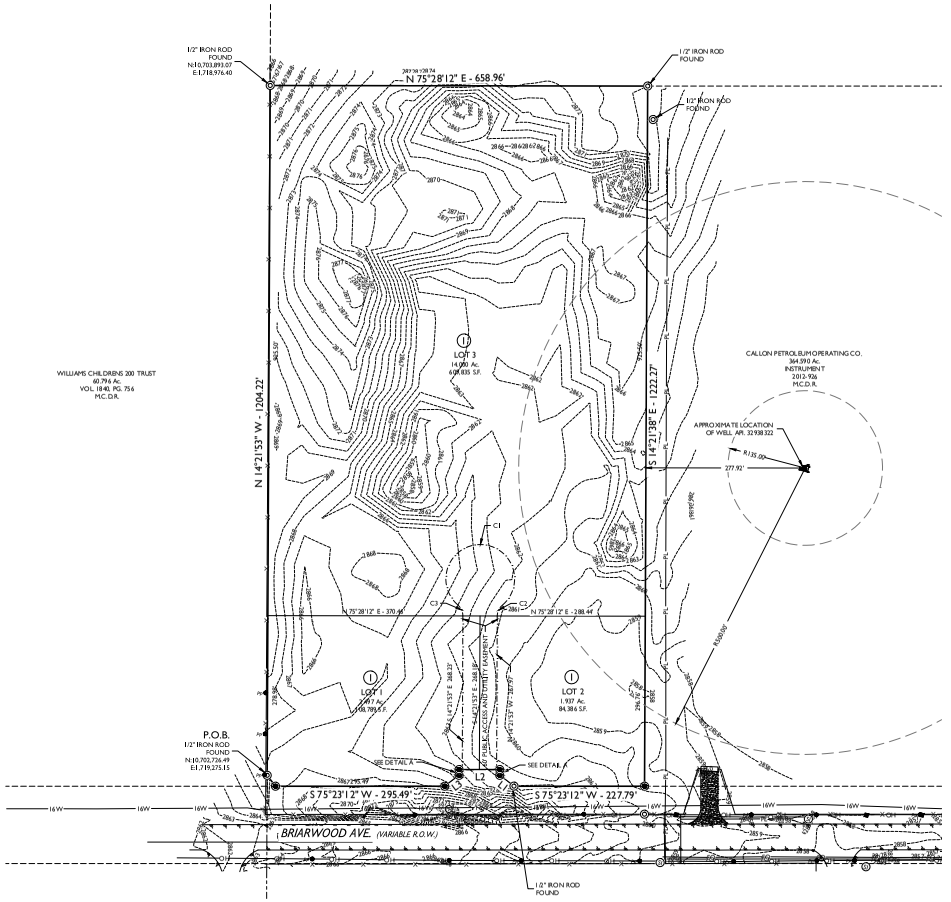
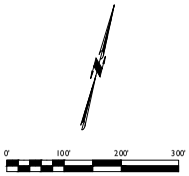
SKETCH PLAT

ROPER ADDITION, SECTION 4

BEING A 18.435 ACRE TRACT OF LAND OUT OF SECTION 23, BLOCK 40, T-1-S T&P, RR. CO. SURVEY,
CITY AND COUNTY OF MIDLAND, TEXAS





LEGEND

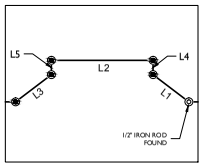
- DENOTES SET 1/2-INCH IRON ROD
- DENOTES FOUND MONUMENT AS NOTED
- DENOTES EXISTING FIRE HYDRANT
- DENOTES EXISTING MANHOLE
- DENOTES EXISTING POWER POLE
- DENOTES EXISTING TELEPHONE PEDESTAL
- DENOTES EXISTING WATER METER
- DENOTES EXISTING SIGN
- DENOTES BOUNDARY LINE
- DENOTES SURROUNDING PROPERTY
- DENOTES EDGE OF ASPHALT
- X — DENOTES EXISTING FENCE
- FO — DENOTES EXISTING FIBER OPTIC LINE
- OH — DENOTES EXISTING OVERHEAD ELECTRIC LINE
- PL — DENOTES EXISTING UNDERGROUND PIPELINE
- I&W — DENOTES EXISTING 16" WATER LINE
- DENOTES CONCRETE

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	29.25.4'	60.00'	279°21'34"	N 75° 38' 07" E	77.61
C2	21.68'	25.00'	49° 40' 47"	S 11° 28' 31" W	21.00'
C3	21.68'	25.00'	49° 40' 47"	N 39° 12' 16" W	21.00'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 67° 22' 45" W	31.40'
L2	S 75° 23' 12" W	71.00'
L3	S 38° 09' 02" W	31.40'
L4	N 14° 36' 48" W	10.00'
L5	S 14° 36' 48" E	10.00'



DETAIL A
NOT TO SCALE

VICINITY MAP
N.T.S.

OWNER'S CERTIFICATE

THE STATE OF TEXAS
COUNTY OF MIDLAND

WHEREAS MONTEVALLO INC., is the record owner of a tract of land situated in Section 23, Block 40, T-1-S, T&P. RR. Co. Survey, County of Midland, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That MONTEVALLO INC., being the owner of the land shown on this plat designated as ROPER ADDITION, SECTION 4, an Addition to the City of Midland, Midland County, Texas and whose name is subscribed hereto, do hereby dedicate to the public use forever the streets, alleys, and easements shown thereon; and do hereby give an easement of ingress and egress to the City of Midland for garbage and trash collection, and location and maintenance of trash containers and access thereto, and condition said easement that no construction shall commence on said lot or lots until the exact location of said containers therewith has been selected and approved by the Director of Utilities.

WITNESS my hand at Midland, Texas, this

the _____ day of _____, 2018.

By: XXXX XXXX

ACKNOWLEDGEMENT

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 XXXX XXXX, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was acting as owner, and 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

the _____ day of _____ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, [illegible], Registered Professional Land Surveyor of the State of Texas, do hereby certify that this plat was prepared from actual and accurate survey of the land and that the corner monuments shown thereon were properly located under my personal supervision, in accordance with the Subdivision Regulations of the City of Midland.

WESLEY FAIRCHILD
Registered Professional Land Surveyor
Explorer Land Surveying, LLC (TX Firm # 10194382)
602 N. Baird St., Suite 103
Midland, TX 79701

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

CERTIFICATE OF APPROVAL

This is to certify that the above and foregoing plat of ROPER ADDITION, SECTION 4, was approved by proper action of the City Planning and Zoning Commission of the City of Midland, Texas on this

day of _____ 2018.

JOSH SPARKS, CHAIRMAN

CHRISTINA DODENBERG, SECRETARY

PLAT FILED FOR RECORD
MIDLAND COUNTY, TEXAS

NO. _____ CABINET _____

DATE _____ PAGE _____

PROPERTY OWNER

MONTEVALLO INC.
PO BOX 1535
MIDLAND, TX 79702
INSTR.#2009-24676

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. *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.*
3. *BEARINGS/DISTANCES/COORDINATES TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.*
4. *THE INSTALLATION OF IMPROVEMENTS MAY BE REQUIRED BY THE CITY OF MIDLAND AS SUCH TIME AS:*
   (1) IF ANY OF THE INDIVIDUAL LOTS ARE REPLATTED IN TO MORE THAN ONE LOT OR,
   (2) THE PROPERTY IS REZONED FOR A MORE INTENSIVE USE.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO FEMA'S N.F.I.P. FLOOD INSURANCE RATE MAP #48329C0064F, DATED SEPTEMBER 16, 2005, THIS PROPERTY IS WITHIN THE UNSHADED PORTION OF ZONE "X", DESIGNATED AS "AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOOD."

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF EXPLORER SURVEYING COMPANY.

UTILITY COMPANY'S CERTIFICATE
This plat has been checked for accessibility of utilities.

ATMOS ENERGY
BY: _____

AT&T
BY: _____

SUDDENLINK COMMUNICATION
BY: _____

GRANDE COMMUNICATION
BY: _____

ONCOR ELECTRIC DELIVERY
BY: _____

MAVERICK ENGINEERING
1909 West Wall Street, Suite "K"
Midland, Texas 79701 FIRM: F-15089
Tel: (432) 262-0999 Fax: (432) 262-0989
www.Maverick-Eng.com

ROPER ADDITION, SECTION 4

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R:\2018\180073-THE REAL ESTATE RANCH-BRIARWOOD DEVELOPMENT PLANNING\DRAWINGS\PLAT\SKETCH PLAT.DWG