

MEMORANDUM

DATE: October 10, 2019

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

FROM: David Madsen

SUBJECT: Council Meeting Agenda Item: Replat

Background Information: The property for the requested replat is on Meredith Street on the west side of Wren. It is Lots 3-7 block 1 Hart & Meredith Addition. The owner, Eduando Alcantara, wants to build a house on the property, however, it is composed of five different lots that are too small to build on. The property requires a replat into one lot in order to meet set back requirements.

Recommendation: The Planning and Zoning Commission recommends approval of the replat.

Final Disposition:

OWNER'S STATEMENT
 WE, EDUARDO ALCANTARA ROJAS AND EDGAR ALCANTARA ROJAS, BEING THE OWNERS OF THE PROPERTY DESCRIBED HEREDON AND WISHING TO REPLAT SAME INTO A SINGLE LOT, DO HEREBY ADOPT THIS PLAT ATTACHED HERETO AND TITLED "LOT 3, BLOCK 1, OF THE HART AND MEREDITH SUBDIVISION TO THE CITY OF MINEOLA" AS OUR LEGAL SUBDIVISION OF SAME AND DO HEREBY DEDICATE ALL RIGHT-OF-WAYS AND/OR EASEMENTS SHOWN HEREDON TO THE PUBLIC FOREVER.

EDUARDO ALCANTARA ROJAS

EDGAR ALCANTARA ROJAS

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, THIS ____ DAY OF _____ 2019.

SIGNATURE

I, DENNIS H. WALKER, REGISTERED PROFESSIONAL LAND SURVEYOR No. 2117, DO HEREBY STATE THAT THE PLAT HEREDON WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF SEPTEMBER, 2019.

GIVEN UNDER MY HAND & SEAL, THIS ____ DAY OF _____ 2019.

DENNIS H. WALKER
 REGISTERED PROFESSIONAL
 LAND SURVEYOR No. 2117
 FIRM No. 10025300

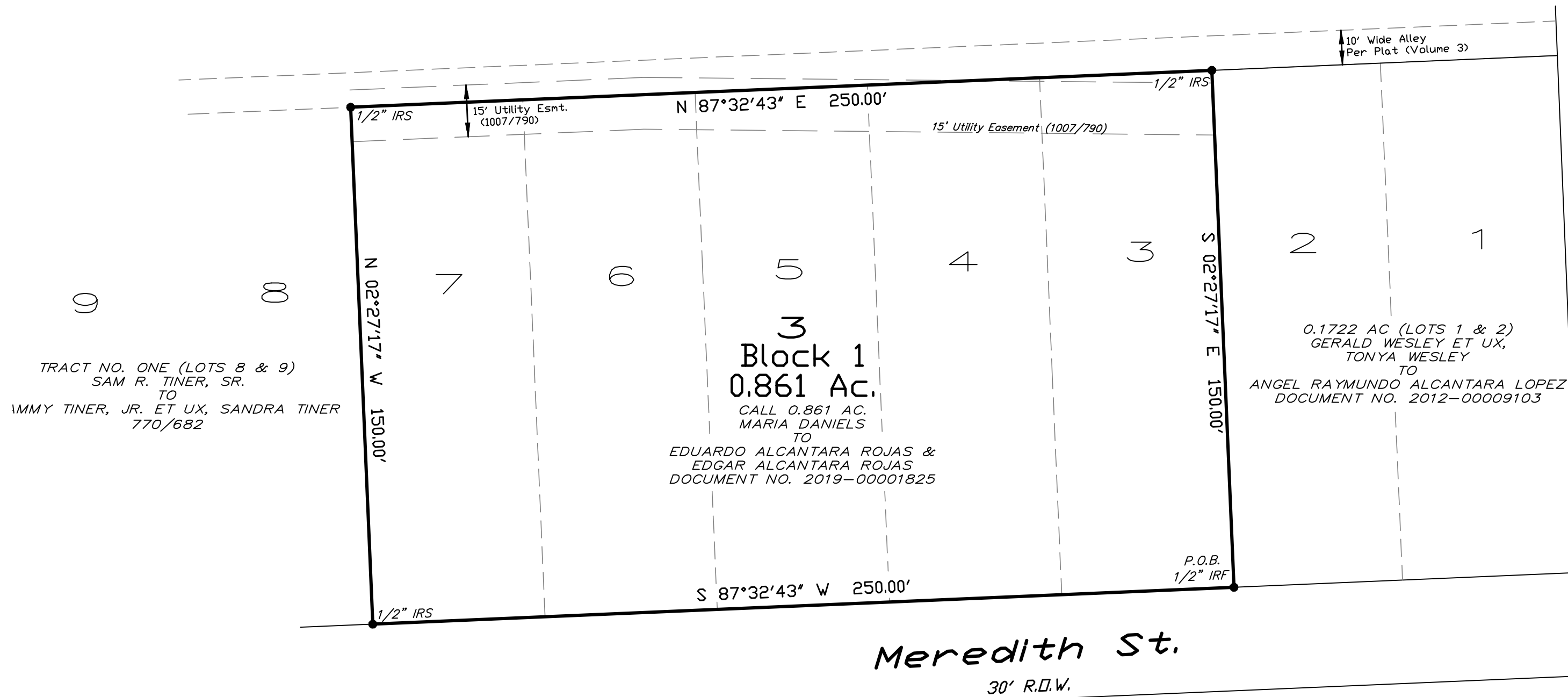


I DO HEREBY CERTIFY THAT THE ATTACHED AND FOREGOING PLAT AND FILED NOTES OF "LOT 3, BLOCK 1, HART AND MEREDITH SUBDIVISION, TO THE CITY OF MINEOLA" WAS APPROVED BY THE CITY COUNCIL OF MINEOLA, TEXAS ON THIS ____ DAY OF _____ 2019.

KEVIN WHITE (MAYOR)

THE BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, N.A.D. 83.

E.A. EVANS SURVEY, A-192



PROPERTY DESCRIPTION

ALL that certain lot, tract or parcel of land within the E. A. Evans Survey, Abstract No. 192, Wood County, Texas and being all of Lot Nos. Three (3), Four (4), Five (5), Six (6) and Seven (7) in Block No. One (1) of the Hart and Meredith Subdivision recorded in Volume 3 of the Map and Plat Records of Wood County, Texas, and being all of a called 0.861 acre tract conveyed to Eduardo Alcantara Rojas and Edgar Alcantara Rojas as described and recorded in Document No. 2019-00001825 O.P.R.W.C.T., and this 0.861 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod found for the Southeast corner of herein described tract same being the Southeast corner of said Lot 3, the Southwest corner of a called 0.1722 acre tract in Deed to Angel Raymundo Alcantara Lopez in Instrument No. 2012-00009103, same being the Southwest corner of Lot 2 and being on the North line of Meredith Street (30 foot wide right-of-way);

THENCE South 87 deg. 32 min. 43 sec. West, a distance of 250.00 feet, with the South line of said 0.8609 acre tract, same being the South Line of said Lots: 3, 4, 5, 6, and 7 to a 1/2" Iron rod set for the Southwest corner of herein described tract same being the Southwest corner of said Lot 7 and being the Southeast corner of Tract No. One in Deed to Sammy Tiner, Jr. and wife, Sandra Tiner in Volume 770, Page 682, same being the Southeast corner of Lot 8;

THENCE North 02 deg. 27 min. 17 sec. West, a distance of 150.00 feet, with the West line of said 0.861 acre tract, same being the West line of said Lot 7 to a 1/2" Iron Rod set for the Northwest corner of herein described tract, same being the Northwest corner of said Lot 7, the Northeast corner of said Tract No. One and being on the South line of an alley per said plat (10 foot wide alley);

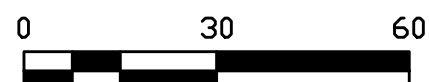
THENCE North 87 deg. 32 min. 43 sec. East, a distance of 250.00 feet, with the North line of said 0.8609 acre tract to a 1/2" Iron Rod set for the Northeast corner of said 0.8609 acre tract, same being the Northeast corner of said Lot 3 and being the Northwest corner of said Lot 2;

THENCE South 02 deg. 27 min. 17 sec. East, a distance of 150.00 feet, with the East line of said 0.8609 acre tract, same being the East line of said Lot 3 **TO THE POINT OF BEGINNING AND CONTAINING 0.861 ACRES OF LAND.**



LEGEND

- = 1" Iron Pipe Found
- = 1/2" Iron Rod Found
- = 1/2" Iron Rod Set
- = Electric Power Pole
- = Electric Pedestal
- ◇ = Cable Pedestal
- ⊙ = Telephone Pedestal
- ⊖ = Overhead Electric
- ⊕ = Water Meter
- ⊗ = Irrigation Control Valve
- ⊘ = Water Valve
- ⊙ = Fire Hydrant
- ⊕ = Manhole
- ⊖ = Fence
- ⊙ = Gas Meter
- ⊙ = Propane Tank
- ⊙ = Sewer/Aerobic/Sprayers
- ⊙ = Electric Meter
- ⊙ = A/C Unit



NOTES:

- DENOTES 1/2" IRS UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRF UNLESS OTHERWISE NOTED

DESIGNED BY:	B.B.B.
DRAWN BY:	B.B.B.
CHECKED BY:	D.H.W.
DATE:	09-18-2019
SCALE:	1" = 30'

WARREN SURVEYING
 207 N. MAIN
 LINDALE, TEXAS 75771
 PHONE: (903) 882-3605
 TBPLS FIRM No. 10025300

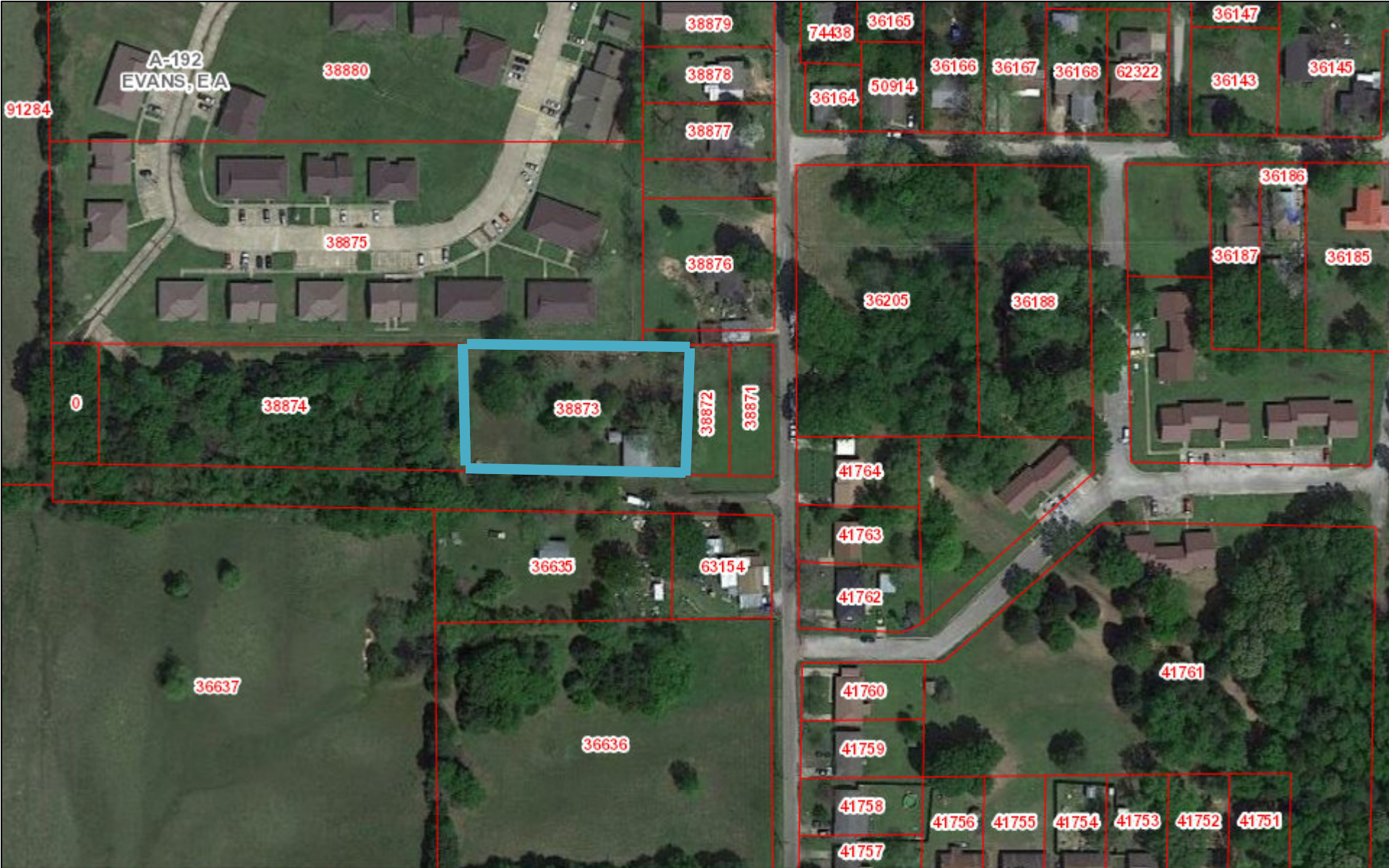
LOT 3, BLOCK 1
 HART AND MEREDITH SUBDIVISION
 CITY OF MINEOLA
 WOOD COUNTY, TEXAS
 SCALE: 1" = 30'

REVISIONS		
NO.	DATE	REMARKS

CONTRACT NO.
 SHEET NO.
10143A


10143A.DWG

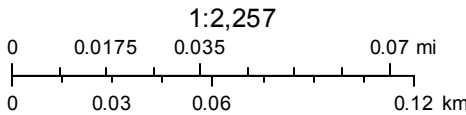
Map Title



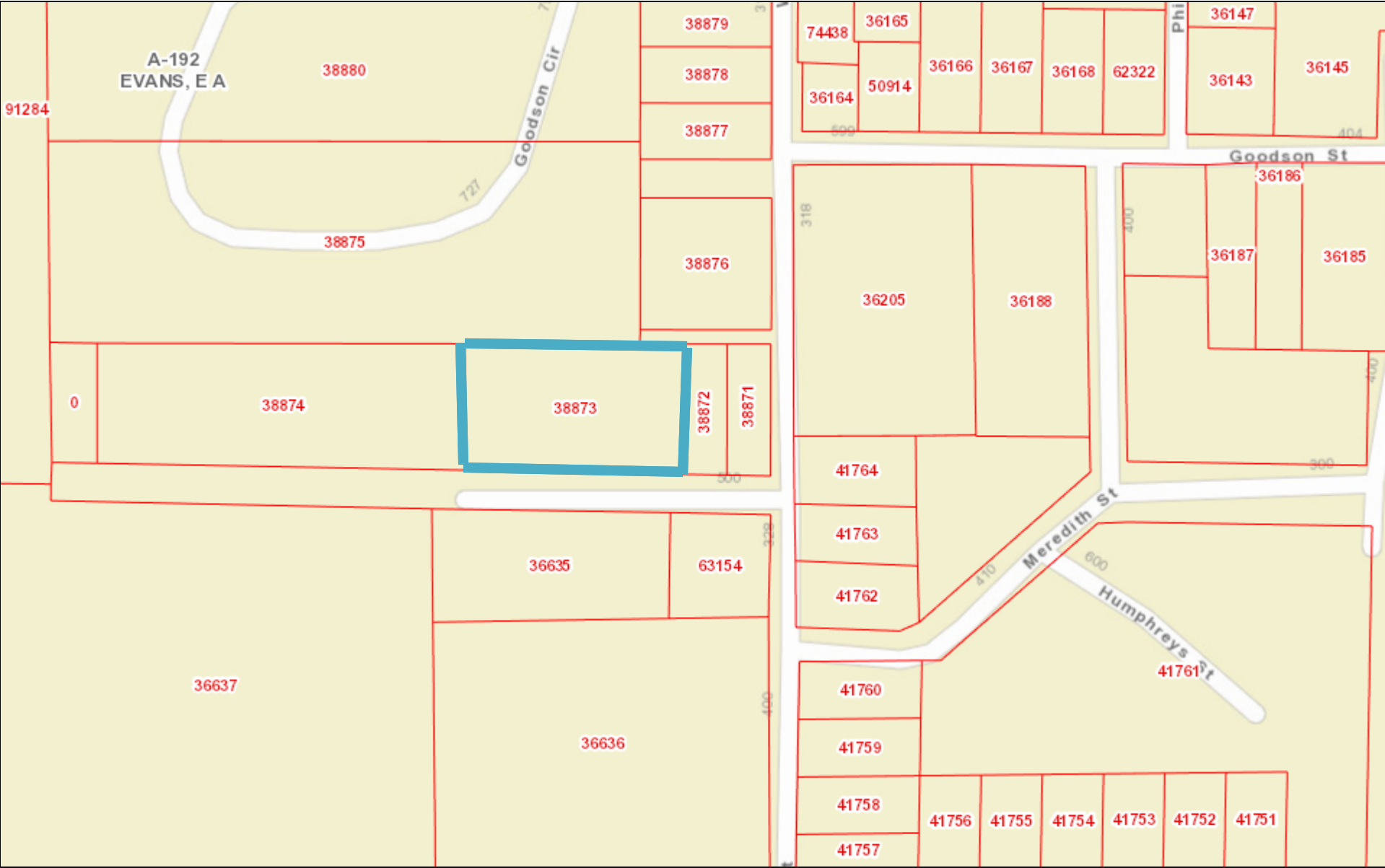
October 4, 2019

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



Map Title

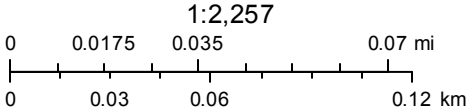


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- Lines**
- Override 1
- Parcels

Abstracts



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

Wood Central Appraisal District; BIS Consulting - www.bisconsultants.com
Esri, HERE | Esri, HERE, Garmin, INCREMENT P, NGA, USGS |