



RE-PLAT APPLICATION

Property Owner: Elliott Lester

Mailing Address: 2177 FM 115 MtVernon, TX 75457

Home #: _____

Cell #: _____

Location of Property: 811 Miller street, Mt. Vernon, TX 75457

Currently Zoned: _____

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.

Elliott Lester
Property Owner Signature

6/22/26
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



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.

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

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CITY OF MOUNT VERNON

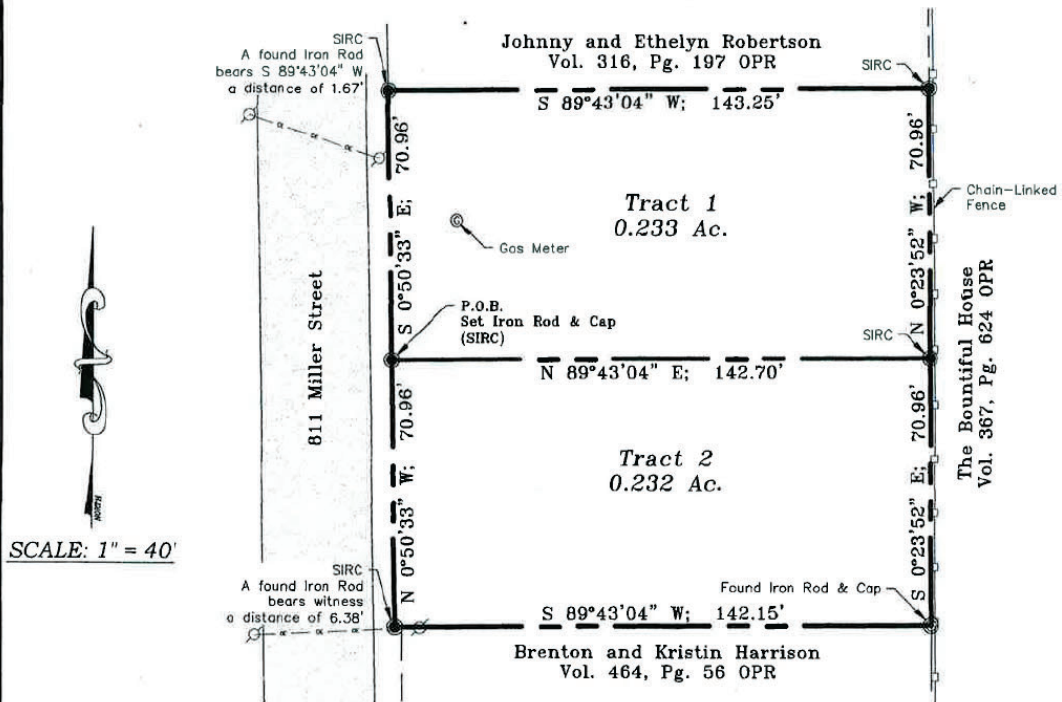
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OPER: 1 TERM: 001
REF#: 3079

TRAN: 420.0000 ZONING FEES
811 MILLER - REPLAT
ZONING FEES 250.00CR

TENDERED: 250.00 CHECK
APPLIED: 250.00-

CHANGE: 0.00

Partition Survey - 811 Miller St., Mount Vernon, Texas
0.465 Ac., Gabriel Keith Survey, A-261, City of Mount Vernon, Texas



Physical Address:
811 Miller St., Mount Vernon, TX 75457

Field Notes:
Tract 1 - 0.233 Acres
Gabriel Keith Survey, A-261
Franklin County, Texas

All of that certain lot, tract, or parcel of land situated in the Gabriel Keith Survey, A-261, Franklin County, Texas, being the North half of that parcel described in Deed from the City of Mount Vernon to Elliot Lester, dated May 18, 2022, and recorded in Volume 429, Page 818, of the Official Public Records, Franklin County, Texas (OPR), and being more particularly described as follows:

BEGINNING at an Iron Rod and Cap (Cypress Surveying) set on the East Right-of-Way of Miller Street for the Southwest corner of Tract 1 and the Northwest corner of Tract 2 described herein;
THENCE N 89°43'04" E, along the shared boundary of said Tract 1 and 2, a distance of 142.70 feet on Iron Rod and Cap (Cypress Surveying) set for the Southeast corner of said Tract 1 and the Northeast corner of said Tract 2, the same being a point on the West boundary of a parcel described in Deed to The Bountiful House, dated March 18, 2019, and recorded in Volume 267, Page 624 OPR;
THENCE N 0°23'52" W, generally along a fence line, the West boundary of said Bountiful House Parcel, and the East boundary of said Tract 1, a distance of 70.96 feet to an Iron Rod and Cap (Cypress Surveying) set for the Northeast corner of said Tract 1 and the Southeast corner of a tract described in Deed to Johnny Don and Ethelyn Robertson, dated May 29, 2015, and recorded in Volume 316, Page 197, OPR;
THENCE S 89°43'04" W, along the South boundary of said Robertson Parcel and the North boundary of said Tract 1, a distance of 143.25 feet to an Iron Rod and Cap (Cypress Surveying) set on the West Right-of-Way of said Miller Street for the Northwest corner of said Tract 1, and the Southwest corner of said Robertson Tract;
THENCE S 0°50'33" E, along the West Right-of-Way of said Miller Street and the West boundary of said Tract 1, a distance of 70.96 feet to the POINT OF BEGINNING, containing 0.233 acres more or less.

Field Notes:
Tract 2 - 0.232 Acres
Gabriel Keith Survey, A-261
Franklin County, Texas

All of that certain lot, tract, or parcel of land situated in the Gabriel Keith Survey, A-261, Franklin County, Texas, being the South half of that parcel described in Deed from the City of Mount Vernon to Elliot Lester, dated May 18, 2022, and recorded in Volume 429, Page 818, of the Official Public Records, Franklin County, Texas (OPR), and being more particularly described as follows:

BEGINNING at an Iron Rod and Cap (Cypress Surveying) set on the East Right-of-Way of Miller Street for the Southwest corner of Tract 1 described herein and the Northwest corner of Tract 2;
THENCE N 89°43'04" E, along the shared boundary of said Tract 1 and 2, a distance of 142.70 feet on Iron Rod and Cap (Cypress Surveying) set for the Southeast corner of said Tract 1 and the Northeast corner of said Tract 2, the same being a point on the West boundary of a parcel described in Deed to The Bountiful House, dated March 18, 2019, and recorded in Volume 267, Page 624 OPR;
THENCE S 0°23'52" E, generally along a fence line, the West boundary of said Bountiful House Parcel, and the East boundary of said Tract 2, a distance of 70.96 feet to an Iron Rod and Cap (Blair) found for the Southeast corner of said Tract 2, and the Northeast corner of a tract described in Deed to Brenton Bowen and Kristin Cheyenne Decker Harrison, dated June 11, 2024, and recorded in Volume 464, Page 56, OPR;
THENCE S 89°43'04" W, along the North boundary of said Harrison Parcel and the South boundary of said Tract 2, a distance of 142.15 feet to an Iron Rod and Cap (Cypress Surveying) set on the West Right-of-Way of said Miller Street for the Southwest corner of said Tract 2 and the Southwest corner of said Harrison Tract;
THENCE N 0°50'33" W, along the West Right-of-Way of said Miller Street and the West boundary of said Tract 2, a distance of 70.96 feet to the POINT OF BEGINNING, containing 0.232 acres more or less.

Surveyors Notes:

1. The Bearings on this survey are based on NAD 83, Texas State Plane Coordinates, North Central Zone and GPS Observation.
2. This survey is based on Deed from the City of Mount Vernon to Elliot Lester, dated May 18, 2022, and recorded in Volume 429, Page 818, of the Official Public Records, Franklin County, Texas.
3. The field survey on which this survey is based was completed on June 18th, 2026.
4. This survey does not constitute a title search by this surveyor.

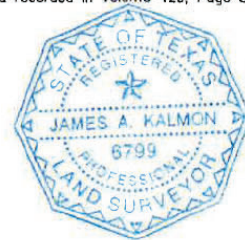
Certification:

I, James A. Kalmon, a Registered Professional Land Surveyor in the state of Texas, do hereby certify that this plot is a correct and accurate representation of a field survey conducted by me or under my direct supervision and there are no visible or apparent encroachments or protrusions, except as shown.

James A. Kalmon RPLS 6799 for and on behalf of
Cypress Surveying, LLC, Firm Reg. #10194858

06-22-2026

Date



Partition Survey
0.465 Ac., Gabriel Keith Survey, A-261
Elliot Lester
2177 FM 115
Mount Vernon, TX 75457

Cypress Surveying, LLC.
100 Houston St. South
Mt. Vernon, TX 75457
(903) 537-9240 O • (972) 444-0776 C
info@cypress-surveying.com

REV. DATE: _____
SCALE: 1" = 40'
DATE: 06/19/2026
CLIENT: LESTER
PROJECT: 811 MILLER
DFT: GRL



2-4

Low-Density Residential (R-2) District

A. INTENT

The R-2 Low-Density Residential District is designed to permit low density residential development, both attached and detached. Character dimensions encourage four to six sites per acre for single-family homes and large lots for duplexes, garden homes, and townhomes.

B. PRINCIPAL PERMITTED USES

- i. Dwellings, attached live/work
- ii. Dwellings, single-family detached
- iii. Dwellings, garden home
- iv. Church, rectory, or other places of worship
- v. Public parks & recreational use
- vi. School, K-12, public/private

C. CONDITIONAL USES

- i. Dwellings, townhome
- ii. Dwellings, duplex

Low-Density Residential (R-2) District

2-4

E. DEVELOPMENT STANDARDS

Lot Size

Minimum lot area:	
Single-family	5,000 sqft
Townhome	1,600 sqft
Duplex	10,000 sqft

Minimum lot width:	
Single-family	60 ft
Townhome	22 ft
Duplex	60 ft

Minimum lot road frontage:	
Single-family	35 ft
Townhome	22 ft
Duplex	35 ft

Setbacks

Minimum front yard setback:	
Single-family	10 ft
Townhome	20 ft
Duplex	25 ft

Minimum rear yard setback:	
Single-family	10 ft
Townhome	10 ft
Duplex	10 ft

Minimum side yard setback:	
Single-family	5 - 10 ft
Townhome	0*, 10 ft
Duplex	5 - 10 ft

Maximum building height:	30 ft
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Max. driveway width:	
Single-family	24 ft
Townhome	20 ft
Duplex	24 ft

Building Area

Max. Building Area	5,000 sqft
Max. Lot Coverage	50%

