

ORDINANCE NUMBER \_\_\_\_\_

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF MINEOLA, TEXAS, AND EXTENDING THE BOUNDARY OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN THE CITY LIMITS AND GRANTING TO SAID TERRITORY AND TO ALL FUTURE INHABITANTS OF SAID PROPERTY, ALL OF THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID FUTURE INHABITANTS BY ALL THE ACTS AND ORDINANCES OF SAID CITY.

WHEREAS, the City is authorized to annex territory in accordance with Texas Local Government Code §43.001, *et seq.*; and

WHEREAS, said territory proposed to be annexed is within the City's extraterritorial jurisdiction and is contiguous to the City; and

WHEREAS, the City has received a request (attached hereto as **Exhibit A**) in writing to annex the hereinafter described territory from the owner of said property; and

WHEREAS, after hearing arguments for and against the same, the governing body has voted to annex said territory into the City under the authority of § 43.0671 of the Texas Local Government Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MINEOLA, TEXAS:

**SECTION 1.**

That the heretofore described property, more specifically described in **Exhibit B** attached to this Ordinance, is hereby annexed to the City of Mineola, Texas, and that the boundary limits of the City of Mineola be, and the same are hereby, extended to include the above-described territory within the City Limits of the City of Mineola, and the same shall hereafter be included within the territorial limits of said City, and the inhabitants thereof shall hereinafter be entitled to all the rights and privileges of other citizens of the City of Mineola and they shall be bound by the acts, ordinances, resolutions and regulations of said City.

**SECTION 2.**

That the City Secretary is hereby directed to file with the County Clerk and other appropriate officials and agencies, as required by state law and applicable annexation procedures, a certified copy of this Ordinance.

**SECTION 3.**

Should the annexation of any property of this Ordinance be held unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect, impair or invalidate the annexation of any other property or portion of property thereof, which is included in and subject to this annexation Ordinance.

**PASSED AND APPROVED** by the City Council, City of Mineola, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**APPROVED BY:**

\_\_\_\_\_  
Kevin White, Mayor

**ATTEST:**

\_\_\_\_\_  
Cindy Karch, City Secretary

**EXHIBIT A**  
**Petition/Written Request of Landowner**



We hereby certify that this is a true and correct copy of the original instrument.  
LANDMARK TITLE, INC.  
BY AR

PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS

TO THE MAYOR OF THE GOVERNING BODY OF MINEOLA, TEXAS:

The undersigned owners of the hereinafter described tract of land, which is vacant and without residents, or on which fewer than three qualified voters reside, hereby petition your Honorable Body to extend the present city limits so as to include as part of the City of Mineola, Texas, the following described territory, to wit:

See Attachment A (Deed/Property)

We certify that the above described tract of land is contiguous and adjacent to the City of Mineola, Texas, is not more than one-half mile in width, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

Signed: Peter Woolford

Signed: Elaine West

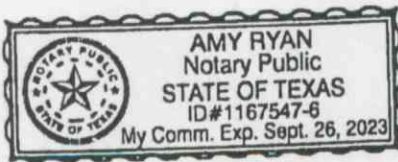
Signed: CM West

THE STATE OF TEXAS

COUNTY OF WOODY SMITH

BEFORE ME, the undersigned authority, on this day personally appeared PETER WOOLFORD, ELAINE WEST and CM WEST, known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Sworn to and subscribed before me this 12<sup>th</sup> day of MARCH, 2020.



Notary Public in and for

Amy Ryan County, Texas.

Elaine West  
ELAINE WEST

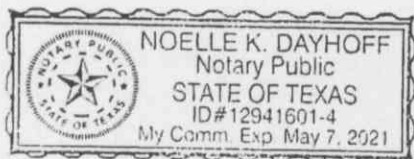
Address of Grantee:

19984 CR 452  
Mineola, Texas 75773

THE STATE OF TEXAS §

COUNTY OF SMITH §

This instrument was acknowledged before me on the 11<sup>th</sup> day of March, 2020, by ELAINE WEST.



Noelle Dayhoff  
NOTARY PUBLIC - STATE OF TEXAS

*This instrument was prepared by Wilson, Robertson & Cornelius, P. C. without the benefit of an examination of the title to the property.*

After recording return to:

PLM Homes LLC  
19984 CR 452  
Mineola, Texas 75773



Warrant by which this is a true and correct copy of the original instrument.  
LANDMARK TITLE, INC.  
BY: AR

**WARRANTY DEED**

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WOOD

§

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

THAT ELAINE WEST F/K/A ELAINE COPELAND, AS MY SOLE AND SEPARATE PROPERTY, SAID PROPERTY NOT CONSTITUTING ANY PART OF MY BUSINESS OR RESIDENTIAL HOMESTEAD, herein called "Grantor", of the County of Van Zandt, State of Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, to Grantor paid, and secured to be paid, by PLM HOMES LLC, A TEXAS LIMITED LIABILITY COMPANY, herein called "Grantee", of the County of Wood, State of Texas, as follows: CASH, the receipt and sufficiency of which is hereby acknowledged; Grantor has GRANTED, SOLD and CONVEYED, and by these presents Grantor does GRANT, SELL and CONVEY, unto the said Grantee, the following described property, to-wit:

Property description attached hereto as Exhibit "A" and made a part hereof for all purposes.

This conveyance is subject to any and all mineral reservations, conveyances, rights-of-way, easements and restrictions of record affecting said property in the office of the County Clerk of Wood County, Texas.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee and Grantee's heirs, successors and assigns forever and Grantor hereby binds Grantor and Grantor's heirs, successors and assigns, to Warrant and Forever Defend, all and singular the said premises unto the said Grantee and Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

WHEN the context requires, singular nouns and pronouns include the plural.

EXECUTED this 11<sup>th</sup> day of March, 2020.

**EXHIBIT B**  
**Legal Description**

# EXHIBIT "B"

All that certain 10.241 acre tract in the A. Hamilton Survey, A-285, Wood County, Texas, being all of the called 5 acre tract conveyed from Bill Page and wife, Stella Page to R. O. Blackmon, Jr., by Warranty Deed dated February 26, 1952, and recorded in Volume 346, Page 566, of the Deed Records of Wood County, Texas, being part of the called 5 acre tract conveyed from J. R. Cowan and A. O. Cowan to R. O. Blackmon, Jr., by Warranty Deed dated September 30, 1948, and recorded in Volume 314, Page 168, of said Deed Records, and the residue of the called 5 acre tract conveyed from J. R. Cowan and A. O. Cowan to R. O. Blackmon, Jr., by Warranty Deed dated February, 17, 1947, and recorded in Volume 293, Page 337, of said Deed Records, said 10.241 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the east right of way line of FM 1254 for the northwest corner of the called 3.4772 acre tract conveyed to Craig Henry Alliett and wife, Elizabeth Lynne Alliett, by Warranty Deed Recorded in Clerk's File No. 2014-00012251 of the Real Property Records of Wood County, Texas and the southwest corner of this tract, from which a power pole bears N 40°40'32" E 2.43 feet;

THENCE: N 01°51'43" W with said right of way line 314.32 feet to a 1" iron rod found for the southwest corner of the called 5 acre tract conveyed to Edith Ann Cater, by Cash Warranty Deed recorded in Volume 1409, page 741, of said Real Property Records and the northwest of this tract, from which a power pole bears S 69°27'07" W 1.69 feet;

THENCE: N 87°53'37" E with the south line of said Cater called 5 acre tract 1293.65 feet to a 5/8" iron rod set in the west line of the called 7.183 acre tract, described as Tract One, conveyed to Kevin Charles Atkinson and wife, Katherine Marie Atkinson, by Warranty Deed recorded in Clerk's File No. 2019-00000845 of said Real Property Records for the northeast corner of this tract;

THENCE: S 02°10'47" E generally along a fence and with the west line of said called 7.183 acre tract 493.56 feet to a 1/2" iron pipe found for the southeast corner of the residue of said called 5 acre tract recorded in said Volume 293, Page 337 and this tract, from which a crosstie fence corner post bears N 05°02'34" W 0.16 feet;

THENCE: S 87°47'21" W with the south line of aforesaid called 5 acre tract 164.40 feet to a railroad spike found for the southeast corner of the called 0.9888 acre tract conveyed to Oran W. Dean, by General Warranty Deed recorded in Clerk's File No. 2014-00011396 of said Real Property Records and for an angle point for this tract, from which a 1/2" iron pipe found bears N 06°35'32" W 1.39 feet;

THENCE: N 02°18'44" W with the east line of said called 0.9888 acre tract 165.57 feet to a 1/2" iron rod found for the northeast corner of same and an angle point for this tract, from which a 1/2" iron pipe found bears N 20°28'31" W 1.31 feet;

THENCE: S 87°48'14" W with the south line of said called 5 acre tract recorded in said Volume 314, Page 168, passing a 1/2" iron rod found for the northwest corner of said called 0.9888 acre tract and the northeast corner of said called 3.4772 acre tract at 165.50 feet and continuing to a total distance of 680.64 feet to a 1/2" iron rod found for an angle point of said called 3.4772 acre tract and this tract, from which a 1/2" iron rod found bears S 86°14'04" W 30.91 feet;

THENCE: N 02°15'15" W with the north line of the residue of said called 3.4772 acre tract 15.84 feet to a 1/2" iron rod found for an angle point of the residue of said called 3.4772 acre tract and this tract;

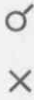
THENCE: S 87°47'26" W with the north line of said called 3.4772 acre tract 449.95 feet to the POINT OF BEGINNING, containing 10.241 acres of land, more or less.





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117802



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27326



24700

1254

27311

(1 of 2)

Parcel Owner: BLACKMON PEGGY TUCKER  
TR OF THE

[View More Property Information](#)

### Property Information

Property ID: 117802

Legal Acreage: 10.27

GEO ID: 1180-0000-0061-35

Legal Description: LOT 6, 7, 10, 2728 COWAN

Tract or Lot: 6, 7

Abstract Subdivision Code: 1180

Block:

Neighborhood Code: 1180

School District: SMI

City Limits:

### Property Location

[Zoom to](#)

32°40'46"N 95°28'17"W

1254

0 100 200ft

27316

27313

27315

6160

7915

