

## MEMORANDUM

**DATE:** May 15, 2023

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

**FROM:** David Madsen

**SUBJECT:** Council Meeting Agenda Item: Replat on Minwood

**Background Information:** There are three lots located on Minwood that are currently not in the city limits. One of the lots is Lot 1 Block 2 Minwood Addition. Lot 2 has been purchased as well but is currently within the city limits. The owners want to annex Lot 1 but want to replat both lots for the purpose of building a house. The annexation is scheduled for the May 22 council meeting and will be given a zoning designation of SF-12. The replat will be discussed after the annexation.

**Recommendation:** Planning & Zoning recommend approval.

**Final Disposition:**

OWNER'S STATEMENT  
THE STATE OF TEXAS §  
COUNTY OF WOOD §

We, Eric Dievendorf and Terri Dievendorf, being the owners of the property described hereon and wishing to replat same into a single lot, do hereby adopt this plat attached hereto and titled "DIEVENDORF ADDITION" as our legal subdivision of same and do hereby dedicate all right-of-ways and/or easements shown hereon to the public forever.

Eric Dievendorf  
265 CR 2504,  
Mineola, Tx. 75773

Terri Dievendorf  
265 CR 2504,  
Mineola, Tx. 75773

THE STATE OF TEXAS §  
COUNTY OF WOOD §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, appeared Eric Dievendorf, 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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public \_\_\_\_\_

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, appeared Terri Dievendorf, 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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public \_\_\_\_\_

PROPERTY DESCRIPTION

That certain 0.7586 acre tract of land situated in the A. Hamilton Survey, Abstract No. 285, City of Mineola, Wood County, Texas, being all of Lots 1 and 2 of Minwood Section Two (2), to the City of Mineola, according to the plat thereof recorded in Volume 7, Page 40 of the Plat Records of Wood County, Texas, said 0.7586 acres being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod set for corner in the South line of Minwood Street, said point being the northeast corner of said Lot 2 and the northwest corner of Lot 3 of Minwood Section Two (2);

THENCE South 01 degrees 55 minutes 22 seconds West, along the East line of said Lot 2 and the West line of said Lot 3, a distance of 165.21 feet, to a 1/2-inch iron rod found for corner in the North line of Shady Lane, said point being the southeast corner of said Lot 2 and the southwest corner of said Lot 3;

THENCE North 86 degrees 54 minutes 55 seconds West, along the South lines of said Lots 2 and 1 and the North line of Shady Lane, a distance of 200.00 feet, to a 1/2-inch iron rod found for corner, said point being the southwest corner of said Lot 1 and the southeast corner of that certain called 0.397 acre tract, described as Second Tract, conveyed to Alton L. Mize and Lynda Ruth Mize, by deed recorded in Volume 677, Page 44 of the Deed Records of Wood County, Texas;

THENCE North 01 degrees 55 minutes 22 seconds West, along the West line of said Lot 1 and the East line of said Mize tract, a distance of 165.32 feet, to a 1/2-inch iron rod found for corner in the South line of Minwood Street, said point being the northwest corner of said Lot 1 and the northeast corner of said Mize tract;

THENCE South 86 degrees 53 minutes 00 seconds East, along the North lines of said Lots 1 and 2 and the South line of Minwood Street, a distance of 200.00 feet, to the POINT OF BEGINNING and containing 0.7586 acres of land, more or less.

SURVEYOR'S STATEMENT

I, David Hooker, Registered Professional Land Surveyor No. 5767, do hereby certify that the above plat was prepared from an actual survey made by me or under my supervision on the ground during the month of April, 2023, and that all monuments are correctly shown.

GIVEN UNDER MY HAND AND SEAL this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

PRELIMINARY  
FOR REVIEW PURPOSES ONLY

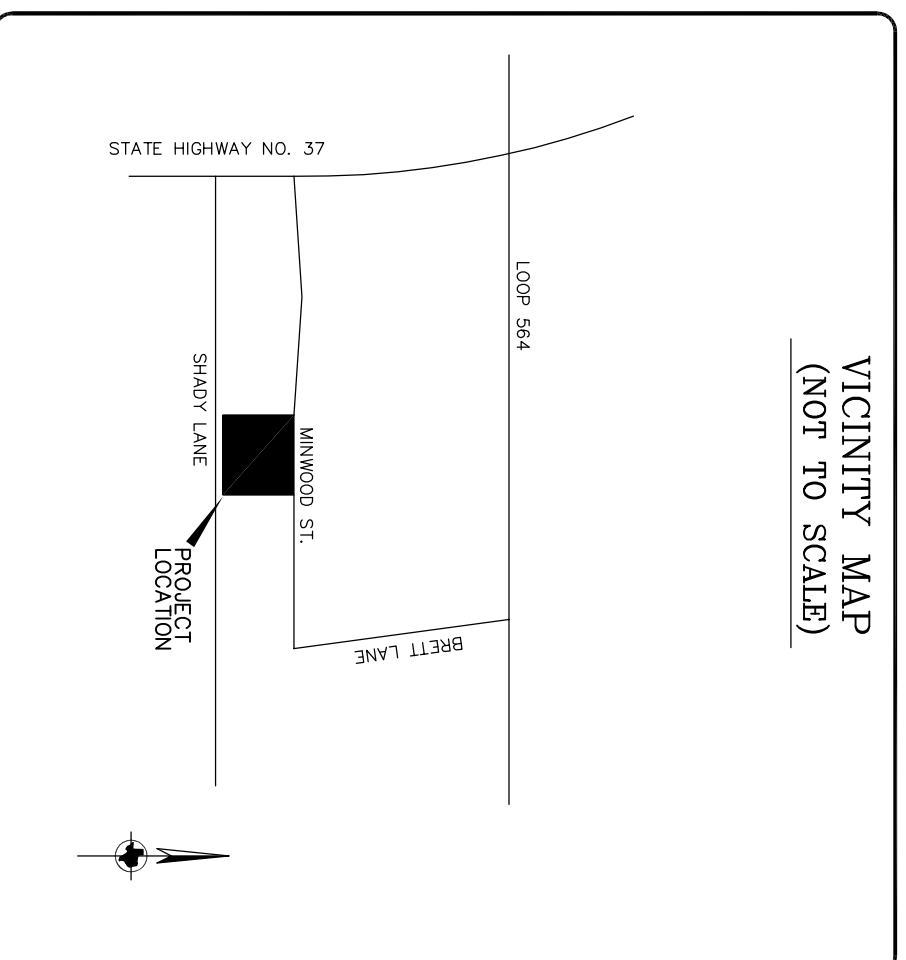
Registered Professional Land Surveyor

THE STATE OF TEXAS §  
COUNTY OF WOOD §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, appeared David Hooker, 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 expressed.

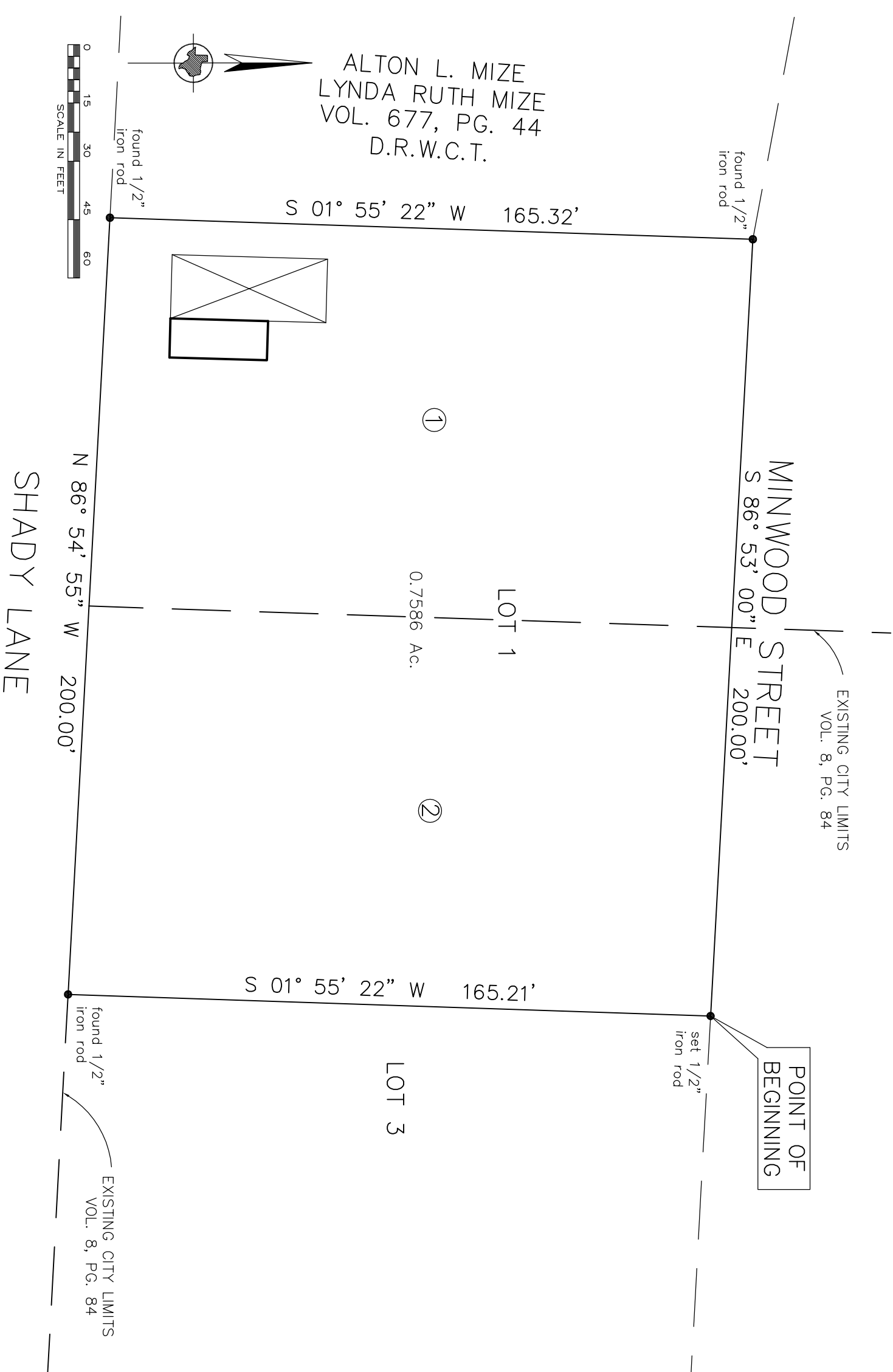
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public \_\_\_\_\_



BEING a Replat of Lots 1 and 2 of Minwood Section Two (2) according to the plat thereof recorded in Volume 7, Page 40 of the Plat Records of Wood County, Texas, described in a Correction Warranty Deed to Eric and Terri Dievendorf, recorded in Doc. No. 2023-00002887 of the Official Public Records of Wood County, Texas, and containing 0.7586 acres.

DIEVENDORF ADDITION  
A. HAMILTON SURVEY  
ABSTRACT NO. 285  
CITY OF MINEOLA  
WOOD COUNTY, TEXAS  
SCALE: 1 INCH = 30 FEET



○ DENOTES ORIGINAL LOT NUMBERS

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

ALL CORNERS ARE 1/2" IRON RODS SET WITH A PLASTIC CAP STAMPED HOOKER, PLUS 5767, UNLESS OTHERWISE NOTED.

D W HOOKER SURVEYING  
406 W. BLAIR ST. # 100  
MINEOLA, TEXAS 75773  
PHONE (903) 569-0330  
FAX (903) 569-0335  
PIRM # 10072400

DRAWN BY: DH
CHECKED BY: DH
SCALE: 1" = 30'
DATE: 04/17/23
JOB NO. 23-0305-P

I hereby certify that the attached and foregoing plat and field notes of "BLAIR STREET COMMONS" was approved by the City Council of Mineola on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.



CITY OF MINEOLA CERTIFICATION

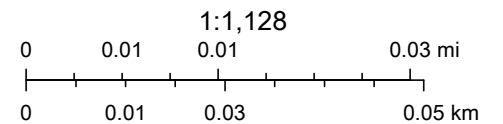
By: \_\_\_\_\_  
Jayne Lankford  
MAYOR

# Wood CAD Web Map



4/26/2023, 8:55:51 AM

-  Abstracts
-  Parcels



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

Wood County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)

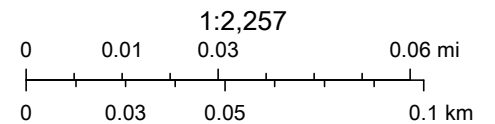
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# Wood CAD Web Map



4/26/2023, 8:53:53 AM

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

Wood County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)

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