

MEMORANDUM

DATE: January 22, 2025

TO: Planning & Zoning

FROM: David Madsen

SUBJECT: **Meeting Agenda Item:** Removal from Extra Territorial Jurisdiction

Background Information: The property previously owned by Mineola Club Lake shareholders was recently sold to Travis Tekell with T Land Holdings, LP. The property is between US Hwy 69 North and CR 2200. A large portion of the property is outside of the city limits. The owner proposes to subdivide a 9.34 acre portion of the property into one acre lots for lake houses. The subdivision will not include any city utilities as they are not available and there will be no improved streets as the properties will front County Road 2200. The property has met the criteria that does not require the city to approve the subdivision of the property however the Wood County Clerk's office requires a document from the City stating that the city is releasing all responsibility for the creation of subdivisions on the property. A request from the owner and a survey has been submitted for approval.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MINEOLA, TEXAS, RELEASING LAND FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY; PROVIDING FINDINGS OF FACT; CONTAINING A SEVERABILITY CLAUSE AN EFFECTIVE DATE; AND OTHER MATTERS RELATED THERETO.

WHEREAS, Section 42.023 of the Texas Local Government Code authorizes the governing body of a municipality to reduce its extraterritorial jurisdiction (“ETJ”) by ordinance or resolution; and

WHEREAS, the City Council of the City of Mineola desires to release a portion of land from its extraterritorial jurisdiction that is further described in Exhibit “A” which is attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council of the City of Mineola believes it is in the best interest of the City to release the Land from its ETJ;

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

**I.
RELEASE**

- A. The City hereby releases, for all purposes, the land more particularly described in Exhibit “A” from its extraterritorial jurisdiction.
- B. The official map and boundaries of the City of Mineola are hereby amended and revised so as to release solely that portion of its ETJ that is described in Exhibit “A” and reflected on Exhibit B.

**II.
SEVERABILITY**

Should any section or part of this Ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this Ordinance are declared to be severable.

III.
EFFECTIVE DATE AND FILING

- A. This Ordinance shall become effective immediately upon its passage and approval as required by law.
- B. The City Secretary shall file a copy of this Ordinance with the Wood County Clerk's Office.

PASSED AND APPROVED on this _____ day of January, 2025.

MINEOLA, TEXAS

ATTEST

By: _____
Jayne Lankford, Mayor

By: _____
Cindy Karch, City Secretary/Finance
Director

PETITION FOR RELEASE OF PROPERTY FROM THE CITY OF MINEOLA EXTRATERRITORIAL
JURISDUCTION

I, Travis Tekell, the owner of the property described in the
attached exhibit "A" (the "Property"), do hereby petition the city of Mineola to release the Property
from the extraterritorial jurisdiction of the City of Mineola to the extent that the Property is within the
extraterritorial Jurisdiction of the City of Mineola.

Owner's signature:

Travis Tekell

EXHIBIT "A"

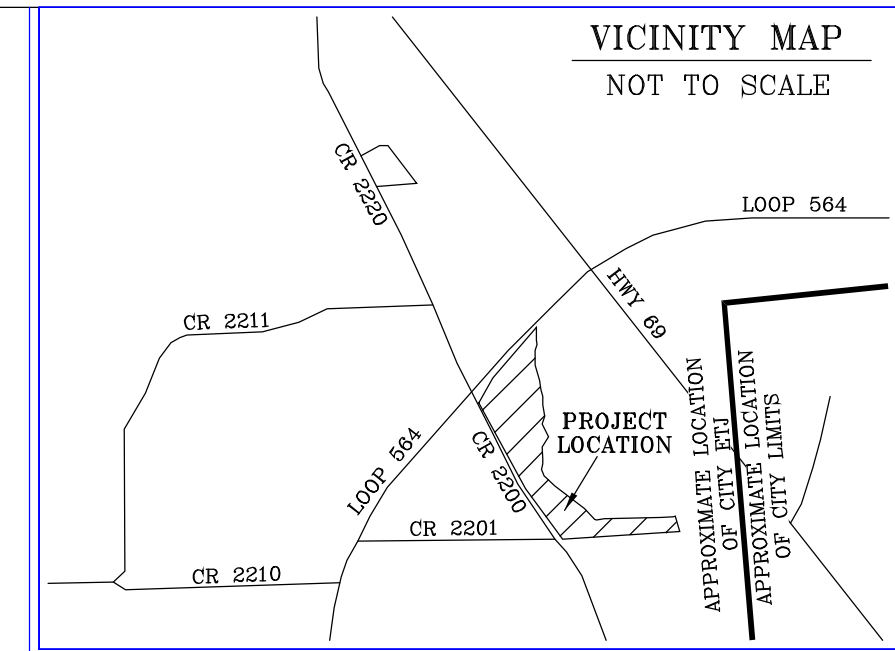
Attach the survey description here.

OWNER/APPLICANT
T LAND HOLDINGS, LP
 7421 BALD CYPRESS DRIVE
 OVILLA, TX 75154
 phone: (817) 559-2066
 contact: TRAVIS TEKELL

LINE	BEARING	DISTANCE
L1	S00°03'47"W	83.49'
L2	N06°00'13"W	27.71'
L3	S14°21'33"W	41.45'
L4	N01°00'27"E	95.69'
L5	N16°01'42"W	102.76'
L6	S08°22'02"E	60.43'
L7	N15°43'31"W	47.16'
L8	S01°17'30"E	55.88'
L9	N10°57'14"W	77.11'
L10	N19°43'23"E	52.54'
L11	N25°44'10"W	92.56'
L12	N31°00'11"E	77.05'
L13	S00°52'39"E	82.75'
L14	N04°04'47"W	28.21'
L15	N14°07'06"E	39.06'
L16	N24°43'34"W	44.84'
L17	S46°19'32"E	96.77'
L18	N43°25'36"W	97.35'
L19	N77°16'49"W	11.14'
L20	N82°42'41"E	50.94'
L21	S85°58'38"W	81.00'
L22	S71°33'20"W	11.97'
L23	S15°50'13"E	103.46'

SURVEYOR'S NOTES:
 1) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
 3) THE FOLLOWING ARE ITEMS PERTAINING TO THIS SURVEYED TRACT PROVIDED TO ME BY DON ROBERTS ABSTRACT & TITLE COMPANY UNDER POLICY NO. T008252603:
 ITEM 1- THERE ARE NO RESTRICTIVE COVENANTS LISTED IN TITLE COMMITMENT.
 ITEM 10G- RIGHT OF WAY/EASEMENT RECORDED IN VOLUME 134, PAGE 287, OF THE DEED RECORDS OF WOOD COUNTY, TEXAS. -PROPERTY MAY BE SUBJECT TO- THERE IS NO DEFINED WIDTH FOR THE POWERLINE.
 ITEM 10I- RIGHT OF WAY/EASEMENT RECORDED IN VOLUME 376, PAGE 154, OF THE DEED RECORDS OF WOOD COUNTY, TEXAS. -PROPERTY NOT SUBJECT TO-
 ITEM 10K- PERMIT TO USE STATE WATER RECORDED IN VOLUME 653, PAGE 99, OF THE REAL RECORDS OF WOOD COUNTY, TEXAS. -PROPERTY SUBJECT TO-
 ITEM 10L- CERTIFICATE OF ADJUDICATION OF WATER RIGHTS RECORDED IN VOLUME 1053, PAGE 822, OF THE REAL RECORDS OF WOOD COUNTY, TEXAS. -PROPERTY SUBJECT TO-
 4) FLOOD LIMITS SHOWN HEREON ARE APPROXIMATE IN LOCATION.
 5) 1/2" IRON RODS SET WITH A YELLOW CAP STAMPED (BY-LINE) AT ALL LOT CORNERS.
 6) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPAIRS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
 7) CONTOUR LINES AS SHOWN ARE BASED ON ELEVATION DATA AND CONTOUR LINES OBTAINED THROUGH <https://data.inrls.org/collection/Henderson,Smith,VanZandtCounties&TrinityRiverLidar|2014>. THESE CONTOUR LINES DO NOT REPRESENT AN ACTUAL FIELD TOPOGRAPHIC SURVEY AND SHOULD NOT BE USED TO DESIGN FROM. CONTOURS SHOWN HEREON ARE AT TWO (2) FOOT INTERVALS.

FLOOD STATEMENT:
 THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X AND ZONE A BY FLOOD INSURANCE RATE MAP NO. 48499C0340C, DATED 09/03/2010. IT IS SHOWN AS BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD.



LEGAL DESCRIPTION

Being a 9.34 acre tract or parcel of land situated in the Sarah English Survey, Abstract No. 188, Wood County, Texas, and being part of that certain called 49.207 acre tract of land conveyed from The Mineola Club Lake to T Land Holdings, LP, by Warranty Deed, as recorded in File No. 2024-0006185, Official Public Records, Wood County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a concrete right-of-way monument found at the most Westerly West corner of said 49.207 acre tract, in the Northeast margin of County Road 2200, and at an angle point in the Southeast line of Farm to Market Road 564, a variable width right-of-way;

THENCE with the Northwest line of said 49.207 acre tract and with the Southeast line of Farm to Market Road 564, the following courses and distances:
 North 28 degrees 47 minutes 33 seconds East, a distance of 187.78 feet to a 1/2" iron rod set capped (By-Line);
 North 40 degrees 51 minutes 15 seconds East, a distance of 436.40 feet to a point for corner in the Normal Pool Line of Mineola Club Lake;

THENCE over and across said 49.207 acre tract and along the Normal Pool Line of Mineola Club Lake, the following courses and distances:
 South 00 degrees 03 minutes 47 seconds West, a distance of 83.49 feet to a point;
 South 06 degrees 00 minutes 13 seconds East, a distance of 27.71 feet to a point;
 South 14 degrees 21 minutes 33 seconds West, a distance of 41.45 feet to a point;
 South 01 degrees 00 minutes 27 seconds West, a distance of 95.69 feet to a point;
 South 16 degrees 01 minutes 42 seconds East, a distance of 102.76 feet to a point;
 South 08 degrees 22 minutes 02 seconds East, a distance of 60.43 feet to a point;
 South 15 degrees 43 minutes 31 seconds West, a distance of 47.16 feet to a point;
 South 01 degrees 17 minutes 30 seconds East, a distance of 55.88 feet to a point;
 South 10 degrees 57 minutes 14 seconds East, a distance of 77.11 feet to a point;
 South 19 degrees 43 minutes 23 seconds West, a distance of 52.54 feet to a point;
 South 25 degrees 44 minutes 10 seconds East, a distance of 92.56 feet to a point;
 South 31 degrees 00 minutes 11 seconds West, a distance of 77.05 feet to a point;
 South 00 degrees 52 minutes 39 seconds East, a distance of 82.75 feet to a point;
 South 04 degrees 04 minutes 47 seconds East, a distance of 28.21 feet to a point;
 South 14 degrees 07 minutes 06 seconds West, a distance of 39.06 feet to a point;
 South 24 degrees 43 minutes 34 seconds East, a distance of 44.84 feet to a point;
 South 46 degrees 19 minutes 32 seconds East, a distance of 96.77 feet to a point;
 South 52 degrees 13 minutes 24 seconds East, a distance of 244.02 feet to a point;
 South 43 degrees 25 minutes 36 seconds East, a distance of 97.35 feet to a point;
 South 77 degrees 16 minutes 49 seconds East, a distance of 11.14 feet to a point;
 North 82 degrees 42 minutes 41 seconds East, a distance of 50.94 feet to a point;
 North 88 degrees 39 minutes 44 seconds East, a distance of 373.17 feet to a point;
 North 85 degrees 58 minutes 38 seconds East, a distance of 81.00 feet to a point;
 North 71 degrees 33 minutes 20 seconds East, a distance of 11.97 feet to a point;
 South 15 degrees 50 minutes 13 seconds East, departing from the Normal Pool Line, a distance of 103.46 feet to a 1/2" iron rod set capped (By-Line) for corner at an ell corner of said 49.207 acre tract and at the Northeast corner of a called 18.83 acre tract of land conveyed to Dennis Blevins, et ux, by deed as recorded in Volume 1616, Page 633, Real Property Records, Wood County, Texas, from which a 1/2" iron rod found bears South 15 degrees 50 minutes 13 seconds East, a distance of 300.05 feet;

THENCE South 86 degrees 03 minutes 47 seconds West, with a South line of said 49.207 acre tract and with the North line of said 18.83 acre tract, a distance of 766.31 feet to a 1/2" iron rod found at the most Westerly Southwest corner of said 49.207 acre tract, at the Northwest corner of said 18.83 acre tract, and in the Northeast margin of County Road 2200;

THENCE with the Southwest line of said 49.207 acre tract and along the Northeast margin of County Road 2200, the following courses and distances:
 North 36 degrees 21 minutes 56 seconds West, a distance of 412.38 feet to a 1/2" iron rod found;
 North 28 degrees 24 minutes 47 seconds West, a distance of 637.85 feet to the POINT OF BEGINNING and CONTAINING 9.34 acres of land.

BY: *Tina Ballard*
TINA BALLARD
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 6746

LEGEND	
CM	Controlling Monument
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WOOD COUNTY, TEXAS
R.P.R.W.C.T.	REAL PROPERTY RECORDS, WOOD COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS, WOOD COUNTY, TEXAS
o	POINT FOR CORNER
o	1/2" IRON ROD FOUND
●	CONCRETE R.O.W. MONUMENT FOUND
⊗	1/2" IRON ROD SET (BY-LINE)
- - -	OVERHEAD TELEPHONE LINE
- - -	OVERHEAD ELECTRIC LINE
- - -	BARBWARE FENCE
- - -	ASPHALT
+	SIGN
⬮	POWER POLE
⊕	WATER VAULT
⊞	TELEPHONE PEDESTAL
■	CONCRETE

EXHIBIT CR 2200 & LOOP 564 MINEOLA, TEXAS		BY-LINE SURVEYING LLC P.O. BOX 834 Emory, TX 75440 Ph: (903) 473-5150 Firm No. 10194233 www.bylinesurveying.com
DATE:	01/22/2025	
SCALE:	1" = 100'	
JOB NO.:	2024-1539	
CLIENT:	TX LAND & LEGACY GROUP	
TECHNICIAN:	AMN	

