

MEMORANDUM

DATE: January 18, 2022

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

FROM: David Madsen

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

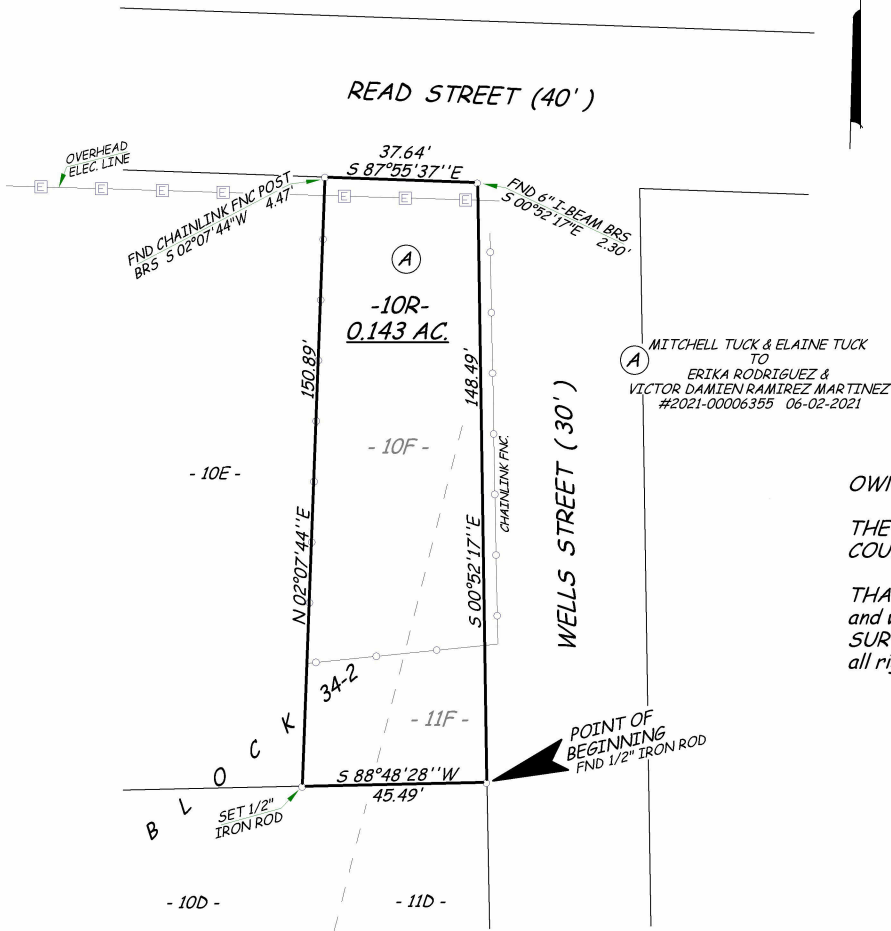
Background Information: The property is located on 422 Read Street described as Lots 10F & 11F Block 34-2 Mineola Townsites and is zoned SF-7. It has a pending request for a Specific Use Permit for a Manufactured Home. The property consist of two lots and needs to be replatted to accommodate the manufactured home.

Recommendation: Planning & Zoning recommends approval

Final Disposition:

RUPAR & ASSOCIATES, PLLC
P.O. BOX 1412 409 S. MAIN
QUITMAN, TX 75783
903-763-2949 FAX 903-763-2019

J. E. WHITE SURVEY
A-612
WOOD COUNTY, TEXAS



NOTE:
ALL 1/2" IRON RODS SET BY RUPAR & ASSOCIATES, PLLC.
HAVE ORANGE CAPS STAMPED "RUPAR RPLS 5781".

SUBDIVISION PLAT OF RECORD AT VOL. 1, PG. 94, PLAT
RECORDS, WOOD COUNTY, TEXAS.

CITY OF MINEOLA CERTIFICATION

I hereby certify that the attached and foregoing plat and field notes of
"PLAT SHOWING SURVEY OF LOT 10-R, BLOCK 34-2, CITY OF MINEOLA, TEXAS"
was approved by the City Council of Mineola, Texas on this the _____ day of
_____, 2021.

by: _____
Jayne Lankford, Mayor

We, RUPAR & Associates, PLLC, do hereby certify that this plat was prepared from an actual survey made on
the ground under our supervision during the month of November, 2021.

SIGNED AND SEALED this the _____ day of _____, 2021.

PRELIMINARY PLAT FOR PLANNING USE ONLY

Bruce W. Rupar RPLS 5781

THE STATE OF TEXAS &
COUNTY OF WOOD &

BEFORE ME, the undersigned Authority, a Notary Public in and for the State of Texas, appeared
Bruce W Rupar, known to me to be the person whose name is subscribed to the foregoing instrument
and acknowledged to me that they executed the same for the purpose and consideration therein
expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2021.

NOTARY PUBLIC

BEING all of that certain lot, tract, or parcel of land situated in the J. E. White Survey, Abstract No. 612,
Wood County, Texas, and being all of that certain tract of land described in a Deed from Mitchell Tuck and
Elaine Tuck to Erika Rodriguez and Victor Damien Ramirez Martinez, dated June 02, 2021, as shown of record
in Instrument No. 2021-00006355, Real Property Records, Wood County, Texas, and being known as Lot 10F and
Lot 11F, Block 34-2, City of Mineola, Texas, said lot, tract, or parcel of land being more particularly described by
metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the occupied Southeast corner of said Lot 11F, same being
the Northeast corner of Lot 11D, Block 34-2, City of Mineola, Texas, and being in the West line of Wells Street;

THENCE S 88° 48' 28" W, along the occupied South line of said Lot 11F, passing through the Southwest corner of
Lot 11F and the Southeast corner of said Lot 10F, continuing along same bearing, in all, a total distance of 45.49
feet to a 1/2 inch iron rod set at the occupied Southwest corner of said Lot 10F and at the occupied Southeast corner
of Lot 10E, Block 34-2, City of Mineola, Texas;

THENCE N 02° 07' 44" E, along the occupied West line of said Lot 10F, at 30.4 feet passing through a chain link
fence corner, continuing along same bearing, generally along and through a chain link fence, a distance of 150.89
feet to the Northwest corner of said Lot 10F and being in the South line of Read Street, a chain link fence corner found
for a reference marker bears S 02° 07' 44" W, a distance of 4.47 feet;

THENCE S 87° 55' 37" E, along the North line of said Lot 10F and along the South line of Read Street, a distance of
37.64 feet to the Northeast corner of said Lot 10F, same being the intersection of the South line of Read Street and the
West line of Wells Street, a 6 inch "I" beam found for a reference marker bears S 00° 52' 17" E, a distance of 2.30 feet;

THENCE S 00° 52' 17" E, along the East line of said Lot 10F and along the West line of Wells Street, passing through
the Southeast line of said Lot 10F and through the Northwest line of said Lot 11F, continuing along same bearing, in all,
a total distance of 148.49 feet to the POINT OF BEGINNING and containing 0.143 acres of land.

Bearings as shown hereon are referenced to the monumented North line of Read Street.

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.

OWNERS STATEMENT

THE STATE OF TEXAS &
COUNTY OF WOOD &

THAT we, Erika Rodriguez and Victor Damien Ramirez Martinez, being the owners of the property described hereon
and wishing to replat same into a single tract do hereby adopt the plat attached hereto and titled "PLAT SHOWING
SURVEY OF LOT 10-R, BLOCK 34-2, CITY OF MINEOLA, TEXAS" as legal subdivision of same and do hereby dedicate
all rights-of ways and/or easements shown hereon to the public forever.

Erika Rodriguez

THE STATE OF TEXAS &
COUNTY OF WOOD &

BEFORE ME, the undersigned Authority, a Notary Public in and for the State of Texas, appeared

_____, known to me to be the person whose
name is subscribed to the foregoing instrument and acknowledged to me that they executed the
same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2021.

NOTARY PUBLIC

Victor Damien Ramirez Martinez

THE STATE OF TEXAS &
COUNTY OF WOOD &

BEFORE ME, the undersigned Authority, a Notary Public in and for the State of Texas, appeared

_____, known to me to be the person whose
name is subscribed to the foregoing instrument and acknowledged to me that they executed the
same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2021.

NOTARY PUBLIC

PLAT SHOWING SURVEY OF LOT 10-R,
BLOCK 34-2, CITY OF MINEOLA, TEXAS

Being a replat of Lots 10F and 11F, Block 34-2, city of Mineola, Texas



RUPAR & ASSOCIATES, PLLC
Surveying & Mapping
409 S. Main, Quitman, Texas 75783
Date : 11-22-2021 Scale : AS NOTED W35819