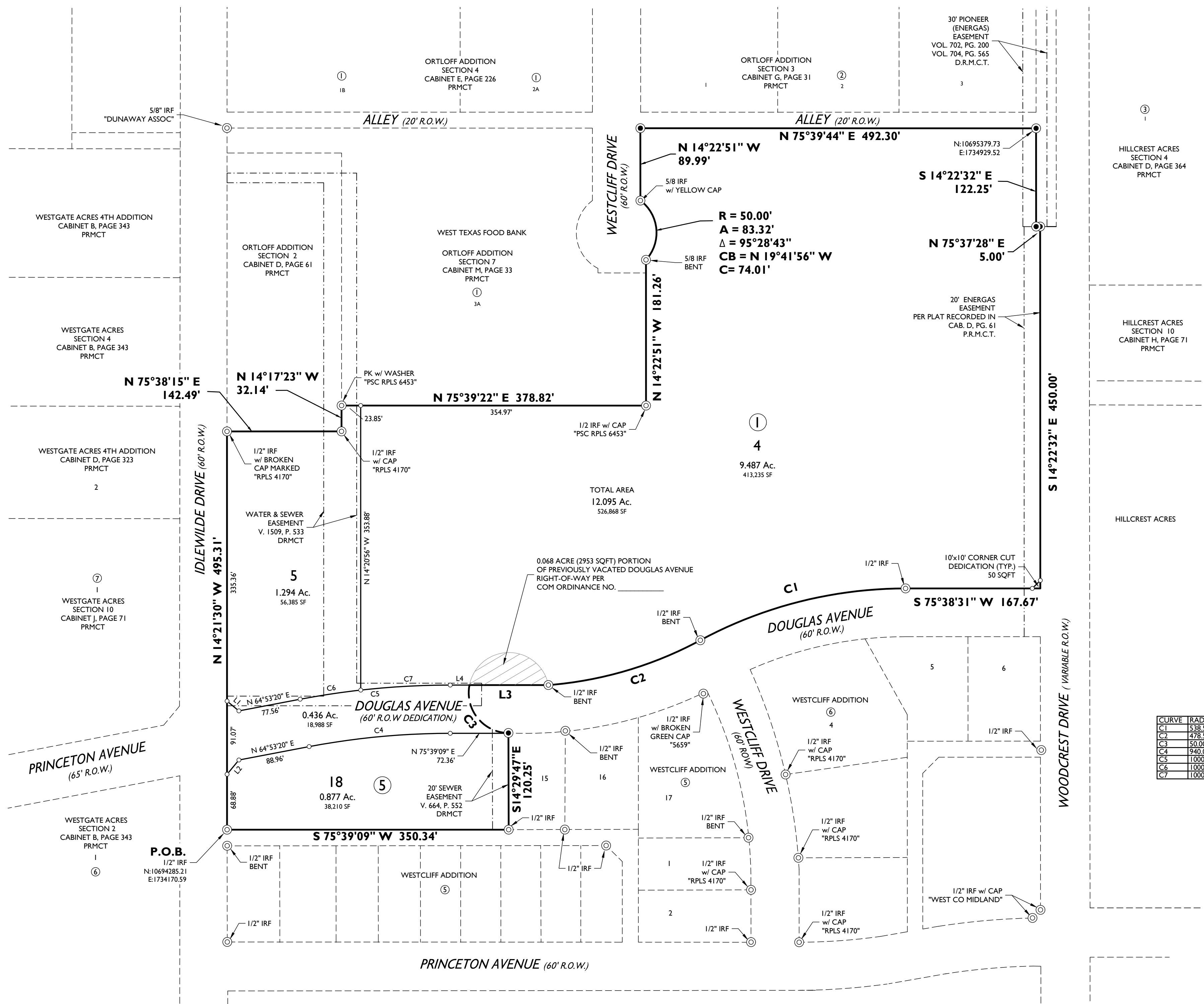


# ORTLOFF ADDITION, SECTION 8

BEING A RE-PLAT OF A 12.095 ACRE TRACT OF LAND  
OUT OF LOT 1, BLOCK 1, ORTLOFF ADDITION, SECTION 2, AND A 0.068 ACRE PORTION OF PREVIOUSLY VACATED  
DOUGLAS AVENUE RIGHT OF WAY, CITY AND COUNTY OF MIDLAND, TEXAS



### SURVEYOR'S CERTIFICATE

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



### OWNER'S CERTIFICATE

THE STATE OF TEXAS  
COUNTY OF MIDLAND  
WHEREAS PINON VENTURES, LP, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 30, BLOCK 39, T-1-S, T&P, RR. CO. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS.  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT PINON VENTURES, LP, BEING OWNERS OF THE LAND SHOWN ON THIS PLAT DESIGNATED AS ORTLOFF ADDITION, SECTION 8, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON; AND DO HEREBY GIVE AN EASEMENT OF INGRESS AND EGRESS TO THE CITY OF MIDLAND FOR GARBAGE COLLECTION, UTILITY FACILITY ACCESS AND MAINTENANCE, LOCATION AND MAINTENANCE OF TRASH CONTAINERS AND ACCESS THERETO, AND CONDITION SAID EASEMENT THAT NO CONSTRUCTION SHALL COMMENCE ON SAID LOT OR LOTS UNTIL THE EXACT LOCATION OF SAID CONTAINERS THERewith HAS BEEN SELECTED AND APPROVED BY THE DIRECTOR OF UTILITIES.  
WITNESS MY HAND AT \_\_\_\_\_, TX,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

### ACKNOWLEDGEMENT

THE STATE OF TEXAS  
COUNTY OF MIDLAND  
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE WAS ACTING AS OWNER AND THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

### CURVE TABLE

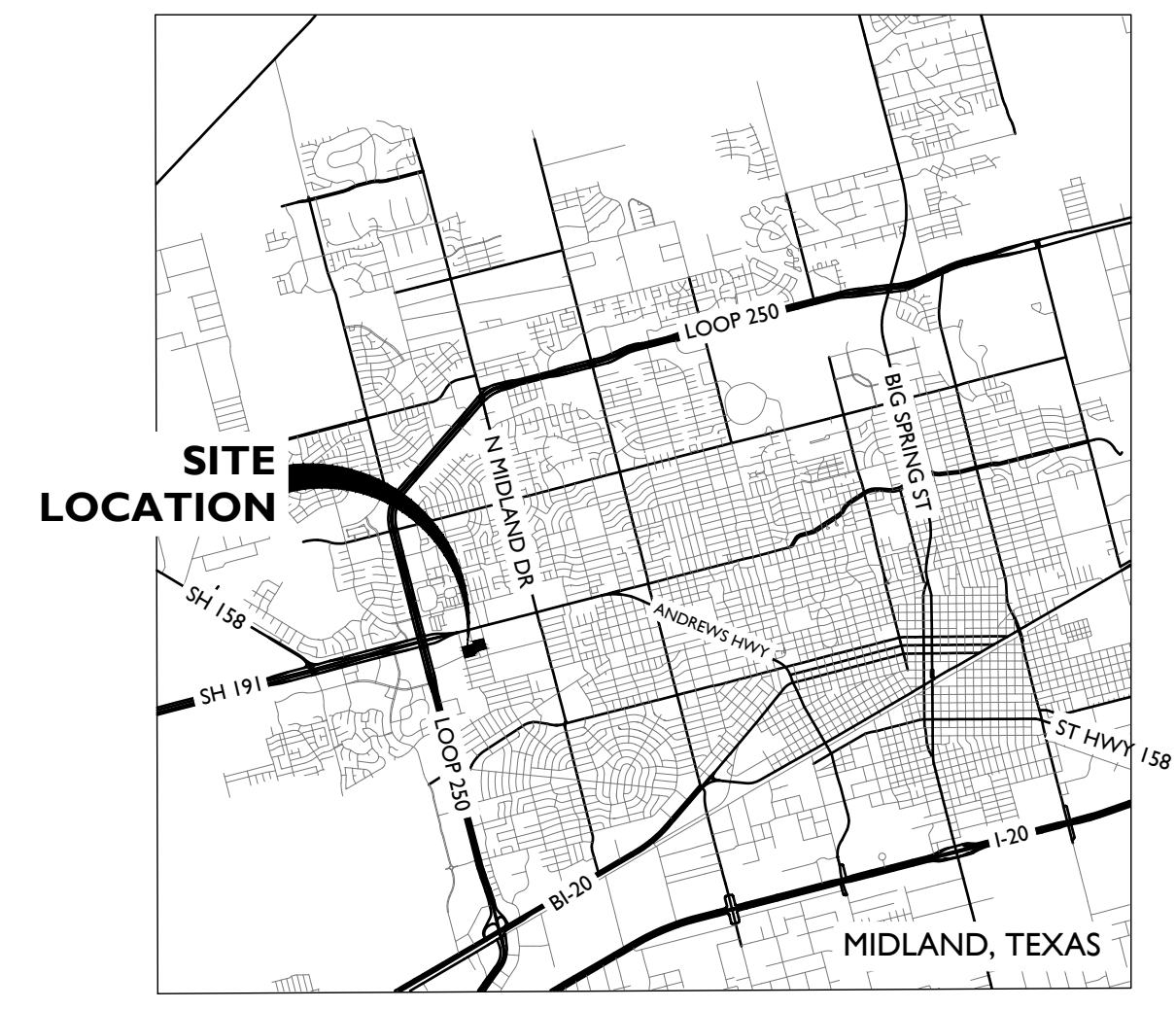
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	538.54'	266.06'	263.37'	S 61° 29' 13" W	28° 18' 25"
C2	478.24'	198.50'	192.06'	S 53° 13' 15" W	23° 46' 01"
C3	50.00'	87.58'	76.81'	S 53° 28' 11" E	100° 21' 44"
C4	940.00'	176.59'	176.33'	N 70° 16' 15" E	10° 45' 50"
C5	1000.00'	187.86'	189.59'	N 70° 16' 15" E	10° 45' 50"
C6	1000.00'	76.25'	76.23'	N 67° 04' 24" E	04° 22' 08"
C7	1000.00'	111.61'	111.15'	N 72° 27' 19" E	06° 23' 42"

### LINE TABLE

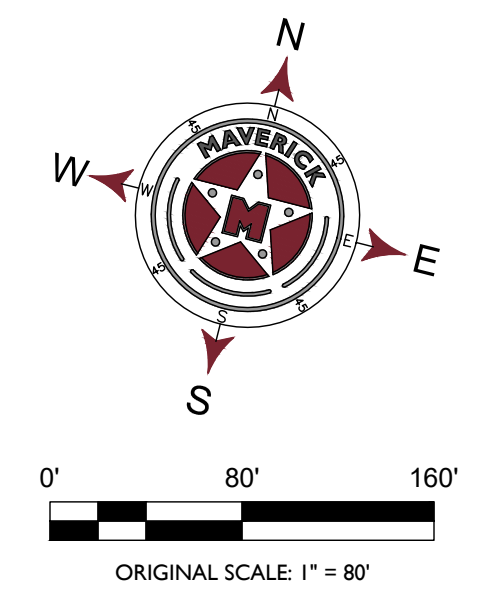
LINE	BEARING	DISTANCE
L1	S 64° 44' 05" E	19.13'
L2	S 23° 13' 55" W	23.11'
L3	S 75° 39' 09" W	98.14'
L4	S 75° 39' 09" W	23.90'

### UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.  
DocuSigned by:  
*Mark Liel*  
ATMOS-ENERGY  
BY:  
DocuSigned by:  
*Vicent Gonzalez*  
GDFMILM-SEZ  
BY:  
DocuSigned by:  
*Louis Montoy*  
GDFMILM-SEZ  
BY:  
DocuSigned by:  
*ASTLAND BROADBAND*  
BY:  
DocuSigned by:  
*Martin Arguilla*  
ONCOR-ELECTRIC DELIVERY  
BY:



VICINITY MAP  
N.T.S.



### LEGEND

- SET 1/2-INCH IRON ROD WIRED PLASTIC CAP MARKED "MAVERICK FIRM #10194514" FOUND MONUMENT AS NOTED
- ⊙ BOUNDARY LINE
- EXISTING 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

### CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF ORTLOFF ADDITION, SECTION 8 WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
LUCY SSINIEGA, CHAIRMAN  
JEFFREY FISHER, SECRETARY

### DEVELOPMENT NOTES

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS MAY BE A VIOLATION OF CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- APPROVAL OF A SITE PLAN BY THE CITY OF MIDLAND MAY BE REQUIRED BEFORE THE DEVELOPMENT OF ANY LOT AND BEFORE A BUILDING PERMIT MAY BE OBTAINED.
- 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.
- 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

- 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.
- 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514" AT ALL SET CORNERS, UNLESS OTHERWISE SPECIFIED.
- 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 NEIP FLOOD INSURANCE RATE MAP #48320I023F DATED SEPTEMBER 16, 2005 THIS PROPERTY AS SHOWN HEREON IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES.

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.

### PROPERTY OWNER

PINON VENTURES, LP  
PO BOX 50820  
MIDLAND, TX 79710  
DEED INSTRUMENT: VOL 1452, PG. 665, DRMT

PLAT FILED FOR RECORD  
MIDLAND COUNTY, TEXAS

NO. \_\_\_\_\_ CABINET \_\_\_\_\_  
DATE \_\_\_\_\_ PAGE \_\_\_\_\_

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

## ORTLOFF ADDITION, SECTION 8