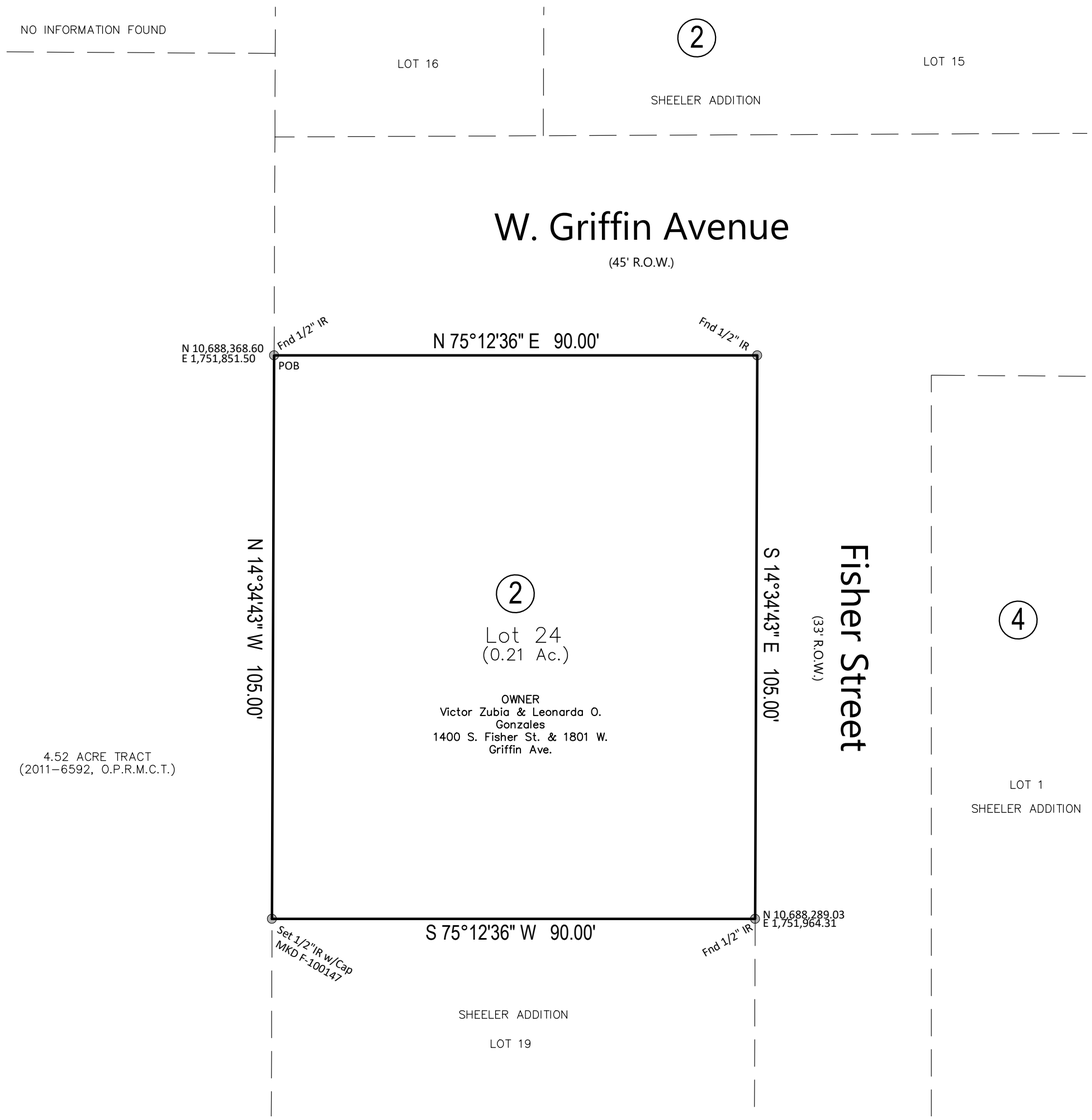
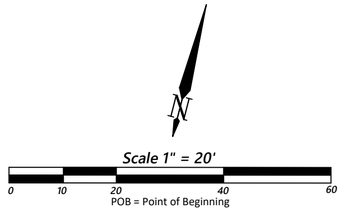
SHEELER ADDITION, SECTION 10

BEING A REPLAT OF LOTS 17 & 18, BLOCK 2, SHEELER ADDITION
AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS





LEGEND

= PROPERTY LINE

● = PROPERTY CORNER

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 ARE RELATIVE TO THE PLAT OF SHEELER ADDITION RECORDED IN CABINET C, PAGE 181, PLAT RECORDS OF MIDLAND COUNTY, TEXAS.
3. COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
4. 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.
5. THE PROPERTY SHOWN HEREON APPEARS TO BE IN ZONE "X AS INTERPRETED FROM OUR FILE COPY OF FLOOD INSURANCE RATE MAP FOR MIDLAND COUNTY, TEXAS, PANEL NO. 48329C0202F DATED SEPTEMBER 16, 2005. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THIS INFORMATION; THE LOCAL FEMA FLOOD PLAIN ADMINISTRATOR SHOULD BE CONTACTED FOR VERIFICATION.
6. INITIAL IMPACT FEES WILL BE ASSESSED DURING THE FINAL PLATTING 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.

UTILITY COMPANY CERTIFICATE

This plat has been check for accessibility of utilities.

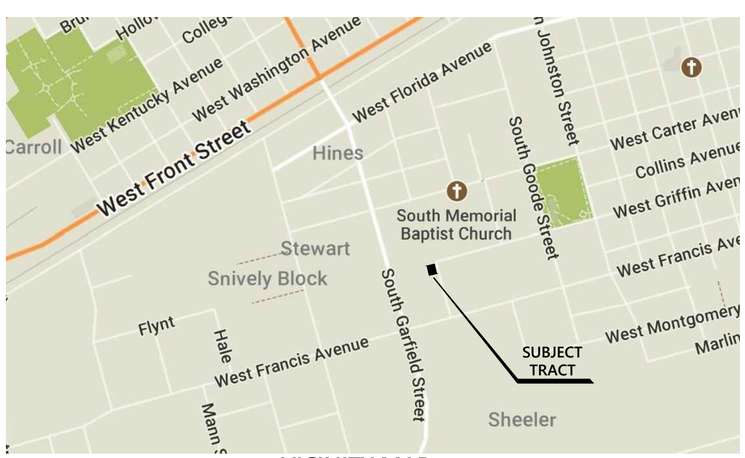
_____
Atmos Energy

_____
Oncor Electric Delivery

_____
A T & T

_____
Grande Communications

_____
SuddenLink Communications



VICINITY MAP NTS

Texas 811
Know what's below. Call before you dig.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

KNOW ALL MEN BY THESE PRESENTS

That I, Sam Howell, II, A Registered Professional Land Surveyor of the State of Texas, 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 properly placed under my supervision.

DATED _____ S. W. HOWELL, INC.

STATE OF TEXAS REGISTERED SAM HOWELL II 4631 PROFESSIONAL LAND SURVEYOR

_____
SAM HOWELL, II
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4631

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS, Victor Zubia Gonzales and Leonarda Ortega Gonzales are the record owners of Lot 17 and Lot 18, Block 2, Sheeler Addition, an addition to the City of Midland, Midland County, Texas, and more particularly described hereon:

FIELD NOTES OF A 0.21 ACRE TRACT OF LAND BEING LOTS 17 AND 18, BLOCK 2, SHEELER ADDITION, RECORDED IN CABINET C, PAGE 181, PLAT RECORDS OF MIDLAND COUNTY, TEXAS, MIDLAND COUNTY, TEXAS:

BEGINNING at a 1/2 inch iron rod found in the south Right of Way line of West Griffin Avenue and the east boundary line of a 4.52 acre tract described in Instrument Number 2011-6592, Official Public Records of Midland County, Texas, for the northwest corner of Lot 17, Block 2, Sheeler Addition, an addition to the City of Midland, Midland County, Texas, recorded in Cabinet C, Page 181, Plat Records of Midland County, Texas, and for this tract;

THENCE N 75°12'36" E, with the south Right of Way line of said W. Griffin Avenue and the north boundary line of said Lot 17, 90.00 feet, to a 1/2 inch iron rod found in the south Right of Way line of said W. Griffin Avenue and the west Right of Way line of Fisher Street for the northeast corner of said Lot 17 and this tract;

THENCE S 14°34'43" E, with the west Right of Way line of said Fisher Street and the east boundary line of said Lot 17 and Lot 18 of said Block 2, 105.00 feet, to a 1/2 inch iron rod found for the northeast corner of said Lot 19 of said Block 2 and for the southeast corner of said Lot 18 and this tract;

THENCE S 75°12'36" W, with the north boundary line of said Lot 19 and the south boundary line of said Lot 18, 90.00 feet, to a 1/2 inch iron rod with cap marked "Howell F-100147" set in the east boundary line of said 4.52 acre tract for the southwest corner of said Lot 18 and this tract;

THENCE N 14°34'43" W, with the east boundary line of said 4.52 acre tract and the west boundary line of said Lot 18 and said Lot 17, 105.00 feet, to the Point of Beginning and containing 0.21 acres of land.

ACKNOWLEDGEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Victor Zubia Gonzales and Leonarda Ortega Gonzales do hereby adopt this plat designating the hereon described property as "SHEELER ADDITION, Section 10" Being a 0.21 acre tract of land in City of Midland, Midland County, Texas, and do hereby dedicate to the public use forever the streets, alleys and easements as shown hereon,

WITNESS my hand at Midland County, Texas this _____day of _____, 2020.

_____ _____
Victor Zubia Gonzales Leonarda Ortega Gonzales

STATE OF TEXAS
COUNTY OF MIDLAND

This instrument was acknowledged before me on _____ , 2020, by Victor Zubia Gonzales.

My Commission Expires: _____ _____
Notary Public, State of Texas

_____
Printed Name of Notary

STATE OF TEXAS
COUNTY OF MIDLAND

This instrument was acknowledged before me on _____ , 2020, by Leonarda Ortega Gonzales.

My Commission Expires: _____ _____
Notary Public, State of Texas

_____
Printed Name of Notary

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of "SHEELER ADDITION, SECTION 10," was approved by proper action of the Planning and Zoning Commission of the City of Midland, Texas, on this _____ day of _____ , 2020.

_____ _____
REGGIE LAWRENCE
Chairman of Planning and Zoning Commission

CRISTINA ODENBORG-BURNS
Secretary of Planning and Zoning Commission

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO._____ CABINET _____

DATE: _____ PAGE _____

INSTRUMENT NUMBER: _____

S.W. HOWELL, INC.
409 East 57th Street, Odessa, Texas, 79762
Phone: (432) 367-5711
swh@swhowell.com
TEXAS SURVEYING FIRM #F-100147-00
TEXAS ENGINEERING FIRM #F-173
Engineering, Surveying and Land Planning

Owner Information:
Name: Victor Zubia and Leonarda Ortega Gonzales

Address: 1400 S. Fisher Street & 1801 W. Griffin Avenue
Midland, Texas 79701

Job Number:	Drawn by:	Date:
20-36263	RJD	August, 2020