



## **Introductions** Andrew Mellen - Managing Partner, Principal Civil Engineer

Greetings, and thanks for picking up the inaugural issue of Five Points, the newsletter from Maverick Engineering intended to connect and inform in a single-page, five-section format. Although we just celebrated the first anniversary of being in our Wall Street office this spring, we've been living and working here in the Midland-Odessa community for several years, and as a firm, we have over 50 years of experience in the engineering and development industry.

As citizens of and proponents for this growing area, our goal is to be a champion for our clients and to better the community in which we work and live. We hope to do that, primarily, by offering professional services in a timely, cost-effective manner, without all of the unnecessary red tape.

Please don't hesitate to reach out to us for any of your civil engineering, surveying, and land development needs. Whether you're a seasoned developer or first-timer, we can help you make the best use of your land.



## **Service Spotlight**

**Due Diligence - what does it involve and how can it help me?**

Completing Due Diligence on a project site is an essential step in ensuring that a piece of land is suitable for your wants and needs. As part of Due Diligence, we'll research and conceptualize the following:

- Wet and dry utility availability with local providers
- Existing easements affecting the proposed site
- Necessary easements for utilities, drainage, access
- Local zoning code and platting requirements
- Proposed building placement and driveway access, whether TXDOT, County, or City
- Drainage layout to ensure ample ponding or detention space

Along with a physical site inspection, the above findings will be presented in a report that will explain any foreseeable challenges in permitting or constructing the development.



## **FAQ**

**When am I required to plat my land?**

- If you are trying to build a structure on land that is currently unplatted and is within the city limits of Midland, you will be required to plat.
- If you are trying to install a septic system OR subdivide a parcel of land (less than 10 acres) within the City ETJ (Extra Territorial Jurisdiction) you will be required to plat.
- If you are constructing a building across a lot line that is already platted, you will be required to re-plat.
  
- You do not need to re-plat if your development meets the setback requirements *and* the land is already platted.

Consult Texas state laws on platting requirements for land in the County or outside city limits. Contact your engineering consultant for further information.



## **Survey Says...**

Midland's Economic Development Corporation reports that City permit valuations should see another significant year-over-year increase for 2014. "In 2012, permit values totaled 361 million dollars. In 2013, that number climbed to 859 million: a 150% increase," says Zach Gilbert of the Midland EDC. "We're on track to see a similar trend this year." The organization, tasked with incentivizing primary-job-creating businesses to expand or relocate to Midland, also reports 48 straight months of rising economic index figures since spring of 2010.



## **Client Commentary**

"Maverick has saved me money and time on my projects. I would recommend them to anyone."

- David Martin, VP of Land Acquisition, Permian Homes

"Maverick's team is very knowledgeable, responsive, and meticulous. On many occasions, I have witnessed Maverick get involved with a potential issue and come up with a solution that not only benefits me as the customer but also helps to appease the city and their needs."

- Derek Osburn, President, Derek Osburn Construction