

GARDENDALE INDUSTRIAL

BEING A 20.665 ACRE TRACT OF LAND SITUATED IN SECTION 5,
BLOCK 41, T-I-S, T&P RR CO. SURVEY, ECTOR COUNTY, TEXAS

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS BW LAND & DEVELOPMENT, LLC, is the record owner of a tract of land situated in Section 5, Block 41, T-I-S, T&P RR Co. Survey, Ector County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BW LAND & DEVELOPMENT, LLC, being the owner of the land shown on this plat designated as GARDENDALE INDUSTRIAL, an Addition to Ector 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 24 day of June, 2019.

By: Bob Weidner

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 BOB WEIDNER, 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 24 day of June, 2019.

Kelsey Ann Stine
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

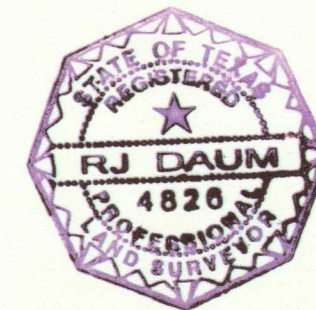


SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, RJ DAUM, 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 Ector County, Texas.

RJ Daum, RPLS #4826
Schumann Engineering - TX Firm #10149500
408 N. Pecos Street
Midland, Texas 79702
rj@schumannonline.net



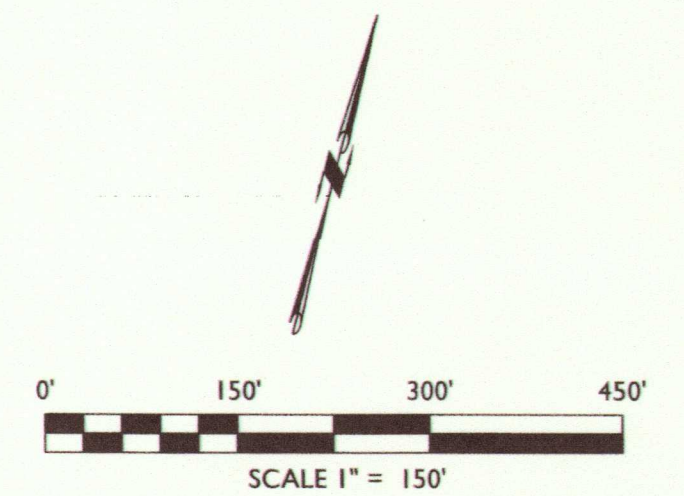
DEVELOPMENT NOTES

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. BEARINGS/DISTANCES/COORDINATES TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
3. GROUNDWATER SUFFICIENCY DISCLAIMER - THE SOURCE OF WATER SUPPLY INTENDED FOR THIS SUBDIVISION IS GROUNDWATER UNDER THE SUBDIVISION LAND. NO GUARANTEE CAN BE MADE THAT THE ADEQUATE GROUNDWATER UNDER THAT LAND IS AVAILABLE FOR THIS SUBDIVISION.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48135C0125E, DATED MARCH 15, 2012, THIS PROPERTY IS PARTIALLY WITHIN THE SHADED PORTION OF ZONE "A", DESIGNATED AS "AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN. NO BASE FLOOD ELEVATIONS DETERMINED"

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 SCHUMANN ENGINEERING COMPANY.



LEGEND

- DENOTES SET 1/2-INCH IRON ROD W/ CAP
- DENOTES FOUND MONUMENT AS NOTED
- DENOTES OIL & GAS OPERATIONS SITE
- O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS, ECTOR CO., TX
- DENOTES BOUNDARY LINE
- DENOTES PROPOSED EASEMENT LINE
- PL --- DENOTES EXISTING UNDERGROUND PIPELINE

COUNTY CERTIFICATE OF APPROVAL

This plat is hereby approved this 9th day of July, 2019, by the Commissioners Court of Ector County, Texas.

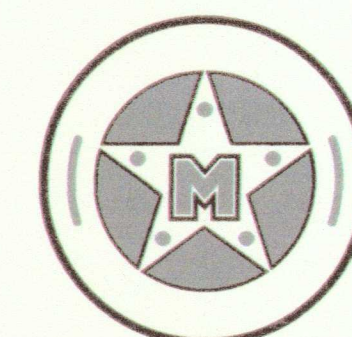
Ector County Judge

FILED FOR RECORD ON THIS 11 DAY OF July, 2019.

AT 3:28 P.M. RECORDED THIS 11 DAY OF July, 2019.

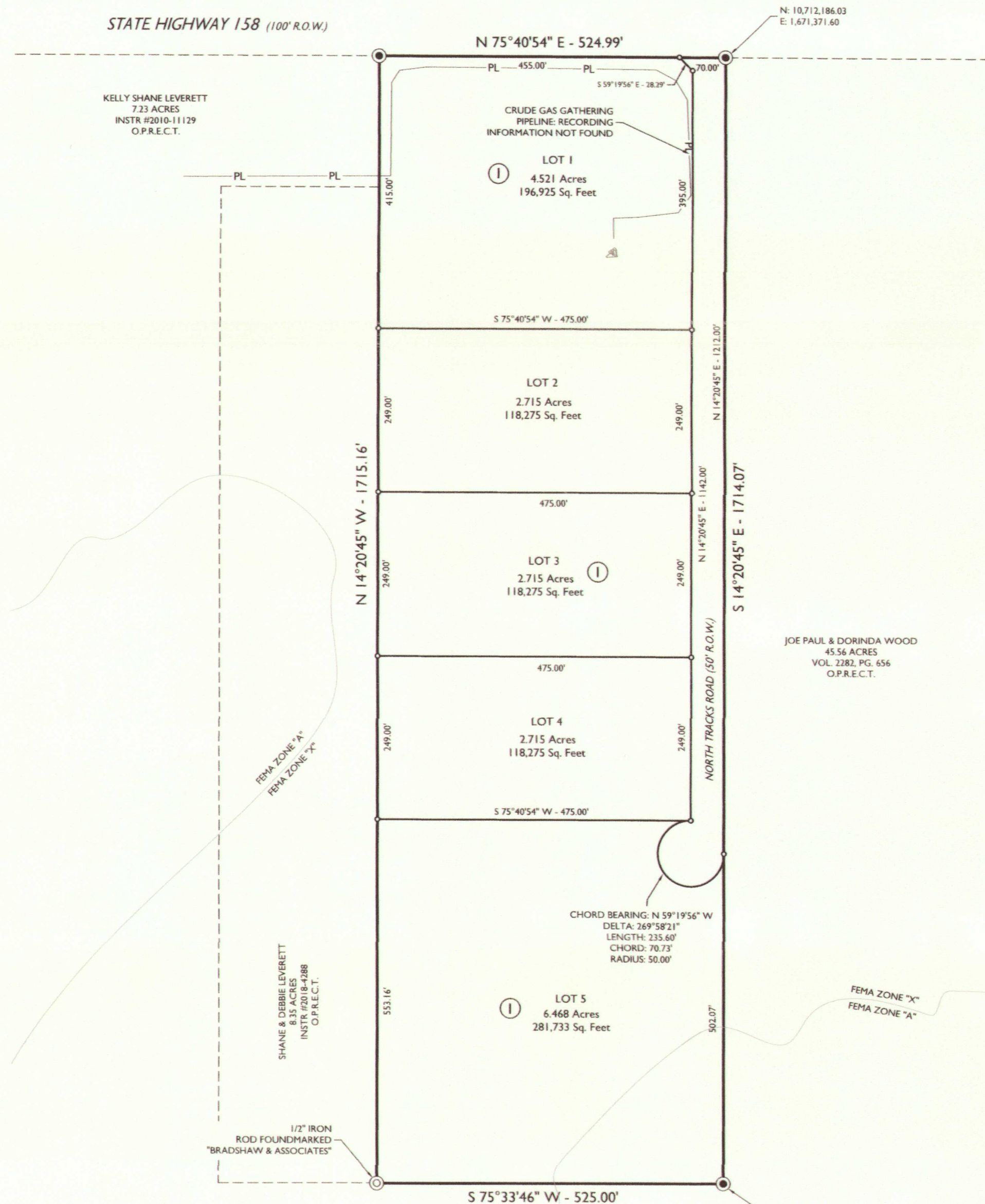
AT 3:28 P.M. IN CABINET C, PAGE 1050 ECTOR COUNTY PLAT RECORDS.

County Clerk of Ector County, Texas



MAVERICK
ENGINEERING / SURVEY / WATER RESOURCES

1909 West Wall Street, Suite "K"
Midland, Texas 79701
ENGINEER FIRM #: F-15089
SURVEY FIRM #: 10194452
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com



PROPERTY OWNER
BW LAND & DEVELOPMENT, LLC
4958 RUSTIC TRAIL
MIDLAND, TX 79707

SHANE LEVERETT
27.50 ACRES
VOL. 2282, PG. 648
O.P.R.E.C.T.

SHANE & DEBBIE LEVERETT
8.38 ACRES
INSTR. #2018-4288
O.P.R.E.C.T.

JOE PAUL & DORINDA WOOD
45.56 ACRES
VOL. 2282, PG. 656
O.P.R.E.C.T.

CHORD BEARING: N 59°19'56" W
DELTA: 269°58'21"
LENGTH: 235.60'
CHORD: 70.73'
RADIUS: 50.00'

FEMA ZONE "X"
FEMA ZONE "A"