



October 4, 2023

Rick Carmona
Mayor

Grady Simpson
Council Member
District 2

Mayrani Velazquez
Mayor Pro Tem
District 3

Stephanie Thomas
Deputy Mayor Pro Tem
District 4

Phil Robison
Council Member
District 5

Mike Sims
City Manager

Extraterritorial Jurisdiction Release No.: 04-2023

Property Owner: Terrell 34RR Partners GP, LLC

Property ID: 2747, 2748, 2749, 2750, 2754, 2755, 2770, 72996

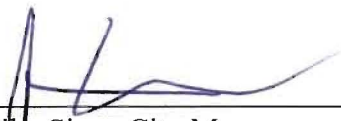
Address of Property: 16229 Hwy 34, Terrell, TX 75160

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Terrell 34RR Partners GP, LLC on September 11, 2023. In accordance with Senate Bill No. 2038 as duly enacted by the 88th Texas Legislature establishing Section 42.101-105 of the Texas Local Government Code, the Petition requested the release of property owned by Petitioner/s from the City's extraterritorial jurisdiction as more particularly described in the Petition attached.

After review and finding the Petition to be sufficient, the property described in the Petition is hereby released from the Extraterritorial Jurisdiction of the City of Terrell, effective October 4, 2023.

CITY OF TERRELL, TEXAS

By: 
Mike Sims, City Manager

Attest:


Dawn Steil, City Secretary



Subject: Petition for Deannexation from City of Terrell ETJ

From: Atwell LLC 5550 Granite Parkway Suite 250, Plano TX 75023

To: City of Terrell – City Secretary Office

City of Terrell City Hall - City Secretary Dawn Steil
201 East Nash Street
Terrell, TX 75160
972) 551-6600, ext. 1430

October 3, 2023

THE STATE OF TEXAS

§

COUNTY OF KAUFMAN COUNTY

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The undersigned (hereinafter called "Petitioner"), being an owner of a majority in value of land(s) situated within the area hereinafter described, which represents a total value of more than 50% of the value of all such area as indicated by the tax rolls of the Kaufman County Central Appraisal District, acting pursuant to Section 42.102 of the Texas Local Government Code, as amended, hereby respectfully petitions the City of Terrell, Texas (hereinafter called the "City"), for the removal of the area described in Exhibit A herein (the "Property") from the extraterritorial jurisdiction (the "ETJ") of the City.

I.

II.

III.

IV.

V.

The Property is located in Kaufman County, Texas, and totals approximately 290.464 acres, as described and depicted in Exhibit A, all of which is located within the extraterritorial

jurisdiction of the City and, to the best of the Petitioner's knowledge, is not subject to any of the exceptions from applicability described in Section 42.101, Texas Local Government Code.

VI.

This Petition shall be verified by the City Secretary of the City or other person at the City responsible for verifying signatures.

VII.

The City must notify the residents and landowners of the Property of the results of the Petition, which notification requirement may be satisfied by notifying the Petitioner in writing at the following address: 3333 Welborn #240, Dallas, Texas 75219, Attn: Pete Flowers.

VIII.

Because this Petition contains the number of signatures required by Section 42.104, Texas Local Government Code, to release the Property from the City's ETJ, the City shall immediately release the Property from its ETJ, pursuant to Section 42.105(c), Texas Local Government Code. Should the City fail to take action to release the Property by the later of (i) 45 days after the date the City receives this Petition or (ii) the next meeting of the City's governing body that occurs after the 30th day after the date the City's receives this Petition, the Property shall be released from the ETJ by operation of law, pursuant to Section 42.105(d), Texas Local Government Code.

WHEREFORE, PREMISES CONSIDERED, Petitioner prays that: (a) this Petition be filed with the City Secretary of the City of Terrell, Texas, and that, thereafter, the Property be removed from the ETJ of the City, in the manner provided by law, including Sections 42.102-105, Texas Local Government Code, as amended; (b) that this Petition be granted, and that it and the City's action thereon be filed of record and be recorded in the Office of the City Secretary of Terrell, Texas; and (c) that Petitioner have such other order and relief to which they may show itself entitled.

[Remainder of Page Intentionally Blank]

RESPECTFULLY SUBMITTED this 1st day of September, 2023.

PETITIONER

TERRELL 34RR PARTNERS LP,
a Texas limited liability partnership

By: Terrell 34RR Partners GP, LLC,
a Texas limited liability company
Its: General Partner

By: 

Name: Peter K. Flowers

Title: Manager

Date of Birth:


Address: 3333 Wellborn #240 Dallas, TX 75219 [include state and zip]

Date of Signing: 9/19/2023

THE STATE OF TEXAS §

COUNTY OF Dallas §

This instrument was acknowledged before me on this day, September 19, 2023, by Peter K. Flowers, the Manager of Terrell 34RR Partners GP, LLC, a Texas limited liability company, being the General Partner of Terrell 34RR Partners LP, a Texas limited liability partnership, on behalf of said entity.


Notary Public, State of Texas

(SEAL)

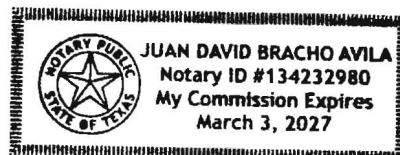


EXHIBIT "A"

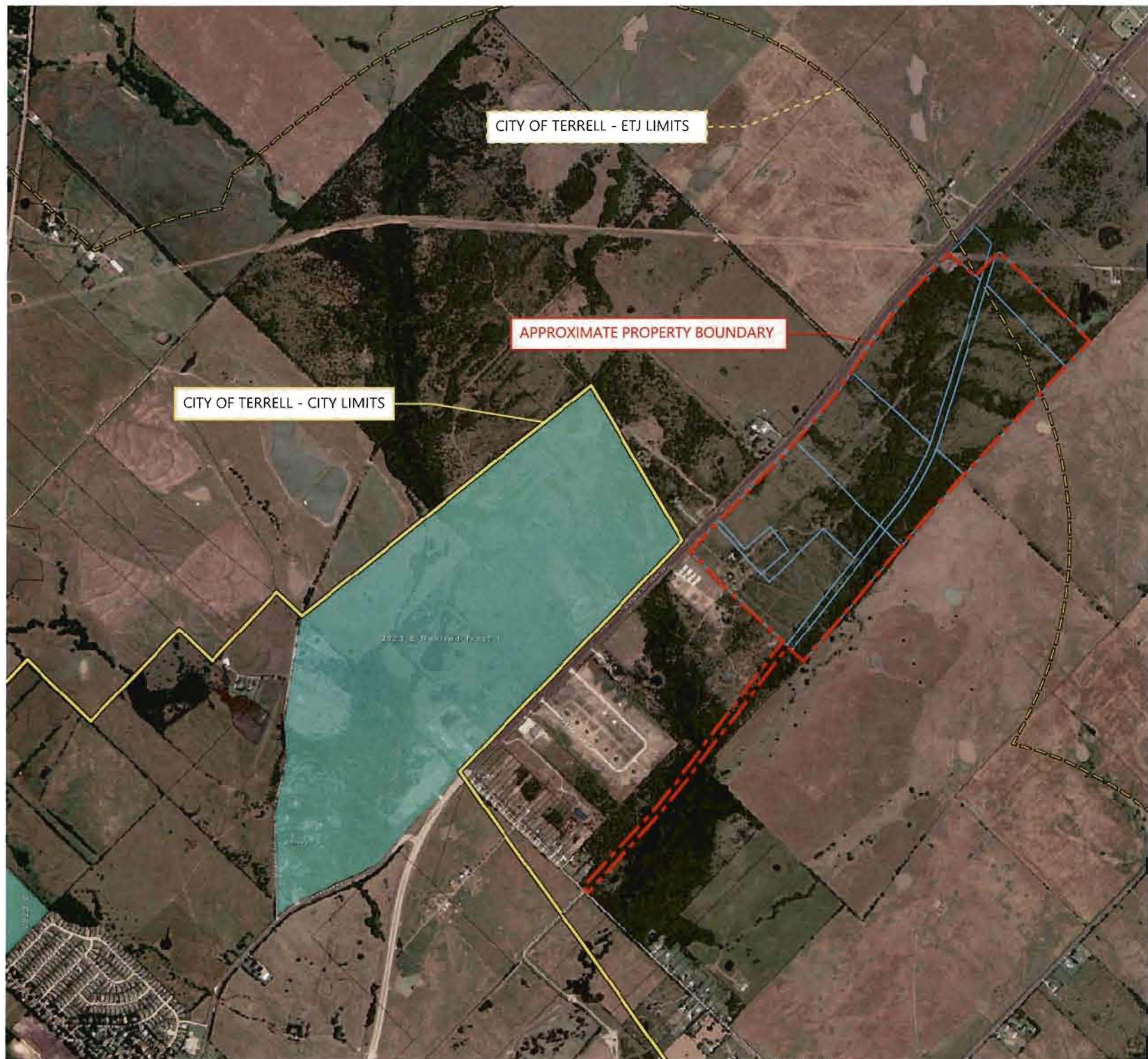
**LEGAL DESCRIPTION AND DEPICTION OF AREA TO BE REMOVED FROM THE
EXTRATERRITORIAL JURISDICTION**

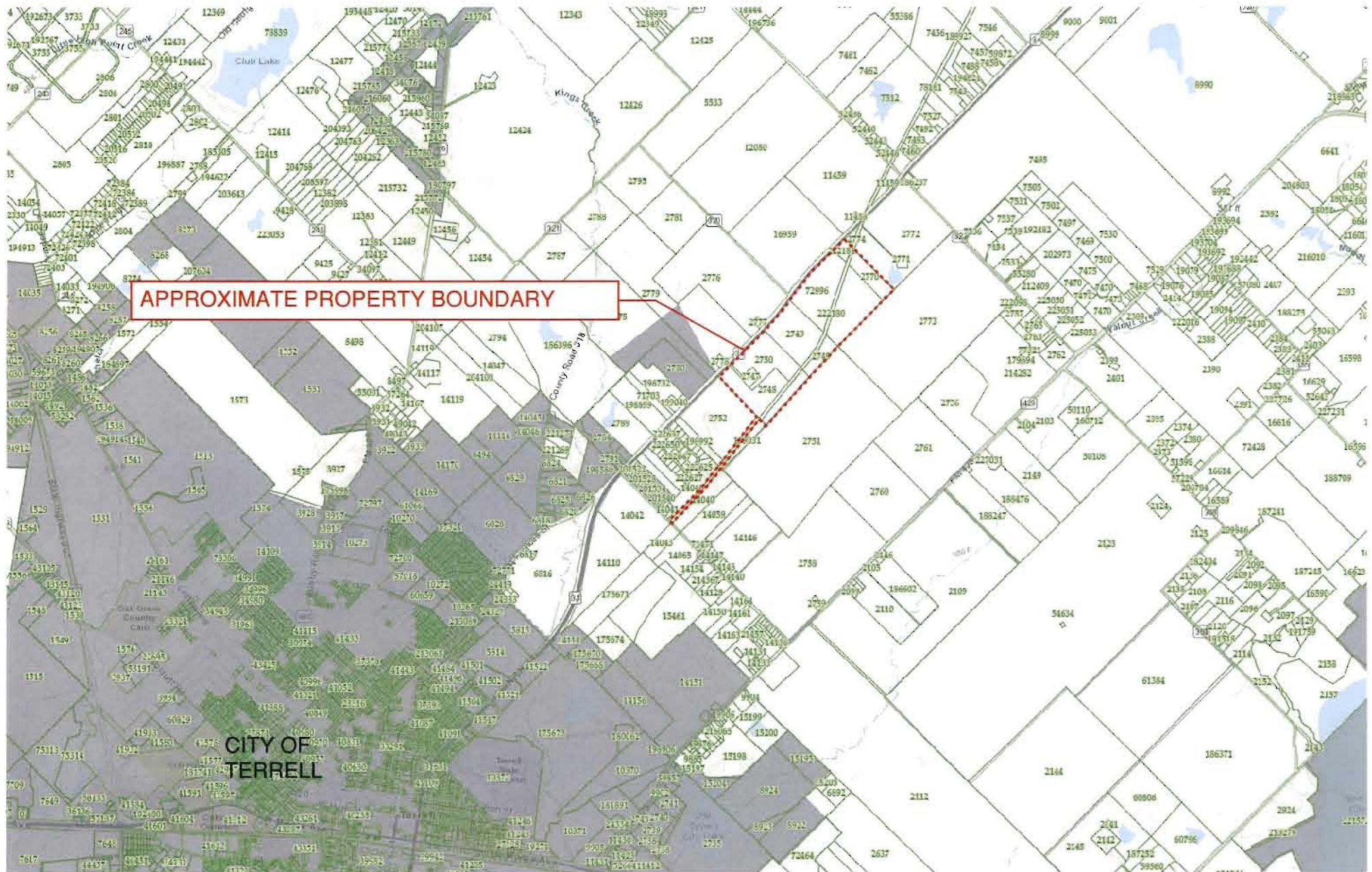
[Please See Attached]

EXHIBIT "B"

**OWNERSHIP OF AREA TO BE REMOVED FROM THE EXTRATERRITORIAL
JURISDICTION**

[Please See Attached]



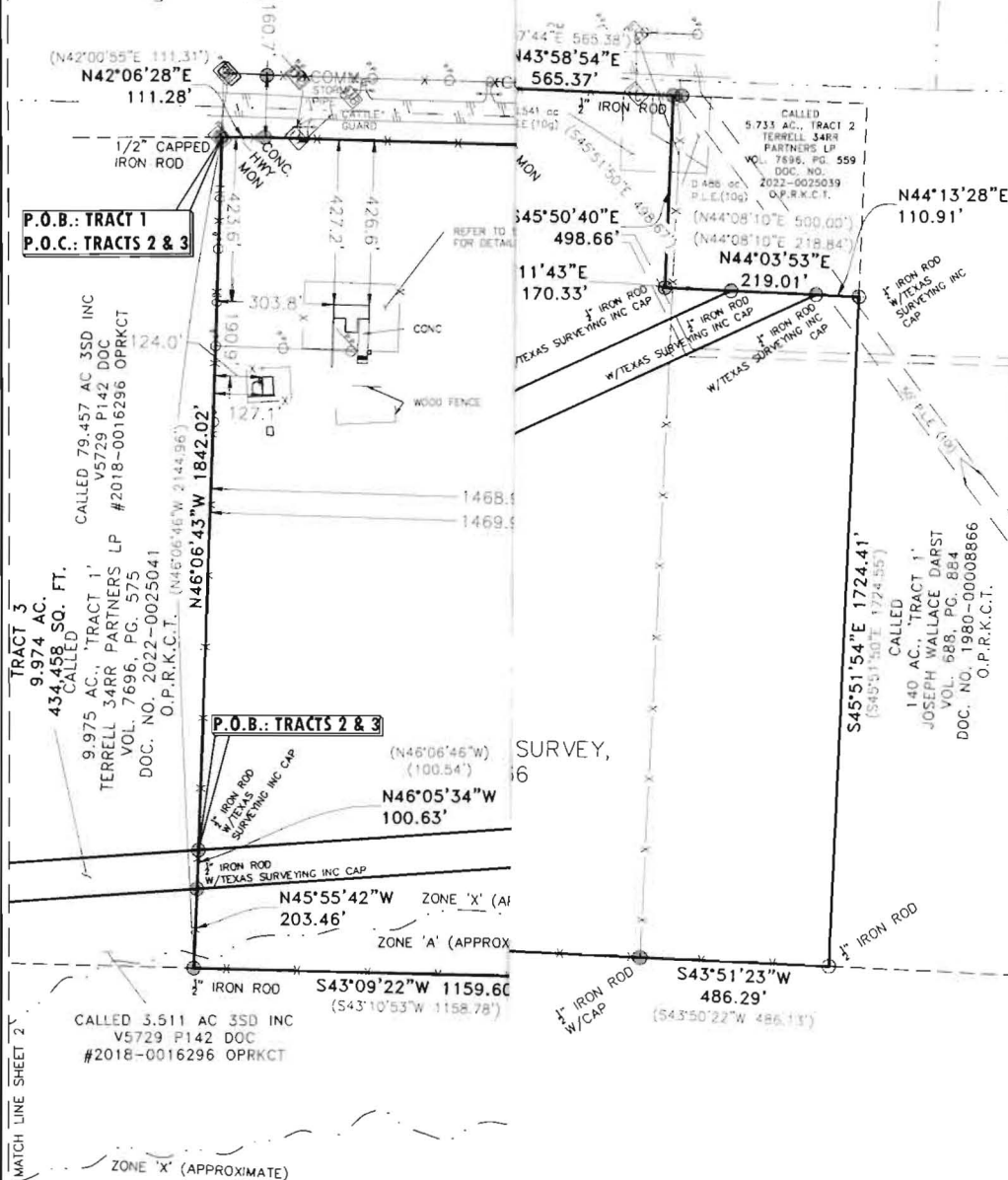


LEGEND

- SUBJECT PARCEL BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE, AS NOTED
- FEMA FLOODPLAIN LINE
- COMM BURIED COMMUNICATION LINE
- WOOD FENCE
- OVERHEAD UTILITY
- EDGE OF PAVEMENT
- MATCH LINE
- BARBED WIRE FENCE
- LIGHT POST
- ELECTRIC PEDESTAL
- TELE. E. TELEPHONE ESMT.
- P.L.E. PIPELINE ESMT.
- R.R.R.O.W. RAILROAD RIGHT-OF-WAY
- R.O.W. RIGHT-OF-WAY
- TELEPHONE PEDESTAL
- SIGN
- STORM MANHOLE
- TEMP. WORKSPACE ESMT
- POWER POLE



(IN FEET)
1 inch = 300 ft.



FLOOD INSURANCE INFORMATION:

FLOOD ZONE DESIGNATION ZONES: "X" & "A" PER F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48257C01000, COMMUNITY PANEL NUMBER 0100, EFFECTIVE JULY 3, 2012.

UNHATCHED ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE A, NO BASE FLOOD ELEVATIONS DETERMINED, SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)



ATWELL

www.atwell-group.com

805 LAS COMAS PARKWAY, SUITE 310
AUSTIN, TX 78746
512.904.0505
FBPE LS 10193726

TAX CERTIFICATE



TERESSA FLOYD
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR
P.O. BOX 339
KAUFMAN, TEXAS 75142

Issued To:

CITY OF TERRELL
201 E NASH ST
TERRELL, TX 75160

Legal Description

B B B & C RR CO, 1. ACRES, & HOUSE

Fiduciary Number: 81929

Parcel Address: 16229 HWY 34

Legal Acres: 1.0000

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Account Number: 2747

Print Date: 08/31/2023 04:23:57 PM

Certificate No: 248881321

Paid Date: 08/31/2023

Certificate Fee: \$10.00

CHECK NO. 1494

Issue Date: 08/31/2023

Operator ID: VARAGON

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2022, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

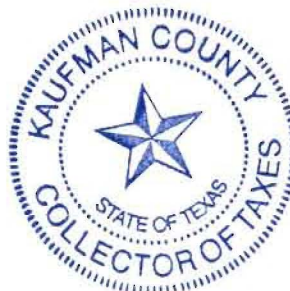
Certified Owner:

TERRELL 34RR PARTNERS LP
3333 WELBORN
SUITE 240
DALLAS, TX 75219

Certified Tax Unit(s):

1 KAUFMAN COUNTY
2 ROAD & BRIDGE
3 TRINITY VALLEY CC
207 TERRELL ISD
407 KC ESD #3 (TERRELL)

2022 Value:	474,971
2022 Levy:	\$9,239.86
2022 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00



Reference (GF) No: WALK IN

Issued By: *TF*

TERESSA FLOYD
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR

TAX CERTIFICATE



TERESSA FLOYD
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR
P.O. BOX 339
KAUFMAN, TEXAS 75142

Issued To:

CITY OF TERRELL
201 E NASH ST
TERRELL, TX 75160

Legal Description

B B B & C RR CO, 35.42 ACRES, & HOUSE

Fiduciary Number: 81929

Parcel Address: 0 HWY 34

Legal Acres: 35.4200

Account Number: 2748

Print Date: 08/31/2023 04:24:22 PM

Certificate No: 248881322

Paid Date: 08/31/2023

Certificate Fee: \$10.00

CHECK NO. 1494

Issue Date: 08/31/2023

Operator ID: VARAGON

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2022, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

TERRELL 34RR PARTNERS LP
3333 WELBORN
SUITE 240
DALLAS, TX 75219

Certified Tax Unit(s):

1 KAUFMAN COUNTY
2 ROAD & BRIDGE
3 TRINITY VALLEY CC
207 TERRELL ISD
407 KC ESD #3 (TERRELL)

2022 Value:	522,075
2022 Levy:	\$10,156.20
2022 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00



Reference (GF) No: WALK IN

Issued By:

TERESSA FLOYD
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR

TAX CERTIFICATE



TERESSA FLOYD
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR
P.O. BOX 339
KAUFMAN, TEXAS 75142

Issued To:

CITY OF TERRELL
201 E NASH ST
TERRELL, TX 75160

Legal Description

B B B & C RR CO, 57.42 ACRES

Fiduciary Number: 81929

Parcel Address: 0 HWY 34

Legal Acres: 57.4200

Account Number: 2749

Print Date: 08/31/2023 04:32:09 PM

Certificate No: 248881323

Paid Date: 08/31/2023

Certificate Fee: \$10.00

CHECK NO. 1495

Issue Date: 08/31/2023

Operator ID: VARAGON

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2022, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

OPEN SPACE 1-D-1

Certified Owner:

TERRELL 34RR PARTNERS LP
3333 WELBORN
SUITE 240
DALLAS, TX 75219

Certified Tax Unit(s):

1 KAUFMAN COUNTY
2 ROAD & BRIDGE
3 TRINITY VALLEY CC
207 TERRELL ISD
407 KC ESD #3 (TERRELL)

2022 Value:	574,200
2022 Levy:	\$83.07
2022 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00



Reference (GF) No: WALK IN

Issued By:

TERESSA FLOYD
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR

TAX CERTIFICATE



TERESSA FLOYD
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR
P.O. BOX 339
KAUFMAN, TEXAS 75142

Issued To:

CITY OF TERRELL
201 E NASH ST
TERRELL, TX 75160

Legal Description

B B B & C RR CO, 63.58 ACRES

Fiduciary Number: 81929

Parcel Address: 0 HWY 34

Legal Acres: 63.5800

Account Number: 2750

Print Date: 08/31/2023 04:33:05 PM

Certificate No: 248881324

Paid Date: 08/31/2023

Certificate Fee: \$10.00

CHECK NO. 1495

Issue Date: 08/31/2023

Operator ID: VARAGON

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2022, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

TERRELL 34RR PARTNERS LP
3333 WELBORN
SUITE 240
DALLAS, TX 75219

Certified Tax Unit(s):

1 KAUFMAN COUNTY
2 ROAD & BRIDGE
3 TRINITY VALLEY CC
207 TERRELL ISD
407 KC ESD #3 (TERRELL)



Reference (GF) No: WALK IN

Issued By:

TERESSA FLOYD
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR

TAX CERTIFICATE



TERESSA FLOYD
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR
P.O. BOX 339
KAUFMAN, TEXAS 75142

Issued To:

CITY OF TERRELL
201 E NASH ST
TERRELL, TX 75160

Legal Description

B B B & C RR CO, 5.28 ACRES

Fiduciary Number: 81929

Parcel Address: HWY 34 OFF

Legal Acres: 5.2800

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Account Number: 2754

Print Date: 08/31/2023 04:33:36 PM

Certificate No: 248881325

Paid Date: 08/31/2023

Certificate Fee: \$10.00

CHECK NO. 1495

Issue Date: 08/31/2023

Operator ID: VARAGON

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2022, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

TERRELL 34RR PARTNERS LP
3333 WELBORN
SUITE 240
DALLAS, TX 75219

Certified Tax Unit(s):

1 KAUFMAN COUNTY
2 ROAD & BRIDGE
3 TRINITY VALLEY CC
207 TERRELL ISD
407 KC ESD #3 (TERRELL)

2022 Value:	16,823
2022 Levy:	\$327.27
2022 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00



Reference (GF) No: WALK IN

Issued By: 

TERESSA FLOYD
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR

TAX CERTIFICATE



TERESSA FLOYD
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR
P.O. BOX 339
KAUFMAN, TEXAS 75142

Issued To:

CITY OF TERRELL
201 E NASH ST
TERRELL, TX 75160

Legal Description

B B B & C RR CO, 10.72 ACRES

Fiduciary Number: 81929

Parcel Address: 0 HWY 34 OFF

Legal Acres: 10.7200

Account Number: 2755

Print Date: 08/31/2023 04:34:00 PM

Certificate No: 248881326

Paid Date: 08/31/2023

Certificate Fee: \$10.00

CHECK NO. 1495

Issue Date: 08/31/2023

Operator ID: VARAGON

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2022, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

TERRELL 34RR PARTNERS LP
3333 WELBORN
SUITE 240
DALLAS, TX 75219

Certified Tax Unit(s):

1 KAUFMAN COUNTY
2 ROAD & BRIDGE
3 TRINITY VALLEY CC
207 TERRELL ISD
407 KC ESD #3 (TERRELL)

2022 Value:	34,156
2022 Levy:	\$664.46
2022 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00



Reference (GF) No: WALK IN

Issued By: A blue ink signature of Teressa Floyd.

TERESSA FLOYD
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR

TAX CERTIFICATE



TERESSA FLOYD
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR
P.O. BOX 339
KAUFMAN, TEXAS 75142

Issued To:

CITY OF TERRELL
201 E NASH ST
TERRELL, TX 75160

Legal Description

B B B & C RR CO, 24.601 ACRES

Fiduciary Number: 81929

Parcel Address: 0 HWY 34

Legal Acres: 24.6010

Account Number: 2770

Print Date: 08/31/2023 04:34:37 PM

Certificate No: 248881327

Paid Date: 08/31/2023

Certificate Fee: \$10.00

CHECK NO. 1495

Issue Date: 08/31/2023

Operator ID: VARAGON

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2022, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

Certified Owner:

TERRELL 34RR PARTNERS LP
3333 WELBORN
SUITE 240
DALLAS, TX 75219

Certified Tax Unit(s):

1 KAUFMAN COUNTY
2 ROAD & BRIDGE
3 TRINITY VALLEY CC
207 TERRELL ISD
407 KC ESD #3 (TERRELL)

2022 Value:	396,560
2022 Levy:	\$7,714.49
2022 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00



Reference (GF) No: WALK IN

Issued By: A blue ink signature of Teressa Floyd.

TERESSA FLOYD
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR

TAX CERTIFICATE



TERESSA FLOYD
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR
P.O. BOX 339
KAUFMAN, TEXAS 75142

Issued To:

CITY OF TERRELL
201 E NASH ST
TERRELL, TX 75160

Legal Description

BBB & CRR

Fiduciary Number: 81929

Parcel Address:

Legal Acres: 104.3480

Account Number: 72996

Print Date: 08/31/2023 04:35:07 PM

Certificate No: 248881328

Paid Date: 08/31/2023

Certificate Fee: \$10.00

CHECK NO. 1495

Issue Date: 08/31/2023

Operator ID: VARAGON

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2022, AND THERE ARE NO TAXES DUE ON THIS PROPERTY.

Exemptions:

OPEN SPACE 1-D-1

Certified Owner:

TERRELL 34RR PARTNERS LP
3333 WELBORN
SUITE 240
DALLAS, TX 75219

Certified Tax Unit(s):

1 KAUFMAN COUNTY
2 ROAD & BRIDGE
3 TRINITY VALLEY CC
207 TERRELL ISD
407 KC ESD #3 (TERRELL)

2022 Value:	1,043,480
2022 Levy:	\$150.93
2022 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00



Reference (GF) No: WALK IN

Issued By: A blue ink signature of Teressa Floyd.

TERESSA FLOYD
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR