



January 17, 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.: 13-2024

Property Owner: Kenneth Everhart

Property ID: 26329

Address of Property: 16568 Point Dr, Terrell, TX 75160

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Kenneth Everhart on December 14, 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 17, 2024.

CITY OF TERRELL, TEXAS

By: \_\_\_\_\_

Mike Sims, City Manager

Attest:

Dawn Steil, City Secretary

Thurs. 10  
DEC 14 REC'D  
Dawn Steel

**PETITION TO BE RELEASED FROM EXTRATERRITORIAL JURISDICTION**

NOW COME Kenneth Everhart, 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 

PRINTED NAME: Kenneth S Gerhart

DATE OF BIRTH: 

RESIDENCE ADDRESS: 16568 point drive

Terrell, TX 75160

DATE OF SIGNING: 12-13-23

**EXHIBIT A**

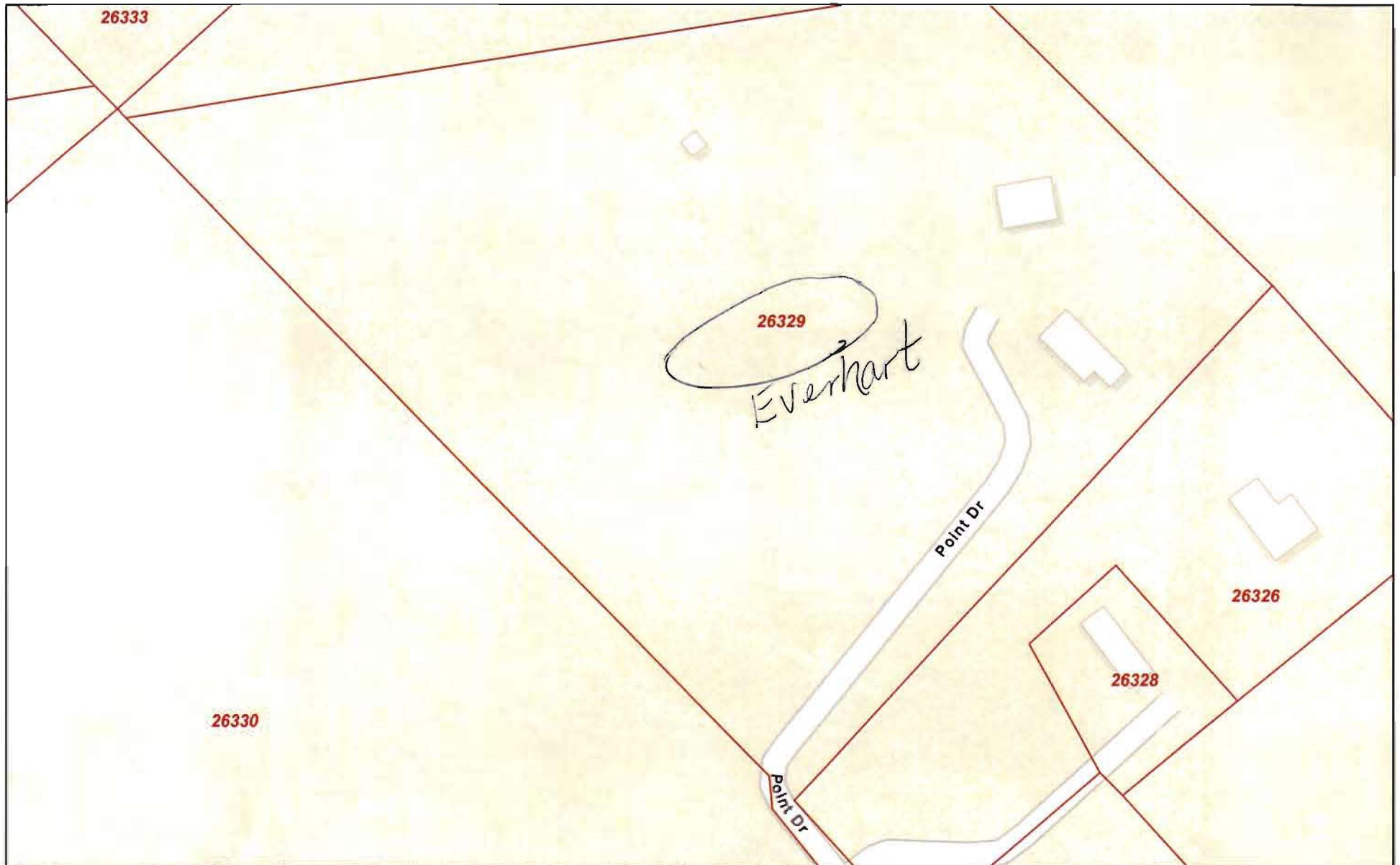
**DESCRIPTION OF THE BOUNDARIES  
OF THE LAND**

## LEGAL DESCRIPTION



Being all of LOT 17, HIGHPOINT FARMS SECTION 1, an Addition in Kaufman County, Texas according to the Plat thereof Recorded in Cabinet 1, Envelope 258, Plat Records, Kaufman County, Texas.

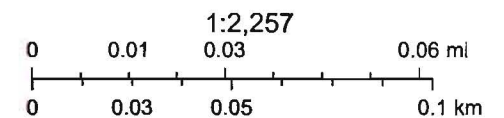
**EXHIBIT B**  
**MAP OF THE LAND**

# Kaufman CAD Web Map



12/11/2023, 2:18:02 PM

-  Abstracts
-  Parcels



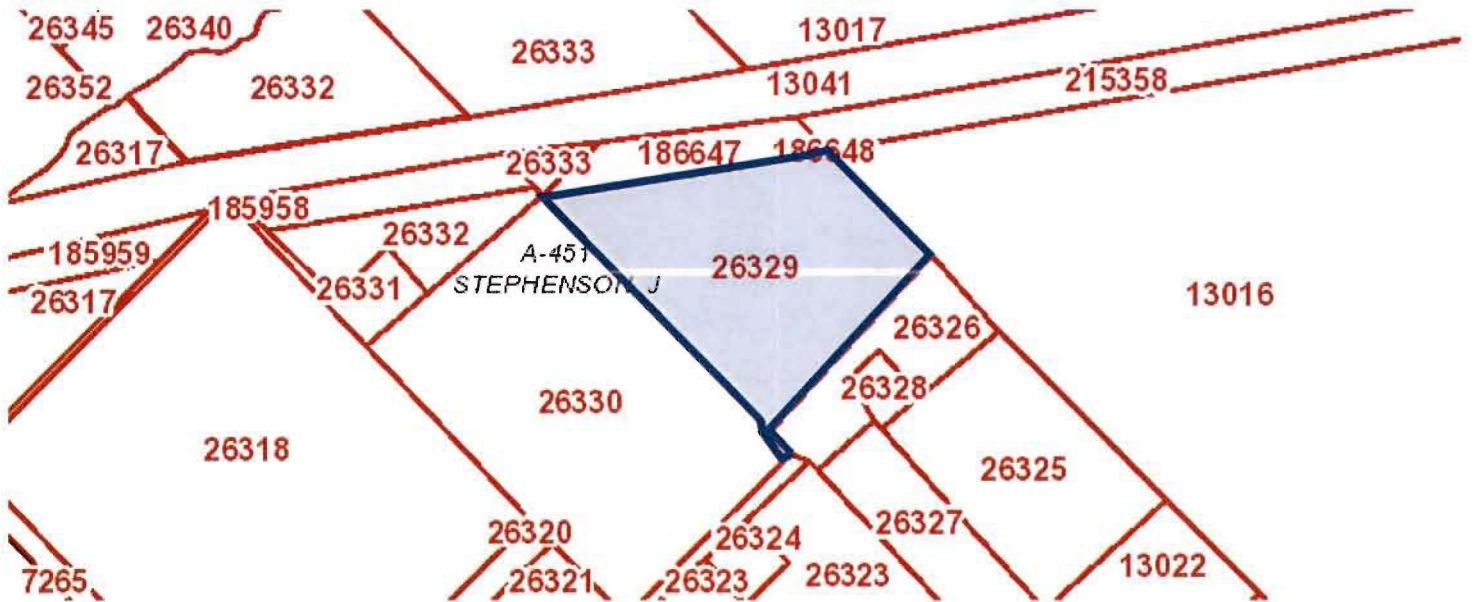
Esri Community Maps Contributors, Kaufman County, Texas Parks & Wildlife,  
© OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

Kaufman County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://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**





## Property Details

### Account

Property ID:	26329	Geographic ID:	00.1540.0001.0017.00.06.00
Type:	Real	Zoning:	
Property Use:		Condo:	

### Location

Situs Address:	16568 POINT DR TERRELL, TX 75160		
Map ID:	B3-A-3	Mapsco:	
Legal Description:	HIGH POINT FARMS, BLOCK 1, LOT 17PT; & HOUSE		
Abstract/Subdivision:	S1540 - HIGH POINT FARMS		
Neighborhood:	28-RVGD/AV		

### Owner

Owner ID:	42266
Name:	EVERHART KENNETH
Agent:	TEXAS TAX PROTEST (185169)
Mailing Address:	16568 POINT DR TERRELL , TX 75160-0930
% Ownership:	100.0%

Exemptions:

HS - HOMESTEAD

For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$299,236 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$23,882 (+)
Land Non-Homesite Value:	\$310,940 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$634,058 (=)
Agricultural Value Loss:?	\$0 (-)
Appraised Value:	\$634,058 (=)
Homestead Cap Loss: ?	\$37,962 (-)
Assessed Value:	\$596,096
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.

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Property Taxing Jurisdiction

Owner: EVERHART KENNETH %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$634,058	\$596,096
CAD	KAUFMAN CAD	0.000000	\$634,058	\$596,096
KC	KAUFMAN COUNTY	0.328958	\$634,058	\$596,096

P2	PRECINCT 2	0.000000	\$634,058	\$596,096
RB	ROAD & BRIDGE	0.082500	\$634,058	\$596,096
ST	TERRELL ISD	1.068200	\$634,058	\$496,096
TV	TRINITY VALLEY CC	0.110990	\$634,058	\$596,096

**Total Tax Rate:** 1.690648

## Property Improvement - Building

**Description:** RESIDENCE **Type:** REAL PROPERTY **State Code:** E1 **Living Area:** 2,729.00sqft  
**Value:** \$280,583

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	LIVING AREA	RVAV1	20 - Brick	1997	1,648.00
CP	Porch, Covered	*		1997	220.00
ADNA	Addition, Average	*		1997	506.00
POOL	SWIMMING POOL	P05		1997	1.00
ADNA	Addition, Average	*		1997	575.00
WD	WOOD DECK	*		1997	240.00
CP	Porch, Covered	*		1997	520.00
STGA	Storage Bldg, Average	*		1997	280.00
STGE	Storage Bldg, Excellent	*		0	196.00
STGA	Storage Bldg, Average	*		0	360.00

**Description:** BARN **Type:** REAL PROPERTY **State Code:** E4 **Living Area:** 0.00sqft **Value:** \$18,653

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	86SA	0	1,700.00
OB	OUT BUILDING	MP5	0	672.00
OB	OUT BUILDING	MP5	0	672.00

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
01HS	HOMESITE	13.0198	567,142.49	0.00	0.00	\$310,940	\$0

01HS	HOMESITE	1.0000	43,560.00	0.00	0.00	\$23,882	\$0
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## 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	\$299,236	\$334,822	\$0	\$634,058	\$37,962	\$596,096
2022	\$293,799	\$266,924	\$0	\$560,723	\$53,605	\$507,118
2021	\$245,743	\$173,047	\$0	\$418,790	\$22,420	\$396,370
2020	\$233,900	\$132,360	\$0	\$366,260	\$29,098	\$337,162
2019	\$202,670	\$60,310	\$0	\$262,980	\$12,205	\$250,775
2018	\$176,310	\$60,310	\$0	\$236,620	\$3,551	\$233,069
2017	\$163,630	\$60,310	\$0	\$223,940	\$6,967	\$216,973
2016	\$142,030	\$60,310	\$0	\$202,340	\$0	\$202,340
2015	\$153,460	\$60,310	\$0	\$213,770	\$0	\$213,770
2014	\$155,180	\$60,310	\$0	\$215,490	\$0	\$215,490
2013	\$158,620	\$60,310	\$0	\$218,930	\$0	\$218,930

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
2/28/2008	SWD	SPECIAL WARRANTY DEED			3380	369	7616
10/8/2003	Deed	Deed	EVERHART, KENNETH & CYNTHIA	EVERHART KENNETH	2301	180	0
3/7/2002	Deed	Deed	LOUGHMILLER, REBA D	EVERHART, KENNETH & CYNTHIA	1966	381	5479
	Deed	Deed			1029	0173	0
	Deed	Deed	LOUGHMILLER, DAVID & REBA	SHEPHERD PLACE HOMES INC	1273	182	0

Deed	Deed	NATIONS, DUANNE	KORNELSON, RALPH	1236	225	0
Deed	Deed	SHEPHERD PLACE	LOUGHMILLER, REBA	1285	702	0
Deed	Deed	KORNELSON, RALPH	LOUGHMILLER, REBA	1263	394	0