

MEMORANDUM

DATE: August 17, 2021

TO: Mayor & City Council

CC: Mercy Rushing, City Manager

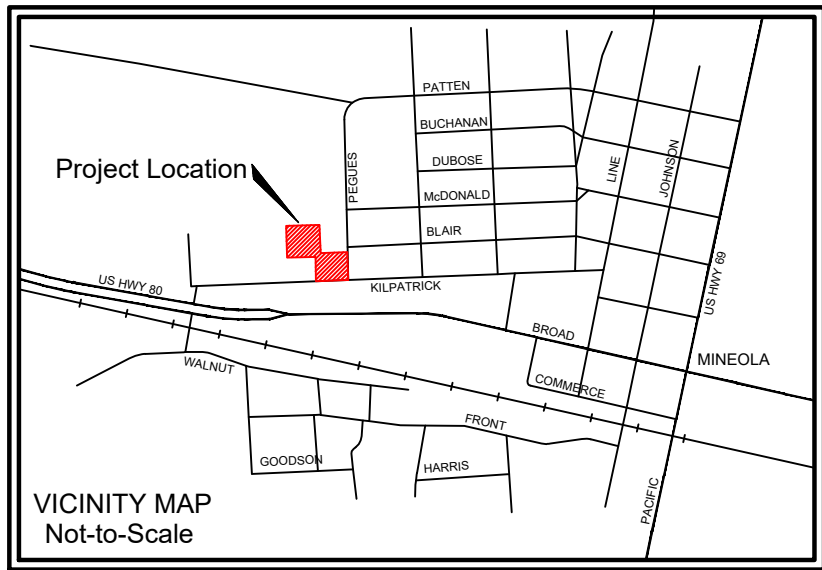
FROM: David Madsen

SUBJECT: Council Meeting Agenda Item: Replat of Property

Background Information: The property is located at the SW corner of W. Kilpatrick and Pegues. It is zoned MF-18 (Multifamily) and the new owner, JCR Mineola LLC., has plans to build quad-plex residential units on the property. There are three separate properties, one of which has a house on it. The owner will need to replat the property into one lot so they can meet set back requirements. The existing house will be demolished.

Recommendation: Planning & Zoning recommend approval.

Final Disposition:

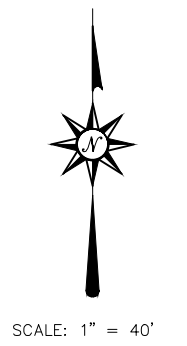


**- PRELIMINARY PLAT -
LOT 1, BLOCK 1 OF THE JCR ADDITION
WOOD COUNTY, TEXAS**

CALLED 11.1612 ACRES
CRISTIAN RENTERIA
TO
NATURON PROPERTIES, LLC
JUNE 28, 2019
DOCUMENT NO. 2019-00006513

BLOCK 33

CALLLED 0.336 ACRES
MINEOLA STATE BANK
TO
ROBERT L. CHASE, JR.
AND WIFE, CAROL CHASE
JANUARY 25, 1990
VOLUME 1188, PAGE 23



LEGAL DESCRIPTION

2.41 ACRES:
All that certain lot, tract, or parcel of land located in the W.H. Crawford Survey, Abstract No. 120 of Wood County, Texas, being part of Lot 3, Block 37, all of Block 35, all of Lot 4, Block 36, and part of Block 34 and Block 35 of the Ham Addition to the City of Mineola, Texas as recorded in Volume 1, Page 94 of the Plat Records of Wood County, Texas and being further described as all of Lot 4, Block 36, of the Ham Addition Subdivision, described as Tract One and all of a called 2.173 acre tract, described as Tract Two in a deed from Glen Thurman Builder, Inc. to JCR Mineola, LLC, dated May 5, 2021 and recorded in Document No. 2021-0004892 of the Official Public Records of Wood County, Texas and this 2.41 acre tract being more fully described as follows.

BEGINNING at a 1/2" Iron Rod Found at the Southwest corner of said Lot 4, Block 36, being the Southeast corner of Lot 3, Block 36, and being in the North line of W. Kilpatrick Street;

THENCE North 02 deg. 35 min. 38 sec. West, with the East line of said Lot 3, Block 36, a distance of 152.06 feet to a 3/8" Iron Rod Found at the Northeast corner of same;

THENCE South 88 deg. 32 min. 37 sec. West, with the North line of Lot 3, Lot 2, and Lot 1 of Block 36, a distance of 204.48 feet to a 1/2" Iron Rod Found at the Northwest corner of said Lot 1 and being the Southeast corner of a called 1.7916 acre tract as described in a deed from Joseph R. Fields and wife, Colleen Fields to Elvis Wayne Jackson and wife, Beatrice Jackson, dated December 12, 1986 and recorded in Volume 1051, Page 708;

THENCE North 01 deg. 46 min. 08 sec. West, with the East line of said 1.7916 acre tract, a distance of 236.73 feet to a 1/2" Iron Rod Found at the Northeast corner of same and being in the South line of a called 11.1612 acre tract as described in a deed from Cristian Renteria to Naturon Properties, LLC, dated June 28, 2019 and recorded in Document No. 2019-00006513;

THENCE North 89 deg. 08 min. 02 sec. East, with the South line of said 11.1612 acre tract, a distance of 256.44 feet to a 1/2" Iron Rod Found at the Southeast corner of same and being in the West line of a called 0.336 acre tract as described in a deed from Mineola State Bank to Robert L. Chase, Jr. and wife, Carol Chase, dated January 25, 1990 and recorded in Volume 1188, Page 23;

THENCE South 10 deg. 04 min. 10 sec. East, with the West line of said 0.336 acre tract, a distance of 54.52 feet to a 1/2" Iron Rod Found at the Southwest corner of same and being the Northwest corner of a called 0.323 acre tract as described in a deed from Micaela Torres Montalvo Rojas to Juan Torres, dated March 29, 1999 and recorded in Volume 1664, Page 341;

THENCE South 05 deg. 19 min. 12 sec. East, with the West line of said 0.323 acre tract, a tract of land as described in a deed from Candy M. Lutton to Sergio Nevarez and Anita Nevarez, dated October 2, 2000 and recorded in Volume 1754, Page 600, and a tract of land as described in a deed from Taurino Ortega and wife, Aurea Ortega to Francisco Plata and Josefina Plata, dated February 19, 2001 and recorded in Volume 1770, Page 188, a distance of 165.09 feet to a 1/2" Iron Rod Found at the Southwest corner of said Francisco Plata and Josefina Plata tract;

THENCE North 84 deg. 50 min. 30 sec. East, with the South line of said Francisco Plata and Josefina Plata tract, a distance of 183.98 feet to a 1/2" Iron Rod Set for corner at the Southeast corner of same and being in the West line of Pegues Street;

THENCE South 01 deg. 56 min. 01 sec. East, with the West line of said Pegues Street, a distance of 177.20 feet to a 1/2" Iron Rod Set for corner at the intersection of the West line of said Pegues Street and the North line of said W. Kilpatrick Street;

THENCE South 88 deg. 02 min. 49 sec. West, with the North line of said W. Kilpatrick Street, a distance of 252.00 feet to the POINT OF BEGINNING AND CONTAINING 2.41 ACRES OF LAND.

LINE BEARING	DISTANCE
L1 S 10°04'10" E	54.52'

OFFICIAL MAP OF THE CITY OF MINEOLA
RECORDED IN VOLUME 1, PAGE 94, OF THE PLAT
RECORDS OF WOOD COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF WOOD:

KNOW ALL MEN BY THESE PRESENTS:

I, _____, THE OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY ACKNOWLEDGE THIS DOCUMENT AS THE OFFICIALLY APPROVED PLAT.

OWNER

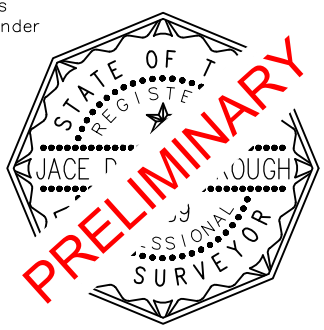
SURVEYOR'S STATEMENT:

I, Jace D. Scarbrough, do hereby state that this plat represents a survey made on the ground under my supervision during the month of May, 2021.

GIVEN UNDER MY HAND & SEAL, this the 28th day of June, 2021.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

JACE D. SCARBROUGH - R.P.L.S. No. 6289



STATE OF TEXAS:
CITY OF MINEOLA:

APPROVED BY THE CITY OF MINEOLA, TEXAS

ON THIS _____ DAY OF _____, 2021.

RECORDED IN VOLUME _____, PAGE _____, OF THE PLAT RECORDS OF

WOOD COUNTY, TEXAS, THIS THE _____ DAY OF _____, 2021.

STATE OF TEXAS:
COUNTY OF WOOD:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME PERSONALLY 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 THE _____ DAY OF _____, 2021.

PRELIMINARY

NOTARY PUBLIC IN AND FOR _____, COUNTY, TEXAS.

MY COMMISSION EXPIRES: _____, 2021.

NOTE: SEE APPLICABLE CITY OF MINEOLA CODES FOR CONDITIONS THAT MIGHT AFFECT THE DEVELOPMENT OF THIS TRACT.

NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.

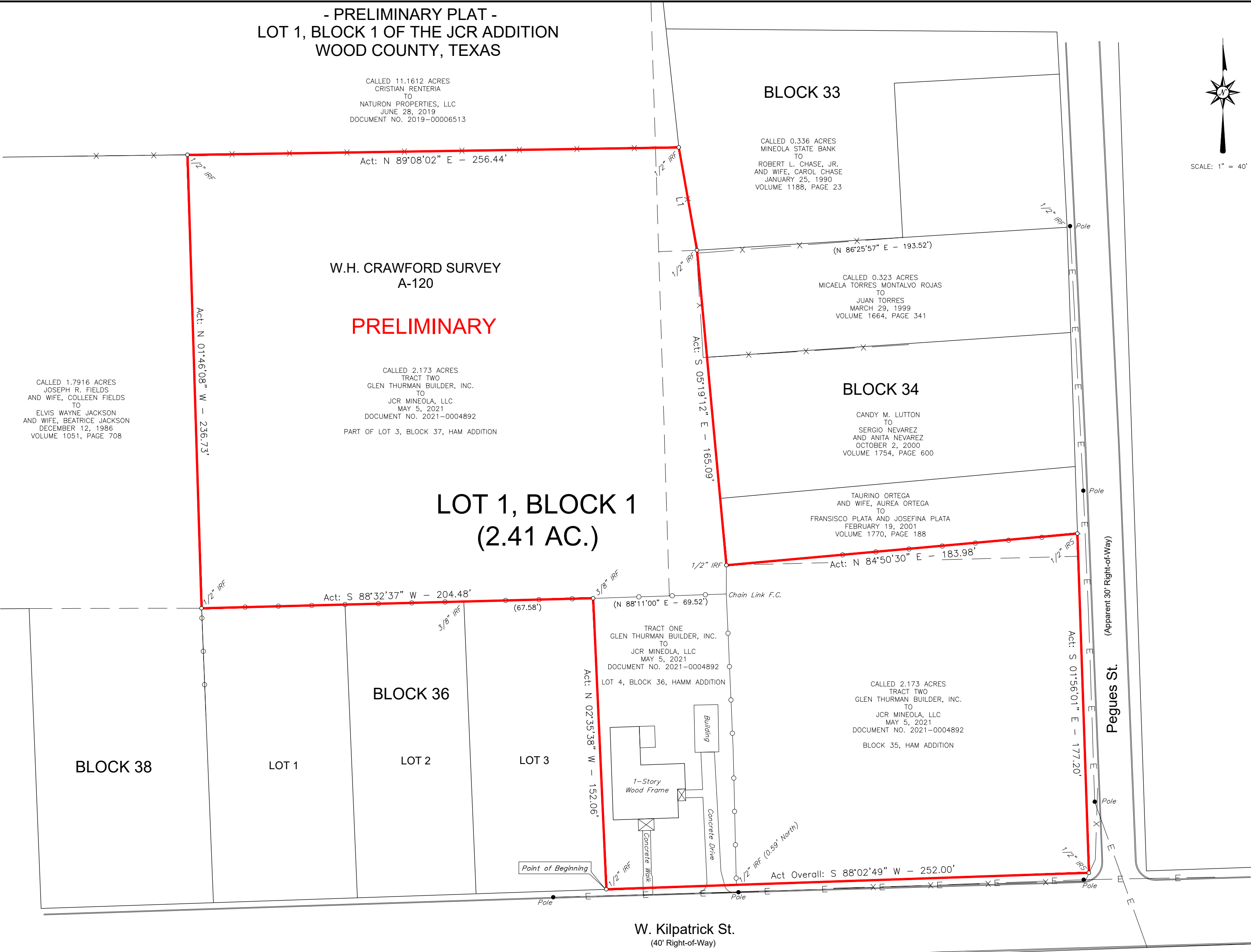
NOTE: THE BEARINGS HEREON WERE ORIENTED TO AGREE WITH GRID NORTH AND WERE DERIVED BY THE USE OF G.P.S. EQUIPMENT. (NAD 83 - TX NORTH CENTRAL ZONE)

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.

NOTE: SELLING A PORTION OF THIS ADDITIONAL BY METES AND BOUNDS IS A VIOLATION OF THE CITY ORDINANCES AND/OR STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

NOTE: THIS PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF MINEOLA, TEXAS.

NOTE: THIS PROPERTY IS LOCATED WITHIN A ZONE LABELED "OTHER AREAS" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM MAP NO. 48499C0340C, EFFECTIVE SEPTEMBER 3, 2010 FOR WOOD COUNTY, TEXAS AND INCORPORATED AREAS.



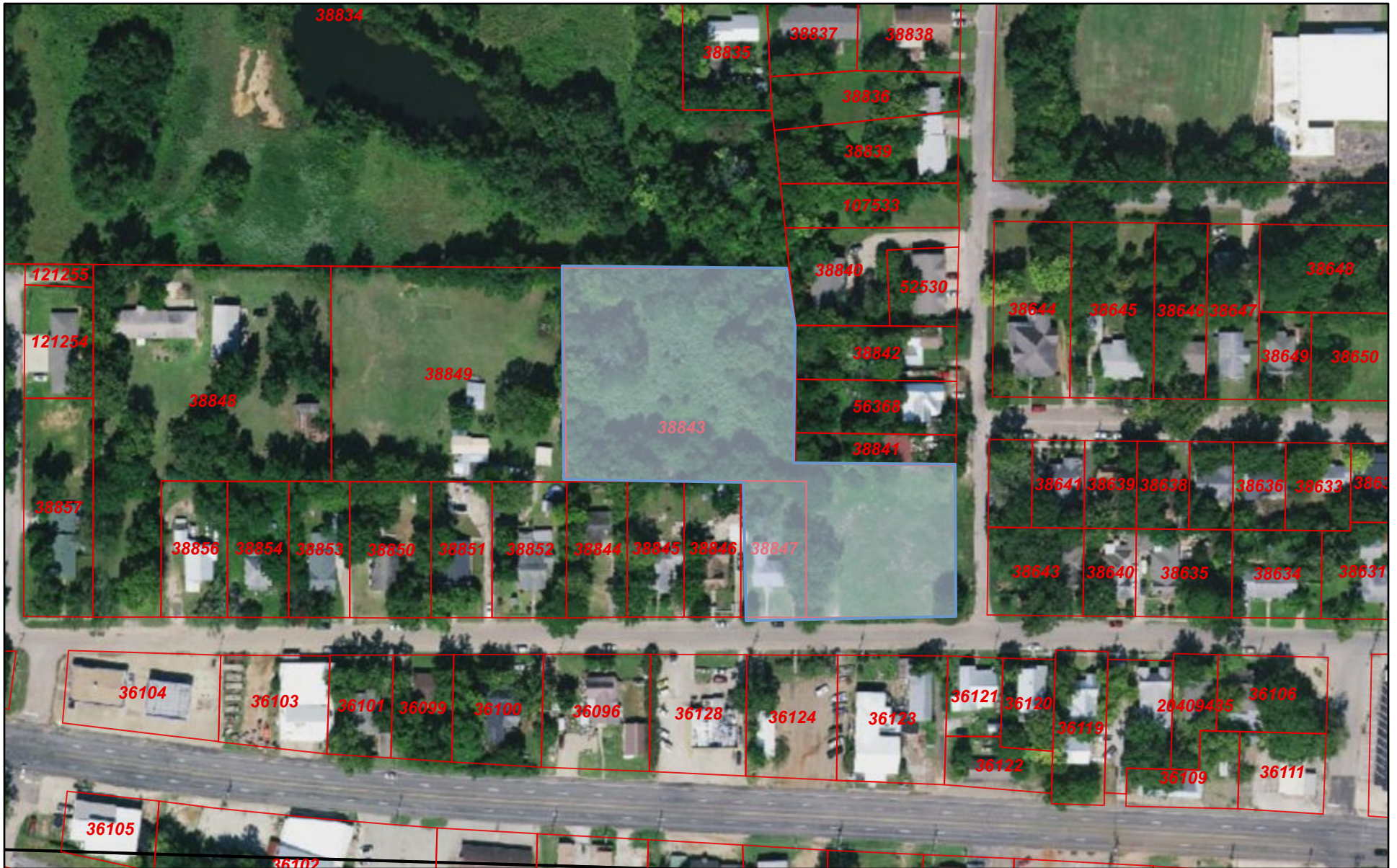
PRELIMINARY PLAT
LOT 1, BLOCK 1 OF THE JCR ADDITION
PART OF THE HAM ADDITION TO THE CITY OF MINEOLA
W.H. CRAWFORD SURVEY, A-120
WOOD COUNTY, TEXAS

JDS SURVEYING, INC.
WWW.JDSURVEY.COM



PROFESSIONAL SURVEYING & MAPPING
T.B.P.E.L.S. Firm Registration No. 10194118
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

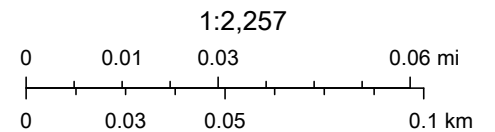
DRAWN BY: SJ	SCALE: 1" = 40'
SURVEYED BY: RS	REF: CRENSHAW
DATE: 6-28-2021	FILE NO: 2341.DWG

Wood CAD Web Map



7/27/2021, 12:22:28 PM

-  Abstracts
-  Parcels



© OpenStreetMap (and) contributors, CC-BY-SA

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.

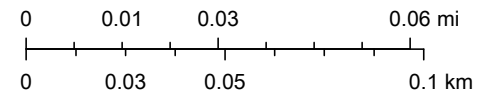
Wood CAD Web Map



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- Abstracts
- Parcels

1:2,257



Esri, HERE, Garmin, INCREMENT P, NGA, USGS

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