

MEMORANDUM

DATE: June 22, 2022

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

FROM: David Madsen

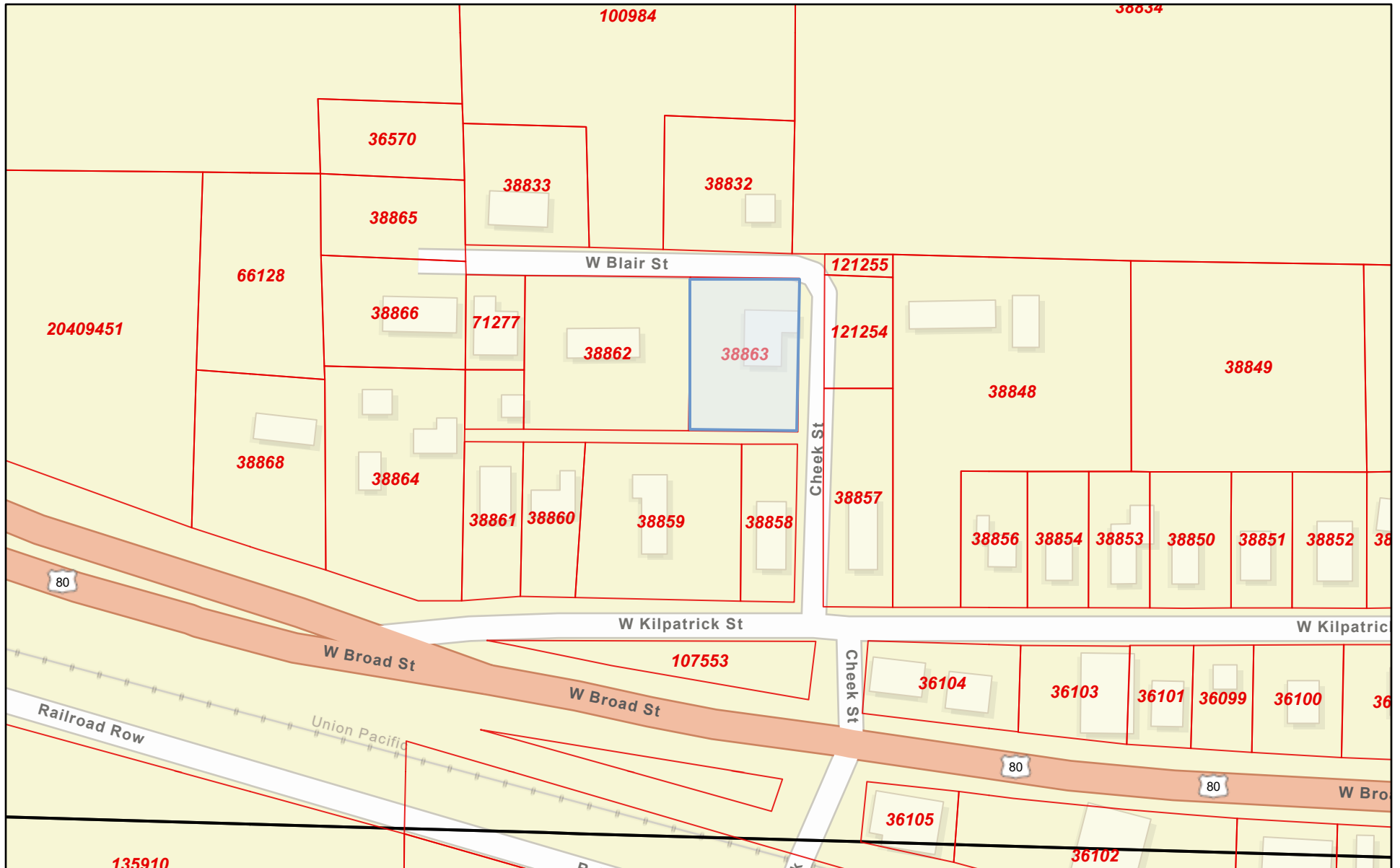
SUBJECT: **Council Meeting Agenda Item: Replat of LOT 11, 12 BLK 41 HAM ADD**

Background Information: The property is located at 223 Cheek Street described as LOT 11, 12 BLK 41 HAM ADD. It is approximately .5 acres and has a house on the property. The two lots are divided with a north and south property line. The owner, Charlotte & Bruce Turner, wish to divide the property using east and west property lines. The purpose is to construct an additional house on the vacant lot.

Recommendation: Planning & Zoning recommends approval of the replat.

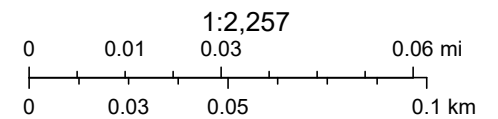
Final Disposition:

Wood CAD Web Map



6/3/2022, 8:17:44 AM

-  Abstracts
-  Parcels

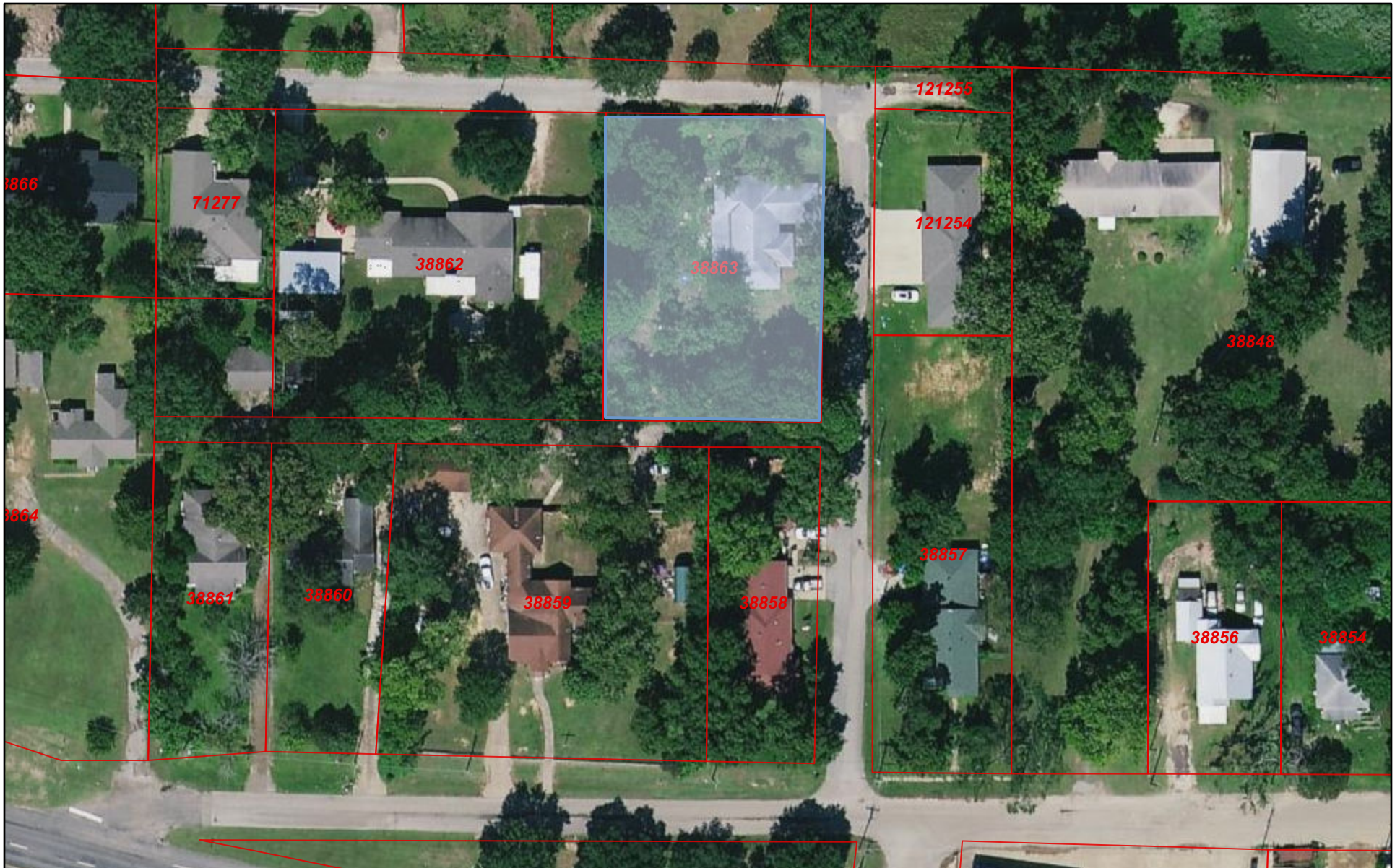


Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



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

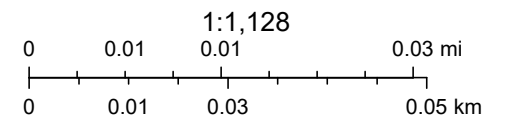
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Wood CAD Web Map



6/3/2022, 8:44:56 AM

-  Abstracts
-  Parcels



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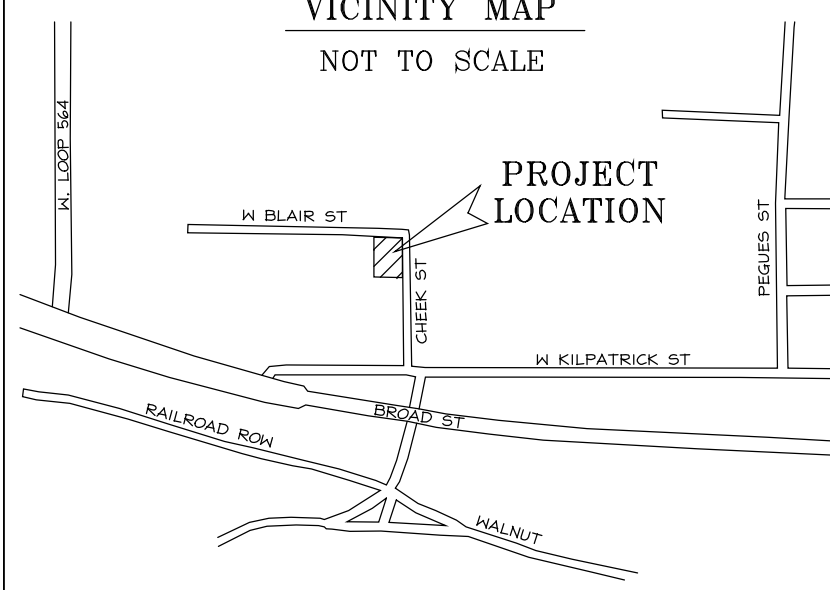
Wood County Appraisal District, BIS Consulting - www.bisconsulting.com

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VICINITY MAP

NOT TO SCALE

PROJECT LOCATION



LEGEND

- CM Controlling Monument
- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS, WOOD COUNTY, TEXAS
- P.R.W.C.T. = PLAT RECORDS, WOOD COUNTY, TEXAS
- R.P.R.W.C.T. = REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS
- 1/2" IRON ROD FOUND
- ▨ ASPHALT
- ▩ GRAVEL

SURVEYOR'S NOTES:

- 1) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
 - 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
 - 3) 1/2" IRON RODS SET WITH A YELLOW CAP STAMPED (BY-LINE) AT ALL LOT CORNERS, EXCEPT AS NOTED.
- FLOOD STATEMENT:
THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 48499C0340C, DATED 09/03/2010. IT IS SHOWN AS NOT BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD.

LEGAL DESCRIPTION:

Being a lot, tract or parcel of land situated in the W.H. Crawford Survey, Abstract No. 120, Wood County, Texas, and being all of that certain called 0.501 acre tract of land conveyed from Thanuvelli Properties LLC to Charlotte K. Turner and Bruce Turner, by General Warranty Deed with Vendor's Lien, as recorded in File No. 2021-00010486, Official Public Records, Wood County, Texas, also known as all of Lots 11 and 12, Block 41, Ham Addition, as recorded in Volume 1, Page 12, Plat Records, Wood County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at or near the intersection of the South line of W. Blair Street (30' right-of-way) and the West line of Cheek Street (35' right-of-way) and at the Northeast corner of said Lot 12;

THENCE South 02 degrees 01 minutes 19 seconds East, with the West line of Cheek Street and with the East line of said Lot 12, a distance of 174.89 feet to a 1/2" iron rod found at or near the intersection of the West line of Cheek Street and the North line of a 15' alley and at the Southeast corner of said Lot 12;

THENCE South 89 degrees 21 minutes 46 seconds West, with the North line of said 15' alley and with the South line of said Lots 12 and 11, a distance of 124.79 feet to a 1/2" iron rod found at the Southeast corner of Lot 10, of said Addition, and at the Southwest corner of said Lot 11;

THENCE North 02 degrees 01 minutes 35 seconds West, with the East line of said Lot 10 and with the West line of said Lot 11, a distance of 175.48 feet to a point in the South line of W. Blair Street, at the Northeast corner of said Lot 10, and at the Northwest corner of said Lot 11, from which a 1/2" iron rod found bears South 02 degrees 01 minutes 35 seconds East, a distance of 0.49 feet;

THENCE North 89 degrees 38 minutes 07 seconds East, with the South line of W. Blair Street and with the North lines of said Lot 11 and 12, a distance of 124.82 feet to the POINT OF BEGINNING and CONTAINING 0.50 acres of land.

OWNER'S CERTIFICATION:

That We, Charlotte K. Turner and Bruce Turner, being the owners of the property described above and wishing to subdivide same into lots and blocks, do hereby adopt this plat attached hereto and titled "Lots 11A & 12A, Block 41, Ham Addition" to Wood County, Texas, as our legal subdivision of same. This plat shall be made therewith subject to the restrictions and conditions recorded in the Texas Real Property Records of Wood County pertaining to said subdivision.

By: _____
Charlotte K. Turner

Before me, the undersigned authority, 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 or she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires: _____

By: _____
Bruce Turner

Before me, the undersigned authority, 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 or she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires: _____

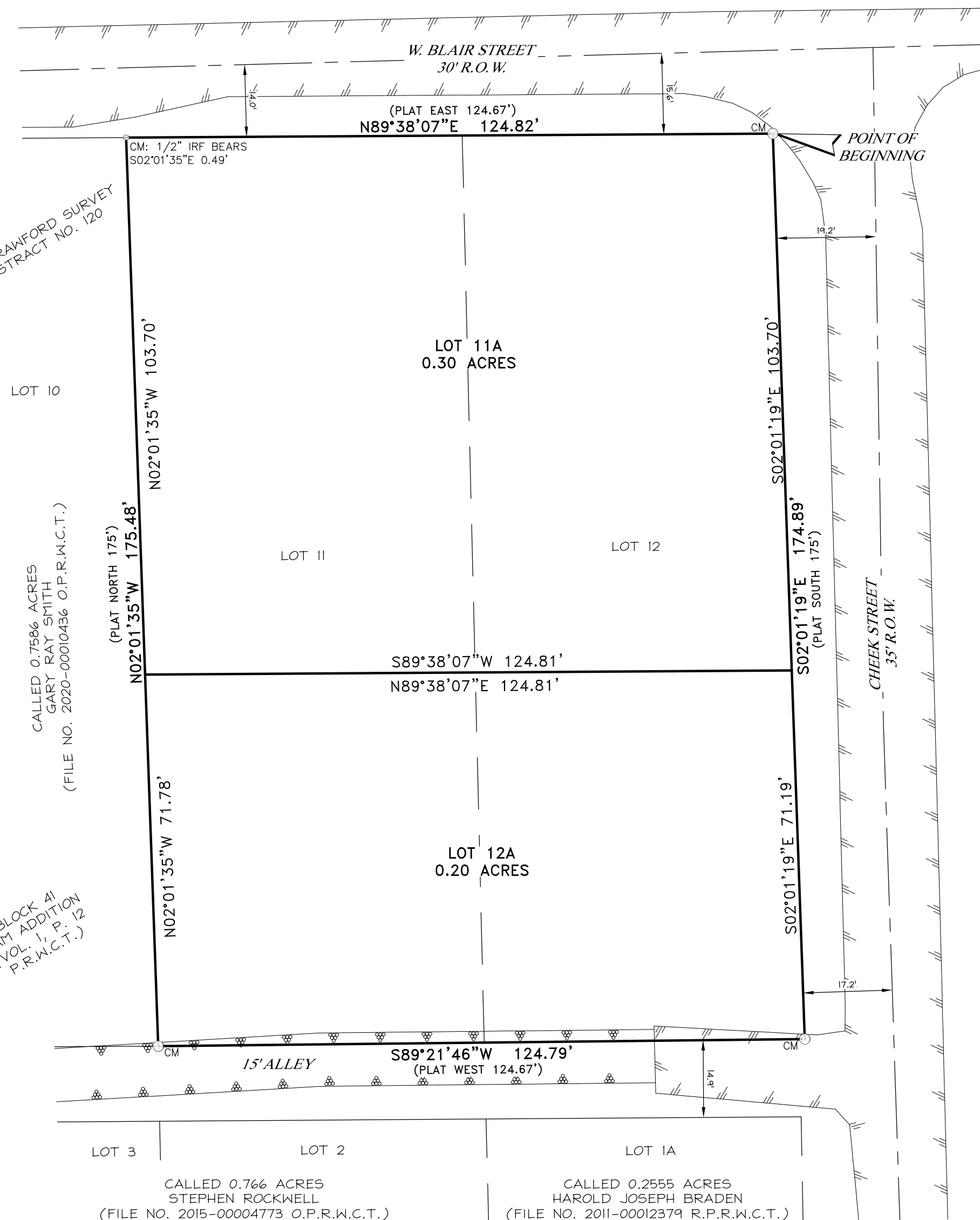
SURVEYORS CERTIFICATION:

I, Tina Ballard, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with the Platting Rules and Regulations of Wood County, Texas.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

TINA BALLARD
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6746

*LOTS 11A & 12A, BLOCK 41
HAM ADDITION
BEING A REPLAT OF LOTS 11 & 12,
BLOCK 41, HAM ADDITION, ACCORDING TO
THE PLAT RECORDED IN VOLUME 1, PAGE
12, PLAT RECORDS, WOOD COUNTY, TEXAS*



W.H. CRAWFORD SURVEY
ABSTRACT NO. 120

LOT 10

CALLED 0.7586 ACRES
GARY RAY SMITH
(FILE NO. 2020-00010436 O.P.R.W.C.T.)

BLOCK 41
HAM ADDITION
(VOL. 1, P. 12
P.R.W.C.T.)

LOT 11A
0.30 ACRES

LOT 11

LOT 12

LOT 12A
0.20 ACRES

LOT 3

LOT 2

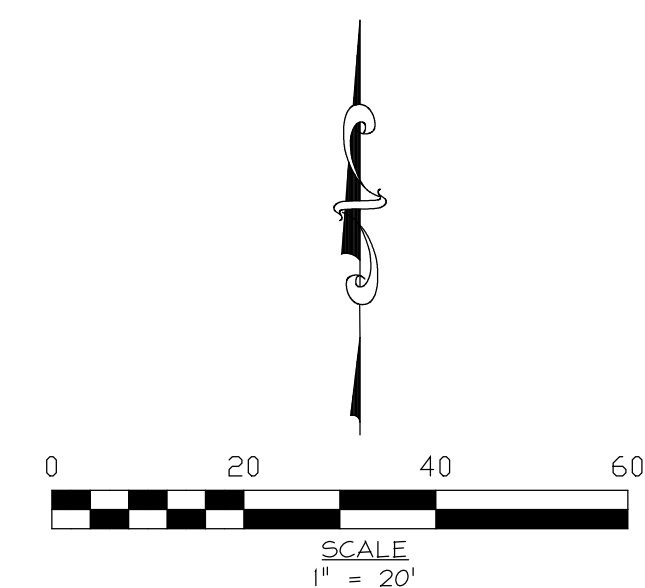
LOT 1A

CALLLED 0.766 ACRES
STEPHEN ROCKWELL
(FILE NO. 2015-00004773 O.P.R.W.C.T.)

CALLLED 0.2555 ACRES
HAROLD JOSEPH BRADEN
(FILE NO. 2011-00012379 R.P.R.W.C.T.)

Approved by the City Council of Mineola, State of Texas, this the ____ day of _____, 2022.

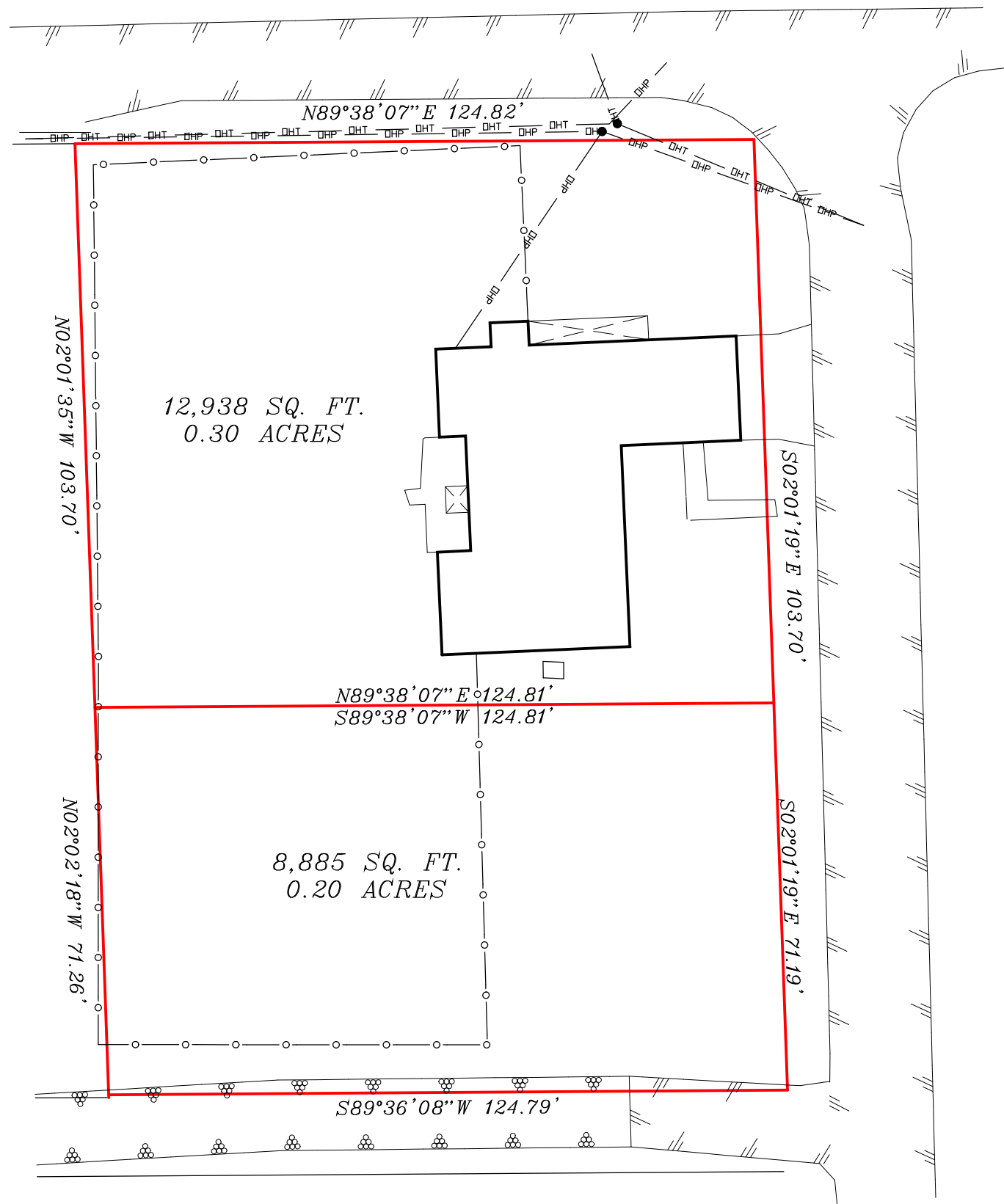
Recorded in Volume _____ Page _____ of the Plat Records of Wood County, Texas, this the ____ day of _____, 2022.



223 CHEEK STREET MINEOLA, TEXAS	
DATE:	05/25/2022
SCALE:	1" = 20'
JOB NO.:	2022-456
CLIENT:	BRUCE TURNER
TECHNICIAN:	AMN


BY-LINE SURVEYING LLC
P.O. BOX 834
Emory, TX 75440
Ph: (903) 473-5150
Firm No: 10194233
www.bylinesurveying.com

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PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

2022-456 223 CHEEK ST MINEOLA, TX	
DATE:	XXXXXXX
SCALE:	NTS
JOB NO.:	XXXXXXX
CLIENT:	XXXXXXX
TECHNICIAN:	XXXXXXX



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