

MEMORANDUM

DATE: July 20, 2020

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

FROM: David Madsen

SUBJECT: Council Meeting Agenda Item: Preliminary Plat Approval for Blackmon Meadows

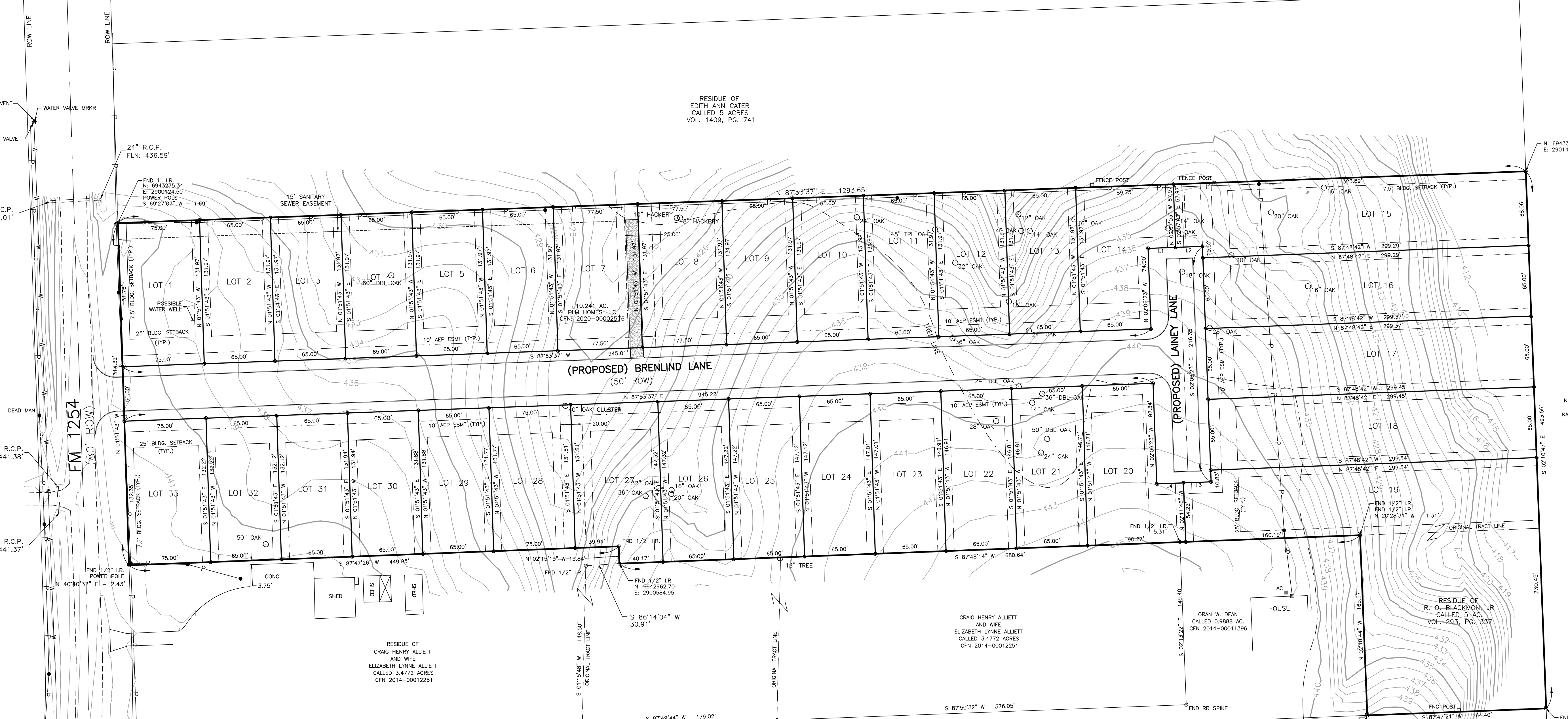
Background Information: Peter Woolford with Gladstone Investment Group purchase property on Ivey Street in Mineola for the purpose of developing a subdivision. The property was annexed and given a zoning classification of SF-7. We have been given a preliminary plat for review and approval. The subdivision known as Blackmon Meadows will consist of 33 single family homes with streets and utility improvements. The owner has provided all of the correct information as required by the City's subdivision ordinance.

Recommendation: Planning & Zoning recommend approval of the preliminary plat.

Final Disposition:

A. HAMILTON SURVEY
A-286
WOOD COUNTY, TEXAS

0 40 80 120 Feet



LEGEND

- SET 5/8" I.R.
- POWER POLE

LINE	DISTANCE	BEARING
L1	25.33'	N 87°53'37" E
L2	24.67'	N 87°53'37" E
L3	25.44'	S 87°54'41" W
L4	24.56'	S 87°54'41" W

SURVEYOR'S CERTIFICATE
I, DAVID R. COLLINS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6488, DO HEREBY CERTIFY THAT THE ABOVE PRE-SUBMISSION PROPOSAL WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT TRACT MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION JANUARY 17, 2020, AND IT CONFORMS TO THE CURRENT PROCEDURES AND PRACTICES ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT.

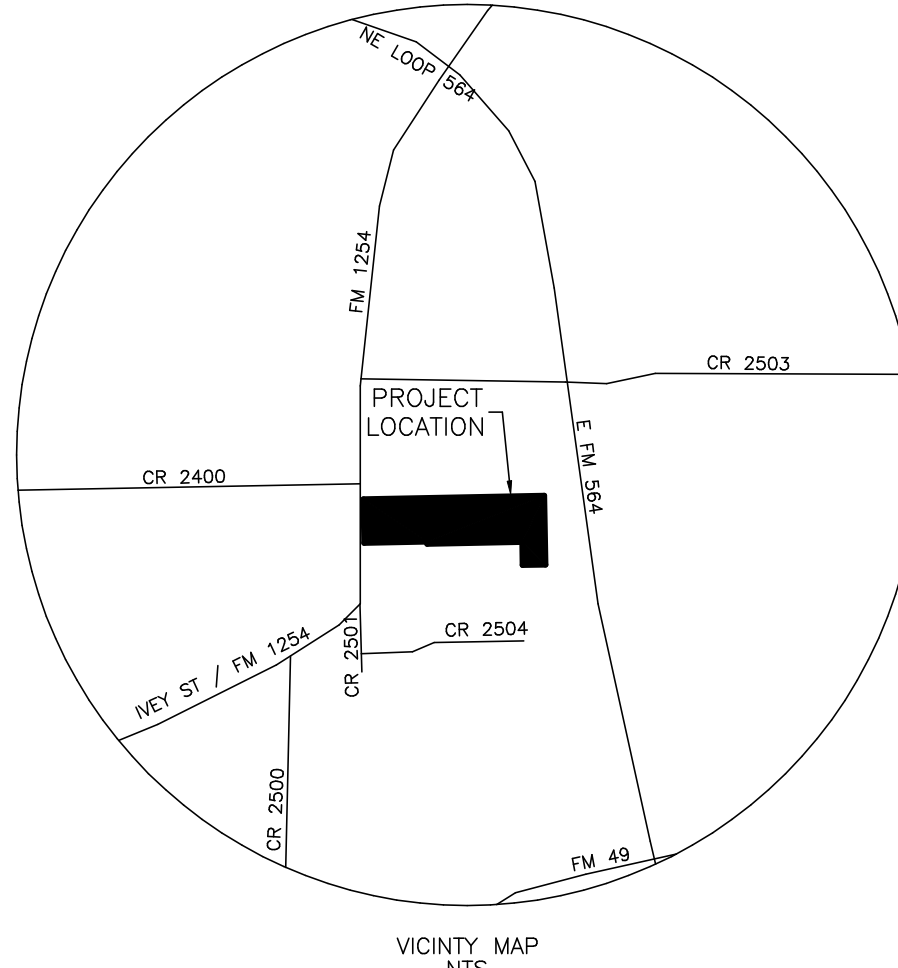
All that certain 10.241 acre tract of land in the A. Hamilton Survey, A-286, in Gregg County, Texas, being the 10.241 acres tract of land conveyed from Elaine West to PLM Homes LLC, by GRI Deed dated March 23, 2020, and recorded in Clerk's File No. 2020-00002576, in the Official Public Records of Wood County, Texas.

GIVEN UNDER THIS DAY MY HAND AND SEAL THIS, _____ DAY OF _____ 2020.

OWNER'S STATEMENT
PLM HOMES LLC, BEING THE LEGAL OWNER OF THE RESIDUE OF THE 10.241 ACRE TRACT OF LAND SHOWN ON THIS PRE-SUBMISSION PROPOSAL, HEREBY DESIGNATE COLLINS SURVEYING & MAPPING, INC. AS MY AGENT, DULY AUTHORIZED TO ACT ON MY BEHALF IN MATTERS PERTAINING TO THE PLATING OF THIS PROPERTY.

PETER WOOLFORD, PRESIDENT
This _____ day of _____ 2020.

REVIEWED FOR PRELIMINARY APPROVAL:
PLANNING & ZONING COMMISSION CHAIRMAN DATE _____
APPROVED FOR PREPARATION OF FINAL PLAT:
MAYOR, CITY OF MINEOLA DATE _____



PRE-SUBMISSION PROPOSAL

- GENERAL NOTES:**
1. NUMBER OF LOTS: 33 - TOTAL AREA 10.241 AC
 2. BUILDING SETBACKS: PER ZONING ORDINANCE
 3. EROSION CONTROL DURING CONSTRUCTION SHALL BE PER CITY ORDINANCE
 4. DRAINAGE AND/OR DETENTION AS PER CITY OF MINEOLA ORDINANCE
 5. THE PURPOSE OF THIS PRE-SUBMISSION PROPOSAL IS TO CREATE A 33 LOT SUBDIVISION.

NOTE:
1. SET 5/8" I.R. DENOTES A 5/8" IRON ROD WITH GREEN PLASTIC CAP MARKED "X" FROM # 10023000.
2. BEARINGS AND DISTANCES ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM-NORTH CENTRAL ZONE (4202), 1983 NORTH AMERICAN DATUM.

SHEET 1 OF 2

BLACKMON MEADOWS
A. HAMILTON SURVEY, A-286
Mineola, Texas

Collins Surveying & Mapping, Inc.
910 Judson Road
Longview, Texas 75601
Phone: (903) 234-8051

Job Number: CIG5105

NOTICE: SUBDIVIDING OR SELLING A PORTION OF ANY LOT DISPLAYED ON THIS DOCUMENT WITHOUT A PLAT APPROVED BY THE CITY OF MINEOLA, TEXAS, IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

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A-286
WOOD COUNTY, TEXAS



FIRE HYDRANT
WATER VALVE

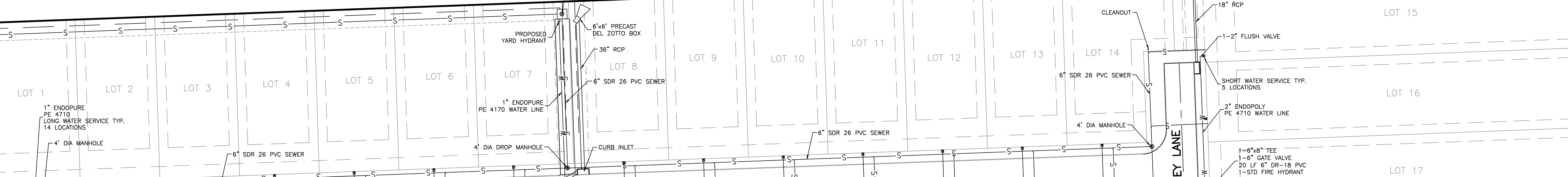
2" PVC VENT
WATER VALVE

24" R.C.P.
FLN: 436.59'

24" R.C.P.
FLN: 438.01'

SANITARY SEWER LIFT
STATION (BY OTHERS)

N 87°53'37" E 1293.65'



BRENLIND LANE
(50' ROW)

LAINY LANE

FM 1254
(80' ROW)

18" R.C.P.
FLN: 441.38'

18" R.C.P.
FLN: 441.37'

1" ENDOPOLY
PE 4710
LONG WATER SERVICE TYP.
14 LOCATIONS

1-8" x 6" TEE
1-6" GATE VALVE
1-1/4" 90° BEND
6" DR-18 PVC
1-STD FIRE HYDRANT

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1-6" x 8" TEE
1-6" GATE VALVE
1-6" DR-18 PVC
1-STD FIRE HYDRANT

1-6" x 6" TEE
2-6" x 2" REDUCERS
2-2" GATE VALVES

1-12" x 8" TS&V

1-8" DR-18 PVC
WATER LINE

1-1" WATER SERVICE
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6" DR-18 PVC
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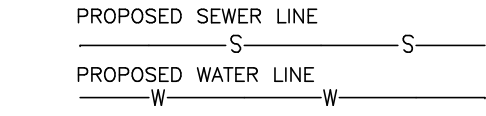
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PRE-SUBMISSION PROPOSAL

LEGEND



- GENERAL NOTES:
1. NUMBER OF LOTS: 33- TOTAL AREA 10,241 Ac
 2. BUILDING SETBACKS: PER ZONING ORDINANCE
 3. EROSION CONTROL DURING CONSTRUCTION SHALL BE PER CITY ORDINANCE.
 4. DRAINAGE AND/OR DETENTION AS PER CITY OF MINEOLA ORDINANCE.
 5. THE PURPOSE OF THIS PRE-SUBMISSION PROPOSAL IS TO CREATE A 33 LOT SUBDIVISION.

NOTE:
1. "SET 5/8" I.R." DENOTES A 5/8" IRON ROD WITH GREEN PLASTIC CAP MARKED "TX FIRM # 10023000".
2. BEARINGS AND DISTANCES ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL, ZONE 14200, 1983 NORTH AMERICAN DATUM.

SHEET 2 OF 2

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