ORDINANCE NO. 24-07-29-2

AN ORDINANCE ANNEXING TERRITORY ADJACENT AND CONTIGUOUS TO THE CITY OF MINEOLA TERRITORIAL AND JURISDICTIONAL BOUNDARIES CONSISTING OF A 86.856 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 86.856 Ac. From US Highway 69 to FM 1801 C. Rivers Survey, A-495, S. Yarbrough Survey, A-659 and S. English Survey, A-185

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.

<div align="right">

CITY OF MINEOLA TEXAS

_____

Jayne Lankford, Mayor

</div>

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 – 86.856 Ac.
From US Highway 69 to FM 1801
C. Rivers Survey, A-495, S. Yarbrough Survey, A-659 and S. English Survey, A-185
Wood County, Texas
:

Being all of that certain lot, tract or parcel of land situated in the C. Rivers Survey, Abstract No. 495, S. Yarbrough Survey, Abstract No. 659 and in the S. English Survey, Abstract No. 185, being all of the following tracts of land: Volume 2005, Page 470 (7.520 Ac.), Volume 2047, Page 90 (10.285 Ac.), Volume 2046, Page 532 (4.069 Ac.), Volume 2041, Page 203 (7.047 Ac.), Volume 2026, Page 858 (10.669 Ac.), Volume 2055, Page 451 (17.818 Ac.), Volume 2019, Page 764 (0.417 Ac.), Volume 2032, Page 684 (0.326 Ac.), Volume 2028, Page 436 (0.268 Ac.), Volume 2074, Page 90 (0.106 Ac.), Volume 2030, Page 517 (13.521 Ac.), Volume 2029, Page 176 (0.843 Ac.), Volume 2024, Page 792 (0.100 Ac.), Volume 2029, Page 828 (0.047 Ac.), Volume 2032, Page 661 (0.015 Ac.) and Volume 2032, Page 661 (0.483) all recorded in Real Property Records Wood County, Texas, said lot, tract or parcel of land being more particularly described as follows:

Beginning in the North line of said 10.285 acre tract, the northwest corner of said 10.285 acre tract bears, North 85 degrees 22 minutes 57 seconds West, a distance of 25.06 feet;

Thence along the North line of said 10.285 acre tract, South 85 degrees 22 minutes 57 seconds East, a distance of 472.87 feet to an angle point for corner;

Thence continue along the North line of said 10.285 acre tract, North 81 degrees 09 minutes 58 seconds East, a distance of 401.12 feet to an angle point for corner;

Thence continue along the North line of said 10.285 acre tract, North 69 degrees 07 minutes 56 seconds East, a distance of 667.24 feet to an angle point for corner;

Thence continue along the North line of said 10.285 acre tract, South 64 degrees 28 minutes 13 seconds East, a distance of 100.55 feet to the beginning of a curve to the left having a radius of 2598.42 feet, a chord bearing of North 57 degrees 49 minutes 34 seconds East and a chord length of 437.77 feet;

Thence continue along the North line of said 10.285 acre tract and along said curve to the left, an arc length of 438.29 feet;

Thence continue along the North line of said 10.285 acre tract, North 86 degrees 20 minutes 49 seconds East, a distance of 76.18 feet to the beginning of a curve to the left having a radius of 2641.07 feet, a chord bearing of North 50 degrees 29 minutes 50 seconds East and a chord length of 102.88 feet;

Thence continue along the North line of said 10.285 acre tract and along said curve to the left, an arc length of 102.89 feet;

Thence continue along the North line of said 10.285 acre tract, North 49 degrees 22 minutes 53 seconds East, a distance of 812.55 feet to an angle point for corner;

Thence continue along the North line of said 10.285 acre tract, North 16 degrees 21 minutes 27 seconds East, a distance of 78.26 feet to an angle point for corner;

Thence continue along the North line of said 10.285 acre tract and along the North line of said 4.069 acre tract, North 49 degrees 22 minutes 53 seconds East, a distance of 787.39 feet to an angle point for corner;

Thence continue along the North line of said 4.069 acre tract and along the North line of said 7.047 acre tract, North 82 degrees 24 minutes 19 seconds East, a distance of 78.27 feet to an angle point for corner;

Thence continue along the North line of said 7.047 acre tract, North 49 degrees 22 minutes 53 seconds East, a distance of 984.25 feet to an angle point for corner;

Thence continue along the North line of said 7.047 acre tract, North 35 degrees 20 minutes 42 seconds East, a distance of 67.64 feet to an angle point for corner;

Thence continue along the North line of said 7.047 acre tract, North 49 degrees 22 minutes 53 seconds East, a distance of 262.47 feet to an angle point for corner;

Thence continue along the North line of said 7.047 acre tract, North 63 degrees 25 minutes 03 seconds East, a distance of 67.64 feet to an angle point for corner;

Thence continue along the North line of said 7.047 acre tract and along the North line of said 10.669 acre tract, North 49 degrees 22 minutes 53 seconds East, a distance of 590.55 feet to an angle point for corner;

Thence continue along the North line of said 10.669 acre tract, North 16 degrees 21 minutes 27 seconds East, a distance of 78.26 feet to an angle point for corner;

Thence continue along the North line of said 10.669 acre tract, North 49 degrees 22 minutes 53 seconds East, a distance of 590.55 feet to an angle point for corner;

Thence continue along the North line of said 10.669 acre tract, North 82 degrees 24 minutes 19 seconds East, a distance of 78.26 feet to an angle point for corner;

Thence continue along the North line of said 10.669 acre tract, North 49 degrees 22 minutes 53 seconds East, a distance of 196.85 feet to an angle point for corner;

Thence continue along the North line of said 10.669 acre tract, North 35 degrees 20 minutes 42 seconds East, a distance of 67.64 feet to an angle point for corner;

Thence continue along the North line of said 10.669 acre tract, North 49 degrees 22 minutes 53 seconds East, a distance of 114.38 feet to the beginning of a curve to the left having a radius of 2624.67 feet, a chord bearing of North 40 degrees 13 minutes 48 seconds East and a chord length of 834.87 feet;

Thence continue along the North line of said 10.669 acre tract and along said curve to the left, an arc length of 838.43 feet;

Thence continue along the North line of said 10.669 acre tract, North 58 degrees 55 minutes 17 seconds West, a distance of 6.56 feet to the beginning of a curve to the beginning of a curve to the left having a radius of 2618.10 feet, a chord bearing of North 26 degrees 14 minutes 48 seconds East and a chord length of 441.08 feet;

Thence continue along the North line of said 10.669 acre tract and along the West line of said 17.818 acre tract and along said curve to the left, an arc length of 441.60 feet;

Thence continue along the West line of said 17.818 acre tract, North 68 degrees 35 minutes 08 seconds West, a distance of 32.81 feet to the beginning of a curve to the left having a radius of 2585.30 feet, a chord bearing of North 12 degrees 26 minutes 25 seconds East and a chord length of 806.54 feet;

Thence continue along the West line of said 17.818 acre tract and along said curve to the right, an arc length of 809.85 feet;

Thence continue along the West line of said 17.818 acre tract, North 45 degrees 35 minutes 24 seconds West, a distance of 245.26 feet to an angle point for corner;

Thence continue along the West line of said 17.818 acre tract, North 02 degrees 53 minutes 33 seconds East, a distance of 839.12 feet to the beginning of a curve to the right having a radius of 288.71 feet, a chord bearing of North 07 degrees 51 minutes 04 seconds East and a chord length of 50.08 feet;

Thence continue along the West line of said 17.818 acre tract and along said curve to the left, an arc length of 50.14 feet;

Thence continue along the West line of said 17.818 acre tract, North 12 degrees 49 minutes 36 seconds West, a distance of 34.69 feet to the northwest corner of said 17.818 acre tract;

Thence across Texas and Pacific Railroad Right of way and across U.S. Highway 80 Right of way, North 05 degrees 32 minutes 28 seconds West, a distance of 319.21 feet to the southwest corner of said 0.106 acre tract;

Thence along the West line of said 0.106 acre tract, North 12 degrees 12 minutes 47 seconds West, a distance of 179.82 feet to an angle point for corner;

Thence along the West line of said 0.106 acre tract and along the West line of said 13.521 acre tract, North 17 degrees 11 minutes 45 seconds West, a distance of 349.07 feet to an angle point for corner;

Thence continue along the West line of said 13.521 acre tract, North 00 degrees 59 minutes 43 seconds East, a distance of 207.50 feet to an angle point for corner;

Thence continue along the West line of said 13.521 acre tract, North 17 degrees 26 minutes 23 seconds West, a distance of 112.84 to the beginning of a curve to the right having a radius of 534.78 feet, a chord bearing of North 03 degrees 43 minutes 01 seconds East and a chord length of 386.02 feet;

Thence continue along the West line of said 13.521 acre tract and along said curve to the right, an arc length of 394.93 feet;

Thence continue along the West line of said 13.521 acre tract, North 17 degrees 37 minutes 10 seconds West, a distance of 146.54 feet to an angle point for corner;

Thence continue along the West line of said 13.521 acre tract, North 50 degrees 35 minutes 38 seconds West, a distance of 157.96 feet to the northwest corner of said 13.521 acre tract, being the beginning of a curve to the

right having a radius of 3779.72 feet, a chord bearing of South 88 degrees 36 minutes 56 seconds East and a chord length of 242.80 feet;

Thence along the North line of said 13.521 acre tract and along said curve to the right, an arc length of 242.84 feet to an angle point for corner;

Thence continue along the North line of said 13.521 acre tract, South 86 degrees 39 minutes 55 seconds East, a distance of 11.23 feet to an angle point for corner;

Thence across FM 1801, North 58 degrees 34 minutes 42 seconds East, a distance of 140.76 feet to the southwest corner of a 0.10 acre tract of land described in a deed to the State of Texas recorded in Volume 879, Page 388;

Thence along the South line of said 0.10 acre tract, South 86 degrees 46 minutes 29 seconds East, a distance of 210.52 feet to the southeast corner of said 0.10 acre tract, also being the southwest corner of a 0.75 acre tract of land described in a deed to the State of Texas recorded in Volume 880, Page 163;

Thence along the South line of said 0.75 acre tract, South 86 degrees 55 minutes 19 seconds East, a distance of 312.39 feet to the south east corner of said 0.75 acre tract, also being the southwest corner of a 0.07 acre tract of land described in a deed to the State of Texas recorded in Volume 882, Page 246;

Thence along South line of said 0.07 acre tract and along the South line of a 0.06 acre tract of land described in a deed to the State of Texas recorded in Volume 928, Page 356, South 87 degrees 56 minutes 29 seconds East, a distance of 90.27 feet to the southeast corner of said 0.06 acre tract;

Thence across FM 1801, South 59 degrees 41 minutes 31 seconds East, a distance of 195.91 feet to an angle point in the North line of said 0.483 acre tract;

Thence along the North line of said 0.483 acre tract, North 78 degrees 30 minutes 02 seconds East, a distance of 102.31 feet to the beginning of a curve to the left having a radius of 4623.66 feet, a chord bearing of North 87 degrees 59 minutes 57 seconds East and a chord length of 243.84 feet to the northeast corner of said 0.483 acre tract;

Thence along the North line of said 0.483 acre tract and along said curve to the left, an arc length of 243.87 feet to the northeast corner of said 0.483 acre tract;

Thence along the East line of said 0.483 acre tract, South 03 degrees 30 minutes 43 seconds East, a distance of 25.62 feet to the southeast corner of said 0.483 acre tract, being the beginning of a curve to right having a radius of 4649.28 feet, a chord bearing of South 87 degrees 43 minutes 06 seconds West and a chord length of 199.65 feet;

Thence along the South line of said 0.483 acre tract and along said curve to the right, an arc length of 199.67 feet to an angle point for corner;

Thence continue along the South line of said 0.483 acre tract, South 62 degrees 52 minutes 21 seconds West, a distance of 77.95 feet to an angle point for corner;

Thence continue along the South line of said 0.483 acre tract, North 88 degrees 31 minutes 48 seconds West, a distance of 229.66 feet to an angle point for corner;

Thence continue along the South line of said 0.483 acre tract, South 54 degrees 58 minutes 27 seconds West, a distance of 154.68 feet to the southwest corner of said 0.483 acre tract, being the North corner of said 0.015 acre tract, being the beginning of a curve to right having radius of 1713.11 feet, a chord bearing of South 08 degrees 57 minutes 07 seconds West and a chord length of 234.72 feet;

Thence along the East line of said 0.015 acre tract and along the East line of said 0.047 acre tract and along said curve to the right, an arc length of 234.90 feet;

Thence continue along the East line of said 0.047 acre tract, South 13 degrees 01 minutes 16 seconds West, a distance of 8.43 feet to an angle point for corner;

Thence along the East line of said 0.100 acre tract, South 12 degrees 51 minutes 57 seconds West, a distance of 67.04 feet to an angle point for corner;

Thence continue along the East line of said 0.100 acre tract, South 07 degrees 49 minutes 41 seconds East, a distance of 47.32 feet to an angle point for corner;

Thence continue along the East line of said 0.100 acre tract, South 73 degrees 25 minutes 07 seconds East, a distance of 33.80 feet to an angle point for corner;

Thence along the East line of said 0.100 acre tract and along the East line of said 0.843 acre tract and across County Road 2600, South 12 degrees 52 minutes 48 seconds West, a distance of 59.87 feet to an angle point for corner;

Thence continue along the East line of said 0.843 acre tract, North 82 degrees 28 minutes 38 seconds West, a distance of 33.87 feet to an angle point for corner;

Thence continue along the East line of said 0.843 acre tract, South 12 degrees 52 minutes 48 seconds West, a distance of 252.19 feet to the beginning of a curve to left having a radius of 2630.27 feet, a chord bearing of South 07 degrees 52 minutes 40 seconds West and a chord length of 458.68 feet;

Thence along the East line of said 0.843 acre tract and along said curve to the left, an arc length of 459.26 feet;

Thence continue along the East line of said 0.843 acre tract, South 87 degrees 27 minutes 07 seconds East, a distance of 38.42 feet to an angle point for corner;

Thence continue along the East line of said 0.843 acre tract and along the East line of said 0.417 acre tract, South 02 degrees 52 minutes 33 seconds West, a distance of 259.49 feet to an angle point for corner;

Thence across U. S. Highway 80 Right of Way and Texas and Pacific Railroad Right of Way, South 05 degrees 59 minutes 10 seconds East, a distance of 319.44 feet to the northeast corner of said 17.818 acre tract;

Thence along the East line of said 17.818 acre tract, South 02 degrees 52 minutes 33 seconds West, a distance of 926.85 feet to an angle point for corner;

Thence continue along the East line of said 17.818 acre tract, South 45 degrees 27 minutes 57 seconds West, a distance of 97.18 feet to the beginning of a curve to right having a radius of 2837.92 feet, a chord bearing of South 10 degrees 22 minutes 10 seconds West and a chord length of 682.18 feet;

Thence continue along the East line of said 17.818 acre tract and along said curve to the right, an arc length of 683.83 feet;

Thence continue along the East line of said 17.818 acre tract, North 72 degrees 43 minutes 39 seconds West, a distance of 16.40 feet to the beginning of a curve to right having a radius of 2821.52 feet, a chord bearing of South 29 degrees 00 minutes 29 seconds West and a chord length of 1147.74 feet;

Thence continue along the East line of said 17.818 acre tract and along the East line of said 10.669 acre tract and along said curve to the right, an arc length of 1155.81 feet;

Thence continue along the East line of said 10.669 acre tract, South 55 degrees 02 minutes 09 seconds West, a distance of 69.64 feet to the beginning of a curve to right having a radius of 2805.11 feet, a chord bearing of South 45 degrees 45 minutes 09 seconds West and a chord length of 355.09 feet;

Thence continue along the East line of said 10.699 acre tract and along said curve to the right, an arc length of 355.33 feet;

Thence continue along the East line of said 10.669 acre tract, South 49 degrees 22 minutes 53 seconds West, a distance of 639.31 feet to an angle point for corner;

Thence continue along the East line of said 10.669 acre tract, South 16 degrees 21 minutes 27 seconds West, a distance of 78.26 feet to an angle point for corner;

Thence continue along the East line of said 10.669 acre tract, South 49 degrees 22 minutes 53 seconds West, a distance of 393.70 feet to an angle point for corner;

Thence continue along the East line of said 10.669 acre tract, South 82 degrees 24 minutes 19 seconds West, a distance of 78.26 feet to an angle point for corner;

Thence continue along the East line of said 10.669 acre tract and along the East line of said 7.047 acre tract, South 49 degrees 22 minutes 53 seconds West, a distance of 721.78 feet to an angle point for corner;

Thence continue along the East line of said 7.047 acre tract, South 35 degrees 20 minutes 42 seconds West, a distance of 67.64 feet to an angle point for corner;

Thence continue along the East line of said 7.047 acre tract, South 49 degrees 22 minutes 53 seconds West, a distance of 131.23 feet to an angle point for corner;

Thence continue along the East line of said 7.047 acre tract, South 63 degrees 25 minutes 03 seconds West, a distance of 67.64 feet to an angle point for corner;

Thence continue along the East line of said 7.047 acre tract and along the East line of said 4.069 acre tract, South 49 degrees 22 minutes 53 seconds West, a distance of 1312.35 feet to an angle point for corner;

Thence continue along the East line of said 4.069 acre tract, South 16 degrees 21 minutes 27 seconds West, a distance of 78.25 feet to an angle point for corner;

Thence continue along the East line of said 4.069 acre tract, South 49 degrees 22 minutes 53 seconds West, a distance of 328.08 feet to an angle point for corner;

Thence continue along the East line of said 4.069 acre tract, South 82 degrees 24 minutes 19 seconds West, a distance of 78.26 feet to an angle point for corner;

Thence continue along the East line of said 4.069 acre tract and along the East line of said 10.285 acre tract, South 49 degrees 22 minutes 53 seconds West, a distance of 920.38 feet to an angle point for corner;

Thence continue along the East line of said 10.285 acre tract, South 18 degrees 52 minutes 05 seconds West, a distance of 79.75 feet to the beginning of a curve to right having a radius of 2847.76 feet, a chord bearing of South 56 degrees 26 minutes 44 seconds West and a chord length of 479.78 feet;

Thence along the southeasterly line of said 10.285 acre tract and along said curve to the right, an arc length of 480.35 feet;

Thence continue along the East line of said 10.285 acre tract and across County Road 2724, South 28 degrees 43 minutes 20 seconds East, a distance of 137.48 feet to the southeast corner of said 7.520 acre tract;

Thence along the South line said 7.520 acre tract, South 89 degrees 34 minutes 38 seconds West, a distance of 319.33 feet to the beginning of a curve to right having a radius of 2847.76 feet, a chord bearing of South 69 degrees 38 minutes 00 seconds West and a chord length of 267.24 feet;

Thence continue along the South line of said 7.520 acre tract and along said curve to the right, an arc length of 267.34 feet;

Thence continue along the South line said 7.520 acre tract, North 74 degrees 55 minutes 56 seconds West, a distance of 80.36 feet to the beginning of a curve to right having a radius of 2805.11 feet, a chord bearing of South 75 degrees 47 minutes 40 seconds West and a chord length of 204.71 feet;

Thence continue along the South line of said 7.520 acre tract and along said curve to the right, an arc length of 204.76 feet;

Thence continue along the South line of said 7.520 acre tract, South 77 degrees 53 minutes 08 seconds West, a distance of 194.93 feet to an angle point for corner;

Thence continue along the South line of said 7.520 acre tract, South 44 degrees 51 minutes 42 seconds West, a distance of 78.26 feet to an angle point for corner;
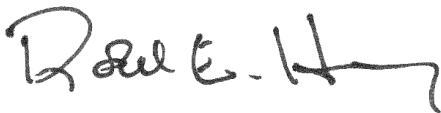
Thence continue along the South line of said 7.520 acre tract, South 65 degrees 10 minutes 53 seconds West, a distance of 701.53 feet to the southwest corner of said 7.520 acre tract;

Thence along the West line of said 7.520 acre tract, North 08 degrees 51 minutes 15 seconds West, a distance of 614.79 feet to the POINT OF BEGINNING and containing **_86.856 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 PREPARE 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.

FROM FM 1801 TO US HIGHWAY 69
SOUTH OF MINEOLA

GRAPHIC SCALE

100   0   50   100

(IN FEET)
1 inch = 100 ft.

JOHN GOLDESBERRY

ROXIE BARNETTE

RONALD RAY ALEXANDER

CR 2600

VOL. 2032, PG. 661
PART 1−0.483 AC.

VOL. 2032, PG. 661
PART 2−0.015 AC.

VOL. 2029, PG. 828
0.047 AC.

VOL. 2024, PG. 792
0.100 AC.

VOL. 2029, PG. 176
0.843 AC.

CGSE CAPITAL INVESTMENTS, LLC

VOL. 2019, PG. 764
0.417 AC.

BRANDY WARREN

TERRY D. MATHIS

CAREY ADAMS

S 13°01'16" W
8.43'

FM 564

L=459.26' R=2630.27'
CB S 07°52'40" W CL=458.68'

S 02°52'33" W 926.85'

L=683.83' R=2837.92' CB S 10°22'10" W CL=682.18'

FM 1801

VOL. 2055, PG. 451
17.818 ACRES

US HWY 80

VOL. 2030, PG. 517
13.521 AC.

VOL. 2074 PG. 90
0.106 ACRES

L=809.85' R=2585.30' CL=806.54' CB N 12°26'25" E

S 86°39'55" E
11.23'

N 17°11'45" W 349.07'

N 02°52'33" E 839.12'

JOSEPH ANTHONY PRANGENS, JR

L=394.93' R=534.78'
CB N 03°43'01" E CL=386.02'

N 17°26'23" W 112.84'

PSE PROPERTY FUND LLLP

MICHAEL DAVIS

N. P. TURK EST.

LINE	BEARING	DISTANCE
L1	S 03°30'43" E	25.62'
L2	N 62°52'21" W	77.95'
L3	N 88°31'48" W	229.66'
L4	S 54°58'27" W	154.68'
L5	S 12°51'57" W	67.04'
L6	S 07°49'41" E	47.32'
L7	S 73°25'07" E	33.80'
L8	S 12°52'48" W	59.87'
L9	N 82°28'38" W	33.87'
L10	S 12°52'48" W	252.19'
L11	S 87°07'27" E	38.42'
L12	S 02°52'33" W	259.49'
L13	S 05°59'10" W	319.44'
L14	S 45°27'57" W	97.18'
L15	N 45°35'24" W	245.26'
L16	N 12°49'36" E	34.69'
L17	N 05°32'28" W	319.21'
L18	N 12°12'47" E	179.82'
L19	N 00°59'43" E	207.50'
L20	N 17°37'10" W	146.54'
L21	N 50°35'38" W	157.96'
L22	N 58°34'42" E	140.76'
L23	S 86°46'29" E	210.52'
L24	S 86°55'19" E	312.39'
L25	S 87°56'29" E	90.27'
L26	S 59°41'31" E	195.91'
L27	N 78°30'02" E	102.31'
L28	N 72°43'39" W	16.40'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4649.28'	199.67'	199.65'	S 87°43'06" W	2°27'38"
C2	1713.11'	234.90'	234.72'	S 08°57'07" W	7°51'23"
C3	288.71'	50.14'	50.08'	N 07°51'04" E	9°57'04"
C4	3779.72'	242.84'	242.80'	S 88°36'56" E	3°40'52"
C5	4623.66'	243.87'	243.84'	N 87°59'57" E	3°01'19"

SEE TXDOT RIGHT OF WAY PLANS FOR PROJECT NO. 3240-01-12.
BEARINGS SHOWN BASED ON RIGHT OF WAY MAP AND DEEDS FOR
PROJECT NO. 3240-01-12.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21,
DOES NOT RELECT 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
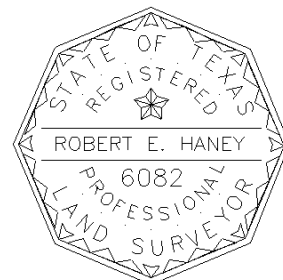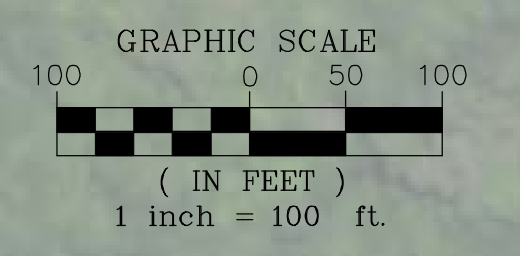SUBDIVISION FOR WHICH IT WAS PREPARED.

SURVEYORS CERTIFICATION:

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

ROBERT E. HANEY, RPLS NO. 6082.

STATE OF TEXAS
REGISTERED
PROFESSIONAL
ROBERT E. HANEY
6082
LAND SURVEYOR

HANEY'S
ENGINEERING & LAND SURVEYING

P.O. BOX 1564
HAWKINS, TEXAS 75765
TBPELS FIRM NO. 10158600
903 363-8852

SCALE: 1" = 100'	SHEET 1 OF 3 (SOUTH)
JOB # HE1488	DATE: JULY 02, 2024

GRAPHIC SCALE

100   0   50   100

(IN FEET)
1 inch = 100 ft.

Top panel (Sheet – North section)

CAREY ADAMS

TOM W. JONES

FM 564

L=1155.81' R=2821.52' CB S 29°00'29" W CL=1147.74'

L28

CB S 45°45'09" W CL=355.09'
L=355.33' R=2805.11'

VOL. 2055, PG. 451
17.818 ACRES

L29

L=683.83' R=2837.92' CB S 10°22'10" W CL=682.18'

L14

L=441.60' R=2618.10'
CL=441.08' CB N 26°14'48" E

L36

L=838.43' CL=834.87 CB N 40°13'48" E R=2624.67'

VOL. 2026, PG. 858
10.669 ACRES

S 49°22'53" W 639.31'

PGC PROPERTY FUND LLC

L=809.65' R=2585.30' CL=806.54' CB N 12°26'25" E

L30

L35

L34

N 49°22'53" E 196.85'

S 49°22'53" W 393.70'

L13

L15

L17

N 49°22'53" E 590.55'

L31

L32

LINE	BEARING	DISTANCE
L29	S 55°02'09" W	69.74'
L30	S 16°21'27" W	78.26'
L31	S 82°24'19" W	78.26'
L32	N 16°21'27" E	78.26'
L33	N 82°24'19" E	78.26'
L34	N 35°20'42" E	67.64'
L35	N 49°22'53" E	114.38'
L36	N 58°55'17" W	6.56'
L37	N 68°35'08" W	32.81'
L38	S 35°20'42" W	67.64'
L39	S 49°22'53" W	131.23'
L40	S 63°25'03" W	67.64'
L41	S 16°21'27" W	78.25'
L42	S 82°24'19" W	78.26'
L43	N 16°21'27" E	78.26'
L44	N 82°24'19" E	78.27'
L45	N 35°20'42" E	67.64'
L46	N 63°25'03" E	67.64'

SANDERSON FARMS INC.

Bottom panel (Sheet – South section)

TOM W. JONES

RICHARD L. CARLISLE

MARSHA ANN FEHL

JIM BAUGH

GARON A. CROW

GARON V. CROW

S 49°22'53" W 328.08'

L41

L42

S 49°22'53" W 721.78'

L38

L39

L40

S 49°22'53" W 1312.35'

S 49°22'53" W 920.38'

FM 564

VOL. 2041, PG. 203
7.047 ACRES

VOL. 2046, PG. 532
4.069 ACRES

VOL. 2047, PG. 90
10.285 ACRES

N 49°22'53" E 590.55'

L46

N 49°22'53" E 262.47'

L45

N 49°22'53" E 984.25'

L44

N 49°22'53" E 787.39'

L43

N 49°22'53" E 812.55'

SANDERSON FARMS INC.

LOBO GRANATE, LLC

MARY PEACOCK SIMS

TONY STREHLOW

SEE TXDOT RIGHT OF WAY PLANS FOR PROJECT NO. 3240-01-12.
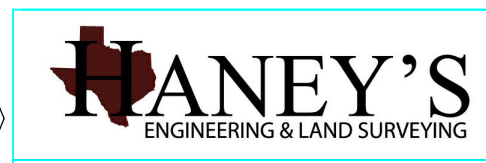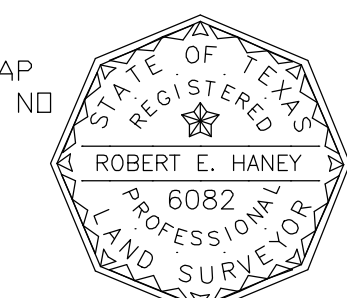BEARINGS SHOWN BASED ON RIGHT OF WAY MAP AND DEEDS FOR
PROJECT NO. 3240-01-12.

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
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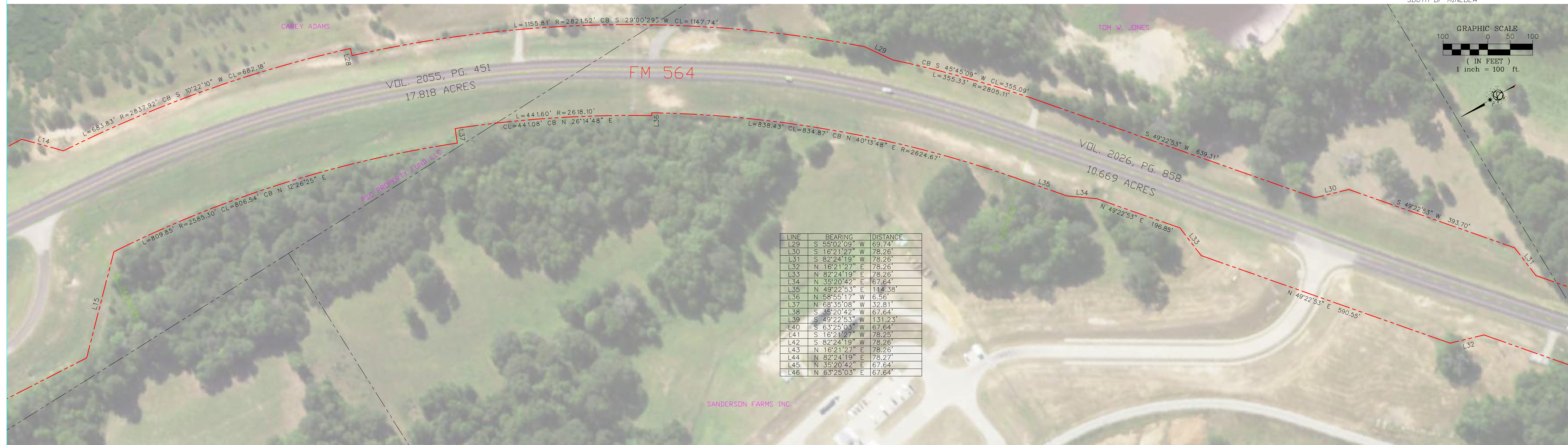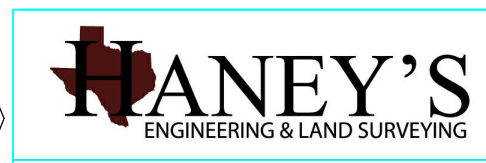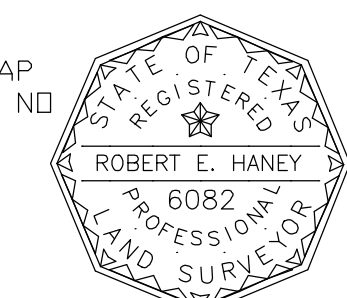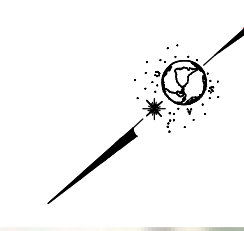FIELD WORK PERFORMED FOR THIS SURVEY.

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SCALE: 1" = 100'	SHEET 2 OF 3 (SOUTH)
JOB # HE1488	DATE: JULY 02, 2024

CR 2724

FM 564

JIM BAUGH

GARON A. CROW

GARON A. CROW

COLBY MOREHEAD

COLBY MOREHEAD

COLBY MOREHEAD

VOL. 2047, PG. 90
10.285 ACRES

S 49°22'53" W 920.38'

N 49°22'53" E 812.55'

L42

L43

L47

L48

L=480.35' CL=479.78' CB S 56°26'44" W R=2847.76'

S 85°34'06" W 319.13'

TONY STREHLOW

C6

L52

L51

L=438.29' CL=437.77' R=2598.42' CB N 57°49'34" E

TONY STREHLOW

CL=267.24'
CB S 69°39'00" W
L=267.36'
R=2847.76'

CL=204.71'
CB S 75°41'40" W
L=204.76'
R=2605.11'

CITY OF MINEOLA

S 77°53'08" W 194.93'

L49

MARY ANN ALOTTA

N 69°07'56" E 667.24'

MARTIN PALACIOS

N 81°09'58" E 401.12'

L50

S 65°10'53" W 701.53'

VOL. 2005, PG. 470
7.520 ACRES

SHAWN MCQUILLIAMS

N 09°31'15" W 614.79'

S 85°22'57" E 472.87'

POB

US HWY 69

GRAPHIC SCALE

100   0   50   100

(IN FEET)
1 inch = 100 ft.

LINE	BEARING	DISTANCE
L47	S 18°52'05" W	79.75'
L48	S 28°43'20" E	137.48'
L49	N 74°55'56" W	80.36'
L50	S 44°51'42" W	78.26'
L51	S 64°28'13" E	100.55'
L52	N 86°20'49" E	76.18'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C6	2641.07'	102.89'	102.88'	N 50°29'50" E	2°13'55"

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JOB # HE1488	DATE: JULY 02, 2024