

**CROSS POINTE ADDITION SECTION 3**

Lot 3, Block 1  
Cross Pointe  
Addition  
Cab. 1 Pg 113 PRMC

5.71 Acres Being a  
Replat of Lot 2, Block 1, Cross Pointe Addition  
to the City and County of Midland, Texas

**NOTES**

- Selling a portion of this addition by metes and bounds to the City and County of Midland, Texas for the purpose of utility and building permits.
- Approval of a site plan by the City of Midland may be required before the development to obtain.
- A blocked refuse collection easement is hereby granted for Lots 2A, 3A & 4, Block 1, and Lots 2, 3, 4, Block 7, Cross Pointe Addition, Section 2 to the City of Midland, Texas for the purpose of refuse collection and location and maintenance of trash enclosures by the building or structures.
- 1071 Block 7, Precinct 10, metes and bounds as set at each corner unless noted otherwise.
- There is hereby imposed a restriction, which shall run with the land, that Lot 1, Block 2 and Lot 2A, Block 2 and Lot 4, Block 1, sitting on Briarwood Avenue shall not have direct driveway access to the street.
- Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Map, the Flood Hazard Area for the subject street number 4852C086F, Revised September 16, 2005, the surveyed property is not located in a special flood hazard area and is classified as Zone X.

**LEGEND**

- PLAT LIMITS
- LOT LINES
- NEW EASEMENT
- EXISTING PLATTED LOTS & STREET R/W
- EXISTING EASEMENTS

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF MIDLAND  
I, the undersigned, Michael B. Bluff, do hereby certify that the above described property is the property of Black Family Partnership, L.P., a limited liability partnership organized under the laws of the State of Texas, and that the Black Family Partnership, L.P. is the owner of the above described property.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: that the Black Family Partnership, L.P. hereby certifies to the public use for the streets, alleys, and easements shown thereon, and we do hereby dedicate to the public use for the streets, alleys, and easements shown thereon.

WITNESS our hands at Midland, Texas, this 17th day of February, 2018.

*Michael B. Bluff*  
Mike Bluff

STATE OF TEXAS  
COUNTY OF MIDLAND

This instrument was acknowledged before me on February 27th, 2018 by Mike Bluff on behalf of Black Family Partnership.

*Christy A. Zeller*  
Christy A. Zeller  
Notary Public



**UTILITY COMPANY'S CERTIFICATE**

This plot has been checked for accessibility of utilities.

*Christy A. Zeller*  
Christy A. Zeller  
Notary Public

*Christy A. Zeller*  
Christy A. Zeller  
Notary Public

*Kathleen A. Jones*  
Kathleen A. Jones  
Notary Public

*Michael B. Bluff*  
Michael B. Bluff  
Notary Public

*Christy A. Zeller*  
Christy A. Zeller  
Notary Public

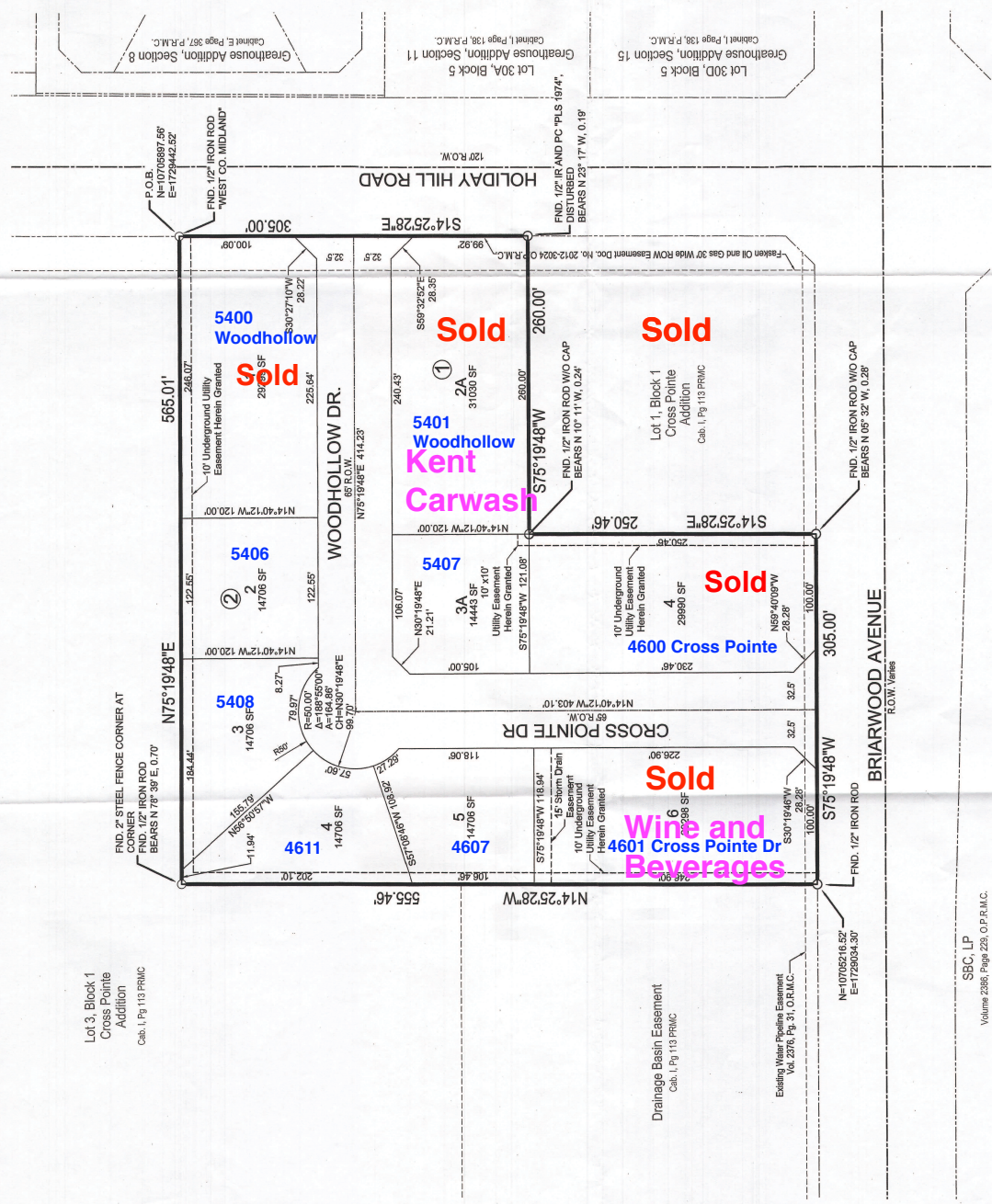
*Christy A. Zeller*  
Christy A. Zeller  
Notary Public

**ENGINEER:**

PARKHILL SMITH & COOPER, INC.  
1709 W. WALL STREET  
MIDLAND, TEXAS 79701  
Contact:  
Eric West P.E.  
(432) 983-1447

**PLAT FILED FOR RECORD**  
MIDLAND COUNTY, TEXAS  
NO. 8009-271-23 CABINET 1  
DATE 02-28-18 PAGE 131  
REGISTRATION FILED UNDER  
BANKRUPTCY NUMBER 1604-R-97133

**CROSS POINTE ADDITION SECTION 3**



**CERTIFICATE OF APPROVAL**

This is to certify that the above and foregoing plat of CROSS POINTE ADDITION, SECTION 3, was approved by the City of Midland, Texas, on February 27, 2018.

*Christy A. Zeller*  
Christy A. Zeller  
Notary Public

*Christy A. Zeller*  
Christy A. Zeller  
Notary Public

**SPECIAL STATE PLANE COORDINATE NOTE**

Readings, distances and coordinates are relative to the Texas State Plane Coordinate System (NAD 83) Zone 1403. The zone number is indicated on the map. The datum is the North American Datum of 1983 (NAD 83). The map is based on the Texas State Plane Coordinate System (NAD 83) Zone 1403. The map is based on the Texas State Plane Coordinate System (NAD 83) Zone 1403.

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS: that the above and foregoing plat of CROSS POINTE ADDITION, SECTION 3, was prepared by me, the undersigned, in accordance with the laws of the State of Texas, and that the same is a true and correct copy of the original plat as shown thereon.

*J. Stan Preer*  
J. Stan Preer  
Surveyor

