

## MEMORANDUM

**DATE:** October 5, 2021

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

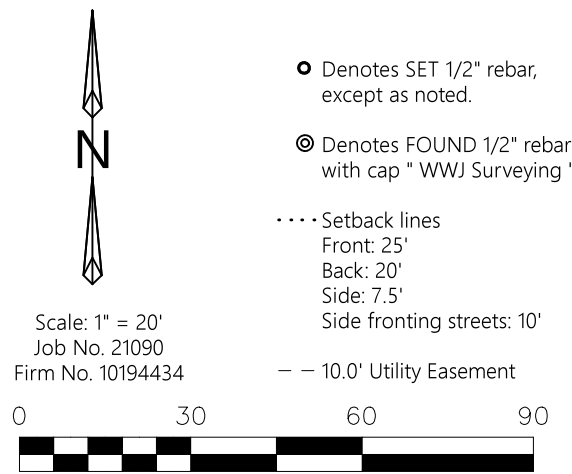
**FROM:** David Madsen

**SUBJECT:** Council Meeting Agenda Item: Replat

**Background Information:** The property is located on Hart Street just west of Wells. It is known as Lot 1, 2 of 14 Block 160-2 Mineola Townsites. The owners, Stuart and Kathryn Campion have requested a replat to subdivide into four lots to accommodate four single family dwellings. He was granted variances to reduce lot dimension to accommodate four lots. He will still be able to meet minimum square footage requirements by building two story homes. It was suggested that because of the narrow width of Hart Street and the addition of four homes, there could be some consideration in making Hart a one way street in the future. No public hearing is required.

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

**Final Disposition:**



**F I N A L P L A T**  
 The Louriejoan Addition  
 Lots 1-4  
 Joseph E. White Survey, A-612  
 Wood County, Texas

Being that 0.473 acre tract described in Warranty Deed conveyed to Stuart Campion and Kathryn Campion recorded by Clerk's Instrument No. 2021-00006353 of the Real Property Records of said county also being known as Lots 1 and 2, Block 160-2 of the Mineola Townites. Said lot, tract, or parcel of land being more particularly described as follows:

BEGINNING at a cotton spindle found for the Southeast corner of this tract being the intersection of the West R.O.W. line of Wells Street and the North R.O.W. line of Hart Street;

THENCE S86°17'37"W 206.67 ft. along the North R.O.W. line of Hart Street to a 1/2" rebar found Southwest of the edge of an asphalt roadbed for the Southwest corner of this tract;

THENCE N03°39'36"W 12.36 ft. along the East R.O.W. line of Hart Street pass the approximate center line of said roadbed, continuing at a total of 100.10 ft. to a 1/2" rebar found for the Northwest corner of this tract being the Southwest corner of that Tract 16 described in Sheriff's Deed conveyed to Roy Oliphant recorded by Clerk's Instrument No. 2021-00002504 R.P.R.;

THENCE N86°19'22"E 205.83 ft. to a 1/2" rebar found for the Northeast corner of this tract being the Southeast corner of said Oliphant tract and being on the West R.O.W. line of Wells Street;

THENCE S04°08'15"E 100.00 ft. along the East R.O.W. line of Wells Street to the point of beginning, containing 0.474 acre of land

**OWNERS CERTIFICATION**

We, Stuart Campion and Kathryn Campion, being the legal owners of that 0.474 acre tract shown hereon, do hereby accept this Plat as the plan for our legal subdivision.

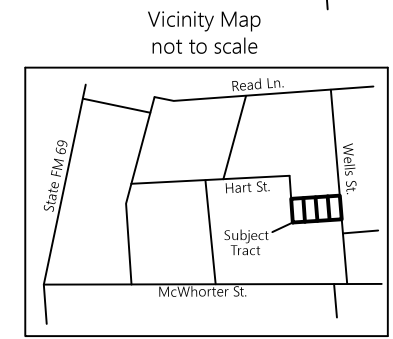
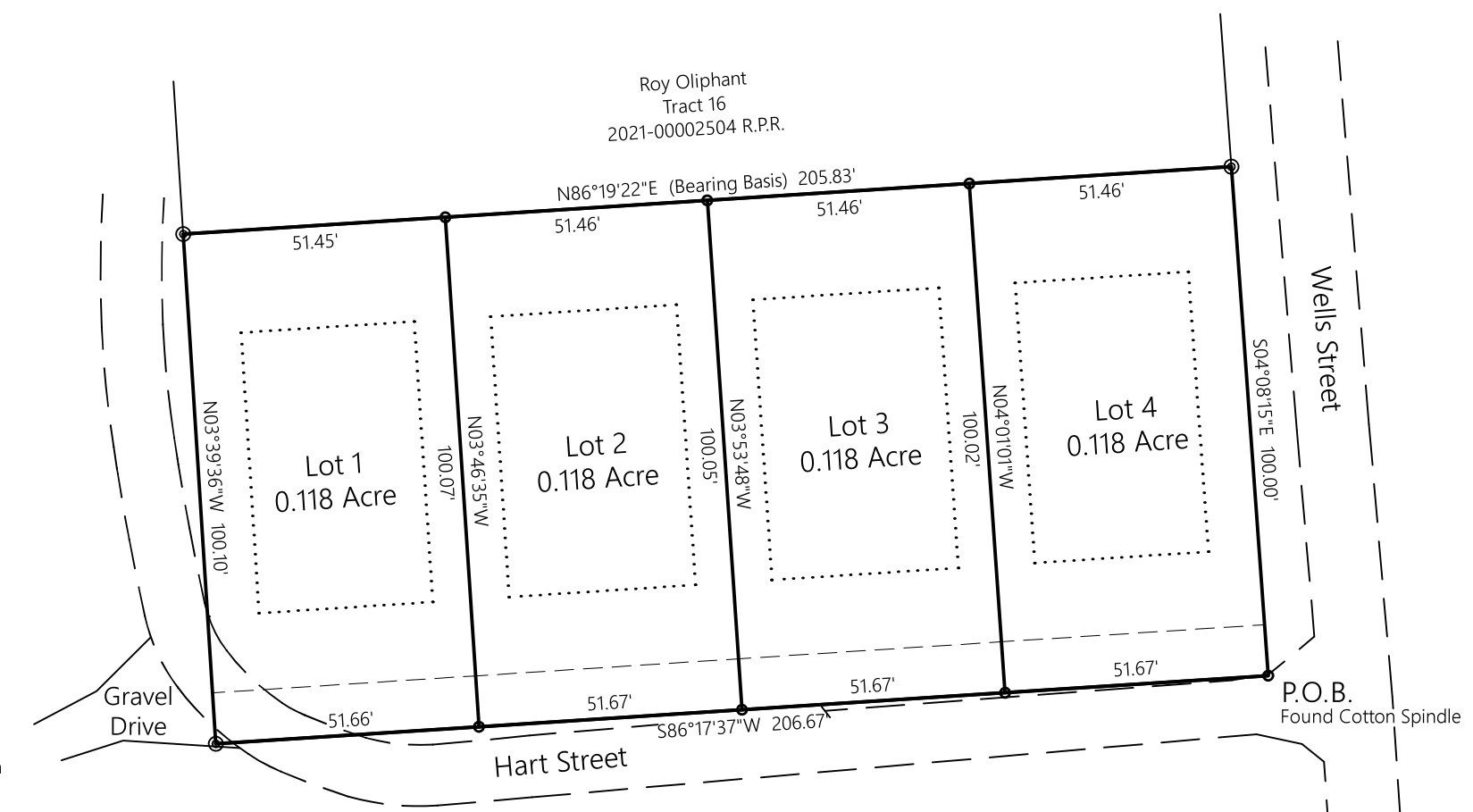
WITNESS OUR HAND, this the \_\_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
Stuart Campion, Owner

\_\_\_\_\_  
Kathryn Campion, Owner

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public, in and for the State of Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
Notary Public, State of Texas



**CITY OF MINEOLA CERTIFICATION**

That I, hereby certify that the attached and foregoing plat and field notes of was approved by the City Council of Mineola on this the \_\_\_\_\_ Day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Jayne Lankford  
Mayor

**Notes.**

1. Dividing this lot into two or more parts without benefit of a subdivision plat approved by the City of Mineola is a violation of city ordinance and state law, subjecting the violator to fines and/or the withholding of utilities and building permits.

2. According to FIRM Map Community Panel No. 48499-0340C Lots 1-4 lies within Zone X, Effective Date: September 3, 2010

**SURVEYOR'S CERTIFICATE**

I, Jeremy Pamplin, Registered Professional Land Surveyor No. 6655, do hereby certify that the performance of the survey for the above lot and the information provided in this Plat of said survey are in compliance with the Texas Board of Professional Land Surveying Practices Act and General Rules of Procedures and Practices, as amended, and that there are no visible discrepancies, conflicts, shortages of area or boundary conflicts or visible encroachments, protrusions or overlapping of improvements, except as shown here to the best of my knowledge and ability.

WITNESS my hand and seal at Lindale, Texas, this the 19th day of August 2021.

For Preliminary Review Only:  
~~this document shall not be recorded~~  
~~for any purpose and shall not be used~~  
 as a final survey document.

