

MEMORANDUM

DATE: 03/05/2020

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

FROM: David Madsen

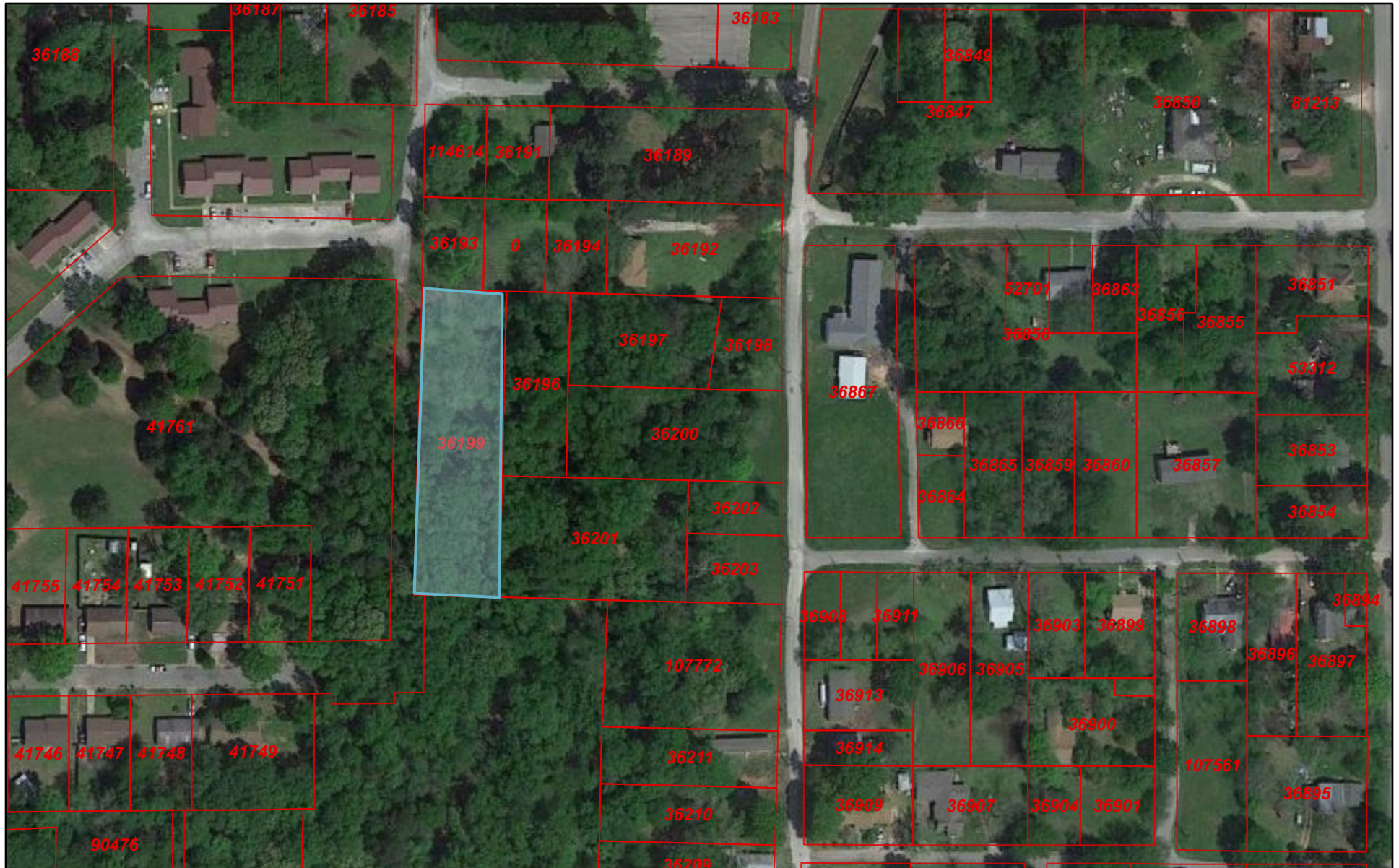
SUBJECT: Council Meeting Agenda Item: Replat of property

Background Information: The Planning & Zoning Commission Monday, March 2, 2020. To discuss a replat of property owned by Renee Stephens. The property is described as Lots 17A, 17E, 18A, 20a Block 120 Mineola Townsites and is located near the intersection of Guy and Meredith. Mrs. Stephens plans on placing a manufactured home on the property but needs to replat in order for it to fit properly and meet setbacks. The legal description will be changed to Lot 17-R. Mrs. Stephens will be coming back to P&Z to request a Specific Use Permit for the manufactured home.



Recommendation: Planning & Zoning Commission recommends approval of the replat.

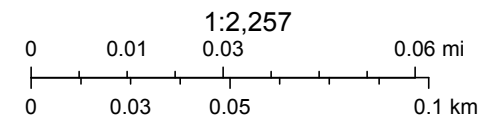
Final Disposition:

Wood CAD Web Map



2/24/2020, 3:31:25 PM

-  Abstracts
-  Parcels

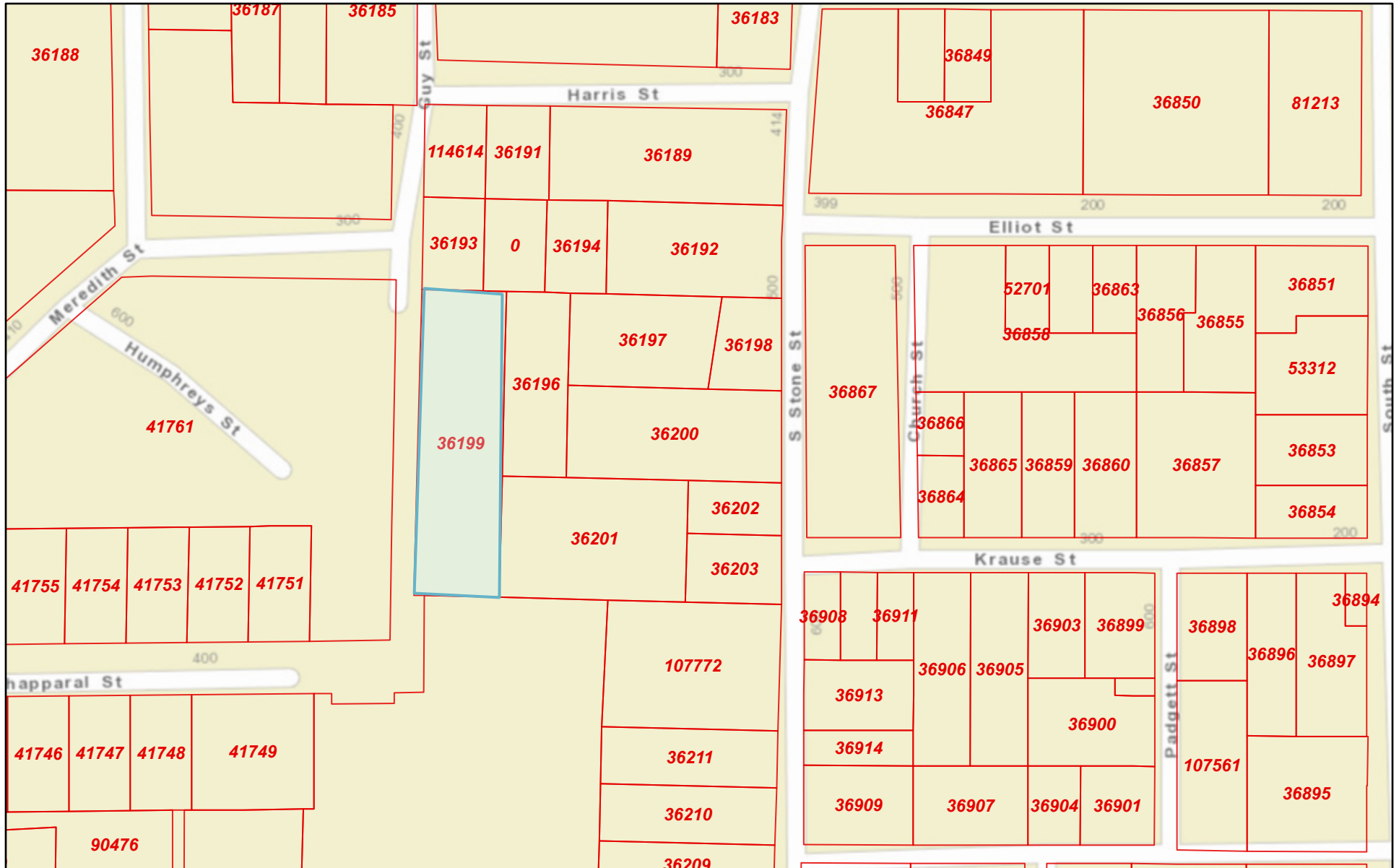


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Wood County Appraisal District, BIS Consulting - www.bisconsulting.com

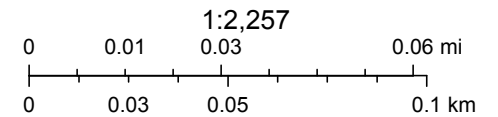
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Wood CAD Web Map



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- Abstracts
- Parcels

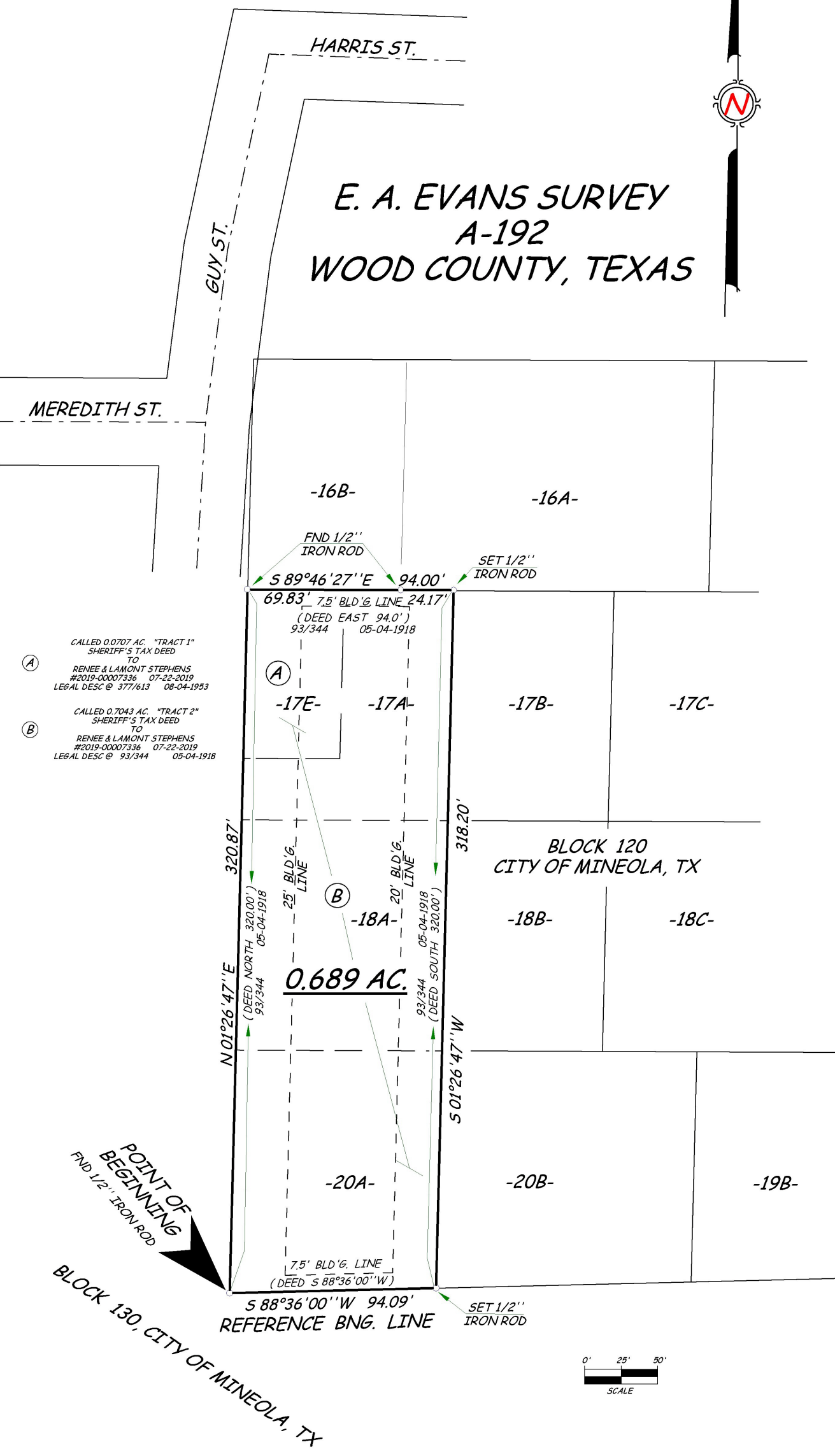


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

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RUPAR & ASSOCIATES, PLLC
 Surveying & Mapping
 P.O. BOX 1412 409 S. MAIN
 QUITMAN, TX 75783
 903-763-2949 FAX 903-763-2019



FIELD NOTES 0.689 ACRES

BEING all of that certain lot, tract, or parcel of land situated in the E. A. Evans Survey, Abstract No. 192, Wood County, Texas, and being all of a called 0.0707 acre tract of land and all of a called 0.7043 acre tract of land described as "Tract 1" and "Tract 2", respectively, in a Sheriff's Tax Deed to Renee and Lamont Stephens, dated July 22, 2019, as shown of record in Instrument No. 2019-00007336, Real Property Records, Wood County, Texas, and being known as Lot 17A, Lot 17E, Lot 18A and Lot 20A, Block 120, City of Mineola, Texas, said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the Southwest corner of said 0.7043 acre tract, same being the Southwest corner of said Lot 20A and being a re-entrant corner of Block 130, City of Mineola, Texas;

THENCE N 01° 26' 47" E, along the West line of said 0.7043 acre tract and along the West line of said Lot 20A, at approximately 111 feet passing through the Northwest corner of said Lot 20A and the Southwest corner of said Lot 18A, at approximately 216 feet passing through the Northwest corner of said Lot 18A and the Southwest corner of said Lot 17A, at approximately 244 feet passing through the westerly Northwest corner of said Lot 17A and the Southwest corner of said Lot 17E, same being the westerly Northwest corner of said 0.7043 acre tract and the Southwest corner of said 0.0707 acre tract, continuing along same bearing, in all, a total distance of 320.87 feet to a 1/2 inch iron rod found at the Northwest corner of said 0.0707 acre tract, same being the Northwest corner of Lot 17E and the Southwest corner of Lot 16B, Block 120, City of Mineola, Texas;

THENCE S 89° 46' 27" E, along the North line of said Lot 17E and the South line of said Lot 16B, at approximately 44 feet passing through the Northeast corner of said 0.0707 acre tract and the northerly Northwest corner of said 0.7043 acre tract, same being the Northeast corner of said Lot 17E and the northerly Northwest corner of said Lot 17A, at 69.83 feet passing through a 1/2 inch iron rod found at the Southeast corner of said Lot 16B and the Southwest corner of Lot 16A, Block 120, City of Mineola, Texas, continuing along same bearing, in all, a total distance of 94.00 feet to a 1/2 inch iron rod set at the Northeast corner of said 0.7043 acre tract, same being the Northeast corner of said Lot 17A and the Northwest corner of Lot 17B, Block 120, City of Mineola, Texas;

THENCE S 01° 26' 47" W, along the East line of said 0.7043 acre tract and along the East line of said Lot 17A, at approximately 105 feet passing through the Southeast corner of said Lot 17A and the Northeast corner of said Lot 18A, at approximately 210 feet passing through the Southeast corner of said Lot 18A and the Northeast corner of said Lot 20A, continuing along same bearing, in all, a total distance of 318.20 feet to a 1/2 inch iron rod set at the Southeast corner of said 0.7043 acre tract, same being the Southeast corner of said Lot 20A and the Southwest corner of Lot 20B, Block 120, City of Mineola, Texas, and being in the easterly North line of said Block 130;

THENCE S 88° 36' 00" W, along the South line of said 0.7043 acre tract and the South line of said Block 120, a distance of 94.09 feet to the POINT OF BEGINNING and containing 0.689 acres of land.

NOTE:
 REFERENCE BNG. LINE HEREON IS BASED UPON THE
 EASTERLY SOUTH LINE AS DESCRIBED IN A WARRENTY
 DEED FROM GENERAL BUILDING SERVICE, INC. TO
 THE HOUSING AUTHORITY OF MINEOLA, TX, VOL. 854
 PAGE 522, DEED RECORDS, WOOD COUNTY, TEXAS

ALL 1/2" IRON RODS SET BY RUPAR & ASSOCIATES, PLLC.
 HAVE ORANGE CAPS STAMPED "RUPAR RPLS 5781".

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.

OWNER'S STATEMENT

THE STATE OF TEXAS §
 COUNTY OF WOOD §

THAT we, Renee Stephens & Lamont Stephens, being the owners of the property described heron and wishing to replat same into a single tract do hereby adopt the plat attached hereto and titled "PLAT SHOWING SURVEY OF LOT 17-R BLOCK 120, CITY OF MINEOLA, TX" as legal subdivision of same and do hereby dedicate all right-of-ways and/or easements shown hereon to the public forever.

 Renee Stephens

THE STATE OF TEXAS §
 COUNTY OF WOOD §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

 Notary Public

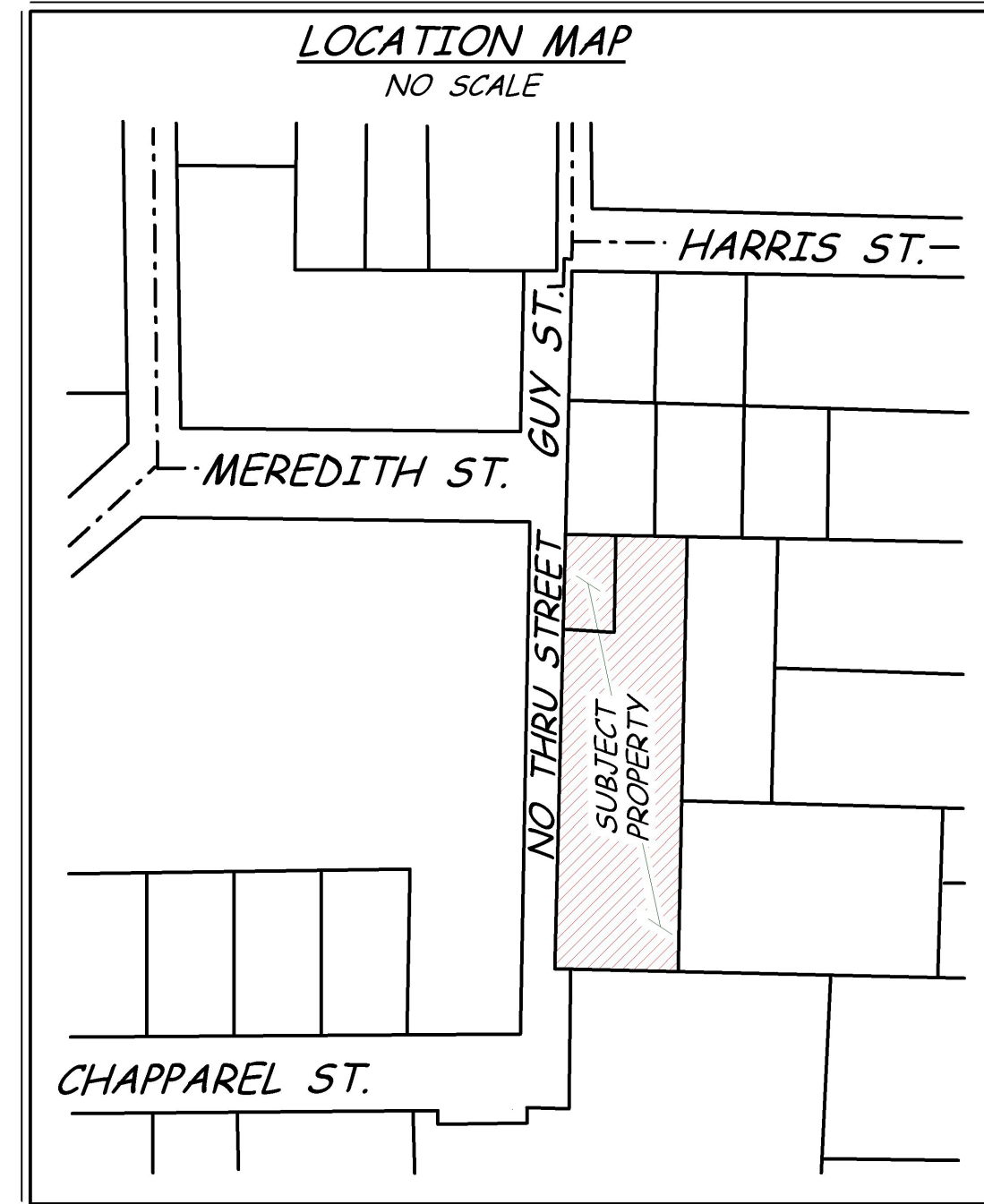
Renee Stephens

THE STATE OF TEXAS §
 COUNTY OF WOOD §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

 Notary Public



CITY OF MINEOLA CERTIFICATION

I hereby certify that the attached and foregoing plat and field notes of PLAT SHOWING SURVEY OF LOT 17-R, BLOCK 120, CITY OF MINEOLA, TX was approved by the City Council of Mineola on this the _____ day of _____, 2020.

By: _____
 Kevin White, Mayor

SURVEYOR'S STATEMENT

We, RUPAR & ASSOCIATES, PLLC, do hereby certify that this plat was prepared from an actual survey made on the ground under our supervision during the month of February, 2020.

SIGNED AND SEALED this the _____ day of _____, 2020.

**PRELIMINARY - FOR PLANNING USE ONLY
 NOT TO BE FILED FOR ANY REASON**

Bruce W. RUPAR RPLS 5781

THE STATE OF TEXAS §
 COUNTY OF WOOD §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

 Notary Public

**PLAT SHOWING SURVEY OF LOT 17-R
 BLOCK 120, CITY OF MINEOLA, TX**

Being a replat of lots 17A, 17E, 18A & 20A, Block 120, City of Mineola, Tx as shown of record in Instrument No. 2019-00007336, Real Property Records, Wood County, Texas.

RUPAR & ASSOCIATES, PLLC
 Surveying & Mapping
 409 S. Main, Quitman, TX 75783

DATE : 02-21-2020 SCALE : AS NOTED W36195R