

ORDINANCE 2023-26

**AN ORDINANCE OF THE CITY OF MOUNT VERNON, TEXAS
REPLATING THE PROPERTY LOCATED AT
819 MILLER STREET, 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 Terry and Amy Garner, 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 00829-00000-00290-000000, Property ID 2770, located at 819 Miller Street, currently two lots and shall be re-platted into two lots. (See attached).

SECTION II

That all ordinances and portions of ordinances in conflict herewith are hereby repealed.

PASSED, APPROVED AND ADOPTED on this 10th day of July, 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 *Franklin County 2770*
- 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.

I would like to split lot at 819 Miller st. into two lots in order to build two homes that are affordable. These homes will be about 1300' suitable for a family. Also the ~~lots~~ homes in the area are on 1/4 acre lots.

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

6/8/23 newspaper



RE-PLAT APPLICATION

Property Owner: Terry & Amy Carnon

Mailing Address: 2303 Britt Dr. Argyle, TX 76226

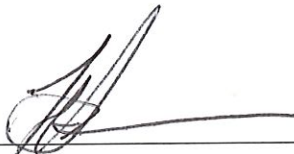
Home #: Same

Cell #: 214 493-2012

Location of Property: 819 Miller St. Mount Vernon

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

5-8-2023

Date

**GABRIEL KEITH SURVEY
 ABSTRACT NO. 261
 CITY OF MT. VERNON
 FRANKLIN COUNTY, TEXAS**

Easements:

The only visible easements affecting this tract are:

1. Power Line
2. Phone Line
3. Water Line

Surveyor's Notes:

1. Bearings based on Geodetic North as measured using GPS on, April 10, 2023, operating within the parameters of WGS-84.
2. (TSR) = Typical steel rod is a 1/2" x 24" rebar with surveyor's cap marked "Blair RPLS 6139".
3. Due to inaccuracies and or new technology in the original survey plat as to corners recovered on the ground, the bearings and distances shown hereon may differ slightly from original calls.

Certification:

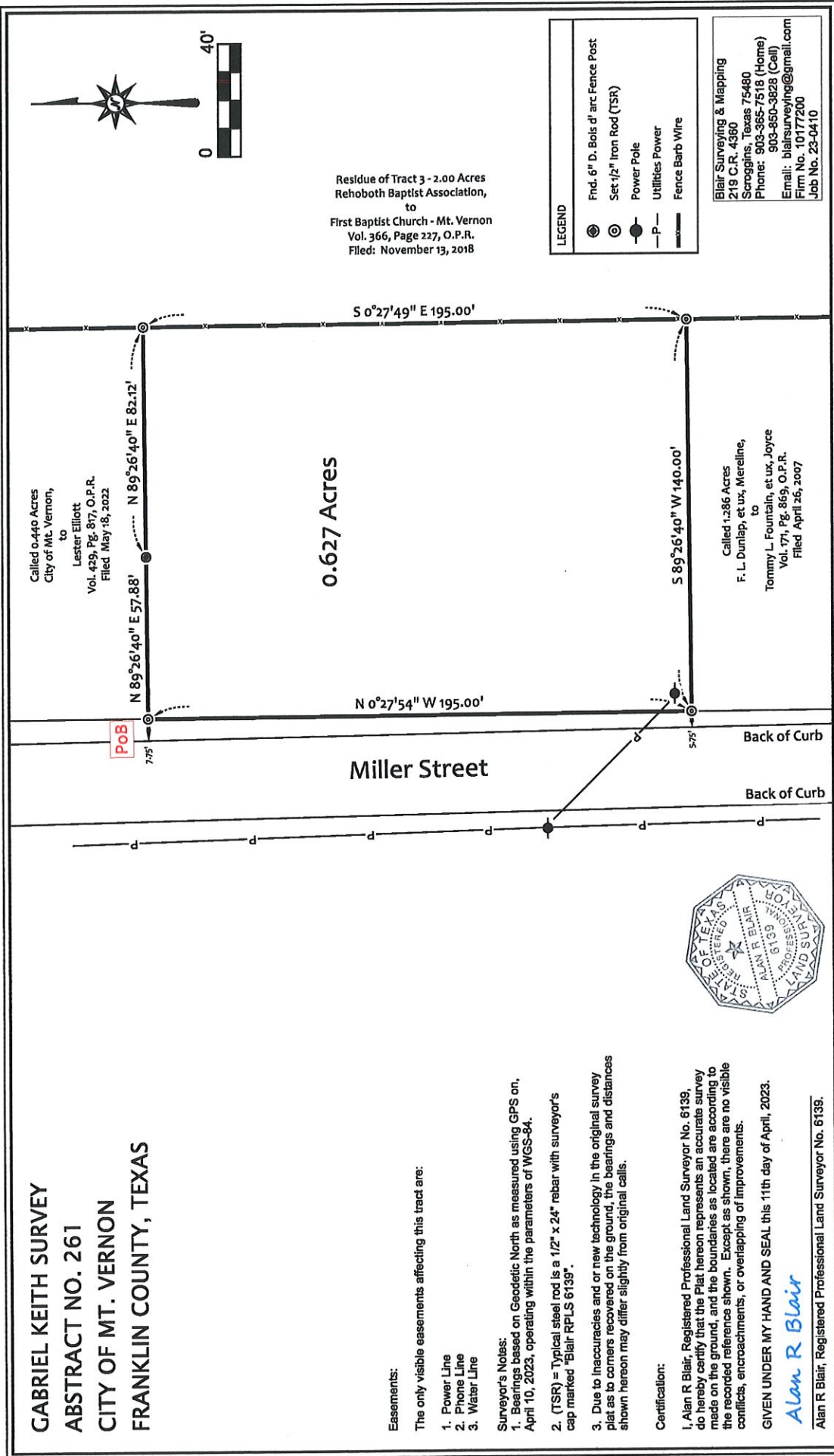
I, Alan R Blair, Registered Professional Land Surveyor No. 6139, do hereby certify that the Plat hereon represents an accurate survey made on the ground, and the boundaries as located are according to the recorded reference shown. Except as shown, there are no visible conflicts, encroachments, or overlapping of improvements.

GIVEN UNDER MY HAND AND SEAL this 11th day of April, 2023.

Alan R Blair

Alan R Blair, Registered Professional Land Surveyor No. 6139.

Traverse PC



Called 0.440 Acres
 City of Mt. Vernon,
 to
 Lester Elliott
 Vol. 429, Pg. 817, O.P.R.
 Filed May 18, 2022

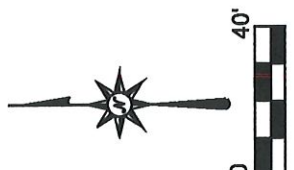
0.627 Acres

Called 1.286 Acres
 F. L. Dunlap, et ux, Merrelle,
 to
 Tommy L. Fountain, et ux, Joyce
 Vol. 171, Pg. 869, O.P.R.
 Filed April 26, 2007

Residue of Tract 3 - 2.00 Acres
 Rehoboth Baptist Association,
 to
 First Baptist Church - Mt. Vernon
 Vol. 366, Page 227, O.P.R.
 Filed: November 13, 2018

LEGEND	
	Fnd. 6" D. Bois d'arc Fence Post
	Set 1/2" Iron Rod (TSR)
	Power Pole
	Utilities Power
	Fence Barb Wire

Blair Surveying & Mapping
 219 C.R. 4360
 Scroggins, Texas 75480
 Phone: 903-865-7518 (Home)
 903-860-3828 (Cell)
 Email: blairsurveying@gmail.com
 Firm No. 10177200
 Job No. 23-0410



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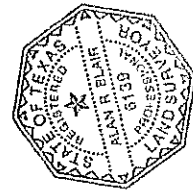
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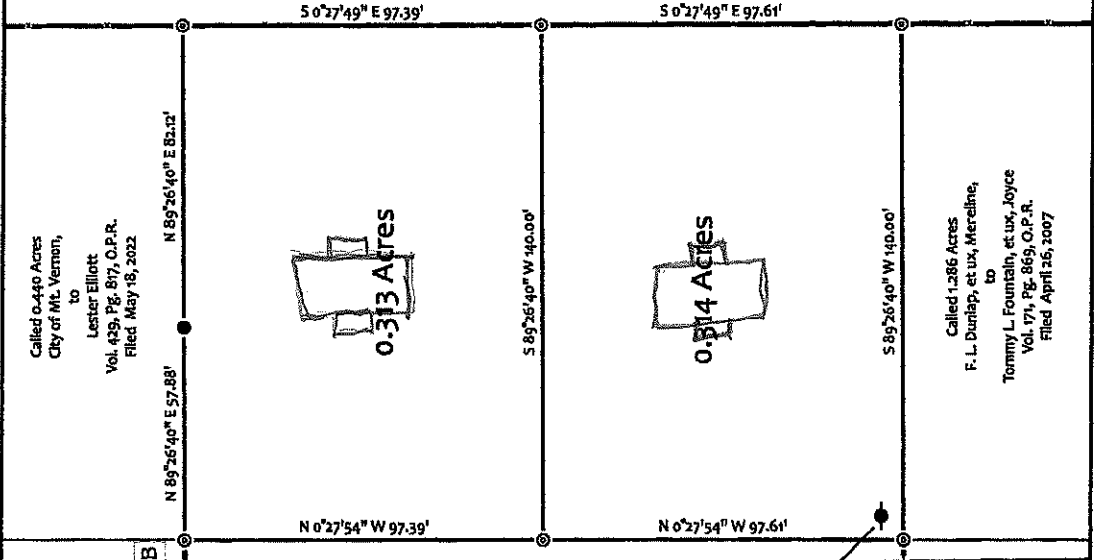


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POB

Miller Street

Back of Curb
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