

MEMORANDUM

DATE: May 17, 2022

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

FROM: David Madsen

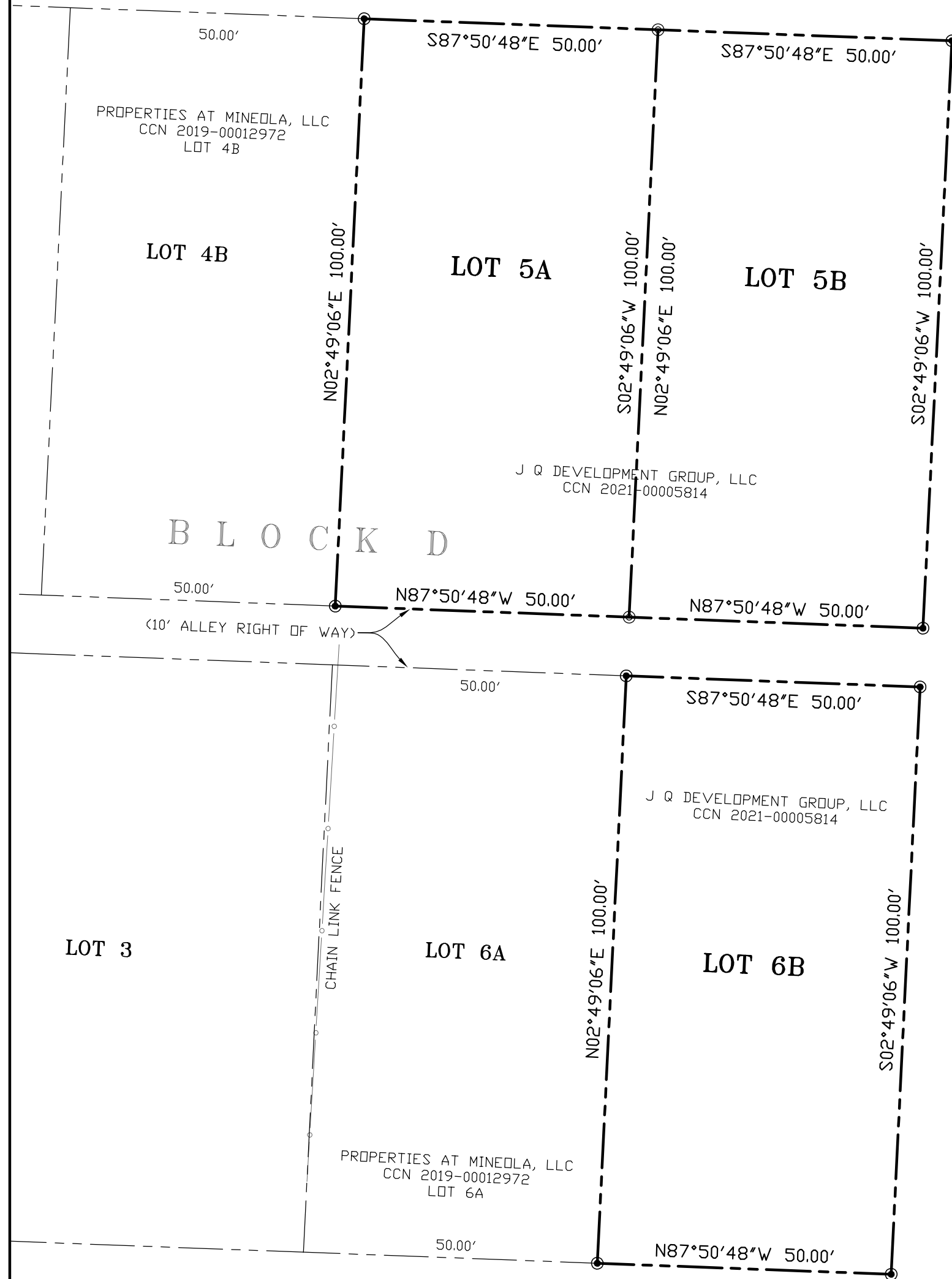
SUBJECT: **Council Meeting Agenda Item:** Replat of Lots 5A, 5B, 6B
Landers & Revelle Addition

Background Information: The property is located on McWhorter, Landers and Short Streets and is owned by J. Q. Development Group, LLC. The owners intend to build single family homes on the properties but the issue is with the separate lots. Wood CAD shows the lots to be already separate, however the surveyor could not find any deed records that verified this. It was decided that in order to avoid any future issues with this, the properties would be legally divided and match what Wood CAD indicates. The minimum requirements for lot sizes in that zone is 75' x 100'. These lots will be 50' x 100'. The lots are presumed to have been separated at some point, although no records could be located, so they would be considered legal non-conforming.

Recommendation: Planning & Zoning recommends approval.

Final Disposition:

McWHORTER STREET
(50' RIGHT OF WAY)



LANDERS STREET
(50' RIGHT OF WAY)

NOTES:

- This Plat does not constitute the following:
 - Wet Lands determination
 - Sub surface determinations
 - Environmental assessments
- No Flood Zone determination was made as part of this survey.
- Bearings shown hereon are grid, based on the North American Datum of 1983, Texas State Plane Coordinate System, Texas North Central Zone(4202).

Tract 1-0.230 Ac.:
Being all of that certain lot, tract or parcel of land situated in the J. E. White Survey, Abstract No. 612, being all of Lot 5, Block D of the Revelle-Landers Addition according to the plat recorded in Volume 90, Page 205 Deed Records Wood County, Texas, being part of Block 170, City of Mineola, said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a found 1/2" iron rod with yellow cap stamped "Haney 6082" at the northeast corner of said Lot 5, being the intersection of the South right of way line of McWhorter Street (50' right of way) with the West right of way line of Short Street (40' right of way);

Thence along the East line of said Lot 5 and along the West right of way line of Short Street, South 02 degrees 49 minutes 06 seconds West, a distance of 100.00 feet to a found 1/2" iron rod with yellow cap stamped "Haney 6082" at the southeast corner of said Lot 5, at the intersection of the West right of way line of Short Street with the North right of way of a 10' Alley;

Thence along the South line of said Lot 5 and along the North right of way line of said 10' Alley, North 87 degrees 50 minutes 48 seconds West, a distance of 100.00 feet to a found 1/2" iron rod with yellow cap stamped "Haney 6082" at the southwest corner of said Lot 5;

Thence along the West line of said Lot 5, North 02 degrees 49 minutes 06 seconds East, a distance of 100.00 feet to a found 1/2" iron rod with yellow cap stamped "Haney 6082" at the northwest corner of said Lot 5, being in the South right of way line of McWhorter Street;

Thence along the North line of said Lot 5 and along the South right of way line of McWhorter Street, South 87 degrees 50 minutes 48 seconds East, a distance of 100.00 feet to the POINT OF BEGINNING and containing 0.230 acres of land.

Tract 2-0.115 Ac.:
Being all of that certain lot, tract or parcel of land situated in the J. E. White Survey, Abstract No. 612, being part of Lot 6, Block D of the Revelle-Landers Addition according to the plat recorded in Volume 90, Page 205 Deed Records Wood County, Texas, being part of Block 170, City of Mineola, said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a found 1/2" iron rod with yellow cap stamped "Haney 6082" at the southeast corner of said Lot 6, being the intersection of the North right of way line of Landers Street (50' right of way) with the West right of way line of Short Street (40' right of way);

Thence along the South line of said Lot 6 and along the North right of way line of Landers Street, North 87 degrees 50 minutes 48 seconds West, a distance of 50.00 feet to a found 1/2" iron rod with yellow cap stamped "Haney 6082";

Thence across said Lot 6, North 02 degrees 49 minutes 06 seconds East, a distance of 100.00 feet to a found 1/2" iron rod with yellow cap stamped "Haney 6082" in the North line of said Lot 6, also being in the South line of a 10' Alley right of way;

Thence along the North line of Lot 6 and along said Alley right of way, South 87 degrees 50 minutes 48 seconds East, a distance of 50.00 feet to a found 1/2" iron rod with yellow cap stamped "Haney 6082" at the northeast corner of said Lot 6, being the intersection of said South Alley right of way with the West line of said Short Street;

Thence along the East line of said Lot 6 and the West right of way line of Short Street, South 02 degrees 49 minutes 06 seconds West, a distance of 100.00 feet to the POINT OF BEGINNING and containing 0.115 acres of land.

OWNERS CERTIFICATION:

THAT WE, J Q DEVELOPMENT GROUP, LLC, TEXAS, BEING THE OWNERS OF THE PROPERTY SHOWN HEREON DO ACCEPT THIS PLAT FOR RESUBDIVISION OF LOTS 5 AND 6, BLOCK D OF THE REVELLE-LANDERS ADDITION, BLOCK 170, CITY OF MINEOLA, DO HEREBY ADOPT THE RESUBDIVISION SHOWN HEREON AS LOTS 5A, 5B AND 6B, BLOCK D OF THE REVELLE-LANDERS ADDITION AS OUR LEGAL SUBDIVISION. THIS PLAT SHALL BE MADE THEREWITH SUBJECT TO THE RESTRICTIONS AND CONDITIONS RECORDED IN THE TEXAS REAL PROPERTY RECORDS OF WOOD COUNTY, TEXAS, PERTAINING TO SUBDIVISION SHOWN HEREON.

BY: _____
JOHN T. RHODES, OWNER
J Q DEVELOPMENT GROUP, LLC

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(SHE) EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

____ MY COMMISSION EXPIRES ON: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

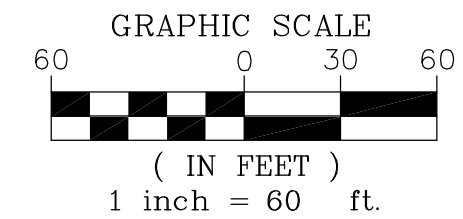
APPROVED BY THE CITY COUNCIL OF MINEOLA, STATE OF TEXAS, THIS THE

____ DAY OF _____, 2022

BY: _____
JAYNE LANKFORD, MAYOR

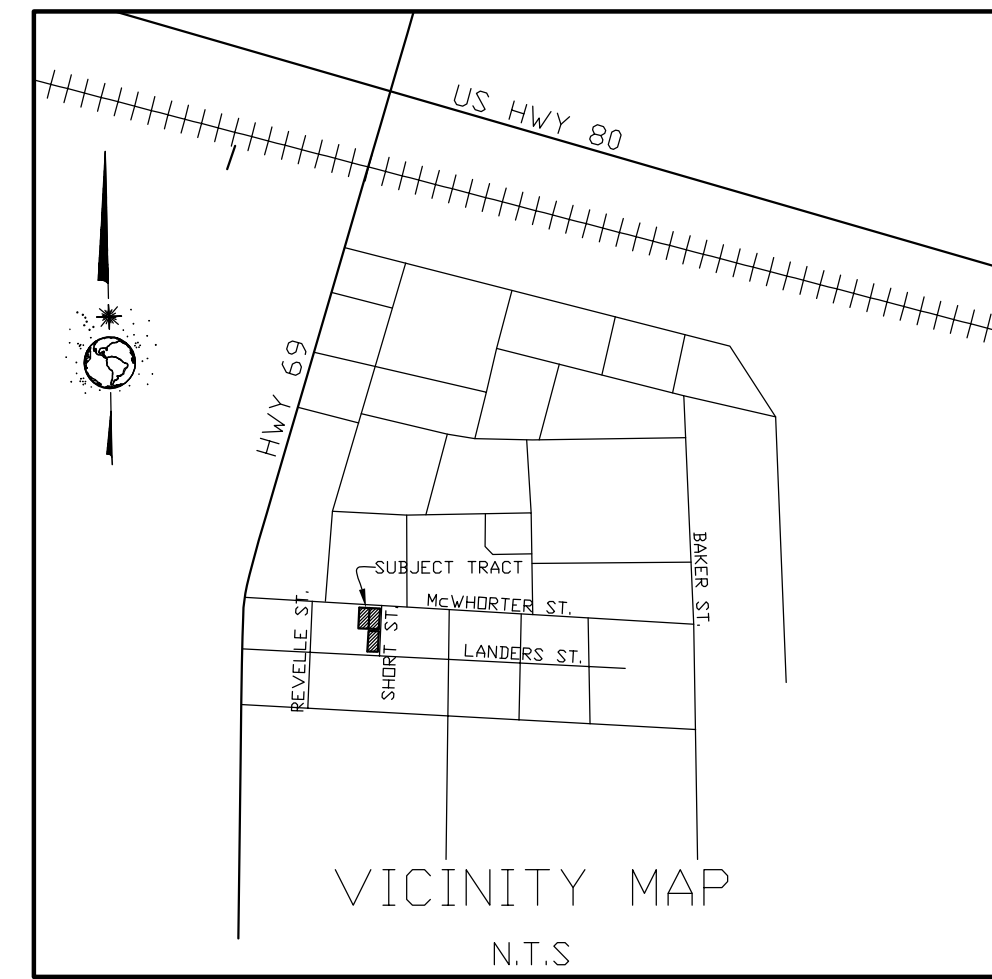
LOTS 5A, 5B & 6B, BLOCK D OF THE REVELLE-LANDERS ADDITION, BLOCK 170, CITY OF MINEOLA

BEING A REPLAT OF LOTS 5 & 6 OF THE REVELLE-LANDERS ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 90, PAGE 205 DEED RECORDS WOOD COUNTY, TEXAS BEING PART OF BLOCK 170, CITY OF MINEOLA



LEGEND

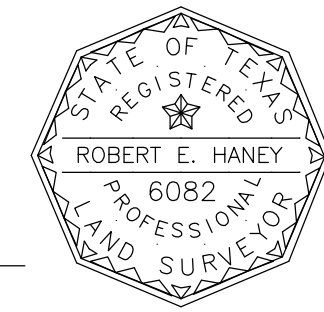
- LOT LINES
- - - CHAIN LINK FENCE
- SET 1/2" I.R. WITH YELLOW CAP STAMPED "HANEY 6082"



SURVEYORS CERTIFICATION:

I, ROBERT E. HANEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6082, DO HEREBY CERTIFY TO THE CITY OF MINEOLA, TEXAS THAT THIS MAP REPRESENTS AN ACTUAL SURVEY MADE BY ME, ON THE GROUND DURING THE MONTH OF MARCH, 2022, AND THAT ALL MARKERS OR MONUMENTS ARE CORRECTLY SHOWN HEREON.

Robert E. Haney





ROBERT E. HANEY, RPLS. NO. 6082.

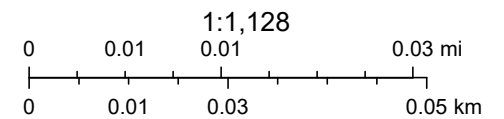
HANEY'S ENGINEERING & LAND SURVEYING		P.O. BOX 1564 156 GLENROSE DRIVE HAWKINS, TEXAS	
SCALE : 1" = 20'	CELL (903) 363-8852		
JOB # HE1085	TBPELS FIRM NO. 10158600		

Wood CAD Web Map



3/31/2022, 12:38:49 PM

-  Abstracts
-  Parcels



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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.