

ORDINANCE NO. 24-07-29-1

AN ORDINANCE ANNEXING TERRITORY ADJACENT AND CONTIGUOUS TO THE CITY OF MINEOLA TERRITORIAL AND JURISDICTIONAL BOUNDARIES CONSISTING OF A 9.910 ACRE TRACT DESCRIBED HEREIN PROVIDING FOR DEFAULT ZONING REGULATION AND EXTENDING THE BOUNDARY LIMITS OF THE CITY OF MINEOLA SO AS TO INCLUDE THE HEREINAFTER DESCRIBED PROPERTY WITHIN THE CITY'S TERRITORIAL AND JURISDICTIONAL BOUNDARIES AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS ORDINANCES RESOLUTIONS AND REGULATIONS OF SAID CITY; AND ACKNOWLEDGING THE ABSENCE OF A SERVICE PLAN, PETITION, OR REQUEST FOR ANNEXATION.

WHEREAS, the City of Mineola intends to annex a portion of the Texas Department of Transportation (TxDOT) right-of-way; and

WHEREAS, this annexation is being conducted without a voluntary petition from landowners or a formal request for annexation; and

WHEREAS, there is no service plan accompanying this annexation, as the area to be annexed is a public right-of-way and does not necessitate additional municipal services; and

WHEREAS, all procedural and substantive prerequisites to annexation have occurred pursuant to the Texas Local Government Code;

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

SECTION 1. Territory: FM 564 9.910 Ac. From US Highway 69, 3400' East to City Limits Daniel Fuller Survey, A-207

Pursuant to the authority granted by Chapter 43 of the Texas Local Government Code, the City of Mineola hereby annexes to the City of Mineola the territory described in Attachment A by metes and bounds and incorporated by reference herein. Such annexation is for full purposes including all privileges and liabilities extended to inhabitants of such territory.

That the boundary limits of the City of Mineola be and the same are hereby extended to include the above-described territory as well as all public rights-of-way annexed as part of said 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 hereafter 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 the City.

SECTION 2. Zoning:

Pursuant to City ordinances, newly annexed territory shall be zoned as agricultural. The territory herein described and annexed is hereby zoned by default and shall remain as such until properly altered by the City Council.

SECTION 3. Acknowledgment of No Service Plan, Petition, or Request:

It is acknowledged that this annexation is proceeding without a service plan, petition from landowners, or formal request for annexation. This ordinance is enacted to formalize the inclusion of the right-of-way within the city limits.

SECTION 4. Savings Clause:

Should any part of this Ordinance be declared invalid by a court of competent jurisdiction, it shall not affect or vary the remaining parts of the ordinance.

SECTION 5. Effective Date:

This ordinance shall be in full force and effect from and after five days after its publication. The City Secretary is hereby directed to file with the County Clerk of Wood County Texas a certified copy of this ordinance.

DULY PASSED AND APPROVED on the 29th day of July 2024 at a regular meeting of the City Council of the City of Mineola, Texas, which was held in compliance with the Open Meetings Act, Gov't. Code §551.001 et seq., at which meeting a quorum was present and voting.

CITY OF MINEOLA TEXAS

Jayne Lankford, Mayor

ATTEST:

Cindy Karch, City Secretary

APPROVED:

Blake Armstrong, City Attorney

State of Texas §

County of Wood §

This instrument was acknowledged before me on the _____ day of _____ 202__ by _____, Mayor of the City of Mineola, a Texas municipal corporation, on behalf of said corporation.

By: _____

Notary Public, State of Texas

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

Annexation FM 564 - Field Notes – 9.910 Ac.
From US Highway 69, 3400' East to City Limits
Daniel Fuller Survey, A-207
Wood County, Texas

Being all of that certain lot, tract or parcel of land situated in the Daniel Fuller Survey, Abstract No. 207, being part of a 3.86 acre tract of land described in a deed to the State of Texas recorded in Volume 818, Page 360 Deed Records Wood County, Texas and being all of those tracts of land described in a deed to the State of Texas recorded in Volume 818, Page 365 (1.63 Ac.) and Volume 798, Page 530 (3.38 Ac.) and Volume 801, Page 265 (3.29 Ac.) all recorded in Deed Records Wood County, Texas, said lot, tract or parcel of land being more particularly described as follows:

Beginning at the southwest corner of said 1.63 acre tract;

Thence along the West line of said 1.63 acre tract, North 39 degrees 17 minutes 30 seconds West, a distance of 400.00 feet to the northwest corner of said 1.63 acre tract;

Thence along the North line of said 1.63 acre tract, South 86 degrees 12 minutes 46 seconds East, a distance of 196.43 feet to the beginning of a curve to the right having a radius of 1842.95 feet, a chord bearing of North 63 degrees 31 minutes 21 seconds East and a chord length of 313.23 feet;

Thence continue along the North line of said 1.63 acre tract and along the North line of said 3.38 acre tract and along said curve to the right, an arc length of 313.61 feet;

Thence continue along the North line of said 3.38 acre tract, North 77 degrees 08 minutes 08 seconds East, a distance of 208.78 feet to the beginning of a curve to the right having a radius of 1822.95 feet, a chord bearing of North 82 degrees 01 minutes 14 seconds East and a chord length of 452.10 feet;

Thence continue along the North line of said 3.38 acre tract and along said curve to the right, an arc length of 453.27 feet;

Thence continue along the North line of said 3.38 acre tract, North 89 degrees 08 minutes 37 seconds East, a distance of 361.66 feet to an angle point for corner;

Thence continue along the North line of said 3.38 and along the North line of said 3.29 acre tract, North 83 degrees 26 minutes 00 seconds East, a distance of 100.50 feet to an angle point for corner;

Thence continue along the North line of said 3.29 acre tract, North 89 degrees 08 minutes 37 seconds East, a distance of 200.00 feet to an angle point for corner;

Thence continue along the North line of said 3.29 acre tract, South 87 degrees 59 minutes 37 seconds East, a distance of 200.25 feet to an angle point for corner;

Thence continue along the North line of said 3.29 acre tract and along the North line of said 3.86 acre tract, North 89 degrees 08 minutes 37 seconds East, a distance of 1332.18 feet to the existing City Limit per City Ordinance No. 08-06-23A;

Thence across said 3.29 acre tract, South 00 degrees 51 minutes 23 seconds East, a distance of 126.61 feet to a point in the South line of said 3.86 acre tract;

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Thence along the South line of said 3.86 acre tract, North 87 degrees 59 minutes 37 seconds West, a distance of 132.34 feet to an angle point;

Thence continue along the South line of said 3.86 acre tract and along the South line of said 3.29 acre tract, South 89 degrees 08 minutes 37 seconds West, a distance of 1200.01 feet to an angle point;

Thence continue along the South line of said 3.29 acre tract, South 87 degrees 42 minutes 42 seconds West, a distance of 200.06 feet to an angle point;

Thence continue along the South line of said 3.29 acre tract, North 89 degrees 25 minutes 28 seconds West, a distance of 200.06 feet to an angle point;

Thence continue along the South line of said 3.29 acre tract and along the South line of said 3.38 acre tract, South 89 degrees 08 minutes 37 seconds West, a distance of 461.66 feet to the beginning of a curve to the left having a radius of 1702.95 feet, a chord bearing of South 82 degrees 01 minutes 14 seconds West and a chord length of 422.34 feet;

Thence continue along the South line of said 3.38 acre tract and along said curve to the left, an arc length of 423.43 feet;

Thence continue along the South line of said 3.38 acre tract, South 67 degrees 11 minutes 35 seconds West, a distance of 192.82 feet to the beginning of a curve to the left having a radius of 1687.95 feet, a chord bearing of South 63 degrees 31 minutes 21 seconds West and a chord length of 286.89 feet;

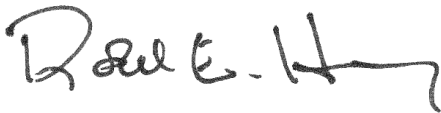
Thence continue along the South line of said 3.38 acre tract and along said curve to the left, an arc length of 287.24 feet;

Thence continue along the South line of said 3.38 acre tract, South 08 degrees 05 minutes 17 seconds West, a distance of 165.88 feet to the POINT OF BEGINNING and containing 9.910 acres of land more or less.

Field notes prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

I, ROBERT E. HANEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6082, OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THESE FIELD NOTES WERE PREPARED IN ACCORDANCE WITH 22 TAC 663.21. NO FIELD WORK PERFORMED IN PREPARING THESE FIELD NOTES.

WITNESSED BY MY HAND AND SEAL THIS THE 2nd DAY OF JULY, 2024.



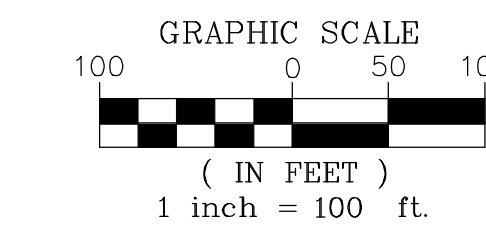
ROBERT E. HANEY, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6082

See plat of even date herewith.



**PROPOSED ANNEXATION OF FM 564
RIGHT OF WAY - 9.910 AC.**

FROM EAST RIGHT OF WAY LINE OF U.S. HWY. 69
APPROX. 3400' EAST TO EXISTING CITY LIMITS



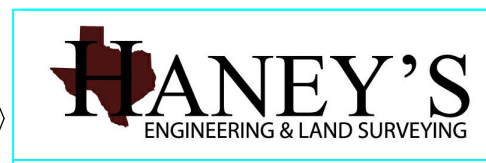
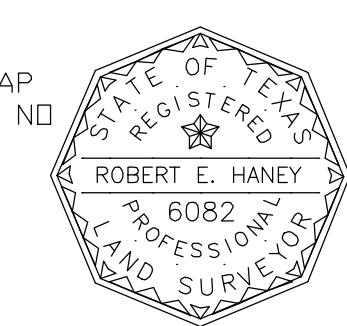
SEE TXDOT RIGHT OF WAY PLANS FOR PROJECT NO. 3240-1-3.
BEARINGS SHOWN BASED ON RIGHT OF WAY MAP AND DEEDS FOR
PROJECT NO. 3240-1-3.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21,
DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND
SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH
INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR
RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL
SUBDIVISION FOR WHICH IT WAS PREPARED.

SURVEYORS CERTIFICATION:

I, ROBERT E. HANEY, REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 6082, DO HEREBY CERTIFY THAT THIS MAP
WAS PREPARED IN ACCORDANCE WITH 22 TAC 663.21. NO
FIELD WORK PERFORMED FOR THIS SURVEY.

Robert E. Haney
ROBERT E. HANEY, RPLS NO. 6082.



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903 363-8852

SCALE: 1" = 100'	SHEET 1 OF 1
JOB # HE1488	DATE: JULY 02, 2024