

CHEVRON USA
2018-29201 D.R.M.C.T
211.59 Acres

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ANTELOPE RIDGE

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

Tawbac, LLC
Doc 2025-31089 D.R.M.C.T
79.22 acre tract

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Doc 2025-31089 D.R.M.C.T
79.22 acre tract

Carroll Wood
Addition Section 3
Cab. K Pg 325 P.R.M.C.T

Gold Sands Addition
Cab. K, Pg 365
P.R.M.C.T

Antelope Trails
West Industrial Park
Doc 2022-13201 D.R.M.C.T

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. 2018-18045, 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, RR. 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 1/2" 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 1/2" 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 1/2" 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 1/2" iron rod found for an interior corner of this and being the Northwest 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 1/2" 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 1/2" 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 1/2" 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 41°02'25" 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 1/2" 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 1/2" 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 hereby 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 8th day of June 2026.

TAWBAC, LLC - (John P. Stroud)

ACKNOWLEDGMENT

STATE OF TEXAS

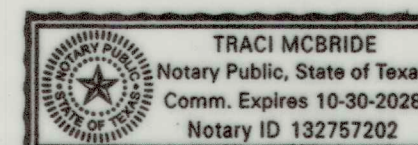
COUNTY OF MIDLAND

This plat was acknowledged before me on June 8th 2026.

by ANTELOPE RIDGE - (John P. Stroud)

Traci McBride

Notary Public, State of Texas



CERTIFICATE OF APPROVAL

For approval by the commission

This is to certify that the above and foregoing plan 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 June 2026.

John P. Stroud

John P. Stroud - Owner

This plat has been checked for accessibility of utilities:

Onor Electric Delivery Company

AT&T Texas

AT&M Energy

OPTIMUM

ASTOUND

Steven Hilliard

Danney Mins

Mark Lind

Lucie Morley

Vicki Exler

ANTELOPE RIDGE

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

Document No. 2026-20562

Cabinet NA Page NA

DATE 06-24-2026

LUCHINI
& MERTZ
Professional Land Surveyors

Job Number: 250625JB -- 250511 JB ANTELOPE RIDGE -- Drawn By: JB 6-8-2026

OWNER(S): TAWBAC LLC. (John P. Stroud)

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

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

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	S 59° 29' 37" E	28.13'
L6	N 30° 30' 23" E	28.44'
L7	S 59° 29' 37" E	28.13'
L8	S 30° 30' 23" W	28.44'
L9	S 59° 29' 37" E	28.13'
L10	S 30° 30' 23" W	28.44'
L11	S 75° 11' 42" E	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°08'38"	140.03'
C6	283.31'	N 34° 36' 50" E	81°09'43"	200.00'
C7	256.30'	S 27° 08' 27" E	111°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	128.14'	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'

Notes:

- 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.
- 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.
- 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.
- 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.
- BEARINGS, DISTANCES, ACERAGES AND COORDINATES SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- SURVEY RECONSTRUCTION FILED IN THE OFFICE OF LUCHINI AND MERTZ LAND SURVEYING COMPANY.
- INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATING 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.
- 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 ADDITION 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.