

MEMORANDUM

DATE: January 18, 2022

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

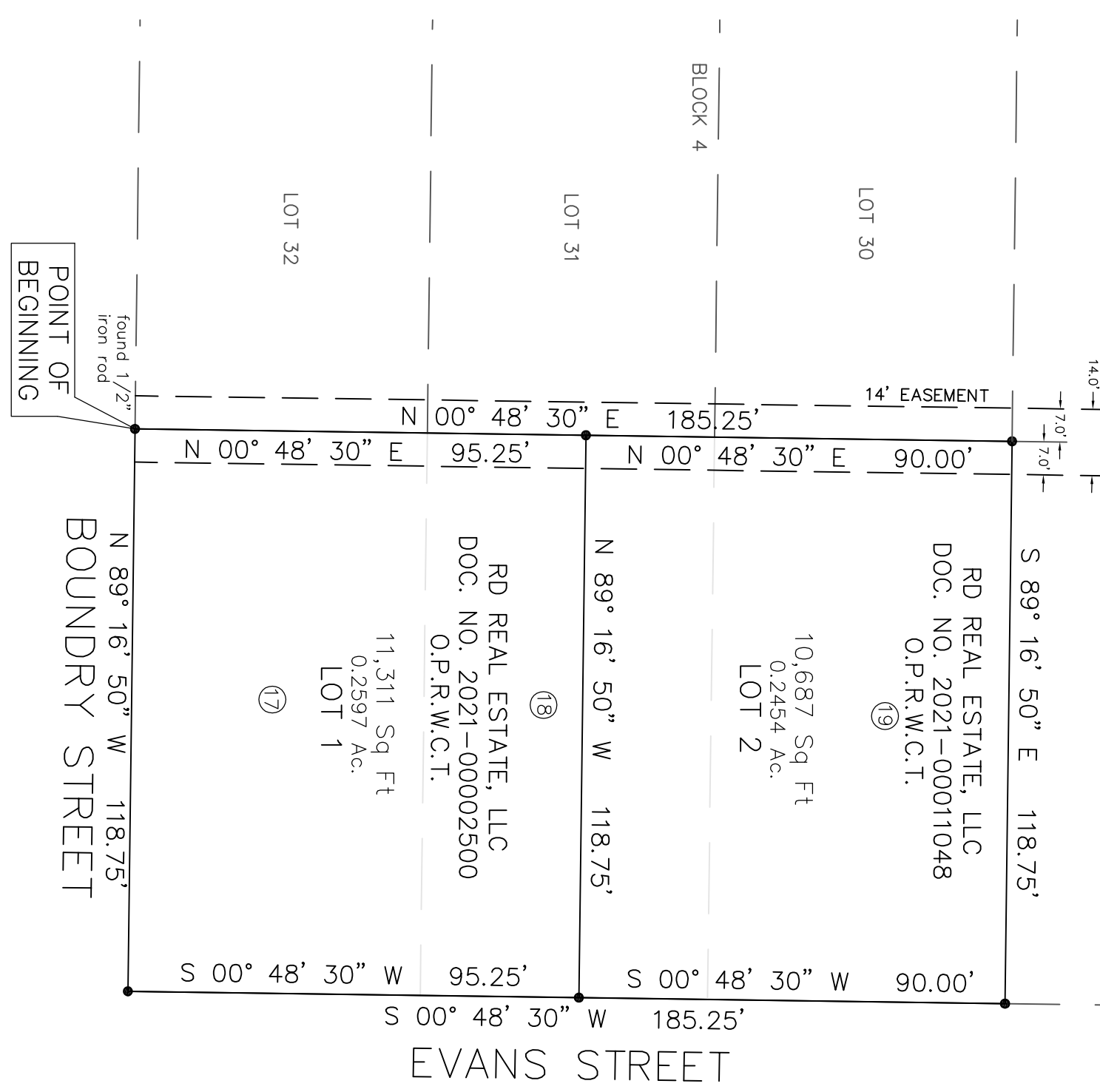
FROM: David Madsen

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

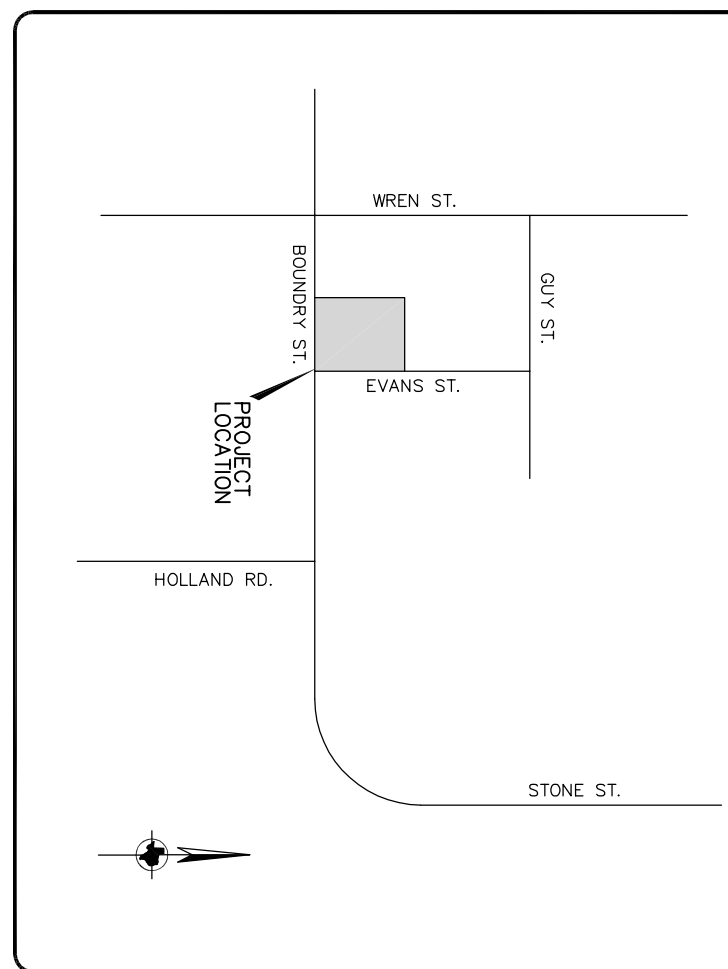
Background Information: The property is located at the NW corner of Evans and Boundry. It is described as Lots 17, 18, 19 Block 228 Mineola Townsites with one of the lots being addressed as 620 Evans. The owner, Ryan Pool of RD Real Estate LLC., has been granted a Specific Use Permit to build duplexes on the properties. The owner has requested a replat of the property. It will be divided into two lots in order to comply with zoning requirements.

Recommendation: Planning & Zoning recommends approval

Final Disposition:



**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" = 30'
DATE:	11/15/21
JOB NO.:	21-2219

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 §

That I, Ryan Pool of RD Real Estate, LLC, acting herein by and through its duly authorized officers and being the owners of the property described above and wishing to subdivide same into lots, do hereby adopt this plat attached hereto and titled "EVANS STREET COMMONS" as our legal subdivision of same and do hereby dedicate all rights-of-way and/or easements shown hereon to the use of the public forever. Any private improvements placed in said right-of-ways and/or easements shall be placed at no risk or obligation to the public and Wood County and the County shall have no responsibility to repair or replace such improvements if they are damaged or destroyed in the utilization of these rights-of-way and/or easements. The sale of the lots shown on this plat shall be made therewith subject to the restriction and conditions recorded in the Official Public Records of Wood County pertaining to said subdivision.

RD Real Estate, LLC
Ryan Pool
Partner
1280 CR 2800
Mineola, Texas 75773

THE STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, appeared Ryan Pool, 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 July, 2020, and that all monuments are correctly shown.

GIVEN UNDER MY HAND AND SEAL this the _____ day of _____, 2021.

**PRELIMINARY
FOR REVIEW PURPOSES ONLY**

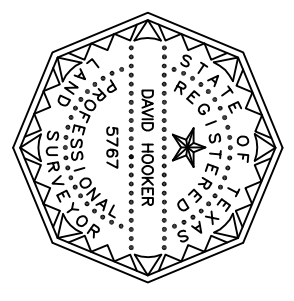
Registered Professional Land Surveyor

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 0.5050 acre tract of land situated in the E.A. Evans Survey, Abstract No. 192, City of Mineola, Wood County, Texas, being all of Lots 17, 18 and 19 in Block 3 of the plat of the F.C. Johnson 8 acre tract in Block 228 of the City of Mineola, as shown on plat recorded in Volume 40, Page 433 of the Deed Records of Wood County, Texas, said 0.5050 acres being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner in the North line of BOUNDRY STREET and in the center of an unimproved alley shown on said Plat, said point being the southwest corner of said Lot 17 and the southeast corner of Lot 32 in Block 4 of said Plat;

THENCE North 00 degrees 48 minutes 30 seconds East, along the West lines of said Lots 17, 18 and 19 and said Block 3 and along the East lines of said Lot 32 and said Block 4 and the East lines of Lots 31 and 30 in said Block 4 and with the center of said Alley, a distance of 185.25 feet, to a 1/2-inch iron rod set for corner, said point being the northwest corner of said Lot 19 and the northeast corner of said Lot 30, also being the southwest corner of Lot 20 in said Block 3 and the southeast corner of Lot 29 in said Block 4;

THENCE South 89 degrees 16 minutes 50 seconds East, along the North line of said Lot 19 and the South line of said Lot 20, a distance of 118.75 feet, to a 1/2-inch iron rod set for corner in the West line of Evans Street, said point being the northeast corner of said Lot 19 and the southeast corner of said Lot 20;

THENCE South 00 degrees 48 minutes 30 seconds West, along the East lines of said Lots 19, 18 and 17 and the West line of Evans Street, a distance of 185.25 feet, to a 1/2-inch iron rod set for corner at the intersection of the West line of Evans Street and the North line of BOUNDRY STREET, said point being the southeast corner of said Lot 17;

THENCE North 89 degrees 16 minutes 50 seconds West, along the South line of said Lot 17 and the North line of BOUNDRY STREET, a distance of 118.75 feet, to the POINT OF BEGINNING and containing 0.5050 acres of land, more or less.

EVANS STREET COMMONS
E.A. EVANS SURVEY
ABSTRACT NO. 192
CITY OF MINEOLA
WOOD COUNTY, TEXAS
SCALE: 1 INCH = 30 FEET

By: _____
Jayne Lankford
MAYOR

DENOTES ORIGINAL LOT NUMBERS

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.