

**ORDINANCE NO. 2025-05-01**

**AN ORDINANCE OF THE TOWN OF POETRY, TEXAS, ADOPTING AND APPROVING THE OFFICIAL 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 prepare a survey and map of the Town's boundaries based on the boundaries designated in the petition for incorporation and the 2021 Hunt County survey, and 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 desires by this ordinance to adopt and reaffirm the official survey and map of the Town's official boundaries that include 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 and map attached hereto and by this reference incorporated herein as Exhibit "A" be and is hereby approved and adopted as the official survey and map of the Town of Poetry, Texas, delineating and specifying the official territorial and jurisdictional limits of the Town.

**SECTION 2.** That the official map 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 a copy of the map shall be maintained in a location easily accessible to the public, including in the office of the Town Secretary and on the Town's website, and copies shall be made available without charge.

**SECTION 4.** 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 5.** 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 6.** 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 13<sup>th</sup> day of May, 2025.

APPROVED:

Sara Sentera  
MAYOR

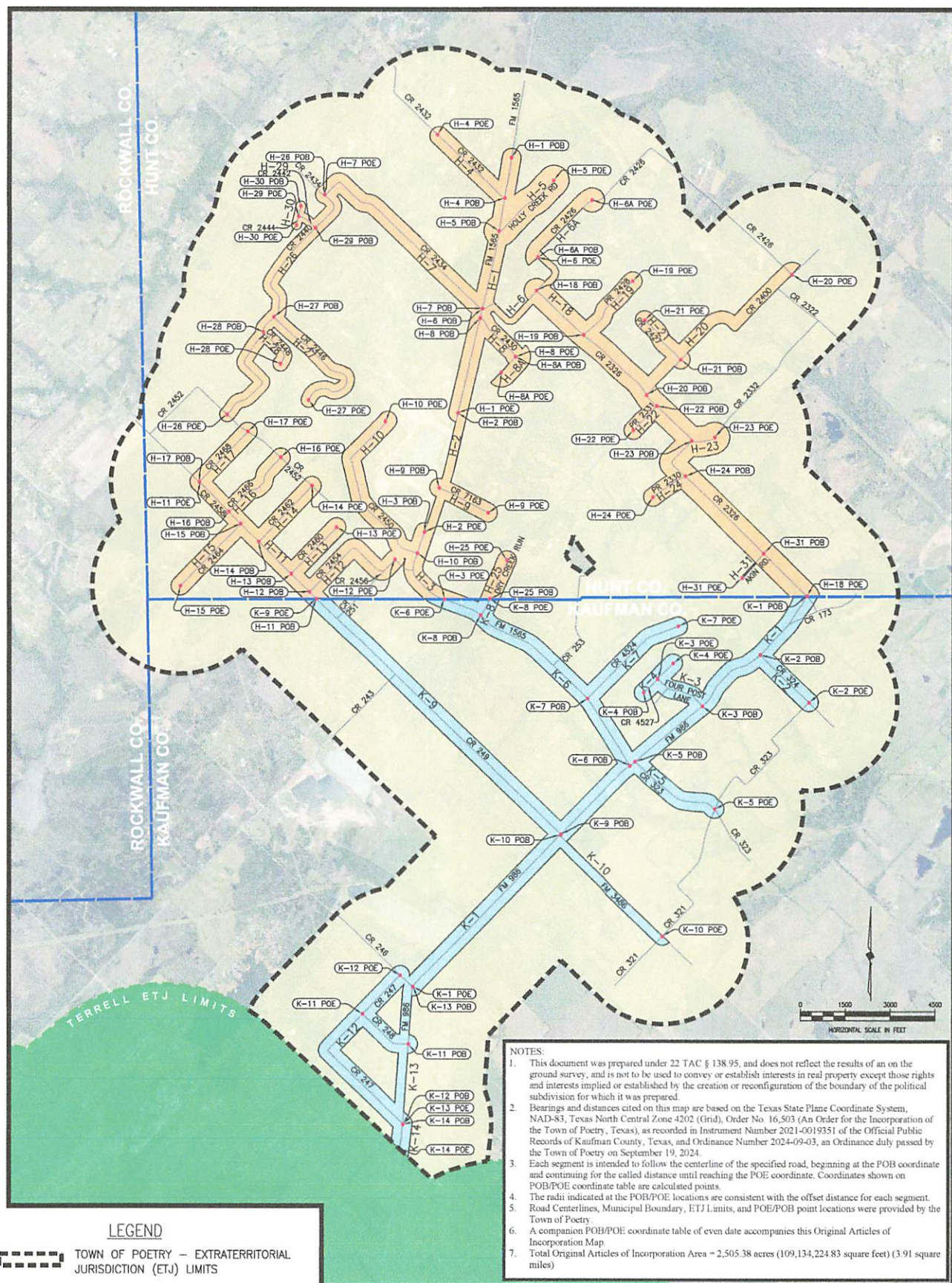
ATTEST:

[Signature]  
TOWN SECRETARY

APPROVED AS TO FORM:

[Signature]  
TOWN ATTORNEY





# TOWN OF POETRY, TEXAS ORIGINAL ARTICLES OF INCORPORATION MAP

UPDATED: May 2025

BIRKHOFF, HENDRICKS & CARTER, L.L.P.  
 PROFESSIONAL ENGINEERS  
 TBPE Firm No. 526; TBPLS Firm No. 10031800  
 11910 Greenville Ave., Suite 600  
 Dallas, Texas 75243 (214) 361-7000



**Town of Poetry Original Articles of Incorporation**  
**Hunt County POB and POE Coordinate Table**

| Tract | Road                          | Offset from Centerline |       | Point of Beginning (POB) Coordinate |                | Direction     | Called Distance (Ft.) | Point of Ending (POE) Coordinate |                |
|-------|-------------------------------|------------------------|-------|-------------------------------------|----------------|---------------|-----------------------|----------------------------------|----------------|
|       |                               | Distance (Ft.)         | Side  | Called Northing                     | Called Easting |               |                       | Called Northing                  | Called Easting |
| H-1   | FM 1565                       | 311                    | Both  | 7011085.4                           | 2657062.93     | Southwesterly | 8,788                 | 7002484.38                       | 2655275.63     |
| H-2   | FM 1565                       | 311                    | Left  | 7002484.38                          | 2655275.63     | Southwesterly | 4,153                 | 6998486.59                       | 2654163.2      |
| H-3   | FM 1565                       | 311                    | Both  | 6998486.59                          | 2654163.2      | Southeasterly | 2,774                 | 6996252.53                       | 2654833.69     |
| H-4   | CR 2432                       | 311                    | Both  | 7009724.47                          | 2656841.3      | Northwesterly | 3,107                 | 7011860.28                       | 2654588.89     |
| H-5   | Holly Creek Rd                | 511                    | Both  | 7008604.38                          | 2656650.29     | Northeasterly | 2,532                 | 7010317.91                       | 2658468.92     |
| H-6   | CR 2426                       | 222                    | Right | 7005992.46                          | 2656089.55     | Northeasterly | 3,936                 | 7007711.08                       | 2657945.31     |
| H-6A  | CR 2426                       | 411                    | Left  | 7007711.08                          | 2657945.31     | Northeasterly | 2,691                 | 7009659.03                       | 2659750.12     |
| H-7   | CR 2434                       | 311                    | Both  | 7005992.46                          | 2656089.55     | Northwesterly | 7,122                 | 7009830.21                       | 2650825.55     |
| H-8   | CR 2430                       | 311                    | Both  | 7005675.46                          | 2656016.19     | Southeasterly | 1,783                 | 7004377.9                        | 2657193.95     |
| H-8A  | CR 2430                       | 511                    | Left  | 7004377.9                           | 2657193.95     | Southwesterly | 702                   | 7003860.1                        | 2656724.14     |
| H-9   | CR 7163 (Woodland Estates Rd) | 311                    | Both  | 6999963                             | 2654658.65     | Southeasterly | 1,833                 | 6999135.17                       | 2656285.79     |
| H-10  | CR 2450                       | 311                    | Both  | 6997785.38                          | 2653934.31     | Northwesterly | 5,874                 | 7002177.08                       | 2652897.33     |
| H-11  | CR 2458                       | 311                    | Both  | 6996265.46                          | 2650571.12     | Northwesterly | 5,605                 | 7000159.98                       | 2646653.63     |
| H-12  | CR 2454                       | 311                    | Both  | 6996500.78                          | 2650332.7      | Northeasterly | 3,907                 | 6997577.59                       | 2653190.54     |
| H-13  | CR 2460                       | 311                    | Both  | 6997100.91                          | 2649724        | Northeasterly | 2,157                 | 6998644.57                       | 2651230.32     |
| H-14  | CR 2462                       | 311                    | Both  | 6998165.25                          | 2648632.8      | Northeasterly | 2,574                 | 7000034.55                       | 2650407.85     |
| H-15  | CR 2464                       | 311                    | Both  | 6998758.83                          | 2648037.74     | Southwesterly | 2,878                 | 6996693.88                       | 2646027.04     |
| H-16  | CR 2466                       | 311                    | Both  | 6999160.33                          | 2647634.3      | Northeasterly | 2,597                 | 7000982.26                       | 2649375.77     |
| H-17  | CR 2468                       | 311                    | Both  | 7000159.98                          | 2646653.63     | Northeasterly | 2,334                 | 7001847.21                       | 2648263.96     |
| H-18  | CR 2326                       | 411                    | Both  | 7006599.04                          | 2657901.19     | Southeasterly | 14,586                | 6996379.19                       | 2666941.16     |
| H-19  | PR 2428                       | 311                    | Both  | 7005118.99                          | 2659465.77     | Northeasterly | 2,472                 | 7006916.46                       | 2661109.99     |
| H-20  | CR 2400                       | 411                    | Left  | 7003099.87                          | 2661581.98     | Northeasterly | 6,732                 | 7007145.46                       | 2666429.9      |
| H-21  | PR 2427                       | 311                    | Both  | 7004290.82                          | 2662712.28     | Northwesterly | 1,805                 | 7005615.37                       | 2661510.12     |
| H-22  | PR 2331                       | 311                    | Both  | 7002735.11                          | 2661908.47     | Southwesterly | 1,128                 | 7001911.75                       | 2661140.79     |
| H-23  | CR 2332                       | 511                    | Both  | 7001559.99                          | 2663079.03     | Northeasterly | 814                   | 7001677.02                       | 2663850.1      |
| H-24  | PR 2330                       | 311                    | Both  | 7000372.41                          | 2662868.98     | Southwesterly | 1,283                 | 6999664.78                       | 2661789.97     |
| H-25  | CR 2011 (Dry Creek Run)       | 311                    | Both  | 6996268.36                          | 2656346.95     | Northeasterly | 1,418                 | 6997556.69                       | 2656926.65     |
| H-26  | CR 2440                       | 250                    | Both  | 7009830.21                          | 2650825.55     | Southwesterly | 9,608                 | 7002421.49                       | 2647576.09     |
| H-27  | CR 2446                       | 250                    | Both  | 7005704.63                          | 2649129.64     | Southeasterly | 4,985                 | 7002912.09                       | 2650295.9      |
| H-28  | CR 2448                       | 250                    | Both  | 7005191.35                          | 2648782.17     | Southeasterly | 1,371                 | 7004132.39                       | 2649359.26     |
| H-29  | CR 2442                       | 162                    | Both  | 7008702.85                          | 2650516.78     | Northwesterly | 697                   | 7009095.26                       | 2649957.15     |
| H-30  | CR 2444                       | 162                    | Both  | 7009437.96                          | 2650031.01     | Southwesterly | 660                   | 7008794.73                       | 2649885.17     |
| H-31  | Akin Rd                       | 50                     | Both  | 6997794.49                          | 2665497.79     | Southwesterly | 1,084                 | 6996987.96                       | 2664773.56     |

**NOTES:**

1. This document was prepared under 22 TAC § 138.95, and does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
2. Bearings and distances cited on this map are based on the Texas State Plane Coordinate System, NAD-83, Texas North Central Zone 4202 (Grid), Order No. 16,503 (An Order for the Incorporation of the Town of Poetry, Texas), as recorded in Instrument Number 2021-0019351 of the Official Public Records of Kaufman County, Texas, and Ordinance Number 2024-09-03, an Ordinance duly passed by the Town of Poetry on September 19, 2024.
3. Each segment is intended to follow the centerline of the specified road, beginning at the POB coordinate and continuing for the called distance until reaching the POE coordinate. Coordinates shown on POB/POE coordinate table are calculated points.
4. The radii indicated at the POB/POE locations are consistent with the offset distance for each segment.
5. Road Centerlines, Municipal Boundary, ETJ Limits, and POE/POB point locations were provided by the Town of Poetry.
6. A companion Original Articles of Incorporation Map of even date accompanies this POB/POE coordinate table.
7. Total Original Articles of Incorporation Area = 2,605.38 acres (109,134,224.83 square feet) (3.91 square miles)

## PROFESSIONAL ENGINEERS

TBPE Firm No. 526; TBPLS Firm No. 10031800

11910 Greenville Ave., Suite 600

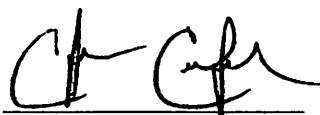
Dallas, Texas 75243 (214) 361-7900

**Town of Poetry Original Articles of Incorporation  
Kaufman County POB and POE Coordinate Table**

| Tract | Road                      | Offset from Centerline |       | Point of Beginning (POB) |                | Direction     | Called Distance (Ft.) | Point of Ending (POE) |                |
|-------|---------------------------|------------------------|-------|--------------------------|----------------|---------------|-----------------------|-----------------------|----------------|
|       |                           | Distance (Ft.)         | Side  | Called Northing          | Called Easting |               |                       | Called Northing       | Called Easting |
| K-1   | FM 986                    | 311                    | Both  | 6996379.19               | 2666941.16     | Southwesterly | 18,677                | 6983276.66            | 2653799.77     |
| K-2   | CR 324                    | 311                    | Both  | 6994412.2                | 2665389.82     | Southeasterly | 2,277                 | 6992808.02            | 2667004        |
| K-3   | Four Post Lane            | 311                    | Both  | 6992681.26               | 2663445.22     | Northwesterly | 1,796                 | 6993588.75            | 2661960.63     |
| K-4   | CR 4527 (Gate Ln)         | 311                    | Both  | 6993132.28               | 2661491.56     | Northeasterly | 1,396                 | 6994121.13            | 2662476.66     |
| K-5   | CR 323                    | 311                    | Both  | 6990822.1                | 2661211.70     | Southeasterly | 3,214                 | 6989246.61            | 2663869.8      |
| K-6   | FM 1565                   | 311                    | Both  | 6990685.2                | 2661040.19     | Northwesterly | 8,588                 | 6996252.53            | 2654833.69     |
| K-7   | CR 4524 (Green Meadow Ln) | 311                    | Both  | 6992933.6                | 2659613.02     | Northeasterly | 3,952                 | 6995369.17            | 2662643.4      |
| K-8   | CR 2011 (Dry Creek Run)   | 311                    | Both  | 6995722.14               | 2656047.44     | Northeasterly | 620                   | 6996268.36            | 2656346.95     |
| K-9   | CR 249                    | 311                    | Both  | 6988408.3                | 2658731.46     | Northwesterly | 11,247                | 6996265.46            | 2650571.12     |
| K-10  | CR 322/FM 3486            | 311                    | Right | 6988382.94               | 2658718.45     | Southeasterly | 4,810                 | 6984985.96            | 2662121.05     |
| K-11  | CR 248                    | 311                    | Both  | 6981369.08               | 2653650.72     | Northwesterly | 1,914                 | 6982373.98            | 2652120.46     |
| K-12  | CR 247                    | 311                    | Both  | 6978685.12               | 2653477.6      | Northwesterly | 6,993                 | 6983662.25            | 2653379.82     |
| K-13  | FM 986                    | 311                    | Right | 6983276.66               | 2653799.77     | Southwesterly | 4,582                 | 6978685.12            | 2653477.6      |
| K-14  | FM 986                    | 311                    | Both  | 6978685.12               | 2653477.6      | Southwesterly | 876                   | 6977846.67            | 2653369.18     |

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Chase Crawford  
Registered Professional Land Surveyor  
Texas Registration No. 6913  
Date: May 9, 2025

