

SHENANDOAH BAR RANCH, SECTION 2

BEING A REPLAT OF TRACT 16, SHENANDOAH BAR M RANCH,  
MIDLAND COUNTY, TEXAS.

OWNER'S CERTIFICATE

THE STATE OF TEXAS  
COUNTY OF MIDLAND

Whereas, DAMON TIPPING is the record owner of a 2.081 acre tract of land, being out of Section 23, Block 38, T-1-S, T & P RR CO. Survey, Midland County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAMON TIPPING, do hereby adapt this plat designating the herein above described property as "SHENANDOAH BAR RANCH, SECTION 2", an addition to the City of Midland, Midland County, Texas, and do hereby dedicate to the public use forever the streets, alleys and easements shown hereon, for the purpose and consideration herein expressed, and an easement of ingress and egress for trash location, and location and maintenance of trash containers, and condition said easement that no construction shall commence on said lot or lots until the exact location of said containers therewith have been selected and approved by the Director of Utilities.

DAMON TIPPING \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATE OF APPROVAL  
STATE OF TEXAS {}  
COUNTY OF MIDLAND {}

This is to certify that the above and foregoing plat of "SHENANDOAH BAR RANCH, SECTION 2" was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this the \_\_\_\_\_ day of \_\_\_\_\_, 2021, A.D.

REGGIE LAWRENCE, CHAIRMAN

CRISTINA ODENBORG BURNS, SECRETARY

UTILITY COMPANY'S CERTIFICATE

This plat has been checked for accessibility of utilities.

ACKNOWLEDGEMENT

STATE OF TEXAS {}  
COUNTY OF MIDLAND {}

Before me, the undersigned authority, on this day personally appeared DAMON TIPPING, 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 considerations therein expressed.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 2021, A.D.

Notary Public in and for the State of Texas

Printed name of Notary \_\_\_\_\_  
My commission expires: \_\_\_\_\_

ATMOS ENERGY  
BY: \_\_\_\_\_

AT&T  
BY: \_\_\_\_\_

SUDDENLINK COMMUNICATION  
BY: \_\_\_\_\_

GRANDE COMMUNICATION  
BY: \_\_\_\_\_

ONCOR ELECTRIC DELIVERY  
BY: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED DOES 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 LOCATED UNDER THE LICENSED SURVEYOR'S PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MIDLAND, TEXAS.

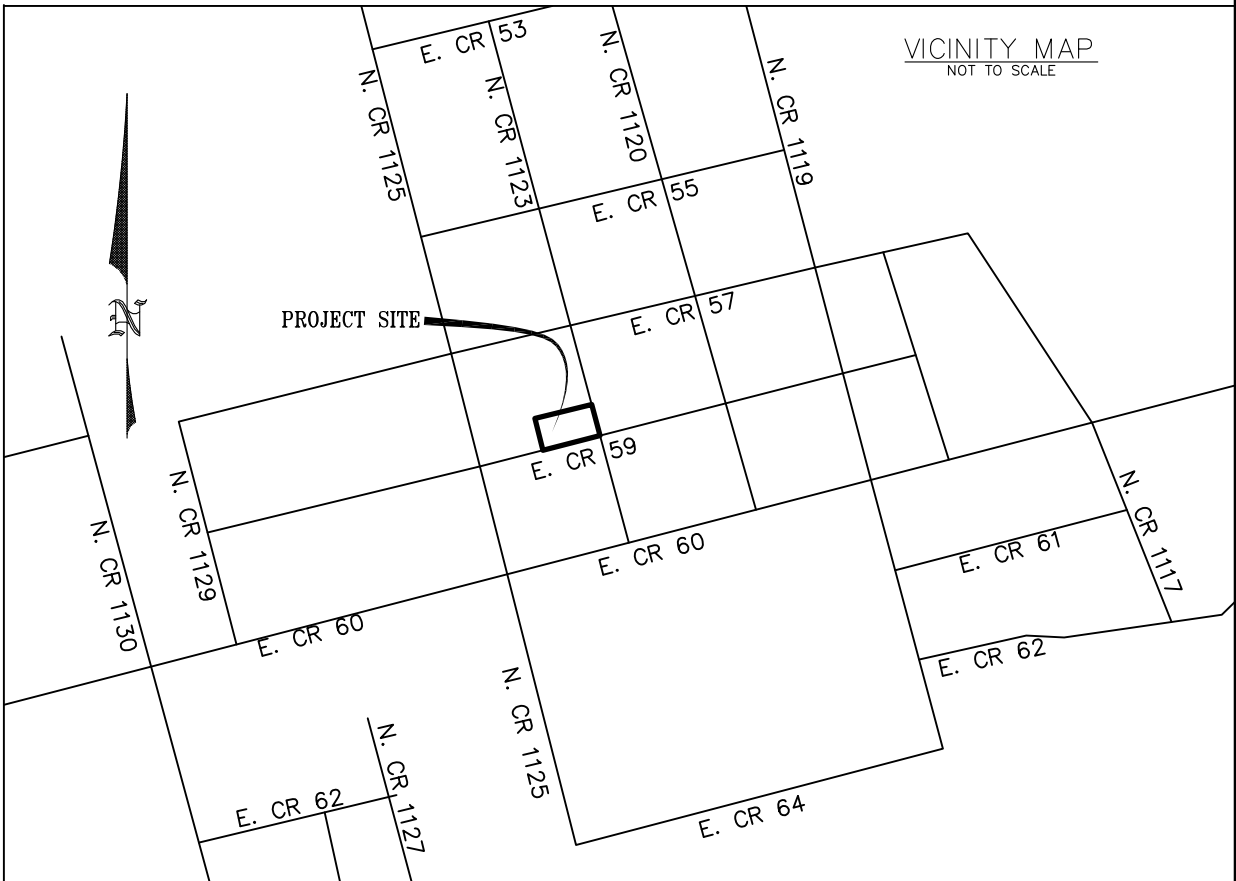
DATED: \_\_\_\_\_, 2021

W.D. WATSON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
#1989

NOTE:

- BEARINGS, DISTANCES AND ACREAGE SHOWN HEREON ARE NAD83, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS CENTRAL ZONE".
- 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.
- 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.
- ACCORDING TO FEMA MIDLAND COUNTY IS A "MAPPED" COUNTY, BUT ONLY CERTAIN FEDERAL FLOOD INSURANCE RATE MAP PANELS ARE AVAILABLE. THE SUBJECT TRACT DESCRIBED HEREON IS LOCATED IN ZONE X AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD BOUNDARY MAP, PANELS NO. 48329C0125F AND WITH A REVISED DATE OF SEPTEMBER 16, 2005.
- 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 INCREASES IN FEES MAY NOT BE ASSESSED AGAINST THE TRACT UNLESS THE NUMBER OF SERVICE UNITS TO BE DEVELOPED ON THE TRACT INCREASES.

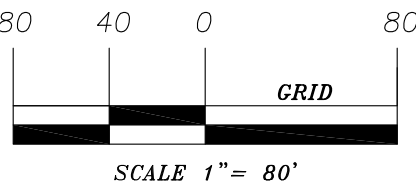
PLAT FILED FOR RECORD  
MIDLAND COUNTY, TEXAS  
NO. \_\_\_\_\_ CABINET \_\_\_\_\_  
DATE \_\_\_\_\_ PAGE \_\_\_\_\_



- LEGEND
- IRON ROD FOUND (R)/SPIKE NAIL (SN)
  - IRON ROD W/ CAP SET
  - CONC. MONUMENT W/ BRASS CAP
  - FENCE CORNER POST (FNC)
  - CONC. R-D-W MARKER FOUND
  - POWER POLE
  - OVERHEAD ELEC. LINE
  - DOWN GUY
  - WIRE FENCE
  - PIPELINE
  - SEWER LINE
  - TYP. CENTERLINE
  - C.V.L. CENTERLINE
  - T-LINE OVERHEAD ELECTRIC TRANSMISSION LINE
  - (BRG--DIST) RECORD CALL
  - O.R.M.C. DATED RECORDS MIDLAND COUNTY, TEXAS
  - O.R.G.C. OFFICIAL RECORDS MIDLAND COUNTY, TEXAS

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

OWNER: DAMON TIPPING  
6701 E. COUNTY ROAD 59  
MIDLAND, TX 79706



P.O. DRAWER 11186  
MIDLAND, TEXAS 79702  
(432) 520-9200  
FAX (432) 520-9212  
FIRM#10146900

CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS

JOB NO.: 21-1016-00 DRAFT AJ REV. 0  
FILE: T:MIDLAND/TITLE SURVEYS/ 6701 E CR 59