

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 on South Loop 564 and CR 2724. It is 15.89 acres owned by Colby Morehead. It is out of the City Limits but within our ETJ (Extra Territorial Jurisdiction) so it has to be approved by the city. It fronts both Loop 564 and CR 2724 so there will be no street improvements. There is currently a city sanitary sewer main running through the middle of the property but there will be no further city improvements. The city is limited on what can be enforced on subdivisions in our ETJ but the staff had some concerns about drainage and sanitary sewer connections. The developer submitted a letter to the city advising that all appropriate measures would be taken to ensure downstream property owners that the drainage would not affect their property and that some of the lot owners would not be able to connect to sanitary sewer.

Recommendation: Planning & Zoning recommends approval.

Final Disposition:

FRONTAGE INVESTMENTS

PO Box 1212
Huntington, TX 75949
936.414.1739

To whom it may concern,

This letter is a response to the email we received from the City of Mineola. We are writing to formally acknowledge the concerns presented by Mr. Madsen and Mr. Crump in the email from dmadsen@mineola.com to frontageinvestments24@gmail.com dated January 4, 2022. We are aware and will keep these thoughts in mind as we move forward with our project. We will do everything we can to address the concerns. Specifically, we will let home builders and lot buyers who purchases lots 6, 7, 10, 11, 12 know that it will depend on the depth of the sewer line, the fall of the land and the location of the structure, but city sewer is unlikely which will result in buyer installing a septic system. We will also specifically address the restricted access to city water for lots 4, 8, 9, 10, 11, 12 by granting easements from the loop through lots 3, 5, 6 and 7

Best Regards,

Cory Morehead

VP. Frontage Investments

LEGAL DESCRIPTION:

BEING 15.889 ACRES OF LAND SITUATED IN THE CHARLES E. RIVERS SURVEY, ABSTRACT NO. 495, SMITH COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 15.874 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM MARGARET JANE CURTIS TO COLBY MOREHEAD, AS RECORDED IN DOCUMENT NUMBER 2021-00010243 OF THE OFFICIAL PUBLIC RECORDS OF WOOD COUNTY, TEXAS, SAID 15.889 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP (FOUND) AT THE NORTHEAST CORNER OF THE ABOVE REFERENCED 15.874 ACRE TRACT OF LAND, AND BEING AT THE NORTHWEST CORNER OF THAT CERTAIN CALLED 8.003 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO MARSHA A. FEHL, AS RECORDED IN DOCUMENT NUMBER 2017-00003177 OF THE OFFICIAL PUBLIC RECORDS OF WOOD COUNTY, TEXAS, AND BEING LOCATED IN THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST FARM-TO-MARKET HIGHWAY NO. 495, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00°17'22" EAST, AT A DISTANCE OF 263.65 FEET PASS A 1/2" IRON ROD WITH CAP MARKED "5449" (FOUND) AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED 8.003 ACRE TRACT, AND BEING AT THE NORTHWEST CORNER OF THAT CERTAIN CALLED 20.011 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO MARSHA FEHL COKER, AS RECORDED IN DOCUMENT NUMBER 2010-00005156 OF THE OFFICIAL PUBLIC RECORDS OF WOOD COUNTY, TEXAS, AND CONTINUE FOR A TOTAL DISTANCE OF 1379.12 FEET TO A POINT FOR CORNER AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED 15.874 ACRE TRACT, AND BEING AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED 20.011 ACRE TRACT, AND BEING LOCATED IN OR NEAR THE CENTERLINE OF COUNTY ROAD 2724, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD (FOUND) BEARS NORTH 00°17'22" WEST, A DISTANCE OF 30.04 FEET;

THENCE NORTH 86°14'18" WEST, FOR A DISTANCE OF 72.99 FEET TO A POINT FOR CORNER AT AN ANGLE BREAK IN THE SOUTH LINE OF SAID 15.874 ACRE TRACT, AND BEING LOCATED IN THE PAVED SURFACE OF THE ABOVE MENTIONED COUNTY ROAD 2724, AND BEING AN ANGLE BREAK IN THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 50°45'18" WEST, FOR A DISTANCE OF 609.96 FEET TO A POINT FOR CORNER AT AN ANGLE BREAK IN THE SOUTH LINE OF SAID 15.874 ACRE TRACT, AND BEING LOCATED IN THE PAVED SURFACE OF SAID COUNTY ROAD 2724, AND BEING AN ANGLE BREAK IN THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 84°30'18" WEST, FOR A DISTANCE OF 399.97 FEET TO A POINT FOR CORNER AT AN ANGLE BREAK IN THE SOUTH LINE OF SAID 15.874 ACRE TRACT, AND BEING LOCATED IN THE PAVED SURFACE OF SAID COUNTY ROAD 2724, AND BEING AN ANGLE BREAK IN THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 80°34'35" WEST, FOR A DISTANCE OF 132.42 FEET TO 1/2" IRON ROD WITH CAP MARKED "HALO 5984" (SET) AT THE SOUTHERLY SOUTHWEST CORNER OF SAID 15.874 ACRE TRACT, AND BEING LOCATED IN THE NORTH MARGIN OF SAID COUNTY ROAD 2724, AND BEING LOCATED IN THE SOUTH RIGHT-OF-WAY LINE OF THE ABOVE MENTIONED SOUTHEAST FARM-TO-MARKET HIGHWAY NO. 495, AND BEING AT THE SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

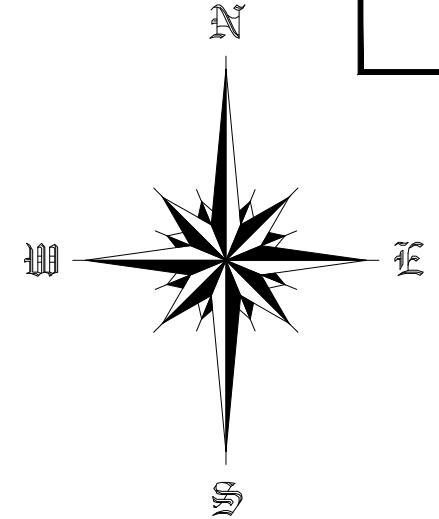
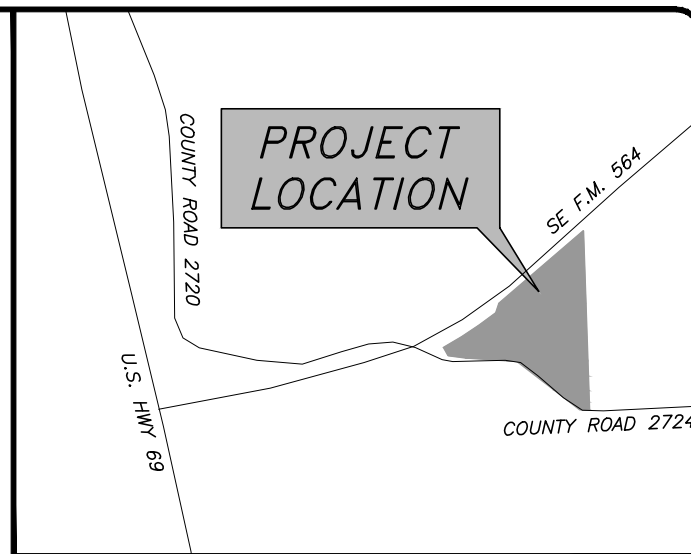
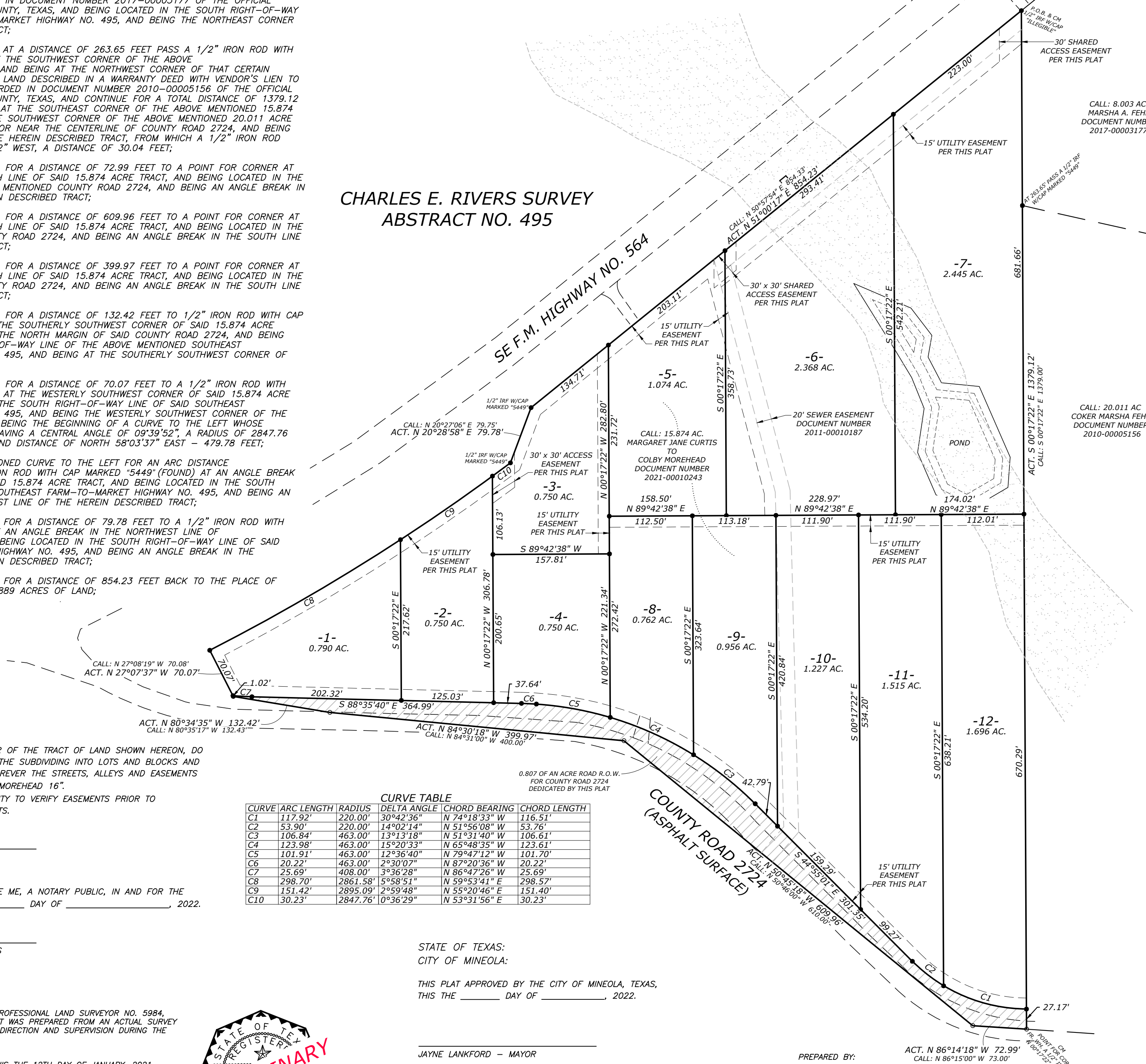
THENCE NORTH 27°07'37" WEST, FOR A DISTANCE OF 70.07 FEET TO A 1/2" IRON ROD WITH CAP MARKED "HALO 5984" (SET) AT THE WESTERLY SOUTHWEST CORNER OF SAID 15.874 ACRE TRACT, AND BEING LOCATED IN THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHEAST FARM-TO-MARKET HIGHWAY NO. 495, AND BEING THE WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING THE BEGINNING OF A CURVE TO THE LEFT WHOSE FUNCTIONS ARE AS FOLLOWS: HAVING A CENTRAL ANGLE OF 09°39'52", A RADIUS OF 2847.76 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 58°03'37" EAST - 479.78 FEET;

THENCE WITH THE ABOVE MENTIONED CURVE TO THE LEFT FOR AN ARC DISTANCE OF 480.35 FEET TO A 1/2" IRON ROD WITH CAP MARKED "5449" (FOUND) AT AN ANGLE BREAK IN THE NORTHWEST LINE OF SAID 15.874 ACRE TRACT, AND BEING LOCATED IN THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHEAST FARM-TO-MARKET HIGHWAY NO. 495, AND BEING AN ANGLE BREAK IN THE NORTHWEST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 20°28'58" EAST, FOR A DISTANCE OF 79.78 FEET TO A 1/2" IRON ROD WITH CAP MARKED "5449" (FOUND) AT AN ANGLE BREAK IN THE NORTHWEST LINE OF SAID 15.874 ACRE TRACT, AND BEING LOCATED IN THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHEAST FARM-TO-MARKET HIGHWAY NO. 495, AND BEING AN ANGLE BREAK IN THE NORTHWEST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 51°00'17" EAST, FOR A DISTANCE OF 854.23 FEET BACK TO THE PLACE OF BEGINNING AND CONTAINING 15.889 ACRES OF LAND;

**CHARLES E. RIVERS SURVEY
ABSTRACT NO. 495**



- NOTES:**
- 1) "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."
 - 2) BY GEOGRAPHIC PLOTTING THE SUBJECT PROPERTY IS WITHIN ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE MAP NUMBER 48499C0340C, EFFECTIVE DATE SEPTEMBER 3, 2010.
 - 3) BEARINGS ARE BASED UPON THE MONUMENTED EAST LINE OF THAT CERTAIN CALLED 15.874 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM MARGARET JANE CURTIS TO COLBY MOREHEAD, AS DESCRIBED IN INSTRUMENT NUMBER 2021-00010243 OF THE OFFICIAL PUBLIC RECORDS OF WOOD COUNTY, TEXAS.
 - 4) THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT AFFECT THE PROPERTY.
 - 5) THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - 6) IN PROVIDING THIS SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SUBJECT PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 - 7) SEE APPLICABLE CITY OF MINEOLA CODES FOR CONDITIONS THAT MIGHT AFFECT THE DEVELOPMENT OF THIS TRACT.
 - 8) THIS PROPERTY IS LOCATED WITHIN THE ETJ OF MINEOLA, TEXAS.

OWNER'S STATEMENT:

I, COLBY MOREHEAD, THE OWNER OF THE TRACT OF LAND SHOWN HEREON, DO ACCEPT THIS AS ITS PLAN FOR THE SUBDIVIDING INTO LOTS AND BLOCKS AND DO DEDICATE TO THE PUBLIC FOREVER THE STREETS, ALLEYS AND EASEMENTS AS SHOWN HEREON AS "COLBY MOREHEAD 16".

IT IS THE OWNER'S RESPONSIBILITY TO VERIFY EASEMENTS PRIOR TO CONSTRUCTING ANY IMPROVEMENTS.

COLBY MOREHEAD, OWNER

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS, THIS THE _____ DAY OF _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S STATEMENT:

I, JAMES CRAWFORD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5984, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF OCTOBER, 2021.

GIVEN UNDER MY HAND & SEAL, THIS THE 12TH DAY OF JANUARY, 2021.

(PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY)
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.

JAMES CRAWFORD
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5984



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	117.92'	220.00'	30°42'36"	N 74°18'33" W	116.51'
C2	53.90'	220.00'	14°02'14"	N 51°56'08" W	53.76'
C3	106.84'	463.00'	13°13'18"	N 51°31'40" W	106.61'
C4	123.98'	463.00'	15°20'33"	N 65°48'35" W	123.61'
C5	101.91'	463.00'	12°36'40"	N 79°47'12" W	101.70'
C6	20.22'	463.00'	2°30'07"	N 87°20'36" W	20.22'
C7	25.69'	408.00'	3°36'28"	N 86°47'26" W	25.69'
C8	298.70'	2861.58'	5°58'51"	N 59°53'41" E	298.57'
C9	151.42'	2895.09'	2°59'48"	N 55°20'46" E	151.40'
C10	30.23'	2847.76'	0°36'29"	N 53°31'56" E	30.23'

STATE OF TEXAS:
CITY OF MINEOLA:

THIS PLAT APPROVED BY THE CITY OF MINEOLA, TEXAS,
THIS THE _____ DAY OF _____, 2022.

JAYNE LANKFORD - MAYOR

RECORDED IN VOLUME _____ PAGE _____ OF THE PLAT
RECORDS OF WOOD COUNTY, TEXAS.

THIS THE _____ DAY OF _____, 2022.

PREPARED BY:



9097 COUNTY ROAD 2193
WHITEHOUSE, TEXAS 75791
(903) 570-0857

TBPELS FIRM REGISTRATION NO. 10194259

- LEGEND**
- - DENOTES POINT FOR CORNER
IN ROAD UNLESS NOTED OTHERWISE.
 - - DENOTES 1/2" IRON ROD (SET) WITH
CAP MARKED "HALO 5984" UNLESS NOTED OTHERWISE.

**FINAL PLAT
COLBY MOREHEAD 16
BEING A PART OF THE
CHARLES E. RIVERS SURVEY, A-495
WOOD COUNTY, TEXAS**



Wood CAD Web Map

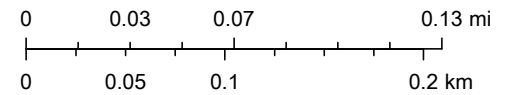


1/31/2022, 2:42:14 PM

World Transportation

 Parcels

1:4,514



© OpenStreetMap (and) contributors, CC-BY-SA, Esri, HERE, IPC

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.