

MEMORANDUM

DATE: February 21, 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 in the 400 Block of Hart Street on Lots A of I and Lot J Block 34-1 Mineola Townsites. It is owned by Jonathan Blanco. The owner plans to request a Specific Use Permit for a Manufactured Home in the future but there is an issue getting water to the property. The property will need to be replatted to accommodate a home.

Recommendation: Planning & Zoning recommends approval of replat.

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

BLOCK 34-A



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 Tax Deed to Jonathan Pichardo Blanco, dated September 21, 2020, as shown of record in Instrument No. 2021-00002862, Real Property Records, Wood County, Texas, and being known as Lot "A of I" and Lot "J", Block 34-1, City of Mineola, Texas, same being all of Lot "J" and the East 40 feet of Lot "I", Block 34-1, 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 set at the Northeast corner of said Lot "J", same being at the intersection of the South line of a 20 feet wide alley and the West line of a 14 feet wide alley, and being N 10° 48' 24" E, a distance of 26.10 feet and S 88° 48' 44" W, a distance of 14.31 feet from a 1/2 inch iron rod found at the Northwest corner of Lot 10C, Block 34-2, City of Mineola, Texas;

THENCE S 10° 48' 24" W, along the East line of said Lot "J", and along the West line of a 14 feet wide alley, a distance of 159.00 feet to a 1/2 inch iron rod set at the Southeast corner of said Lot "J", same being the intersection of the West line of a 14 feet wide alley and the North line of Hart Street;

THENCE S 88° 48' 44" W, along the South line of said Lot "J", and long the North line of Hart Street, at approximately 57.25 feet passing through the Southwest corner of said Lot "J" and through the Southeast corner of said Lot "I", continuing along same bearing, in all, a total distance of 97.25 feet to a 1/2 inch iron rod set for a corner;

THENCE N 10° 48' 24" E, across said Lot "I", a distance of 159.00 feet to a 1/2 inch iron rod set for a corner in the North line of said Lot "I" and in the South line of a 20 feet wide alley;

THENCE N 88° 48' 44" E, along the North line of said Lot "I" and along the South line of a 20 feet wide alley, at approximately 40.0 feet passing through the Northeast corner of said Lot "I" and through the Northwest corner of said Lot "J", continuing along same bearing, in all, a total distance of 97.25 feet to the POINT OF BEGINNING and containing 0.347 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.

NOTE:
1/2" IRON RODS SET AT ALL CORNERS.

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.

OWNERS STATEMENT

THE STATE OF TEXAS §
COUNTY OF WOOD §

THAT I, Jonathan Pichardo Blanco, being the owner 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 J-R, BLOCK 34-1, 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.

Jonathan Pichardo Blanco

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

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 December, 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

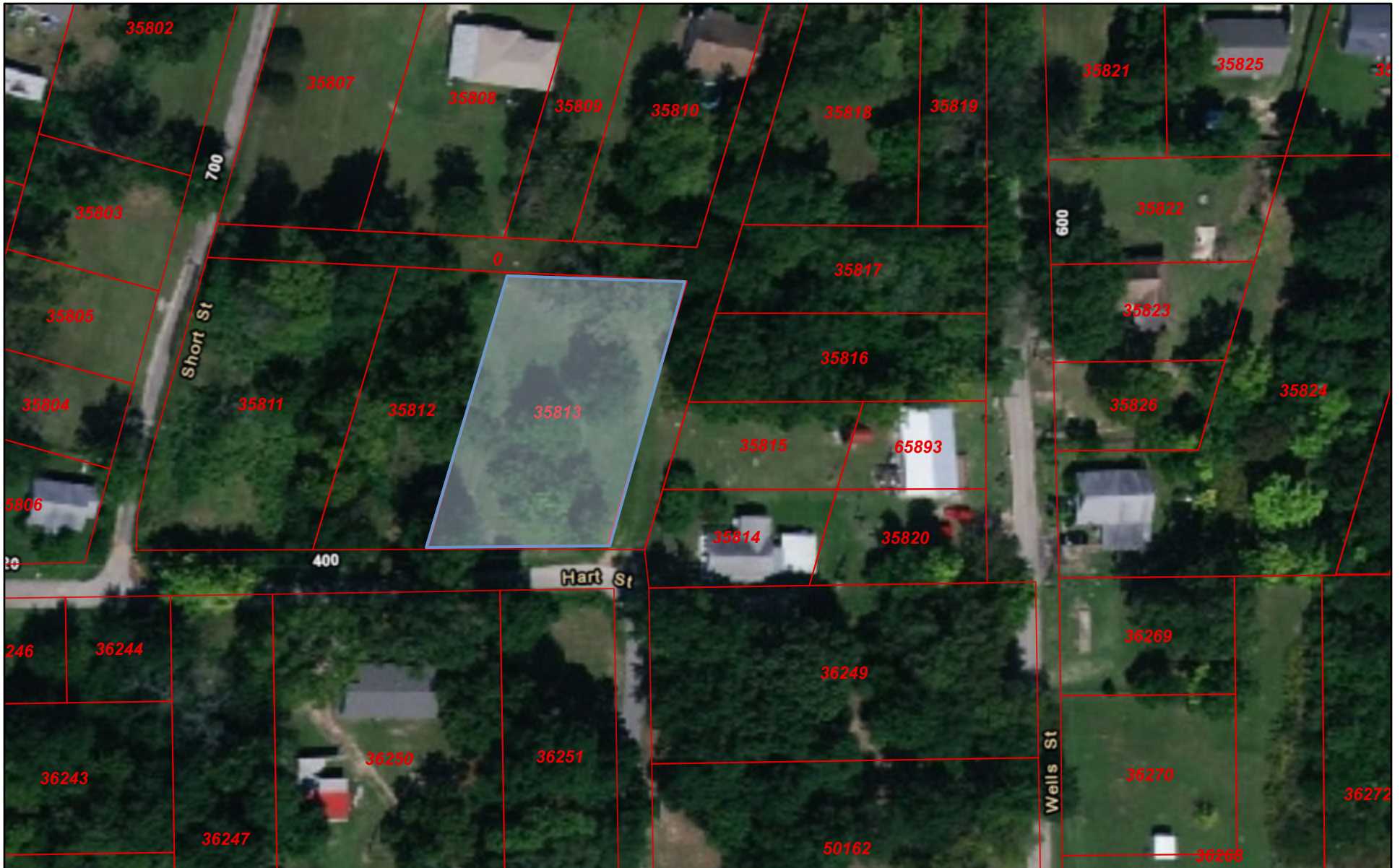
PLAT SHOWING SURVEY OF LOT J-R,
BLOCK 34-1, CITY OF MINEOLA, TEXAS

Being a replat of Lots A of I and J, Block 34-1, City of Mineola, Texas



RUPAR & ASSOCIATES, PLLC
Surveying & Mapping
409 S. Main, Quitman, Texas 75783
Date : 12-22-2021 Scale : AS NOTED W35813

Wood CAD Web Map

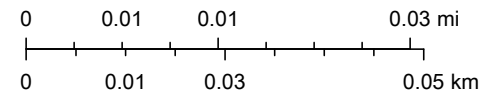


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World Transportation

 Parcels

1:1,128

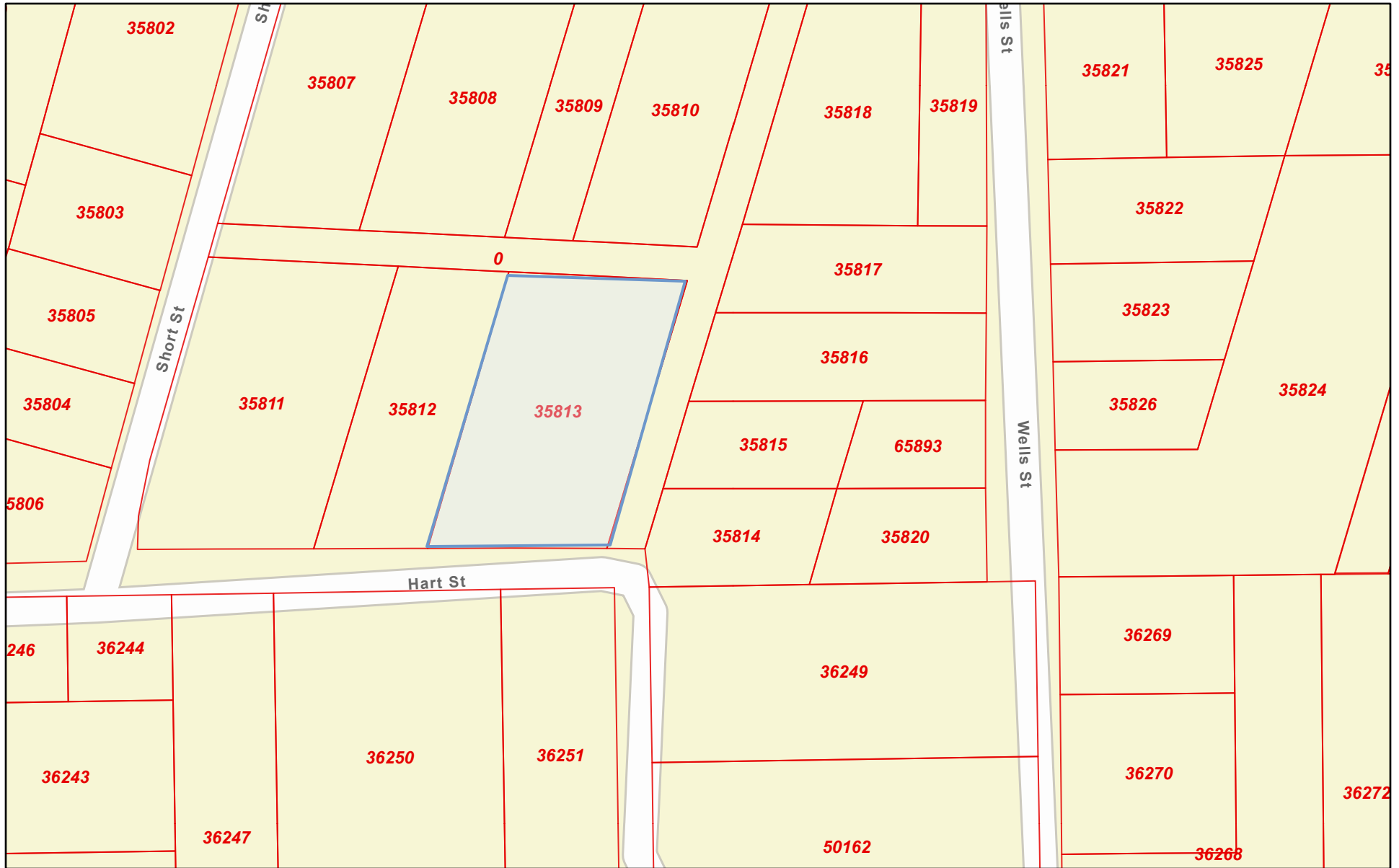


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Wood County Appraisal District, BIS Consulting - www.bisconsulting.com

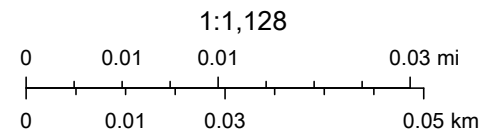
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Wood CAD Web Map



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 Parcels



Esri Community Maps Contributors, Baylor University, Smith County, Texas

Wood County Appraisal District, BIS Consulting - www.bisconsulting.com

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