

ORDINANCE NO. 2024-09-03

AN ORDINANCE OF THE TOWN OF POETRY, TEXAS, ADOPTING AND APPROVING A REVISED OFFICIAL SURVEY AND MAP FOR THE TOWN OF POETRY DELINEATING THE TERRITORIAL BOUNDARIES OF THE TOWN; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Poetry has prepared and followed a Boundary Map for incorporation and used to incorporate in a vote in November 2020; and

WHEREAS, the vote to incorporate was conducted, held, supervised and affirmed by Hunt County, Texas; and

WHEREAS, a supplemental survey and boundary coordinates for the Town were prepared by Stoval Engineering and Surveying and was approved by Hunt County, Texas in May 2021; and

WHEREAS, the Town of Poetry approved a Professional Services Agreement with the firm of Birkhoff, Hendricks & Carter, L.L.P. (BHC) as the town's engineering and has directed BHC to provide survey services for the Town to clarify and make any necessary corrections to Town's official boundaries in compliance with the original Town's incorporation survey; and

WHEREAS, the Town Council of the Town of Poetry, on May 30, 2024, approved General Services Task order no. 102 item 1 with BHC to plot and compare the coordinates prepared by Stoval Engineering & Surveyors, versus the Boundary Map used in the incorporation; and

WHEREAS, the Town Council, on September 5, 2024, and September 19, 2024, reviewed the results of General Services Task Order No.102, sent by BHC to the Town of Poetry in a document of August 23, 2024; and

WHEREAS, the map locations and coordinates were downloaded from a statewide database using a GISS program; and

WHEREAS, the Town Council desires by this ordinance to reaffirm and adopt an official survey of the Town's official boundaries that includes annexations, disannexations, and changes to the Town's official territorial jurisdiction following the incorporation of the Town as a political subdivision and Type A General Law Municipality of the State of Texas. Now, Therefore,

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF POETRY, TEXAS:

SECTION 1. That the survey (POB, POE tables) attached hereto and by this reference incorporated herein as Exhibit "A" be and is hereby approved and adopted as the official survey of the Town of Poetry, Texas, delineating and specifying the official territorial and jurisdictional limits of the Town.

SECTION 2. That an official map shall be drawn from the survey adopted herein that shall be revised and amended automatically upon any future annexation, disannexation or other legal action that changes the boundaries and territorial jurisdiction of the Town, and may be subsequently amended by ordinance, resolution or other action of the Town Council.

SECTION 3. That any provisions of the ordinances of the Town of Poetry in conflict with the provisions of this ordinance be and the same are hereby repealed and any provisions not so in conflict shall remain in force and effect.

SECTION 4. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the ordinances of the Town as a whole.

SECTION 5. That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

DULY PASSED by the Town Council of the Town of Poetry, Texas, on the 19th day of September, 2024.

APPROVED:

Sara Stenevich
MAYOR

ATTEST:

Eric A. [Signature]
TOWN SECRETARY

APPROVED AS TO FORM:

[Signature]
TOWN ATTORNEY



EXHIBIT A
CORRECTIONS PAGE

The following acronyms will be used in comparing the coordinates on the companion tables and map: POB is Point of Beginning, POE is Point of Ending, PR is Private Road.

The map locations and coordinates were downloaded from a statewide database using a GISS program.

SECTION 1: H-4 map location and coordinates on the companion POB/POE table will be corrected to be consistent to show approximately 3,106 feet.

SECTION 2: H-7 Road name will be corrected to show CR 2434, and the map location and coordinates on the companion POB/POE table will be corrected to be consistent and reflect a distance of approximately 7,122 feet.

SECTION 3: H-11 will be changed to CR 2458, and the map location and coordinates on the companion POB/POE table will be corrected to be consistent and reflect a distance of approximately 5,605 feet.

SECTION 4: H-26 map location and coordinates on the companion POB/POE table will be corrected to be consistent, reflecting the intersection of CR 2434 and CR 2440.

SECTION 5: H-31 the road name will be corrected to show PR Aiken Road.

SECTION 6: A label will be added to show POE H-29 location on the map.

SECTION 7: K-1 map location and coordinates on the companion POB/POE table will be corrected to be consistent and show approximately 18,677 feet.

SECTION 8: K-3 CR 252 will be labeled as Four Post Lane

SECTION 9: K-9 distance between POB K-9 and POE K-9 should be 11,247.

SECTION 10: K-10 road shown as 3486 should be FM 3486

SECTION 11: K-14 map location and coordinates on the companion POB/POE table will be corrected to be consistent and show approximately 876 feet.

SECTION 12: The distance shown on the map locations and the companion POB/POE will reflect the centerline of the stated roads.

SECTION 13: The map locations and coordinates on the companion POB/POE tables will be corrected to specify the basis of bearings for the stated coordinates and distances.

SECTION 14: The total annexation area will be calculated based only on the map locations and coordinates on the companion POB/POE tables with continuing "arcs" at end of roadways and ensuring not over 4 square miles as required by state law for the incorporation.

Road width was determined by two things:

1) To maximize the number of residences on a given road into the town to make incorporation possible according to state rules. { State requirement: A density of 2001 inhabitants in no more than square miles, or 111 million square feet}. Some sections had to be cut away after the second petition drive because the square footage had been exceeded and the number of inhabitants was short. On the third petition drive, both the square footage and the number of inhabitants criteria was met.

2) To try to include anyone who was considered on the foundation team—so that any members of the foundation team would be subject to all the same ordinances any person in the town would be subject to.

3) The limitations of the GISS program; The maps are downloaded from a statewide database. On the initial incorporation, the city of Terrell had failed to input the last annexation to the state database. Therefore, the initial map dipped into the ETJ area of Terrell unknowingly. Upon canvassing the election, the line was truncated to match the line of Terrell's ETJ. One house and three properties were affected. Both counties approved the truncation and the results of the election as shown.

Poetry Incorporation
Hunt County, Texas

Tract	Road	Offset from Centerline		Point of Beginning (POB)		Direction	Distance (Ft.)	Point of Ending (POE)	
		Distance (Ft.)	Side	Northing	Easting			Northing	Easting
H-1	FM 1565	311	Both	7011085.40	2657062.93	Southwesterly	8,788.21	7002484.38	2655275.63
H-2	FM 1565	311	Left	7002484.38	2655275.63	Southwesterly	4,153.40	6998486.59	2654163.20
H-3	FM 1565	311	Both	6998486.59	2654163.20	Southeasterly	2,773.90	6996252.53	2654833.69
H-4	CR 2432	311	Both	7009724.47	2656841.30	Northwesterly	5,146.39	7013282.70	2653143.56
H-5	Holly Creek Rd	511	Both	7008604.38	2656650.29	Northeasterly	2,532.08	7010317.91	2658468.92
H-6	CR 2426	222	Right	7005992.46	2656089.55	Northeasterly	3,936.02	7007711.08	2657945.31
H-6A	CR 2426	411	Left	7007711.08	2657945.31	Northeasterly	2,690.90	7009659.03	2659750.12
H-7	CR 2334 2434	311	Both	7005992.46	2656089.55	Northwesterly	5,463.97	7009579.15	2652045.76
H-8	CR 2430	311	Both	7005675.46	2656016.19	Southeasterly	1,783.00	700,4377.90	2657193.95
H-8A	CR 2430	511	Left	7004377.90	2657193.95	Southwesterly	702.30	7003860.10	2656724.14
H-9	CR 7163 (Woodland Estates Rd)	311	Both	6999963.00	2654658.65	Southeasterly	1,833.36	6999135.17	2656285.79
H-10	CR 2450	311	Both	6997785.38	2653934.31	Northwesterly	5,873.81	7002177.08	2652897.33
H-11	CR 249 2458	311	Both	6996208.55	2650628.87	Northwesterly	5,522.69	7000159.98	2646653.63
H-12	CR 2454	311	Both	6996500.78	2650332.70	Northeasterly	3,906.97	6997577.59	2653190.54
H-13	CR 2460	311	Both	6997100.91	2649724.00	Northeasterly	2,156.82	6998644.57	2651230.32
H-14	CR 2462	311	Both	6998165.25	2648632.80	Northeasterly	2,573.57	7000034.55	2650407.85
H-15	CR 2464	311	Both	6998758.83	2648037.74	Southwesterly	2,877.64	6996693.88	2646027.04
H-16	CR 2466	311	Both	6999160.33	2647634.30	Northeasterly	2,596.80	7000982.26	2649375.77
H-17	CR 2468	311	Both	7000159.98	2646653.63	Northeasterly	2,334.15	7001847.21	2648263.96
H-18	CR 2326	411	Both	7006599.04	2657901.19	Southeasterly	14,585.60	6996379.19	2666941.16
H-19	PR 2428	311	Both	7005118.99	2659465.77	Northeasterly	2,472.39	7006916.46	2661109.99
H-20	CR 2400	411	Left	7003099.87	2661581.98	Northeasterly	6,732.19	7007145.46	2666429.90
H-21	PR 2427	311	Both	7004290.82	2662712.28	Northwesterly	1,805.48	7005615.37	2661510.12
H-22	C.R. PR 2331	311	Both	7002735.11	2661908.47	Southwesterly	1,128.35	7001911.75	2661140.79
H-23	CR 2332	511	Both	7001559.99	2663079.03	Northeasterly	814.39	7001677.02	2663850.10
H-24	PR 2330	311	Both	7000372.41	2662868.98	Southwesterly	1,282.83	6999664.78	2661789.97
H-25	CR 2011 (Dry Creek Run)	311	Both	6996268.36	2656,346.95	Northeasterly	1,417.57	6997556.69	2656926.65
H-26	CR 2440	250	Both	7009579.15	2652045.76	Southwesterly	9,600.36	7002421.49	2647576.09
H-27	CR 2446	250	Both	7005704.63	2649129.64	Southeasterly	4,984.74	7002912.09	2650295.90
H-28	CR 2448	250	Both	7005191.35	2648782.17	Southeasterly	1,371.44	7004132.39	2649359.26
H-29	CR 2442	162	Both	7008702.85	2650516.78	Northwesterly	697.39	7009095.26	2649957.15
H-30	CR 2444	162	Both	7009437.96	2650031.01	Southwesterly	659.60	7008794.73	2649885.17
H-31	Akin Rd	50	Both	6997794.49	2665497.79	Southwesterly	1,083.97	6996987.96	2664773.56

Could not confirm road name

7,122'

5,605'

Poetry Incorporation
Kaufman County, Texas

Tract	Road	Offset from Centerline		Point of Beginning (POB)		Direction	Distance (Ft.)	Point of Ending (POE)	
		Distance (Ft.)	Side	Northing	Easting			Northing	Easting
K-1	FM 986	311	Both	6996379.19	2666941.16	Southwesterly	25,743.69	6976242.55	2653167.81
K-2	CR 324	311	Both	6994412.20	2665389.82	Southeasterly	2,277.28	6992808.02	2667004.00
K-3	CR 252	311	Both	6992681.26	2663445.22	Northwesterly	1,795.56	6993588.75	2661960.63
K-4	CR 4527 (Gate Ln)	311	Both	6993132.28	2661491.56	Northeasterly	1,395.89	6994121.13	2662476.66
K-5	CR 323	311	Both	6990822.10	2661211.70	Southeasterly	3,213.77	6989246.61	2663869.80
K-6	FM 1565	311	Both	6990685.20	2661040.19	Northwesterly	8,588.37	6996252.53	2654833.69
K-7	CR 4524 (Green Meadow Ln)	311	Both	6992933.60	2659613.02	Northeasterly	3,952.13	6995369.17	2662643.40
K-8	CR 2011 (Dry Creek Run)	311	Both	6995722.14	2656047.44	Northeasterly	619.87	6996268.36	2656346.95
K-9	CR 249	311	Both	6988408.30	2658731.46	Northwesterly	11,329.80	6996208.55	2650628.87
K-10	CR 322/3486 F.M.	311	Right	6988382.94	2658718.45	Southeasterly	4,804.74	6984985.96	2662121.05
K-11	CR 248	311	Both	6981369.08	2653650.72	Northwesterly	1,914.00	6982373.98	2652120.46
K-12	CR 247	311	Both	6978685.12	2653477.60	Northwesterly	6,993.19	6983662.25	2653379.82
K-13	FM 986	311	Right	6983276.66	2653799.77	Southwesterly	4,581.99	6978685.12	2653477.60
K-14	FM 986	311	Both	6978685.12	2653477.60	Southwesterly	2,483.91	6976242.55	2653167.81

Four Post Ln.

18,687'

11,247'

2,470'