

# AGENDA

## PLANNING AND ZONING COMMISSION

### COUNCIL CHAMBER

DECEMBER 5, 2019

1:30 P.M.

1. CASE FILE NO. 2019-32-Z  
Open a public hearing to consider approval of the request by Roger F. Clayton, owner, for original zoning of Light Industrial (LI) on Lots 8, 9, and 10, Block 2, Dovecote Industrial Park (northwest of the intersection of S. Meadow Ave. and Production St.)
2. CASE FILE NO. 2019-126-P  
Open a public hearing to consider approval of Leeco Industrial, 21<sup>st</sup> Filing, being a replat of Lot 1, Block 14, Leeco Industrial, 16<sup>th</sup> Filing, and Lot 4, Block 14, Leeco Industrial, 18<sup>th</sup> Filing, City of Odessa, Midland County, Texas (southeast of the intersection of Faudree Road and Interstate 20)
3. CASE FILE NO. 2019-127-P(ETJ)  
Open a public hearing to consider approval of the replat of Lots 1 and 2, the west 92 feet of Lot 3, the east 0.59 ac. of Lot 3, the west 170 feet of Lot 4, the west 64 feet of Lot 16, Lots 17 and 18, all in Block 13, Western Plains Subdivision. (northeast of the intersection of Rasco and 42<sup>nd</sup> St.)
4. CASE FILE NO. 2019-62-P  
Consider approval of the final plat of Mardi Gras Estates, 3<sup>rd</sup> Filing, being a 29.46 acre tract located in Section 38, Block 42, T-1-S, T&P Ry. Co., Odessa, Ector County, Texas (northeast of the intersection of Evans Blvd. and 87<sup>th</sup> St.)

5. CASE FILE NO. 2019-39-P(ETJ)

Consider approval of the final plat of PHX Permian Park, being approximately 150.252 ac. tract in Sections 23 and 24, Block 41, T-2-S, T&P Ry. Co. Survey, Midland Co., Texas (south of the intersection of IH-20 and SCR 1300)

6. Other business

7. Adjourn

TO: PLANNING AND ZONING COMMISSION  
FROM: RANDY BRINLEE, PLANNING DIRECTOR  
SUBJECT: CASE FILE NO. 2019-32-Z  
APPLICANT: Roger F. Clayton, owner  
REQUEST: Original Zoning of Light Industrial (LI)  
PROPERTY INVOLVED: Lots 8, 9, and 10, Block 2, Dovecote Industrial Park (northwest of the intersection of S. Meadow Ave. and Production St.)

The property involved in this request is located northwest of the intersection of S. Meadow Ave. and Production St. The site is currently designated Future Development (FD) and is occupied by commercial/industrial use development (Desert Paving). Land uses in the area consist of industrial development and vacant land.

The applicant is Roger Clayton, owner, and the purpose of the original zoning request of Light Industrial (LI) is to facilitate expansion of the existing use on the property.

Using the City's identified priorities contained in the City of Odessa's Comprehensive Plan to evaluate zoning amendments the following comments are offered:

Comprehensiveness: The proposed original zoning is not contrary to the established land uses in the general area or the land use plan of the City of Odessa's Master Plan.

Livability: The proposed original zoning would not have a negative impact on this site or surrounding properties. The existing development and proposed future development in the area will be similar industrial type uses.

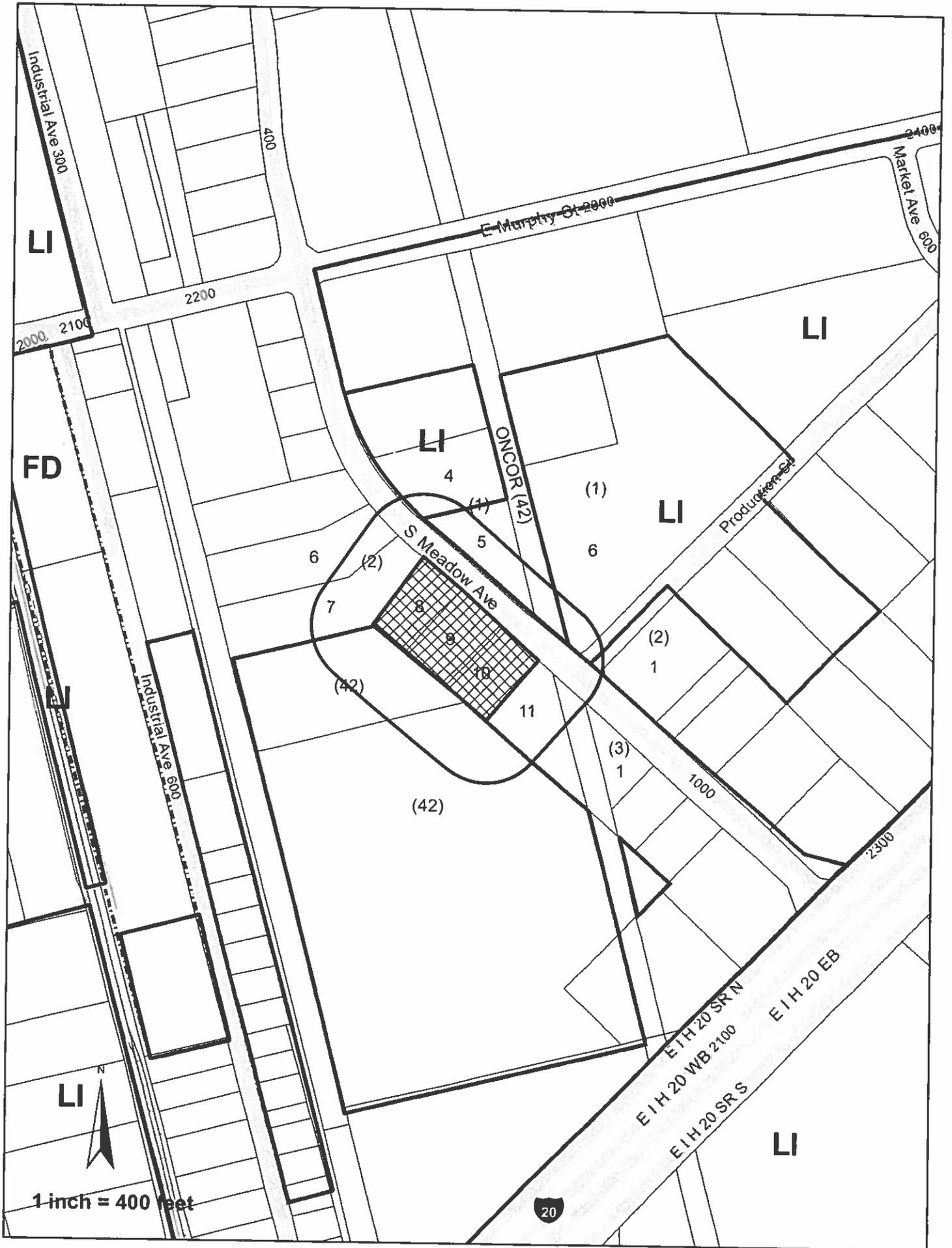
Reasonableness: The proposed zoning district would be consistent with surrounding zoning districts in the area, and the existing development is an allowed use in this zoning district.

Based upon the preceding analysis, Staff recommends approval of the request.

Information in order of inclusion:

--Area zoning/notification map

--List of uses allowed in a Light Industrial (LI) district



Industrial Ave 300

LI

400

E Murphy St 2000

Market Ave 600

2000, 2100

2200

LI

FD

LI

ONCOR (42)

(1)

LI

Production St

6

4

(1)

5

6

(2)

7



(2)

1

(42)

11

(3)

1

1000

(42)

2300

LI



1 inch = 400 feet



E1H 20 SR N  
E1H 20 WB 2100  
E1H 20 SR S

E1H 20 EB

LI

## LIGHT INDUSTRY

The following uses are allowed in the Light Industry (LI) District:

### PRIMARY RESIDENTIAL USES (14-2-2.1)

Multiple-Family Dwelling (Apartment)  
Boarding or Tourist House  
Mobile or HUD-Manufactured Home Dwelling  
Mobile or HUD-Manufactured Home Park  
RV Park  
Hotel or Motel  
Workforce Housing (by Specific Use Permit)

### ACCESSORY AND INCIDENTAL USES (14-2-2.2)

Accessory Building or Use (Residential)  
Accessory Building or Use (Business or Industry)  
Beauty Shop-One Chair Accessory Use  
Garage or Estate Sale Accessory Use  
Home Occupation  
Off-Street Parking Required for Primary Use  
Off-Street Parking Excess to Minimum Requirement  
Stable, Private  
Swimming Pool (Private)  
Temporary Field Office, Construction Yard or Office (Subject to temporary permit issued by Building Official)

### UTILITY AND SERVICE USES (14-2-2.3)

Electrical Energy Generating Plant  
Electrical Substation (High Voltage Bulk Power)  
Electrical Transmission Line (High Voltage)  
Fire Station or Similar Public Safety Building  
Gas Line and/or Regulating Station  
Library, Public  
Local Utility Line  
Municipal Office Building or City Hall  
Public Building, Shop or Yard of Local, State or Federal Agency  
Wireless Communications Systems  
Radio or Television Transmitting Station  
Sewage Pumping Station  
Sewage Treatment Plant (by Specific Use Permit)  
Storm Water Retention Basin or Pumping Station

(Light Industry -- Cont.)

Page 2

(Utility and Service Uses -- Cont.)

Telephone Business Office

Telephone Exchange-Switching, Relay or Transmitting Station Only

Utility Shops, Storage Yards or Building (Private)

Water Reservoir, Water Well or Pumping Station

Water Stand Pipe and Elevated Storage Tank

Water Treatment Plant

Wind Energy Conversion Center

#### RECREATIONAL AND ENTERTAINMENT USES (14-2-2.4)

Amusement, Commercial (Indoor)

Amusement, Commercial (Outdoor)

Carnival or Circus

Country Club (Private)

Dance Hall or Night Club

Fire Arms Range (by Specific Use Permit)

Golf Course (Commercial)

Park or Playground (Public)

Park or Playground (Other than Public)

Playfield or Stadium (Public)

Private Club

Rodeo Grounds

Roller or Ice Skating Rink

Sexually Oriented Businesses

Swim or Tennis Club

Swimming Pool or Tennis Complex (Commercial)

Tavern or Lounge

Theater or Playhouse (Indoor)

Theater, Drive-In (Outdoor)

Zoo (Public)

Zoo (Private)

#### EDUCATIONAL, INSTITUTIONAL, AND SPECIAL USES (14-2-2.5)

Art Gallery or Museum

Cemetery or Mausoleum (by Specific Use Permit)

Church or Rectory

College or University

Convent or Monastery

Detention Halfway House (by Specific Use Permit)

(Light Industry -- Cont.)

Page 3

(Educational, Institutional, and Special Uses -- Cont.)

Fairgrounds or Exhibition Area

Fraternal Club or Lodge

Hospital, Acute Care

Institution or Center for Alcoholic, Narcotic or Psychiatric Patients

Institution or Religious, Charitable or Philanthropic Nature

Institutional Out-Patient Medical Clinic

Jail or Prison Facility (by Specific Use Permit)

Kindergarten or Nursery School

School, Business

School, Trade, Technical or Commercial

#### AUTOMOTIVE AND TRANSPORTATION RELATED USES (14-2-2.6)

Airport or Landing Field

Auto Glass, Seat Cover or Muffler Shop

Auto Laundry or Car Wash

Auto Painting and Body Rebuilding Shop

Auto Parts and Accessory Sales (Indoor)

Auto Storage or Auto Auction

Bicycle Sales and Service

Boat Sales or Display

Gasoline Sales

Gasoline or Motor Fuel Service Station

Heliport

Helistop

Motorcycle or Scooter Sales or Service

Motor Freight Terminal

New Auto Display and Sales (Indoor)

New or Used Auto Sales (Outdoor Lot)

Parking Lot or Structure Commercial (Primary Uses)

Parking Lot or Structure Non-Commercial

Parking Lot, Trucks and Trailers

Railroad Freight Terminal

Railroad Passenger Station

Railroad Team Track

Railroad Track or Right-of-Way

Railroad Yard or Roundhouse

Repair Garage

Tire Retreading or Capping

Truck or Trailer Rental

RETAIL AND SERVICE TYPE USES (14-2-2.7)

Antique Shop  
Art Supply Store  
Bakery or Confectionery Shop (Retail)  
Bank or Savings and Loan Office  
Book or Stationery Shop  
Cleaning and Pressing, Small Shop and Pick-Up  
Cleaning Plant (Commercial)  
Clinic, Medical or Dental  
Custom Personal Service Shop  
Department, Variety or Discount Store  
Drapery, Needlework, Fabric or Weaving Shop  
Drug Store or Pharmacy  
Florist or Garden Shop  
Food and Beverage Sales  
Furniture or Appliance Store  
Greenhouse or Plant Nursery (Retail Sales)  
Hardware Store  
Household Appliance Service or Repair  
Incidental or Accessory Retail or Service Use  
Key Shop  
Laboratory, Medical or Dental  
Laundry and Cleaning Shop (Self-Service)  
Medical Appliances and Fitting, Sales or Rental  
Mortuary or Funeral Home  
Office, General Business or Professional  
Pawn Shop  
Pet Grooming  
Pet Shop  
Reprographic Service  
Restaurant or Cafeteria (Not Drive-In) (With Dining Room)  
Restaurant or Eating Place (Drive-In Service)  
Retail Shop, Apparel, Gifts, Accessories and Similar Items  
Retail Shop or Store (General Items)  
Sales, Outdoor Temporary  
Studio-Decorator, Artist or Photographer  
Studio, Health, Exercise and Reducing  
Studio-Music, Dance or Drama  
Tool Rental, Domestic, Small Equipment  
Travel Bureau or Travel Consultant

Veterinarian Hospital (Indoor Animal Pens)  
Veterinarian Hospital (Outdoor Animal Pens)  
Veterinarian Office Only (No Animal Pens)

**SIGN AND IDENTIFICATION USES (14-2-2.8)**  
(see Section 14-10-1)

Advertising Sign (Billboard or Bulletin)  
Apartment or Housing Project Identification Sign  
Apartment or Housing Project Informational Sign  
Construction Sign Temporary  
Development Sign Temporary  
General Business Sign  
Institutional Identification Sign  
Institutional Information Sign  
Name Plate  
Office Identification Sign  
Real Estate Sign (Temporary)

**COMMERCIAL TYPE USES (14-2-2.9)**

Bakery or Confectionery Plant (Wholesale)  
Bottling Works  
Building Material Sales (Outdoor or Open Shed Storage)  
Building Material and Home Supply Sales (Indoor Storage)  
Cabinet and Upholstery Shop  
Clothing or Similar Light Manufacturing  
Contractor Storage or Equipment Yard  
Heavy Machinery Sales, Storage or Repair  
Laboratory Manufacturing  
Laboratory, Scientific or Research  
Lithographic Shop or Commercial Printer  
Maintenance and Repair Service for Buildings  
Milk Depot, Dairy or Ice Cream Plant  
Mini-Warehouse  
Oil Field Equipment Rental and Storage Yard  
Open Storage of Furniture, Appliances or Equipment  
Paint Shop  
Plumbing Shop  
Pipe or Oil Field Equipment Repair Yard  
Sales Space Contracting (by Specific Use Permit)  
Storage Warehouse  
Trailer or Mobile Home Sales or Rental  
Welding or Machine Shop  
Wholesale Storage and Sales

## AGRICULTURAL TYPE USES (14-2-2.10)

Animal Pound (Public or Private)  
Farm, Garden or Orchard  
Greenhouse or Nursery (Commercial)  
Hatchery, Poultry  
Kennel  
Livestock Auction

## NATURAL RESOURCE STORAGE AND EXTRACTION (14-2-2.11)

Caliche Pit and Caliche Storage (by Specific Use Permit)  
Mining and Storage of Mining Waste (by Specific Use Permit)  
Petroleum or Gas Well (permitted in any district carrying Drill Reservation "DR" suffix subject to Oil and Gas Ordinance)  
Petroleum Storage and Collecting Facilities  
Sand or Gravel Extraction or Storage  
Top Soil, Earth, Clay or Stone Extraction or Storage

## SPECIAL INDUSTRIAL PROCESSES (14-2-2.12)

Asphalt or Concrete Batching Plant (Permanent)  
Asphalt or Concrete Batching Plant (Temporary)  
Cement or Hydrated Lime Plant (by Specific Use Permit)  
Open Salvage Yard for Vehicles, Machinery or Materials (by Specific Use Permit)  
Slaughter House or Meat Packing Plant (by Specific Use Permit)  
Solid Waste Dump or Sanitary Land Fill (by Specific Use Permit)

## GENERAL MANUFACTURING AND INDUSTRIAL USES (14-2-2.13)

Light Manufacturing or Industrial Uses as Defined by Section 14-4-1 Thru 14-4-2

TO: PLANNING AND ZONING COMMISSION  
FROM: RANDY BRINLEE, DIRECTOR OF PLANNING  
SUBJECT: CASE FILE NO. 2019-126-P

APPLICANT: Monomoy Properties, owner,  
LCA, consultant

REQUEST: Replat

PROPERTY INVOLVED: Leeco Industrial, 21<sup>st</sup> Filing, being a replat of Lot 1, Block 14, Leeco Industrial, 16<sup>th</sup> Filing, and Lot 4, Block 14, Leeco Industrial, 18<sup>th</sup> Filing, City of Odessa, Midland County, Texas (Southeast of the intersection of Faudree Road and Interstate 20.)

The property involved in this request is southeast of the intersection of Faudree Road and Interstate 20. The site is designated Planned Development-Light Industrial (PD-LI) and is vacant. Land use in the general area consists of industrial development and vacant land.

The applicant is Monomoy Properties, LLC, owner, LCA, consultant, and the purpose of the request is to create one (1) lot for industrial development and ownership purposes.

Comments were sent to the developer and the consultant for review on November 25, 2019.

Staff Comments:

- Ownership certificates and original tax certificates needed prior to filing the plat.
- A blanket refuse collection easement is noted on the plat.
- Previous lot identification is not needed on the plat.
- Water is available. Sewer may be extended. No pro rata is due.

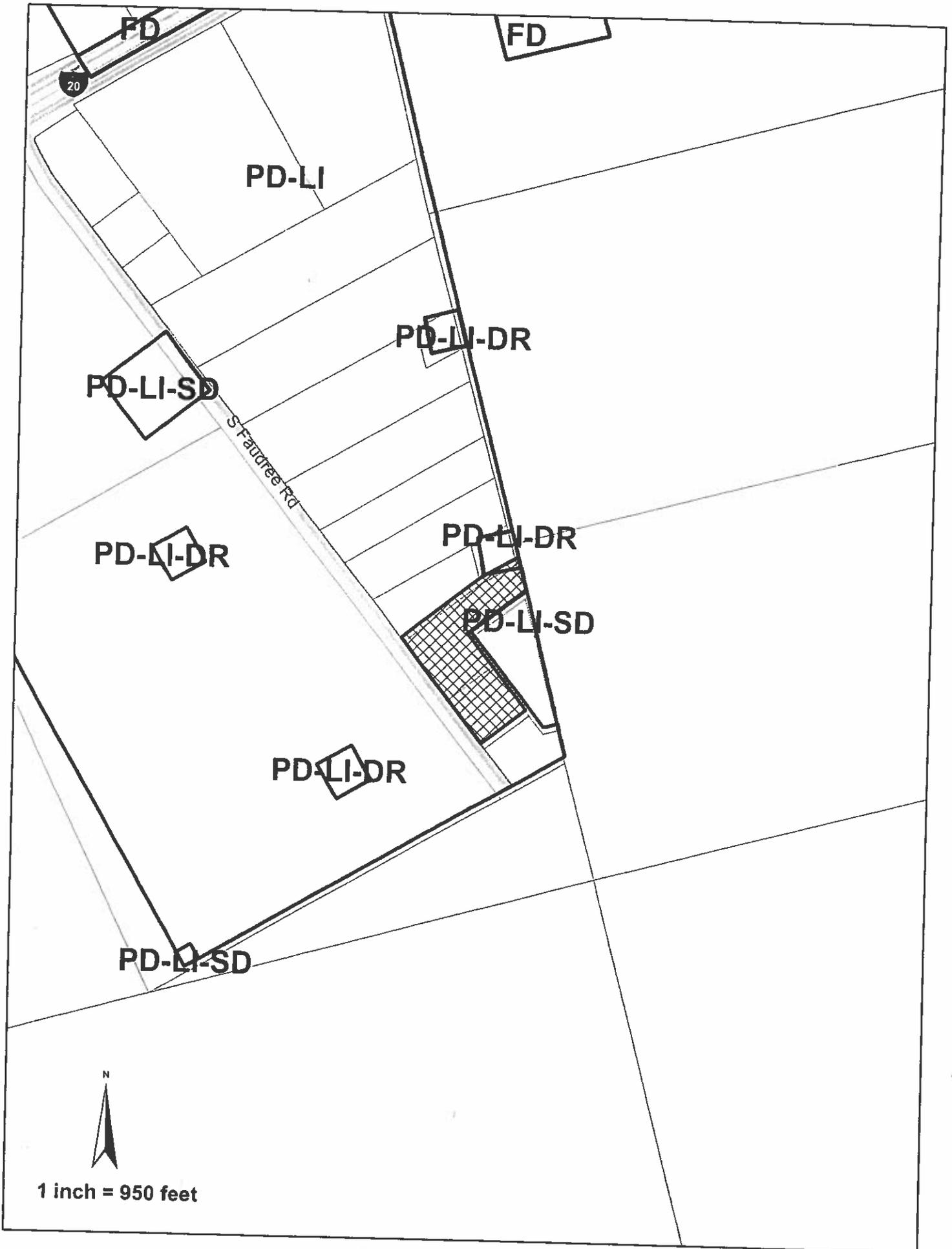
- Drainage letter needs to be submitted specific to this replat (basin and channel excavation). This tract is not in a special flood hazard area.
- The civil plans of the building construction set should include excavation plans.
- An Improvements Agreement will be required for excavation.
- A blanket refuse collection easement agreement will be required.
- Any work in the right of way or easements will require a permit from the Engineering Division and must comply with current City ordinances and policies.

The plat is ready for approval as noted.

The following agencies submitted no comments or response with regard to this replat: Fire, Legal, Utility Billing and Collection, Parks and Recreation, Utilities Administration, Police, Traffic, Building Inspection, Sparklight, Atmos Energy, ECISD, SBC, PostMaster, El Paso Natural, Oncor, Appraisal District, Grande Communications, ConocoPhillips Pipeline Company, and Chevron

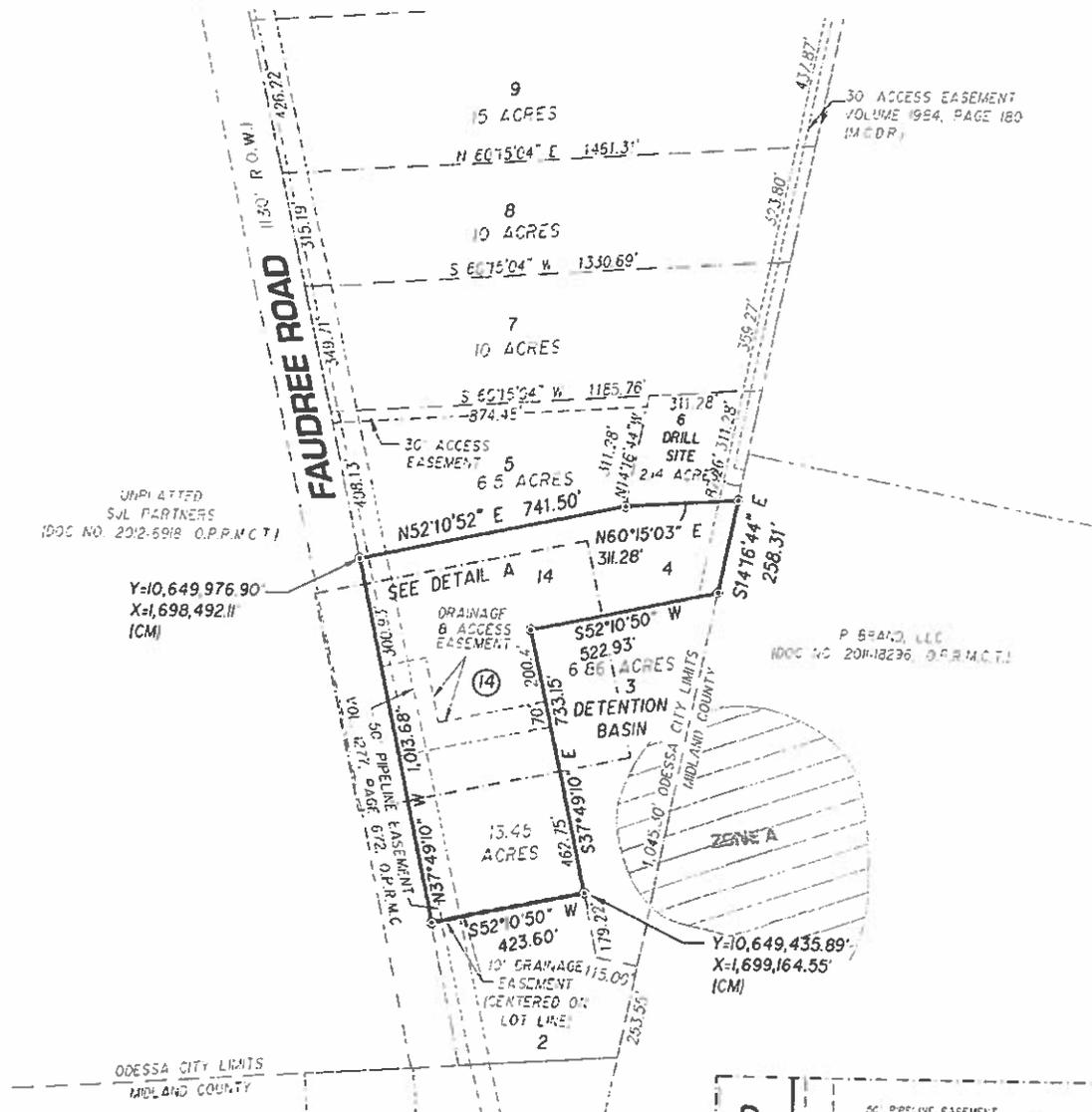
Information in order of inclusion:

- Area zoning map
- Copy of proposed replat

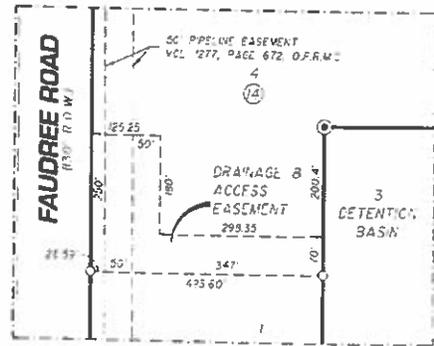


PRELIMINARY PLAT  
**LEECO INDUSTRIAL 21ST FILING**

BEING A REPLAT OF LOT 1 BLOCK 14 LEECO INDUSTRIAL 16TH FILING AND LOT 4 BLOCK 14 LEECO INDUSTRIAL 18TH FILING  
 LOCATED IN SECTIONS 22 & 27, BLOCK 41, T-2-S. T&P RR. CO.  
 SURVEY, ODESSA, MIDLAND COUNTY, TEXAS



NOTE:  
 NO PORTION OF THE SUBJECT PROPERTY IS WITHIN FLOOD ZONE "A"  
 AS PER THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) NO.  
 48329C0300F DATED SEPTEMBER 16, 2005.



**DETAIL A**  
 1"=200'

TO: PLANNING AND ZONING COMMISSION  
FROM: RANDY BRINLEE, DIRECTOR OF PLANNING  
SUBJECT: CASE FILE NO. 2019-127-P(ETJ)

APPLICANT: Lone Star I and E Corp., owner  
SW Howell, consultant

REQUEST: Replat

PROPERTY INVOLVED: The replat of Lots 1 and 2, the west 92 feet of Lot 3, the east 0.59 ac. of Lot 3, the west 170 feet of Lot 4, the west 64 feet of Lot 16, Lots 17 and 18, all in Block 13, Western Plains Subdivision. (northeast of the intersection of Rasco and 42<sup>nd</sup> St.)

The property involved in this request is northeast of the intersection of Rasco and 42<sup>nd</sup> St. The site is outside of the City limits, has no zoning designation, and is in the City of Odessa ETJ. The site is occupied by industrial and related development. Land use in the area consists of industrial development.

The applicant is Lone Star I and E Corporation, owner, SW Howell, consultant, and the purpose of the request is to create three (3) lots for industrial development and ownership purposes.

Comments were sent to the developer and the consultant for review on November 25, 2019.

Staff Comments:

- Original tax certificates needed prior to filing the plat.
- The remainder of lots 3, 4, and 16 should be included if possible.
- Signature block for "Director of Planning" should now read "Director of Development."

- This tract is outside the City limits and is in the ETJ
- City water is available with annexation. No pro rata is due.
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- An improvements agreement will not be required.
- A CRMWD pipeline is located in the 42<sup>nd</sup> St. ROW. Any improvements in this area that may impact the pipeline should be coordinated with the District and CRMWD requests a copy of any proposed construction plans for improvements near the pipeline be provided for review.

The plat is ready for approval as noted above.

The following agencies submitted no comments or response with regard to this replat: Fire, Legal, Utility Billing and Collection, Parks and Recreation, Utilities Administration, Police, Traffic, Building Inspection, Sparklight, Atmos Energy, ECISD, SBC, PostMaster, El Paso Natural, Oncor, Appraisal District, Grande Communications, ConocoPhillips Pipeline Company, and Chevron

Information in order of inclusion:

- Area zoning map
- Copy of proposed replat

LI-DR

N County Road West

W 46th St

4600

4400

2000

2100 W 44th St

4400

2300

Rasco Ave

4300

4300

Brazos Ave

4200

W 43rd St



4200

City Limits W 42nd St City Limits

2200 FD

3900 Rasco Ave

W 39th St 2100

4000

3800

N



1 inch = 300 feet

Mankins Ave

2400

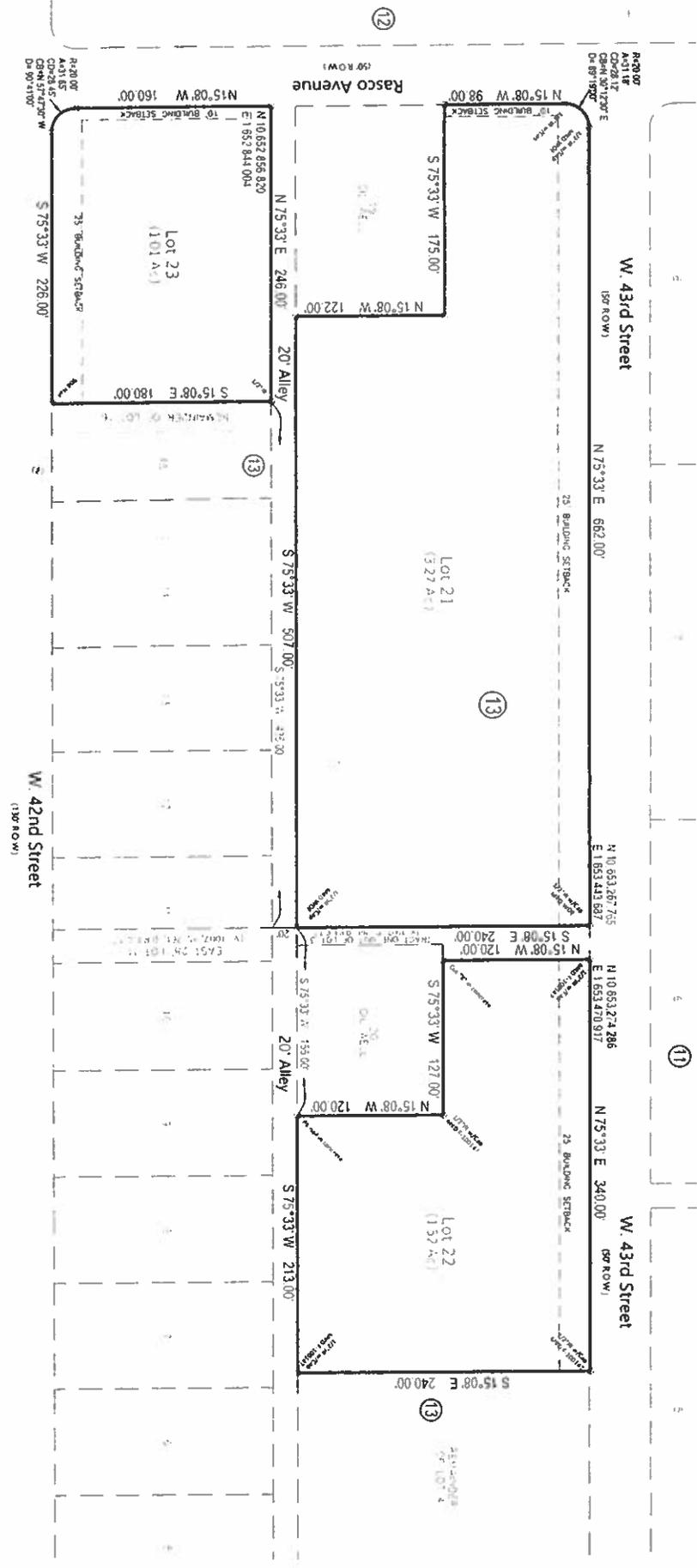
2300

W 38th St

LI

**REPEAT OF LOTS 1 AND 2, THE WEST 92 FEET OF LOT 3 AND THE EAST 0.59 ACRES OF LOT 3, THE WEST 170 FEET OF LOT 4, THE WEST 64 FEET OF LOT 16, AND LOTS 17 AND 18, ALL IN BLOCK 13 WESTERN PLAINS**

**TOTALING 5.80 ACRES IN SECTION 8, BLOCK 42, T-2-S, T&P RY. CO. SURVEY, ECTOR COUNTY, TEXAS**



TO: PLANNING AND ZONING COMMISSION  
FROM: RANDY BRINLEE, DIRECTOR OF PLANNING  
SUBJECT: CASE FILE NO. 2019-62-P

APPLICANT: Jack N Mousa, LTD, owner  
LCA, consultant

REQUEST: Final Plat

PROPERTY INVOLVED: Mardi Gras Estates, 3<sup>rd</sup> Filing, being a 29.46 acre tract located in Section 38, Block 42, T-1-S, T&P Ry. Co., Odessa, Ector County, Texas (northeast of the intersection of Evans Blvd. and 87<sup>th</sup> St.)

The property involved in this request is located northeast of the intersection of Evans Blvd. and 87<sup>th</sup> St. The site is currently zoned Special Dwelling District (SPD) and is currently vacant. Land use in the general area consists of single-family residential development and vacant land.

The applicant is Jack N Mousa, LTD, owner, LCA, consultant, and the purpose of the plat is to create approx. 170 lots for ownership purposes.

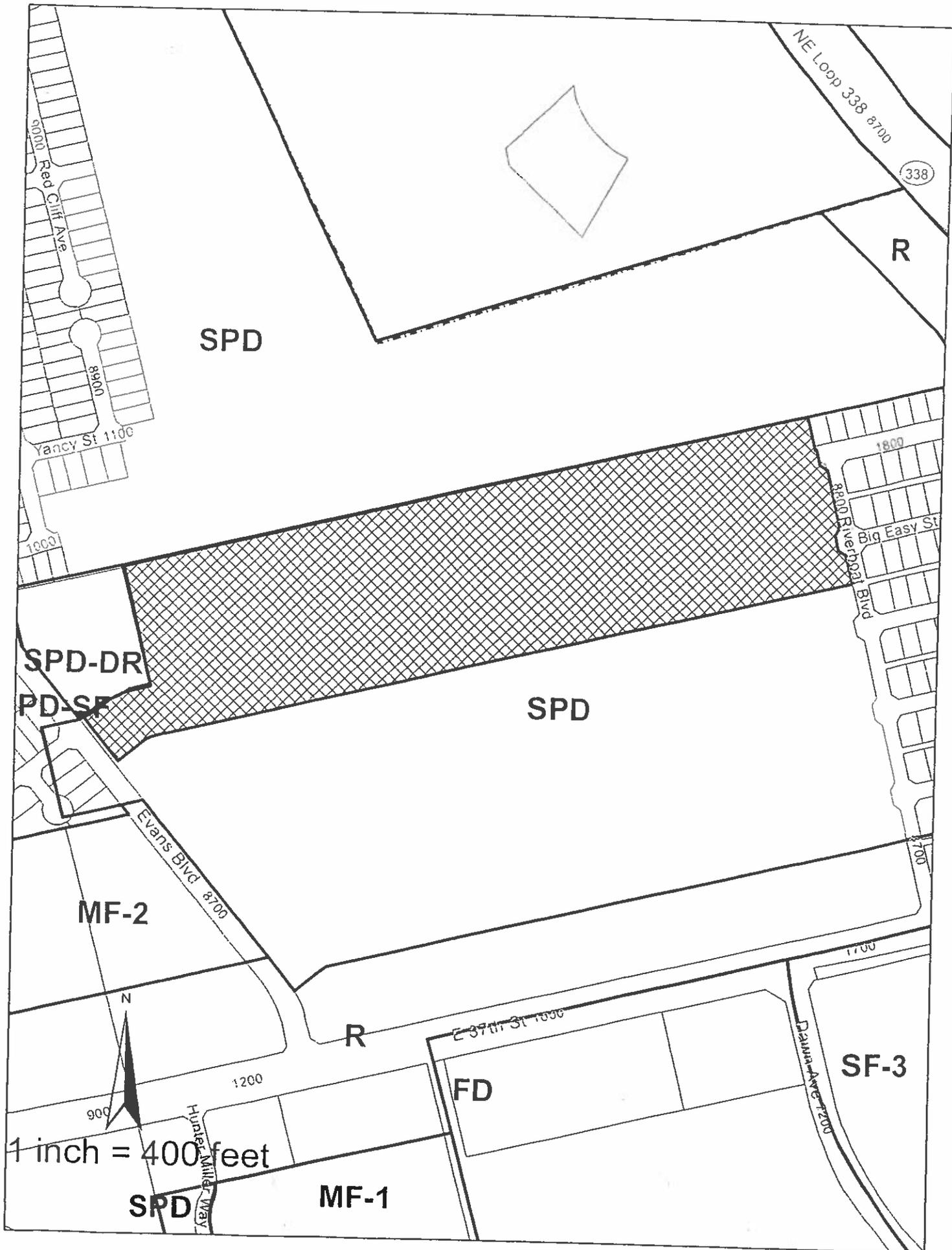
The preliminary plat was approved on October 17<sup>th</sup>, 2019 with the following conditions:

1. Add a note to the plat: No direct access to Evans Boulevard from Lot 25, Block 5. (Public Works)
2. Plat needs to show the west side of Evans Blvd, for alignment with the existing side streets. (Public Works)

These conditions have been met, and the final plat is ready for approval.

Information in order of inclusion:

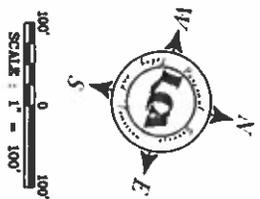
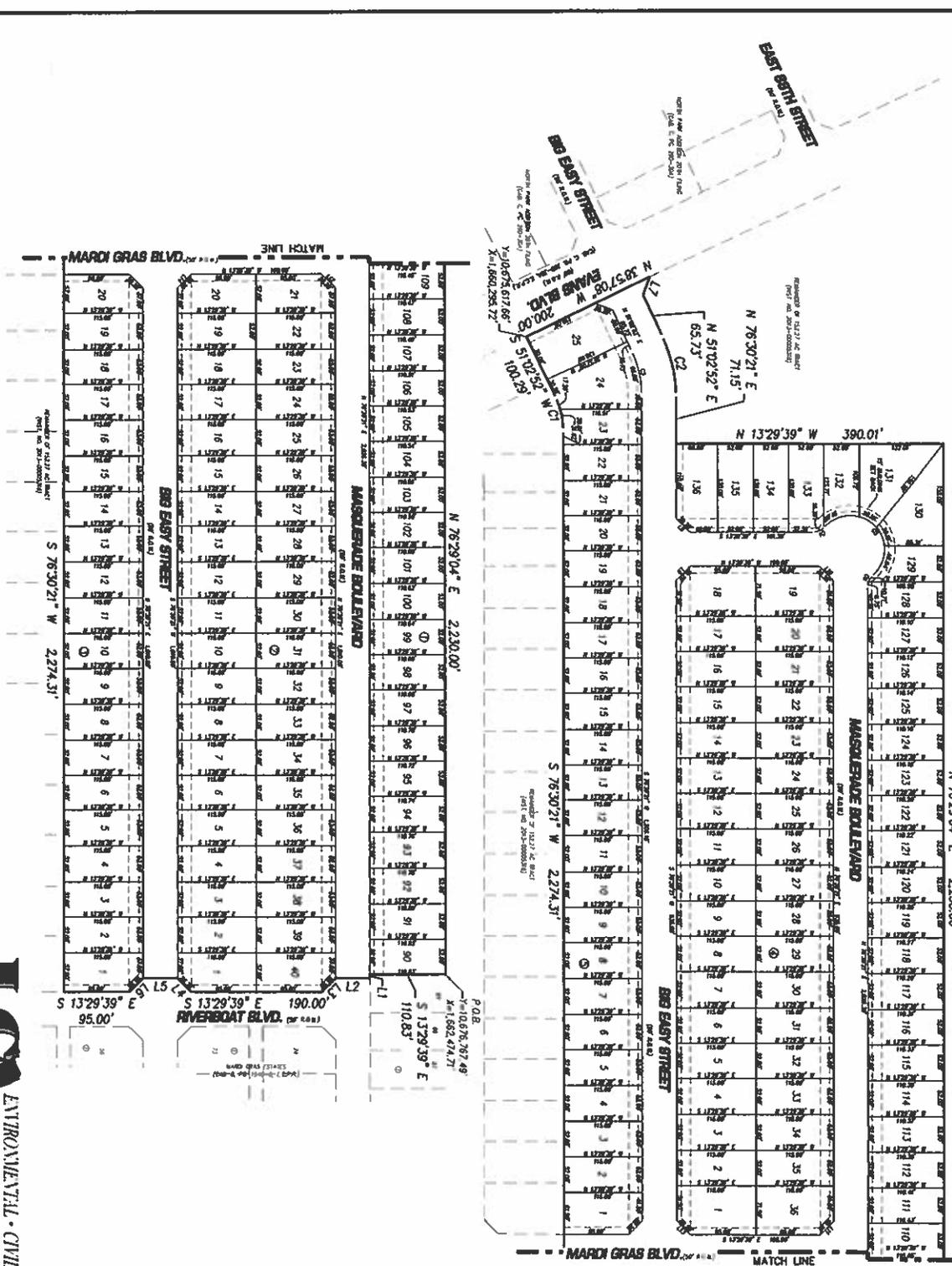
- Area zoning map
- Copy of proposed final plat



BEING A 29.46 ACRE TRACT LOCATED IN SECTION 38, BLOCK 12, T-1-S, R-1-P-R, CO. STREY, ODDESSA, TARRANT COUNTY, TEXAS

# MARDI GRAS ESTATES, 3RD FILING

FINAL PLAN



**LEGEND**

- FOUND 1/2" IR. W/CAP UNLESS OTHERWISE NOTED
- SET 1/2" IR. W/CAP UNLESS OTHERWISE NOTED



**SET BACK DETAIL**

- ALL FRONTYARD SETBACK LINES ARE 20 FEET
- ALL SIDEYARD SETBACK LINES ARE 5 FEET
- ALL SINGE STREET SETBACK LINES ARE 10 FEET
- ALL FRONTYARD UTILITY EASEMENT ARE 8 FEET

**IEA** ENVIRONMENTAL • CIVIL ENGINEERING • LAND SURVEYING

5211 North Texas, Odessa TX, 79761 Phone: (432) 352-8238

F-001363 F-10019300 E-Mail: karl@iea-texas.com

TO: PLANNING AND ZONING COMMISSION  
FROM: RANDY BRINLEE, DIRECTOR OF PLANNING  
SUBJECT: CASE FILE NO. 2019-39-P (ETJ)

APPLICANT: PHX Permian Park 20, LLC, owner

REQUEST: Final Plat

PROPERTY INVOLVED: PHX Permian Park, being approximately 144.526 ac. tract in Section 23, and 24 Block 41, T-2-S, T&P R. Co. Survey, Midland Co., Texas (south of the intersection of IH-20 and SCR 1300)

The property involved in this request is located south of the intersection of IH-20 and SCR 1300. The site is within the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently vacant. Development in the area consists of industrial development and vacant land.

The applicant is PHX Permian Park 20, LLC, owner, and the purpose of the plat is to create twenty (20) lots to facilitate industrial development and related uses on the property.

The Planning and Zoning Commission gave preliminary approval of this plat on May 16<sup>th</sup>, 2019 with the following conditions:

1. Add 30' utility easement along North property line. (Public Works)
2. Designate shared drive access points along TxDOT right-of-way. Add a note to the plat that access is allowed at designated access points only. (Public Works, TxDOT)
3. Line up proposed Cameron Drive with CR1300 to work with proposed grade separation (Public Works, TxDOT)
4. Road naming needs to follow Midland County naming conventions. Proposed Cameron Drive should be named S County Road 1300,

Proposed Phoenix Boulevard should be named W County Road 135, and Proposed Black Gold Drive should be named S County Road 1302. (Midland County 911)

These conditions have been met and the final plat is ready for Commission approval.

Information in order of inclusion:

- Area zoning map
- Copy of proposed final plat



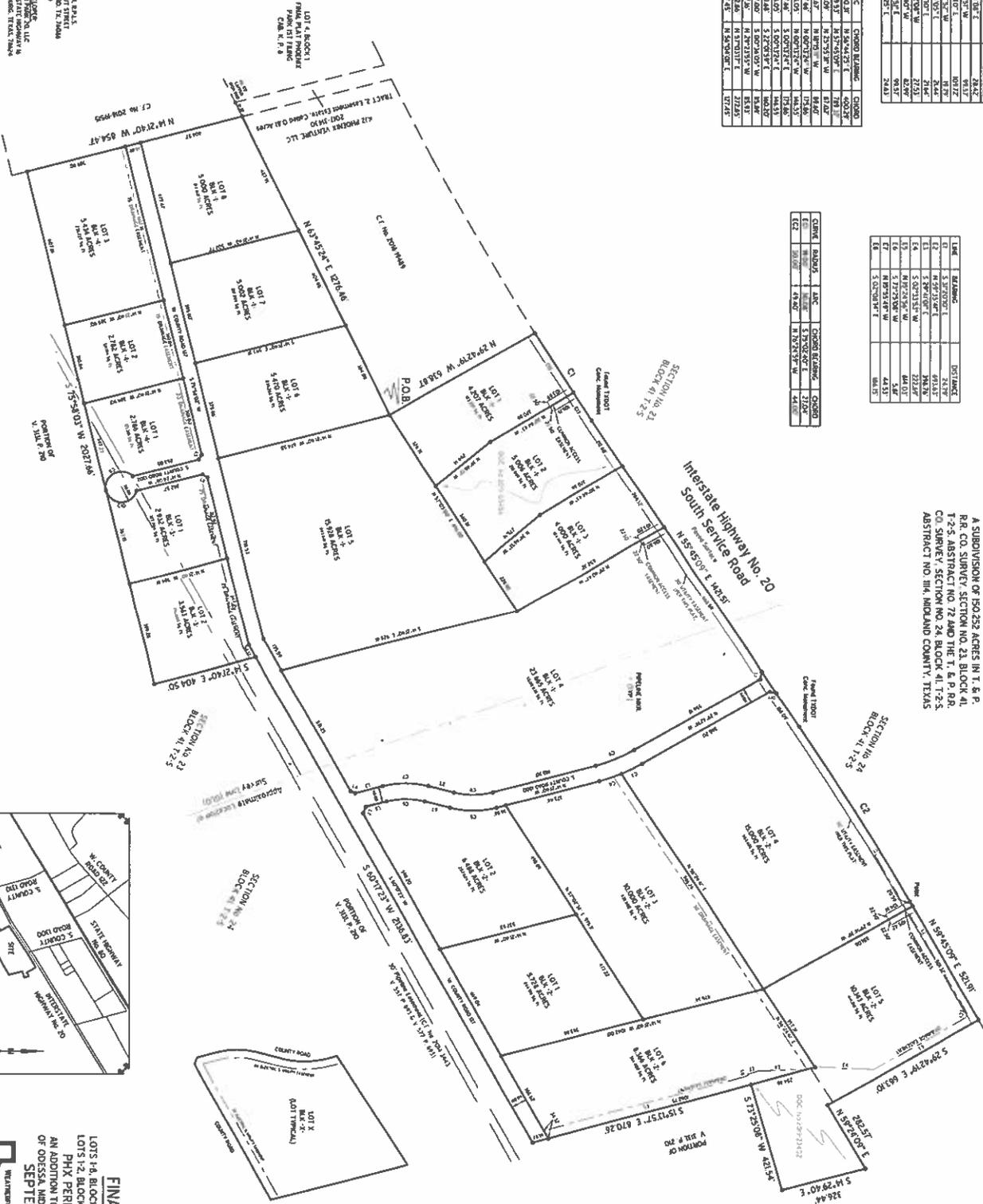
LINE	BEARING	DISTANCE
L1	S 78°44'00" E	28.42
L2	S 78°44'00" E	28.42
L3	S 78°44'00" E	28.42
L4	S 78°44'00" E	28.42
L5	S 78°44'00" E	28.42
L6	S 78°44'00" E	28.42
L7	S 78°44'00" E	28.42
L8	S 78°44'00" E	28.42
L9	S 78°44'00" E	28.42
L10	S 78°44'00" E	28.42

LINE	BEARING	DISTANCE
L1	S 78°44'00" E	28.42
L2	S 78°44'00" E	28.42
L3	S 78°44'00" E	28.42
L4	S 78°44'00" E	28.42
L5	S 78°44'00" E	28.42
L6	S 78°44'00" E	28.42
L7	S 78°44'00" E	28.42
L8	S 78°44'00" E	28.42
L9	S 78°44'00" E	28.42
L10	S 78°44'00" E	28.42

LINE	BEARING	DISTANCE
L1	S 78°44'00" E	28.42
L2	S 78°44'00" E	28.42
L3	S 78°44'00" E	28.42
L4	S 78°44'00" E	28.42
L5	S 78°44'00" E	28.42
L6	S 78°44'00" E	28.42
L7	S 78°44'00" E	28.42
L8	S 78°44'00" E	28.42
L9	S 78°44'00" E	28.42
L10	S 78°44'00" E	28.42

LINE	BEARING	DISTANCE
L1	S 78°44'00" E	28.42
L2	S 78°44'00" E	28.42
L3	S 78°44'00" E	28.42
L4	S 78°44'00" E	28.42
L5	S 78°44'00" E	28.42
L6	S 78°44'00" E	28.42
L7	S 78°44'00" E	28.42
L8	S 78°44'00" E	28.42
L9	S 78°44'00" E	28.42
L10	S 78°44'00" E	28.42

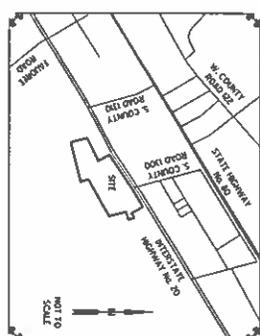
**PHX PERMIAN PARK 20**  
 A SUBDIVISION OF 150.232 ACRES IN T. & P.  
 R.R. CO. SURVEY, SECTION NO. 23, BLOCK 41,  
 T-2-S, ABSTRACT NO. 72 AND THE T. & P. R.R.  
 CO. SURVEY, SECTION NO. 24, BLOCK 41, T-2-S,  
 ABSTRACT NO. 114, MIDLAND COUNTY, TEXAS



**ADJUTANT:**  
 ERIC M. BROWN, S.U.T.  
 1505 SOUTH STATE STREET  
 WASHINGTON, TX 75784  
 817-544-0000

**REGISTERED SURVEYOR:**  
 PHX PERMIAN PARK, L.L.C.  
 1505 SOUTH STATE STREET  
 WASHINGTON, TEXAS 75784  
 817-544-0000

**PROJECT ENGINEER:**  
 MIDWEST CONSULTING CAPITAL, INC.  
 2001 W. 10TH STREET  
 DALLAS, TEXAS 75201



**FINAL PLAT**  
 LOTS 1-4, BLOCK 1; LOTS 1-4, BLOCK 2;  
 LOTS 1-2, BLOCK 3; LOTS 1-2, BLOCK 4;  
 PHX PERMIAN PARK 20  
 AN ADDITION TO THE E.T. OF THE CITY  
 OF DODD COUNTY, TEXAS  
 SEPTEMBER 2019

REGISTERED SURVEYOR - 01754-0100

**TEXAS SURVEYING**  
 THE SURVEYING PROFESSION

