

MEMORANDUM

DATE: September 7, 2023

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

FROM: David Madsen

SUBJECT: Council Meeting Agenda Item: Subdivision of Property

Background Information:

The owner of Lot A Block 289 Mineola Townsites 13.0290 acres, from Strange Property Holdings, LLC., wants to subdivide a 1-acre tract where Strange Tire Shop is located. The tire shop is for sale as a 1-acre lot. The subdivided lot will be known as Lot B block 289 Mineola Townsites.

Recommendation:

Planning & Zoning recommend approval of the request.

Final Disposition:

OWNERS STATEMENT:

I STRANGE PROPERTY HOLDINGS LLC AM THE OWNER OF THE PROPERTY HEREON WISHING TO REPLAT SAME INTO A SINGLE LOT, DO HEREBY ADOPT THIS PLAT ATTACHED HERETO AND TITLED LOT B, MINEOLA TOWNSITES, 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

Field note description for a 1,000 acre tract of land located in the J.B. WHITE SURVEY, Abstract No. 612, Wood County, Texas, and being part of a called 13,290 acre tract of land conveyed to Strange Property Holdings LLC as described and recorded in Document Number 2020-00012504 of the Official Records of Wood County, Texas, said 1,000 acre tract to be more particularly described as follows:

BEGINNING at a 1/2" Iron Rod found near the West Right-of-Way of Highway 69 for the Northeast corner of herein described tract, being the Northeast corner of said 13,290 acre tract, some being the Southeast corner of a called 8,512 acre tract of land conveyed to Vickie R. Reese and Ronald E. Reese as described and recorded in Document Number 2010-00014531 of the Official Records of Wood County, Texas;

THENCE South 04 deg. 15 min. 31 sec. East with an East line of said 13,290 acre tract and with the general direction of said West Right-of-Way a distance of 199.98 feet to a 1/2" Iron Rod set for the Southeast corner of herein described tract;

THENCE South 88 deg. 28 min. 49 sec. West across said 13,290 acre tract a distance of 218.30 feet to a 1/2" Iron Rod set for the Southwest corner of herein described tract;

THENCE North 04 deg. 38 min. 09 sec. West across said 13,290 acre tract a distance of 198.88 feet to a 1/2" Iron Rod set for the Northwest corner of herein described tract, being in the North line of said 13,290 acre tract and the South line of said 8,512 acre tract;

THENCE North 88 deg. 10 min. 35 sec. East with the North line of said 13,290 acre tract and the South line of said 8,512 acre tract a distance of 219.56 feet to the POINT OF BEGINNING AND CONTAINING 1,000 ACRES.

CITY OF MINEOLA CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED AND FOREGOING PLAT AND FIELD NOTES OF LOT B, MINEOLA TOWNSITES, TO THE CITY OF MINEOLA, WAS APPROVED BY THE CITY COUNCIL OF MINEOLA ON THIS THE _____ DAY OF _____, 2023.

BY: _____
JAYNE LANKFORD - MAYOR

NOTES: 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.

ALL CORNERS ARE MARKED WITH A 1/2" IRON ROD UNLESS OTHERWISE NOTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN THAT AFFECT THE SUBJECT PROPERTY.

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

RECORDED THIS THE _____ DAY OF _____, 2023.

NOTE: BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.

I, CASEY JORDAN, DO HEREBY STATE THAT THIS PLAT REPRESENTS AN ON THE GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION IN AUGUST 2023.

REGISTERED PROFESSIONAL LAND SURVEYOR No. 6789

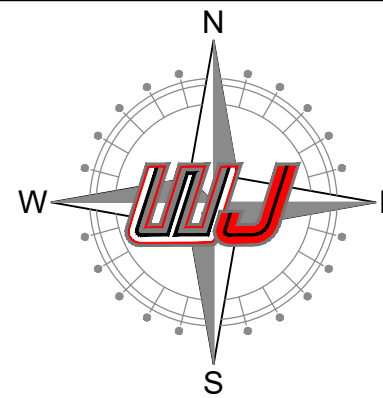


SUBSCRIBED AND SWORN BEFORE ME:

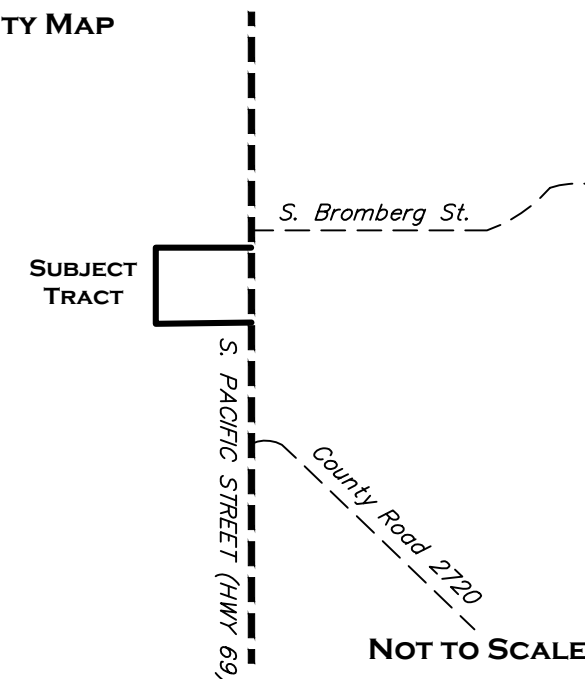
A NOTARY PUBLIC IN AND FOR THE COUNTY OF WOOD, AND THE STATE OF TEXAS THIS THE _____ DAY OF _____, 2023.

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

WOOD COUNTY, TX



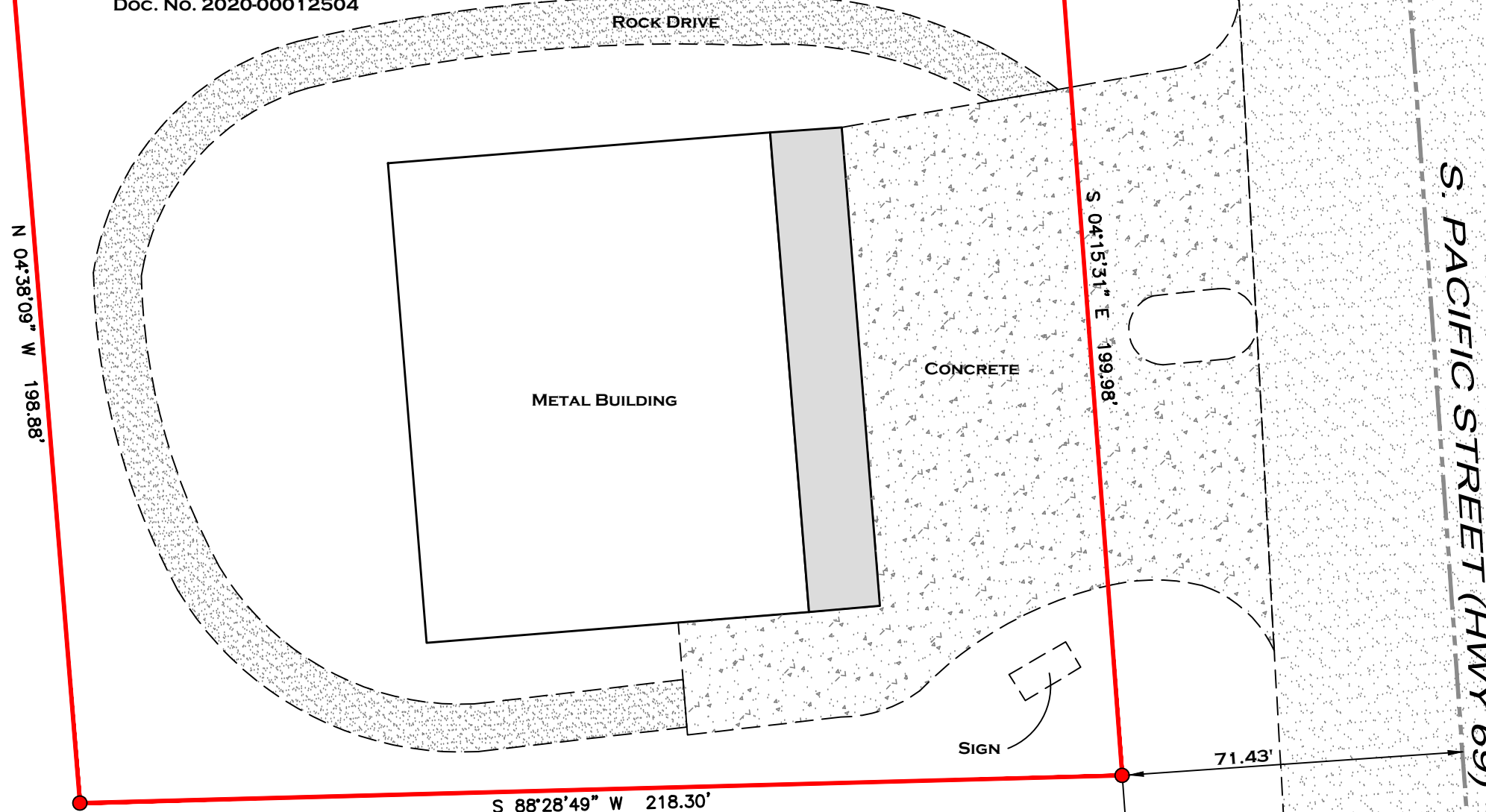
VICINITY MAP



VICKIE R. REESE AND
RONALD E. REESE
CALLED 8,512 ACRES
Doc. No. 2010-00014531

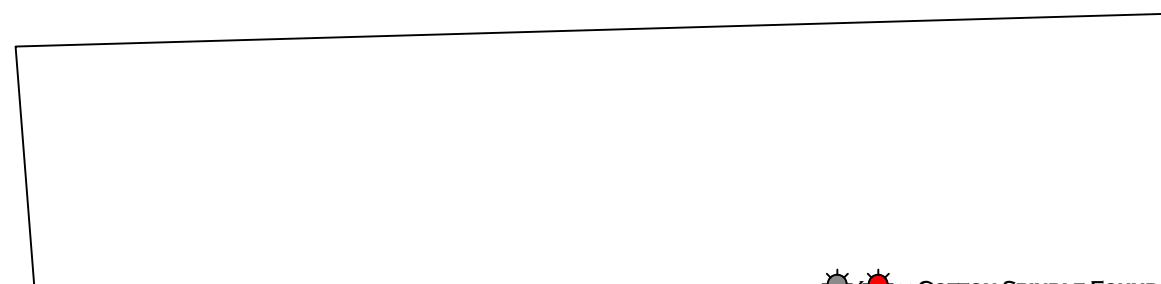
**SURVEYED: LOT B
1.000 ACRES**

STRANGE PROPERTY HOLDINGS LLC
CALLED 13,290 ACRES
Doc. No. 2020-00012504



STRANGE PROPERTY HOLDINGS LLC
CALLED 13,290 ACRES
Doc. No. 2020-00012504

J.B. WHITE SURVEY, A-612



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

**SUBDIVISION OF LOT A
MINEOLA TOWNSITES
J.B. WHITE SURVEY, A-612
WOOD COUNTY, TEXAS**



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

MANAGER: D.L.M. CITY OF MINEOLA
ADDRESS: 1450 S. PACIFIC STREET
CITY/COUNTY: MINEOLA/WOOD
SURVEY/ABSTRACT No.: WHITE/A-612
SUBDIVISION: MINEOLA TOWNSITES
LOT/BLOCK No.: LOT 2A
CLIENT: JESSE STRANGE

PREPARED BY: D.L.M. ON AUG. 31ST, 2023

JOB No: 23-1111

