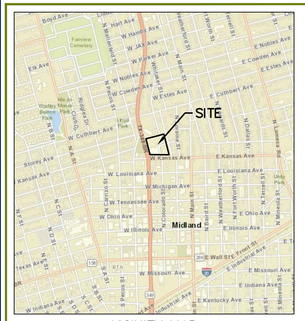
ELMWOOD ADDITION
SECTION 7

BEING A REPLAT OF LOT 2, BLOCK 19, ELMWOOD ADDITION, SECTION 3;
LOTS 1 THROUGH 12, BLOCK 6, S.W. ESTES ADDITION;
AND A PREVIOUSLY VACATED 0.2825-ACRE PORTION OF ALLEY
RIGHT-OF-WAY ADJACENT TO SAID LOTS
CITY AND COUNTY OF MIDLAND, TEXAS



VICINITY MAP
NOT TO SCALE

SCALE 1"= 0 60' FEET 60'

ENGINEER/SURVEYOR

DUNAWAY ASSOCIATES, L.P.
550 Bailey Avenue
Suite 400
Fort Worth, Texas 76107
(817) 632-4761 (DIRECT PHONE)
Contact: Hal Mollenkopf

OWNER

Midland YMCA
800 N. Big Spring Street
Midland, Texas 79701
(432) 682-2551 (PHONE)
Contact: Ms. Christine R. Bearden

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of Midland YMCA was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas, on this the _____ day of _____ 2021.

_____
REGGIE LAWRENCE, CHAIRMAN

_____
CRISTINA ODENBORG BURNS, SECRETARY

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

ATMOS ENERGY — Print Name:

ONCOR ELECTRIC DELIVERY — Print Name:

SUDDENLINK — Print Name:

GRANDE COMMUNICATIONS — Print Name:

AT&T-TEXAS — Print Name:

OWNER'S CERTIFICATE

STATE OF TEXAS, COUNTY OF MIDLAND:

WHEREAS Midland YMCA, is the record owner of a tract of land situated in Section 26, Block 39, Township 1 South, T. & P. RR. Co. Survey, Miguel Gil Survey Abstract No. 438, County of Midland, and more particularly described hereon.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Midland YMCA, do hereby adopt this plat designating the herein above described property as YMCA ADDITION, to the City of Midland, Texas, and we do hereby dedicate to the public use forever the streets, alleys, and easements shown hereon.

WITNESS our hands at Midland, Texas, this the _____ day of _____ 2021.

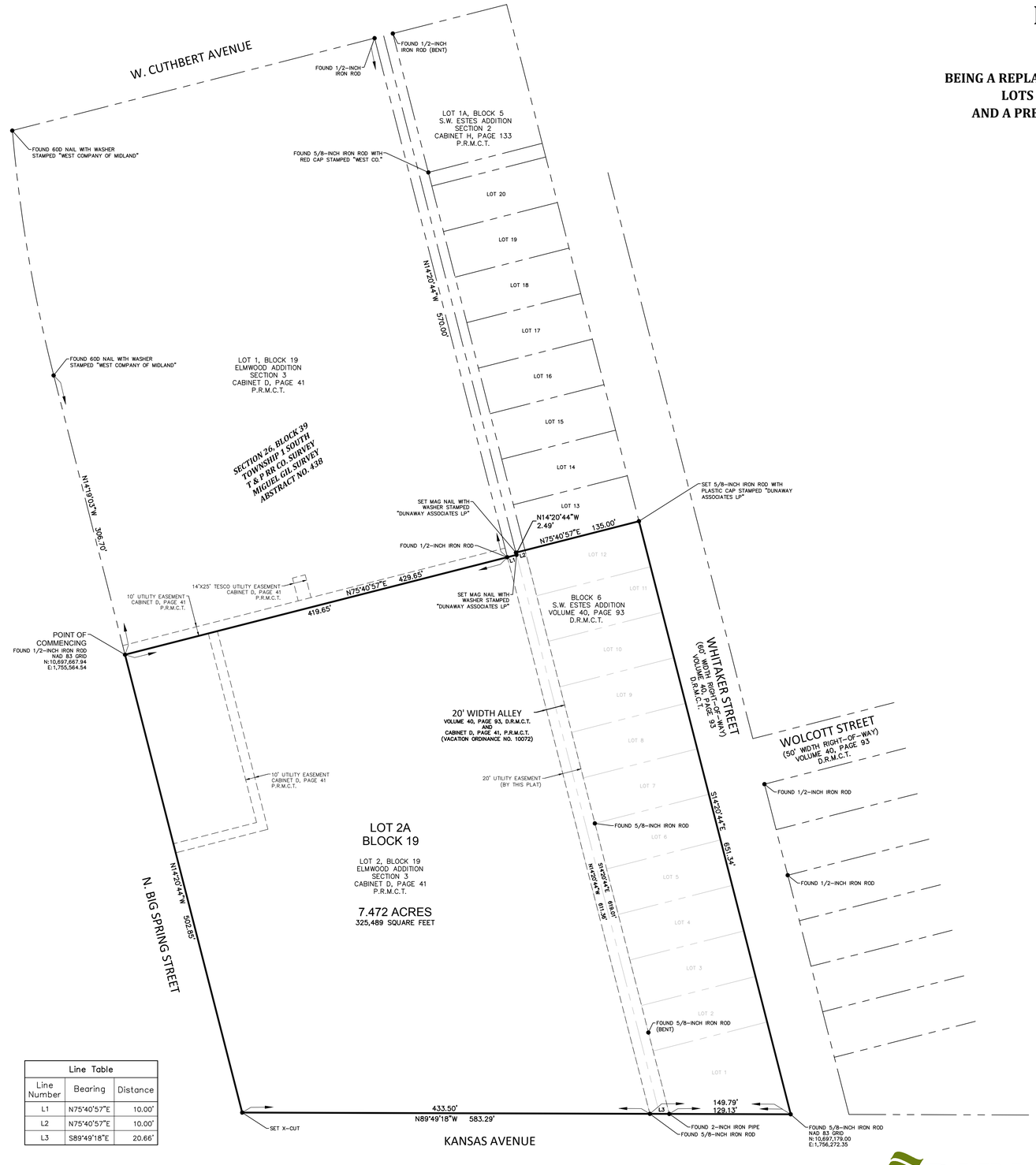
_____
Representative of: Midland YMCA

STATE OF TEXAS, COUNTY OF MIDLAND:

This instrument was acknowledged before me on _____ _____ , 2021,

by _____ on behalf of Midland YMCA

_____
Notary Public Signature



Line Table		
Line Number	Bearing	Distance
L1	N75°40'57"E	10.00'
L2	N75°40'57"E	10.00'
L3	S89°49'18"E	20.66'

METES AND BOUNDS DESCRIPTION

BEING a replat of 7.472 acres of Lot 2, Block 19, Elmwood Addition, Section 3, an addition to the City of Midland, as recorded in Cabinet D, Page 41, Plat Records of Midland County, Texas (P.R.M.C.T.) and Lots 1 through 12, Block 6, S.W. Estes Addition, an addition to the City of Midland, as recorded in Volume 40, Page 93, Deed Records of Midland County, Texas (D.R.M.C.T.) and a 20' alley dedicated in said additions, all out of Section 26, Block 39, Township 1 South, T & P RR Co. Survey, Miguel Gil Survey, Abstract No. 438, City and County of Midland, Texas, said 7.472 acre tract and more particularly described as follows.

BEGINNING at a found 1/2 inch iron rod for the northwest corner of said Lot 2, Block 19, Elmwood Addition, Section 3, and the southwest corner of Lot 1, Block 19, said Elmwood Addition, Section 3, said corner being on the east right-of-way line of Big Spring Street, said corner being locatable by NAD83 Grid Coordinate N= 10,697,667.94, E= 1,755,564.54;

THENCE North 75 degrees 40 minutes 57 seconds East, departing said east right-of-way line and along the south line of said Lot 1 and the north line of said Lot 2, passing at a distance of 419.65 feet a found 1/2 inch iron rod for the southeast corner of said Lot 1 and the northeast corner of said Lot 2, continuing a total distance of 429.65 feet to a set mag nail with washer stamped "DUNAWAY ASSOCIATES LP" for corner;

THENCE North 14 degrees 20 minutes and 44 seconds West, a distance of 2.49 feet to a set mag nail with washer stamped "DUNAWAY ASSOCIATES LP" for an ell corner;

THENCE North 75 degrees 40 minutes 57 seconds East, passing at a distance of 10.00 feet the northwest corner of said Lot 12 Block 6, continuing a total distance of 135.00 feet to a set 5/8 inch iron rod with plastic cap stamped "DUNAWAY ASSOCIATES LP" for the northeast corner of said Lot 12, said corner being on the west right-of-way line of Whitaker Street (60' width right-of-way), as dedicated by plat for the S.W. Estes Addition, recorded in Volume 40, Page 93, D.R.M.C.T.;

THENCE South 14 degrees 20 minutes 44 seconds East, along the west right-of-way of said Whitaker Street, a distance of 651.34 feet to a found 5/8 inch iron rod for the southeast corner of said Lot 1, Block 6, S.W. Estes Addition, said corner being on the north right-of-way line of Kansas Avenue, said corner being locatable by NAD83 Grid Coordinate N= 10,697,179.00, E= 1,756,272.35;

THENCE North 89 degrees 49 minutes 18 seconds West, departing said west right-of-way line and along the north right-of-way Line of said Kansas Avenue, passing at a distance of 129.13 feet a found 2 inch iron pipe for the southwest corner of said Lot 1, Block 6, S.W. Estes Addition, passing at a distance of 149.79 feet a found 5/8 inch iron rod for the southeast corner of said Lot 2, Block 19, Elmwood Addition, continuing a total a distance of 583.29 feet to a set X-cut in concrete for the southwest corner of said Lot 2 Block 19, Elmwood Addition, said corner being on the east right-of-way line of the aforementioned Big Spring Street;

THENCE North 14 degrees 20 minutes 44 seconds West, along said east right-of-way line, a distance of 502.85 feet to the POINT OF BEGINNING and containing 325,489 square feet or 7.472 acres of land more or less.

SURVEYOR'S CERTIFICATE:

I, Hal Mollenkopf, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Midland, Texas.

STATE OF TEXAS REGISTERED HAL MOLLENKOPF 5439 PROFESSIONAL LAND SURVEYOR

_____
Hal Mollenkopf
Registered Professional Land Surveyor
Texas Registration No. 5439

NOTES:

1. The basis of the bearings shown hereon is the Texas State Plane Coordinate System of 1983, Central Zone, (NAD 83). All bearings and distances shown hereon are NAD 83 Surface values using a scale factor of 0.999899.
2. 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.
3. Any utility company, developer or other entity installing, repairing, maintaining or relocating a utility line or permanent improvement within utility easements must restore the premises as nearly as possible to its original condition following any such work at its sole expense.
4. 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.
5. A blanket refuse easement of ingress and egress for garbage and trash collection purposes is hereby granted.
6. All property corners are set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOCIATES LP" unless otherwise noted.
7. 20' Width Alley (Vacation Ordinance No. 10072) as recorded in Volume 40, Page 93, D.R.M.C.T. and Cabinet D, Page 41, P.R.M.C.T. will be retained by the City of Midland as a utility easement.

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FIRM REGISTRATION 10098100

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO._____CABINET_____

DATE_____PAGE_____

PLOTTED BY: James Cipriatello ON: Tuesday, January 12, 2021 AT: 3:10 PM FILEPATH: G:\Production\000\006\006\170\001\Survey\Drawings\ABS6170.001 - YMCA RE-PLAT.dwg