

## MEMORANDUM

**DATE:** April 13, 2022  
**TO:** Mayor and City Council  
**FROM:** David Madsen  
**SUBJECT:** **Meeting Agenda Item:** Abandonment of Easements

**Background Information:** The property is located between the Best Western Hotel and Lake Country Dental and is approximately 3.1 acres. It is owned by Social Networks Group LLC. The owners are planning to build a hotel and use the remaining lots for other types of commercial development. There are two existing easements that were originally given to the city to run utilities for future development to the west. These will no longer be needed for that purpose by the city and the owner has requested that the city abandon those easements.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION ABANDONING A UTILITY EASEMENT IN FAVOR OF THE CITY OF MINEOLA**

**WHEREAS**, the City of Mineola, Texas (“City”) has no continued need for a utility easement located on property within the incorporated limits of the City; and

**WHEREAS**, by the passing of this Resolution the City Council for the City of Mineola expresses its intent to abandon such easement.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council for the City of Mineola, Texas as follows:

1. That said utility easement granted in favor of the City of Mineola, Wood County, Texas, being more specifically described in the survey and metes and bounds descriptions attached hereto as **Exhibits A, B and C**, is hereby abandoned.

2. This Resolution shall not affect any and all previously granted easements and/or rights of way in favor of the City of Mineola.

**PASSED AND APPROVED** by the City Council for the City of Mineola, Texas this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**APPROVED BY:**

\_\_\_\_\_  
Jayne Lankford, Mayor

**STATE OF TEXAS           §**

**§**

**COUNTY OF WOOD       §**

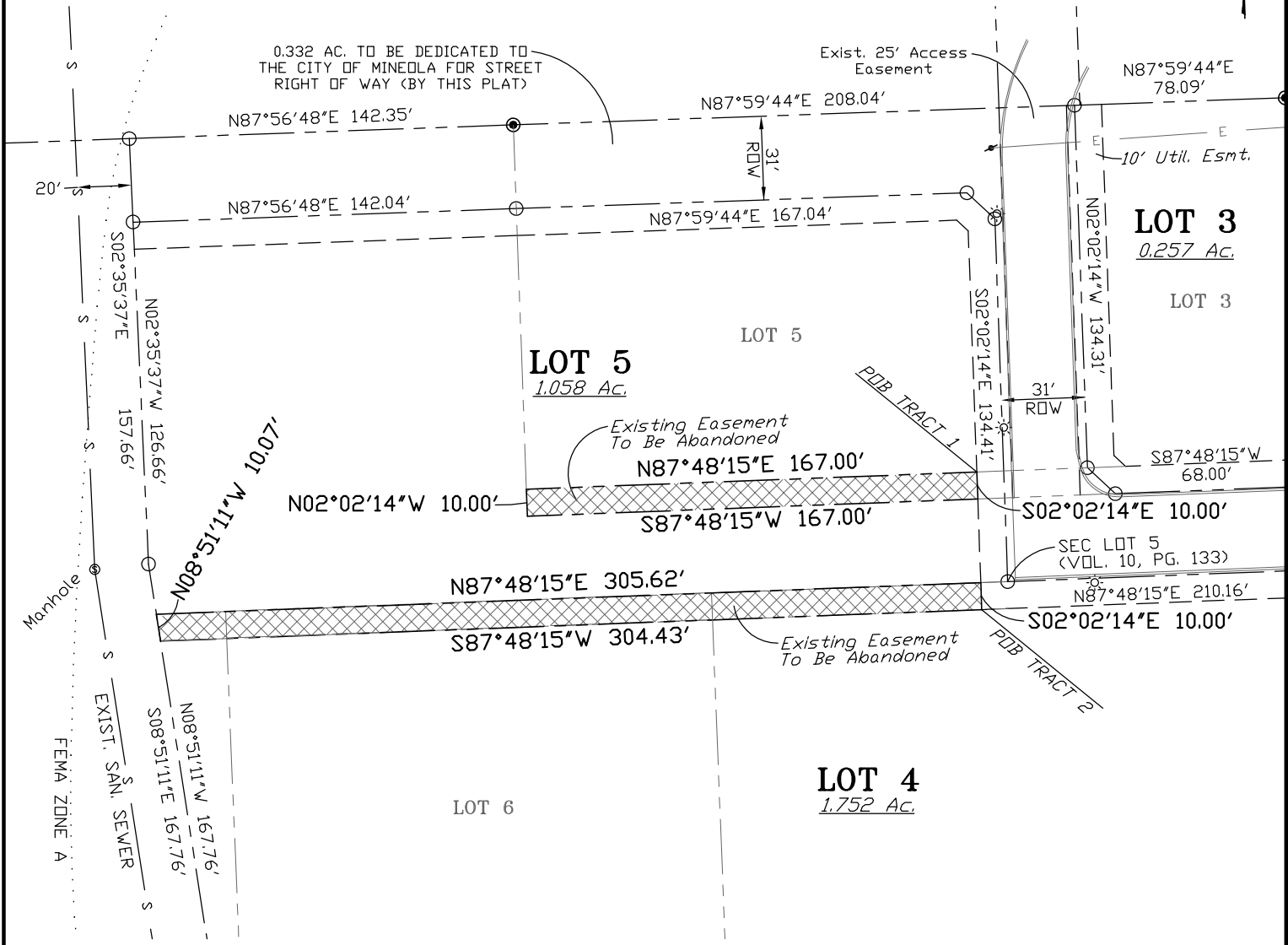
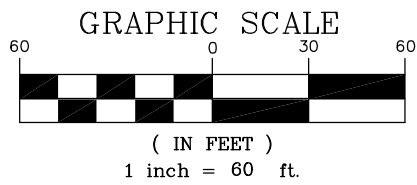
This instrument was acknowledged before me on \_\_\_\_\_, 2022 by Jayne Lankford, as Mayor of the City of Mineola, Texas.

\_\_\_\_\_  
Notary Public, State of Texas

**ATTEST:**

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

*EXHIBIT SHOWING EASEMENTS TO BE ABANDONED ACROSS LOTS 4 & 5 OF THE GRAND PLAZA SUBDIVISION, UNIT 2 VOL. 10, PG. 133, PLAT RECORDS OF WOOD COUNTY, TEXAS*



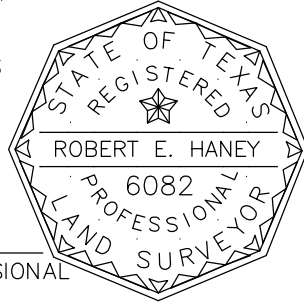
**EXHIBIT "A"**

BASIS OF BEARING IS THE MONUMENTED NORTH RIGHT OF WAY LINE OF DEBBY LANE, RECORD BEARING N87°48'15"E.

I, ROBERT E. HANEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6082, OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND BY MYSELF. THERE ARE NO APPARENT CONFLICTS, DISCREPANCIES, VISIBLE BOUNDARY LINE CONFLICTS, VISIBLE INTRUSIONS, VISIBLE PROTRUSIONS OF IMPROVEMENTS, OR VISIBLE EASEMENTS OR RIGHT-OF-WAYS, EXCEPT AS SHOWN HEREON.

WITNESSED BY MY HAND AND SEAL THIS THE 29TH DAY OF MARCH, 2022.

*Robert E. Haney*



ROBERT E. HANEY, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6082

**LEGEND**

●	FOUND PROPERTY CORNER (TYPE NOTED)
⊙	SET 1/2" IRON ROD WITH YELLOW CAP "HANEY 6082"
⚡	POWER POLE
—OHE—	OVERHEAD ELECTRIC LINE
CM	CONTROLLING MONUMENT
▨	EASEMENT TO BE ABANDONED

	P.O. BOX 1564 HAWKINS, TEXAS 75765 TBPELS FIRM NO. 10158600 903 363-8852
	SCALE : 1" = 60' DATE: MARCH 29, 2022 JOB # HE1224

HANEY'S ENGINEERING AND LAND SURVEYING  
TBPELS FIRM NO. 10158600  
P.O. BOX 1564  
HAWKINS, TX 75765  
PHONE 903 363-8852

Field Notes – Tract 1 – 1,670 Sq. Feet  
Abandon 10' Utility Easement  
Part of Grand Plaza Subdivision Unit 2  
City of Mineola  
Wood County, Texas

Being all of that certain lot, tract or parcel of land situated in the J. E. White Survey, Abstract No. 612, being part of Lot 5 of the Grand Plaza Subdivision, Unit 2 according to the plat recorded in Volume 10, Page 133 Plat Records Wood County, Texas, said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a point for corner at the northeast corner of the herein described abandoned easement, being in the West line of a 10' Utility Easement, the southeast corner of said Lot 5 bears South 02 degrees 02 minutes 14 seconds East, a distance of 41.00 feet and North 87 degrees 48 minutes 15 seconds East, a distance of 10.00 feet;

Thence along the West line of said Utility Easement, South 02 degrees 02 minutes 14 seconds East, a distance of 10.00 feet to the southeast corner of the herein described abandoned easement;

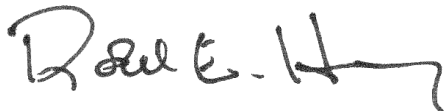
Thence along the South line of the herein described abandoned easement, South 87 degrees 48 minutes 15 seconds West, a distance of 167.00 feet to the southwest corner of the herein described abandoned easement;

Thence along the West line of the herein described abandoned easement, North 02 degrees 02 minutes 14 seconds West, a distance of 10.00 feet to the northwest corner of the herein described abandoned easement;

Thence along the North line of the herein described abandoned easement, North 87 degrees 48 minutes 15 seconds East, a distance of 167.00 feet to the POINT OF BEGINNING and containing 1,670 square feet.

I, ROBERT E. HANEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6082, OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THESE FIELD NOTES ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND BY MYSELF.

WITNESSED BY MY HAND AND SEAL THIS THE 29th DAY OF MARCH, 2022.



ROBERT E. HANEY, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6082

See plat of even date herewith.



**EXHIBIT "B"**

HANEY'S ENGINEERING AND LAND SURVEYING  
TBPELS FIRM NO. 10158600  
P.O. BOX 1564  
HAWKINS, TX 75765  
PHONE 903 363-8852

Field Notes – Tract 2 – 3,050 Sq. Feet  
Abandon 10' Utility Easement  
Part of Grand Plaza Subdivision Unit 2  
City of Mineola  
Wood County, Texas

Being all of that certain lot, tract or parcel of land situated in the J. E. White Survey, Abstract No. 612, being part of Lot 4 of the Grand Plaza Subdivision, Unit 2 according to the plat recorded in Volume 10, Page 133 Plat Records Wood County, Texas, said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a point for corner at the southeast corner of the herein described abandoned easement, being in the West line of a 10' Utility Easement, the southeast corner of said Lot 5 bears North 87 degrees 48 minutes 15 seconds East, a distance of 10.00 feet and North 02 degrees 02 minutes 14 seconds West, a distance of 10.00 feet;

Thence along the South line of the herein described abandoned easement, South 87 degrees 48 minutes 15 seconds West, a distance of 304.43 feet to the southwest corner of the herein described abandoned easement;

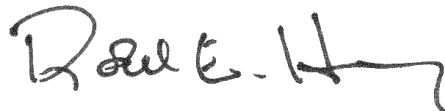
Thence along the West line of the herein described abandoned easement, North 08 degrees 51 minutes 11 seconds West, a distance of 10.07 feet to the northwest corner of the herein described abandoned easement;

Thence along the North line of the herein described abandoned easement, North 87 degrees 48 minutes 15 seconds East, a distance of 305.62 feet to the northeast corner of the herein described abandoned easement;

Thence along the East line of the herein described abandoned easement, South 02 degrees 02 minutes 14 seconds East, a distance of 10.00 feet to the POINT OF BEGINNING and containing 3,050 square feet.

I, ROBERT E. HANEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6082, OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THESE FIELD NOTES ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND BY MYSELF.

WITNESSED BY MY HAND AND SEAL THIS THE 29th DAY OF MARCH, 2022.



ROBERT E. HANEY, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6082

See plat of even date herewith.



**EXHIBIT "C"**