

MEMORANDUM

DATE: March 17, 2022

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

FROM: David Madsen

SUBJECT: **Council Meeting Agenda Item:** Approval of the subdividing of property on Holland Road

Background Information: The property is described as Lot 4 Block 287 Mineola Townsites and is located on Holland Road in south west Mineola. It is 11.5 acres and is zoned SF-7. The owner, Ryan Hopson, wishes to subdivide the property into four lots of 2 acres each and one lot of 3.479 acres. There is a City sewer easement on the east side of the property that is unlikely to be accessible and a two inch water line on the Holland Road frontage.

Recommendation: Planning & Zoning recommends approval.

Final Disposition:

OWNER'S STATEMENT:

THAT I, RYAN HOPSON AM THE OWNER OF THE PROPERTY SHOWN HEREON AND DO HEREBY ACCEPT THIS AS ITS PLAN FOR SUBDIVIDING INTO LOTS AS SHOWN AND DO DEDICATE TO THE PUBLIC FOREVER THE STREETS, ALLEYS, AND EASEMENTS SHOWN HEREON.

BY: _____
RYAN HOPSON

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

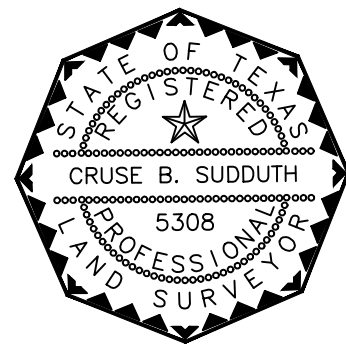
NOTARY PUBLIC

SURVEYOR'S STATEMENT:

I, CRUSE B. SUDDUTH, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5308, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY DIRECTION AND SUPERVISION ON THE GROUND DURING THE MONTH OF _____, 2022.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2022.

CRUSE B. SUDDUTH, R.P.L.S. NO.5308



APPROVAL:

I HEREBY CERTIFY THAT THE REPLAT OF LOT 4, BLOCK 287, MINEOLA TOWNSITES ADDITION WAS APPROVED BY THE CITY COUNCIL OF MINEOLA ON THIS _____ DAY OF _____, 2022.

BY: _____
JAYNE LANGFORD (MAYOR)

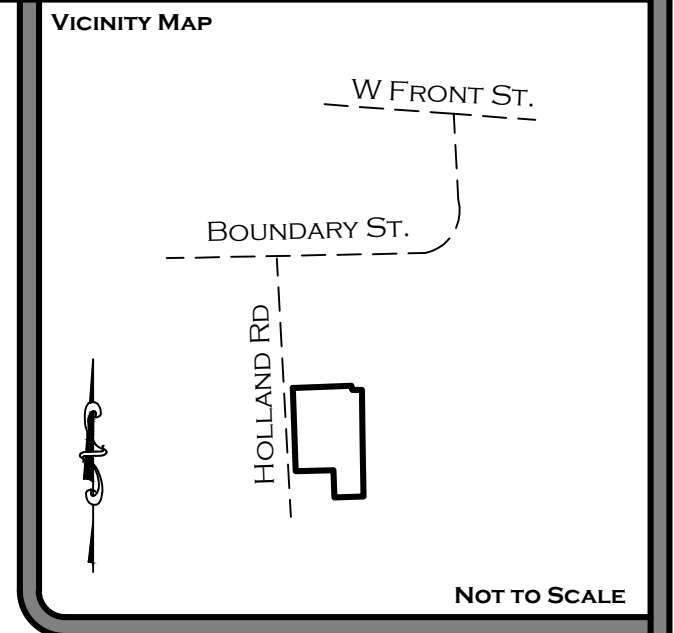
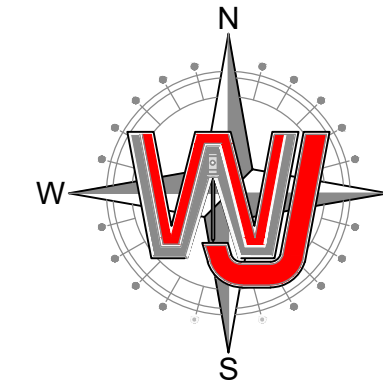
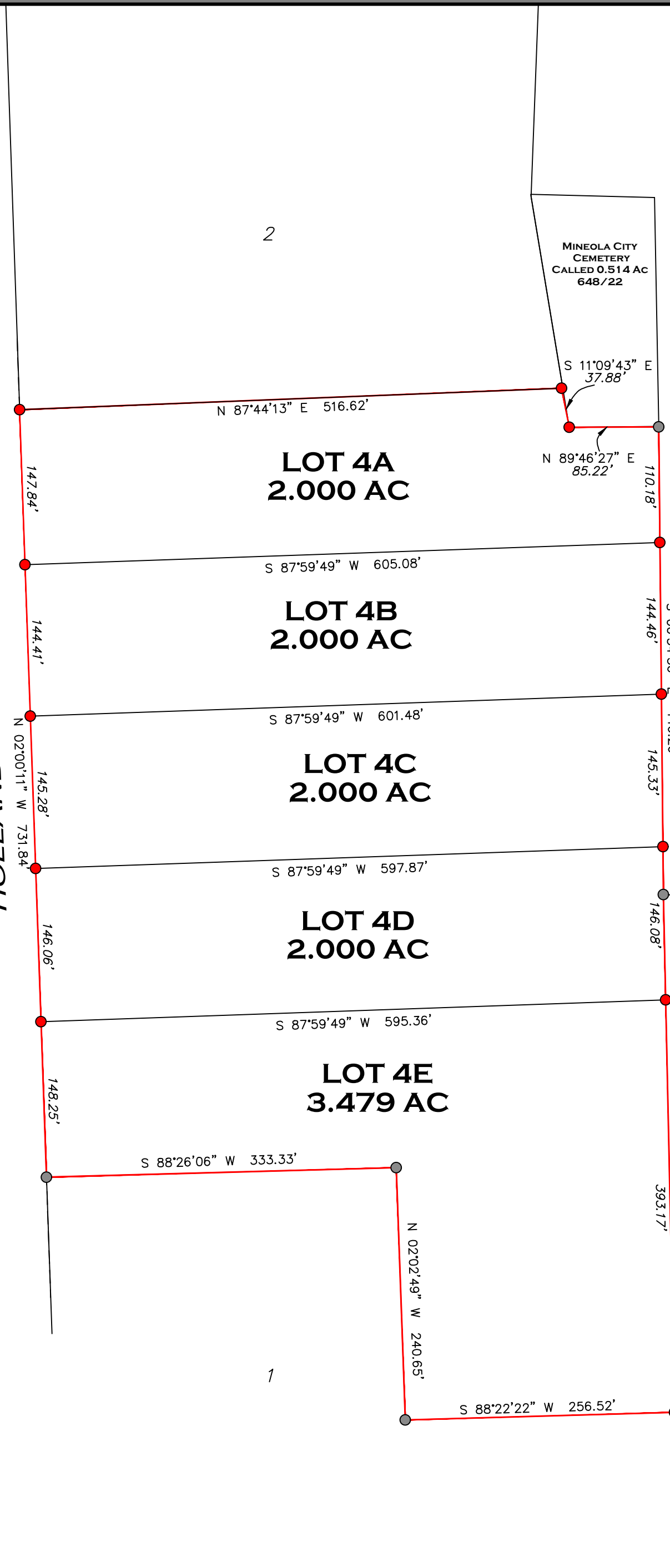
PLAT RECORDED IN CABINET _____, SLIDE _____

DATE RECORDED: _____

GENERAL NOTES:

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY & CITY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD 1983.
- ALL LOT CORNERS ARE MARKED WITH A 1/2" IRON ROD UNLESS OTHERWISE NOTED.
- 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.
- SEE APPLICABLE CITY OF MINEOLA CODES FOR CONDITIONS THAT MIGHT AFFECT THE DEVELOPMENT OF THIS TRACT.

HOLLAND ROAD



FIELD NOTE DESCRIPTION FOR A 11.479 ACRE TRACT BEING LOCATED IN THE J.E. WHITE SURVEY, ABSTRACT NO. 612, WOOD COUNTY, TEXAS, BEING LOT 4, BLOCK 287, MINEOLA TOWNSITES ADDITION TO THE CITY OF MINEOLA RECORDED IN VOLUME 1, PAGE 94, PLAT RECORDS, WOOD COUNTY, TEXAS AND BEING ALL OF THE SAME LAND CONVEYED TO RYAN HOPSON AS DESCRIBED AND RECORDED IN DOCUMENT NO. 2018-00004993, OFFICIAL PUBLIC RECORDS, WOOD COUNTY, TEXAS. SAID 11.479 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOR A NORTHERLY SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF LOT 1 AND BEING ON THE EAST RIGHT OF WAY OF HOLLAND ROAD;

THENCE NORTH 02 DEG. 00 MIN. 11 SEC. WEST WITH THE WEST RIGHT OF WAY OF SAID ROAD A DISTANCE OF 731.84 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 2;

THENCE NORTH 87 DEG. 44 MIN. 13 SEC. EAST WITH SAID DIVISION LINE A DISTANCE OF 516.62 FEET TO A 1/2" IRON ROD SET FOR A NORTH CORNER OF HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 2 AND BEING ON THE WEST LINE OF A CALLED 0.514 ACRE TRACT CONVEYED TO THE MINEOLA CITY CEMETERY AS DESCRIBED AND RECORDED IN VOLUME 648, PAGE 22;

THENCE SOUTH 11 DEG. 09 MIN. 43 SEC. EAST WITH THE WEST LINE OF SAID 0.514 ACRE TRACT A DISTANCE OF 37.88 FEET TO A 1/2" IRON ROD SET FOR AN INTERIOR ELL CORNER OF HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 0.514 ACRE TRACT;

THENCE NORTH 89 DEG. 46 MIN. 27 SEC. EAST WITH THE SOUTH LINE OF SAID 0.514 ACRE TRACT A DISTANCE OF 85.22 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 0.514 ACRE TRACT;

THENCE SOUTH 00 DEG. 34 MIN. 36 SEC. EAST WITH THE EAST LINE OF SAID LOT 4 A DISTANCE OF 446.26 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE BREAK OF HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 12.574 ACRE TRACT CONVEYED TO JCW MCGHEE LLC AS DESCRIBED AND RECORDED IN DOCUMENT NO. 2021-00007591;

THENCE SOUTH 01 DEG. 13 MIN. 27 SEC. EAST WITH THE EAST LINE OF SAID LOT 4 A DISTANCE OF 492.95 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT, SAME BEING THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 88 DEG. 22 MIN. 22 SEC. WEST WITH SAID DIVISION LINE A DISTANCE OF 256.52 FEET TO A 1/2" IRON ROD FOUND A SOUTH CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEG. 02 MIN. 49 SEC. WEST WITH SAID DIVISION LINE A DISTANCE OF 240.65 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEG. 26 MIN. 06 SEC. WEST A DISTANCE OF 333.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.479 ACRES OF LAND.

CITY OF MINEOLA CEMETERY
JCW MCGHEE LLC
CITY OF MINEOLA TOWNSITES
DOC. NO. 202100007591

WOOD COUNTY, TX
J. E. WHITE SURVEY A-612

☼ = COTTON SPINDLE FOUND/SET
● = 1/2" IRON ROD FOUND/SET

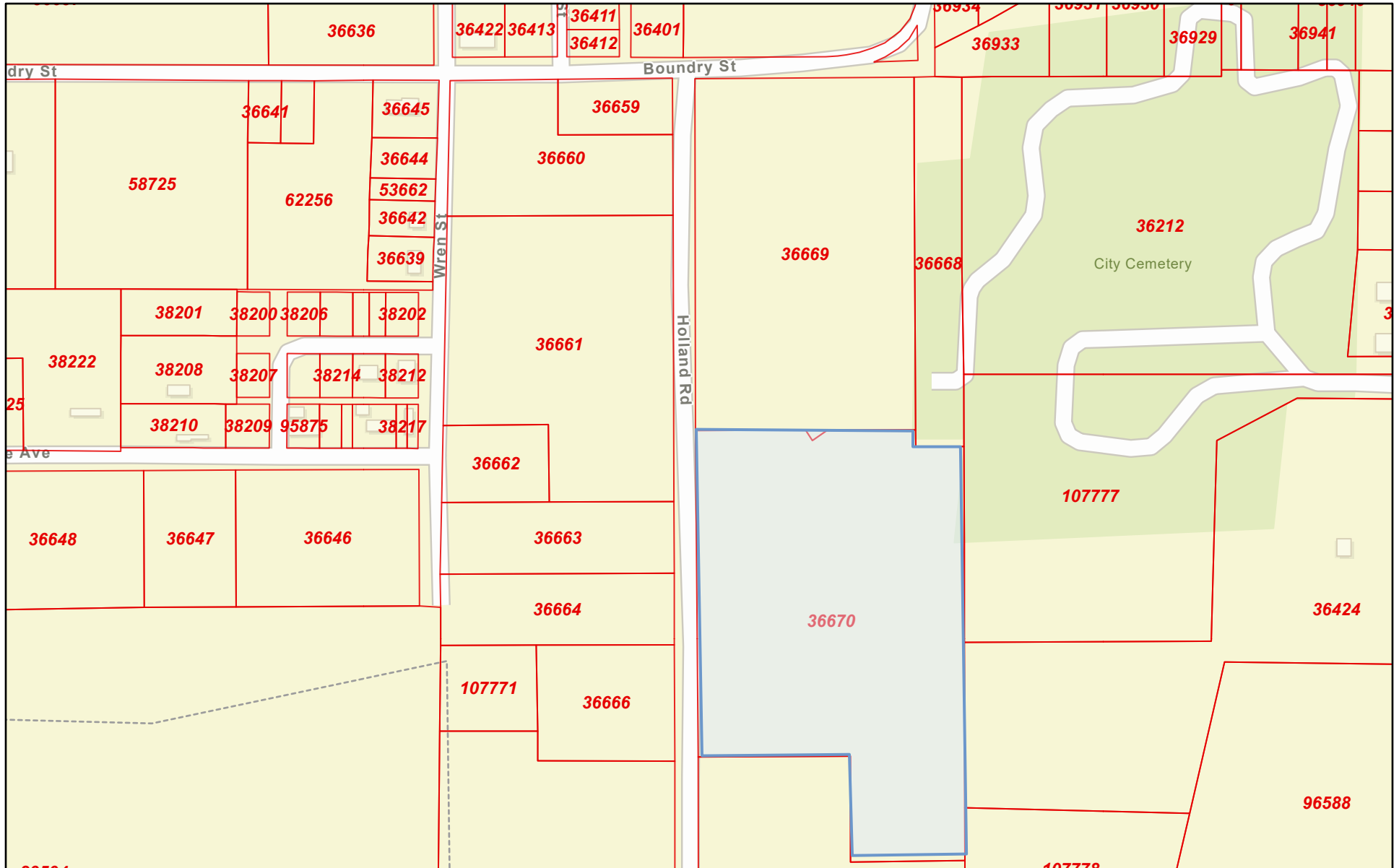
**PRELIMINARY REPLAT OF LOT 4, BLOCK 287
MINEOLA TOWNSITES ADDITION
CITY OF MINEOLA, WOOD COUNTY, TEXAS**

WALKER, WARREN, & JORDAN
SURVEYING & MAPPING
10819 US Hwy 69 N
TYLER, TX 75706
903-534-9000
TBPELS FIRM NO. 10025300

PROJECT MANAGER: B. BLOCKER
ADDRESS: HOLLAND ROAD
CITY/COUNTY: MINEOLA, WOOD CO.
SURV./ABSTRACT NO.: WHITE A-612
SUBDIVISION: MINEOLA TOWNSITES
LOT/BLOCK NO.: AS SHOWN
CLIENT: RYAN HOPSON

PREPARED BY: CBS ON FEB. 2022
JOB NO. 22-0222
100 0 100
SCALE: 1" = 100'

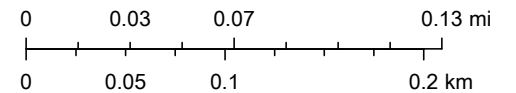
Wood CAD Web Map



3/4/2022, 7:19:56 AM

 Parcels

1:4,514



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

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.