

EL MONTECITO ESTATES

BEING A PLAT OF A 133.68 ACRE TRACT OF LAND OUT OF SECTION 20, BLOCK 38, T-1-S, T&P RR CO SURVEY, MIDLAND COUNTY, TEXAS.

STATE OF TEXAS

COUNTY OF MIDLAND

WHEREAS, WE, THE RECORD OWNERS OF A 133.68 ACRE TRACT OF LAND OUT OF SECTION 20, BLOCK 38, T-1-S T&P RR CO. SURVEY, MIDLAND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS EL MONTECITO ESTATES, AN ADDITION TO MIDLAND COUNTY, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEY, AND EASEMENTS, (AND PARKWAYS) SHOWN HEREON.

WITNESS MY HAND AT MIDLAND, TEXAS, THIS 27th DAY OF October 2021.

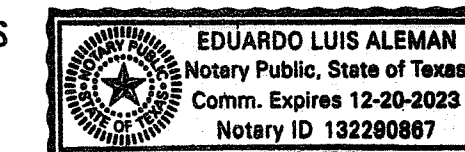
FELIX QUIROZ JR

STATE OF TEXAS:

COUNTY OF MIDLAND:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 27th DAY OF October 2021, FELIX QUIROZ JR.

EDUARDO LUIS ALEMAN
NOTARY PUBLIC
MIDLAND COUNTY, TEXAS



THAT I, RJ DAUM, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT 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.



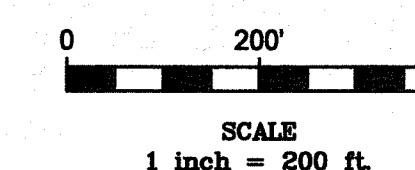
RJ DAUM
RPL54826

Line #	Direction	Length
L1	N60° 13' 53"W	28.68'
L2	N29° 39' 43"E	27.93'
L3	N75° 22' 21"E	114.43'
L4	N75° 22' 22"E	2.47'
L5	S75° 22' 22"W	92.13'
L6	N60° 20' 16"W	28.63'
L7	N29° 39' 44"E	27.93'
L8	S34° 37' 14"W	11.13'
L9	S59° 54' 39"E	28.42'
L10	S30° 05' 21"W	28.14'
L11	S59° 54' 39"E	28.42'
L12	N60° 20' 16"W	28.63'
L13	S30° 05' 21"W	28.14'
L14	S59° 54' 39"E	28.42'
L15	S30° 07' 11"W	28.13'
L16	S59° 52' 49"E	28.44'
L17	N59° 48' 16"W	28.48'
L18	N30° 07' 11"E	28.13'
L19	N59° 52' 49"W	28.44'
L20	N30° 05' 21"E	28.42'
L21	N59° 54' 39"W	28.42'
L22	N30° 05' 21"E	28.14'
L23	N59° 54' 39"W	28.42'
L24	N30° 05' 21"E	28.14'
L25	S28° 28' 09"E	9.57'
L26	S31° 59' 03"W	29.07'
L27	S67° 14' 19"E	31.78'
L28	S62° 00' 14"E	26.78'
L29	S30° 50' 06"W	28.51'
L30	S59° 09' 54"E	28.06'
L31	S30° 07' 17"W	28.13'
L32	S59° 08' 03"E	28.07'
L33	S30° 56' 29"W	28.46'
L34	N59° 03' 31"W	28.11'
L35	N30° 51' 57"E	28.50'
L36	N59° 08' 03"W	28.07'
L37	N19° 40' 35"E	33.40'
L38	N70° 19' 24"W	22.01'
L39	N30° 11' 44"E	27.98'
L40	N59° 41' 11"W	28.53'
L41	N30° 20' 23"E	28.02'
L42	N59° 03' 31"W	28.11'
L43	N25° 42' 50"E	30.35'
L44	N54° 19' 45"E	30.65'
L45	N44° 51' 22"W	30.27'
L46	N0° 47' 07"W	9.57'
L47	S62° 35' 53"E	29.71'
L48	S36° 52' 31"W	21.52'
L49	S53° 07' 29"E	33.71'
L50	S53° 03' 20"W	32.93'
L51	N53° 03' 20"E	67.45'
L52	S27° 25' 58"W	26.76'
L53	S62° 34' 02"E	29.73'
L54	S27° 30' 30"W	26.73'
L55	N62° 29' 30"W	29.76'

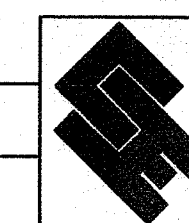
Line #	Direction	Length
L56	N27° 25' 58"E	26.76'
L57	N62° 34' 02"W	29.73'
L58	N20° 34' 08"W	59.16'
L59	N20° 34' 08"W	79.75'
L60	N27° 27' 49"E	26.75'
L61	S62° 32' 32"E	29.74'
L62	N20° 34' 08"W	99.71'
L63	N27° 24' 07"E	26.76'
L64	S49° 43' 46"E	21.25'
L65	S15° 11' 40"E	41.01'
L66	S30° 08' 42"W	28.12'
L67	S58° 21' 48"E	27.72'
L68	S30° 35' 45"W	28.36'
L69	S59° 35' 47"E	28.30'
L70	S30° 28' 45"W	28.23'
L71	N59° 31' 15"W	28.34'
L72	N30° 24' 13"E	28.27'
L73	N59° 25' 09"W	28.21'
L74	N31° 32' 07"E	28.79'
L75	N59° 51' 18"W	28.45'
L76	N20° 28' 31"E	21.25'
L77	S60° 20' 34"E	28.64'
L78	S29° 42' 47"W	27.90'
L79	S60° 16' 52"E	28.67'
L80	S29° 41' 17"W	27.91'
L81	N61° 22' 27"E	28.13'
L82	N29° 43' 08"E	27.90'
L83	N60° 17' 13"W	28.66'
L84	N29° 39' 26"E	27.93'
L85	S49° 48' 06"E	21.32'
L86	S60° 13' 53"E	28.68'
L87	S26° 55' 36"W	26.47'
L88	S29° 46' 07"W	27.88'
L89	S63° 04' 03"E	29.99'
L90	S51° 32' 48"W	25.89'
L91	N42° 44' 29"E	28.45'
L92	N47° 55' 14"W	28.45'
L93	N21° 37' 53"W	85.61'
L94	N23° 22' 27"E	28.28'
L95	N66° 37' 53"W	28.28'
L96	N66° 55' 57"E	26.47'
L97	N63° 04' 24"W	29.98'
L98	N26° 55' 31"E	26.48'
L99	N63° 04' 29"W	29.98'
L100	N21° 37' 53"W	75.26'
L101	N20° 32' 50"E	21.32'
L102	S59° 35' 45"E	28.27'
L103	S30° 27' 32"W	28.27'
L104	S30° 25' 39"W	28.31'
L105	S59° 33' 56"E	28.31'
L106	S63° 07' 45"E	26.50'
L107	S36° 23' 30"W	25.16'
L108	S46° 02' 09"E	34.14'
L109	S14° 37' 38"E	64.33'

NOTES:

- 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.
- BEARINGS AND DISTANCES SHOWN ARE GRID BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- ALL RESIDENCES WILL REQUIRE A MONITORED FIRE AND SECURITY SYSTEM TO BE INSTALLED AND SUBSCRIPTIONS MAINTAINED ACTIVE AT ALL TIMES.
- FLOODPLAIN BOUNDARIES ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. ANY DEVELOPMENT OR CONSTRUCTION WITHIN FLOODPLAIN AREAS WILL REQUIRE A FLOODPLAIN DEVELOPMENT PERMIT FROM THE CITY OF MIDLAND FLOODPLAIN ADMINISTRATOR.
- POND COMMON AREAS ARE DEDICATED TO THE HOMEOWNER'S ASSOCIATION FOR PRIVATE DRAINAGE IN PERPETUITY.
- LOTS 1 THROUGH 4 BLOCK 5 CAN BE POND COMMON AREA FOR DRAINAGE AS REQUESTED BY THE CITY OF MIDLAND
- A 10 FOOT UTILITY EASEMENT IS GRANTED ALONG LOTS LINES.



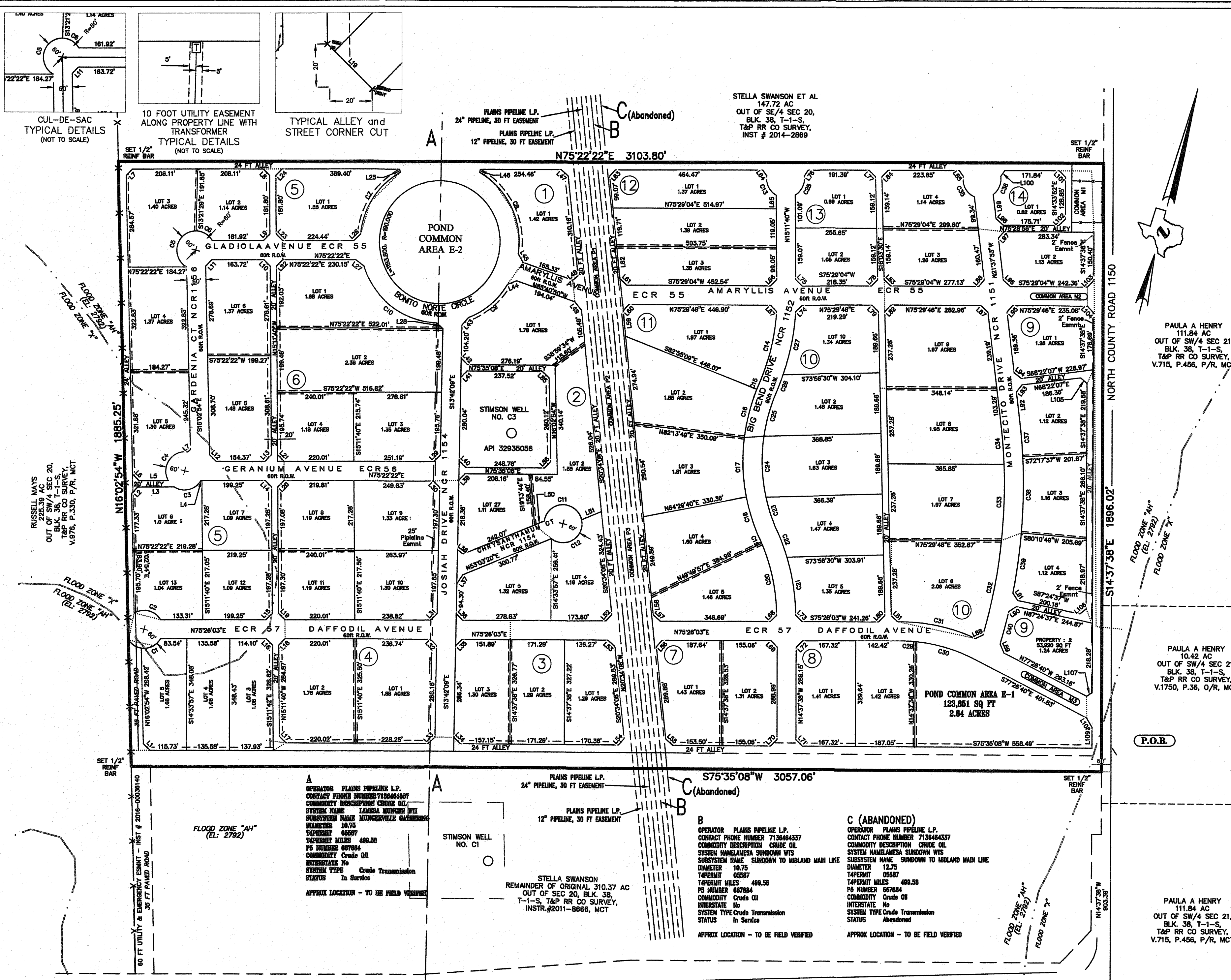
DRAWN BY: KDS DATE: 9/19/2018
CHECKED BY: RJ DAUM DRAWING NO.: 76.325
JOB NO.: 76325 SHEET 1 OF 2



SCHUMANN
ENGINEERING CO.
A LATERAL LAND COMPANY

CIVIL ENGINEERING - LAND SURVEYING
TEXAS REG. NO. 71000 - TEXAS REG. NO. 10148000
2007, 10
MIDLAND, TEXAS 79701

EL MONTECITO ESTATES



OWNER:

FELIX QUIROZ, JR.
5610 E. COUNTY ROAD 60
MIDLAND, TEXAS 79705
(432) 631-6734

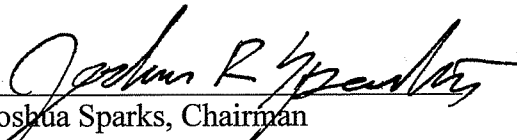
Curve #	Length	Radius	Delta	Tangent	CHH BRG	CHD LENGTH
C1	71.33'	60.00'	68°06'41"	40.56'	N49° 29' 24"E	67.20'
C2	95.80'	60.00'	91°28'54"	61.57'	S89° 41' 33"W	85.94'
C3	97.97'	60.01'	93°32'18"	63.83'	N62° 09' 07"E	87.44'
C4	135.07'	60.00'	128°58'40"	125.73'	S19° 51' 36"W	108.30'
C5	159.90'	60.00'	152°41'25"	246.98'	S0° 17' 49"W	116.61'
C6	61.50'	60.00'	58°43'51"	33.76'	N73° 59' 33"W	58.85'
C7	237.84'	250.00'	54°30'31"	128.78'	S18° 08' 32"W	228.97'
C8	298.13'	250.00'	68°19'37"	189.67'	N40° 29' 15"W	280.78'
C9	164.09'	250.00'	37°36'24"	85.12'	N35° 26' 05"E	161.16'
C10	306.87'	250.00'	70°19'44"	176.12'	S67° 18' 24"E	287.98'
C11	167.48'	60.00'	159°58'55"	339.10'	S73° 01' 18"W	118.16'
C12	146.68'	60.00'	140°04'05"	165.15'	N43° 01' 18"E	112.79'
C13	72.42'	60.00'	69°09'12"	41.36'	S40° 56' 44"E	68.10'
C14	224.22'	659.18'	19°29'20"	113.20'	S1° 36' 34"E	223.14'
C15	28.04'	593.64'	2°42'22"	14.02'	S8° 33' 36"W	28.03'
C16	155.54'	593.64'	15°00'44"	78.22'	S0° 17' 57"E	155.09'
C17	185.72'	593.64'	17°55'30"	93.82'	S16° 46' 03"E	184.96'
C18	121.05'	593.64'	11°41'00"	60.73'	S31° 34' 18"E	120.84'
C19	32.32'	584.48'	3°10'05"	16.16'	S39° 30' 49"E	32.31'
C20	231.63'	584.48'	22°42'24"	117.36'	S26° 34' 34"E	230.12'

Curve #	Length	Radius	Delta	Tangent	CHH BRG	CHD LENGTH
C21	184.46'	644.48'	16°23'57"	92.87'	N23° 21' 40"W	183.83'
C22	105.25'	644.48'	9°21'24"	52.74'	N36° 14' 20"W	105.13'
C23	94.81'	533.64'	10°10'45"	47.53'	N32° 07' 37"W	94.68'
C24	190.69'	533.64'	20°28'25"	96.37'	N16° 48' 02"W	189.67'
C25	138.26'	533.64'	14°50'43"	69.52'	N0° 51' 32"E	137.88'
C26	62.79'	717.22'	5°00'59"	31.42'	N7° 01' 58"E	62.77'
C27	202.18'	717.22'	16°09'05"	101.77'	N3° 33' 04"W	201.51'
C28	70.54'	60.00'	67°21'44"	39.99'	N10° 47' 44"E	66.55'
C29	44.69'	500.00'	5°07'18"	22.36'	N77° 59' 42"E	44.68'
C30	191.98'	500.00'	21°59'59"	97.19'	S88° 26' 39"E	190.81'
C31	252.75'	580.00'	25°51'34"	128.56'	S87° 15' 48"W	250.61'
C32	302.83'	1670.83'	10°23'05"	151.83'	S3° 39' 31"E	302.42'
C33	237.48'	1670.83'	8°08'37"	118.94'	S12° 55' 22"E	237.28'
C34	135.22'	1670.83'	4°38'12"	67.64'	S19° 18' 47"E	135.18'
C35	78.53'	60.00'	74°59'18"	46.03'	S44° 00' 25"E	73.04'
C36	64.13'	60.00'	61°14'24"	35.51'	N7° 52' 43"E	61.12'
C37	118.57'	1730.83'	3°55'30"	59.31'	N19° 40' 08"W	118.55'
C38	238.24'	1730.83'	7°53'12"	119.31'	N13° 45' 47"W	238.06'
C39	188.41'	1730.83'	6°14'13"	94.30'	N6° 42' 04"W	188.32'
C40	106.21'	1730.83'	3°30'57"	53.12'	N0° 09' 41"E	106.19'

CERTIFICATE OF FAILURE TO ACT ON PRELIMINARY PLAT

The City of Midland Planning and Zoning Commission (the "Commission") hereby certifies that the preliminary plat for **El Montecito Estates**, which is attached hereto, was filed on **January 17, 2020**, and the Commission failed to approve, approve with conditions, or disapprove said preliminary plat within the period prescribed by Section 212.009 of the Texas Local Government Code.

City of Midland Planning and Zoning
Commission

By: 
Joshua Sparks, Chairman

ATTEST:


Cristina Odenborg Burns, Secretary