

**ORDINANCE 2022-12**

**AN ORDINANCE OF THE CITY OF MOUNT VERNON, TEXAS  
REPLATING THE PROPERTY LOCATED AT  
300 LEFTWICH and 208 TURNER STREETS .**

**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 Mark Huddleston, owner, to re-plat the property described below to two lots. (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 00062-00000-00100-000000, Property ID 7285, located at 300 Leftwich Street (AB 425 J SLOAN) and 00062-00000-00340-000000, Property ID 9765, located at 208 Turner Street, (AB 425 J SLOAN80 X 174) currently 208 Turner Street is being re-platted to increase the lot and 300 Leftwich Street shall be re-platted decreasing the lot. (See attached).**

**SECTION II**

**That all ordinances and portions of ordinances in conflict herewith are hereby repealed.**

**PASSED, APPROVED AND ADOPTED on this 14<sup>th</sup> day of November, 2022.**

**\_\_\_\_\_  
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.

Clean up property lines with addition of <sup>property where</sup> adding metal storage building to 208 Turner St

Adding land from 300 Leftwich to 208 Turners St AND adding metal storage building to 208 Turner St

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.

*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



## RE-PLAT APPLICATION

**Property Owner:** Mark & Claudia Huddleston

**Mailing Address:** 208 Turner St

**Home #:** N/A                      **Cell #:** 903-348-0930

**Location of Property:** 300 Leftwich St

**Currently Zoned:** Residential

**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.

  
\_\_\_\_\_  
Property Owner Signature

9/29/2022  
\_\_\_\_\_  
Date

**LEGEND**

|                               |                          |                          |
|-------------------------------|--------------------------|--------------------------|
| CH CONTROLLING INSTRUMENT     | CONCRETE                 | WOOD                     |
| 1/2" IRON ROD FOUND (SWANNER) | COVERED WAREHOUSE        | PAVING                   |
| 1/4" IRON ROD SET (N-148)     | PAVING                   | PAVING                   |
| POINT FOR CORNER              | DIT - OVERHEAD TELEPHONE | DIT - OVERHEAD TELEPHONE |
| CHAIN LINK FENCE POST         | SWP - OVERHEAD ELECTRIC  | SWP - OVERHEAD ELECTRIC  |
| POWER POLE                    | SWP - OVERHEAD ELECTRIC  | SWP - OVERHEAD ELECTRIC  |
| WATER METER                   | SWP - OVERHEAD ELECTRIC  | SWP - OVERHEAD ELECTRIC  |
| CONCRETE S&M. MIN             | SWP - OVERHEAD ELECTRIC  | SWP - OVERHEAD ELECTRIC  |
| 400 MAIL FOUNG                | SWP - OVERHEAD ELECTRIC  | SWP - OVERHEAD ELECTRIC  |
| "X" FOUND IN CONCRETE         | SWP - OVERHEAD ELECTRIC  | SWP - OVERHEAD ELECTRIC  |
| UNDERGROUND ELECTRIC          | SWP - OVERHEAD ELECTRIC  | SWP - OVERHEAD ELECTRIC  |
| 4" FIRE HYDRANT               | SWP - OVERHEAD ELECTRIC  | SWP - OVERHEAD ELECTRIC  |
| 6" WATER METER                | SWP - OVERHEAD ELECTRIC  | SWP - OVERHEAD ELECTRIC  |
| WATER VALVE                   | SWP - OVERHEAD ELECTRIC  | SWP - OVERHEAD ELECTRIC  |



**LEGAL DESCRIPTION**

Being a 0.516 acre tract or parcel of land situated in the Joseph Sloan Survey, Abstract No. 425, Franklin County, Texas, and being all of that certain called 0.5143 acre tract of land conveyed from Leo Ashcraft, et ux, to Mark M. Huddleston, et al, by Warranty Deed with Vendor's Lien, as recorded in Volume 173, Page 667, Official Public Records, Franklin County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod found capped (Swanner) in the North margin of Turner Street, at the Southwest corner of a called 0.050 acre tract of land conveyed to Mark Huddleston, et al, by Warranty Deed, as recorded in Volume 311, Page 468, Official Public Records, Franklin County, Texas, and at the Southeast corner of said 0.5143 acre tract;

**THENCE** South 87 degrees 38 minutes 54 seconds West, along the North margin of Turner Street and with the South line of said 0.5143 acre tract, a distance of 103.14 feet to a 1/2" iron rod found capped (Swanner) in the East line of the remainder of a tract of land conveyed to Crescencia Hernandez, by Warranty Deed, as recorded in Volume 274, Page 478, Official Public Records, Franklin County, Texas and at the Southeast corner of said 0.5143 acre tract;

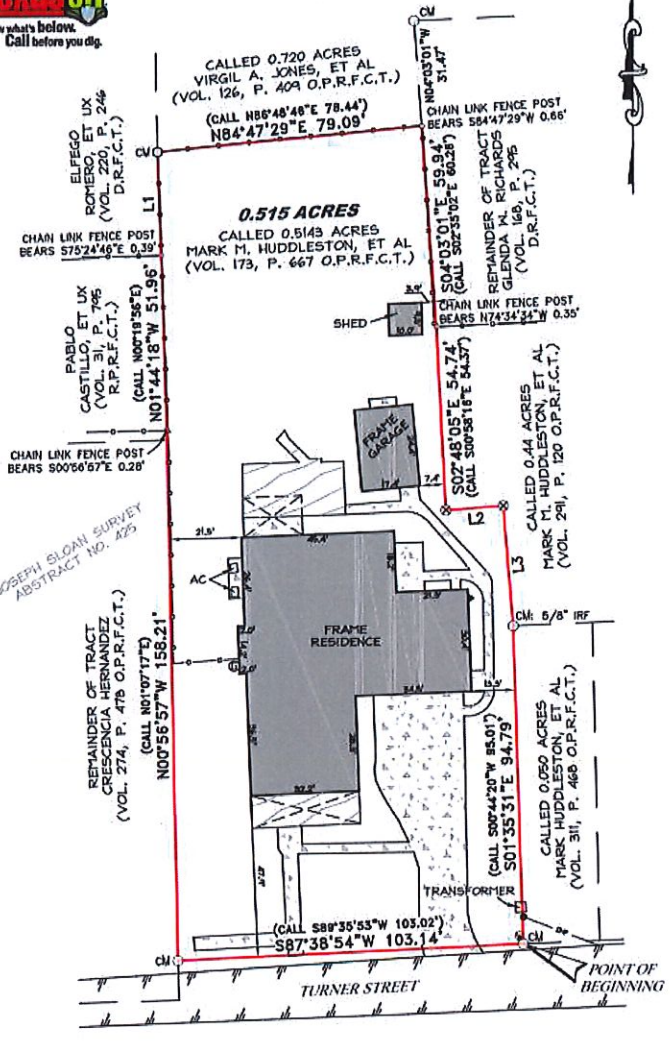
**THENCE** North 00 degrees 56 minutes 57 seconds West, with the East line of said Hernandez tract, with the East line of a tract of land conveyed to Pablo Castillo, et ux, by Warranty Deed with Vendor's Lien, as recorded in Volume 311, Page 795, Real Property Records, Franklin County, Texas, and with the West line of said 0.5143 acre tract, a distance of 158.21 feet to an angle point, from which a chain link fence post bears South 00 degrees 56 minutes 57 seconds East, a distance of 0.28 feet;

**THENCE** North 01 degrees 44 minutes 18 seconds West, with the East line of said Castillo tract and with the West line of said 0.5143 acre tract, a distance of 51.96 feet to a point at the Northeast corner of said Castillo tract and at the Southeast corner of a tract of land conveyed to Eliego Romero, et ux, by Warranty Deed with Vendor's Lien, as recorded in Volume 220, Page 248, Deed Records, Franklin County, Texas, from which a chain link fence post bears South 75 degrees 24 minutes 46 seconds East, a distance of 0.39 feet;

**THENCE** North 02 degrees 04 minutes 34 seconds West, with the East line of said Romero tract and with the West line of said 0.5143 acre tract, a distance of 30.74 feet to a chain link fence post at the Southwest corner of a called 0.720 acre tract of land conveyed to Virgil A. Jones, et al, by Warranty Deed with Vendor's Lien, as recorded in Volume 126, Page 409, Official Public Records, Franklin County, Texas and at the Northeast corner of said 0.5143 acre tract;

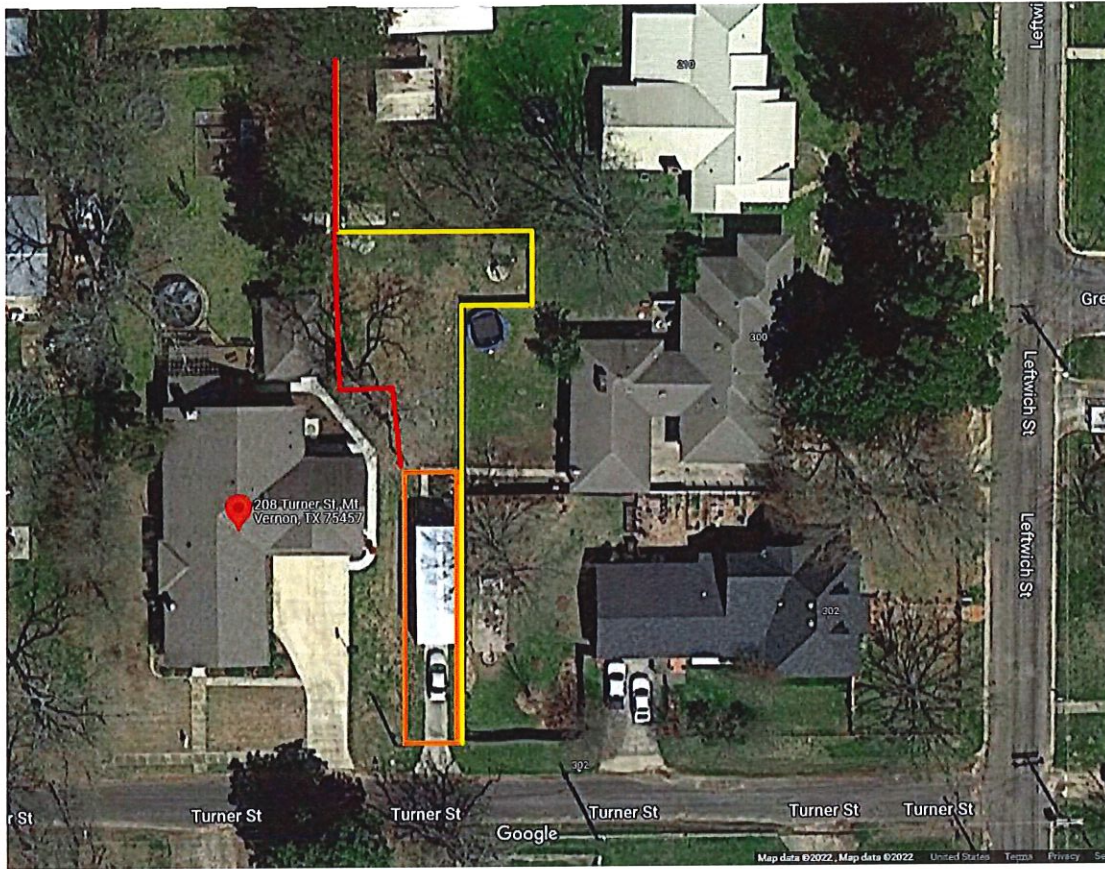
**THENCE** North 84 degrees 47 minutes 29 seconds East, with the most Southerly South line of said 0.720 acre tract and with the North line of said 0.5143 acre tract, a distance of 79.09 feet to a point at the most Southerly Southeast corner of said 0.720 acre tract, in the West line of the remainder of a tract of land conveyed to Glenda W. Richards, by Warranty Deed, as recorded in Volume 168, Page 295, Deed Records, Franklin County, Texas, and at the Northeast corner of said 0.5143 acre tract, from which a chain link fence bears South 84 degrees 47 minutes 29 seconds West, a distance of 0.58 feet and a 1/2" iron rod found capped (Swanner) bears North 04 degrees 03 minutes 01 seconds West, a distance of 31.47 feet;

**THENCE** South 04 degrees 03 minutes 01 seconds East, with the West line of said Richards tract and with an East line of said 0.5143 acre tract, a distance of 59.94 feet to a point at the Southwest corner of said Richards tract and at the Northwest corner of a called 0.44 acre tract of land conveyed to Mark M. Huddleston, et al, by Special Warranty



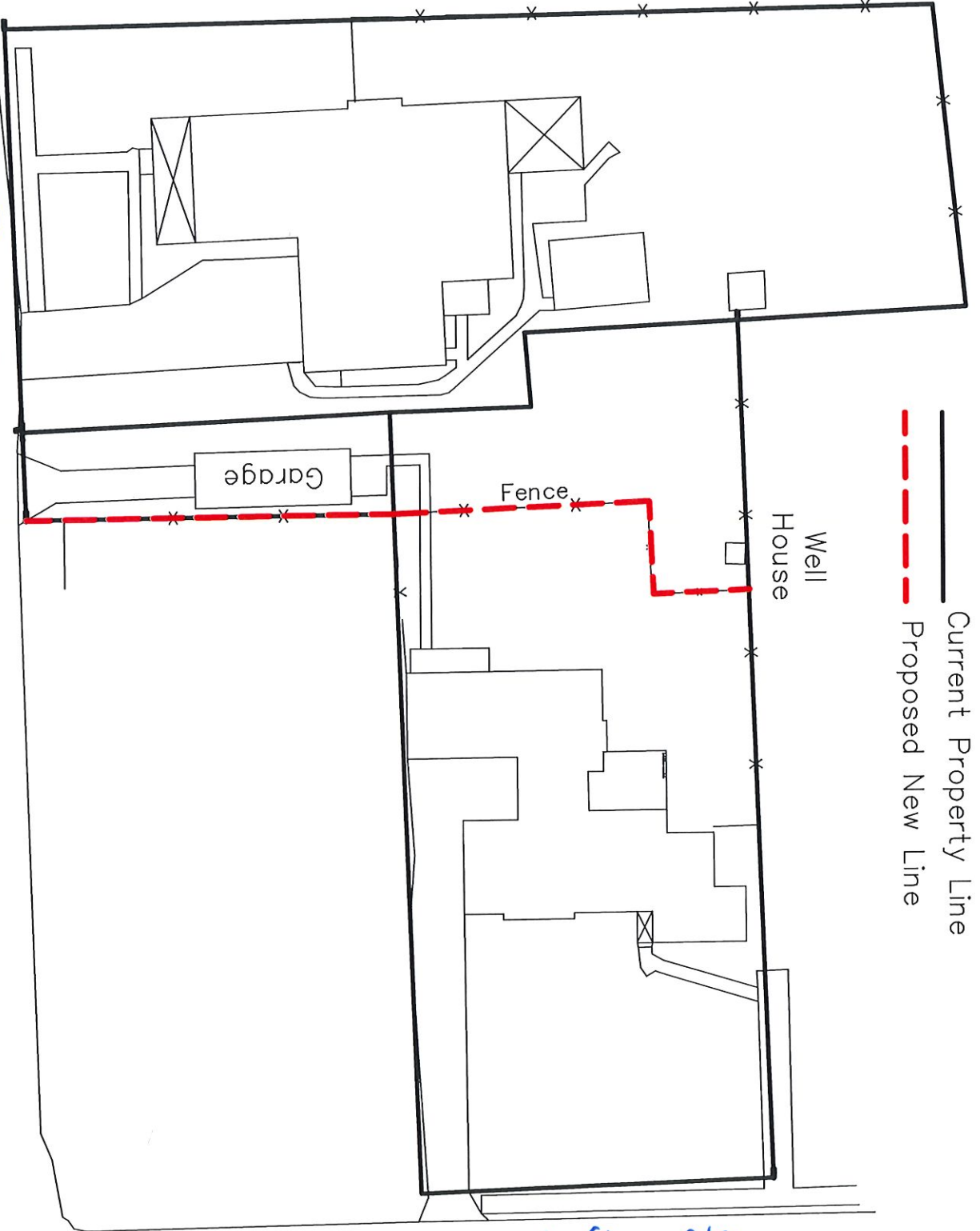
**LINE TABLE**

| LINE | BEARING     | DISTANCE | CALL BEARING | CALL DISTANCE |
|------|-------------|----------|--------------|---------------|
| L1   | N02°04'34"W | 30.74'   | N00°00'20"W  | 30.64'        |
| L2   | N85°58'11"E | 17.27'   | N88°51'33"E  | 17.33'        |
| L3   | S04°31'26"E | 35.90'   | S02°32'56"E  | 35.24'        |



- Proposed NEW property lines
- Existing 208 Turner East property lines
- Existing Vol 311 P 468 .050 Acres

— Current Property Line  
- - - Proposed New Line



add turner

300 leftwich

Working Plat  
Do Not Record