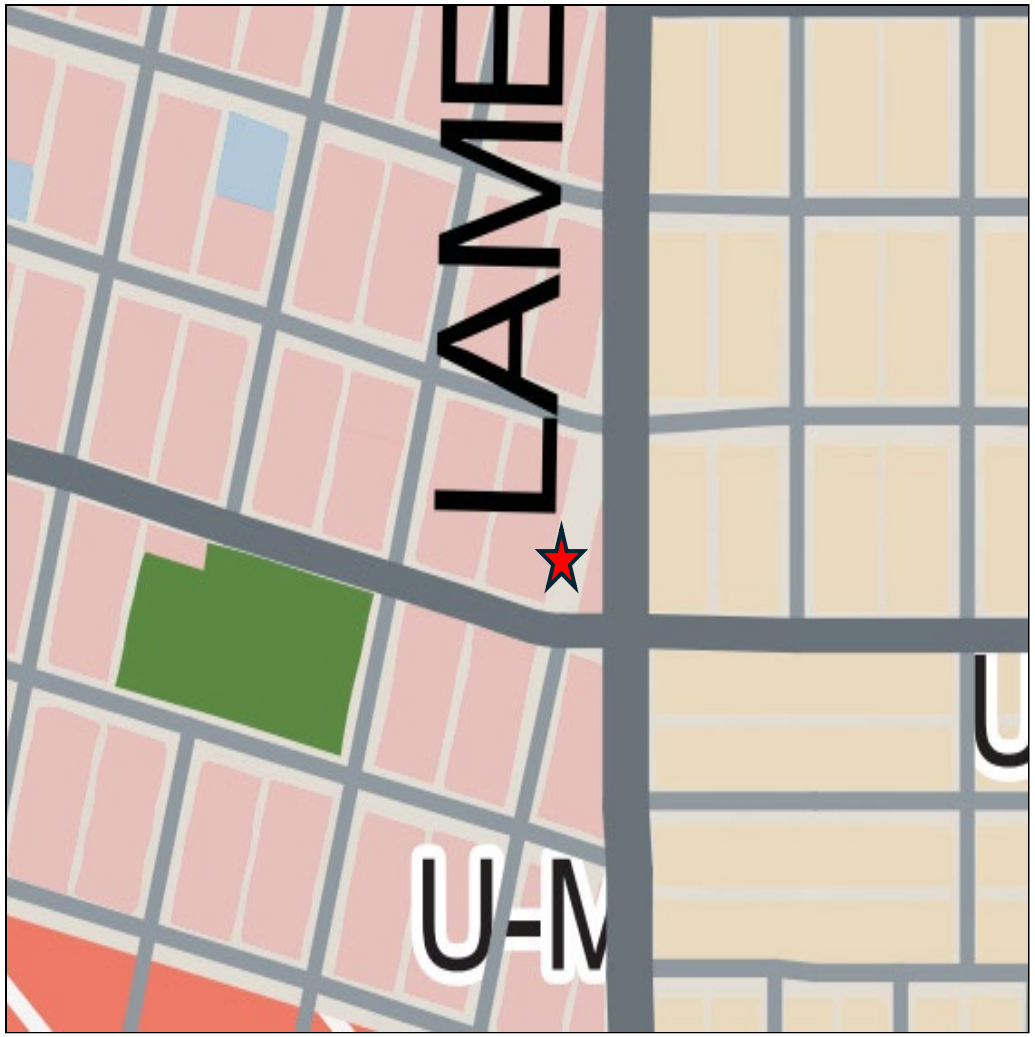
- **Current Use:** Single-Family Housing and Vacant Land
- **Surrounding Uses:**
  - **North/East:** Vacant Land
  - **South/West:** Single-Family Housing
- **Proposed Use:** Church



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, churches, commercial use, and mixed use.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



MIDLAND
Be the Energy!

RELATED ITEMS

- In addition to the plat, a right-of-way vacation request has been submitted.



STAFF'S RECOMMENDATION

- Staff recommends approval of this request with the following conditions:

A. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]

B. Depicted Vacations must be approved by Council prior to final plat submittal. [11-2-3(H)3(b)(6)]



STAFF'S RECOMMENDATION

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

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



MISSION

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



Planning and Zoning Commission Meeting

Item Number:	**17.**
Meeting Date:	**December 15, 2025**
To:	**Planning and Zoning Commission**
From:	**Britton Murry, Senior Planner**
Subject:	**Motion approving a reinstatement of an approved Preliminary Plat of Grasslands Estates, Section 26, being a replat of Lot 1, Block 21, Grassland Estates, Section 16, City and County of Midland, Texas. (Generally located at the southwest corner of West Wadley Avenue and Callaway Drive.)**

Purpose:

Dunaway Associates, on behalf of Boot Lake Ranch Property Owner, LLC, is requesting to replat Lot 1, Block 21, Grasslands Estates, Section 16, City and County of Midland, Texas, for future development. The development will consist of fourteen (14) lots. Thirteen (13) of the lots will be reserved for commercial development, while the final lot will be developed into the Midland Zoo.

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Building Code: (Approved)

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

Engineering: (Approved with Conditions)

IMPACT FEES: Provide the following impact fee language on the plat face: Initial Impact Fees will be assessed during the final platting process. Implementation and collection of impact fees will take place during the permitting process. Additional impact fees or increases in fees may not be assessed against the tract unless the number of service units to be developed on the tract increases. [Per Midland City Code Sect. 11-14-6]

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

PAVING: Wadley improvements are currently being constructed as part of a City project. No public paving improvements required. [For Applicant’s Information Only.]

WATER: Internal Water improvements have not been submitted/accepted. Construct internal public water improvements to city standards. 12” water exists in Wadley Street N of tract, okay as is. No public water improvements required. 8” water exists in Callaway Street E of tract, okay as is. No public water improvements required. 8” water exists in alley W of tract, okay as is. No public water improvements required.[For Applicant’s Information Only.] 16” water exists in Homestead Blvd S of tract, okay as is. No public water improvements required. [For Applicant’s Information Only.]

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

PRO RATA: None.

SEWER: 10” sewer exists in Callaway Street E of tract, okay as is. No public wastewater improvements required. 15” sewer exists in alley S and W of tract, okay as is. No public wastewater improvements required. [For Applicant’s Information Only.]

DRAINAGE: Preliminary Drainage report is required during preliminary stage of the platting process. [Reference Midland City Code 11-2-3(D)8]

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

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

Transportation: (Approved with Conditions)

STREET NAME AND TRAFFIC CONTROL SIGN FEE – Fee due at Final Plat submittal = 7 new intersections created at $500/intersection = $3500. [Reference City Code Section 11-2-5(C)3(t).] Street Aguila Dr run east-west and also north-south, it will create confusion, change one of the street name. 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)

All future development shall meet the requirements of IFC 2015 ed. and local ordinances.

GIS: (Approved)

Lots can be 2-10. Should lot 3 be a common area? Please label surrounding subdivisions. Call N71-7-16e 441.02 (along northern side of plat) appears to encroach into ROW by 8'. Lot lines should be solid. Calls needed for lot lines. Please provide recording information for easements (including the easement to be abandoned). Are the proposed ponds meant to be detention basins as well? if so, we may need a detention basin easement where they fall within the plat boundaries. Is Private St (Oso Ct) a driveway or an actual street? If it is a street, then its centerline will need calls. Street names are under review.

Oil and Gas: (Approved)

No Oil & Gas Issues. The Plugged and Abandoned well- Scharbauer 36 #1 is identified and located under street. No building permits are allowed over the top of a P&A well.

Midland County Health: (Approved)

The lot is close to a public water line and a public sewer line no need for a septic system.

CRMWD: (Approved)

No comments.

Surveyor: (Approved)

No comments.

Planning: (Approved)

Please update the month in the Owners Certificate [Informational]

Match the certificate of approval in the Plats and Subdivisions regulations [Informational]

Scale needs to be drawn to 1”=200’ [Informational]

Ownership documentation needs to be furnished as MCAD lists a different owner [Informational]

Dunaway logo and information needs to be in the righthand corner with the title block [Informational]

Please list ROW for private street Oso Circle [Informational]

Will the easement on the west be vacated prior to final or after final? [Informational]

Add section numbers to surrounding subdivision names [Informational]

Lot lines need to be solid and not dashed [Informational]

Will you be adding any sewer or water line? These need to be shown if so [Informational]

Staff recommends approval of the Preliminary Plat of Grasslands Estates, Section 26, 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. SUB-24-0723, Combined Documents
B. P&Z - - Grassland Estates, Section 26 Prelim Reinstatement

Britton Murry, Development Services	Created/Initiated - 12/5/2025
Landon Ochoa, Development Services	Final Approval - 12/5/2025

MIDLAND
Planning Division

Preliminary Plat Application

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: Grassland Estates - SECTION 26

Legal Description (attached sealed Metes and Bounds): _____
LOT 1, BLOCK 21, GRASSLAND ESTATES, SEC 26, CITY AND COUNTY OF MIDLAND, TEXAS

Property Owner Printed Name: Boot Lake Ranch Property Owner, LLC		Phone (432) 260-5081 Email adam@dahliacompanies.com	
Address 2500 N. Big Spring Street	City Midland	State TX	Zip 79705

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

Representative *(if acting as Agent, see affidavit on page 2)* Firm: Dunaway Associates Printed Name: Tim Hair		Phone (432) 699-4889 Email thair@dunaway.com	
Address 4000 Big Spring St, Suite 101	City Midland	State TX	Zip 79705

Current Zoning: LR and AE

Reason for Platting: Proposed Zoning Change
BEING A REPLAT OF 132.075 ACRES

Plat Information	Total Acreage:	132.075

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

Number of Lots: 14 | Number of Multi-family Dwelling Units:

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

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

Provisions

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

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

Property Owner (signature): _____ Date: 4/24/24

Property Owner (printed) : IAN DENHOLM

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

_____
Authorized Agent (*signature*)

Subscribed and sworn to before me, this 16th day of May, 2024, 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

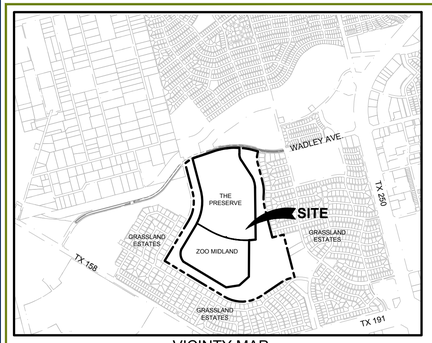
FOR OFFICE USE ONLY

- ☑ Property Owner Authorization
- ☑ Application Fee
  Check # 1735
- ☑ 1 Copy of Dimensioned Plat
- ☑ 1 Copy of Plat (11x17)
- ☑ Plat in Digital Format (PDF/JPEG)

RECEIVED
MAY 06 2024

Received By: _____ Date:

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



VICINTY MAP

OWNER'S CERTIFICATE

STATE OF TEXAS, COUNTY OF MIDLAND:

WHEREAS Boot Lake Ranch Property Owner, LLC, is the record owner of a tract of land situated in Section 25, 35 & 36, Block 40, Township 1 South, T&P RR Co. Survey, County of Midland, and more particularly described hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Boot Lake Ranch Property Owner, LLC, do hereby adopt this plat designating the herein above described property as GRASSLAND ESTATES, SECTION 26 to the City of Midland, 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 February 2024.

_____
BOOT LAKE RANCH PROPERTY OWNER, LLC

STATE OF TEXAS, COUNTY OF MIDLAND:

This instrument was acknowledged before me on February _____ , 2024, by _____ on behalf of Boot Lake Ranch Property Owner

_____
Notary Public Signature

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of GRASSLAND ESTATES, SECTION 26, was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on the _____ day of February, 2024.

_____
MANAGER

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

_____ Print Name:
ATMOS ENERGY

_____ Print Name:
ONCOR ELECTRIC DELIVERY

_____ Print Name:
ALTICE

_____ Print Name:
GRANDE COMMUNICATIONS

_____ Print Name:
AT&T–TEXAS

NOTES:

1. The basis of the bearings shown hereon is the Texas State Plane Coordinate System of 1983, Central Zone, (NAD 83).
2. According to the graphical plotting of the Flood Insurance Rate Map for Midland County, Texas and Incorporated Areas, Panel 68 of 525, Map Number 48329C0068F, Map Revised September 16, 2005, and Panel 200 of 525, Map Number 48329C0200F, Map Revised September 16, 2005 the subject property is located in Zone X and Zone AH. This statement does not reflect any type of flood study by this firm.
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. No structure shall be built over an abandoned well.
8. An 8 Foot Screeing Wall will be required between Residential and commercially zoned property.
9. No structure shall be built over an abandoned well.

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



250' 0 250' 500'
GRAPHIC SCALE IN FEET

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO._____CABINET_____

DATE_____PAGE_____

METES AND BOUNDS

BEING a 132.07 acre parcel of land situated in Section 25, Block 40, Township 1 South, T & P RR Co. Survey, Abstract No. 253, Section 36, Block 40, Township 1 South, Abstract No. 828, and in Section 35, Block 40, Township 1 South, T & P RR Co. Survey, Abstract No. 378, Midland County, Texas, being all of a called 51.097 acre tract of land described in Special Warranty Deed to Nueva Boot, LLC, as recorded in Document Number 2023-16579, Official Records of Midland County, Texas (O.R.M.C.T.), and being all of a called 0.049 acre tract of land described in Correction Warranty Deed to Midland-Odessa Golf Corporation, as recorded in Document Number 2020-38555, O.R.M.C.T., and being part of tract of land described in Special Warranty Deed to Boot Lake Ranch Property Owner, LLC, as recorded in Document Number 2023-16578, O.R.M.C.T., and also being part of Lot 1, Block 21, Grassland Estates Section 16, an addition to the City of Midland, as recorded in Cabinet F, Page 157, Plat Records of Midland County, Texas (P.R.M.C.T.), said 132.07 acre parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" (herein referred to as "set 5/8-inch iron rod") for corner on the southerly right-of-way line of W. Wadley Avenue (100-foot width), being locatable by NAD83 Grid Coordinate: N=10,699,648.73, E=1,727,385.43, and from which a found 1/2-inch iron rod with cap stamped "PIPER SURVEYING PLS 1974" for corner on said southerly right-of-way line bears Southeasterly along a curve to the right, having a radius of 1,925.85 feet and whose chord bears South 80 degrees 27 minutes 10 seconds East, a distance of 417.42 feet, and through a central angle of 12 degrees 26 minutes 35 seconds, an arc length of 418.24 feet;

THENCE departing the southerly right-of-way line of said W. Wadley Avenue and crossing said Lot 1 the following courses and distances;

South 00 degrees 00 minutes 00 seconds East, a distance of 167.42 feet to a set 5/8-inch iron rod for corner at the beginning of a curve to the left, having a radius of 340.00 feet and whose chord bears South 16 degrees 41 minutes 54 seconds East, a distance of 195.39 feet;

Southeasterly, along said curve to the left, through a central angle of 33 degrees 23 minutes 48 seconds and an arc length of 198.18 feet to a set 5/8-inch iron rod for corner at the end of said curve;

South 33 degrees 23 minutes 48 seconds East, a distance of 501.24 feet to a set 5/8-inch iron rod for corner at the beginning of a curve to the right, having a radius of 640.00 feet and whose chord bears South 17 degrees 02 minutes 51 seconds East, a distance of 360.31 feet;

Southeasterly, along said curve to the right, through a central angle of 32 degrees 41 minutes 54 seconds and an arc length of 365.24 feet to a set 5/8-inch iron rod for corner at the end of said curve;

South 00 degrees 41 minutes 53 seconds East, a distance of 1,446.85 feet to a set 5/8-inch iron rod for corner at the beginning of a curve to the right, having a radius of 2,086.82 feet and whose chord bears South 84 degrees 49 minutes 41 seconds West, a distance of 184.42 feet;

Southwesterly, along said curve to the right, through a central angle of 05 degrees 03 minutes 55 seconds and an arc length of 184.48 feet to a found 1/2-inch iron rod with cap stamped "ASB 5689" (herein referred to as "found 1/2-inch iron rod") for corner at the end of said curve;

South 00 degrees 25 minutes 39 seconds West, a distance of 1,022.30 feet to a found 1/2-inch iron rod for corner;

South 48 degrees 05 minutes 44 seconds West, a distance of 356.55 feet to a found 1/2-inch iron rod for corner;

South 81 degrees 21 minutes 19 seconds West, a distance of 375.27 feet to a found 1/2-inch iron rod for corner;

North 58 degrees 58 minutes 27 seconds West, a distance of 1,389.76 feet to a found 1/2-inch iron rod for corner at the beginning of a curve to the right, having a radius of 339.42 feet and whose chord bears North 08 degrees 57 minutes 55 seconds West, a distance of 354.54 feet;

Northwesterly, along said curve to the right, through a central angle of 62 degrees 58 minutes 09 seconds and an arc length of 373.03 feet to a found 1/2-inch iron rod for corner at the end of said curve;

North 30 degrees 55 minutes 49 seconds East, a distance of 840.21 feet to a found 1/2-inch iron rod for corner;

North 64 degrees 07 minutes 47 seconds West, a distance of 1.54 feet to a set 5/8-inch iron rod for corner at the beginning of a curve to the left, having a radius of 1,276.00 feet and whose chord bears North 06 degrees 48 minutes 06 seconds East, a distance of 929.05 feet;

Northeasterly, along said curve to the left, through a central angle of 42 degrees 41 minutes 53 seconds and an arc length of 950.90 feet to a set 5/8-inch iron rod for corner at the end of said curve;

THENCE North 14 degrees 32 minutes 51 seconds West, continuing across said Lot 1, a distance of 914.54 feet to a set 5/8-inch iron rod for corner on the southerly line of a called 0.279 acre Right-of-Way Tract as described in General Warranty Deed to the City of Midland, as recorded in Document Number 2020-32262, O.R.M.C.T., and begin the beginning of a curve to the right, having a radius of 957.01 feet and whose chord bears North 68 degrees 57 minutes 06 seconds East, a distance of 139.57 feet;

THENCE Northeasterly, along the southerly line of said called 0.279 acre Right-of-Way Tract and along said curve to the right, through a central angle of 08 degrees 21 minutes 48 seconds and an arc length of 139.69 feet to a found 1/2-inch iron rod for corner at the end of said curve, being the easterly corner of said called 0.279 acre Right-of-Way Tract, and the westerly corner of said called 0.049 acre tract;

THENCE North 71 degrees 07 minutes 16 seconds East, along the northerly line of said called 0.049 acre tract, a distance of 441.02 feet to a set 5/8-inch iron rod for corner at the intersection of the northerly line of said called 0.049 acre tract and the northerly line of said Lot 1, said point being the beginning of a curve to the right, having a radius of 1,925.85 feet and whose chord bears North 81 degrees 49 minutes 26 seconds East, a distance of 768.02 feet;

THENCE Northeasterly, along the common northerly line of said Lot 1 and the southerly right-of-way line of said W. Wadley Avenue, and along said curve to the right, through a central angle of 23 degrees 00 minutes 13 seconds and an arc length of 773.21 feet to the POINT OF BEGINNING and containing 132.07 acres (or 5,753,090 square feet) of land, more or less.

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 properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Midland, Texas.

PRELIMINARY
MARK YALE, RPLS

Date

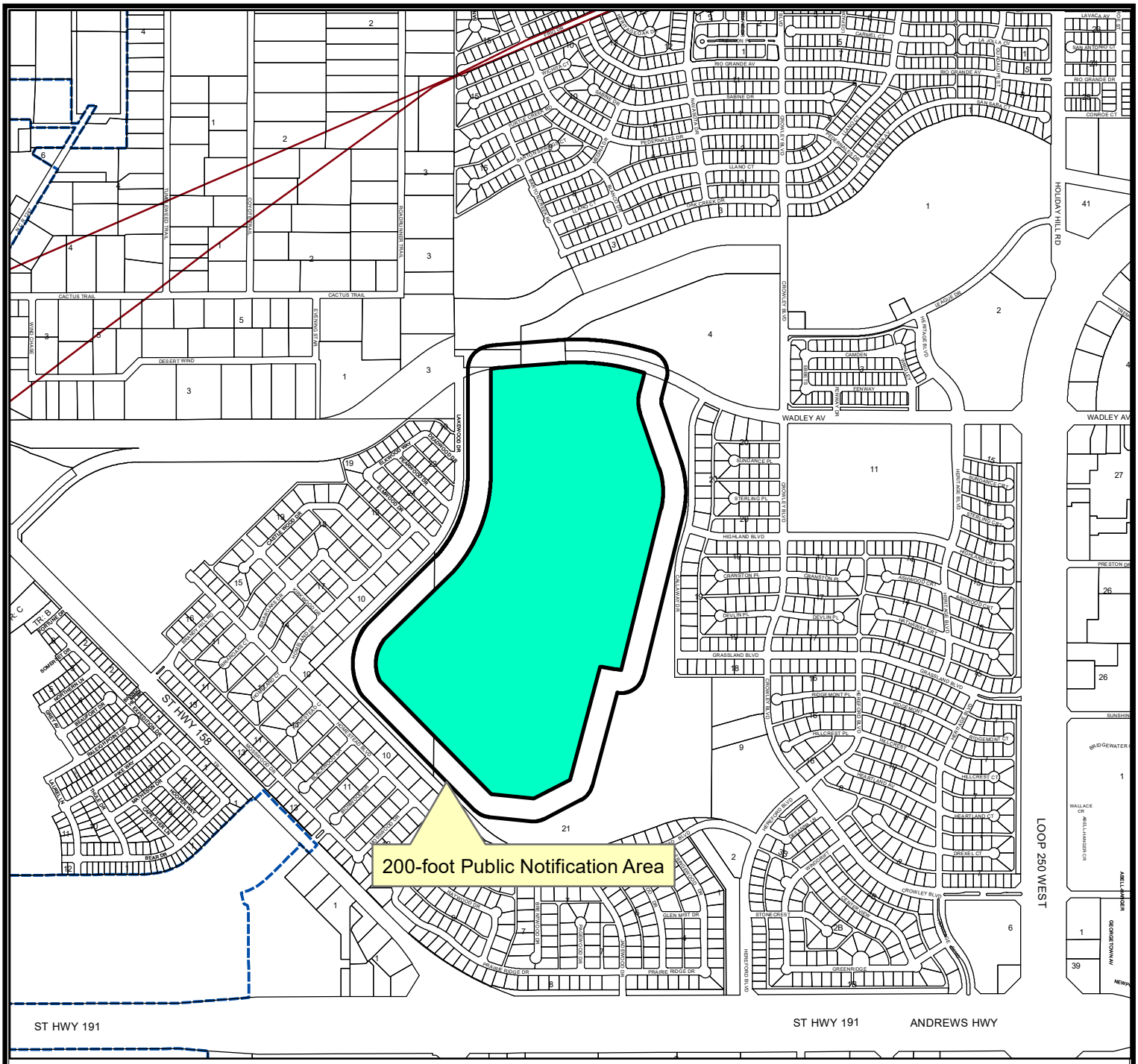
ENGINEER/SURVEYOR
DUNAWAY ASSOCIATES, L.P.
550 Bailey Avenue
Suite 400
Fort Worth, Texas 76107
(817) 335-1121
Contact: Chris Biggers

OWNER
BOOT LAKE RANCH PROPERTY OWNER, LLC.
2500 N. BIG SPRING ST.
Midland, Texas 79705
(432) 203-8684

GRASSLAND ESTATES, SECTION 26

BEING A REPLAT OF 132.07 ACRES OF LOT 1, BLOCK 21, GRASSLAND ESTATES, SECTION 16, CITY AND COUNTY OF MIDLAND, TEXAS

PLOTTED BY: Brett Stephens ON: Monday, May 06, 2024 AT: 10:13 AM FILEPATH: P:\DRAWD\94525000\Civil\CAD\Exhibits\20240329 - Preliminary Plat\Preliminary Plat.dwg



Location Map

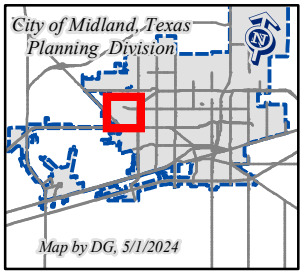
SUB-24-0723 **Scale: 1" = 1250'**

Proposed Plat of Grasslands Estates, Section 26 being a replat of Lot 1, Block 21, Grasslands Estates, Section 16, City and County of Midland, Texas.

Generally locateed southwest of the intersection of West Wadley Avenue and Callaway Drive. (Council District 4)

LEGEND

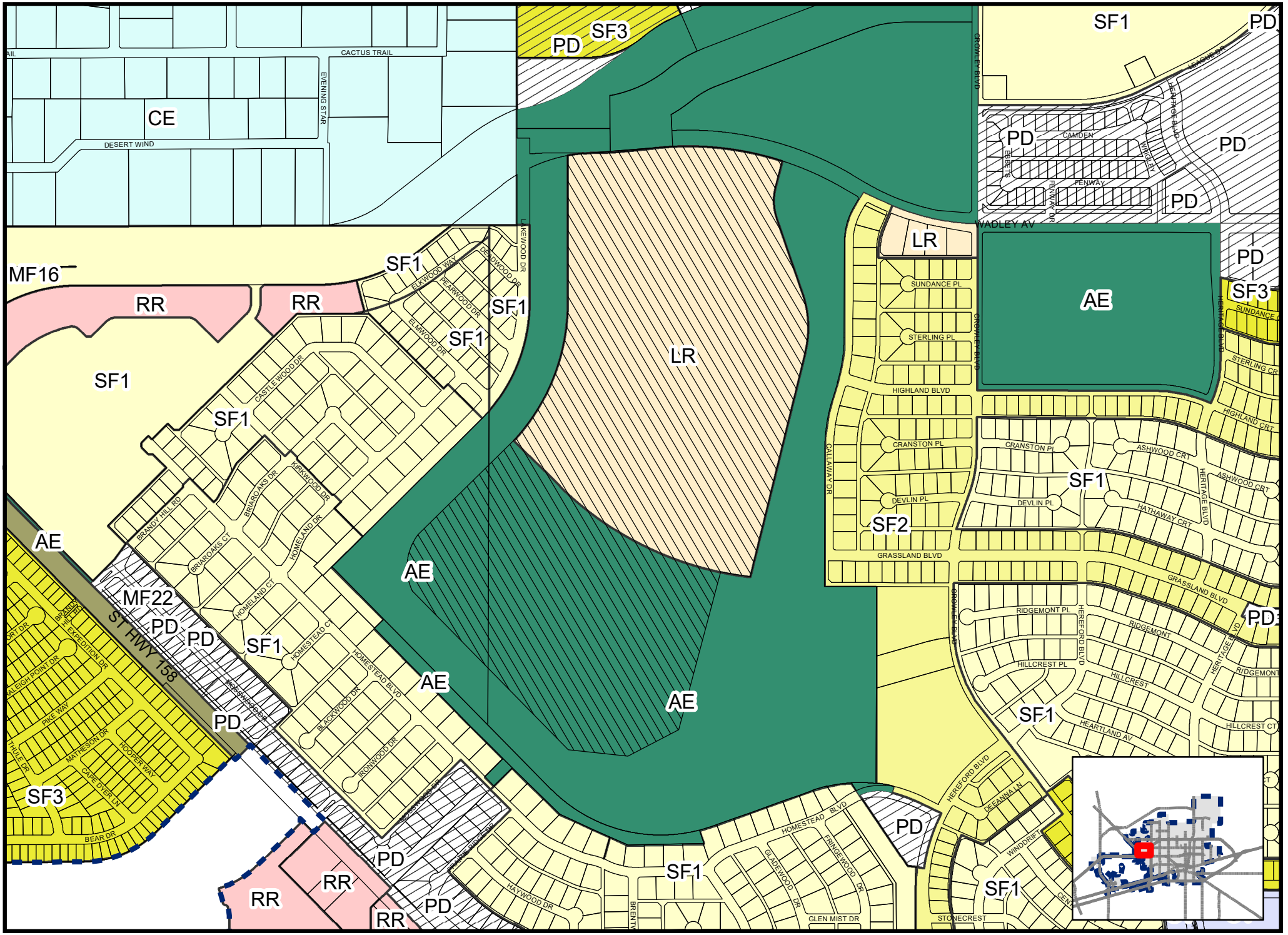
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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 AM, 5/7/2024

SUB-24-0723

Scale: 1" = 750'

ZONING MAP

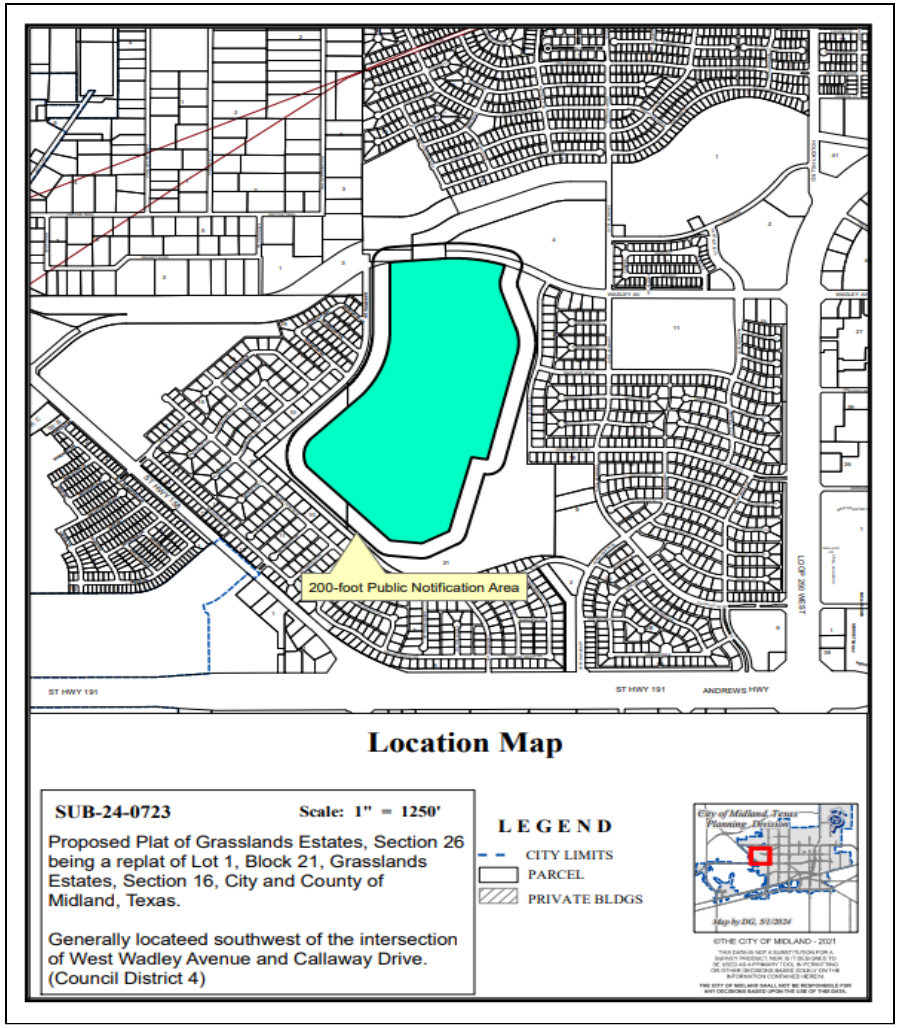
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISION MADE OR ACTION TAKEN BASED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


WADLEY AV
LOOP 250 WEST
ST HWY 158


MIDLAND
Be the Energy!
PRELIMINARY PLAT REINSTATEMENT
GRASSLAND ESTATES, SECTION 26
Visit Our Website
MIDLANDTEXAS.GOV

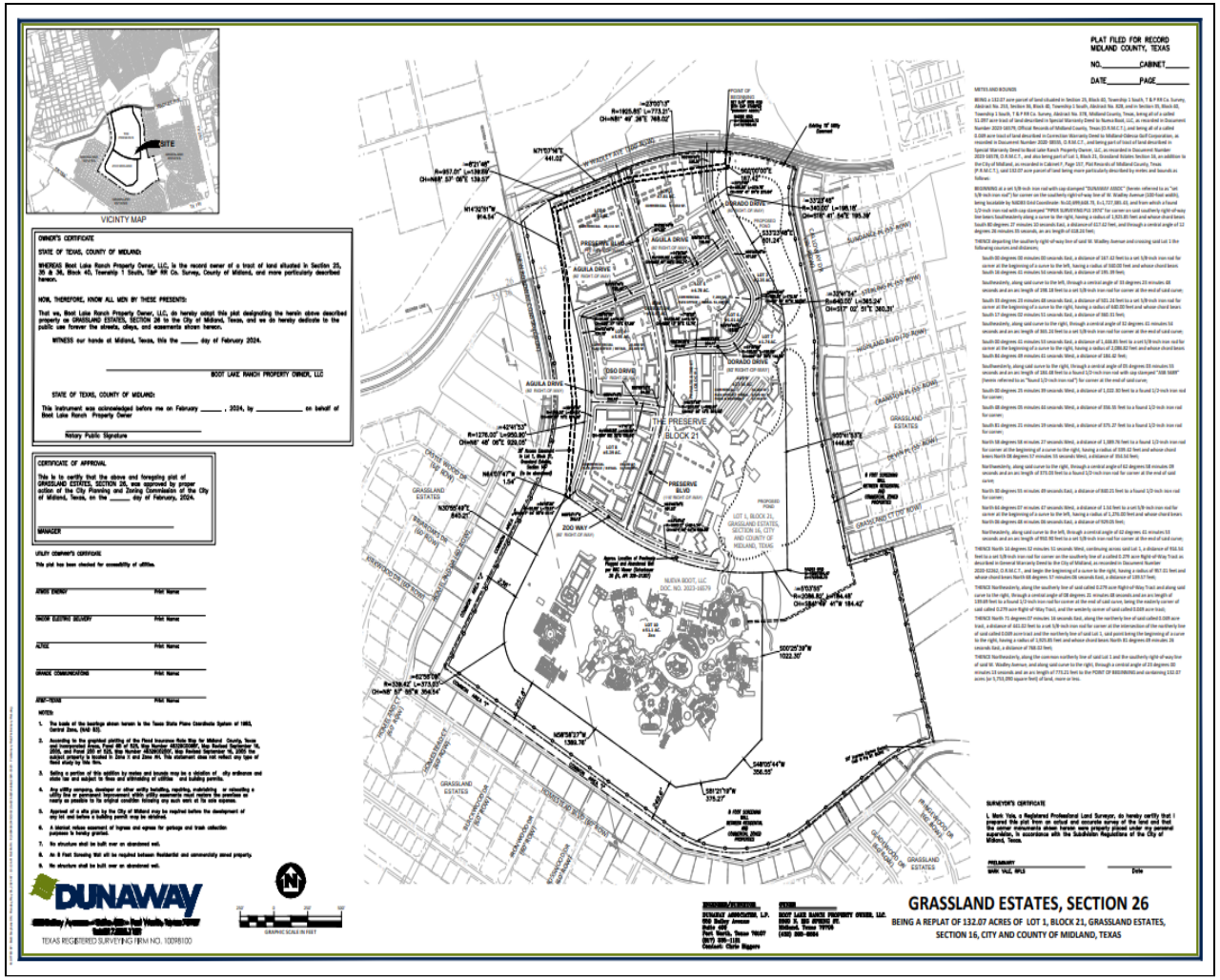
APPLICATION SUMMARY

- **Developer/Property Owner:** Boot Lake Ranch Property Owner, LLC
- **Representative:** Tim Hair, with Dunaway Associates
- **Location:** 6101 West Wadley Avenue (Council District 4)
- **Reason for Request:** For the development of a zoo and commercial use



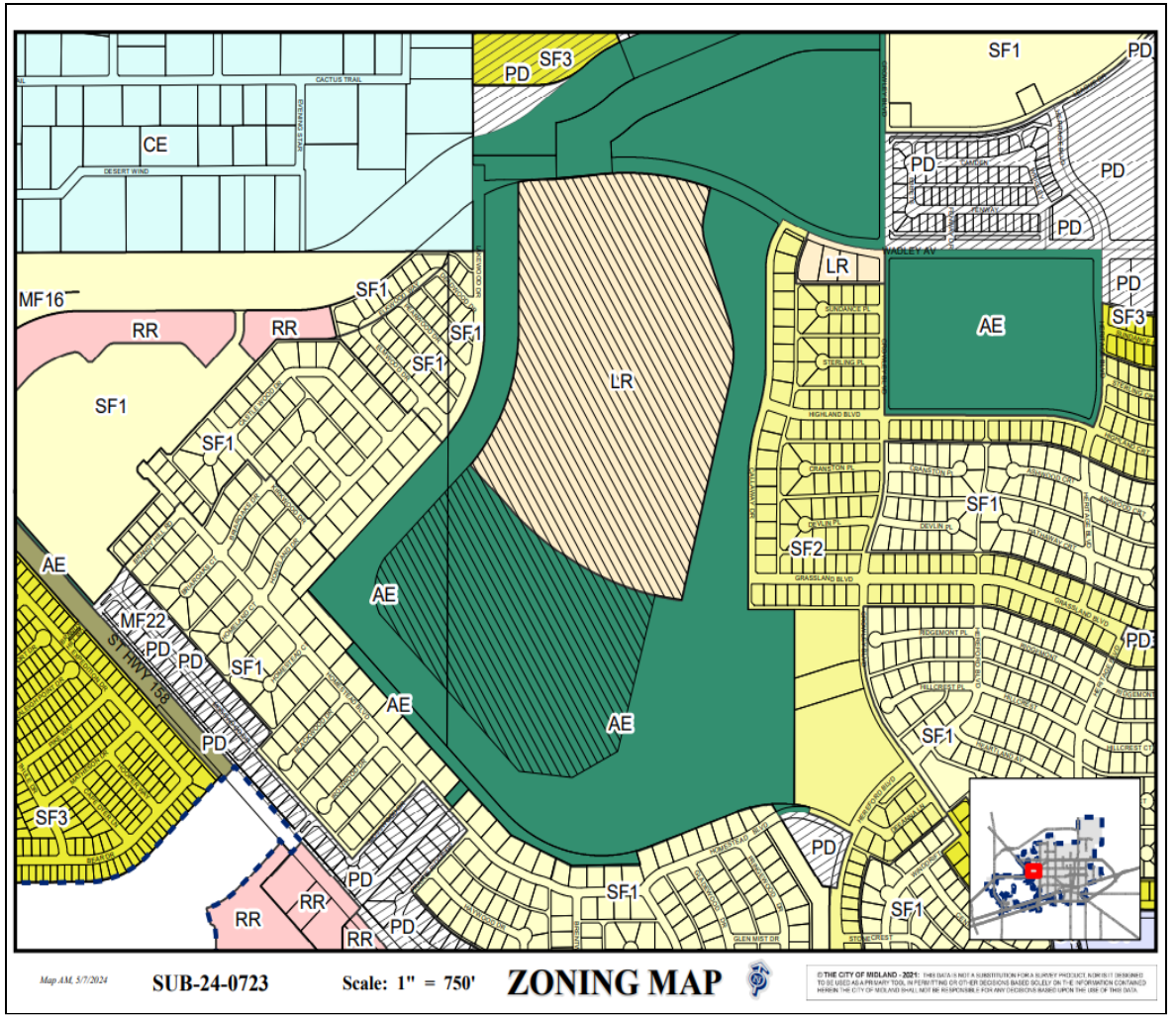
PLAT DETAILS

- **Acreage:** 132.075 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 14



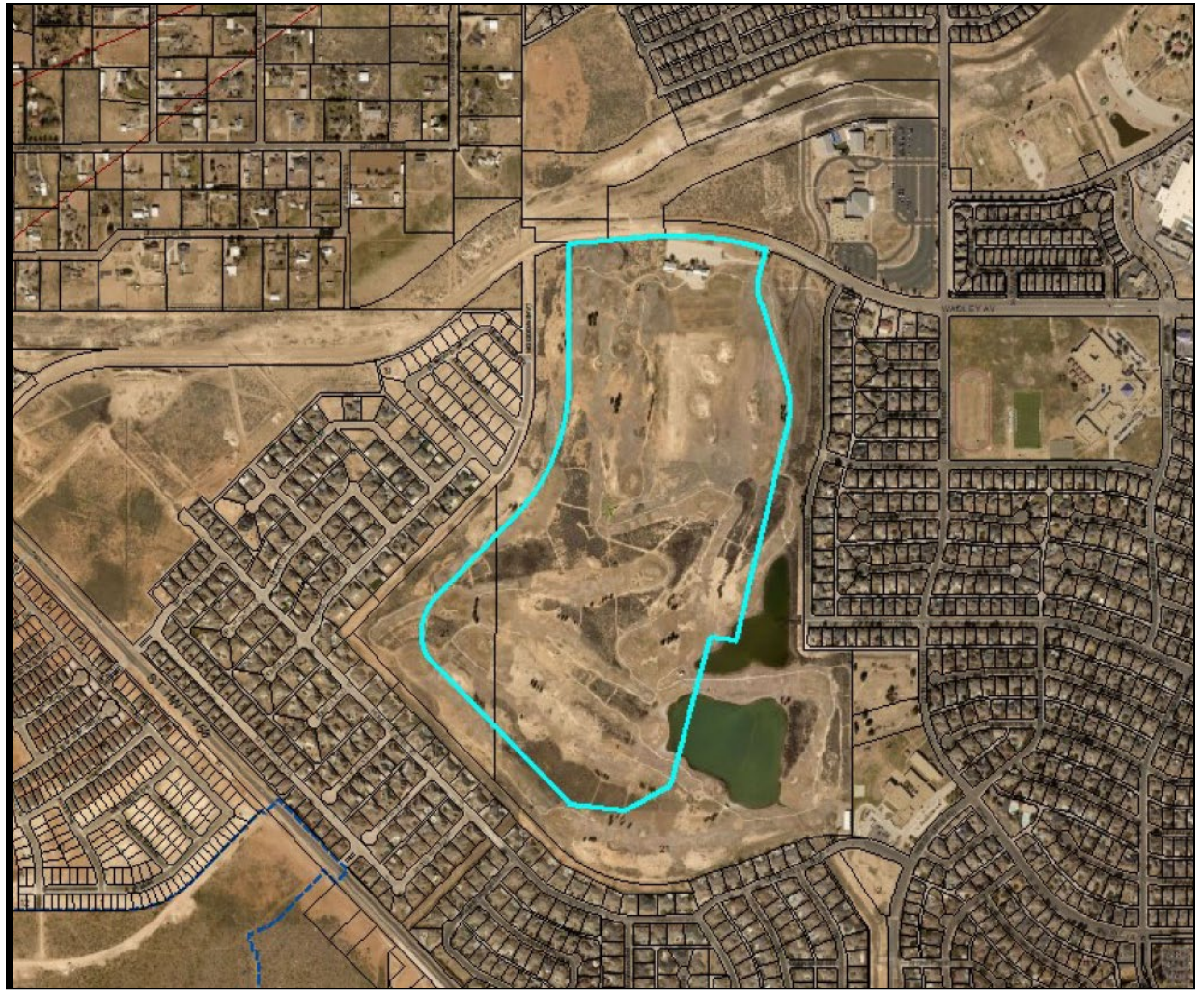
ZONING

- **Current Zoning:** LR, Local Retail District and AE, Agricultural Estate District
- **Surrounding Zoning:**
  - **North:** AE, Agricultural Estate District
  - **South/West:** SF-1, Single-Family Dwelling District
  - **East:** SF-2, Single-Family Dwelling District



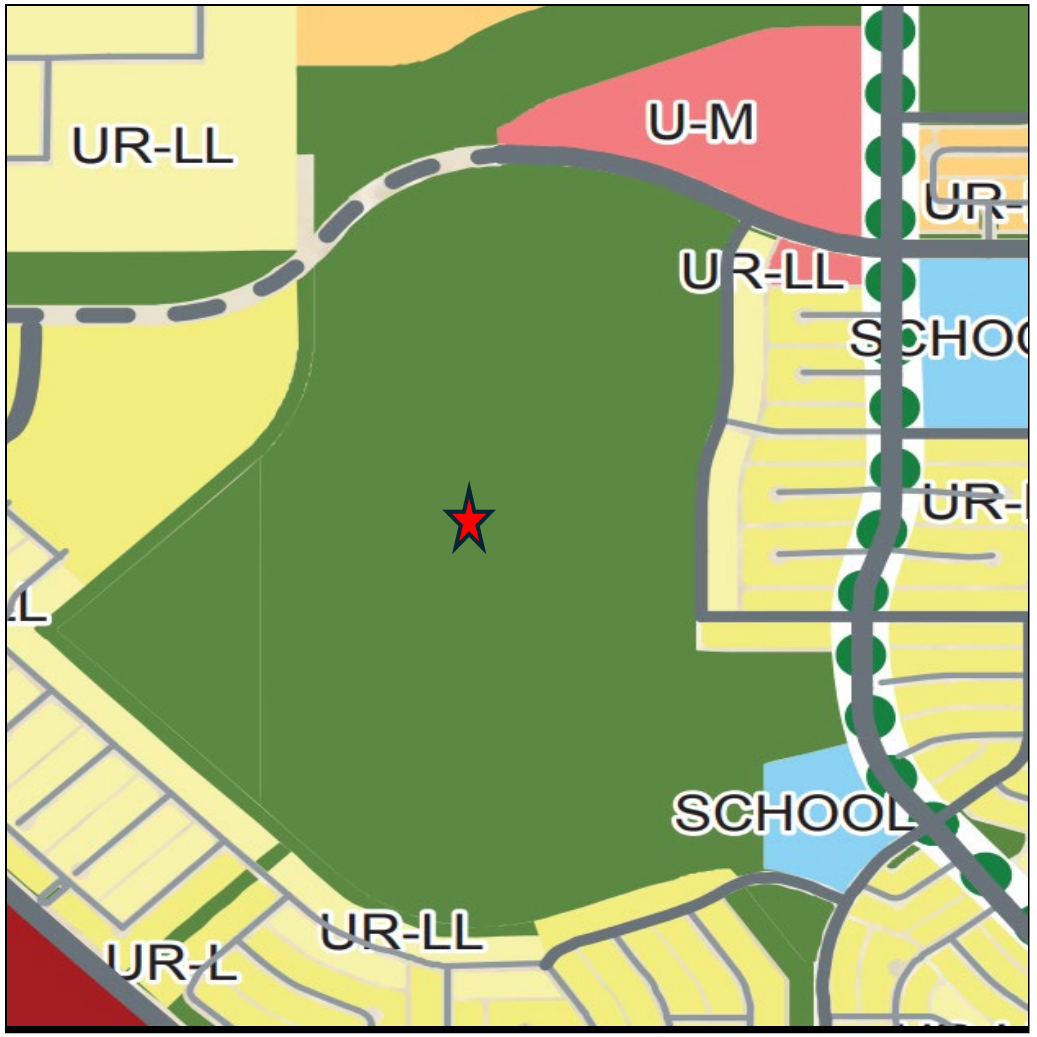
LAND USE

- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North:** Vacant Land and a Church
  - **South/East/West:** Single-Family Housing
- **Proposed Use:** Zoo, Retail Stores and Shops, and Restaurants



COMPREHENSIVE PLAN

- **Land Use Designation:** Park/Open Space
- **Supported Uses:** Limited, natural, open spaced areas. Commercial use is allowed when deemed appropriate.
- 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 June 3, 2024.
- City Council approved the preliminary plat on June 25, 2024.
- Staff recommends approval of this request subject to Condition A:

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:	**18.**
Meeting Date:	**December 15, 2025**
To:	**Planning and Zoning Commission**
From:	**Britton Murry, Senior Planner**
Subject:	**Motion approving a Final Plat of Grassland Estates, Section 26, being a replat of an 80.99-acre portion of Lot 1, Block 21, Grassland Estates, Section 16, City and County of Midland, Texas. (Generally located on the south side of West Wadley Avenue, approximately 525 feet west of Callaway Drive.)**

Purpose:

Dunaway Associates, LLC, on behalf of Boot Lake Ranch Property Owner, LLC, is requesting to replat a property located at 6101 West Wadley Avenue into 13 lots for future commercial development.

The preliminary plat was approved at the June 3, 2024, Planning and Zoning Commission meeting and at the June 25, 2024, City Council Meeting.

Current Zoning:

LR, Local Retail District

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)

The plat titled Grasslands Estates, Section 26 is hereby approved with conditions, subject to the approval of the associated deferral request and the required financial security by the City Council. Final approval shall remain pending until City Council has formally authorized both the deferral and the financial security.

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

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

PAVING: The following paving improvements are approved with conditions, subject to the re submittal and subsequent approval of the deferral request for public paving improvements and the associated financial security by City Council. Final approval shall remain pending until City Council action is completed.

WATER: The water utility improvements are approved with conditions. Final approval is contingent upon the completion of the sewer utility improvements and successful passage of final inspection. The water utilities have been completed; however, final acceptance will not be granted until the sewer utilities have passed final inspection.

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: The following public sewer utility improvements are approved with conditions and remain pending final approval until all outstanding items are completed and have successfully passed final inspection. Final acceptance will be granted upon completion and approval of all required inspections.

DRAINAGE: The following drainage improvements are approved with conditions and remain pending final approval until all outstanding items are completed and have successfully passed final inspection. Final acceptance will be granted upon completion and approval of all required inspections.

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

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

Transportation: (Approved)

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

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

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

Staff recommends approval of the Final Plat of Grassland Estates, Section 26, subject to Condition A.

Conditions:

A. The plat titled Grasslands Estates, Section 26 is hereby approved with conditions, subject to the approval of the associated deferral request and the required financial security by the City Council. Final approval shall remain pending until City Council has formally authorized both the deferral and the financial security.

Attachments:

A. P-25-2439, Combined Documents
B. P&Z - - Grassland Estates, Section 26 Final

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

MIDLAND Planning Division

Final Plat Application

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

Subdivision Name: Grassland Estates Section 26
(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: Boot Lake Ranch Property Owner, LLC / attn: Adam Cunyus
Phone #: 432-288-3903
Email: adam@dahliaompanies.com

Address:	City:	State:	Zip:
PO Box 50910	Midland	TX	79710

Property Owner
Print Name: Boot Lake Ranch Property Owner, LLC / attn: Adam Cunyus
Phone #: 432-288-3903
Email: adam@dahliaompanies.com

Address:	City:	State:	Zip:
PO Box 50910	Midland	TX	79710

Developer: (If different from property owner)
Print Name:
Phone #:
Email:

Address:	City:	State:	Zip:

Representative (If different from applicant or property owner)
Print Name: Dunaway Assocaites Chris Biggers & Melanie Martinez
Phone #: 432 217-0221
Email: mmartinez@dunaway.com cbiggers@dunaway.com

Address:	City:	State:	Zip:
4000 N. Big Spring Street, Suite 101	Midland	TX	79705

Reason for Platting (Please be specific)
This plat request will allow for approximately 13 commercial lots and approximately 5 Right-of-Way dedications. Building permits and addressing will be required in the future.

Plat Information
Total Acreage: 80.99

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

Number of Lots: 13
Number of Multi-Family Dwelling Units:

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

Groundwater Availability: Per Texas Local Government Code Section 212.0101, if groundwater is intended to be the water supply for a proposed subdivision, then a statement must be provided with the plat application and must: (1) be prepared by an engineer licensed to practice in this state or a geoscientist licensed to practice in this state; and (2) certify that adequate groundwater is available for

the subdivision. The certification must be submitted by filling out and submitting these two forms with the final plat application: *Certification Form: Groundwater Availability for Platting* and *Plat Attesting Form* which can be found on TCEQ's website as well as the City of Midland's website on the Planning & Zoning page. Although the state law allows for municipalities to waive this requirement under 212.0101(a-1) under certain conditions, it is the decision of the City of Midland to not waive this requirement, and therefore, will not accept requests to waive it. If your plat qualifies for short form (refer to sketch comments), then this certification must be submitted before or at the time of final plat submittal or the final plat application will not be accepted.

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

Submittal and Fees

Items to be submitted with this application form:

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

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

Timeline & Deadlines:

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

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

Applicant (signature):_____	Date:
Applicant (printed):_____	
Property Owner (signature):_____	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_____, 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	☑ Digital and Physical Copies of Plat (including CADD file)
☑ Application Fee / ☐ Paying online	☐ Deferral Letter (if applicable)
Check# INVOICE	☐ Groundwater Availability Certification Forms (if applicable)
☑ Recording Fee	☑ Title Opinion
Check# 17877	☐ Tax Certificates

Planner Notes: No groundwater

RECEIVED

Signature: Beatriz Duque **Date:** NOV 19 2025

Initial: BD

MIDLAND
Planning Division

Final Plat Application

OFFICE USE ONLY

Project Number: _____

Case Number: _____

Proposed Subdivision Plat Name: Grassland Estates Section 26

Legal Description: Being a Replat of a portion of Lot 1, Block 21, Grassland Estates, Section 16 City and County of Midland, Texas.

Property Owner Boot Lake Ranch Property Owner, LLC / attn: Printed Name: Adam Cunyus		Phone (432) 288-3903 Email adam@dahliaompanies.com	
Address PO Box 50910	City Midland	State TX	Zip 79710

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

Representative *(if acting as agent for property owner, see affidavit on page 2)* Firm: Dunaway Assocaites Printed Name: Chris Biggers & Melanie Martinez		Phone (432) 217-0221 Email mmartinez@dunaway.com cbiggers@dunaway.com	
Address 4000 N. Big Spring Street, Suite 101	City Midland	State TX	Zip 79705

Reason for Platting: This plat request will allow for approximately 13 commercial lots and approximately 5 Right-of-Way dedications. Building permits and addressing will be required in the future.

Plat Information	Total Acreage: 80.99
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 13	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: 11/19/25

Property Owner (printed): Boot Lake Ranch Property Owner, LLC attn: Adam Cunyus

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

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

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

STATE OF TEXAS
COUNTY OF MIDLAND

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

_____
Authorized Agent (*signature*)

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

_____
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

FOR OFFICE USE ONLY

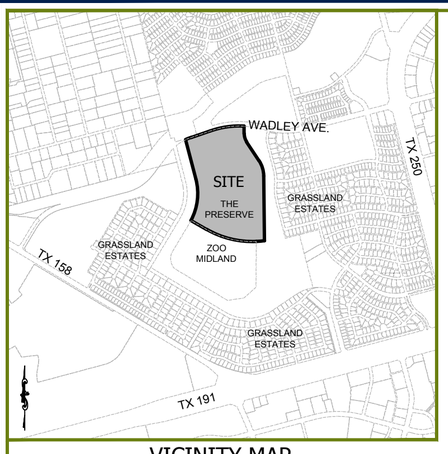
☑ Property Owner Authorization	☑ 1 Copy of Dimensioned Plat	☑ Plat in Digital Format (PDF/JPEG)
☐ Mylar	☑ 1 Copy of Plat (11x17)	☑ CADD File
☐ Application Fee	☐ Title Opinion	☐ Public Improvement
☑ Check # invoiced	☑ Tax Certificates	☑ Recording Fee
☐ Groundwater Availability Forms		Check # 1787

Received By: _____ Date: RECEIVED

NOV 19 2025

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

Initial: _____



VICINITY MAP
NOT TO SCALE

SURVEYOR/ENGINEER NAME AND ADDRESS:

Name: Dunaway Associates
Address: 4000 N. Big Spring Street, Suite 101
Midland, TX 79705 Phone: 432-699-4889

OWNER NAME AND ADDRESS:

Name: Boot Lake Ranch Property Owner, LLC
Address: P.O. Box 50910, Midland, TX 79710
Contact: Adam Cunyus, Dahlia Companies Partner
Phone: 432-288-3903
Email: adam@dahliacompanies.com

LEGEND

= Subdivision Boundary Line
= Right-of-Way Line
= Right-of-Way Center Line
= Easement Line
= Property Line
EX-100YR = Existing 100-year floodplain
100YR = Proposed 100-year floodplain
● = Set 5/8" iron rod with cap stamped "DUNAWAY ASSOC" (unless otherwise noted)

S.V.E. = Sight Visibility Easement (established by this plat)
S.D.E. = Storm Drain Easement (established by this plat)
D.R.M.C.T. = Plat Records of Midland County, Texas
P.R.M.C.T. = Plat Records of Midland County, Texas
O.P.M.B.C.T. = Official Public Records of Midland County, Texas

OWNER'S CERTIFICATE

STATE OF TEXAS, COUNTY OF MIDLAND:

WHEREAS Boot Lake Ranch Property Owner, LLC, is the record owner of a tract of land situated in Section 25 & 36, Block 40, Township 1 South, T&P RR Co. Survey, County of Midland, and more particularly described hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Boot Lake Ranch Property Owner, LLC, does hereby adopt this plat designating the herein above described property as THE PRESERVE, to the City of Midland, 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 _____ 20_____.

_____
Representative name and title, BOOT LAKE RANCH PROPERTY OWNER, LLC

STATE OF TEXAS, COUNTY OF MIDLAND:

This instrument was acknowledged before me on this the _____ day of _____, 20_____,

by _____ on behalf of Boot Lake Ranch Property Owner, LLC.

_____
Notary Public Signature

CERTIFICATE OF APPROVAL

For approval by the Commission:

This is to certify that the above and foregoing plat of Lot 1, Block 1, The Preserve 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, Chairperson

_____
Landon Ochoa, Secretary

SCALE 1"= 200' 0 200' 400' FEET

BEING a 80.99-acre tract situated in Section 25, Block 40, Township 1 South, T & P RR Co. Survey, Abstract No. 253, and in Section 36, Block 40, Township 1 South, T & P RR Co. Survey, Abstract No. 828, Midland County, Texas, being all of a tract of land described as "Tract Two(2)" and part of a tract of land described as "Tract One(1)" in Special Warranty Deed to Boot Lake Ranch Property Owner, LLC, as recorded in Document Number 2023-16578, Official Records of Midland County, Texas (O.R.M.C.T.), and being part of Lot 1, Block 21, Grassland Estates Section 16, an addition to the City of Midland, as recorded in Cabinet F, Page 157, Plat Records of Midland County, Texas (P.R.M.C.T.), said 80.99-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a set 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 southerly right-of-way line of W. Wadley Avenue (100-foot width), being locatable by NAD83 Grid Coordinate: N=10,699,648.73, E=1,727,385.43, and from which a found 1/2-inch iron rod with cap stamped "PIPER SURVEYING PLS 1974" for corner on said southerly right-of-way line bears Southeasterly along a curve to the right, having a radius of 1,926.04 feet and whose chord bears South 80 degrees 27 minutes 10 seconds East, a distance of 417.46 feet, and through a central angle of 12 degrees 26 minutes 35 seconds, an arc length of 418.28 feet;

THENCE departing the southerly right-of-way line of said W. Wadley Avenue and crossing said Lot 1 the following courses and distances;

South 00 degrees 00 minutes 00 seconds East, a distance of 167.44 feet to a set 5/8-inch iron rod with cap for corner at the beginning of a curve to the left, having a radius of 340.03 feet and whose chord bears South 16 degrees 41 minutes 54 seconds East, a distance of 195.41 feet;

Southeasterly, along said curve to the left, through a central angle of 33 degrees 23 minutes 48 seconds and an arc length of 198.20 feet to a set 5/8-inch iron rod with cap for corner at the end of said curve;

South 33 degrees 23 minutes 48 seconds East, a distance of 501.29 feet to a set 5/8-inch iron rod for corner at the beginning of a curve to the right, having a radius of 640.06 feet and whose chord bears South 17 degrees 02 minutes 51 seconds East, a distance of 360.34 feet;

Southeasterly, along said curve to the right, through a central angle of 32 degrees 41 minutes 54 seconds and an arc length of 365.28 feet to a set 5/8-inch iron rod for corner at the end of said curve;

South 00 degrees 41 minutes 53 seconds East, a distance of 1,447.00 feet to a set 5/8-inch iron rod with cap for corner at the beginning of a curve to the right, having a radius of 2,087.03 feet and whose chord bears South 84 degrees 49 minutes 41 seconds West, a distance of 184.44 feet;

THENCE Southwesterly, continuing across said Lot 1 and along said curve to the right, through a central angle of 05 degrees 03 minutes 55 seconds and an arc length of 184.50 feet to a found 1/2-inch iron rod with cap stamped "ASB 5689" (herein referred to as "found 1/2-inch iron rod with cap") for corner at the end of said curve at the northeast corner of Lot 1, Block 1, Zoo Midland, an addition to the City of Midland, as recorded in Document Number 2025-10114, P.R.M.C.T., being the beginning of a compound curve to the right, having a radius of 2,038.88 feet and whose chord bears North 76 degrees 19 minutes 56 seconds West, a distance of 1,142.95 feet;

THENCE Northwesterly, along the northerly line of said Lot 1, Block 1, Zoo Midland, and along said curve to the right, through a central angle of 32 degrees 33 minutes 17 seconds and an arc length of 1,158.47 feet to a found 1/2-inch iron rod with cap for corner at the end of said curve;

THENCE North 60 degrees 03 minutes 17 seconds West, continuing along the northerly line of said Lot 1, Block 1, Zoo Midland, a distance of 401.48 feet to a found 1/2-inch iron rod with cap for the northwest corner of said Lot 1, Block 1, Zoo Midland;

THENCE North 64 degrees 07 minutes 47 seconds West, crossing said Lot 1, Block 21, Grassland Estates Section 16, a distance of 1.54 feet to a set 5/8-inch iron rod with cap for corner at the beginning of a curve to the left, having a radius of 1,276.13 feet and whose chord bears North 06 degrees 48 minutes 06 seconds East, a distance of 929.14 feet;

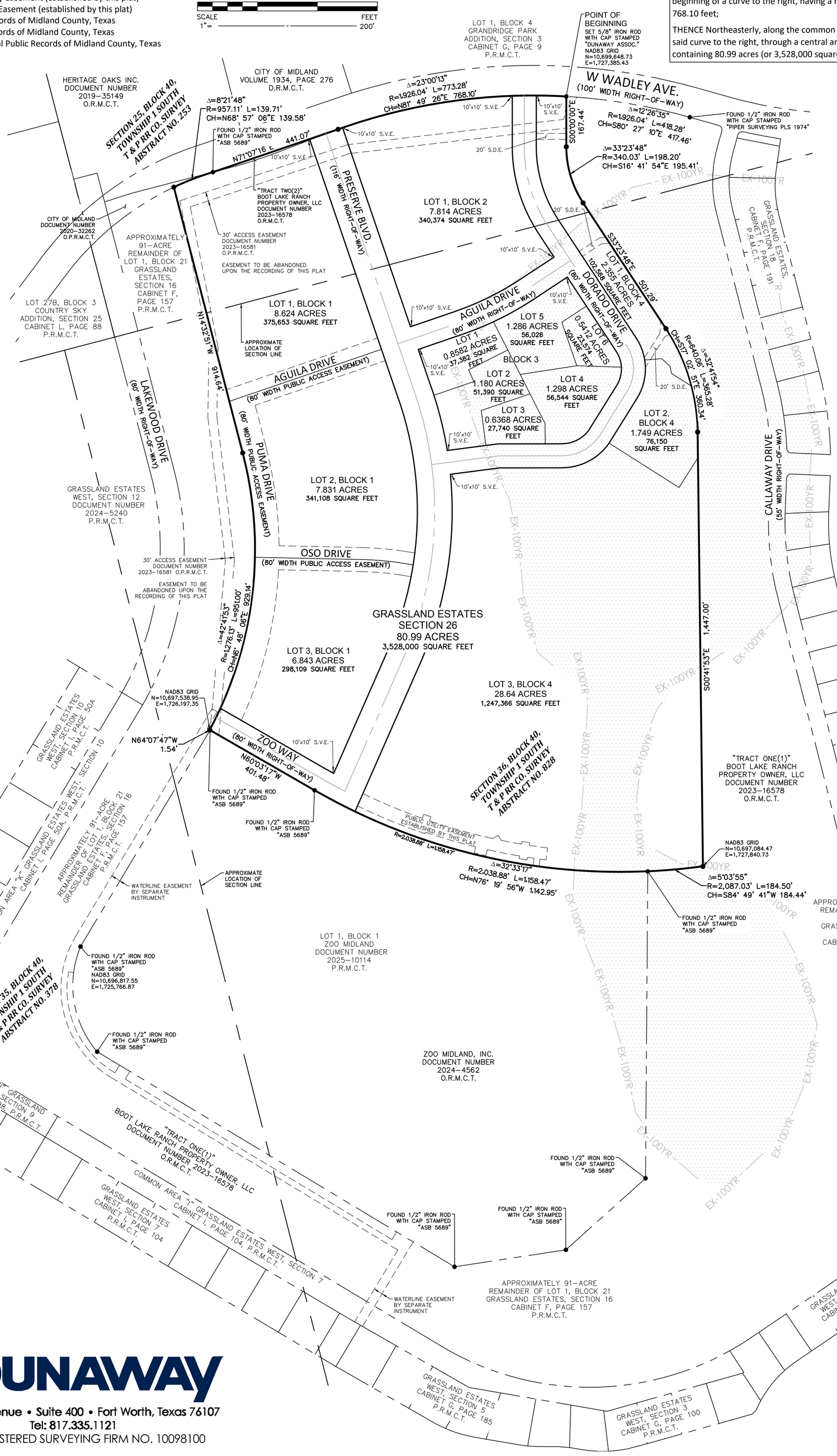
THENCE Northeasterly, continuing across said Lot 1, Block 21, along said curve to the left, through a central angle of 42 degrees 41 minutes 53 seconds and an arc length of 951.00 feet to a set 5/8-inch iron rod with cap for corner at the end of said curve;

THENCE North 14 degrees 32 minutes 51 seconds West, continuing across said Lot 1, Block 21, a distance of 914.64 feet to a set 5/8-inch iron rod with cap for corner on the southerly line of a called 0.279 acre Right-of-Way Tract as described in General Warranty Deed to the City of Midland, as recorded in Document Number 2020-32262, O.R.M.C.T., and begin the beginning of a curve to the right, having a radius of 957.11 feet and whose chord bears North 68 degrees 57 minutes 06 seconds East, a distance of 139.58 feet;

THENCE Northeasterly, along the southerly line of said called 0.279 acre Right-of-Way Tract and along said curve to the right, through a central angle of 08 degrees 21 minutes 48 seconds and an arc length of 139.71 feet to a found 1/2-inch iron rod with cap for corner at the end of said curve, being the easterly corner of said called 0.279 acre Right-of-Way Tract, and the westerly corner of said "Tract Two(2)";

THENCE North 71 degrees 07 minutes 16 seconds East, along the northerly line of said "Tract Two(2)", a distance of 441.07 feet to a set 5/8-inch iron rod with cap for corner at the intersection of the northerly line of said "Tract Two(2)" with the northerly line of said Lot 1, Block 21, said point being the beginning of a curve to the right, having a radius of 1,926.04 feet and whose chord bears North 81 degrees 49 minutes 26 seconds East, a distance of 768.10 feet;

THENCE Northeasterly, along the common northerly line of said Lot 1, Block 21, and the southerly right-of-way line of said W. Wadley Avenue, and along said curve to the right, through a central angle of 23 degrees 00 minutes 13 seconds and an arc length of 773.28 feet to the POINT OF BEGINNING and containing 80.99 acres (or 3,528,000 square feet) of land, more or less.



SURVEYOR CERTIFICATE

STATE OF TEXAS §
COUNTY OF MIDLAND §

KNOW ALL MEN BY THESE PRESENTS, that I, Mark D. Yale, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this Plat from an actual survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Midland, Texas.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____
Mark D. Yale Date
Registered Professional Land Surveyor
State of Texas, No. 5975
myale@dunaway.com

NOTES:

1. The basis of bearings for this survey is the Texas State Coordinate System, Central Zone, based upon GPS measurements. A combined scale factor of 0.999899 was used for this project. Distances and areas hereon are surface values.
2. All property corners are 5/8-inch iron rods with yellow caps stamped "DUNAWAY ASSOC." unless otherwise noted hereon.
3. According to the graphical plotting of the Flood Insurance Rate Map for Midland County, Texas and Incorporated Areas, Panel 68 of 525, Map Number 48329C0068F, Map Revised Date: September 16, 2005, the subject property is located in Zone X (no screen), defined as "Areas determined to be outside of the 0.2% annual chance floodplain", and in Zone AH, defined as "Special Flood Hazard Areas (SFHAs) Subject to Inundation by the 1% Annual Chance Flood; Food depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined." This statement does not reflect any type of flood study by this firm.
4. 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.
5. 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.
6. 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.
7. A blanket refuse easement of ingress and egress for garbage and trash collection purposes is hereby granted.
8. No structure shall be built over an abandoned well.
9. An 8-Foot Screening Wall will be required between Residential and commercially zoned property.
10. All Midland Health Department and TCEQ Requirements for On Site Sewer Facilities must be complied with.
11. 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]

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:

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

FINAL PLAT
GRASSLAND ESTATES SECTION 26
BEING A REPLAT OF AN 80.99-ACRE PORTION OF LOT 1, BLOCK 21, GRASSLAND ESTATES SECTION 16
CITY AND COUNTY OF MIDLAND, TEXAS

Situated in Section 25, Block 40, Township 1 South, T & P RR Co. Survey, Abstract No. 253, and in Section 36, Block 40, Township 1 South, T & P RR Co. Survey, Abstract No. 828, City and County of Midland, Texas

DUNAWAY JOB NO. B009457.002 PAGE 1 OF 2

PLOTTED BY: Brandon Bullard ON: Friday, December 12, 2025 AT: 9:29 AM FILEPATH: P:\009400\9457\002\Survey\Drawings\B009457.002 The Preserve Grassland Estates Section 26 Final Plat.dwg

POINT OF BEGINNING
SET 5/8" IRON ROD WITH CAP STAMPED "DUNAWAY ASSOC."
NAD83 GRID
N=10,699,648.73
E=1,727,385.43

W WADLEY AVE.
(100' WIDTH RIGHT-OF-WAY)

LOT 1, BLOCK 4
GRANDRIDGE PARK ADDITION, SECTION 3
CABINET G, PAGE 9
P.R.M.C.T.

CITY OF MIDLAND
VOLUME 1934, PAGE 276
D.R.M.C.T.

HERITAGE OAKS INC.
DOCUMENT NUMBER 2019-35149
O.R.M.C.T.

FOUND 1/2" IRON ROD WITH CAP STAMPED "ASB 5689"

FOUND 1/2" IRON ROD WITH CAP STAMPED "PIPER SURVEYING PLS 1974"

Δ=23°00'13"
R=1,926.04' L=773.28'
CH=N81° 49' 26"E 768.10'

Δ=17°11'12"
R=1,926.04' L=577.75'
CH=N79° 22' 30"E 575.58'

Δ=12°26'35"
R=1,926.04' L=418.28'
CH=S80° 27' 10"E 417.46'

Δ=8°21'48"
R=957.11' L=139.71'
CH=N68° 57' 06"E 139.58'

N71°07'16"E 441.07'

58.00' 42.56' C16

10'x10' S.V.E.

340.51'

"TRACT TWO(2)"
BOOT LAKE RANCH PROPERTY OWNER, LLC
DOCUMENT NUMBER 2023-16578
O.R.M.C.T.

30' ACCESS EASEMENT
DOCUMENT NUMBER
2023-16581
O.P.R.M.C.T.

EASEMENT TO BE ABANDONED
UPON THE RECORDING OF THIS PLAT

CITY OF MIDLAND
DOCUMENT NUMBER
2020-32262
O.P.R.M.C.T.

SECTION 25, BLOCK 40,
TOWNSHIP 1 SOUTH
T & P RR CO. SURVEY
ABSTRACT NO. 253

LOT 1, BLOCK 2
7.814 ACRES
340,374 SQUARE FEET

C1 C2 C3

10'x10' S.V.E.

S00°00'00"E 169.47'

S00°00'00"E 170.48'

N00°00'00"E 170.65'

123.07' 20'

S89°58'52"W 100.01'
24.37'

20' S.D.E.

S00°00'00"E 167.44'

Δ=33°23'48"
R=340.03' L=198.20'
CH=S16° 41' 54"E 195.41'

Δ=33°23'48"
R=480.05' L=279.87'
CH=S16° 41' 54"E 275.87'

Δ=33°23'48"
R=520.05' L=303.13'
CH=S16° 41' 54"E 298.85'

Δ=33°23'48"
R=440.05' L=256.50'
CH=N16° 41' 54"W 252.88'

N18°52'44"W 700.43'

S18°52'44"E 740.28'

S18°52'44"E 740.26'

APPROXIMATELY
91-ACRE
REMAINDER OF LOT 1,
BLOCK 21
GRASSLAND ESTATES,
SECTION 16
CABINET F, PAGE 157
P.R.M.C.T.

N14°32'51"W 737.10'

N14°32'51"W 914.64'

APPROXIMATE LOCATION OF SECTION LINE

LOT 1, BLOCK 1
8.624 ACRES
375,653 SQUARE FEET

PUMA DRIVE
(80' WIDTH PUBLIC ACCESS EASEMENT)

AGUILA DRIVE
(80' WIDTH PUBLIC ACCESS EASEMENT)
S71°07'16"W 535.66'

40' 80' 40'

N14°32'51"W 177.54'

80'

Δ=15°45'16"
R=1276.13' L=350.89'
CH=N6° 40' 12"W 349.79'

Δ=4°24'53"
R=1,276.13' L=951.00'
CH=N6° 48' 06"E 929.14'

LAKEWOOD DRIVE
(80' WIDTH RIGHT-OF-WAY)

LOT 2, BLOCK 1
7.831 ACRES
341,108 SQUARE FEET

S18°52'44"E 179.24'

PRESERVE BLVD.
(116' WIDTH RIGHT-OF-WAY)

Δ=27°52'52"
R=1,142.12' L=555.78'
CH=S4° 56' 18"E 550.31'

S23°45'09"W 452.07'

Δ=14°45'01"
R=1,142.12' L=294.03'
CH=S16° 22' 39"W 293.22'

Δ=3°10'31"
R=1200.02' L=653.00'
CH=S8° 08' 54"W 644.97'

Δ=29°21'12"
R=1,258.12' L=644.55'
CH=N9° 04' 33"E 637.52'

S23°45'09"W 491.28'

N23°45'09"E 539.61'

OSO DRIVE
(80' WIDTH PUBLIC ACCESS EASEMENT)
N88°47'13"W 356.15'

80' 40'

Δ=7°47'21"
R=1,000.10' L=135.96'
CH=N84° 53' 32"W 135.86'

N80°59'52"W 36.04'

30' ACCESS EASEMENT
DOCUMENT NUMBER 2023-16581 O.P.R.M.C.T.

EASEMENT TO BE ABANDONED UPON THE RECORDING OF THIS PLAT

LOT 3, BLOCK 1
6.843 ACRES
298,109 SQUARE FEET

Δ=23°20'21"
R=1276.13' L=519.82'
CH=N12° 52' 36"E 516.24'

LOT 3, BLOCK 4
28.64 ACRES
1,247,366 SQUARE FEET

SECTION 36, BLOCK 40,
TOWNSHIP 1 SOUTH
T & P RR CO. SURVEY
ABSTRACT NO. 828

S00°41'53"E 1,361.55'

S00°41'53"E 1,447.00'

LOT 1, BLOCK 1
2.355 ACRES
102,568 SQUARE FEET

DORADO DRIVE
(80' WIDTH RIGHT-OF-WAY)

S33°23'48"E 501.29'

N33°23'48"W 471.75'

LOT 2, BLOCK 4
1.749 ACRES
76,150 SQUARE FEET

GRASSLAND ESTATES,
SECTION 18
CABINET F, PAGE 191
P.R.M.C.T.

CALLAWAY DRIVE
(55' WIDTH RIGHT-OF-WAY)

S00°41'53"E 85.44'

N57°38'06"W 276.27'

S32°21'54"W 117.77'

N47°49'22"W 36.74'

Δ=32°41'54"
R=640.06' L=365.28'
CH=S17° 02' 51"E 360.34'

Δ=42°46'02"
R=186.29' L=139.05'
CH=N12° 13' 41"E 135.85'

S85°52'44"W 56.87'

N12°23'23"W 25.24'

N57°38'06"W 78.77'

LOT 1, BLOCK 3
0.8582 ACRES
37,382 SQUARE FEET

LOT 5, BLOCK 3
1.286 ACRES
56,026 SQUARE FEET

LOT 6, BLOCK 3
0.5412 ACRES
23,574 SQUARE FEET

LOT 2, BLOCK 3
1.180 ACRES
51,390 SQUARE FEET

LOT 4, BLOCK 3
1.298 ACRES
56,544 SQUARE FEET

LOT 3, BLOCK 3
0.6368 ACRES
27,740 SQUARE FEET

N71°07'16"E 155.37'

N18°52'44"W 139.24'

N63°07'29"E 146.44'

N24°09'34"W 42.88'

N71°07'16"E 140.81'

S26°52'31"E 105.20'

S26°52'31"E 163.85'

N81°13'39"E 190.88'

S88°14'14"E 148.56'

S26°52'31"E 72.30'

S26°52'31"E 110.46'

N71°07'16"E 171.60'

N07°25'22"W 117.52'

S82°34'38"W 32.59'

S89°53'04"W 148.01'

S82°34'38"W 129.87'

S00°51'24"E 67.85'

S89°53'04"W 56.12'

S31°55'49"W 163.59'

S31°55'49"W 163.14'

N31°55'49"E 162.66'

N19°08'37"W 153.13'

S33°23'48"E 179.36'

S33°23'48"E 334.74'

N56°36'12"E 98.30'

N56°36'12"E 115.55'

N56°36'12"E 136.06'

S56°36'12"W 136.06'

S56°36'12"W 176.06'

S33°23'48"E 97.14'

S33°23'48"E 137.14'

137.73'

20' S.D.E.

N56°36'12"E 81.76'

S56°36'12"W 76.38'

L17 L18 L19

10'x10' S.V.E.

S71°07'16"W 155.37'

S71°07'16"W 213.37'

S71°07'16"W 155.37'

S82°34'38"W 219.82'

N89°53'04"E 204.13'

S89°53'04"W 204.13'

N82°34'38"E 162.46'

Δ=14°31'04"
R=960.10' L=243.27'
CH=S63° 51' 44"W 242.62'

Δ=14°31'04"
R=1000.10' L=253.41'
CH=S63° 51' 44"W 252.73'

AGUILA DRIVE
(80' WIDTH RIGHT-OF-WAY)

Δ=7°18'25"
R=100.01' L=12.75'
CH=S86° 13' 51"W 12.75'

Δ=7°18'25"
R=60.01' L=7.65'
CH=N86° 13' 51"E 7.65'

Δ=57°37'09"
R=50.02' L=50.60'
CH=S87° 07' 29"W 144.36'

Δ=55°15'19"
R=190.02' L=183.25'
CH=N62° 15' 24"E 176.23'

L20 N02°21'52"E 43.87'

L21 N32°21'52"E 98.70'

L22

C4 C5

20' S.D.E.

C6 C7 C8 C9 C10 C11 C12 C13 C14 C15

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16

C17 C18 C19 C20 C21 C22 C23 C24 C25 C26 C27 C28 C29

PUBLIC UTILITY EASEMENT ESTABLISHED BY THIS PLAT

Δ=32°33'17"
R=2,038.88' L=1,158.47'
CH=N76° 19' 56"W 1,142.95'

S07°01'22"E 40.00'

N64°07'47"W 1.54'

NAD83 GRID
N=10,697,538.95
E=1,726,197.35

Δ=0°47'47"
R=1,958.88' L=27.23'
CH=N60° 27' 11"W 27.23'

N60°03'17"W 405.26'

N60°03'17"W 408.06'

N60°03'17"W 401.48'

45' 35'

ZOO WAY
(80' WIDTH RIGHT-OF-WAY)

10'x10' S.V.E.

Δ=4°16'31"
R=2,038.88' L=152.14'
CH=N62° 11' 33"W 152.10'

FOUND 1/2" IRON ROD WITH CAP STAMPED "ASB 5689"

FOUND 1/2" IRON ROD WITH CAP STAMPED "ASB 5689"

APPROXIMATELY 91-ACRE REMAINDER OF LOT 1, BLOCK 21 GRASSLAND ESTATES, SECTION 16 CABINET F, PAGE 157 P.R.M.C.T.

APPROXIMATE LOCATION OF SECTION LINE

ZOO MIDLAND, INC.
DOCUMENT NUMBER
2024-4562
O.R.M.C.T.

LOT 1, BLOCK 1
ZOO MIDLAND
DOCUMENT NUMBER
2025-10114
P.R.M.C.T.

Δ=5°03'55"
R=2,087.03' L=184.50'
CH=S84° 49' 41"W 184.44'

FOUND 1/2" IRON ROD WITH CAP STAMPED "ASB 5689"

NAD83 GRID
N=10,697,084.47
E=1,727,840.73

APPROXIMATELY 91-ACRE
REMAINDER OF LOT 1,
BLOCK 21
GRASSLAND ESTATES,
SECTION 16
CABINET F, PAGE 157
P.R.M.C.T.

"TRACT ONE(1)"
BOOT LAKE RANCH PROPERTY
OWNER, LLC
DOCUMENT NUMBER 2023-16578
O.R.M.C.T.

EX-100YR

100' 0 100' 200'
SCALE 1"= FEET 100'

LEGEND

= Subdivision Boundary Line
= Right-of-Way Line
= Right-of-Way Center Line
= Easement Line
= Property Line
= Existing 100-year floodplain
= Proposed 100-year floodplain
= Set 5/8" iron rod with cap stamped "DUNAWAY ASSOC" (unless otherwise noted)

S.V.E. = Sight Visibility Easement (established by this plat)
S.D.E. = Storm Drain Easement (established by this plat)
D.R.M.C.T. = Plat Records of Midland County, Texas
P.R.M.C.T. = Plat Records of Midland County, Texas
O.P.M.B.C.T. = Official Public Records of Midland County, Texas

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	1°11'25"	1,926.04	40.01	S88°33'48"W 40.01'
C2	1°11'24"	1,926.04	40.00	S89°45'13"W 40.00'
C3	2°58'37"	1,926.04	100.08	S88°09'46"E 100.07'
C4	24°37'23"	186.29	80.06	N21°28'01"W 79.44'
C5	18°51'57"	640.06	210.76	S23°57'49"E 209.81'
C6	13°49'57"	640.06	154.53	S07°36'52"E 154.15'
C7	2°18'45"	190.02	7.67	N33°28'22"E 7.67'
C8	6°09'49"	1,040.10	111.89	N68°02'22"E 111.84'
C9	8°21'15"	1,040.10	151.65	N60°46'50"E 151.52'
C10	30°50'08"	106.29	57.20	S18°29'04"E 56.52'
C11	37°13'22"	106.29	69.05	S15°32'41"W 67.84'
C12	57°26'47"	110.02	110.30	S61°09'40"W 105.74'
C13	7°18'25"	140.01	17.86	S86°13'51"W 17.84'
C14	8°37'58"	1,258.12	189.56	N13°33'40"W 189.38'
C15	1°00'05"	1,258.12	21.99	N18°22'41"W 21.99'
C16	0°27'35"	1,926.04	15.45	S70°33'07"W 15.45'

LINE AND CURVE DATA OF STORM DRAIN EASEMENTS AND PUBLIC UTILITY EASEMENT

Line Table			Line Table		
Line Number	Bearing	Distance	Line Number	Bearing	Distance
L1	N23°45'09"E	20.51'	L12	N09°11'00"E	9.00'
L2	N23°45'09"E	45.03'	L13	S13°34'38"W	20.44'
L3	N19°03'09"E	14.50'	L14	N76°25'22"W	40.00'
L4	S19°03'09"W	14.50'	L15	N13°34'38"E	20.21'
L5	N58°36'22"E	20.62'	L16	S19°03'09"W	5.00'
L6	S31°23'38"E	19.49'	L17	N86°43'11"E	21.10'
L7	N09°11'00"E	9.00'	L18	S33°23'48"E	23.12'
L8	S09°11'00"W	9.00'	L19	S86°43'11"W	27.32'
L9	S07°01'22"W	25.50'	L20	N33°23'48"W	33.23'
L10	N07°01'22"E	25.50'	L21	S62°21'52"W	17.12'
L11	S09°11'00"W	9.00'	L22	S32°21'52"W	121.72'

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C17	6°14'43"	1,973.32	215.09	S67°23'19"E 214.98'
C18	0°45'58"	1,869.43	25.00	S70°51'53"E 25.00'
C19	6°22'04"	1,973.32	219.31	S74°25'15"E 219.20'
C20	2°00'32"	1,973.32	69.19	S79°25'59"E 69.19'
C21	0°45'30"	1,964.31	26.00	S80°48'54"E 26.00'
C22	1°47'10"	1,973.32	61.52	S82°05'08"E 61.51'
C23	0°34'49"	2,013.36	20.39	N82°41'18"W 20.39'
C24	0°33'44"	2,038.88	20.00	N82°07'28"W 20.00'
C25	0°38'33"	2,013.36	22.58	N81°30'28"W 22.58'
C26	0°44'24"	2,022.37	26.12	N80°48'54"W 26.12'
C27	3°07'20"	2,013.36	109.71	N78°52'56"W 109.70'
C28	4°57'05"	2,013.36	173.99	N73°42'25"W 173.94'
C29	6°55'13"	2,018.36	243.78	N67°46'14"W 243.63'

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

DATE _____ PAGE _____

FINAL PLAT

GRASSLAND ESTATES SECTION 26

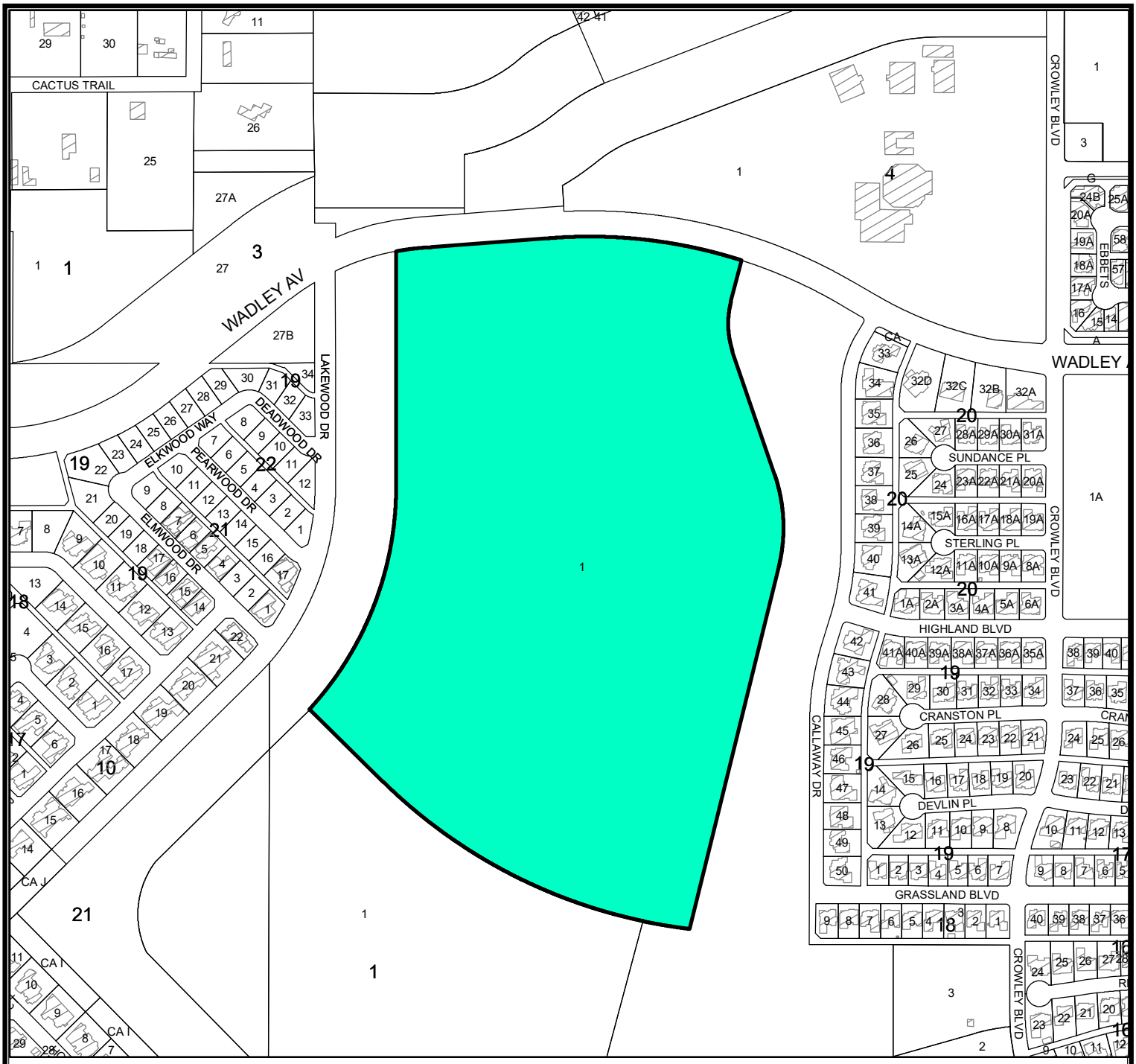
BEING A REPLAT OF AN 80.99-ACRE PORTION OF LOT 1, BLOCK 21, GRASSLAND ESTATES SECTION 16

CITY AND COUNTY OF MIDLAND, TEXAS

Situated in Section 25, Block 40, Township 1 South, T & P RR Co. Survey, Abstract No. 253, and in Section 36, Block 40, Township 1 South, T & P RR Co. Survey, Abstract No. 828, City and County of Midland, Texas

DUNAWAY JOB NO. B009457.002 PAGE 2 OF 2

PLOTTED BY: Brandon Bullard ON: Friday, December 12, 2025 AT: 9:29 AM FILEPATH: P:\009400\9457\002\Survey\Drawings\B009457.002 The Preserve Grassland Estates Section 26 Final Plat.dwg



Location Map

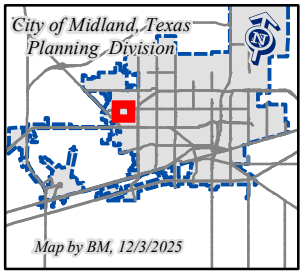
P-25-2439 **Scale: 1" = 617'**

Motion approving a Final Plat of Grassland Estates, Section 26, being a replat of an 80.99-acre portion of Lot 1, Block 21, Grassland Estates, Section 16, City and County of Midland, Texas.

Generally located on the south side of West Wadley Avenue, approximately 525 feet west of Callaway Drive.

LEGEND

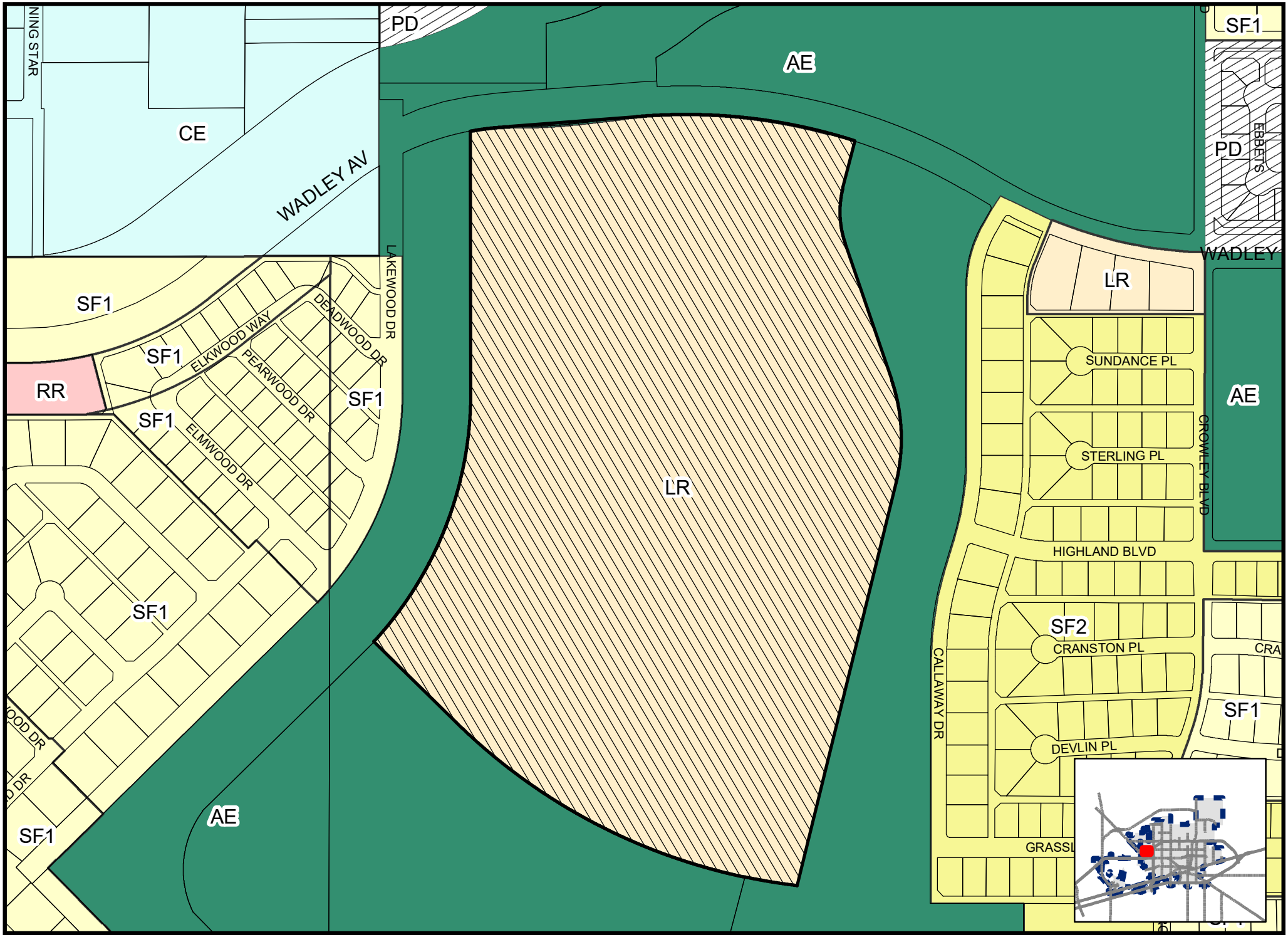
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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, 12/12/2025

P-25-2439

Scale: 1" = 420'

ZONING MAP

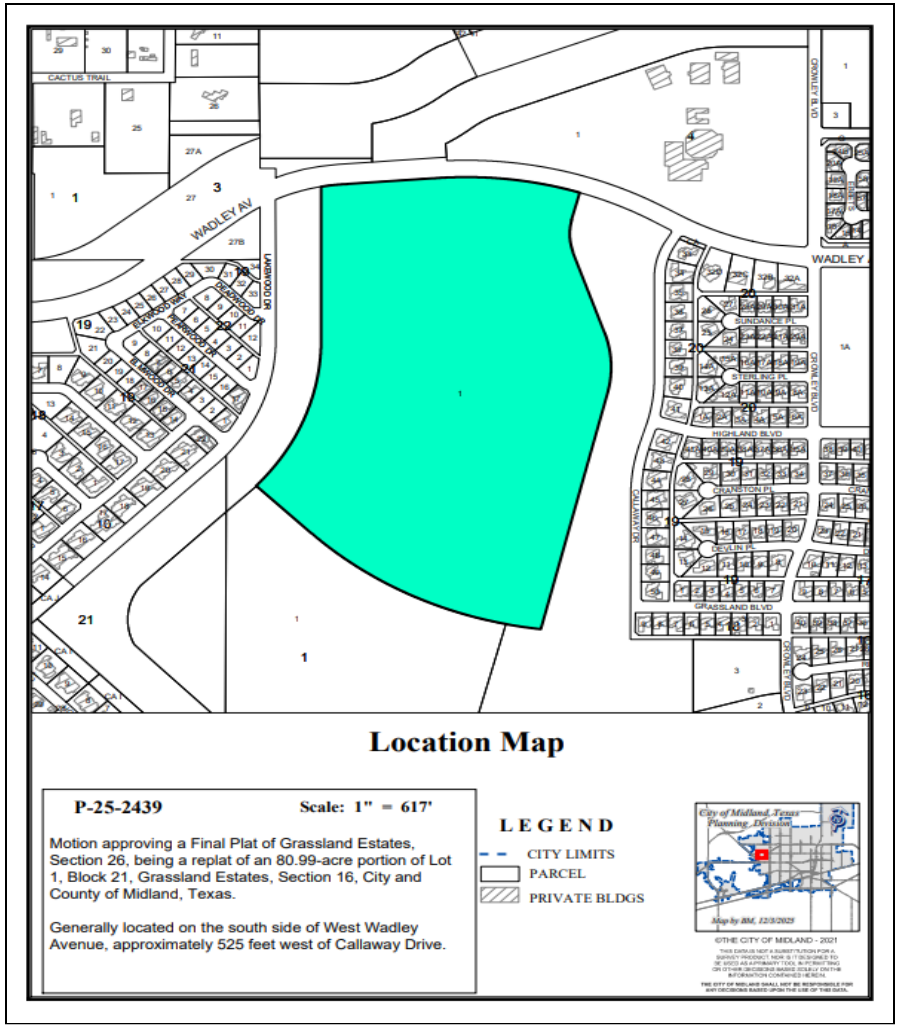
©THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISION MADE OR ACTION TAKEN BY USER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


WADLEY AV
WADLEY AV
LAKEWOOD DR
21
1
21
1
21


MIDLAND
Be the Energy!
FINAL PLAT
GRASSLAND ESTATES, SECTION 26
Visit Our Website
MIDLANDTEXAS.GOV

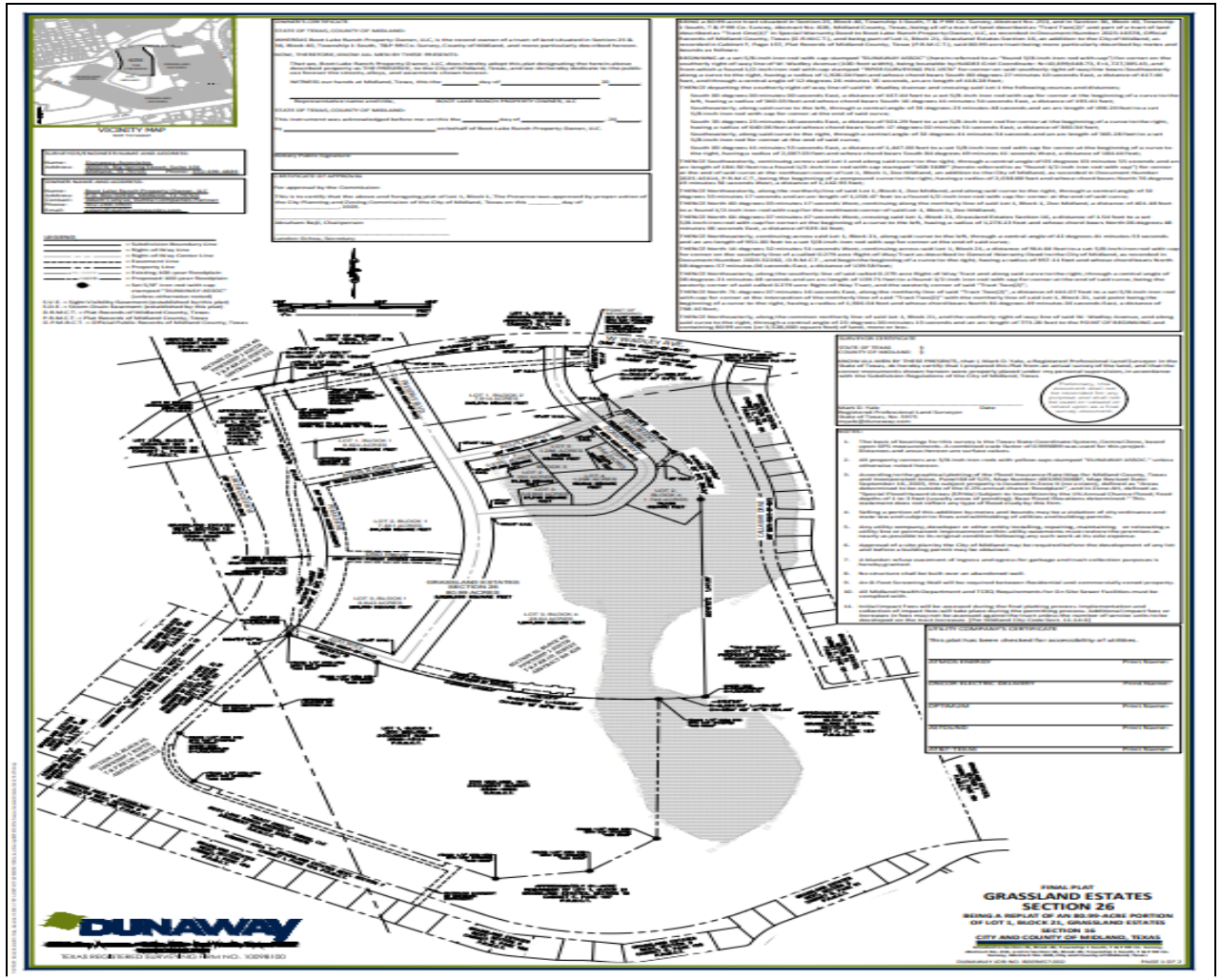
APPLICATION SUMMARY

- **Developer/Property Owner:** Boot Lake Ranch Property Owner, LLC
- **Representative:** Tim Hair, with Dunaway Associates
- **Location:** 6101 West Wadley Avenue (Council District 4)
- **Reason for Request:** For future commercial development



PLAT DETAILS

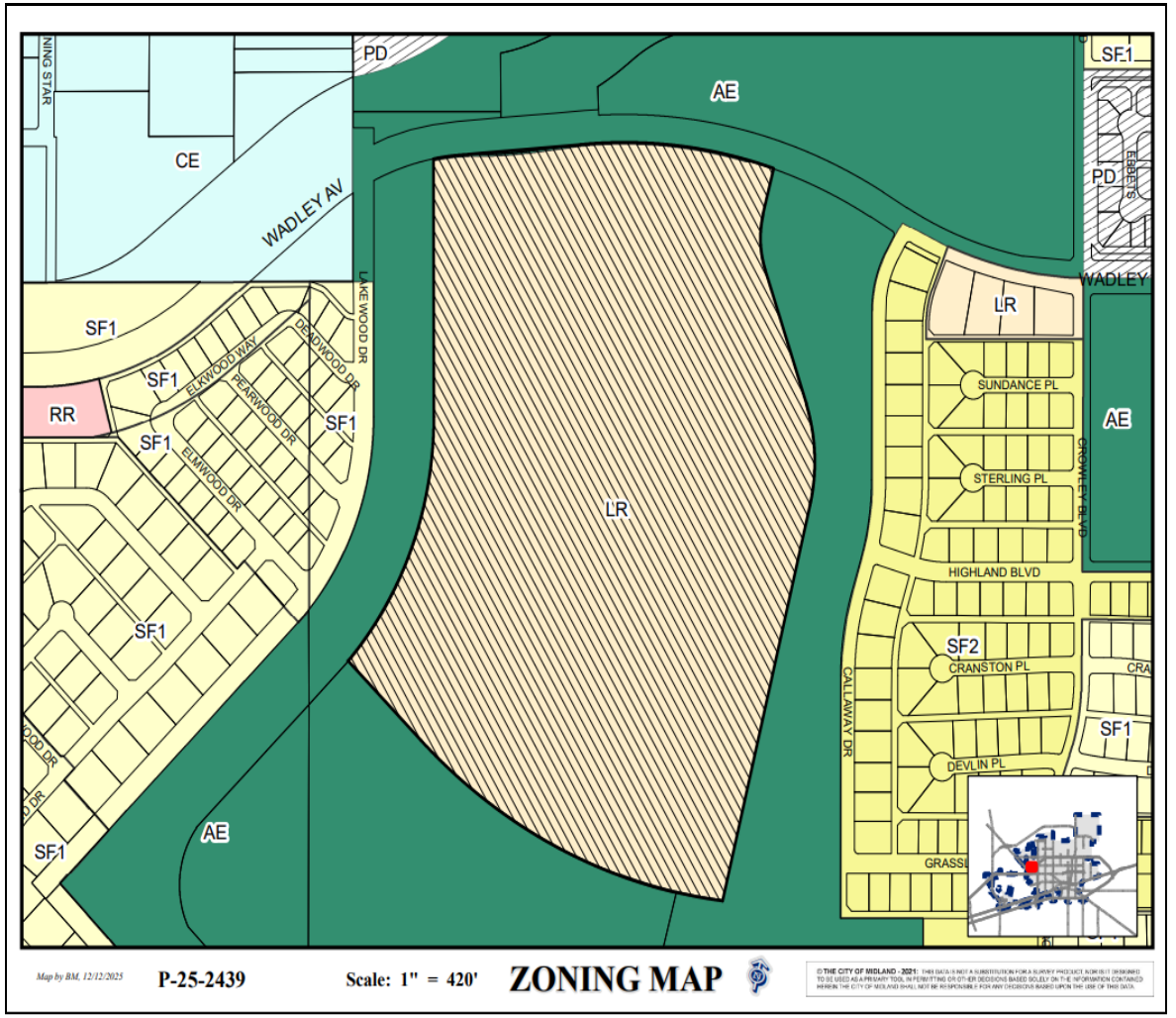
- **Acreage:** 80.99 acres
- **Number of Existing Lots:** 13
- **Number Proposed Lots:** 1



MIDLAND
Be the Energy!

ZONING

- **Current Zoning:** LR, Local Retail District
- **Surrounding Zoning:**
  - **North/South:** AE, Agricultural Estate District
  - **East:** SF-2, Single-Family Dwelling District
  - **West:** SF-1, Single-Family Dwelling District



LAND USE

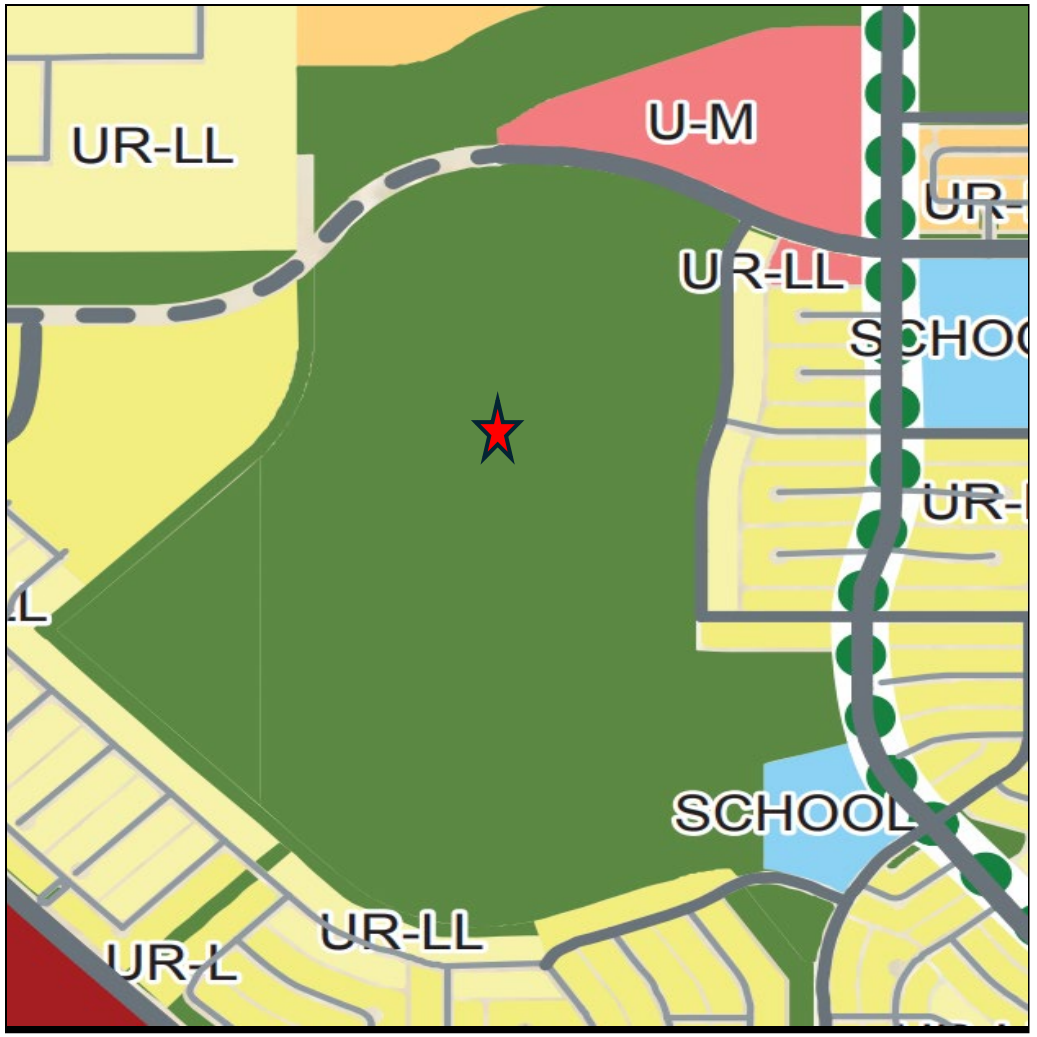
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North:** Vacant Land and a Church
  - **South:** Proposed Zoo
  - **East/West:** Single-Family Housing
- **Proposed Use:** Retail Stores and Shops and Restaurants



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Park/Open Space
- **Supported Uses:** Limited, natural, open spaced areas. Commercial use is allowed when deemed appropriate.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



MIDLAND
Be the Energy!

STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on June 3, 2024.
- The Planning & Zoning Commission approved the preliminary plat reinstatement on December 15, 2025.
- City Council approved the preliminary plat on June 25, 2024.
- Staff recommends approval of this request subject to Condition A:



STAFF'S RECOMMENDATION

A. The plat titled Grasslands Estates, Section 26 is hereby approved with conditions, subject to the approval of the associated deferral request and the required financial security by the City Council. Final approval shall remain pending until City Council has formally authorized both the deferral and the financial security.



MISSION

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



Planning and Zoning Commission Meeting

Item Number: 19.
Meeting Date: December 15, 2025
To: Planning and Zoning Commission
From: Lori Elliott, Planner
Subject: Motion approving, with staff's recommended conditions, a Preliminary Plat of Stockard Acres, Section 6, being a replat of Lots B through E, and the south 0.10 acres of Lot F, Tract 1, Stockard Acres, City and County of Midland, Texas. (Generally located at the southwest corner of the intersection of West Florida Avenue and Johnston Street.)

Purpose:

Maverick Engineering, on behalf of Calvary Assembly of God, is requesting to replat the property located at 912 Johnston Street into one lot in order to construct a storage building for an existing church.

Current Zoning:

C, Commercial District

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

BUILDING CODE: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2023 NEC requirements, the 2015 International Fire Codes, local city ordinances, zoning requirements, established setbacks, oil and gas considerations, and floodplain requirements if necessary. Code versions are subject to change depending on

the time of new code editions adopted in the City of Midland and date of permit application.

SURVEYOR: (Approved)

Everything looks good; corners were found.

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

WATER: 6” water exists in Florida Street, okay as is. 12” water exists in Johnston 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 alley west 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.

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)

Subdivision is Stockard. Correct in title and legal. Block can be 2 and lot can be continuation of the next available number. Confirm calls. Boundary does not close. (does not match property corners) Tract A south of plat should show it is part of Stockard Acres.

CRMWD: (Approved)

We do not have any comments on this plat.

HEALTH DEPARTMENT: (Approved)

The lot is close to a public sewer line, no need for a septic system.

AT&T: (Approved)

No issues.

PLANNING: (Approved)

Correct subdivision name to “Stockard” in all locations on plat as well as all the associated documents. [Informational]

Provide the owners phone number [Midland City Code 11-2-3(A)1(a)(2)]

Have your legal description match the one that I provided [Informational]

Staff recommends approval of the Preliminary Plat of Stockard Acres, Section 6, subject to conditions 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. [11-2]

Attachments:

A. P-25-2436, Stockard Acres, Section 6, Combined
B. P&Z - - Stockard Acres, Section 6 Preliminary

Lori Elliott, Development Services
Landon Ochoa, Development Services

Created/Initiated - 12/4/2025
Final Approval - 12/9/2025

MIDLAND
Planning Division

Preliminary Plat Application

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

Subdivision Name: STOCKYARD ACRES, SECTION 6
(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: Mara Fortner		Phone #:	
		Email: calvarymidland@yahoo.com	
Address: 908 Johnston St	City: Midland	State: Texas	Zip: 79701

Property Owner			
Print Name: CALVARY ASSEMBLY OF GOD		Phone #: 432-682-8473	
		Email: calvarymidland@yahoo.com	
Address: 908 JOHNSTON STREET	City: MIDLAND	State: TX	Zip: ~~79707~~ 79701

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

Representative (If different from applicant or property owner)			
Print Name: 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)
constructing small storage/garage building and was informed that property needed to be platted before build

Plat Information	
	Total Acreage: 2.438
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 1	Number of Multi-Family Dwelling Units:

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

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

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

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

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

Submittal and Fees

Items to be submitted with this application form:

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

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

Timeline & Deadlines

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

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

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

Applicant (signature): Mara Fortner	Date: November 17, 2025
Applicant (printed): Mara Fortner	
Property Owner (signature): Calvary Assembly of God	Date: November 17, 2025
Property Owner (printed): Calvary Assembly of God	

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 Calvary Assembly of God or authorized by Mara Fortner, 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 19 day of November, 20 25, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

For Office Use Only	
☑ Property Owner Authorization	☑ Digital and Physical Copies of Plat
☑ Application Fee / ☐ Paying online	☐ Deferral Letter (if applicable. Due at final submittal)
Check# 5680	☐ Groundwater Availability Certification Forms (if applicable)

Planner Notes:

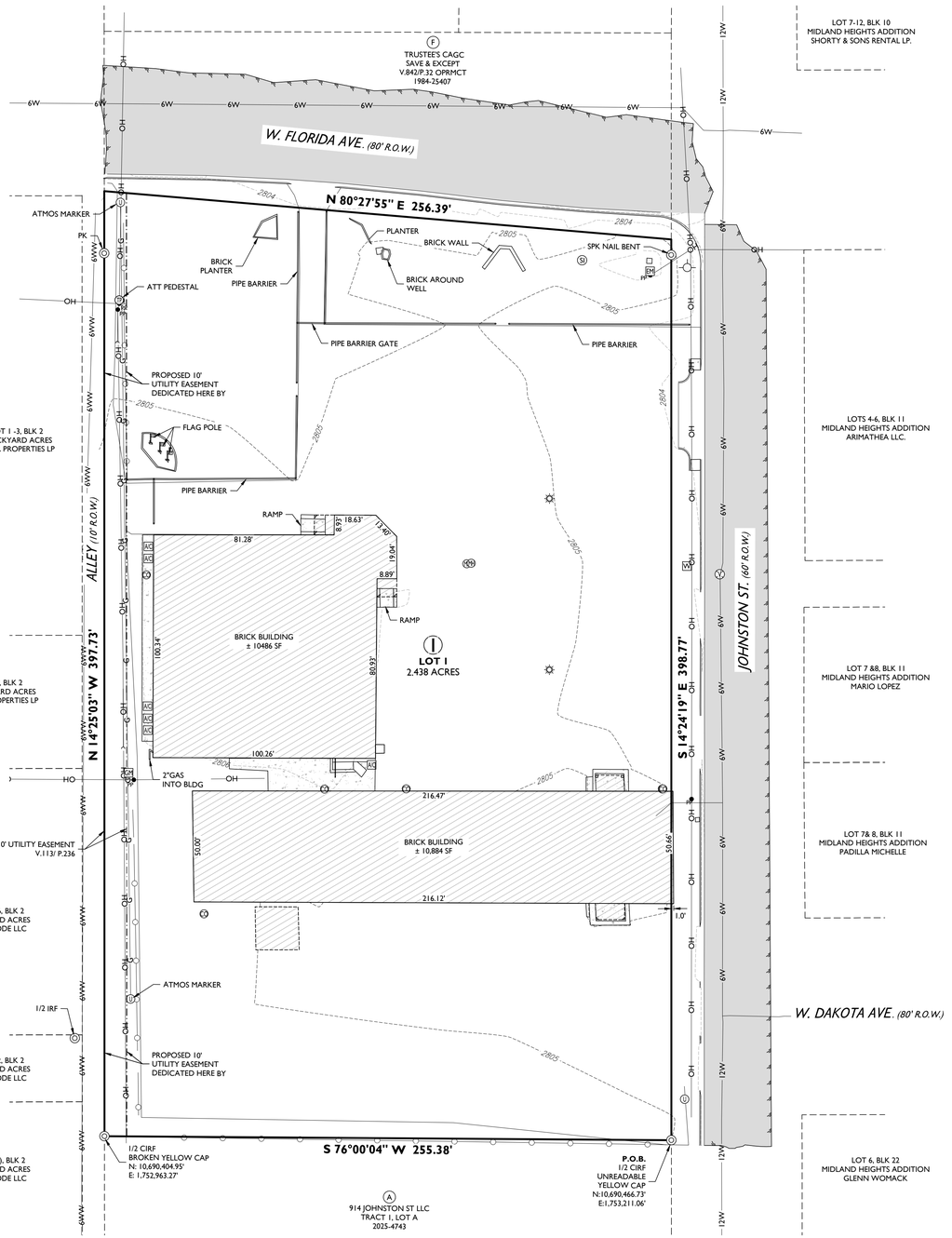
Signature: Angelina Bettamini **Date:** 11/19/25

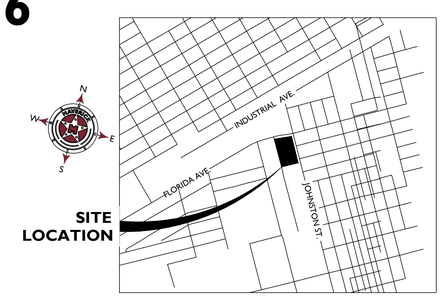
RECEIVED
NOV 19 2025
Initial:

PRELIMINARY PLAT

STOCKYARD ACRES, SECTION 6

BEING A REPLAT OF LOTS B, C, D, E, AND THE SOUTH 0.10 ACRES OF LOT F, TRACT 1, STOCKYARD ACRES, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS.

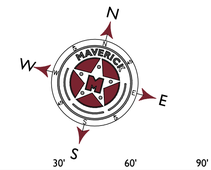




SITE LOCATION

VICINITY MAP

N.T.S.



0' 30' 60' 90'

SCALE 1" = 30'

LEGEND

- DENOTES SET 1/2-INCH IRON ROD
- DENOTES FOUND MONUMENT AS NOTED
- DENOTES SAW CUT "X"
- DENOTES BENCH MARK
- DENOTES A/C PAD
- DENOTES EXISTING CLEAN OUT
- DENOTES EXISTING FIRE HYDRANT
- DENOTES EXISTING GAS METER
- DENOTES EXISTING TELEPHONE PEDESTAL
- DENOTES EXISTING SIGN
- DENOTES EXISTING FLAG POLE
- DENOTES EXISTING GUY ANCHOR
- DENOTES EXISTING LIGHT POLE
- DENOTES EXISTING MANHOLE
- DENOTES EXISTING POWER POLE
- DENOTES EXISTING 2" GAS TO BLDG
- DENOTES EXISTING UTILITY MARKER
- DENOTES EXISTING WATER METER
- DENOTES EXISTING WATER VALVE
- DENOTES BOUNDARY LINE
- DENOTES EXISTING EASEMENT LINE
- DENOTES PROPOSED EASEMENT LINE
- DENOTES EXISTING PROPERTY LINE
- DENOTES EDGE OF ASPHALT
- DENOTES EXISTING FENCE
- OH — DENOTES EXISTING OVERHEAD ELECTRIC LINE
- 6W — DENOTES EXISTING 6" WATER MAIN
- 12W — DENOTES EXISTING 12" WATER MAIN
- 6WW — DENOTES EXISTING 6" WASTEWATER
- DENOTES EXISTING CONCRETE
- DENOTES EXISTING PAVEMENT
- DENOTES EXISTING BUILDING
- P.R.M.C.T. — PLAT RECORDS, MIDLAND CO., TX

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS CALVARY ASSEMBLY OF GOD, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 34, 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 CALVARY ASSEMBLY OF GOD, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS STOCKYARD ACRES, SECTION 6, 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: BRAD SMITH FOR, CALVARY ASSEMBLY OF GOD

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATMOS ENERGY
BY:

AT&T
BY:

OPTIMUM
BY:

ASTOUND BROADBAND
BY:

ONCOR ELECTRIC DELIVERY
BY:

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF STOCKYARD ACRES, SECTION 6, 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

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 IS 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.*

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0202F DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHOULTS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

GREGORY W. SHOULTS, R.P.L.S.
MAVERICK ENGINEERING (TX FIRM #10194514)
1909 W. WALL STREET, SUITE, K.
MIDLAND, TX 79701

PROPERTY OWNER

CALVARY ASSEMBLY OF GOD
908 JOHNSTON STREET
MIDALND, TEXAS 79707

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

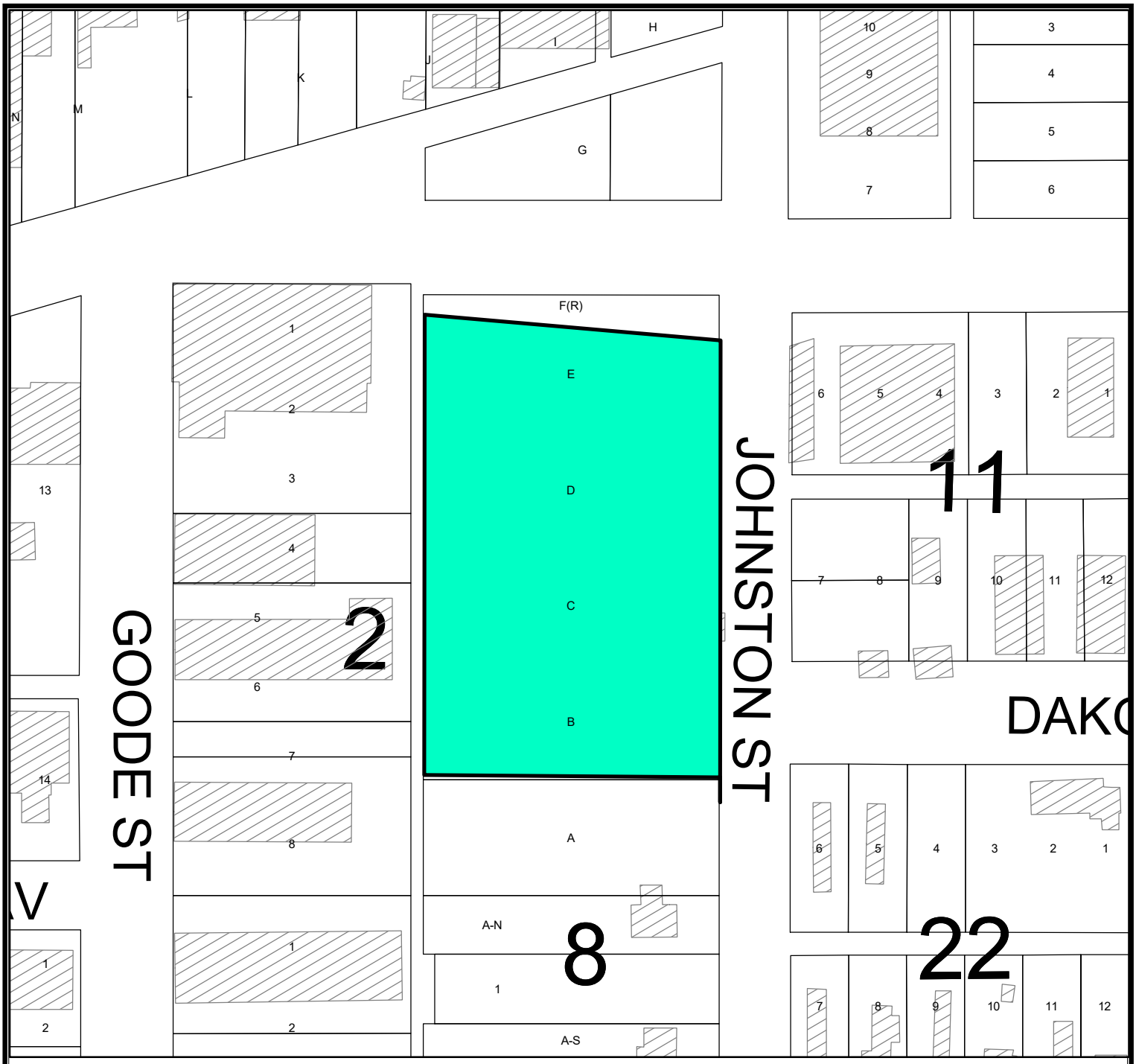
NO. _____

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

STOCKYARD ACRES, SECTION 6

Drawing : F:\2025\250188-CALVARY ASSEMBLY OF GOD CHURCH-CALVARY ASSEMBLY OF GOD STOCKARD ACRES\DRAWINGS\PLAT\250188- PRELIM PLAT.DWG Last Saved By: SDavis on 11/17/25



Location Map

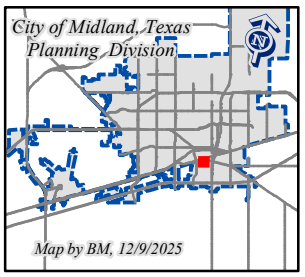
SUB-25-0920 **Scale: 1" = 123'**

Proposed plat of Stockard Acres, Section 6, being a replat of Lots B through E, and the south 0.10 acres of Lot F, Tract 1, Stockard Acres, City and County of Midland, Texas.

Generally located at the southwest corner of the intersection of West Florida Avenue and Johnston Street. (Council District 2)

LEGEND

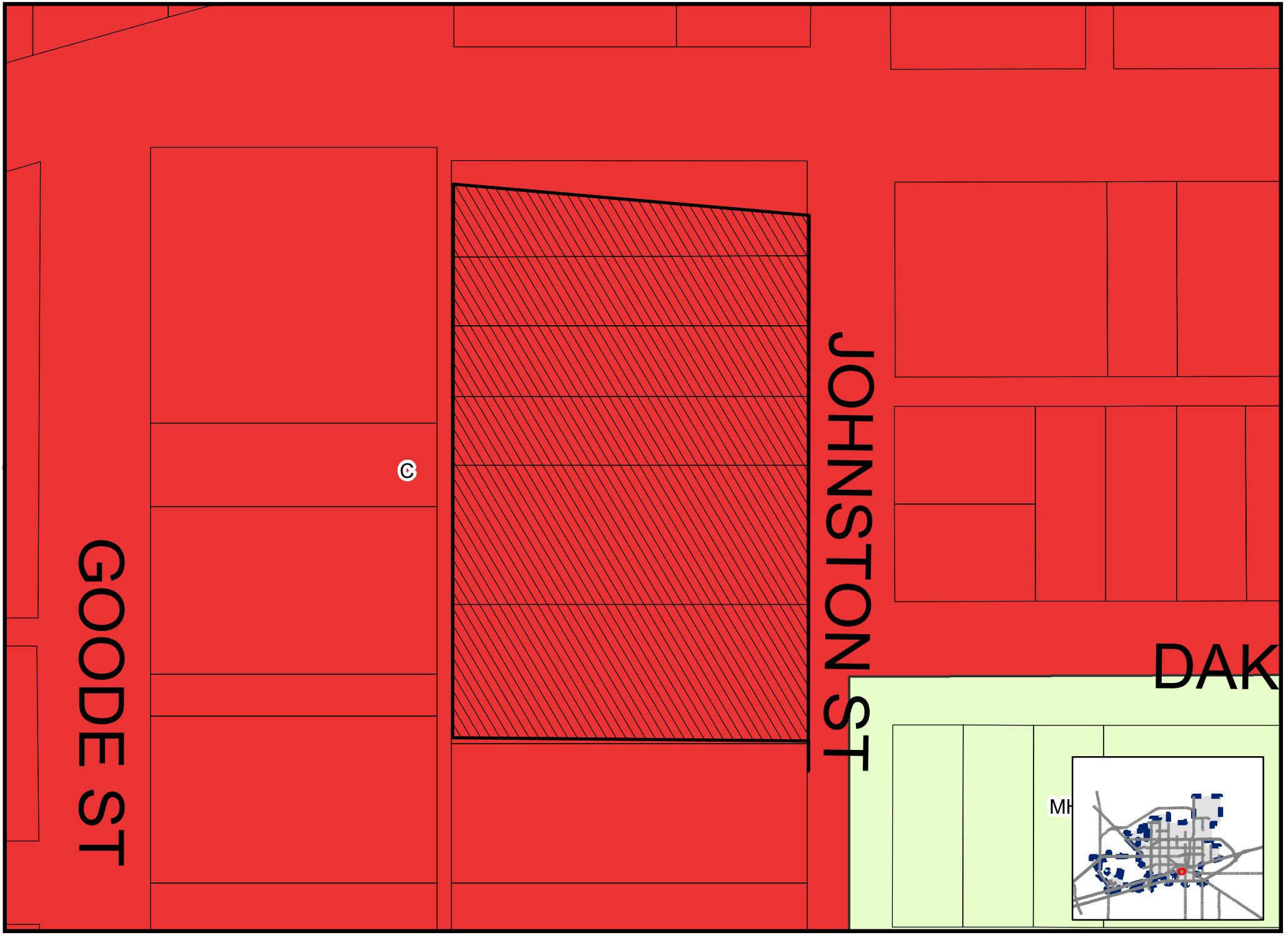
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.



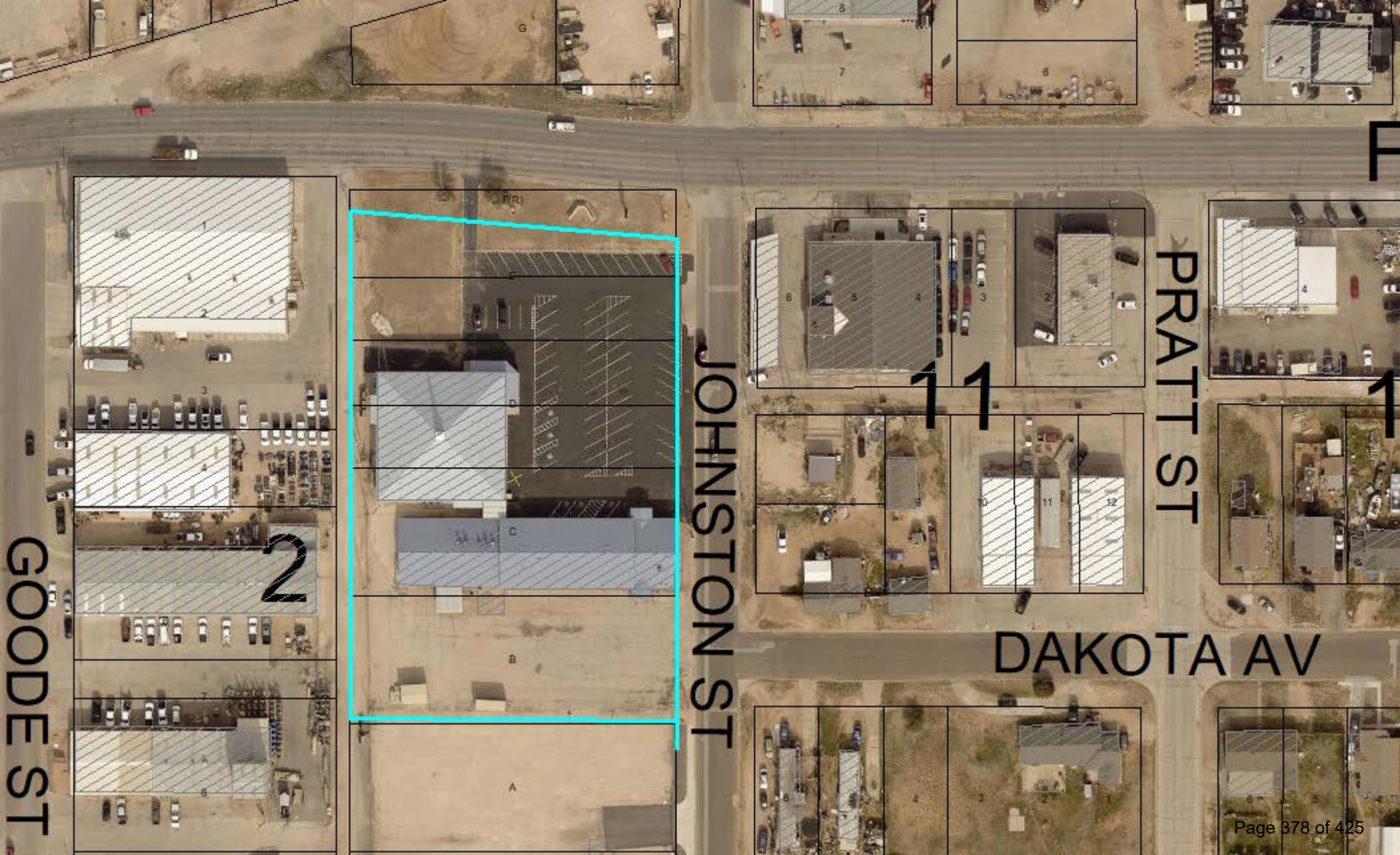
Map by BM, 12/9/2025

SUB-25-0920

Scale: 1" = 86'

ZONING MAP

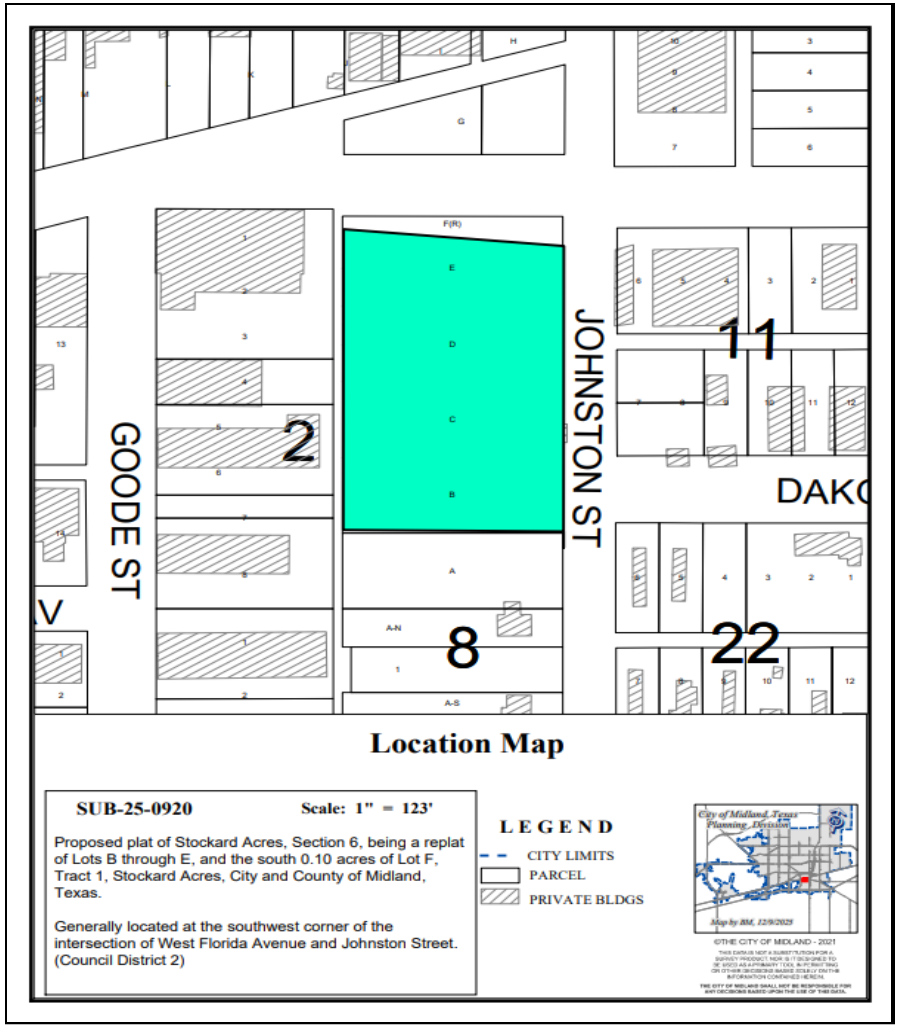
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISION MADE OR ACTION TAKEN BY USER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


GOODE ST
JOHNSTON ST
PRATT ST
DAKOTA AV
2
11


MIDLAND
Be the Energy!
PRELIMINARY PLAT
STOCKARD ACRES, SECTION 6
Visit Our Website
MIDLANDTEXAS.GOV

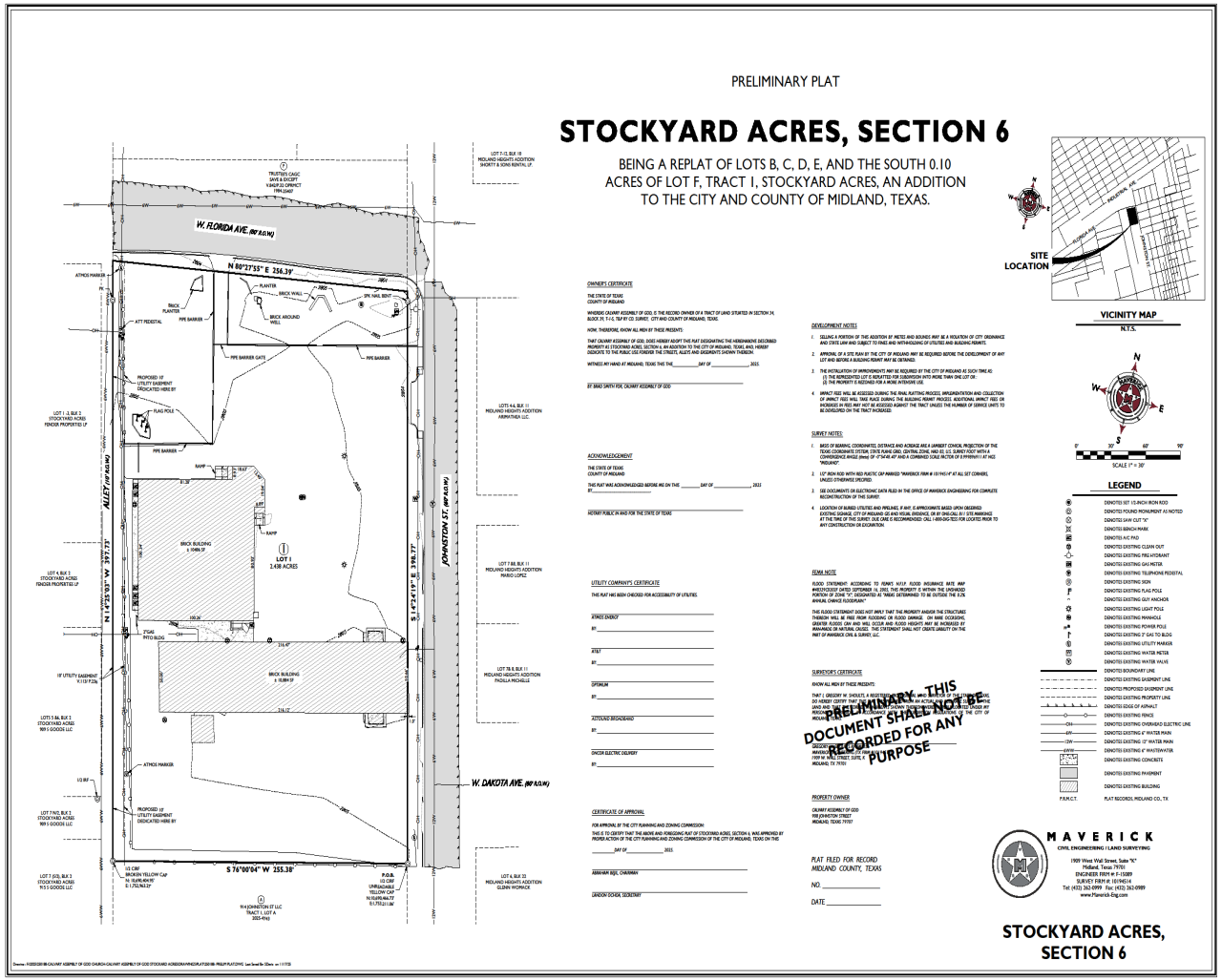
APPLICATION SUMMARY

- **Developer/Property Owner:** Calvary Assembly of God
- **Applicant:** Mara Fortner
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 912 Johnston Street (Council District 2)
- **Reason for Request:** To construct a storage building for the existing church



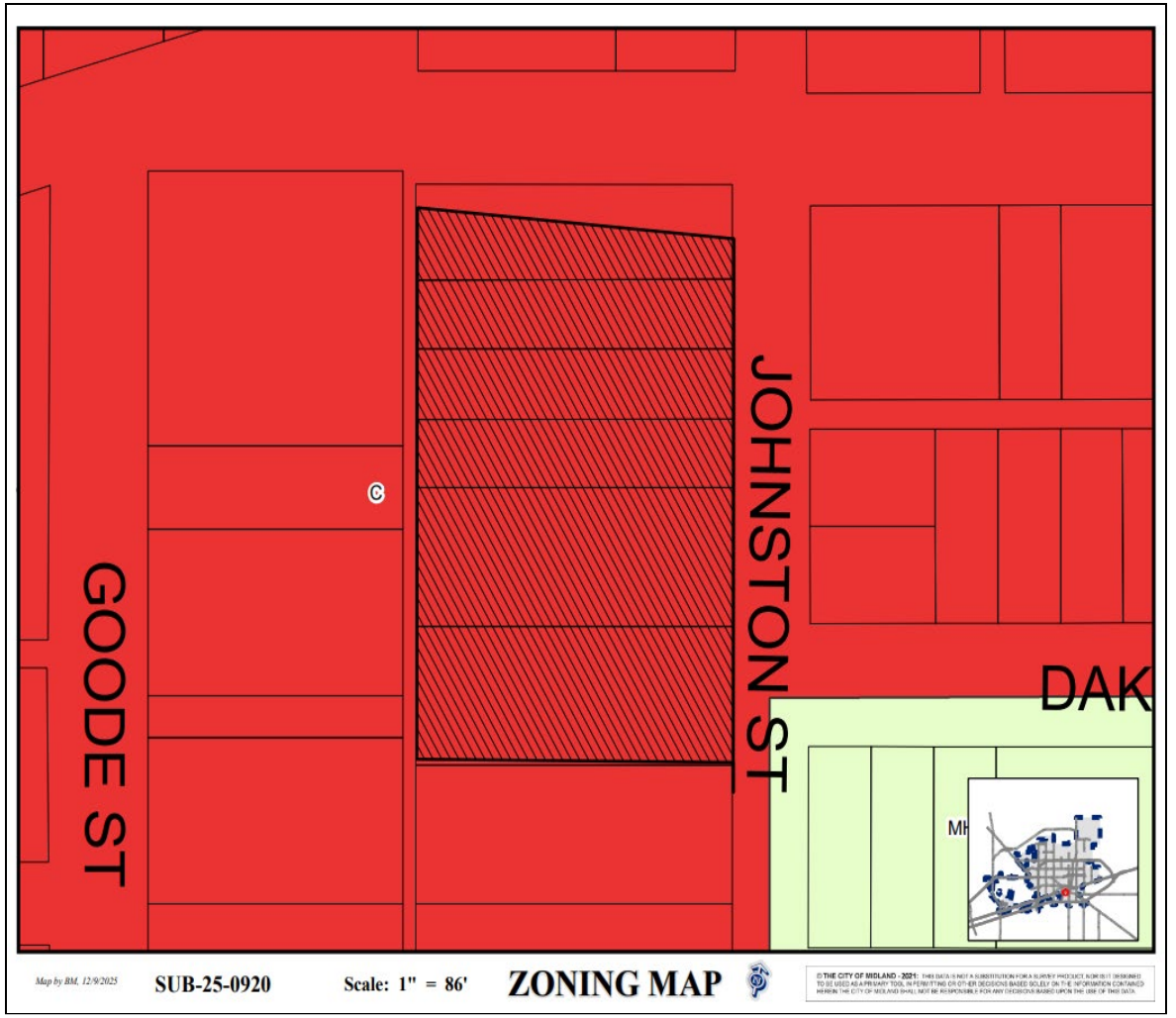
PLAT DETAILS

- **Acreage:** 2.438 acres
- **Number of Existing Lots:** 5
- **Number Proposed Lots:** 1



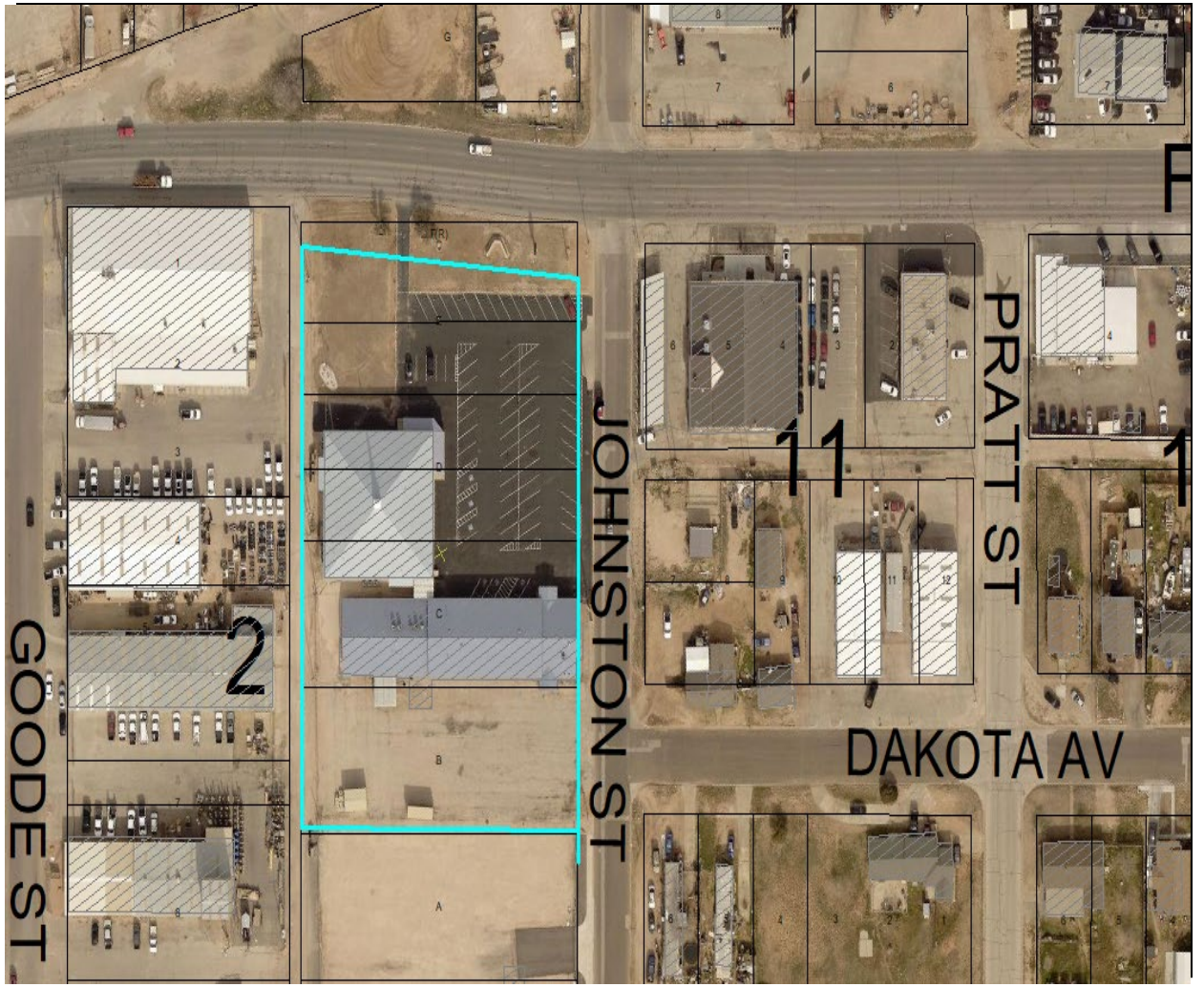
ZONING

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



LAND USE

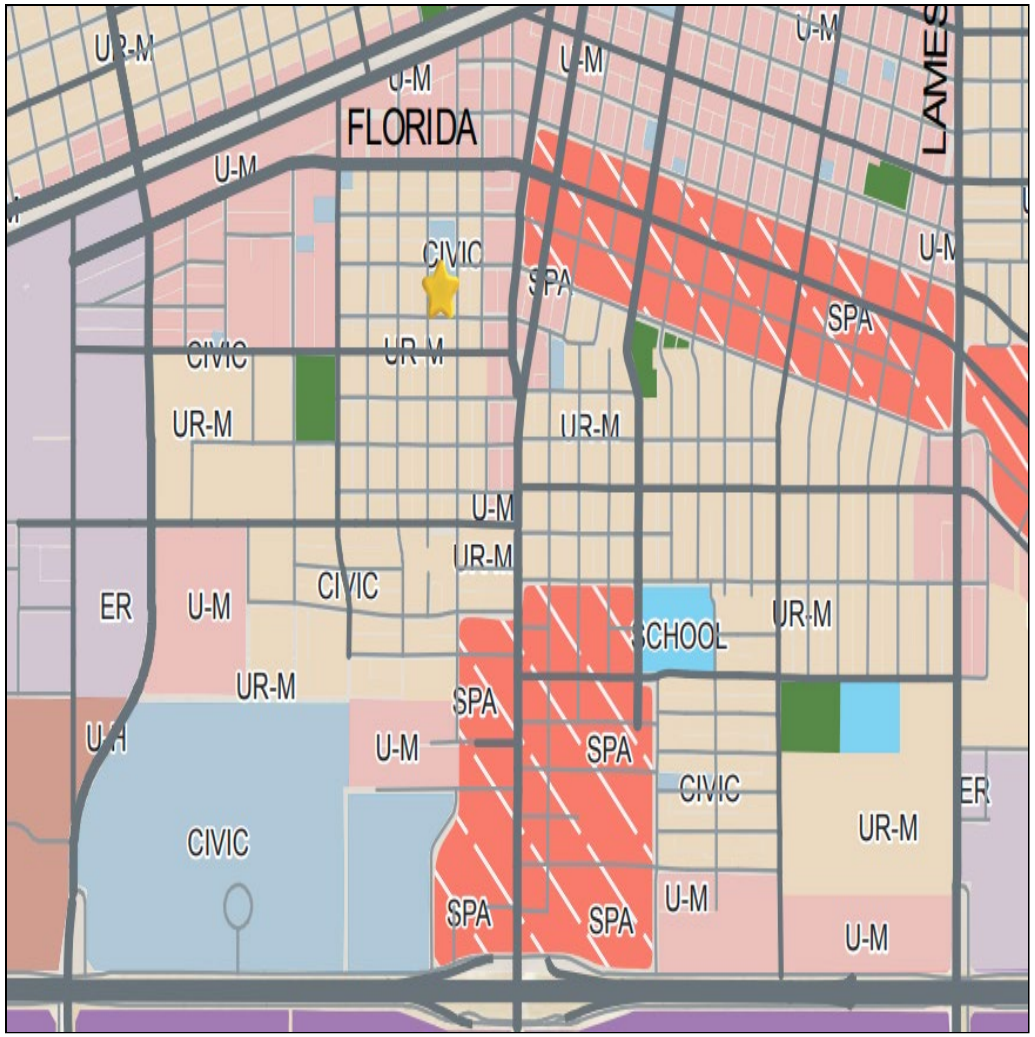
- **Current Use:** Church and Vacant Lots
- **Surrounding Uses:**
  - **North:** West Florida Avenue
  - **South:** Vacant Lot
  - **East:** Single-Family Housing
  - **West:** Commercial Businesses
- **Proposed Use:** A Church with a Storage Building



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Civic/Institutional (C-I)
- **Supported Uses:** Community or cultural facilities, religious institutions, public health care or human services facilities and their accessory uses.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



STAFF'S RECOMMENDATION

- Staff recommends approval of this request subject to condition A.

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



MISSION

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



Planning and Zoning Commission Meeting

Item Number:	**20.**
Meeting Date:	**December 15, 2025**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of Cowden Addition, Section 9, being a replat of all of Lots 5, 6, and 7, and the west 31.5 feet of Lot 8, Block 47, Cowden Addition, City and County of Midland, Texas. (Generally located at the northwest corner of the intersection of North Big Spring Street and Eugene Avenue.)**

Purpose:

Maverick Engineering, on behalf of Heritage USA Federal Credit Union, is requesting to replat the property located at 2001 North Big Spring into one lot for future commercial development.

Current Zoning:

RR, Regional Retail District

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

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

PAVING: Eugene roadway okay as is. No public paving improvements required. Bryant roadway okay as is. No public paving improvements required. Big Spring road is TxDOT facility, built and maintained by TxDOT, no improvements required excluding driveways and curb cuts. [For Applicant’s Information Only.]

WATER: 6” water exists in Big Spring Street E of tract, okay as is. No public water improvements required. 6” water exists in Bryant Street W of tract, okay as is. No public water improvements required. [For Applicant’s Information Only.]

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

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

SEWER: 6” sewer exists in Bryant Street W of tract, okay as is. No public wastewater improvements required. 6” sewer exists in alley N 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.

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

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

TRANSPORTATION: (Approved)

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

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

FIRE: (Approved)

No comments or objections.

OIL AND GAS: (Approved with Conditions)

No Oil & Gas Issues

GIS: (Approved)

No comments.

Surveyor: (Approved)

Everything looks good. Plat closes, corners were found

ADDRESSING: (Approved)

2nd Pair of Coordinates match POB, need to be updated. Verify Lot # and Section # with Domingo. Change street suffix on Eugene to "Ave".

CRMWD: (Approved)

We do not have any comments on this plat.

AT&T: (Approved)

No issues unless they want the cable in the building removed. They will need to pay for that.

HEALTH DEPARTMENT: (Approved)

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

PLANNING: (Approved with Conditions)

Have your legal description match the one provided [Informational]

Section number will be "9" Please update the plat, certificates, and all associated documents. [Informational]

Change "Eugene Street" to "Eugene Avenue" on the plat [11-2-3(D)4(g)]

Add the names of the abutting property owners [11-2-3(C)2(b)(2)]

In the Certificate of Approval, replace “Example Addition, Section X” with the name of plat. [11-2-3(H)3(m)(1)]

Staff recommends approval of the Preliminary Plat of Cowden Addition, Section 9, subject to the following conditions.

Conditions:

A. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]

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

Attachments:

A. SUB-25-0913, Combined Docs
B. P&Z - Cowden Preliminary Plat

Angelina Bettanini, Development Services	Created/Initiated - 12/3/2025
Landon Ochoa, Development Services	Final Approval - 12/10/2025

MIDLAND
Planning Division

Preliminary Plat Application

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

Subdivision Name: COWDEN ADDITION, SECTION 5
(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: Zachary T Laning
Phone #: 972-214-6533
Email: zlaning@outlook.com

Address:	City:	State:	Zip:
3114 Humble Ave	Midland	TX	79705

Property Owner
Print Name: Heritage USA Federal Credit Union
Phone #: 432-681-1050
Email: brookem@heritage-usa.net

Address:	City:	State:	Zip:
5507 W Wadley Ave	Midland	TX	79707

Developer: (If different from property owner)
Print Name:
Phone #:
Email:

Address:	City:	State:	Zip:

Representative (If different from applicant or property owner)
Print Name: MAVERICK ENGINEERING
Phone #: 432-262-0999
Email: adevine@maverick-eng.com

Address:	City:	State:	Zip:
1909 W WALL STREET SUITE K	MIDLAND	TX	79701

Reason for Platting (Please be specific)
TO COMBINE LOTS

Plat Information
Total Acreage: 0.584

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

Number of Lots: 1
Number of Multi-Family Dwelling Units:

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

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

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

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

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

Submittal and Fees

Items to be submitted with this application form:

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

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

Timeline & Deadlines

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

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

Signatures (by property owner only – authorized agent must sign affidavit below)	
Applicant (signature): Zachary T Laning	Date: 11/11/2025
Applicant (printed): Zachary T Laning	
Property Owner (signature): Brooke A. Martin	Date: 11/12/2025
Property Owner (printed): Brooke L. Martin, EVP - CFO/COO	

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 Zachary T Laning, 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 18 day of November, 2025 to certify which witness my hand and seal of office.

_____
NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

For Office Use Only	
☑ Property Owner Authorization	☑ Digital and Physical Copies of Plat
☑ Application Fee / ☐ Paying online	☐ Deferral Letter (if applicable. Due at final submittal)
Check# 5le63	☐ Groundwater Availability Certification Forms (if applicable)

Planner Notes:

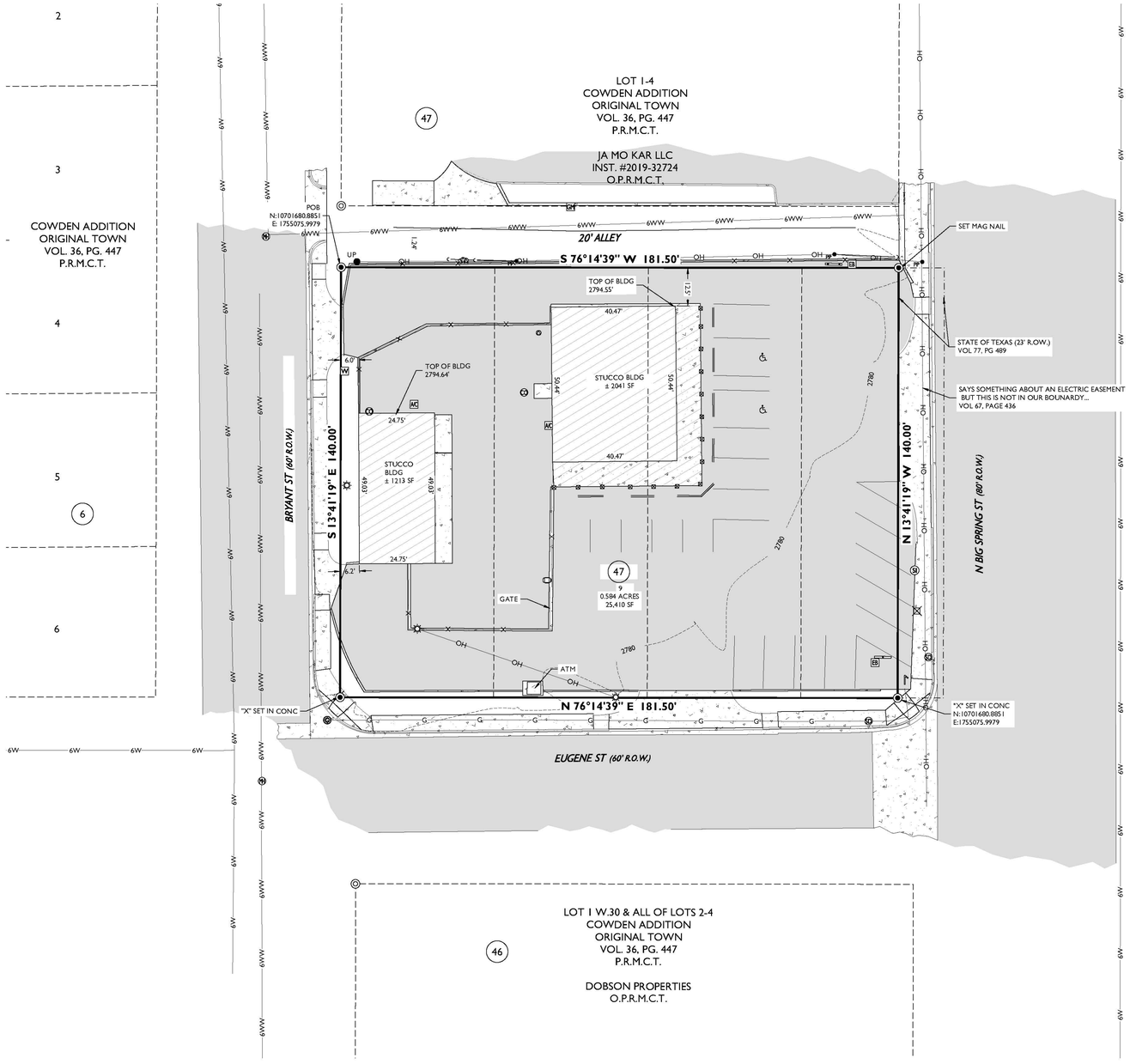
Signature: Angelina Bedani Date: 11/18/25

RECEIVED
NOV 18 2025
Initial:

RECEIVED
NOV 18 2025
Initial:

COWDEN ADDITION, SECTION 5

BEING A REPLAT OF ALL OF LOTS 5, 6, 7, AND THE WEST 31.5 FEET OF LOT 8, BLOCK 47, COWDEN ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS



FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0089F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

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

DEVELOPMENT NOTES

1. *SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.*
2. *APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.*
3. *THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS: (1) THE REPRESENTED LOT(S) (S/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.*
5. *THIS IS A PROVISIONAL SKETCH/PRELIMINARY PLAT. THIS IS NOT TO BE RECORDED OR USED FOR CONSTRUCTION PURPOSES. SET MONUMENTS SHOWN HEREON ARE ALSO PRELIMINARY AND SHALL ONLY BE PLACED IN ACCORDANCE WITH A FINAL SURVEY SEALED BY THE SURVEYOR OF RECORD.*

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS HERITAGE USA, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 26, BLOCK 39, T-1-S, T&P. RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HERITAGE USA, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS COWDEN ADDITION, SECTION 5, 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: _____ FOR HERITAGE USA

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF EXAMPLE ADDITION, SECTION X, 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

IANDON OCHOA, SECRETARY

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATMOS ENERGY

BY: _____

AT&T

BY: _____

OPTIMUM

BY: _____

ASTOUND BROADBAND

BY: _____

ONCOR ELECTRIC DELIVERY

BY: _____

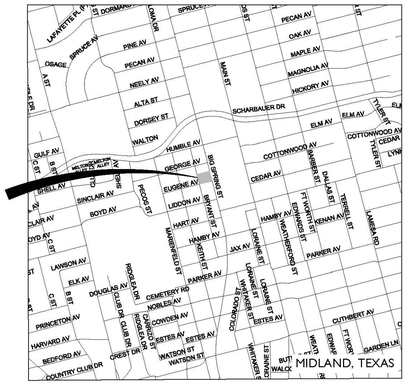
PROPERTY OWNER

HERITAGE USA
COMMUNITY FEDERAL CREDIT UNION
5507 W WADLEY AVENUE
MIDLAND, TEXAS 79707
DEED INSTRUMENT #2008-10118
PHONE #972-214-6533

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____



VICINITY MAP

N.T.S.





LEGEND

◉	SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"	———	BOUNDARY LINE
AC	A/C PAD	- - - - -	PROPERTY LINES
CO	CLEANOUT	—X—	FENCE
⊠	COLUMN MASONRY	—G—	GAS LINE
EB	ELECTRIC BOX	—OH—	OVERHEAD ELECTRIC LINE
GV	GAS VALVE	—6WW—	6" WASTEWATER
GM	GATE MOTOR	—6W—	6" WATER MAIN
^	GUY ANCHOR	⋰⋱	CONCRETE
♿	HANDICAP PARKING		PAVEMENT
☼	LIGHT POLE	▨	BUILDING
⊤	PIPELINE VENT	O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
PP	POWER POLE	P.R.M.C.T.	PLAT RECORDS, MIDLAND CO., TX
▭	PYLON SIGN SINGLE POLE		
▭	PLYON SIGN DOUBLE POLE		
SD	STORM DRAIN		
SO	STUB OUT		
UP	UTILITY POLE		
W	WATER METER		

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 THE PLAT SHOWN HEREON IS 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.

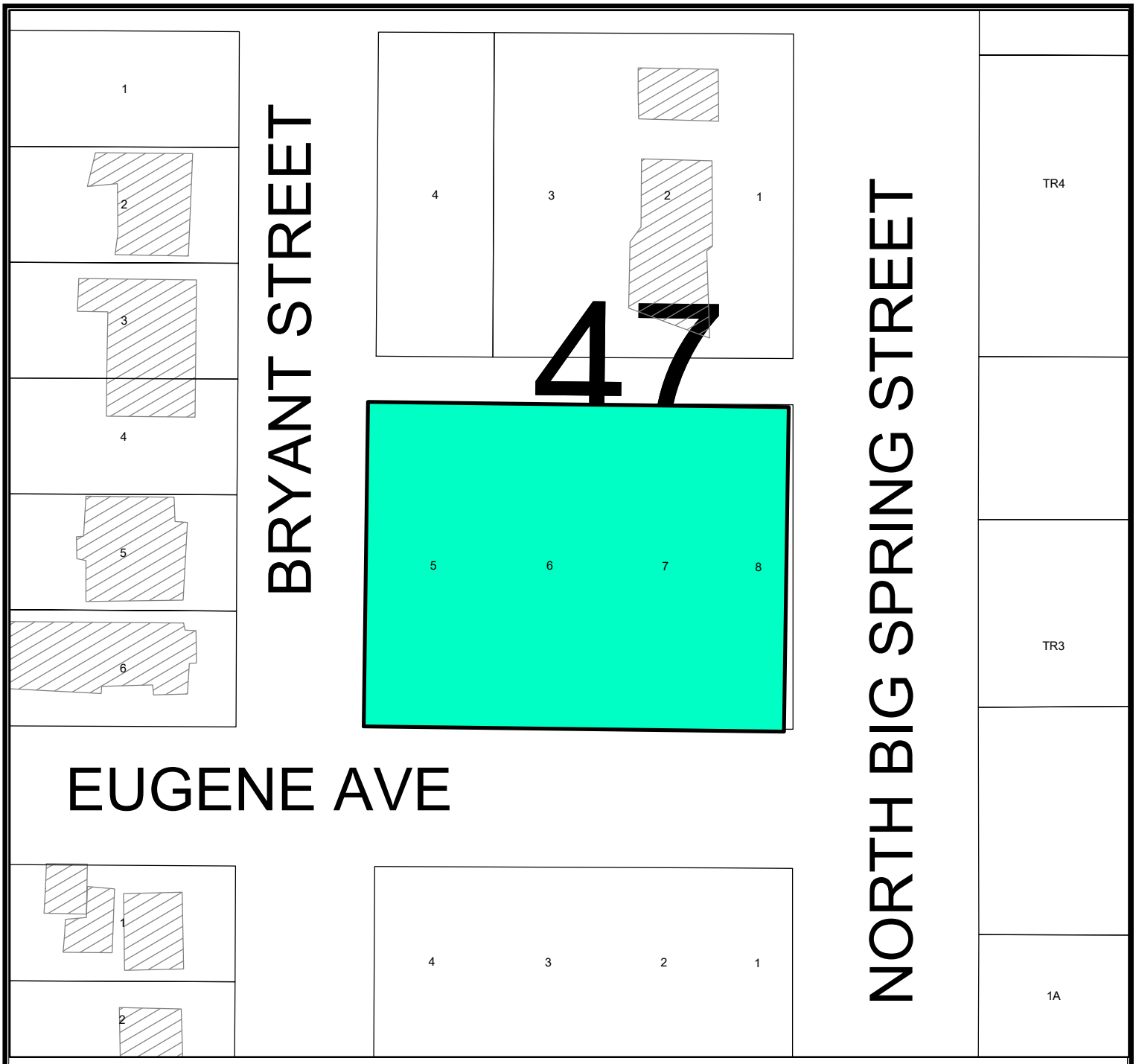
PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

GREGORY W. SHOULTS, REGISTERED PROFESSIONAL LAND SURVEYOR
MAVERICK ENGINEERING 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

COWDEN ADDITION SECTION 5

Drawing : F:\2025\250206-WEST TEXAS WASH-WTX WASH EXPANSION MIDLAND (REF-250111)\DRAWINGS\PLAT\250206 PRELIMINARY PLAT.DWG Last Saved By: SDavis on 11/11/25



Location Map

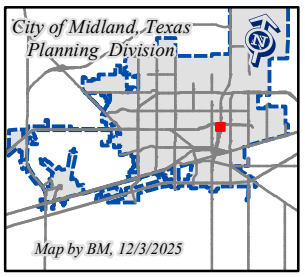
SUB-25-0913 **Scale: 1" = 62'**

Proposed plat of Cowden Addition, Section 9, being a replat of all of Lots 5, 6, and 7, and the west 31.5 feet of Lot 8, Block 47, Cowden Addition, City and County of Midland, Texas.

Generally located at the northwest corner of the intersection of North Big Spring Street and Eugene Avenue. (Council District 3)

LEGEND

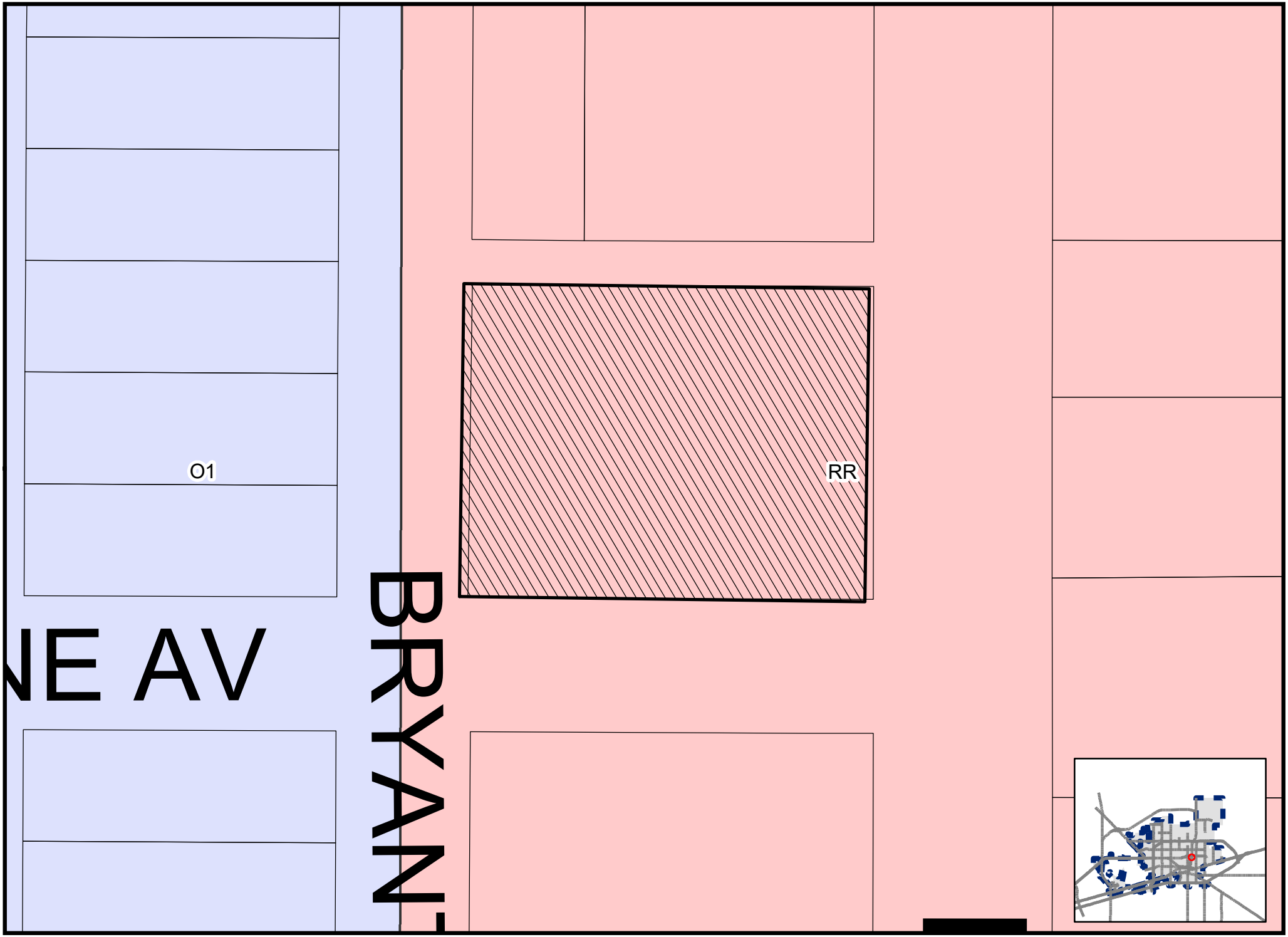
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

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



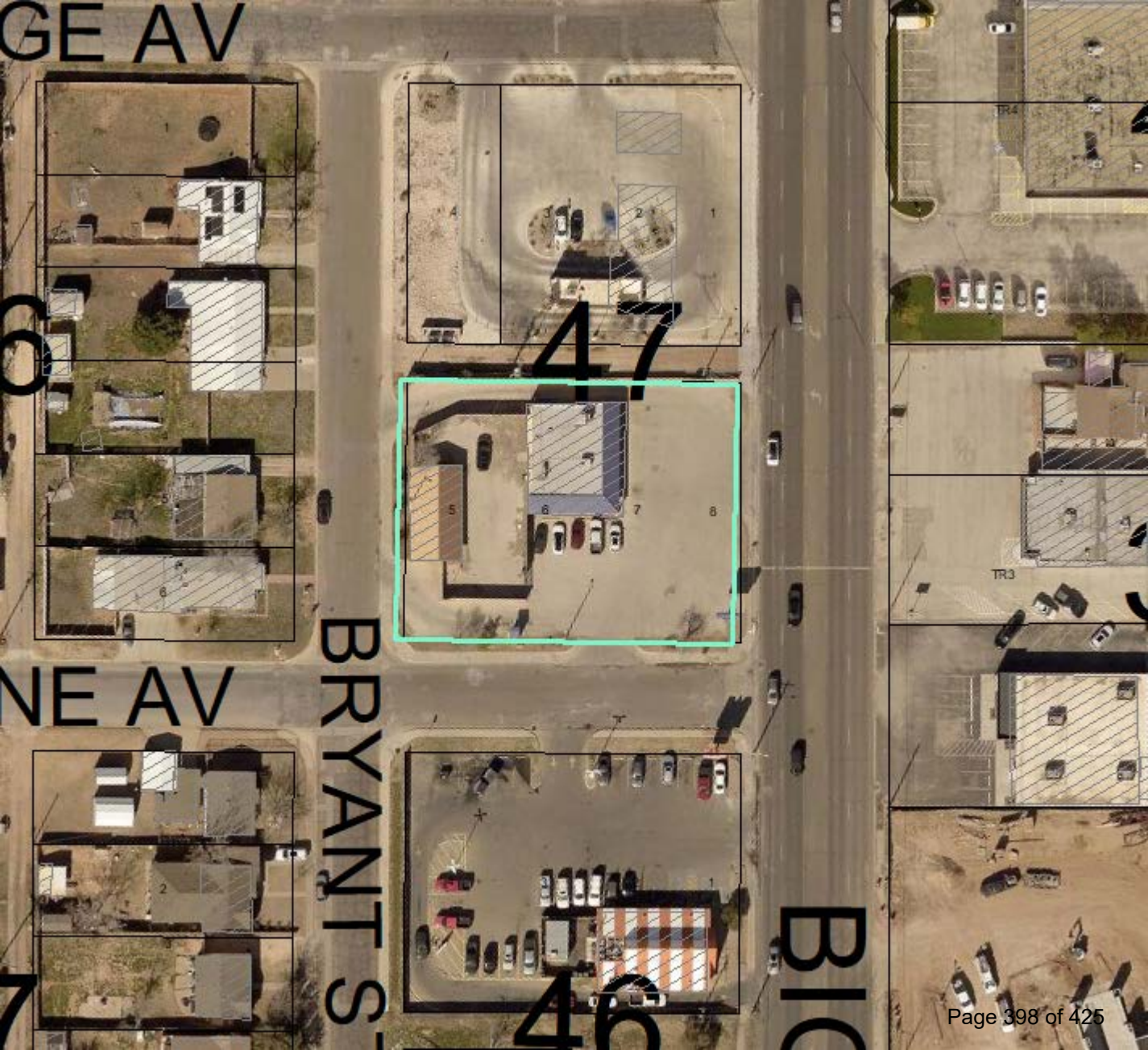
Map by BM, 12/3/2025

SUB-25-0913

Scale: 1" = 54'

ZONING MAP

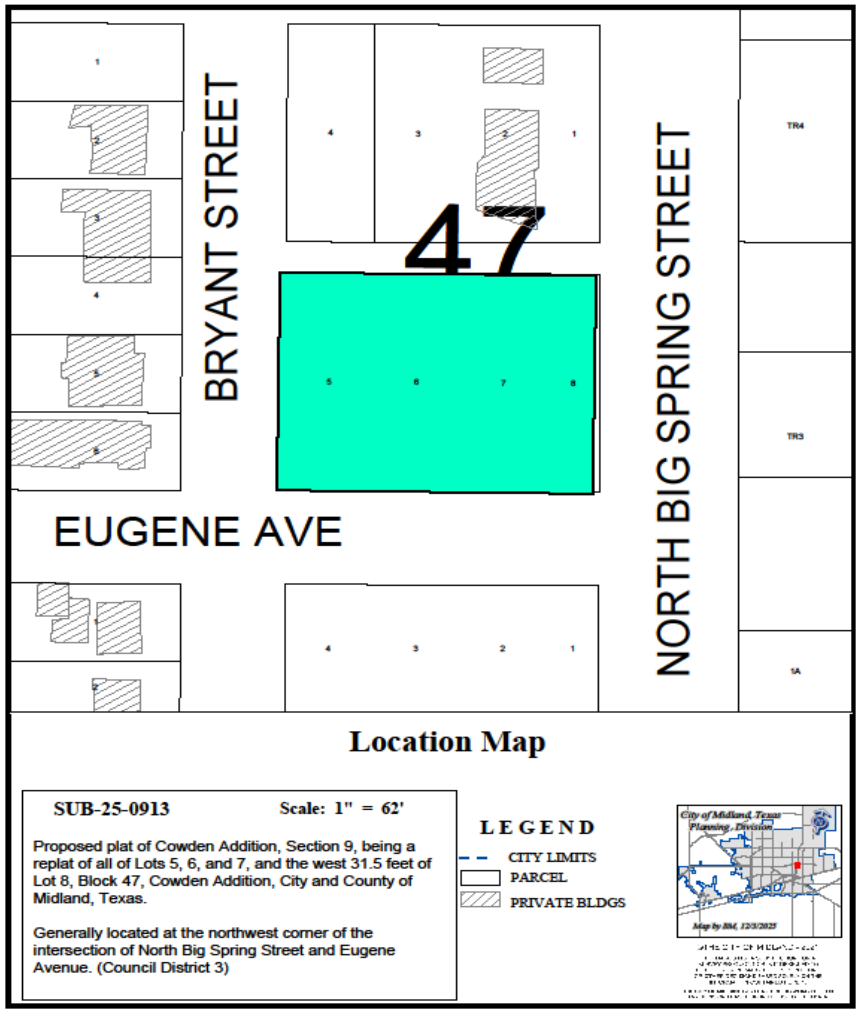
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISION MADE OR ACTION TAKEN BY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


GE AV
NE AV
BRYANT S
47
46
TR4
TR3


MIDLAND
Be the Energy!
PRELIMINARY PLAT
COWDEN ADDITION, SECTION 9
Visit Our Website
MIDLANDTEXAS.GOV

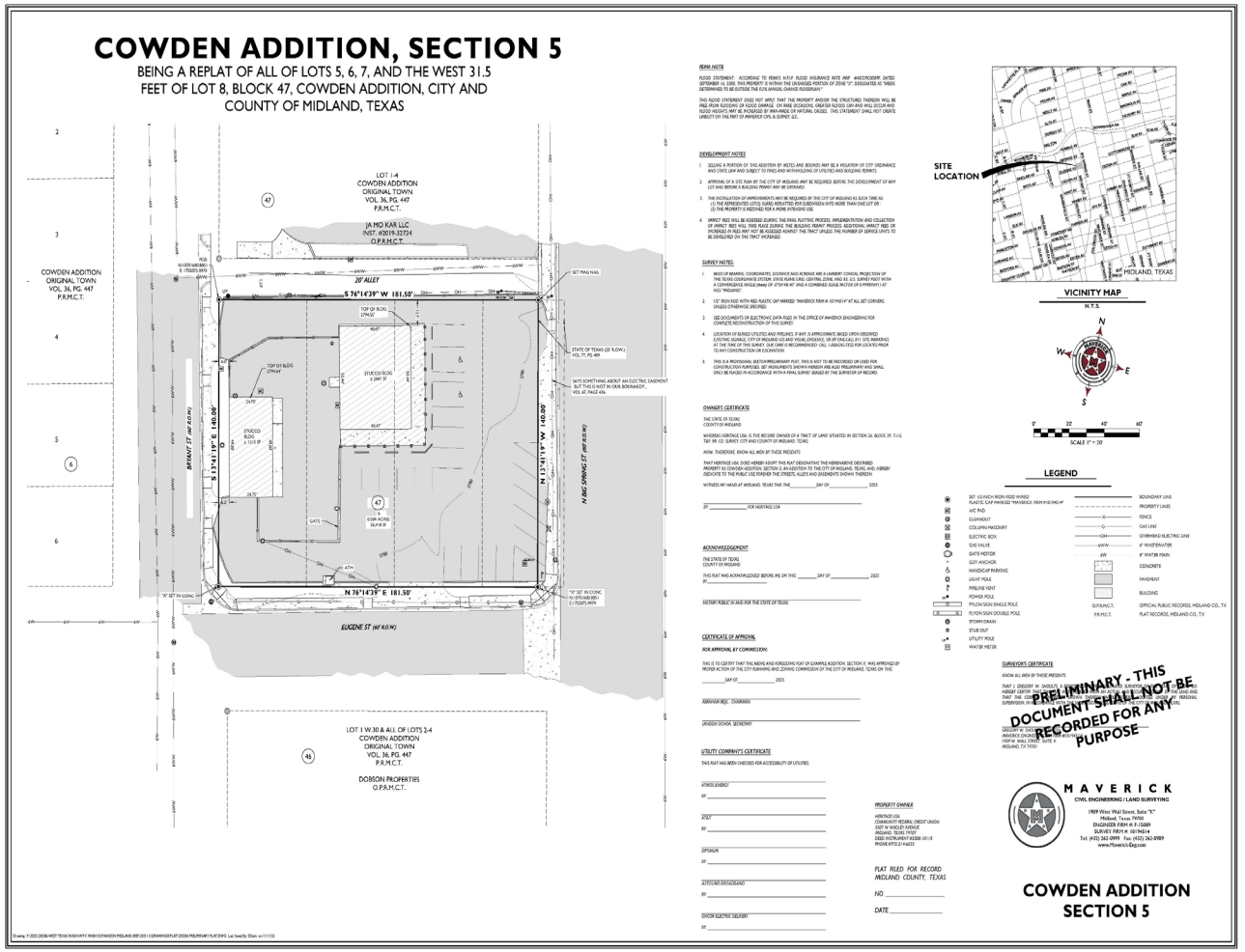
APPLICATION SUMMARY

- **Property Owner:** Heritage USA Federal Credit Union
- **Representative:** Andrew Mellen, with Maverick Engineering
- **Location:** 2001 North Big Spring Street (Council District 3)
- **Reason for Request:** Platting for future commercial development



PLAT DETAILS

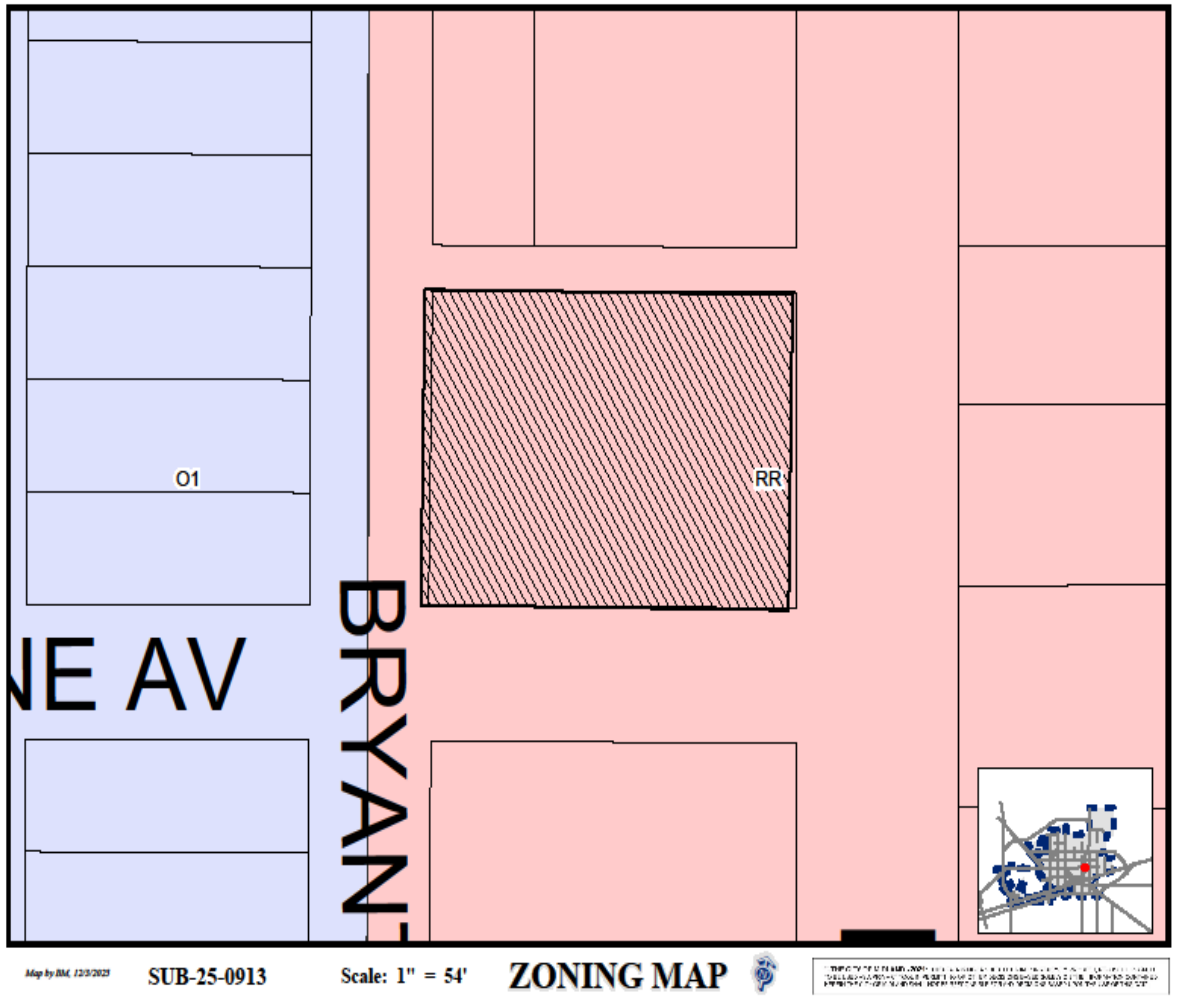
- **Acreage:** 0.584 acres
- **Number of Existing Lots:** 4
- **Number Proposed Lots:** 1



MIDLAND Be the Energy!

ZONING

- **Current Zoning:** RR, Regional Retail District
- **Surrounding Zoning:**
  - **North/East/South:** RR, Regional Retail District
  - **West:** RR, Regional Retail District and O-1, Office District



MIDLAND
Be the Energy!

LAND USE

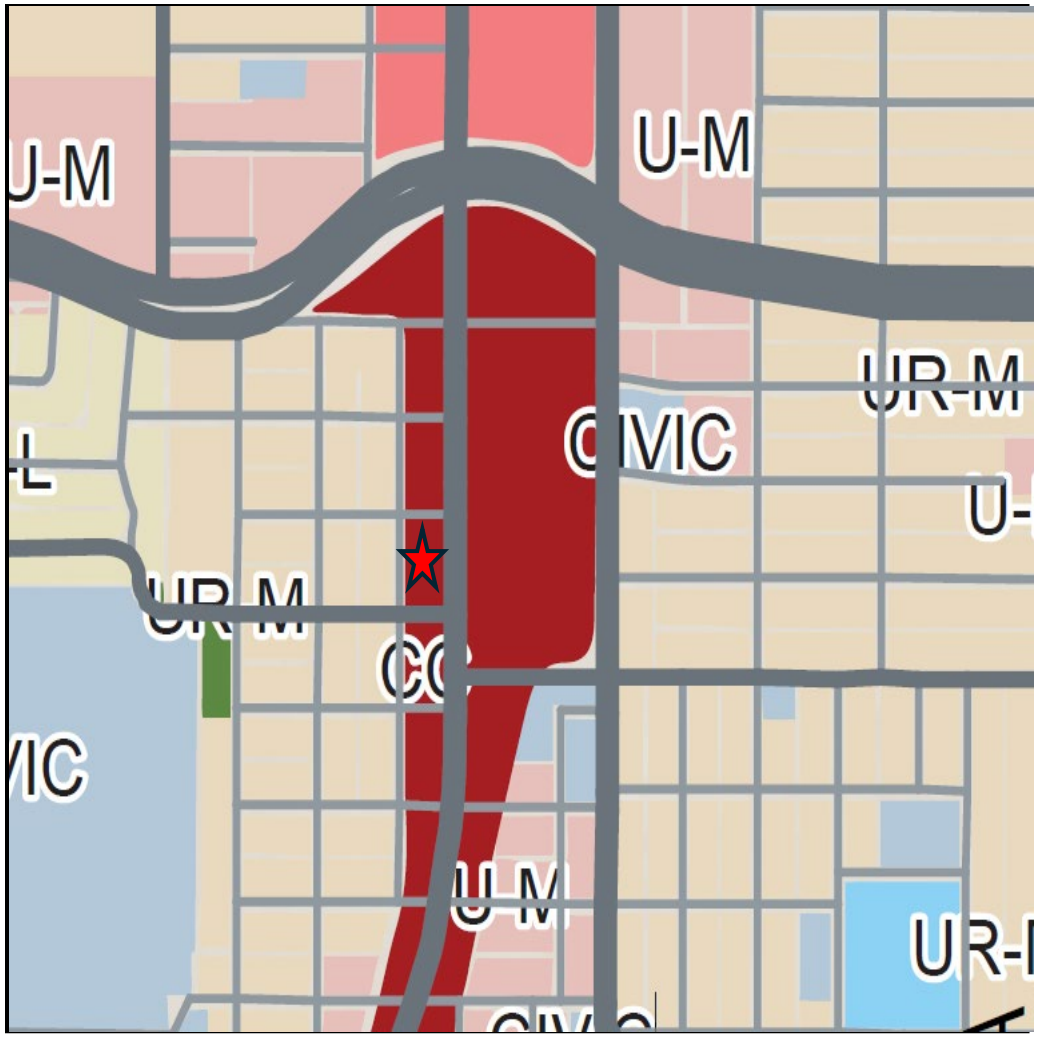
- **Current Use:** Office Building
- **Surrounding Uses:**
  - **North/East:** Retail Stores and Shops
  - **South:** Restaurant
  - **West:** Single-Family Housing



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Urban-High (U-H)
- **Supported Uses:** A mix of higher-density housing and commercial uses.
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



STAFF'S RECOMMENDATION

- Staff recommends approval of this request with the following conditions:

A. All certificates must be written as detailed in Section 11-2-3 Platting Procedures by Final Plat submittal. [11-2-3(H)3(m)(1)]

B. 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:	**21.**
Meeting Date:	**December 15, 2025**
To:	**Planning and Zoning Commission**
From:	**Madelim Jaquez, Planner**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of Garnett Addition, Section 2, being a replat of Lot 1, Block 1, Garnett Addition, and a 0.86 acre-tract of land situated in Section 6, Block 38, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of East Interstate 20, and East State Highway 158.)**

Purpose:

Maverick Engineering, on behalf of 7-Eleven, Inc, is requesting to replat the property located at 3201 East Highway 158 into one lot in order to adjust property lines and include the existing buildings.

Current Zoning:

RR, Regional Retail District

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

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

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: East I-20 and State Hwy 158 Frontage roads are TxDOT facility, built and maintained by TxDOT, no improvements required excluding driveways and curb cuts. [For Applicant’s Information Only.]

WATER: 4” water exists in State Hwy 158, 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: None existing. Construct wastewater to City standards along entire platted frontage, or request a deferral. [Reference Midland City Code Sect. 11-2-3(G)1 & 11-2-4(A)2(a)]

DRAINAGE: 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.]

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)

Provide another set of x-y coordinates. Add direction to roads. Label lot and block. Block is 1,

lot can be 1A or 2.

Addressing: (Approved)

Need New Lot (1A) & Block (1) Info on Plat. Verify w/Domingo.

SURVEYOR: (Approved)

Everything looks good. Plat closes, corners were found

PLANNING: (Approved with Conditions)

Staff recommends approval of the Preliminary Plat of Garnett Addition, Section 2, 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-25-2426, Combined files
B. P&Z - - Garnett Addition, Section 2 Preliminary Plat

Madelim Jaquez, Development Services — Created/Initiated - 12/5/2025
Landon Ochoa, Development Services — Final Approval - 12/9/2025

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

Subdivision Name: GARNETT 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: 7-ELEVEN, INC		Phone #: 214-343-9400 Email:	
Address: P.O. BOX 711	City: DALLAS	State: TX	Zip: 75221

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)
REPLATTING TO FIX PROPERTY LINES TO INCLUDE EXHISTING BUILDINGS

Plat Information	Total Acreage: 1.79
Type: ☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Extraterritorial Jurisdiction (ETJ)	
Number of Lots: 1	Number of Multi-Family Dwelling Units:

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

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

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

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

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

Submittal and Fees

Items to be submitted with this application form:

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

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

Timeline & Deadlines

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

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

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

Applicant (signature):	Date:
Applicant (printed):	
Property Owner (signature): Robin D. Bryant	Date: 11/12/2025
Property Owner (printed): Robin D. Bryant, Assistant Secretary	

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

Authorized Agent (signature) Andrew L. Mullen

Subscribed and sworn to before me, this 18 day of November, 2025, to certify which witness my hand and seal of office.

NOTARY PUBLIC, MIDLAND COUNTY, TEXAS

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

For Office Use Only	
☑ Property Owner Authorization	☑ Digital and Physical Copies of Plat
☑ Application Fee / ☐ Paying online	☐ Deferral Letter (if applicable. Due at final submittal)
Check# 56664	☐ Groundwater Availability Certification Forms (if applicable)
Planner Notes:	
Signature:	**Date:** 11/18/25

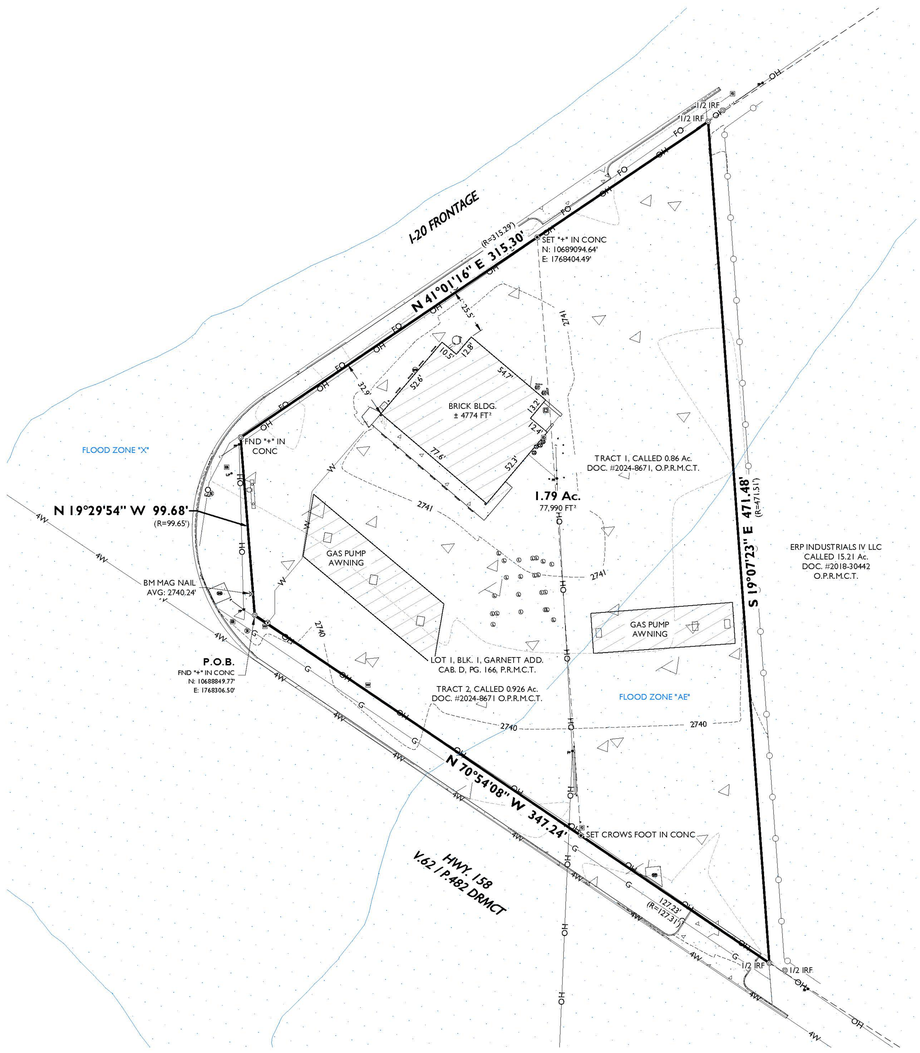
RECEIVED
NOV 18 2025
Initial: _____

RECEIVED
NOV 18 2025
Initial:

PRELIMINARY PLAT

GARNETT ADDITION, SECTION 2

BEING A REPLAT OF LOT 1, BLOCK 1, GARNETT ADDITION, AND A 0.86 ACRE TRACT OF LAND SITUATED IN SECTION 6, BLOCK 38, T-2-S, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY CITY AND COUNTY OF MIDLAND, TEXAS



PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

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

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS THE DIMENSION GROUP, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 6, BLOCK 38, T-2-S, T&P. RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE DIMENSION GROUP, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS GARNETT 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.

_____
BY:THE DIMENSION GROUP

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0206F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN, AREAS OF 1% ANNUAL CHANCE FLOODPLAIN WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WIT DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD".

THE PROPERTY ALSO LIES PARTIALLY WITHIN THE SHADED PORTION OF ZONE "AE", DESIGNATED AS "AN AREA WITH A BASE FLOOD ELEVATION OF 2740 FEET".

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 IS 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. *SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.*
3. *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.*
4. *THIS IS A PROVISIONAL SKETCH 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.*

LEGEND

	BENCH MARK
	SET MONUMENT AS NOTED
	FOUND MONUMENT AS NOTED
	BOLLARD
	BOLLARD FENCE
CO	CLEANOUT
EB	ELECTRIC BOX
FO	FIBER OPTIC BOX
GL	GAS LID
GT	GREASE TRAP
	GUY ANCHOR
	LIGHT POLE
PP	POWER POLE
	AIR PUMP
	PYLON BUSINESS SIGN
S	SIGN
SWB	SOUTH WESTERN BELL MANHOLE
	VENT PIPE STATION
W	WATER METER
V	WATER VALVE
	BOUNDARY LINE
	PROPERTY LINES
	CHAINLINK FENCE
FO	FIBER OPTIC LINE
	FLOODPLAIN
G	GAS LINE
OH	OVERHEAD ELECTRIC LINE
W	WATER LINE
4W	4" WATER LINE
	CONCRETE
	BUILDING
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

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

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

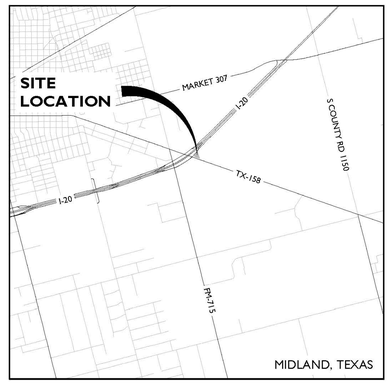
_____
ATMOS ENERGY
BY: _____

_____
AT&T
BY: _____

_____
OPTIMUM
BY: _____

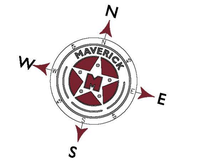
_____
ASTOUND BROADBAND
BY: _____

_____
ONCOR ELECTRIC DELIVERY
BY: _____



VICINITY MAP

N.T.S.



0' 40' 80' 120'

SCALE 1" = 40'

PROPERTY OWNER

THE DIMENSION GROUP
10755 SANDHILL ROAD
DALLAS, TEXAS - 75238
DEED INSTRUMENT # 2024-8671
PHONE # 214-343-9400

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

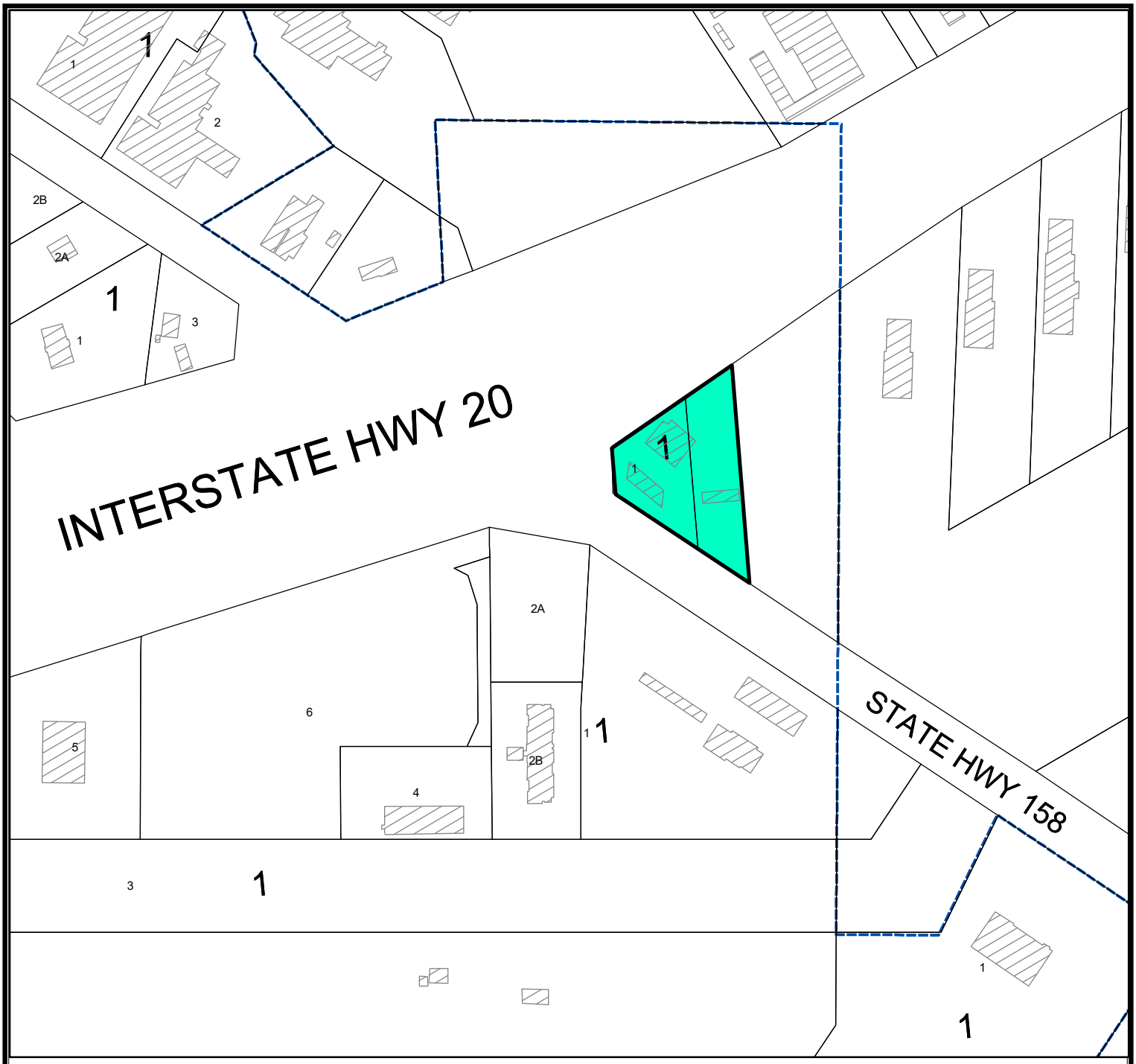
NO. _____

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

GARNETT ADDITION SECTION 2

Drawing : F:\2025\250207-THE DIMENSION GROUP-7-ELEVEN\DRAWINGS\PLAT\250207 - PRELIM PLAT.DWG Last Saved By: BKing on 11/10/25



Location Map

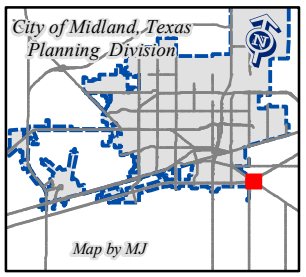
SUB-25-2426 **Scale: 1" = 308 '**

Proposed plat of Garnett Addition, Section 2, being a replat of Lot 1, Block 1, Garnett Addition, and a 0.86 acre-tract of land situated in Section 6, Block 38, T-2-S, Texas and Pacific Railway company survey City and County of Midland, Texas.

Generally located at the northeast corner of the intersection of East Interstate 20, and East State Highway 158. (Council District 2)

LEGEND

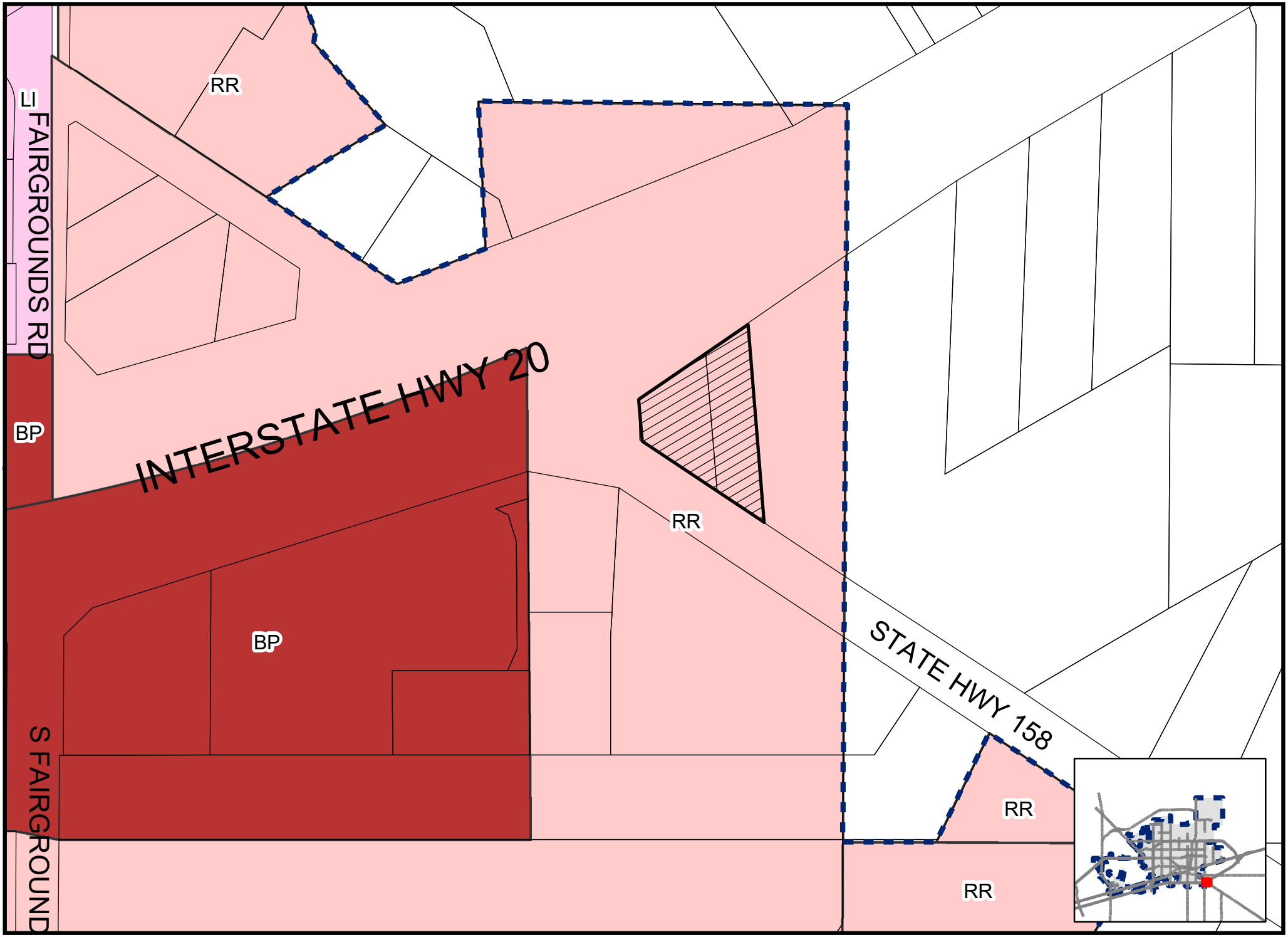
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.



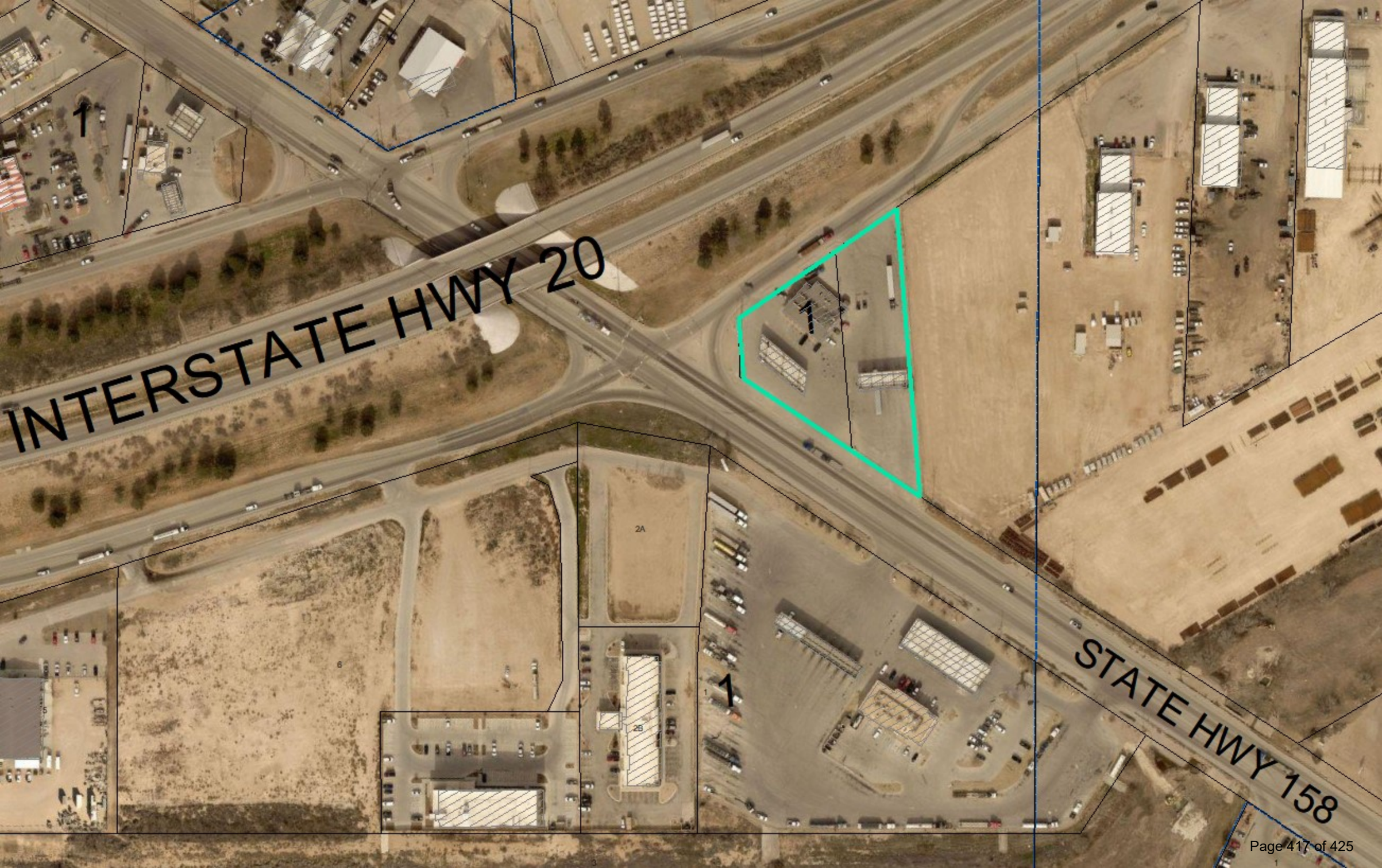
Map by MJ

SUB-25-0914

Scale: 1" = 286'

ZONING MAP

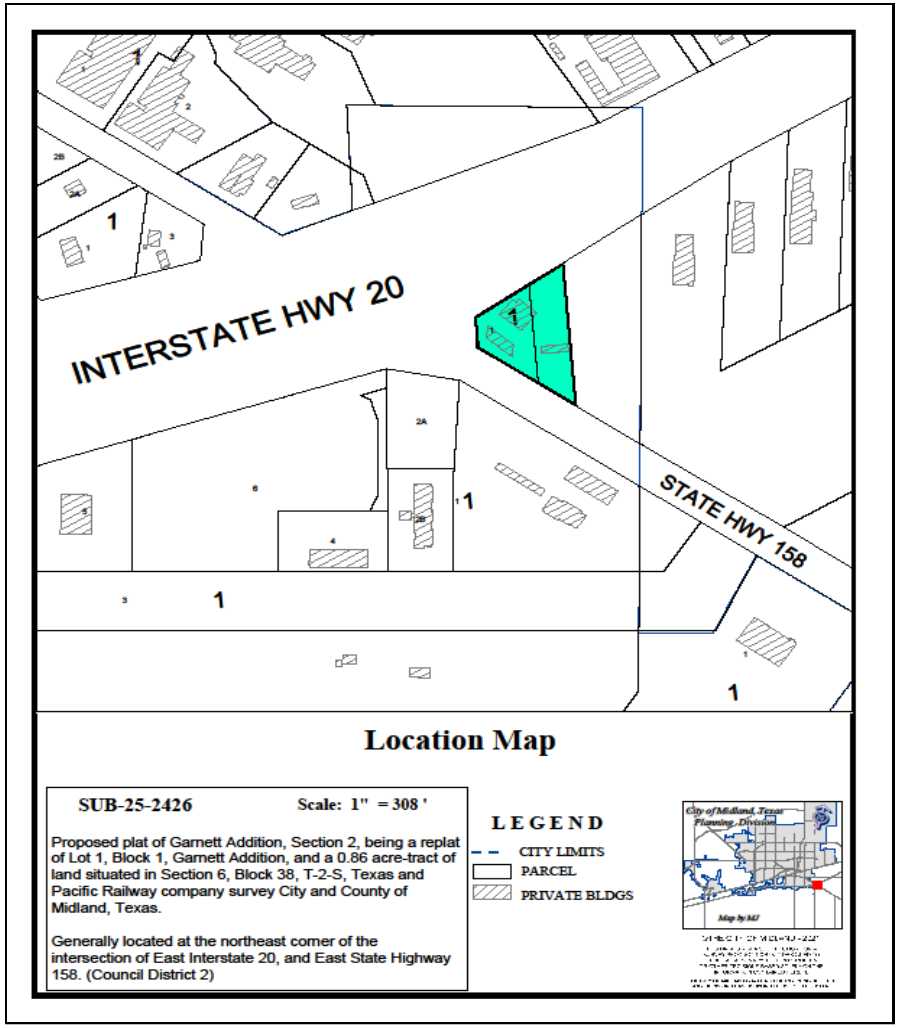
© THE CITY OF MIDLAND - 2021: THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN. THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISION MADE OR ACTION TAKEN BASED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


INTERSTATE HWY 20
STATE HWY 158
1
2A
2B
6


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

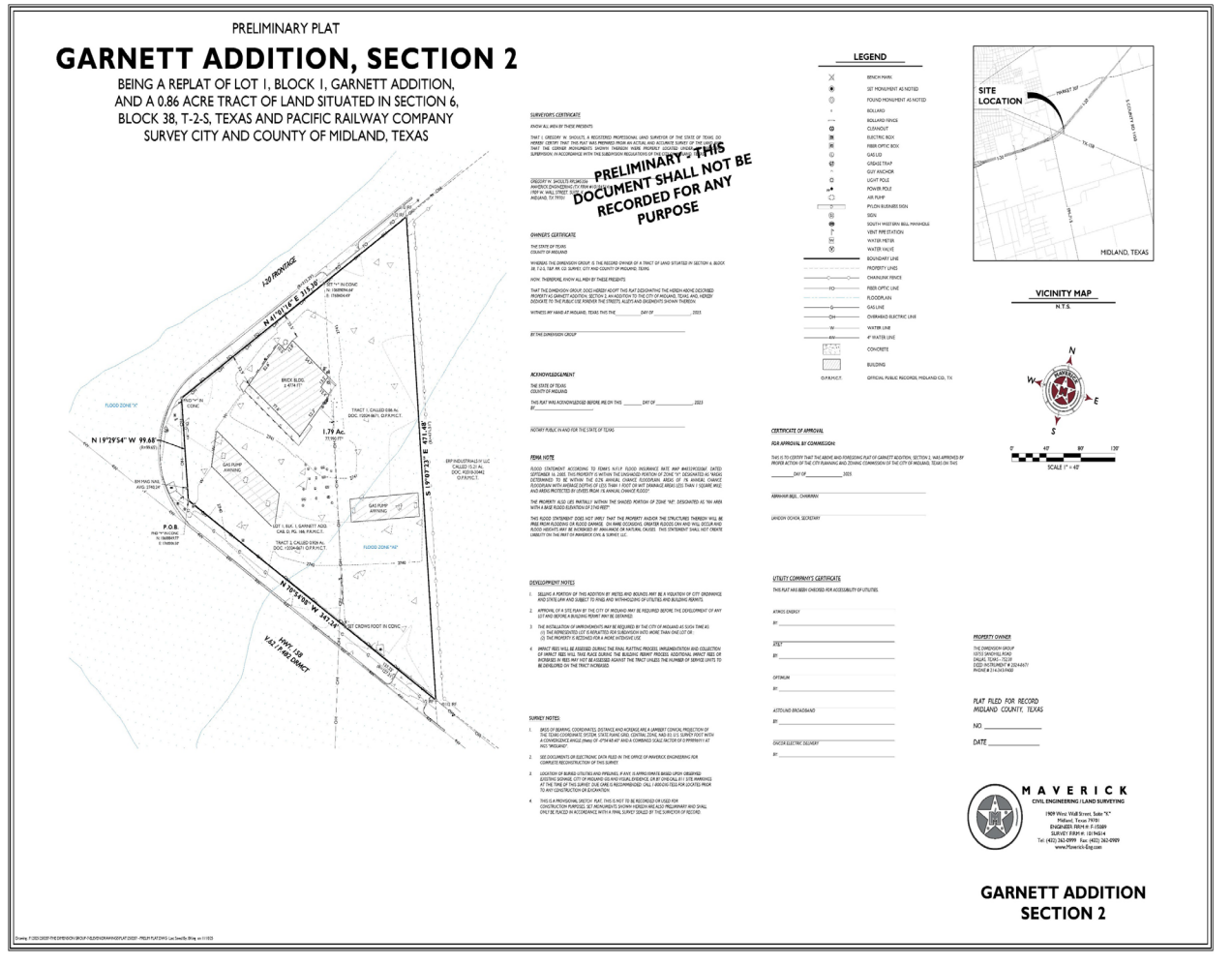
APPLICATION SUMMARY

- **Property Owner:** 7-Eleven, INC
- **Representative:** Andrew Mellen, with Maverick Engineering
- **Location:** 3201 East Highway 158 (Council District 2)
- **Reason for Request:** To adjust property lines and include the existing buildings



PLAT DETAILS

- **Acreage:** 1.79 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 1


PRELIMINARY PLAT

GARNETT ADDITION, SECTION 2

BEING A REPLAT OF LOT 1, BLOCK 1, GARNETT ADDITION, AND A 0.86 ACRE TRACT OF LAND SITUATED IN SECTION 6, BLOCK 38, T-2-S, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY CITY AND COUNTY OF MIDLAND, TEXAS

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

LEGEND

SITE LOCATION

MIDLAND, TEXAS

VICINITY MAP

N.T.S.

SCALE 1" = 40'

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

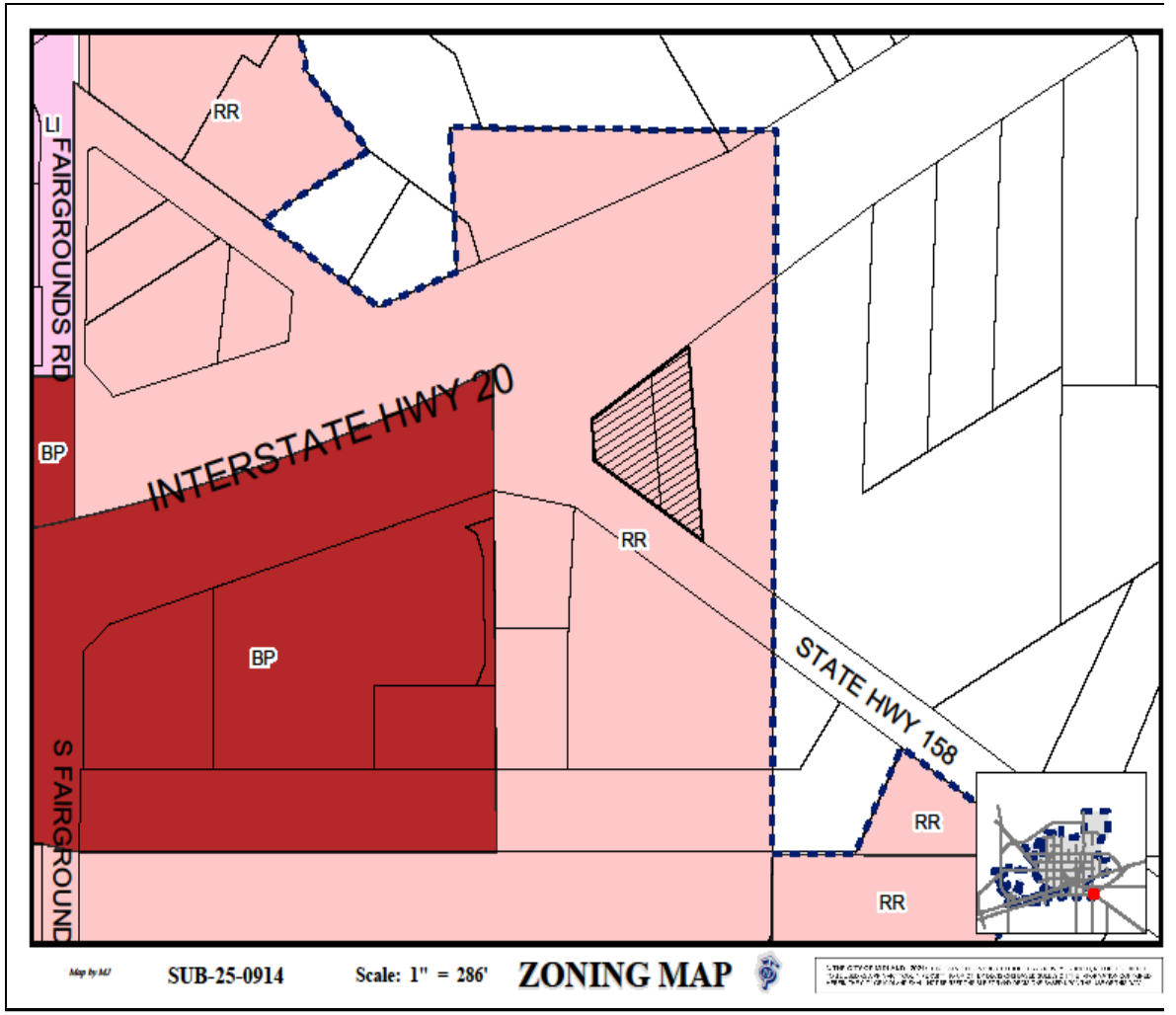
DATE _____

MAVERICK
CIVIL ENGINEERING | LAND SURVEYING

GARNETT ADDITION
SECTION 2

ZONING

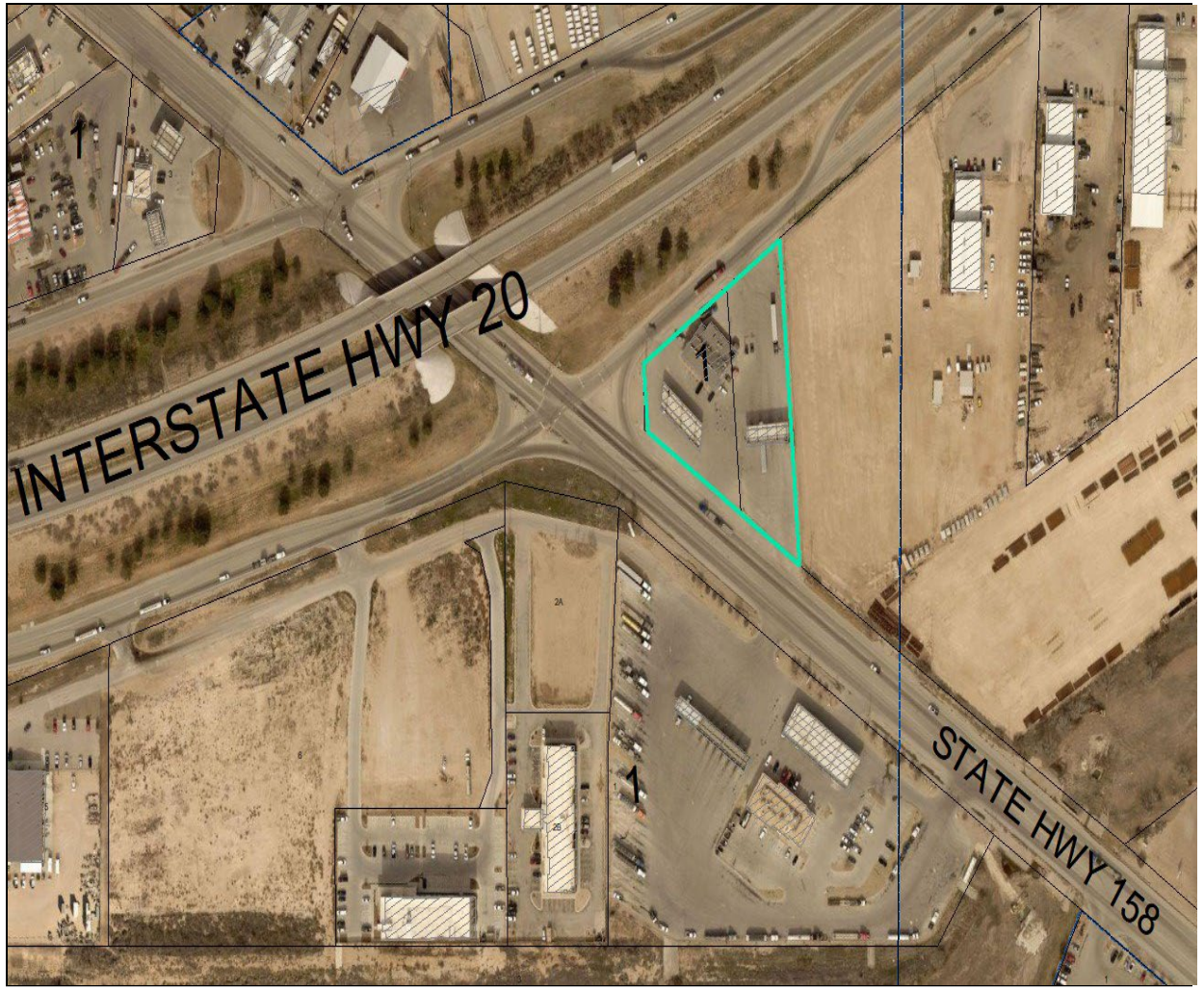
- **Current Zoning:** RR, Regional Retail District
- **Surrounding Zoning:**
  - **North/South/East:** RR, Regional Retail District
  - **West:** BP, I-20 Business Park District



4

LAND USE

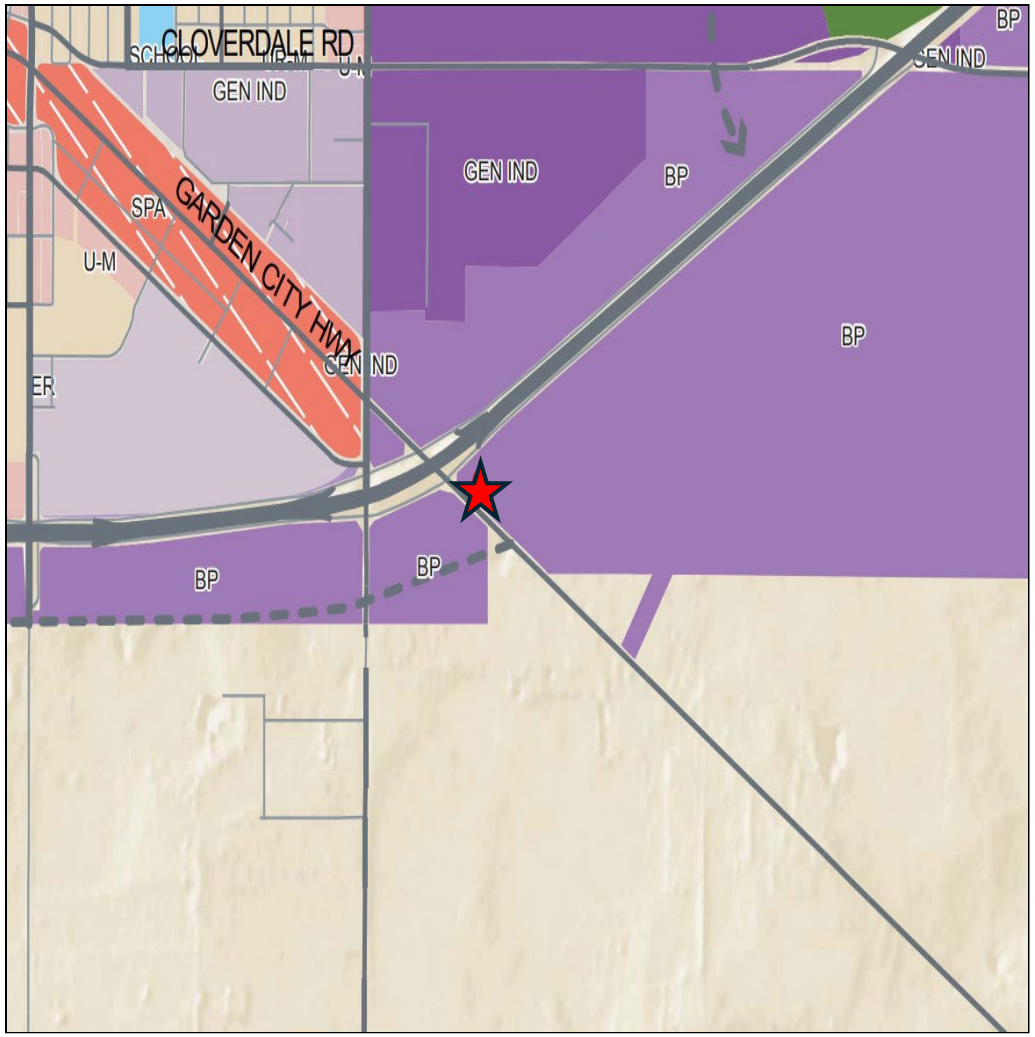
- **Current Use:** Gasoline Service Station
- **Surrounding Uses:**
  - **North:** Interstate 20
  - **South:** Gasoline Service Station
  - **East/West:** Vacant Lots
- **Proposed Use:** An expanded Gasoline Service Station



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Business Park I-20 (BP)
- **Supported Uses:** Supporting uses include a variety of industrial and business development
- The request is compatible with the *Tall City Tomorrow Comprehensive Plan.*



STAFF'S RECOMMENDATION

- Staff recommends approval of this request with the following conditions:

A. 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.

