

## MEMORANDUM

**DATE:** December 15, 2022

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

**FROM:** David Madsen

**SUBJECT:** **Council Meeting Agenda Item:** Preliminary approval of subdivision plat. Lots 1-50 Park Central Addition.

**Background Information:** The property is located Old Tyler Highway and has been the subject of several city board and council meetings since March 2022. The council approved the rezoning of the property in November with the understanding that the owner would request variances to accommodate the development design. The Board of Adjustments met and approved a request for variances from 50 feet to 40 feet of lot width and side setbacks from 10 feet to 5 feet. The approval was based on the potential growth of the city from this project and the positive economic impact the construction will have. There were several in attendance for the support of the project. There was no one in attendance to speak against the project. The owner has submitted a request for the approval of the replat of the property which includes the variances granted by the Board of Adjustments. Upon of the replat approval, the City's engineer will continue the review process of the engineered designs. Only after we have approval from our engineer, will the project be allowed to continue.

**Recommendation:**

**Final Disposition:**

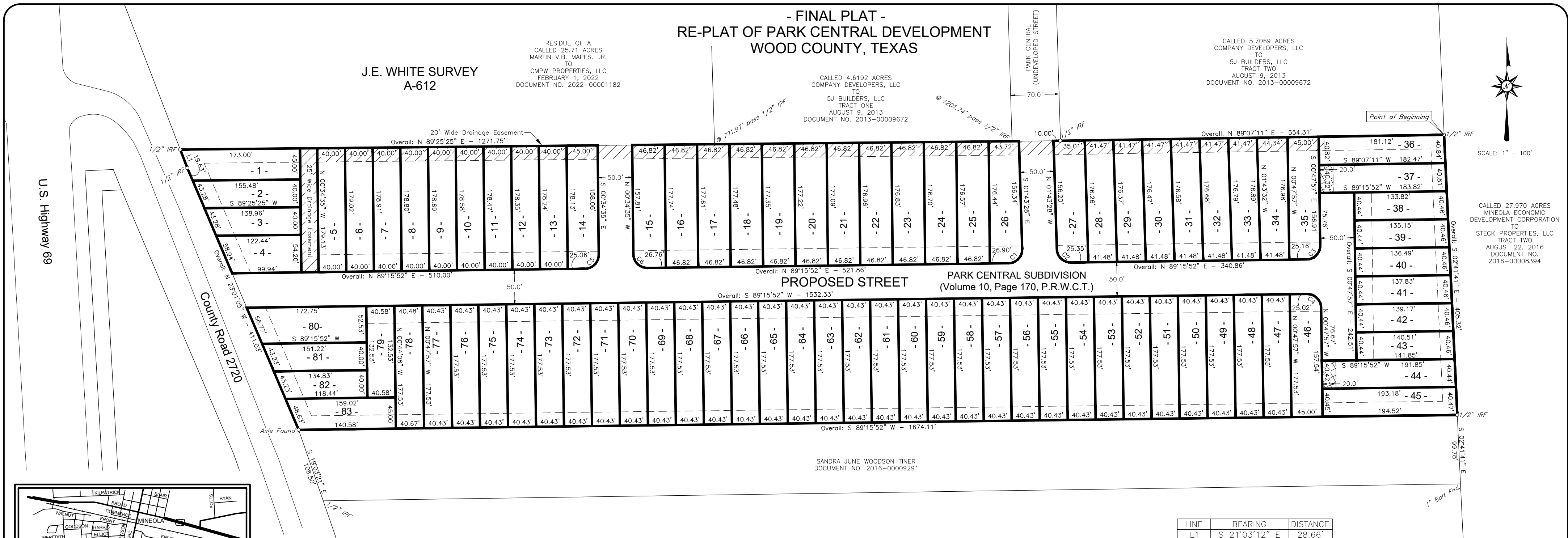
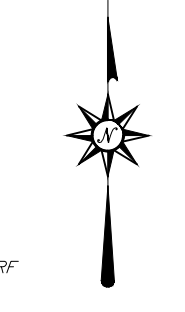
**- FINAL PLAT -  
RE-PLAT OF PARK CENTRAL DEVELOPMENT  
WOOD COUNTY, TEXAS**

**J.E. WHITE SURVEY  
A-612**

RESIDUE OF A  
CALLED 25.71 ACRES  
MARTIN V.B. MAPES, JR.  
TO  
CMPW PROPERTIES, LLC  
FEBRUARY 1, 2022  
DOCUMENT NO. 2022-00001182

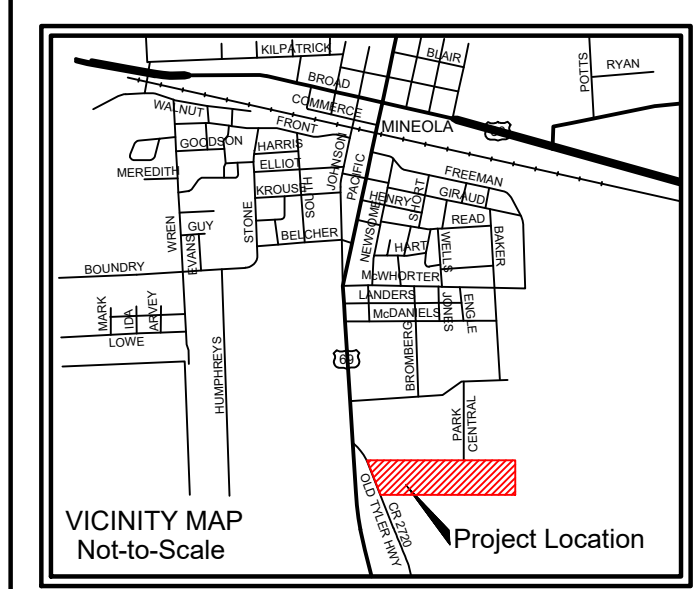
CALLED 4.6192 ACRES  
COMPANY DEVELOPERS, LLC  
TO  
5J BUILDERS, LLC  
TRACT ONE  
AUGUST 9, 2013  
DOCUMENT NO. 2013-00009672

CALLED 5.7069 ACRES  
COMPANY DEVELOPERS, LLC  
TO  
5J BUILDERS, LLC  
TRACT TWO  
AUGUST 9, 2013  
DOCUMENT NO. 2013-00009672



U.S. Highway 69

County Road 2720



| LOT AREA CALCULATIONS: |           | LOT AREA CALCULATIONS: |           |
|------------------------|-----------|------------------------|-----------|
| LOT 1                  | 0.170 AC. | LOT 43                 | 0.131 AC. |
| LOT 2                  | 0.135 AC. | LOT 44                 | 0.179 AC. |
| LOT 3                  | 0.120 AC. | LOT 45                 | 0.180 AC. |
| LOT 4                  | 0.139 AC. | LOT 46                 | 0.181 AC. |
| LOT 5                  | 0.164 AC. | LOT 47                 | 0.165 AC. |
| LOT 6                  | 0.164 AC. | LOT 48                 | 0.165 AC. |
| LOT 7                  | 0.164 AC. | LOT 49                 | 0.165 AC. |
| LOT 8                  | 0.164 AC. | LOT 50                 | 0.165 AC. |
| LOT 9                  | 0.164 AC. | LOT 51                 | 0.165 AC. |
| LOT 10                 | 0.164 AC. | LOT 52                 | 0.165 AC. |
| LOT 11                 | 0.164 AC. | LOT 53                 | 0.165 AC. |
| LOT 12                 | 0.164 AC. | LOT 54                 | 0.165 AC. |
| LOT 13                 | 0.162 AC. | LOT 55                 | 0.165 AC. |
| LOT 14                 | 0.182 AC. | LOT 56                 | 0.165 AC. |
| LOT 15                 | 0.189 AC. | LOT 57                 | 0.165 AC. |
| LOT 16                 | 0.191 AC. | LOT 58                 | 0.165 AC. |
| LOT 17                 | 0.191 AC. | LOT 59                 | 0.165 AC. |
| LOT 18                 | 0.191 AC. | LOT 60                 | 0.165 AC. |
| LOT 19                 | 0.191 AC. | LOT 61                 | 0.165 AC. |
| LOT 20                 | 0.190 AC. | LOT 62                 | 0.165 AC. |
| LOT 21                 | 0.190 AC. | LOT 63                 | 0.165 AC. |
| LOT 22                 | 0.190 AC. | LOT 64                 | 0.165 AC. |
| LOT 23                 | 0.190 AC. | LOT 65                 | 0.165 AC. |
| LOT 24                 | 0.190 AC. | LOT 66                 | 0.165 AC. |
| LOT 25                 | 0.190 AC. | LOT 67                 | 0.165 AC. |
| LOT 26                 | 0.182 AC. | LOT 68                 | 0.165 AC. |
| LOT 27                 | 0.180 AC. | LOT 69                 | 0.165 AC. |
| LOT 28                 | 0.168 AC. | LOT 70                 | 0.165 AC. |
| LOT 29                 | 0.168 AC. | LOT 71                 | 0.165 AC. |
| LOT 30                 | 0.168 AC. | LOT 72                 | 0.165 AC. |
| LOT 31                 | 0.168 AC. | LOT 73                 | 0.165 AC. |
| LOT 32                 | 0.168 AC. | LOT 74                 | 0.165 AC. |
| LOT 33                 | 0.168 AC. | LOT 75                 | 0.165 AC. |
| LOT 34                 | 0.174 AC. | LOT 76                 | 0.165 AC. |
| LOT 35                 | 0.181 AC. | LOT 77                 | 0.165 AC. |
| LOT 36                 | 0.170 AC. | LOT 78                 | 0.165 AC. |
| LOT 37                 | 0.171 AC. | LOT 79                 | 0.123 AC. |
| LOT 38                 | 0.125 AC. | LOT 80                 | 0.195 AC. |
| LOT 39                 | 0.126 AC. | LOT 81                 | 0.131 AC. |
| LOT 40                 | 0.127 AC. | LOT 82                 | 0.116 AC. |
| LOT 41                 | 0.129 AC. | LOT 83                 | 0.155 AC. |
| LOT 42                 | 0.130 AC. |                        |           |

STATE OF TEXAS:  
COUNTY OF WOOD:  
KNOW ALL MEN BY THESE PRESENTS:

I, \_\_\_\_\_, THE OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY ACKNOWLEDGE THIS DOCUMENT AS THE OFFICIALLY APPROVED PLAT.

OWNER \_\_\_\_\_

STATE OF TEXAS:  
CITY OF MINEOLA:  
APPROVED BY THE CITY OF MINEOLA, TEXAS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, OF THE PLAT RECORDS OF WOOD COUNTY, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

STATE OF TEXAS:  
COUNTY OF WOOD:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME PERSONALLY 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS.

MY COMMISSION EXPIRES: \_\_\_\_\_.

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 21°03'12" E | 28.66'   |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1    | 20.00' | 31.42'     | 28.28'       | N 44°16'28" E | 90°00'00"   |
| C2    | 20.00' | 31.42'     | 28.28'       | N 45°43'43" W | 90°00'00"   |
| C3    | 20.00' | 31.42'     | 28.28'       | N 43°44'10" E | 89°59'45"   |
| C4    | 20.00' | 31.42'     | 28.28'       | N 45°45'08" W | 90°00'18"   |
| C5    | 20.00' | 31.36'     | 28.24'       | S 44°20'38" W | 89°50'27"   |
| C6    | 20.00' | 31.47'     | 28.32'       | N 45°39'22" W | 90°09'33"   |

**LEGAL DESCRIPTION**  
16.28 ACRES:  
All that certain lot, tract, or parcel of land located in the J.E. White Survey, Abstract No. 612 of Wood County, Texas, being all of Park Central Subdivision as appears of record in Volume 10, Page 170 of the Plat Records of Wood County, Texas and also being recorded in Document No. 2022-00003613 of the Official Public Records of Wood County, Texas and this 16.28 acre tract being more fully described as follows.

BEGINNING at a 1/2" Iron Rod Found at the most easterly Northeast corner of said Park Central Subdivision, being at the Southeast corner of a called 5.7069 acre tract, described as Tract Two in a deed from Company Developers, LLC to 5J Builders, LLC, dated August 9, 2013 and recorded in Document No. 2013-00009672, and being in the West line of a called 27.970 acre tract, described as Tract Two in a deed from Mineola Economic Development Corporation to Steck Properties, LLC, dated August 22, 2016 and recorded in Document No. 2016-00008394, from which a 1/2" Iron Rod Found at the Northeast corner of said 5.7069 acre tract bears North 02 deg. 25 min. 15 sec. West, a distance of 456.92 feet;

THENCE South 02 deg. 41 min. 41 sec. East, with the West line of said 27.970 acre tract, a distance of 405.32 feet to a 1/2" Iron Rod Found at the Northeast corner of a tract of land to Sandra June Woodson Tiner in a Last Will and Testament recorded in Document No. 2016-00009291, from which a 1" Bolt Found at the Southwest corner of same bears South 02 deg. 41 min. 41 sec. East, a distance of 99.78 feet;

THENCE South 89 deg. 15 min. 52 sec. West, with the North line of said Tiner tract, a distance of 1,674.11 feet to an Axle Found at the Northwest corner of same and being in the East right-of-way of County Road No. 2720, from which a 1/2" Iron Rod Found at the Southwest corner of said Tiner tract bears South 19 deg. 03 min. 21 sec. East, a distance of 108.50 feet;

THENCE North 23 deg. 01 min. 05 sec. West, with said right-of-way, a distance of 411.03 feet to a 1/2" Iron Rod Found;

THENCE North 21 deg. 02 min. 57 sec. West, continuing with said right-of-way, a distance of 28.66 feet to a 1/2" Iron Rod Found at the Southwest corner of the residue of a called 25.71 acre tract as described in a deed from Martin V.B. Mapes, Jr. to CMPW Properties, LLC, dated February 1, 2022 and recorded in Document No. 2022-00001182;

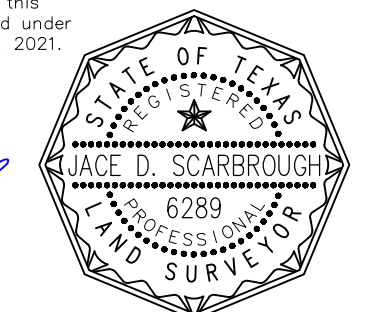
THENCE North 89 deg. 25 min. 25 sec. East, with the South line of the residue of said 25.71 acre tract, passing a 1/2" Iron Pipe Found at the Southwest corner of a called 4.6192 acre tract, described as Tract One in said Document No. 2013-00009672 at 771.97 feet, continuing with the South line of said 4.6192 acre tract, passing a 1/2" Iron Rod Found at the Southeast corner of same and being the Southwest corner of Park Central (an undeveloped street) at 1,201.74 feet, and continuing with the South line of said Park Central for a total distance of 1,271.75 feet to a 1/2" Iron Rod Found at the Southeast corner of said Park Central and same being the Southwest corner of said 5.7069 acre tract;

THENCE North 89 deg. 07 min. 11 sec. East, with the South line of said 5.7069 acre tract, a distance of 554.31 feet to the POINT OF BEGINNING AND CONTAINING 16.28 ACRES OF LAND.

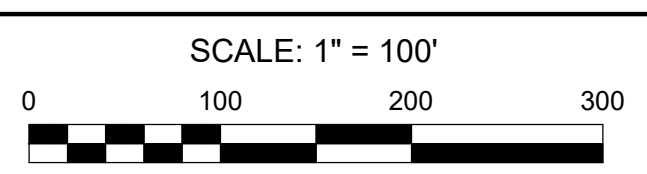
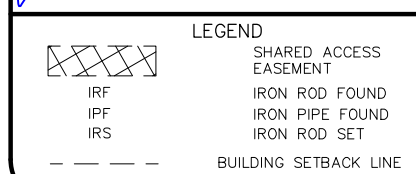
NOTE: 1/2" IRON ROD SET WITH BLUE CAP STAMPED "JDS 10194118" SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.  
NOTE: SEE APPLICABLE CITY OF MINEOLA CODES FOR CONDITIONS THAT MIGHT AFFECT THE DEVELOPMENT OF THIS TRACT.  
NOTE: NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND PIPELINES OR UTILITIES.  
NOTE: THE BEARINGS HEREON WERE ORIENTED TO AGREE WITH GRID NORTH AND WERE DERIVED BY THE USE OF G.P.S. EQUIPMENT. (NAD 83 - TX NORTH CENTRAL ZONE)  
NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN.  
NOTE: SELLING A PORTION OF THIS ADDITIONAL BY METES AND BOUNDS IS A VIOLATION OF THE CITY ORDINANCES AND/OR STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.  
NOTE: THIS PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF MINEOLA, TEXAS.  
NOTE: THIS PROPERTY IS LOCATED WITHIN A ZONE LABELED "OTHER AREAS" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM MAP NO. 48499C0340C, EFFECTIVE SEPTEMBER 3, 2010 FOR WOOD COUNTY, TEXAS AND INCORPORATED AREAS.

**SURVEYOR'S STATEMENT:**  
I, Jace D. Scarbrough, do hereby state that this plat represents a survey made on the ground under my supervision during the month of October, 2021.  
GIVEN UNDER MY HAND & SEAL, this the 4th day of October, 2022.

*Jace Scarbrough*  
JACE D. SCARBROUGH - R.P.L.S. No. 6289



20' WIDE SHARED ACCESS EASEMENT:  
Lot 39 = 0.019 Ac.  
Lot 46 = 0.019 Ac.  
The public utility easement and building setback lines are defined as:  
Twenty-five foot (25') wide area on the side of each Lot that share a common boundary line with a Main Road.  
Twenty foot (20') wide area on the side of each Lot that does not share a common boundary line with another Lot.  
Five foot (5') wide area on the side lines of each Lot that shares a common boundary line with another Lot.  
Ten foot (10') wide area on the side of each Lot that share a common boundary line with a Main Road for the benefit of utilities.



**FINAL PLAT  
RE-PLAT OF PARK CENTRAL DEVELOPMENT  
J.E. WHITE SURVEY, A-612  
WOOD COUNTY, TEXAS**

**JDS SURVEYING, INC.**  
WWW.JDSURVEYING.COM  
PROFESSIONAL SURVEYING & MAPPING  
T.B.P.E.L.S. Firm Registration No. 10194118  
159 W. Main, Van, TX 75790 - Phone: (903) 963-2333

|                  |                         |
|------------------|-------------------------|
| DRAWN BY: SJ     | SCALE: 1" = 100'        |
| SURVEYED BY: RS  | REF: JASON BROWN        |
| DATE: 10-04-2022 | JOB NO: 2607            |
|                  | RE-PLAT SUB_Revised.DWG |