

MEMORANDUM

DATE: June 21, 2023

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

FROM: David Madsen

SUBJECT: **Council Meeting Agenda Item:** Replat of property

Background Information: The property is in the 500 block of Giraud Street. The legal description is Lots 8C, 8a and 9a Block 33 Mineola Townsites. The owner is going through the zoning process to place a manufactured home on the property, but it will require a replat from three lots into one lot to meet setback requirements.



Recommendation: Planning & zoning recommend approval

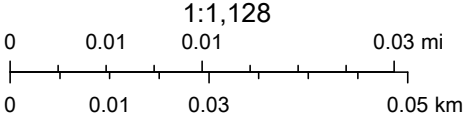
Final Disposition:

Property Aerial



5/5/2023, 12:15:40 PM

-  Abstracts
-  Parcels

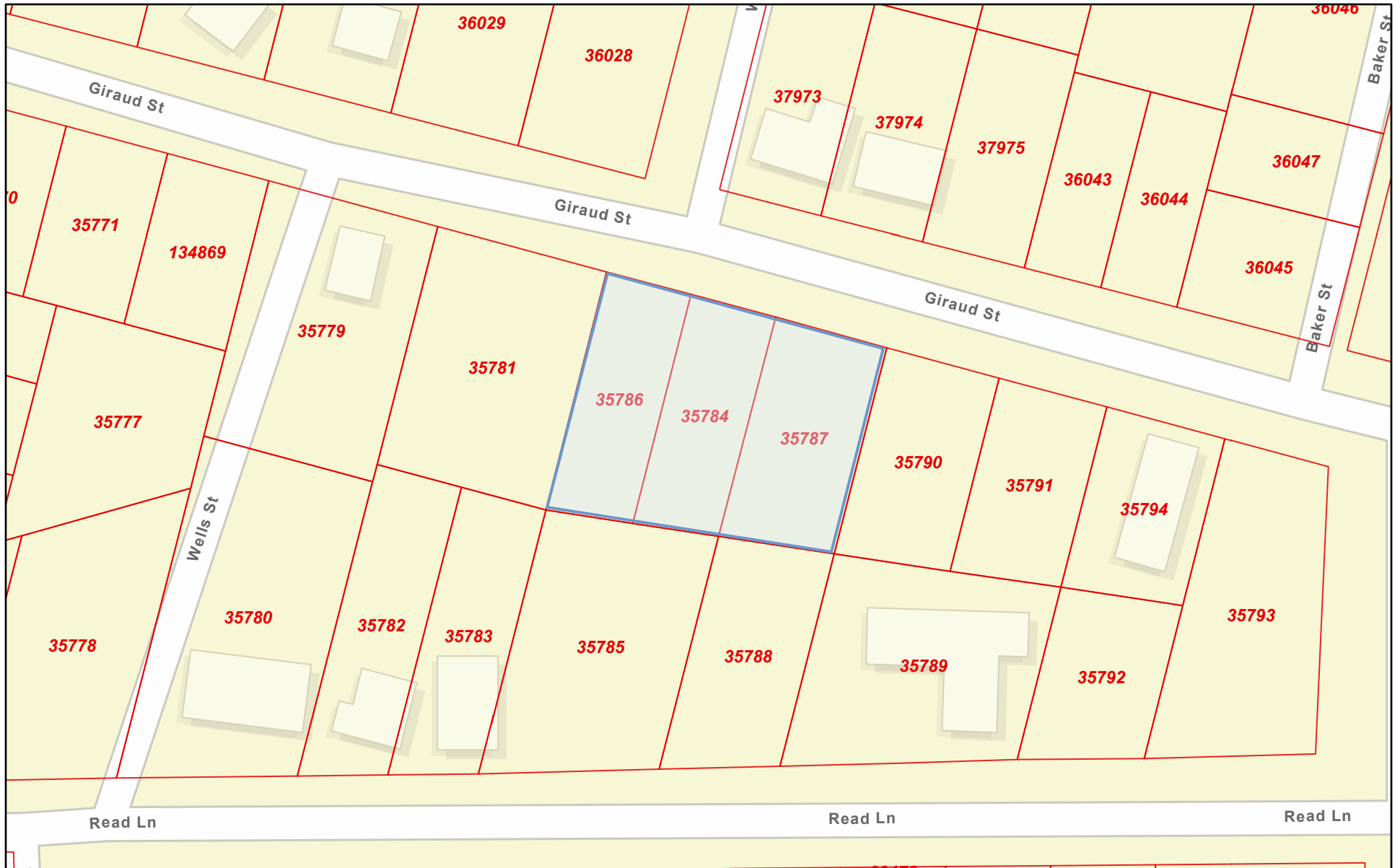


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Wood County Appraisal District, BIS Consulting - www.bisconsulting.com

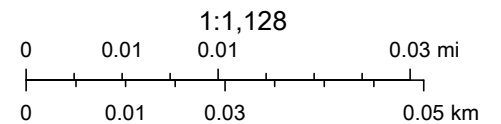
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Property Map



5/5/2023, 12:14:15 PM

-  Abstracts
-  Parcels



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

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OWNERS STATEMENT:

WE, PATRICIA MCSHAN AND NANCY HASHAWAY ARE THE OWNERS OF THE PROPERTY HEREON AND WISHING TO REPLAT SAME INTO A SINGLE LOT, DO HEREBY ADOPT THIS PLAT ATTACHED HERETO AND TITLED LOT 8A, KEYS ADDITION, AS OUR LEGAL SUBDIVISION OF SAME AND DO HEREBY DEDICATE ALL RIGHT-OF-WAYS AND/OR EASEMENTS SHOWN HEREON TO THE PUBLIC FOREVER.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2023.

By: _____
OWNER

SUBSCRIBED AND SWORN BEFORE ME:

A NOTARY PUBLIC IN AND FOR THE COUNTY OF WOOD, AND THE STATE OF TEXAS THIS THE _____ DAY OF _____, 2023.

By: _____
NOTARY PUBLIC, STATE OF TEXAS

WITNESS MY HAND THIS THE _____ DAY OF _____, 2023.

By: _____
OWNER

SUBSCRIBED AND SWORN BEFORE ME:

A NOTARY PUBLIC IN AND FOR THE COUNTY OF WOOD, AND THE STATE OF TEXAS THIS THE _____ DAY OF _____, 2023.

By: _____
NOTARY PUBLIC, STATE OF TEXAS

PLAT IS RECORDED IN: CABINET _____ SLIDE _____
PLAT RECORDS OF WOOD COUNTY, TEXAS.

RECORDED THIS THE _____ DAY OF _____, 2023.

CITY OF MINEOLA CERTIFICATION
I HEREBY CERTIFY THAT THE ATTACHED AND FOREGOING PLAT AND FIELD NOTES OF LOT 1, KEYS ADDITION, TO THE CITY OF MINEOLA,

WAS APPROVED BY THE CITY COUNCIL OF MINEOLA
ON THIS THE _____ DAY OF _____, 2023.

By: _____
JAYNE LANKFORD - MAYOR

- NOTES:
1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 2. ALL CORNERS ARE MARKED WITH A 1/2" IRON ROD UNLESS OTHERWISE NOTED.
 3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS LOCATED ON THE PROPERTY NOT SHOWN ON THE PLAT.

Field Note description for a 0.509 acre tract being located in the J.E WHITE Survey, Abstract No. 612, Wood County, Texas, and being all of the same land conveyed to Patricia A. Keys McShan in Document Number 2019-0009731 of the Official Public Records of Wood County, Texas, being more described as Lot 8-C, in Block 33, to the City of Mineola, also being all of the same land conveyed to Patricia McShan and Nancy Hashaway in Document Number 2019-0002443 of the Official Public Records of Wood County, Texas, being more described as Lot 8-A, in Block 33, to the City of Mineola, also being all of the same land conveyed to Patricia A Keys McShan in Document Number 2018-00004617 of the Official Public Records of Wood County, Texas, being more described as Lot 9-A, Block 33, to the City of Mineola, said 0.509 acre tract to be more particularly described as follows;

Bearings are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983

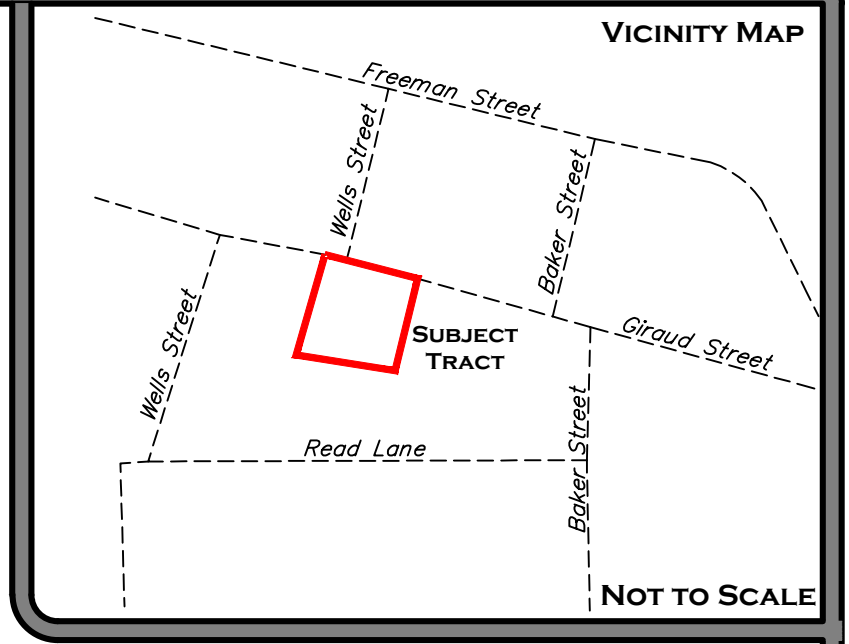
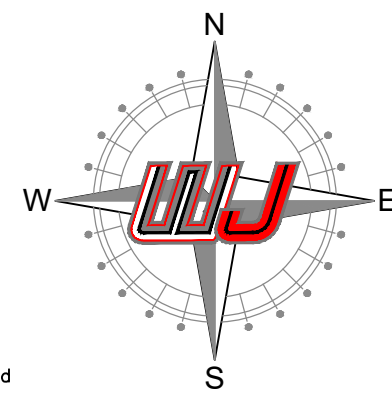
BEGINNING at a 1/2" Iron Rod found for the Southwest corner of herein described tract, same being the Southwest corner of Lot 8-C, to the City of Mineola as described and recorded in Volume 1, Page 94 of the Plat Records of Wood County, Texas;

THENCE North 12 deg. 25 min. 36 sec. East along the West line of Lot 8-C, a distance of 136.94 feet to a 1/2" Iron Rod set, in the South Right-Of-Way of Giraud Street, for the Northwest corner of herein described tract, being the Northwest corner of Lot 8-C;

THENCE South 77 deg. 34 min. 08 sec. East along the South right-of-way of Giraud Street, and along the North lines of Lot 8-C, Lot 8-A, and Lot 9-A a distance of 165.48 feet to a 1/2" Iron Rod set for the Northeast corner of herein described tract, being the Northeast corner of Lot 9-A;

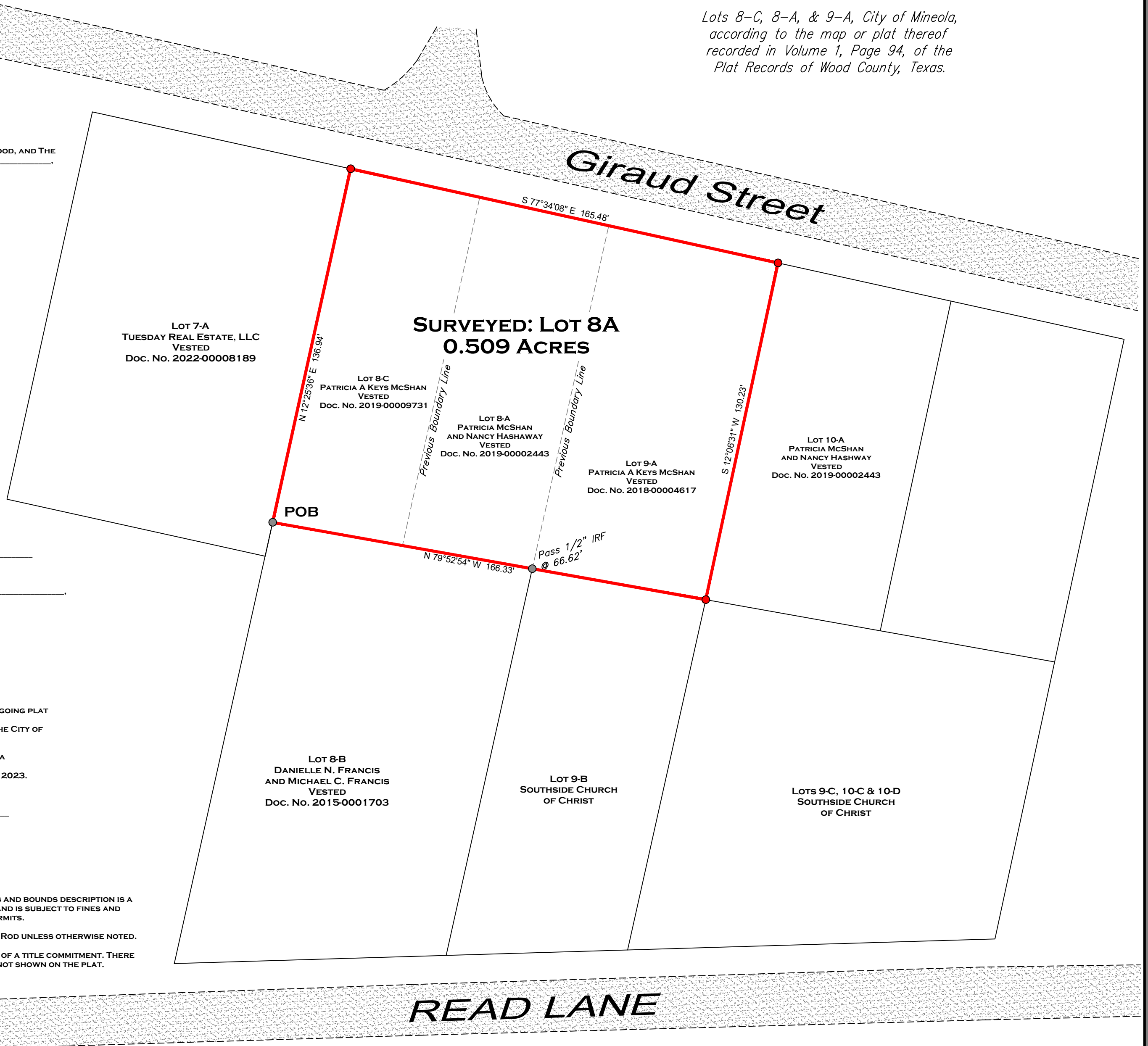
THENCE South 12 deg. 06 min. 31 sec. West along the East line of Lot 9-A, a distance of 130.23 feet to a 1/2" Iron Rod set for the Southeast corner of herein described tract, being the Southeast corner of Lot 9-A;

THENCE North 79 deg. 52 min. 54 sec. West along the South lines of Lot 9-A, Lot 8-A, and Lot 8-C, at 66.62 feet pass a 1/2" Iron Rod found for reference, continue a total distance of 166.33 feet back to the POINT OF BEGINNING AND CONTAINING 0.509 ACRES OF LAND.



WOOD COUNTY, TX

Lots 8-C, 8-A, & 9-A, City of Mineola, according to the map or plat thereof recorded in Volume 1, Page 94, of the Plat Records of Wood County, Texas.



SURVEYOR'S STATEMENT:

I, CASEY JORDAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6789, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY DIRECTION AND SUPERVISION ON THE GROUND DURING THE MONTH OF FEBRUARY, 2023.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

CASEY JORDAN, R.P.L.S. NO. 6789

SUBSCRIBED AND SWORN BEFORE ME:

A NOTARY PUBLIC IN AND FOR THE COUNTY OF WOOD, AND THE STATE OF TEXAS THIS THE _____ DAY OF _____, 2023.

By: _____
NOTARY PUBLIC, STATE OF TEXAS



J. E. WHITE SURVEY, A-612

☉/☉ = COTTON SPINDLE FOUND/SET
●/● = 1/2" IRON ROD FOUND/SET

**PRELIMINARY PLAT
KEYS ADDITION
J.E. WHITE SURVEY, ABSTRACT NO. 612
CITY OF MINEOLA
WOOD COUNTY, TEXAS**

MANAGER: A.C.J.	CREW CHIEF: R.R.	PREPARED BY: A.C.J. ON MAY 11TH, 2023
ADDRESS: TBD GIRAUD STREET		
CITY/COUNTY: MINEOLA/WOOD		
SURVEY/ABSTRACT NO.: WHITE/A-612		
SUBDIVISION: CITY OF MINEOLA		
LOT NO.: LOT 8A		
CLIENT: PATRICIA KEYS		

10819 US HWY 69 N
TYLER, TX 75706
903-534-9000

30 0 30
SCALE: 1" = 30'