

ORDINANCE 2023-05

**AN ORDINANCE OF THE CITY OF MOUNT VERNON, TEXAS
REPLATING THE PROPERTY LOCATED AT
315 TEXAS HIGHWAY 37 SOUTH, MT VERNON, TEXAS .**

WHEREAS, after giving fifteen days written notice to the owners of land within two hundred feet of the property, and after publishing notice to the public at least thirty days prior to the date of such hearing, the City of Mount Vernon held a public hearing on the proposed re-plat request;

WHEREAS, the Council of the City of Mount Vernon has considered the application from Asher Mt Vernon, LLC, owner, to re-plat the property described below into one lot. (see attached);

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Mount Vernon, Texas be amended as follows:

SECTION I

That the site, identified as now or formerly 00103-00000-00101-000000, Property ID 21996, located at 315 Texas Highway 37 South, currently two lots and shall be replatted into one lot. (See attached).

SECTION II

That all ordinances and portions of ordinances in conflict herewith are hereby repealed.

PASSED, APPROVED AND ADOPTED on this 8th day of May, 2023.

BRAD HYMAN – MAYOR

ATTEST:

KATHY LOVIER – CITY SECRETARY



RE-PLAT APPLICATION CHECKLIST

The application and all attachments must be in City Hall 30 business days before the Council meeting or it will be on the next month's agenda. The submittal information shall be provided to the City Council. It is important that the property owner attend the meeting.

SUBMITTAL REQUIREMENTS

- Application Form
Completed and signed by property owner
- Application Fee - \$250.00 (non-refundable)
Check should be made payable to the City of Mount Vernon
- Location Map
Indicate by highlighting the subject parcel and adjacent streets
- Site plan drawn to scale, based on the deed or survey, showing all existing and proposed structures dimensioned from the structure to the property line and required setbacks.
- Provide a copy of the deed or survey of the property.
- Applicant must describe in detail the re-plating being requested.

The lot is currently unplatted and we would like to plat the lot prior to development
 of a proposed Dollar Tree.

If you have any further questions, comments or concerns please do not hesitate to call City Hall at 903.537.2252. We will be glad to assist you in any way we can during this process.



RE-PLAT APPLICATION

Property Owner: Asher Mt. Vernon, LLC

Mailing Address: 16475 Dallas Pkwy., Suite 200

Home #: 731.420.3833 Cell #: _____

Location of Property: 315 TX Hwy 37S
Northeast corner of S.H. 37 and Rutherford Street

Currently Zoned: Local Retail

Property Owner: I understand that submittal of an incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City may not approve my application or may set conditions on approval.

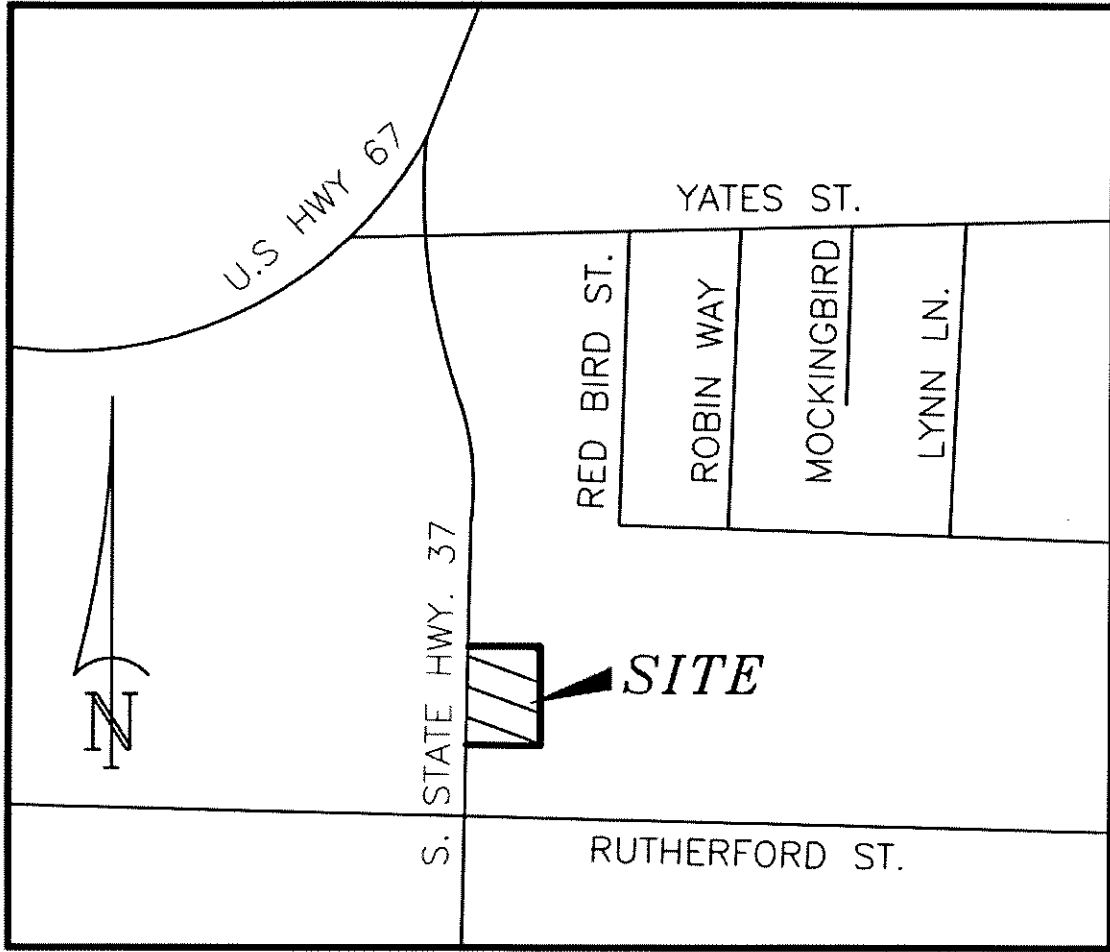
Jacob Selva
Property Owner Signature

3/24/23
Date

City of Mount Vernon

109 N. Kaufman * P.O. Box 597 * Mount Vernon, TX 75457 * 903 537 2252 * FAX 903 537 2634

www.comvtx.com



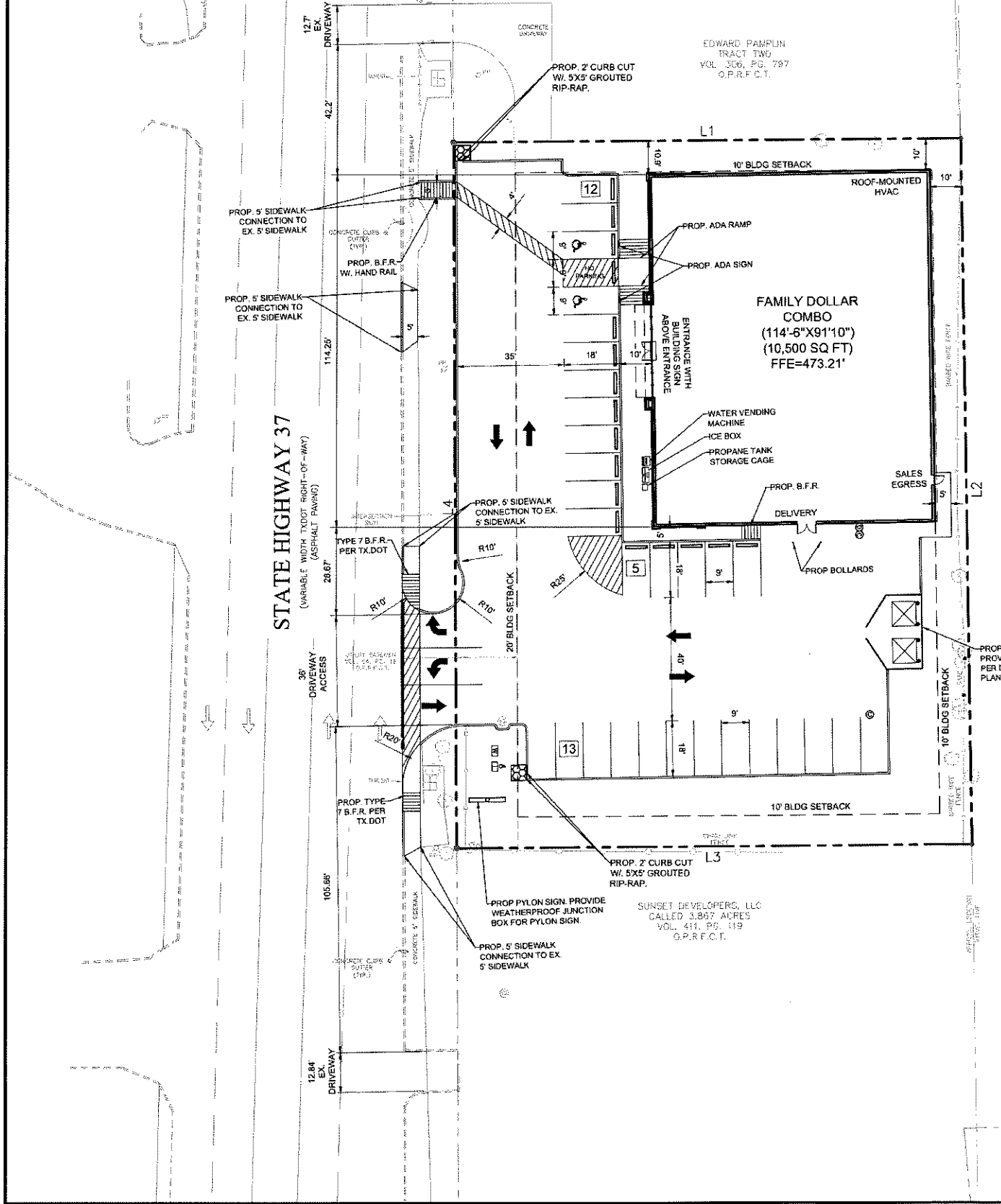
VICINITY MAP

NOT TO SCALE

BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 89°36'01" E	164.94'
L2	S 00°56'48" E	228.99'
L3	S 89°36'01" W	167.21'
L4	N 00°22'41" W	228.99'

WILLIAM H. RAVEY SURVEY
ABSTRACT NO. 412

EDWARD PAMPLIN
TRACT TWG
VOL. 306, PG. 797
O.P.R.F.C.T.



STATE HIGHWAY 37
(VARIABLE WIDTH TYPED RIGHT-OF-WAY)
(ASPHALT PAVING)

FAMILY DOLLAR COMBO
(114'-6" X 91'-10")
(10,500 SQ FT)
FFE=473.21'

SUNSET DEVELOPERS, LLC
CALLED 3.867 ACRES
VOL. 411, PG. 119
O.P.R.F.C.T.

PROP DUMP
PROVIDE 6
PER DUMP
PLANS FOR