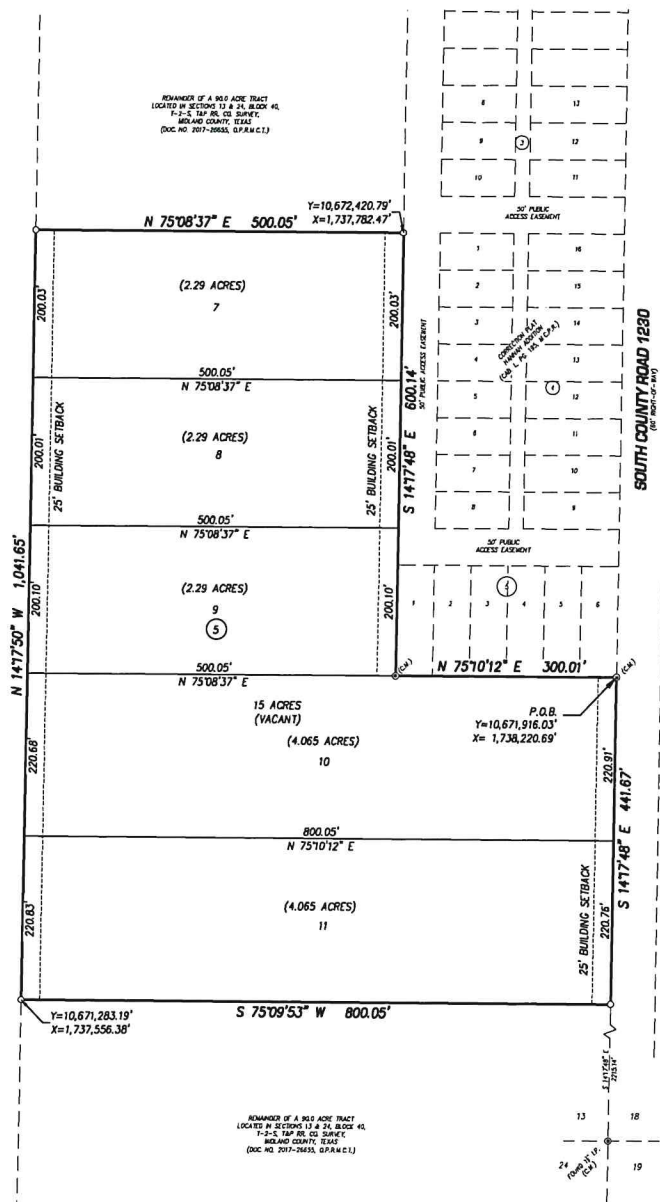


VICINITY MAP  
NOT TO SCALE

FINAL PLAT  
**HANNAH ADDITION, SECTION 3**  
BEING A 15-ACRE TRACT  
LOCATED IN SECTION 13 BLOCK 40, T-2-S, T&P RR CO. SURVEY  
MIDLAND COUNTY, TEXAS

ANTELOPE TRAIL [COUNTY ROAD 1292]  
(DOC NO. 2017-2655, O.P.R.M.C.T.)



LEGAL DESCRIPTION  
OF A 15-ACRE TRACT OF LAND LOCATED IN  
SECTION 13 BLOCK 40, T-2-S,  
T&P RR CO. SURVEY,  
MIDLAND COUNTY, TEXAS

BEING A 15-ACRE PORTION OF THAT CERTAIN 90.0-ACRE TRACT AS DESCRIBED IN  
DOCUMENT NO. 2017-2655 OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY,  
TEXAS, IN SECTION 13 BLOCK 40, T-2-S, T&P RR CO. SURVEY, MIDLAND COUNTY, TEXAS  
AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT (Y=10,671,916.03' AND X=1,738,220.69') A 3/4" IRON ROD WITH CAP  
MARKED "MEST CO." (CONTROL MONUMENT) FOUND AT THE SOUTHEAST CORNER OF  
CORRECTION PLAT HANNAH ADDITION AS DESCRIBED IN CABINET L, PAGE 195, MIDLAND  
COUNTY PLAT RECORDS AND BEING AN ELL CORNER OF THIS TRACT;

THENCE SOUTH 1417'48" EAST WITH THE EAST LINE OF SAID 90.0-ACRE TRACT AND THE  
WEST LINE OF SOUTH COUNTY ROAD 1230, A DISTANCE OF 441.67 FEET TO A 3/4" IRON  
ROD SET WITH PLASTIC CAP STAMPED "LCA ODESSA TX" FOR THE SOUTHEAST CORNER OF  
THIS TRACT, THENCE A 1 1/8" IRON PIPE (CONTROL MONUMENT) FOUND AT THE COMMON  
CORNER OF SECTIONS 13, 18, 19 AND 24 BEARS SOUTH 1417'48" EAST A DISTANCE OF  
2,215.14 FEET;

THENCE SOUTH 75'09'53" WEST A DISTANCE OF 800.05 FEET TO A 3/4" IRON ROD WITH  
PLASTIC CAP STAMPED "LCA ODESSA TX" SET IN THE EAST RIGHT-OF-WAY LINE OF  
ANTELOPE TRAIL, A 300' RIGHT-OF-WAY DESCRIBED IN DOC. NO. 2016-28763,  
O.P.R.M.C.T. FOR SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 1417'50" WEST WITH THE EAST RIGHT-OF-WAY LINE OF SAID ANTELOPE  
TRAIL, A DISTANCE OF 1,041.65 FEET TO A 3/4" IRON ROD WITH PLASTIC CAP MARKED  
"LCA ODESSA TX" SET IN THE EAST RIGHT-OF-WAY LINE OF SAID ANTELOPE TRAIL FOR  
THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 75'09'53" EAST A DISTANCE OF 500.05 FEET TO A 3/4" IRON ROD WITH  
CAP MARKED "LCA ODESSA TX" SET IN THE WEST BOUNDARY OF SAID CORRECTION PLAT  
HANNAH ADDITION FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 1417'48" EAST WITH THE WEST BOUNDARY OF SAID CORRECTION PLAT  
HANNAH ADDITION, A DISTANCE OF 600.14 FEET TO A 3/4" IRON ROD WITH PLASTIC CAP  
MARKED "MEST CO." (CONTROL MONUMENT) FOUND AT THE SOUTHWEST CORNER OF SAID  
CORRECTION PLAT HANNAH ADDITION AND BEING AN INTERIOR ELL CORNER OF THIS  
TRACT;

THENCE NORTH 75'09'53" EAST ALONG THE SOUTH BOUNDARY OF SAID CORRECTION PLAT  
HANNAH ADDITION, A DISTANCE OF 300.01 FEET TO THE POINT OF THE BEGINNING  
CONTAINING 15 SURFACE ACRES OF LAND.

BEARINGS, DISTANCES AND COORDINATES ARE RELATIVE TO THE TEXAS COORDINATE  
SYSTEM, 1983 NAD, CENTRAL ZONE, BASED ON THE CITY OF MIDLAND GPS CONTROL  
MONUMENT "44/93" (Y=10,678,824.35' AND X=1,737,826.30') WITH A THETA ANGLE OF  
"-0055" WITH A COMBINED STD. FACTOR OF 0.9988463 AS PUBLISHED IN US  
SURVEY FEET. AVERAGE STATED HEREIN IS AVERAGE SURFACE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, VETERAN FABRICATION, DO HEREBY ADOPT THIS PLAT OF HANNAH ADDITION,  
SECTION 3, BEING A 15-ACRE TRACT IN SECTION 13 BLOCK 40, T-2-S, T&P RR CO. SURVEY,  
MIDLAND COUNTY TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE  
STREETS, ALLEY AND EASEMENTS SHOWN THEREON FOR THE PURPOSE AND CONSIDERATION  
THEREIN EXPRESSED, AND AN EASEMENT OF EGRESS AND INGRESS FOR TRASH COLLECTION,  
AND LOCATION AND MAINTENANCE OF TRASH CONTAINERS, AND AS A CONDITION OF SAID  
EASEMENT THAT NO CONSTRUCTION SHALL COMMENCE ON THE SAID LOT OR LOTS UNTIL THE  
EXACT LOCATION OF SAID CONTAINERS THERE WITH HAVE BEEN SELECTED AND APPROVED  
BY THE DIRECTOR OF UTILITIES.

VETERANS FABRICATION INC.  
GERALD PETE FUENTES, PRESIDENT

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 GERALD PETE FUENTES, PRESIDENT, KNOWN TO  
ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND  
ACKNOWLEDGED TO ME 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

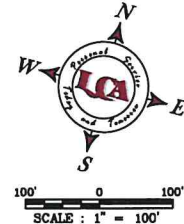
OFFICE THIS DAY OF 2020.

MY COMMISSION EXPIRES:

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GENERAL 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 SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- COMPLY WITH THE EXISTING DRAINAGE ANALYSIS TITLED HANNAH ADDITION SECTION 3, SEALED BY EZEKIEL  
BRYAND, P.E., AND APPROVED BY THE CITY OF MIDLAND ON AUGUST 26, 2020, OR ANY REVISIONS,  
CORRECTIONS, AMENDMENTS, OR REPLACEMENTS OF THIS DRAINAGE ANALYSIS THAT ARE APPROVED BY THE  
CITY OF MIDLAND.
- INITIAL 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 INCREASE IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE TRACT UNLESS THE  
NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.
- MIDLAND COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES,  
EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES; AND THE OWNERS SHALL BE  
RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS,  
RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS  
MIDLAND COUNTY FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM THE  
PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE A SPECIAL FLOOD  
HAZARD AREA) ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NO. 48329C0200F, MAP REVISED  
SEPTEMBER 16, 2005.



LEGEND

- FOUND 1/2" I.R. W/CAP MARKED  
"MEST CO." UNLESS OTHERWISE NOTED
- SET 1/2" I.R. W/CAP  
MARKED "LCA ODESSA TX"
- CONTROL MONUMENT (C.M.)

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, JOHN F. LANDGRAF, 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.



JOHN F. LANDGRAF, R.P.L.S. NO. 2410

CERTIFICATE OF APPROVAL

FOR APPROVAL BY THE COMMISSION: THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING  
PLAT HANNAH, SECTION 3, WAS APPROVED BY PROPER ACTION OF THE CITY PLANNING AND  
ZONING COMMISSION OF THE CITY OF MIDLAND, TEXAS ON THIS DAY OF  
2020.

SIGNED: CHAIRMAN OF PLANNING & ZONING  
JOSH SPARKS

SIGNED: SECRETARY OF PLANNING & ZONING  
CRISTINA GOENBORG BURNS

THE UTILITY COMPANIES CERTIFICATE  
THIS PLAT HAS BEEN CHECKED FOR ACCESSIBILITY OF UTILITIES

ATMOS ENERGY GRANDE COMMUNICATIONS

ONCOR ELECTRIC AT&T TELEPHONE COMPANY

SUDDEENLINK COMMUNICATIONS

OWNER: VETERANS FABRICATION INC.  
GERALD PETE FUENTES  
P.O. BOX 50822  
ODESSA, MIDLAND COUNTY, TEXAS 7970  
PHONE: (432) 638-5982

ENGINEER: LANDGRAF, CRUTCHER & ASSOC. INC.  
501 NORTH TEXAS  
ODESSA, TEXAS 79761-913  
PHONE: (432) 332-5058

PLAT FILED FOR RECORD  
MIDLAND COUNTY, TEXAS

No. CABINET

DATE PAGE



**HANNAH ADDITION, SECTION 3**

**LCA** ENVIRONMENTAL • CIVIL ENGINEERING • LAND SURVEYING  
521 North Texas, Odessa Tx. 79761 F-001963 F-10084300  
Phone # (432) 332-5058 E-Mail: ka@kaodessa.com

ENG. E.T.  
BY: DFT.

LCA JOB No. 2020-022.2