



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.: 01-2023

Property Owner: Gloria Stidham

Property ID: 189788

Address of Property: 9733 Colquitt Road, Terrell, TX 75160

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Gloria Stidham 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.

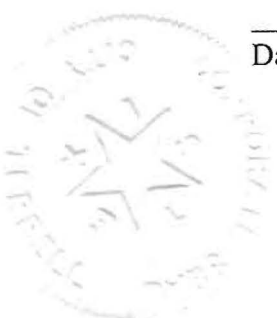
After review and finding the Petition to be sufficient, the property described in the Petition is hereby released from the Extraterritorial Jurisdiction of the City of Terrell, effective October 4, 2023.

CITY OF TERRELL, TEXAS

By: 
Mike Sims, City Manager

Attest:


Dawn Steil, City Secretary



PETITION TO BE RELEASED FROM EXTRATERRITORIAL JURISDICTION

NOW COMES Gloria Stidham, 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 Gloria Stidham

PRINTED NAME: Gloria Stidham

DATE OF BIRTH: ■■■■■■■■■■

RESIDENCE ADDRESS: 9733 Colquitt Rd.

Terrell, TX 75160

DATE OF SIGNING: 9-6-2023

EXHIBIT A
DESCRIPTION OF THE BOUNDARIES
OF THE LAND

LEGAL DESCRIPTION

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, LOCATED IN THE DAVID HARRIS SURVEY, ABSTRACT NO. 199 AND THE I. & G.N. R.R. CO. SURVEY, ABSTRACT NO. 253, KAUFMAN COUNTY, TEXAS, BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO TEXAS OUTDOOR GROUP, LLC., RECORDED IN VOLUME 4346, PAGE 418, DEED RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR CORNER NEAR THE CENTER OF COUNTY ROAD 233, SAID POINT BEING THE RECOGNIZED NORTH CORNER OF SAID TEXAS TRACT AND THE APPARENT EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO SAMS PARTNERSHIP, RECORDED IN VOLUME 3396, PAGE 473, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, FROM WHICH A CROSSTIE FENCE CORNER POST FOR WITNESS BEARS SOUTH 43 DEGREES 30 MINUTES 04 SECONDS WEST, AT 34.08 FEET;

THENCE SOUTH 43 DEGREES 54 MINUTES 52 SECONDS EAST, ALONG SAID COUNTY ROAD, A DISTANCE OF 542.71 FEET TO A POINT FOR CORNER IN THE RECOGNIZED NORTHEAST LINE OF SAID TEXAS TRACT AND THE APPARENT NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO VINCENT AND EDNA WILLIS, RECORDED IN VOLUME 4468, PAGE 359, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS, AT 30.00 FEET;

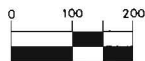
THENCE SOUTH 43 DEGREES 30 MINUTES 04 SECONDS WEST, A DISTANCE OF 1602.45 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE RECOGNIZED SOUTH WEST LINE OF SAID TEXAS TRACT, SAID POINT BEING THE SOUTH CORNER OF HEREIN DESCRIBED TRACT:

THENCE NORTH 44 DEGREES 51 MINUTES 14 SECONDS WEST, A DISTANCE OF 542.38 FEET TO A CROSSTIE FENCE CORNER POST FOUND FOR CORNER IN THE APPARENT NORTHEAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ROBERT A. AND FRANKIE GREEN, RECORDED IN VOLUME 1404, PAGE 896, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED WEST CORNER OF SAID TEXAS TRACT AND THE APPARENT SOUTH CORNER OF SAID PARTNERSHIP TRACT;

THENCE NORTH 43 DEGREES 30 MINUTES 04 SECONDS EAST, A DISTANCE OF 1611.36 FEET TO THE PLACE OF BEGINNING AND CONTAINING 871,199.99 SQUARE FEET OR 20.00 ACRES OF LAND.

EXHIBIT B
MAP OF THE LAND

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft

THIS SURVEY WAS PREPARED IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. BRIAN GALLIA AND ASSOCIATES HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR THE EXISTENCE OF EASEMENTS, RESTRICTIONS, ENCUMBRANCES OR OTHER FACTS OR MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY. ALWAYS CALL BEFORE YOU DIG, DIAL 811 (TEXAS EXCAVATION SAFETY SYSTEM)

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 4825700750 THIS PROPERTY APPEARS TO LIE IN ZONE X AND APPEARS NOT TO LIE WITHIN THE 100 YEAR FLOOD ZONE. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BEARINGS ARE BASED ON THE SOUTHWEST LINE OF DEED RECORDED IN VOLUME 4346, PAGE 418. THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO HIGH POINT WATER SUPPLY CORP. RECORDED IN VOLUME 478, PAGE 504. (TO BE LOCATED BY UTILITY COMPANY)

LEGEND	
	BRICK
	COVERED AREA
	CONCRETE
	WOOD DECK
	STONE
	GRAVEL/ROCK ROAD OR DRIVE
	ASPHALT PAVING
	NAIL FOUND/SET
	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
	1/2" IRON ROD SET
	1" IRON PIPE FOUND
	MONUMENT FOUND
	"X" FOUND/SET
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE
	METAL FENCE
	PIPE FENCE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	D & U - DRAINAGE & UTILITY EASEMENT
	GUY WIRE
	OVERHEAD POWER LINE
	IRF/IRS - IRON ROD FOUND/SET
	POWER POLE
	AC - AIR CONDITIONING
	BL - BUILDING LINE
	PC - POINT FOR CORNER
	PE - POOL EQUIPMENT
	ROW - RIGHT-OF-WAY
	EASMT - EASEMENT

PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF KAUFMAN:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, LOCATED IN THE DAVID HARRIS SURVEY, ABSTRACT NO. 199 AND THE I. & G.N. R.R. CO. SURVEY, ABSTRACT NO. 253, KAUFMAN COUNTY, TEXAS, BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO TEXAS OUTDOOR GROUP, L.L.C., RECORDED IN VOLUME 4346, PAGE 418, DEED RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR CORNER NEAR THE CENTER OF COUNTY ROAD 233, SAID POINT BEING THE RECOGNIZED NORTH CORNER OF SAID TEXAS TRACT AND THE APPARENT EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO SAMS PARTNERSHIP, RECORDED IN VOLUME 3398, PAGE 473, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, FROM WHICH A CROSS TIE FENCE CORNER POST FOR WITNESS BEARS SOUTH 43 DEGREES 30 MINUTES 04 SECONDS WEST, AT 34.08 FEET;

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THENCE NORTH 43 DEGREES 30 MINUTES 04 SECONDS EAST, A DISTANCE OF 1611.36 FEET TO THE PLACE OF BEGINNING AND CONTAINING 871,199.99 SQUARE FEET OR 20.00 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (RANGER TITLE CO., WFG NATIONAL TITLE INSURANCE COMPANY, AUSTIN BANK AND GLORIA D. SIOHAW) IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F. 11412260K THAT: (A) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON WERE PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY; (B) SUCH SURVEY WAS CONDUCTED BY THE SURVEYOR, OR UNDER HIS DIRECTION; (C) ALL MONUMENTS SHOWN HEREON ACTUALLY EXISTED ON THE DATE OF THE SURVEY, THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; THE PLAT HEREON IS AN ACCURATE REPRESENTATION OF THE PROFESSIONAL OPINION OF THE UNDERSIGNED; THE PROPERTY LINES AND DIMENSIONS ARE AS INDICATED; LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN; AND EXCEPT AS SHOWN, ALL IMPROVEMENTS ARE LOCATED WITHIN THE BOUNDARIES THE DISTANCES INDICATED AND THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE GROUND; THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE BENEFIT OF THE ABOVE NOTED PARTIES; ANY USE OF THIS SURVEY BY OTHER PARTIES AND/OR USE FOR ANY OTHER PURPOSE SHALL BE AT USER'S OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF

EXECUTED THIS 27TH DAY OF MAY, 2014

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

~BRIAN GALLIA & ASSOCIATES~
PROFESSIONAL LAND SURVEYING SERVICES
8877 COUNTY ROAD 3809
QUINLAN, TEXAS, 75474
PHONE: (803) 447-0658
FAX: (803) 447-0931
www.bqgsurveying.com

JOB NO. 1401282-1 CAD. TECH. G.W.S.

SURVEY PLAT

COUNTY ROAD NO. 233

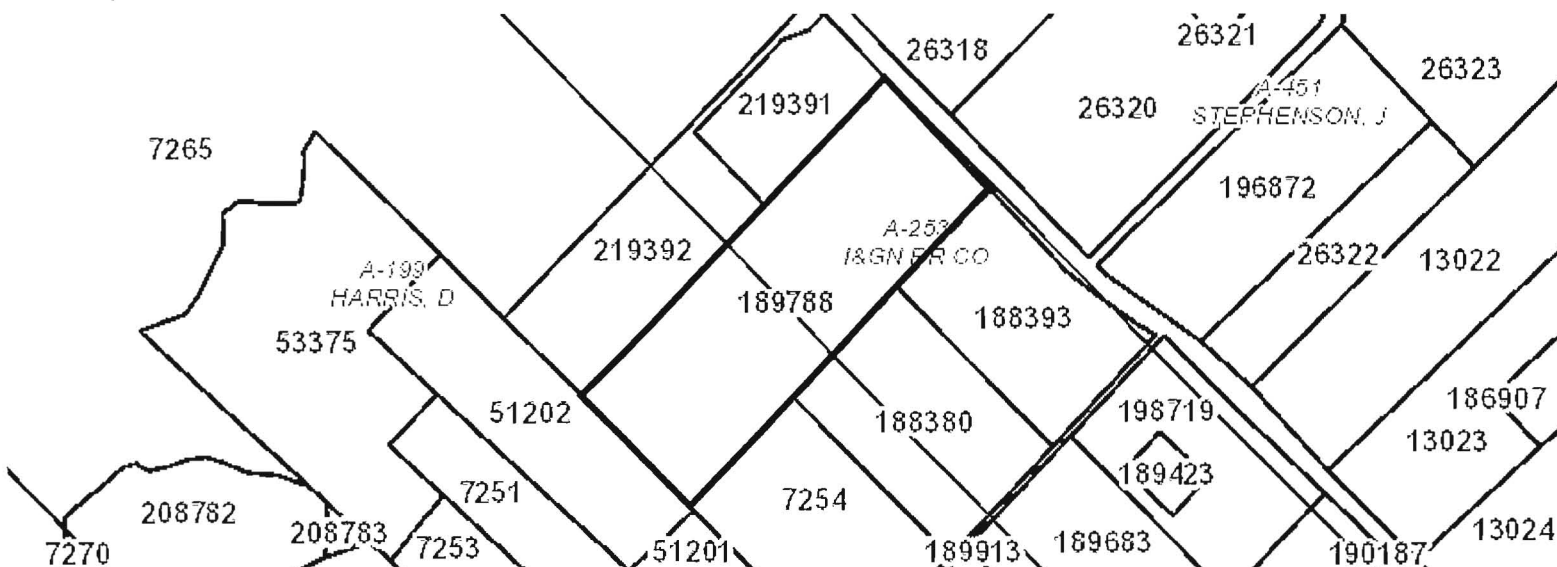
I. & G.N. R.R. CO. SURVEY, ABSTRACT NO. 253
DAVID HARRIS SURVEY, ABSTRACT NO. 199

KAUFMAN COUNTY, TEXAS

EXHIBIT C
TAX ROLL RECORDS



Map



Property Details

Account

Property ID:	189788	Geographic ID:	99.0199.0000.0065.03.06.00
Type:	Real	Zoning:	R6
Property Use:		Condo:	

Location

Situs Address:	9733 COLQUITT RD TX		
Map ID:	B3-A-3	Mapsco:	
Legal Description:	DAVID HARRIS, 20.0 ACRES, & HOUSE		
Abstract/Subdivision:	A0199 - DAVID HARRIS		
Neighborhood:	28-001		

Owner

Owner ID:	57583
Name:	STIDHAM GLORIA D
Agent:	

Mailing Address:	9733 COLQUITT RD TERRELL, TX 75160
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% Ownership:	100.0%
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Exemptions:	HS - HOMESTEAD
	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$325,474 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$20,000 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$379,999 (+)
Market Value:	\$725,473 (=)
Agricultural Value Loss: ⓘ	\$377,190 (-)
Appraised Value:	\$348,283 (=)
Homestead Cap Loss: ⓘ	\$83,223 (-)
Assessed Value:	\$265,060
Ag Use Value:	\$2,809

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: STIDHAM GLORIA D **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$725,473	\$265,060
CAD	KAUFMAN CAD	0.000000	\$725,473	\$265,060
KC	KAUFMAN COUNTY	0.345850	\$725,473	\$250,060
P2	PRECINCT 2	0.000000	\$725,473	\$265,060
RB	ROAD & BRIDGE	0.070412	\$725,473	\$250,060
ST	TERRELL ISD	1.313600	\$725,473	\$155,060
TV	TRINITY VALLEY CC	0.115494	\$725,473	\$250,060

Total Tax Rate: 1.945356

Property Improvement - Building

Description: HOUSE **Type:** REAL PROPERTY **State Code:** E1 **Living Area:** 2,275.00sqft **Value:** \$294,409

Type	Description	Class CD	Year Built	SQFT
LA	LIVING AREA	RMAV1	2015	2,275.00
ACPA	Carport, Attached Average	*	2015	1,350.00
CP	Porch, Covered	*	2015	325.00
CP	Porch, Covered	*	2015	325.00

Description: OUT BLDG **Type:** REAL PROPERTY **State Code:** E4 **Living Area:** 0.00sqft **Value:** \$31,065

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	90SA	2017	720.00
OB	OUT BUILDING	MP2	2017	480.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
01HS	HOMESITE	1.0000	43,560.00	0.00	0.00	\$20,000	\$0
ZB	IMPROVED PASTURES	19.0000	827,640.00	0.00	0.00	\$379,999	\$2,809

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$322,309	\$399,999	\$2,809	\$345,118	\$53,833	\$291,285
2023	\$325,474	\$399,999	\$2,809	\$348,283	\$83,223	\$265,060
2022	\$295,743	\$349,999	\$2,779	\$316,022	\$74,833	\$241,189
2021	\$217,487	\$220,000	\$2,592	\$231,079	\$11,751	\$219,328
2020	\$189,033	\$160,000	\$2,480	\$199,513	\$0	\$199,513
2019	\$178,000	\$160,000	\$2,400	\$188,400	\$1,871	\$186,529
2018	\$162,390	\$100,000	\$2,570	\$169,960	\$0	\$169,960
2017	\$150,930	\$100,000	\$2,570	\$158,500	\$0	\$158,500
2016	\$147,980	\$161,000	\$2,570	\$158,600	\$0	\$158,600
2015	\$0	\$161,000	\$2,700	\$2,700	\$0	\$2,700
2014	\$0	\$138,000	\$4,500	\$4,500	\$0	\$4,500

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/19/2014	WD	WARRANTY DEED	TEXAS OUTDOOR GROUP LLC	STIDHAM GLORIA D	4589	206	10605