



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.: 02-2024

Property Owner: Corona Properties LLC

Property ID: 59560 and 187252

Address of Property: 12060 Shadow Ridge Lane, Terrell, TX 75161

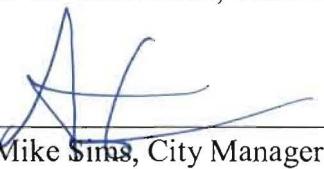
Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Corona Properties LLC 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 REC'D  
Dawn Stiel

**Corona Properties LLC**  
6301 Gaston Ave, Ste 545  
Dallas TX 75214

City of Terrell  
Attn: City Secretary  
201 E Nash  
Terrell TX 75160

**RE: Release of area by Petition of Landowner from Extra Terrestrial Jurisdiction**

County Property ID: 59560, Legal Description A-0020, A Bennett Svy  
Geographic ID: 99.0020.0000.0150.04.06.00, Acres 21.7

County Property ID: 187252, Legal Description A-0020, A Bennett Svy  
Geographic ID: 99.0020.0000.0150.08.06.00, Acres 10

Dear City Secretary,

Please accept this Letter as our Petition under SB No. 2038 for the release of the properties referenced above from the City of Terrell Extra Terrestrial Jurisdiction (ETJ). Please see the attached maps and descriptions.

This Petition is submitted by the lawful owner of the properties, Corona Properties LLC. If you need additional information, please contact me at 918-630-5627 or breid@coronatd.com.

Sincerely,

Corona Properties LLC

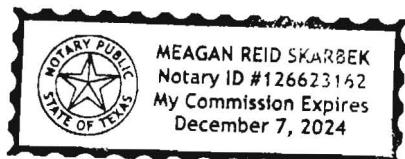
By: B.J. Reid DOB 12-21-55  
B.J. Reid, President

Date: 12-20-23

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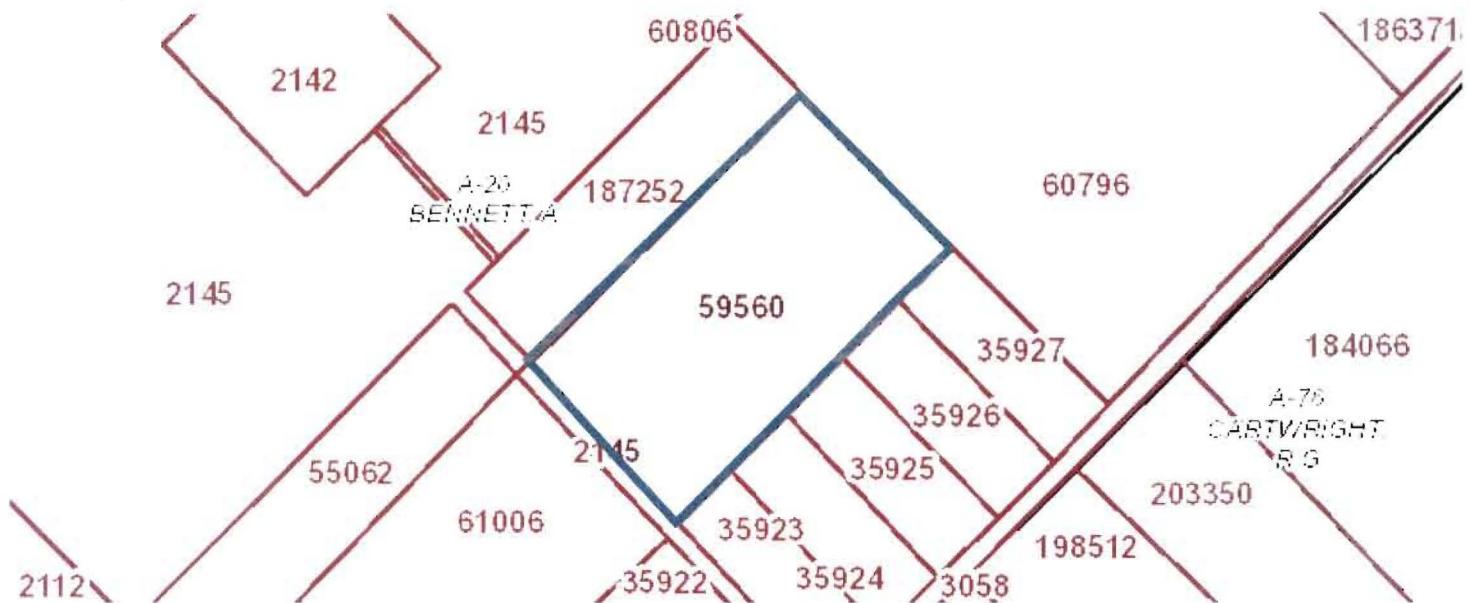
State of Texas  
County of Dallas

This instrument was executed before me on Dec. 20, 2023 by B. J. Reid, President of Corona Properties LLC.



Meagan Reid Skarbek  
Notary Public

## 📍 Map



## 📘 Property Details

### Account

|               |       |                |                            |
|---------------|-------|----------------|----------------------------|
| Property ID:  | 59560 | Geographic ID: | 99.0020.0000.0150.04.06.00 |
| Type:         | Real  | Zoning:        |                            |
| Property Use: |       | Condo:         |                            |

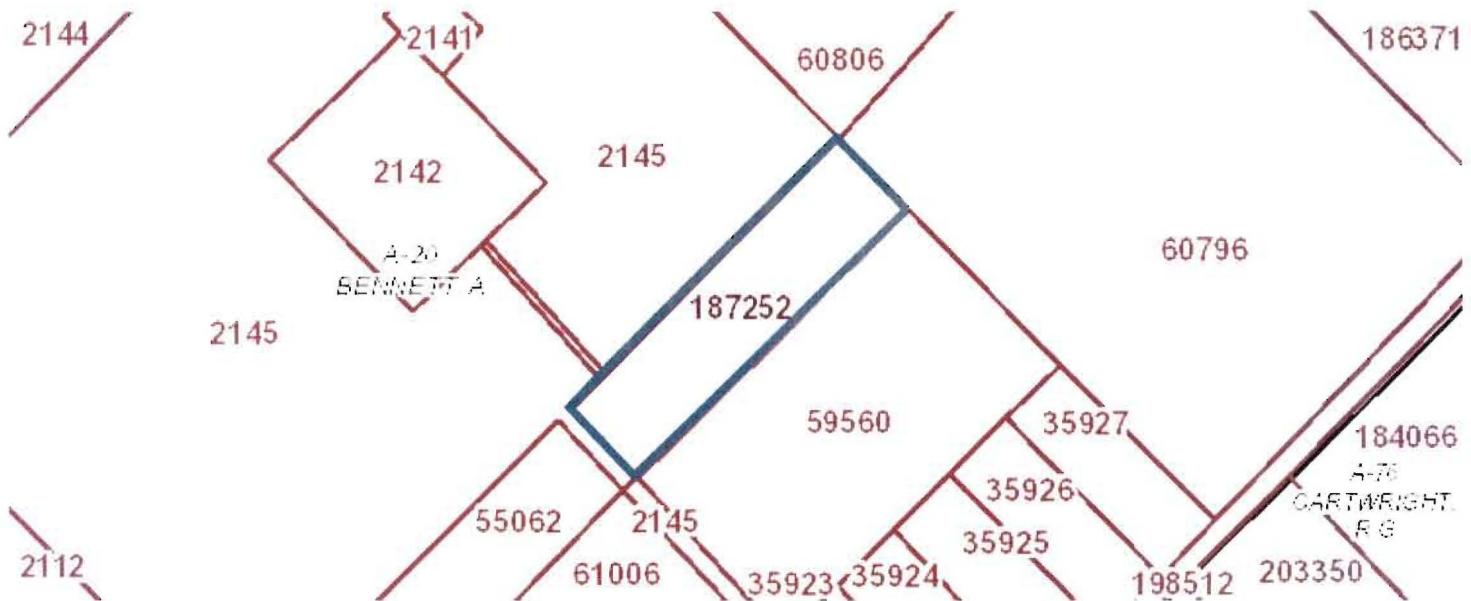
### Location

|                       |   |
|-----------------------|---|
| Situs Address:        | 12060 SHADOW RIDGE LN TERRELL, TX 75161 |
| Map ID:               | C5-C-3                                  |
| Legal Description:    | A BENNETT, 21.671 ACRES, & HOUSE        |
| Abstract/Subdivision: | A0020 - A BENNETT                       |
| Neighborhood:         | 28-RVGD/AV                              |

### Owner

|                  |                                     |
|------------------|-------------------------------------|
| Owner ID:        | 258964                              |
| Name:            | CORONA PROPERTIES LLC               |
| Agent:           |                                     |
| Mailing Address: | 1316 MORAINES PL<br>HEATH, TX 75032 |
| % Ownership:     | 100.0%                              |

## Map



## Property Details

| Account                      |                                     |
|------------------------------|-------------------------------------|
| <b>Property ID:</b>          | 187252                              |
| <b>Geographic ID:</b>        | 99.0020.0000.0150.08.06.00          |
| <b>Type:</b>                 | Real                                |
| <b>Zoning:</b>               |                                     |
| <b>Property Use:</b>         | Condo                               |
| Location                     |                                     |
| <b>Situs Address:</b>        | SHADOW RIDGE LN TERRELL, TX 75161   |
| <b>Map ID:</b>               | C5-C-3                              |
| <b>Mapsco:</b>               |                                     |
| <b>Legal Description:</b>    | A BENNETT, 10. ACRES                |
| <b>Abstract/Subdivision:</b> | A0020 - A BENNETT                   |
| <b>Neighborhood:</b>         | 28-001                              |
| Owner                        |                                     |
| <b>Owner ID:</b>             | 258964                              |
| <b>Name:</b>                 | CORONA PROPERTIES LLC               |
| <b>Agent:</b>                |                                     |
| <b>Mailing Address:</b>      | 1316 MORAINES PL<br>HEATH, TX 75032 |
| <b>% Ownership:</b>          | 100.0%                              |

Baylor University, Kaufman County, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, METINASA, USGS, Esri NPs, USDA, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

