

## MEMORANDUM

**DATE:** May 7, 2021

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

**FROM:** David Madsen

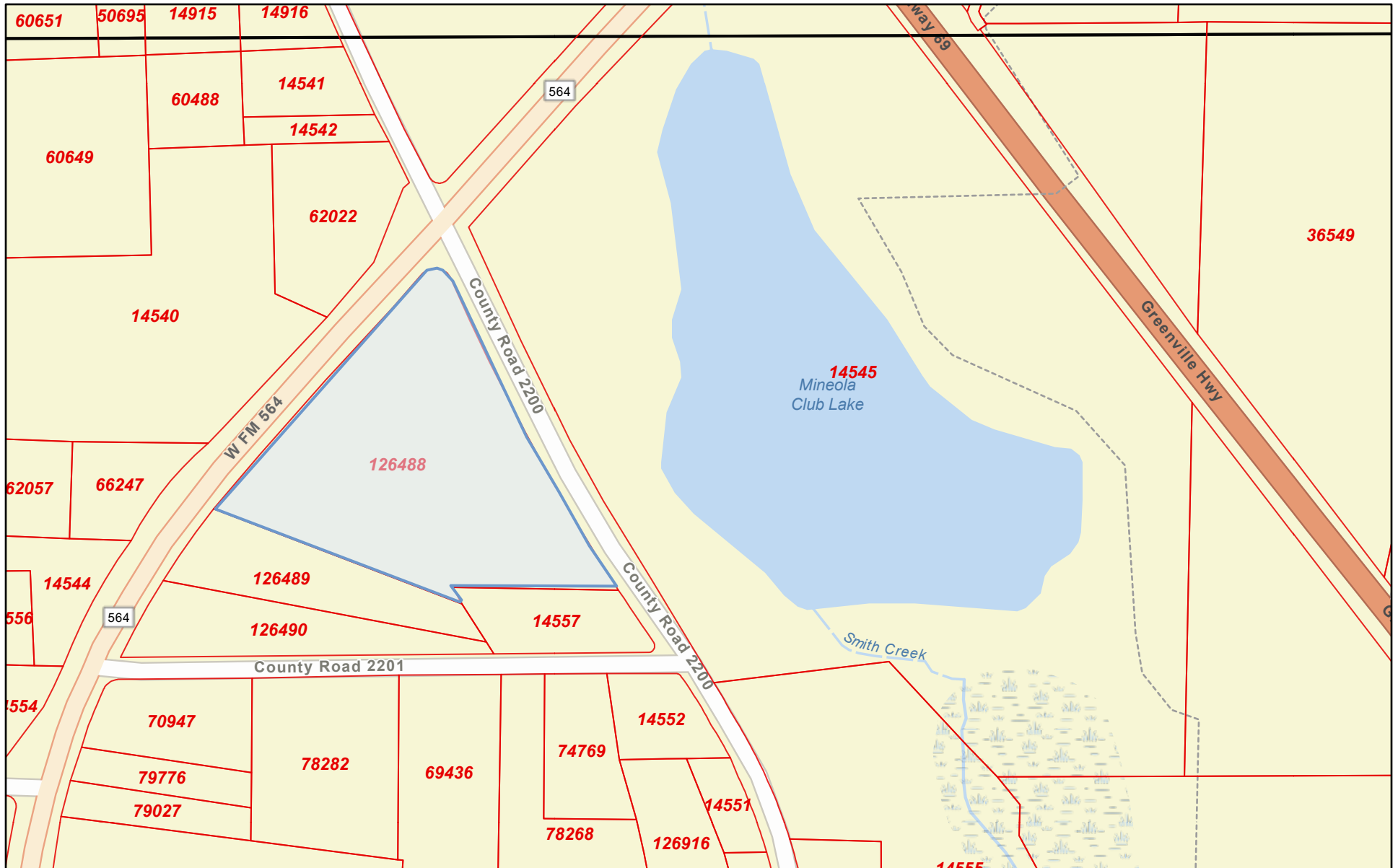
**SUBJECT:** Council Meeting Agenda Item: Approval of replat

**Background Information:** In 2017, a plat was approved for Koni Riley to subdivide property located on West Loop 564. This is where Dance Dimensions studio is located. The property was divided into three lots with the intent to sell two of them. Mrs. Riley wants to divide the remaining eight acres. The property is not in the city limits however it is in the ETJ (Extra Territorial Jurisdiction). Our subdivision regulations require that any platting or replatting meeting the definition of a subdivision, be approved by the City. The property will be divided into three additional lots. This can be put on the consent agenda.



**Recommendation:** Planning & Zoning recommends approval.

**Final Disposition:**

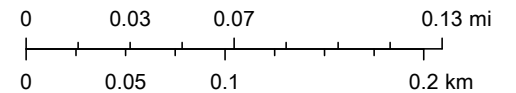
# Wood CAD Web Map



4/28/2021, 2:23:33 PM

-  Abstracts
-  Parcels

1:4,514



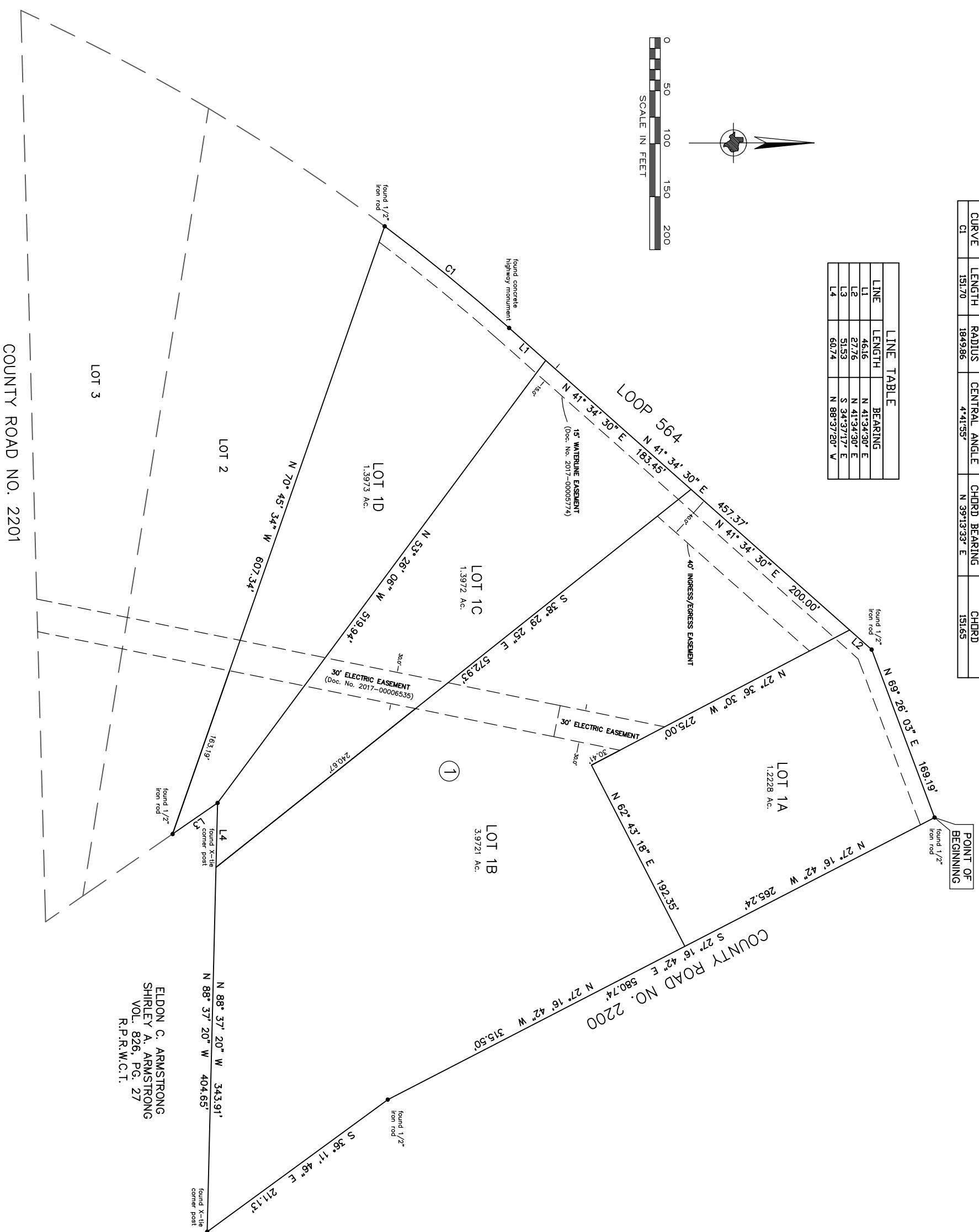
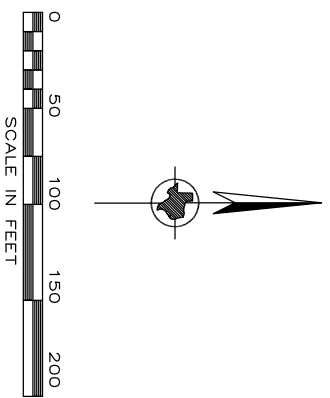
Esri Community Maps Contributors, Smith County, Texas Parks & Wildlife,

Wood County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)

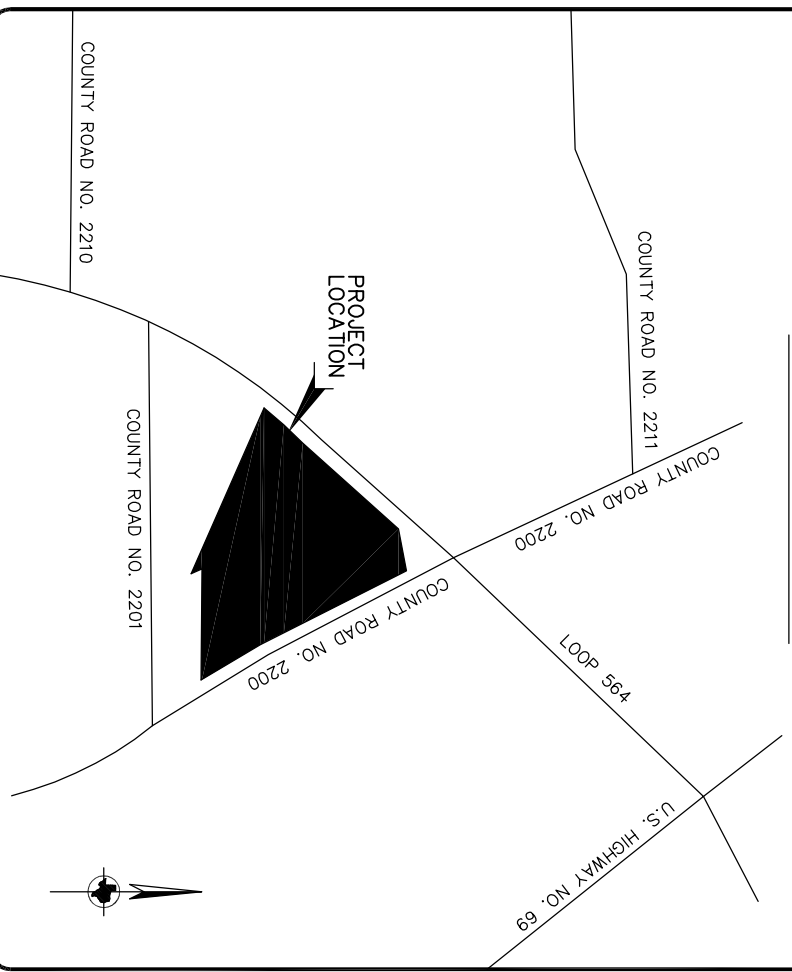
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	151.70	1849.86	4°14'59"	N 39°13'33" E	151.65

LINE TABLE		
LINE	LENGTH	BEARING
L1	461.6	N 41°34'30" E
L2	515.9	S 34°37'17" E
L3	515.9	S 34°37'17" E
L4	607.4	N 88°37'20" W



**VICINITY MAP  
(NOT TO SCALE)**



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" = 100'
DATE: 04/12/21
JOB NO. 17-17608

**CITY OF MINEOLA CERTIFICATION**

I hereby certify that the attached and foregoing plat and field notes of "REPLAT OF LOT 1 OF RILEY ROW" was approved by the City Council of Mineola on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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

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.

**OWNER'S STATEMENT**  
THE STATE OF TEXAS §  
COUNTY OF WOOD §  
I, Koni Riley, being the owner of the property described hereon and wishing to subdivide same into lots, do hereby adopt this plat attached hereto and titled "REPLAT OF LOT 1 OF RILEY ROW" as my legal subdivision of same and do hereby dedicate all right-of-ways and/or easements shown hereon to the public forever.

Koni Riley  
340 CR 2303  
Mineola, Tx, 75773

THE STATE OF TEXAS §  
COUNTY OF WOOD §

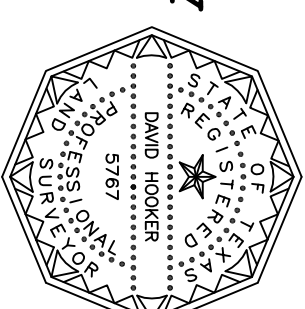
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, appeared Koni Riley, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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 September, 2019, and that all monuments are correctly shown.

**PRELIMINARY  
FOR REVIEW PURPOSES ONLY**



THE STATE OF TEXAS §  
COUNTY OF WOOD §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of 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 \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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

**PROPERTY DESCRIPTION**

That certain 7.9894 acre tract of land situated in the Sarah English Survey, Abstract No. 188, Wood County, Texas, being all of Lot 1 of Riley Row according to the plat thereon recorded in Volume 10, Page 27 of the Plat Records of Wood County, Texas, said 7.9894 acres being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found for corner at the intersection of the West line of County Road No. 2200 on the East line of Loop 564, said point being the easterly most northeast corner of said Lot 1; **THENCE** South 27 degrees 16 minutes 18 seconds East, along the East line of said Lot 1 and the West line of County Road No. 2200, a distance of 580.74 feet, to a 1/2-inch iron rod found for an angle point;

**THENCE** South 36 degrees 11 minutes 46 seconds East, continuing along the East line of said Lot 1 and the West line of County Road No. 2200, a distance of 211.13 feet, to a X-the fence corner post, said point being the easterly most southeast corner of said Riley tract and the northeast corner of that certain called 2-acre tract conveyed to Eldon C. Armstrong and wife, Shirley A. Armstrong, by deed recorded in Volume 826, Page 27 of the Real Property Records of Wood County, Texas;

**THENCE** North 88 degrees 37 minutes 20 seconds West, along the easterly most South line of said Lot 1 and the North line of said Armstrong tract a distance of 404.65 feet, to a X-the fence corner post found, said point being an interior corner of said Riley tract and the northwest corner of said Armstrong tract;

**THENCE** South 34 degrees 37 minutes 17 seconds East, along the southerly most East line of said Lot 1 and the West line of said Armstrong tract, a distance of 51.34 feet, to a 1/2-inch iron rod found for corner; said point being the westerly most southeast corner of said Lot 1 and the northeast corner of Lot 2 of Riley Row;

**THENCE** North 70 degrees 45 minutes 34 seconds West, along the westerly most South line of said Lot 1 and the North line of said Lot 2, a distance of 607.34 feet, to a 1/2-inch iron rod found for corner in being the easterly most southeast corner of said Riley tract and the northeast corner of that certain called 2-acre tract conveyed to Eldon C. Armstrong and wife, Shirley A. Armstrong, by deed recorded in Volume 826, Page 27 of the Real Property Records of Wood County, Texas;

**THENCE** North 89 degrees 41 minutes 59 seconds and a Chord which bears North 39 degrees 13 minutes 33 seconds East, for a distance of 151.65 feet;

**THENCE** in a northeasterly direction, along the West line of said Lot 1 and the East line of Loop 564 and along said curve to the right, and Arc Length of 151.70 feet, to a concrete highway monument found at the point of tangency;

**THENCE** North 41 degrees 34 minutes 30 seconds East, continuing along the West line of said Lot 1 and the East line of Loop 564, a distance of 457.37 feet, to a 1/2-inch iron rod found for an angle point;

**HENCE** North 69 degrees 26 minutes 03 seconds East, continuing along the West line of said Lot 1 and the East line of Loop 564, a distance of 169.19 feet, to the POINT OF BEGINNING and containing 7.9894 acres of land, more or less.

REPLAT OF LOT 1  
OF RILEY ROW  
SARAH ENGLISH SURVEY  
ABSTRACT NO. 188  
WOOD COUNTY, TEXAS  
SCALE: 1 INCH = 100 FEET