

THE NEST ADDITION

BEING A 33.96 ACRE TRACT OF LAND
IN THE SOUTH/2 OF
SECTION 48, BLOCK 38, T-1-S, T & P, RR CO. SURVEY,
MIDLAND COUNTY, TEXAS

STATE OF TEXAS &
COUNTY OF MIDLAND &

WHEREAS, QUANTUM, WE ARE THE RECORD OWNER(S) OF A TRACT OF LAND SITUATED IN THE SOUTH/2 PART OF SECTION 48, BLOCK 38, T-1-S, T & P, RR CO. SURVEY, MIDLAND COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED HEREON.

FIELD NOTE DESCRIPTION OF A 33.96 ACRE TRACT OF LAND, OUT OF THE SOUTH/2 OF SECTION 48, BLOCK 38, T-1-S, T&P RR CO SURVEY, MIDLAND COUNTY, TEXAS, SAID 33.96 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REINFORCING BAR SET (N:10700434.88, E:1795840.18) IN THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 307 FOR THE SOUTHEAST CORNER OF THIS TRACT, FROM WHICH THE SE CORNER OF SAID SECTION 48 BEARS NORTH 75°24'35" EAST 995.10 FEET AND SOUTH 14°35'25" EAST 61.70 FEET;

THENCE SOUTH 75°24'35" WEST, ALONG SAID NORTH LINE OF SAID F.M. 307, 1006.06 FEET TO A REINFORCING BAR FOUND MARKED "CTL5" FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°34'34" WEST 466.55 FEET TO A REINFORCING BAR FOUND MARKED "CTL5" FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE SOUTH 75°26'25" WEST 653.53 FEET TO A REINFORCING BAR FOUND MARKED "BRADSHAW & ASSOCIATES" FOR THE MOST NORTHERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 14°34'41" WEST 609.29 FEET TO A REINFORCING BAR FOUND MARKED "WPG" FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 75°30'36" EAST 467.40 FEET TO A REINFORCING BAR FOUND MARKED "WPG" FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE NORTH 75°29'54" EAST 1192.92 FEET TO A REINFORCING BAR FOUND MARKED "TX RPLS 31060R5106" FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 14°32'18" EAST 1073.52 FEET TO THE PLACE OF BEGINNING.

BEARINGS AND DISTANCES SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS THE NEST ADDITION, AN ADDITION OF 33.96 ACRES IN MIDLAND COUNTY, TEXAS, 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 _____ DAY OF _____, 2025.

CONSULTORA QUANTUM, LLC.

STATE OF TEXAS &
COUNTY OF MIDLAND &

THIS PLAT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025, BY CONSULTORA QUANTUM, LLC..

NOTARY PUBLIC
MIDLAND COUNTY, TEXAS

APPROVED THIS _____ DAY OF _____, 2025.
BY THE COMMISSIONERS COURT OF MIDLAND COUNTY, TEXAS.

COUNTY JUDGE

NOTES:

- BEARINGS, DISTANCES AND ACREAGE SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- MONUMENTS ARE A 1/2 INCH REINFORCING BAR SET WITH YELLOW PLASTIC CAP MARKED "MAGNYM" UNLESS OTHERWISE NOTED.
- 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.
- THIS PROPERTY IS LOCATED IN THE FEMA FLOOD MAP PANEL 48329C0125F, EFFECTIVE 9/16/2005. ACCORDING TO THIS MAP THIS PROPERTY IS IN ZONE "X" AND NOT LOCATED IN THE FLOOD PLAIN OR FLOOD WAY.
- MIDLAND COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE MIDLAND COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND, THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS MIDLAND COUNTY FROM ALL CLAIMS, DAMAGES, AND LOSSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
- IF ON-SITE SEWAGE FACILITIES ARE TO BE USED, THE OSSF INSTALLED ON THIS PLAT SHALL BE INSTALLED IN ACCORDANCE WITH TCEQ GUIDELINES AND THE MIDLAND COUNTY ON-SITE SEWAGE FACILITY ORDER. (SECTION 2.7.4.3 SUBDIVISION REGULATIONS)
- PUE DENOTES "PUBLIC UTILITY EASEMENT"
- 25' FRONTYARD BUILDING SETBACK ACCORDING TO MIDLAND COUNTY'S MINIMUM BUILDING SETBACK REQUIREMENTS

LEGEND:

- MONUMENT AS DESCRIBED
- PROPERTY LINE
- ADJOINING PROPERTIES
- SECTION LINE
- UTILITY EASEMENT

GRAPHIC SCALE
0 80 160
(1 INCH = 80' FEET)

OWNER(S):

CONSULTORA QUANTUM, LLC.
282 ED ENGLISH DR UNIT A
SHENANDOAH, TX 77385
url@consultoraquantum.com

THAT I, R.J. 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.



R.J. DAUM
TEXAS RPLS 4826

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

MAGNYM

NO.	DATE	DESCRIPTION	BY
1	5/10/2024	SKETCH PLAT	ELA
2	9/23/2024	FINAL PLAT	ELA
3	7/17/2025	FINAL PLAT	ELA
JOB NO.: 80,108		SHEET: 1 OF 1	

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