

MEMORANDUM

DATE: March 17, 2022

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

FROM: David Madsen

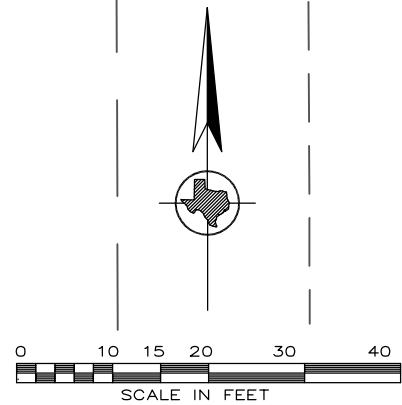
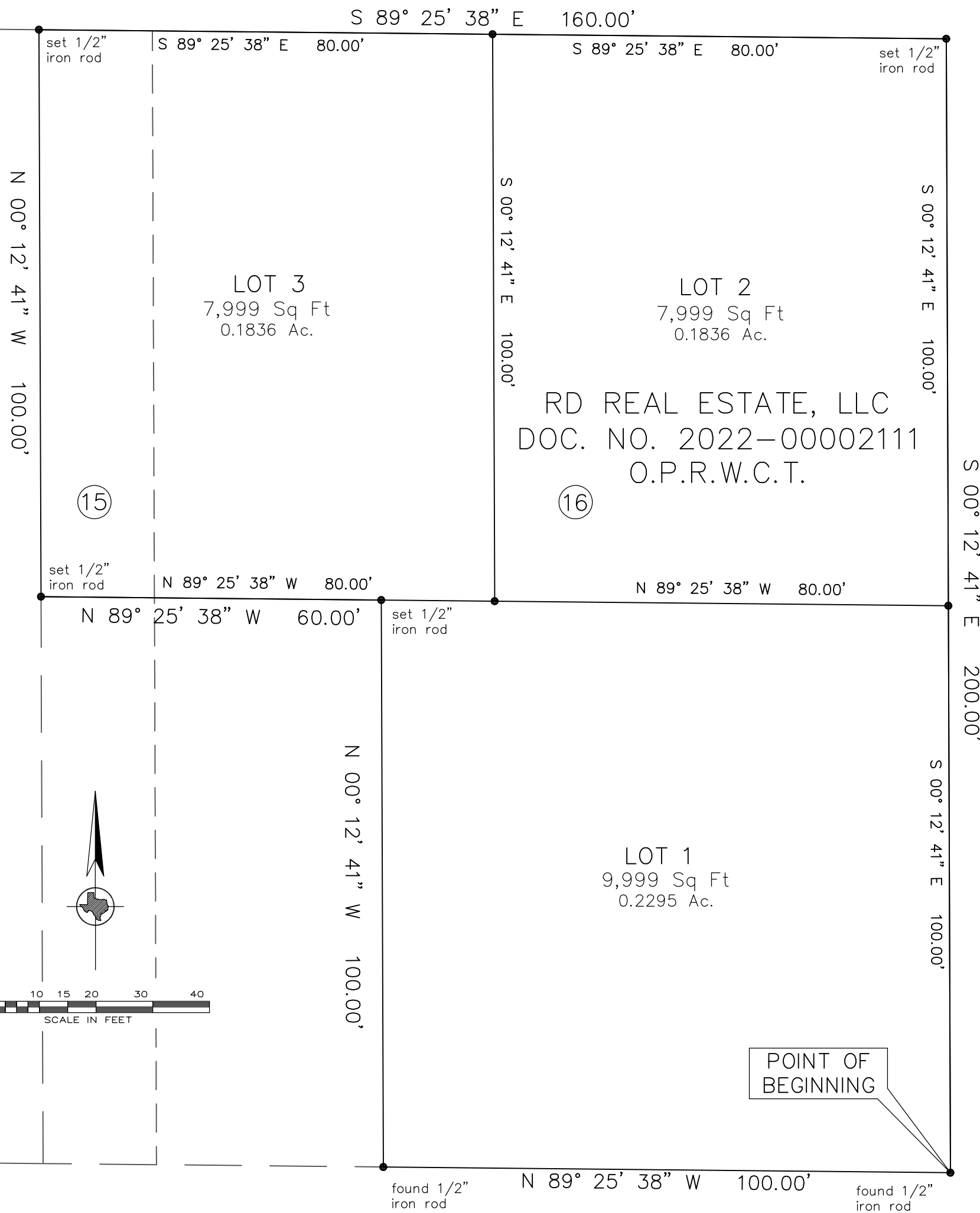
SUBJECT: **Council Meeting Agenda Item:** Request for replat

Background Information: The property described as Lots 16A, 16B and 15C Ham Addition. It is located on University between W. McDonald and W. Blair and is zoned SF-7 (Single Family). The owner, Ryan Pool, wishes to construct Two-Family Dwellings on the lots. The property needs to be re-subdivided in order to meet zoning regulations.

Recommendation: Planning & Zoning recommends approval.

Final Disposition:

W. McDONALD STREET



W. BLAIR STREET

UNIVERSITY STREET

RD REAL ESTATE, LLC
DOC. NO. 2022-00002111
O.P.R.W.C.T.

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 "BLAIR 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 WOOD §

BEFORE ME, the undersigned authority, A Notary Public in and for the State 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 _____, 2022.

Notary Public

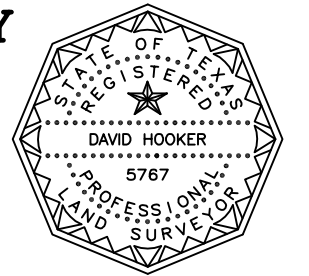
SURVEYOR'S STATEMENT

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 February, 2022, and that all monuments are correctly shown.

GIVEN UNDER MY HAND AND SEAL this the _____ day of _____, 2022.

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 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 _____, 2022.

Notary Public

PROPERTY DESCRIPTION

That certain 0.5968 acre tract of land situated in the W.H. Crawford Survey, Abstract No. 120, City of Mineola, Wood County, Texas, being part of Lots 15 and 16 in Block 4 of Ham Addition, to the City of Mineola, according to the plat thereof recorded in Volume M, Page 198 of the Deed Records of Wood County, Texas, said 0.5968 acres being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner at the intersection of the North line of W. Blair Street and the West line of University Street, said point being the southeast corner of said Lot 16 and said Block 4, also being the southeast corner of that certain tract conveyed to F.W. Rholes, by dated January 5th, 1904, recorded in Volume 93, Page 394 of said Deed Records;

THENCE North 89 degrees 25 minutes 38 seconds West, along the South lines of said Lot 16, Block 4 and said Rholes tract and the North line of W. Blair Street, a distance of 100.00 feet, to a 1/2-inch iron rod found for corner, said point being the southeast corner of that certain tract conveyed to Ocie Fair, by deed recorded in Volume 165, Page 605 of said Deed Records;

THENCE North 00 degrees 12 minutes 41 seconds West, crossing said Rholes tract and along the East line of said Fair tract, a distance of 100.00 feet, to a 1/2-inch iron rod set for corner in the South line of that certain tract conveyed to J.B. Cowart, by deed dated July 23rd, 1906, recorded in Volume 16, Page 70 of said Deed Records, said point being the northeast corner said Fair tract;

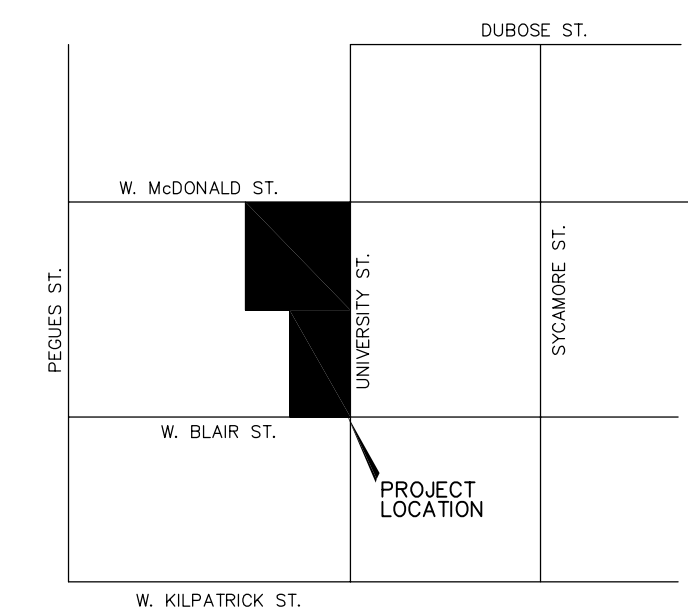
THENCE North 89 degrees 25 minutes 38 seconds West, along the South line of said Cowart tract and the North line of said Fair tract, a distance of 60.00 feet, to a 1/2-inch iron rod set for corner in the West line of said Rholes tract and East line of that certain called 0.275 acre tract conveyed to Shandi M. Brown, by deed recorded in Doc. No. 2014-00006091 of the Real Records of Wood County, Texas, said point being the southwest corner of said Cowart tract and the northwest corner of said Fair tract;

THENCE North 00 degrees 12 minutes 41 seconds West, along the West lines of said Rholes tract and said Cowart tract and the East line of said Brown tract, a distance of 100.00 feet, to a 1/2-inch iron rod set for corner in the North line of said Lot 15 and said Block 4 and in the South line of W. McDonald Street, said point being the northwest corner of said Rholes tract and said Cowart tract and the northeast corner of said Brown tract;

THENCE South 89 degrees 25 minutes 38 seconds East, along the North lines of said Rholes tract, said Cowart tract, said Block 4 and said Lots 15 and 16 and the South line of W. McDonald Street, a distance of 160.00 feet, to a 1/2-inch iron rod set for corner at the intersection of the South line of W. McDonald Street and the West line of University Street, said point being the northeast corner of said Cowart tract, said Rholes tract, said Lot 16 and said Block 4;

THENCE South 00 degrees 12 minutes 41 seconds East, along the East lines of said Rholes tract, said Cowart tract, said Lot 16 and said Block 4 and the West line of University Street, passing at 100.00 feet, the southeast corner of said Cowart tract, continuing a total distance of 200.00 feet, to the POINT OF BEGINNING and containing 0.5968 acres of land, more or less.

VICINITY MAP (NOT TO SCALE)



BEING a Replat of part of Lots 15 and 16 in Block 4 of Ham Addition, according to the plat thereof recorded in Volume M, Page 198 of the Deed Records of Wood County, Texas, described in a Deed to RD Real Estate, LLC, recorded in Doc. No. 2022-00002111 of the Official Public Records of Wood County, Texas, and containing 0.5968 acres.

○ DENOTES ORIGINAL LOT NUMBERS

CITY OF MINEOLA CERTIFICATION

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.

I hereby certify that the attached and foregoing plat and field notes of "EVANS STREET COMMONS" was approved by the City Council of Mineola on this _____ day of _____, 2022.

ALL CORNERS ARE 1/2" IRON RODS SET WITH A PLASTIC CAP STAMPED "HOOKER, RPLS 5767", UNLESS OTHERWISE NOTED.

By: _____

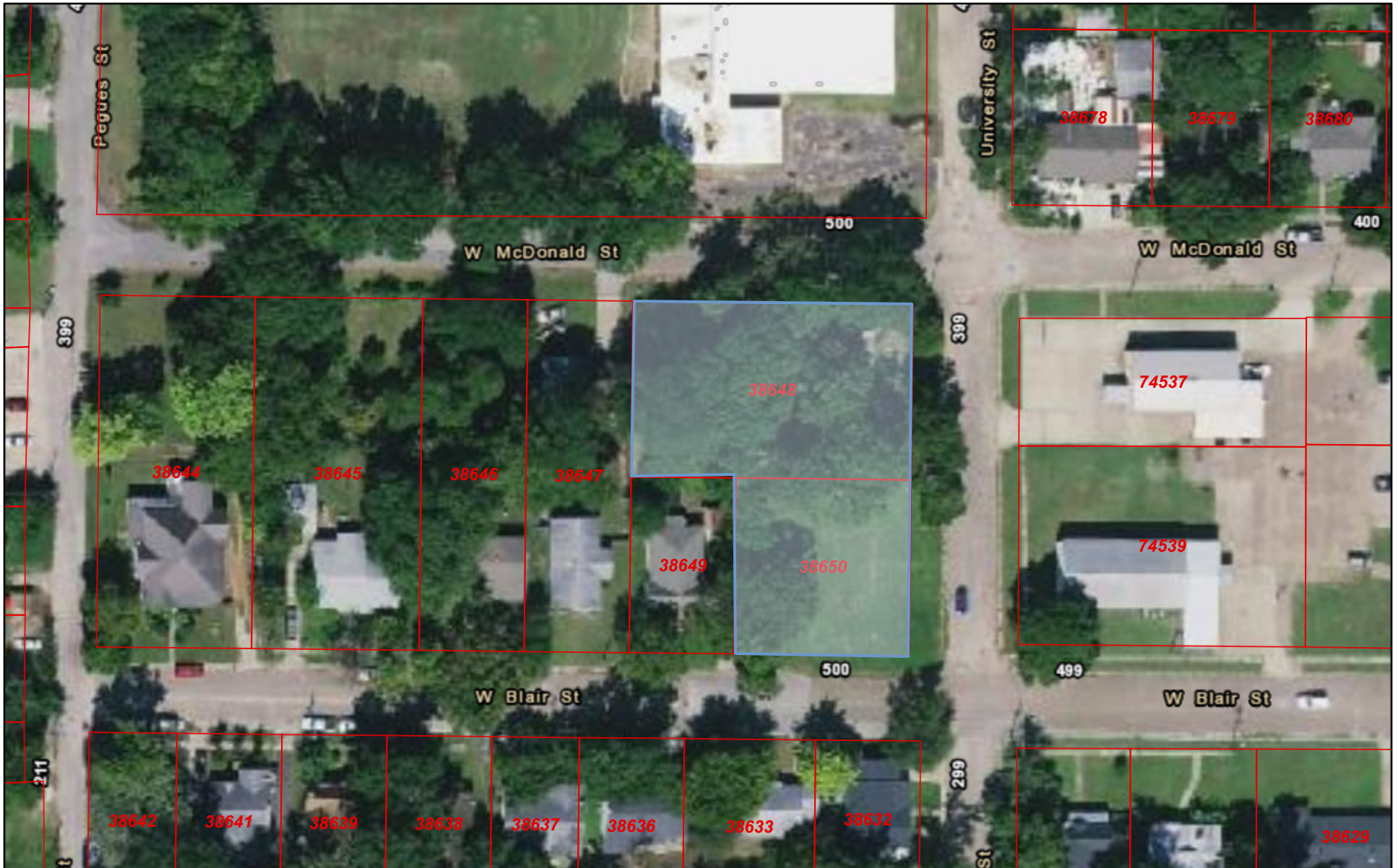
Jayne Lankford
MAYOR

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" = 20'
DATE: 03/02/22
JOB NO. 22-0109P

BLAIR STREET COMMONS
W.H. CRAWFORD SURVEY
ABSTRACT NO. 180
CITY OF MINEOLA
WOOD COUNTY, TEXAS
SCALE: 1 INCH = 20 FEET

Wood CAD Web Map



2/15/2022, 1:51:54 PM

-  Abstracts
-  Parcels
-  City Limits
- World Transportation

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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.