

## MEMORANDUM

**DATE:** November 13, 2018

**TO:** Mayor & City Council  
**CC:** Mercy Rushing, City Administrator

**FROM:** David Madsen

**SUBJECT:** **Council Meeting Agenda Item for:** Replat of Lots 1, 2, 3B  
Mineola Townsites

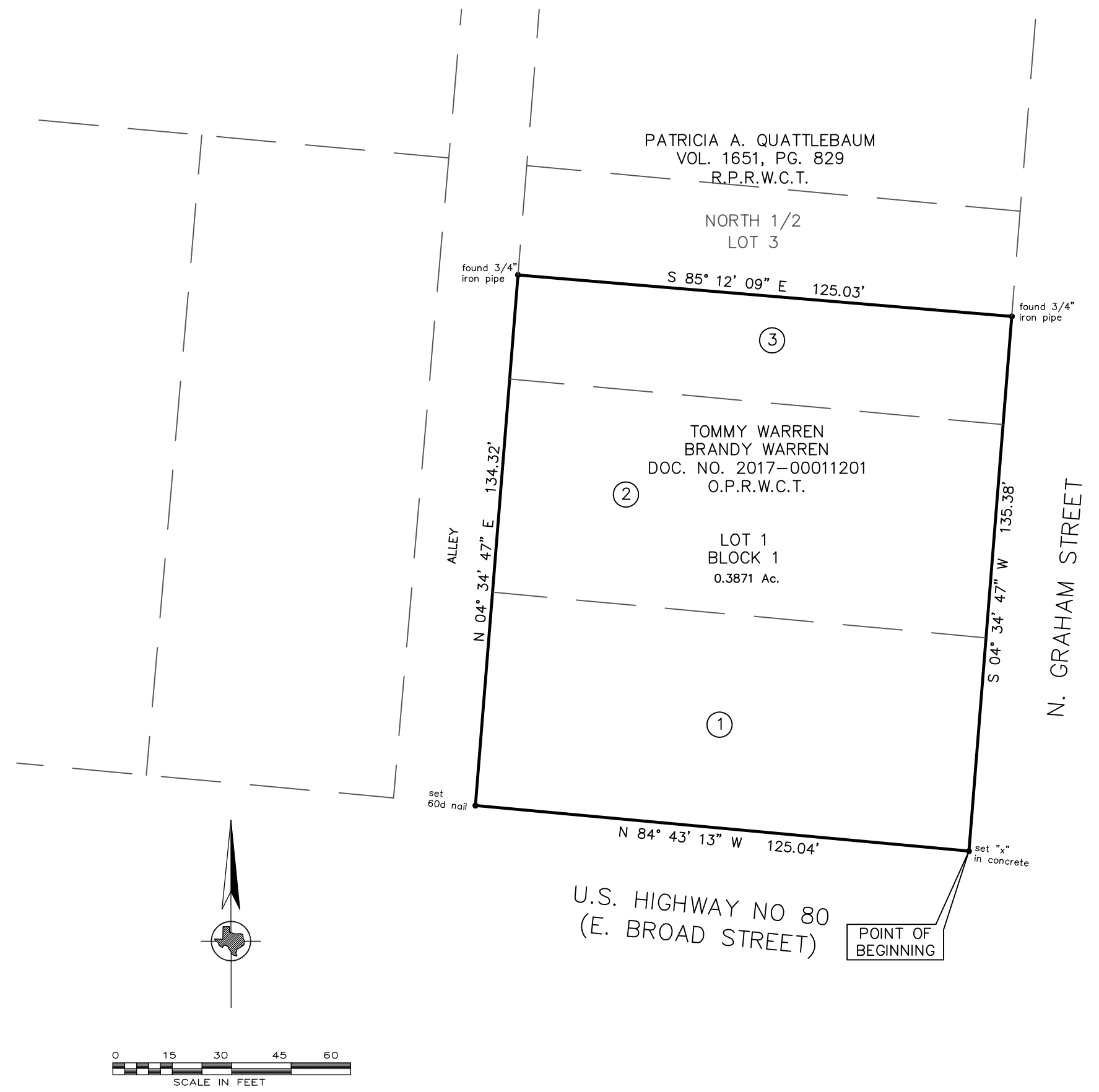
### **Background Information:**

The property located at the NW corner of E. Broad and N Graham is owned by Tommy and Brandy Warren. They intend to build a small strip center on the property. The property needs to be replatted from three lots into one so that the building can meet zoning regulations.

### **Recommendation:**

Planning & Zoning recommend approval of the replat.

### **Final Disposition:**



**PROPERTY DESCRIPTION**

All that certain 0.3871 acre tract of land situated in the William Page Survey, Abstract No. 452, City of Mineola, Wood County, Texas, being all of Lots 1 and 2 and the South 1/2 of Lot 3 in Block 57 of Mineola Townsites said 0.3871 acres being more particularly described as follows:

BEGINNING at an X set for corner at the intersection of the North line of U.S. Highway No 80 and the West line Graham Street, said point being the southeast corner of said Lot 1;

THENCE North 84 degrees 43 minutes 13 seconds West, along the South line of said Lot 1 and the North line U.S. Highway No. 80, a distance of 125.04 feet, to a 60d nail set for corner in the East line of an alley, said point being the southwest corner of said Lot 1;

THENCE North 04 degrees 34 minutes 47 seconds East, along the West lines of said Lots 1, 2 and 3 and the East line of said alley, a distance of 134.32 feet, to a 3/4-inch iron pipe found for corner, said point being the southwest corner of that certain 0.388 acre tract conveyed to Patricia A. Quattlebaum, by deed recorded in Volume 1651, Page 829 of the Real Property Records of Wood County, Texas;

THENCE South 85 degrees 12 minutes 09 seconds East, crossing said Lot 3 and along the South line of said Quattlebaum tract, a distance of 125.03 feet, to a 3/4-inch iron pipe found for corner in the West line of Graham Street, said point being the southeast corner of said Quattlebaum tract;

THENCE South 04 degrees 34 minutes 47 seconds West, along the East lines of said Lots 3, 2 and 1 and the West line of Graham Street, a distance of 135.38 feet, to the POINT OF BEGINNING and containing 0.3871 acres of land, more or less.

**OWNER'S STATEMENT**

THE STATE OF TEXAS §  
COUNTY OF WOOD §

We, Tommy Warren and Brandy Warren, being the owners of the property described hereon and wishing to replat same into a single lot, do hereby adopt this plat attached hereto and titled "LOT 1, BLOCK 1, WARREN ADDITION, TO THE CITY OF MINEOLA" as our legal subdivision of same and do hereby dedicate all right-of-ways and/or easements shown hereon to the public forever.

Tommy Warren  
9418 FM 17  
Grand Saline, Tx. 75140

Brandy Warren  
9418 FM 17  
Grand Saline, Tx. 75140

THE STATE OF TEXAS §  
COUNTY OF WOOD §

BEFORE ME, the undersigned authority, A Notary Public in and for the State Texas, appeared Tommy Warren, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public

BEFORE ME, the undersigned authority, A Notary Public in and for the State Texas, appeared Brandy Warren, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public

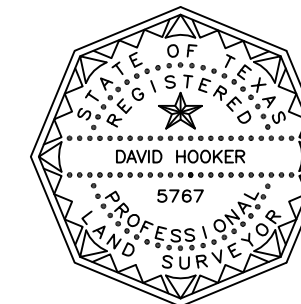
**SURVEYOR'S STATEMENT**

I, David Hooker, Registered Professional Land Surveyor No. 5767, do hereby certify that the above plat was prepared from an actual survey made by me or under my supervision on the ground during the month of August, 2016, and that all monuments are correctly shown.

GIVEN UNDER MY HAND AND SEAL this the \_\_\_\_th day of \_\_\_\_\_, 2018.

**PRELIMINARY FOR REVIEW PURPOSES ONLY**

Registered Professional Land Surveyor



By: \_\_\_\_\_  
Kevin White  
MAYOR

THE STATE OF TEXAS §  
COUNTY OF WOOD §

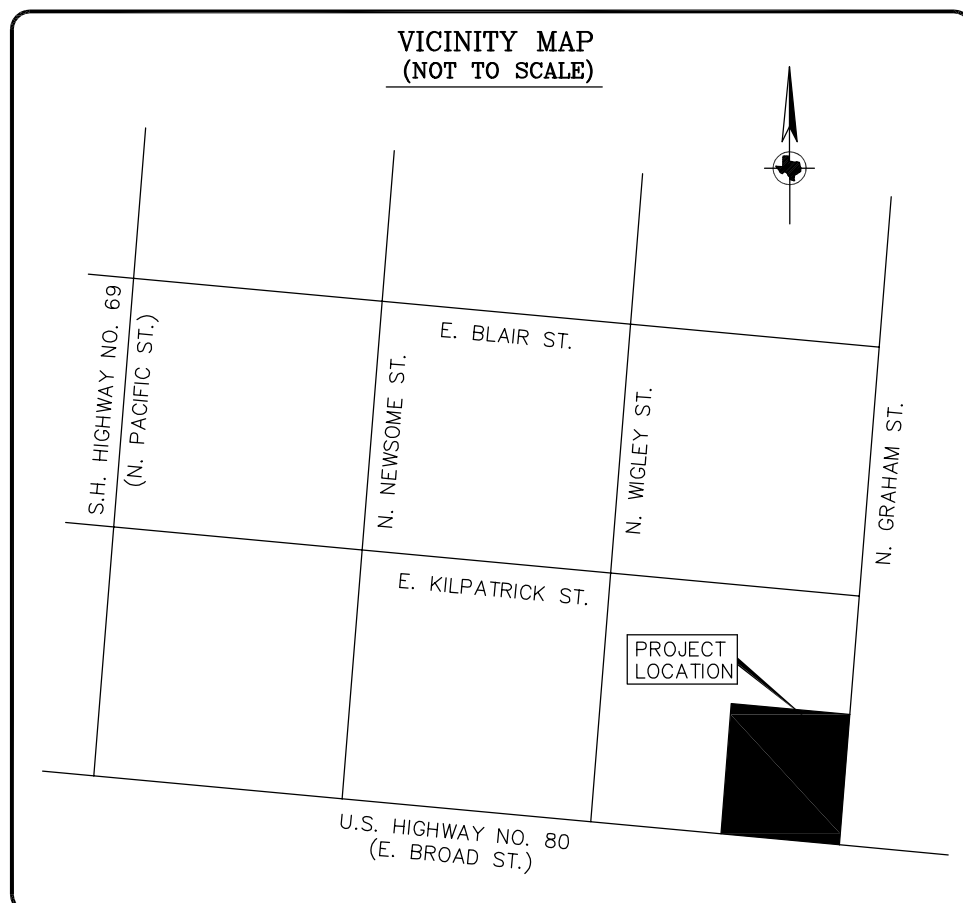
BEFORE ME, the undersigned authority, A Notary Public in and for the State Texas, appeared David Hooker, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_th day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public

**CITY OF MINEOLA CERTIFICATION**

I hereby certify that the attached and foregoing plat and field notes of "LOT 1, BLOCK 1, WARREN ADDITION, TO THE CITY OF MINEOLA" was approved by the City Council of Mineola on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.



○ DENOTES ORIGINAL LOT NUMBERS

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

ALL CORNERS ARE 1/2" IRON RODS SET WITH A PLASTIC CAP STAMPED "HOOKER, RPLS 5767", UNLESS OTHERWISE NOTED.

D W HOOKER SURVEYING  
406 W. BLAIR ST.  
SUITE 100  
MINEOLA, TEXAS 75773  
PHONE (903) 569-0330  
FAX (903) 569-0335

LOT 1, BLOCK 1  
WARREN ADDITION  
WILLIAM PAGE SURVEY  
ABSTRACT NO. 452  
CITY OF MINEOLA  
WOOD COUNTY, TEXAS  
SCALE: 1 INCH = 30 FEET

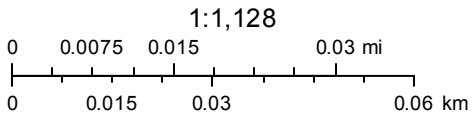
# Map Title



October 31, 2018

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries

- Lines**
-  Override 1
  -  Parcels
  -  Abstracts






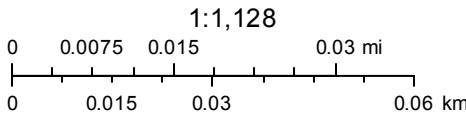
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October 31, 2018

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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),