



THE CITY COUNCIL OF THE CITY OF HENDERSON, TEXAS, WILL MEET ON THURSDAY, THE 9TH DAY OF MAY 2024, AT 6:00 P.M. FOR A SPECIAL COUNCIL MEETING, AT MUNICIPAL SERVICES COMPLEX, 300 W. MAIN STREET, FOR THE FOLLOWING PURPOSES:

Mayor:

J.W. (Buzz) Fullen

Mayor Pro Tem

Henry Pace

Council Members:

Stephen Strong
Reginald Weatherton
Melissa Morton
Gina Juarez

City Manager:

Jay Abercrombie

City Secretary

Cheryl Jimerson

CALL TO ORDER: *The Mayor will call the meeting to order, declare a quorum if present, and declare notices legally posted pursuant to Open Meetings Act.*

INVOCATION AND PLEDGE OF ALLEGIANCE:

CITIZENS COMMENTS

COUNCIL BUSINESS – REGULAR SESSION

1. Open the first public hearing on the City of Henderson proposed annexation of Texas Department of Transportation (TXDOT) Right of Way (ROW) into the city limits parts of Loop 571, FM 323 and FM 2276. (Jimerson)
2. Consideration and possible action upon closing the public hearing.
3. Open the first public hearing on the City of Henderson proposed voluntary annexation of the Jim Allen Estate on Loop 571 and FM 2276 now owned and submitted by HEDCO. (Jimerson)
4. Consideration and possible action upon closing the public hearing.
5. Open the first public hearing on the City of Henderson proposed voluntary annexation of an application for the East Texas Regional Business Park. (Jimerson)
6. Consideration and possible action upon closing the public hearing.

EXECUTIVE SESSION:

REGULAR SESSION:

ADJOURNMENT

7. Adjourn

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

ACCESSIBILITY STATEMENT

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (903) 657-6551.

CERTIFICATE

I certify the foregoing notice was posted on the notice board in front of the Municipal Services Complex, Henderson, Texas, on this 1st day of May 2024 at 9:00 a.m..

Cheryl Jimerson, City Secretary



City Council

Agenda Item # 1.

SUBJECT: Open the first public hearing on the City of Henderson proposed annexation of Texas Department of Transportation (TXDOT) Right of Way (ROW) into the city limits parts of Loop 571, FM 323 and FM 2276. (Jimerson)

MEETING DATE: May 9, 2024

DEPARTMENT: City Secretary

CONTACT: Cheryl Jimerson

RECOMMENDED CITY COUNCIL ACTION: Opne public hearing as required by law.

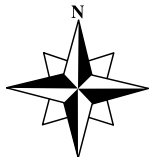
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. 20240109-LEGAL
2. 20240109-PLAT



DDM Surveying, Inc.

February 7, 2024
City of Henderson
2024 Annexation
42.298 Acres

42.298 acres being a portion of (1) Loop 571 right-of-way as shown the PLANS OF PROPOSED RIGHT OF WAY PROJECT LOOP 571 RW 8010-2-28, (2) right-of-way of Texas Farm to Market No. 2276 (FM 2276) and (3) right of way of Texas State Highway No. 323 (SH 323), situated in the J.S. Cook Survey A-192, the J. S. Whiteman Survey A-847, and the J. Sory Survey A-736 and being more particularly described by metes an bounds as follows:

BEGINNING at an existing TxDOT right-of-way monument, being 110 feet right of and perpendicular distance from Engineer's Centerline Station 34+00 of said Loop 571: said right-of-way monument having a Texas State Plane NCZ NAD83 coordinate value of Northing 6,771,703.48 feet and an Easting of 3,107,294.02 feet;

THENCE with the Eastern right-of-way line of said Loop 571 as follows:

South 68° 30' 40" East a distance of 208.70 feet to an existing TxDOT right-of-way monument, and
South 22° 15' 54" East a distance of 259.56 feet to an existing TxDOT right-of-way monument, and
South 72° 44' 05" West a distance of 179.91 feet to an existing TxDOT right-of-way monument, and
South 21° 38' 27" West a distance of 100.00 feet to an existing TxDOT right-of-way monument, and
South 27° 14' 45" West a distance of 614.32 feet, and
South 08° 49' 22" West a distance of 126.08 feet to an existing TxDOT right-of-way monument, and
South 23° 26' 26" West a distance of 171.69 feet, and
South 19° 56' 34" West a distance of 205.50 feet to an existing TxDOT right-of-way monument, and
South 43° 06' 39" West a distance of 146.03 feet to an existing TxDOT right-of-way monument, and
South 28° 00' 00" West a distance of 462.62 feet to an existing TxDOT right-of-way monument, and;
South 21° 44' 12" West a distance of 100.40 feet to an existing TxDOT right-of-way monument, and
South 27° 54' 10" West a distance of 300.00 feet to an existing TxDOT right-of-way monument, and
South 08° 06' 43" East a distance of 236.15 feet to an existing TxDOT right-of-way monument, and
South 66° 41' 23" West, crossing Rusk County Road No. 203 (CR 203), a distance of 79.55 feet to an existing TxDOT right-of-way monument, and
North 85° 24' 54" West a distance of 120.05 feet to an existing TxDOT right-of-way monument, and
South 27° 50' 20" West a distance of 1099.46 feet to an existing TxDOT right-of-way monument, and
South 19° 22' 19" West a distance of 202.24 feet, and
South 33° 36' 48" West a distance of 301.50 feet, and
South 27° 54' 10" West a distance of 234.23 feet, and
South 62° 05' 50" East a distance of 340.00 feet to an existing TxDOT right-of-way monument, found in the North right-of-way of said SH 323, and
South 16° 23' 07" West, crossing said SH 323, a distance of 100.17 feet to an existing TxDOT right-of-way monument, and
South 71° 39' 23" West a distance of 188.23 feet to an existing TxDOT right-of-way monument, and
North 76° 16' 17" West a distance of 219.34 feet to an existing TxDOT right-of-way monument, and
North 78° 55' 19" West a distance of 279.58 feet to an existing TxDOT right-of-way monument, and
North 07° 11' 17" East a distance of 113.89 feet to an existing TxDOT right-of-way monument, found in the South right-of-way line of said SH 323;

THENCE with the Southern right-of-way line of said SH 323 as follows:

North 76° 15' 45" West a distance of 466.30 feet, and
North 76° 11' 46" West a distance of 884.77 feet, and
North 76° 09' 48" West a distance of 311.50 feet, and
North 72° 53' 11" West a distance of 569.50 feet, and
North 70° 39' 22" West a distance of 2181.53 feet to a corner in same;

THENCE North 19° 20' 38" East, across said SH 323, a distance of 100.00 feet to an existing ½" iron rod, w/cap "DDM SURVEY BOUNDARY"

THENCE with the Northern right-of-way line of said SH 323 as follows:

South 70° 39' 22" East, at a distance of 738.46 feet an existing ½" iron rod, w/cap "DDM SURVEY BOUNDARY", at a distance of 1452.33 feet an existing ½" iron rod, w/cap "DDM SURVEY BOUNDARY" and at total distance of 2178.57 feet to an ½" iron rod, w/cap "DDM SURVEY BOUNDARY", found at the intersection of same with the West right-of-way line of Endeavor Drive, and

South 72° 52' 56" East a distance of 568.58 feet to an existing ½" iron rod, w/cap "DDM SURVEY BOUNDARY", and

South 76° 11' 39" East a distance of 307.60 feet to an existing ½" iron rod, w/cap "DDM SURVEY BOUNDARY", and

South 76° 11' 46" East a distance of 882.89 feet to an existing ½" iron rod, w/cap "DDM SURVEY BOUNDARY", and

South 76° 14' 11" East a distance of 551.56 feet to an existing ½" iron rod, w/cap "DDM SURVEY BOUNDARY" set at a disturbed TxDOT right-of-way monument and being in the Western right-of-way line of said Loop 571;

THENCE with the Western right-of-way line of said Loop 571 as follows:

*North 60° 24' 39" East a distance of 93.12 feet to an existing TxDOT right-of-way monument, and
North 27° 57' 28" East a distance of 199.66 feet to an existing TxDOT right-of-way monument, and
North 04° 51' 49" East a distance of 216.02 feet to an existing TxDOT right-of-way monument, and
North 24° 51' 12" East a distance of 101.26 feet to an existing TxDOT right-of-way monument, and
North 39° 17' 01" East a distance of 408.17 feet to an existing TxDOT right-of-way monument, and
North 27° 57' 56" East a distance of 300.44 feet to a broken an existing TxDOT right-of-way monument, and*

North 29° 30' 31" East a distance of 400.31 feet to an existing ½" iron rod, set w/cap "DDM SURVEY BOUNDARY", and

*North 27° 48' 33" East a distance of 449.32 feet to an existing TxDOT right-of-way monument, and
North 07° 30' 48" West a distance of 274.75 feet to an existing ½" iron rod, set w/cap "DDM SURVEY BOUNDARY" being in southern right-of-way of line said FM 2276*

THENCE with the Southern right-of-way line of said Fm 2276 as follows

along a curve to the left, having a radius of 1176.11 feet, 333.36 feet along said curve having a chord direction of North 34° 33' 28" West and a chord length of 332.25 feet an existing ½" iron rod, set w/cap "DDM SURVEY BOUNDARY", and

North 39° 48' 16" West a distance of 918.74 feet to an existing mag nail, found at the intersection of same with the Southern right-of-way line of said Endeavor Drive, and

North 39° 48' 17" West a distance of 114.18 feet to an existing ½" iron rod, found at the intersection of same with the Southern right-of-way line of said Endeavor Drive, and

North 39° 28' 41" West a distance of 672.66 feet to an existing ½" iron rod w/cap "DDM SURVEY BOUNDARY", found in same;

THENCE North 50° 31' 19" East, across said FM 2276, a distance of 80.00 feet;

THENCE with the Northern right-of-way line of said FM 2276 as follows:

South 39° 28' 41" East a distance of 672.43 feet, and

South 39° 48' 17" East a distance of 113.95 feet, and

South 39° 48' 17" East a distance of 918.74 feet, and

along a curve to the right, having a radius of 1247.91 feet, 297.07 feet along said curve having a chord direction of South 35° 20' 24" East and a chord length of 296.37 feet to an existing TxDOT right-of-way monument, found in the Western right-of-way line of said Loop 571

THENCE with the Western right-of-way lines of said Loop 571 as follows:

*South 74° 44' 45" East a distance of 147.45 feet to an existing TxDOT right-of-way monument, and
North 28° 16' 25" East a distance of 100.27 feet to an existing TxDOT right-of-way monument, and
North 36° 08' 03" East a distance of 100.88 feet to an existing TxDOT right-of-way monument, and
North 28° 16' 03" East a distance of 294.87 feet to an existing TxDOT right-of-way monument, and
North 18° 59' 07" East a distance of 169.51 feet to an existing TxDOT right-of-way monument, and
North 31° 24' 12" East a distance of 242.16 feet to an existing TxDOT right-of-way monument, and
North 23° 32' 35" East a distance of 374.22 feet to an existing TxDOT right-of-way monument, and
North 16° 08' 20" East a distance of 312.50 feet to an existing TxDOT right-of-way monument, and*

*North 21° 37' 09" East a distance of 100.32 feet to an existing TxDOT right-of-way monument, and
North 30° 20' 18" East a distance of 100.65 feet to an existing TxDOT right-of-way monument, and
North 21° 46' 42" East a distance of 279.84 feet to an existing TxDOT right-of-way monument, and
North 08° 35' 16" East a distance of 172.89 feet to an existing TxDOT right-of-way monument, and
North 65° 22' 58" East a distance of 71.53 feet to the BEGINNING CONTAINING 42.298 acres.*

*All bearings and coordinates are based on the Texas State Plane Coordinate System NORTH AMERICA
DATUM 1983, NORTH CENTRAL ZONE.*

*I hereby certify that this legal description and the accompanying plat of even date represents the facts
found during the course of an actual survey made on the ground under my supervision in February, 2024.*

Dwayne Miley, R.P.L.S. No. 4164

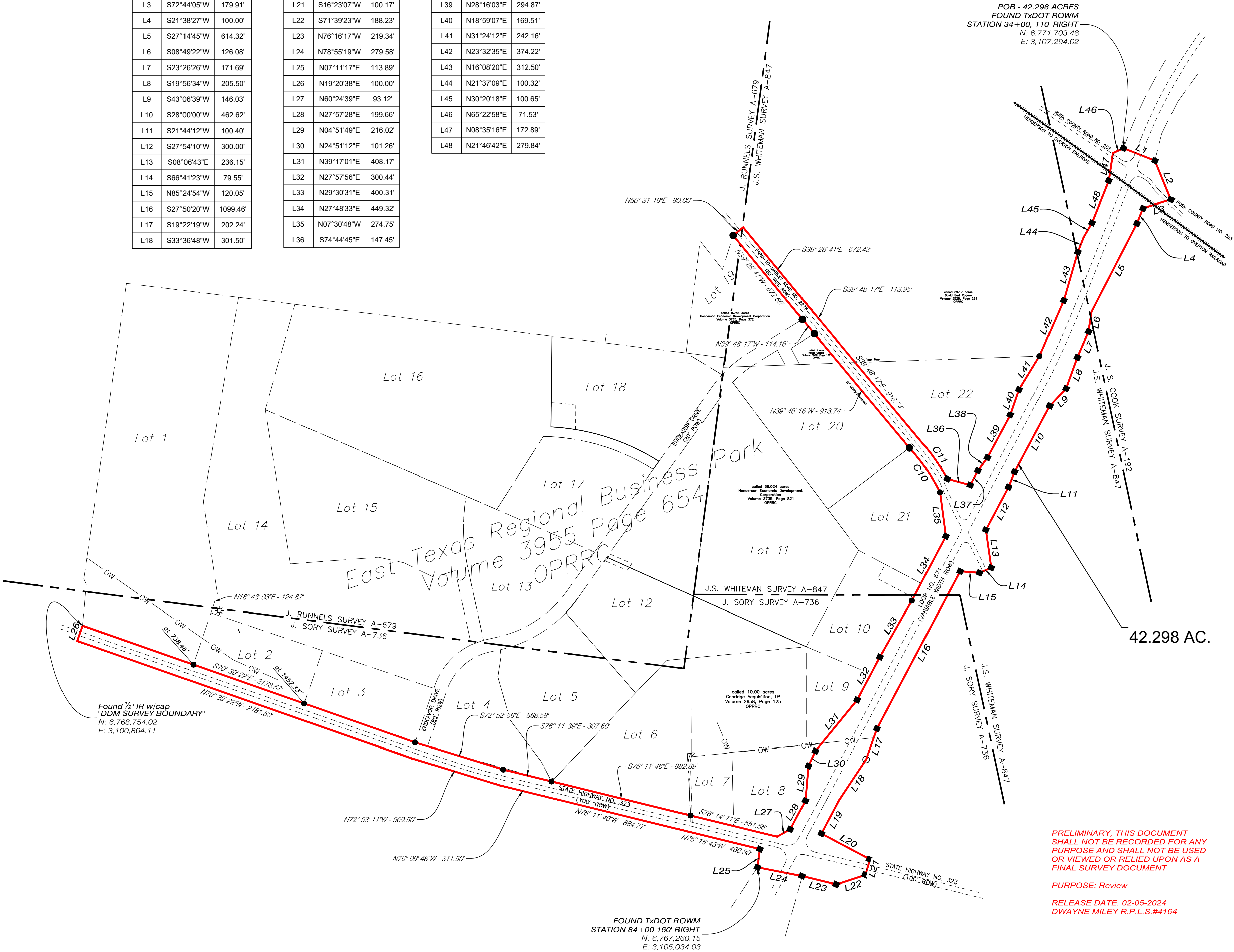
F:\2024\20240109 - Henderson Annexation\42.298AC.docx

Line Table		
Line #	Direction	Length
L1	S68°30'40"E	208.70'
L2	S22°15'54"E	259.56'
L3	S72°44'05"W	179.91'
L4	S21°38'27"W	100.00'
L5	S27°14'45"W	614.32'
L6	S08°49'22"W	126.08'
L7	S23°26'26"W	171.69'
L8	S19°56'34"W	205.50'
L9	S43°06'39"W	146.03'
L10	S28°00'00"W	462.62'
L11	S21°44'12"W	100.40'
L12	S27°54'10"W	300.00'
L13	S08°06'43"E	236.15'
L14	S66°41'23"W	79.55'
L15	N85°24'54"W	120.05'
L16	S27°50'20"W	1099.46'
L17	S19°22'19"W	202.24'
L18	S33°36'48"W	301.50'

Line Table		
Line #	Direction	Length
L19	S27°54'10"W	234.23'
L20	S62°05'50"E	340.00'
L21	S16°23'07"W	100.17'
L22	S71°39'23"W	188.23'
L23	N76°16'17"W	219.34'
L24	N78°55'19"W	279.58'
L25	N07°11'17"E	113.89'
L26	N19°20'38"E	100.00'
L27	N60°24'39"E	93.12'
L28	N27°57'28"E	199.66'
L29	N04°51'49"E	216.02'
L30	N24°51'12"E	101.26'
L31	N39°17'01"E	408.17'
L32	N27°57'56"E	300.44'
L33	N29°30'31"E	400.31'
L34	N27°48'33"E	449.32'
L35	N07°30'48"W	274.75'
L36	S74°44'45"E	147.45'

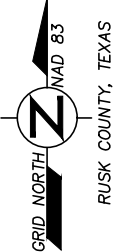
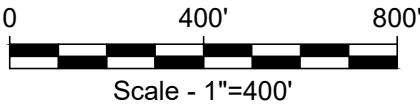
Line Table		
Line #	Direction	Length
L37	N28°16'25"E	100.27'
L38	N36°08'03"E	100.88'
L39	N28°16'03"E	294.87'
L40	N18°59'07"E	169.51'
L41	N31°24'12"E	242.16'
L42	N23°32'35"E	374.22'
L43	N16°08'20"E	312.50'
L44	N21°37'09"E	100.32'
L45	N30°20'18"E	100.65'
L46	N65°22'58"E	71.53'
L47	N08°35'16"E	172.89'
L48	N21°46'42"E	279.84'

Curve Table					
Curve #	Arc Distance	Central Angle	Radius	Chord Bearing	Chord Distance
C10	333.36'	016°14'25"	1176.11	N34°33'28"W	332.25'
C11	297.07'	013°38'22"	1247.91	S35°20'24"E	296.37'



Notes:

- VOLUME AND PAGE REFERENCES SHOWN HEREON ARE TO THE DEED RECORDS OF RUSK COUNTY, TEXAS (OPRR), THE OFFICIAL PUBLIC RECORDS OF RUSK COUNTY, TEXAS (OPRR), OR THE LAND RECORDS OF RUSK COUNTY, TEXAS (LRRC).
- DIRECTIONAL CONTROL BASED UPON GPS DATA CONVERTED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
- LINEAR DIMENSIONS ARE IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- SEE LEGAL DESCRIPTION DATED 2/7/24.
- DENOTES 1/2" IRON ROD, SET, (IRS) UNLESS OTHERWISE NOTED.
- DENOTES 1/2" IRON ROD, FOUND,(IRF) UNLESS OTHERWISE NOTED.
- DENOTES TxDOT ROW MARKER FOUND, (TxDOT)
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THESE PARCELS.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATION GENERATED FROM PREVIOUS MAPS AND SURVEY DATA. NO GUARANTEE IS GIVEN OR IMPLIED BY DDM SURVEYING INC. AS TO THE EXACT LOCATION OR IF ALL UNDERGROUND UTILITIES HAVE BEEN LOCATED.



LEGEND

PROPERTY LINE	---	---	---
WIRE FENCE	-X-	-X-	-X-
ROADWAY	---	---	---
OVERHEAD ELEC	OW	OW	OW

SURVEYOR'S CERTIFICATION

I, Dwayne Miley, Registered Professional Land Surveyor, Rusk County, Texas, do hereby certify that this plat represents the results of a survey completed on the ground under my supervision in February 2024.

Dwayne Miley R.P.L.S. No. 4164



DDM Surveying, Inc.
121 N Van Buren
Henderson, Tx 75653
903.657.6229
903.657.8117
www.DDMSurveying.com
FIRM# 10045900

A SURVEY FOR:

City of Henderson
300 West Main
Henderson, Texas

DRAWN:	CHECKED:	DATE:	REVISION:
DDM	VOSS	01-30-2024	

PROJECT NAME: 2024 Annexation Loop 571

DRAWING TITLE: Boundary Survey

ABSTRACT: noted as shown heron

COUNTY: RUSK SHEET NO: 3 of 3

DRAWING NO: 20240109.dwg



City Council

Agenda Item # 2.

SUBJECT: Consideration and possible action upon closing the public hearing.

MEETING DATE: May 9, 2024

DEPARTMENT: City Secretary

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS: None



City Council

Agenda Item # 3.

SUBJECT: Open the first public hearing on the City of Henderson proposed voluntary annexation of the Jim Allen Estate on Loop 571 and FM 2276 now owned and submitted by HEDCO. (Jimerson)

MEETING DATE: May 9, 2024

DEPARTMENT: City Secretary

CONTACT: Cheryl Jimerson

RECOMMENDED CITY COUNCIL ACTION: Open a public hearing as required by law.

ITEM SUMMARY: HEDCO has submitted an application to annex the East Texas Regional Business Park into the city limits.

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. Jim Allen Estate Field Notes
2. Jim Allen Estate Survey



DDM, Surveying, Inc.

January 30, 2020
HEDCO
Allen Estate

0.994 acre being out of a called 89.17 acres conveyed to Alfred Hughes by Evelyn Allen dated February 8, 1983 and recorded in Volume 1307 Page 523 of the Deed Records of Rusk County, Texas (DRRC) and being all of a called 1.00 acre conveyed to Carol Allen by Hattie Allen, et al and recorded in Volume 1732 Page 746 of the Land Records of Rusk County, Texas (LRRC), situated in the J.S. Whiteman Survey A-847 on Texas Farm to Market Road No. 2276 (FM2276) and being more particularly described by metes and bounds as follows:

BEGINNING at a $\frac{1}{2}$ " iron rod, found marking the West corner of said 1.00 acre, whence bears an existing "X" tie fence corner post, found in the West boundary line of said 89.17 acres North 39° 40' 28" West a distance of 372.33 feet;

THENCE with the Northwest boundary line of said 1.00 acre North 50° 06' 27" East a distance of 208.74 feet to a $\frac{1}{2}$ " iron rod, found marking the North corner of same;

THENCE with the Northeast boundary line of said 1.00 acre South 39° 36' 27" East a distance of 206.81 feet to a $\frac{1}{2}$ " iron rod, found marking the East corner of same;

THENCE Southeast boundary line of said 1.00 acre South 49° 30' 25" West a distance of 208.01 feet to a $\frac{1}{2}$ " iron rod, found marking the South corner of same and being in the North right-of-way line of said FM2276, 40 feet from the centerline of same;

THENCE with the Southwest boundary line of said 1.00 acre common with the North right-of-way of said FM2276, 40 feet from and parallel to the centerline of same, North 39° 48' 46" West a distance of 208.98 feet to the BEGINNING and CONTAINING 0.994 of an acre.

I, D. Dwayne Miley, Registered Professional Land Surveyor, No. 4164-Texas, do hereby certify that this description represents the results of a survey completed on the ground under my supervision in January 2020. See plat dated 1/30/2020.


D. Dwayne Miley, R.P.L.S.

D:\2020\20200102 - HEDCO Allen Est. 90ac+-189.17-1.00 ac.docx





DDM, Surveying, Inc.

January 30, 2020
HEDCO
Allen Estate

87.355 acres being out of a called 89.17 acres conveyed to Alfred Hughes by Evelyn Allen dated February 8, 1983 and recorded in Volume 1307 Page 523 of the Deed Records of Rusk County, Texas (DRRC), situated in the J.S. Whiteman Survey A-847, the John Runnels Survey A-679 and the Washington Reynolds Survey A-683 on Loop 571 and Texas Farm to Market Road No. 2276 (FM2276) and being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of said 89.17 acres, being in the centerline of the Henderson to Overton Branch Railroad (HOB), having a Texas State Plane NAD83-NCZ coordinate value of Northing 6,773,177.09 Easting 3,104,921.61, whence bears an existing "X" tie fence corner post South 11° 09' East a distance of 66.7 feet;

THENCE with North boundary line of said 89.17 acres common with the centerline of the tracks of the HOB railroad as follows:

South 60° 29' 50" East a distance of 168.61 feet, and

South 57° 24' 29" East a distance of 252.48 feet, and

South 54° 00' 51" East a distance of 1725.82 feet to the Northeast corner of said 89.17 acres, being in the center of said tracks, having a Texas State Plane NAD83-NCZ coordinate value of Northing 6,771,943.99 Easting 3,106,677.55, whence bears an existing "X" tie fence corner post South 11° 00' East a distance of 65.8 feet;

THENCE with the East boundary line of said 89.17 acres common with the West boundary line of a called 2.36 acres conveyed to Kenneth Morein et ux in Volume 2322 Page 430 of the Official Public Records of Rusk County, Texas (OPRRC) South 11° 00' 02" East a distance of 621.32 feet to an existing ½" iron rod, found marking the Southwest corner of said 2.36 acres and being at the Northwest corner of a called 3.99 acres conveyed to Kenneth Morein, et ux in Volume 2234 Page 620 OPRRC having a Texas State Plane NAD83-NCZ coordinate value of Northing 6,771,334.08 Easting 3,106,796.11, whence bears an existing concrete monument North 15° 06' East a distance of 4.1 feet;

THENCE continuing with the East boundary line of said 89.17 acres common with the West boundary line of said 3.99 acres South 11° 12' 44" East a distance of 608.65 feet to an existing ½" iron rod, found in the West right-of-way line of said Loop 571, being 95 feet right of and perpendicular distance from Station 44+38.88 said ½" iron rod also being at the North corner of a called 0.706 of one acre conveyed to County of Rusk in Volume 1717 Page 602 of the Land Records of Rusk County, Texas (LRRC);

THENCE with the West right-of-way line of said Loop 571 along the West boundary line of said 0.706 of one acre around a curve to right, having a radius of 5824.56 feet, 346.78 feet along said curve, through a central angle of 03° 24' 40", having a chord direction of South 23° 40' 44" West and a chord length of 346.72 feet, to a ½" iron rod, set in same to mark the West corner of said 0.706 of one acre, being 95 feet from and perpendicular distance from Station 47+91.94, whence bears an existing ½" iron rod South 05° 42' East a distance of 4.3 feet;

THENCE with the South boundary line of said 89.17 acres South 87° 59' 11" West a distance of 1189.55 feet to the Southwest corner of same, being in the Centerline of said FM2276, whence bears an existing 6" wood fence corner post North 87° 59' East a distance of 56.8 feet;

THENCE with the Southwestern boundary line of said 89.17 acres common with the centerline of said FM2276 North 39° 48' 18" West a distance of 1367.66 feet to a corner in same, whence bears an existing "X" tie fence corner post North 07° 13' East a distance of 54.9 feet;

THENCE with the West boundary line of said 89.17 acres common with the East boundary line of a called 30.96 acres conveyed to Paul S. Colley and Jean D. Colley in Volume 1003 Page 387 DRRC North 07° 13' 05" East a distance of 853.89 feet to an existing 6" wooden fence corner post, having a Texas State Plane NAD83-NCZ coordinate value of Northing 6,772,275.51 Easting 3,104,818.14;

THENCE with the lower North boundary line of said 89.17 acres common with the upper South boundary line of said 30.96 acres South 83° 26' 13" East a distance of 289.47 feet to an existing 6" wooden fence corner post, having a Texas State Plane NAD83-NCZ coordinate value of Northing 6,772,242.42 Easting 3,105,105.71;

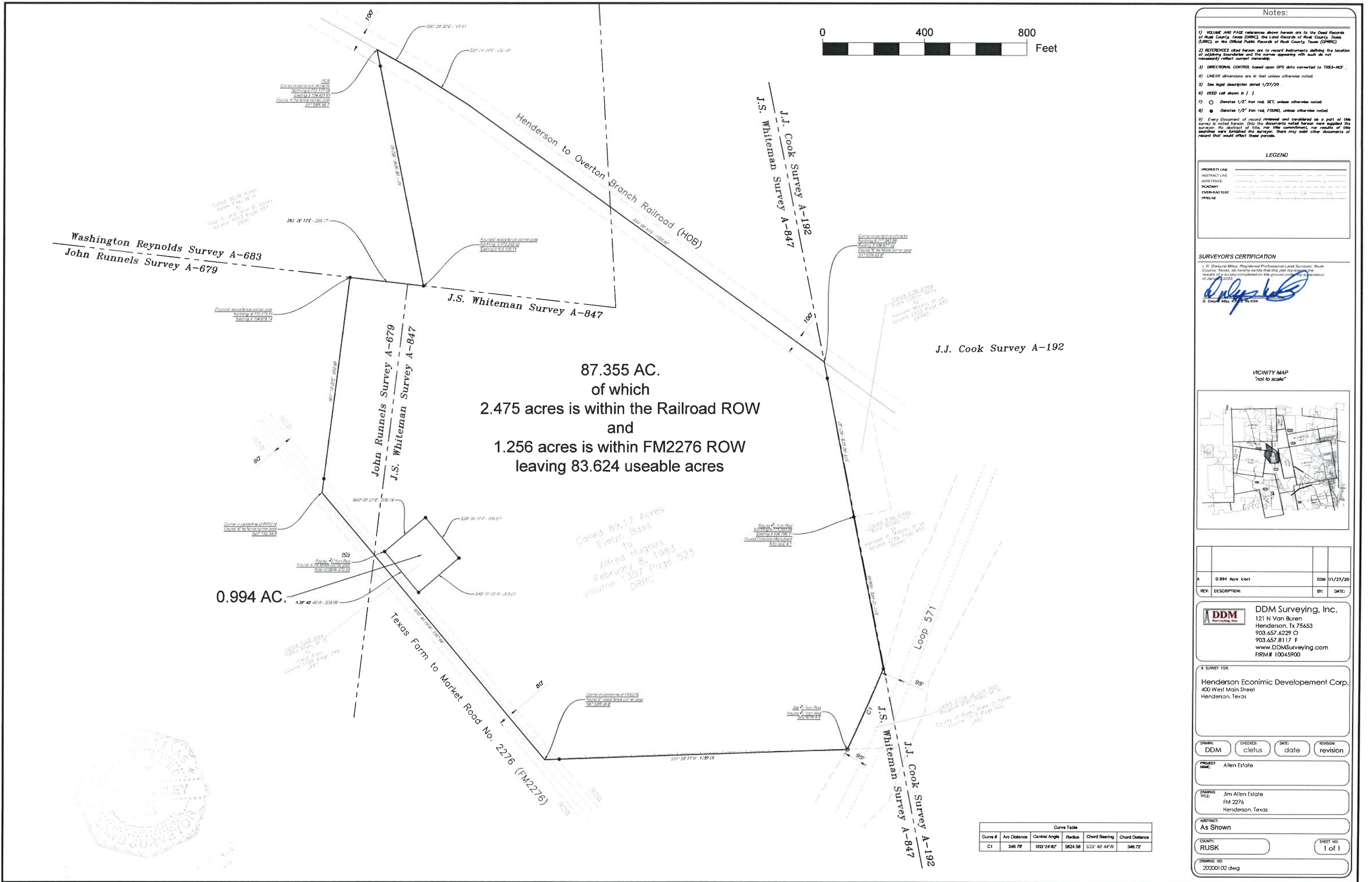
THENCE with the West boundary line of said 89.17 acres common with the East boundary line of said 30.96 acres North 11° 08' 36" West a distance of 952.62 feet to the BEGINNING and CONTAINING 88.349 acres, less a 0.994 of an acre tract conveyed to Carol Allen in Volume 1732 Page 746 LRRC, leaving 87.355 acres, of which 2.475 acres is situated within the right-of-way of said HOB railroad and 1.256 acres is situated within the right-of-way of said FM2276, leaving a 83.624 useable acres.

I, D. Dwayne Miley, Registered Professional Land Surveyor, No. 4164-Texas, do hereby certify that this description represents the results of a survey completed on the ground under my supervision in January 2020. See plat dated 1/30/2020.


D. Dwayne Miley, R.P.L.S.

D:\2020\20200102 - HEDCO Allen Est. 90ac+-189.17-1.00 ac.docx





Notes:

- 1) VOLUME AND PAGE references shown herein are to the Deed Records of Rusk County, Texas (DRRC), the Land Records of Rusk County, Texas (LRRC), or the Official Public Records of Rusk County, Texas (OPRC).
- 2) REFERENCES cited herein are to record instruments defining the location of adjoining boundaries and the names appearing with such do not necessarily reflect current ownership.
- 3) DIRECTIONAL CONTROL based upon GPS data converted to NAD83-NAIP.
- 4) LINEAR dimensions are in feet unless otherwise noted.
- 5) See legal description dated 1/27/20.
- 6) DEED call shown in [] .
- 7) ○ Denotes 1/2" iron rod, SET, unless otherwise noted.
- 8) ● Denotes 1/2" iron rod, FOUND, unless otherwise noted.
- 9) Every Document of record reviewed and considered as a part of this survey is noted herein. Only the documents noted herein were supplied the surveyor. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record that would affect these parcels.

LEGEND

PROPERTY LINE	---
ABSTRACT LINE	---
WIRE FENCE	---
ROADWAY	---
OVERHEAD ELEC	---
PIPELINE	---

SURVEYOR'S CERTIFICATION

I, D. Dewayne Miley, Registered Professional Land Surveyor, Rusk County, Texas, do hereby certify that the plat represents the results of a survey completed on the ground in accordance with the laws of the State of Texas in January 2020.

D. Dewayne Miley
D. Dewayne Miley, RLS #16,4194

VICINITY MAP
"not to scale"



A	0.994 Acres Tract	DDM	01/27/20
REV.	DESCRIPTION:	BY:	DATE:

DDM Surveying, Inc.
121 N Van Buren
Henderson, Tx 75653
903.657.6229 O
903.657.8117 F
www.DDMsurveying.com
FIRM # 10045900

A SURVEY FOR:
Henderson Economic Development Corp.
400 West Main Street
Henderson, Texas

DRAWN: DDM
CHECKED: cletus
DATE: date
REVISION: revision

PROJECT NAME: Allen Estate

DRAWING TITLE: Jim Allen Estate
FM 2276
Henderson, Texas

ABSTRACT: As Shown

COUNTY: RUSK

DRAWING NO: 202001.02.dwg
SHEET NO: 1 of 1



City Council

Agenda Item # 4.

SUBJECT: Consideration and possible action upon closing the public hearing.

MEETING DATE: May 9, 2024

DEPARTMENT: City Secretary

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS: None



City Council

Agenda Item # 5.

SUBJECT: Open the first public hearing on the City of Henderson proposed voluntary annexation of an application for the East Texas Regional Business Park. (Jimerson)

MEETING DATE: May 9, 2024

DEPARTMENT: City Secretary

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS:

1. Business Park Checklist
2. East Texas Regional Business Park Survey

Petition to Annex into the City of Henderson Checklist
East Texas Regional Business Park (HEDCO)

- Send the petitioner the procedure and application form, Service Plan and Development Agreement.
 - Need survey and field notes.
 - Date forms were sent March 21, 2024
- Received application and forms.
 - Date received April 16, 2024
- Send information to the City Attorney to create an ordinance.
- Place on Council Agenda April 16, 2024
- Council members set two public hearing dates by Resolution.
 - 1st public hearing May 9, 2024 Special Meeting
 - 2nd public hearing May 21, 2024 Reg Meeting
- Send written notice to School District or other entity that provides services including ROW that may be incorporated (TXDOT, Railroad, County)
- Publish in paper 20th to 11th day before public hearing.
 - Public Notice must be on Website.
 - Date of first publication April 28, 2024
 - Date of second publication May 5, 2024
 - Date filed at Court House _____

I, John Clary, Executive Director of the Henderson Economic Development Corporation (HEDCO) the OWNER of the tract of land shown hereon do accept this as its Plan for subdividing into lots and blocks and do dedicate to the City of Henderson forever the streets, alleys and easements as shown.

State of Texas, this the 12 day of November 2023

Comm 6

Found 27 Chemical Iron

Notary
Comm
[illegible]

I, Jay Abercrombie, City Manager hereby certify that all requirements of the "Subdivision Ordinance and Zoning Ordinance" concerning submission and approval of information and data to the City Manager as required for Final Plat approval have been complied with for the hereon-referenced subdivision.

Date _____

Case #	Age (Years)	Gender	Height (cm)	Weight (kg)	Heart Rate (b/min)	VO ₂ (L/min)	VO ₂ (ml/kg/min)
C1	26.88	M	173.1	69.0	151	37.0	214.9
C2	26.88	M	173.1	69.0	151	37.0	214.9
C3	26.88	M	173.1	69.0	151	37.0	214.9
C4	26.88	M	173.1	69.0	151	37.0	214.9
C5	26.88	M	173.1	69.0	151	37.0	214.9
C6	26.88	M	173.1	69.0	151	37.0	214.9
C7	26.88	M	173.1	69.0	151	37.0	214.9
C8	26.88	M	173.1	69.0	151	37.0	214.9
C9	26.88	M	173.1	69.0	151	37.0	214.9
C10	26.88	M	173.1	69.0	151	37.0	214.9
C11	26.88	M	173.1	69.0	151	37.0	214.9
C12	26.88	M	173.1	69.0	151	37.0	214.9
C13	26.88	M	173.1	69.0	151	37.0	214.9
C14	26.88	M	173.1	69.0	151	37.0	214.9
C15	26.88	M	173.1	69.0	151	37.0	214.9
C16	26.88	M	173.1	69.0	151	37.0	214.9
C17	26.88	M	173.1	69.0	151	37.0	214.9
C18	26.88	M	173.1	69.0	151	37.0	214.9
C19	26.88	M	173.1	69.0	151	37.0	214.9
C20	26.88	M	173.1	69.0	151	37.0	214.9
C21	26.88	M	173.1	69.0	151	37.0	214.9
C22	26.88	M	173.1	69.0	151	37.0	214.9
C23	26.88	M	173.1	69.0	151	37.0	214.9
C24	26.88	M	173.1	69.0	151	37.0	214.9
C25	26.88	M	173.1	69.0	151	37.0	214.9
C26	26.88	M	173.1	69.0	151	37.0	214.9
C27	26.88	M	173.1	69.0	151	37.0	214.9
C28	26.88	M	173.1	69.0	151	37.0	214.9
C29	26.88	M	173.1	69.0	151	37.0	214.9
C30	26.88	M	173.1	69.0	151	37.0	214.9
C31	26.88	M	173.1	69.0	151	37.0	214.9
C32	26.88	M	173.1	69.0	151	37.0	214.9
C33	26.88	M	173.1	69.0	151	37.0	214.9
C34	26.88	M	173.1	69.0	151	37.0	214.9
C35	26.88	M	173.1	69.0	151	37.0	214.9
C36	26.88	M	173.1	69.0	151	37.0	214.9
C37	26.88	M	173.1	69.0	151	37.0	214.9
C38	26.88	M	173.1	69.0	151	37.0	214.9
C39	26.88	M	173.1	69.0	151	37.0	214.9
C40	26.88	M	173.1	69.0	151	37.0	214.9
C41	26.88	M	173.1	69.0	151	37.0	214.9
C42	26.88	M	173.1	69.0	151	37.0	214.9
C43	26.88	M	173.1	69.0	151	37.0	214.9
C44	26.88	M	173.1	69.0	151	37.0	214.9
C45	26.88	M	173.1	69.0	151	37.0	214.9
C46	26.88	M	173.1	69.0	151	37.0	214.9
C47	26.88	M	173.1	69.0	151	37.0	214.9
C48	26.88	M	173.1	69.0	151	37.0	214.9
C49	26.88	M	173.1	69.0	151	37.0	214.9
C50	26.88	M	173.1	69.0	151	37.0	214.9
C51	26.88	M	173.1	69.0	151	37.0	214.9
C52	26.88	M	173.1	69.0	151	37.0	214.9
C53	26.88	M	173.1	69.0	151	37.0	214.9
C54	26.88	M	173.1	69.0	151	37.0	214.9
C55	26.88	M	173.1	69.0	151	37.0	214.9
C56	26.88	M	173.1	69.0	151	37.0	214.9
C57	26.88	M	173.1	69.0	151	37.0	214.9
C58	26.88	M	173.1	69.0	151	37.0	214.9
C59	26.88	M	173.1	69.0	151	37.0	214.9
C60	26.88	M	173.1	69.0	151	37.0	214.9
C61	26.88	M	173.1	69.0	151	37.0	214.9
C62	26.88	M	173.1	69.0	151	37.0	214.9
C63	26.88	M	173.1	69.0	151	37.0	214.9
C64	26.88	M	173.1	69.0	151	37.0	214.9
C65	26.88	M	173.1	69.0	151	37.0	214.9
C66	26.88	M	173.1	69.0	151	37.0	214.9
C67	26.88	M	173.1	69.0	151	37.0	214.9
C68	26.88	M	173.1	69.0	151	37.0	214.9
C69	26.88	M	173.1	69.0	151	37.0	214.9
C70	26.88	M	173.1	69.0	151	37.0	214.9
C71	26.88	M	173.1	69.0	151	37.0	214.9
C72	26.88	M	173.1	69.0	151	37.0	214.9
C73	26.88	M	173.1	69.0	151	37.0	214.9
C74	26.88	M	173.1	69.0	151	37.0	214.9
C75	26.88	M	173.1	69.0	151	37.0	214.9
C76	26.88	M	173.1	69.0	151	37.0	214.9
C77	26.88	M	173.1	69.0	151	37.0	214.9
C78	26.88	M	173.1	69.0	151	37.0	214.9
C79	26.88	M	173.1	69.0	151	37.0	214.9
C80	26.88	M	173.1	69.0	151	37.0	214.9
C81	26.88	M	173.1	69.0	151	37.0	214.9
C82	26.88	M	173.1	69.0	151	37.0	214.9
C83	26.88	M	173.1	69.0	151	37.0	214.9
C84	26.88	M	173.1	69.0	151	37.0	214.9
C85	26.88	M	173.1	69.0	151	37.0	214.9
C86	26.88	M	173.1	69.0	151	37.0	214.9
C87	26.88	M	173.1	69.0	151	37.0	214.9
C88	26.88	M	173.1	69.0	151	37.0	214.9
C89	26.88	M	173.1	69.0	151	37.0	214.9
C90	26.88	M	173.1	69.0	151	37.0	214.9
C91	26.88	M	173.1	69.0	151	37.0	214.9
C92	26.88	M	173.1	69.0	151	37.0	214.9
C93	26.88	M	173.1	69.0	151	37.0	214.9
C94	26.88	M	173.1	69.0	151	37.0	214.9
C95	26.88	M	173.1	69.0	151	37.0	214.9
C96	26.88	M	173.1	69.0	151	37.0	214.9
C97	26.88	M	173.1	69.0	151	37.0	214.9
C98	26.88	M	173.1	69.0	151	37.0	214.9
C99	26.88	M	173.1	69.0	151	37.0	214.9
C100	26.88	M	173.1	69.0	151	37.0	214.9

John "Burr" Fuller, Mayor
Cheryl Jimerson, City Secretary

[illegible]

I, John Wynn Milley, Registered Professional Land Surveyor No. 4164, do hereby certify that this plat was prepared from an actual survey made under my direction and supervision on the ground during November, 2022.

GIVEN UNDER MY HAND AND SEAL, this the 6 day of April, 2013

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public, in and for
the State of Texas, this 6 day of Nov, 2023.

 CESAILEY LAAN, Notary Public
Notary ID #12647200
My Commission Expires
August 25, 2025

LEGEND

DEED LINE	_____
FENCE	— X — X —
ROADWAY	— — — — —
OVERHEAD	— O — O —
ABSTRACT	=====
BLVD LINE	=====

**A FINAL PLAT OF THE
East Texas Regional
Business Park
Surveys as Shown
Rusk County, Texas**

Firm Name and Address
DDM Surveying, Inc.
121 N Van Buren
Henderson, Tx 75853
903.857.8229 O
903.857.8117 F
www.ddmsurveying.com
FIRM# 10045600

Project 20220405_DDM.DWG	Sheet 1 of 1
Date 10/26/2023	
Drawn DDM	



City Council

Agenda Item # 6.

SUBJECT: Consideration and possible action upon closing the public hearing.

MEETING DATE: May 9, 2024

DEPARTMENT: City Secretary

CONTACT:

RECOMMENDED CITY COUNCIL ACTION:
ITEM SUMMARY:

BACKGROUND INFORMATION:

SPECIAL CONSIDERATIONS:

SUPPORTING MATERIALS: None