



January 16, 2024

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.: 01-2024

Property Owner: Johnny and Brenda Bean

Property ID: 2776 and 2777

Address of Property: 16551 N. State Highway 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 Johnny and Brenda Bean on December 20, 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 January 16, 2024.

CITY OF TERRELL, TEXAS

By: 
Mike Sims, City Manager

Attest:



Dawn Steil, City Secretary

WED DEC 20 2023

Dawn Steel

Extraterritorial Jurisdiction Release Petition

To: City of Terrell Hall- City Secretary
201 East Nash Street
Terrell, Tx 75161

I/We Johnny Bean Brenda Bean

majority owner/ owners of parcel/parcels of land in ETJ of Terrell, Tx
hereby petition City, under Tx Local Gov Code Section 42, Sub-chapter D, for the area
of land described in attached Exhibits, to be released from the ETJ of City of Terrell.

Majority owner/owners of land title holders have signed this petition below for land area described in petition, as
shown in attached Exhibits from Kaufman County tax roll records of county central appraisal district.

Petitioner Signatures:

Johnny Bean
Signature

Date

Brenda Bean 12/20/23
Signature Date

Johnny Bean
Printed Name

Brenda Bean
Printed Name

Date of Birth:

Date of Birth:

Mailing address: 16551 N St Hwy 34, Terrell, TX

Phone #: 214 536-3323

Email: bd.beaner @ hotmail.com

General Location of Property: Hwy 34 North

Site Address: 16551 N State Hwy 34

Parcel ID No(s): 2777
2776

Total Area (acres)

Subdivision: BBB & C RR CO, - .56 acres & house
Lot BBB & C RR CO, - 174.0 acres & outbuild.

Reason for Request: To be removed from the ETJ

Attachments/Exhibits used:

Metes and bounds or a copy of the recorded plat for the property

Property Tax Roll records (current property details listed on Kaufman County Appraisal District

State Of Texas

County of Kaufman

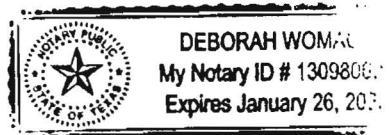
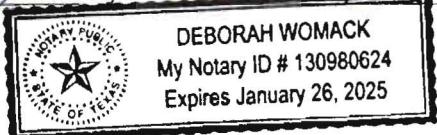
This instrument was acknowledged before me on 12-20-23

By: Deborah Womack

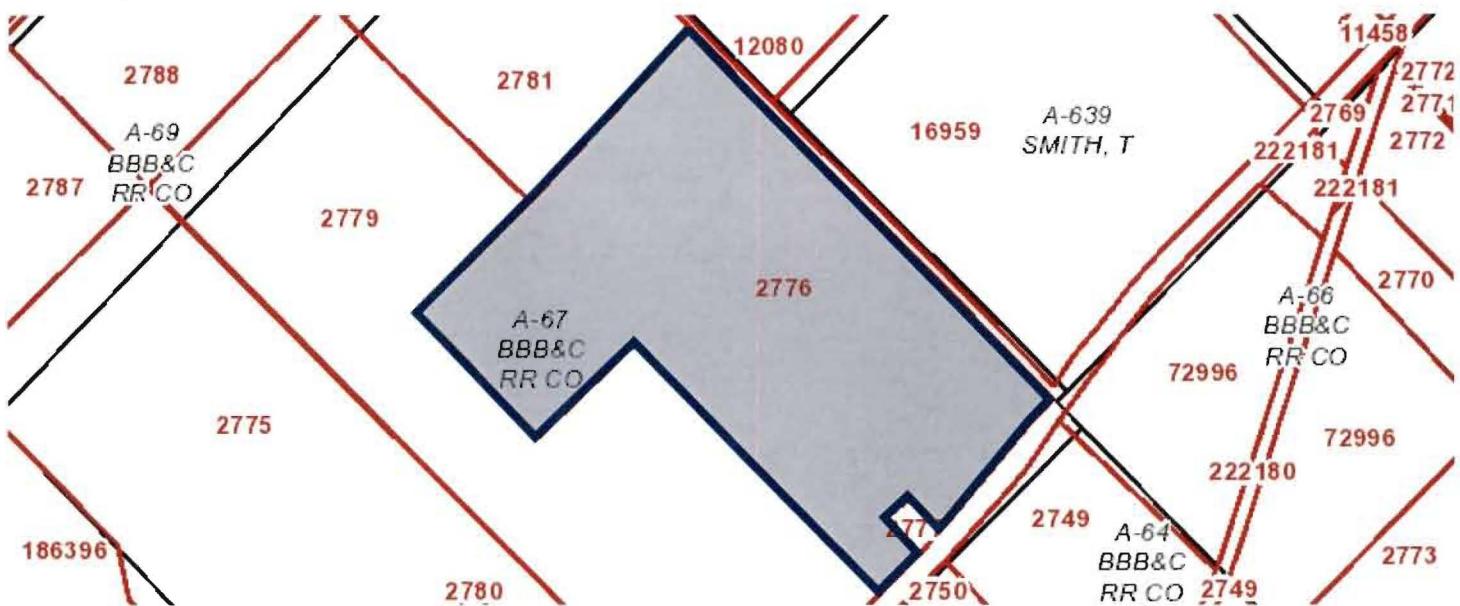
(Personalized Seal)

Notary Public's Signature: Deborah Womack

Submitted this 20 day of Dec. 2023



📍 Map



📘 Property Details

Account

Property ID:	2776	Geographic ID:	99.0067.0000.0010.00.06.00
Type:	Real	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	16651 N HWY 34 TX		
Map ID:	B4-D-3	Mapsco:	
Legal Description:	B B B & C RR CO, 174.0 ACRES, & OUTBUILDINGS		
Abstract/Subdivision:	A0067 - B B B & C RR CO		
Neighborhood:	28-001		

Owner

Owner ID:	12498
Name:	BEAN BRENDA DIANNE FERRELL
Agent:	
Mailing Address:	& JOHNNY RAY BEAN 16551 N HWY 34 TERRELL, TX 75161

% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$56,438 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$1,740,000 (+)
Market Value:	\$1,796,438 (=)
Agricultural Value Loss: 	\$1,727,510 (-)
Appraised Value:	\$68,928 (=)
Homestead Cap Loss: 	\$0 (-)
Assessed Value:	\$68,928
Ag Use Value:	\$12,490

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: BEAN BRENDA DIANNE FERRELL **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$1,796,438	\$68,928
CAD	KAUFMAN CAD	0.000000	\$1,796,438	\$68,928
KC	KAUFMAN COUNTY	0.328958	\$1,796,438	\$68,928
P3	PRECINCT 3	0.000000	\$1,796,438	\$68,928
RB	ROAD & BRIDGE	0.082500	\$1,796,438	\$68,928
ST	TERRELL ISD	1.068200	\$1,796,438	\$68,928
TV	TRINITY VALLEY CC	0.110990	\$1,796,438	\$68,928

Total Tax Rate: 1.690648

Property Improvement - Building

Description: OUTBUILDINGS **Type:** REAL PROPERTY **State Code:** D2 **Living Area:** 0.00sqft

Value: \$56,438

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	86SA	1990	2,400.00
STGA	Storage Bldg, Average	STGA	1990	110.00
OB	OUT BUILDING	86SA	2016	1,860.00
OB	OUT BUILDING	MP5	2016	500.00
OB	OUT BUILDING	MP8	1990	750.00
OB	OUT BUILDING	86SA	1990	1,200.00
OB	OUT BUILDING	MP5	1990	800.00
OB	OUT BUILDING	MP5	1990	204.00
OB	OUT BUILDING	MP2	1990	750.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZC	NATIVE PASTURE	174.0000	7,579,440.00	0.00	0.00	\$1,740,000	\$12,490

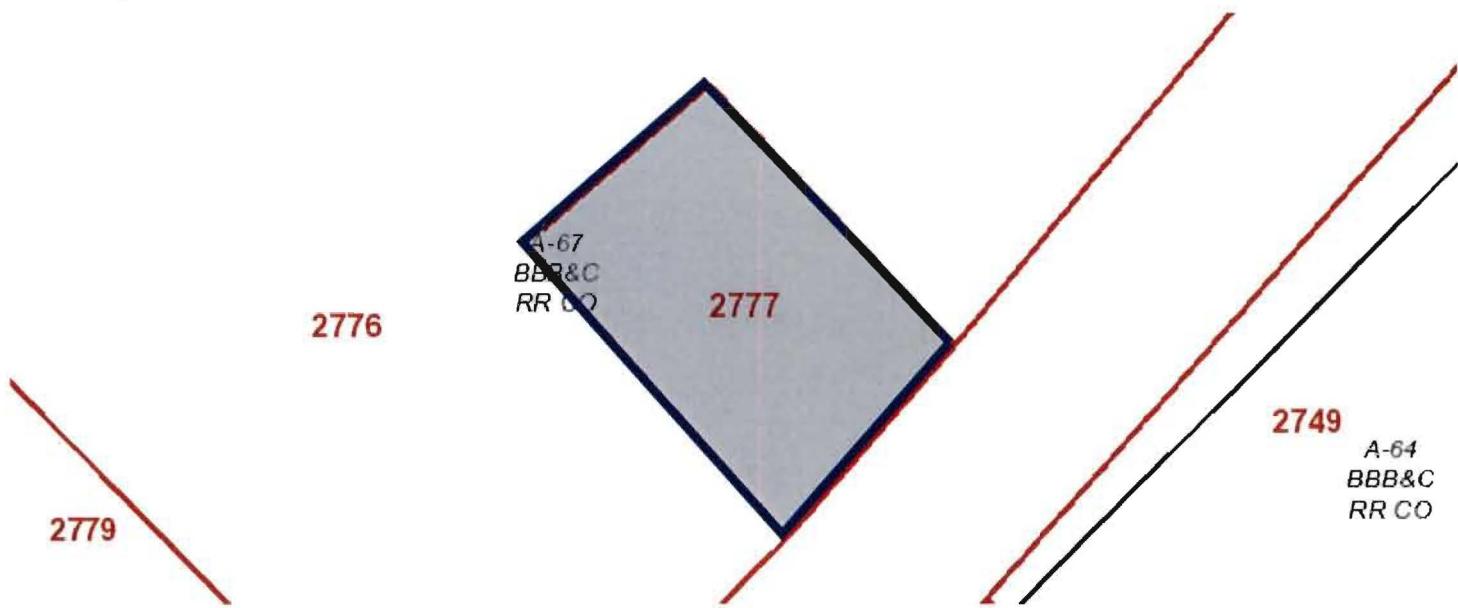
Property Roll Value History

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	\$56,438	\$1,740,000	\$12,490	\$68,928	\$0	\$68,928
2022	\$14,125	\$1,740,000	\$12,939	\$27,064	\$0	\$27,064
2021	\$13,560	\$827,266	\$13,398	\$26,958	\$0	\$26,958
2020	\$11,300	\$479,270	\$14,440	\$25,740	\$0	\$25,740
2019	\$11,300	\$479,270	\$14,440	\$25,740	\$0	\$25,740
2018	\$9,300	\$556,710	\$14,790	\$24,090	\$0	\$24,090
2017	\$9,300	\$556,710	\$14,790	\$24,090	\$0	\$24,090
2016	\$9,300	\$556,710	\$14,790	\$24,090	\$0	\$24,090
2015	\$9,300	\$556,710	\$14,790	\$24,090	\$0	\$24,090
2014	\$9,300	\$556,710	\$14,790	\$24,090	\$0	\$24,090
2013	\$9,300	\$556,710	\$15,660	\$24,960	\$0	\$24,960

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/20/2003	Deed	Deed	BEAN BRENDA DIANNE FERRELL	BEAN BRENDA DIANNE FERRELL	2324	140	26902
5/31/2002	Deed	Deed	COOKE, L C FAMILY TRUST	BEAN BRENDA DIANNE FERRELL	2007	575	11604

📍 Map



📘 Property Details

Account	
Property ID:	2777
Geographic ID:	99.0067.0000.0010.01.06.00
Type:	Real
Zoning:	
Property Use:	Condo:
Location	
Situs Address:	16551 N HWY 34 TERRELL, TX 75161
Map ID:	B4-D-3
Mapsco:	
Legal Description:	B B B & C RR CO, .56 ACRES, & HOUSE
Abstract/Subdivision:	A0067 - B B B & C RR CO
Neighborhood:	28-RVGD/AV
Owner	
Owner ID:	12497
Name:	BEAN JOHNNY R & BRENDA D
Agent:	
Mailing Address:	16551 HWY 34 N TERRELL , TX 75161
% Ownership:	100.0%

Exemptions:	DV4 - Disabled Veterans 70% - 100%
	HS - HOMESTEAD
For privacy reasons not all exemptions are shown online.	

■ Property Values

Improvement Homesite Value:	\$385,665 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$5,600 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$391,265 (=)
Agricultural Value Loss: 	\$0 (-)
Appraised Value:	\$391,265 (=)
Homestead Cap Loss: 	\$88,083 (-)
Assessed Value:	\$303,182
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: BEAN JOHNNY R & BRENDA D %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$391,265	\$291,182
CAD	KAUFMAN CAD	0.000000	\$391,265	\$291,182
KC	KAUFMAN COUNTY	0.328958	\$391,265	\$276,182
P3	PRECINCT 3	0.000000	\$391,265	\$291,182
RB	ROAD & BRIDGE	0.082500	\$391,265	\$276,182
ST	TERRELL ISD	1.068200	\$391,265	\$181,182
TV	TRINITY VALLEY CC	0.110990	\$391,265	\$276,182

Total Tax Rate: 1.690648

■ Property Improvement - Building

Description: HOUSE **Type:** REAL PROPERTY **State Code:** E1 **Living Area:** 2,326.00sqft **Value:** \$385,665

Type	Description	Class CD	Year Built	SQFT
LA	LIVING AREA	RVGD1	2003	2,326.00
AGF2	Attached Garage, Finished, 2 Car	*	2003	528.00
SP	Porch, Screened	*	2003	360.00
CP	Porch, Covered	*	2003	288.00

■ Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
01HS	HOMESITE	0.5600	24,393.60	0.00	0.00	\$5,600	\$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	\$385,665	\$5,600	\$0	\$391,265	\$88,083	\$303,182

2022	\$391,818	\$5,600	\$0	\$397,418	\$121,798	\$275,620
2021	\$297,070	\$2,662	\$0	\$299,732	\$49,168	\$250,564
2020	\$281,820	\$1,540	\$0	\$283,360	\$55,575	\$227,785
2019	\$244,030	\$1,540	\$0	\$245,570	\$38,493	\$207,077
2018	\$196,410	\$1,790	\$0	\$198,200	\$9,948	\$188,252
2017	\$180,190	\$1,790	\$0	\$181,980	\$10,842	\$171,138
2016	\$153,790	\$1,790	\$0	\$155,580	\$0	\$155,580
2015	\$149,920	\$1,790	\$0	\$151,710	\$0	\$151,710
2014	\$151,580	\$1,790	\$0	\$153,370	\$0	\$153,370
2013	\$153,220	\$1,790	\$0	\$155,010	\$0	\$155,010

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/20/2003	Deed	Deed	BEAN BRENDA DIANNE FERRELL	BEAN BRENDA FERREL & JOHNNY B	2324	140	26902
5/31/2002	Deed	Deed	COOKE, L C FAMILY TRUST	BEAN, BRENDA DIANNE FERRELL	2007	575	11604

2023 KAUFMAN COUNTY TAX STATEMENT



Teressa Floyd, Tax Assessor/Collector, Kaufman County, Texas



The jurisdictions listed below have consolidated their tax collections for 2023. Please refer questions to the Kaufman County Tax Office by telephone at (469) 376-4596 or by mail at P. O. BOX 339, Kaufman, Texas 75142

ACCOUNT NUMBER: 2776

Portfolio #

CAD Number: 99006700000010000600							LEGAL DESCRIPTION:				
OWNER NAME AND ADDRESS:							ACREAGE: 174.0000 B B B & C RR CO, 174.0 ACRES, & OUTBUILDINGS 16651 N HWY 34				
BEAN BRENDA DIANNE FERRELL & JOHNNY RAY BEAN 16551 N HWY 34 TERRELL TX 75161											
APPRAISAL ASSESSMENT AND EXEMPTIONS							Property Class	Land	AG /Other		
HS/OV65/DP							Improvements		Personal Property And Minerals		
Non-Homestead							\$56,438		Total Appraised Value		
AG / Other							\$1,740,000	\$12,490	100% Assessed Value		
TOTAL							\$1,740,000	\$12,490	Exemptions		
									OPEN SPACE		
Taxing Unit	UDI	HS Cap Value	Exempt Amount	Taxable Value	Tax Rate Per \$100	Freeze Amount	Tax Levy				
KAUFMAN COUNTY	0%	\$1,727,510		\$68,928	.32895800		\$226.74	February	\$1,246.91		
ROAD & BRIDGE	0%	\$1,727,510		\$68,928	.08250000		\$56.87	March	\$1,270.22		
TVCC	0%	\$1,727,510		\$68,928	.11099000		\$76.50	April	\$1,293.52		
TERRELL ISD	0%	\$1,727,510		\$68,928	1.0682000		\$736.29				
E&D #3	0%	\$1,727,510		\$68,928	.10000000		\$68.93				
2023 Base Tax Levy:							\$1,165.33	Prior Year Delinquent Taxes Due on November 1, 2023:			
								\$0.00			
<ul style="list-style-type: none"> ➔ Pay by credit card, debit card or e-check online at www.kaufmantax.net or call 1-866-549-1010 and Bureau Code-5499044. Service charge applies. ➔ Without a city sales tax, your tax would increase by  											
<p>If your account has an over 65 or disabled homestead exemption on it, you may choose to pay your taxes in four quarterly installment payments. If you qualify for this quarterly installment payment plan on your homestead account, the installment amounts and due dates are shown below. See the blue sheet for more information.</p>											
1 ST payment of		DUE BY JANUARY 31, 2024			3 RD payment of		DUE BY MAY 31, 2024				
2 ND payment of		DUE BY MARCH 31, 2024			4 TH payment of		DUE BY JULY 31, 2024				

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

Account Number: 2776	CAD Number: 99006700000010000600
TOTAL AMOUNT DUE BY JANUARY 31, 2024	\$1,165.33

* Partial payments will be accepted

009940

BEAN BRENDA DIANNE FERRELL
& JOHNNY RAY BEAN
16551 N HWY 34
TERRELL TX 75161-6147

42591

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

2023 KAUFMAN COUNTY TAX STATEMENT

Teressa Floyd, Tax Assessor/Collector, Kaufman County, Texas



The jurisdictions listed below have consolidated their tax collections for 2023. Please refer questions to the Kaufman County Tax Office by telephone at (469) 376-4596 or by mail at P. O. BOX 339, Kaufman, Texas 75142.

ACCOUNT NUMBER: 2777

Portfolio

CAD Number: 99006700000010010600 OWNER NAME AND ADDRESS: BEAN JOHNNY R & BRENDA D 16551 HWY 34 N TERRELL TX 75161					LEGAL DESCRIPTION:					
					ACREAGE: .5600 B B B & C RR CO, .56 ACRES, & HOUSE 16551 N HWY 34 75161					
APPRAISAL ASSESSMENT AND EXEMPTIONS		Property Class		Land	AG /Other	Improvements	Personal Property And Minerals	Total Appraised Value	100%Assessed Value	Exemptions
		HS/OV65/DP		\$5,600		\$385,665		\$391,265	\$391,265	CAPPED
		Non-Homestead								HOMESTEAD
		AG / Other								OVER 65
TOTAL		\$5,600		\$385,665			\$391,265	\$391,265	VETERAN	
Taxing Unit	UDI	HS Cap Value	Exempt Amount	Taxable Value	Tax Rate Per \$100	Freeze Amount	Tax Levy			
KAUFMAN COUNTY	0%	\$88,083	\$115,083	\$276,182	.32895800	\$669.20	\$669.20	February	\$1,513.41	
ROAD & BRIDGE	0%	\$88,083	\$115,083	\$276,182	.08250000	\$118.53	\$118.53	March	\$1,541.70	
TVCC	0%	\$88,083	\$115,083	\$276,182	.11099000	\$173.27	\$173.27	April	\$1,569.98	
TERRELL ISD	0%	\$88,083	\$210,083	\$181,182	1.0682000	\$162.22	\$162.22			
ESD #3	0%	\$88,083	\$100,083	\$291,182	.10000000	\$291.18	\$291.18			
2023 Base Tax Levy:								\$1,414.40		
Total Tax Due by January 31, 2024 is: \$1,414.40								\$0.00		
➔ Pay by credit card, debit card or e-check online at www.kaufmantax.net or call 1-866-549-1010 and Bureau Code-5499044. Service charge applies. ➔ Without a city sales tax, your tax would increase by 2777 										
If your account has an over 65 or disabled homestead exemption on it, you may choose to pay your taxes in four quarterly installment payments. If you qualify for this quarterly installment payment plan on your homestead account, the installment amounts and due dates are shown below. See the blue sheet for more information.										
1 ST payment of \$353.61 DUE BY JANUARY 31, 2024					3 RD payment of \$353.61 DUE BY MAY 31, 2024					
2 ND payment of \$353.61 DUE BY MARCH 31, 2024					4 TH payment of \$353.57 DUE BY JULY 31, 2024					

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

Account Number: 2777	CAD Number: 99006700000010010600
TOTAL AMOUNT DUE BY JANUARY 31, 2024	\$1,414.40

* 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**

009950



42594

BEAN JOHNNY R & BRENDA D
16551 N STATE HIGHWAY 34
TERRELL TX 75161-6147

General Warranty Deed**(Prepared without the benefit of Title Information)**Filed for Record in: Kaufman County
Date: NOV 25 2003 at 01:00P**Date:** November 20, 2003**Grantor:** Brenda Dianne Ferrell Bean**Grantor's Mailing Address:**

Brenda Dianne Ferrell Bean
16551 N. State Hwy. 34
Terrell, Texas 75161
Kaufman County

Grantee: Johnny Ray Bean**Grantee's Mailing Address:**

Johnny Ray Bean
16551 N. State Hwy. 34
Terrell, Texas 75161
Kaufman County

Consideration:

Love of, and affection for, Grantee.

Property (including any improvements): Only a 1/2 undivided interest in and to the following real property, to-wit:

All that certain tract or parcel of land in Kaufman County, Texas, being a part of the Survey originally granted to the B.B.B.&C. R.R. Co. And described as follows, to-wit:

BEGINNING 7.2 vrs S. 45 W. of the South corner of the T. Smith survey at a stake for corner, said point being of the West side of the line between the T. Smith survey and the B.B.B.&C. R.R. Survey and on the North side of Terrell and Brin Road;

THENCE S. 17 deg. E. 80.4 vrs to corner;

THENCE S. 45 deg. West 634.3 vrs to the East corner of a 450 acre tract of land conveyed by Oscar Price and J. C. Fields to J. E. Darst, by deed dated January 28th, 191__, recorded in Vol. 142, page 44, of the Kaufman County Deed Records;

THENCE N. 45 deg. W. with the Northeast line of the said Darst 40 acres, 888.1 vrs

to the N. corner of the said Darst tract;

THENCE S. 45 deg W. 321.8 vrs to corner;

THENCE N. 45 deg. W. 412-1/2 vrs to corner;

THENCE N. 45 deg. East 878.1 vrs to a stake on W. line of land between B.B.B.&C. R.R. Co. Survey and the T. Smith Survey;

THENCE S. 45 deg. And 30' E. 1229 vrs to the place of beginning, containing 175.96 acres of land, more or less, being the tract of land less the 40 acres sold as aforesaid, which was conveyed to the said Oscar Price and J. C. Fields by John B. Preston and wife, and H. Horney and wife by deed dated January 10, 191____, recorded in Vol. 142, page 26, of the Kaufman County Deed Records, and being the same land described in a deed from C. K. Patton and Geo. W. Becknal to Brock Walker, dated October 31, 1932, recorded in Vol. 186, page 254, of the Deed Records, Kaufman County, Texas.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.



Brenda Dianne Ferrell Bean

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]