

**ORDINANCE NO. 24-07-29-4**

**AN ORDINANCE ANNEXING TERRITORY ADJACENT AND CONTIGUOUS TO THE CITY OF MINEOLA TERRITORIAL AND JURISDICTIONAL BOUNDARIES CONSISTING OF A 13.615 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 13.615 Ac. From 4,759 feet North of US Hwy 80 to US Hwy 69, Swanson Yarborough Survey, A-658 & Sarah English Survey, A-188**

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 – 13.615 Ac.  
From 4,759 feet North of US Highway 80 to US Highway 69  
Swanson Yarborough Survey, A-658 & Sarah English Survey, A-188  
Wood County, Texas

:  
Being all of that certain lot, tract or parcel of land situated in the Swanson Yarborough Survey, Abstract No. 658 and in the Sarah English Survey, Abstract No. 188, being part of a 0.6479 acre tract of land described in a deed to the State of Texas recorded in Volume 617, Page 680 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 617, Page 168 (3.1834 Ac.) and Volume 617, Page 189 (3.7545 Ac.) and Volume 613, Page 279 (5.7259 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 most easterly corner of said 5.7259 acre tract;

Thence along the South line of said 5.7259 acre tract, South 73 degrees 00 minutes 59 seconds West, a distance of 317.46 feet to an angle point for corner;

Thence continue along the South line of said 5.7259 acre tract, South 50 degrees 31 minutes 54 seconds West, a distance of 600.00 feet to an angle point for corner;

Thence continue along the South line of said 5.7259 acre tract, South 38 degrees 29 minutes 24 seconds West, a distance of 187.31 feet to an angle point for corner;

Thence across County Road 2220, South 50 degrees 34 minutes 04 seconds West, a distance of 67.14 feet to an angle point for corner;

Thence along the South line of said 3.7545 acre tract, South 78 degrees 23 minutes 27 seconds West, a distance of 169.22 feet to an angle point for corner;

Thence continue along the South line of said 3.7545 acre tract, South 50 degrees 31 minutes 54 seconds West, a distance of 457.31 feet to the beginning of a curve to the left having a radius of 1849.86 feet, a chord bearing of South 29 degrees 15 minutes 59 seconds West and a chord length of 1341.91 feet;

Thence continue along the South line of said 3.7545 acre tract and along the southeasterly line of said 3.1834 acre tract and along said curve to the left, an arc length of 1373.23 feet;

Thence continue along the East line of said 3.1834 acre tract, South 08 degrees 00 minutes 00 seconds West, a distance of 365.97 feet to a point for corner in the existing limits of the City of Mineola;

Thence across FM 564 and across said 0.6479 acre tract, North 82 degrees 00 minutes 00 seconds West, a distance of 120.00 feet to a point for corner in the West line of said 0.6479 acre tract;

Thence along the West line of said 0.6479 acre tract, North 08 degrees 00 minutes 00 seconds East, a distance of 911.23 feet to a point at the northwest corner of said 0.6479 acre tract;

Thence along the North line of said 0.6479 acre tract, South 81 degrees 44 minutes 20 seconds East, a distance of 14.70 feet to the northeast corner of said 0.6479 acre tract;

Thence along the northwesterly line of said 3.1834 acre tract, North 46 degrees 04 minutes 52 seconds East, a distance of 173.58 feet to the beginning of a curve to the right having a radius of 1969.86 feet, a chord bearing of North 39 degrees 23 minutes 31 seconds East and a chord length of 761.27 feet;

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

Thence continue along the northwesterly line of said 3.1834 acre tract and along the North line of said 3.7545 acre tract and along said curve to the right, an arc length of 766.09 feet;

Thence continue along the North line of said 3.7545 acre tract, North 50 degrees 31 minutes 54 seconds East, a distance of 547.31 feet to an angle point for corner;

Thence continue along the North line of said 3.7545 acre tract, North 25 degrees 24 minutes 10 seconds East, a distance of 186.22 feet to an angle point for corner;

Thence across County Road 2220, North 50 degrees 33 minutes 56 seconds East, a distance of 71.54 feet to an angle point for corner;

Thence along the North line of said 5.7259 acre tract, North 63 degrees 29 minutes 29 seconds East, a distance of 174.25 feet to an angle point for corner;

Thence continue along the North line of said 5.7259 acre tract, North 50 degrees 31 minutes 54 seconds East, a distance of 500.00 feet to an angle point for corner;

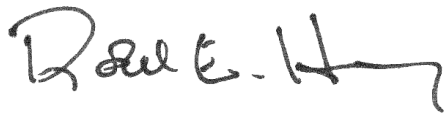
Thence continue along the North line of said 5.7259 acre tract, North 38 degrees 56 minutes 07 seconds East, a distance of 365.09 feet to the most northerly corner of said 5.7259 acre tract;

Thence along the East line of said 5.7259 acre tract, South 30 degrees 13 minutes 00 seconds East, a distance of 400.00 feet to the POINT OF BEGINNING and containing 13.615 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

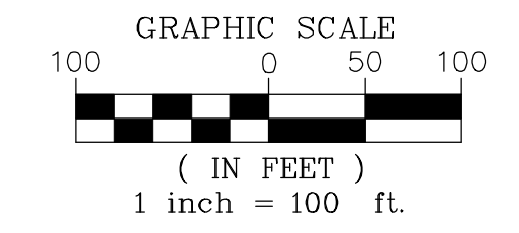
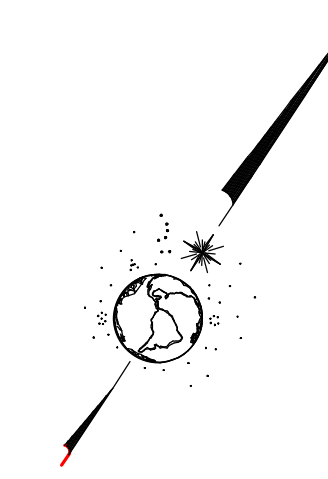
See plat of even date herewith.





**PROPOSED ANNEXATION OF FM 564  
RIGHT OF WAY - 13.615 AC.**

FROM EXISTING CITY LIMIT ON  
FM 564, APPROX. 4.759' NORTH OF  
U. S. HWY. 80 TO U. S. HWY 69



SEE TXDOT PLAS FOR FM HIGHWAY 564 FOR PROJECT NO. A-3240-1-2.

BEARINGS SHOWN BASED ON RIGHT OF WAY MAP AND DEEDS FOR PROJECT NO. A-3240-1-2.

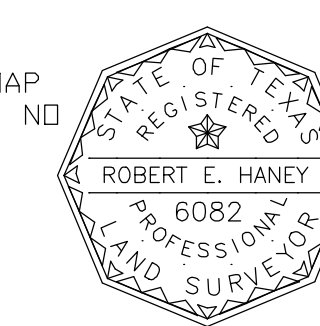
THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT RELECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

**SURVEYORS CERTIFICATION:**

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

*Robert E. Haney*

ROBERT E. HANEY, RPLS NO. 6082.



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

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