

MEMORANDUM

DATE: January 18, 2023

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

FROM: David Madsen

SUBJECT: **Council Meeting Agenda Item:** Replat of Block 260 Mineola Townsites

Background Information: The property is owned by Mineola Memorial Library and is located at 1712 N Pacific, Block 260 Mineola Townsites. It is 4.86 acres with an existing house. The library wishes to sell the property but has found that it will be easier to sell if it is divided. They wish to subdivide the property into two lots of 3.69 acres with the house and 1.17 acres of land only. The property is zoned as MU and both lots will exceed the minimum lot size requirements for MU zones.



Recommendation: Planning & Zoning recommend approval.

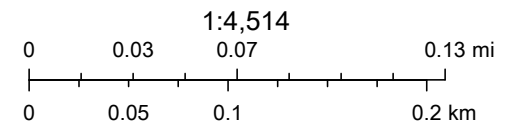
Final Disposition:

Wood CAD Web Map



1/4/2023, 10:57:36 AM

-  Abstracts
-  Parcels

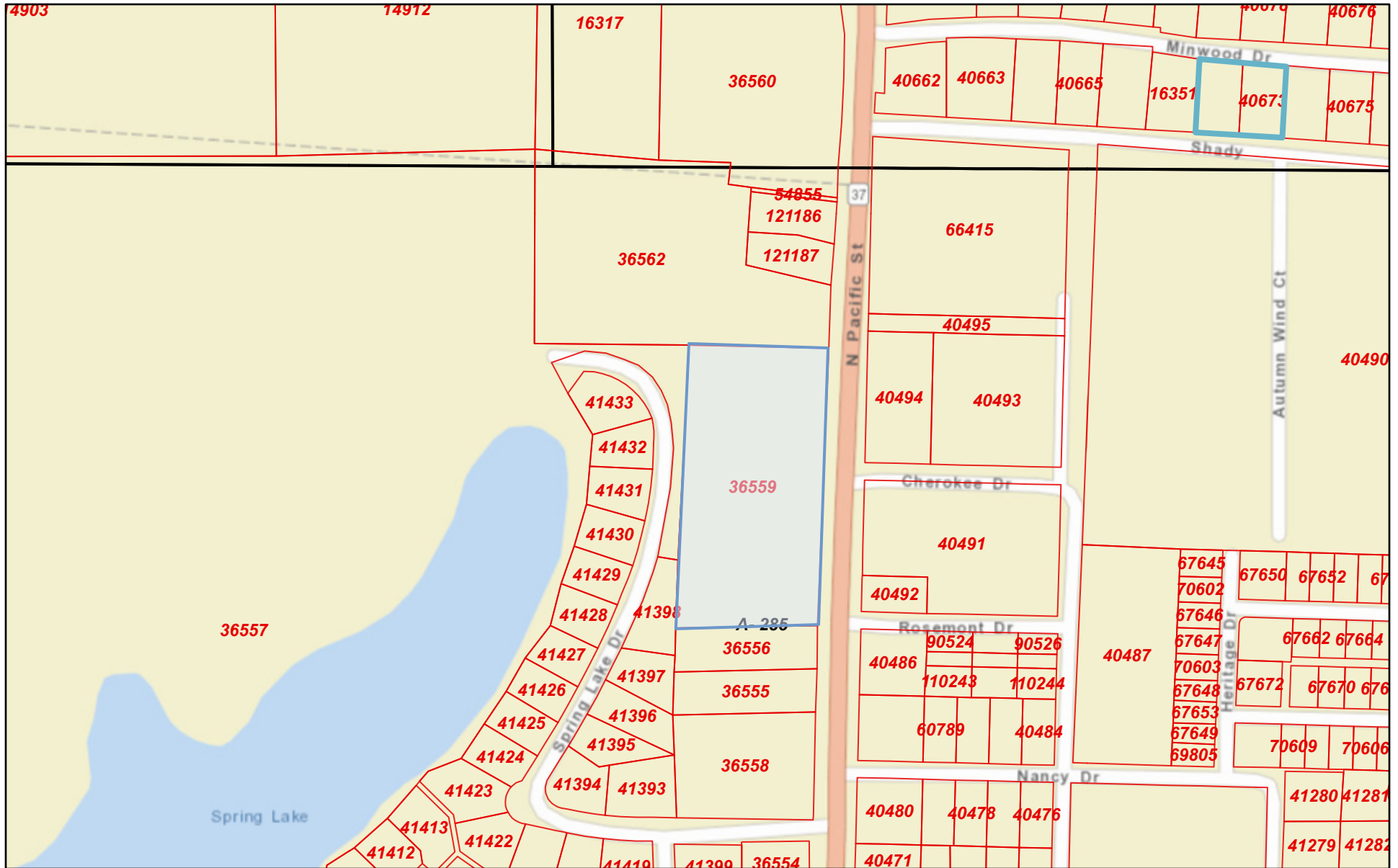


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Wood County Appraisal District, BIS Consulting - www.bisconsulting.com

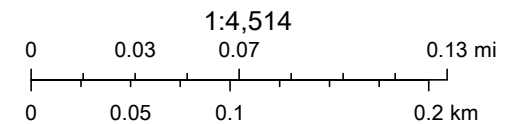
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Wood CAD Web Map



1/4/2023, 10:59:30 AM

-  Abstracts
-  Parcels



Esri, HERE, Garmin, INCREMENT P, NGA, USGS

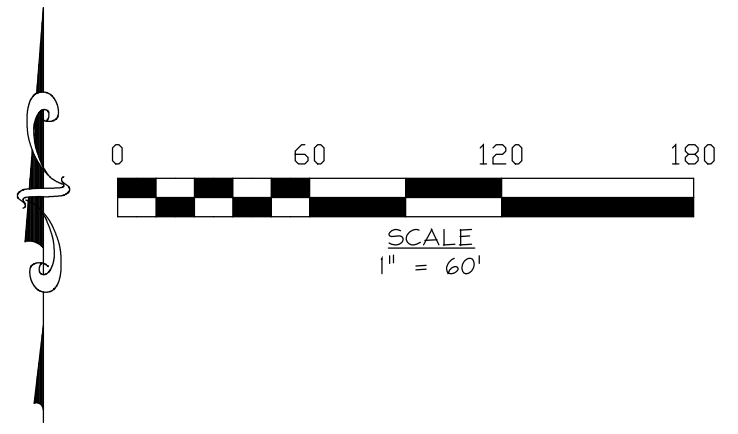
Wood County Appraisal District, BIS Consulting - www.bisconsulting.com

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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
 D.R.W.C.T. = DEED RECORDS, WOOD COUNTY, TEXAS

o POINT FOR CORNER
 ⊗ 1/2" IRON ROD SET (BY-LINE)
 ○ 1/2" IRON PIPE FOUND

—//—//— ASPHALT



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	72.80'	7,689.44'	0°32'33"	S00°39'45"W	72.80'

LEGAL DESCRIPTION
 Being a 4.86 acre tract or parcel of land situated in the A. Hamilton Survey, Abstract No. 286, Wood County, Texas, and part of Block 260 of Mineola Townsites and being all of that certain called 4.8531 acre tract of land, described as Tract One, conveyed from David Coulter Templeton and Jean Templeton to Mineola Memorial Library, Inc., by Warranty Deed, as recorded in Volume 2192, Page 880, Real Property 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 pipe found at the Southwest corner of said 4.8531 acre tract, at the Northwest corner of a tract of land conveyed to Charles V. Castleberry, by deed as recorded in Volume 1397, Page 506, Real Property Records, Wood County, Texas, more fully described in a deed conveyed to Willard Lawrence Stewart as recorded in Volume 346, Page 43, Deed Records, Wood County, Texas, and in the East line of a called 0.4739 acre tract of land conveyed to Gary L. Middleton, Sr., et ux, by deed as recorded in File No. 2019-00004975, Official Public Records, Wood County, Texas;

THENCE North 00 degrees 04 minutes 19 seconds West, with the West line of said 4.8531 acre tract, with the East line of said 0.4739 acre tract, and with the East line of a Private Park, Spring Lake Subdivision, Section One, according to the plat thereof as recorded in Volume 8, Page 191, Plat Records, Wood County, Texas, a distance of 648.84 feet to a 1/2" iron pipe found at the Northwest corner of said 4.8531 acre tract, at the Northeast corner of said Private Park, and in the South line of a called 5.096 acre tract of land conveyed to William Ladd Thompson, et ux, by deed as recorded in Volume 1385, Page 862, Real Property Records, Wood County, Texas;

THENCE North 88 degrees 51 minutes 12 seconds East, with the North line of said 4.8531 acre tract and with the South line of said 5.096 acre tract, a distance of 335.24 feet to a point at the Northeast corner of said 4.8531 acre tract, at the Southeast corner of said 5.096 acre tract, and in the West line of N. Pacific Street, also known as State Highway 37, a 100' right-of-way, from which a 1/2" iron rod found bears South 88 degrees 51 minutes 12 seconds West, a distance of 0.53 feet, and from which a concrete monument found bears North 12 degrees 29 minutes 38 seconds East, a distance of 598.80 feet;

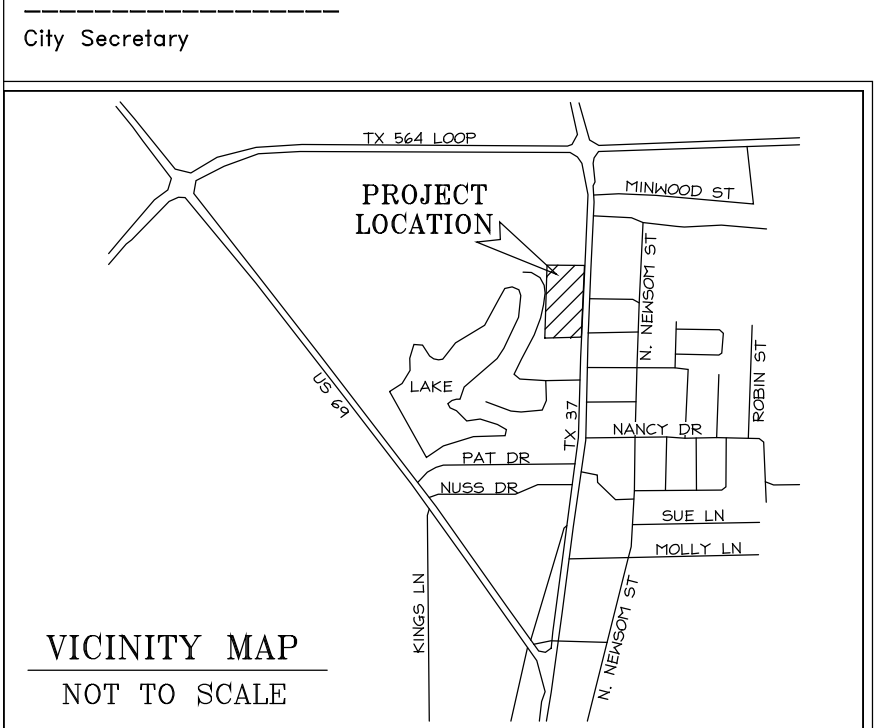
THENCE with the East line of said 4.8531 acre tract and with the West line of N. Pacific Street, the following courses and distances:
 South 00 degrees 56 minutes 01 seconds West, a distance of 564.42 feet to a 1/2" iron rod set capped (By-Line) at the beginning of a curve to the left, with a radius of 7,689.44 feet, a delta angle of 00 degrees 32 minutes 33 seconds, the chord of which bears South 00 degrees 39 minutes 45 seconds West, for a chord distance of 72.80 feet;
 Along the arc of said curve, for an arc length of 72.80 feet to a point at the Southeast corner of said 4.8531 acre tract and at the Northeast corner of said Castleberry tract, from which 1/2" iron rod found bears South 86 degrees 45 minutes 05 seconds West, a distance of 0.64 feet;

THENCE South 86 degrees 45 minutes 05 seconds West, with the South line of said 4.8531 acre tract and with the North line of said Castleberry tract, a distance of 324.84 feet to the POINT OF BEGINNING and CONTAINING 4.86 acres of land.

I hereby certify that the above and foregoing plat of Mineola Memorial Library Annex Subdivision to the City of Mineola, Texas, was approved by the City Council of the City of Mineola on the _____ day of _____, 20____.

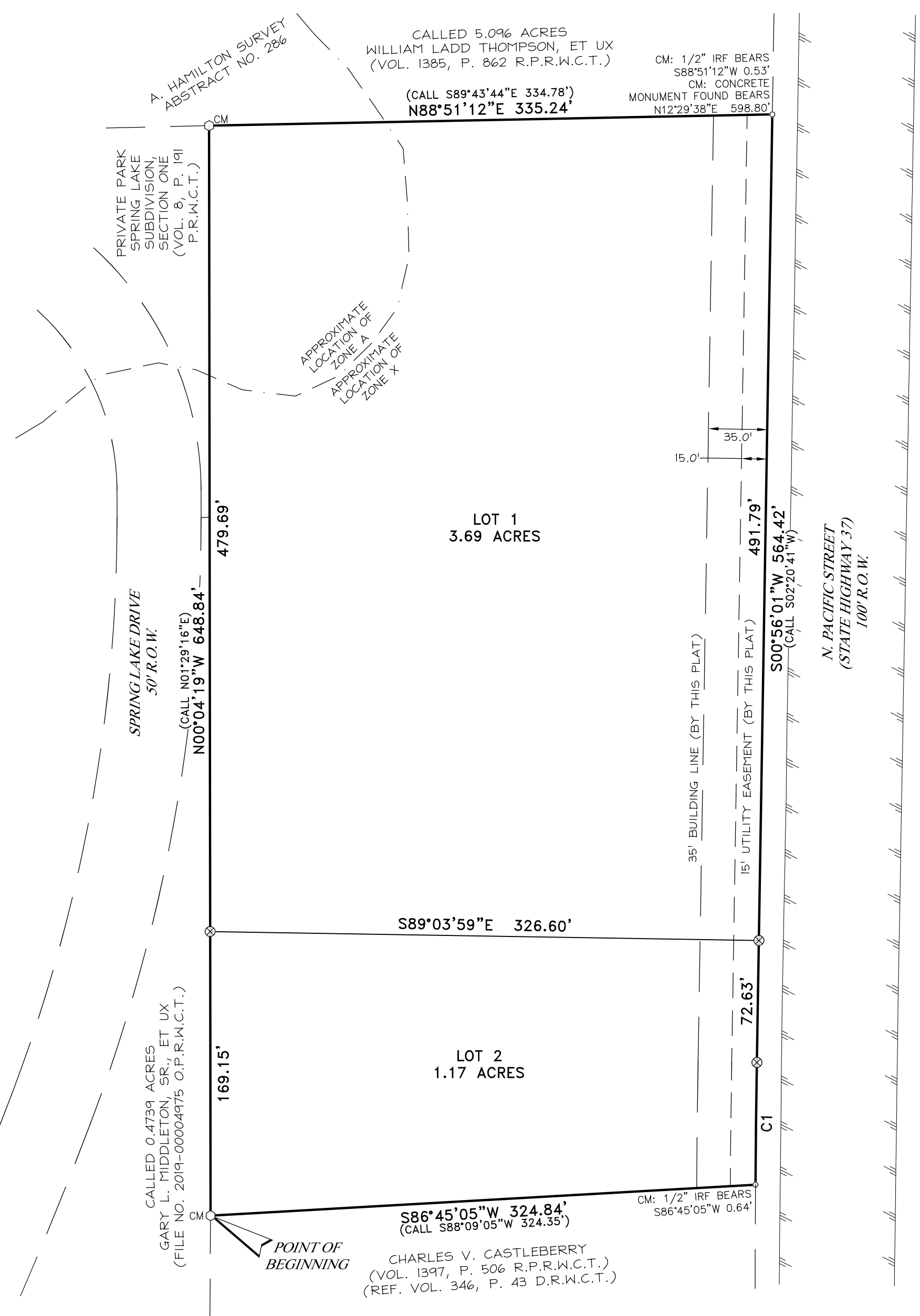
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Wood, County, Texas, within 180 days from said date of final approval. Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Mineola.

WITNESS OUR HANDS, this _____ day of _____, 20____.



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
 4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON. ALL LOT CORNERS, EXCEPT AS NOTED.

FLOOD STATEMENT:
 THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X AND ZONE A BY FLOOD INSURANCE RATE MAP NO. 48499C0340C, DATED 09/03/2010. IT IS SHOWN AS BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD.



STATE OF TEXAS
 COUNTY OF WOOD

I, _____, representative for Mineola Memorial Library, Inc., owner of the land shown on this plat, and designated herein as the Mineola Memorial Library Annex Subdivision to the City of Mineola, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Mineola Memorial Library Annex Subdivision have been notified and signed this plat.

I (we) further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the city; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

I (we), further waive the claim for damages against the city occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the subdivision.

 Representative for Mineola Memorial Library, Inc.

STATE OF TEXAS
 COUNTY OF WOOD

Before me, the undersigned authority, on this day personally appeared _____, representative for Mineola Memorial Library, Inc., 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 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

MINEOLA MEMORIAL LIBRARY ANNEX SUBDIVISION
 BEING A MINOR PLAT OF 4.86 ACRES, PART OF BLOCK 260, MINEOLA TOWNSITES, IN THE A. HAMILTON SURVEY, A-286, CITY OF MINEOLA, WOOD COUNTY, TEXAS

1721 N. PACIFIC ST. MINEOLA, TEXAS		 BY-LINE SURVEYING LLC P.O. BOX 834 Emory, TX 75440 Ph: (903) 473-5150 Firm No: 10194233 www.bylinesurveying.com
DATE:	11/28/2022	
SCALE:	1" = 60'	
JOB NO.:	2022-1667	
CLIENT:	C/21 FIRST GROUP-MINEOLA	
TECHNICIAN:	AMN	

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This plat is hereby approved.

 Planning and Zoning Commission Date

 Mayor, City of Mineola, Texas Date