



December 13, 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.: 10-2023

Property Owner: Suzanne Baker

Property ID: 26325, 26326 and 26328

Address of Property: 16550 Point Drive, Terrell, TX 75160

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Suzanne Baker on December 8, 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 December 13, 2023.

CITY OF TERRELL, TEXAS

By: 
Mike Sims, City Manager

Attest:



Dawn Steil, City Secretary

FRI DEC 08 REC'D
Dawn Steil

PETITION TO BE RELEASED FROM EXTRATERRITORIAL JURISDICTION

NOW COME Suzanne Baker, 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:

1

PRINTED NAME: Suzanne Baker

DATE OF BIRTH:

RESIDENCE ADDRESS: 10000 Point Dr.

Terrell TX 75160

DATE OF SIGNING: 11/30/23

EXHIBIT A

**DESCRIPTION OF THE BOUNDARIES
OF THE LAND**

x

y

EXHIBIT A

BEING a part of Lot 16 of Highpoint Farms, Section 1, to Kaufman County, as recorded in Cabinet 1, Envelope 258 of the Plat Records of Kaufman County, Texas, and being a part of that called 20.090 acre tract as conveyed from Jerry G. Pollard to Amy Jane Pollard, as recorded in Volume 999, Page 153, of the Deed Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner at the east corner of said Lot 16;

THENCE S 45° 02' 00" W, along the southeast line of said Lot, a distance of 547.17 feet to a 1/2" iron rod set for corner;

THENCE N 44° 26' 43" W, a distance of 855.27 feet to a 1/2" iron rod set for corner;

THENCE S 48° 17' 56" W, a distance of 248.15 feet to a 1/2" iron rod set for corner;

THENCE N 44° 26' 43" W, along the southwest line of said Lot 16, a distance of 91.89 feet to a 1/2" iron rod set for corner;

THENCE, N 44° 49' 38" E, along the southeast line of Highview Drive, a distance of 25.00 feet to a 1/2" iron rod set for corner;

THENCE N 44° 26' 43" W, along the northeast line of Highview Drive, a distance of 139.99 feet to a 1/2" iron rod set for corner;

THENCE N 45°04' 50" E, along the northwest line of said Lot 16, a distance of 761.48 feet to a 1/2" iron rod set for corner;

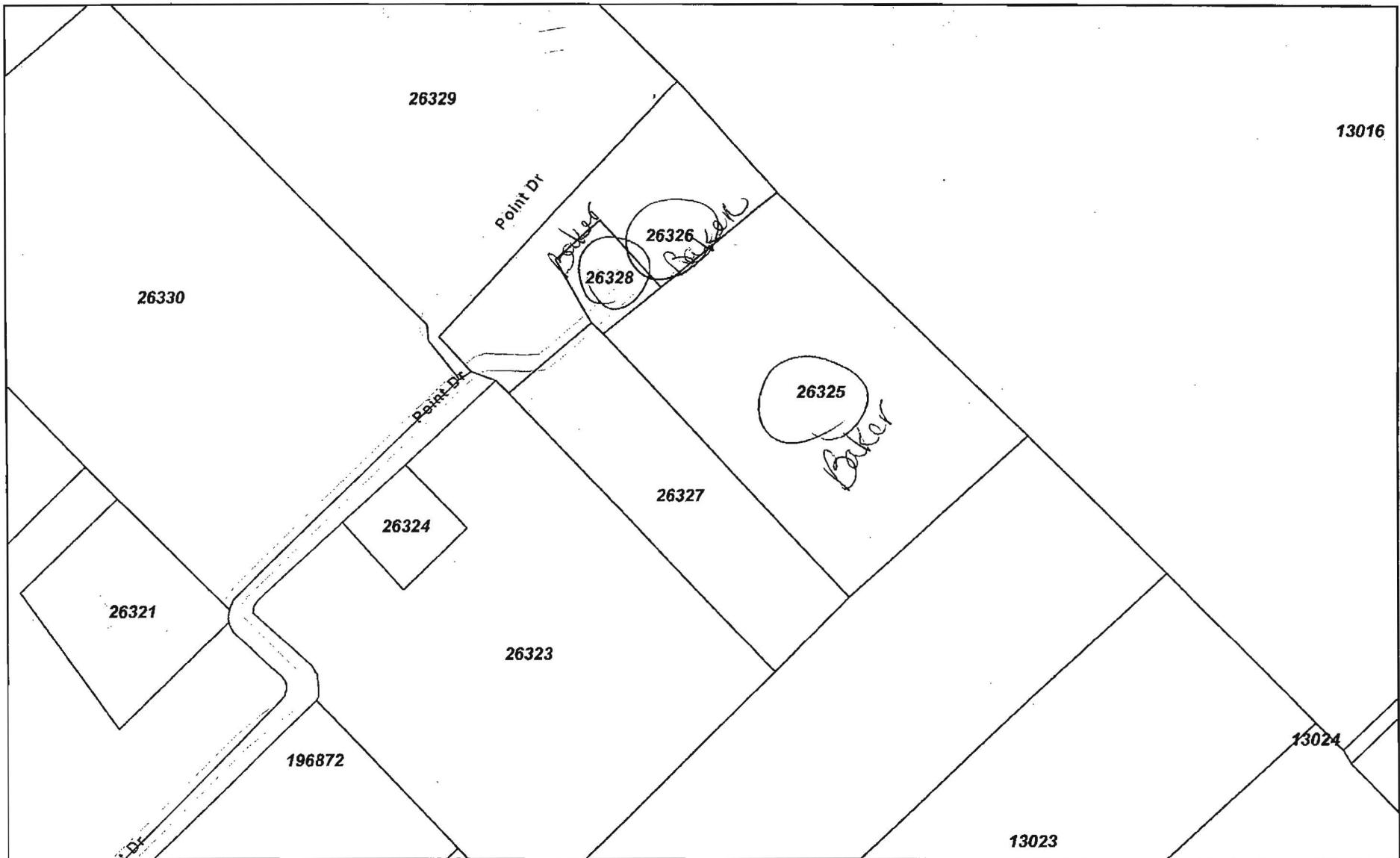
THENCE S 44° 53' 27" E, along the northeast line of said Lot, a distance of 1100.71 feet to the POINT OF BEGINNING and containing 15.000 acres of land.

#2016-0017819
Filed for Record in Kaufman County TX
09/06/2016 02:24:14 PM

EXHIBIT B

MAP OF THE LAND

Kaufman CAD Web Map



11/29/2023, 2:43:10 PM

Abstracts

Parcels

1:4,514
0 0.03 0.07 0.13 mi
0 0.05 0.1 0.2 km

Esri Community Maps Contributors, Kaufman County, Texas Parks & Wildlife,
© OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

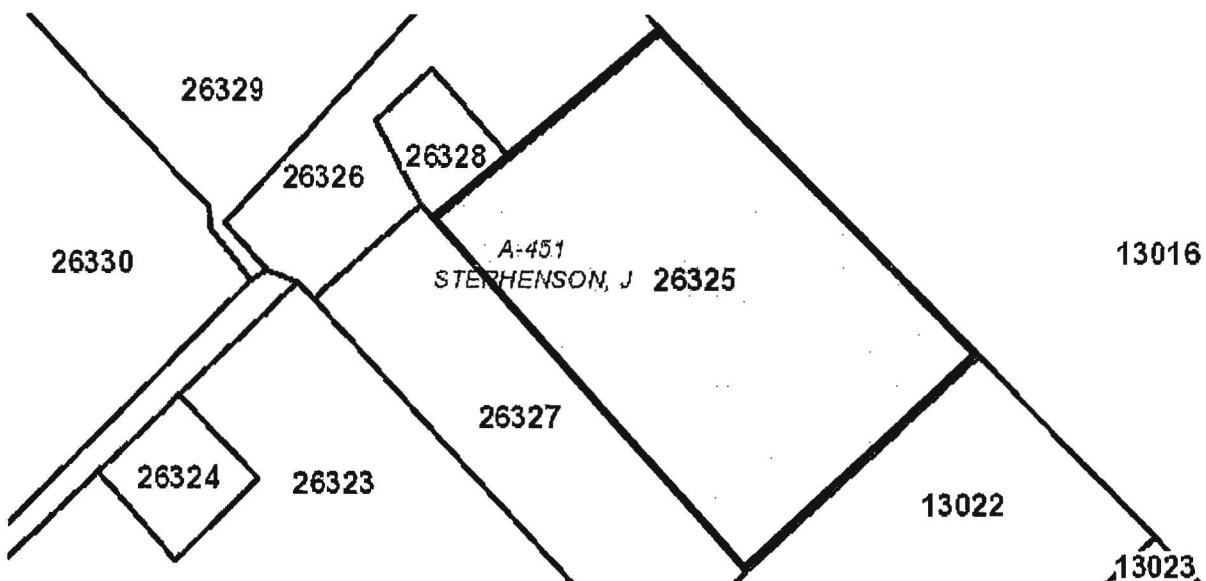
Kaufman County Appraisal District, BIS Consulting - www.bisconsulting.com

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: 26325 **Geographic ID:**
00.1540.0001.0016.00.06.00

Type: Real **Zoning:**

Property Use: Condo:

Location

Situs Address: CO RD 233 TERRELL, TX 75160

Map ID: B3-A-3 **Mapsco:**

Legal Description: HIGH POINT FARMS, BLOCK 1, LOT 16 PT

Abstract/Subdivision: S1540 - HIGH POINT FARMS

Neighborhood: 28-001

Owner

Owner ID: 204591

Name: BAKER SUZANNE M

Agent:

Mailing Address: 16550 POINT DRIVE
TERRELL, TX 75160

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$229,999 (+)
Market Value:	\$229,999 (=)
Agricultural Value Loss: 	\$228,520 (-)
Appraised Value:	\$1,479 (=)
Homestead Cap Loss: 	\$0 (-)
Assessed Value:	\$1,479
Ag Use Value:	\$1,479

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: BAKER SUZANNE M %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$229,999	\$1,479
CAD	KAUFMAN CAD	0.000000	\$229,999	\$1,479
KC	KAUFMAN COUNTY	0.328958	\$229,999	\$1,479
P2	PRECINCT 2	0.000000	\$229,999	\$1,479
RB	ROAD & BRIDGE	0.082500	\$229,999	\$1,479
ST	TERRELL ISD	1.068200	\$229,999	\$1,479
TV	TRINITY VALLEY CC	0.110990	\$229,999	\$1,479

Total Tax Rate: 1.690648

■ Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZB	IMPROVED PASTURES	10.0000	435,600.00	0.00	0.00	\$229,999	\$1,479

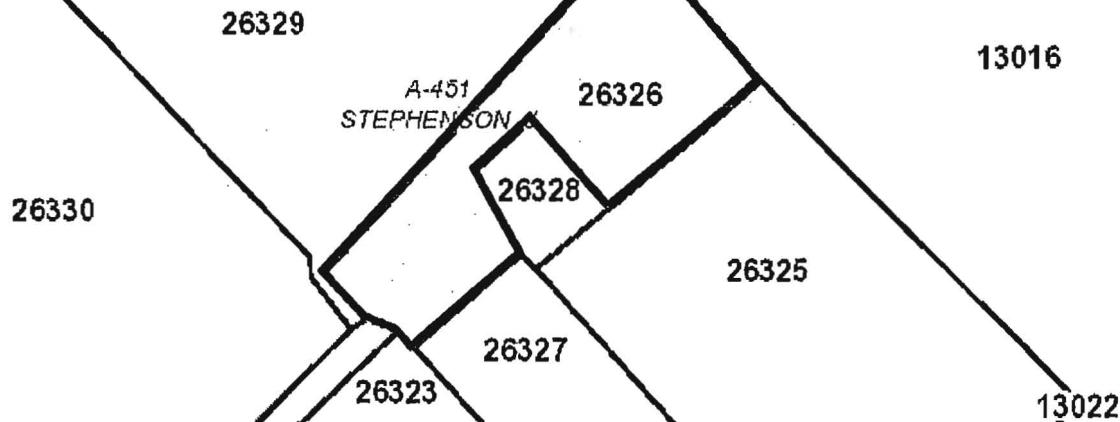
Property Roll Value History

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	\$0	\$229,999	\$1,479	\$1,479	\$0	\$1,479
2022	\$0	\$185,000	\$1,462	\$1,462	\$0	\$1,462
2021	\$0	\$120,000	\$1,364	\$1,364	\$0	\$1,364
2020	\$0	\$90,000	\$1,300	\$1,300	\$0	\$1,300
2019	\$0	\$40,800	\$1,260	\$1,260	\$0	\$1,260
2018	\$0	\$40,800	\$1,350	\$1,350	\$0	\$1,350
2017	\$0	\$40,800	\$1,350	\$1,350	\$0	\$1,350
2016	\$0	\$40,800	\$1,350	\$1,350	\$0	\$1,350
2015	\$0	\$40,800	\$1,350	\$1,350	\$0	\$1,350
2014	\$0	\$40,800	\$1,350	\$1,350	\$0	\$1,350
2013	\$0	\$40,800	\$1,480	\$1,480	\$0	\$1,480

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/31/2016	WD	WARRANTY DEED	WYATT DONNA JOANNE	BAKER SUZANNE M	5135	446	17819
	Deed	Deed			0999	0153	0

Map



Property Details

Account

Property ID: 26326 Geographic ID: 00.1540.0001.0016.01.06.00

Type: Real Zoning:

Property Use: Condo:

Location

Situs Address: CO RD 233 TERRELL, TX 75160

Map ID: B3-A-3 Mapsco:

Legal Description: HIGH POINT FARMS, BLOCK 1, LOT 16 PT; & BLDG

Abstract/Subdivision: S1540 - HIGH POINT FARMS

Neighborhood: 28-001

Owner

Owner ID: 204591

Name: BAKER SUZANNE M

Agent:

Mailing Address: 16550 POINT DRIVE
TERRELL, TX 75160

% Ownership: 100.0%

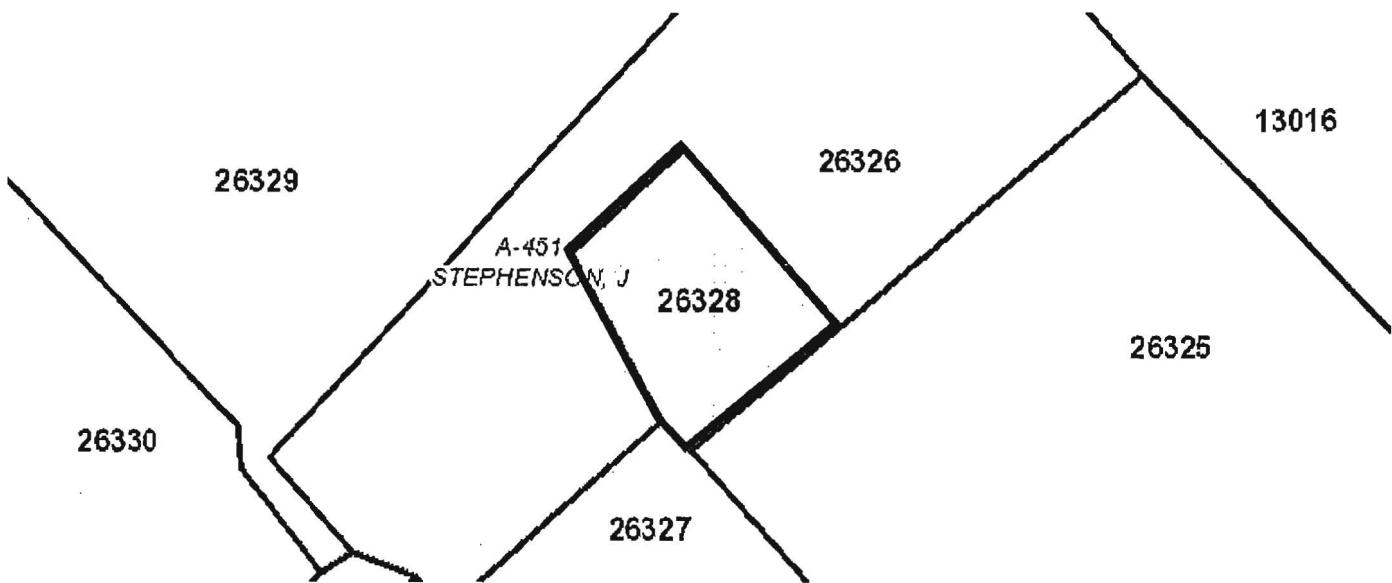
■ Property Roll Value History

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	\$76,630	\$92,000	\$591	\$77,221	\$0	\$77,221
2022	\$47,244	\$74,000	\$585	\$47,829	\$0	\$47,829
2021	\$45,354	\$48,000	\$546	\$45,900	\$0	\$45,900
2020	\$37,800	\$36,000	\$520	\$38,320	\$0	\$38,320
2019	\$37,800	\$16,320	\$510	\$38,310	\$0	\$38,310
2018	\$37,800	\$16,320	\$540	\$38,340	\$0	\$38,340
2017	\$37,800	\$16,320	\$540	\$38,340	\$0	\$38,340
2016	\$13,380	\$16,320	\$540	\$13,920	\$0	\$13,920
2015	\$13,380	\$16,320	\$540	\$13,920	\$0	\$13,920
2014	\$13,380	\$16,320	\$540	\$13,920	\$0	\$13,920
2013	\$13,380	\$16,320	\$590	\$13,970	\$0	\$13,970

■ Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/31/2016	WD	WARRANTY DEED	WYATT DONNA JOANNE	BAKER SUZANNE M	5135	446	17819
	Deed	Deed			0999	0153	0

📍 Map



📋 Property Details

Account

Property ID: 26328 **Geographic ID:**
00.1540.0001.0016.03.06.00

Type: Real **Zoning:**

Property Use: Condo

Location

Situs Address: 16550 POINT DR TERRELL, TX 75160

Map ID: B3-A-3 **Mapsco:**

Legal Description: HIGH POINT FARMS, BLOCK 1, LOT 16A; & HOUSE

Abstract/Subdivision: S1540 - HIGH POINT FARMS

Neighborhood: 28-RVGD/AV

Owner

Owner ID: 204591

Name: BAKER SUZANNE M

Agent:

Mailing Address: 16550 POINT DRIVE
TERRELL, TX 75160

% Ownership: 100.0%

Exemptions: HS - HOMESTEAD
For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$350,166 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$23,000 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$373,166 (=)
Agricultural Value Loss: 	\$0 (-)
Appraised Value:	\$373,166 (=)
Homestead Cap Loss: 	\$69,521 (-)
Assessed Value:	\$303,645
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.

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■ Property Taxing Jurisdiction

Owner: BAKER SUZANNE M %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$373,166	\$303,645
CAD	KAUFMAN CAD	0.000000	\$373,166	\$303,645
KC	KAUFMAN COUNTY	0.328958	\$373,166	\$303,645

P2	PRECINCT 2	0.000000	\$373,166	\$303,645
RB	ROAD & BRIDGE	0.082500	\$373,166	\$303,645
ST	TERRELL ISD	1.068200	\$373,166	\$203,645
TV	TRINITY VALLEY CC	0.110990	\$373,166	\$303,645

Total Tax Rate: 1.690648

■ Property Improvement - Building

Description: HOUSE Type: REAL PROPERTY State Code: E1 Living Area: 1,996.00sqft Value: \$350,166

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CP	Porch, Covered	*		1972	60.00
CP	Porch, Covered	*		1972	260.00
AGF2	Attached Garage, Finished, 2 Car	*		1972	420.00
LA	LIVING AREA	RVGD1	25 - Plwd/Hdwd	1972	1,996.00

■ 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	\$23,000	\$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	\$350,166	\$23,000	\$0	\$373,166	\$69,521	\$303,645
2022	\$354,145	\$18,500	\$0	\$372,645	\$96,604	\$276,041
2021	\$268,946	\$12,000	\$0	\$280,946	\$30,000	\$250,946
2020	\$255,290	\$4,080	\$0	\$259,370	\$31,237	\$228,133
2019	\$232,400	\$4,080	\$0	\$236,480	\$29,086	\$207,394
2018	\$184,460	\$4,080	\$0	\$188,540	\$0	\$188,540
2017	\$171,020	\$4,080	\$0	\$175,100	\$0	\$175,100
2016	\$105,840	\$4,080	\$0	\$109,920	\$0	\$109,920
2015	\$103,930	\$4,080	\$0	\$108,010	\$0	\$108,010
2014	\$105,290	\$4,080	\$0	\$109,370	\$0	\$109,370
2013	\$108,020	\$4,080	\$0	\$112,100	\$0	\$112,100

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/31/2016	WD	WARRANTY DEED	WYATT DONNA JOANNE	BAKER SUZANNE M	5135	446	17819

Exemptions: For privacy reasons not all exemptions are shown online.

■ Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$76,630 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$92,000 (+)
Market Value:	\$168,630 (=)
Agricultural Value Loss: 	\$91,409 (-)
Appraised Value:	\$77,221 (=)
Homestead Cap Loss: 	\$0 (-)
Assessed Value:	\$77,221
Ag Use Value:	\$591

VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.

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■ Property Taxing Jurisdiction

Owner: BAKER SUZANNE M %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$168,630	\$77,221
CAD	KAUFMAN CAD	0.000000	\$168,630	\$77,221
KC	KAUFMAN COUNTY	0.328958	\$168,630	\$77,221
P2	PRECINCT 2	0.000000	\$168,630	\$77,221
RB	ROAD & BRIDGE	0.082500	\$168,630	\$77,221
ST	TERRELL ISD	1.068200	\$168,630	\$77,221
TV	TRINITY VALLEY CC	0.110990	\$168,630	\$77,221

Total Tax Rate: 1.690648

■ Property Improvement - Building

Description: OB Type: REAL PROPERTY State Code: D2 Living Area: 0.00sqft Value: \$76,630

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	MP5	0	1,600.00
OB	OUT BUILDING	90SL	0	2,784.00

■ Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZB	IMPROVED PASTURES	4.0000	174,240.00	0.00	0.00	\$92,000	\$591