

## MEMORANDUM

**DATE:** April 18, 2024

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

**FROM:** David Madsen

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

### **Background Information:**

In January, a Specific Use Permit was approved for a manufactured home for Rosalind Tennyson. The property is described as Lot 11H,11I, 12B, 12E Block 34-2 Mineola Townsites. The owner has requested a replat of the property to combine the multiple lots into one.

**Recommendation: Planning & Zoning recommend approval**

**Final Disposition:**

RUPAR & ASSOCIATES, PLLC  
P.O. BOX 1412 409 S. MAIN  
QUITMAN, TX 75783  
903-763-2949 FIRM No. 10135600

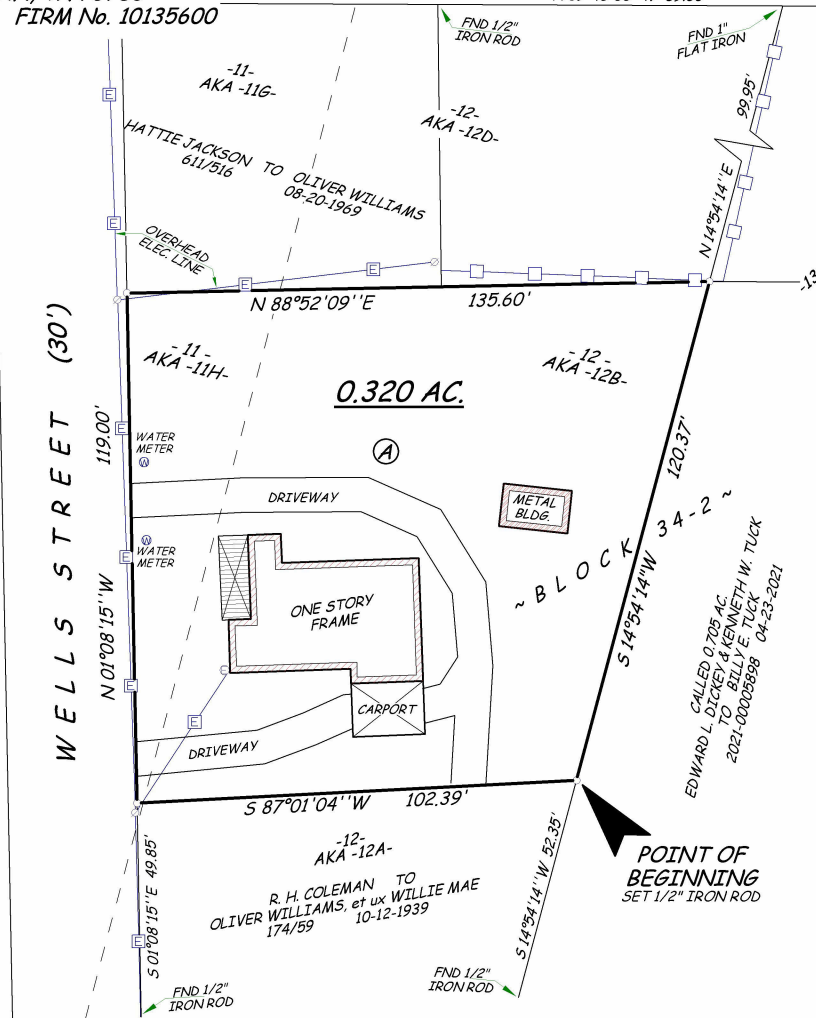
READ ST.

REF. BRNG. LN.  
N 89°45'00"W 89.30'

**J. E. WHITE SURVEY  
A-612  
WOOD COUNTY, TEXAS**



LOT 10-R, BLOCK 34-2, VOL. 10, PG. 155,  
PLAT RECORDS, WOOD COUNTY, TEXAS



**FIELD NOTES:**

BEING all of that certain lot, tract, or parcel of land situated in the J. E. White Survey, Abstract No. 612, Wood County, Texas, and being all of that certain tract of land described in a Deed from Shirley Mahomes Pruitt to Novell Pierce and husband, Edward Pierce, dated April 26, 1991 as shown of record in Volume 1238, Page 181, Real Property Records, Wood County, Texas, and being known as Lot 11H and Lot 12B, Block 34-2, City of Mineola, Texas, said lot, tract, or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set at the occupied Southeast corner of said Lot 12B, same being the occupied Northeast corner of Lot 12A, and being in the West line of a called 0.705 acre tract of land described in a Deed from Edward L. Dickey and Kenneth W. Tuck to Billy E. Tuck, dated April 23, 2021, as shown of record in Instrument No. 2021-00005898, Real Property Records, Wood County, Texas, a 1/2 inch iron rod found for a reference marker bears S 14° 54' 14" W, a distance of 52.35 feet;

THENCE S 87° 01' 04" W, along the occupied South line of said Lot 12B and the occupied south line of said Lot 11H, a distance of 102.39 feet to a 1/2 inch iron rod set at the occupied Southwest corner of said Lot 11H, and being in the East line of Wells Street (30');

THENCE N 01° 08' 15" W, along the West line of said Lot 11H and the East line of Wells Street, a distance of 119.00 feet to a 1/2 inch iron rod set at the occupied Northwest corner of said Lot 11H and the occupied Southwest corner of Lot 11G;

THENCE N 88° 52' 09" E, along the occupied North line of said Lot 11H and Lot 12B, a distance of 135.60 feet, to a 1/2 inch iron rod set at the occupied Northeast corner of said Lot 12B, same being the Southeast corner of Lot 12D and being in the West line of said 0.705 acre tract, a 1 inch flat iron found for a reference marker bears N 14° 54' 14" E, a distance of 99.95 feet;

THENCE S 14° 54' 14" E, along the East line of said Lot 12B, a distance of 120.37 feet to the POINT OF BEGINNING and containing 0.320 acres of land.

Ⓐ CALLED LOT 11H & 12B  
SHIRLEY MAHOMES PRUITT TO NOVELL PIERCE, et vir EDWARD  
1238/181 04-26-1991

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.

NOTE:  
1/2" IRON RODS SET AT ALL CORNERS.

ALL 1/2" IRON RODS SET BY RUPAR & ASSOCIATES, PLLC. HAVE ORANGE CAPS STAMPED "RUPAR RPLS 5781".

SUBDIVISION PLAT OF RECORD AT VOL. 7, PG. 25-26, PLAT RECORDS, WOOD COUNTY, TEXAS.

**CITY OF MINEOLA CERTIFICATION**

I hereby certify that the attached and foregoing plat and field notes of  
"PLAT SHOWING SURVEY OF PART OF LOT 11 & 12, BLOCK 34-2, CITY OF MINEOLA, TEXAS"  
was approved by the City Council of Mineola, Texas on this the \_\_\_\_\_ day of  
\_\_\_\_\_, 2024.

by: \_\_\_\_\_  
Jayne Lankford, Mayor

We, Rupar & Associates, PLLC, do hereby certify that this plat was prepared from an actual survey made on the ground under our supervision during the month of March, 2024.

SIGNED AND SEALED this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**PRELIMINARY PLAT  
FOR PLANNING USE ONLY**

\_\_\_\_\_  
Bruce W. Rupar RPLS 5781

THE STATE OF TEXAS §  
COUNTY OF WOOD §

BEFORE ME, the undersigned Authority, a Notary Public in and for the State of Texas, appeared  
Bruce W Rupar, known to me to be the person whose name is subscribed to the foregoing instrument  
and acknowledged to me that they executed the same for the purpose and consideration therein  
expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC

THE STATE OF TEXAS §  
COUNTY OF WOOD §

**OWNERS STATEMENT**

THAT I, Rosalind Tennyson, being the owner of the property described hereon and wishing to replat same into a single tract do hereby adopt the plat attached hereto and titled "PLAT SHOWING SURVEY OF PART OF LOTS 11 & 12, BLOCK 34, CITY OF MINEOLA, TEXAS" as legal subdivision of same and do hereby dedicate all rights-of-ways and/or easements shown hereon to the public forever.

\_\_\_\_\_  
Rosalind Tennyson

THE STATE OF TEXAS §  
COUNTY OF WOOD §

BEFORE ME, the undersigned Authority, a Notary Public in and for the State of Texas, appeared  
\_\_\_\_\_, known to me to be the person whose  
name is subscribed to the foregoing instrument and acknowledged to me that they executed the  
same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC



**PLAT SHOWING SURVEY OF  
PART OF LOTS 11, & 12, BLOCK 34-2  
CITY OF MINEOLA, TEXAS**

Being a replat of Part of Lots 11 & 12, Block 34-2, City of Mineola, Texas

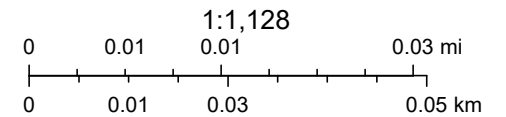
RUPAR & ASSOCIATES, PLLC  
Surveying & Mapping  
409 S. Main, Quitman, Texas 75783  
Date: 03-04-2024 Scale: AS NOTED W35822

# Wood CAD Web Map



2/6/2024, 1:40:30 PM

 Parcels



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

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

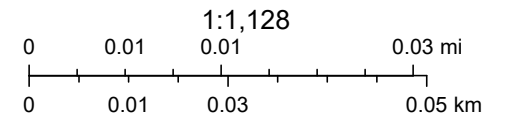
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

# Wood CAD Web Map



2/6/2024, 1:39:40 PM

 Parcels



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

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