

MEMORANDUM

DATE: August 11, 2020

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

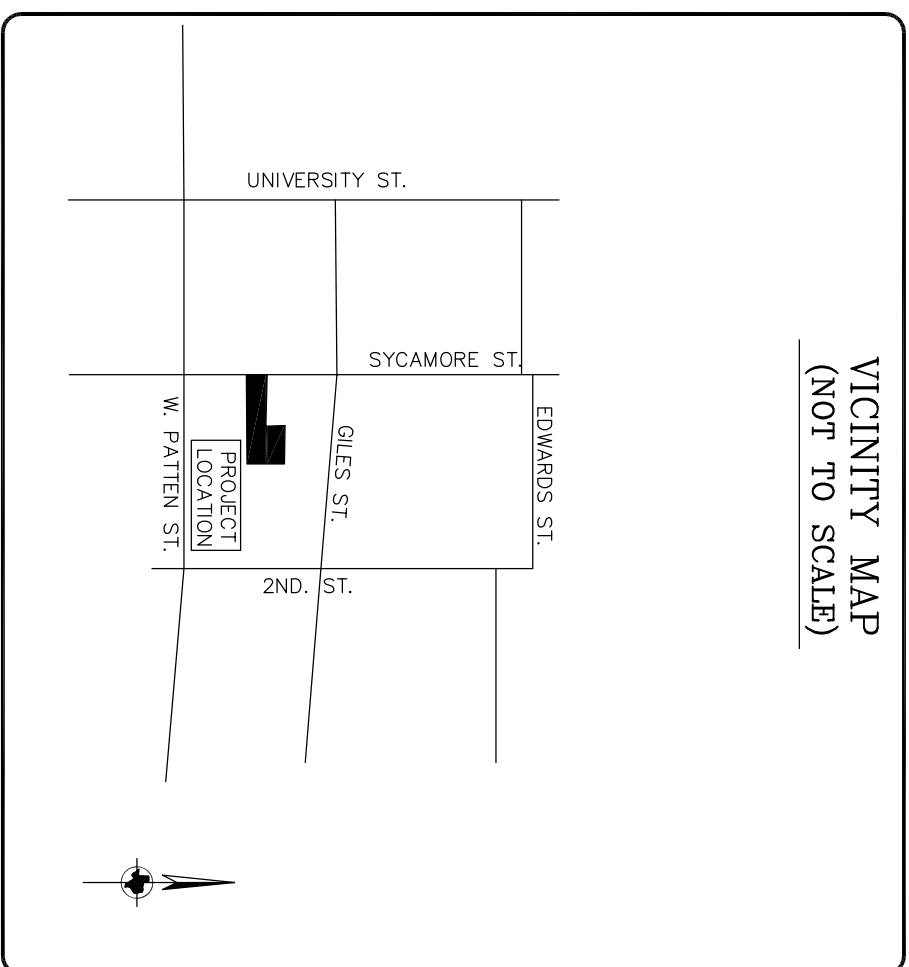
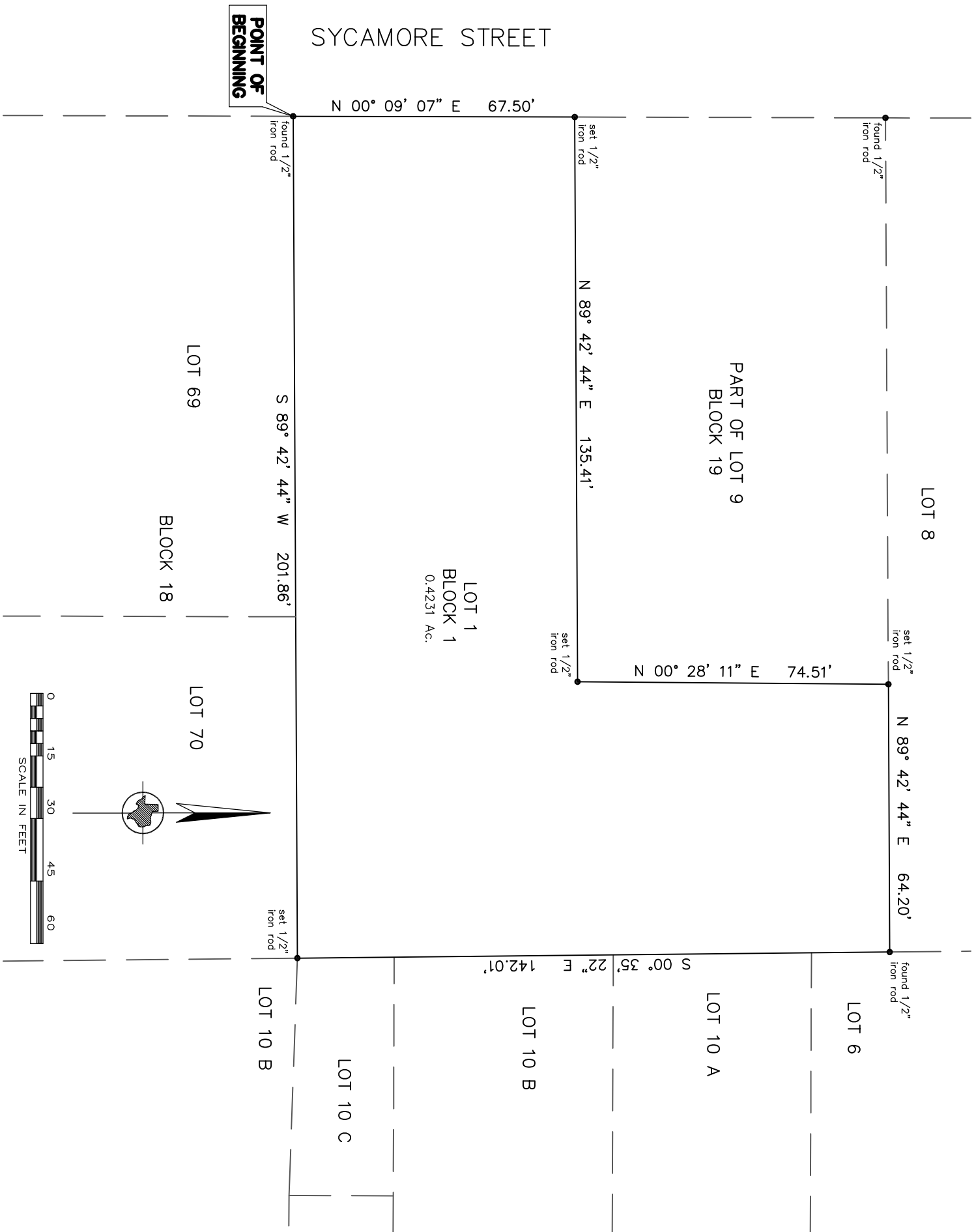
FROM: David Madsen

SUBJECT: Council Meeting Agenda Item: Replat of Property

Background Information: There is a request for a replat of property on Sycamore Street. The property is owned by Michael and Yvonne Maddox and is located between 702 and 708 Sycamore and also behind 708. The owners want to build a house and an accessory dwelling but need to combine the properties for this to happen. They will come back to P & Z in September to request a Specific Use Permit for the Accessory Dwelling. The replat is for Lot 9 pt. Block 19 Ham Addition.

Recommendation: Planning & Zoning recommend approval of the replat.

Final Disposition:



VICINITY MAP
(NOT TO SCALE)

PROPERTY DESCRIPTION

That certain 0.4231 acre tract of land situated in the W.H. Crawford Survey, Abstract No. 120, City of Mineola, Wood County, Texas, being part of Lot 9 in Block 19 of Ham Addition, said 0.4231 acres being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner in the East line of Sycamore Street, said point being the southwest corner of said Lot 9 and Block 19 and the northeast corner of Lot 69 and Block 18 of Ham Addition, from which a 1/2-inch iron rod found at the intersection of the East line of Sycamore Street and the North line of W. Patten Street bears South 00 degrees 09 minutes 07 seconds West, a distance of 100.16 feet;

THENCE North 00 degrees 09 minutes 07 seconds East, along the West of said Lot 9 and the East line of Sycamore Street, a distance of 67.50 feet, to a 1/2-inch iron rod set for corner, from which a 1/2-inch iron rod found at the northwest corner of said Lot 9 bears North 00 degrees 09 minutes 07 seconds East, a distance of 74.51 feet;

THENCE North 89 degrees 42 minutes 44 seconds East, crossing said Lot 9, a distance of 135.41 feet, to a 1/2-inch iron rod set for corner;

THENCE North 00 degrees 28 minutes 11 seconds East, a distance of 74.51 feet, to a 1/2-inch iron rod set for corner in the North line of said Lot 9, from which a 1/2-inch iron rod found at the northwest corner of said Lot 9 bears South 42 degrees 42 minutes 44 seconds East, a distance of 135.82 feet;

THENCE North 89 degrees 42 minutes 44 seconds East, along the North line of said Lot 9, a distance of 64.20 feet, to a 1/2-inch iron rod found for corner in the West line of Lot 6 in said Block 19, said point being the northeast corner of said Lot 9 and the southeast corner of Lot 8 in said Block 19;

THENCE South 00 degrees 35 minutes 22 seconds East, along the East line of said Lot 9, a distance of 142.01 feet, to a 1/2-inch iron rod set for corner in the North line of Lot 70 in said Block 18;

THENCE South 89 degrees 42 minutes 44 seconds West, along the South line of said Lot 9 and the North lines of said Lots 70 and 69, a distance of 201.88 feet, to the POINT OF BEGINNING and containing 0.4231 acres of land, more or less.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the above described tract of land.

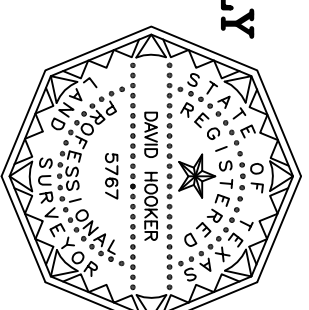
There are no visible conflicts, visible evidence of easements or rights-of-way, or protrusions, except as shown, and that this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

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 January, 2020, and that all monuments are correctly shown.

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

PRELIMINARY FOR REVIEW PURPOSES ONLY
Registered Professional Land Surveyor



THE STATE OF TEXAS \$
COUNTY OF WOOD \$

By: _____
Kevin White
MAYOR

OWNER'S STATEMENT

THE STATE OF TEXAS \$
COUNTY OF _____ \$

That We, Michael Maddox and Yvonne Maddox, being the owners of the property described above and wishing to subdivide same into lots do hereby adopt this plat attached hereto and titled "MADDOX ADDITION" as our legal subdivision of same and do hereby dedicate all right-of-ways and/or easements shown hereon to the use of the public forever.

Michael Maddox
158 Rainbow Drive, #5814
Livingston, Texas 77339

Yvonne Maddox
159 Rainbow Drive, #5814
Livingston, Texas 77339

THE STATE OF TEXAS \$
COUNTY OF _____ \$

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, appeared Michael Maddox, 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 _____, 2020.

Notary Public _____

THE STATE OF TEXAS \$
COUNTY OF _____ \$

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, appeared Yvonne Maddox, 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 _____, 2020.

Notary Public _____

LOT 1, BLOCK 1
MADDOX ADDITION
W.H. CRAWFORD SURVEY
ABSTRACT NO. 120
CITY OF MINEOLA
WOOD COUNTY, TEXAS
SCALE: 1 INCH = 30 FEET

I hereby certify that the attached and foregoing plat and field notes of LOT 1, BLOCK 1, MADDOX ADDITION, TO THE CITY OF MINEOLA was approved by the City Council of Mineola on this the _____ day of _____, 2020.

CITY OF MINEOLA CERTIFICATION

By: _____
Kevin White
MAYOR

NOTICE: SELLING A PORTION OF THIS ADDITION BY METERS 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

DRAWN BY: DH
CHECKED BY: DH
SCALE: 1" = 30'
DATE: 07/29/20
JOB NO. 19-2079P

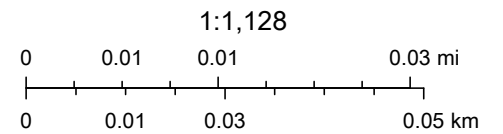
Wood CAD Web Map



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 Abstracts

 Parcels

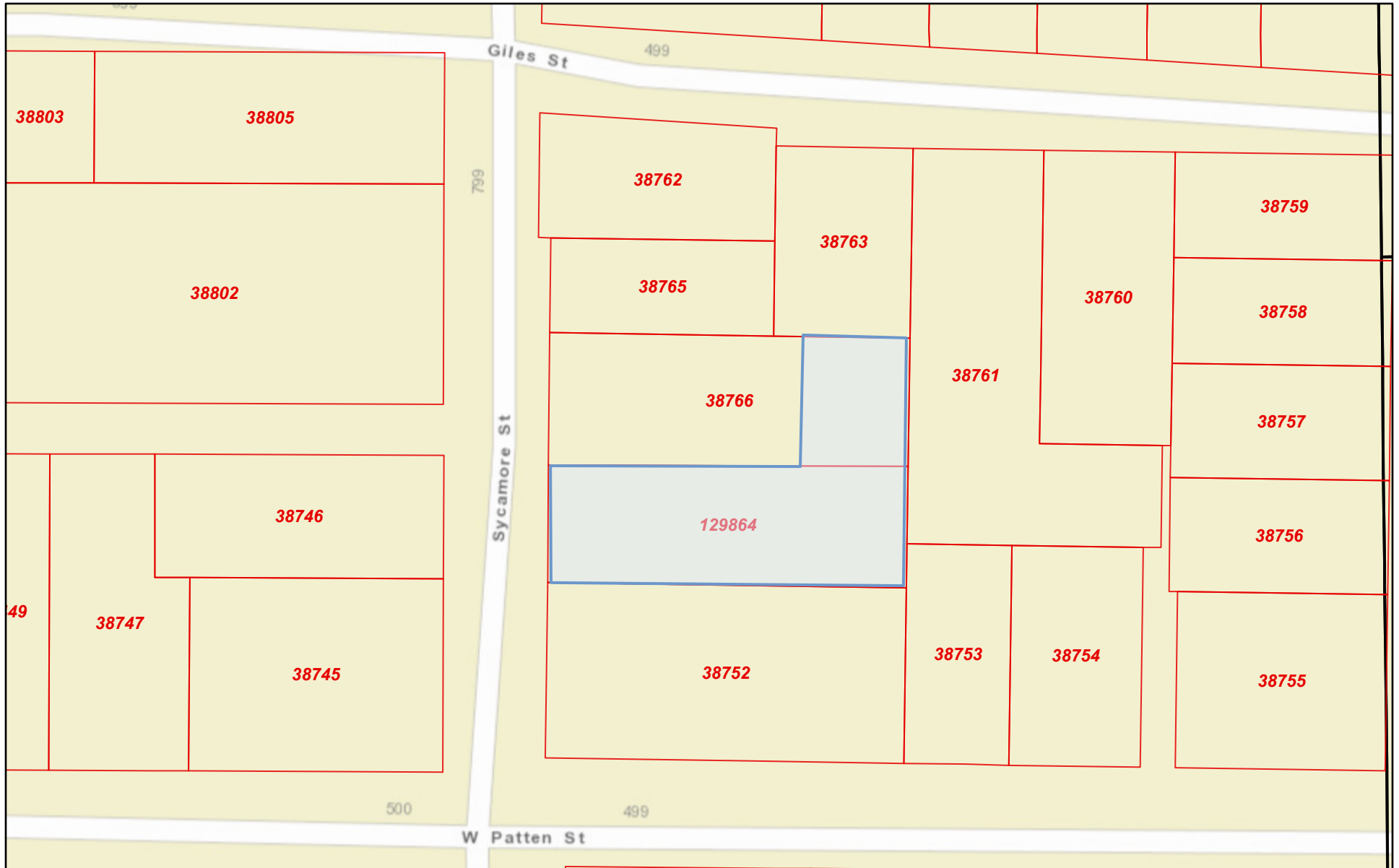


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Wood County Appraisal District, BIS Consulting - www.bisconsulting.com

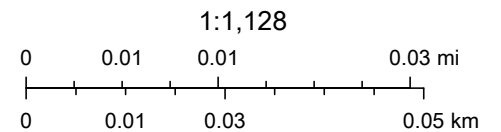
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Wood CAD Web Map



7/30/2020, 2:19:24 PM

-  Abstracts
-  Parcels



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

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

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