



November 27, 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.: 07-2023

Property Owner: Arthur Dale and Judy L. Ham

Property ID: 2102

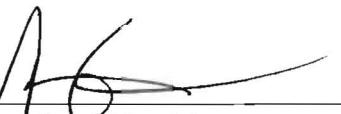
Address of Property: 11939 CR 309, Terrell, Texas 75161

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Arthur Dale and Judy L. Ham on November 29, 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 November 29, 2023.

CITY OF TERRELL, TEXAS

By: 
Mike Sims, City Manager

Attest:


Dawn Steil, City Secretary

WED NOV 29 REC'D
Dawn Steil

PETITION TO BE RELEASED FROM EXTRATERRITORIAL JURISDICTION

NOW COME Arthur Dale Ham & Judy L Ham, 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:

EXHIBIT A

**DESCRIPTION OF THE BOUNDARIES
OF THE LAND**

EXHIBIT A

All that certain lot, tract or parcel of land, part of the A. Bennett Survey, Abstract No. 20, Kaufman County, Texas being all of that certain 1.0 acre tract conveyed to Arthur Dale Ham by the Veterans Land Board of Texas on November 16, 1989 and recorded in Volume 982 Page 677 of the Deed Records of Kaufman County, Texas and being more completely described as follows, to-wit:

BEGINNING at a point at the South corner of the above mentioned 1.0 acre tract and being within the Right of Way of County Road No. 309, from which an Iron rod found in the Northwest Right of Way line of said Road bears N 43 deg. 57 min. 08 sec. W-17.57 ft.

THENCE N 43 deg. 57 min. 08 sec. W, with the Southwest line of said 1.0 acre tract, a distance of 300.00 ft. to an Iron rod found at the West corner of same.

THENCE N 46 deg. 03 min. 08 sec. E, with the Northwest line of said 1.0 acre tract, a distance of 145.19 ft. to an Iron rod found at the North corner of same.

THENCE S 43 deg. 56 min. 32 sec. E, with the Northeast line of said 1.0 acre tract, a distance of 299.99 ft. to a point at the East corner of same and being within the Right of Way line of County Road No. 309, from which an Iron rod found in the Northwest line of said County Road bears N 43 deg. 56 min. 32 sec. W-17.56 ft.

THENCE S 46 deg. 02 min. 52 sec. W, with the Southeast line of said 1.0 acre tract, and within said County Road, a distance of 145.14 ft. to the place of beginning, containing 1.000 acre of land, more or less, of which 0.059 of an acre is within the above mentioned County Road No. 309.

EXHIBIT B

MAP OF THE LAND



 Kaufman CAD – Official Site – Kaufman, TX

 BIS Consulting Web App



EXHIBIT C

TAX ROLL RECORDS

Account Number:
181958

CAD Number:
99002000000185040600

TOTAL AMOUNT DUE BY JANUARY 31, 2024

\$51.60 AMOUNT PAID: 51.60

* Partial payments will be accepted

Make checks payable to "Teressa Floyd,
Tax Assessor" and mail to:
TERESSA FLOYD
KAUFMAN COUNTY TAX OFFICE
P. O. BOX 339
KAUFMAN, TX 75142

053881

PEACHES AND COTTON REALTY LP
11939 CR 309
TERRELL TX 75161-6279

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT
PLEASE PUT YOUR ACCOUNT NUMBER ON ALL CORRESPONDENCE**

Account Number:
2156

CAD Number:
99002000000185030600

TOTAL AMOUNT DUE BY JANUARY 31, 2024

\$8,477.44 AMOUNT PAID: 8477.44

* Partial payments will be accepted

Make checks payable to "Teressa Floyd,
Tax Assessor" and mail to:
TERESSA FLOYD
KAUFMAN COUNTY TAX OFFICE
P. O. BOX 339
KAUFMAN, TX 75142

053881

PEACHES AND COTTON REALTY LP
11939 CR 309
TERRELL TX 75161-6279

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT
PLEASE PUT YOUR ACCOUNT NUMBER ON ALL CORRESPONDENCE

Account Number:
3102

CAD Number:
9900200000041010600

TOTAL AMOUNT DUE BY JANUARY 31, 2024

\$5,027.49 AMOUNT PAID: 5027.49

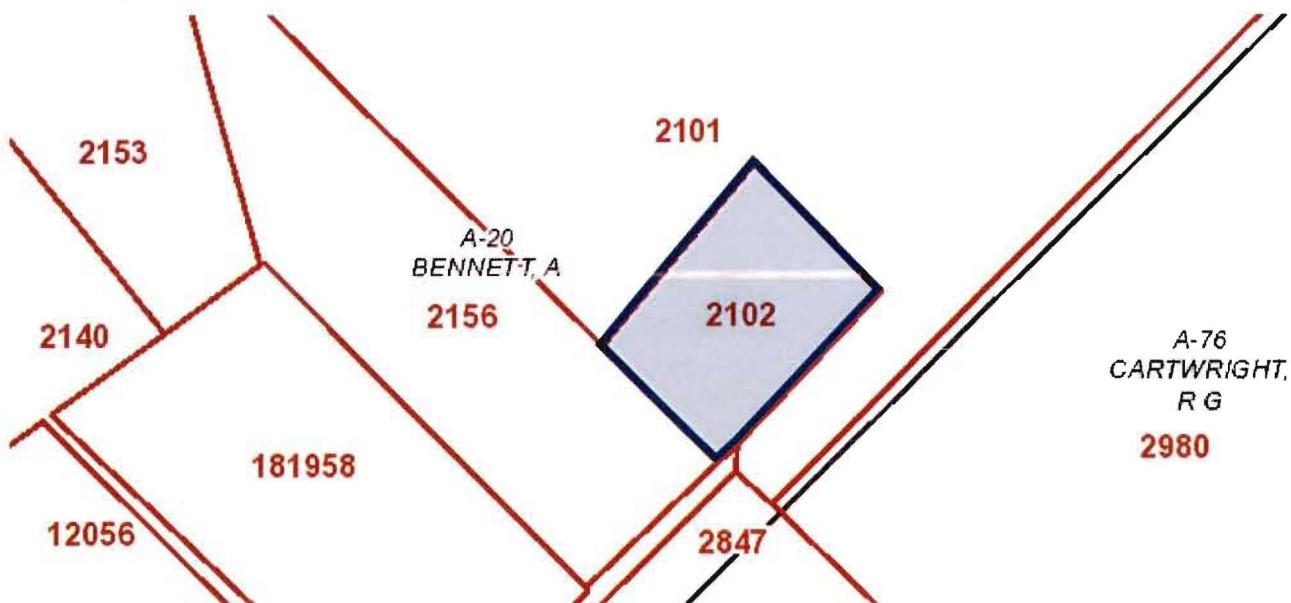
* Partial payments will be accepted

Make checks payable to "Teressa Floyd,
Tax Assessor" and mail to:
TERESSA FLOYD
KAUFMAN COUNTY TAX OFFICE
P. O. BOX 339
KAUFMAN, TX 75142

031135

43178
HAM ARTHUR DALE & JUDY L
11939 COUNTY ROAD 309
TERRELL TX 75161-6716

📍 Map



📋 Property Details

Account

Property ID: 2102 **Geographic ID:** 99.0020.0000.0041.01.06.00

Type: Real **Zoning:**

Property Use: Condo:

Location

Situs Address: 11933 CO RD 309 TERRELL, TX 75161

Map ID: D5-A-1 **Mapsco:**

Legal Description: A BENNETT, 1.0 ACRES, & HOUSE

Abstract/Subdivision: A0020 - A BENNETT

Neighborhood: 28-RVGD/AV

Owner

Owner ID: 31333

Name: HAM ARTHUR DALE & JUDY L

Agent:

Mailing Address: 11939 CO RD 309
TERRELL, TX 75161-6716

% Ownership: 100.0%

Exemptions:

HS - HOMESTEAD

For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$383,474 (+)
Improvement Non-Homesite Value:	\$86,295 (+)
Land Homesite Value:	\$7,807 (+)
Land Non-Homesite Value:	\$7,807 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$485,383 (=)
Agricultural Value Loss: 	\$0 (-)
Appraised Value:	\$485,383 (=)
Homestead Cap Loss: 	\$0 (-)
Assessed Value:	\$485,383
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: HAM ARTHUR DALE & JUDY L % **Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$485,383	\$485,383
CAD	KAUFMAN CAD	0.000000	\$485,383	\$485,383
KC	KAUFMAN COUNTY	0.328958	\$485,383	\$470,383

P3	PRECINCT 3	0.000000	\$485,383	\$485,383
RB	ROAD & BRIDGE	0.082500	\$485,383	\$470,383
ST	TERRELL ISD	1.068200	\$485,383	\$375,383
TV	TRINITY VALLEY CC	0.110990	\$485,383	\$470,383

Total Tax Rate: 1.690648

■ Property Improvement - Building

Description: HOUSE **Type:** REAL PROPERTY **State Code:** E1 **Living Area:** 2,373.00sqft **Value:** \$383,474

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	LIVING AREA	RVGD2	20 - Brick	1989	1,861.00
CP	Porch, Covered	*		1989	105.00
CP	Porch, Covered	*		1989	192.00
STR2	2ND STORY LIVING AREA	*		1989	512.00
DG	Garage, Detached	DGVG		1989	1,156.00

Description: HOUSE **Type:** REAL PROPERTY **State Code:** E1 **Living Area:** 600.00sqft **Value:** \$53,845

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	LIVING AREA	RFFR2	25 - Plwd/Hdwd	1989	600.00
CP	Porch, Covered	*			48.00
CP	Porch, Covered	*			48.00

Description: POOL **Type:** REAL PROPERTY **State Code:** E4 **Living Area:** 0.00sqft **Value:** \$32,450

Type	Description	Class CD	Year Built	SQFT
POOL	SWIMMING POOL	P08	0	1.00
OPF	OUTDOOR FIREPLACE	OFPA	0	1.00

■ Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
01HS	HOMESITE	0.5000	21,780.00	0.00	0.00	\$7,807	\$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	\$469,769	\$15,614	\$0	\$485,383	\$0	\$485,383
2022	\$449,110	\$25,309	\$0	\$474,419	\$46,738	\$427,681
2021	\$362,780	\$15,633	\$0	\$378,413	\$0	\$378,413
2020	\$344,700	\$11,570	\$0	\$356,270	\$0	\$356,270
2019	\$313,830	\$11,570	\$0	\$325,400	\$0	\$325,400
2018	\$200,560	\$8,860	\$0	\$209,420	\$0	\$209,420
2017	\$186,900	\$8,860	\$0	\$195,760	\$5,130	\$190,630
2016	\$164,590	\$8,710	\$0	\$173,300	\$0	\$173,300
2015	\$162,780	\$8,710	\$0	\$171,490	\$0	\$171,490
2014	\$166,990	\$8,710	\$0	\$175,700	\$0	\$175,700
2013	\$169,410	\$8,710	\$0	\$178,120	\$0	\$178,120

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/1/2015	WD	WARRANTY DEED	PEACHES AND COTTON REALTY LP	HAM ARTHUR DALE & JUDY L	7952	131	1387
12/29/2014	SWD	SPECIAL WARRANTY DEED	HAM ARTHUR DALE & JUDY	HAM ARTHUR DALE & JUDY L	4697	403	21756
12/29/2014	WD	WARRANTY DEED	HAM ARTHUR DALE & JUDY L	PEACHES AND COTTON REALTY LP	4697	409	21757
12/29/2014	WD	WARRANTY DEED	PEACHES AND COTTON REALTY LP	PEACHES AND COTTON REALTY LP	4697	416	21758
12/29/2014	SWD	SPECIAL WARRANTY DEED	PEACHES AND COTTON REALTY LP	PEACHES AND COTTON REALTY LP	4697	423	21759