ORDINANCE NO. 24-07-29-3

AN ORDINANCE ANNEXING TERRITORY ADJACENT AND CONTIGUOUS TO THE CITY OF MINEOLA TERRITORIAL AND JURISDICTIONAL BOUNDARIES CONSISTING OF A 40.599 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 40.599 Ac. From 2500' East of SH 37 to FM 1801, Andrew Hamilton Survey, A-285 & William Page Survey, A-452 & Sarah 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.

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 – 40.599 Ac.
From 2500' East of SH 37 to FM 1801
Andrew Hamilton Survey, A-285 &
William Page Survey, A-452 &
Sarah English Survey, A-185
Wood County, Texas
:

Being all of that certain lot, tract or parcel of land situated in the Andrew Hamilton Survey, Abstract No. 285 and in the William Page Survey, Abstract No. 452 and in the Sarah English Survey, Abstract No. 185, being part of a 6.25 acre tract of land described in a deed to the State of Texas recorded in Volume 804, Page 716 Deed Records Wood County, Texas and being all of those tracts of land described in a deed to the State of Texas recorded in the following deeds: Volume 800, Page 185 (1.76 Ac.), Volume 804, Page 723 (2.56 Ac.), Volume 805, Page 558 (5.71 Ac.), Volume 808, Page 97 (0.32 Ac.), Volume 887, Page 91 (5.65 Ac.), Volume 928, Page 348 (4.48 Ac.), Volume 928, Page 385 (1.1 Ac.), Volume 879, Page 510 (5.408 Ac.), Volume 878, Page 247 (0.04 Ac.), Volume 878, Page 744 (2.72 Ac.), Volume 879, Page 387 (0.28 Ac.), Volume 878, Page 251 (1.13 Ac.), Volume 882, Page 246 (1.66 Ac.), Volume 880, Page 163 (0.75 Ac.), Volume 882, Page 246 (0.07 Ac.), Volume 928, Page 356 (0.06 Ac.), Volume 2069, Page 562 (0.194 Ac.), Volume 879, Page 388 (0.10 Ac.), all recorded in Deed Records Wood County, Texas, said lot, tract or parcel of land being more particularly described as follows:

Beginning in the South line of said 6.25 acre tract, being in the existing City Limits line of the City of Mineola per City Ordinance 08-06-25A;

Thence across said 6.25 acre tract and across FM 564, North 03 degrees 15 minutes 37 seconds West, a distance of 120.00 feet to a point in the North line of said 6.25 acre tract;

Thence along the North line of said 6.25 acre tract and along the North line of a 1.76 acre tract, North 86 degrees 44 minutes 23 seconds East, a distance of 659.37 feet to the beginning of a curve to the right having a radius of 1969.86 feet, a chord bearing of South 76 degrees 05 minutes 25 seconds East and a chord length of 1163.00 feet;

Thence continue along the North line of said 6.25 acre tract and said 1.76 acre tract and along said curve to the right, an arc length of 1180.59 feet;

Thence continue along the North line of said 6.25 acre tract, North 82 degrees 52 minutes 39 seconds East, a distance of 215.21 feet to the northeast corner of said 6.25 acre tract;

Thence across FM 1254, South 52 degrees 55 minutes 49 seconds East, a distance of 80.13 feet to the most northerly corner of said 2.56 acre tract;

Thence along the northeasterly line of said 2.56 acre tract, South 16 degrees 43 minutes 36 seconds East, a distance of 210.18 feet to the beginning of a curve to the right having a radius of 1994.86 feet, a chord bearing of South 38 degrees 58 minutes 16 seconds East and a chord length of 572.50 feet;

Thence continue along the northeasterly line of said 2.56 acre tract and along the northeasterly line of North line of said 5.71 acre tract and along said curve to the right, an arc length of 574.48 feet;

Thence continue along the northeasterly line of said 5.71 acre tract, South 18 degrees 19 minutes 50 seconds East, a distance of 105.82 feet to the beginning of a curve to the right having a radius of 1974.86 feet, a chord bearing of South 21 degrees 43 minutes 16 seconds East and a chord length of 412.85 feet;

Thence continue along the northeasterly line of said 5.71 acre tract and along said curve to the right, an arc length of 413.61 feet;

Thence continue along the northeasterly line of said 5.71 acre tract, South 11 degrees 27 minutes 00 seconds East, a distance of 103.38 feet to the beginning of a curve to the right having a radius of 1969.86 feet, a chord bearing of South 10 degrees 28 minutes 16 seconds East and a chord length of 154.55 feet;

Thence continue along the northeasterly line of said 5.71 acre tract and along said curve to the right, an arc length of 154.59 feet;

Thence along the East line of said 5.71 acre tract, South 08 degrees 13 minutes 30 seconds East, a distance of 350.13 feet to an angle point for corner;

Thence continue along the East line of said 5.71 acre tract, South 16 degrees 45 minutes 21 seconds East, a distance of 101.12 feet to an angle point for corner;

Thence continue along the East line of said 5.71 acre tract, South 00 degrees 18 minutes 21 seconds West, a distance of 101.12 feet to an angle point for corner;

Thence continue along the East line of said 5.71 acre tract and along the East line of said 0.32 acre tract, South 08 degrees 13 minutes 30 seconds East, a distance of 300.00 feet to an angle point for corner;

Thence continue along the East line of said 0.32 acre tract, South 35 degrees 26 minutes 11 seconds East, a distance of 196.82 feet to the southeast corner of said 0.32 acre tract;

Thence across County Road 2503, South 08 degrees 13 minutes 35 seconds East, a distance of 50.37 feet to the northeast corner of said 5.65 acre tract;

Thence along the East line of said 5.65 acre tract, South 35 degrees 21 minutes 04 seconds West, a distance of 130.56 feet to an angle point for corner;

Thence continue along the East line of said 5.65 acre tract, South 08 degrees 13 minutes 30 seconds East, a distance of 680.00 feet to an angle point for corner;

Thence continue along the East line of said 5.65 acre tract, South 16 degrees 45 minutes 21 seconds East, a distance of 101.12 feet to an angle point for corner;

Thence continue along the East line of said 5.65 acre tract, South 08 degrees 13 minutes 30 seconds East, a distance of 396.96 feet to feet to the beginning of a curve to the left having a radius of 111384.16 feet, a chord bearing of South 09 degrees 13 minutes 57 seconds East and a chord length of 400.38 feet;

Thence continue along the East line of said 5.65 acre tract and along the East line of said 4.48 acre tract and along said curve to the left, an arc length of 400.40 feet;

Thence continue along the East line of said 4.48 acre tract, South 09 degrees 45 minutes 43 seconds East, a distance of 497.24 feet to the beginning of a curve to the left having a radius of 11399.16 feet, a chord bearing of South 13 degrees 21 minutes 03 seconds East and a chord length of 242.35 feet;

Thence continue along the East line of said 4.48 acre tract and along said curve to the left, an arc length of 242.36 feet;

Thence along the East line of said 4.48 acre tract, South 13 degrees 57 minutes 30 seconds East, a distance of 786.37 feet to an angle point;

Thence continue along the East line of said 4.48 acre tract and along the East line of said 1.1 acre tract, South 54 degrees 30 minutes 41 seconds East, a distance of 221.52 feet to the southeast corner of said 1.1 acre tract;

Thence across FM 49, South 12 degrees 04 minutes 49 seconds East, a distance of 100.12 feet to the northeast corner of said 5.408 acre tract;

Thence along the East line of said 5.408 acre tract, South 26 degrees 45 minutes 48 seconds West, a distance of 200.70 feet to an angle point;

Thence continue along the East line of said 5.408 acre tract, South 14 degrees 40 minutes 34 seconds East, a distance of 353.84 feet to an angle point;

Thence continue along the East line of said 5.408 acre tract, South 04 degrees 38 minutes 58 seconds East, a distance of 271.61 feet to an angle point;

Thence continue along the East line of said 5.408 acre tract and along the East line of said 2.72 acre tract, South 08 degrees 55 minutes 30 seconds East, a distance of 1232.07 feet to an angle point;

Thence continue along the East line of said 2.72 acre tract, South 11 degrees 34 minutes 35 seconds East, a distance of 216.25 feet to the beginning of a curve to the left having a radius of 5659.58 feet, a chord bearing of South 11 degrees 20 minutes 41 seconds East and a chord length of 477.92 feet;

Thence continue along the East line of said 2.72 acre tract and along the East line of said 1.13 acre tract and along said curve to the left, an arc length of 478.06 feet;

Thence continue along the East line of said 1.13 acre tract, South 09 degrees 01 minutes 39 seconds East, a distance of 108.58 feet to an angle point for corner;

Thence continue along the East line of said 1.13 acre tract and along the East line of said 1.66 acre tract, South 14 degrees 51 minutes 30 seconds East, a distance of 290.59 feet to an angle point for corner;

Thence continue along the East line of said 1.66 acre tract, South 23 degrees 23 minutes 21 seconds East, a distance of 101.12 feet to an angle point for corner;

Thence continue along the East line of said 1.66 acre tract, South 14 degrees 51 minutes 30 seconds East, a distance of 115.95 feet to the beginning of a curve to the right having a radius of 1712.02 feet, a chord bearing of South 11 degrees 38 minutes 16 seconds East and a chord length of 192.38 feet;

Thence continue along the East line of said 1.66 acre tract and along said curve to the right, an arc length of 192.48 feet;

Thence continue along the East line of said 1.66 acre tract and along the northeasterly line of said 0.75 acre tract and along the northeasterly line of said 0.07 acre tract and along the northeasterly line of said 0.06 acre tract, South 33 degrees 10 minutes 09 seconds East, a distance of 228.60 feet to the southeast corner of said 0.06 acre tract;

Thence along the South line of said 0.06 acre tract and along the South line of said 0.07 acre tract, North 87 degrees 21 minutes 30 seconds West, a distance of 90.28 feet to the southwest corner of said 0.07 acre tract, also being the southeast corner of said 0.75 acre tract;

Thence along the South line of said 0.75 acre tract, North 86 degrees 20 minutes 19 seconds West, a distance of 312.39 feet to the southwest corner of said 0.75 acre tract, also being the southeast corner of said 0.10 acre tract;

Thence along the South line of said 0.10 acre tract, North 86 degrees 11 minutes 30 seconds West, a distance of 210.52 feet to the southwest corner of said 0.10 acre tract;

Thence along the West line of said 0.10 acre tract, North 00 degrees 13 minutes 30 seconds West, a distance of 20.05 feet to the northwest corner of said 0.10 acre tract;

Thence along the North line of said 0.10 acre tract, South 86 degrees 11 minutes 30 seconds East, a distance of 210.52 feet to the northeast corner of said 0.10 acre tract, being the southwest corner of said 0.194 acre tract;

Thence along the North line of said 0.194 acre tract, North 45 degrees 01 minutes 35 seconds East, a distance of 181.13 feet to the northeast corner of said 0.194 acre tract, also being the southwest corner of said 1.66 acre tract and being the beginning of a curve to the left having a radius of 1562.02 feet, a chord bearing of North 11 degrees 41 minutes 22 seconds West and a chord length of 172.71 feet;

Thence continue along the West line of said 1.66 acre tract and along said curve to the left, an arc length of 172.80 feet;

Thence continue along the West line of said 1.66 acre tract, North 14 degrees 51 minutes 30 seconds West, a distance of 115.95 feet to an angle point for corner;

Thence continue along the West line of said 1.66 acre tract, North 06 degrees 19 minutes 39 seconds West, a distance of 101.12 feet to an angle point for corner;

Thence continue along the West line of said 1.66 acre tract and along the West line of said 1.13 acre tract and along the West line of said 0.28 acre tract, North 14 degrees 51 minutes 30 seconds West, a distance of 290.64 feet to the beginning of a curve to the right having a radius of 5789.57 feet, a chord bearing of North 13 degrees 18 minutes 40 seconds West and a chord length of 312.55 feet;

Thence continue along the West line of said 0.28 acre tract and along the West line of said 2.72 acre tract and along said curve to the right, an arc length of 312.59 feet;

Thence continue along the West line of said 2.72 acre tract, North 22 degrees 26 minutes 29 seconds West, a distance of 103.18 feet to the beginning of a curve to the right having a radius of 5809.58 feet, a chord bearing of North 09 degrees 50 minutes 42 seconds West and a chord length of 186.54 feet;

Thence continue along the West line of said 2.72 acre tract and along said curve to the right, an arc length of 186.55 feet;

Thence continue along the West line of said 2.72 acre tract, North 03 degrees 38 minutes 08 seconds West, a distance of 216.94 feet to an angle point for corner;

Thence continue along the West line of said 2.72 acre tract and along the West line of said 0.04 acre tract and along the West line of said 5.408 acre tract, North 08 degrees 55 minutes 30 seconds West, a distance of 1232.08 feet to an angle point for corner;

Thence continue along the West line of said 5.408 acre tract, North 14 degrees 14 minutes 16 seconds West, a distance of 266.21 feet to the beginning of a curve to the right having a radius of 7559.44 feet, a chord bearing of North 11 degrees 18 minutes 34 seconds West and a chord length of 98.95 feet;

Thence continue along the West line of said 5.408 acre tract and along said curve to the right, an arc length of 98.95 feet;

Thence continue along the West line of said 5.408 acre tract, North 10 degrees 18 minutes 32 seconds West, a distance of 247.74 feet to an angle point for corner;

Thence continue along the West line of said 5.408 acre tract, North 59 degrees 46 minutes 48 seconds West, a distance of 179.50 feet to an angle point for corner;

Thence continue along the West line of said 5.408 acre tract and along the South line of said 0.044 acre tract, South 75 degrees 10 minutes 30 seconds West, a distance of 100.00 feet to an angle point for corner;

Thence continue along the South line of said 0.044 acre tract, South 86 degrees 29 minutes 06 seconds West, a distance of 101.98 feet to the West corner of said 0.044 acre tract;

Thence across FM 49, North 06 degrees 45 minutes 43 seconds West, a distance of 100.94 feet to the West corner of said 1.1 acre tract;

Thence along the West line of said 1.1 acre tract, North 62 degrees 03 minutes 29 seconds East, a distance of 88.13 feet to an angle point for corner;

Thence continue along the West line of said 1.1 acre tract, North 75 degrees 10 minutes 30 seconds East, a distance of 100.00 feet to an angle point for corner;

Thence continue along the West line of said 1.1 acre tract, North 28 degrees 26 minutes 44 seconds East, a distance of 209.14 feet to an angle point for corner;

Thence continue along the West line of said 1.1 acre tract and along the West line of said 4.48 acre tract, North 13 degrees 57 minutes 30 seconds East, a distance of 786.37 feet to an angle point for corner;

Thence continue along the West line of said 4.48 acre tract, North 14 degrees 31 minutes 07 seconds West, a distance of 245.00 feet to feet to the beginning of a curve to the right having a radius of 11524.16 feet, a chord bearing of North 11 degrees 59 minutes 25 seconds West and a chord length of 301.69 feet;

Thence continue along the West line of said 4.48 acre tract and along said curve to the right, an arc length of 301.70 feet;

Thence continue along the West line of said 4.48 acre tract, North 13 degrees 35 minutes 07 seconds West, a distance of 201.47 feet to the beginning of a curve to the right having a radius of 11534.16 feet, a chord bearing of North 09 degrees 13 minutes 57 seconds West and a chord length of 405.66 feet;

Thence continue along the West line of said 4.48 acre tract and along the West line of said 5.65 acre tract and along said curve to the right, an arc length of 405.68 feet;

Thence along the West line of said 5.65 acre tract, North 08 degrees 13 minutes 30 seconds West, a distance of 396.96 feet to an angle point for corner;

Thence continue along the West line of said 5.65 acre tract, North 02 degrees 30 minutes 52 seconds West, a distance of 100.50 feet to an angle point for corner;

Thence continue along the West line of said 5.65 acre tract, North 08 degrees 13 minutes 30 seconds West, a distance of 400.00 feet to an angle point for corner;

Thence continue along the West line of said 5.65 acre tract, North 11 degrees 05 minutes 15 seconds West, a distance of 100.12 feet to an angle point for corner;

Thence continue along the West line of said 5.65 acre tract, North 08 degrees 13 minutes 30 seconds West, a distance of 180.00 feet to an angle point for corner;

Thence continue along the West line of said 5.65 acre tract, North 34 degrees 36 minutes 03 seconds West, a distance of 180.08 feet to the northwest corner of said 5.65 acre tract;

Thence across County Road 2503, North 08 degrees 13 minutes 02 seconds West, a distance of 50.38 feet to the southwest corner of said 5.71 acre tract;

Thence along the West line of said 5.71 acre tract, North 28 degrees 13 minutes 54 seconds East, a distance of 134.63 feet to an angle point for corner;

Thence continue along the West line of said 5.71 acre tract, North 08 degrees 56 minutes 28 seconds West, a distance of 400.03 feet to an angle point for corner;

Thence continue along the West line of said 5.71 acre tract, North 02 degrees 30 minutes 52 seconds West, a distance of 100.50 feet to an angle point for corner;

Thence continue along the West line of said 5.71 acre tract, North 08 degrees 13 minutes 30 seconds West, a distance of 350.13 feet to an angle point for corner;

Thence continue along the West line of said 5.71 acre tract, North 14 degrees 26 minutes 00 seconds West, a distance of 144.69 feet to the beginning of a curve to the left having a radius of 1834.86 feet, a chord bearing of North 21 degrees 43 minutes 16 seconds West and a chord length of 574.07 feet;

Thence continue along the West line of said 5.71 acre tract and along said curve to the left, an arc length of 576.44 feet;

Thence continue along the West line of said 5.71 acre tract, North 38 degrees 10 minutes 42 seconds West, a distance of 96.32 feet to the beginning of a curve to the right having a radius of 1824.86 feet, a chord bearing of North 35 degrees 13 minutes 16 seconds West and a chord length of 95.54 feet;

Thence continue along the West line of said 5.71 acre tract and along the West line of said 2.56 acre tract and along said curve to the right, an arc length of 95.55 feet;

Thence continue along the West line of said 2.56 acre tract, North 26 degrees 27 minutes 51 seconds West, a distance of 98.12 feet to the beginning of a curve to the left having a radius of 1844.86 feet, a chord bearing of North 43 degrees 19 minutes 16 seconds West and a chord length of 231.68 feet;

Thence continue along the West line of said 2.56 acre tract and along said curve to the right, an arc length of 231.83 feet;

Thence continue along the West line of said 2.56 acre tract, South 85 degrees 37 minutes 09 seconds West, a distance of 188.77 feet to the southwest corner of said 2.56 acre tract;

Thence across FM 1254, North 52 degrees 55 minutes 49 seconds West, a distance of 80.13 feet to the southeast corner of said 6.25 acre tract;

Thence along the South line of said 6.25 acre tract, North 14 degrees 37 minutes 42 seconds West, a distance of 209.72 feet to the beginning of a curve to the left having a radius of 1849.86 feet, a chord bearing of North 76 degrees 05 minutes 25 seconds West and a chord length of 1092.16 feet;
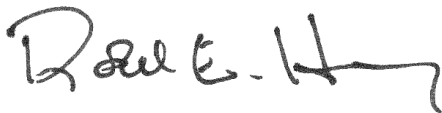
Thence continue along the West line of said 6.25 acre tract and along said curve to the left, an arc length of 1108.68 feet;

Thence continue along the West line of said 6.25 acre tract, South 86 degrees 44 minutes 23 seconds West, a distance of 659.37 feet to the POINT OF BEGINNING and containing ***40.599 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.

PROPOSED ANNEXATION OF FM 564
RIGHT OF WAY – 40.599 AC.

FROM EXISTING CITY LIMIT ON FM 564
APPROX. 2500' EAST OF S.H. 37 TO THE
SOUTH AND EAST TO FM 1801

GRAPHIC SCALE
100   0   50   100
(IN FEET)
1 inch = 100 ft.

Sheet 1 (upper):

ADAM AND JULIA STECK

SOUTHWESTERN ELECTRIC POWER COMPANY

S 52°55'49" E 80.13'
N 82°52'39" E 215.21'
S 16°43'56" E 210.16'
L=1180.59' R=1969.86' CB S 76°05'25" E CL=1163.00'
TAMU JIGGS, LLC
VOL. 800 PG. 185
1.76 AC.
L=574.48' R=1994.86' CB S 38°59'16" E CL=572.50'
L=1108.68' R=1849.86' CB N 76°05'25" W CL=1092.16'
MINEOLA INDEPENDENT SCHOOL DISTRICT
N 14°57'42" W 208.72'

FM 1254

VOL. 804 PG. 723
2.56 AC.
N 52°55'49" W 80.13'
S 83°37'09" W 188.27'
CB N 43°31'66" W
R=231.83'
L=1844.86'
CB N 35°13'16" W
CL=95.54'
L=95.55'
R=1824.86'
N 26°27'51" W 98.12'
N 38°10'42" W 96.32'
CURRENT CITY LIMITS
N 86°44'23" E 659.37'
FM 564
VOL. 804 PG. 716
6.25 AC.
STATE OF TEXAS
N 30°57'57"W 120.00'
EXISTING CITY LIMITS
PER ORDINANCE NO. 08-06-234
POB
S 86°44'23" W 659.37'
MINEOLA INDEPENDENT SCHOOL DISTRICT
TAMU JIGGS, LLC
FM 564
VOL. 805 PG. 558
5.71 AC.
MINEOLA YOUTH FOUNDATION
CB L=413.61' R=1974.86'
R=1834.86' CB N 27°43'16" W
CL=574.67'
S 11°22'20" E
N 426°00'10" W 144.69'

Sheet 2 (lower):

DON AND LINDA RHODES
MINEOLA YOUTH FOUNDATION
VOL. 887 PG. 97
0.32 AC.
S 08°13'35" E 50.37'
196.82'
S 35°26'11" E
S 08°13'30" E 350.13'
S 16°45'21"E 101.12'
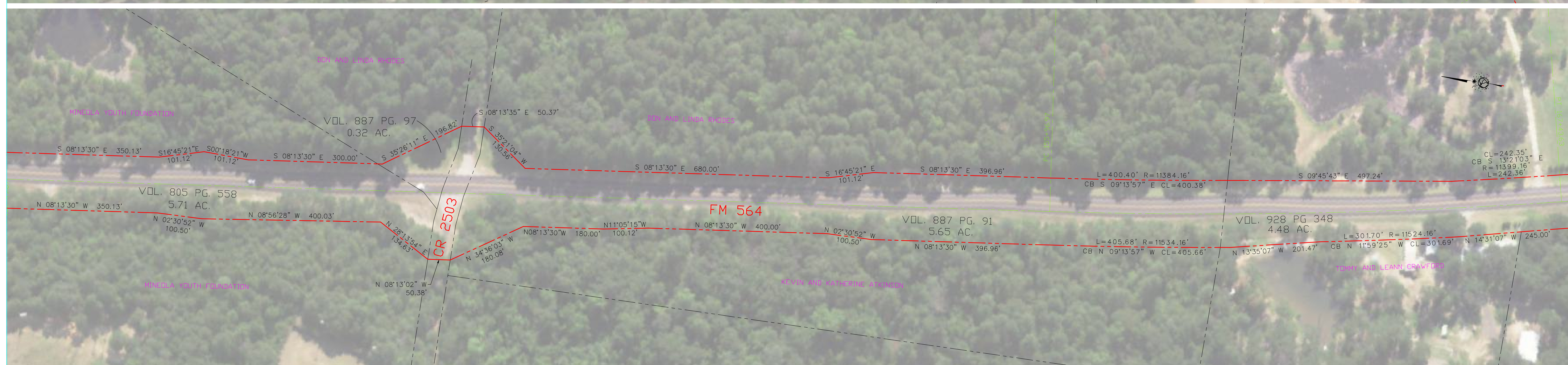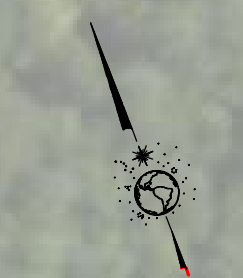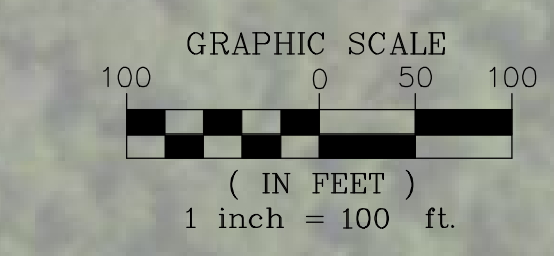S 00°18'21"W 101.12'
S 08°13'30" E 300.00'
S 08°13'30" E 680.00'
DON AND LINDA RHODES
S 16°45'21" E 101.12'
S 08°13'30" E 396.96'
L=400.40' R=11384.16'
CB S 09°13'57" E CL=400.38'
S 09°45'43" E 497.24'
CL=242.35'
CB S 13°21'03" E
R=11399.16'
L=242.36'
VOL. 805 PG. 558
5.71 AC.
CR 2503
VOL. 887 PG. 91
5.65 AC.
FM 564
VOL. 928 PG. 348
4.48 AC.
N 08°13'30" W 350.13'
N 02°30'52" W 100.50'
N 08°56'28" W 400.03'
N 28°13'54" W 134.63'
N 34°36'03" W 180.06'
N08°13'30" W 180.00'
N11°05'15"W 100.12'
N 08°13'30" W 400.00'
N 02°30'52" W 100.50'
N 08°13'30" W 396.96'
L=405.68' R=11534.16'
CB N 09°13'57" W CL=405.66'
L=301.70' R=11524.16'
N 11°59'25" W CL=301.69'
N 13°35'07" W 201.47'
N 14°31'07" W 245.00'
N 08°13'02" W 50.38'
MINEOLA YOUTH FOUNDATION
KEVIN AND KATHERINE ATKINSON
TOMMY AND LEANN CRAWFORD

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 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
ROBERT E. HANEY
6082
PROFESSIONAL
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 2
JOB # HE1488	DATE: JULY 02, 2024

PROPOSED ANNEXATION OF FM 564
RIGHT OF WAY – 40.599 AC.

FROM EXISTING CITY LIMIT ON FM 564
APPROX. 2500' EAST OF S.H. 37 TO THE
SOUTH AND EAST TO FM 1801

GRAPHIC SCALE
100   0   50   100
(IN FEET)
1 inch = 100 ft.

Sheet 1 (top)

JEFFERY ALLEN OWENS

CIRCLE T TRANSPORTATION

DANIEL E. HASTON

S 12°04'49" E   100.12'

S 26°45'48" W
200.70'

S 14°40'34" E   353.84'

S 04°38'58" E   271.61'

S 08°55'30" E   1232.07'

LYDIA IVY

S 13°57'30" E   786.37'

N 13°57'30" W   786.37'

FM 564

FM 564

VOL. 928 PG. 385
1.1 AC.

FM 49

VOL. 879 PG. 510
5.408 AC.

N 10°18'32" W   247.74'

N 14°14'16" W   266.21'

N 08°55'30" W   1232.08'

DAVID H. LOTT

VOL. 878 PG. 247
0.04 AC.

L=98.95'
R=7559.44'
CB N 11°18'34" W
CL=98.95'

THOMAS LEE CRAWFORD

JOHN MICHAEL CRAWFORD

N 28°26'44" E   209.14'

N 59°46'48" W
179.50'

PERRY ADAMS

N 75°10'30" E
100.00'

S 75°10'30" W
100.00'

VOL. 878 PG. 747
0.044 AC.

TOMMY AND LEANN CRAWFORD

N 62°03'29" E
88.13'

DAVID AND SHERRY NICHOLS

N 06°45'43" W
100.94'

S 86°29'06" W
101.98'

Sheet 2 (bottom)

VOL. 882 PG. 246
0.07 AC.

VOL. 928 PG. 356
0.06 AC.

VOL. 970 PG. 422
0.3 AC.

N 87°11'30" E   90.28'

DALE SCOTT

MICHAEL VENTURA

N 87°11'30" E   229.80'

JAMES T. HARTMAN JR

CL=192.38'
CB S 11°38'16" E
L=192.48'
R=1712.02'

S 33°10'09" E
312.59'

L=478.06' R=5659.58'
CB S 11°20'41" E CL=477.92'

S 09°01'39" E
108.58'

S 14°51'30" E   290.59'

S 23°23'21" E
101.12'

S14°51'30"E
115.95'

FM 564

VOL. 882 PG. 246
1.66 AC.

VOL. 878 PG. 251
1.13 AC.

VOL. 880 PG. 163
0.75 AC.

FM 1801

S 11°34'35" E   216.25'

VOL. 878 PG. 744
2.72 AC.

N06°19'39"W
101.12'

N14°51'30"W
115.95'

CL=172.71'
CB N11°4'22"W
L=172.80'
R=1562.02'

N 03°38'08" W   216.94'

CL=186.54'
CB N09°50'42"W
L=186.55'
R=5809.58'

N22°26'29"W
103.18'

L=312.59'
CB N 13°18'40"W
R=5789.57' CL=312.55'

N 14°51'30" W   290.64'

N45°01'35"E 181'

N 87°11'30" E   210.52'

N 87°11'30" E   270.52'

VOL. 879 PG. 387
0.28 AC.

LARRY DON OSBOURN

JERRY D. HUFF

VOL. 2069 PG. 562
0.194 AC.

VOL. 879 PG. 388
0.10 AC.

S 86°11'30" E   20.05'

S 86°11'30" E
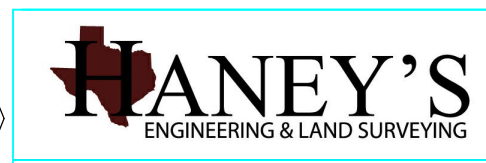210.52'

N 00°13'30" W   20.05'

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 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
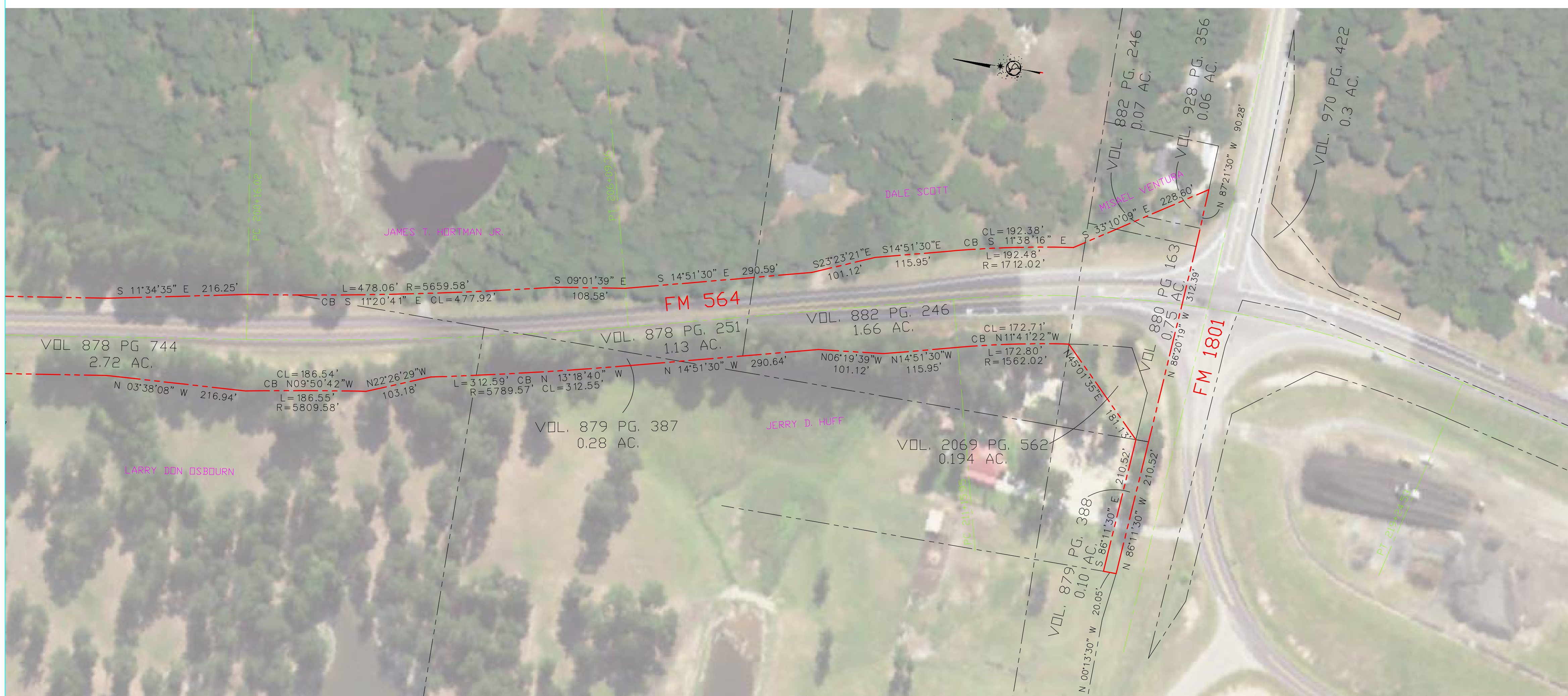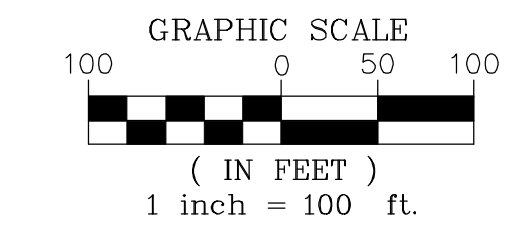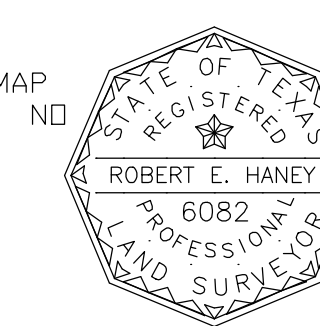REGISTERED
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SCALE: 1" = 100'	SHEET 2 OF 2
JOB # HE1488NORTH	DATE: JULY 02, 2024