

Dawn Steil

## Extraterritorial Jurisdiction Release Petition

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

I/We Heiko Habig,  
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:

<u>Heiko Habig</u>	<u>12-05-2023</u>		
Signature	Date	Signature	Date
<u>Heiko Habig</u>			
Printed Name		Printed Name	
Date of Birth: <u>[REDACTED]</u>		Date of Birth: _____	
Mailing address: <u>15181 Armstrong Terrell Texas 75160</u>			
Phone #: <u>602-999-3524</u>			
Email: <u>heikohabig@gmail.com</u>			

General Location of Property: Legal Description: KRISKA MESA ESTATES, BLOCK 6,7  
Site Address: 15181 Armstrong Terrell Texas 75160

Parcel ID No(s): Property ID: 29577 Map ID: B3-D-3  
Total Area (acres) 10 Acres  
Subdivision: S2130 - KRISKA MESA ESTATES  
Lot 29577 Block 28-NFAV/GD

Reason for Request: To be removed from the ETJ

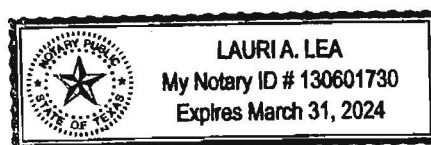
## Attachments/Exhibits used:

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 Hunt

This instrument was acknowledged before me on December 5, 2023  
By: Heiko Habig  
(Personalized Seal) Notary Public's Signature: Lauri A. Lea

Submitted this 5th day of December, 2023



**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]**

Kaufman County  
Laura Hughes  
County Clerk

Instrument Number: 2018-0028680

Billable Pages: 3  
Number of Pages: 4

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<b>On:</b> 11/16/2018 at 03:35 PM	E-RECORDING
<b>Document Number:</b> <u>2018-0028680</u>	
<b>Receipt No:</b> <u>18-25405</u>	
<b>Amount:</b> \$ <u>34.00</u>	
<b>Vol/Pg:</b> <u>V:5862 P:532</u>	



STATE OF TEXAS  
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me  
and was duly recorded in the Official Public Records of Kaufman County, Texas.

*Laura A. Hughes*

Laura Hughes, County Clerk

Recorded By: Elsa Smith, Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED  
REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER  
FEDERAL LAW.

**Record and Return To:**

RANGER TITLE CO  
409 N. MC GRAW ST.  
FORNEY, TX 75126



GF No. F182155K

**WARRANTY DEED WITH VENDOR'S LIEN**

**Notice of confidentiality rights:** If you are a natural person, you may remove or strike any and all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

**DATE:** November 16, 2018

**GRANTOR:** Edward A. Lile and wife, Victoria DeHoff

**GRANTOR'S ADDRESS:** 3900 SW Loop 7, Athens, TX 75751

**GRANTEE:** Heiko Habig

**GRANTEE'S ADDRESS:** 15181 Armstrong, Terrell, Texas 75160

**CONSIDERATION:** Cash and a note of even date executed by Grantee in the principal amount of \$292,000.00, and is payable to the order of Golden Empire Mortgage, Inc. dba Southlake Mortgage. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Golden Empire Mortgage, Inc. dba Southlake Mortgage and by a first-lien deed of trust of even date from Grantee to Scott R. Valby, Trustee.

**PROPERTY (INCLUDING ANY IMPROVEMENTS):** ALL THAT CERTAIN 10.00 ACRES, MORE OR LESS, TRACT OR PARCEL OF LAND SITUATED IN THE W. E. SULLIVAN SURVEY, ABSTRACT NO. 490 KAUFMAN COUNTY, TEXAS, AND BEING KNOWN AS LOTS 6 AND 7 OF KRISTA MESA ESTATES AN UNRECORDED SUBDIVISION AND BEING THE SAME TRACT OF LAND CONVEYED TO LYNNE M. TORRICELLI RECORDED IN VOLUME 2314, PAGE 514 OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS ATTACHED.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:** The herein described property is conveyed subject to any and all easements, restrictions, reservations, whether of minerals or other kinds, covenants and agreements of record, if any, as same may affect said property, including but not limited to the following:

Easement dated September 18, 1962, from R.D. Springer, et ux to Lone Star Gas Co., recorded in Volume 459, Page 629, Real Property Records, Kaufman County, Texas.

Easement dated March 30, 1965, from R.D. Springer, et ux to High Point Water Supply Corp., recorded in Volume 480, Page 106, Real Property Records, Kaufman County, Texas.

Easement dated November 11, 1976, by Judgment to Seaway Pipeline, Inc., recorded in Volume 634, Page 127, Real Property Records, Kaufman County, Texas.

Easement dated March 4, 1977, by Judgment to Seaway Pipeline, Inc., recorded in Volume 634, Page 134, Real Property Records, Kaufman County, Texas.

Terms, conditions, stipulations and provisions contained in Easement Agreement dated May 15, 1984, by and between Phillips Natural Gas Company and Seaway Pipeline, Inc., recorded in Volume 773, Page 717, Real Property Records, Kaufman County, Texas.

Mineral reservation in deed dated November 17, 1976 from Christel Culbertson to Dewey Edward Besson recorded in Volume 715, Page 287, Real Property Records, Kaufman County, Texas.

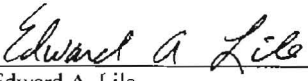
Easement dated December 1, 2009, from Edward A. Lile to High Point Water Supply Corp. recorded in Volume 4208, Page 351, Real Property Records, Kaufman County, Texas.


Easement dated December 12, 2012, from Edward A. Lile to Seaway Crude Pipeline Company, LLC recorded in Volume 4310, Page 44, Real Property Records, Kaufman County, Texas.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

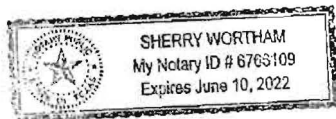
  
Edward A. Lile

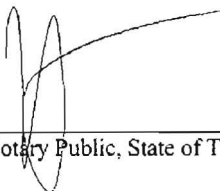
  
Victoria DeHoff

STATE OF TEXAS

COUNTY OF KAUFMAN

This instrument was acknowledged before me on this 16 day of November, 2018 by Edward A. Lile and Victoria DeHoff.



  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**

Heiko Habig  
15181 Armstrong  
Terrell, TX 75160

## EXHIBIT 'A'

STATE OF TEXAS:  
COUNTY OF KAUFMAN:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE W. E. SULLIVAN SURVEY, ABSTRACT NO. 490 KAUFMAN COUNTY, TEXAS, AND BEING KNOWN AS LOTS 6 AND 7 OF KRISTA MESA ESTATES AN UNRECORDED SUBDIVISION AND BEING THE SAME TRACT OF LAND CONVEYED TO LYNNE M. TORRICELLI RECORDED IN VOLUME 2314, PAGE 514 OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND W/ORANGE CAP STAMPED 5244, THE APPARENT SOUTH CORNER OF ARMSTRONG ROAD, SAID POINT BEING THE WEST CORNER OF HEREIN DESCRIBED TRACT AND BEING IN THE NORTHEAST LINE OF HIGHPOINT ESTATES, AN ADDITION TO KAUFMAN COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET 1, SLIDE 203 PLAT RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 48 DEGREES 16 MINUTES 10 SECONDS EAST PASSING A 3/8 INCH IRON ROD FOUND FOR WITNESS W/ORANGE CAP STAMPED 5244 AT 50.02 FEET AND CONTINUING ALONG THE COMMON LOT OF LOTS 5 AND 6 OF SAID UNRECORDED PLAT A TOTAL DISTANCE OF 675.65 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, THE NORTH CORNER OF HEREIN DESCRIBED TRACT AND THE EAST CORNER OF SAID LOT 5, SAID POINT BEING IN THE SOUTHWEST LINE OF A TRACT OF LAND CONVEYED TO CRAIG AND JOHANNA BENNIGHT RECORDED IN VOLUME 2763, PAGE 165 OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 43 DEGREES 08 MINUTES 37 SECONDS EAST ALONG THE SOUTHWEST LINE OF SAID BENNIGHT TRACT PASSING A 3/8 INCH IRON ROD FOUND FOR WITNESS AT 322.54 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 645.43 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER W/ORANGE CAP STAMPED VANNOV, THE EAST CORNER OF HEREIN DESCRIBED TRACT, SAID POINT BEING THE NORTH CORNER OF A TRACT OF LAND CONVEYED TO LOWELL AND FRANCES JAY RECORDED IN VOLUME 715, PAGE 278 DEED RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 48 DEGREES 16 MINUTES 28 SECONDS WEST ALONG THE NORTHWEST LINE OF SAID JAY TRACT AND THE NORTHWEST LINE OF A TRACT OF LAND CONVEYED TO ESTHER RIERSON RECORDED IN VOLUME 2352, PAGE 613 DEED RECORDS, KAUFMAN COUNTY, TEXAS A DISTANCE OF 674.35 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, THE SOUTH CORNER OF HEREIN DESCRIBED TRACT, SAID POINT BEING IN THE NORTHEAST LINE OF SAID HIGHPOINT ESTATES;

THENCE NORTH 43 DEGREES 15 MINUTES 34 SECONDS WEST ALONG THE NORTHEAST LINE OF SAID ADDITION PASSING A 3/8 INCH IRON ROD FOUND FOR WITNESS W/ORANGE CAP STAMPED 5244 AT 322.84 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 645.40 FEET TO THE PLACE OF BEGINNING AND CONTAINING 435,511.09 SQUARE FEET OR 10.000 ACRES OF LAND.