



**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)

Property ID: 40672  
Let 1, Blk Sec 2, 3833 Minwood  
Geographic ID - 5401-0001-0010-35 140 Minwood Adel.

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.

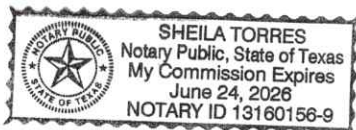
Signed: [Signature]  
Signed: [Signature]  
Signed: \_\_\_\_\_

THE STATE OF TEXAS

COUNTY OF WOOD

BEFORE ME, the undersigned authority, on this day personally appeared Eric Dievendorf, Terri Dievendorf and \_\_\_\_\_, 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 17<sup>th</sup> day of March, 2023.



[Signature]  
Notary Public in and for  
WOOD County, Texas.

## WARRANTY DEED

**Effective Date:** March 25, 2022

**Grantor:** Estate of Alton Mize, Brenda Mize, Trustee

**Grantor's Mailing Address:** 140 Minwood, Street, Mineola, Texas 75773

**Grantees:** Eric & Terri Dievendorf, a married couple

**Grantee's Mailing Address:** 265 CR 2504, Mineola, Texas 75773

**Consideration:**

TEN DOLLARS and other valuable consideration.

**Property** (including any improvements): commonly known as 140 Minwood Street, All that certain lot or parcel of land, situated in the A. HAMILTON SURVEY, ABSTRACT NO. 285, in Wood County, Texas, and being a part of the land described in a deed from William H. Regian and wife, Evelyn M. Regian, to Gerald D. Laney, dated February 22, 1974, recorded in Volume 678, Page 798 of the Deed Records of Wood County, Texas, and also being a part of the land described in a deed from Gerald D. Laney to Jerry R. Kelley, dated October 10, 1975, recorded in Volume 710, Page 723 of the Deed Records of Wood County, Texas being more particularly described as follows:

All of LOT NUMBER ONE (1), in BLOCK NUMBER ONE (1), of the MINWOOD-SECTION TWO (2), AN ADDITION TO MINEOLA, WOOD COUNTY, TEXAS, according to the Amended Plat of said Addition, recorded in Volume 7, Page 40 of the Map and Plat Records of Wood County, Texas.

TOGETHER WITH, all and singular, the rights, privileges, and appurtenances pertaining to the said real property, including any right, title, and interest of Grantor in and to adjacent streets, alleys, and rights-of-way; and all improvements and fixtures, situated on and attached thereto.

**Reservations from Conveyance:**

**Exceptions to Conveyance and Warranty:**

1. Any and all prior oil, gas, and other mineral and/or royalty conveyances and reservations by Grantor or Grantor's predecessors in title, and all rights of ingress and egress appurtenant thereto for the purposes of exploring for, producing, storing, treating, and removing any oil, gas, and other minerals so conveyed or reserved.
2. Lien for taxes for the year 2022 and subsequent years.
3. All leases, grants, exceptions, or reservations of coal, lignite, oil, gas and other

minerals, together with all rights, privileges, and immunities relating thereto appearing in the Public Records.

- 4. Any portion of the above-described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes.
- 5. All visible and/or apparent utility easements and rights of way, not of record.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs and successors forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

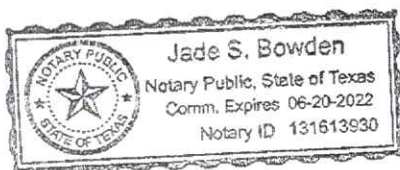
Grantee, by accepting delivery of this deed, acknowledges that Grantee has had sufficient time and access to make any inspections of the Property and the improvements to it which Grantee desires and has in fact become familiar with all aspects of the condition of the Property and the improvements to it. Grantee warrants and acknowledges and agrees with Grantor that Grantee is purchasing the Property and the improvements to it as any personal property included in the sale in an "AS IS" condition "WITH ALL FAULTS" and specifically and expressly, without any warranties, representations or guarantees, either expressed or implied, of any kind, nature, or type whatsoever from or on behalf of the Grantor other than the warranty of title contained in this deed.

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

*Brenda Mize*  
 \_\_\_\_\_  
 Brenda Mize, Trustee of the Estate of  
 Alton Mize

STATE OF TEXAS            )  
 COUNTY OF VAN ZANDT )

This instrument was acknowledged before me on March 25, 2022, by Brenda Mize, Trustee of the Estate of Alton Mize.



*Jade S. Bowden*  
 Notary Public, State of Texas  
 My Commission expires: 6/20/2022

AFTER RECORDING RETURN TO:

Eric & Terri Dievendorf  
265 CR 2504  
Mineola, Texas 75773

**THE STATE OF TEXAS  
COUNTY OF WOOD**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Wood County, Texas.

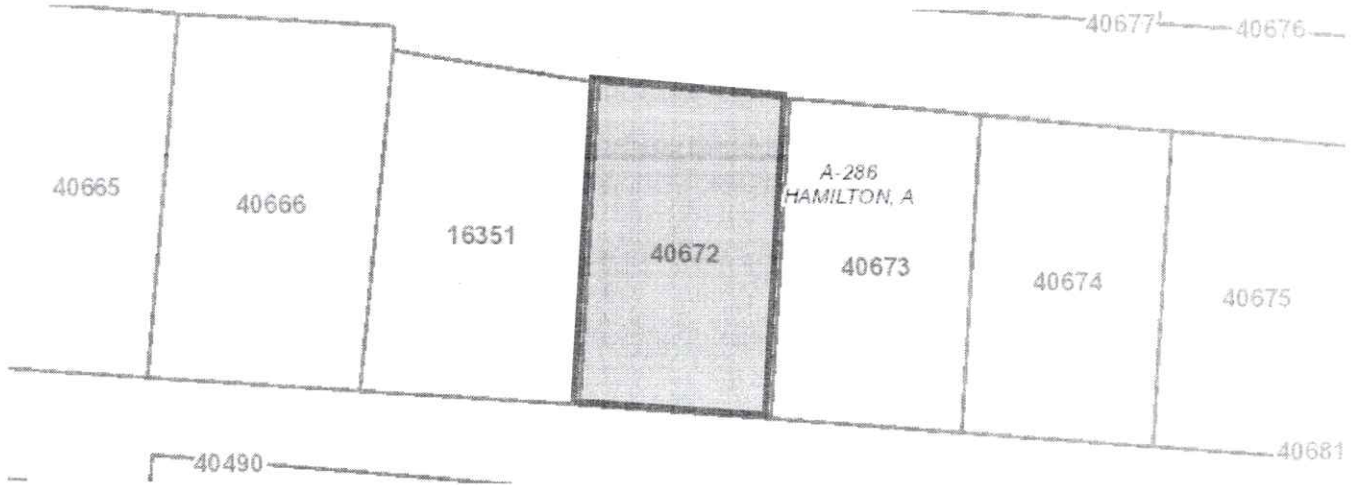
2022-00005219 WD  
05/09/2022 08:36:54 AM Total Fees: \$34.00

Kelley Price, Wood, TX  
Wood County, Texas



*Kelley Price*

Map



Property Details

Account

Property ID: 40672

Legal Description: LOT 1 BLK SEC 2 .3833 MINWOOD ADD

Geographic ID: 5401-0001-0010-35

Agent:

Type: Real

Location

Address: 140 MINWOOD TX

Map ID:

Neighborhood CD: 5401

Owner

Owner ID: 195097

Name: DIEVENDORF ERIC R & TERRI E

Mailing Address: 265 CR 2504  
MINEOLA, TX 75773

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	N/A
Improvement Non-Homesite Value:	N/A
Land Homesite Value:	N/A
Land Non-Homesite Value:	N/A

<b>Agricultural Market Valuation:</b>	N/A
<b>Market Value:</b>	N/A
<b>Ag Use Value:</b>	N/A
<b>Appraised Value:</b>	N/A
<b>Homestead Cap Loss: ?</b>	N/A
<b>Assessed Value:</b>	N/A

**VALUES DISPLAYED ARE 2022 CERTIFIED VALUES.**

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

**Property Taxing Jurisdiction**

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	APPRAISAL DISTRICT	N/A	N/A	N/A	N/A	N/A
GWD	WOOD COUNTY	N/A	N/A	N/A	N/A	N/A
SMI	MINEOLA ISD	N/A	N/A	N/A	N/A	N/A
WDD	WASTE DISPOSAL DISTRICT	N/A	N/A	N/A	N/A	N/A

**Total Tax Rate:** N/A

**Estimated Taxes With Exemptions:** N/A

**Estimated Taxes Without Exemptions:** N/A

**Property Land**

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
LN	LN	0.3833	16,695.00	100.00	166.95	N/A	N/A



### Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$0	\$10,020	\$0	\$10,020	\$0	\$10,020
2021	\$0	\$10,020	\$0	\$10,020	\$0	\$10,020
2020	\$0	\$7,500	\$0	\$7,500	\$0	\$7,500
2019	\$0	\$7,500	\$0	\$7,500	\$0	\$7,500
2018	\$0	\$7,500	\$0	\$7,500	\$0	\$7,500
2017	\$0	\$7,500	\$0	\$7,500	\$0	\$7,500
2016	\$0	\$7,500	\$0	\$7,500	\$0	\$7,500
2015	\$0	\$7,500	\$0	\$7,500	\$0	\$7,500
2014	\$0	\$7,500	\$0	\$7,500	\$0	\$7,500
2013	\$0	\$7,500	\$0	\$7,500	\$0	\$7,500
2012	\$0	\$7,500	\$0	\$7,500	\$0	\$7,500

### Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/25/2022	WD	WARRANTY DEED	MIZE ALTON	DIEVENDORF ERIC R & TERRI E			2022-00005219
5/1/1987	OT			MIZE ALTON	1068	613	0