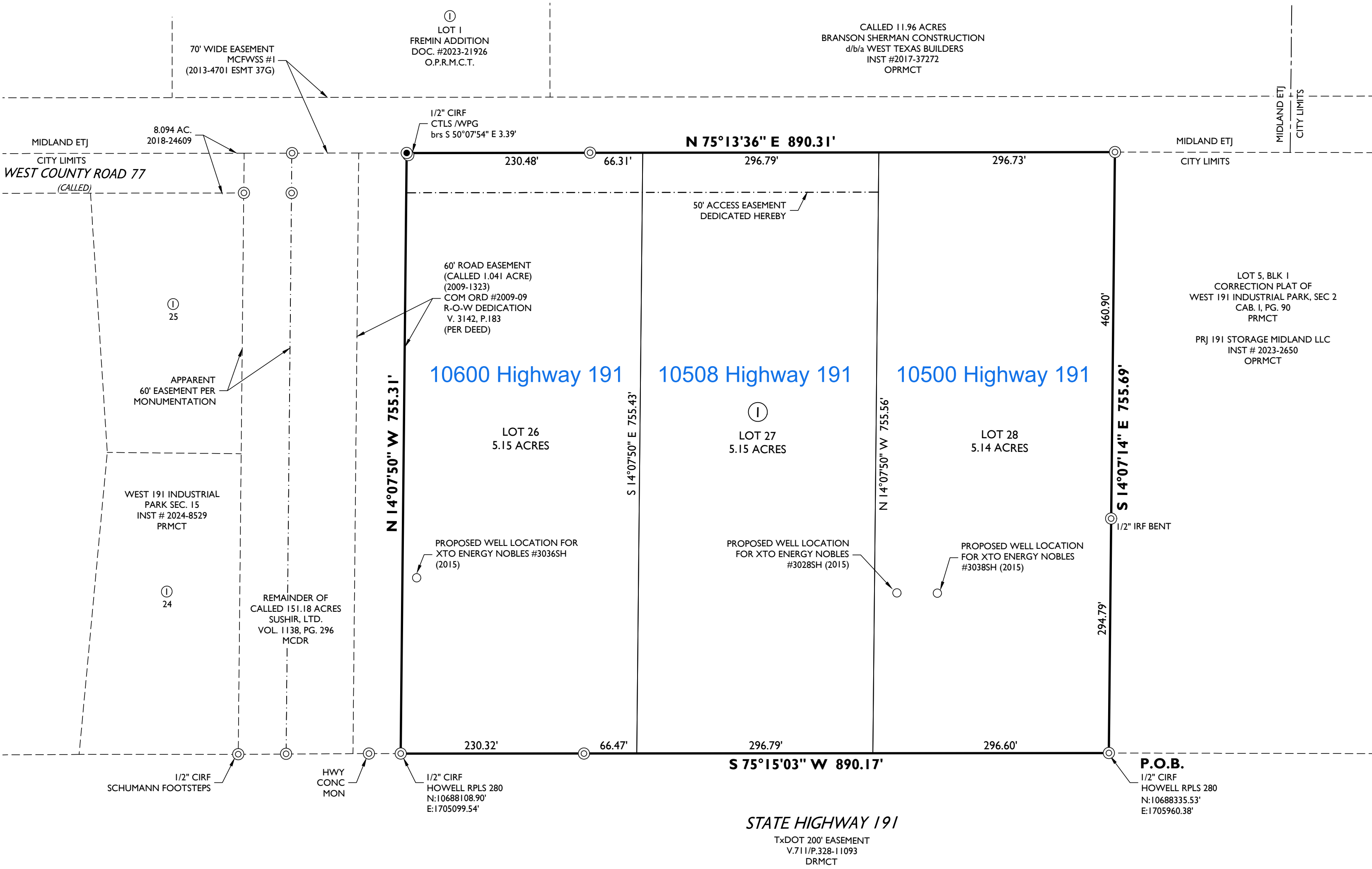


# WEST 191 INDUSTRIAL PARK SECTION 16

BEING A 15.44 ACRE TRACT OF LAND LOCATED IN THE SOUTHEAST  
QUARTER OF SECTION 31, BLOCK 40, T-I-S, T&P RY CO. SURVEY,  
CITY AND COUNTY OF MIDLAND, TEXAS



## OWNER'S CERTIFICATE

THE STATE OF TEXAS  
COUNTY OF MIDLAND

WHEREAS MM&E HOLDINGS, LLC, IS THE RECORD OWNER OF A TRACT OF LAND SITUATED IN SECTION 31, BLOCK 40, T-I-S, T&P, Ry. Co. SURVEY, CITY AND COUNTY OF MIDLAND, TEXAS,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT MM&E HOLDINGS, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS WEST 191 INDUSTRIAL PARK SECTION 16, AN ADDITION TO THE CITY OF MIDLAND, TEXAS, AND, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT MIDLAND, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

Signed by:

Isai Bracamontes

BY: ISAI BRACAMONTES, MM&E HOLDINGS, LLC

## ACKNOWLEDGEMENT

THE STATE OF TEXAS  
COUNTY OF MIDLAND

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 BY  
ISAI BRACAMONTES.

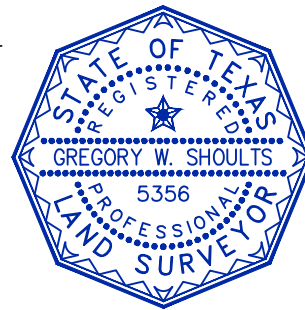
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

## 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

THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WEST 191 INDUSTRIAL PARK SECTION 16, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ABRAHAM BEJIL, CHAIRMAN

LANDON OCHOA, SECRETARY

## LEGEND

- ⊙ DENOTES 1/2" IRON ROD FOUND WITH CAP MARKED "HOWELL RPLS 280" UNLESS OTHERWISE SHOWN HEREON
- 1/2" IRON ROD SET W/ RED PLASTIC CAP MARKED "MAVERICK FIRM # 10194514"
- BOUNDARY LINE
- - - - - PROPERTY LINES
- - - - - EASEMENT LINES
- - - - - CITY LIMITS LINE
- OFFICIAL PUBLIC RECORDS, MIDLAND CO., TX
- PLAT RECORDS, MIDLAND CO., TX
- DEED RECORDS, MIDLAND CO., TX

## FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S NFIP FLOOD INSURANCE RATE MAP #48329C0200F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADDED 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.

## 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.

## 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.
- A BLANKET CROSS ACCESS EASEMENT IS HEREBY DEDICATED ACROSS ALL PAVED DRIVES AND/OR DRIVEWAYS ALONG THE FRONTAGE OF STATE HIGHWAY 191 IN ORDER TO ADHERE TO TXDOT ACCESS MANAGEMENT STANDARDS.

## 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 WITH A CONVERGENCE ANGLE (theo) OF -0°57'44.73"; AND A COMBINED SCALE FACTOR OF 0.999883304 AT NGS STATION "ARP 2 MAP"
- 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.
- 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.

## UTILITY COMPANY'S CERTIFICATE

THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES.

Signed by:

Mark Lieb

AT&T ENERGY

BY: Mark Lieb

Signed by:

Jerry Underwood

AT&T ENERGY

BY: Jerry Underwood

Signed by:

Luis Montez

OPTIMUM POWER

BY: Luis Montez

Signed by:

Ruben Guerra

ASTOUND BROADBAND

BY: Ruben Guerra

Signed by:

Ryan Cavazos

ONCOR ELECTRIC DELIVERY

BY: Ryan Cavazos

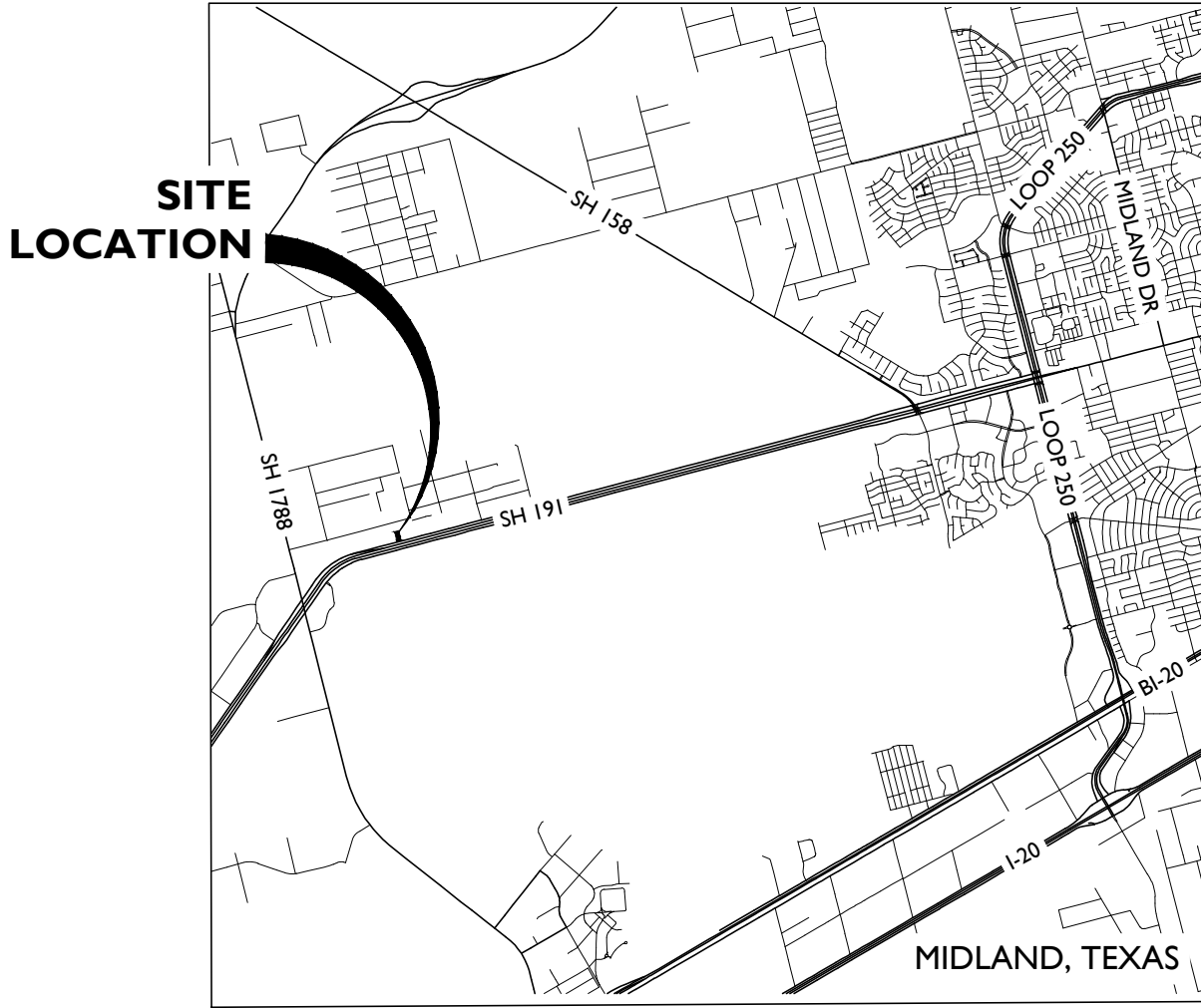
## PROPERTY OWNER

MM&E HOLDINGS, LLC  
PO BOX 40261  
MIDLAND, TX 79711  
DEED INSTRUMENT #2024-22418 O.P.R.M.C.T.  
432.262.0999

PLAT FILED FOR RECORD  
MIDLAND COUNTY, TEXAS

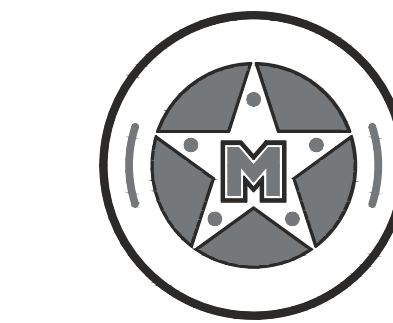
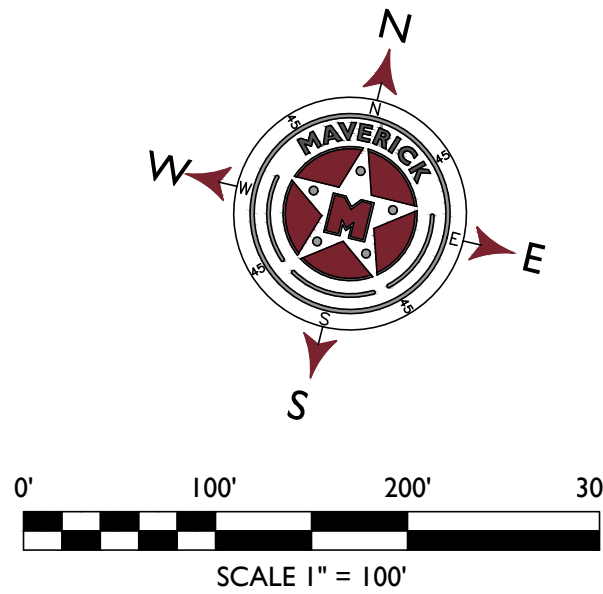
NO. \_\_\_\_\_

DATE \_\_\_\_\_



## VICINITY MAP

N.T.S.



**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

# WEST 191 INDUSTRIAL PARK SECTION 16