CITY OF MIDLAND, TEXAS
AGENDA FOR PLANNING AND ZONING COMMISSION MEETING
June 1, 2026 - 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 on 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 May 18, 2026, P&Z meeting minutes. **(DEVELOPMENT SERVICES) ()**

3. - Motion approving a Final Plat of Country Sky Addition, Section 32, being a plat of a 3.03-acre tract of land out of Section 26, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of Cactus Trail, approximately 365 feet west of Tumbleweed Trail.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

4. - Motion approving a Final 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)**

5. - Motion approving a Final Plat of 1788 Industrial, Section 1, being a replat of a 8.04-acre tract of land out of Western Roses Memorial Park, Inc, and a 39.29-acre tract of land out of Section 30, Block 40, T-1-S, T&P RY Co. Survey, Midland County, Texas. (Generally located on the east side of North Farm to Market 1788, approximately 1,970 feet south of West County Road 61.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

6. - Motion approving a Final Plat of West 80 Industrial Park, Section 6, being a plat of a 1.32-acre tract of land out of Section 6, Block 39, T-2-S, T&P, RR Co. Survey, City and County of Midland, Texas (Generally located on the north side of West Wall Street, approximately 690 feet west of South Eisenhower Drive) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

7. - Motion approving a Final Plat of Devon Addition, Section 10, being a plat of a 2.90-acre tract of land out of Section 8, Block 40, T-2-S, T&P RR Co. Survey, City and

County of Midland, Texas. (Generally located on the south side of Younger Road, approximately 315 feet west of Fortress Drive.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

8. - Motion approving a Final Plat of Club Estates, Section 3, being a replat of the west 46 feet of Lot 3, all of Lots 4 and 5, and the east 8 feet of Lot 6, Block 3, Club Estates, City and County of Midland, Texas. (Generally located on the south side of Harvard Avenue, approximately 230 feet west of North B Street.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

9. - Motion approving a Final Plat of Elkins Road Addition, Section 1, being a 21.560-acre tract of land out of the northwest quarter of Section 33, and the southwest quarter of Section 28, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of Elkins Road, approximately 1,165 feet north of East County Road 72) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

10. - Motion approving a Final Plat of Antelope Ridge, being a 225.28-acre tract of land, located in Section 13, 14, 23 and 24, Block 40, T-2-S, T.&P. RR. Co. Survey, Midland County, Texas. (Generally located on the west side of West Couty Road 130, approximately 1,120 feet north of West County Road 135) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

11. - Motion approving a Final Plat of Ruedas Addition, Section 3, being a 6.00-acre tract of land out of the southwest quarter of Section 23, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of North County Road 1130, approximately 195 feet south of East County Road 57.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

12. - Motion approving a Final Plat of Serapa Addition, Section 2, being a plat of a 48.80-acre tract of land out of Section 47, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the southeast corner of the intersection of East County Road 95 and South County Road 1130.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

PUBLIC HEARINGS

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

13. - Motion approving a Final Plat of South Park Addition, Section 8, being a replat of Lot 1A, Block 44, Lot 2A, Block 43, and Lot 3, Block 1, South Park Addition, Section 6, and the south 0.42 acres of the east 1.00 acre of the west 2.00 acres of Tract 1, Bizzell-Kiser Addition, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of East Hicks Avenue and South Fort Worth Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

14. - Motion approving a Final Plat of Edwards, Section 3, being a replat of the east 55 feet of Lots 12 and 13. (Generally located on the north side of Mississippi Avenue, approximately 70 feet east of North Fort Worth Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

15. - Motion approving a Final Plat of 349 Ranch Estates, Section 29, being a replat of Lot 9, Block 12, 349 Ranch Estates, City and County of Midland, Texas. (Generally located on the east side of Kanawha, approximately 125 feet north of Washita.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

MISCELLANEOUS

16. - Motion approving, with staff's recommended conditions, a Preliminary Plat of West 191 Industrial Park, Section 18, being a replat of Lots 26, 27 and 28, Block 1, West Industrial Park, Section 16, City and County of Midland, Texas. (Generally located on the north side of State Highway 191, approximately 220 feet west of Holdridge Road.) **(DISTRICT: 4) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

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

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

CITY OF MIDLAND, TEXAS
MINUTES FOR PLANNING AND ZONING COMMISSION MEETING
May 18, 2026 - 3:30 PM

The Planning and Zoning Commission convened in a meeting in the Council Chamber, City Hall, Midland, Texas, at 3:30 PM, May 18, 2026.

Members present:	Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin , BreAnna LaFoy
Members absent:	Aaron Hunter, Brandon Ofield, Joshua Garza
Staff members present:	Angelina Bettanini, Lori Elliott, Madelim Jaquez, Beatriz Quezada, Alexis Martinez, Par Sung

OPENING ITEMS

1. Pledge of Allegiance

PUBLIC COMMENT

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

CONSENT AGENDA

2. - Motion approving the May 4, 2026, P&Z meeting minutes. **(DEVELOPMENT SERVICES)**

3. - Motion approving a Final 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)**

Motion passes with the following vote:
AYE: Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna LaFoy
NAY: None
ABSTAIN: None
ABSENT: Aaron Hunter, Brandon Ofield, Joshua Garza

PUBLIC HEARINGS

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

4. - Hold a public hearing and consider a request by Carmen Lopez, for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption,

in a bar, for Lots 2, 3, 4 and the east 9 feet of Lot 5, Block 8, replat of Loma Linda Addition, City and County of Midland, Texas (Generally located at the north side of East Scharbauer Drive, approximately 85 feet west of North Lamesa Road.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Associate Planner Alexis Martinez presented this item.

The public hearing opened at 3:35 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:35 p.m.

Motion passes with the following vote:
AYE: Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna LaFoy
NAY: None
ABSTAIN: None
ABSENT: Aaron Hunter, Brandon Ofield, Joshua Garza

5. - Hold a public hearing and consider a request by Marcus Schwartz, on behalf of RMLS HopTX, LLC, for a Specific Use Designation with Term for the sale of all Alcoholic Beverages for on-premises consumption, in a restaurant, on Lot 3A, Block 62, Belmont Addition, Section 13, City and County of Midland, Texas (Generally located north of East Interstate 20, approximately 390 feet east of South Baird Street.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Associate Planner Alexis Martinez presented this item.

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

Applicant Catherine Chamblee clarified that the establishment will operate as a dual concept, with alcohol compromising only 20% of sales and therefore not classified as a bar.

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

Motion passes with the following vote:
AYE: Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna LaFoy
NAY: None
ABSTAIN: None
ABSENT: Aaron Hunter, Brandon Ofield, Joshua Garza

6. - Hold a public hearing and consider a request by Jorge Ramos, on behalf of Manuel Herrera for a Specific Use Designation with Term for the sale of all alcoholic beverages for on-premises consumption, in a restaurant on Lot 2, Block 6, Claydesta Plaza, Section 5, City and County of Midland, Texas. (Generally located at the northeast corner of the

intersection of Desta Drive and West Wadley Avenue.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Associate Planner Alexis Martinez presented this item.

The public hearing opened at 3:42 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:42 p.m.

Motion passes with the following vote:
AYE: Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna LaFoy
NAY: None
ABSTAIN: None
ABSENT: Aaron Hunter, Brandon Ofield, Joshua Garza

7. - Hold a public hearing and consider a request by Chase Gardaphe for a Specific Use Designation without Term for a Manufactured Home Park on a 35.05-acre tract of land out of Section 25, Block 39, T-1-S, T&P RR Co Survey, City and County of Midland, Texas. (Generally located on the west side of North Fairgrounds Road, approximately 650 feet north of East Cuthbert Avenue.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Beatriz Quezada presented this item.

The public hearing opened at 3:58 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 3:58 p.m.

Motion defers with the following vote:
AYE: Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna LaFoy
NAY: None
ABSTAIN: None
ABSENT: Aaron Hunter, Brandon Ofield, Joshua Garza

8. - Hold a public hearing and consider a request by SEER Land Surveying, on behalf of Drew & Michelle Harris, Robert & Sharon Floyd, Carroll & Barbara Grafa, and Robert Davenport, for a Zone Change from PD, Planned Development District for a Housing Development to an amended PD, Planned Development District for a Housing District on Lots 27, 28, 31, and 32, Block 1B, Racquet Club South, Section 3, City and County of Midland, Texas. (Generally located on the north side of Racquet Club Drive, approximately 350 feet west of North L Street.) **(DISTRICT: 3) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Beatriz Quezada presented this item.

The public hearing opened at 4:01 p.m.

Applicant Mark Wellen mentioned lot lines will come up to the city code.

The public hearing closed at 4:03 p.m.

Motion passes with the following vote:
AYE: Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna LaFoy
NAY: None
ABSTAIN: None
ABSENT: Aaron Hunter, Brandon Ofield, Joshua Garza

9. - Hold a public hearing and consider a request for a Final Plat of Pavilion Park Addition, Section 16, being a replat of the unrecorded plat of Pavilion Park Addition, Section 15, being a replat of a 90.60-acre tract of land out of Lot 8, Block 2, Pavilion Park Addition, Section 7, and a 10.00-acre tract of land out of Section 1, Block X, H.P. Hilliard Survey, City and County of Midland, Texas. (Generally located on the north side of Solomon Lane, approximately 1,155 feet west of North Fairgrounds Road.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Planner Angelina Bettanini presented this item.

The public hearing opened at 4:06 p.m.

There was no one wishing to speak on this item.

The public hearing closed at 4:06 p.m.

Motion passes with the following vote:
AYE: Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna LaFoy
NAY: None
ABSTAIN: None
ABSENT: Aaron Hunter, Brandon Ofield, Joshua Garza

MISCELLANEOUS

10. - 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, Midland County, 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)**

Commissioners and staff discussed the ETJ portion of the development and the possibility of annexation. The annexation and final plat may run concurrent when brought to city council. The developers are aware of the outcome and conditions.

Motion passes with the following vote:
AYE: Dara Richardson, Joshua Sparks, Brennan Berry, J. Brian Martin, BreAnna LaFoy
NAY: Lucy Sisniega
ABSTAIN: None
ABSENT: Aaron Hunter, Brandon Ofield, Joshua Garza

11. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Crossroads Addition, Section 4, being a plat of a 24.53-acre tract of land out of Section 32, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the northeast corner of the intersection of West County Road 74 and North County Road 1280.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Motion passes with the following vote:
AYE: Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna LaFoy
NAY: None
ABSTAIN: None
ABSENT: Aaron Hunter, Brandon Ofield, Joshua Garza

12. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Briarwood Crossing, being a plat of a 123.86-acre tract of land out of Section 27, Block 40, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the southeast corner of the intersection of Briarwood Avenue and West State Highway 158.) **(EXTRATERRITORIAL JURISDICTION), (EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Withdrawn by Applicant

13. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Basin View Estate, being a plat of a 2.06-acre tract of land out of Section 27, Block 38, T-1S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of North County Road 1135, approximately 730 feet south of East County Road 60.) **(EXTRATERRITORIAL JURISDICTION) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Withdrawn by Applicant

14. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Ranchland Acres, Section 3, being a plat of a 2.82-acre tract of land out of Section 7, Block 39, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the south side of West Interstate 20, approximately 210 feet east of South Butterfield Trail.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Withdrawn by Applicant

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

Northgate Addition, Section 29 being a replat of Lots 5A and 5B, Block 34, Northgate Addition, Section 28, City and County of Midland, Texas. (Generally located on the south side of Northbrook Lane, approximately 600 feet west of West Loop 250 North.) **(DISTRICT: 1) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Motion passes with the following vote:
AYE: Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna LaFoy
NAY: None
ABSTAIN: None
ABSENT: Aaron Hunter, Brandon Ofield, Joshua Garza

16. - Motion approving, with staff's recommended conditions, a Preliminary Plat of Fairgrounds Addition, Section 9, being a replat of Lot 1, Lot 2, and a 0.042-acre portion of Lot 3, Block 12, Fairgrounds Addition, City and County of Midland, Texas. (Generally located at the northeast corner of the intersection of Wolfcamp Circle and East State Highway 80.) **(DISTRICT: 2) (DEVELOPMENT SERVICES) (QUALITY OF LIFE AND PLACE)**

Motion passes with the following vote:
AYE: Dara Richardson, Joshua Sparks, Brennan Berry, Lucy Sisniega, J. Brian Martin, BreAnna LaFoy
NAY: None
ABSTAIN: None
ABSENT: Aaron Hunter, Brandon Ofield, Joshua Garza

Landon Ochoa, Planning Division Manager
Department of Development Services

Joshua Sparks, Chair

5/26/26
Date

Date

Planning and Zoning Commission Meeting

Item Number:	**3.**
Meeting Date:	**June 1, 2026**
To:	**Planning and Zoning Commission**
From:	**Beatriz Quezada, Planner**
Subject:	**Motion approving a Final Plat of Country Sky Addition, Section 32, being a plat of a 3.03-acre tract of land out of Section 26, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the north side of Cactus Trail, approximately 365 feet west of Tumbleweed Trail.)**

Purpose:
Preliminary Plat Approval:

Maverick Engineering, on behalf of Jose Ortega, is requesting to plat a 3.03-acre tract of land to be able to obtain an address and permits for the development of new dwelling.

The preliminary plat was approved by Planning and Zoning Commission on April 6, 2026.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Current Zoning:

CE, Country Estate 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.

Engineering: (Approved)

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

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

PAVING: Deferral request for paving improvements were administratively approved on 5/18/2026. [For Applicant’s Information Only.]

WATER: 12” water exists in Cactus 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 5/18/2026. [For Applicant’s Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

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

Fire: (Approved)

The Fire Department has reviewed the final plat and has no objection to approval. This approval is limited to platting only and does not constitute approval of fire code compliance or guarantee of adequate fire protection infrastructure. All future development shall comply with the 2015 International Fire Code (IFC) and local amendments, including but not limited to fire apparatus access (IFC §503), water supply and fire flow (IFC §507), fire hydrant placement (§507.5), and fire protection systems (§903). Compliance will be verified during the civil plan review and building permit submittal.

Oil and Gas: (Approved)

No 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, planning/zoning requirements, established setbacks, Health department regulations, oil and gas considerations, and floodplain requirements if necessary. Code versions are subject to change depending on the time of new code editions adopted in the City of Midland and date of permit application.

GIS: (Approved)

No comment.

Health Department: (Approved)

Yes, the health department will review applications from the 1 proposed lots of Country Sky Addition Section 29, BEING A 3.03 ACRE TRACT OF LAND OUT OF TRACT 17, SECTION 26 SUBDIVISION, SECTION 26, BLOCK 40, T-1-S T&P R CO SURVEY, CITY AND COUNTY OF MIDLAND TEXAS, lot 28 is 2.8 acre, to ensure the proposed plans on the application for the septic system will meet the setbacks from the public water line and water well on the property and the public water lines and water wells on the adjacent properties.

Planning: (Approved)

Staff recommends approval of the Final Plat of Country Sky Addition, Section 32.

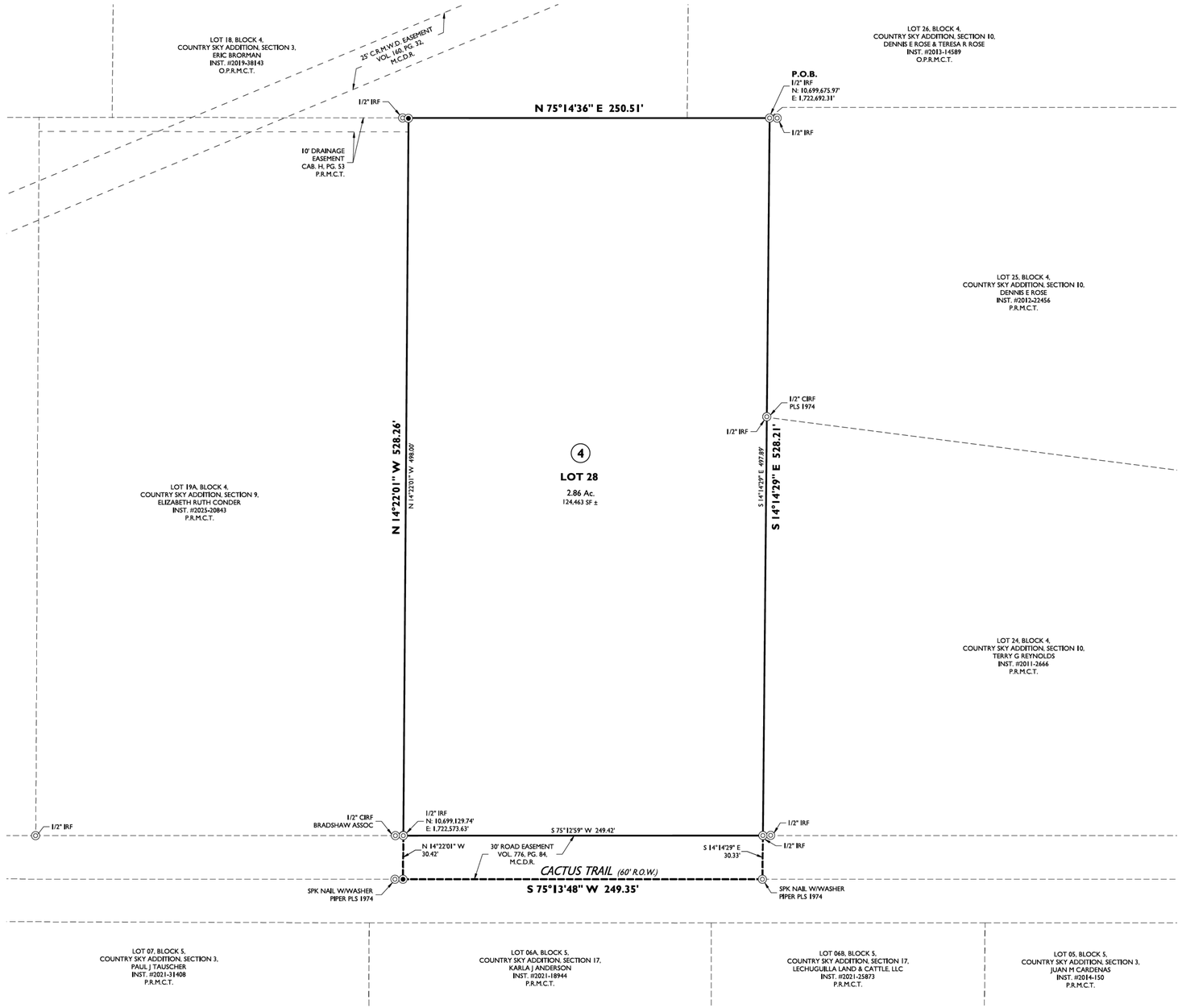
Attachments:

A. P-26-2544, Combined Files
B. P&Z - - Country Sky Addition, Section 32 Final

Beatriz Quezada, Development Services	Created/Initiated - 5/20/2026
Landon Ochoa, Development Services	Final Approval - 5/28/2026

COUNTRY SKY ADDITION, SECTION 32

BEING A 3.03 ACRE TRACT OF LAND OUT OF TRACT 17, SECTION "26" SUBDIVISION, A SUBDIVISION LOCATED IN SECTION 26, BLOCK 40, T-1-S, T&P RR CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS



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.

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS JOSE ORTEGA, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 26, BLOCK 40, T-1-S, T&P RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JOSE ORTEGA, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS COUNTRY SKY ADDITION, SECTION 32, 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 _____, 2026.

_____
BY: JOSE ORTEGA

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2026
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 COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF COUNTRY SKY ADDITION, SECTION 32, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

_____*DAY OF*_____ *2026.*

_____
JOSHUA SPARKS , CHAIRMAN

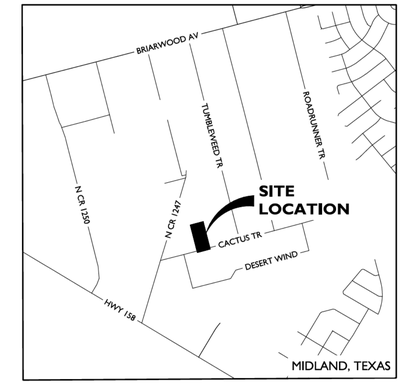
_____
LANDON OCHOA, SECRETARY

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.*

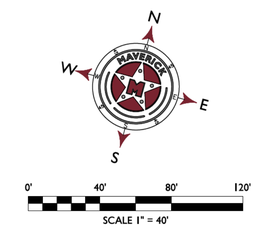
DEVELOPMENT NOTES

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.*



VICINITY MAP

N.T.S.



LEGEND

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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGORY W. SHOULTS A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT 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.

_____
GREGORY W. SHOULTS RPLS#5356
MAVERICK ENGINEERING (TX FIRM #10194514)
1300 W. ILLINOIS AVENUE
MIDLAND, TX 79701

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

[redacted]

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

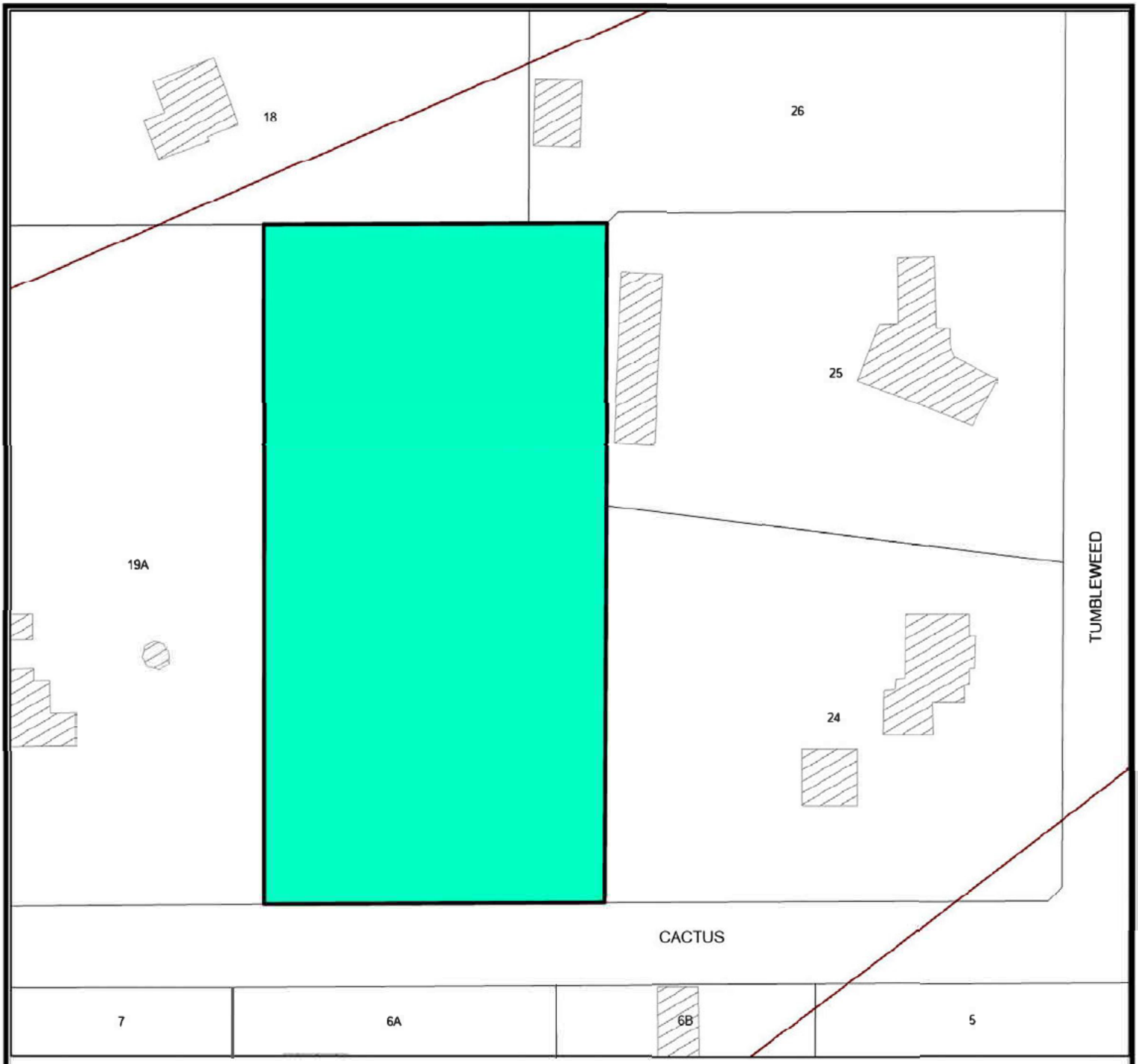
DATE _____

M A V E R I C K
CIVIL ENGINEERING / LAND SURVEYING

1300 West Illinois Avenue,
Midland, Texas 79701
ENGINEER FIRM #: F-15089
SURVEY FIRM #: 10194514
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com

COUNTRY SKY ADDITION, SECTION 32

Drawing : F:\2026\260020-JOSE ORTEGA-CACTUS TRAIL PLAT\DRAWINGS\PLAT\FINAL PLAT\260020 FINAL PLAT.DWG Last Saved By: JRodriguez on 4/17/26



Location Map

SUB-26-0956 **Scale: 1" = 1,105 '**

Proposed plat of Country Sky Addition, Section 32, being a 3.●3-acre tract of land out of Section 26, Block 4●, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the north side of Cactus Trail, approximately 365 feet west of Tumbleweed Trail. (Council District 4)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

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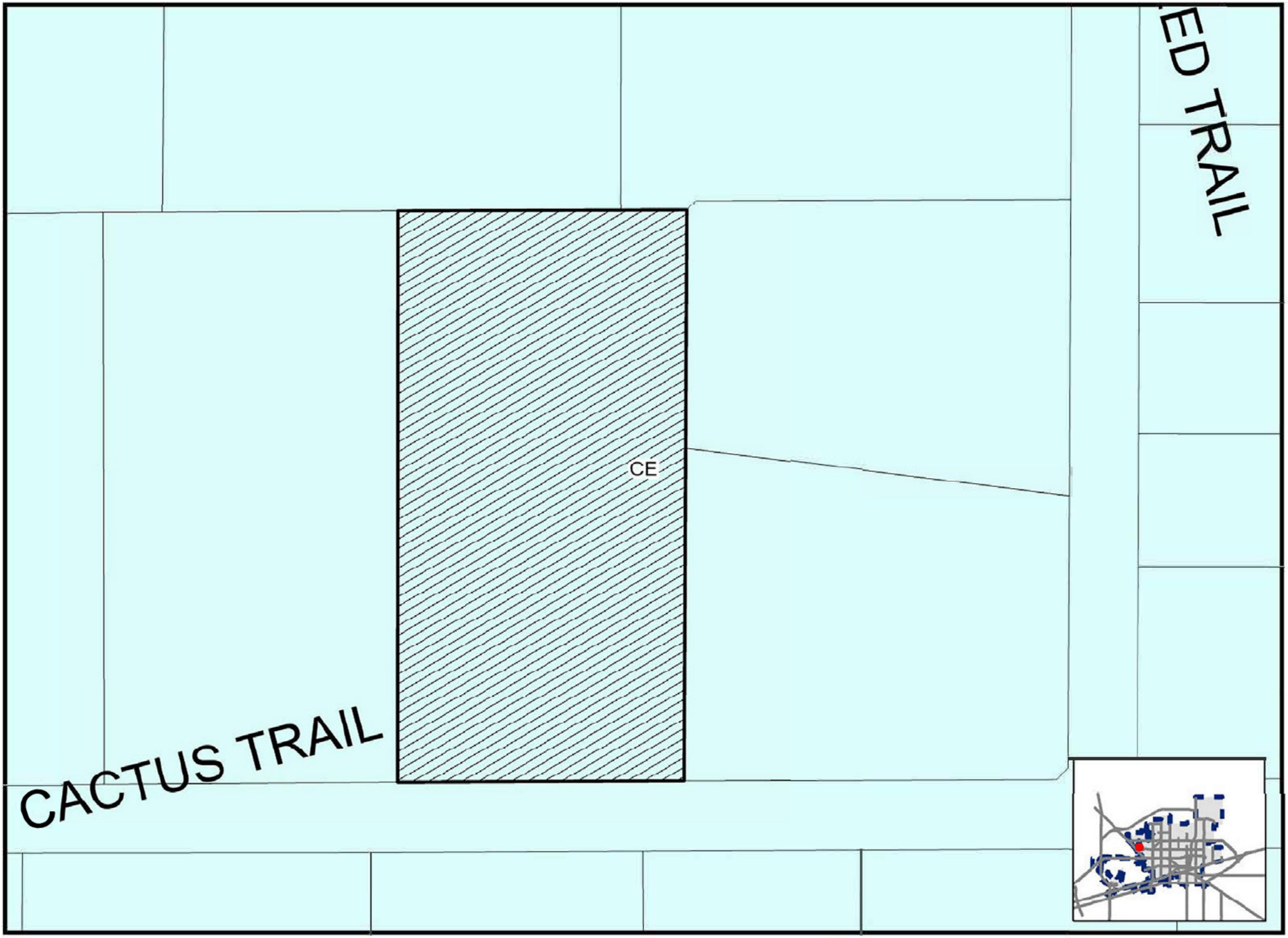
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.



Created: 3/17/2026

SUB-26-0956

Scale: 1" = 1,105 '

ZONING MAP

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CACTUS
TUMBLEWEED
WIND CHASE
4
21
20
19A
26
25
24
3A
3B
2
5
7
6A
6B
3

MIDLAND
Be the Energy!

ITEM

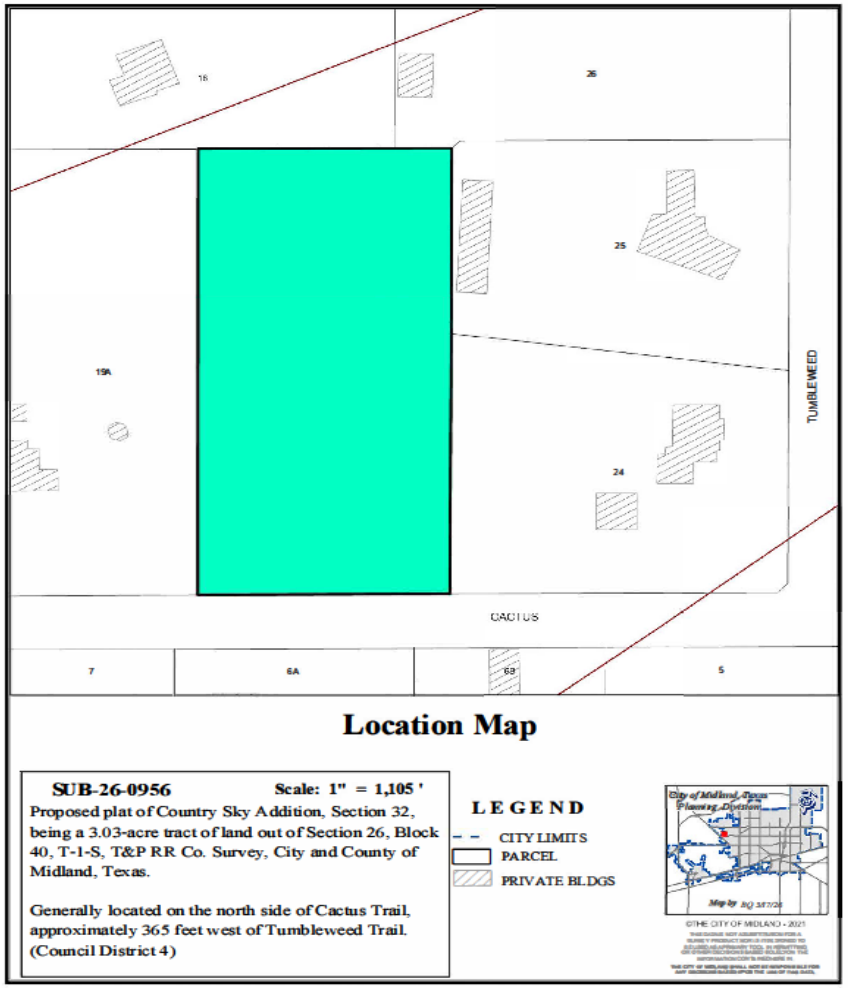
FINAL PLAT

COUNTRY SKY ADDITION, SECTION 32

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

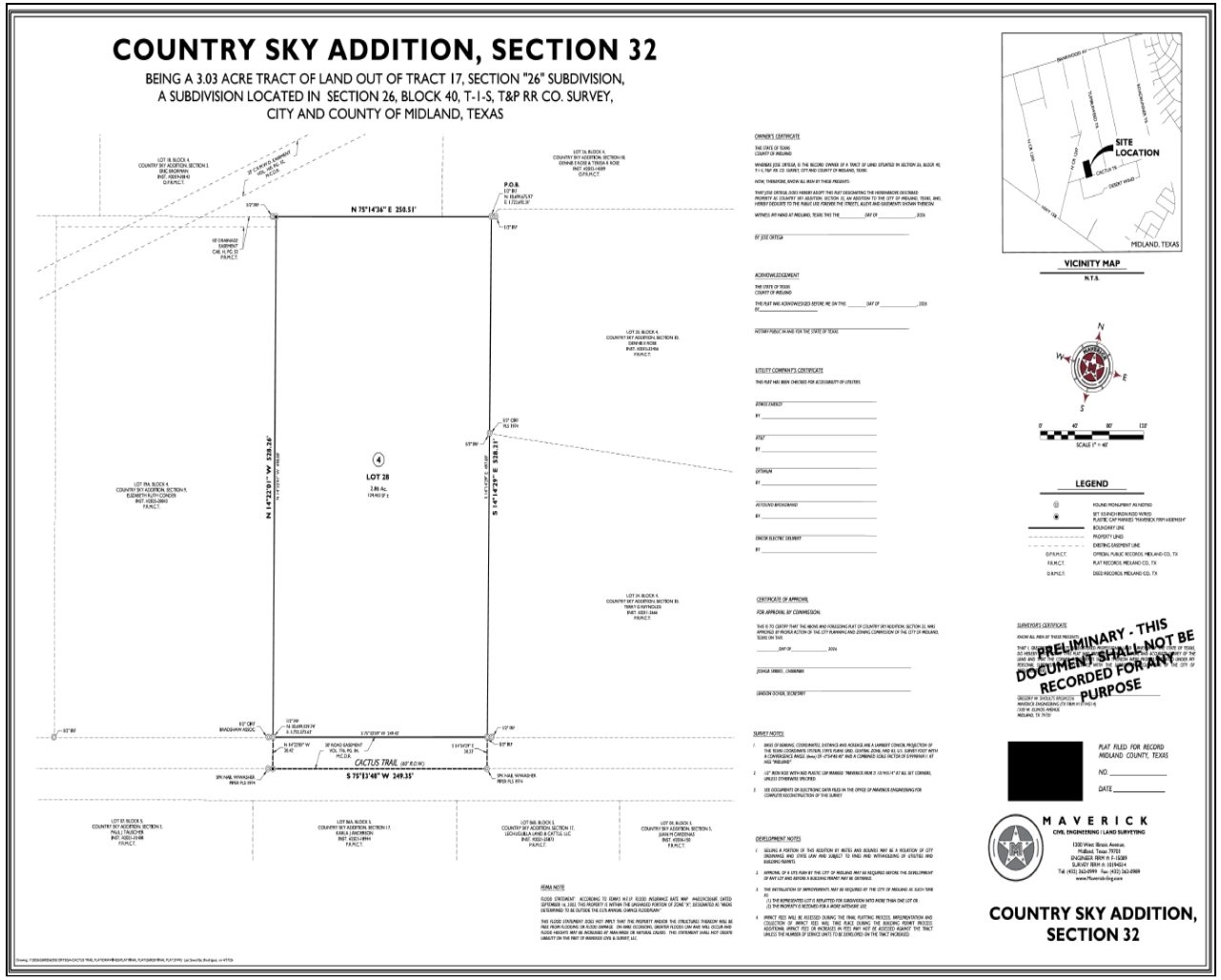
- **Property Owner:** Jose Ortega
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located on the north side of Cactus Trail, approximately 365 feet west of Tumbleweed Trail. (Council District 4)
- **Reason for Request:** To obtain an address and permits for a future home



2

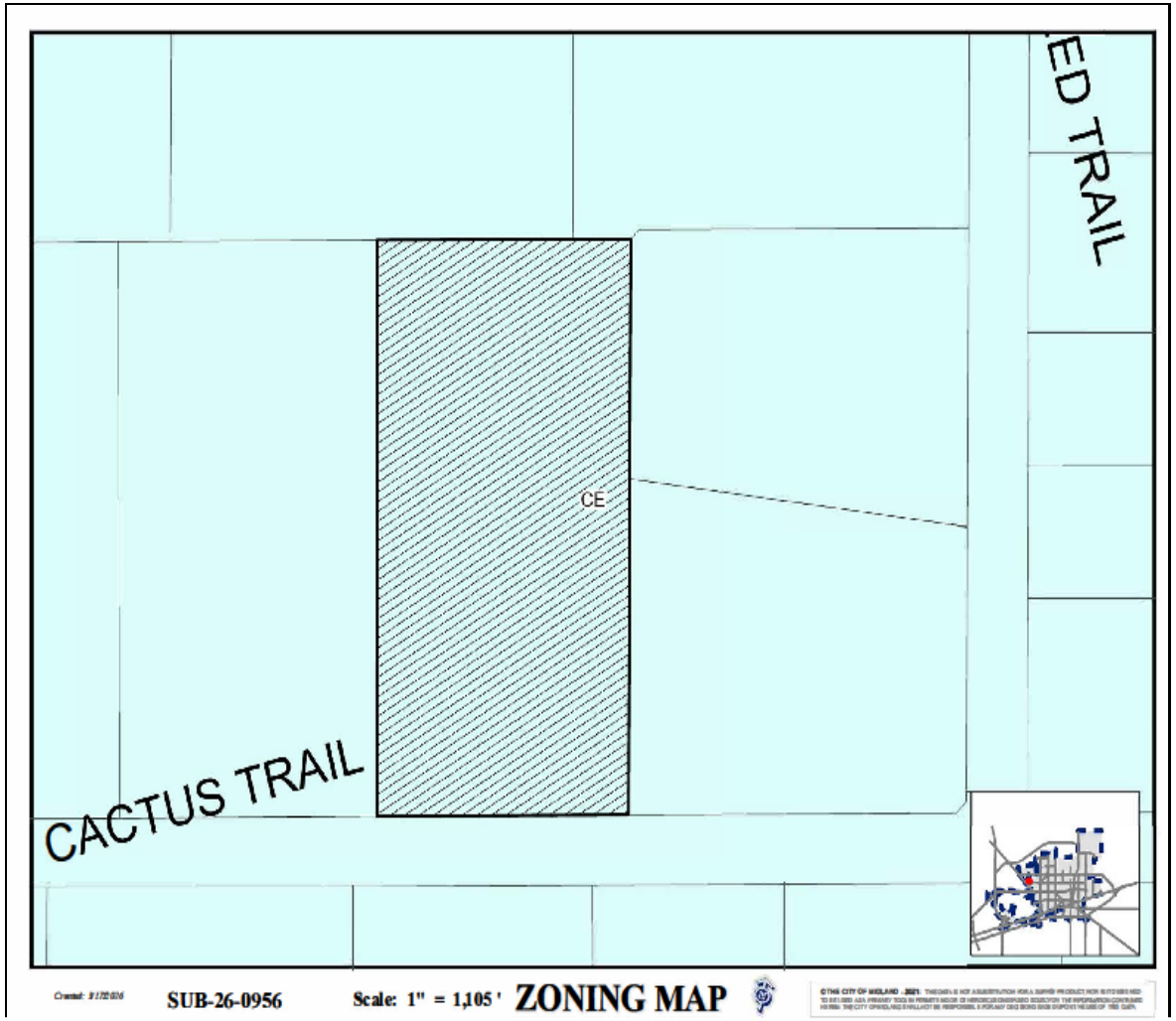
PLAT DETAILS

- **Acreage:** 3.03 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 1



ZONING

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



4

LAND USE

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

MIDLAND
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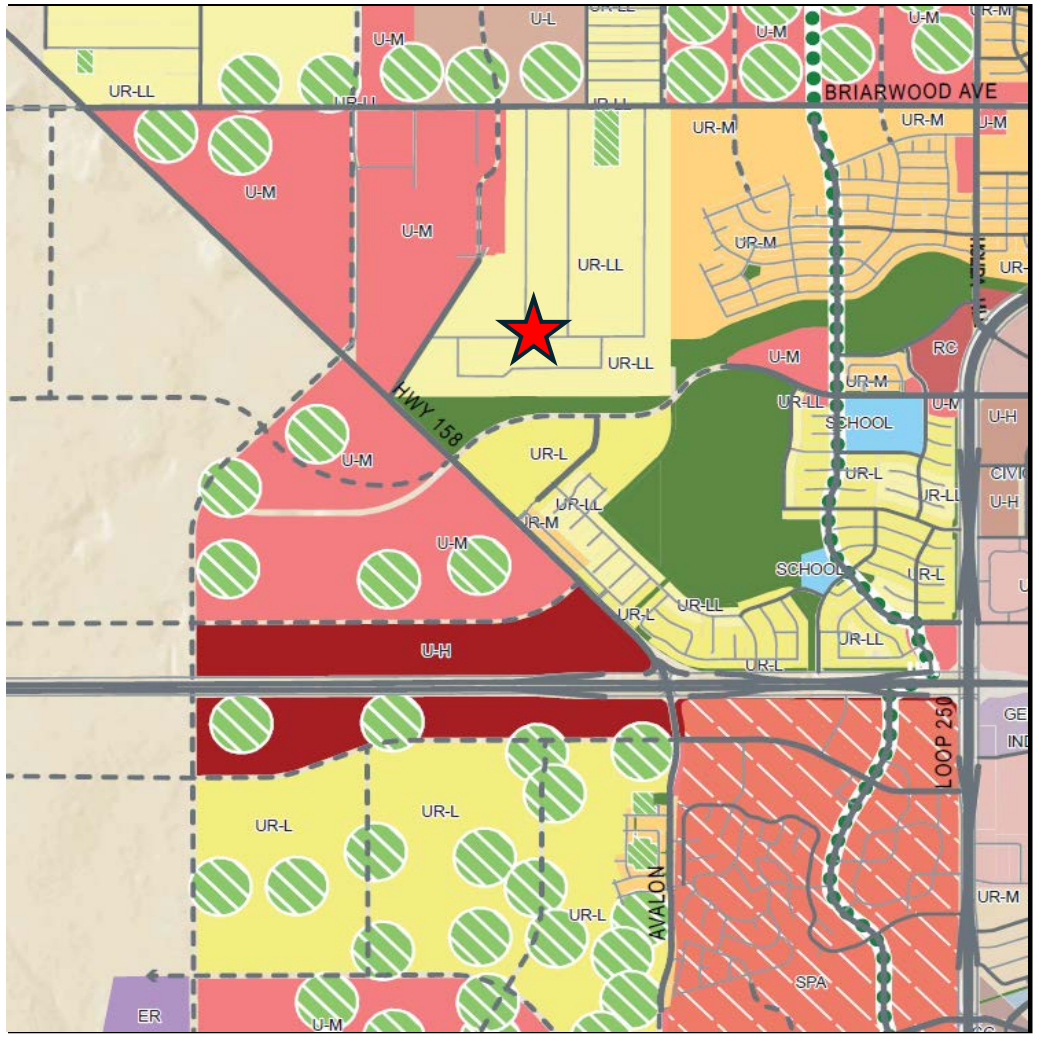
COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential – Large Lot, (UR-LL)
- **Supported Uses:** Neighborhoods consisting of single-family homes with larger lots.



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STAFF'S RECOMMENDATION

- The preliminary plat was approved by the Planning and Zoning Commission on April 6, 2026.
- 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:	**June 1, 2026**
To:	**Planning and Zoning Commission**
From:	**Madelim Jaquez, Planner**
Subject:	**Motion approving a Final 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 is requesting to replat a property located at 3201 East Highway 158 to correct property lines and include existing buildings.

Recommended Action:
Approve

Fiscal Impact:
No impact

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Current Zoning:

RR, Regional Retail District

Final Plat Requirements:

The official signed Mylar copy of the final plat, the original tax certificate from the Midland Central Appraisal District and a title opinion have been received. All other conditions for final plat approval have been satisfied.
The final plat attached hereto has been circulated to all City departments for review.

Below are the departments' comments.

Engineering: (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: 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: Deferral request for sewer improvements were administratively approved on 5/14/2026. [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)

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.

Fire: (Approved)

The Fire Department has reviewed the final plat and has no objection to approval. This approval is limited to platting only and does not constitute approval of fire code compliance or guarantee of adequate fire protection infrastructure. All future development shall comply with the 2015 International Fire Code (IFC) and local amendments, including but not limited to fire apparatus access (IFC §503), water supply and fire flow (IFC §507), fire hydrant placement (§507.5), and fire protection systems (§903). Compliance will be verified during the civil plan review and building permit submittal.

Oil and Gas: (Approved)

No 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, planning/zoning requirements, established setbacks, Health department regulations, 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.

CRMWD: (Approved)

We do not have any comments on this plat.

Addressing: (Approved)

No comments

Health: (Approved)

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

Planning: (Approved)

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

Attachments:

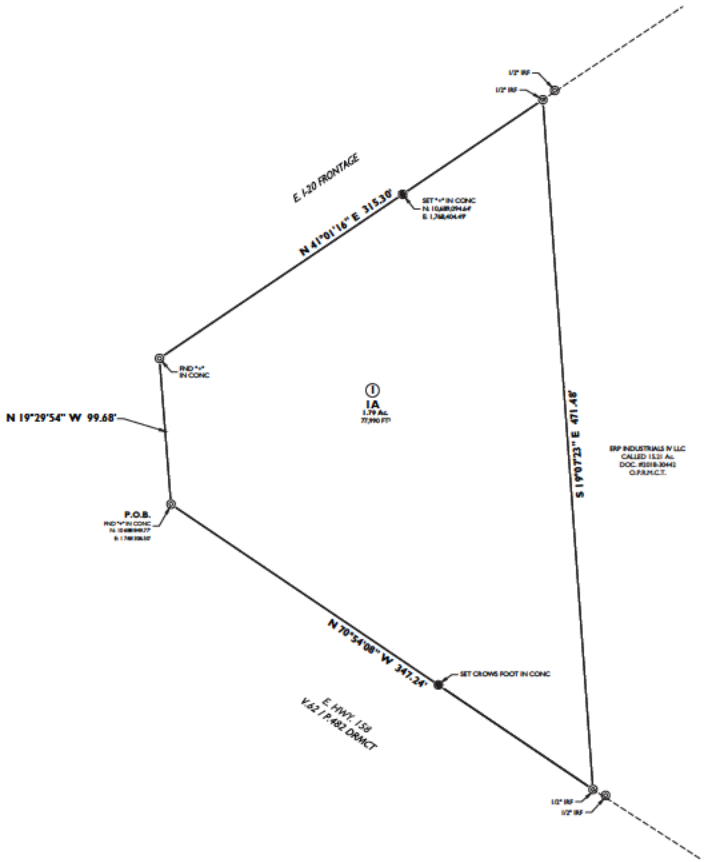
Final Plat
Location Map
Zoning map
Aerial Photo
PowerPoint Presentation

Attachments:
A. P-26-2482, Combined files_Redacted
B. P&Z - - Garnett Addition, Section 2 Final Plat

Madelim Jaquez, Development Services	Created/Initiated - 5/19/2026
Landon Ochoa, Development Services	Final Approval - 5/30/2026

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



FIELD NOTE DESCRIPTION OF A 1.79 ACRE TRACT OF LAND SITUATED IN SECTION 6, BLOCK 38, TOWNSHIP 2 SOUTH, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, MIDLAND COUNTY, TEXAS, AND BEING THE AGGREGATE OF A CALLED 0.936 ACRE TRACT 2, BEING LOT 1, BLOCK 1, GARNETT ADDITION AS DIRECTED ON A PLAT RECORDED IN CABINET D ON PAGE 166 OF THE PLAT RECORDS OF SAID MIDLAND COUNTY AND A CALLED 0.86 ACRE TRACT 1, BOTH DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NUMBER 2024-8671 IN THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID MIDLAND COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT N.(y): 10,688,949.77, E.(x): 1,768,306.50, A "+" FOUND IN CONCRETE ON THE NORTHEAST LINE OF STATE HIGHWAY 158 AT A CUTBACK CORNER FOR THE INTERSTATE HIGHWAY 20 SERVICE ROAD, BEING THE SOUTHWEST CORNER OF SAID LOT 1 FOR THE SOUTHWEST CORNER HEREOF;

THENCE N.19°29'54"W., ALONG SAID CUTBACK, AT 13.06 FEET PASSING A MAG NAIL WITH A WASHER 0.88 FEET TO THE LEFT, IN ALL 99.68 FEET (R=99.68') TO A "+" IN CONCRETE ON THE SOUTH LINE OF SAID INTERSTATE 20 SERVICE ROAD FOR THE NORTHWEST CORNER HEREOF;

THENCE N.41°01'16"E., ALONG SAID SERVICE ROAD, AT 300.00 FEET PASSING A "+" SET IN CONCRETE FOR THE COMMON NORTH CORNER OF SAID TRACTS 1 AND 2, IN ALL 315.38 FEET (R=315.38') TO A BENT ONE HALF INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF A CALLED 15.21 ACRE TRACT AS CONVEYED IN DOCUMENT NUMBER 2018-30442 IN SAID "OPR" FOR THE NORTHEAST CORNER HEREOF;

THENCE S.19°07'23"E., ALONG SAID CALLED 15.21 ACRE TRACT 471.48 FEET (R=471.51') TO A BENT ONE HALF INCH IRON ROD FOUND IN THE NORTHEAST LINE OF SAID STATE HIGHWAY 158 FOR THE SOUTHEAST CORNER HEREOF;

THENCE N.70°54'08"W., ALONG SAID HIGHWAY 158, AT 127.33 FEET (R=127.31') PASSING A "CROWS FOOT ETCHED IN CONCRETE AT THE COMMON SOUTH CORNER OF SAID TRACTS 1 AND 2, IN ALL 347.24 FEET TO THE **POINT OF BEGINNING** CONTAINING 77990 SQUARE FEET OR 1.79 ACRES OF LAND.

Drawing: P:\2025\250037 THE DIMENSION GROUP\FILENEW\MAVERICK\PLATTING\ PLAT\250037 - FINAL PLAT.DWG Last Saved By: EDavis on 3/5/26

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

STATE OF TEXAS
GREGORY W. SHOULTS
5350
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS 7-ELEVEN INC, 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_____, 2026.

BY_____ FOR 7-ELEVEN INC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2026
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 2746 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 CONFORM 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 0.99989911 AT NGS "MIDLAND".
2. SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FORGOING 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_____, 2026.

JOSHUA SPARKS , CHAIRMAN

LANDON OCHOA, SECRETARY

UTILITY COMPANY'S CERTIFICATE

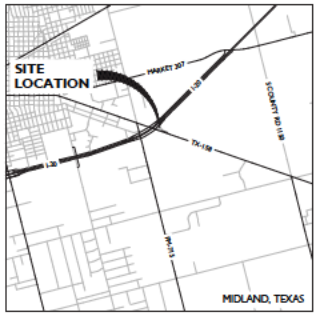
THIS PLAT HAS BEEN CHECKED FOR ACCESIBILITY OF UTILITIES.

Mark Lieb
ATMOS ENERGY
BY: Mark Lieb

Jerry Underwood
AT&T
BY: Jerry Underwood

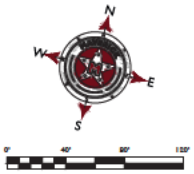
Luis Montez
OPTIMUM
BY: Luis Montez

ASTOUND BROADBAND
BY: Ruben Guerra



VICINITY MAP

N.T.S.



LEGEND

●	SET MONUMENT AS NOTED
◎	FOUND MONUMENT AS NOTED
———	BOUNDARY LINE
- - - - -	PROPERTY LINES
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX

[redacted]

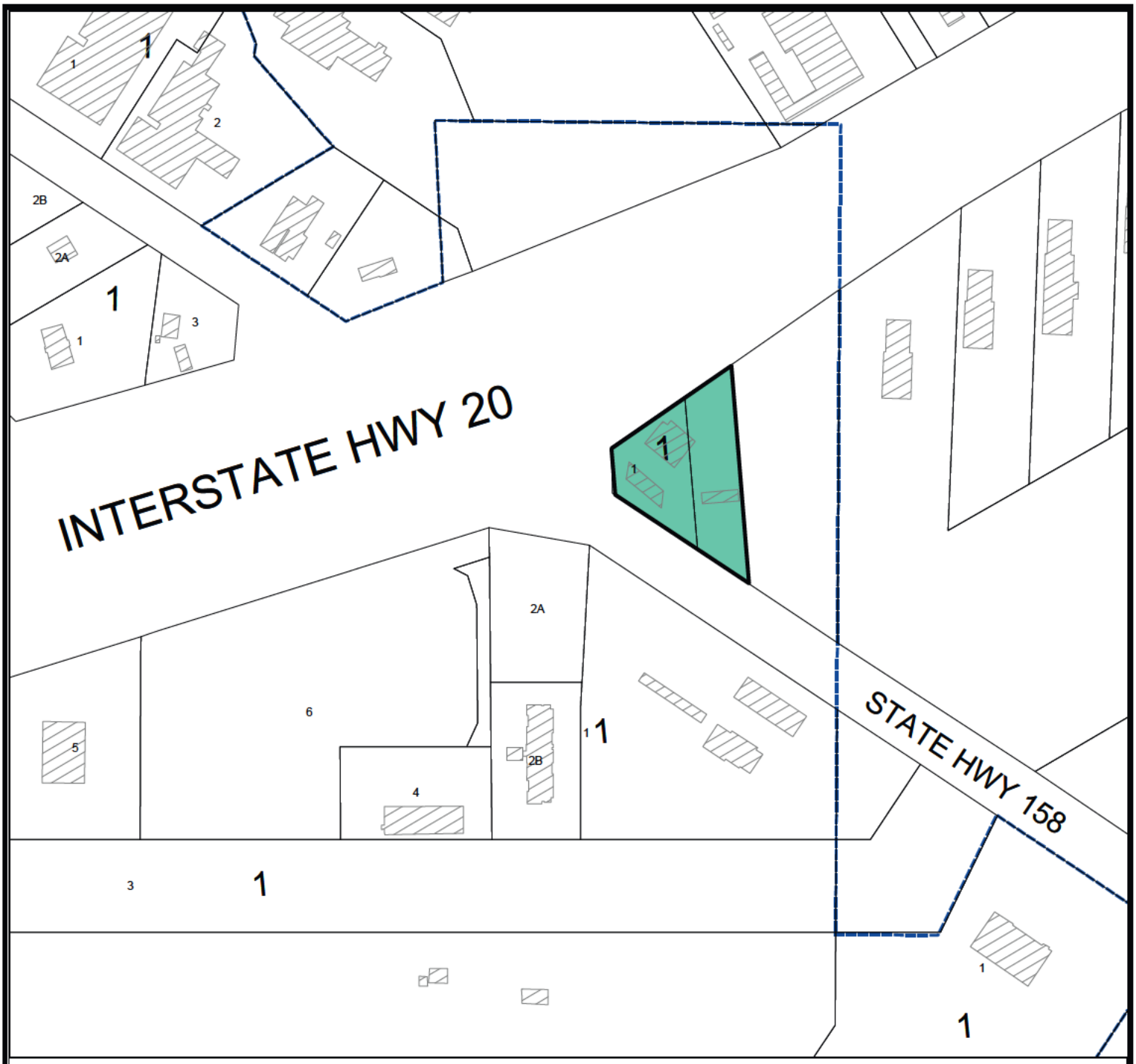
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

MAVERICK
CIVIL ENGINEERING / LAND SURVEYING
1909 West Wall Street, Suite "K"
Midland, Texas 79701
ENGINEER F.R.M #: F-13089
SURVEY F.R.M #: 10194514
Tel: (432) 262-0999 Fax: (432) 262-0969
www.Maverick-Eng.com

GARNETT ADDITION, SECTION 2



Location Map

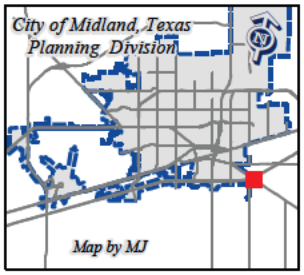
SUB-25-2426 **Scale: 1" = 308 '**

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



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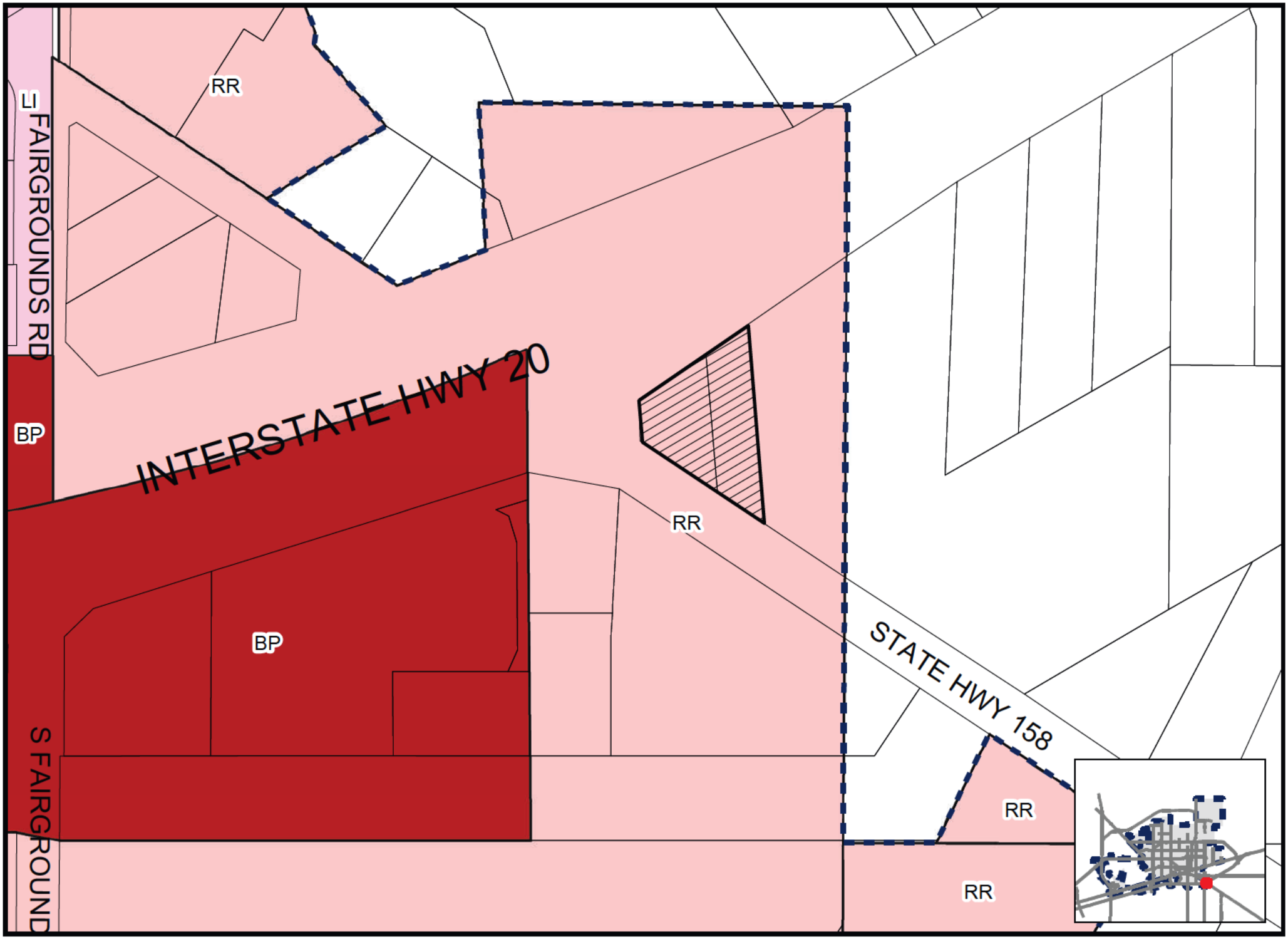

Map by MJ

SUB-25-0914

Scale: 1" = 286'

ZONING MAP

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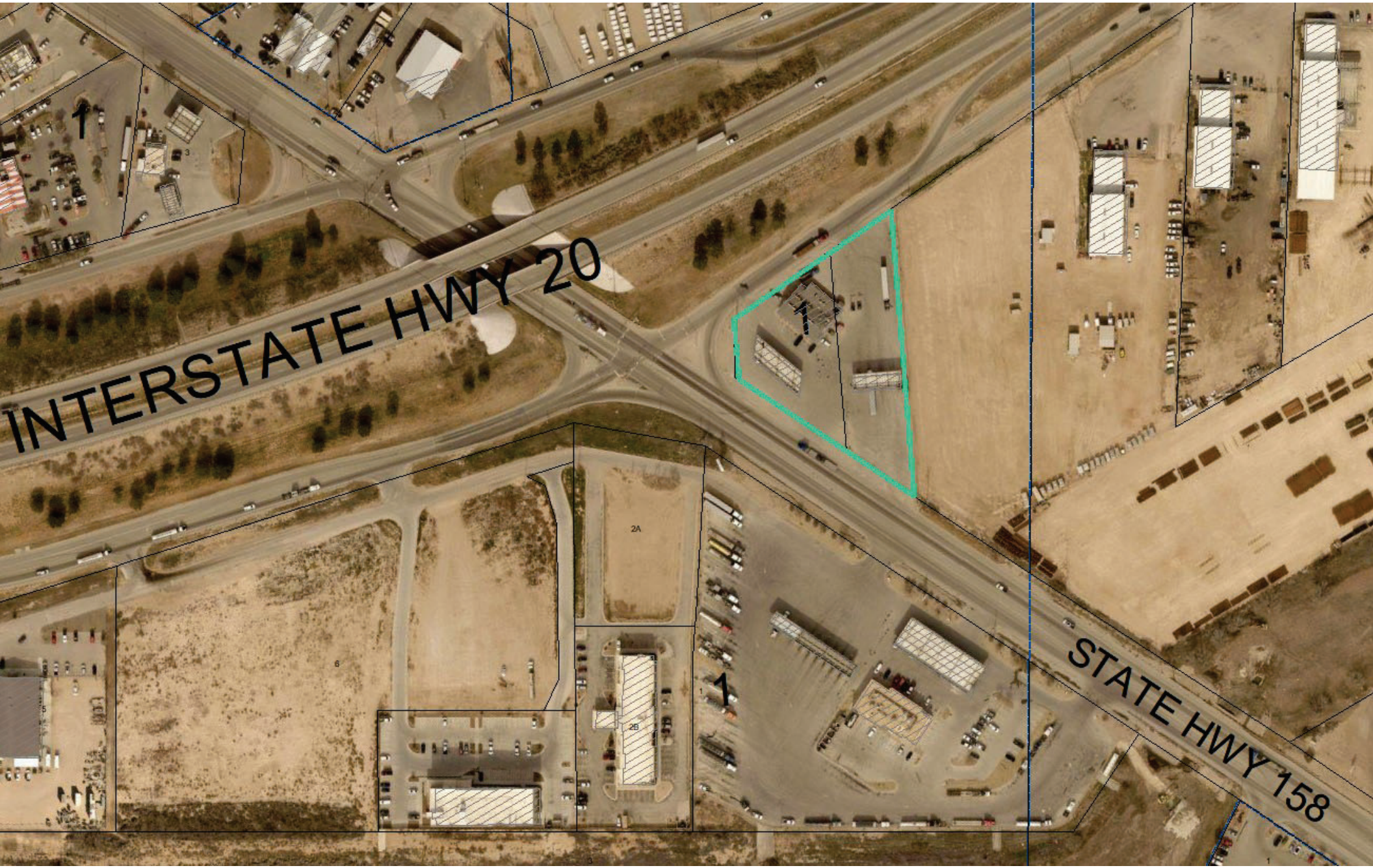

INTERSTATE HWY 20
STATE HWY 158
1
1
1
2A
2B

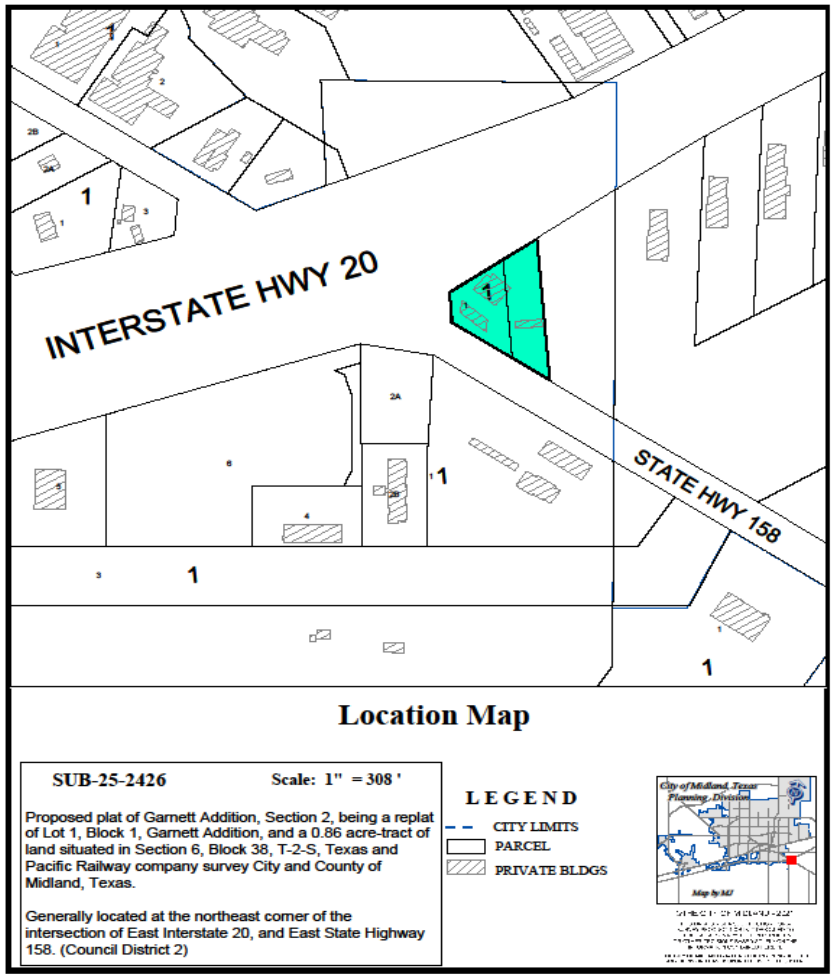
MIDLAND
Be the Energy!

FINAL PLAT
GARNETT ADDITION, SECTION 2

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

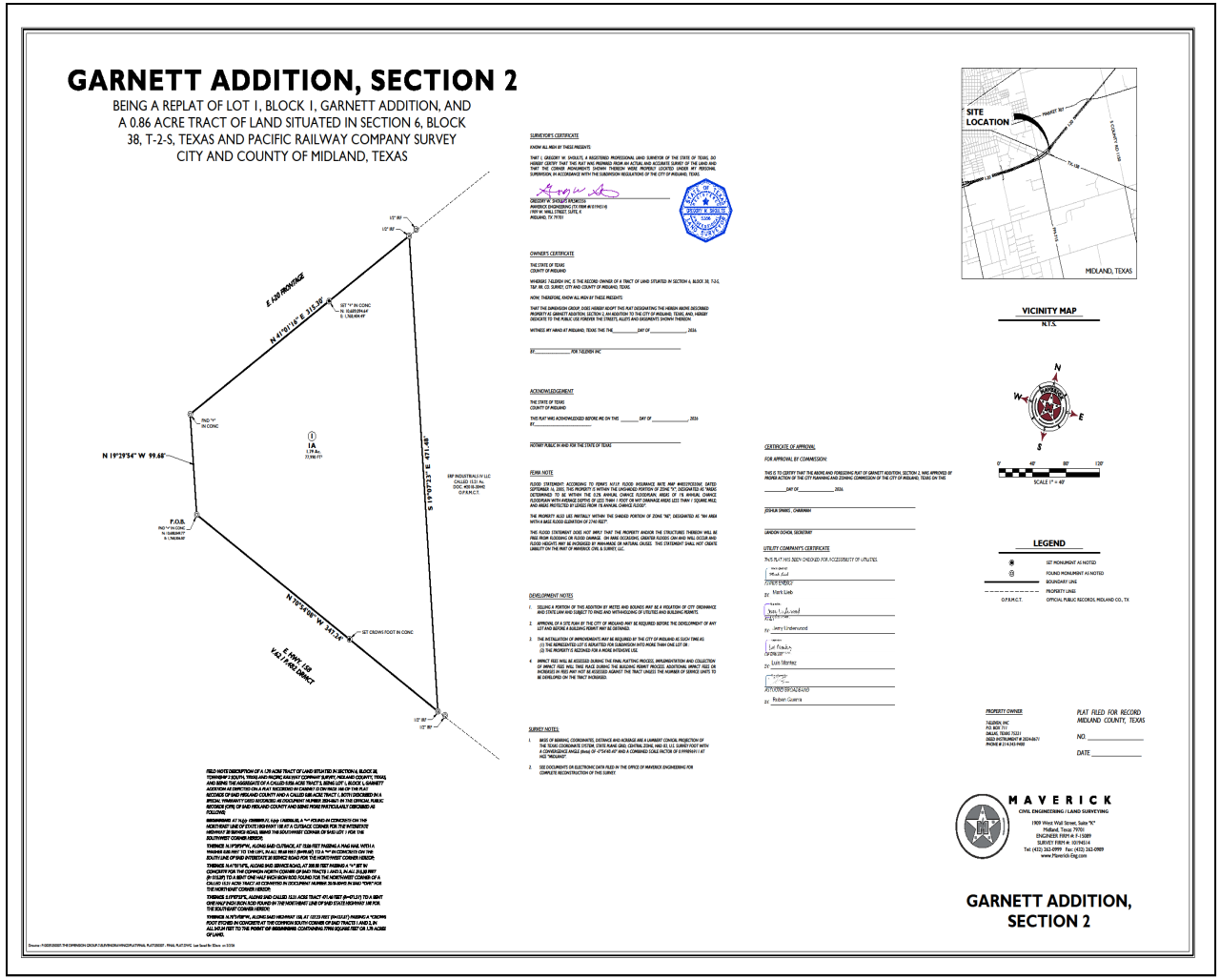
- **Property Owner:** 7-Eleven, INC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** 3201 East Highway 158 (Council District 2)
- **Reason for Request:** To adjust property lines and include the existing buildings



2

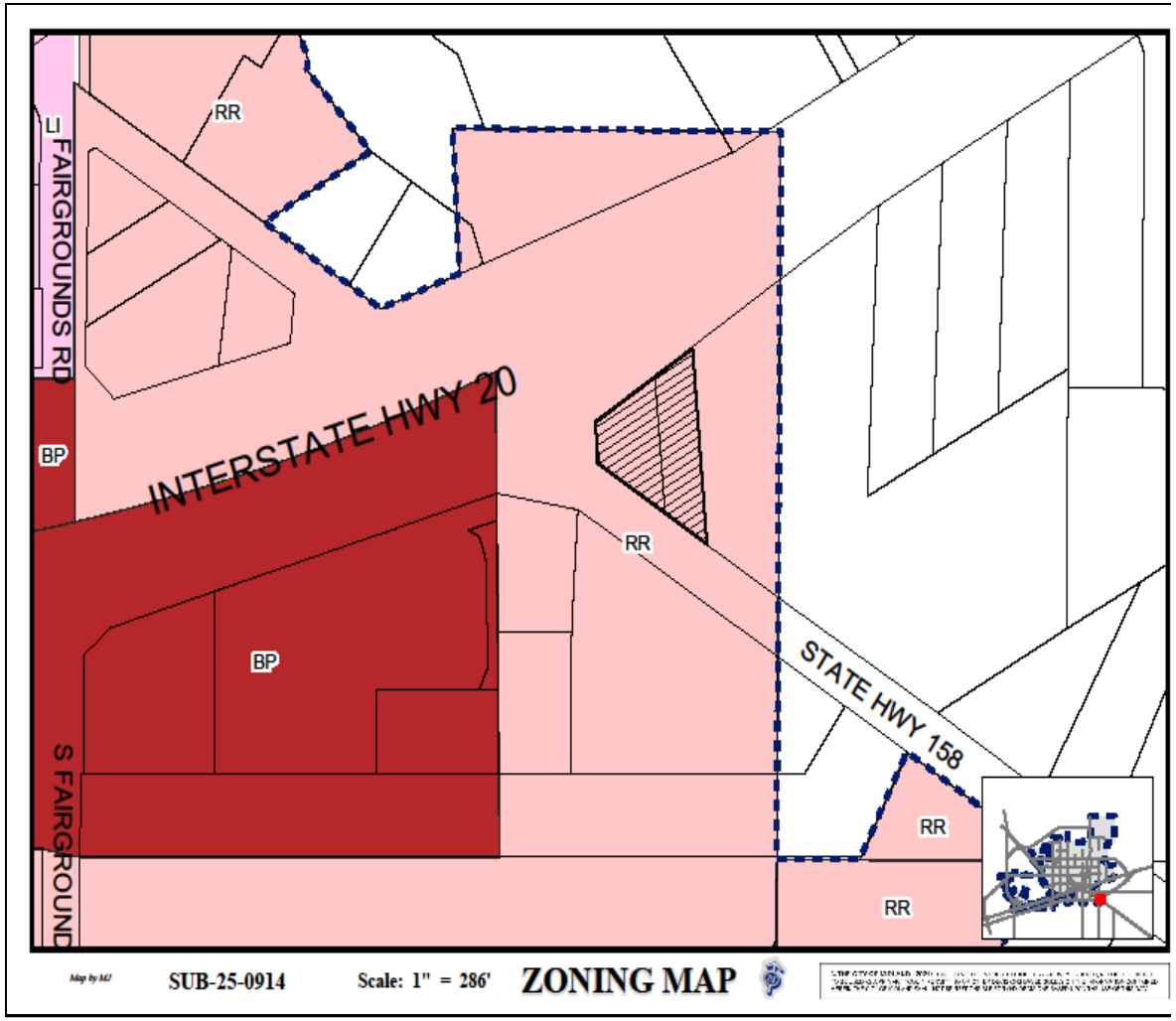
PLAT DETAILS

- **Acreage:** 1.79 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 1



ZONING

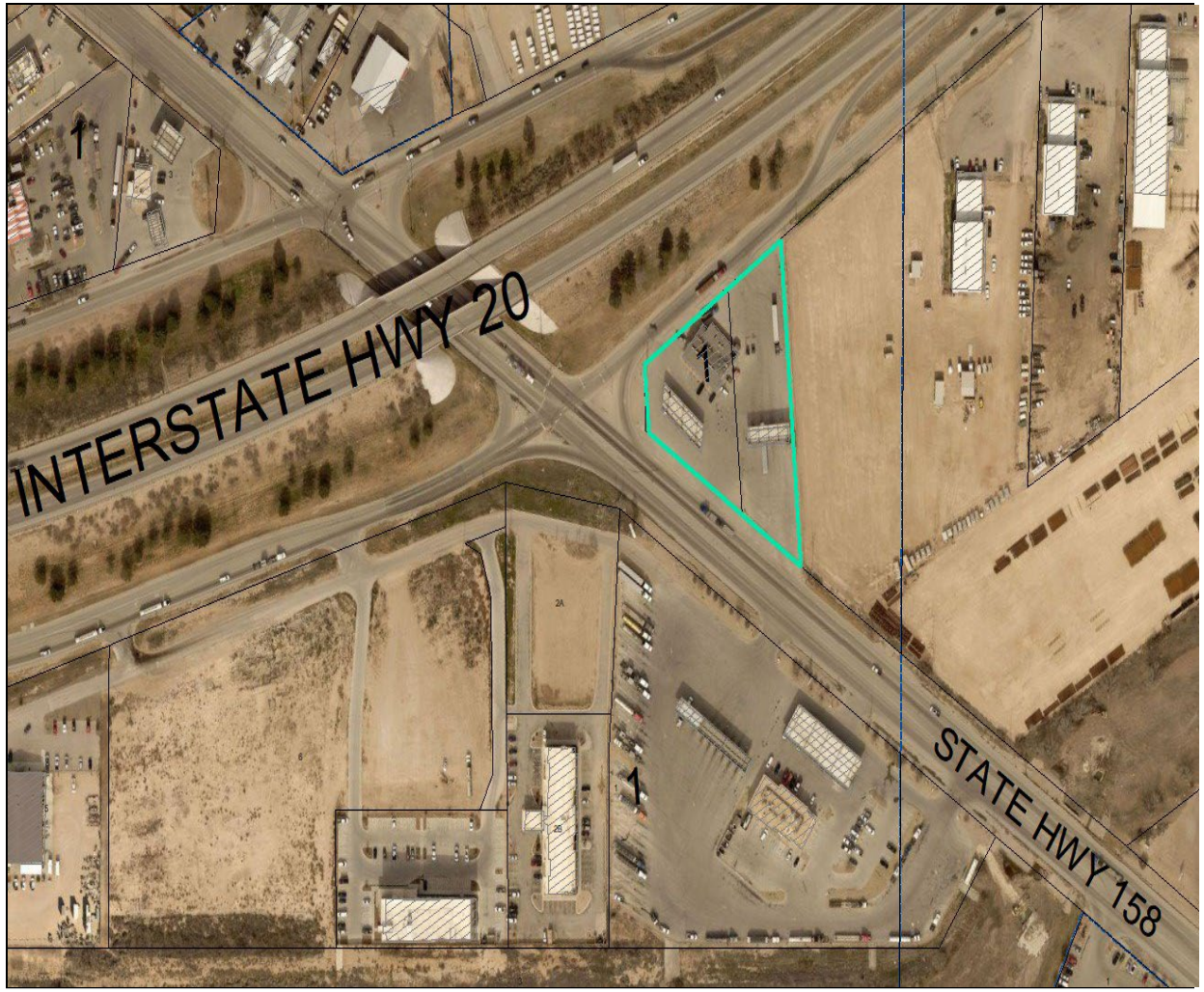
- **Current Zoning:** RR, Regional Retail District
- **Surrounding Zoning:**
  - **North/South/East:** RR, Regional Retail District
  - **West:** BP, I-20 Business Park District



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

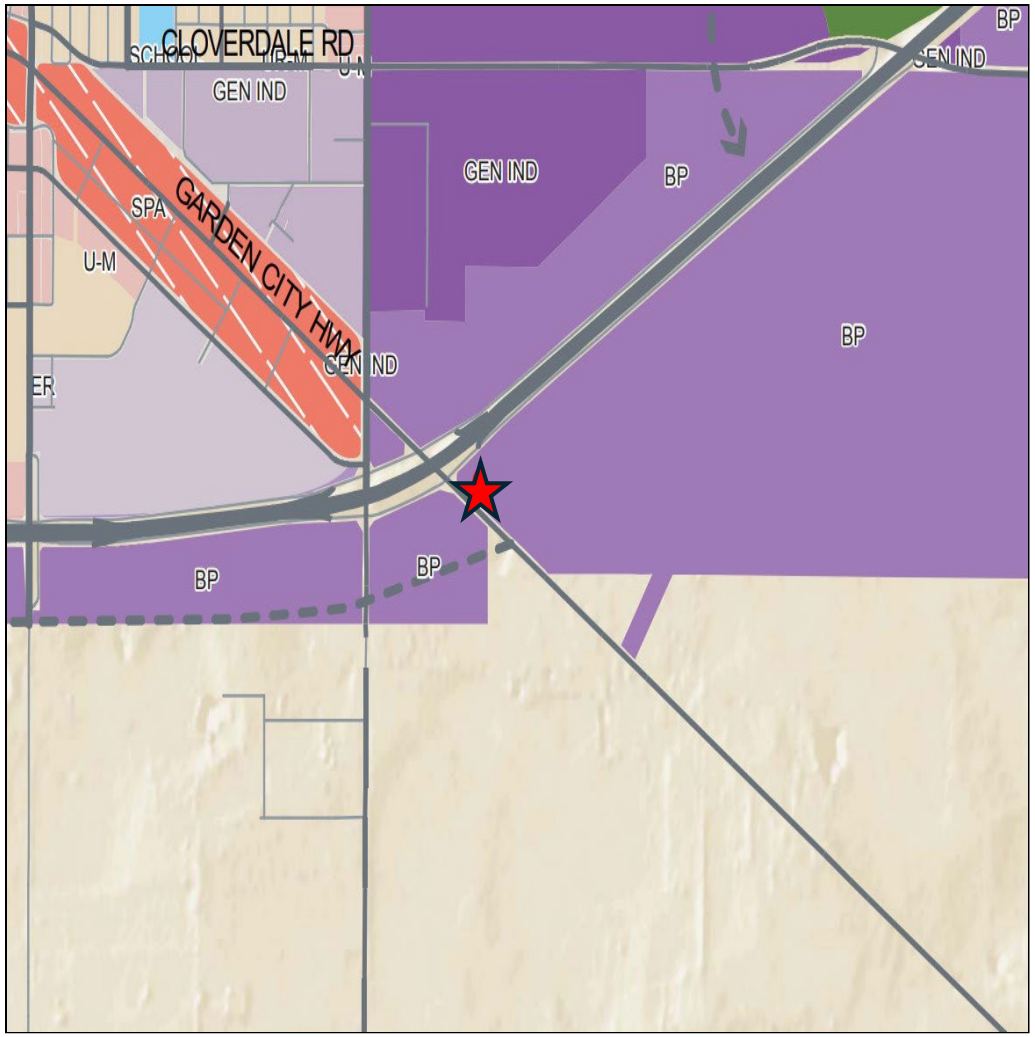


5

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.*



6

STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on December 15, 2025.
- Staff recommends approval of this request.

MISSION

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

Planning and Zoning Commission Meeting

Item Number:	**5.**
Meeting Date:	**June 1, 2026**
To:	**Planning and Zoning Commission**
From:	**Beatriz Quezada, Planner**
Subject:	**Motion approving a Final Plat of 1788 Industrial, Section 1, being a replat of a 8.04-acre tract of land out of Western Roses Memorial Park, Inc, and a 39.29-acre tract of land out of Section 30, Block 40, T-1-S, T&P RY Co. Survey, Midland County, Texas. (Generally located on the east side of North Farm to Market 1788, approximately 1,970 feet south of West County Road 61.)**

Purpose:
Current Zoning:

Extraterritorial Jurisdiction

Preliminary Plat Approval:
Maverick Engineering, on behalf of Maecon Holdings, LLC, is requesting to plat approximately 104.48 acres into twenty-five (25) lots for future industrial development. Phase One of the projects consists of approximately 47.33 acres and eight (8) lots.
The preliminary plat was approved by the Planning and Zoning Commission on April 6, 2026 and City Council took no action on April 14, 2026.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Final Plat Requirements:
The official signed Mylar copy of the final plat, the original tax certificates from both Midland County and the Midland Central Appraisal District and a title opinion have been received. All other conditions for final plat approval have been satisfied.
The final plat attached hereto has been circulated to all City departments for review.

Below are the departments' comments.

Engineering: (Approved)

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

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

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

WATER: Deferral request for water improvements were administratively approved on 5/18/2026. [For Applicant’s Information Only.] GAC has been filled out in accordance with state regulations.

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 5/18/2026. [For Applicant’s Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

Fire: (Approved)

The Fire Department has reviewed the final plat and has no objection to approval. This approval is limited to platting only and does not constitute approval of fire code compliance or guarantee of adequate fire protection infrastructure. All future development shall comply with the 2015 International Fire Code (IFC) and local amendments, including but not limited to fire apparatus access (IFC §503), water supply and fire flow (IFC §507), fire hydrant placement (§507.5), and fire protection systems (§903). Compliance will be verified during the civil plan review and building permit submittal.

Oil and Gas: (Approved)

Wells identified, No 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, planning/zoning requirements, established setbacks, Health department regulations, oil and gas considerations, and floodplain requirements if necessary. Code versions are subject to change depending on the time of new code editions adopted in the City of Midland and date of permit application.

GIS: (Approved)

No Comment.

Addressing Review: (Approved)

No comment.

Health Department: (Approved)

Yes, the health department will review applications from the 8 proposed lots of 1788 Industrial Park, RE-PLAT OF A 8 ACRE TRACT OF LAND OUT OF ROSES MEMORIAL PARK INC, AND A 39.29 ACRE TRACT OF LAND OUT OF SECTION 30, BLOCK 40, T-1-S, T. & P. RR. CO. SURVEY all 8 lots are 2 acres and above property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

Midland County: (Approved)

Please review this plat independent of the connection of SH1788 to the development. That alignment and easement will be plated separately per conversations with Maverick.

No further comments from the County.

Planning: (Approved)

Staff recommends approval of the Final Plat of 1788 Industrial, Section 1.

Attachments:

A. P-26-2543, Combined File
B. P&Z - - 1788 Industrial Final Plat

Beatriz Quezada, Development Services	Created/Initiated - 5/20/2026
Landon Ochoa, Development Services	Final Approval - 5/30/2026

1788 INDUSTRIAL, SECTION 1

BEING A REPLAT OF AN 8.04 ACRE TRACT OF LAND OUT OF WESTERN ROSES MEMORIAL PARK, INC, AND A 39.29 ACRE TRACT OF LAND OUT OF SECTION 30, BLOCK 40, T-1-S, T&P RY CO. SURVEY, MIDLAND COUNTY, TEXAS

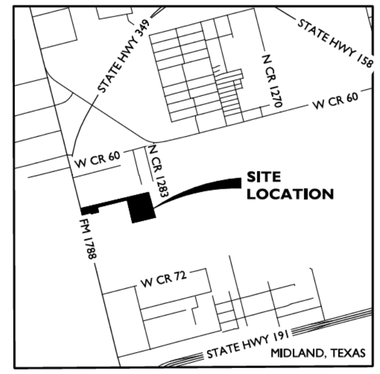
LEGEND

⊠	DENOTES BENCH MARK
◉	DENOTES SET 1/2-INCH IRON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
◎	DENOTES FOUND MONUMENT AS NOTED
●	DENOTES EXISTING OIL WELL - PRODUCING
●	DENOTES EXISTING PLUGGED OIL WELL
———	DENOTES BOUNDARY LINE
- - - - -	DENOTES EXISTING PROPERTY LINES
- - - - -	135' RADIUS BUILDING SETBACK FROM WELL
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

FEMA NOTE

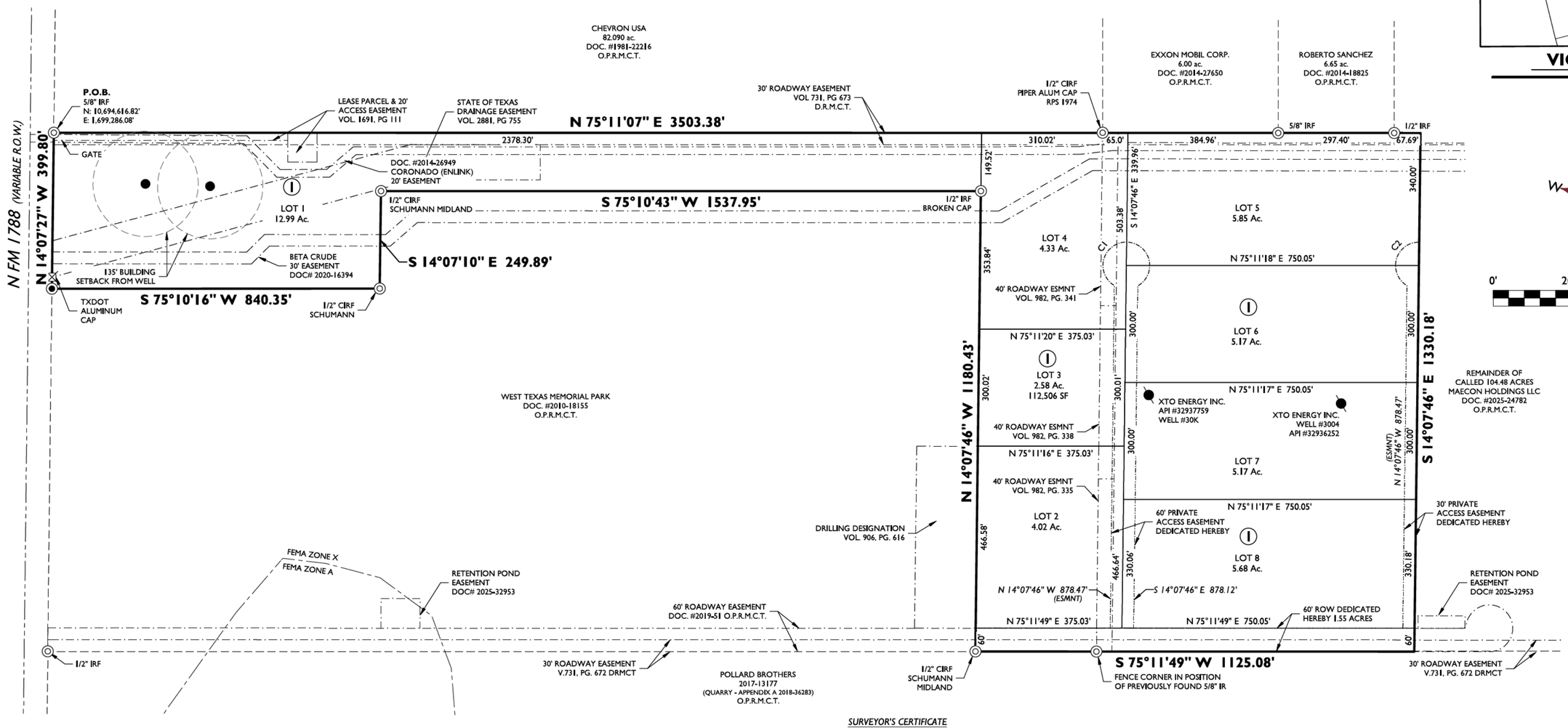
FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0175F AND 48329C0175F, BOTH DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

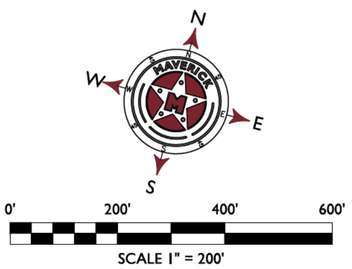
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART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



VICINITY MAP

N.T.S.





UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

ATMOS ENERGY

BY: _____

AT&T

BY: _____

OPTIMUM

BY: _____

ASTOUND BROADBAND

BY: _____

ONCOR ELECTRIC DELIVERY

BY: _____

SURVEY NOTES:

1. BASIS OF BEARING, COORDINATES, 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 0.99989611 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.

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

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS MAECON HOLDINGS LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 30, BLOCK 40, T-1-S, T&P. RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MAECON HOLDINGS LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS 1788 INDUSTRIAL SECTION 1, 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 _____, 2026.

_____

BY:_____ FOR MAECON HOLDINGS LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2026
BY_____.

_____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

_____

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

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF 1788 INDUSTRIAL SECTION 1, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

_____DAY OF_____ 2026.

_____

JOSHUA SPARKS , CHAIRMAN

_____

LANDON OCHOA, SECRETARY

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	314.16'	60.00'	60.00'	N 75° 52' 14" E	300°00'00"
C2	156.99'	60.00'	115.89'	N 00° 49' 43" E	149°54'58"

[redacted]

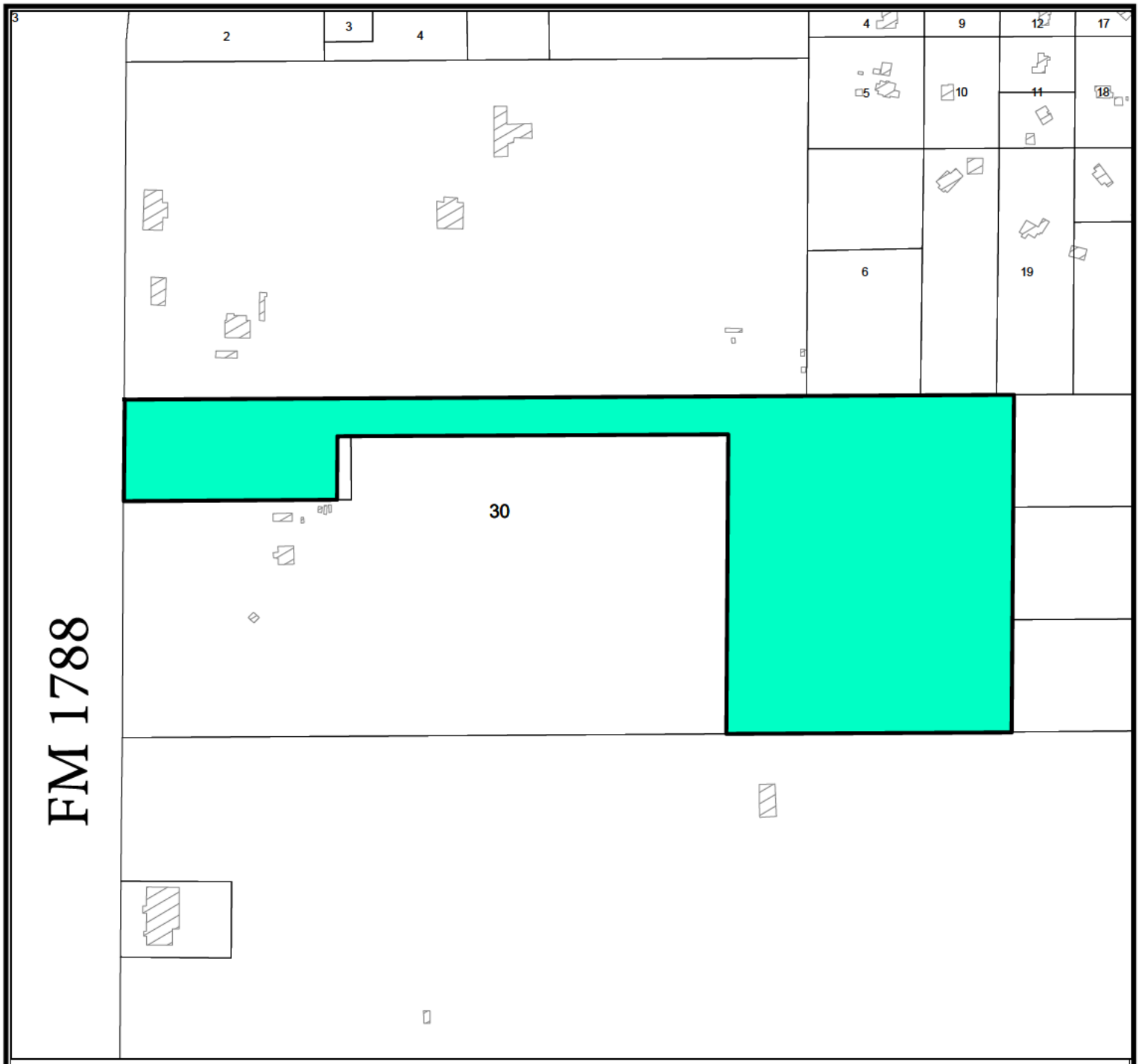
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

M A V E R I C K
CIVIL ENGINEERING / LAND SURVEYING
1300 W. Illinois Avenue
Midland, Texas 79701
ENGINEER FIRM #: F-15089
SURVEY FIRM #: 10194514
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com

1788 INDUSTRIAL, SECTION 1



Location Map

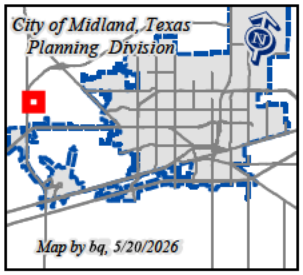
SUB-26-0940 **Scale: 1" = 600'**

Proposed plat of 1788 Industrial, Section 1, being a replat of a 8.04-acre tract of land out of Western Roses Memorial Park, Inc, and a 39.29-acre tract of land out of Section 30, Block 40, T-1-S, T&P RY Co. Survey, Midland County, Texas.

(Generally located on the east side of North Farm to Market 1788, approximately 1,970 feet south of West County Road 61.) (Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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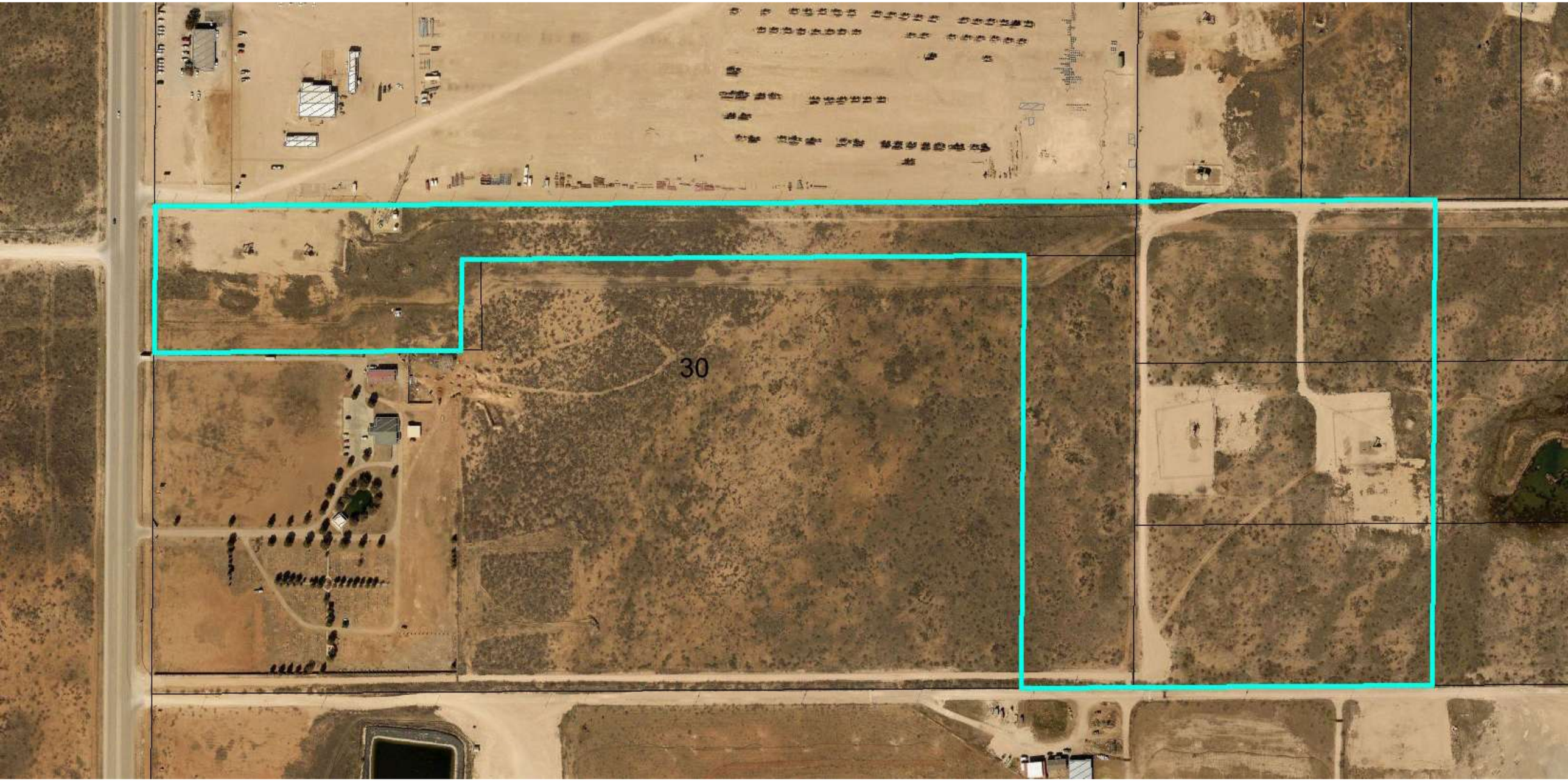
THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.

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


30

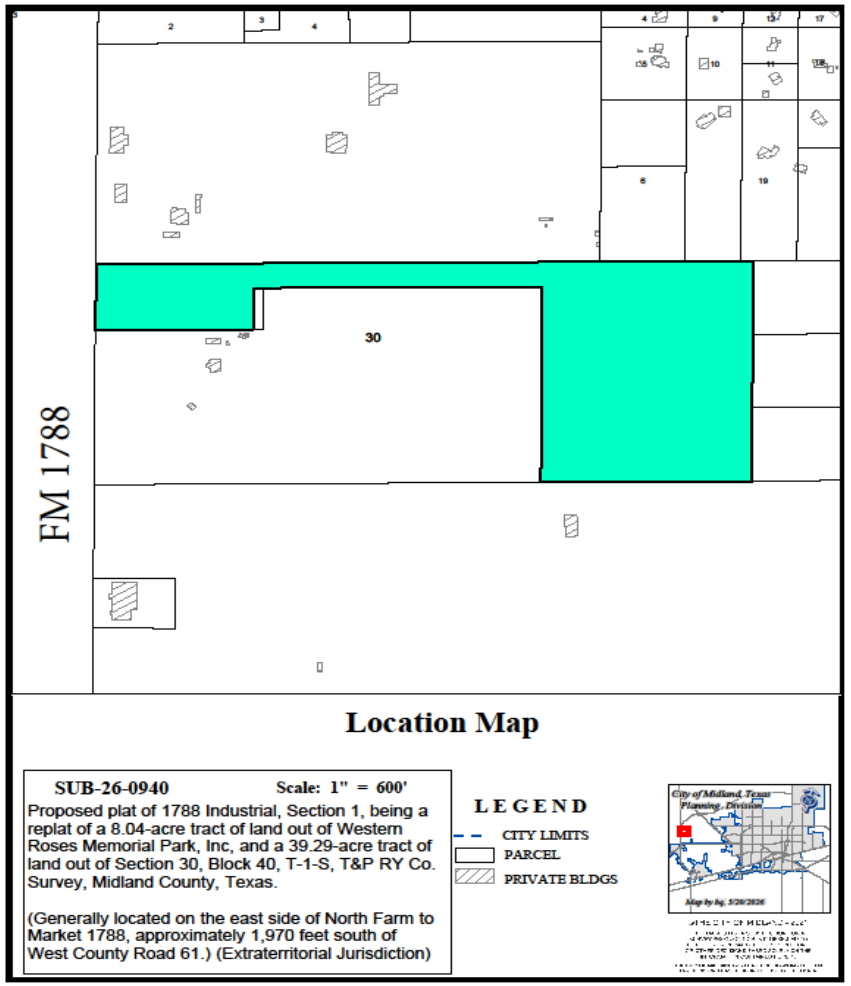
MIDLAND
Be the Energy!

FINAL PLAT
1788 INDUSTRIAL

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

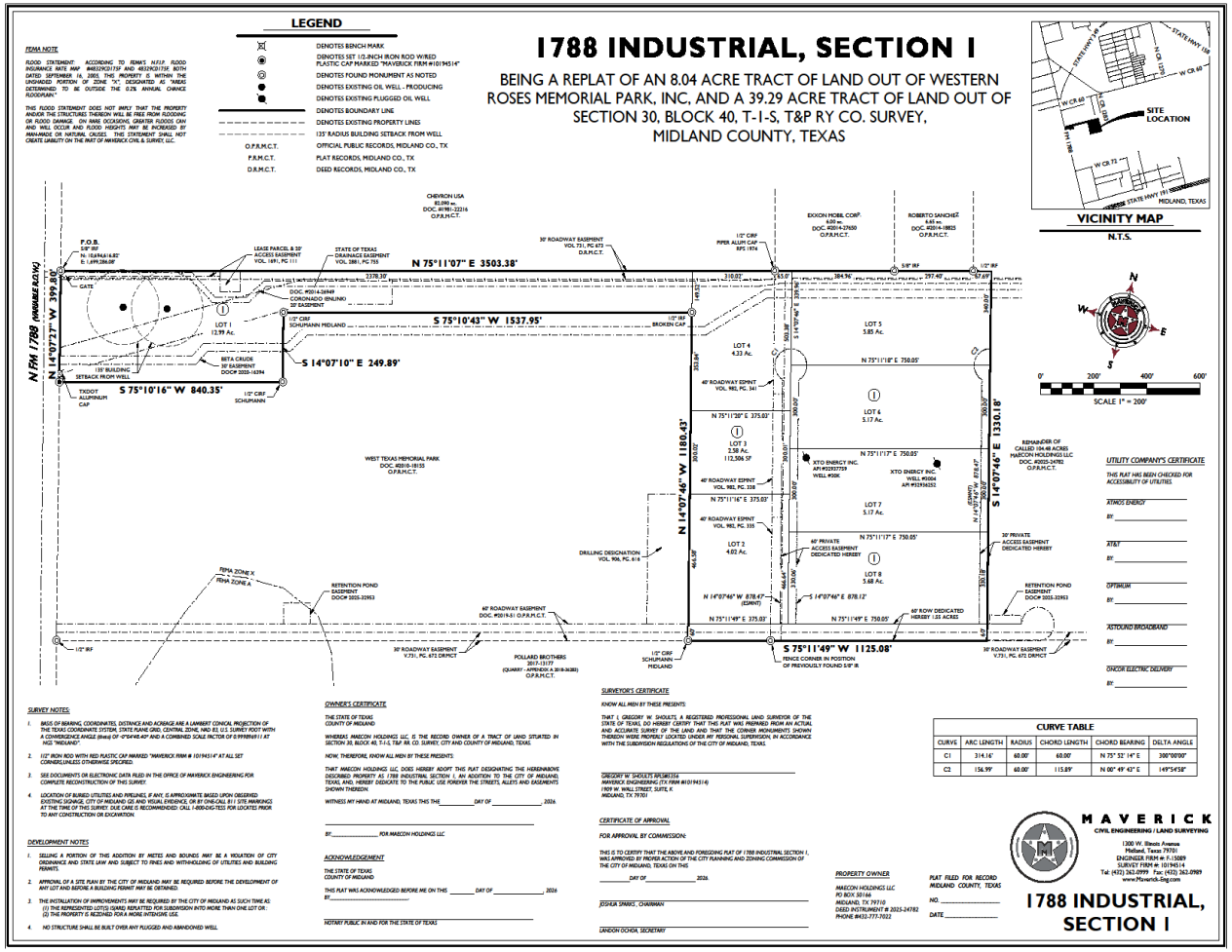
- **Property Owner:** Maecon Holdings, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located on the east side of North Farm to Market 1788, approximately 1,970 feet south of West County Road 61. (Extraterritorial Jurisdiction)
- **Reason for Request:** For future industrial development



2

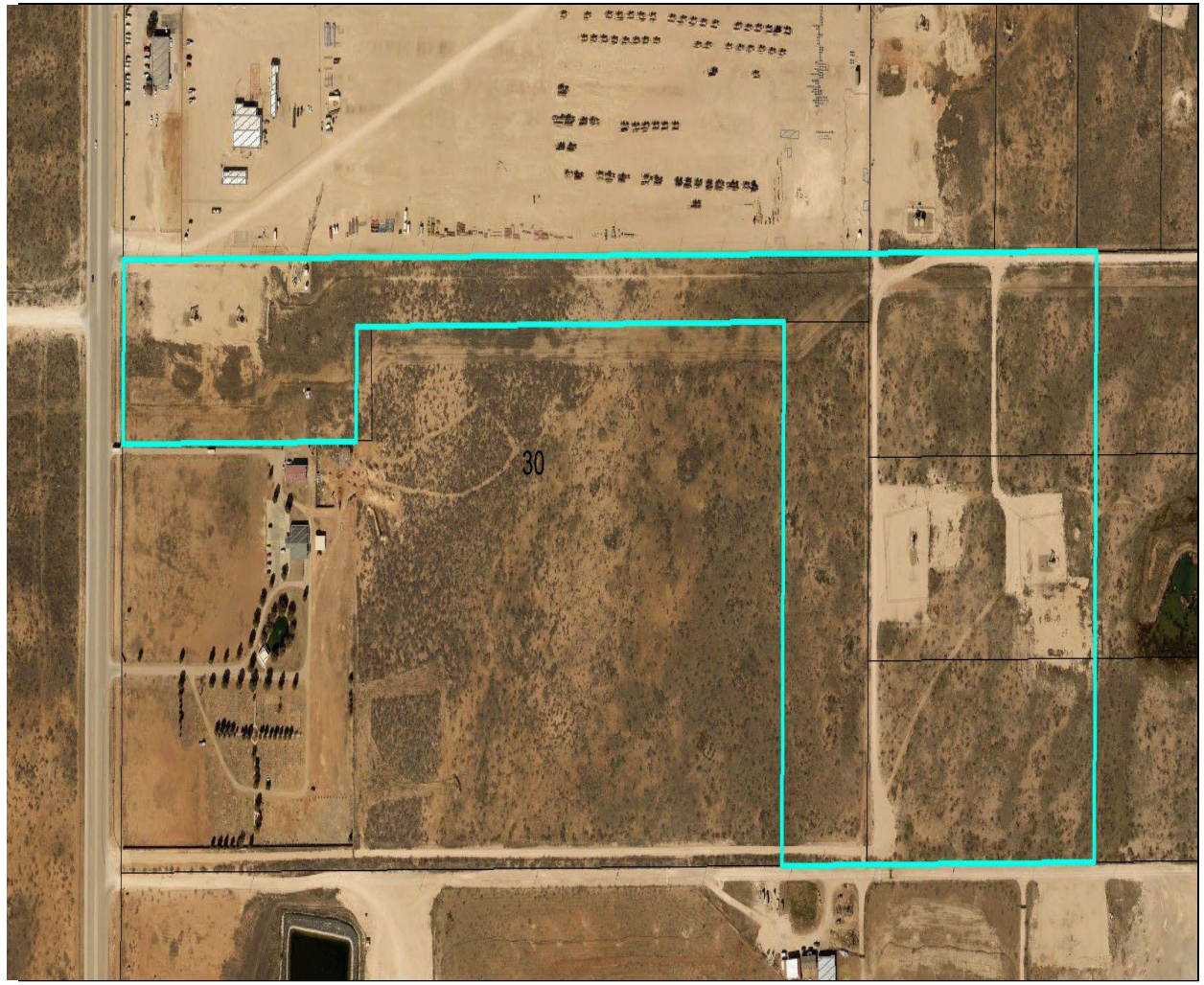
PLAT DETAILS

- **Acreage:** 47.33 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 8



LAND USE

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



MIDLAND
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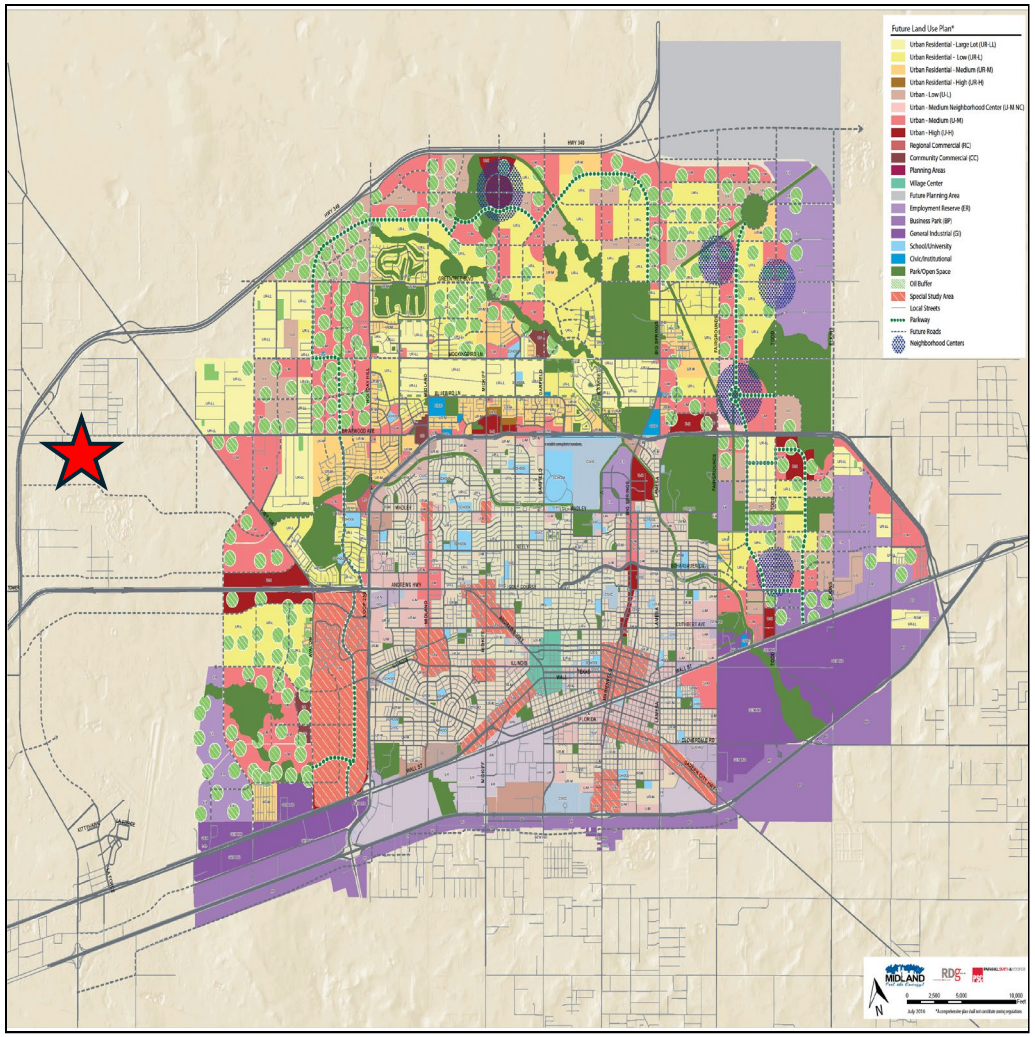
COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



MIDLAND
Be the Energy!

STAFF'S RECOMMENDATION

- The Planning and Zoning Commission approved the Preliminary Plat on April 6, 2026, and City Council took no action on April 14, 2026.
- Staff recommends approval of this request.

MISSION

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

Planning and Zoning Commission Meeting

Item Number:	**6.**
Meeting Date:	**June 1, 2026**
To:	**Planning and Zoning Commission**
From:	**Madelim Jaquez, Planner**
Subject:	**Motion approving a Final Plat of West 80 Industrial Park, Section 6, being a plat of a 1.32-acre tract of land out of Section 6, Block 39, T-2-S, T&P, RR Co. Survey, City and County of Midland, Texas (Generally located on the north side of West Wall Street, approximately 690 feet west of South Eisenhower Drive)**

Purpose:
Eduardo Aleman, on behalf of Bronco Holdings, LLC, is requesting to plat a property located at 4706 West Wall Street into one lot in order to develop storage units.

Recommended Action:
Approve

Fiscal Impact:
No impact

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Current Zoning:

C, Commercial District

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

IMPACT FEES: Okay as Shown.

ROW: Refer to Transportation's Comments.

PAVING: This section of Wall Street is a TxDOT facility, built and maintained by TxDOT, no improvements required excluding driveways and curb cuts. [For Applicant's Information Only.]

WATER: 8" water exists in Wall Street South of the 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: 10" sewer exists in Wall Street South of the tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

DRAINAGE: Show compliance with West 80 Industrial Park, Section 6 Drainage Study, prepared by Magrym Consulting and approved by City on 04/22/2026. [Reference City Code Sect. 11-2-3(D)8]

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

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

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)

The Fire Department has reviewed the final plat and has no objection to approval. This approval is limited to platting only and does not constitute approval of fire code compliance or guarantee of adequate fire protection infrastructure. All future development shall comply with the 2015 International Fire Code (IFC) and local amendments, including but not limited to fire apparatus access (IFC §503), water supply and fire flow (IFC §507), fire hydrant placement (§507.5), and fire protection systems (§903). Compliance will be verified during the civil plan review and building permit submittal.

Oil and Gas: (Approved)

No oil and gas issues

Building Code: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2023 NEC requirements, the 2015 International Fire Codes, local city ordinances, planning/zoning requirements, established setbacks, Health department regulations, 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)

Depict surrounding easements and provide recording info as well.

CRMWD: (Approved)

We do not have any comments on this plat.

Addressing: (Approved)

No comments

Health: (Approved)

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

Planning: (Approved)

Staff recommends approval of the Final Plat of West 80 Industrial Park, Section 6.

Attachments:

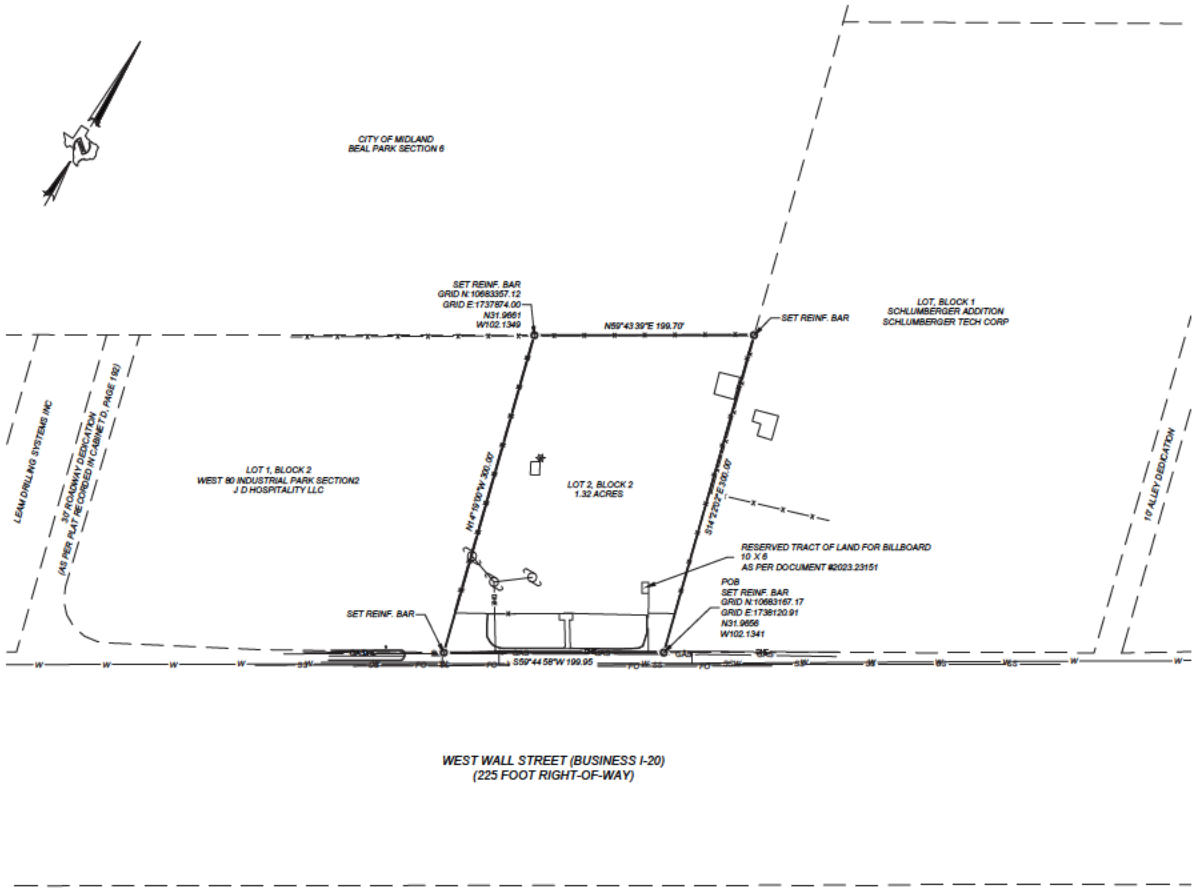
Final Plat
Location Map
Zoning map
Aerial Photo
PowerPoint Presentation

Attachments:
A. P-26-2548, Combined files
B. P&Z - - West 80 Industrial Park, Section 6 Final Plat

Madelim Jaquez, Development Services	Created/Initiated - 5/20/2026
Landon Ochoa, Development Services	Final Approval - 5/30/2026

WEST 80 INDUSTRIAL PARK SECTION 6

BEING A PLAT OF A 1.32-ACRE TRACT OF LAND OUT OF SECTION 6, BLOCK 39, T-2-S, T&P, RR CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS



STATE OF TEXAS §
COUNTY OF MIDLAND §

OWNER S CERTIFICATE:

WHEREAS, BRONCO HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY IS THE RECORD OWNERS OF A 1.32 ACRE TRACT OF LAND IN THE NORTHWEST QU PART OF SECTION 6, BLOCK 39, T-2-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED (AS FOLLOWS:)

FIELD NOTE DESCRIPTION OF A 1.32 ACRE TRACT OF LAND, LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, BLOCK 39, T-2-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS. BEING ALL OF THAT CALLED 1.32 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED DATED SEPTEMBER 26, 2023, TO BRONCO HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY RECORDED IN DOCUMENT NUMBER 2023-23151, OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS. SAID 1.32 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR SET (N:10683167.17, E:1738120.91) IN THE NORTH RIGHT-OF-WAY OF LINE WEST WALL STREET FOR THE SOUTHEAST CORNER OF THIS TRACT SAME BEING THE SOUTHEAST CORNER OF THAT CALLED 1.32 ACRE TRACT;

THENCE SOUTH 59°44 58" WEST 199.95 FEET TO A REINF BAR SET IN THE NORTH RIGHT-OF-WAY OF LINE WEST WALL STREET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°19 00" WEST 300.00 FEET TO A REINF BAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 59°43 39" EAST 199.70 FEET TO A REINF BAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 14°22 00" EAST 300.00 FEET TO THE PLACE OF BEGINNING.

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

ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS WEST 80 INDUSTRIAL PARK SECTION 6, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS (AND PARKS) (AND PARKWAYS) (AND DRAINAGE BASINS) [INCLUDE ALL THAT APPLY] SHOWN THEREON.

WITNESS MY HAND AT MIDLAND, TEXAS, THIS_____DAY OF_____20_____.

_____
BRONCO HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS_____DAY OF_____20_____BY BRONCO HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY.

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

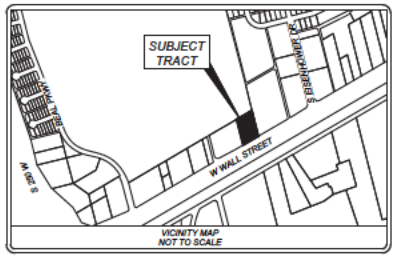
CERTIFICATE OF APPROVAL:

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WEST 80 INDUSTRIAL PARK SECTION 6, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS_____DAY OF_____20_____

SIGNED: _____
CHAIRMAN: JOSHUA SPARKS

ATTEST:_____
SECRETARY: LANDON OCHOA



LEGEND:

- UTILITY EASEMENT
- MONUMENT AS DESCRIBED
- PROPERTY LINE
- ADJOINING PROPERTIES
- ABSTRACT LINE
- SEWER LINE
- GAS LINE
- FENCE LINE
- FIBER LINE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
OPTIMUM COMMUNICATIONS

SIGNED: _____
ASTOUND COMMUNICATIONS

NOTES:

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

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

3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

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

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

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

7. PROPERTY IS IN ZONE X ACCORDING TO FEMA MAP PANEL 48329C0184F WITH AN EFFECTIVE DATE OF 9/16/2005.

811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

SCALE 1" = 80
0 50 100 200

[redacted]

SURVEYOR S CERTIFICATE:

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

STATE OF TEXAS REGISTERED RJ DAUM 4826 PROFESSIONAL LAND SURVEYOR

RJ DAUM
TEXAS RPLS 4826

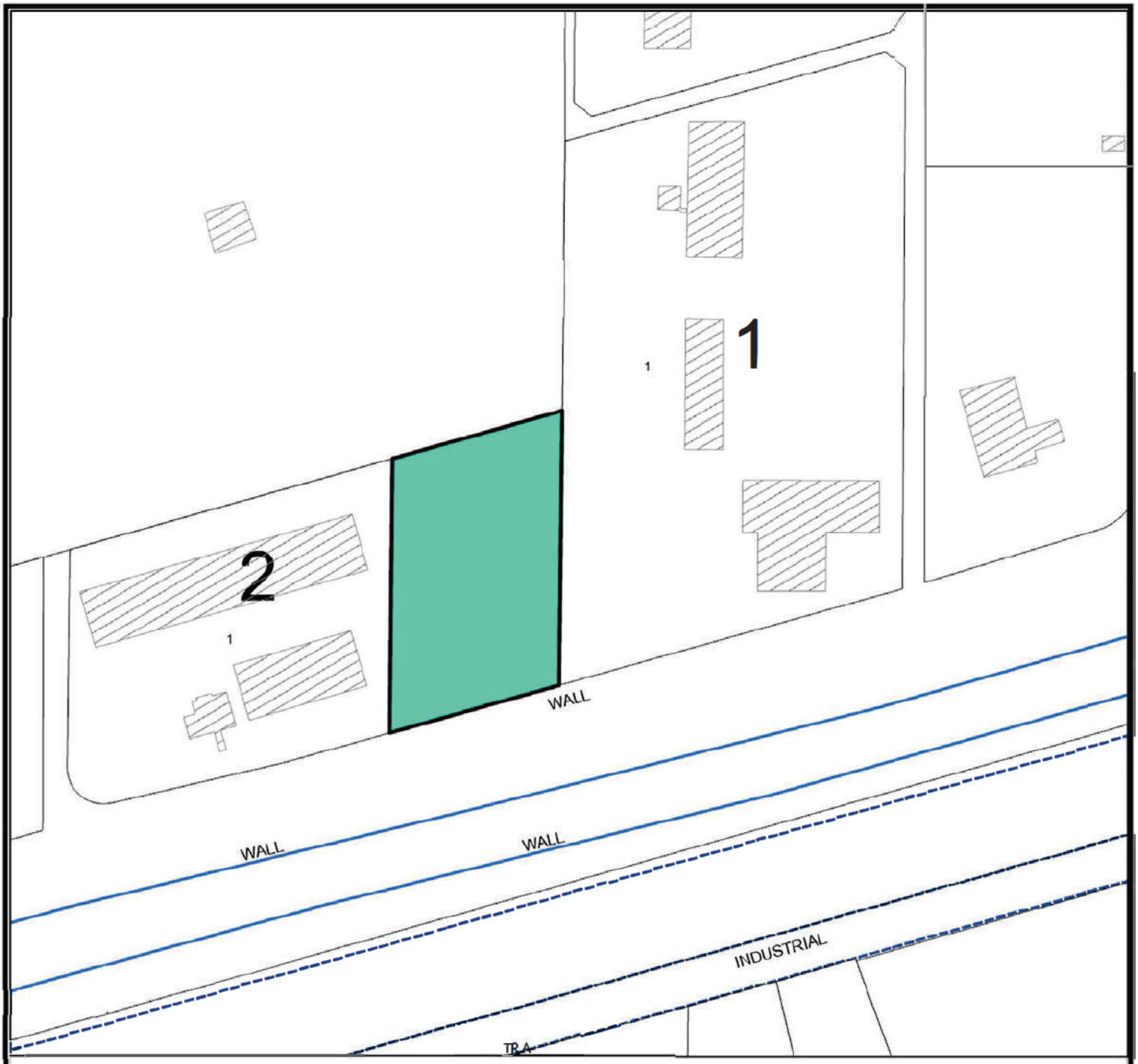
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
NO._____ CABINET _____
DATE_____PAGE_____

DATE 03/04/2026				
DRAWN BY: ED				
CHECKED BY: ED/RJ				
JOB NO: 26-167				
PROJECT: 26-167				
SHEET 1 OF 1	REVISIONS			

MAGRYM
TX FIRM# 10149500

Magrym Consulting, Inc.
110 W Louisiana Ave, Ste. 314
Midland, TX 79701
(432) 684-5548
www.magrym.com

WEST 80 INDUSTRIAL PARK SECTION 6



Location Map

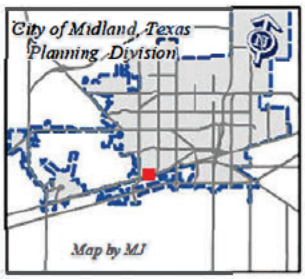
SUB-26-0954 **Scale: 1" = 157 '**

Proposed plat of West 80 Industrial Park, Section 6, being a plat of a 1.32-acre tract of land out of Section 6, Block 39, T-2-S, T&P, RR Co. Survey, City and County of Midland, Texas.

Generally located on the north side of West Wall Street, approximately 690 feet west of South Eisenhower Drive. (Council District 4)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

Created: 3/26/2026

SUB-26-2510

Scale: 1" = 100 '

ZONING MAP

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2
WALL
WALL
WALL
INDUSTRIAL

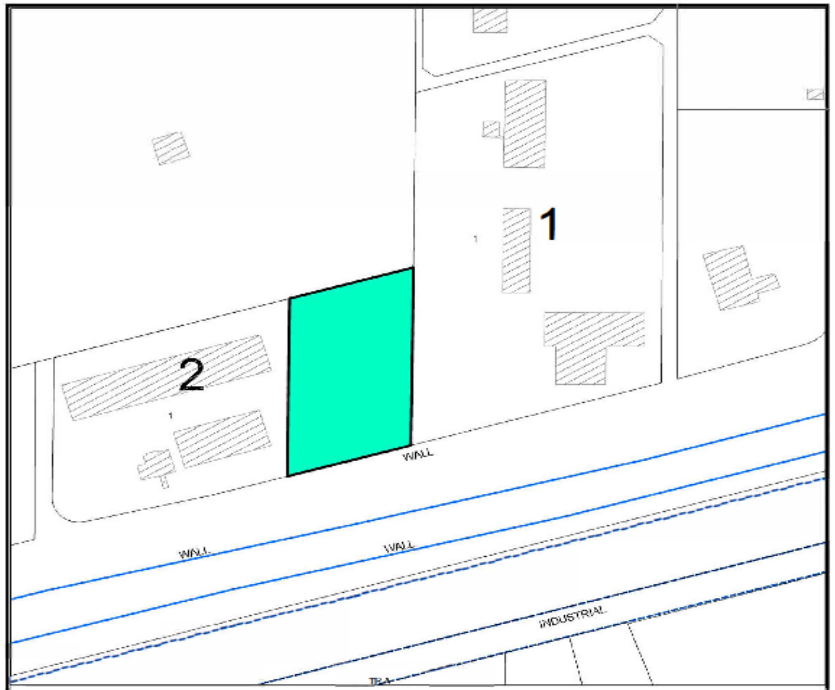
MIDLAND
Be the Energy!

FINAL PLAT
WEST 80 INDUSTRIAL PARK, SECTION 6

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Bronco Holdings, LLC
  Representative: Eduardo Aleman, with Magrym Consulting
- **Location:** 4706 West Wall Street (Council District 4)
- **Reason for Request:** To develop storage units



Location Map

SUB-26-0954 **Scale: 1" = 157'**

Proposed plat of West 80 Industrial Park, Section 6, being a plat of a 1.32-acre tract of land out of Section 6, Block 39, T-2-S, T&P, RR Co. Survey, City and County of Midland, Texas.

Generally located on the north side of West Wall Street, approximately 690 feet west of South Eisenhower Drive. (Council District 4)

LEGEND

CITY LIMITS
PARCEL
PRIVATE BLDGS

MIDLAND
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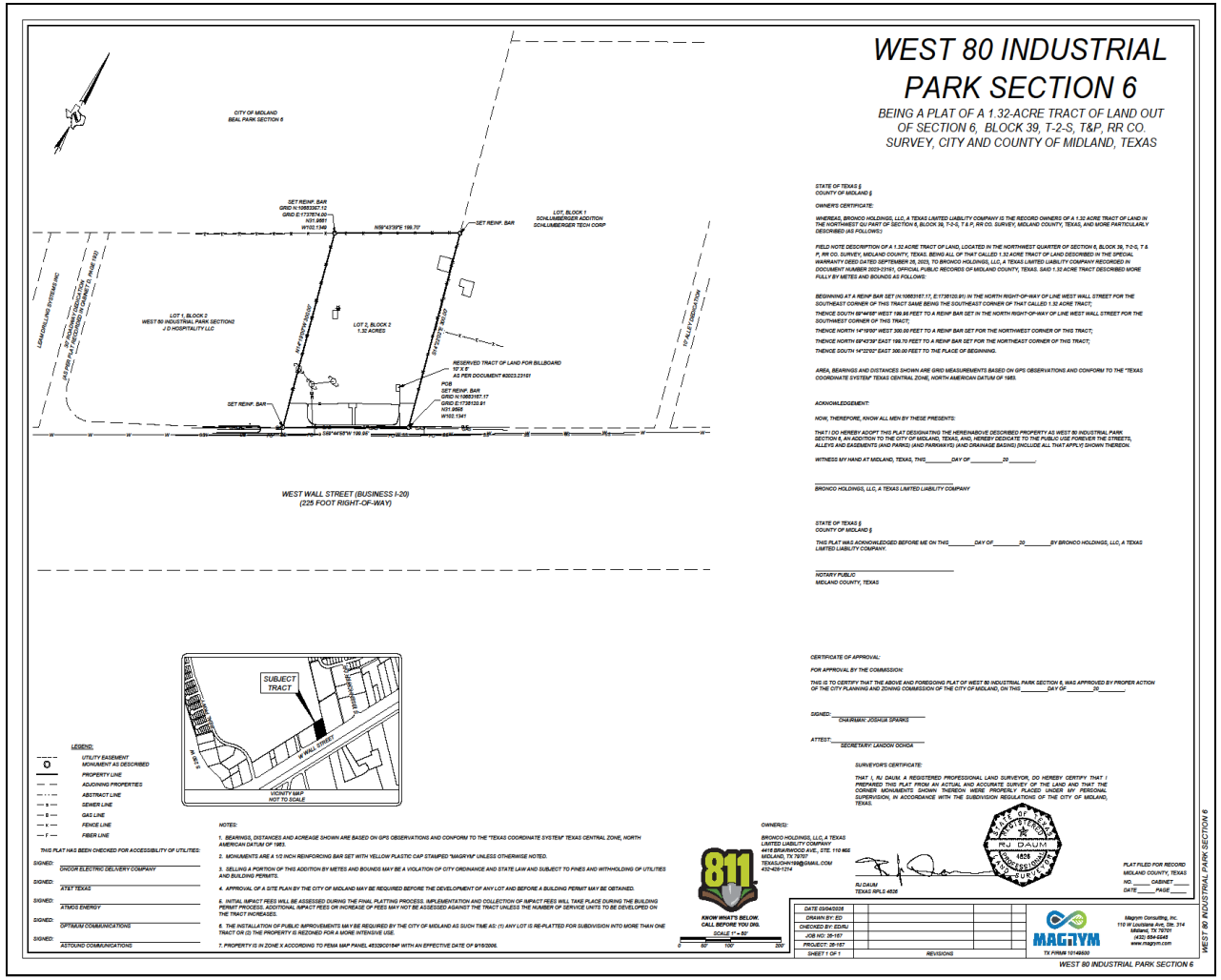
PLAT DETAILS

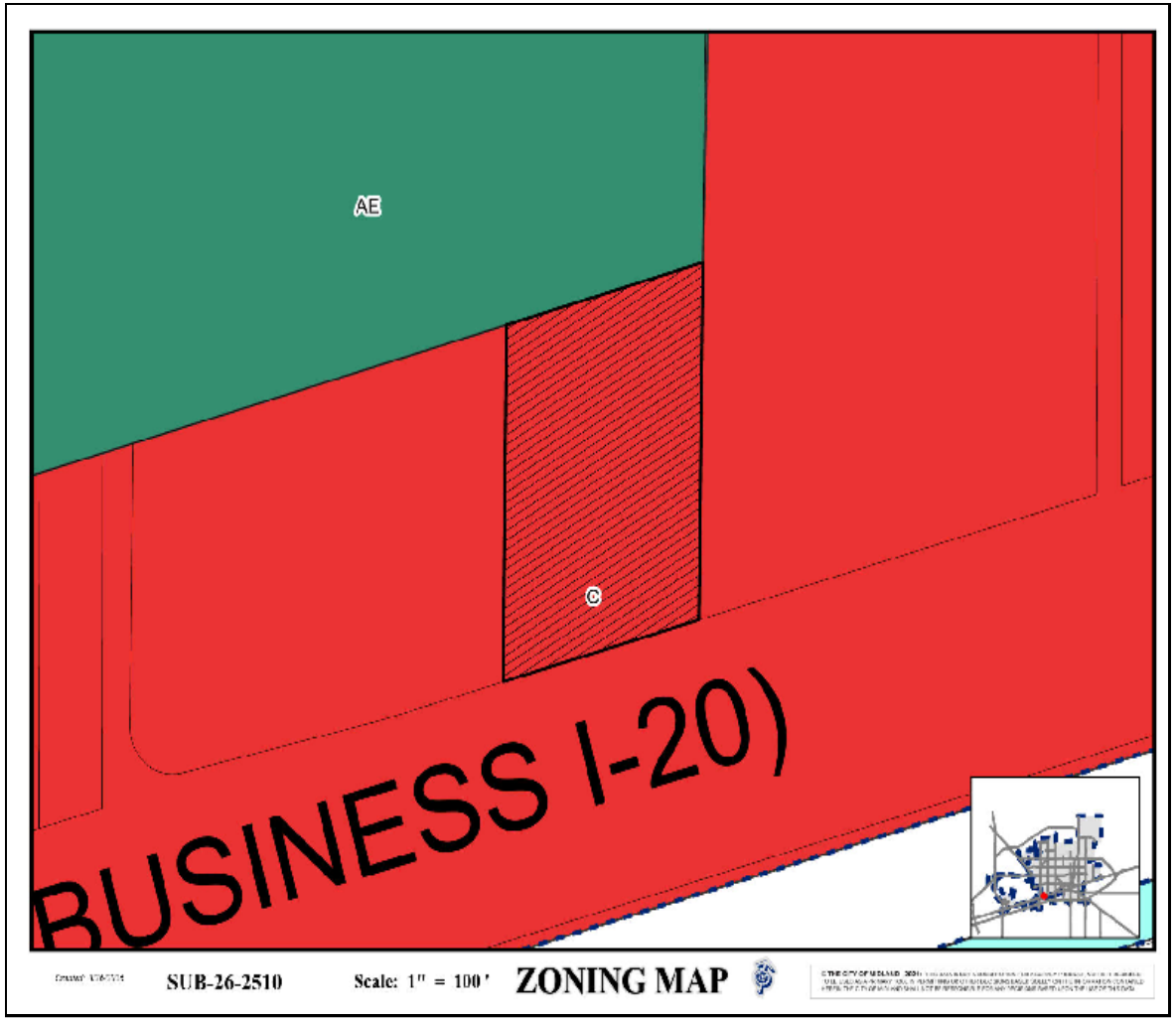
- **Acreage:** 1.32 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 1



3

ZONING

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



4

LAND USE

- **Current Use:** Vacant Land
  Surrounding Uses:
  - **North:** Park (Public)
  - **South:** West Wall Street
  - **East:** Commercial Use
  - **West:** Hotel
- **Proposed Use:** Storage Units

MIDLAND
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COMPREHENSIVE PLAN

- **Land Use Designation:** General Industrial, (GI)
- **Supported Uses:** Supports all types of industrial; manufacturing, warehousing, distribution, and office/industrial flex space.
- 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 April 6, 2026.
- Staff recommends approval of this request.

MISSION

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

Planning and Zoning Commission Meeting

Item Number:	**7.**
Meeting Date:	**June 1, 2026**
To:	**Planning and Zoning Commission**
From:	**Beatriz Quezada, Planner**
Subject:	**Motion approving a Final Plat of Devon Addition, Section 10, being a plat of a 2.90-acre tract of land out of Section 8, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the south side of Younger Road, approximately 315 feet west of Fortress Drive.)**

Purpose:
Current Zoning:

TP, Technology Park District

Preliminary Plat Approval:

Maverick Engineering, on behalf of KRMP-NM, LLC, is requesting to plat a total of 2.90 acres to obtain permits for a future light industrial warehouse development.

The preliminary plat was approved by the Planning and Zoning Commission on March 2, 2026.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Final Plat Requirements:

The official signed Mylar copy of the final plat, the original tax certificates from both Midland County and the Midland Central Appraisal District and a title opinion have been received. All other conditions for final plat approval have been satisfied.
The final plat attached hereto has been circulated to all City departments for review.

Below are the departments' comments.

Engineering: (Approved)

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

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

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

WATER: 6” water exists in Younger Street S of tract, okay as is. No public water improvements required. 10” water exists in Pilot Street N 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 E-W of tract, okay as is. No public wastewater improvements required. [For Applicant’s Information Only.]

DRAINAGE: Show compliance with Devon Addition, Section 10 Drainage Letter, prepared by Maverick Engineering and approved by City on 03/18/2026. [Reference City Code Sect. 11-2-3(D)8]

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

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

Transportation: (Approved)

No 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)

The Fire Department has reviewed the final plat and has no objection to approval. This approval is limited to platting only and does not constitute approval of fire code compliance or guarantee of adequate fire protection infrastructure. All future development shall comply with the 2015 International Fire Code (IFC) and local amendments, including but not limited to fire apparatus access (IFC §503), water supply and fire flow (IFC §507), fire hydrant placement (§507.5), and fire protection systems (§903). Compliance will be verified during the civil plan review and building permit submittal.

Oil and Gas: (Approved)

No Oil & Gas issues.

Building Code: (Approved)

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

GIS: (Approved)

No comment.

Addressing Review: (Approved)

No comment.

Planning: (Approved)

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

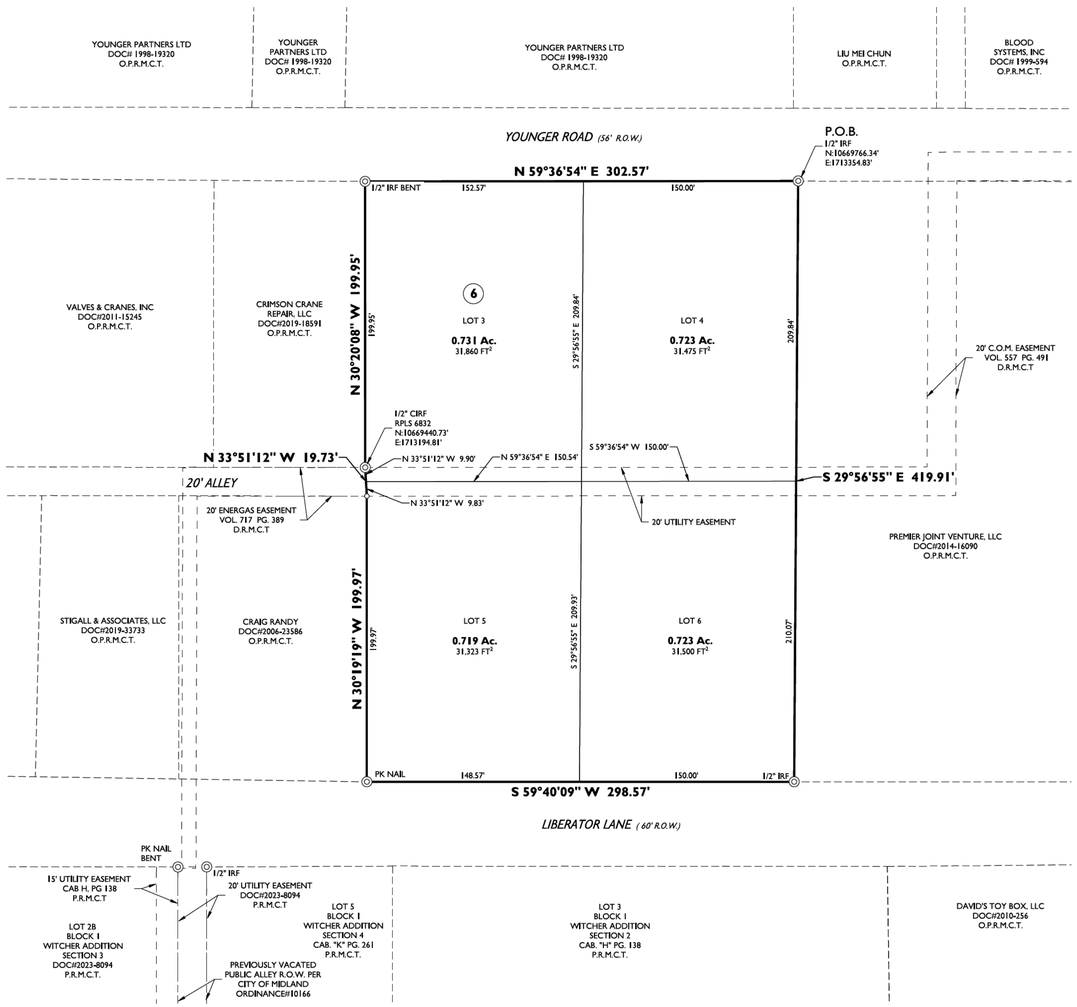
Attachments:

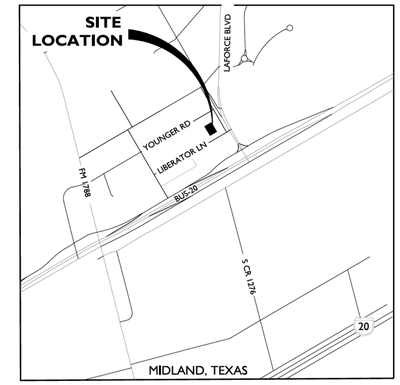
A. P-26-2558, Combined Files
B. P&Z - - Devon Addition, Section 10 Final Plat

Beatriz Quezada, Development Services	Created/Initiated - 5/20/2026
Landon Ochoa, Development Services	Final Approval - 5/30/2026

DEVON ADDITION, SECTION 10

BEING A 2.90 ACRE TRACT OF LAND IN SECTION 8, BLOCK 40, TOWNSHIP 2 SOUTH,
TEXAS AND PACIFIC RAILWAY COMPANY SURVEY,
CITY AND COUNTY OF MIDLAND, TEXAS





VICINITY MAP

N.T.S.

0' 50' 100' 150'

SCALE 1" = 50'

LEGEND

◎	FOUND MONUMENT AS NOTED
○	CALCULATED CORNER
———	BOUNDARY LINE
- - - - - -	PROPERTY LINES
- - - - - -	EASEMENTS LINES
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX

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)
1300 West Illinois Avenue
MIDLAND, TX 79701

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

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS , IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 8, BLOCK 40, T-2-S, T&P. RAILWAY. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KRMP-NM, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS DEVON 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.

THE_____DAY OF _____, 2026.

_____

BY: MARK ST. MARTIN, KRMP-NM, LLC,

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ 2026
BY MARK ST. MARTIN, KRMP-NM, LLC,

_____

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 COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF DEVON 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_____ 2026.

_____

JOSHUA SPARKS, CHAIRMAN

_____

LANDON OCHOA, SECRETARY

[redacted]

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 #48329C0200F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

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

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

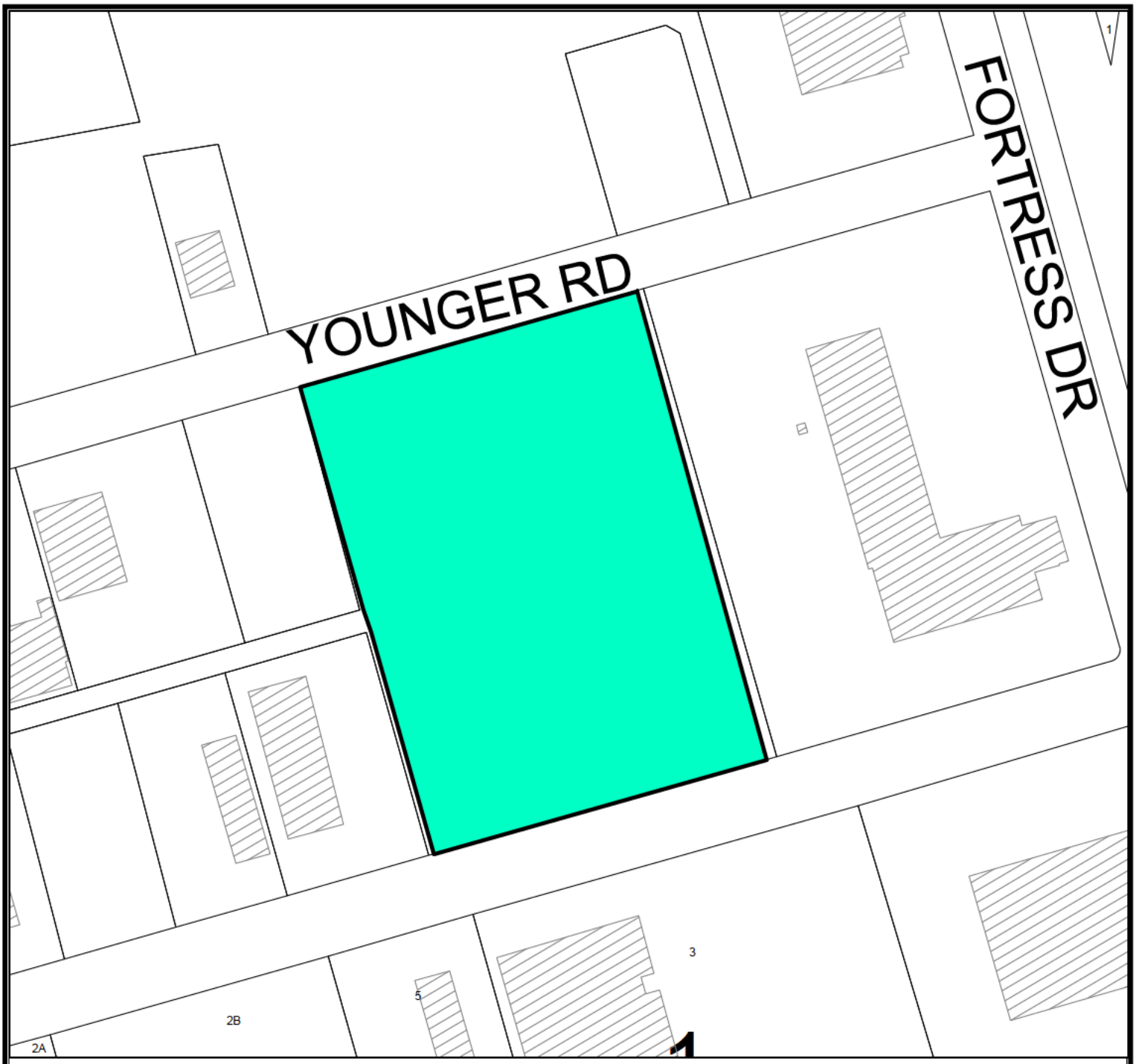
SURVEY NOTES:

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

M A V E R I C K
CIVIL ENGINEERING / LAND SURVEYING
1300 West Illinois Avenue
Midland, Texas 79701
ENGINEER FIRM #: F-15089
SURVEY FIRM #: 10194514
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com

DEVON ADDITION SECTION 10

Drawing : F:\2025\250275-MARK ST MARTIN-YOUNGER ROAD PLAT\DRAWINGS\PLAT\250275 FINAL PLAT.DWG Last Saved By: SDavis on 5/7/26



Location Map

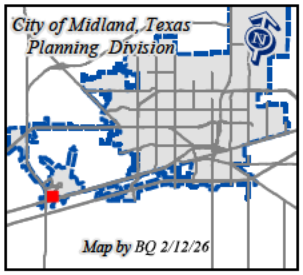
SUB-26-0939 **Scale: 1" = 800'**

Proposed plat of Devon Addition, Section 10, being a plat of a 2.90-acre tract of land out of Section 8, Block 40, T-2-S, T&P RR Co. Survey, City and County of Midland, Texas.

Generally located on the south side of Younger Road, approximately 315 feet west of Fortress Drive. (Council District 4)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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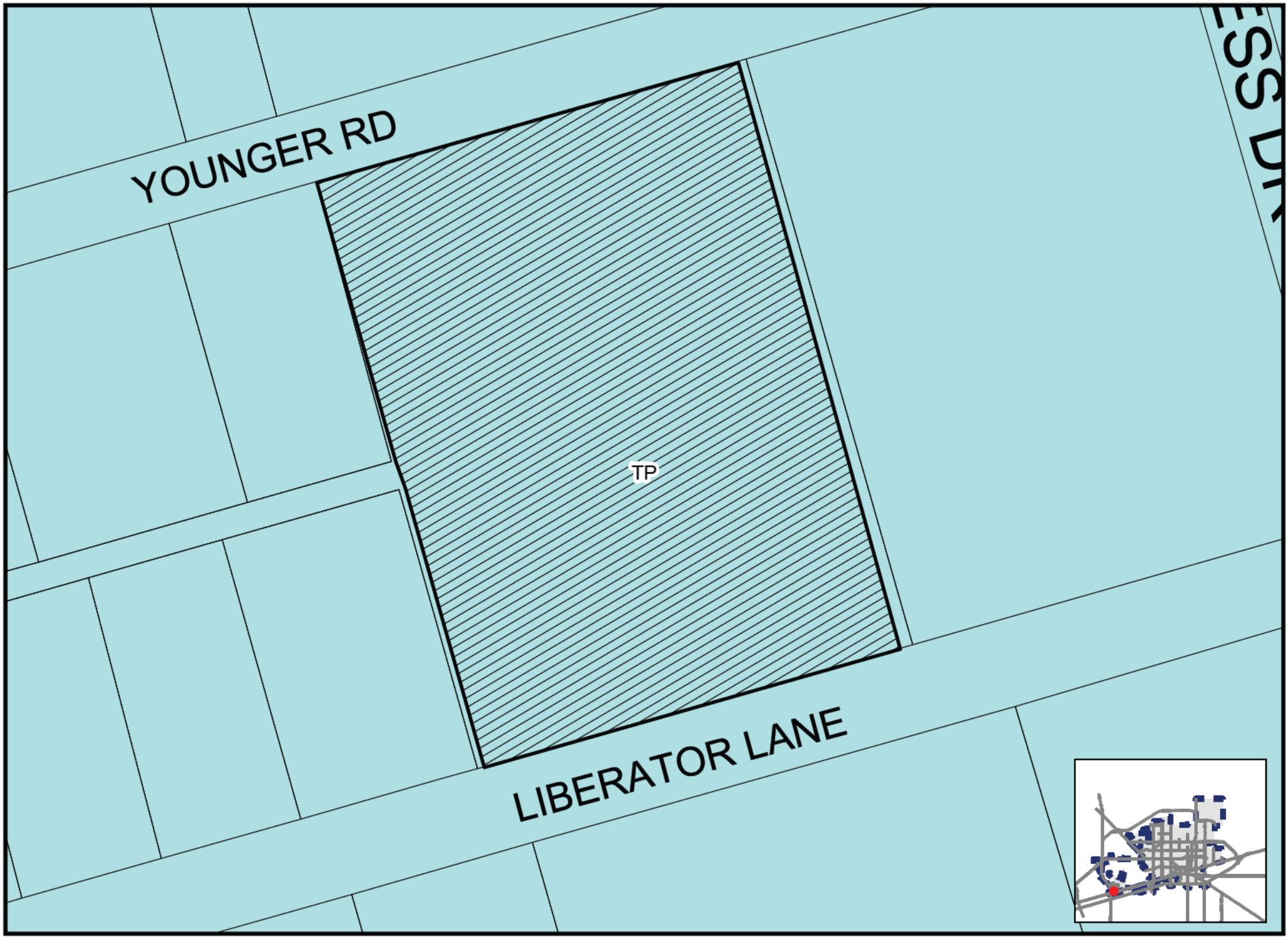

Map by BQ 2/12/26 **SUB-26-0939** **Scale: 1" = 800'** **ZONING MAP**

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FORTRESS DR
LA FORCE BLVD
R RD
BERATOR LN
1

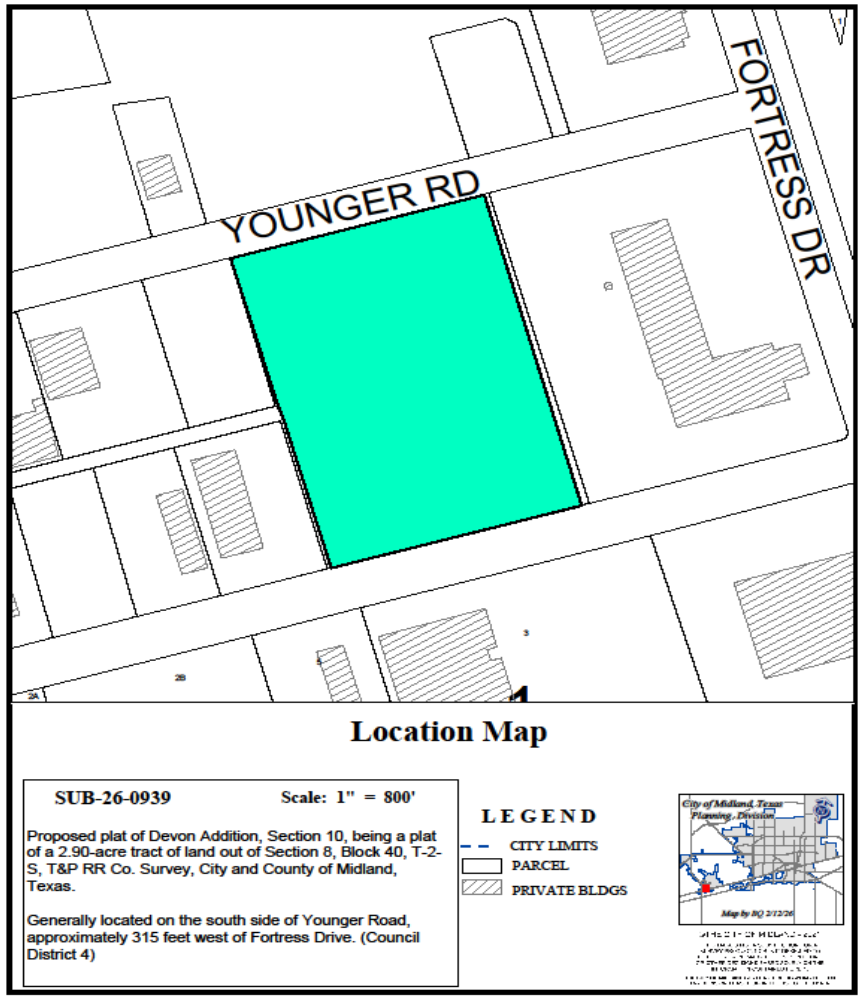
MIDLAND
Be the Energy!

FINAL PLAT
DEVON ADDITION, SECTION 10

Visit Our Website
MIDLANDTEXAS.GOV

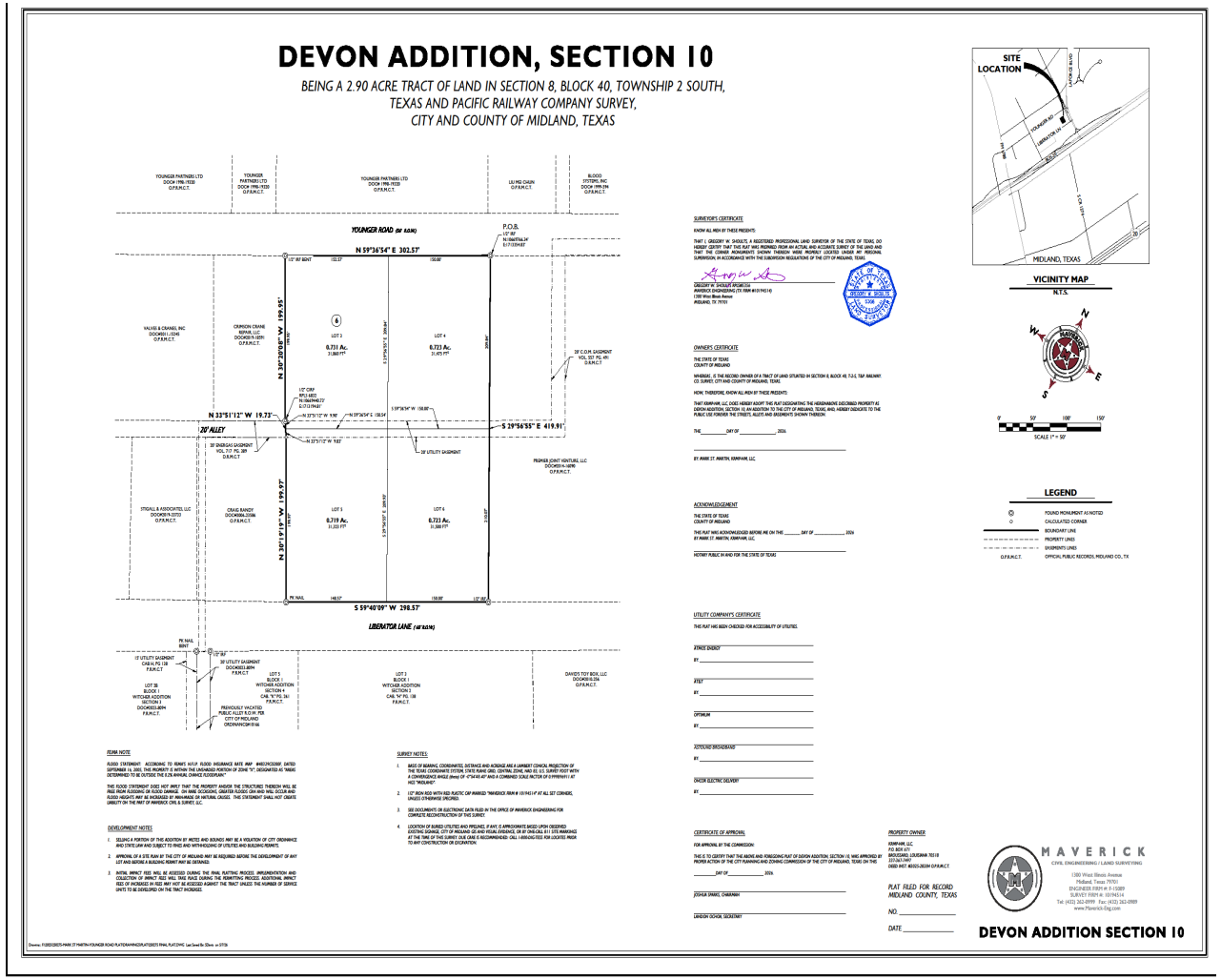
APPLICATION SUMMARY

- **Property Owner:** KRMP-NM, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located on the south side of Younger Road, approximately 315 feet west of Fortress Drive. (Council District 4)
- **Reason for Request:** Platting to obtain permits for a future industrial warehouse development



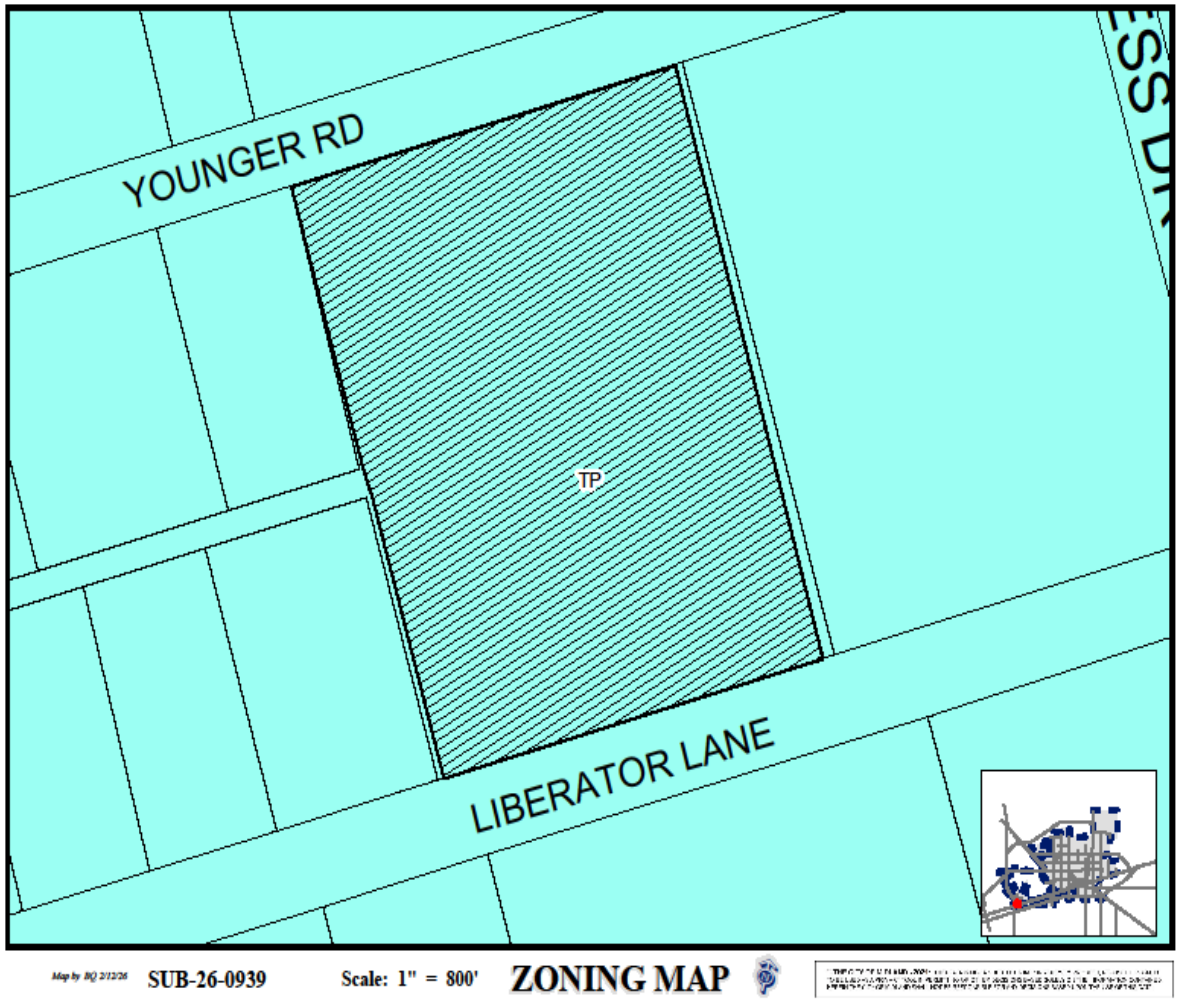
PLAT DETAILS

- **Acreage:** 2.90 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 4



ZONING

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

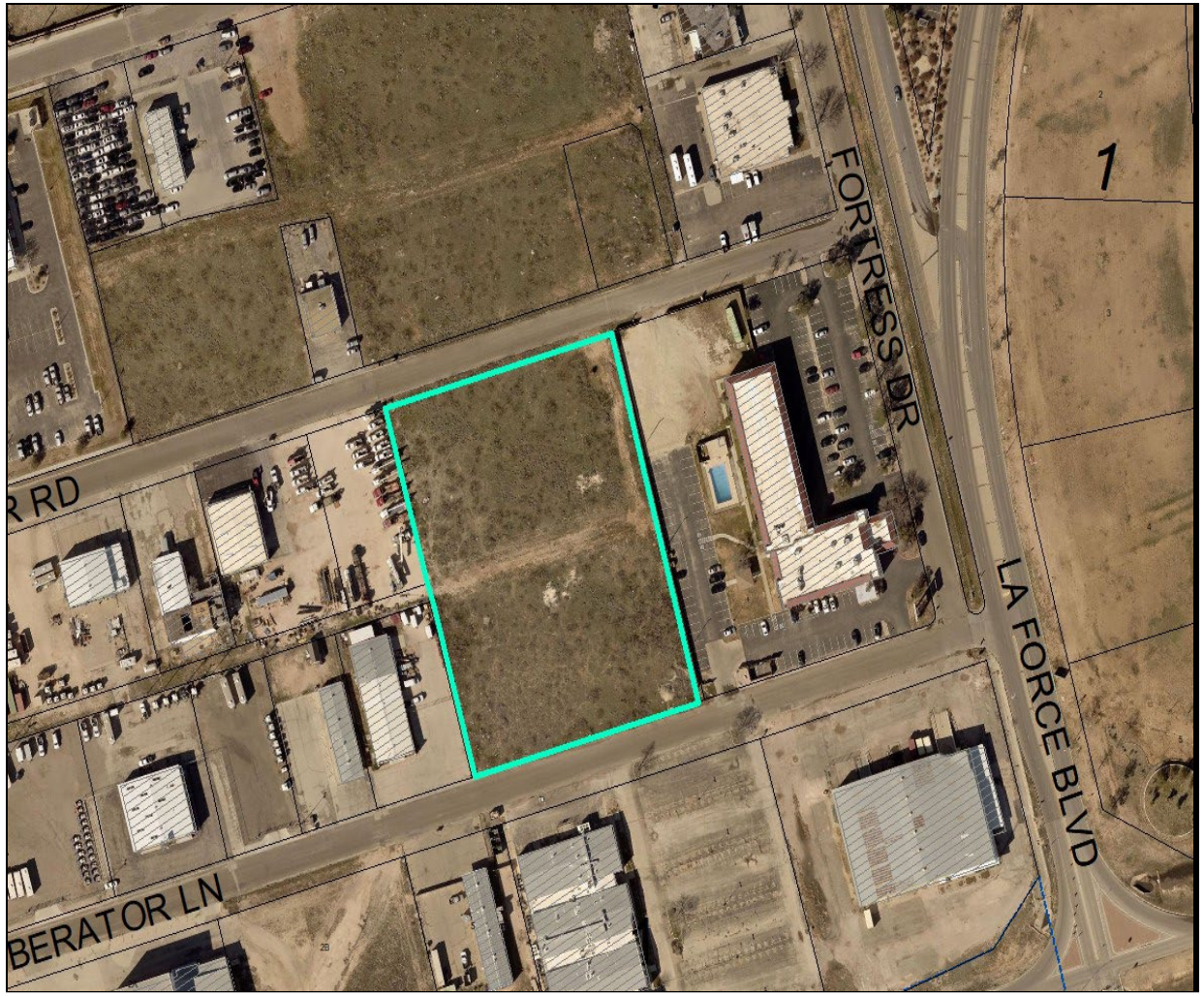


4

MIDLAND
Be the Energy!

LAND USE

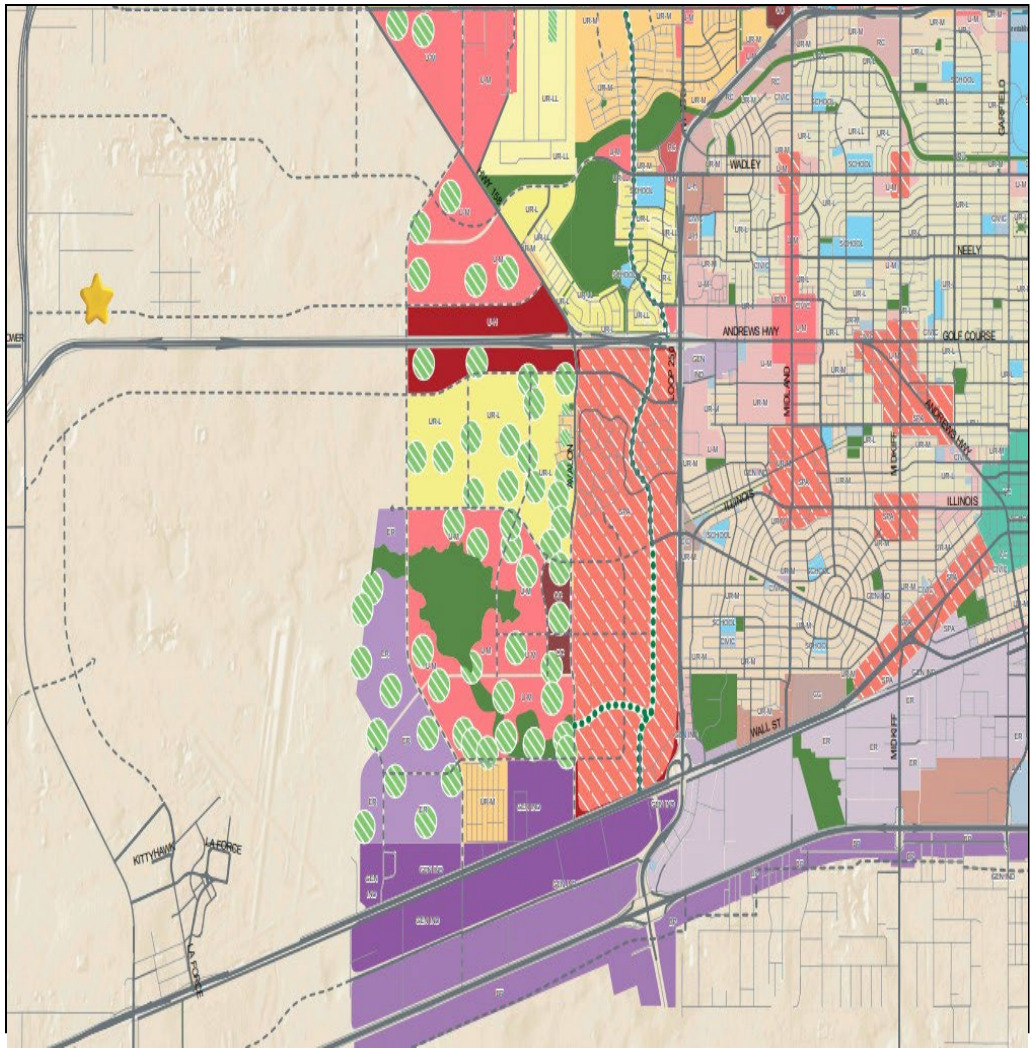
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North:** Vacant Land
  - **East:** Hotel
  - **South/West:** Industrial Use
- **Proposed Use:** Industrial Use



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated



MIDLAND
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STAFF'S RECOMMENDATION

- The Planning and Zoning Commission approved the Preliminary Plat on March 2, 2026.
- Staff recommends approval of this request.

STAFF'S RECOMMENDATION

8

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:	**June 1, 2026**
To:	**Planning and Zoning Commission**
From:	**Lori Elliott, Planner**
Subject:	**Motion approving a Final Plat of Club Estates, Section 3, being a replat of the west 46 feet of Lot 3, all of Lots 4 and 5, and the east 8 feet of Lot 6, Block 3, Club Estates, City and County of Midland, Texas. (Generally located on the south side of Harvard Avenue, approximately 230 feet west of North B Street.)**

Purpose:
Duryn Henington, on behalf of Stephen Melnyk, is requesting to replat the properties located at 905 and 907 Harvard Avenue into 2 lots in order to acquire demolition and new construction permits for a single-family home.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Current Zoning:

SF-1, Single-Family Dwelling District

Preliminary Plat Approval:

Duryn Henington, on behalf of Stephen Melnyk, is requesting to replat the properties located at 905 and 907 Harvard Avenue into 2 lots in order to acquire demolition and new construction permits for a single-family home.

The preliminary plat was approved at the April 20, 2026, Planning and Zoning Commission meeting.

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

IMPACT FEES: Okay as shown. ROW: Refer to Transportation's Comments.

PAVING: Harvard Avenue roadway okay as is. No public paving improvements required. [For Applicant's Information Only.]

WATER: 8" water exists in Harvard Avenue north of the 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" VCP sewer exists in the alley south of the tract, okay as is. No public wastewater improvements required. [For Applicant's Information Only.]

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

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

SIDEWALKS: Okay as is. It will be the owner's responsibility to repair any damaged sidewalk caused by future construction. [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)

The Fire Department has reviewed the final plat and has no objection to approval. This approval is limited to platting only and does not constitute approval of fire code compliance or

guarantee of adequate fire protection infrastructure. All future development shall comply with the 2015 International Fire Code (IFC) and local amendments, including but not limited to fire apparatus access (IFC §503), water supply and fire flow (IFC §507), fire hydrant placement (§507.5), and fire protection systems (§903). Compliance will be verified during the civil plan review and building permit submittal.

Oil and Gas: (Approved)

No oil and gas issues.

Building Code: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2023 NEC requirements, the 2015 International Fire Codes, local city ordinances, planning/zoning requirements, established setbacks, Health department regulations, 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 distance on west call.

AT&T: (Approved)

No issues.

HEALTH DEPARTMENT: (Approved)

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

CRMWD: (Approved)

No comments

Planning: (Approved)

Staff recommends approval of the Final Plat of Club Estates, Section 3.

Attachments:

A. P-26-2549, Club Estates, Section 3 Final, Combined_Redacted
B. P&Z - - Club Estates, Section 3 Final_Redacted

Lori Elliott, Development Services	Created/Initiated - 5/22/2026
Landon Ochoa, Development Services	Final Approval - 5/30/2026

VICINITY MAP
(NOT TO SCALE)

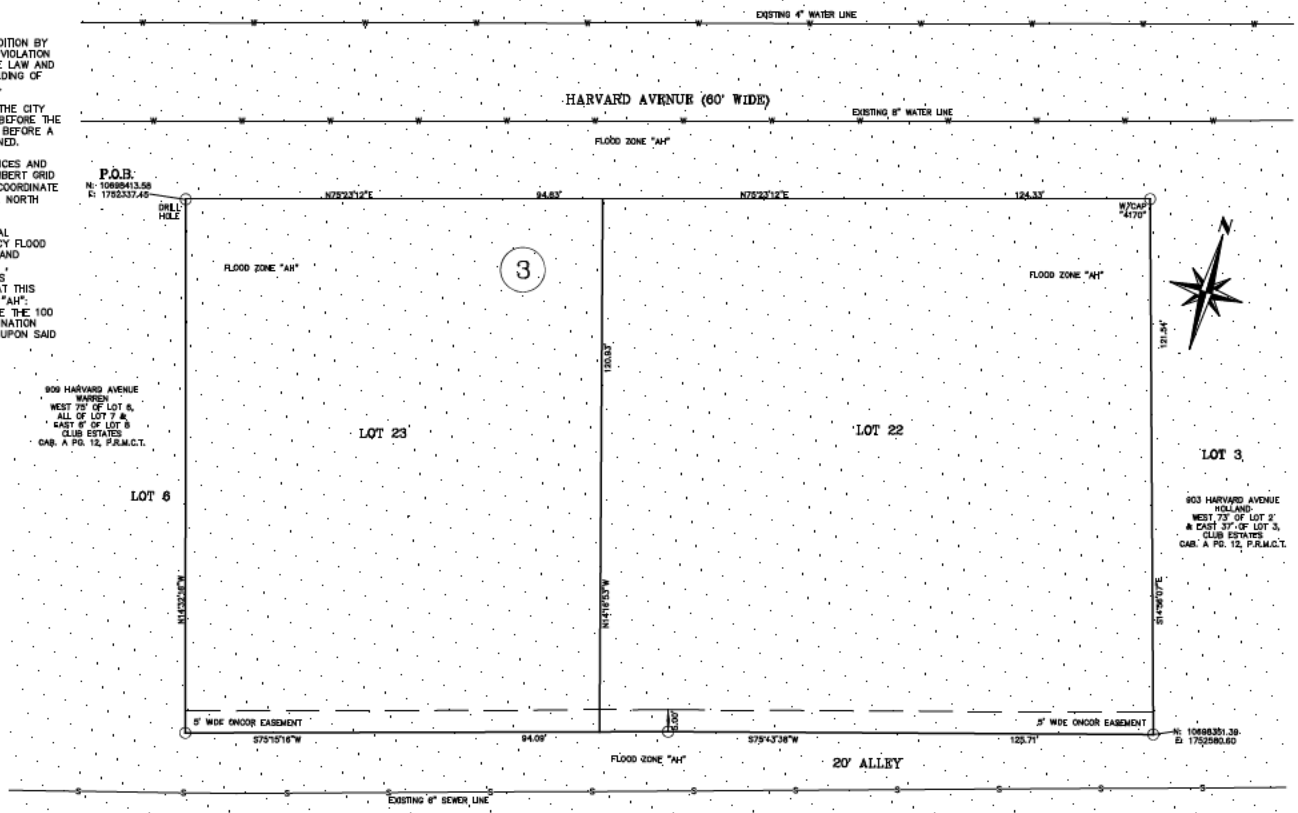
FINAL PLAT

CLUB ESTATES, SECTION 3

BEING A REPLAT OF THE WEST 46 FEET OF LOT THREE (3) AND THE EAST 64 FEET OF LOT FOUR (4) & THE WEST 19 FEET OF LOT FOUR (4) ALL OF LOT FIVE (5) AND THE EAST 8 FEET OF LOT SIX (6), ALL IN BLOCK THREE (3), CLUB ESTATES, CITY AND COUNTY OF MIDLAND, TEXAS

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, BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE LAMBERT GRID AND CONFORM TO THE "TEXAS COORDINATE SYSTEM", TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM 1983.
4. WITH REFERENCE TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, MAP NO. 48329C0089F , EFFECTIVE DATE: 09/16/05, THIS SURVEYOR HAS DETERMINED THAT THIS PROPERTY IS LOCATED IN ZONE "AH": AREAS DETERMINED TO BE INSIDE THE 100 YEAR FLOODPLAIN. THIS DETERMINATION SHALL NOT CREATE A LIABILITY UPON SAID SURVEYOR.



LEGEND

- ● Set 1/2" I.R. W/Cap "RPLS 6832"
- ○ Fnd. 1/2" I.R.
- Existing Sewer Line
- Existing Water Line

0' 20' 40' 60'
SCALE 1" = 20'

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, STEPHEN MELNYK & TAYLOR MELNYK, are the record owners of 905 Harvard Avenue: THE WEST 46 FEET OF LOT THREE (3) AND THE EAST 64 FEET OF LOT FOUR (4) and 907 Harvard Avenue: THE WEST 19 FEET OF LOT FOUR (4) ALL OF LOT FIVE (5) AND THE EAST 8 FEET OF LOT SIX (6), ALL IN BLOCK THREE (3), CLUB ESTATES, an addition to the City of Midland, Midland County, Texas, according to the plat recorded in Cabinet A, Page 12, of the Plat Records of Midland County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, STEPHEN MELNYK & TAYLOR MELNYK, being the owners of the land shown on this plat designated as LOTS TWENTY TWO (22) & TWENTY THREE (23), BLOCK THREE (3), CLUB ESTATES, SECTION 3, an Addition to the City of Midland, Midland County, Texas and whose name is subscribed hereto, do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon; and do hereby give an easement of ingress and egress to the City of Midland for garbage and trash collection, and location and maintenance of trash containers and access thereto, and condition said easement that no construction shall commence on said lot or lots until the exact location of said containers therewith have been selected and approved by the Director of Utilities.

WITNESS my hand at _____, this the_____day of _____, 2026.

_____
By: STEPHEN MELNYK OWNER

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, STEPHEN MELNYK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting as the authorized agent, 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 _____, 2026.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WITNESS my hand at _____, this the_____day of _____, 2026.

_____
By: TAYLOR MELNYK OWNER

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, TAYLOR MELNYK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting as the authorized agent, 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 _____, 2026.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, DURYN HENINGTON, 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.

_____
DURYN HENINGTON, R.P.L.S. 6832
2030 W. CUTHBERT, SUITE 4,
MIDLAND, TEXAS
432-570-6256

CERTIFICATE OF APPROVAL

For approval by the commission:

This is to certify that the above and foregoing plat of "CLUB 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_____ 2026.

_____
JOSHUA SPARKS, CHAIRMAN

_____
LANDON OCHOA, SECRETARY

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

ATMOS ENERGY Print Name:

OPTIMUM Print Name:

AT&T-TEXAS Print Name:

ONCOR ELECTRIC DELIVERY Print Name:

ASTOUND Print Name:

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.

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____.

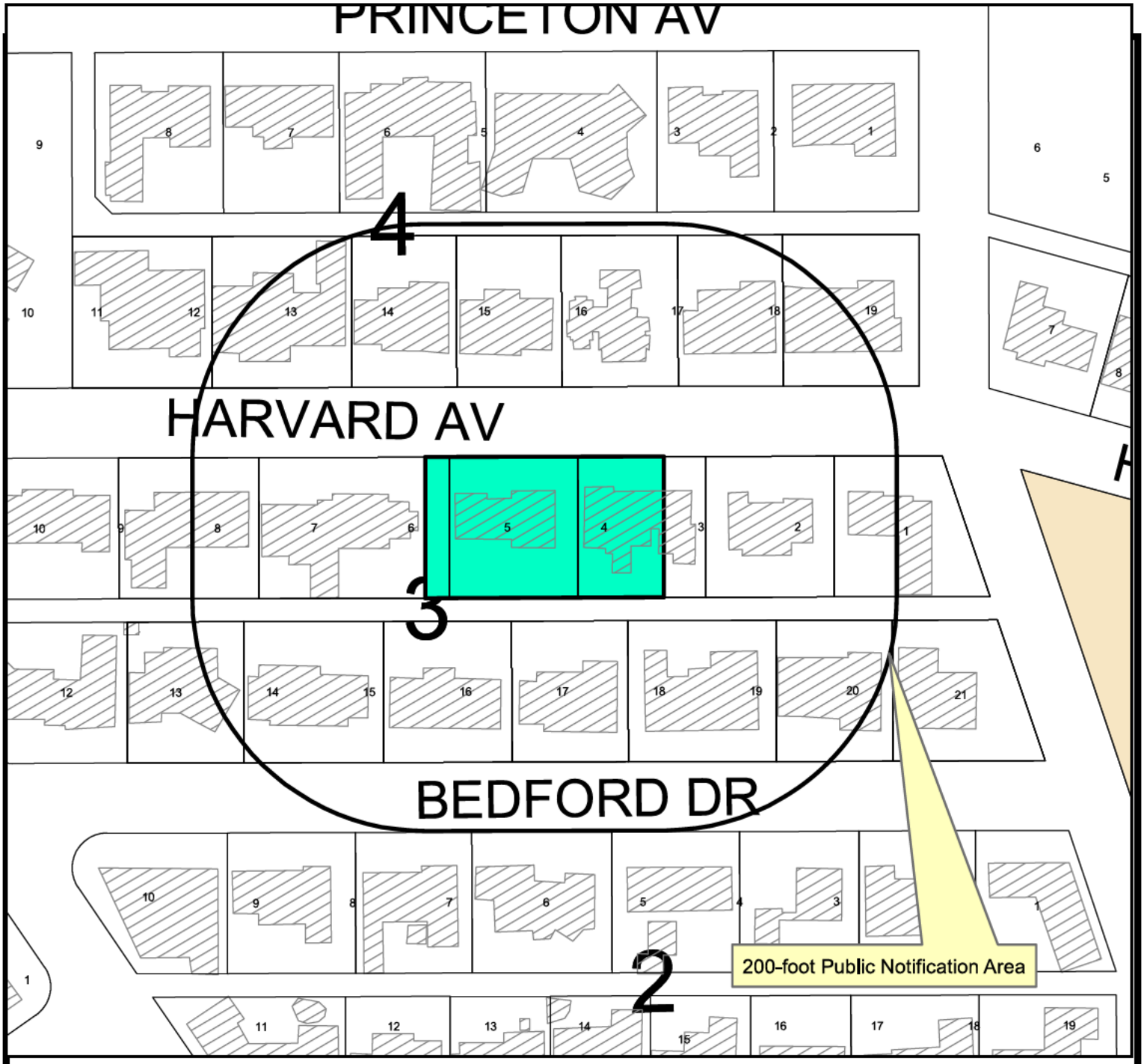
DATE: _____ PAGE _____.

PENNELL LAND SURVEYING, LLC
SURVEYING FIRM #: 10193978
2030 W. Cuthbert, Midland, Texas 79701
(432)570-6256, brucepennell@yahoo.com

[redacted]

MAY 2026

CLUB ESTATES
SECTION 3



Location Map

SUB-26-0957 **Scale: 1" = 800'**

Proposed plat of Club Estates, Section 3, being a replat of the west 46 feet of Lot 3, all of Lots 4 and 5, and the east 8 feet of Lot 6, Block 3, Club Estates, City and County of Midland, Texas.

Generally located on the south side of Harvard Avenue, approximately 230 feet west of North B Street. (Council District 3)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

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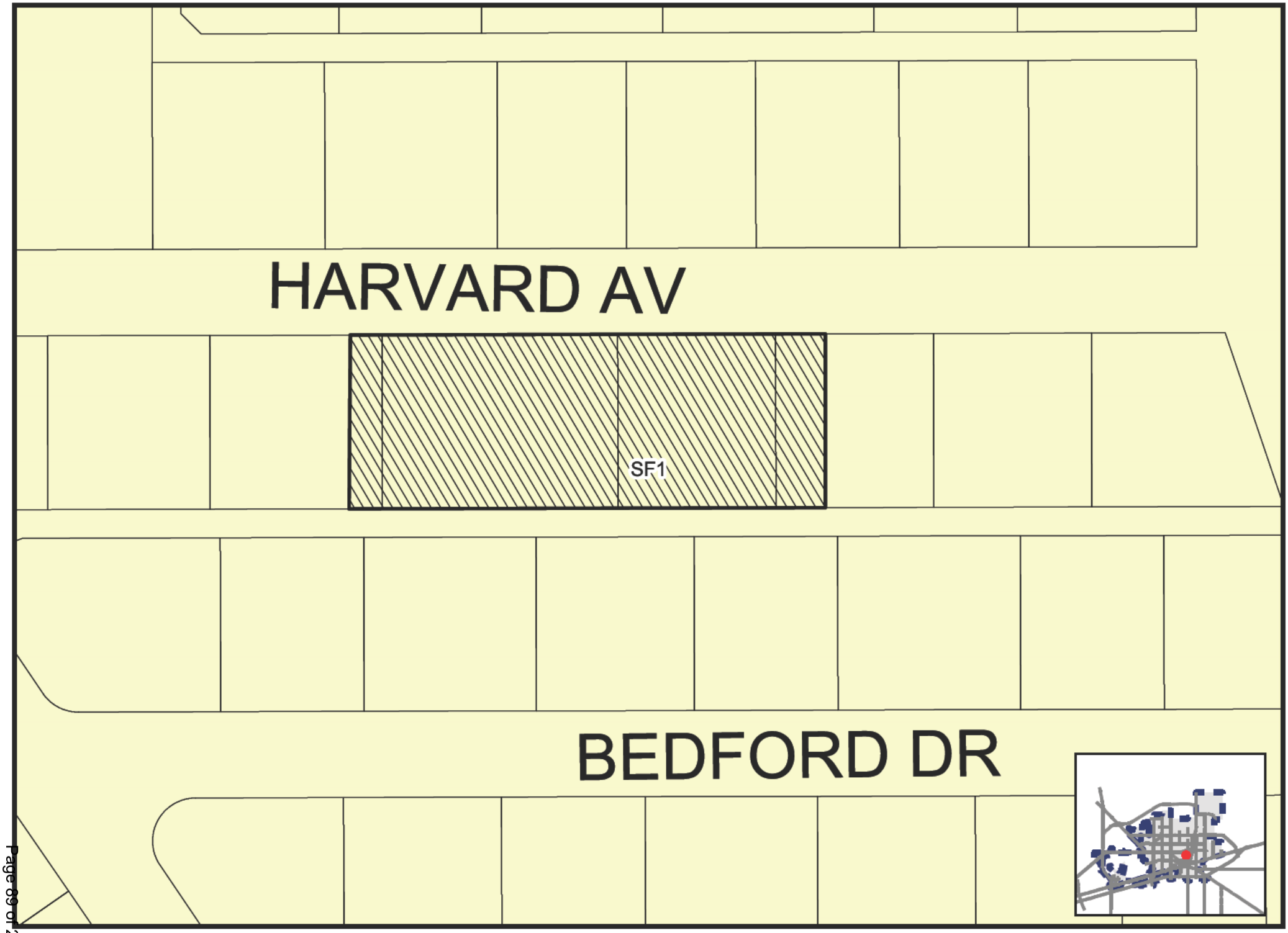
THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.

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



Map by LE, 3/30/2026

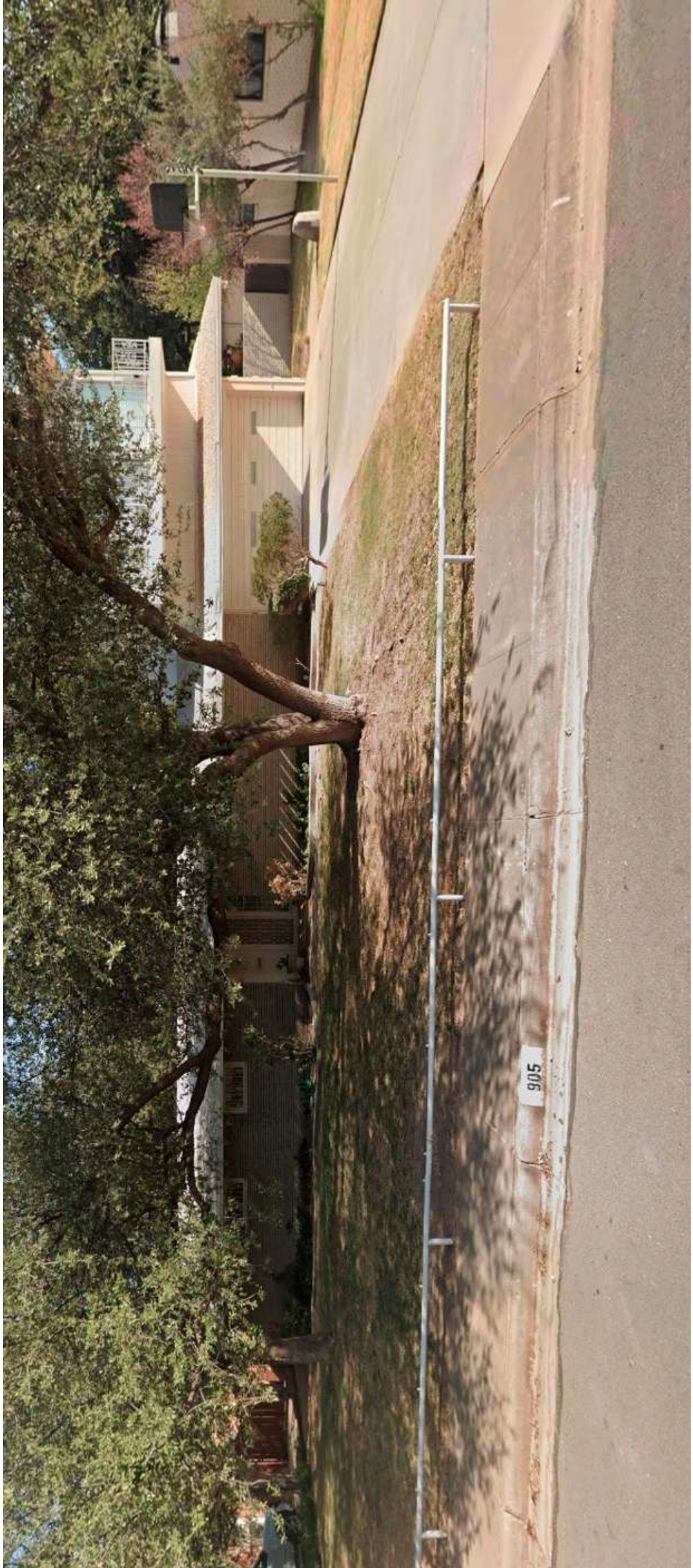
SUB-26-0957

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 BASED UPON THE USE OF THIS DATA.

HARVARD AV
3
BEDFORD DR


906

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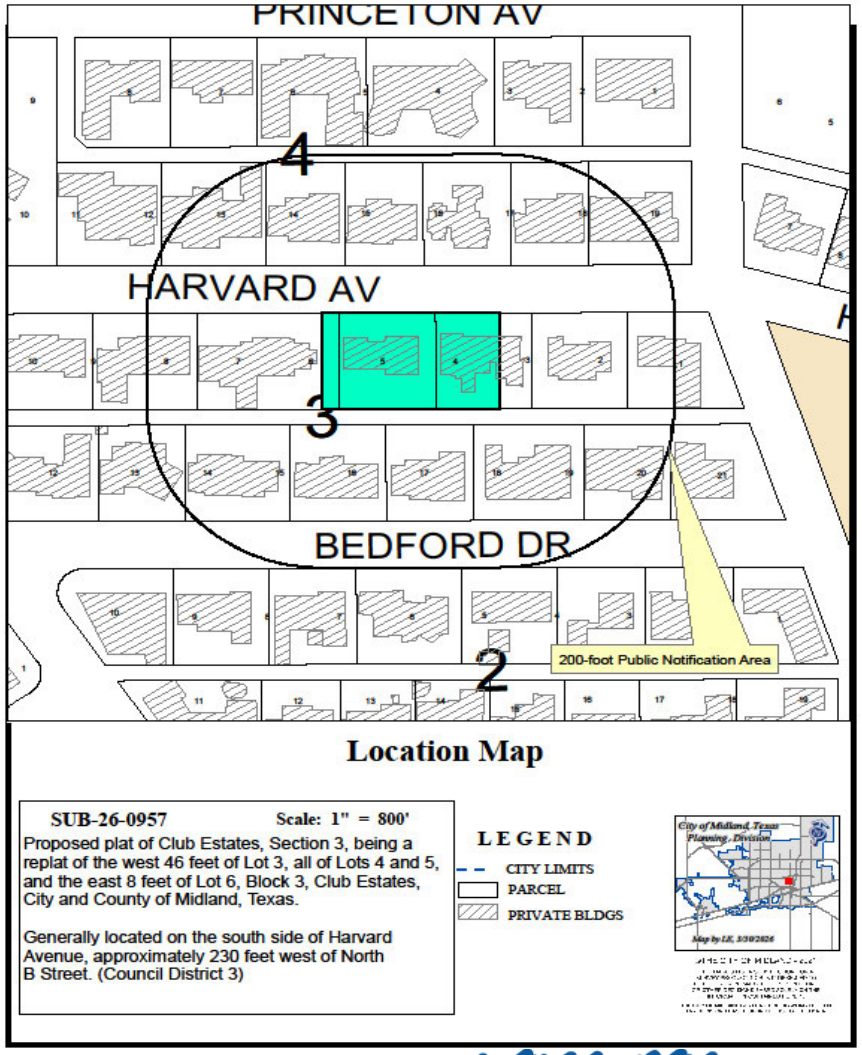
FINAL PLAT
CLUB ESTATES, SECTION 3

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Stephen Melnyk
- **Representative:** Duryn Henington, with Pennell Surveying
- **Location:** 905 and 907 Harvard Avenue (Council District 3)
- **Reason for Request:** Replatting to acquire demolition and building permits for future residential development



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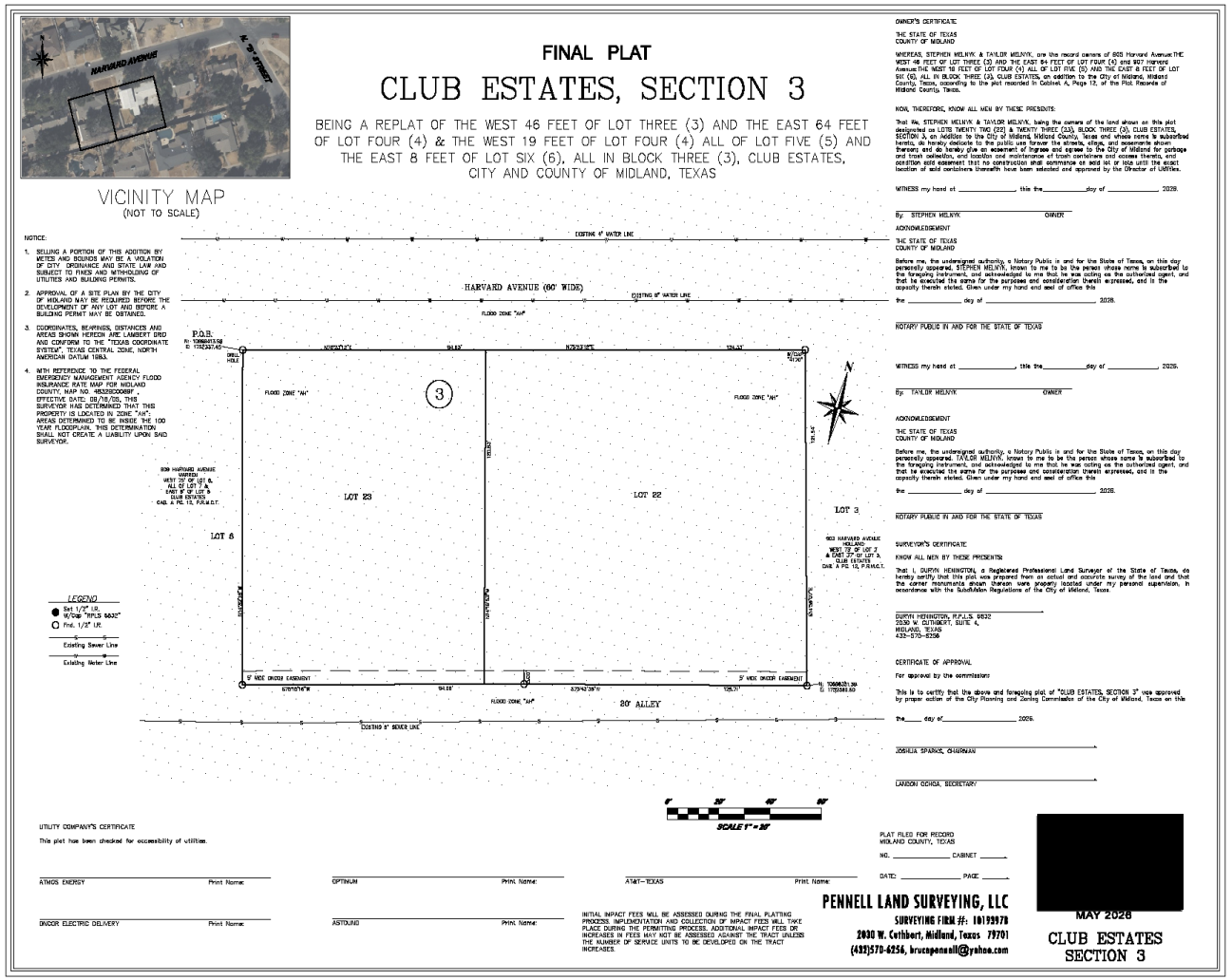
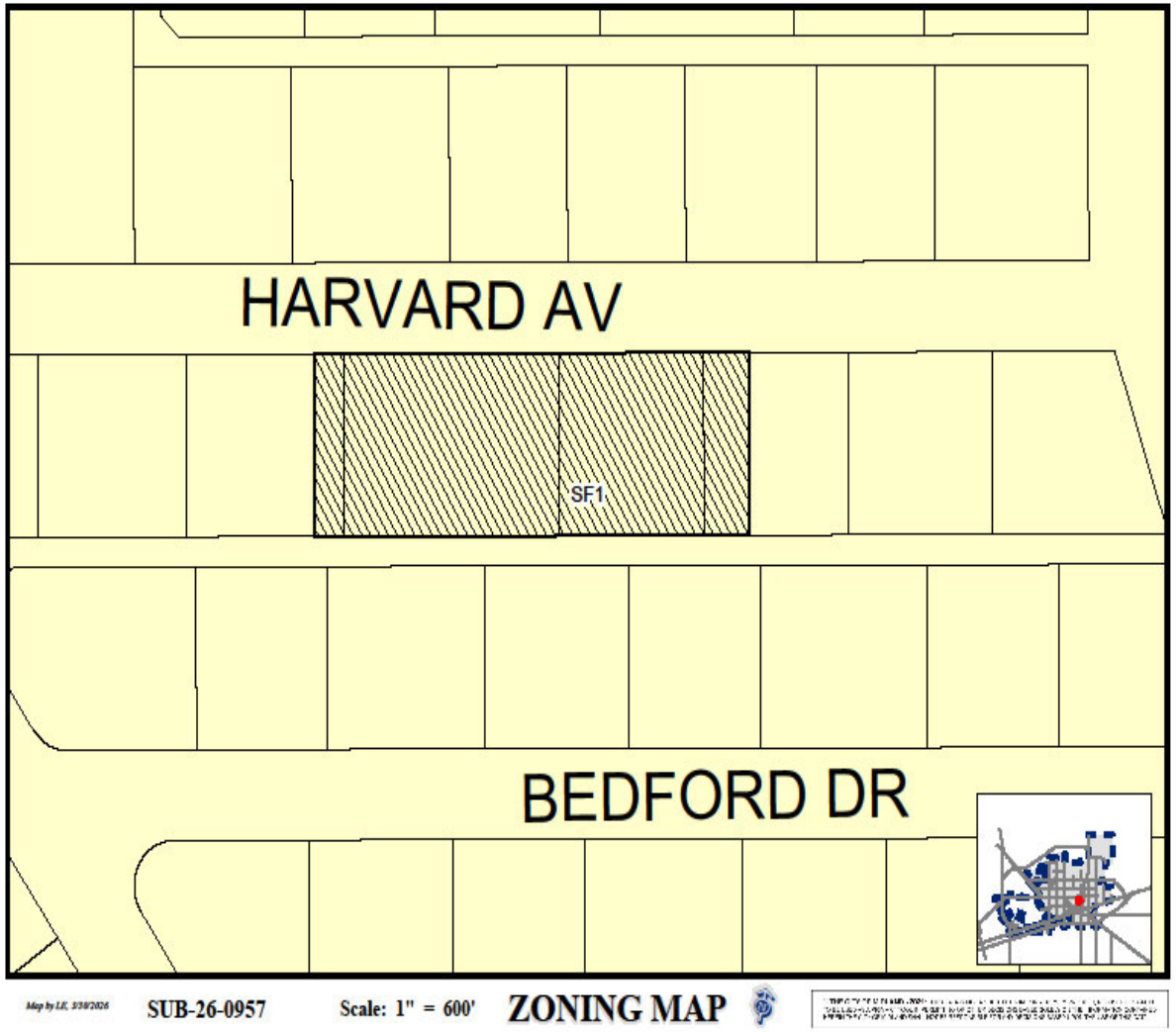
PLAT DETAILS

- **Acreage:** 0.61 acres
- **Number of Existing Lots:** 4
- **Number Proposed Lots:** 2



ZONING

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



4

MIDLAND
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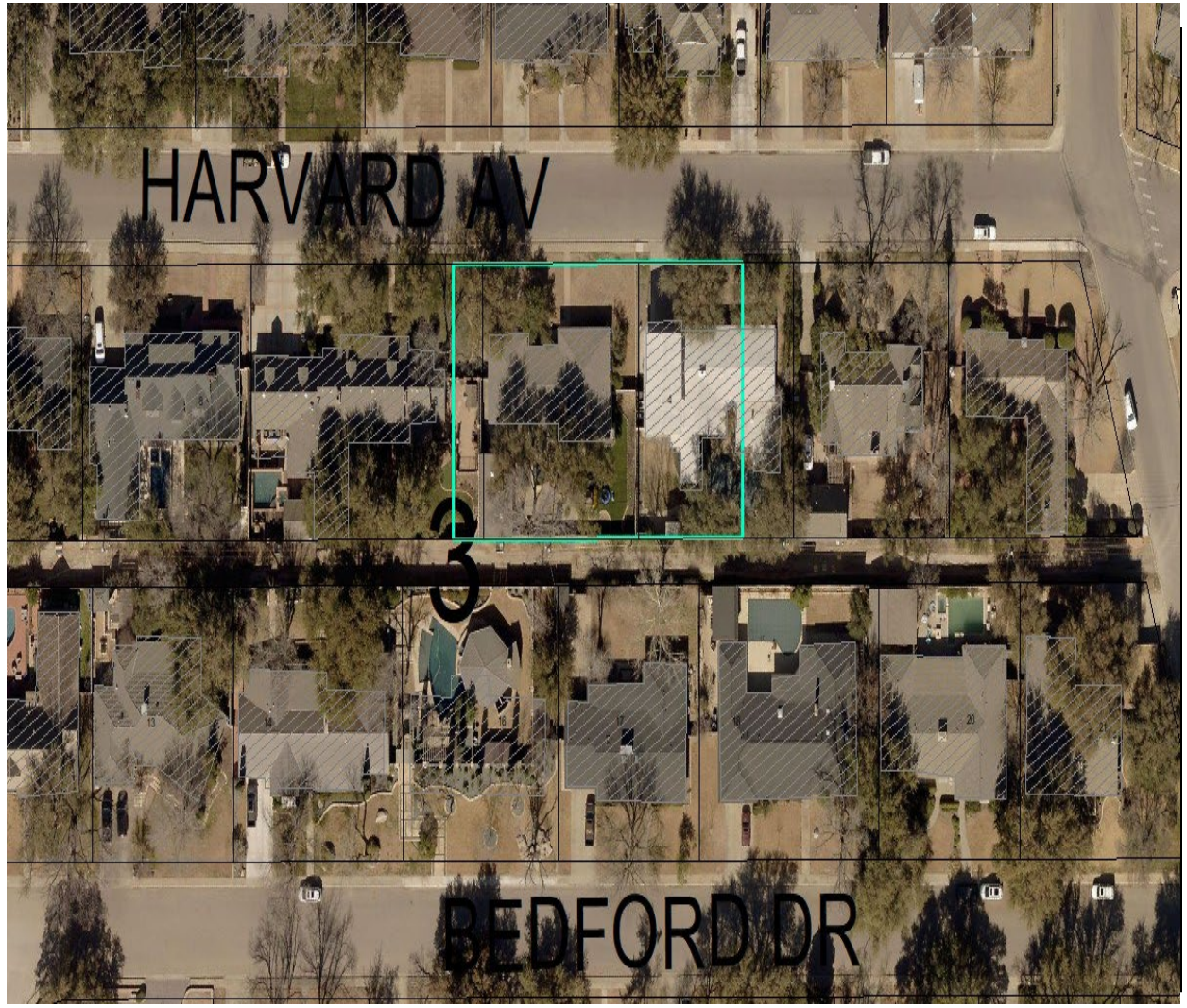
LAND USE

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



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On Harvard Avenue, Looking South

6

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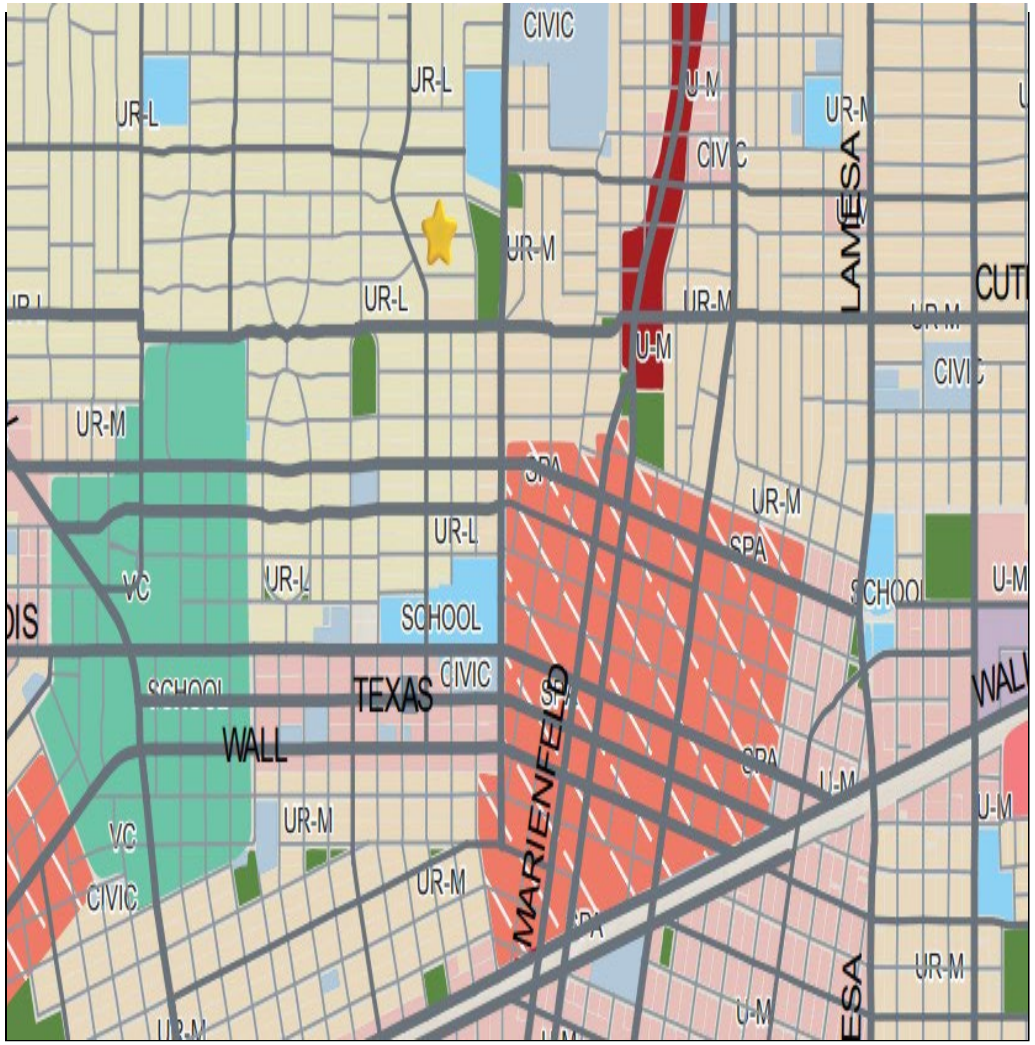
COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential- Low, (UR-L)
- **Supported Uses:** Restrictive land use, emphasizing single-family detached development.



MIDLAND
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STAFF'S RECOMMENDATION

- The Preliminary Plat of Club Estates, Section 3, was approved on April 20, 2026.
- Staff recommends approval of the Final Plat of Club Estates, Section 3.

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:	**June 1, 2026**
To:	**Planning and Zoning Commission**
From:	**Lori Elliott, Planner**
Subject:	**Motion approving a Final Plat of Elkins Road Addition, Section 1, being a 21.560-acre tract of land out of the northwest quarter of Section 33, and the southwest quarter of Section 28, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of Elkins Road, approximately 1,165 feet north of East County Road 72)**

Purpose:
Maverick Engineering, on behalf of Boss Land, LLC, is requesting to plat a 21.560-acre tract of land located on the east side of Elkins Road into eight lots for future commercial development.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Current Zoning:

ETJ, Extraterritorial Jurisdiction

Preliminary Plat Approval:

Maverick Engineering, on behalf of Boss Land, LLC, is requesting to plat a 21.560-acre tract of land located on the east side of Elkins Road into eight lots for future commercial development.

The preliminary plat was approved at the March 16, 2026, Planning and Zoning Commission meeting.

Final Plat Requirements:

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

other conditions for final plat approval have been satisfied.

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

Below are the departments' comments.

Engineering: (Approved)

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

ROW: Ensure the necessary right-of-way is dedicated/reserved for the future arterial roadway along Cty. Rd. 1150/Elkins Road, consistent with the adopted Thoroughfare Plan. [For Applicant's Information Only.]

PAVING: Deferral request for paving improvements were administratively approved on 5/18/2026. [For Applicant's Information Only.]

WATER: Deferral request for water improvements were administratively approved on 5/18/2026. GAC has been filled out in accordance with state regulations. [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 5/18/2026. [For Applicant's Information Only.]

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

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

DIMENSION: * * *

OTHER: * * *

Transportation: (Approved)

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

Fire: (Approved)

The Fire Department has reviewed the plat located within the Extraterritorial Jurisdiction (ETJ) and has no objection at this time. The applicant is advised to coordinate with the appropriate fire authority with jurisdiction to ensure compliance with all applicable fire code requirements, including, but not limited to, fire apparatus access and water supply for fire protection.

Oil and Gas: (Approved)

No oil and gas issues.

Building Code: (Approved)

ETJ, no Jurisdiction.

GIS: (Approved)

Confirm with Transportation if ROW dedication is necessary, if not, disregard. If required, provide area of dedication.

ONCOR: (Approved)

No comments or objections.

AT&T: (Approved)

No comments.

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 8 proposed lots of Elkins Road Addition, Section 1, PLAT OF A 21.5 ACRE TRACT OF LAND OUT OF THE NORTHWEST ¼ OF SECTION 33, SOUTHWEST/4 OF SECTION 28 BOTH IN BLOCK 38, T-1-S, T. & P. RR. CO. SURVEY each lot is 2.6 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)

No comments.

Planning: (Approved)

Staff recommends approval of the Final Plat of Elkins Road Addition, Section 1.

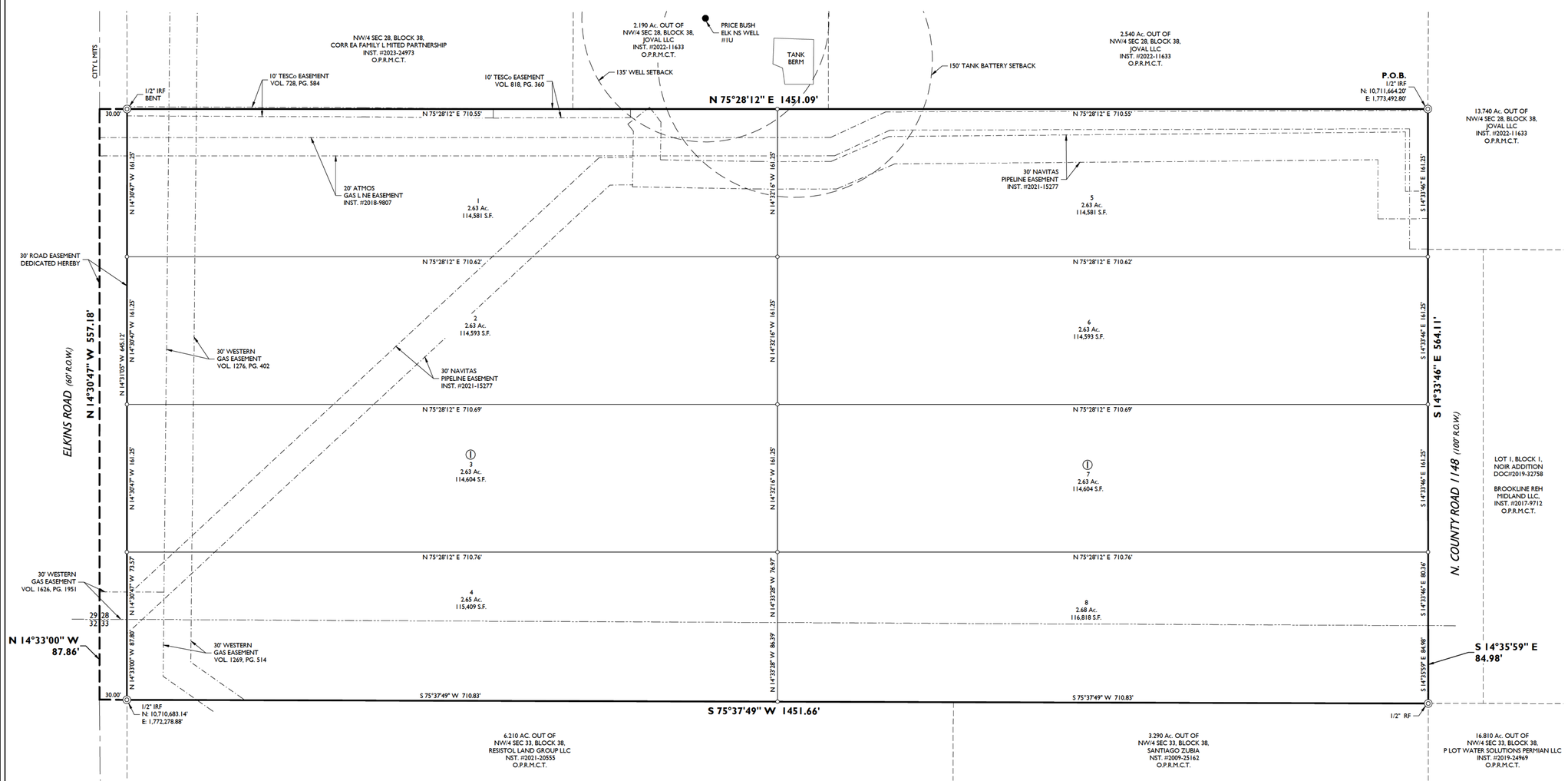
Attachments:

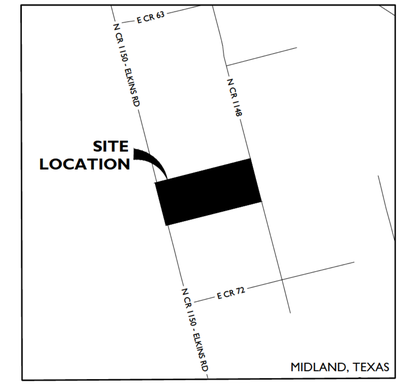
A. P-26-2550, Elkins Road Addition, Section 1 Final, Combined_Redacted
B. P&Z - - Elkins Road Addition, Section1 , Final_Redacted

Lori Elliott, Development Services	Created/Initiated - 5/22/2026
Landon Ochoa, Development Services	Final Approval - 5/30/2026

ELKINS ROAD ADDITION, SECTION I

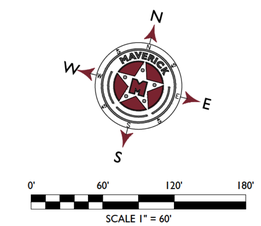
BEING A 21.560 ACRE TRACT OF LAND OUT OF THE NW/4 OF SECTION 33 AND THE SW/4 OF SECTION 28,
BOTH IN BLOCK 38, T-1-S, T&P RWY CO. SURVEY,
MIDLAND COUNTY, TEXAS





VICINITY MAP

N.T.S.



LEGEND

◉	SET 1/2-INCH RON ROD W/RED PLASTIC CAP MARKED "MAVERICK FIRM #10194514"
◎	FOUND MONUMENT AS NOTED
○	LOT CORNER
●	EXIST NG O L WELL - PRODUCING
———	BOUNDARY LINE
- - - - -	EXIST NG PROPERTY LINES
—— —— ——	SECTION L NE
—·—·—	EASEMENT L NE
— — ——— — —	CITY LIMITS L NE
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, M DLAND CO., TX
P.O.B.	POINT OF BEGINN NG

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS BOSS LAND INC, / JEREMY SANDERS, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTIONS 33 & 28, BLOCK 38, T-1-S, T&P, RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BOSS LAND INC, / JEREMY SANDERS, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS ELKINS ROAD ADDITION, SECTION 1, AN ADDITION TO MIDLAND COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON;

WITNESS MY HAND AT MIDLAND, TEXAS, THIS

THE_____DAY OF_____, 2026.

_____

By: BOSS LAND INC, JEREMY SANDERS

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 BOSS LAND INC, / JEREMY SANDERS, 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 _____, 2026.

_____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. BASIS OF BEARINGS, COORDINATES AND DISTANCES ARE A LAMBERT CONICAL PROJECTION OF THE TEXAS COORDINATE SYSTEM, STATE PLANE GRID, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983.
3. 1/2 IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
4. NO OCCUPIED RESIDENCE OR COMMERCIAL BUILDINGS ARE ALLOWED WITHIN THE 135' WELL RADIUS OR 150' TANK RADIUS. THE REQUIRED MINIMUM DISTANCE FROM ANY STRUCTURE TO A WELLBORE IS 135'. THE WELL MEASUREMENT IS FROM THE WELLBORE. THE REQUIRED MINIMUM DISTANCE FROM ANY STRUCTURE TO A TANK BATTERY IS 150'. THE TANK BATTERY MEASUREMENT WOULD BE FROM THE OUTSIDES OF THE TANKS. FAILURE TO RECOGNIZE AND ILLUSTRATE SPACING COULD PREVENT RECEIVING CITY PERMITS FOR STRUCTURES.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0100F, 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..

CERTIFICATE OF APPROVAL

FOR APPROVAL BY COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF ELKINS ROAD ADDITION, SECTION 1, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

_____DAY OF_____ 2026.

_____

JOSHUA SPARKS , CHAIRMAN

_____

LANDON OCHOA, SECRETARY

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

Developer by: Mark Lieb
ATMOS ENERGY
BY: Mark Lieb

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

Approved by: Luis Montez
OPTIMUM
BY: Luis Montez

Approved by: Vicki Byler
ASTOUND BROADBAND
BY: VICKI BYLER

[redacted]

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

GREGORY W. SHOULTS R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR #5356
MAVERICK ENGINEERING (TX FIRM #10194514)
1300 W. ILLINOIS AVENUE,
MIDLAND, TX 79701

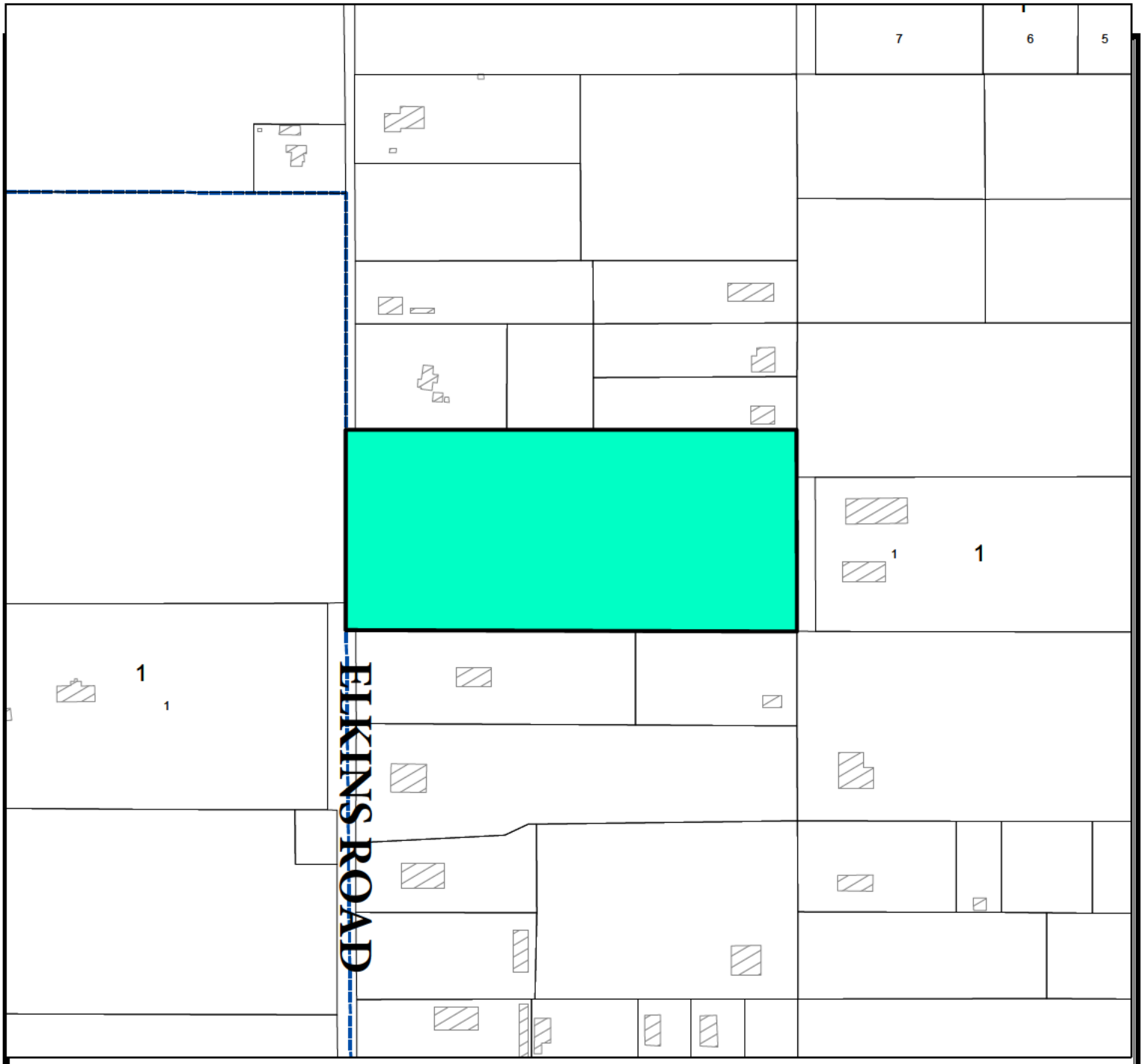
STATE OF TEXAS · GREGORY W. SHOULTS · 5356 · REGISTERED PROFESSIONAL LAND SURVEYOR

M A V E R I C K
CIVIL ENGINEERING / LAND SURVEYING

1300 West Illinois Avenue,
Midland, Texas 79701
ENGINEER FIRM #: F-15089
SURVEY FIRM #: 10194514
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com

ELKINS ROAD ADDITION, SECTION I

Drawing : F:\2025\250180-BOSS LAND-ELKINS ROAD PLAT\DRAWINGS\PLAT\FINAL PLAT\250180 FINAL PLAT.DWG Last Saved By: SDavis on 5/8/26



Location Map

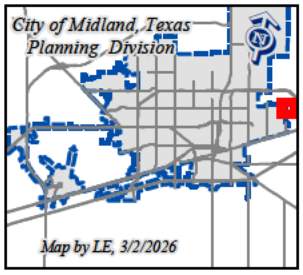
SUB-26-0946 **Scale: 1" = 3,000'**

Proposed plat of Elkins Road Addition, Section 1, being a plat of a 21.560-acre tract of land out of Sections 28 and 33, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the east side of Elkins Road, approximately 1,165 feet north of East County Road 72. (Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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

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

ELKINS ROAD
1
1

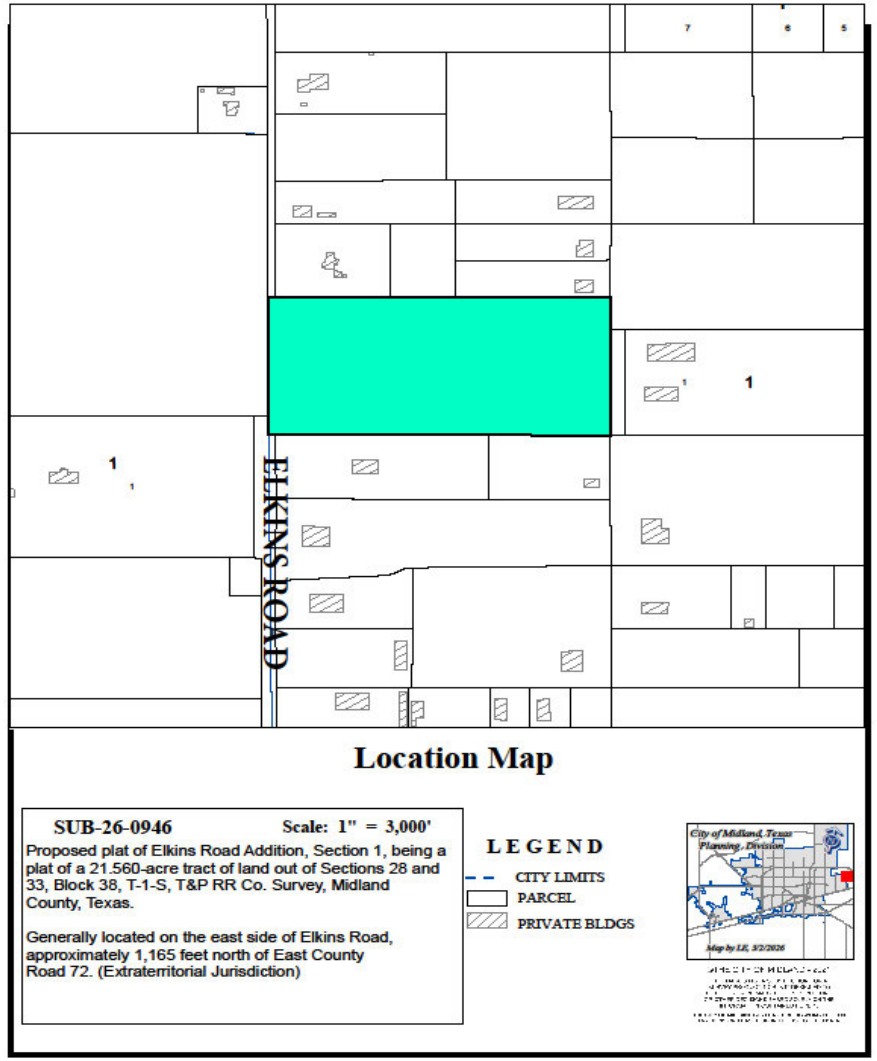
MIDLAND
Be the Energy!

FINAL PLAT
ELKINS ROAD ADDITION, SECTION 1

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Boss Land, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located on the east side of Elkins Road, approximately 1,165 feet north of East County Road 72. (Extraterritorial Jurisdiction)
- **Reason for Request:** Platting for future residential and commercial development



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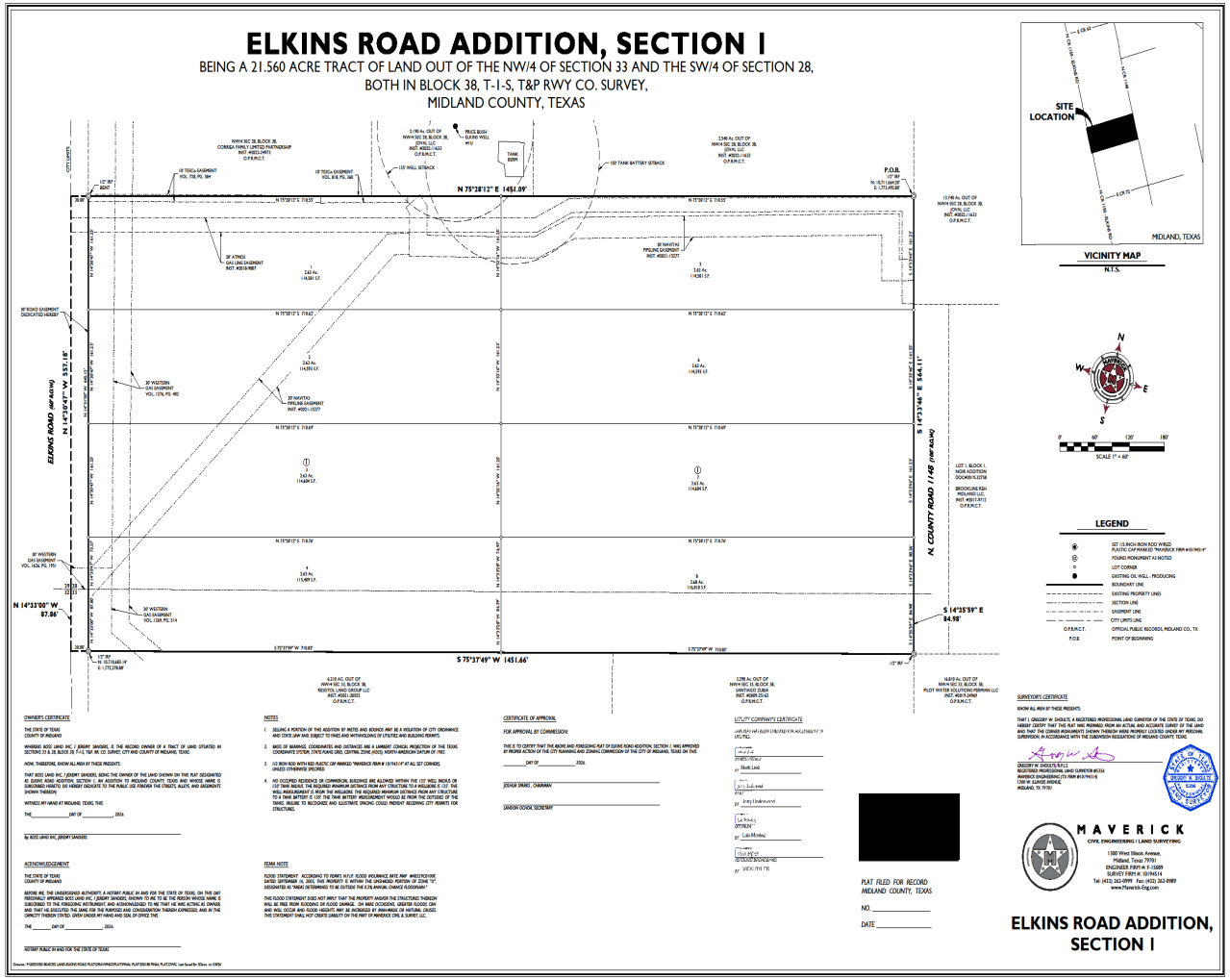
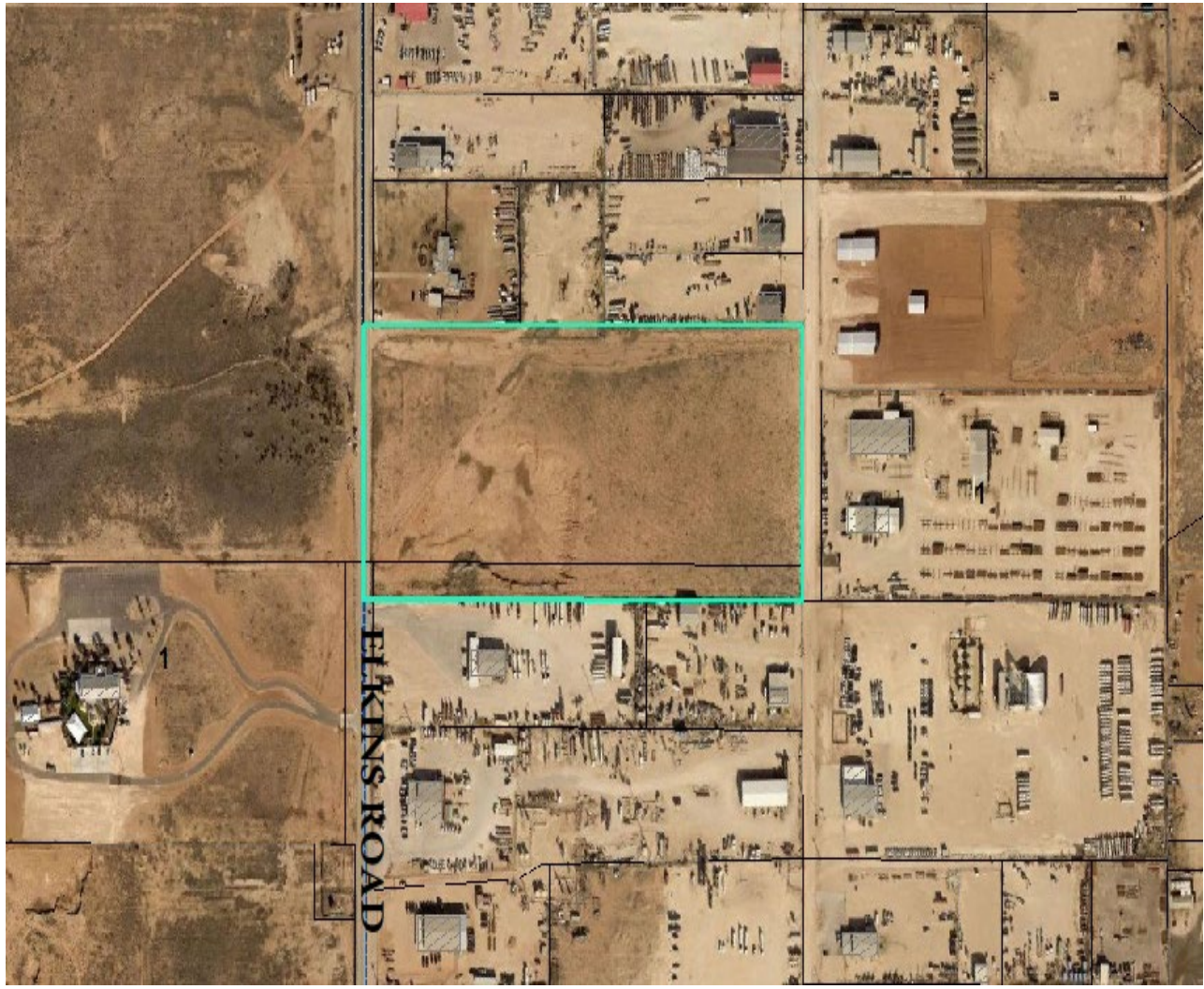
PLAT DETAILS

- **Acreage:** 21.560 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 8



LAND USE

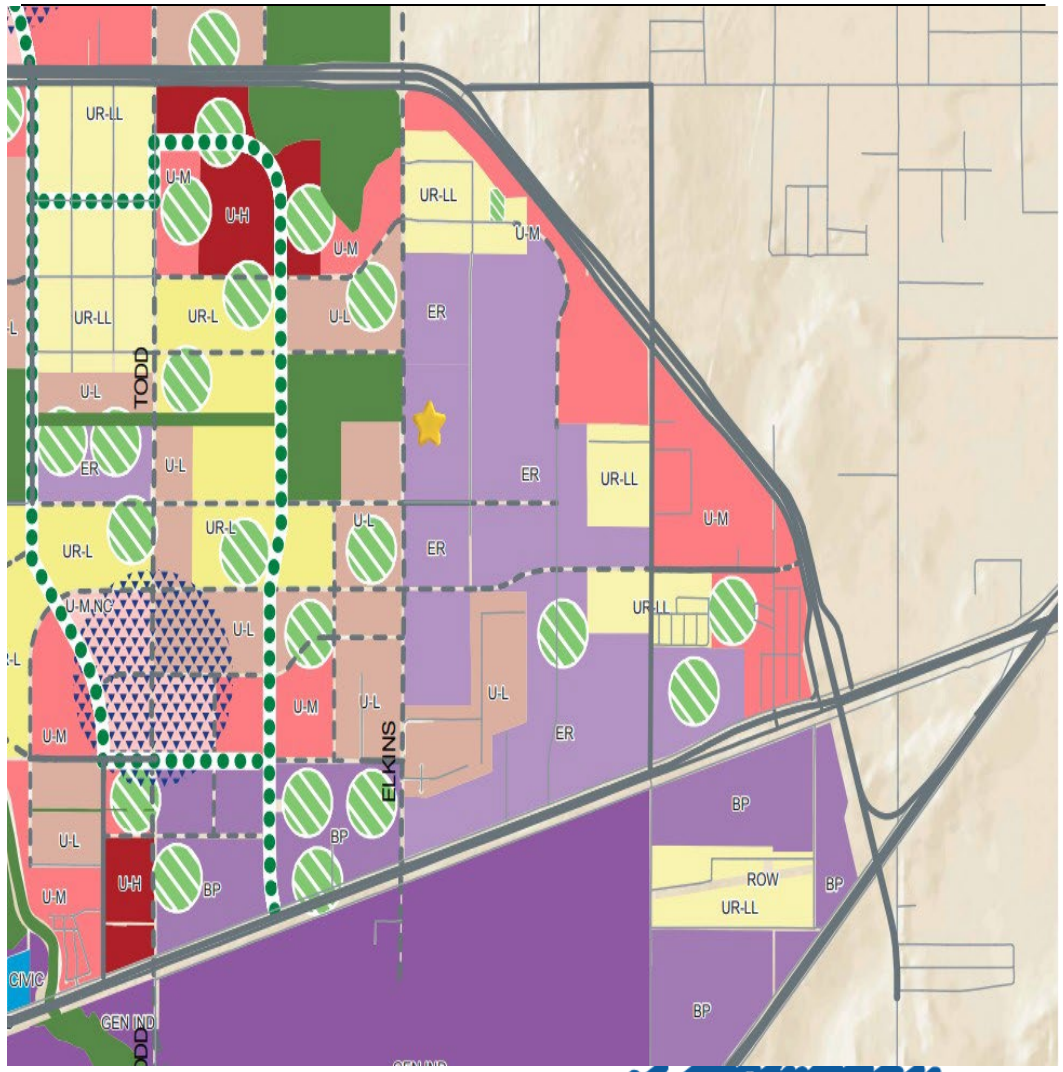
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/South/East:** Commercial/Industrial Use
  - **West:** Vacant Land
- **Proposed Use:** Residential and Commercial Development



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **Land Use Designation:** Employment Reserve, (ER)
- **Supported Uses:** Centers with major business uses, such as lower intensity industries. Multi-family may be appropriate when integrated with above uses.



MIDLAND
Be the Energy!

STAFF'S RECOMMENDATION

- The Preliminary Plat of Elkins Road, Addition, Section 1, was approved by the Planning & Zoning Commission on March 16, 2026.
- Staff recommends approval of the Final Plat of Elkins Road Addition, Section 1

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:	**June 1, 2026**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Motion approving a Final Plat of Antelope Ridge, being a 225.28-acre tract of land, located in Section 13, 14, 23 and 24, Block 40, T-2-S, T.&P. RR. Co. Survey, Midland County, Texas. (Generally located on the west side of West Couty Road 130, approximately 1,120 feet north of West County Road 135)**

Purpose:
Current Zoning:

Extra Territorial Jurisdiction, ETJ

Preliminary Plat Approval:

Luchini & Mertz Land Surveying Co., on behalf of TAWBAC Development, LLC, is requesting to plat property located on the west side of West County Road 130 into 65 lots for future residential development.

City Council chose to take no action at the February 24, 2026 meeting, therefore this plat was approved by operation of law on March 27, 2026.

Final Plat Requirements:

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

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

Below are the departments' comments.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:

QUALITY OF LIFE AND PLACE

Discussion:
Engineering: (Approved)

IMPACT FEES: There are no impact fees associated with this plat. Plat outside designated service areas. Note not required.[For Applicant’s Information Only.]

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

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

WATER: No frontage along Public ROW. The GAC meets the state standards. [For Applicant’s Information Only.]

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

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

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

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

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

DIMENSION: * * * OTHER: * * *

Transportation: (Approved)

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

Fire: (Approved)

The Fire Department has reviewed the final plat and has no objection to approval. This approval is limited to platting only and does not constitute approval of fire code compliance or guarantee of adequate fire protection infrastructure. All future development shall comply with the 2015 International Fire Code (IFC) and local amendments, including but not limited to fire apparatus access (IFC §503), water supply and fire flow (IFC §507), fire hydrant placement (§507.5), and fire protection systems (§903). Compliance will be verified during the civil plan review and building permit submittal.

Oil and Gas: (Approved)

No issues

Building Code: (Approved)

ETJ, no jurisdiction

GIS: (Approved)

Lot lines should be solid. Lots along northern call need distances for each lot. (As well as along the southern edge of block 6) Should drainage basin be Common Area with drainage basin easement? Roads need county road names. S C R 1239 is a private easement/road. (W C R 135 as well) Block 6, Lots 1-8 should be a continuation of Block 2. Block 6, Lots -16 can be 1-8. (Please confirm with Planning if continuation of 1239 is a dedication or continued easement as this determines lot numbering.) Metes and bounds and plat calls do not match. (third call missing on plat visual)(should last call be split to match plat visual?)

ADDRESSING: (Approved)

County Plat - To be addressed by MECD

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 65 proposed lots of Antelope Ridge, PLAT OF A 221.6 ACRE TRACT OF LAND OUT OF SECTION 13,14,23 BLOCK 40, T-2-S, T. & P. RR. CO. SURVEY each lot is 2 acre and above 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.

MIDLAND COUNTY: (Approved)

The plat looks as discussed and the drainage report indicates elevations.

Planning: (Approved)

Following meeting with Midland County, COM Planning, Applicant, and Owner, it was agreed upon the following:

1. Remove 120 foot ROW acting as entrance to the east of the gated subdivision and replace with 60 foot private ROW.

2. Allow streets to remain private and do not require connection or dedication.

3. Add drainage easements to show how property interacts with surrounding properties drainage

4. Establish BFE using Parkhill Data. Applicant will submit drainage data to justify BFE.

The applicant has satisfied all requirements above.

Staff recommends approval of the Final Plat of Antelope Ridge.

Attachments:

A. SUB-25-0923, Combined Docs
B. PZ- - Antelope Ridge Plat

Angelina Bettanini, Development Services	Created/Initiated - 5/30/2026
Landon Ochoa, Development Services	Final Approval - 5/30/2026

ANTELOPE RIDGE

Being an 225.18 Acre Tract
Located in Section 13,14,23 & 24
Block 40,T-2-S, T.&P. RR. Co. Survey
Midland County, Texas

LINE	BEARING	DISTANCE
L1	S 59° 29' 37" E	28.13'
L2	N 30° 30' 23" E	28.44'
L3	S 59° 29' 37" E	28.13'
L4	N 30° 30' 23" E	28.44'
L5	N 59° 29' 37" W	28.13'
L6	N 30° 30' 23" E	28.44'
L7	N 59° 29' 37" W	28.13'
L8	S 30° 30' 23" W	28.44'
L9	N 59° 29' 37" W	28.13'
L10	S 30° 30' 23" W	28.44
L11	S 75° 11' 51" W	13.08'
L12	S 59° 29' 37" E	28.13'
L13	N 30° 30' 23" E	28.44'
L14	S 59° 29' 37" E	28.13'
L15	N 30° 30' 23" E	28.44
L16	N 14° 10' 55" W	26.74'
L17	S 75° 12' 35" W	16.24'

CURVE	ARC LENGTH	CHORD BEARING	DELTA ANGLE	RADIUS
C1	86.41'	S 69° 18' 58" E	71°15'22"	69.48'
C2	160.50'	S 69° 22' 00" E	71°00'39"	129.50'
C3	1,268.89'	S 69° 59' 34" W	151°55'30"	478.54'
C4	1,427.97'	S 69° 59' 33" W	151°55'36"	538.53'
C5	198.32'	N 34° 37' 04" E	81°08'58"	140.03'
C6	283.31'	N 34° 36' 50" E	81°09'43"	200.00'
C7	256.30'	S 27° 08' 27" E	11°12'15"	1,310.69'
C8	274.29'	S 38° 52' 17" E	12°02'58"	1,304.26'
C9	210.42'	S 49° 36' 43" E	9°07'04"	1,322.27'
C10	125.14'	S 87° 41' 06" E	35°37'49"	201.24'
C11	248.76'	N 38° 45' 28" E	71°08'18"	200.36'
C12	127.05'	S 58° 57' 28" E	90°59'19"	80.00'
C13	31.73'	S 59° 00' 30" E	90°53'22"	20.00'
C14	22.84'	N 18° 31' 46" E	65°25'22"	20.00'
C15	271.33'	S 26° 29' 50" E	155°28'35"	99.99'
C16	271.22'	N 01° 52' 04" W	155°24'52"	99.99'
C17	22.83'	S 46° 52' 42" E	65°23'35"	20.00'
C18	22.82'	S 72° 07' 08" E	65°22'29"	20.00'
C19	271.18'	S 62° 52' 53" W	155°22'27"	100.00'
C20	271.18'	N 87° 30' 26" E	155°22'27"	100.00'
C21	22.82'	S 42° 30' 27" W	65°22'29"	20.00'

LEGEND

- ○ = SET 1/2" IRON ROD
- ● = FOUND 1/2" IRON ROD
- = EXISTING BOUNDARY LINES
- = ANTELOPE RIDGE PLAT BOUNDARY LINE
- O.P.R.M.C.T = OFFICIAL PUBLIC RECORDS RECORDS MIDLAND COUNTY TEXAS
- P.R.M.C.T = PLAT RECORDS MIDLAND COUNTY TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF MIDLAND §

WHEREAS, TAWBAC LLC. ARE THE RECORD OWNER OF AN 225.28 ACRE TRACT OF LAND OUT OF A 1,132.55-ACRE TRACT DESCRIBED IN DOC. 2016-18045, SITUATED IN SECTIONS 13,14,23 & 24 BLOCK 40, T-2-S, T & P RR CO. SURVEY, COUNTY OF MIDLAND, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being a 225.28-acre tract of land located in Sections 13,14,23, & 24, Block 40, T-2-S, T&P, R.R. Co. Survey, Midland County, Texas as described in Document 2015-2094 to Ryan Stroud Ranch and being more particularly described by metes and bounds as follows;

BEGINNING at (N:10,667,898.87' & E:1,732,233.62') at a ½" iron rod with cap found at the Southwest corner of a 293.39-acre tract of land as described in Document 2018-29201 to Chevron USA Inc. From whence the Southeast corner of said Section 23, Block 40 bears South 14°10'55" East a distance of 302.86 feet;

THENCE North 75° 11' 42" East along the South line of said Chevron USA LLC tract at a distance of 1,520.36 feet passing the common line of said Sections 13 & 14, and continuing for a total distance of 4,119.97 feet to a ½" iron with "RPLS 1974" cap found for the Northeast corner of said 225.28-acre tract and the Southeast corner of said Chevron USA LLC tract. From whence the most Easterly Northeast corner of said USA LLC tract bears North 19°15'29" West a distance of 1,304.40 feet;

THENCE South 14° 10' 55" East a distance of 1,249.98 feet to a ½" iron rod with cap marked "LUCHINI & MERTZ" set for a corner of said 225.28 acre tract, from whence the Northeast corner Carroll Wood Addition, Section 3 as described in Cabinet K, Page 325 Plat Records Midland County Texas bears North 75° 36' 55" East a distance of 1,578.54';

Thence South 75° 36' 55" West a distance of 116.00 feet to a ½" iron rod found for an interior corner of this and being the Northeast corner of said Carroll Wood Addition;

THENCE South 16° 47' 19" East along the West line of said Carroll Wood Addition, Section a distance of 893.29 feet to a ½" iron rod found for the Southeast corner said 225.28-acre tract and being the Northeast corner of Gold Sands Addition as recorded in Cabinet K, page 365 P.R.M.C.T;

THENCE South 75° 12' 26" West along the North line of said Gold Sands Addition a distance of 2,726.77 feet to a ½" iron rod found at the Northwest corner of said Gold Sands Addition and being an interior corner of said 225.28 acre tract.

THENCE South 14° 16' 25" East a distance of 816.58 feet along the West line of said Gold Sands Subdivision and being the common line of said Section 23 & 24 to a ½" iron rod with cap marked "RPLS 1974" found for the most Southerly Southeast corner of said 225.28-acre tract. From whence the common corner of said Sections 23 & 24 bears South 14°16'25" East a distance of 2,655.35 feet;

THENCE South 75° 13' 53" West along the South line of the North half of said Section 24 a distance of 1,319.11 feet to a ½" iron rod with plastic cap marked "RPLS 1974" found for the Southwest corner of said 225.28 acres;

THENCE North 14° 10' 55" West along the West line of said 225.28 acre tract at a distance of 2,654.24 feet pass a ½" iron rod with cap marked RPLS "1974" found for the Northeast corner of said Section 23 and continuing for a total distance of 2,957.10 feet to the Point of Beginning, containing 225.28 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

WITNESS our hands at Midland, Texas, this the_____day of _____, 2026.

TAWBAC, LLC (John P. Stroud)

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF MIDLAND

This plat was acknowledged before me on _____2026.

by ANTELOPE RIDGE – (John P. Stroud)

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

For approval by the commision

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

on this _____ day of _____2026.

Josh Sparks – Chair

Landon Ochoa– Secretary

This plat has been checked for accessibility of utilities:

Oncor Electric Delivery Company — Steven Hilliard

AT&T Texas — Danny Mire

ATMOS Energy — Mark Lick

OPTIMUM — Luis Montoy

ASTOUND — Vicki Byler

Notes:

1. APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THIS LOT MAY BE DEVELOPED AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
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. A PORTION OF THIS PROPERTY SHOWN HEREON APPEARS TO BE IN "ZONE A" (WITH OUT BFE) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP 48329C0200F, DATED SEPTEMBER 16, 2005.
4. 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.
5. BEARINGS, DISTANCES, ACREAGES AND COORDINATES SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE. NORTH AMERICAN DATUM OF 1983
6. SURVEY RECONSTRUCTION FILED IN THE OFFICE OF LUCHINI AND MERTZ LAND SURVEYING COMPANY.
7. 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.
8. ANY PERSON WHO DESIRES TO ERECT A NEW STRUCTURE OR REBUILD, REPLACE ENLARGE AN EXISTING STRUCTURE, ESTABLISH A NEW USE OR SUBSTANTIALLY CHANGE AN EXISTING USE IN THE AOZ-4 MUST APPLY FOR AND RECEIVE A PERMIT. A PERMIT SHALL BE GRANTED UNLESS THE NEW STRUCTURE OR THE NEW USE WOULD BE A HEIGHT HAZARD OR A PROHIBITED LAND USE AS SET FORTH IN SECTIONS 11-11-8, 11-11-9 AND TABLE 1 OF THIS CHAPTER, APPLICATIONS FOR PERMITS SHALL BE SUBMITTED TO AND ISSUED BY THE CITY OF MIDLAND BUILDING OFFICIAL.

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

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

Job Number: 250625JB -- 250511 JB ANTELOPE RIDGE -- Drawn By: JB 4-16-2026 | OWNER(S): TAWBAC LLC. (John P. Stroud)

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

ANTELOPE RIDGE

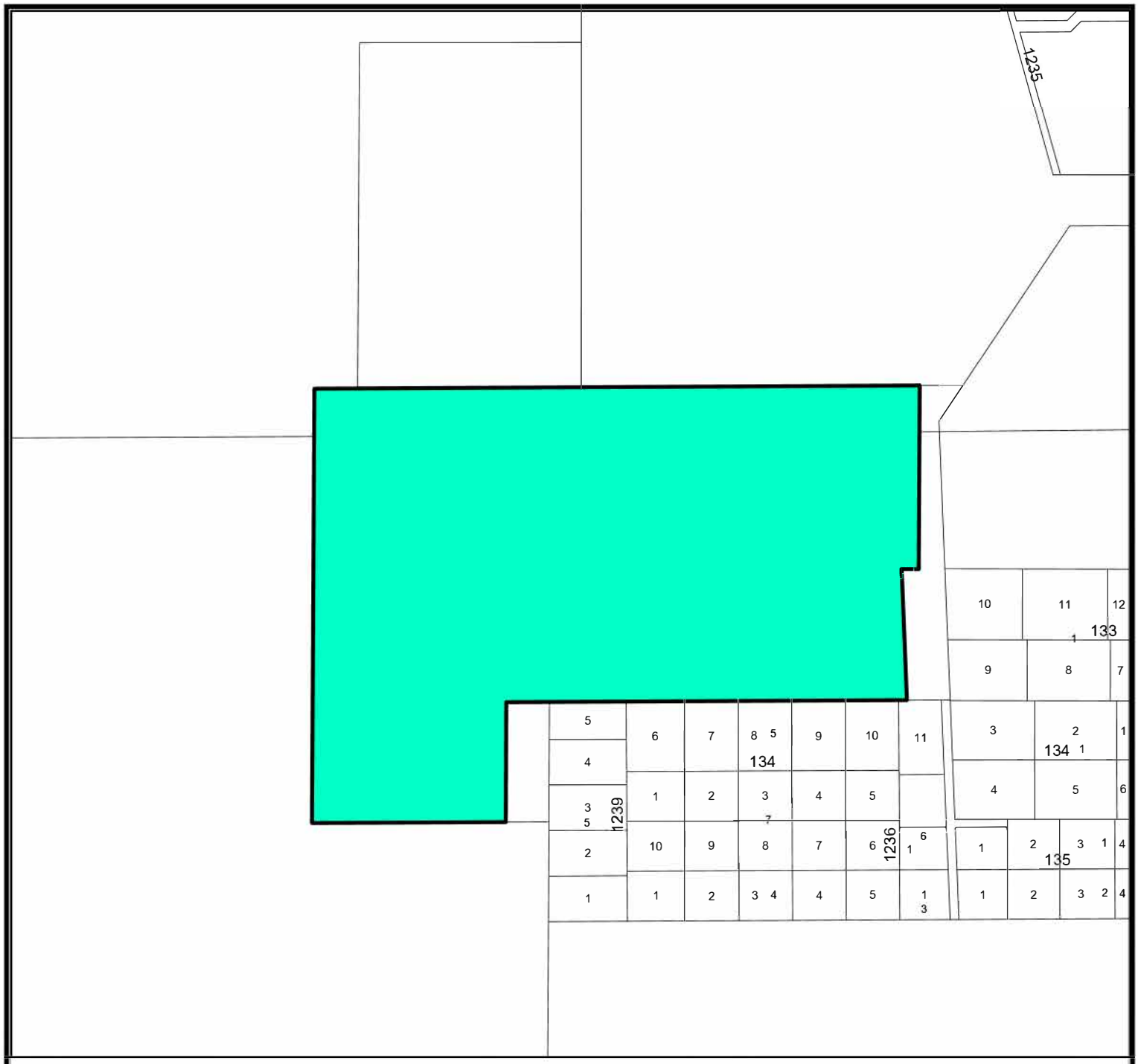
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

Document No._____

Cabinet_____ Page_____

DATE_____

LUCHINI & MERTZ
Professional Land Surveyors



Location Map

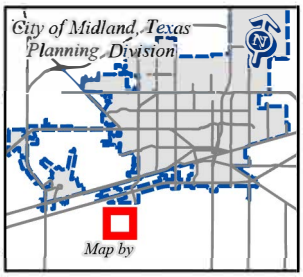
SUB-25-0923 **Scale: 1" = 973 '**

Proposed plat of Antelope Ridge, being a 225.28-acre tract of land out of Section 13, 14, 23 and 24, Block 40, T-2-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the west side of West County Road 130, approximately 1,120 feet north of West County Road 135. (Extra Territorial Jurisdiction)

L E G E N D

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



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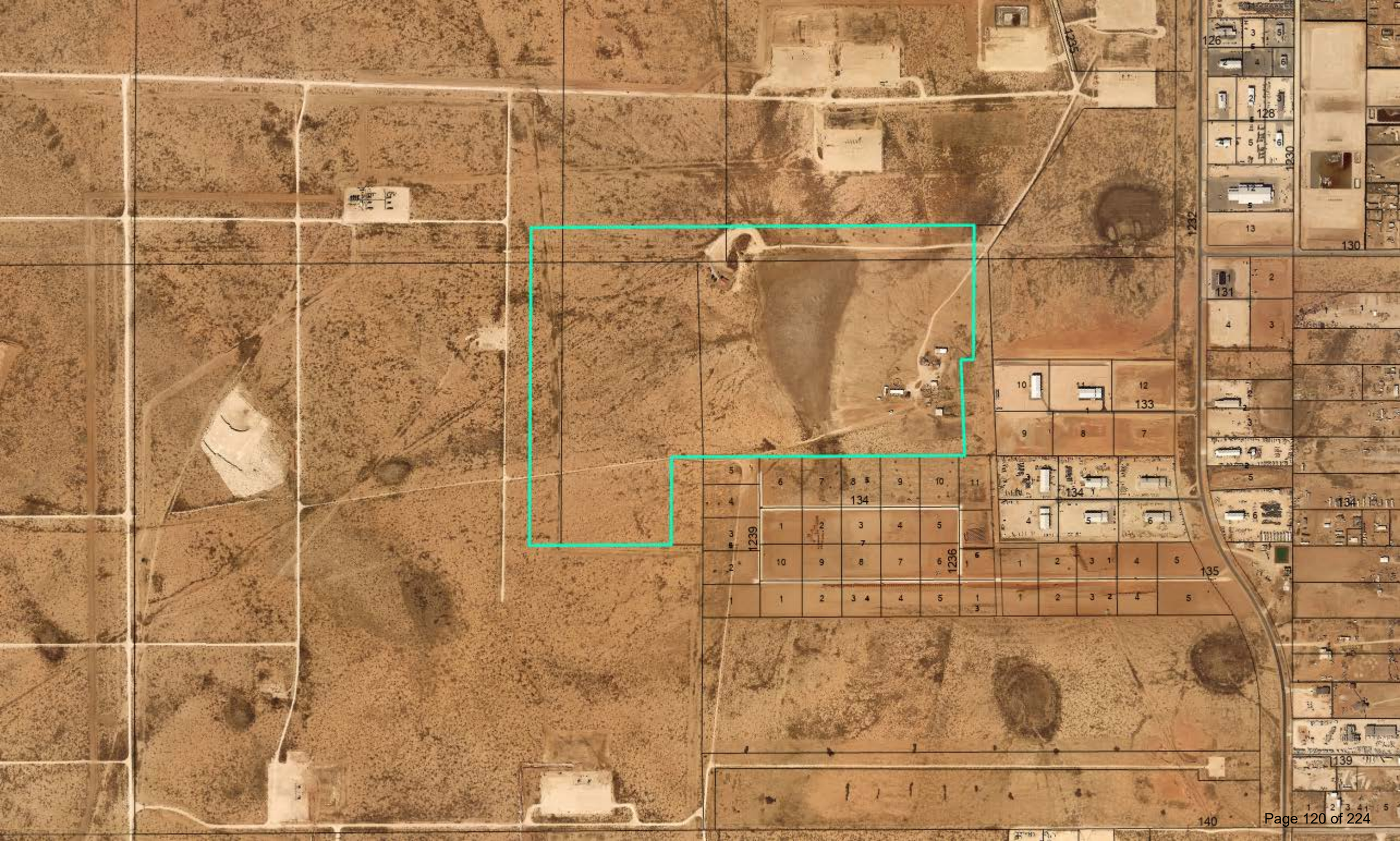
THE CITY OF MIDLAND SHALL NOT BE RESPONSIBLE FOR ANY DECISIONS BASED UPON THE USE OF THIS DATA.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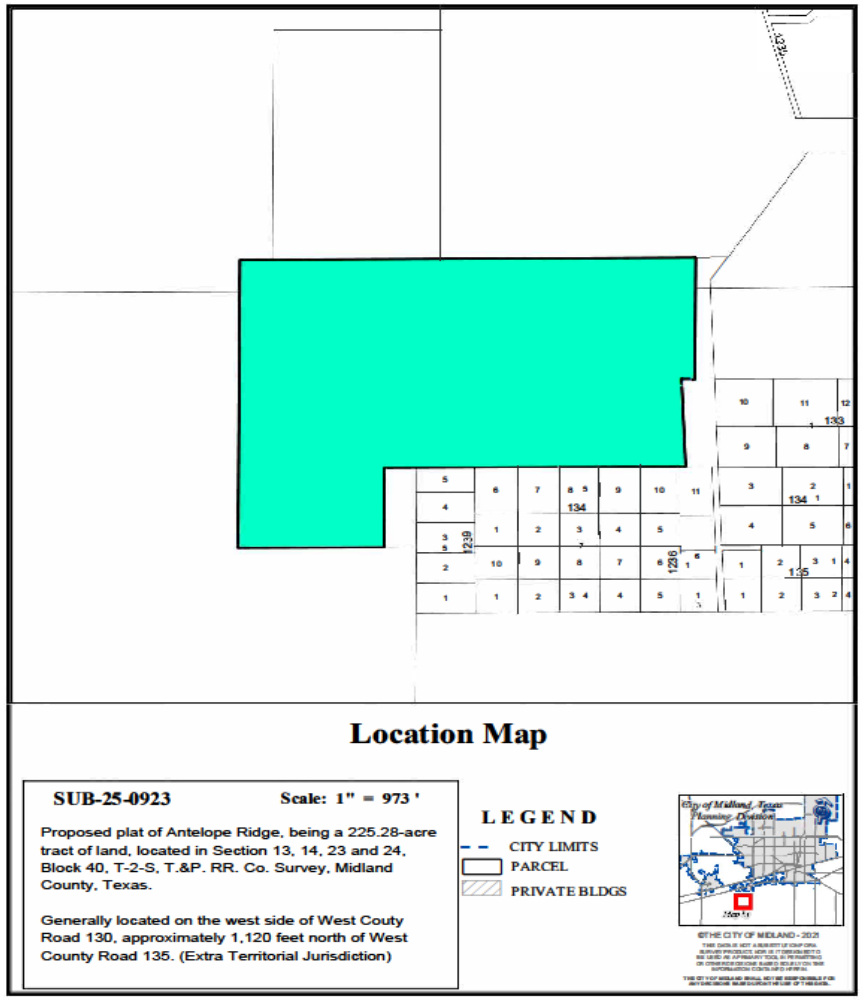
MIDLAND
Be the Energy!

FINAL PLAT
ANTELOPE RIDGE

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

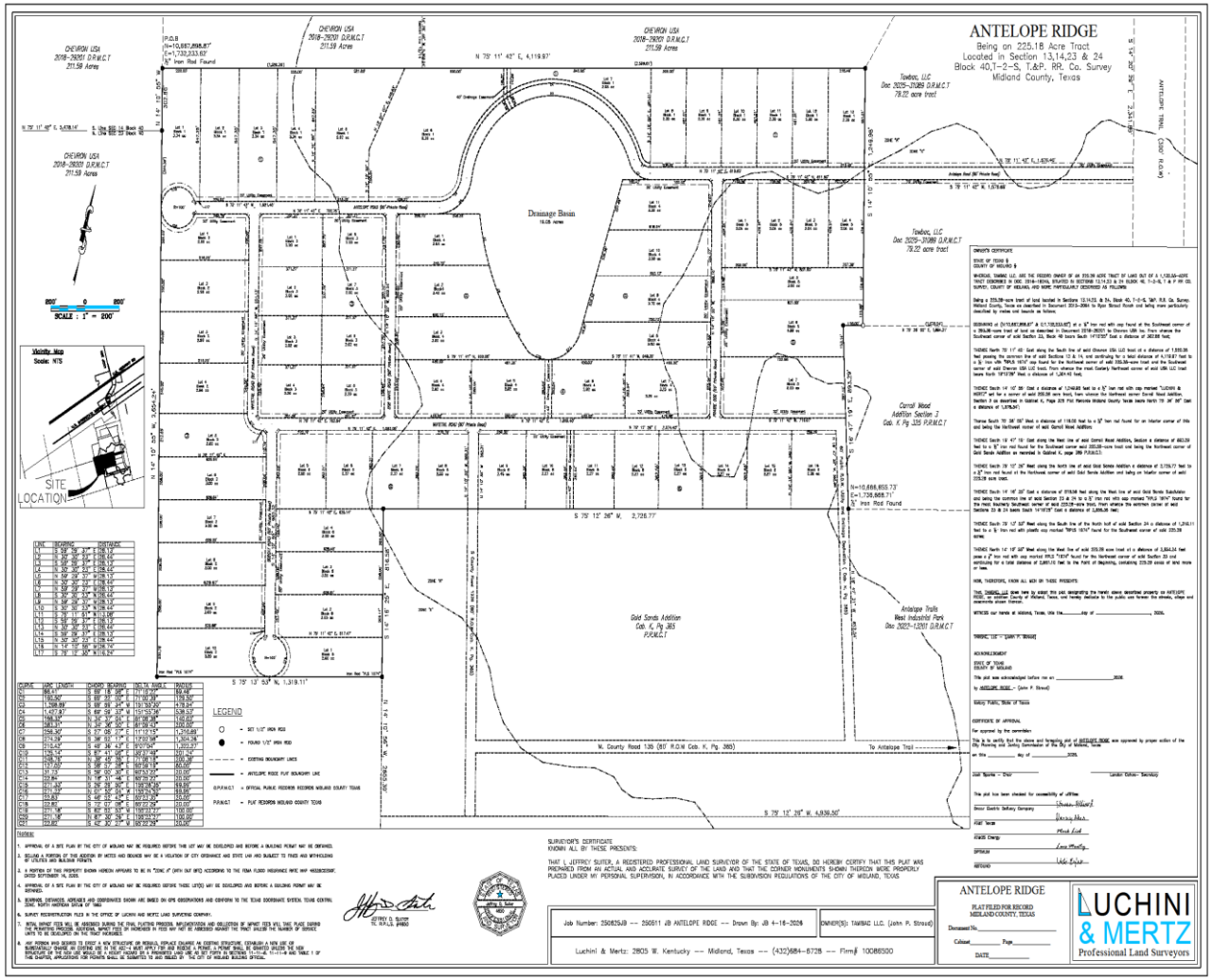
- **Property Owner:** TAWBAC Development, LLC
- **Representative:** Jimmy Berndt, with Luchini & Mertz Land Surveying Co.
- **Location:** Generally located on the west side of West Couty Road 130, approximately 1,120 feet north of West County Road 135. (Extra Territorial Jurisdiction)
- **Reason for Request:** Platting for future residential development



2

PLAT DETAILS

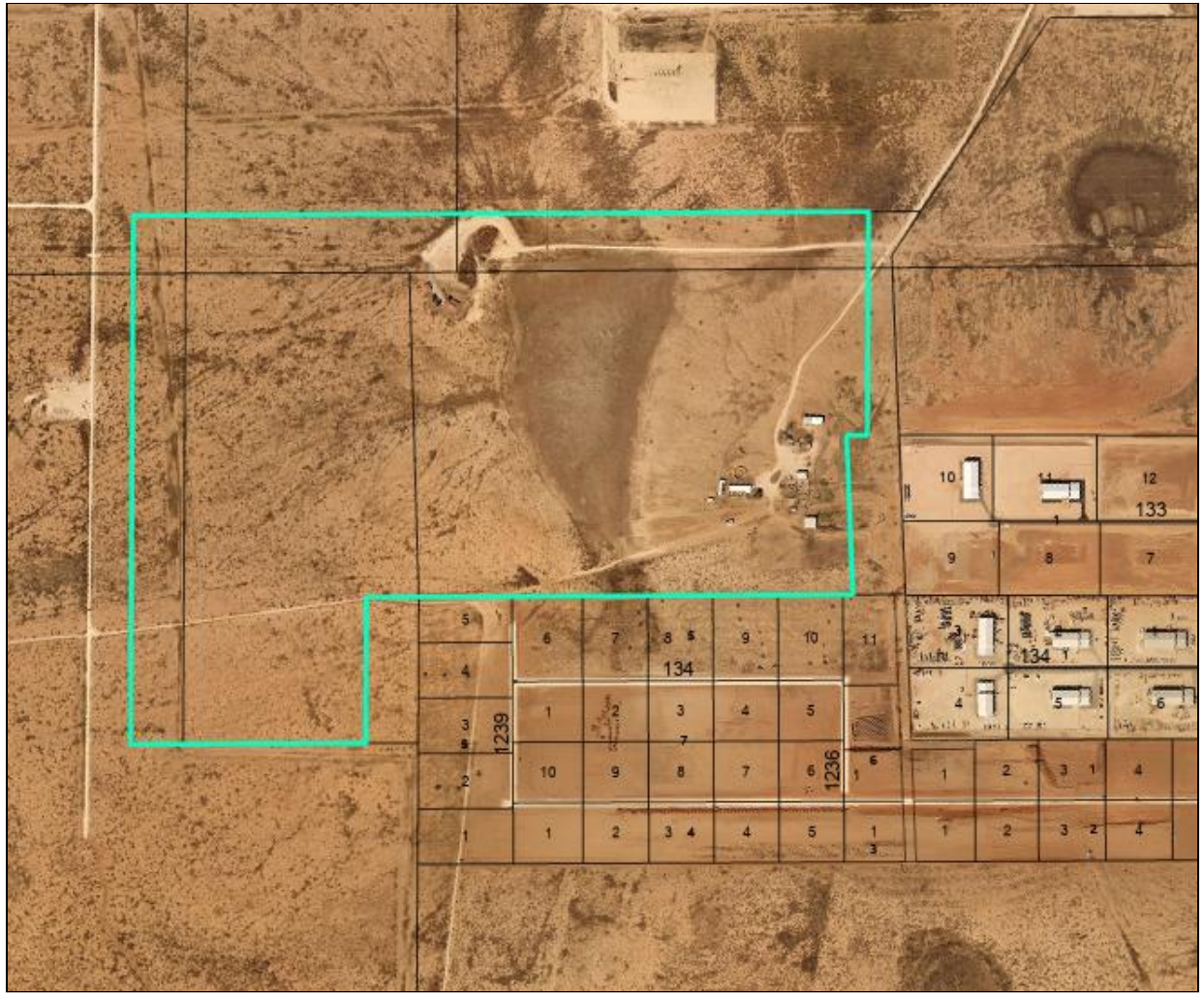
- **Acreage:** 225.28 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 65
- 2-3 acres each
- Intended for residential development



3

LAND USE

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



4

MIDLAND
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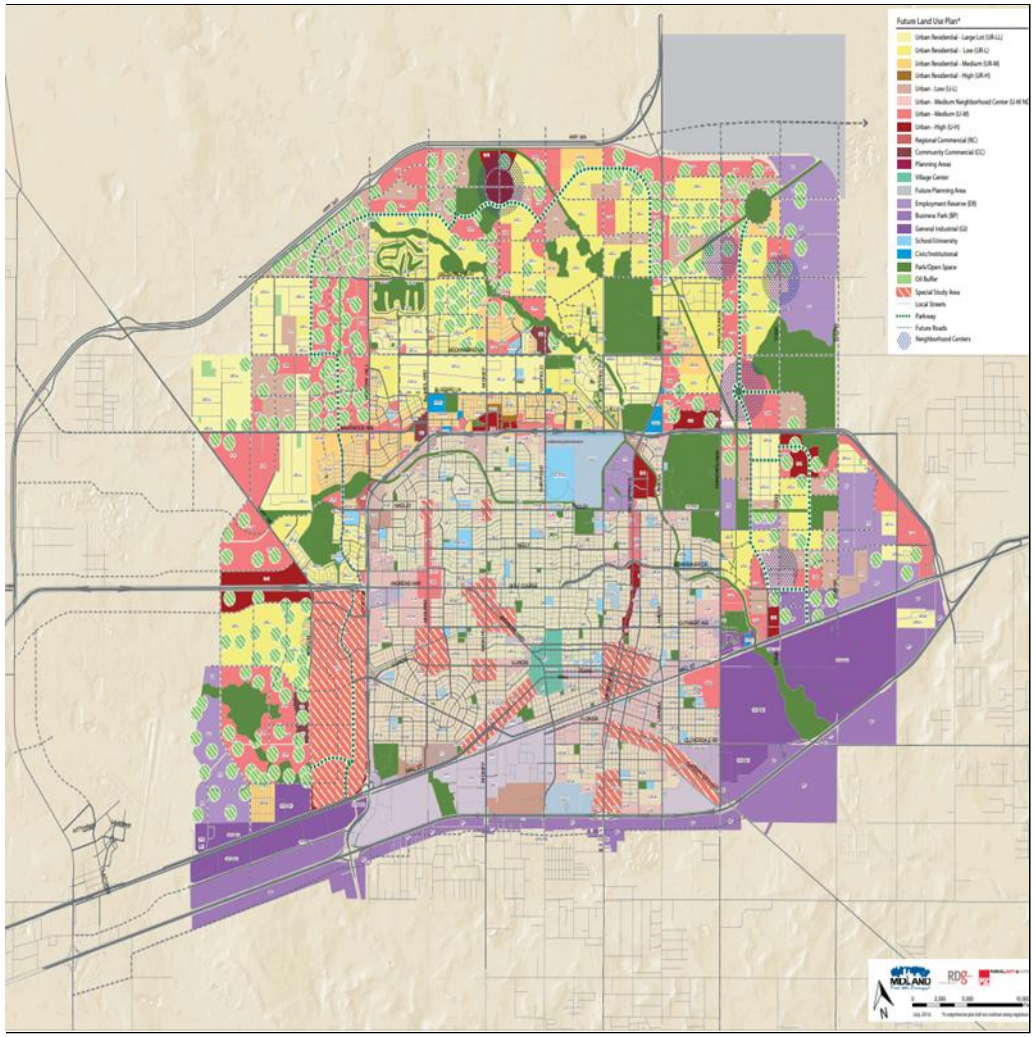
COMPREHENSIVE PLAN

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



5

OBJECTIONS

- 2 Letters were received
- One petition was received, signed by 34 people from 28 nearby businesses to the south of the development
- Concerns consisted of land use compatibility and traffic

RELATED ITEMS

- The Planning and Zoning Commission approved this request on February 2, 2026.
- City Council chose to take no action at the February 24, 2026 meeting, therefore this plat was approved by operation of law on March 27, 2026.

STAFF'S RECOMMENDATION

- Staff recommends approval of the Final Plat of Antelope Ridge

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:	**June 1, 2026**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Motion approving a Final Plat of Ruedas Addition, Section 3, being a 6.00-acre tract of land out of the southwest quarter of Section 23, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located on the east side of North County Road 1130, approximately 195 feet south of East County Road 57.)**

Purpose:
Current Zoning:

Extra Territorial Jurisdiction, ETJ

Preliminary Plat Approval:

Maverick Engineering, on behalf of Arkose Royalties 2, LLC, is requesting to plat a 48.80-acre tract of land located on the east side of South County Road 1130 into 22 lots for future industrial development.
The preliminary plat was approved by the Planning and Zoning Commission on March 2, 2026.
City Council approved the Preliminary Plat on March 24, 2026.

Final Plat Requirements:

The official signed Mylar copy of the final plat, the original tax certificates from both Midland County and the Midland Central Appraisal District and a title opinion have been received. All other conditions for final plat approval have been satisfied.
The final plat attached hereto has been circulated to all City departments for review.
Below are the departments' comments.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Engineering: (Approved)

IMPACT FEES: There are no impact fees associated with this plat. Plat outside designated service areas. Note not required. [For Applicant's Information Only.]
ROW: Deferral request for paving improvements were administratively approved on 5/18/2026. [For Applicant's Information Only.]
WATER: Deferral request for water improvements were administratively approved on 5/18/2026. [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 5/18/2026. [For Applicant's Information Only.]
DRAINAGE: Drainage report has been approved for platting purposes. [For Applicant's Information Only.]
EASEMENTS: Show existing and proposed. [For Applicant's Information Only.]
DIMENSION: * * * OTHER: * * *

Transportation: (Approved)

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

Fire: (Approved)

The Fire Department has reviewed the plat located within the Extraterritorial Jurisdiction (ETJ) and has no objection at this time. The applicant is advised to coordinate with the appropriate fire authority with jurisdiction to ensure compliance with all applicable fire code requirements, including, but not limited to, fire apparatus access and water supply for fire protection.

Oil and Gas: (Approved)

Out of the City Limits No Oil & Gas jurisdiction Well & Battery radius' illustrated. No oil and gas issues

Building Code: (Approved)

ETJ, no jurisdiction

GIS: (Approved)

Calls needed for the 30' access easement being dedicated, and distances needed for 20' shared access easement. Second coordinate is incorrect. Check labeling for "Unplatted" to the west of this plat.

ADDRESSING: (Approved)

County Plat - To be addressed by MECD

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 9 proposed lots of Serapa Addition, Section 2, PLAT OF A 26.4 ACRE TRACT OF SECTION 47, BLOCK 38, T-1-S, T. & P. RR. CO. SURVEY lots 8-12 are 3 acres, lots 13,14 are 1 acres and above, lots 15,16 are 2 acres, property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

CRMWD: (Approved)

We do not have any comments on this plat.

OPTIMUM: (Approved)

Optimum has aerial fiber, going north on the poles west of South County Rd 1130

ONCOR: (Approved)

Oncor has no conflicts or objections with this plat.

MIDLAND COUNTY: (Approved)

MCAD parcel lines and CoM parcel lines don't appear to align along CR 1130 frontage.

AT&T: (Approved)

No issues with AT&T.

Planning: (Approved)

Staff recommends approval of the Final Plat of Ruedas Addition, Section 1.

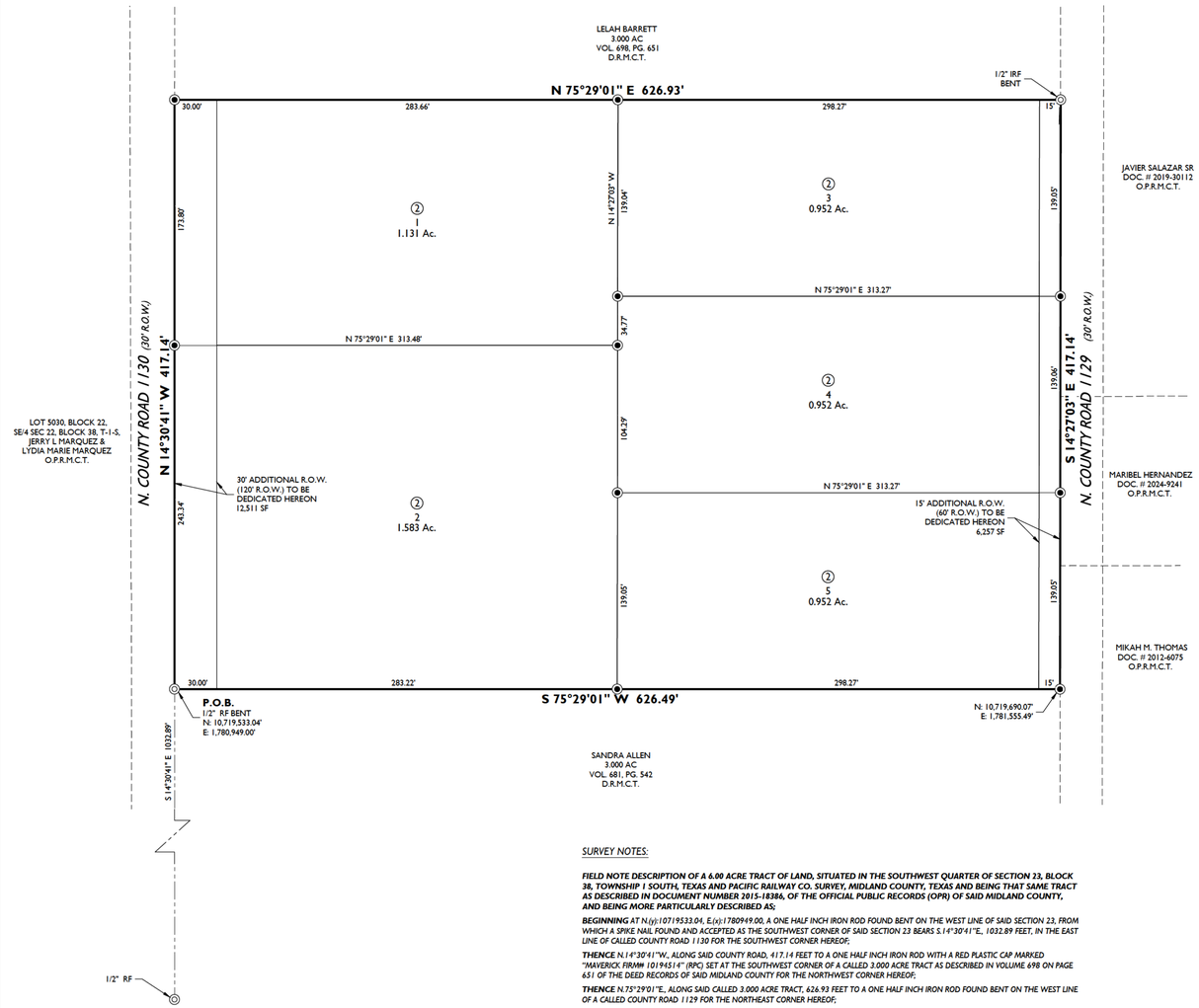
Attachments:

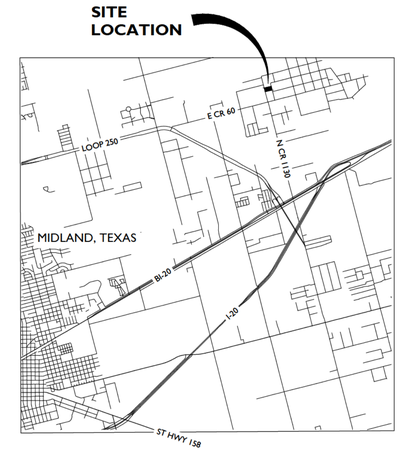
A. P-26-2551, Combined Docs
B. P&Z - Ruedas Final Plat

Angelina Bettanini, Development Services	Created/Initiated - 5/30/2026
Landon Ochoa, Development Services	Final Approval - 5/30/2026

RUEDAS ADDITION, SECTION 3

A 6.00 ACRE TRACT OF LAND, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, BLOCK 38, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY CO. SURVEY, MIDLAND COUNTY, TEXAS





VICINITY MAP

N.T.S.

0' 50' 100'

ORIGINAL SCALE: 1" = 50'

LEGEND

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

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)
1300 WEST ILLINOIS AVENUE
MIDLAND, TX 79701

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

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS ABELARADO & ARMINE ESPINOZA, ARE THE RECORD OWNERS OF A TRACT OF LAND SITUATED IN SECTION 23, BLOCK 38, T-1-S, T&P. RR. CO. SURVEY, MIDLAND COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ABELARADO & ARMINE ESPINOZA, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS RUEDAS ADDITION, SECTION 3, 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 _____, 2026.

BY: ABELARADO ESPINOZA

BY: ARMINE ESPINOZA

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2026 BY ABELARADO ESPINOZA.

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 _____, 2026 BY ARMINE ESPINOZA.

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 RUEDAS ADDITION, SECTION 3, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

_____DAY OF_____ 2026.

JOSHUA SPARKS , CHAIRMAN

LANDON OCHOA, SECRETARY

SURVEY NOTES:

FIELD NOTE DESCRIPTION OF A 6.00 ACRE TRACT OF LAND, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, BLOCK 38, TOWNSHIP 1 SOUTH, TEXAS AND PACIFIC RAILWAY CO. SURVEY, MIDLAND COUNTY, TEXAS AND BEING THAT SAME TRACT AS DESCRIBED IN DOCUMENT NUMBER 2015-18386, OF THE OFFICIAL PUBLIC RECORDS (OPR) OF SAID MIDLAND COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS;

***BEGINNING** AT N.(y)10719533.04, E.(x)1780949.00, A ONE HALF INCH IRON ROD FOUND BENT ON THE WEST LINE OF SAID SECTION 23, FROM WHICH A SPIKE NAIL FOUND AND ACCEPTED AS THE SOUTHWEST CORNER OF SAID SECTION 23 BEARS S.14°30'41"E., 1032.89 FEET, IN THE EAST LINE OF CALLED COUNTY ROAD 1130 FOR THE SOUTHWEST CORNER HEREOF;*

***THENCE** N.14°30'41"W., ALONG SAID COUNTY ROAD, 417.14 FEET TO A ONE HALF INCH IRON ROD WITH A RED PLASTIC CAP MARKED "MAVERICK FIRM# 10194514" (RPC) SET AT THE SOUTHWEST CORNER OF A CALLED 3.000 ACRE TRACT AS DESCRIBED IN VOLUME 698 ON PAGE 651 OF THE DEED RECORDS OF SAID MIDLAND COUNTY FOR THE NORTHWEST CORNER HEREOF;*

***THENCE** N.75°29'01"E., ALONG SAID CALLED 3.000 ACRE TRACT, 626.93 FEET TO A ONE HALF INCH IRON ROD FOUND BENT ON THE WEST LINE OF A CALLED COUNTY ROAD 1129 FOR THE NORTHEAST CORNER HEREOF;*

***THENCE** S.14°27'03"E., ALONG SAID COUNTY ROAD, 417.14 FEET TO AN "RPC" SET AT THE NORTHEAST CORNER OF A CALLED 3.000 ACRE TRACT AS DESCRIBED IN VOLUME 681 ON PAGE 542 OF SAID DEED RECORDS FOR THE SOUTHEAST CORNER HEREOF;*

***THENCE** S.75°29'01"W., ALONG SAID CALLED 3.000 ACRE TRACT, 626.49 FEET TO THE **POINT OF BEGINNING**, CONTAINING 6.00 ACRES OF LAND.*

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0125F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

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

SURVEY NOTES:

1. *BASIS OF BEARING, COORDINATES, 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 0.999896911 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.*

DEVELOPMENT NOTES

1. *SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.*
2. *APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.*
3. *THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:*
   (1) THE REPRESENTED LOTS ARE REPLATTED FOR SUBDIVISION INTO MORE THAN ONE LOT OR :
   (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.
4. *IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING PROCESS, IMPLEMENTATION AND COLLECTION OF IMPACT FEES WILL TAKE PLACE DURING THE BUILDING PERMIT PROCESS. ADDITIONAL IMPACT FEES OR INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASED.*

UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

Electronically signed by: Mark Lieb
ATMOS ENERGY
BY: Mark Lieb

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

Signed by: Luis Montez
OPTIMUM by Altice
BY: Luis Montez

Electronically signed by: Vicki Byler
ASTOUND BROADBAND
BY: VICKI BYLER

PROPERTY OWNER

[redacted]

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

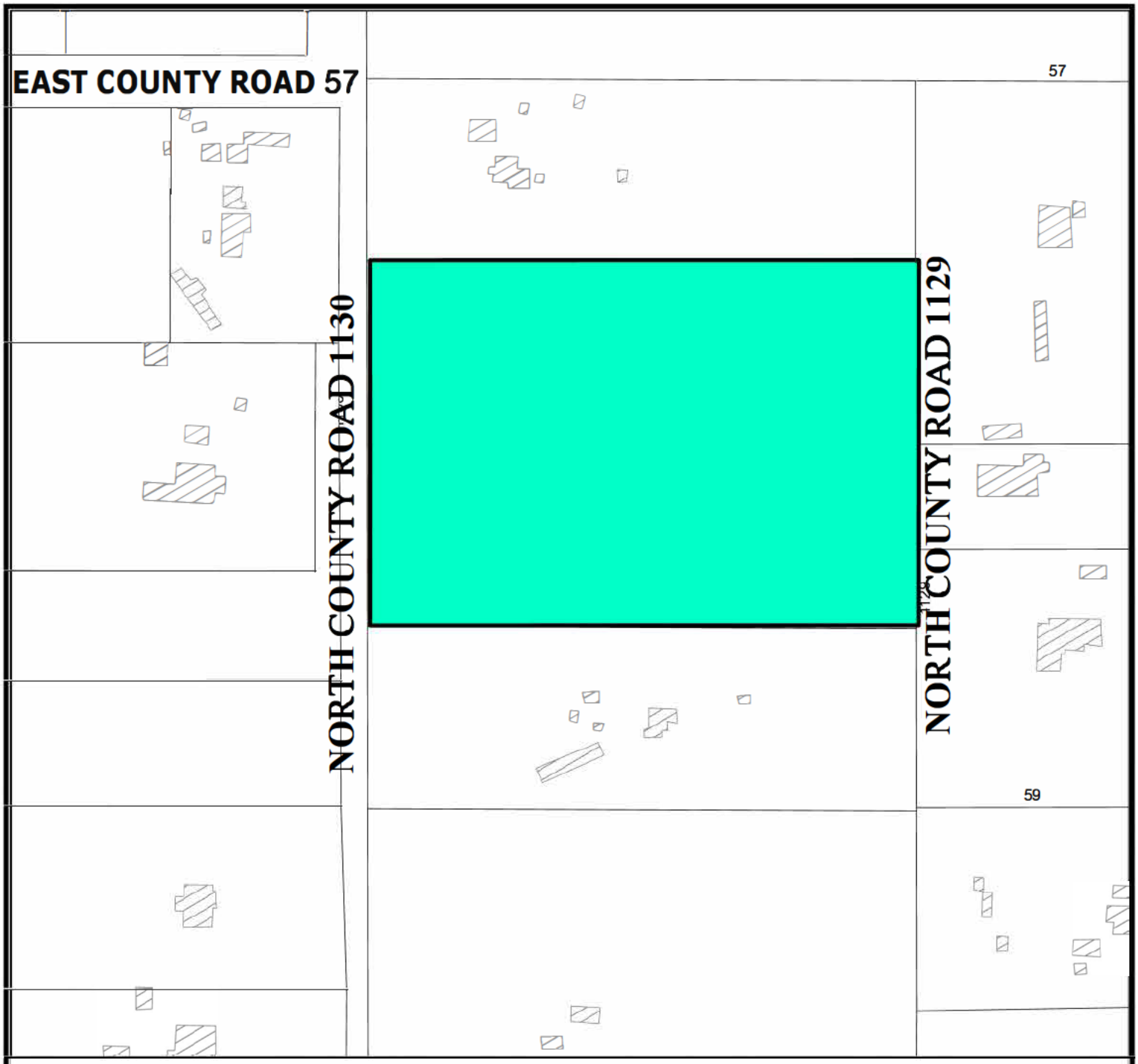
NO. _____

DATE _____

M A V E R I C K
CIVIL ENGINEERING / LAND SURVEYING
1300 West Illinois Avenue
Midland, Texas 79701
ENGINEER FIRM #: F-15089
SURVEY FIRM #: 10194514
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com

RUEDAS ADDITION, SECTION 3

Drawing : F:\2025\250085-RUEDAS HOMES-4814 N CR 1130\DRAWINGS\PLAT\FINAL PLAT\250085 FINAL PLAT.DWG Last Saved By: SDavis on 5/5/26



Location Map

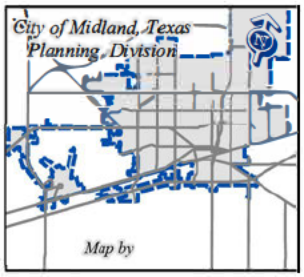
SUB-25-0884 **Scale: 1" = 163 '**

Proposed plat of Ruedas Addition, Section 1, being a 6.00-acre tract of land out of the southwest quarter of Section 23, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Generally located on the east side of North County Road 1130, approximately 195 feet south of East County Road 57. (Extraterritorial Jurisdiction)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©THE CITY OF MIDLAND - 2021

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

57
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1129
59
1130

MIDLAND
Be the Energy!

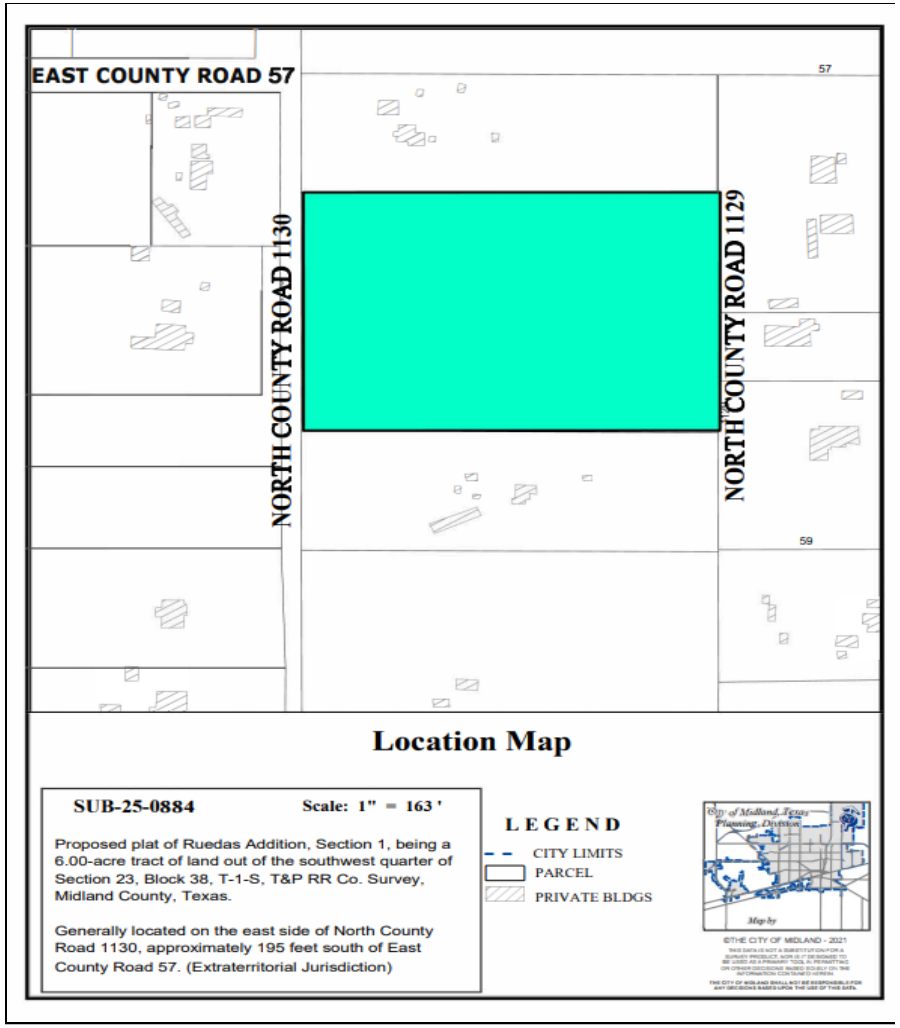
ITEM

PRELIMINARY PLAT
RUEDAS ADDITION, SECTION 3

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Abelarado and Armine Espinoza
- **Representative:** Andrew Mellen, with Maverick Engineering
- **Location:** 4814 North County Road 1130 (Extraterritorial Jurisdiction)
- **Reason for Request:** Platting for future residential development



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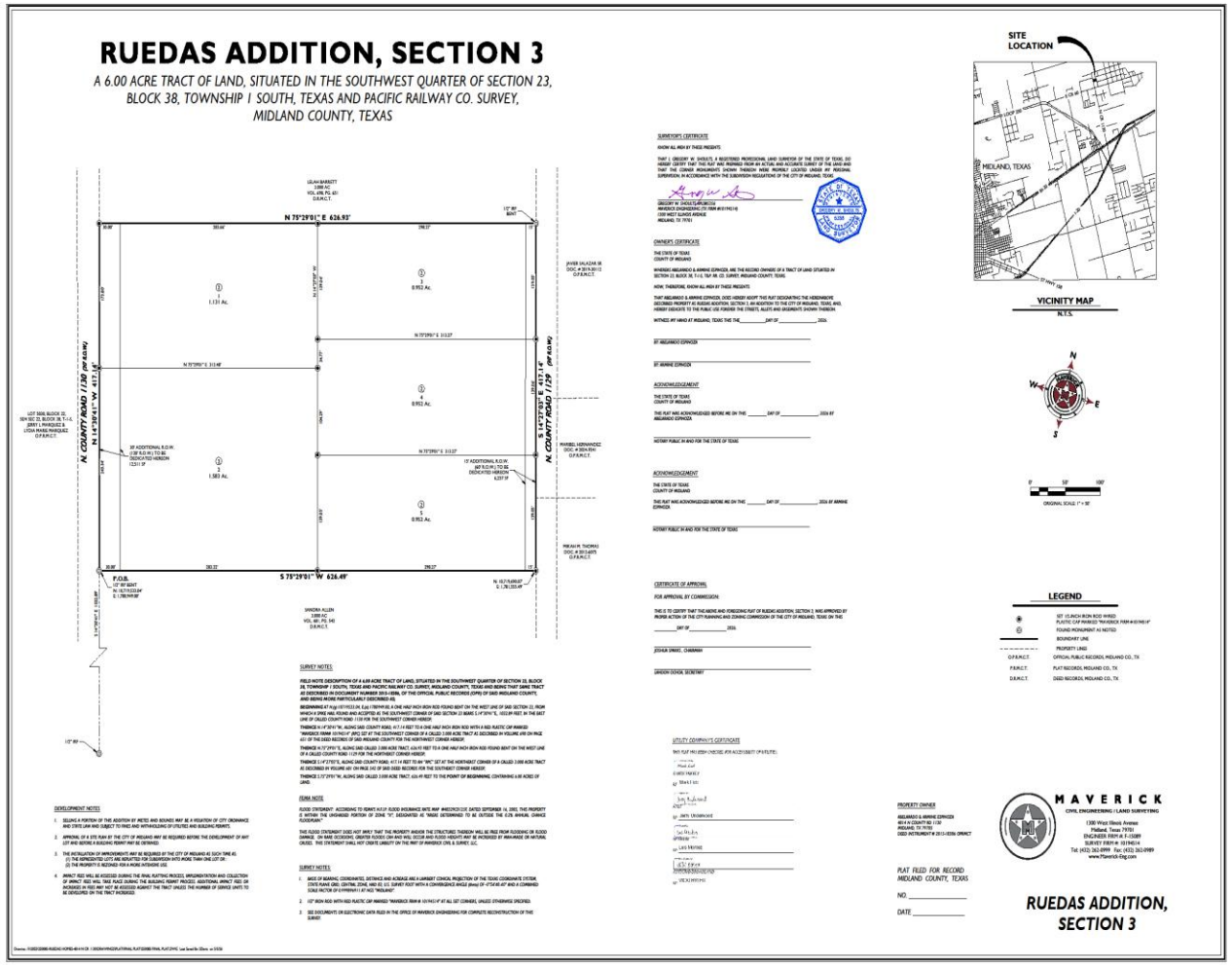
PLAT DETAILS

- **Acreage:** 6.00 acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 5



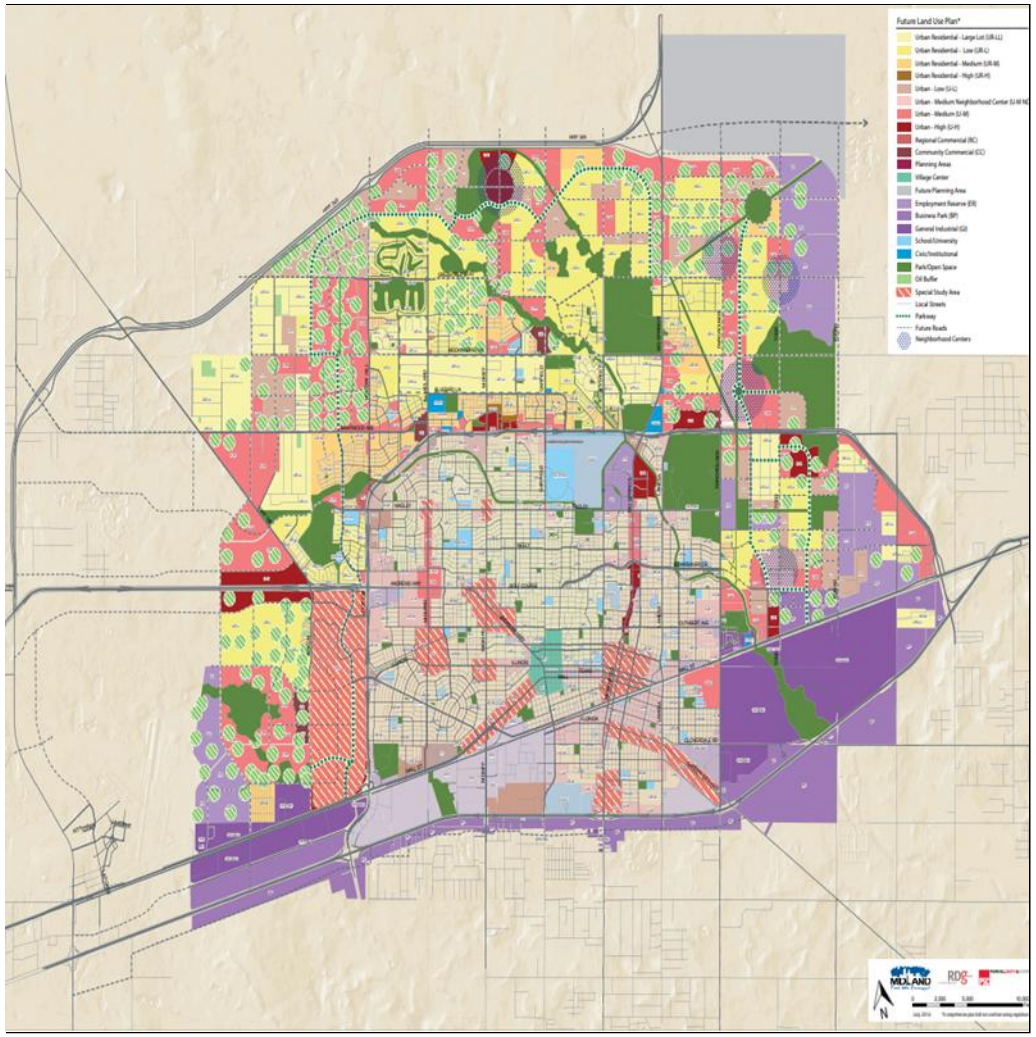
LAND USE

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

4

COMPREHENSIVE PLAN

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



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STAFF'S RECOMMENDATION

- Staff recommends approval of the Final Plat of Ruedas Addition, Section 3

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:	**June 1, 2026**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Motion approving a Final Plat of Serapa Addition, Section 2, being a plat of a 48.80-acre tract of land out of Section 47, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas. (Generally located at the southeast corner of the intersection of East County Road 95 and South County Road 1130.)**

Purpose:
Current Zoning:

Extra Territorial Jurisdiction, ETJ

Preliminary Plat Approval:

Maverick Engineering, on behalf of Arkose Royalties 2, LLC, is requesting to plat a 48.80-acre tract of land located on the east side of South County Road 1130 into 22 lots for future industrial development.

The preliminary plat was approved by the Planning and Zoning Commission on March 2, 2026. City Council approved the Preliminary Plat on March 24, 2026.

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

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

Below are the departments' comments.

Recommended Action:
Approve

Fiscal Impact:
None.

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Engineering: (Approved)

IMPACT FEES: There are no impact fees associated with this plat. Plat outside designated service areas. Note not required. [For Applicant's Information Only.]

ROW: Deferral request for paving improvements were administratively approved on 5/18/2026. [For Applicant's Information Only.]

WATER: Deferral request for water improvements were administratively approved on 5/18/2026. [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 5/18/2026. [For Applicant's Information Only.]

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

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

DIMENSION: * * * OTHER: * * *

Transportation: (Approved)

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

Fire: (Approved)

The Fire Department has reviewed the plat located within the Extraterritorial Jurisdiction (ETJ) and has no objection at this time. The applicant is advised to coordinate with the appropriate fire authority with jurisdiction to ensure compliance with all applicable fire code requirements, including, but not limited to, fire apparatus access and water supply for fire protection.

Oil and Gas: (Approved)

Out of the City Limits No Oil & Gas jurisdiction Well & Battery radius' illustrated. No oil and gas issues

Building Code: (Approved)

ETJ, no jurisdiction

GIS: (Approved)

Calls needed for the 30' access easement being dedicated, and distances needed for 20' shared access easement. Second coordinate is incorrect. Check labeling for "Unplatted" to the west of this plat.

ADDRESSING: (Approved)

County Plat - To be addressed by MECD

HEALTH DEPARTMENT: (Approved)

Yes, the health department will review applications from the 9 proposed lots of Serapa Addition, Section 2, PLAT OF A 26.4 ACRE TRACT OF SECTION 47, BLOCK 38, T-1-S, T. & P. RR. CO. SURVEY lots 8-12 are 3 acres, lots 13,14 are 1 acres and above, lots 15,16 are 2 acres, property owner must contact the pipeline company to get the setback to their pipeline before any excavation can occur to ensure the proposed plans on the application for the septic system will meet the setbacks from the water well on the property and the water wells on the adjacent properties.

CRMWD: (Approved)

We do not have any comments on this plat.

OPTIMUM: (Approved)

Optimum has aerial fiber, going north on the poles west of South County Rd 1130

ONCOR: (Approved)

Oncor has no conflicts or objections with this plat.

MIDLAND COUNTY: (Approved)

MCAD parcel lines and CoM parcel lines don’t appear to align along CR 1130 frontage.

AT&T: (Approved)

No issues with AT&T.

Planning: (Approved)

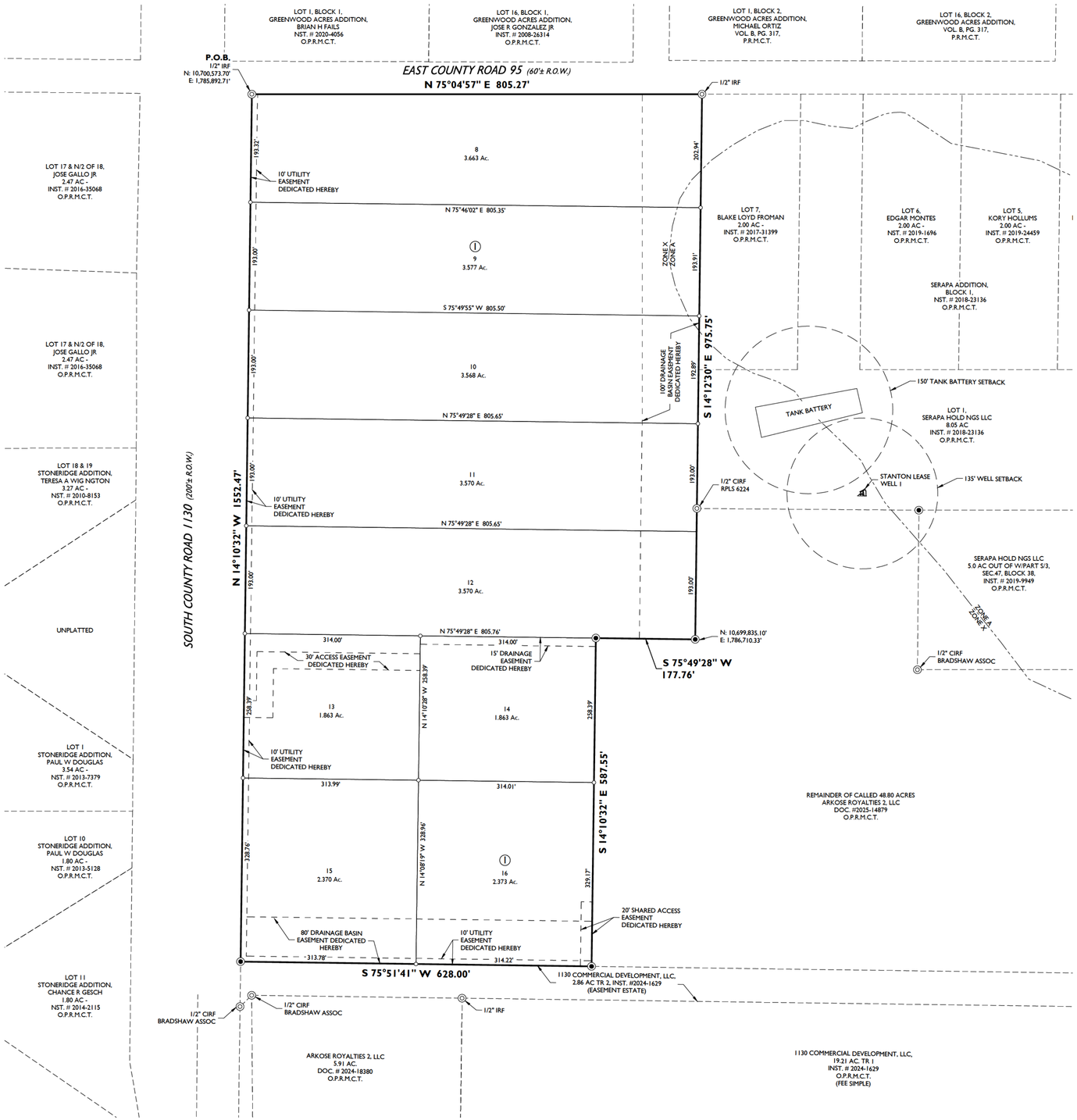
Staff recommends approval of the Final Plat of Ruedas Addition, Section 1.

Attachments:
A. P-26-2553, Combined Docs
B. PZ - - Serapa Final Plat

Angelina Bettanini, Development Services — Created/Initiated - 5/28/2026
Landon Ochoa, Development Services — Final Approval - 5/30/2026

SERAPA ADDITION, SECTION 2

BEING A 26.41 ACRE TRACT OF LAND OUT OF, SECTION 47, BLOCK 38, T-1-S T&P RY SURVEY CO. COUNTY OF MIDLAND, TEXAS



Drawing : F:\2025\250162-ARKOSE PETROLEUM-GREENWOOD SMILEY DEVELOPMENT\DRAWINGS\PLAT\FINAL PLAT\PHASE 1\250162 FINAL PLAT PHASE 1.DWG Last Saved By: JRodriguez on 4/16/26

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS ARKOSE PETROLEUM, LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 47, BLOCK 38, T-1-S, T&P. RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ARKOSE PETROLEUM, LLC, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS SERAPA ADDITION, SECTION 2, AN ADDITION TO MIDLAND COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON;

WITNESS MY HAND AT MIDLAND, TEXAS, THIS

THE_____DAY OF _____, 2026.

_____
By:ARKOSE PETROLEUM, LLC / JARED ATCHISON, PRESIDENT

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2026
BY_____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SERAPA 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_____ 2026.

_____
JOSHUA SPARKS, 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.

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.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0125F, 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.

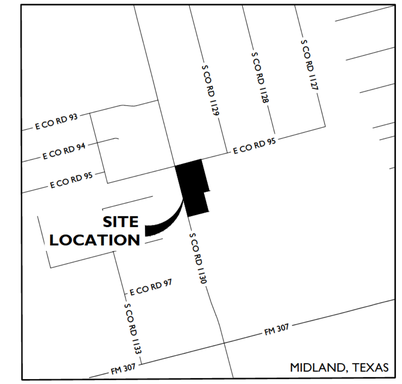
_____
ATMOS ENERGY
BY: _____

_____
AT&T
BY: _____

_____
OPTIMUM
BY: _____

_____
ASTOUND BROADBAND
BY: _____

_____
ONCOR ELECTRIC DELIVERY
BY: _____



VICINITY MAP

N.T.S.

0' 100' 200' 300'
SCALE 1" = 100'

LEGEND

◉	SET 1/2-INCH RON ROD W/RED PLASTIC CAP MARKED "MAVERICK F RM #10194514"
◎	FOUND MONUMENT AS NOTED
○	PROPOSED LOT CORNER
	EXISTING PUMP JACK
———	BOUNDARY LINE
- - - - -	EXISTING PROPERTY LINES
- - - - -	PROPOSED EASEMENT L NE
O.P.R.M.C.T.	OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

_____
GREGORY W. SHOULTS, REGISTERED
MAVERICK ENGINEERING (TX FIRM #10194514)
1300 W. ILLINOIS AVENUE
MIDLAND, TX 79701

PROPERTY OWNER

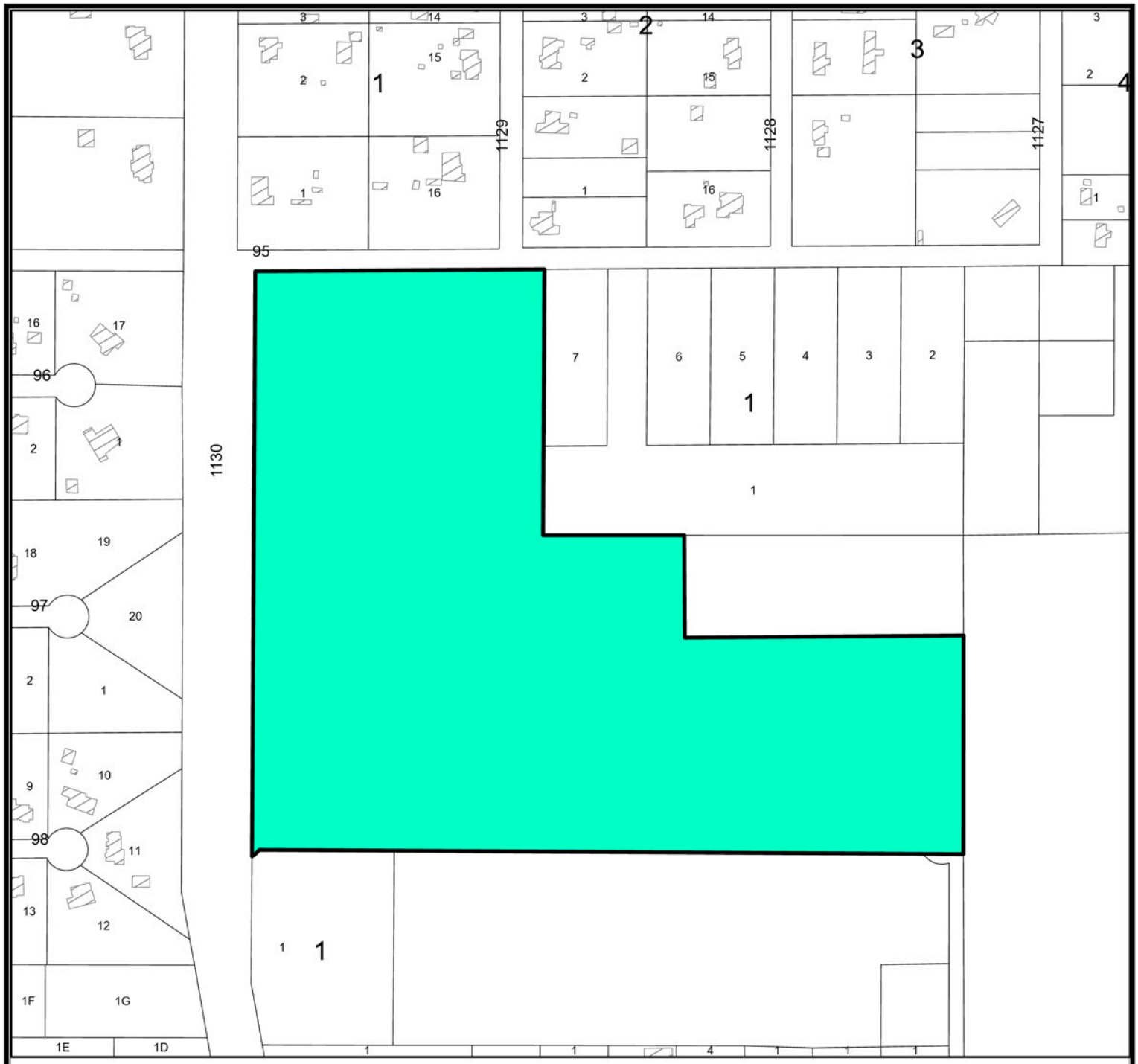
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

MAVERICK
CIVIL ENGINEERING / LAND SURVEYING
1300 West Illinois Avenue,
Midland, Texas 79701
ENGINEER FIRM #: F-15089
SURVEY FIRM #: 10194514
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com

SERAPA ADDITION, SECTION 2



Location Map

SUB-26-0941 **Scale: 1" = 399 '**

Proposed plat of Serapa Addition, Section 2, being a plat of a 48.80-acre tract of land out of Section 47, Block 38, T-1-S, T&P RR Co. Survey, Midland County, Texas.

Generally located at the southeast corner of the intersection of East County Road 95 and South County Road 1130. (Extra Territorial 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.

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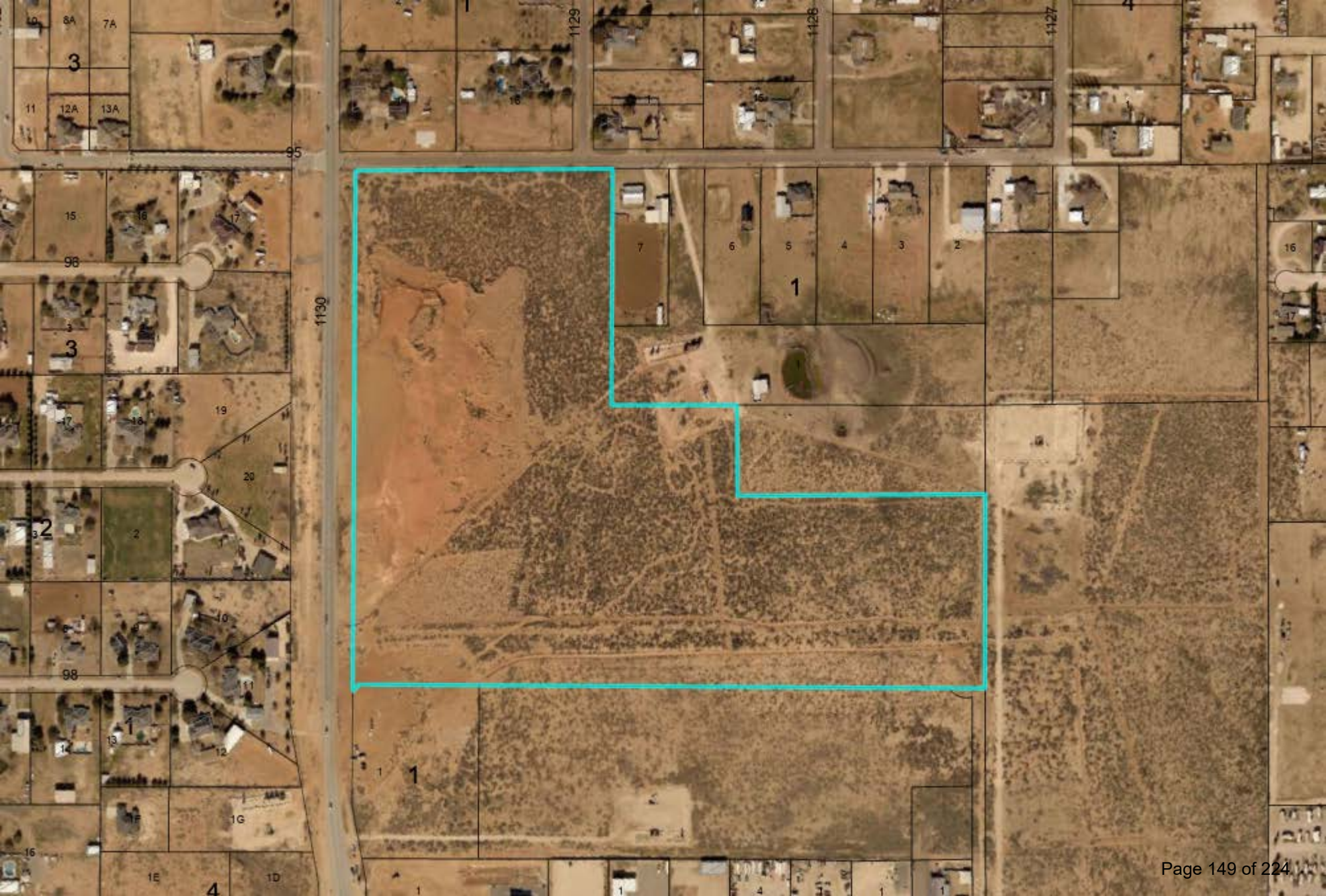

1129
1128
1127
1130
95
98
98

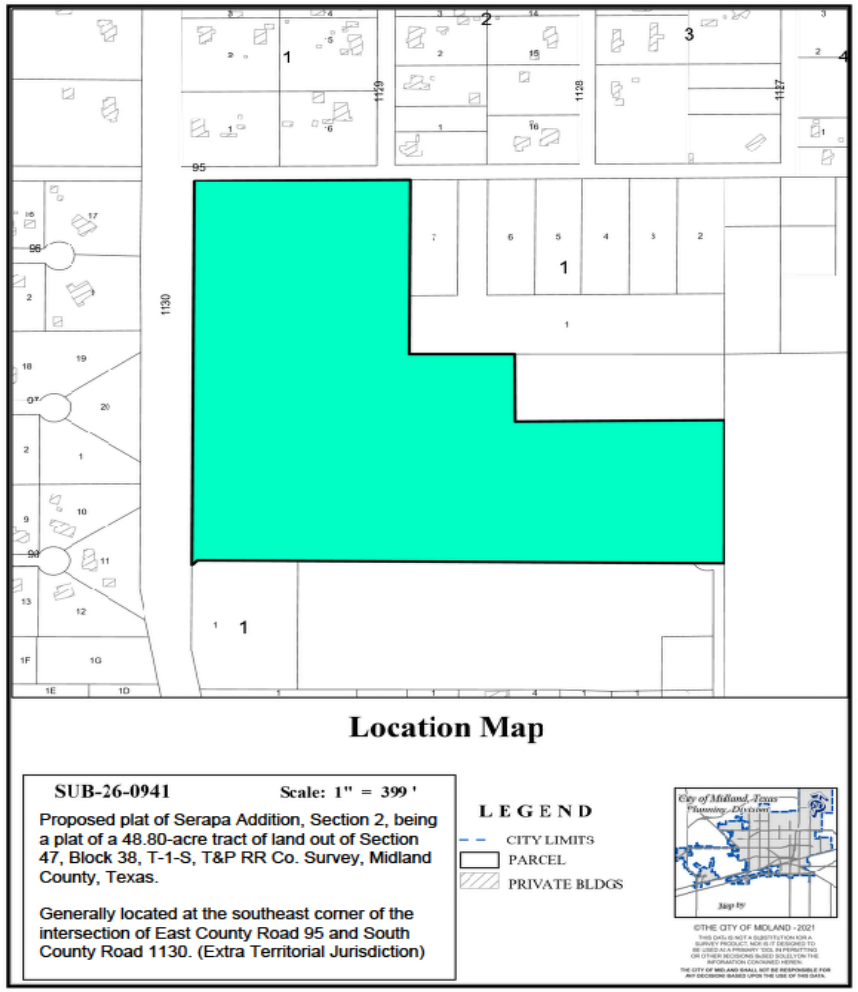
MIDLAND
Be the Energy!

PRELIMINARY PLAT
SERAPA ADDITION, SECTION 2

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

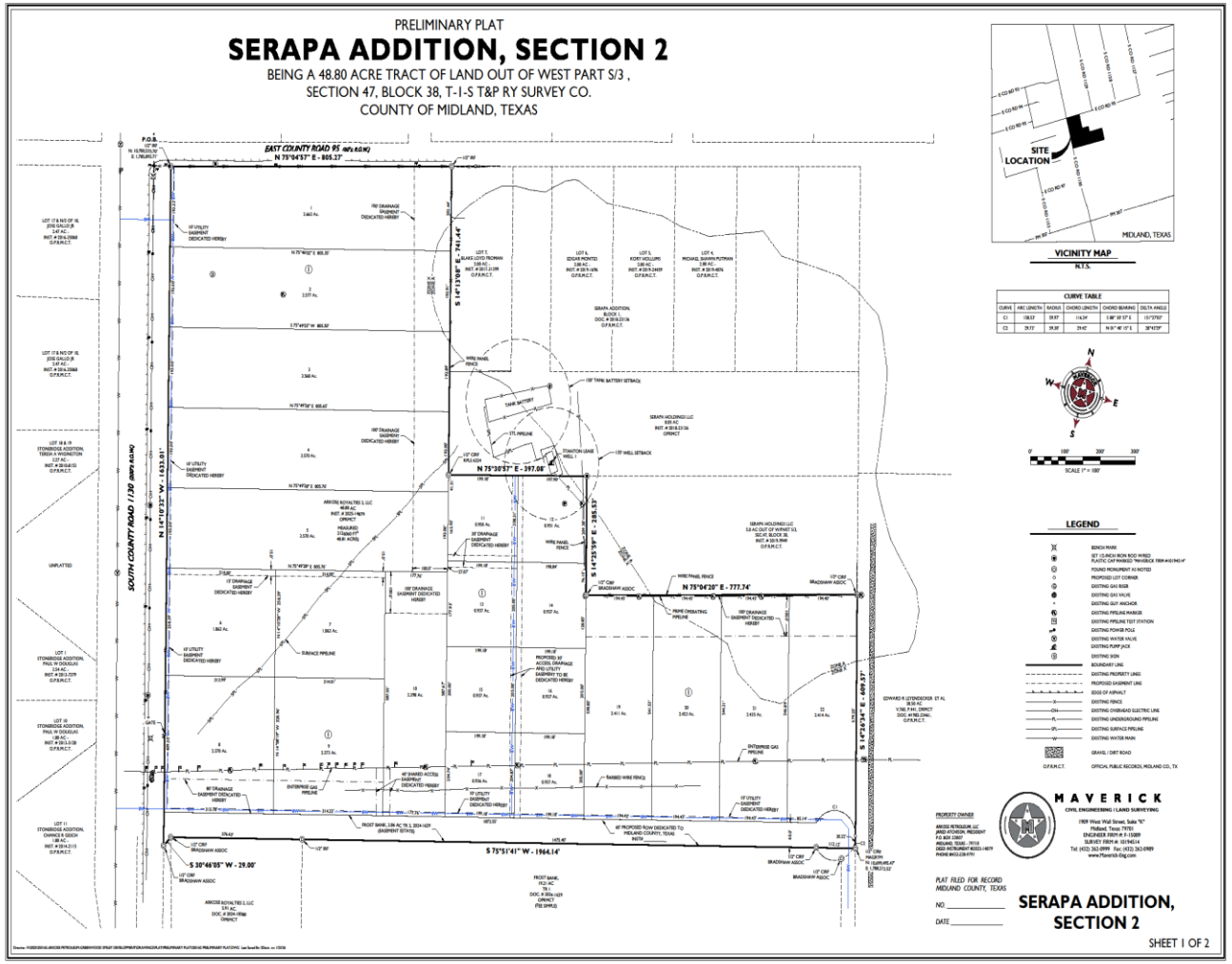
- **Property Owner:** Arkose Royalties 2, LLC
- **Representative:** Ashlee Devine, with Maverick Engineering
- **Location:** Generally located at the southeast corner of the intersection of East County Road 95 and South County Road 1130. (Extraterritorial Jurisdiction)
- **Reason for Request:** Platting for future industrial development with office space



MIDLAND
Be the Energy!

PLAT DETAILS

- **Acreage:** 48.80-acres
- **Number of Existing Lots:** 0
- **Number Proposed Lots:** 22

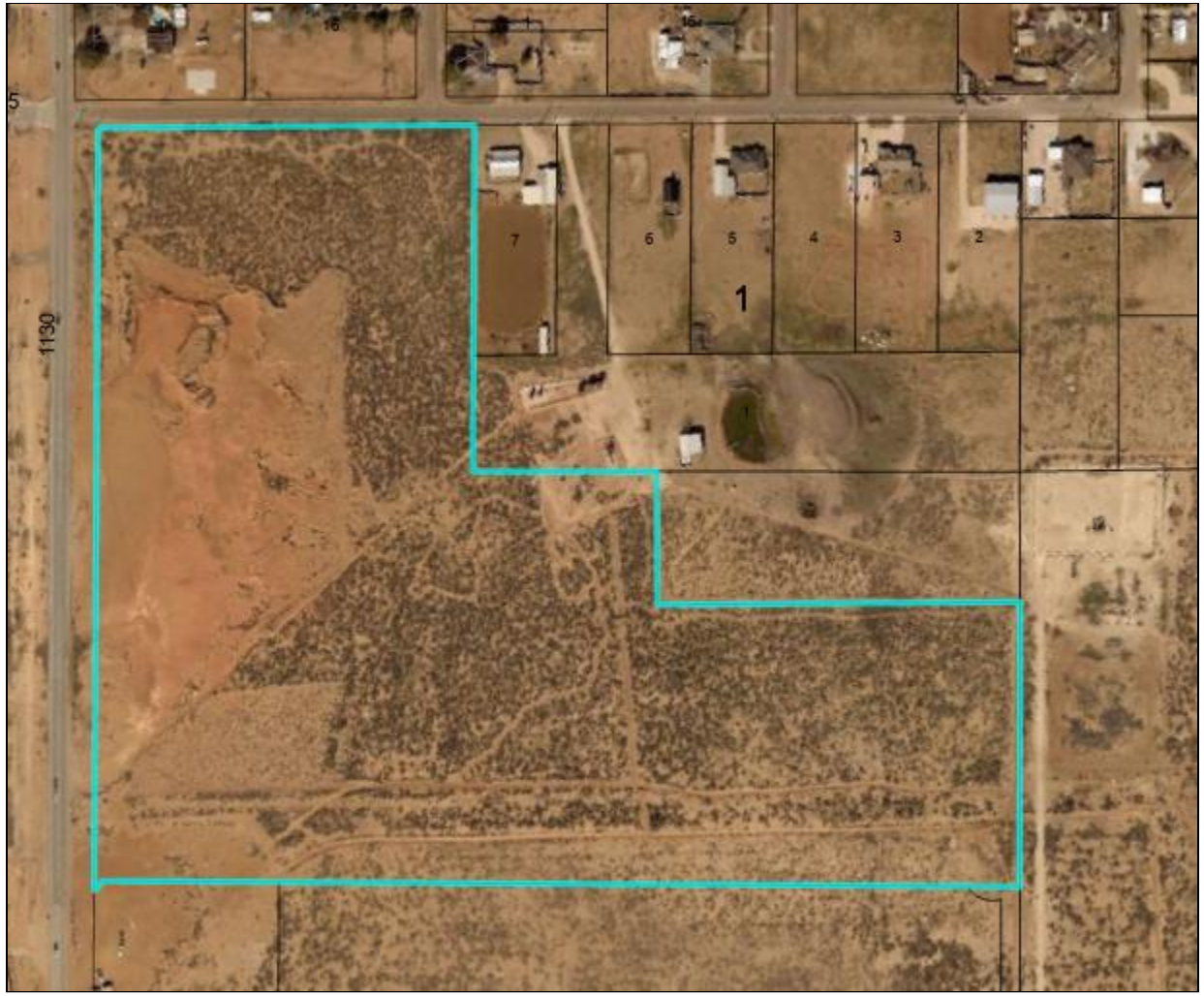


3

MIDLAND
Be the Energy!

LAND USE

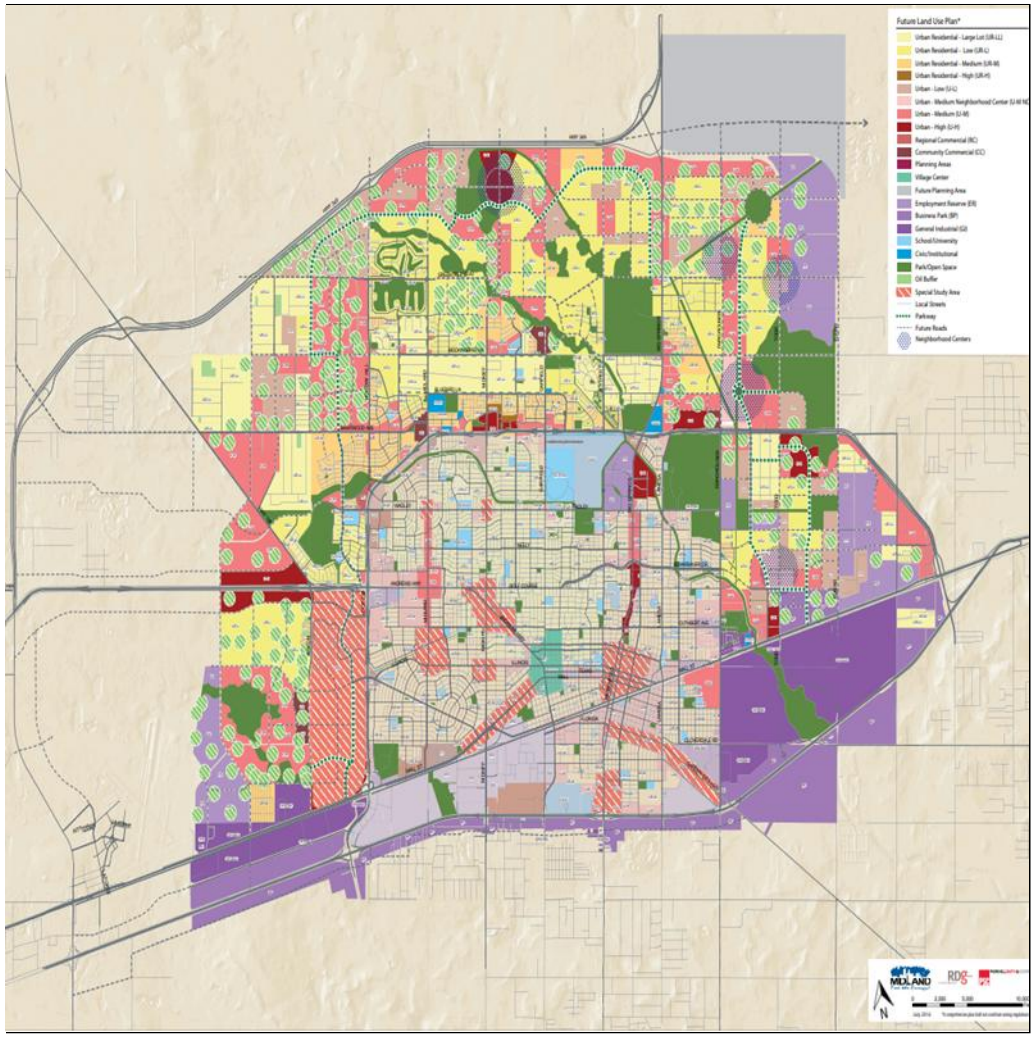
- **Current Use:** Vacant Land
- **Surrounding Uses:**
  - **North/West:** Single-Family Housing
  - **East:** Single-Family Housing and Vacant Land
  - **South:** Vacant Land
- **Proposed Use:** Industrial Use



MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

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



5

RELATED ITEMS

- The preliminary plat was approved by the Planning and Zoning Commission on March 2, 2026.
- City Council approved the Preliminary Plat on March 24, 2026.

STAFF'S RECOMMENDATION

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

MISSION

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

Planning and Zoning Commission Meeting

Item Number:	**13.**
Meeting Date:	**June 1, 2026**
To:	**Planning and Zoning Commission**
From:	**Lori Elliott, Planner**
Subject:	**Motion approving a Final Plat of South Park Addition, Section 8, being a replat of Lot 1A, Block 44, Lot 2A, Block 43, and Lot 3, Block 1, South Park Addition, Section 6, and the south 0.42 acres of the east 1.00 acre of the west 2.00 acres of Tract 1, Bizzell-Kiser Addition, City and County of Midland, Texas. (Generally located at the southeast corner of the intersection of East Hicks Avenue and South Fort Worth Street.)**

Purpose:
Magrym Consulting, on behalf of Benjamin Luna, is requesting to replat a property located at 410 East Hicks Avenue into 8 lots in order to obtain building permits for future residential development.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Current Zoning:

2F, Two-Family Dwelling District

Preliminary Plat Approval:

Magrym Consulting, on behalf of Benjamin Luna, is requesting to replat a property located at 410 East Hicks Avenue into 8 lots in order to obtain building permits for future residential development.

The preliminary plat was approved at the February 17, 2026, Planning and Zoning Commission meeting.

Final Plat Requirements:

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

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

Below are the departments' comments.

Engineering: (Approved)

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

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

PAVING: S. Fort Worth roadway okay as is. E. Montgomery roadway okay as is. No public paving improvements required. [For Applicant's Information Only.]

WATER: 6" water exists in Montgomery Street S of tract, okay as is. No public water improvements required. Fort Worth Water is none existing. Construct to City standards along entire platted frontage, serving all lots with looped system. Deferral request can only be approved/denied as item on Council Agenda. [Reference City Code Section 11-2-3(G)1 & 11-2-4(A)2(a)]

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

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

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

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

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

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

Transportation: (Approved)

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

Fire: (Approved)

The Fire Department has reviewed the final plat and has no objection to approval. This

approval is limited to platting only and does not constitute approval of fire code compliance or guarantee of adequate fire protection infrastructure. All future development shall comply with the 2015 International Fire Code (IFC) and local amendments, including but not limited to fire apparatus access (IFC §503), water supply and fire flow (IFC §507), fire hydrant placement (§507.5), and fire protection systems (§903). Compliance will be verified during the civil plan review and building permit submittal.

Oil and Gas: (Approved)

No oil and gas issues.

Building Code: (Approved)

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

Addressing: (Approved)

Need site plan or information regarding access entrances to properties and proposed buildings. Need information regarding whether the house will located on the NW corner of Lot 1, Block 3 will stay or be demolished.

GIS: (Approved)

Where is Lot 2A in the legal description? Legal description should also include the portion of vacated ROW in between Blocks 44 and 43 of South Park Addition. Block can be 43. Lots can be 2B (for largest lot) and 3-9. Confirm with Transportation if the dedication is acceptable (15' is already ROW). Check surrounding labels, Lot 2A, Block 43 of South Park appears to be Lot 1. Subdivision west of plat shows to be Midland Freshman. (should it be modified?)

AT&T: (Approved)

No issues.

HEALTH DEPARTMENT: (Approved)

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

CRMWD: (Approved)

No comments.

Planning: (Approved)

Staff recommends approval of the Final Plat of South Park Addition, Section 8.

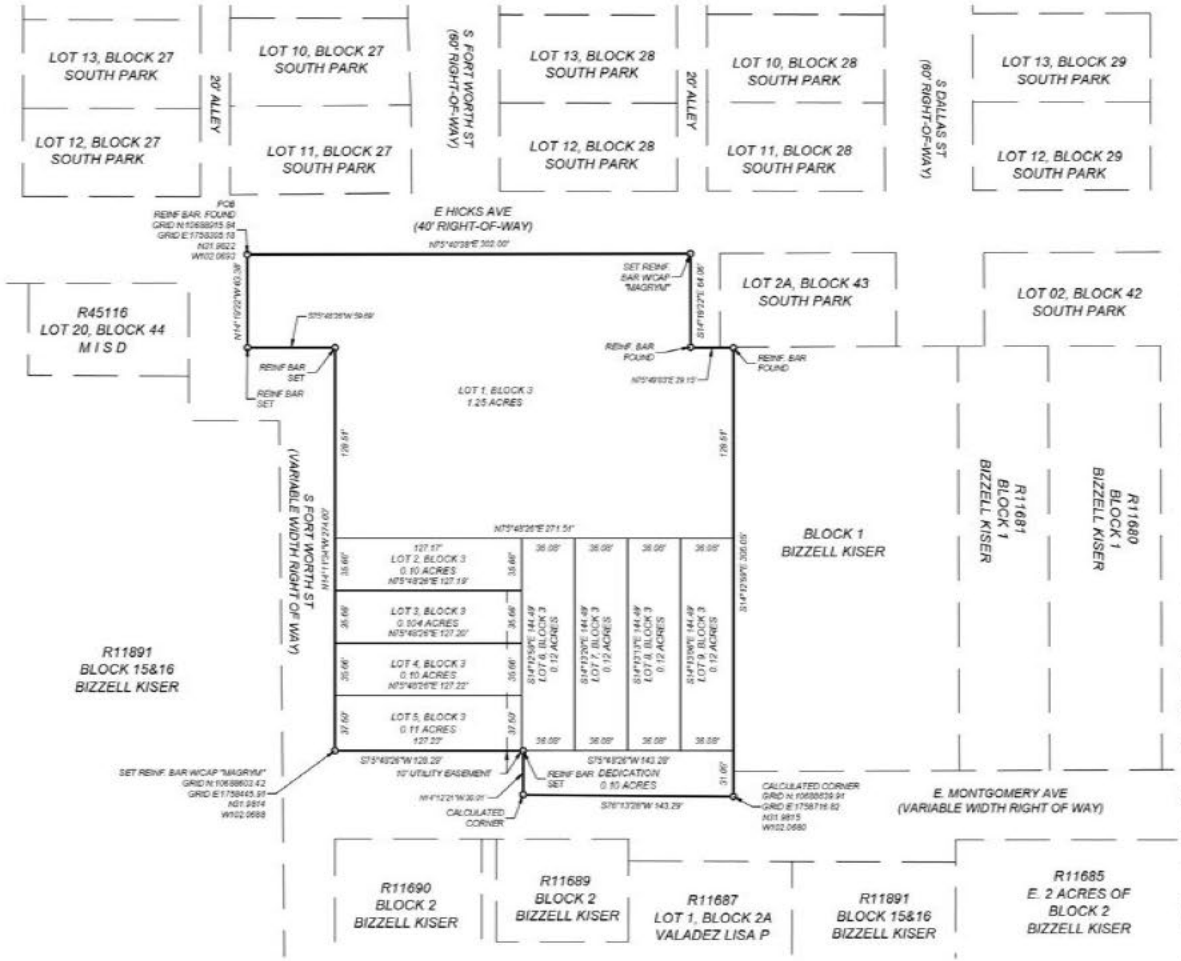
Attachments:

A. P-26-2545, South Park Addition, Section 8 Final, Combined_Redacted
B. P&Z - - South Park Addition, Section 8 Final_Redacted

Lori Elliott, Development Services	Created/Initiated - 5/22/2026
Landon Ochoa, Development Services	Final Approval - 5/30/2026

SOUTH PARK ADDITION, SECTION 8

BEING A REPLAT OF LOT 1A, BLOCK 44 AND LOT 3, BLOCK 1, SOUTH PARK ADDITION, SECTION 6, AND THE SOUTH 0.42 ACRE OF THE EAST 1.00 ACRE OF THE WEST 2.00 ACRE OF TRACT 1, BIZZELL-KISER, ADDITION, CITY AND COUNTY OF MIDLAND, TEXAS.



FIELD NOTE DESCRIPTION OF A 2.25 ACRE TRACT OF LAND BEING LOT1A, LOT 3A, AND LOT 3, BLOCKS 43 AND 44, SOUTH PARK ADDITION, SECTION 6, ADDITION, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND AS PER PLAT OF RECORDED IN CABINET H, PAGE 398, PLAT RECORDS, MIDLAND COUNTY, TEXAS AND THE SOUTH 0.42 ACRE OF THE EAST 1.00 ACRE OF THE WEST 2.00 ACRE OF TRACT 1, BIZZELL-KISER ADDITION, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND AS PER PLAT OF RECORDED IN DOCUMENT NUMBER 2021-4489, OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS. SAID 2.25 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR FOUND (N 10698915.94, E 1758305.19) IN THE SOUTH RIGHT-OF-WAY LINE OF EAST HICKS AVE AND IN THE EAST RIGHT-OF-WAY LINE OF SOUTH FORT WORTH STREET FOR THE NORTHWEST CORNER OF THIS TRACT SAME BEING THE NORTHWEST CORNER OF THAT CALLED LOT 1A;

THENCE NORTH 75°48'26" EAST 302.00 FEET TO A REINF BAR SET IN THE SOUTH RIGHT-OF-WAY LINE OF EAST HICKS AVENUE FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 14°19'22" EAST 64.06 FEET TO A REINF BAR FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 75°49'03" EAST 29.15 FEET TO A REINF BAR FOUND FOR A CORNER OF THIS TRACT;

THENCE SOUTH 14°12'59" EAST 305.05 FEET TO A CALCULATED CORNER IN THE NORTH RIGHT-OF-WAY LINE OF EAST MONTGOMERY AVENUE FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 75°17'28" WEST 143.29 FEET TO A CALCULATED CORNER IN THE NORTH RIGHT-OF-WAY LINE OF EAST MONTGOMERY AVENUE FOR A CORNER OF THIS TRACT;

THENCE NORTH 14°17'21" WEST 30.01 FEET TO A REINF BAR SET IN THE NORTH RIGHT-OF-WAY LINE OF EAST MONTGOMERY AVENUE FOR A CORNER FOR THIS TRACT;

THENCE SOUTH 75°48'26" WEST 128.29 FEET TO A REINF BAR SET IN THE NORTH RIGHT-OF-WAY LINE OF EAST MONTGOMERY AVENUE AND IN THE EAST RIGHT-OF-WAY LINE OF SOUTH FORT WORTH STREET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°11'34" WEST 274.00 FEET TO A REINF BAR SET IN THE EAST RIGHT-OF-WAY LINE OF SOUTH FORT WORTH STREET FOR A CORNER OF THIS TRACT;

THENCE SOUTH 75°48'26" WEST 59.69 FEET TO A REINF BAR SET IN THE EAST RIGHT-OF-WAY LINE OF SOUTH FORT WORTH STREET FOR A CORNER OF THIS TRACT;

THENCE NORTH 14°19'22" WEST 62.28 FEET TO THE PLACE OF BEGINNING.

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

ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS SOUTH PARK ADDITION, SECTION 8 AN ADDITION TO THE CITY OF MIDLAND, TEXAS, MIDLAND COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

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

_____
BENJAMIN LUNA

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ 20 _____ BY BENJAMIN LUNA.

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

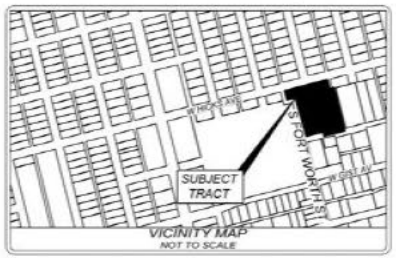
CERTIFICATE OF APPROVAL:

FOR APPROVAL BY THE THE CITY PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SOUTH PARK ADDITION, SECTION 8 WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____ DAY OF _____ 20 _____.

SIGNED: _____
CHAIRMAN: JOSHUA SPARKS

ATTEST: _____
SECRETARY: LANDON OCHOA



VICINITY MAP
NOT TO SCALE

NOTES:

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

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

3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

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

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

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

7. PROPERTY IS IN ZONE X, ACCORDING TO FEMA MAP PANEL 48329C0205F WITH AN EFFECTIVE DATE OF 9/16/2005.

LEGEND:

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

OWNER(S):

[redacted]

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

SURVEYOR'S CERTIFICATE:

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

STATE OF TEXAS REGISTERED RJ DAUM 4826 PROFESSIONAL LAND SURVEYOR

RJ DAUM
TEXAS RPLS 4826

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

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
OPTIMUM COMMUNICATIONS

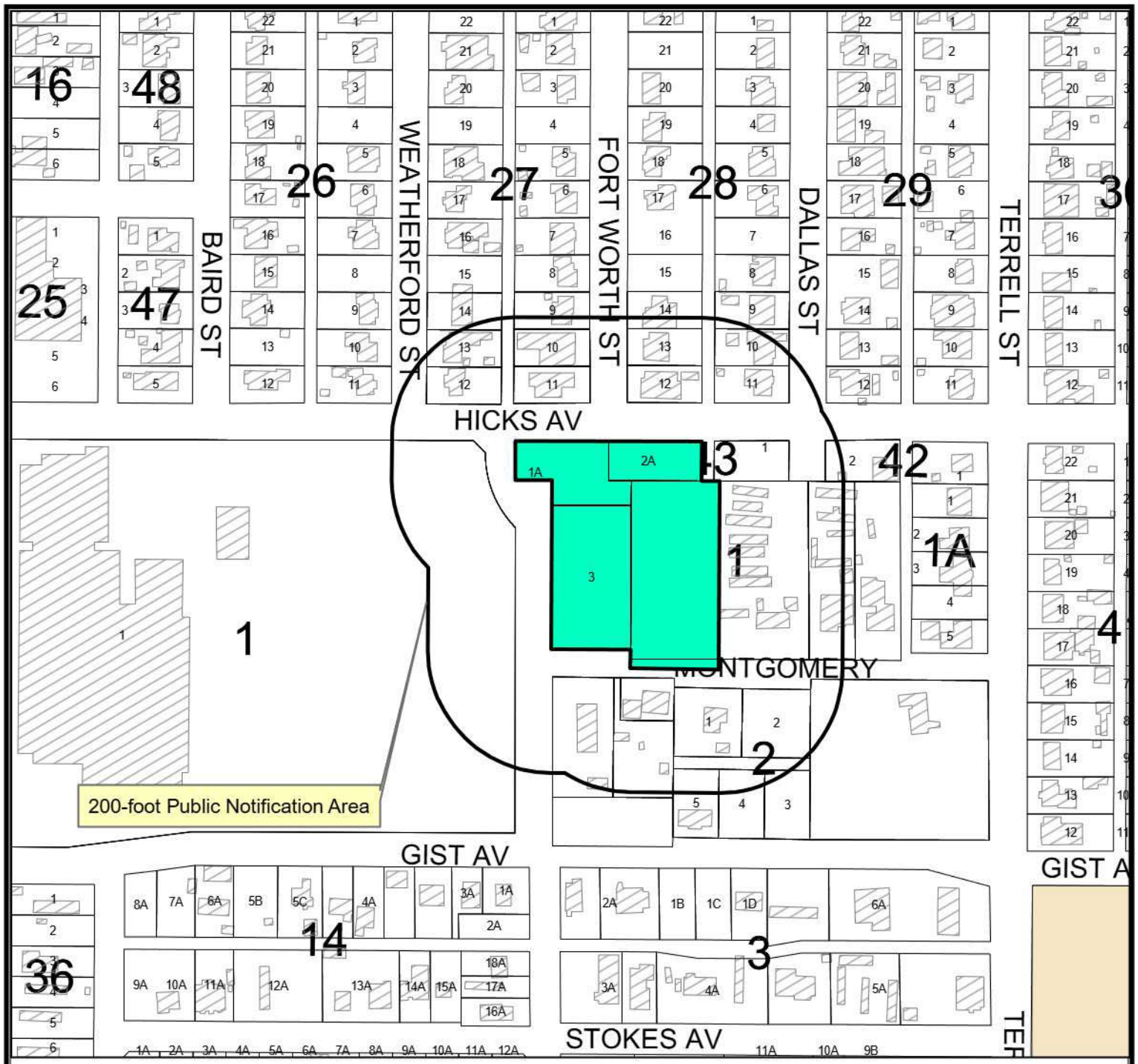
SIGNED: _____
ASTOUND COMMUNICATIONS

NO.	DATE	DESCRIPTION	BY
1	05/02/2025	PREP. SKETCH	GG

DRAWN BY: GG		DATE: 05/02/2025	
CHECKED BY: ED/RJ		PROJECT NO. 24-638	
JOB NO.: 24-638		SHEET: 1 OF 1	

MAGRYM
800 N. MARIENFELD STREET SUITE 100 MIDLAND, TEXAS 79701
TEXAS FIRM No. 101-18800
Office (432) 694-5545

SOUTH PARK ADDITION, SECTION 8



Location Map

SUB-26-0929 **Scale: 1" = 1,500'**

Proposed plat of South Park Addition, Section 8, being a replat of Lot 1A, Block 44, Lot 2A, Block 43, and Lot 3, Block 1, South Park Addition, Section 6, and the south 0.42 acres of the east 1.00 acre of the west 2.00-acres of Tract 1, Bizzell-Kiser Addition, City and County of Midland, Texas.

Generally located at the southeast corner of the intersection of East Hicks Avenue and South Fort Worth Street. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

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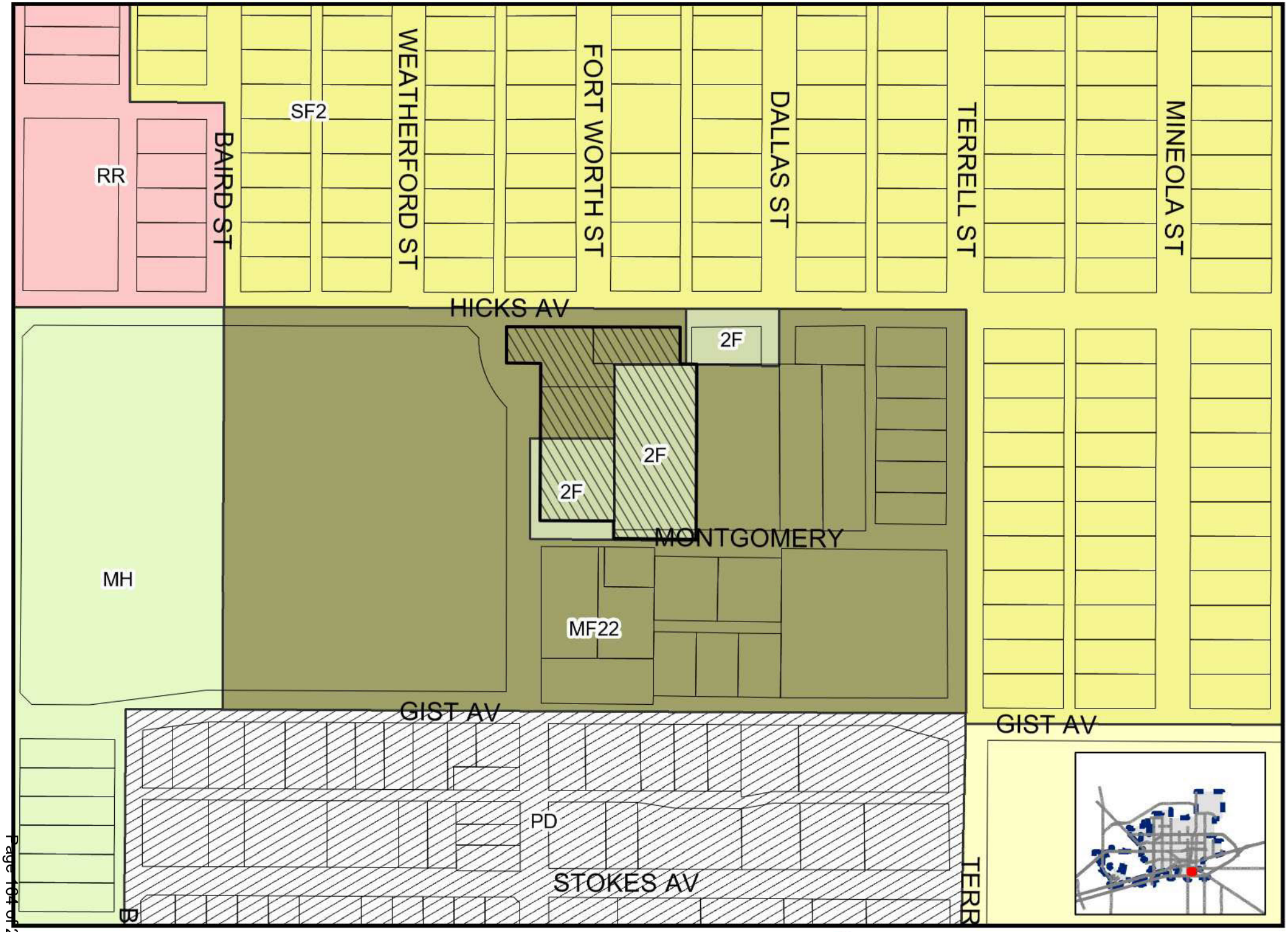

Map by LE, 2/5/2026

SUB-26-0929

Scale: 1" = 1,500'

ZONING MAP

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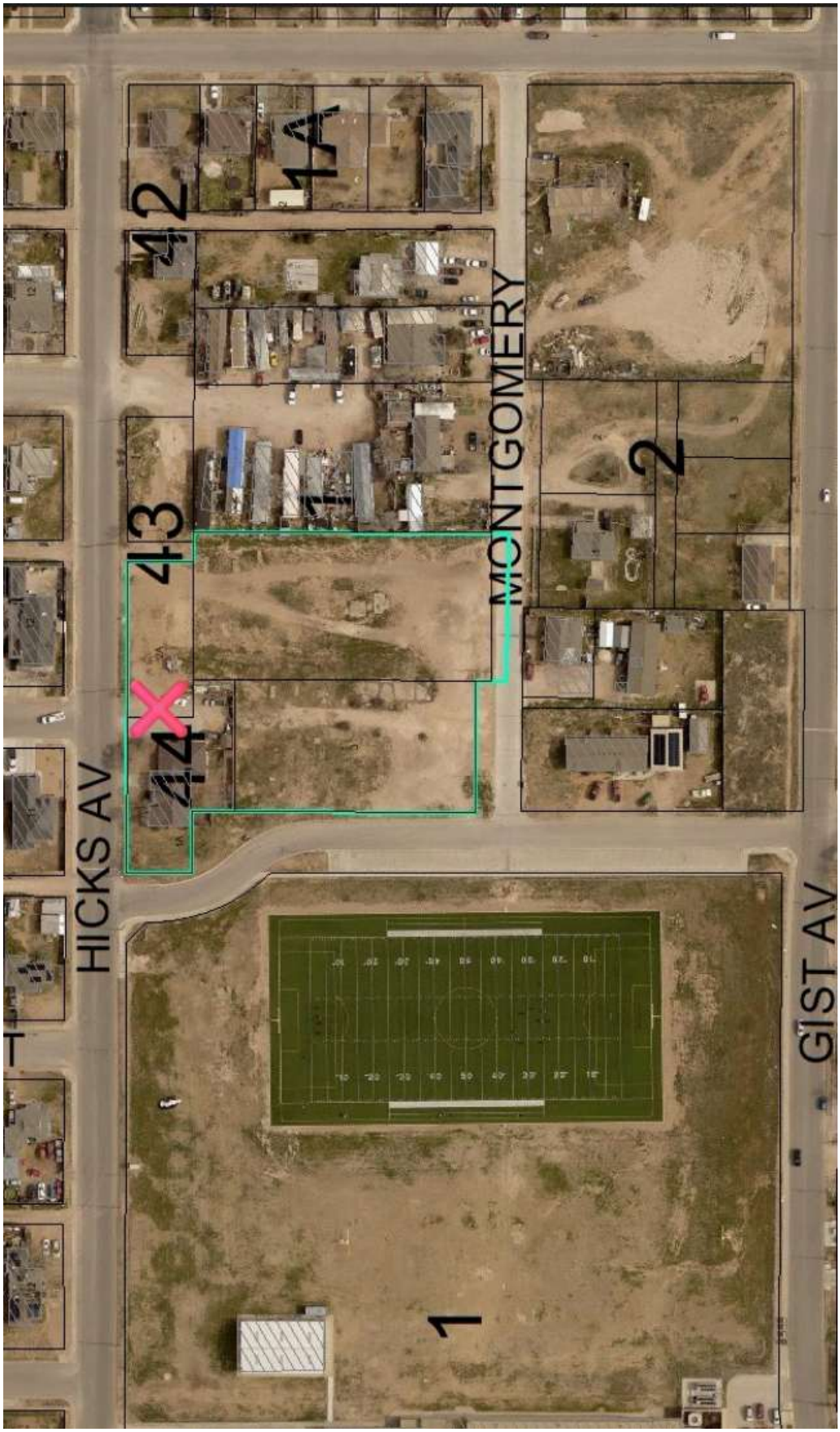
HICKS AV
MONTGOMERY
GIST AV
1
1A
2
3
4
4A
4B

S Fort Worth St

MIDLAND
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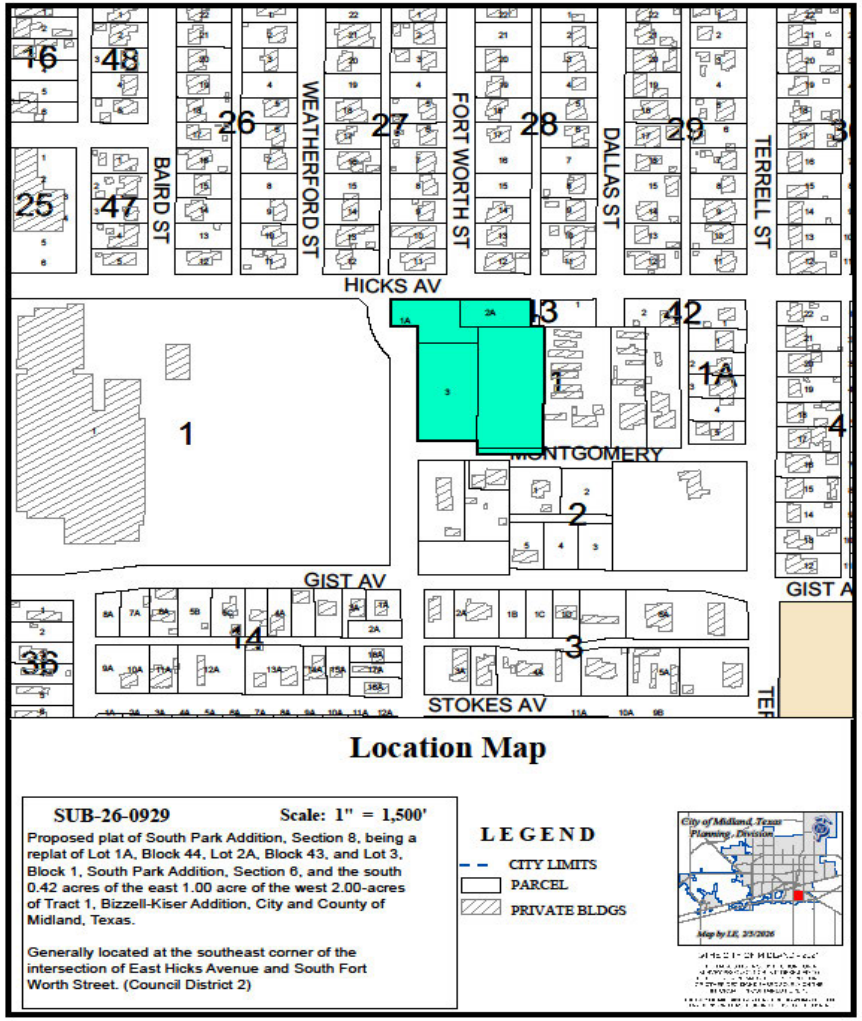
FINAL PLAT
SOUTH PARK ADDITION, SECTION 8

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Benjamin Luna and Rene Robles
- **Representative:** Eduardo Aleman, with Magrym Consulting
- **Location:** 407 East Montgomery Avenue, 410 East Hicks Avenue, and 414 East Hicks Avenue. (Council District 2)
- **Reason for Request:** Platting to obtain building permits for future residential development



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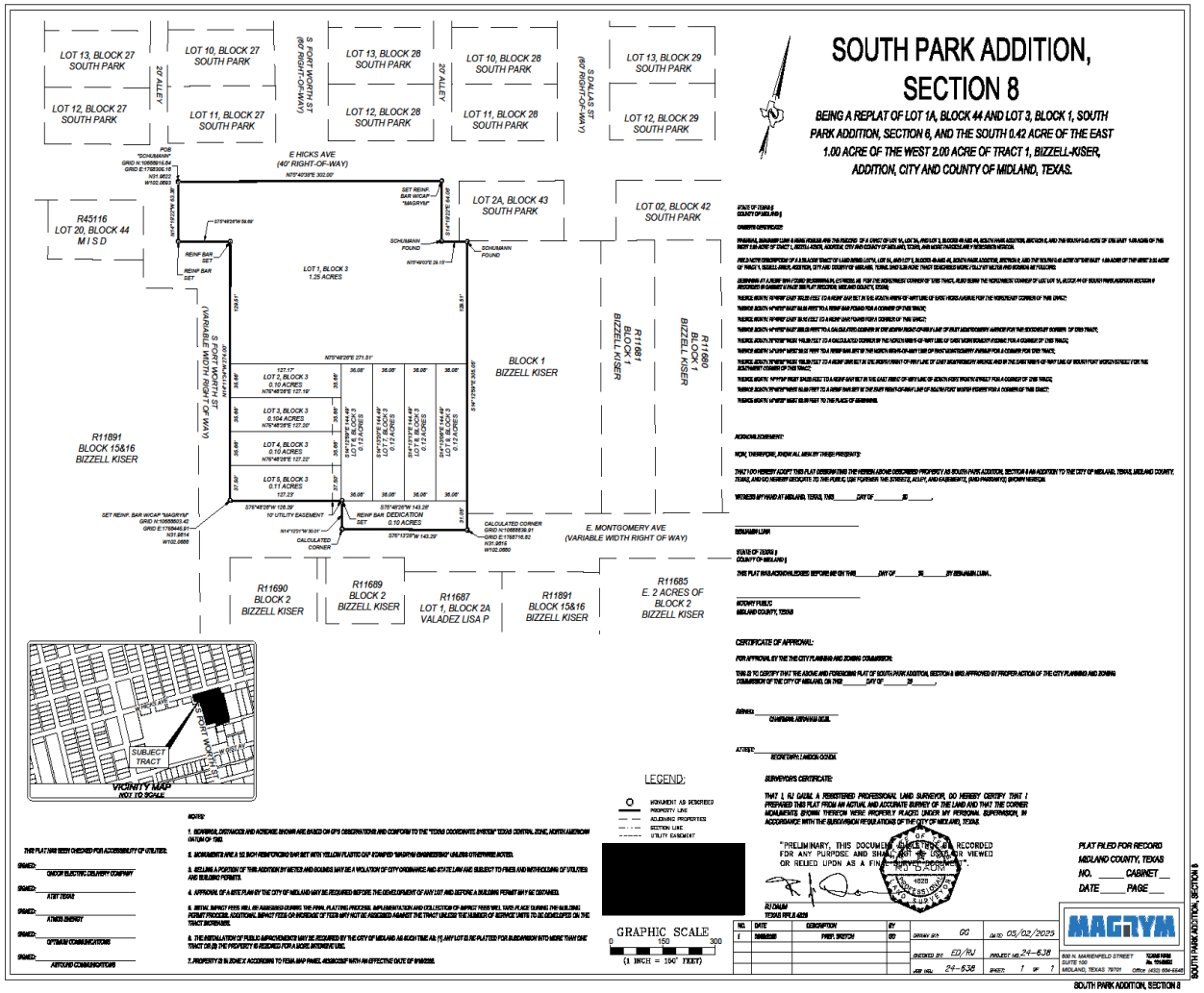
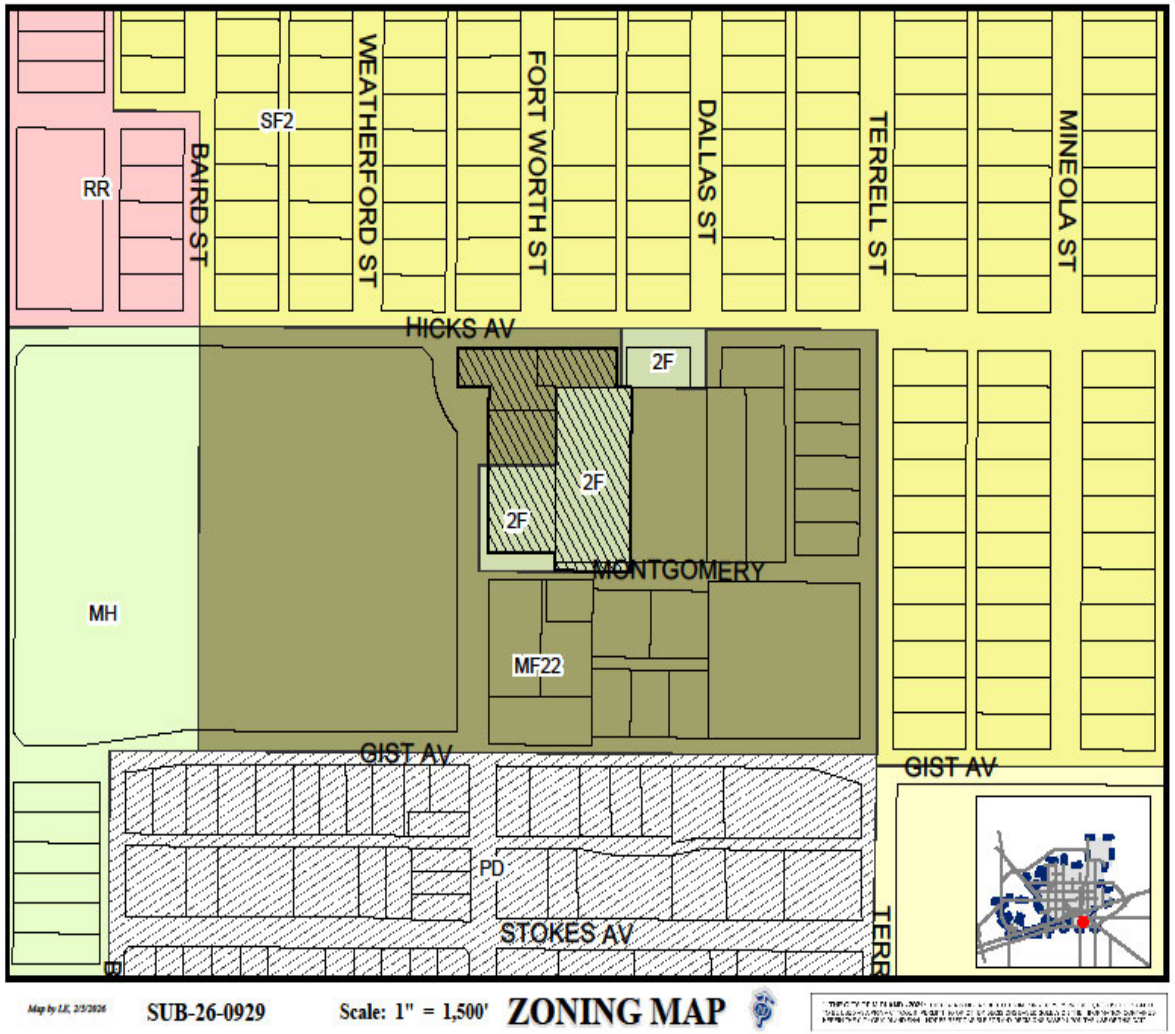
PLAT DETAILS

- **Acreage:** 2.25 acres
- **Number of Existing Lots:** 4
- **Number Proposed Lots:** 9



ZONING

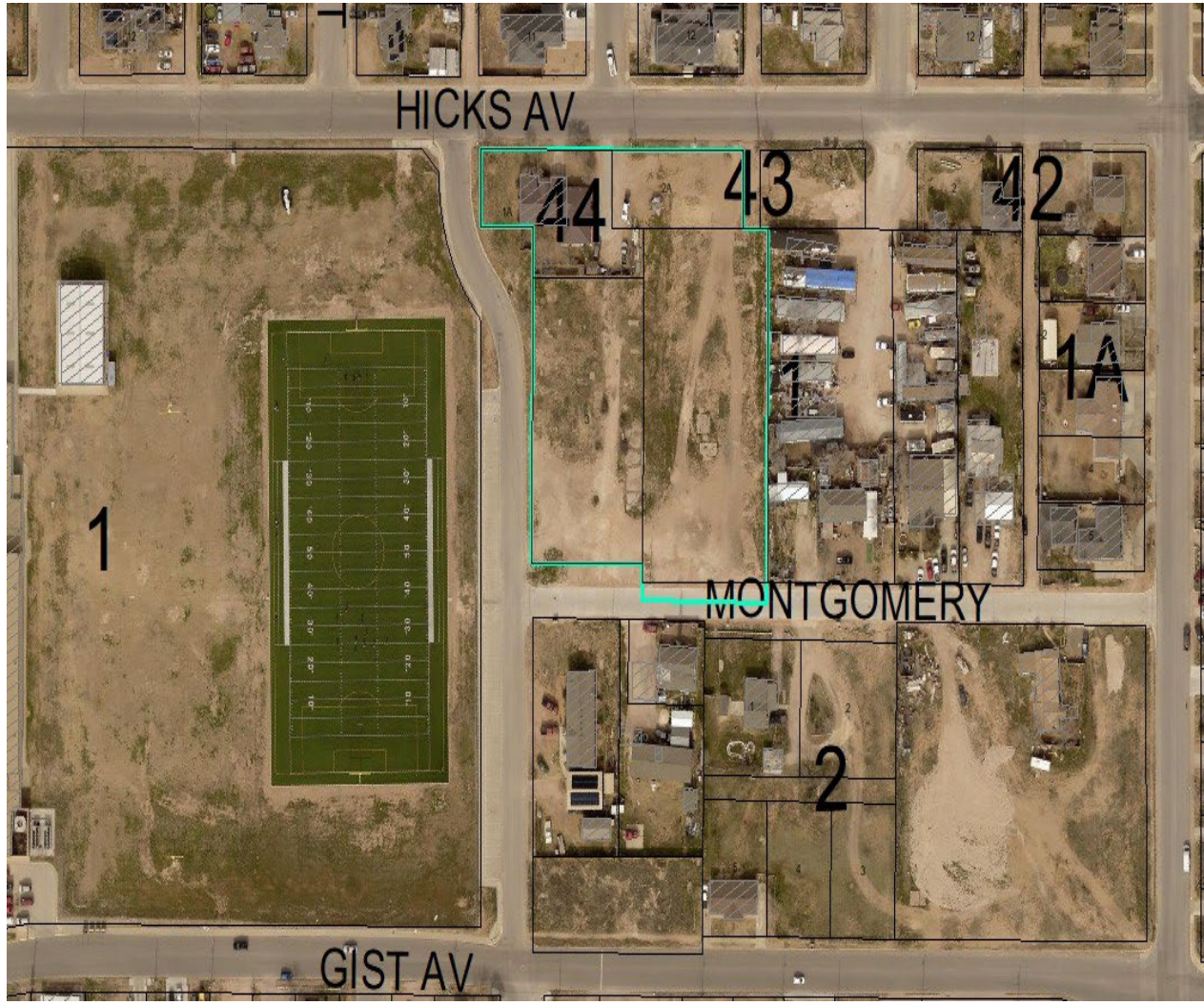
- **Current Zoning:** MF-22, Multiple-Family Dwelling District, in part, and 2F, Two-Family Dwelling District, in part
- **Surrounding Zoning:**
  - **North:** SF-2, Single-Family Dwelling District
  - **South/East:** MF-22, Multiple-Family Dwelling District
  - **West**: 2F, Two-Family Dwelling District, and MF-22, Multiple-Family Dwelling District



4

LAND USE

- **Current Use:** Single-Family Dwelling and Vacant Lots
- **Surrounding Uses:**
  - **North:** Single-Family Housing
  - **South/East:** Vacant Lots
  - **West:** Public School
  - **Proposed Use:** Duplexes and Single-Family Housing



MIDLAND
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On South Fort Worth Street, Looking East

6

MIDLAND
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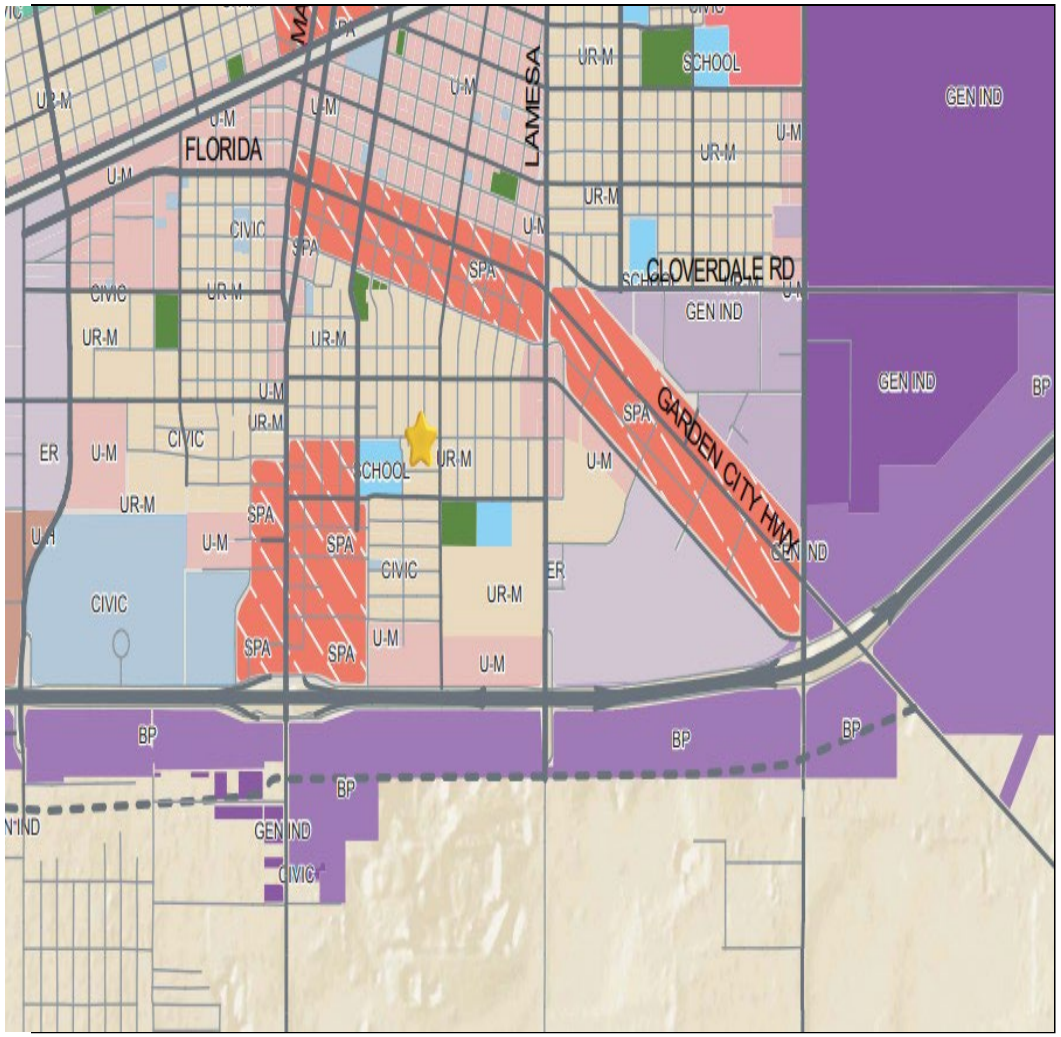
COMPREHENSIVE PLAN

- **Land Use Designation:** Urban Residential- Medium, (UR-M)
- **Supported Uses:** A mix of housing styles, including single-family, townhouses, and limited multi-family development.



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RELATED ITEMS

- A Zone Change request was approved for this property on April 14, 2026.
- The zoning was changed from MF-22, Multiple-Family Dwelling District to 2F, Two-Family Dwelling District.

STAFF'S RECOMMENDATION

- The Preliminary Plat of South Park Addition, Section 8, was approved on February 17, 2026.
- Staff recommends approval of the Final Plat of South Park Addition, Section 8.

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:	**June 1, 2026**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Motion approving a Final Plat of Edwards, Section 3, being a replat of the east 55 feet of Lots 12 and 13. (Generally located on the north side of Mississippi Avenue, approximately 70 feet east of North Fort Worth Street.)**

Purpose:
Current Zoning:

MF-16, Multiple-Family Dwelling District

Preliminary Plat Approval:

Magrym Consulting, on behalf of Phun Cung, is requesting to plat 0.16-acres located at 503 Mississippi Avenue into 1 lot in order to obtain construction permits.
The preliminary plat was approved by the Planning and Zoning Commission on February 2, 2026.

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. [For Applicant’s Information Only.]

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

WATER: 6” water exists in Mississippi Street S of tract, okay as is. No public water improvements required. 6” water exists in alley 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 Mississippi Street S of tract, okay as is. No public wastewater improvements required. 6” sewer exists in alley E of tract, okay as is. No public wastewater improvements required. [For Applicant’s Information Only.]

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

EASEMENTS: Show existing and proposed. [For Applicant’s Information Only.] SIDEWALKS: Required with building permit. [For Applicant’s Information Only.]

Transportation: (Approved)

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

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

Fire: (Approved)

The Fire Department has reviewed the final plat and has no objection to approval. This approval is limited to platting only and does not constitute approval of fire code compliance or guarantee of adequate fire protection infrastructure. All future development shall comply with the 2015 International Fire Code (IFC) and local amendments, including but not limited to fire apparatus access (IFC §503), water supply and fire flow (IFC §507), fire hydrant placement (§507.5), and fire protection systems (§903). Compliance will be verified during the civil plan review and building permit submittal.

Oil and Gas: (Approved)

No oil and gas issues

Building Code: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2023 NEC requirements, the 2015 International Fire Codes, local city ordinances, planning/zoning requirements, established setbacks, Health department regulations, 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 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 with AT&T.

Planning: (Approved)

Staff recommends approval of the Final Plat of Edwards, Section 3.

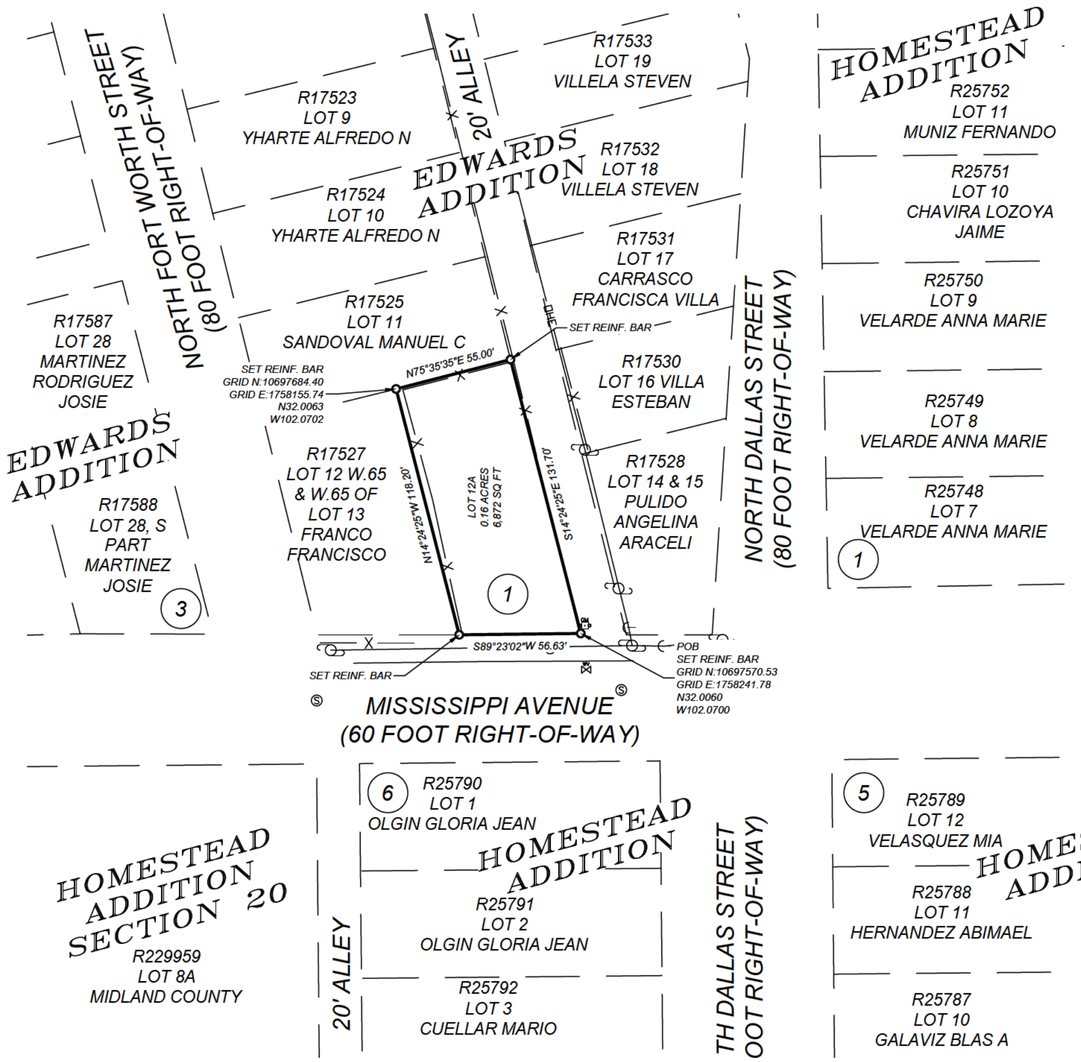
Attachments:

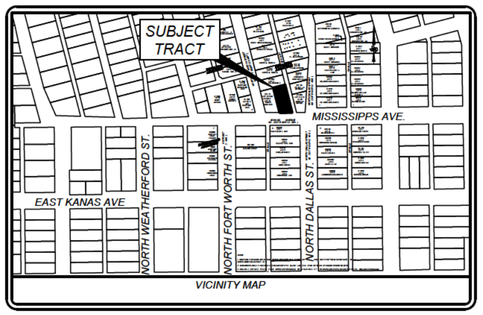
A. P-26-2547, Combined Docs
B. P&Z - Edwards Addition, Section 3

Angelina Bettanini, Development Services	Created/Initiated - 5/30/2026
Landon Ochoa, Development Services	Final Approval - 5/30/2026

EDWARDS ADDITION SECTION 3

BEING A REPLAT OF THE EAST 55' OF LOT 12 AND 13, BLOCK 1, EDWARDS ADDITION, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS





VICINITY MAP

STATE OF TEXAS §
COUNTY OF MIDLAND §

OWNER'S CERTIFICATE:

WHEREAS,PHUN CUNG IS THE RECORD OWNER OF BEING THE EAST 55' OF LOT 12 AND 13, BLOCK 1, EDWARDS ADDITION, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS.

FIELD NOTE DESCRIPTION OF A 0.16 ACRE TRACT OF LAND LOCATED IN EXHIBIT "A" BEING A PART OF THE EAST 55' OF LOT 12 AND 13, BLOCK 1, EDWARDS ADDITION DESCRIBED IN THE SPECIAL WARRANTY DEED DATED MAY 3, 2022, TO JUAN RAMIREZ RECORDED IN DOCUMENT NUMBER 2022-17858, OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS. SAID 0.16 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR SET (N:10697570.53, E:1758241.78) IN THE NORTH RIGHT-OF-WAY LINE OF MISSISSIPPI AVENUE FOR THE SOUTHEAST CORNER OF THIS TRACT SAME BEING THE SOUTHEAST CORNER OF LOT 13;

THENCE SOUTH 89°23'02" WEST 56.63 FEET TO A REINF BAR SET IN THE NORTH RIGHT-OF-WAY LINE OF MISSISSIPPI AVENUE FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°24'25" WEST 118.20 FEET TO A REINF BAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 75°35'35" EAST 55.00 FEET TO A REINF BAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 14°24'25" EAST 131.70 FEET TO THE PLACE OF BEGINNING.

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

ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS EDWARDS ADDITION SECTION 3, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS (AND PARKS) (AND PARKWAYS) (AND DRAINAGE BASINS) [INCLUDE ALL THAT APPLY] SHOWN THEREON.

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

_____
PHUN CUNG

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS_____DAY OF_____20_____BY PHUN CUNG.

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL:

FOR APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF EDWARDS SECTION 3 WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____DAY OF _____20_____.

SIGNED: _____
CHAIRMAN: JOSHUA SPARKS

ATTEST:_____
SECRETARY: LANDON OCHOA

SURVEYOR'S CERTIFICATE:

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

STATE OF TEXAS REGISTERED RJ DAUM 4826 PROFESSIONAL LAND SURVEYOR

OWNER(S):

RJ DAUM
TEXAS RPLS 4826

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

LEGEND:

— x —	FENCE LINE
—OHE—	OVERHEAD ELECTRIC
	UTILITY POLE
	WIRE GUY ANCHOR
	SANITARY SEWER MANHOLE
	GAS METER
WV	WATER VALVE
— — — —	UTILITY EASEMENT
	MONUMENT AS DESCRIBED
	PROPERTY LINE
— —	ADJOINING PROPERTIES
— · · —	ABSTRACT LINE

NOTES:

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

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

3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

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

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

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

7. PROPERTY IS IN ZONE X ACCORDING TO FEMA MAP PANEL 48329C0089F WITH AN EFFECTIVE DATE OF 9/16/2005.

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

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
OPTIMUM COMMUNICATIONS

SIGNED: _____
ASTOUND COMMUNICATIONS

811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

SCALE
1:50 XREF
0 50' 100' 200'

DATE 11/21/2025				
DRAWN BY: GG				
CHECKED BY: ED/RJ				
JOB NO: 25-674				
PROJECT: 25-674				
SHEET 1 OF 1	REVISIONS			

MAGRYM
TX FIRM# 10149500

Magrym Consulting, Inc.
110 W Louisiana Ave, Ste. 314
Midland, TX 79701
(432) 684-5548
www.magrym.com

EDWARDS ADDITION SECTION 3

Location Map

SUB-26-0931 **Scale: 1" = 43 '**

Proposed plat of Edwards, Section 3, being a replat of the east 55 feet of Lots 12 and 13, Block 1, Edwards Addition, City and County of Midland, Texas.

Generally located on the north side of Mississippi Avenue, approximately 70 feet east of North Fort Worth Street. (Council District 2)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

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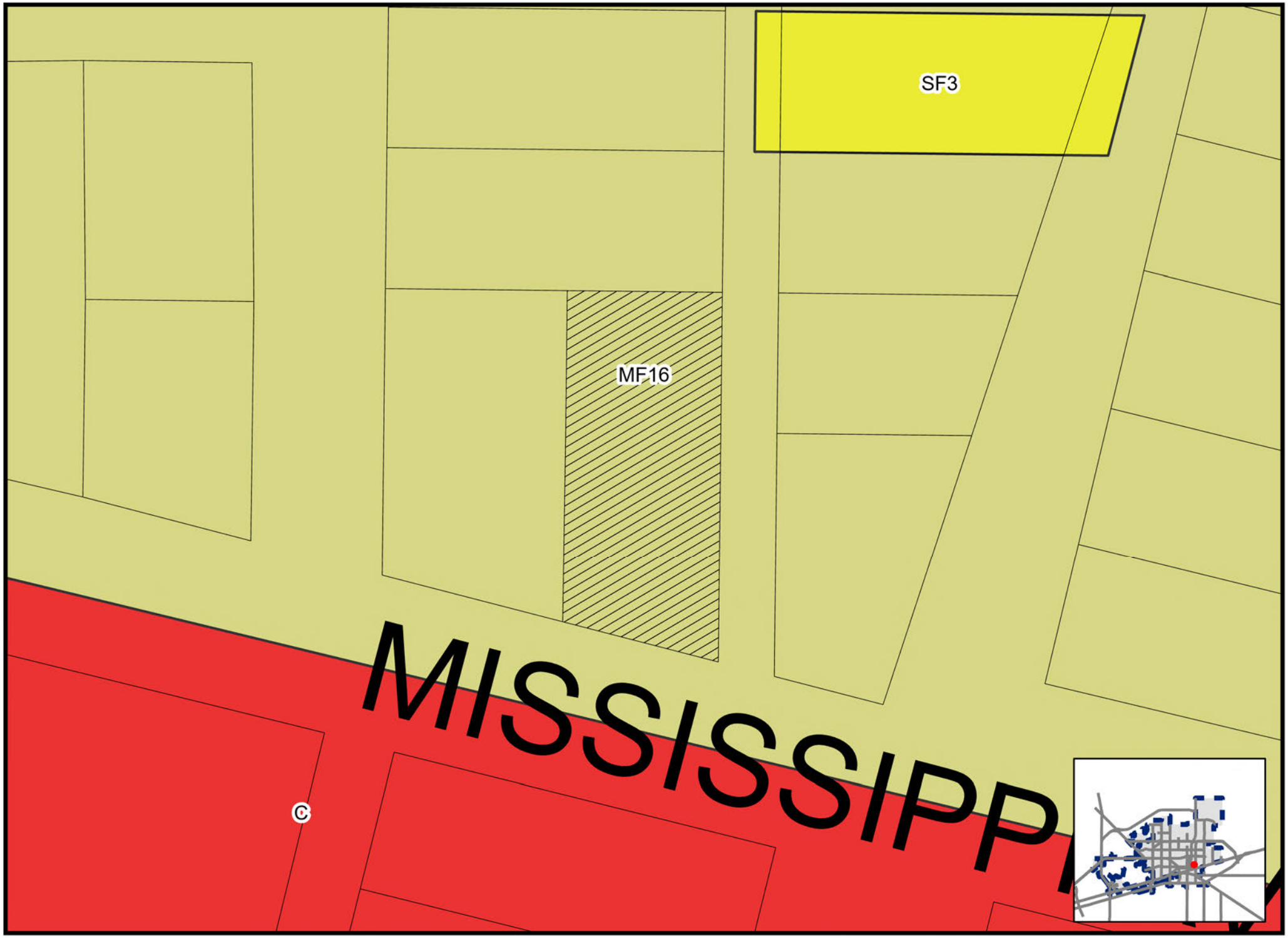

Created: 2/9/2026

TLU-25-0238

Scale: 1" = 43 '

ZONING MAP

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FORT WORTH
DALLAS
MISSISSIPPI
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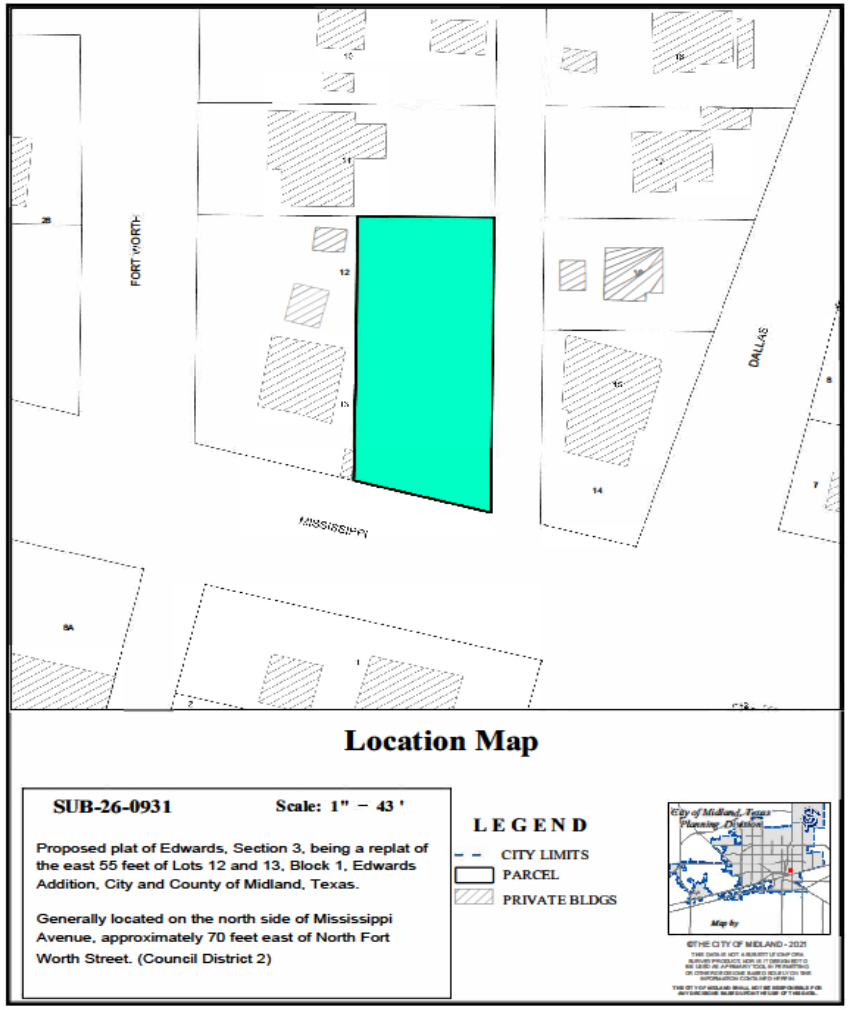
ITEM

FINAL PLAT
EDWARDS ADDITION, SECTION 3

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** Phun Cung
- **Representative:** Ed Aleman, with Magrym Consulting
- **Location:** 503 Mississippi Avenue (Council District 2)
- **Reason for Request:** Platting in order to obtain construction permits for future residential development



MIDLAND
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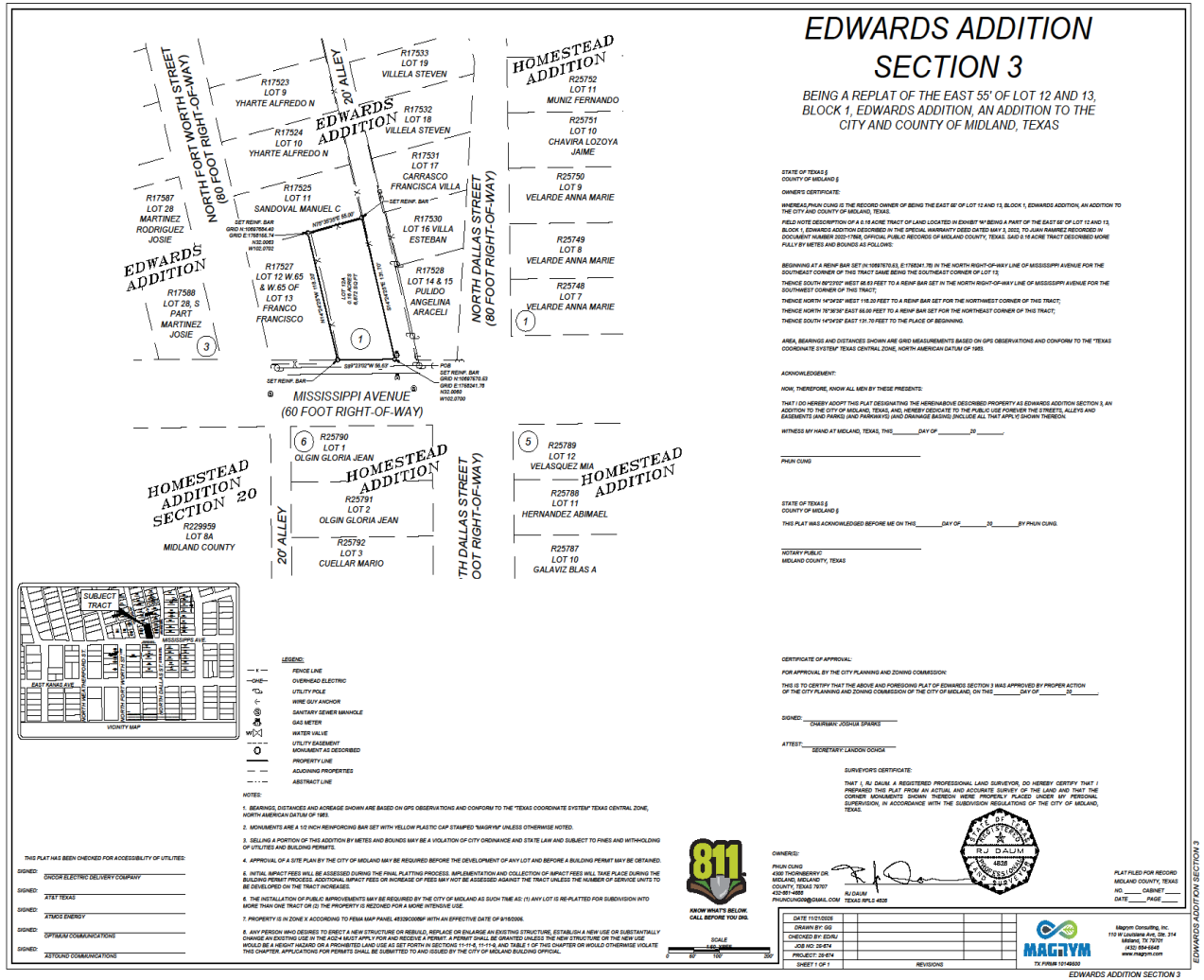
PLAT DETAILS

- **Acreage:** 0.16 acres
- **Number of Existing Lots:** 2
- **Number Proposed Lots:** 1



LAND USE

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

MIDLAND
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On Mississippi Avenue, Looking North

5

MIDLAND
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COMPREHENSIVE PLAN

- **TCT Land Use Designation:** Urban Residential Medium, (UR-M)
- **Supporting Uses:** Restrictive land use, 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.*

6

STAFF'S RECOMMENDATION

- The preliminary plat was approved by the Planning & Zoning Commission on February 2, 2026.
- Staff recommends approval of the Final Plat of Edwards Addition, Section 3

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:	**June 1, 2026**
To:	**Planning and Zoning Commission**
From:	**Angelina Bettanini, Planner II**
Subject:	**Motion approving a Final Plat of 349 Ranch Estates, Section 29, being a replat of Lot 9, Block 12, 349 Ranch Estates, City and County of Midland, Texas. (Generally located on the east side of Kanawha, approximately 125 feet north of Washita.)**

Purpose:
Current Zoning:

SF-3, Single-Family Dwelling District

Preliminary Plat Approval:

Magrym Consulting, on behalf of Janeth Griego, is requesting to plat 0.614-acres generally located on the east side of Kanawha, approximately 125 feet north of Washita into 2 lots in order to obtain construction permits.

The preliminary plat was approved by the Planning and Zoning Commission on February 17, 2026.

Final Plat Requirements:

The official signed Mylar copy of the final plat, the original tax certificates from both Midland County and the Midland Central Appraisal District and a title opinion have been received. All other conditions for final plat approval have been satisfied.
The final plat attached hereto has been circulated to all City departments for review.
Below are the departments' comments.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:

Engineering: (Approved)

IMPACT FEES: Okay as shown. [For Applicant's Information Only.]
ROW: Refer to transportation's comments, if any. [For Applicant's Information Only.]
PAVING: Deferral request for paving improvements were administratively approved on 5/6/2026. [For Applicant's Information Only.]
WATER: 6" water exists in Kanawha 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 5/6/2026. [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: This subdivision does not have sewer access. By TCEQ regulations if a lot has access to City water then lots have to be .5 acres or larger. These lots would not be able to get a septic system.

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)

The Fire Department has reviewed the final plat and has no objection to approval. This approval is limited to platting only and does not constitute approval of fire code compliance or guarantee of adequate fire protection infrastructure. All future development shall comply with the 2015 International Fire Code (IFC) and local amendments, including but not limited to fire apparatus access (IFC §503), water supply and fire flow (IFC §507), fire hydrant placement (§507.5), and fire protection systems (§903). Compliance will be verified during the civil plan review and building permit submittal.

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, planning/zoning requirements, established setbacks, Health department regulations, 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.

SURVEYOR: (Approved)

No comments.

ADDRESSING: (Approved)

No comments.

CRMWD: (Approved)

We do not have any comments on this plat.

Planning: (Approved)

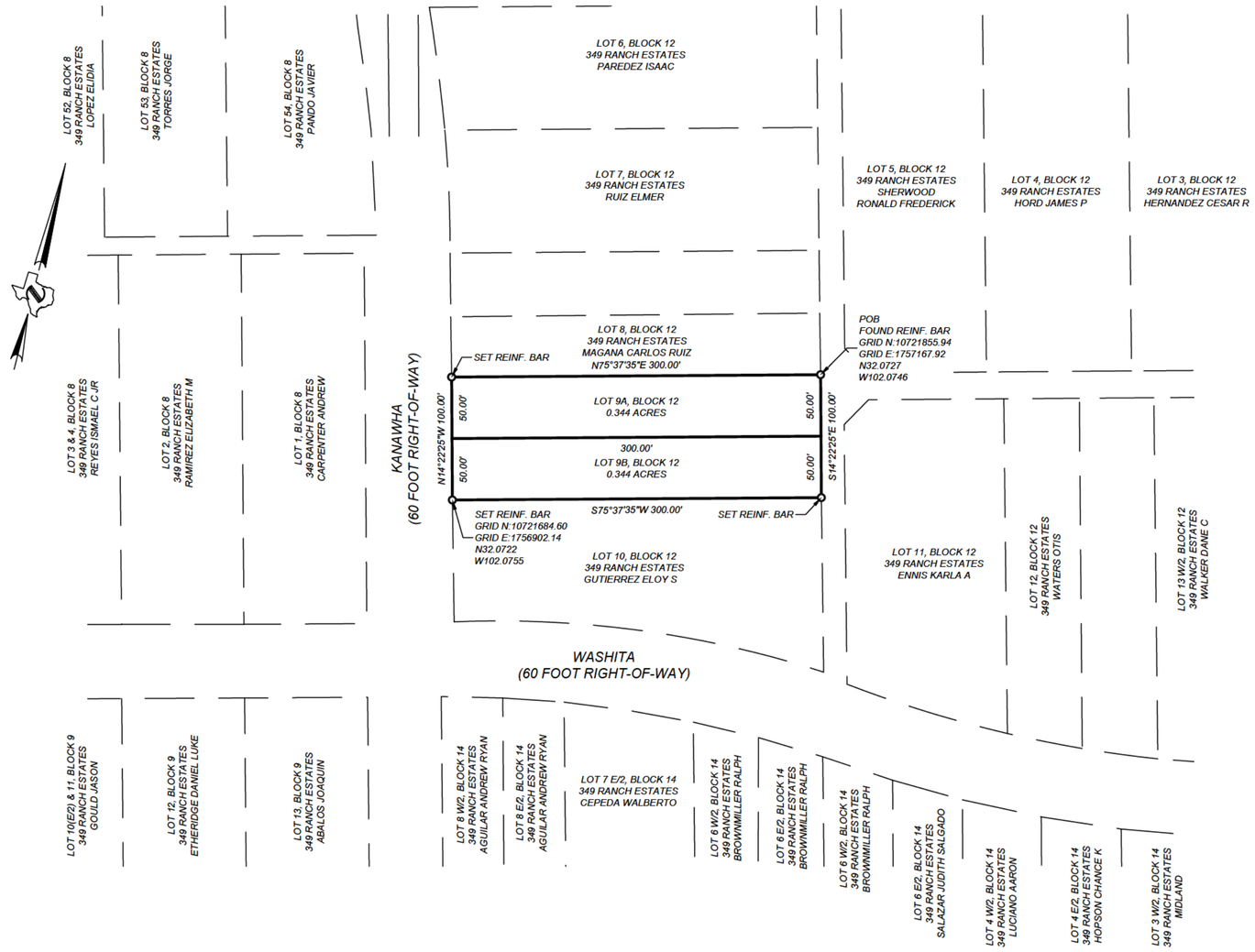
Staff recommends approval of the Final Plat of 349 Ranch Estates, Section 29.

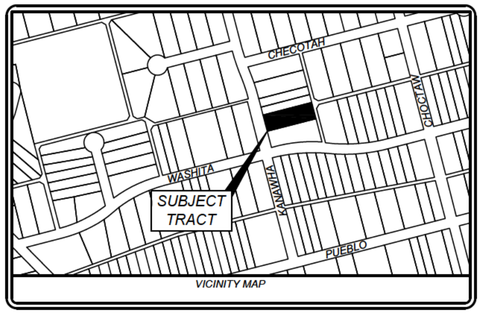
Attachments:
A. P-26-2546, Conbined Docs
B. P&Z - 349 Ranch

Angelina Bettanini, Development Services	Created/Initiated - 5/30/2026
Landon Ochoa, Development Services	Final Approval - 5/30/2026

349 RANCH ESTATES SECTION 29

BEING A REPLAT OF LOT 9, BLOCK 12, 349 RANCH ESTATES, AN ADDITION TO THE CITY AND COUNTY OF MIDLAND, TEXAS





VICINITY MAP

STATE OF TEXAS §
COUNTY OF MIDLAND §

OWNER'S CERTIFICATE:

WHEREAS, JANETH GRIEGO AND ESMERALDA GRIEGO RASCON ARE THE RECORD OWNERS OF LOT 9, BLOCK 12, 349 RANCH ESTATES, AN ADDITION TO THE CITY OF MIDLAND AS PER PLAT OF RECORD IN, CABINET B, PAGE 287, PLAT RECORDS, MIDLAND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FIELD NOTE DESCRIPTION OF A 0.688 ACRE TRACT OF LAND, LOCATED IN THE NORTH HALF OF SECTION 12 BLOCK X, H.P. HILLIARD SURVEY, MIDLAND COUNTY, TEXAS. BEING ALL OF LOT 9, BLOCK 12, 349 RANCH ESTATES, AN ADDITION TO THE CITY OF MIDLAND COUNTY, TEXAS, RECORDED IN CABINET B, PAGE 287, PLAT RECORDS, MIDLAND COUNTY, TEXAS. SAID 0.688 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINF BAR FOUND (N:10721855.94, E:1757167.92) FOR THE NORTHEAST CORNER OF THIS TRACT SAME BEING THE NORTHEAST CORNER OF LOT 9;

THENCE SOUTH 14°22'25" EAST 100.00 FEET TO A REINF BAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 75°37'35" WEST 300.00 FEET TO A REINF BAR SET IN THE EAST RIGHT-OF-WAY LINE OF KANAWHA FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°22'25" WEST 100.00 FEET TO A REINF BAR SET IN THE EAST RIGHT-OF-WAY LINE OF KANAWHA FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 75°37'35" EAST 300.00 FEET TO THE PLACE OF BEGINNING.

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

ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS 349 RANCH ESTATES SECTION 29, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS (AND PARKS) (AND PARKWAYS) (AND DRAINAGE BASINS) [INCLUDE ALL THAT APPLY] SHOWN THEREON.

WITNESS MY HAND AT MIDLAND, TEXAS, THIS_____DAY OF _____20_____.

_____
JANETH GRIEGO

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS 349 RANCH ESTATES SECTION 29, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS (AND PARKS) (AND PARKWAYS) (AND DRAINAGE BASINS) [INCLUDE ALL THAT APPLY] SHOWN THEREON.

WITNESS MY HAND AT MIDLAND, TEXAS, THIS_____DAY OF _____20_____.

_____
JANETH GRIEGO

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS_____DAY OF_____20_____BY JANETH GRIEGO.

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF MIDLAND §

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS_____DAY OF_____20_____BY ESMERALDA GRIEGO RASCON.

_____
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

CERTIFICATE OF APPROVAL:

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF 349 RANCH ESTATES SECTION 29, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, ON THIS _____DAY OF _____20_____.

SIGNED: _____
CHAIRMAN: JOSHUA SPARKS

ATTEST:_____
SECRETARY: LANDON OCHOA

NOTES:

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

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

3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

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

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

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

7. PROPERTY IS IN ZONE AH ACCORDING TO FEMA MAP PANEL 48329C0100F WITH AN EFFECTIVE DATE OF 9/16/2005.

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES:

SIGNED: _____
ONCOR ELECTRIC DELIVERY COMPANY

SIGNED: _____
AT&T TEXAS

SIGNED: _____
ATMOS ENERGY

SIGNED: _____
OPTIMUM COMMUNICATIONS

SIGNED: _____
ASTOUND COMMUNICATIONS

LEGEND:

— — — —	UTILITY EASEMENT
○	MONUMENT AS DESCRIBED
▬▬	PROPERTY LINE
— —	ADJOINING PROPERTIES
— · · —	ABSTRACT LINE
	UTILITY POLE
	WIRE GUY ANCHOR
— x —	FENCE LINE
— OHE —	OVERHEAD ELECTRIC
WV ⋈	WATER VALVE

811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

SCALE 1" = 80'
0 50' 100' 200'

OWNER(S):
[redacted]

SURVEYOR'S CERTIFICATE:

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

STATE OF TEXAS
REGISTERED
RJ DAUM
4826
PROFESSIONAL
LAND SURVEYOR

RJ DAUM
TEXAS RPLS 4826

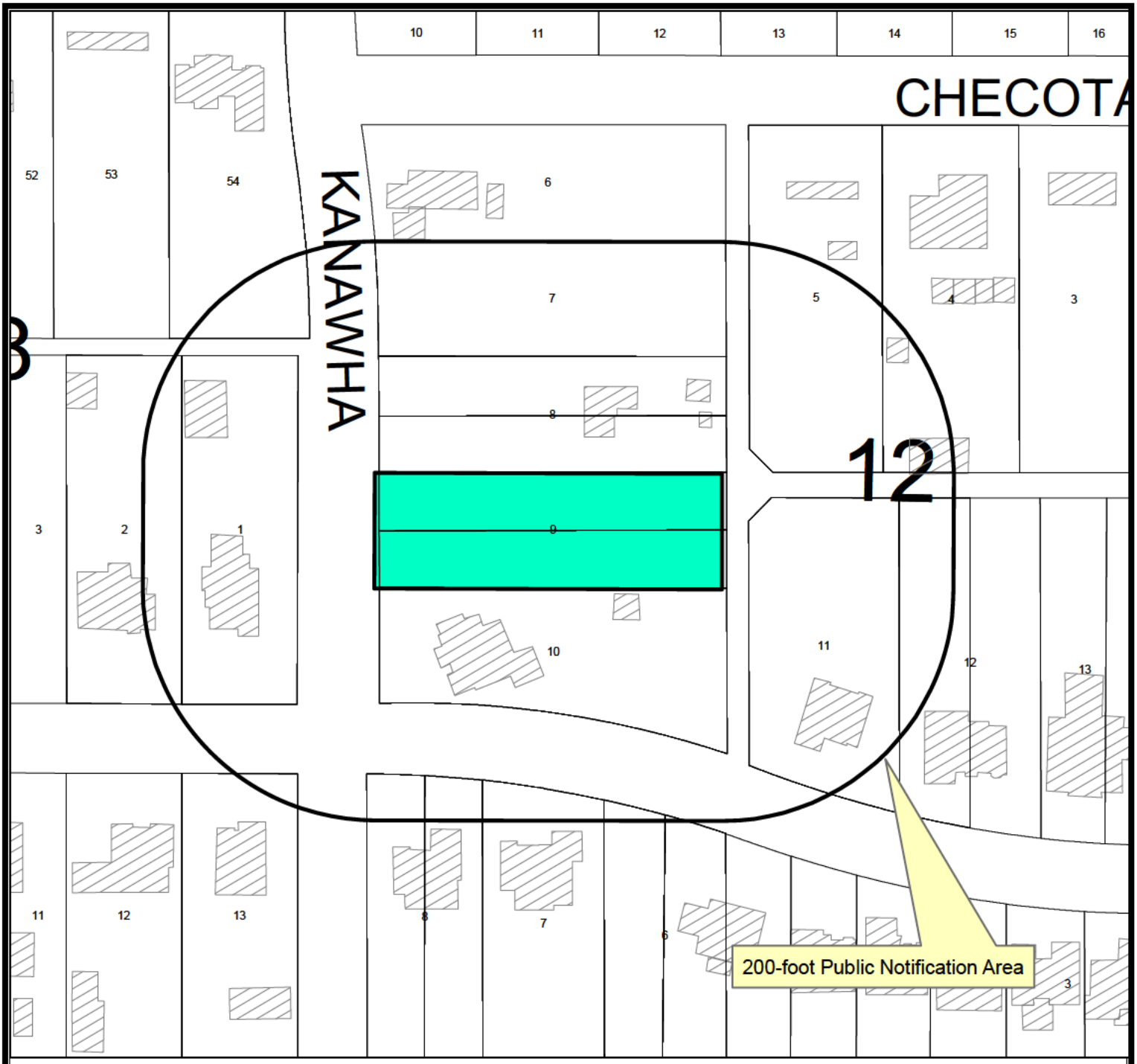
PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS
NO. _____ CABINET _____
DATE _____ PAGE _____

DATE 01/16/2026	
DRAWN BY: GG	
CHECKED BY: ED/RJ	
JOB NO: 26-120	
PROJECT: 26-120	
SHEET 1 OF 1	REVISIONS

MAGRYM
TX FIRM# 10149500

Magrym Consulting, Inc.
110 W Louisiana Ave, Ste: 314
Midland, TX 79701
(432) 684-5548
www.magrym.com

349 RANCH ESTATES SECTION 29



Location Map

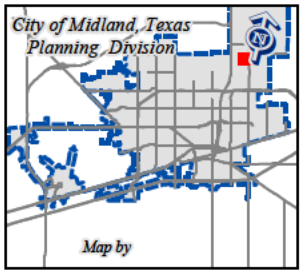
SUB-26-0934 **Scale: 1" = 800'**

Proposed plat of 349 Ranch Estates, Section 29, being a replat of Lot 9, Block 12, 349 Ranch Estates, City and County of Midland, Texas.

Generally located on the east side of Kanawha, approximately 125 feet north of Washita. (Council District 1)

LEGEND

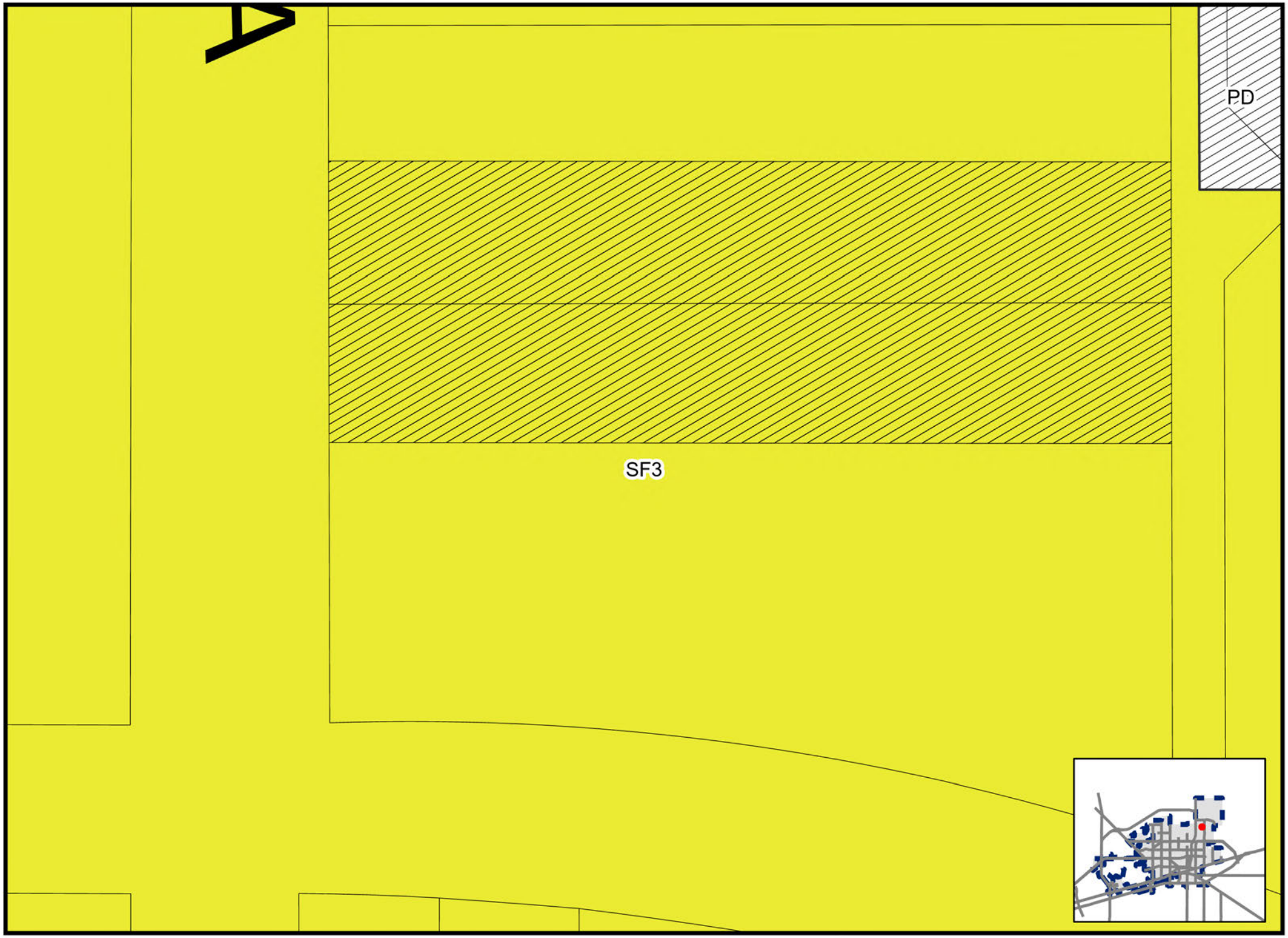
- CITY LIMITS
- PARCEL
- PRIVATE BLDGS



©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.



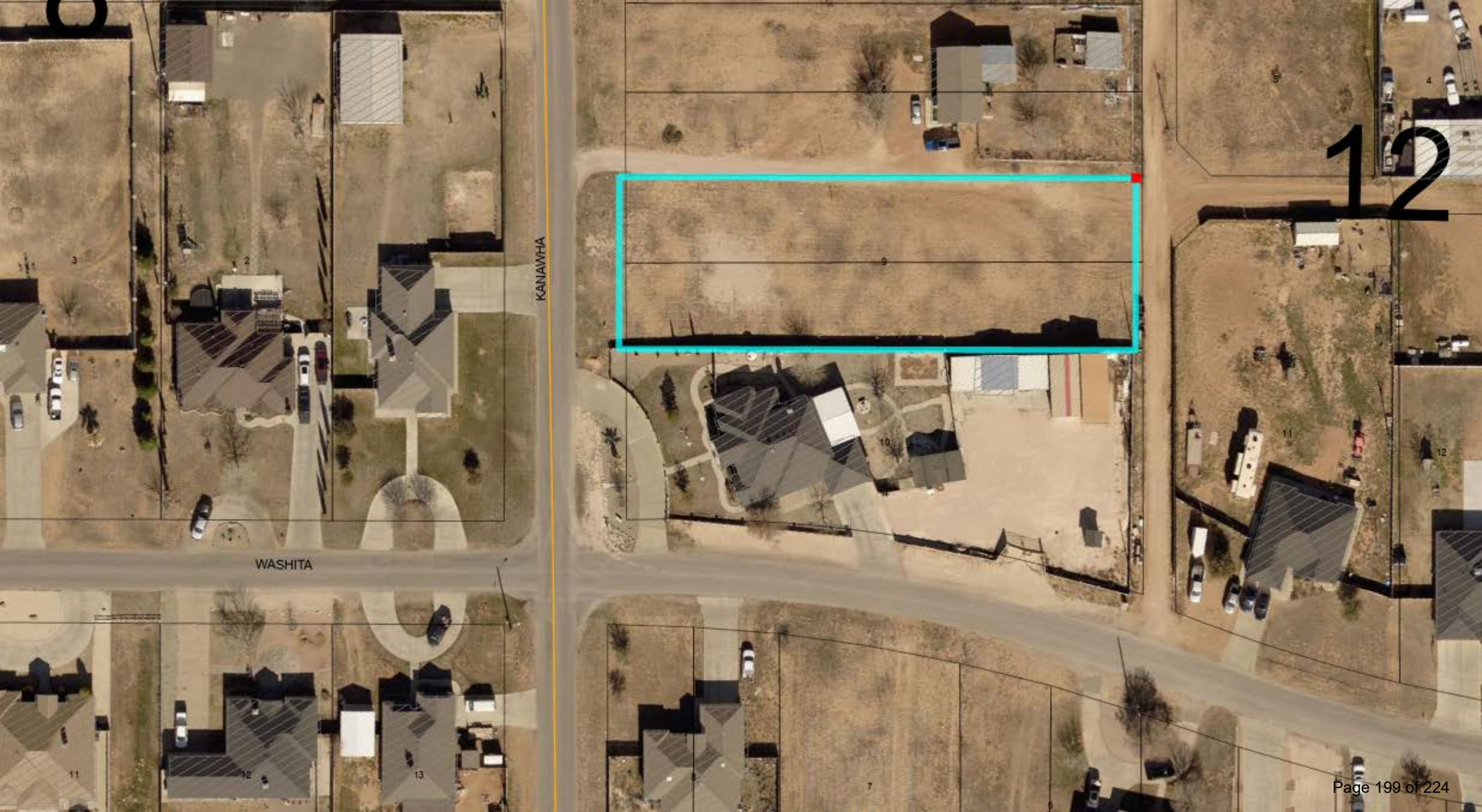
Created: 2/10/2026

SUB-26-0934

Scale: 1" = 43 '

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


8
12
KANAWHA
WASHITA
3
2
9
10
11
12
13
7

FOREST RIVER
SALEM

MIDLAND
Be the Energy!

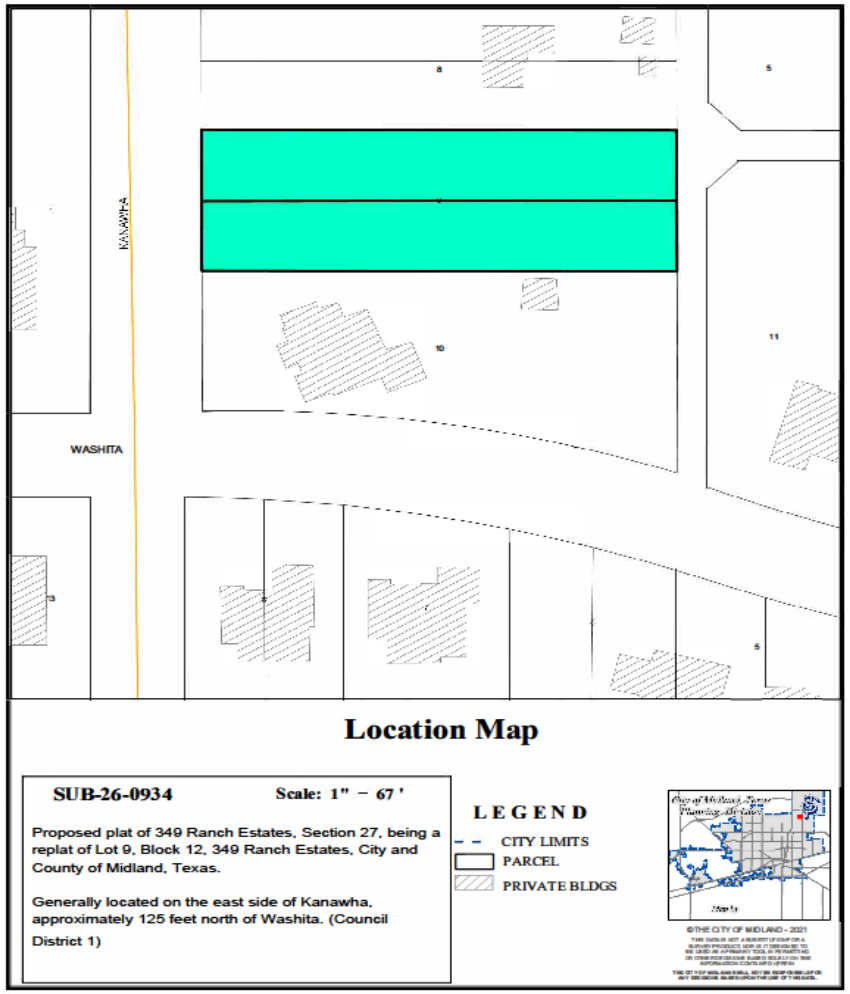
ITEM

FINAL PLAT
349 RANCH ESTATES, SECTION 29

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

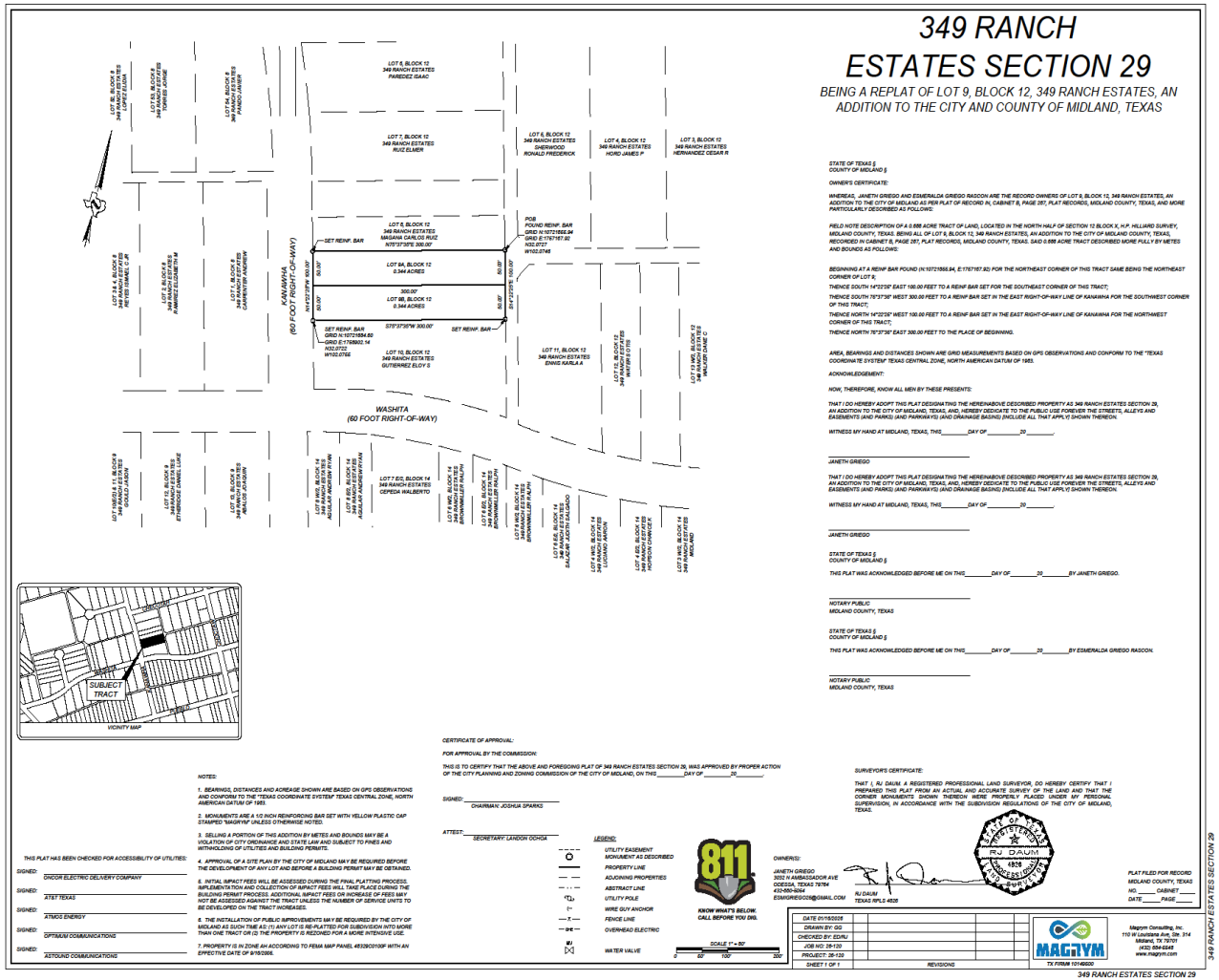
- **Property Owner:** Janeth Griego
- **Representative:** Ed Aleman, with Magrym Consulting
- **Location:** 3602 and 3602A (Council District 1)
- **Reason for Request:** Platting in order to obtain construction permits for future residential development



MIDLAND
Be the Energy!

PLAT DETAILS

- **Acreage:** 0.614 acres
- **Number of Existing Lots:** 1
- **Number Proposed Lots:** 2



MIDLAND
Be the Energy!

LAND USE

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

MIDLAND
Be the Energy!

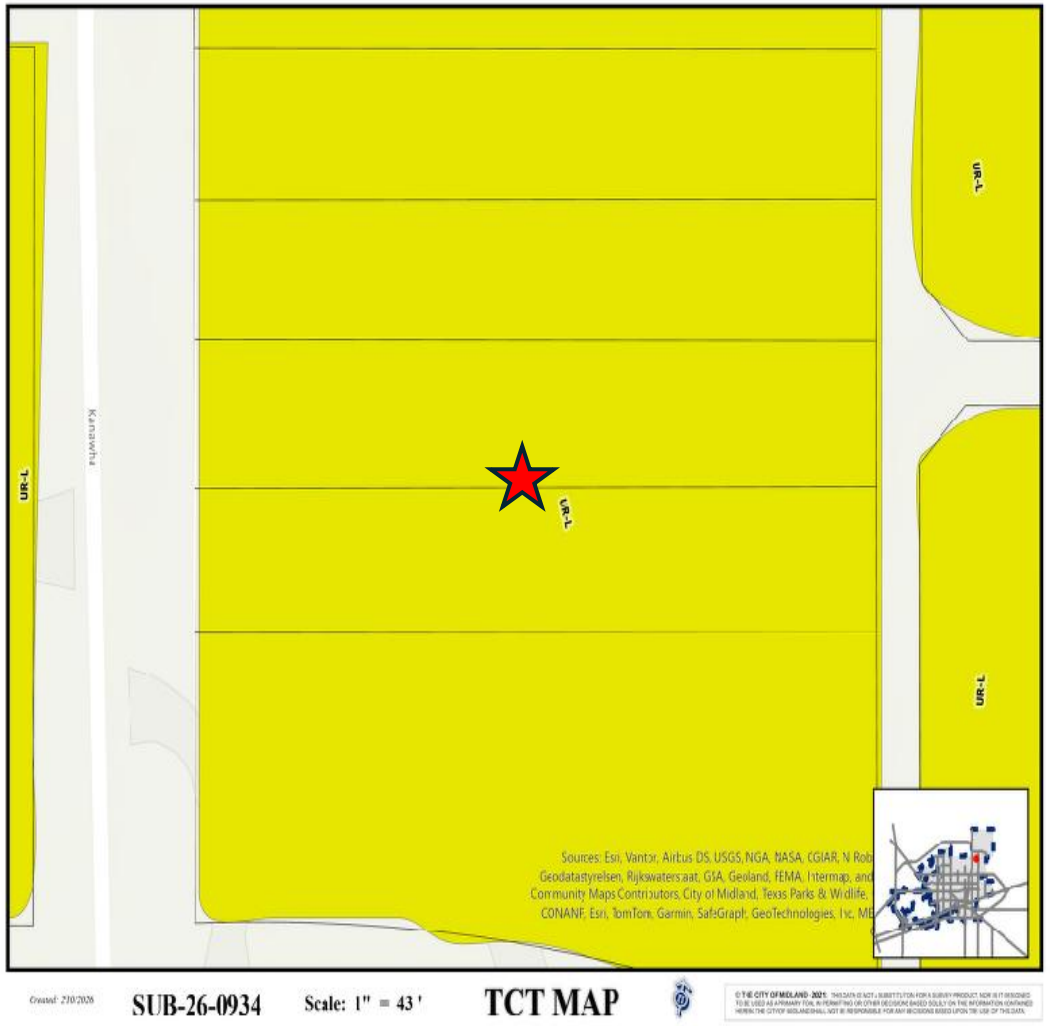
On Kanawha, Looking East

5

MIDLAND
Be the Energy!

COMPREHENSIVE PLAN

- **TCT Land Use Designation:** Urban Residential Low, (UR-L)
- **Supporting Use:** Restrictive land use, emphasizing single-family detached development, although innovative single-family forms may be permitted with special review.
- This request is compatible with the Tall City Tomorrow Comprehensive Plan



STAFF'S RECOMMENDATION

- The Planning & Zoning Commission approved the preliminary plat on February 17, 2026.
- Staff recommends approval of the Final Plat of 349 Ranch Estates, Section 29.

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:	**June 1, 2026**
To:	**Planning and Zoning Commission**
From:	**Beatriz Quezada, Planner**
Subject:	**Motion approving, with staff's recommended conditions, a Preliminary Plat of West 191 Industrial Park, Section 18, being a replat of Lots 26, 27 and 28, Block 1, West Industrial Park, Section 16, City and County of Midland, Texas. (Generally located on the north side of State Highway 191, approximately 220 feet west of Holdridge Road.)**

Purpose:
Maverick Engineering, on behalf of ASCO, is requesting to replat three lots south of West of County Road 77 into one lot for a future commercial development.

Recommended Action:
Approve

Fiscal Impact:
None

Strategic Priority:
QUALITY OF LIFE AND PLACE

Discussion:
Current Zoning:

LI, Light Industrial District

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

BUILDING CODE: (Approved)

No issues. All future structures must adhere to the 2018 International Building Codes, the 2015 International Energy Code, the 2023 NEC requirements, the 2015 International Fire Codes, local city ordinances, planning/zoning requirements, established setbacks, Health department regulations, 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: TX-191 Frontage road is TxDOT facility, built and maintained by TxDOT, no improvements required excluding driveways and curb cuts. W CR 77 roadway okay as is. No public paving improvements required. [For Applicant’s Information Only.]

WATER: 16” water exists in W CR 77 Street N 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. [Reference Midland City Code Sect. 11-2-3(G)1 & 11-2-4(A)2(a)]

DRAINAGE: 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)

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.

FIRE: (Approved)

The Fire Department has reviewed the preliminary plat and has no objection at this time. This review is limited to preliminary plat considerations only and does not constitute full fire code approval. All future development shall comply with the 2015 International Fire Code (IFC) and local amendments, including but not limited to fire apparatus access (IFC §503), water supply and fire flow (IFC §507), fire hydrant placement (§507.5), and fire protection systems (§903), which will be reviewed at the time of civil plan and building permit submittal.

OIL AND GAS: (Approved)

No oil & gas issues.

GIS: (Approved with Conditions)

The way that the 50' easement is depicted looks like an easement centerline, please depict as shown on West 191 Ind. Park, Sec 16

Addressing Review: (Approved)

No comment.

PLANNING: (Approved)

Groundwater is not being used for this subdivision. Instead, the subdivision will be served by City utilities. [Informational]

Different property owners on application and plat. Proof of ownership must be provided at final plat submittal. [11-2-3(H)3(m)(1)]

Staff recommends approval of the Preliminary Plat of West 191 Industrial Park, Section 18 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. **Drainage report must be submitted by Final Plat submittal. [11-2-3(D)8]**

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:

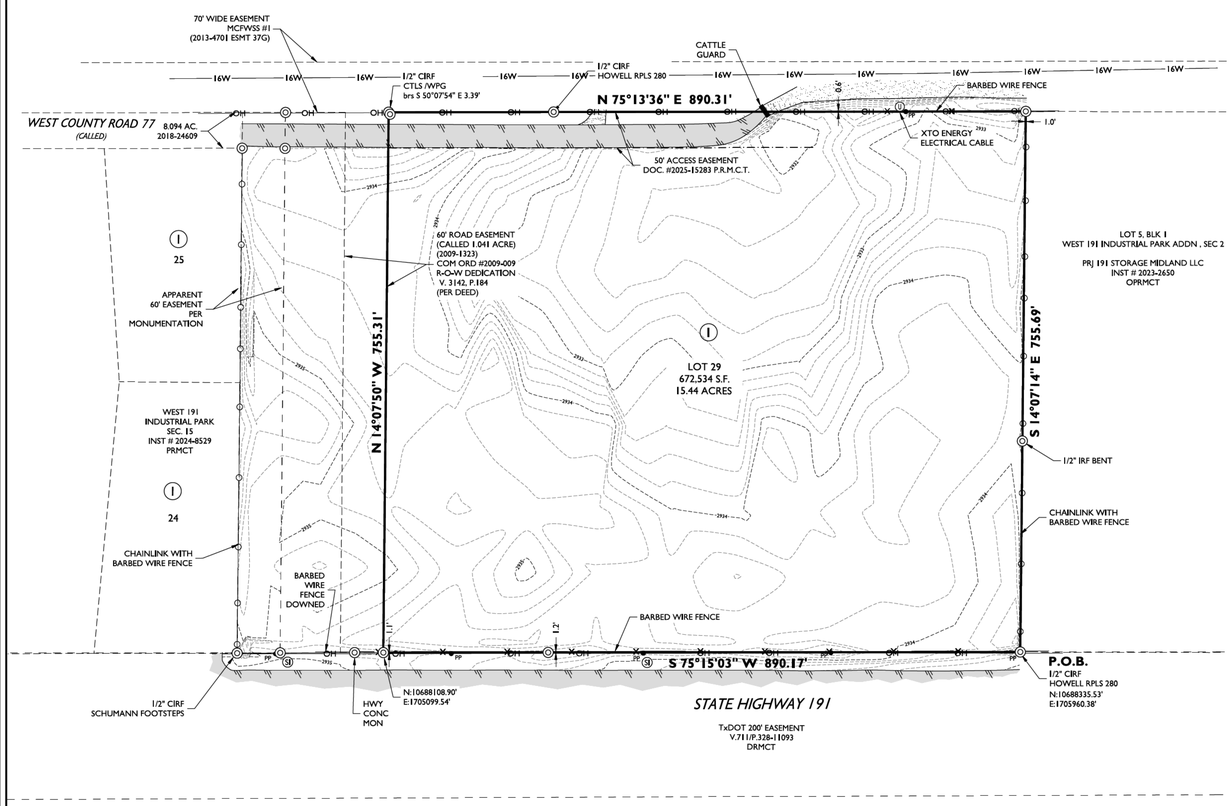
A. P-26-2556, Combined Files
B. P&Z - - West 191 Industrial Park Section 18 Prelimin

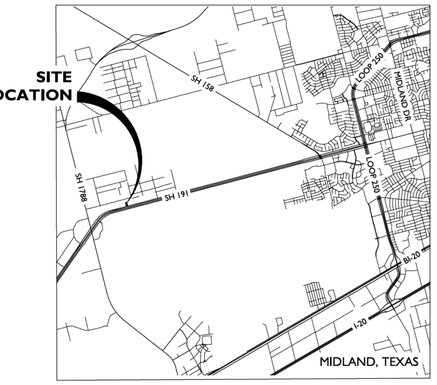
Beatriz Quezada, Development Services	Created/Initiated - 5/26/2026
Landon Ochoa, Development Services	Final Approval - 5/30/2026

PRELIMINARY PLAT

WEST 191 INDUSTRIAL PARK SECTION 18

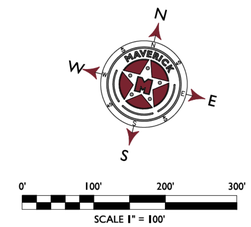
BEING A REPLAT OF LOTS 26,27 AND 28, BLOCK 1, WEST 191 INDUSTRIAL PARK SECTION 16, CITY AND COUNTY OF MIDLAND, TEXAS





VICINITY MAP

N.T.S.



0' 100' 200' 300'

SCALE 1" = 100'

LEGEND

	1/2" IRON ROD FOUND W/ RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514"
	DENOTES 1/2" IRON ROD FOUND WITH CAP MARKED "HOWELL RPLS 280" UNLESS OTHERWISE SHOWN HEREON
	POWER POLE
	SIGN
	UTILITY MARKER
	BOUNDARY LINE
	PROPERTY LINES
	EXISTING TXDOT EASEMENT
	CHAINLINK FENCE
	FENCE AS NOTED
	OVERHEAD ELECTRIC LINE
	16" WATER MAIN
	CALICHE
	PAVEMENT
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

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS CORNERSTONE FUNDING, LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 31, BLOCK 40, T-1-S, T&P. Ry. CO. SURVEY, MIDLAND COUNTY, TEXAS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CORNERSTONE FUNDING, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS WEST 191 INDUSTRIAL PARK SECTION 18, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

WITNESS OUR HANDS AT MIDLAND, TEXAS, THIS THE_____DAY OF _____, 2026.

_____

BY: _____, FOR CORNERSTONE FUNDING, LLC

ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2026.
BY _____

_____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

_____

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

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

FEMA NOTE

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

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

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°57'44.73", AND A COMBINED SCALE FACTOR OF 0.999883304 AT NGS STATION "ARP 2 MAF"*
2. *1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.*
3. *FENCES ARE ON OR WITHIN 0.5' OF THE PROPERTY LINE UNLESS OTHERWISE NOTED OR SHOWN HEREON*
4. *SEE DOCUMENTS OR ELECTRONIC DATA FILED IN THE OFFICE OF MAVERICK ENGINEERING FOR COMPLETE RECONSTRUCTION OF THIS SURVEY.*
5. *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.*
6. *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.*

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: _____

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____

DATE _____

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION:

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WEST 191 INDUSTRIAL PARK SECTION 18, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

_____*DAY OF*_____ *2026.*

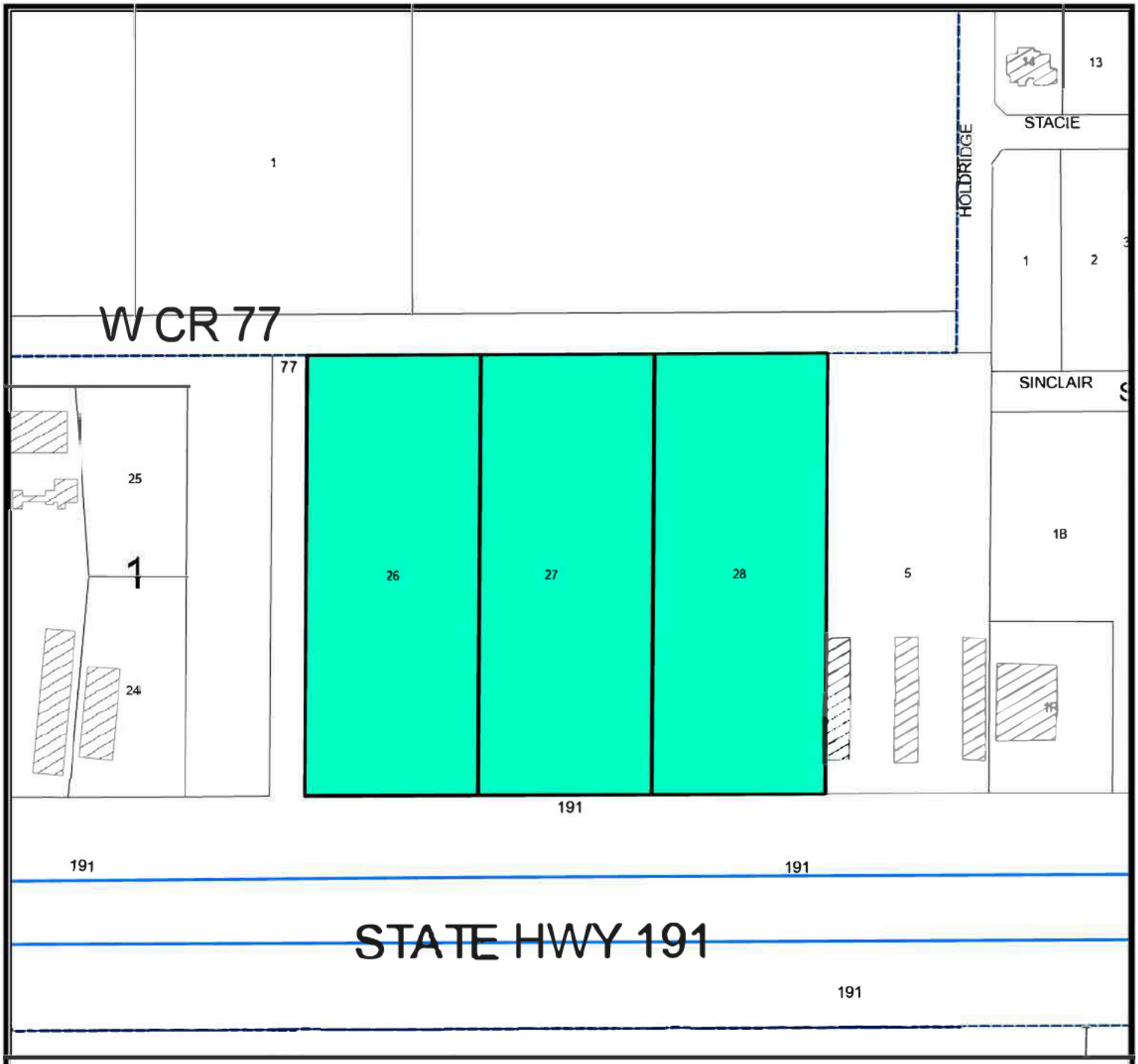
_____
JOSHUA SPARKS, CHAIRMAN

_____
LANDON OCHOA, SECRETARY

MAVERICK
CIVIL ENGINEERING / LAND SURVEYING
1300 West Illinois Avenue
Midland, Texas 79701
ENGINEER FIRM #: F-15089
SURVEY FIRM #: 10194514
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com

WEST 191 INDUSTRIAL PARK SECTION 18

Drawing : F:\2026\260082-ASCO-MIDLAND ASCO SITE\DRAWINGS\PLAT\260082 PRELIM PLAT.DWG Last Saved By: LLopez on 5/5/26



Location Map

SUB-26-0975 **Scale: 1" = 245 '**

Proposed plat of West 191 Industrial Park, Section 18, being a replat of Lots 26, 27 and 28, Block 1, West Industrial Park, Section 16, City and County of Midland, Texas.

Generally located on the north side of State Highway 191, approximately 220 feet west of Holdridge Road. (Council District 4)

LEGEND

- CITY LIMITS
- PARCEL
- PRIVATE BLDGS

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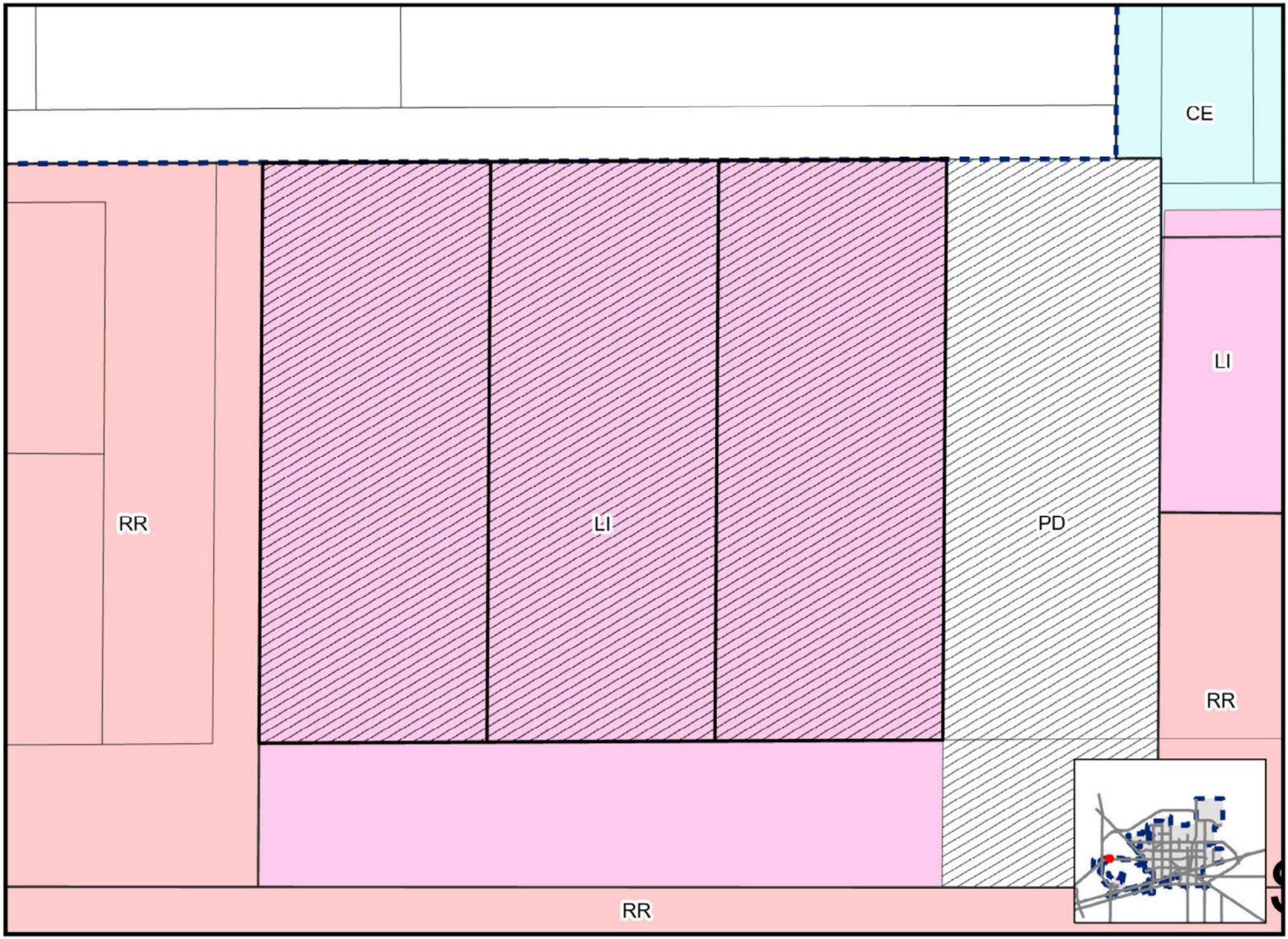
THIS DATA IS NOT A SUBSTITUTION FOR A SURVEY PRODUCT, NOR IS IT DESIGNED TO BE USED AS A PRIMARY TOOL IN PERMITTING OR OTHER DECISIONS BASED SOLELY ON THE INFORMATION CONTAINED HEREIN.

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



Created: 5/19/2026

SUB-26-0975

Scale: 1" = 157 '

ZONING MAP

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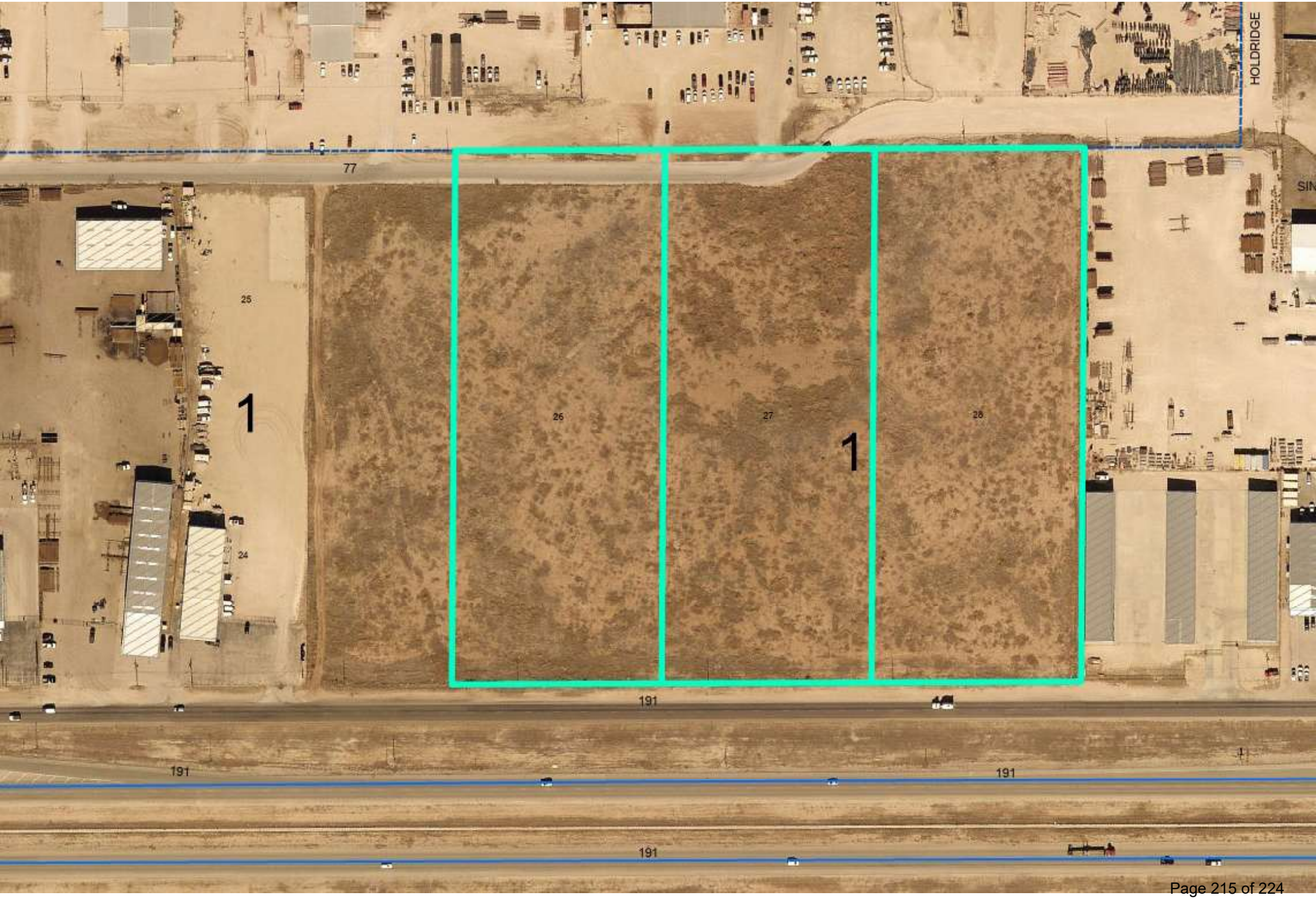

HOLDRIDGE
77
25
1
26
27
1
28
24
191
191
191
191

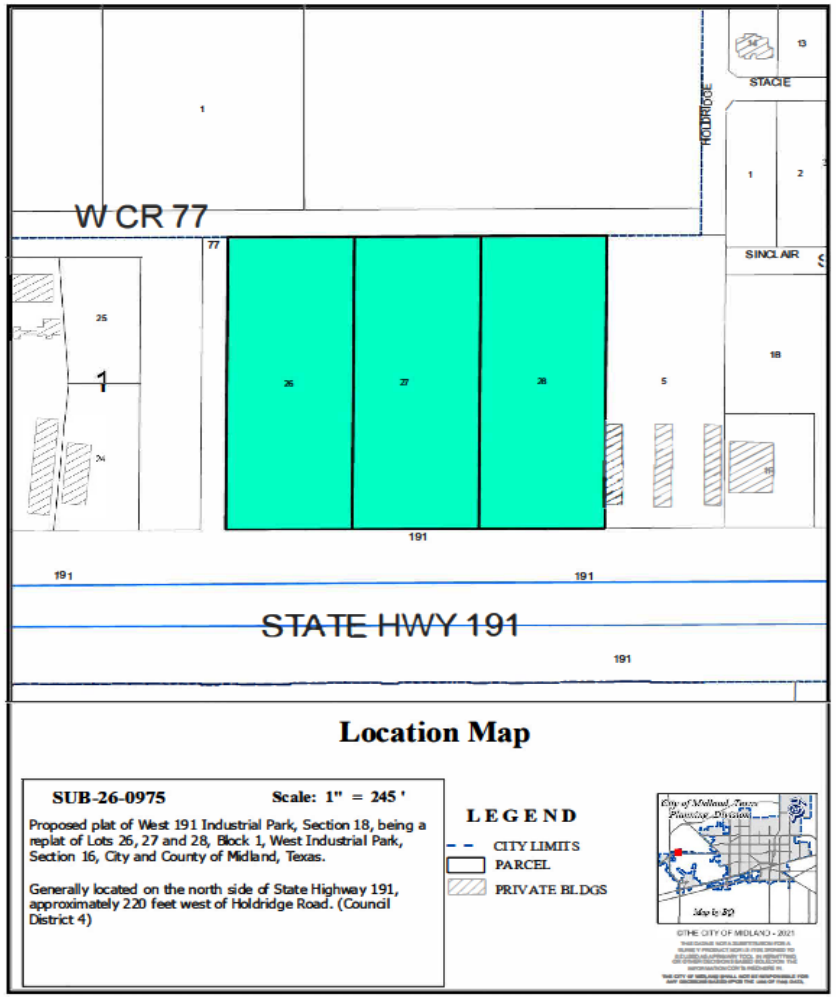
MIDLAND
Be the Energy!

PRELIMINARY PLAT
WEST 191INDUSTRIAL PARK
SECTION 18

Visit Our Website
MIDLANDTEXAS.GOV

APPLICATION SUMMARY

- **Property Owner:** ASCO
- **Representative:** Dalia Salinas, with Maverick Engineering
- **Location:** Generally located on the north side of State Highway 191, approximately 220 feet west of Holdridge Road. (Council District 4)
- **Reason for Request:** For future commercial development



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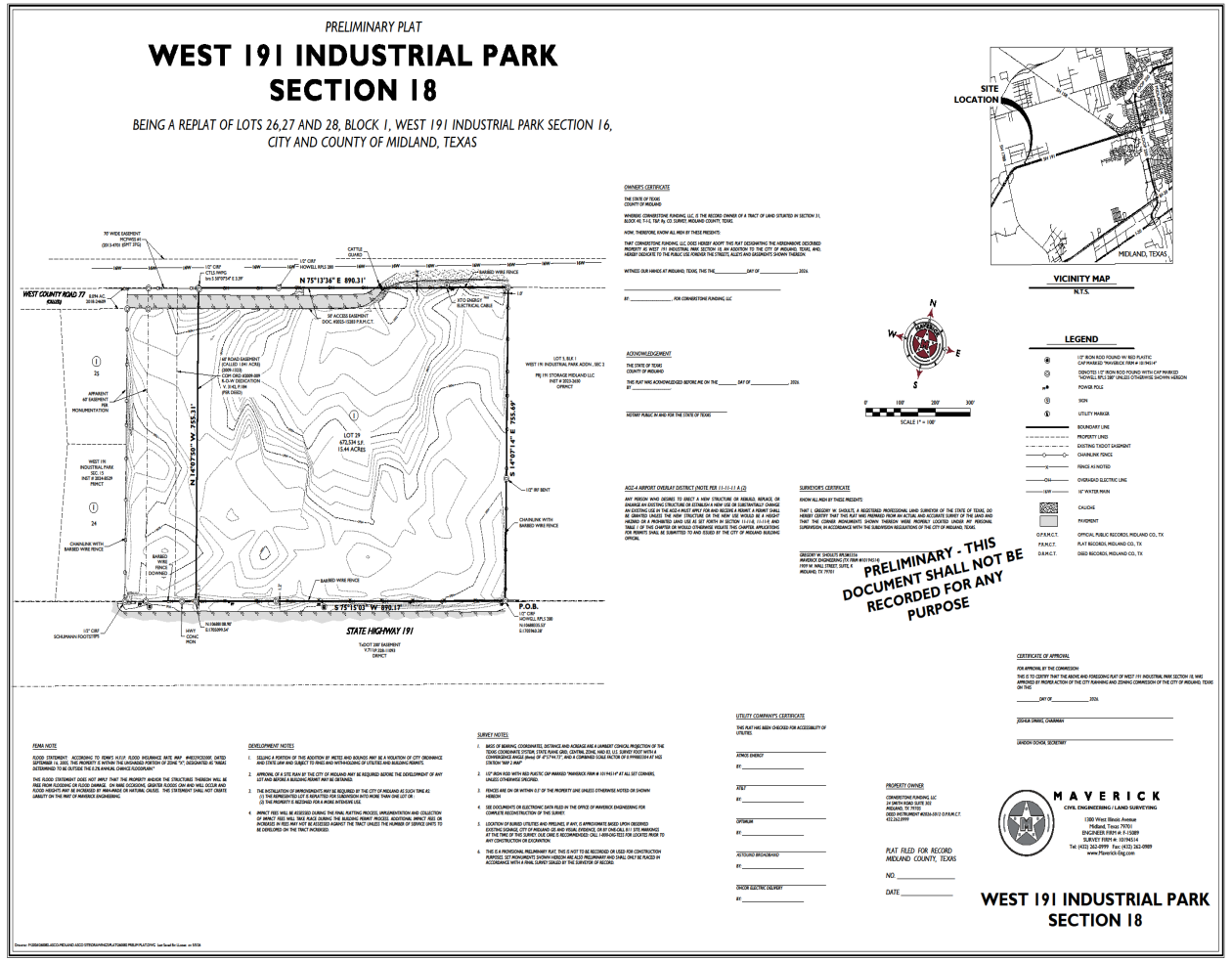
PLAT DETAILS

- **Acreage:** 15.44 acres
- **Number of Existing Lots:** 3
- **Number Proposed Lots:** 1



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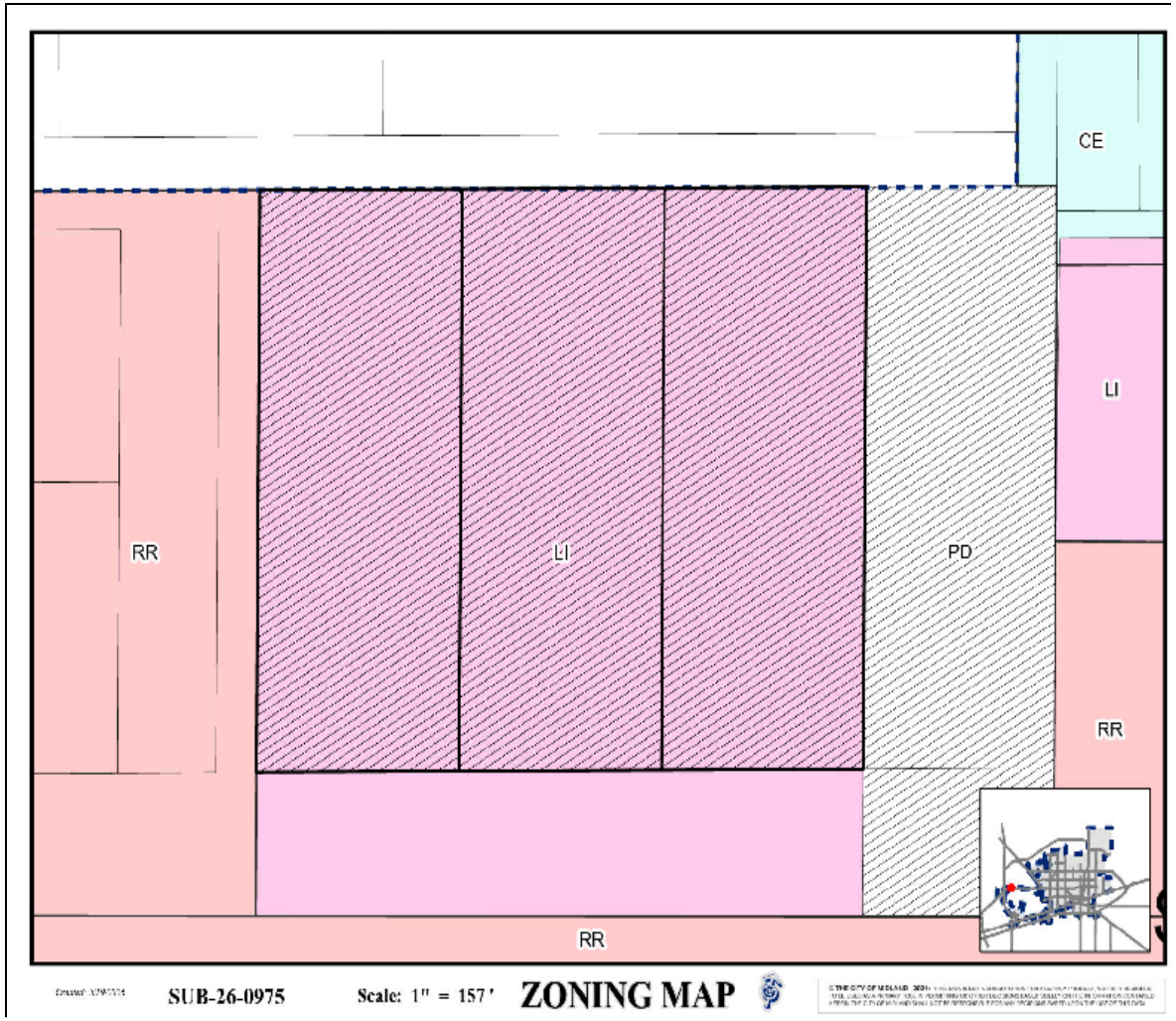
ZONING

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



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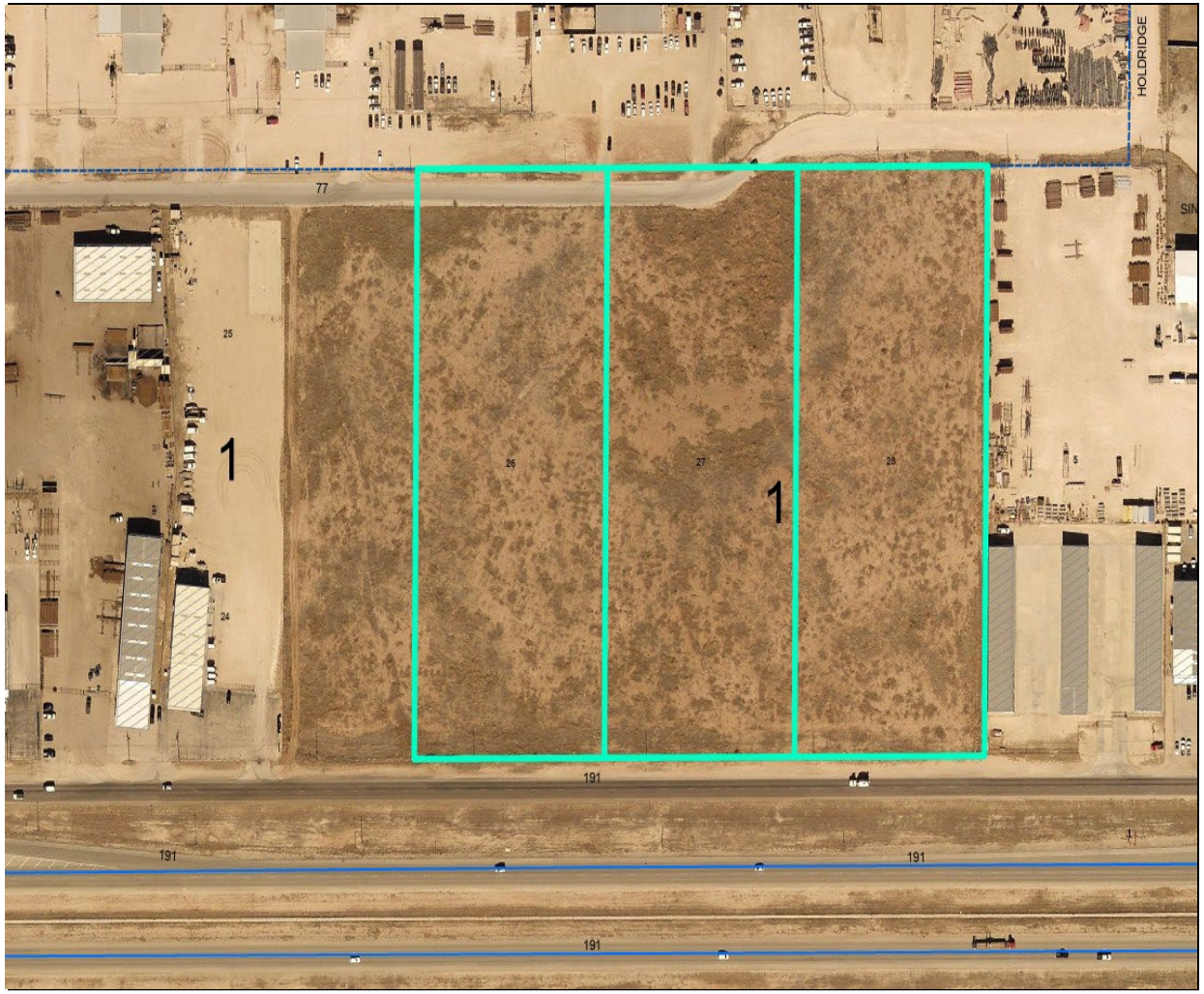
LAND USE

- **Current Use: Vacant land**
- **Surrounding Uses:**
  - **North/West:** Industrial
  - **South:** State Highway 191
  - **East:** Storage Units



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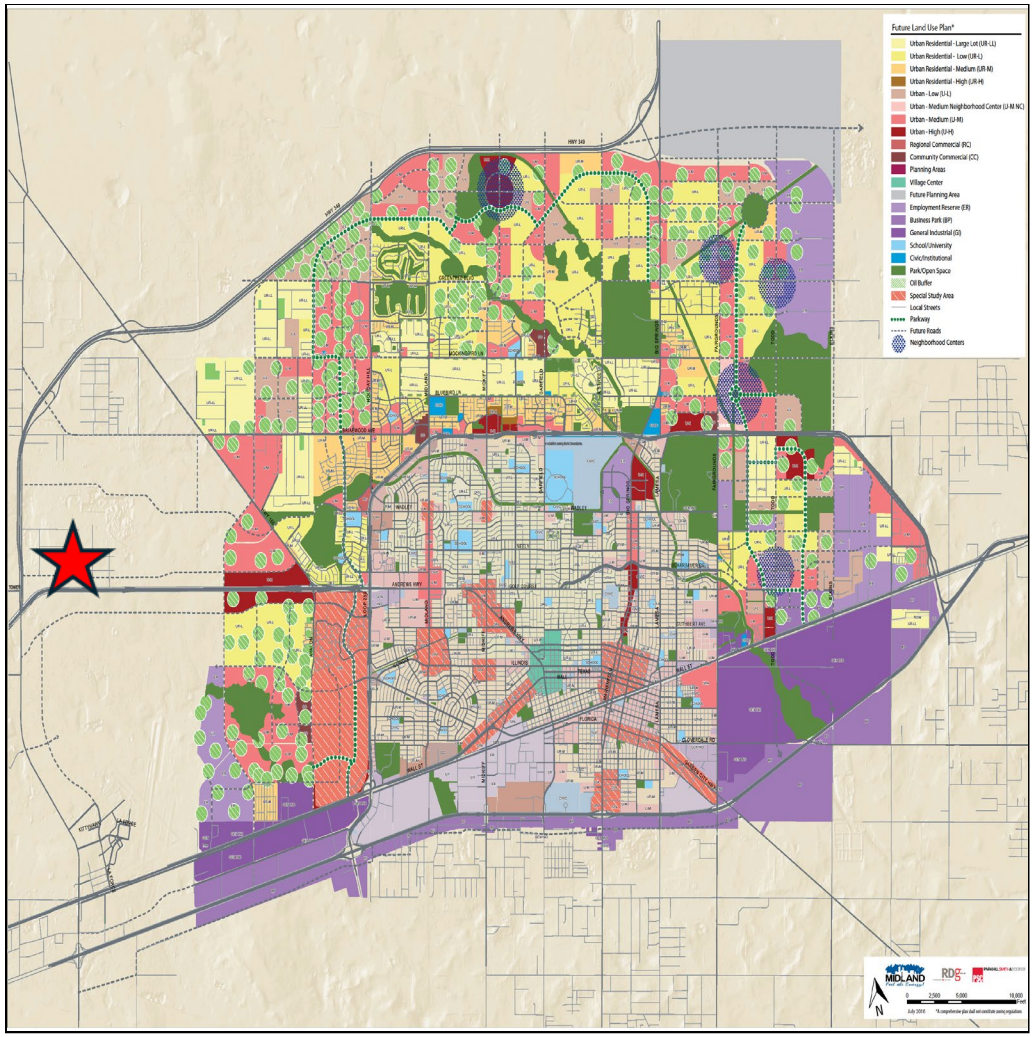
COMPREHENSIVE PLAN

- **Land Use Designation:** Not designated
- **Supported Uses:** No policies are currently established for this area


Future Land Use Plan*
Urban Residential - Large Lot (UR-LL)
Urban Residential - Low (UR-L)
Urban Residential - Medium (UR-M)
Urban Residential - High (UR-H)
Urban - Low (U-L)
Urban - Medium Neighborhood Center (U-M NC)
Urban - Medium (U-M)
Urban - High (U-H)
Regional Commercial (RC)
Community Commercial (CC)
Planning Areas
Village Center
Future Planning Area
Employment Reserve (ER)
Business Park (BP)
General Industrial (GI)
School/University
Civic/Institutional
Park/Open Space
Oil Buffer
Special Study Area
Local Streets
Parkway
Future Roads
Neighborhood Centers
HWY 349
MARIGOLD AVE
BLUEBELL
ANDREWS HWY
WALLACE
WALLACE
WALLACE

STAFF'S RECOMMENDATION

- Staff recommends approval of this request subjected to the following conditions:

A. Public improvements must be completed or a request for a deferral letter must be submitted by Final Plat submittal. [11-2-3(G)1]

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

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.