

## MEMORANDUM

**DATE:** February 21, 2022

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

**FROM:** David Madsen

**SUBJECT:** **Council Meeting Agenda Item:** Subdivision plat approval

**Background Information:** The property is approximately 5 acres located at 525 Meadowbrook describe as LOT 46, 47B, 47C BLK 310 MINEOLA TOWNSITES. It is owned by Perter Woolford, part of Gladstone Investment Group. In July of 2021, the City Council approved a rezoning of the property to MD (Medium Density). This was to allow for a Two-Family Dwelling development. All submitted plans for the development have been approved by KSA, the engineering firm used by the city. The subdivision plat has been submitted for approval. The development will consist of 22 Two-Family dwellings.

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

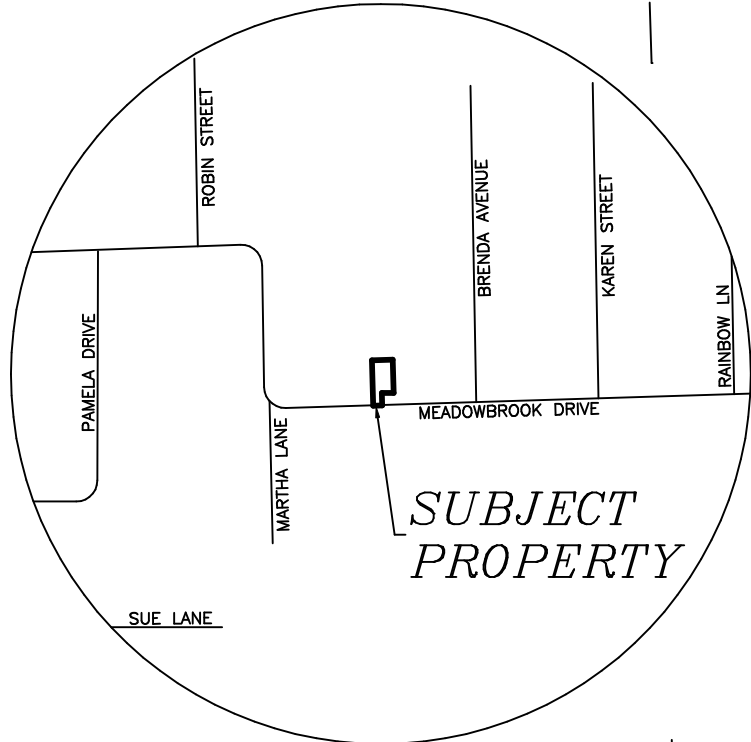
**Final Disposition:**

# A. HAMILTON SURVEY, A-286 WOOD COUNTY, TEXAS

10 0 40 80 120 Feet

N: 6944042.63  
E: 2898339.68

CURVE TABLE			
CURVE	RADIUS	BEARING	CHORD
C1	20.00	S 46°51'16" E	28.35
C2	20.00	S 43°08'44" W	28.21
C3	20.00	S 46°51'16" E	28.35
C4	20.00	S 43°08'44" W	28.21



VICINITY MAP  
NTS

MARGARET McBRIDE  
CALLED 2.6690 ACRES  
CFN: 2015-00002369

PLATTED BLOCK LINE

JIMMY L. SMARTT, JR. AND  
WIFE, JYCE E. SMARTT  
CALLED 0.328 ACRES  
CFN: 2020-0000965

**OWNER'S STATEMENT**  
I, Gladstone Investment Group Inc., being the legal owner of 0.530 acre tract, shown hereon, do hereby accept this as our plan for subdividing same into lots and blocks as shown.

Peter Woolford, Managing Member  
This \_\_\_\_\_ day of \_\_\_\_\_, 2022.

ATTEST:

STATE OF TEXAS  
COUNTY OF WOOD

Before me, the undersigned, a Notary Public in and for said County and State, on the \_\_\_\_\_ day personally appeared Peter Woolford, known to be the person whose name 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, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for Wood County, Texas

**SURVEYOR'S CERTIFICATE**

I, DAVID R. COLLINS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6488, DO HEREBY CERTIFY THAT THE ABOVE FINAL PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT TRACT MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION JUNE 22, 2021, AND IT CONFORMS TO THE CURRENT PROCEDURES AND PRACTICES ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT.

All that certain 4.151 acre tract of land in the A. Hamilton Survey, A-285, in Wood County, Texas, being part of the First Tract and all of the Second tract of land conveyed from Martin V.B. Mapes, Jr. to Gladstone Investment Group Inc. by Warranty Deed dated March 5, 2021, and recorded in Clerk's File No. 2021-00002362, in the Real Property Records of Wood County, Texas and the west portion of the 5.031 acre tract of land conveyed from Gladstone Investment Group Inc. to Shelby Savings Bank, SSB, by Deed of Trust dated October 10, 2021, and recorded in Clerk's File No. 2021-00011174 in said Real Property Records, said portion contains 0.062 acres.

GIVEN UNDER THIS DAY MY HAND AND SEAL THIS, THE 17th DAY JANUARY OF 2022.



R.P.L.S. NO. 6488 STATE OF TEXAS

**OWNER'S STATEMENT**

I, CMPW PROPERTIES LLC, being the legal owner of 4.151 acre tract, shown hereon, do hereby accept this as our plan for subdividing same into lots and blocks as shown.

Peter Woolford, Managing Member  
This \_\_\_\_\_ day of \_\_\_\_\_, 2022.

ATTEST:

STATE OF TEXAS  
COUNTY OF WOOD

Before me, the undersigned, a Notary Public in and for said County and State, on the \_\_\_\_\_ day personally appeared Peter Woolford, known to be the person whose name 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, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for Wood County, Texas

REVIEWED FOR PRELIMINARY APPROVAL:

PLANNING & ZONING COMMISSION CHAIRMAN DATE: \_\_\_\_\_

APPROVED FOR PREPARATION OF FINAL PLAT:

JAYNE LANKFORD MAYOR, CITY OF MINEOLA DATE: \_\_\_\_\_

**NOTE:**

1. "SET 5/8" I.R." DENOTES A 5/8" IRON ROD WITH GREEN PLASTIC CAP MARKED "TX FIRM # 10023000".  
2. BEARINGS AND DISTANCES ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE (4202), 1983 NORTH AMERICAN DATUM.

**FINAL PLAT**

**MEADOWBROOK ADDITION**  
CITY OF MINEOLA  
WOOD COUNTY, TEXAS

Collins Surveying & Mapping, Inc.  
910 Judson Road  
Longview, Texas 75601  
Phone: (903) 234-8051

Job Number: CIG5487-21

"NOTICE: SUBDIVIDING OR SELLING A PORTION OF ANY LOT DISPLAYED ON THIS DOCUMENT WITHOUT A PLAT APPROVED BY THE CITY OF LONGVIEW, TEXAS, IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."

**GENERAL NOTES:**

1. NUMBER OF LOTS: 22- TOTAL AREA 4.213 AC.
2. SUBJECT PROPERTY IS ZONED: MD- MEDIUM DENSITY
3. BUILDING SETBACKS: PER ZONING ORDINANCE
4. EROSION CONTROL DURING CONSTRUCTION SHALL BE PER CITY ORDINANCE.
5. DRAINAGE AND/OR DETENTION AS PER CITY OF MINEOLA ORDINANCE.
6. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE A 22 LOT SUBDIVISION.



Scale 1"=40'

KELLEY MP, LLC  
CALLED 2.123 ACRES  
CFN: 2015-0000728  
TRACT TWO

1.151 AC.  
CMPW PROPERTIES LLC  
CFN 2021-00012156

4.213 ACRES

ISABELLA STREET

CHLOE DRIVE

SOPHIA DRIVE

MEADOWBROOK DRIVE

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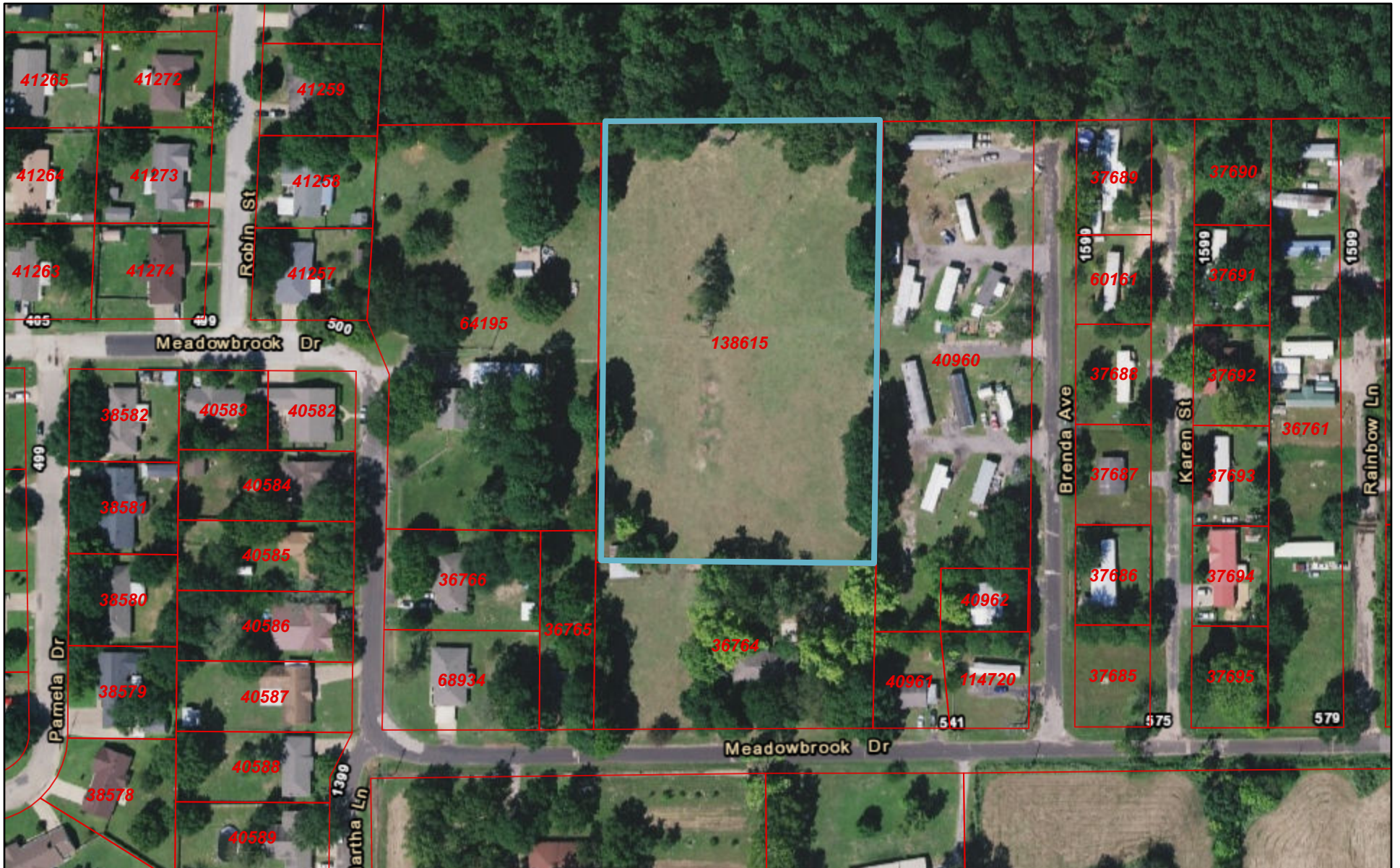
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# Wood CAD Web Map

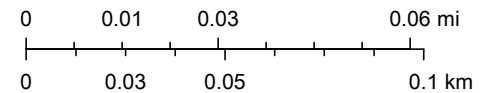


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World Transportation

 Parcels

1:2,257



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

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