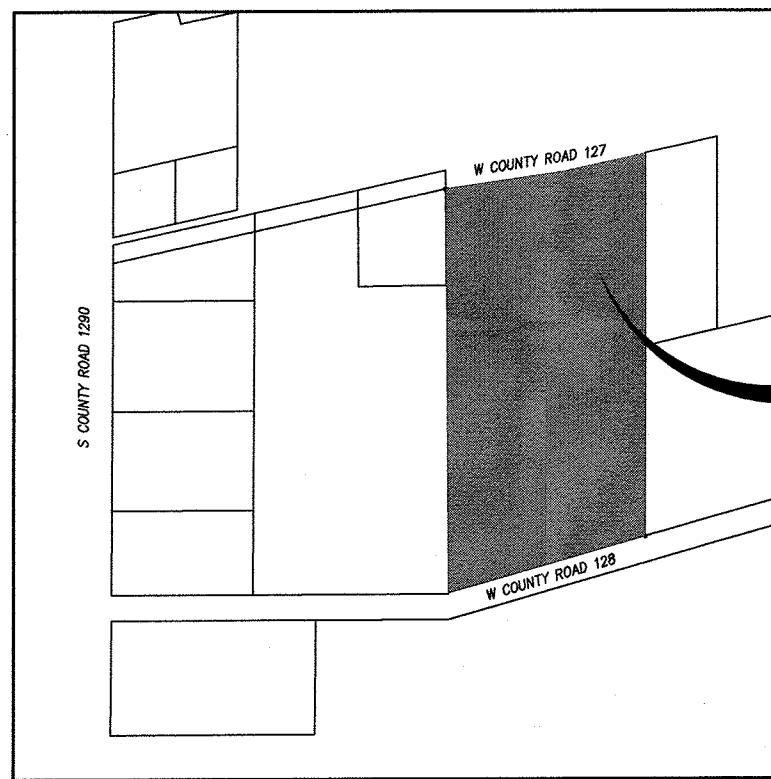


PRELIMINARY PLAT

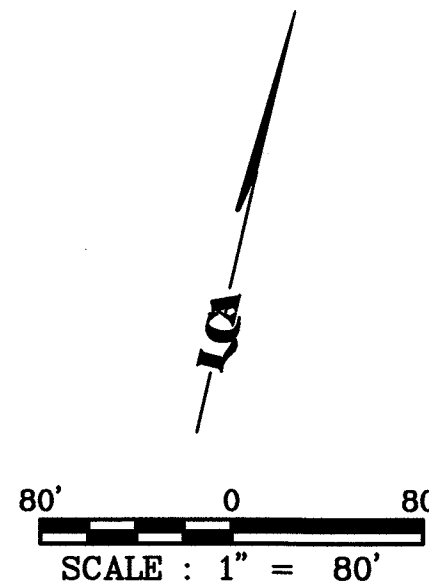
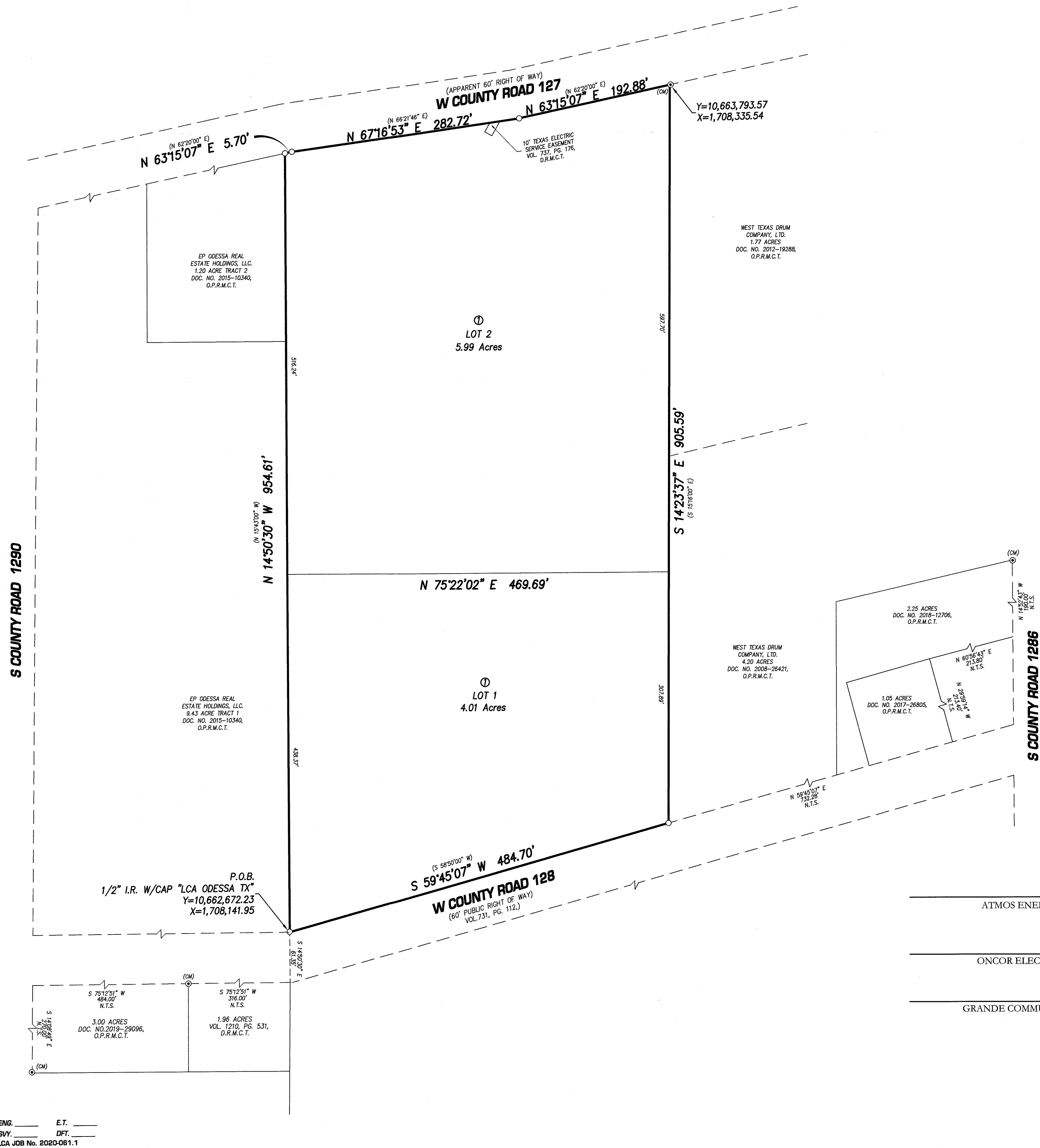
# PETROPLEX ADDITION

A 10.00 ACRE TRACT LOCATED IN SECTION 18, BLOCK 40, T-2-S, T&P R.R. CO. SURVEY,  
MIDLAND COUNTY, TEXAS



VICINITY MAP

SCALE: N.T.S.



LEGEND

- FOUND 1/2" I.R. W/CAP UNLESS OTHERWISE NOTED
- SET 1/2" I.R. W/CAP UNLESS OTHERWISE NOTED
- EXISTING POWER POLE
- EXISTING CONCRETE
- EXISTING FENCE
- EXISTING OVERHEAD ELECTRIC
- EXISTING STREET LIGHT
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS MIDLAND COUNTY, TEXAS
- M.C.P.R. MIDLAND COUNTY PLAT RECORD
- D.R.M.C.T. DEED RECORDS MIDLAND COUNTY, TEXAS
- (CM) CONTROL MONUMENT
- CONTOUR LINE w/ ELEV.

GENERAL NOTES

- Bearing, distances and coordinates are relative to the Texas Coordinate System, 1983 NAD, Central Zone, with coordinates at the Point of Beginning of this Survey (Y=10,662,672.23 and X=1,708,141.95, Elevation = 2850.75 NAVD 88) with a Theta Angle of -00° 58' 36" with a Combined Grid Factor of 0.99987407
- According to the FEMA Flood Insurance Rate Map 48329C0200F, dated September 16, 2005, Shows this property not to lie in a Special Flood Hazard Area.
- Approval of a site plan by the City of Midland may be require before these lot(s) 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.
- Initial Impact Fees will be assessed during the final platting process. Implementation and collection of impact fees will take place during during the building permit process. Additional impact fees of increases in fees may not be assessed against the tract unless the number of service units to be developed on the tract increases.
- All lot corners shall be monumented with a 1/2 inch iron rod with a plastic cap stamped "LCA ODESSA TX" unless otherwise noted.
- Access from Lot 1 to W County Road 128 must be permitted through Road and Bridge with the County of Midland.

THE UTILITY COMPANIES CERTIFICATE

This plat has been checked for accessibility of utilities

ATMOS ENERGY	AT&T TELEPHONE COMPANY
ONCOR ELECTRIC	SUDENLINK COMMUNICATIONS
GRANDE COMMUNICATIONS	

STATE OF TEXAS §  
COUNTY OF MIDLAND §  
BEING A 10.00 ACRE TRACT OF LAND LOCATED IN SECTION 18, BLOCK 40, T-2-S, T&P R.R. CO. SURVEY MIDLAND COUNTY, TEXAS AND BEING THE SAME 10 ACRES DESCRIBED IN DEED RECORDED IN VOLUME 710, PAGE 63, OF THE DEED RECORDS OF MIDLAND COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT (Y: 10,662,672.23 & X: 1,708,141.95) A 1/2 INCH IRON ROD SET WITH CAP MARKED "LCA ODESSA TX" IN THE NORTH LINE OF W COUNTY ROAD 128, A 60 FOOT PUBLIC RIGHT OF WAY AS RECORDED IN VOLUME 731, PAGE 112, OF THE DEED RECORDS OF MIDLAND COUNTY, TEXAS FOR THE SOUTHWEST CORNER OF THIS 10 ACRES DESCRIBED SAME BEING THE SOUTHEAST CORNER OF A 9.43 ACRE TRACT DESCRIBED AS TRACT 1 IN DEED TO EP ODESSA REAL ESTATE HOLDINGS, LLC, RECORDED IN DOCUMENT NO. 2015-1040, OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS FROM WHICH A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF A 3.00 ACRE TRACT RECORDED IN DOCUMENT NO. 2019-2906, OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS BEARS S 14°50'30" E, 61.35 FEET, THEN S 75°12'51" W, 316.00 FEET AND FROM SAID NORTHEAST CORNER A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE SAID 3.00 ACRE TRACT BEARS S 75°12'51" W, A DISTANCE OF 484.00 FEET THEN S 14°08'49" E A DISTANCE OF 270.00 FEET;

THENCE N 14°50'30" W, DEED CALLS (N 15°43'00" W) ALONG THE WEST LINE OF THIS TRACT AND THE EAST LINE OF THE SAID 9.43 ACRES PASSING A 1/2 INCH IRON ROD SET WITH CAP MARKED "LCA ODESSA TX" AT 438.37 FEET FOR THE NORTHWEST CORNER OF THE SOUTH 4.01 ACRES OF THIS 10 ACRES DESCRIBED THEN PASSING THE SOUTHEAST CORNER OF THAT 1.20 ACRE TRACT DESCRIBED AS TRACT 2 IN DOCUMENT NO. 2015-10340, OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS AT 723.81 FEET THEN CONTINUING ALONG THE COMMON LINE OF THIS 10 ACRES AND SAID TRACT 2 IN ALL 954.61 FEET TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "LCA ODESSA TX" REPLACING THE 1/2 INCH IRON ROD WITH CAP MARKED "SCHUMANN" AS CALLED FOR IN THAT DEED RECORDED IN DOCUMENT NO. 2019-26468, OF THE DEED RECORDS OF MIDLAND COUNTY, TEXAS, ALSO REPORTED ON THE PRELIMINARY SURVEY PLAT DATED DECEMBER 28, 2016 BY MARCUS L. HOSTAS RPLS NO. 5643, AS PROVIDED BY PETROPLEX PROPERTIES LLC (THE CLIENT) AND BEING IN THE SOUTH LINE OF W COUNTY ROAD 127, FOR THE NORTHWEST CORNER OF THIS 10 ACRES DESCRIBED;

THENCE ALONG THE SOUTH LINE OF SAID W COUNTY ROAD 127, AS FOLLOWS:  
N 63°15'07" E, 5.70 FEET DEED CALLS (N 62°20'00" E) TO A 1/2 IRON ROD SET WITH CAP MARKED "LCA ODESSA TX" FOR AN ANGLE POINT; N 67°16'53" E, 282.72 FEET DEED CALLS (N 66°21'46" E) TO A 1/2 INCH IRON ROD SET WITH CAP MARKED "LCA ODESSA TX" FOR AN ANGLE POINT; N 63°15'07" E, 192.88 FEET DEED CALLS (N 62°20'00" E) TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS 10 ACRES DESCRIBED SAME BEING THE NORTHEAST CORNER OF A 1.77 ACRE TRACT DESCRIBED IN DEED TO WEST TEXAS DRUM COMPANY, LTD, RECORDED IN DOCUMENT NO. 2012-19288, OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS;

THENCE S 14°23'37" E, DEED CALLS (S 15°16'00" E) ALONG THE EAST LINE OF THIS 10 ACRES AND THE WEST LINE OF THE SAID 1.77 ACRES PASSING THE SOUTHWEST CORNER OF THE 1.77 ACRES SAME BEING THE NORTHWEST CORNER OF A 4.20 ACRE TRACT DESCRIBED IN DEED TO SAID WEST TEXAS DRUM COMPANY, RECORDED IN DOCUMENT NO. 2008-26421 OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS AT 455.80 FEET THEN AT A DISTANCE OF 597.70 FEET PASSING THE NORTHEAST CORNER OF THE SOUTH 4.01 ACRES OF THIS 10 ACRES DESCRIBED FROM WHICH A 1/2 INCH IRON ROD FOUND IN A EAST WEST FENCE LINE BEARS S 75°22'02" W, 1.50 FEET THEN CONTINUING WITH THE COMMON LINE OF THE 4.20 ACRES AND THIS 10 ACRES IN ALL 905.59 FEET TO A 1/2 INCH IRON SET WITH CAP MARKED "LCA ODESSA TX" IN THE NORTH LINE OF W COUNTY ROAD 128, FOR THE SOUTHEAST CORNER OF THIS PROPERTY DESCRIBED FROM WHICH A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF A 2.25 ACRE TRACT RECORDED IN DOCUMENT NO. 2018-12706, OF THE OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS BEARS N 59°45'07" E, 732.28 FEET; N 29°59'14" W, 213.40 FEET; N 60°56'43" E, 213.80 FEET AND N 14°52'43" W A DISTANCE OF 190.00 FEET;

THENCE S 59°45'07" W, DEED CALLS (S 58°50'00" W) WITH THE NORTH LINE OF W COUNTY ROAD 128, A DISTANCE OF 484.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 SURFACE ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Petroplex Properties II LLC, do hereby adopt this plat designating the herein described property as Petroplex Addition 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.

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

Petroplex Properties II LLC  
Chris De la Mora, President and General Counsel

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 Chris De la Mora 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 \_\_\_\_ 2021.

My commission expires: \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

That I, Randy A. Anderson, 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.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED FOR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

RANDY A. ANDERSON, R.P.L.S. # 5403  
JANUARY 15, 2021

OWNER: PETROPLEX PROPERTIES II LLC  
CHRIS DE LA MORA  
10497 TOWN AND COUNTRY WAY STE 930  
HOUSTON, TX 77024  
800-392-3829

CERTIFICATE OF APPROVAL

For approval by the Commission:  
This is to certify that the above and foregoing Plat of Tahoe Lakes Addition, Section 2, was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas

on this \_\_\_\_ day of \_\_\_\_, 2021.

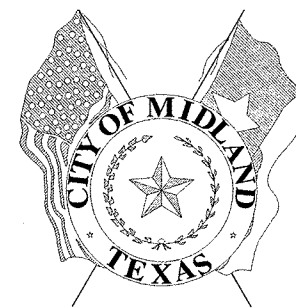
SIGNED: CHAIRMAN OF PLANNING & ZONING  
REGGIE LAWRENCE

SIGNED: SECRETARY OF PLANNING & ZONING  
CHRISTINA ODENBORG BURNS

ENGINEER: LCA  
521 NORTH TEXAS  
ODESSA, TEXAS 79761-5131  
PHONE: (432) 332-5058

PLAT FILED FOR RECORD  
MIDLAND COUNTY, TEXAS

No. \_\_\_\_\_ CABINET \_\_\_\_\_  
DATE \_\_\_\_\_ PAGE \_\_\_\_\_



## PETROPLEX ADDITION

ENVIRONMENTAL • CIVIL ENGINEERING • LAND SURVEYING  
521 North Texas, Odessa Tx. 79761 F-001363 F-10034300  
Phone # (432) 332-5058 E-Mail : lca@lcaodessa.com