

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

Property Owner: Gary R. and Susan K. Taylor

Property ID: 26676

Address of Property: 15045 FM 1392, Terrell, TX 75160

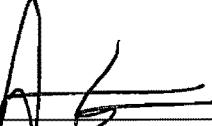
RE: Petition identifies land not located in the City's ETJ

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Gary R. and Susan K. Taylor 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, it is determined the property described in the Petition is not located in the City of Terrell Extraterritorial Jurisdiction, therefore no action is warranted. Please see map on www.cityofterrell.org for our current ETJ.

CITY OF TERRELL, TEXAS

By: 

Mike Sims, City Manager

Attest:



Dawn Steil, City Secretary



MON SEP 11 2023 *Jawn Stail*

PETITION TO BE RELEASED FROM EXTRATERRITORIAL JURISDICTION

NOW COME Gary R. Taylor and Susan K. Taylor, the owner or owners of the majority in value of an area consisting of one or more parcels of land in the extraterritorial jurisdiction of the City of Terrell, Texas, to petition the City of Terrell, Texas, in accordance with Texas Local Government Code Section 42, Subchapter D, for the area, described in attached Exhibit A and shown in attached Exhibit B, to be released from the extraterritorial jurisdiction of the City of Terrell, Texas.

This petition is signed below by a majority in value of the holders of title of land in the area described by the petition, as indicated by the tax rolls of the applicable central appraisal district, and an online record of such is attached as Exhibit C.

The below signatories certify that the area of land subject of this petition is not:

(1) within five miles of the boundary of a military base, as defined by Texas Local Government Code Section 43.0117, at which an active training program is conducted;

(2) in an area that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county:

(A) in which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020; and

(B) that has a population greater than 240,000;

(3) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is:

(A) within 15 miles of the boundary of a military base, as defined by Texas Local Government Code Section 43.0117, at which an active training program is conducted; and

(B) in a county with a population of more than two million;

(4) in an area designated as an industrial district under Texas Local Government Code Section 42.044; or

(5) in an area subject to a strategic partnership agreement entered into under Texas Local Government Code Section 43.0751.

SIGNATURES:

x Gary R. Taylor
PRINTED NAME: Gary R. Taylor
DATE OF BIRTH: [REDACTED]
RESIDENCE ADDRESS: 15045
FM 1392 Terrell, TX 75160
DATE OF SIGNING: 6 Sept 2023

x Susan K Taylor
PRINTED NAME: Susan K Taylor
DATE OF BIRTH: [REDACTED]
RESIDENCE ADDRESS: 15045
FM 1392, Terrell, TX 75160
DATE OF SIGNING: 9/16/2023

EXHIBIT A

**DESCRIPTION OF THE BOUNDARIES
OF THE LAND**

EXHIBIT 'A'

This Exhibit is attached to and made a part of the Deed of Trust and Closing Affidavit and Agreement dated August 14, 2009, and further describes the property:

ALL THAT CERTAIN LAND, LYING, SITUATED AND BEING IN THE COUNTY OF KAUFMAN STATE OF TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEING ALL THAT TRACT OF LAND IN KAUFMAN COUNTY, TEXAS, AND A PART OF THE I. & G.N.R.R. CO. SURVEY, A-253, AND BEING ALL OF LOT 1 OF HILL & HILL ESTATES AS RECORDED IN VOLUME 10, PAGE 4 OF THE PLAT RECORDS OF KAUFMAN COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWEST LINE OF F.M. 1392, SAID POINT BEING ON THE SOUTHWEST LINE OF SAID I. & G.N.R.R. CO. SURVEY, AND BEING THE OCCUPIED MOST SOUTHERLY CORNER OF SAID SURVEY, A CONCRETE MONUMENT FOUND FOR CORNER;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID SURVEY AND THE SOUTHWEST LINE OF LOT 1 OF SAID ADDITION, A DISTANCE OF 582.20 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 304.18 FEET TO A 1/2 INCH IRON ROD FOR CORNER;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 583.31 FEET TO A 1/2 INCH IRON ROD IN THE NORTHWEST R.O.W. OF F.M. 1392;

THENCE SOUTH 45 DEGREES 12 MINUTES 36 SECONDS WEST, WITH SAID R.O.W., A DISTANCE OF 304.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.069 ACRES OF LAND, MORE OR LESS.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

Inst # 2009- 00015331

Filed for Record in: Kaufman County
On: Sep 09, 2009 at 11:25A

INST # 2021-0011057
Filed for record in Kaufman County
On: 3/23/21 at 11:20 AM

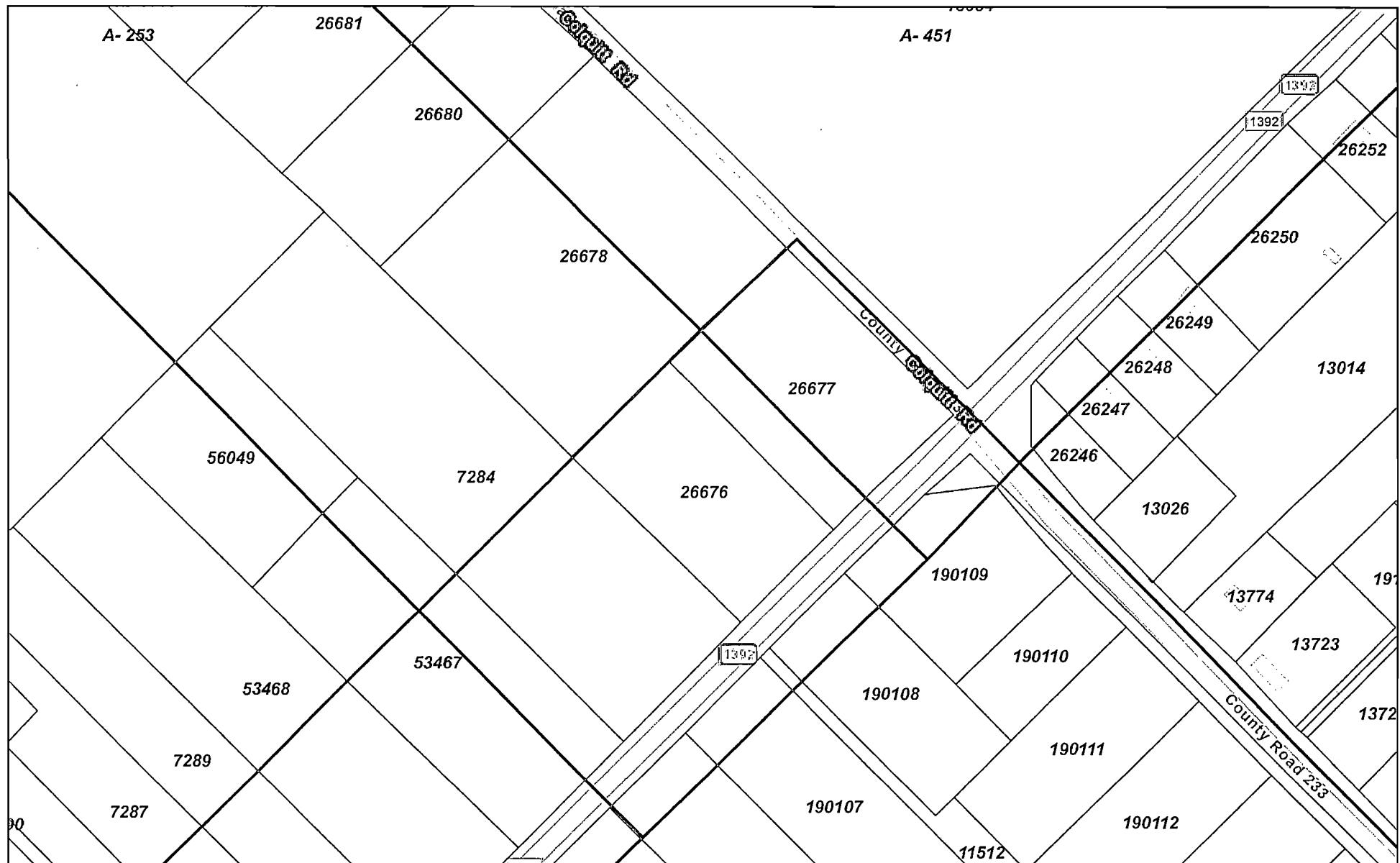

Initial


Initial

EXHIBIT B

MAP OF THE LAND

Kaufman CAD Web Map

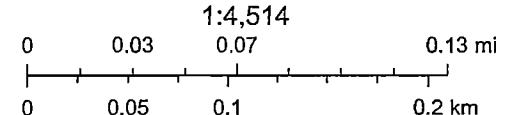


9/6/2023, 9:14:23 AM

Abstracts

Parcels

World Transportation



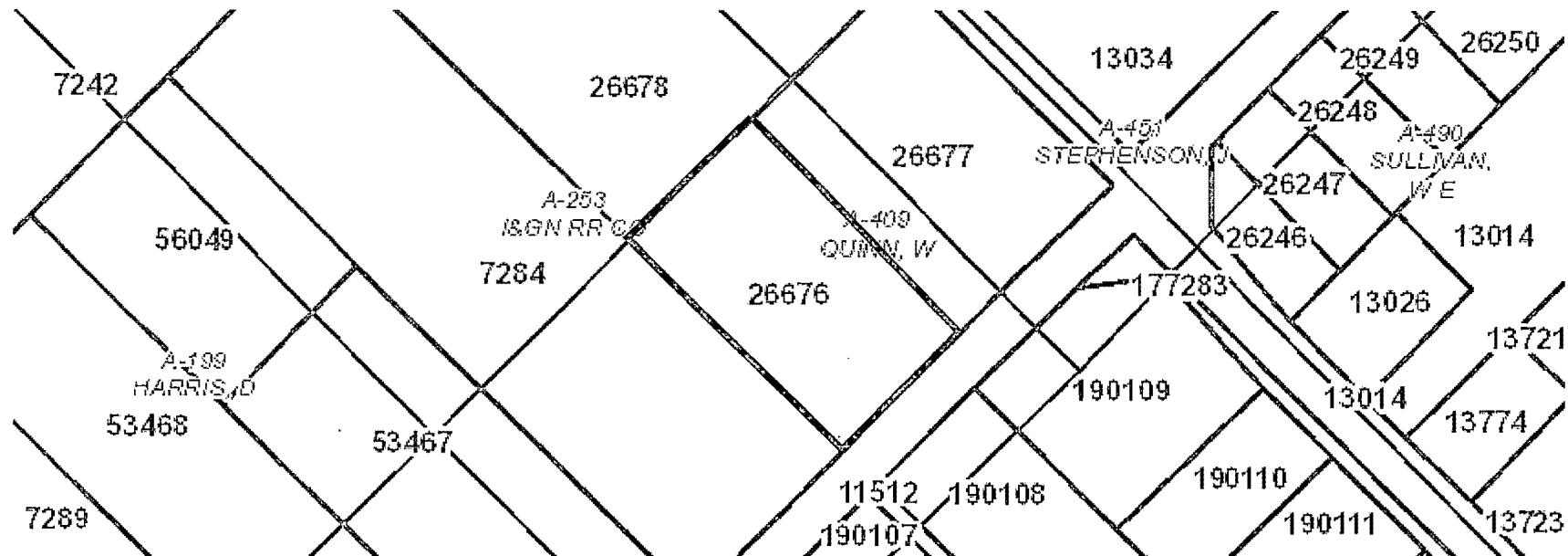
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Kaufman County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

EXHIBIT C

TAX ROLL RECORDS

 Map Property Details

Account

Property ID: 26676 **Geographic ID:** 00.1590.0001.0000.00.06.00

Type: Real **Zoning:**

Property Use: **Condo:**

Location

Situs Address: 15045 FM RD 1392 TERRELL, TX 75160

Map ID: B3-C-4 **Mapsco:**

Legal Description: HILL & HILL ESTATES, BLOCK 1, & HOUSE

Abstract/Subdivision: S1590 - HILL & HILL ESTATES

Neighborhood: 28-RVGD/AV
Owner
Owner ID: 57370
Name: TAYLOR GARY R & SUSAN K
Agent:
Mailing Address: 15045 F M 1392
TERRELL , TX 75160
% Ownership: 100.0%
Exemptions: HS - HOMESTEAD
For privacy reasons not all exemptions are shown online.

■ Property Values

| | |
|--|---------------|
| Improvement Homesite Value: | \$263,023 (+) |
| Improvement Non-Homesite Value: | \$0 (+) |
| Land Homesite Value: | \$173,989 (+) |
| Land Non-Homesite Value: | \$0 (+) |
| Agricultural Market Valuation: | \$0 (+) |
| | |
| Market Value: | \$437,012 (=) |
| Agricultural Value Loss: ② | \$0 (-) |
| | |
| Appraised Value: | \$437,012 (=) |

| | |
|------------------------------|---------------|
| Homestead Cap Loss: ? | \$158,451 (-) |
| Assessed Value: | \$278,561 |
| Ag Use Value: | \$0 |

VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: TAYLOR GARY R & SUSAN K %Ownership: 100.0%

| Entity | Description | Tax Rate | Market Value | Taxable Value |
|--------|---------------------|----------|--------------|---------------|
| 3F | KC ESD #3 (TERRELL) | 0.100000 | \$437,012 | \$278,561 |
| CAD | KAUFMAN CAD | 0.000000 | \$437,012 | \$278,561 |
| KC | KAUFMAN COUNTY | 0.345850 | \$437,012 | \$263,561 |
| P2 | PRECINCT 2 | 0.000000 | \$437,012 | \$278,561 |
| RB | ROAD & BRIDGE | 0.070412 | \$437,012 | \$263,561 |
| ST | TERRELL ISD | 1.313600 | \$437,012 | \$168,561 |
| TV | TRINITY VALLEY CC | 0.110990 | \$437,012 | \$263,561 |

Total Tax Rate: 1.940852

Property Improvement - Building

Type: REAL PROPERTY State Code: A1 Living Area: 2,160.00sqft Value: \$263,023

| Type | Description | Class CD | Exterior Wall | Year Built | SQFT |
|------|----------------------------------|----------|---------------|------------|----------|
| LA | LIVING AREA | RVAV1 | 20 - Brick | 1986 | 2,160.00 |
| AGF3 | Attached Garage, Finished, 3 Car | * | | 1986 | 576.00 |
| CP | Porch, Covered | * | | 1986 | 420.00 |
| CP | Porch, Covered | * | | 1986 | 110.00 |
| OB | OUT BUILDING | 86SA | | 1986 | 600.00 |
| POOL | SWIMMING POOL | P06 | | 0 | 1.00 |

■ Property Land

| Type | Description | Acreage | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|-------|-----------------|---------|------------|-----------|-----------|--------------|-------------|
| TAVRG | TERRELL AVERAGE | 4.0700 | 177,289.20 | 0.00 | 0.00 | \$173,989 | \$0 |

Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed |
|------|--------------|-------------|--------------|-----------|-------------|-----------|
| 2024 | N/A | N/A | N/A | N/A | N/A | N/A |
| 2023 | \$263,023 | \$173,989 | \$0 | \$437,012 | \$158,451 | \$278,561 |
| 2022 | \$265,147 | \$124,184 | \$0 | \$389,331 | \$136,094 | \$253,237 |
| 2021 | \$212,827 | \$91,553 | \$0 | \$304,380 | \$74,165 | \$230,215 |
| 2020 | \$202,330 | \$44,490 | \$0 | \$246,820 | \$37,534 | \$209,286 |
| 2019 | \$145,770 | \$44,490 | \$0 | \$190,260 | \$0 | \$190,260 |
| 2018 | \$145,970 | \$44,490 | \$0 | \$190,460 | \$0 | \$190,460 |
| 2017 | \$137,760 | \$44,490 | \$0 | \$182,250 | \$0 | \$182,250 |
| 2016 | \$122,170 | \$44,490 | \$0 | \$166,660 | \$0 | \$166,660 |
| 2015 | \$122,030 | \$44,490 | \$0 | \$166,520 | \$0 | \$166,520 |
| 2014 | \$123,650 | \$44,490 | \$0 | \$168,140 | \$0 | \$168,140 |
| 2013 | \$125,290 | \$44,490 | \$0 | \$169,780 | \$0 | \$169,780 |