



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