



November 27, 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.: 08-2023

Property Owner: Peaches and Cotton Realty LP and Arthur Dale and Judy L. Ham

Property ID: 12056, 181958, 2101 and 2156

Address of Property: 11939 CR 309, Terrell, Texas 75161

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Peaches and Cotton Realty LP and Arthur Dale and Judy L. Ham on November 29, 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 November 29, 2023.

CITY OF TERRELL, TEXAS

By: _____

Mike Sims, City Manager

Attest:



Dawn Steil, City Secretary



PETITION TO BE RELEASED FROM EXTRATERRITORIAL JURISDICTION

NOW COME Peaches and Cotton Realty LP and Arthur Dale Ham & Judy L Ham, 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 Arthur Dale Ham
PRINTED NAME: ARTHAUR DALE HAM
DATE OF BIRTH: [REDACTED]
RESIDENCE ADDRESS: 11939 CR 309
Terrell, TEXAS 75161
DATE OF SIGNING: 11-27-2023

X Judy L. Ham
PRINTED NAME: JUDY L. HAM
DATE OF BIRTH: [REDACTED]
RESIDENCE ADDRESS: 11939 CR 309
Terrell, TEXAS 75161
DATE OF SIGNING: 11-27-2023

EXHIBIT A

**DESCRIPTION OF THE BOUNDARIES
OF THE LAND**

**SPECIAL WARRANTY DEED WITHOUT TITLE EXAMINATION
EXHIBIT "A"**

TRACT I (20.374 ACRES): BEING all that certain tract or parcel of land in the A. BENNETT SURVEY, A-20, the R. MEAD SURVEY, A-306, and the J. RUSSELL SURVEY, A-429, KAUFMAN County, Texas, and being a part of that called Tract I of 207 acres as conveyed from P.H. Reynolds, Jr., et ux, to Herman Reynolds, III, and Rosemary Rosenbaum, as recorded in Volume 887, Page 722, of the Deed Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a point in the centerline of County Road No. 309, said point being at a south corner of a 5.0699 acre tract conveyed to Jeanne Webster, as recorded in Volume 1988, Page 463, a 1/2" iron rod found for witness bears N 46 deg. 32 min. 56 sec. W, 17.20 feet;

THENCE S 44 deg. 36 min. 32 sec. W, along the centerline of County Road No. 309, a distance of 485.57 feet to bend;

THENCE S 44 deg. 50 min. 14 sec. W, continuing along the centerline of said County Road, a distance of 498.71 feet to a point for corner, a 1/2" iron rod found for witness bears N 44 deg. 47 min. 00 sec. W, 21.47 feet;

THENCE N 44 deg. 47 min. 00 sec. W, a distance of 929.04 feet to a 1/2" iron rod set for corner;

THENCE N 38 deg. 46 min. 46 sec. E, a distance of 278.96 feet to a "T" post for corner;

THENCE N 54 min. 03 sec. 59 sec. E, a distance of 489.82 feet to a 1/2" iron rod found for corner at another south corner of said 5.0699 acre tract;

THENCE N 53 deg. 30 min. 00 sec. E, along a southeast line of said 5.0699 acre tract, a distance of 199.00 feet to a 1/2" iron rod found for corner;

THENCE S 46 deg. 32 sec. 56 min. E, along a southwest line of said 5.0699 acre tract, a distance of 848.24 feet to the POINT OF BEGINNING and containing 20.374 acres of land.

**SPECIAL WARRANTY DEED WITHOUT TITLE EXAMINATION
EXHIBIT "A" (CONTINUED)**

TRACT II (7.630 ACRES): BEING all that certain tract or parcel of land in the A. BENNETT SURVEY, A-20, KAUFMAN County, Texas, and being a part of that called Tract 1 of 207 acres as conveyed from P.H. Reynolds, Jr., et ux, to Herman Reynolds, III, and Rosemary Rosenbaum, as recorded in Volume 887, Page 722, of the Deed Records of Kaufman County, Texas, and being more particularly described as follows:

COMMENCING at a point in the centerline of County Road No. 309, said point being at a south corner of a 5.0699 acre tract conveyed to Jeanne Webster, as recorded in Volume 1988, Page 463, a 1/2" iron rod found for witness bears N 46 deg. 32 min. 56 sec. W, 17.20 feet;

THENCE N 44 deg. 36 min. 32 sec. E, along the most southeasterly line of said 5.0699 acre tract and along the centerline of said County Road, a distance of 40.20 feet to the POINT OF BEGINNING, a 1/2" iron rod found for witness bears N 46 deg. 36 min. 14 sec. W, 17.30 feet;

THENCE N 46 deg. 36 min. 14 sec. W, along a northeast line of said 5.0699 acre tract, a distance of 842.07 feet to a 1/2" iron rod found for corner;

THENCE N 53 deg. 30 min. 00 sec. E, along a southeast line of said 5.0699 acre tract, a distance of 199.00 feet to a 1/2" iron rod found for corner at an easterly corner of said 5.0699 acre tract;

THENCE N 53 deg. 20 min. 07 sec. E, a distance of 220.17 feet to a 3/8" iron rod found for corner;

THENCE S 46 deg. 14 min. 28 sec. E, along the southwest line of a 7.708 acre tract conveyed to Arthur Dale Ham et ux, as recorded in Volume 1104, Page 536, a distance of 777.81 feet to a point in the centerline of County Road No. 309, a 1/2" iron rod found for witness bears N 46 deg. 14 min. 28 sec. W, 19.00 feet;

THENCE S 44 deg. 36 min. 32 sec. W, along the centerline of said County Road, a distance of 407.95 feet to the POINT OF BEGINNING and containing 7.630 acres of land.

**SPECIAL WARRANTY DEED WITHOUT TITLE EXAMINATION
EXHIBIT "A" (CONTINUED)**

TRACT III (40.33 ACRES): BEING all that certain tract or parcel of land in the B. Kimberling Survey, A-265, Kaufman County, Texas, and being all that called 40.025 acre tract as conveyed from W. Frank Ellis et ux to James O. Springer and Emily H. Springer, as recorded in Volume 539, Page 168, of the Deed Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a 1" iron pipe found for corner at the north corner of said tract, said point being in the southeast line of County Road No. 308;

THENCE S 44°34'15" E, along the northeast line of said tract, a distance of 2980.52 feet to a 1/2" iron rod set for corner;

THENCE S 47°31'12" W, along the southeast line of said tract, a distance of 594.98 feet to a 1/2" iron rod set for corner;

THENCE N 44°21'44" W, along the southwest line of said tract, a distance of 2983.26 feet to a 1/2" iron rod set for corner;

THENCE N 47°49'31" E, along the southeast line of County Road No. 308, a distance of 584.22 feet to the POINT OF BEGINNING and containing 40.333 acres of land.

TRACT IV (22.893 ACRES): All our right, title and interest in and to all that certain 22.893 acres, more or less, in the Aaron Bennett Survey, A-20, more fully described in the Warranty Deed to the Veterans Land Board dated June 29, 1977, recorded in Vol. 629, page 154, Deed Records of Kaufman County, Texas and further described in that Contract of Sale and Purchase dated July 7, 1977, recorded in Vol. 629, Page 157, Deed Records of Kaufman County, Texas, being further described as follows:

All that certain lot, tract or parcel of land, being 22.893 acres, situated in the Aaron Bennett Survey, Abstract No. 20, Kaufman County, Texas, and being the land described in deed from Mrs. W. C. McCord to Constance M. Plunkett, and being described as follows:

BEGINNING at a point in center of County road on South line of said Bennett Survey, and being the South corner of aforesaid Plunkett tract; an iron stake bears 20 feet N 44°52' W;

THENCE N 44°52' W 1668 feet with fence to an iron stake on South line of T. & P. Railroad;

**SPECIAL WARRANTY DEED WITHOUT TITLE EXAMINATION
EXHIBIT "A" (CONTINUED)**

THENCE S 81° E 1866 feet with fence on South R.O.W. of Railroad to an iron stake set in center of County road;

THENCE S 12°50' E and S 45° W 1000 feet with center of road to the place of BEGINNING, containing 22.893 acres of land, of which 0.491 acre is within the County road.

TRACT V (7.708 ACRES): All our right, title and interest in and to all that certain lot, tract or parcel of land situated in Kaufman County, Texas being a part of the A. Bennett Survey, Abstract 20, and containing 7.708 acres of land, more or less, and being described as follows:

All that certain lot, tract or parcel of land, part of the A. Bennett Survey, Abstract No 20, Kaufman County, Texas, part of that certain called 207.0 acre tract conveyed to Herman Reynolds, III and Rosemary Rosenbaum by P. H. Reynolds, et ux on July 26, 1986, recorded in Volume 887, Page 722 of the Deed Records of Kaufman County, Texas and being more completely described as follows, to-wit:

BEGINNING at a point for corner at the East corner of the above mentioned 207.0 acre tract and being in the centerline of County Road No. 309, from which an Iron rod bears N 44 deg. 52 min. 00 sec. W – 18.00 ft.

THENCE S 45 deg. 45 min. 06 sec. W, with the Southeast line of said 207.0 acre tract and with the centerline of County Road No. 309, a distance of 312.89 ft. to a point for corner, from which an Iron rod bears N 45 deg. 20 min. 22 sec. W 18.00 ft;

THENCE N 45 deg. 20 min. 22 sec. W, a distance of 777.81 ft. to a 3/8" Iron rod set for corner.

THENCE N 15 deg. 10 min. 40 sec. W, a distance of 644.65 ft. to a 3/8" Iron rod set for corner in the Northeast line of said 207.0 acre tract.

THENCE S 44 deg. 52 min. 00 sec. E, with the Northeast line of said 207.0 acre tract, a distance of 1341.19 ft. to the place of beginning, containing 7.708 acres of land.

INST # 2014-0021759
Filed for record in Kaufman County
On: 12/30/14 at 8:30 AM

EXHIBIT B
MAP OF THE LAND

EXHIBIT C
TAX ROLL RECORDS

Account Number:
181958

CAD Number:
99002000000185040600

TOTAL AMOUNT DUE BY JANUARY 31, 2024

\$51.60

AMOUNT PAID:

51.60

* Partial payments will be accepted

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

053861



75482

PEACHES AND COTTON REALTY LP
11939 CR 309
TERRELL TX 75161-6279

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

Account Number:
2156

CAD Number:
99002000000185030600

TOTAL AMOUNT DUE BY JANUARY 31, 2024

\$8,477.44

AMOUNT PAID:

8477.44

* Partial payments will be accepted

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

053861



75482

PEACHES AND COTTON REALTY LP
11939 CR 309
TERRELL TX 75161-6279

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

Account Number:
2102

CAD Number:
99002000000041010600

TOTAL AMOUNT DUE BY JANUARY 31, 2024

\$5,027.49

AMOUNT PAID:

5027.49

* Partial payments will be accepted

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

031195



43178

HAM ARTHUR DALE & JUDY L
11939 COUNTY ROAD 309
TERRELL TX 75161-6716

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

Account Number:

2101

CAD Number:

99002000000041000600

TOTAL AMOUNT DUE BY JANUARY 31, 2024

\$12,062.14

AMOUNT PAID:

12,062.14

* Partial payments will be accepted

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

053881



PEACHES AND COTTON REALTY LP
11939 CR 309
TERRELL TX 75161-6279

75482

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

Account Number:

12056

CAD Number:

99042900000050010600

TOTAL AMOUNT DUE BY JANUARY 31, 2024

\$137.79

AMOUNT PAID:

137.79

* Partial payments will be accepted

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

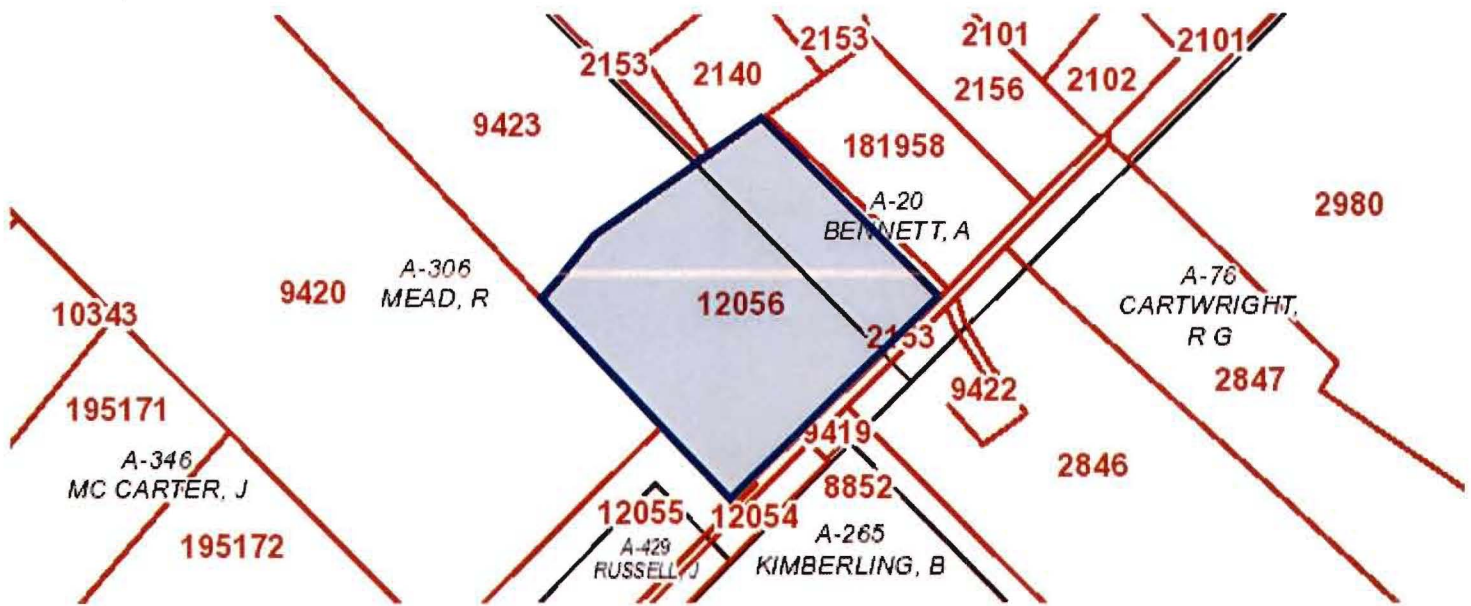
053881



PEACHES AND COTTON REALTY LP
11939 CR 309
TERRELL TX 75161-6279

75482

Map



Property Details

Account

Property ID:	12056	Geographic ID:	99.0429.0000.0050.01.06.00
Type:	Real	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	0 CO RD 309 TX	
Map ID:	D5-A-1	Mapsc0:
Legal Description:	JOS RUSSELL, 20.374 ACRES	
Abstract/Subdivision:	A0429 - JOS RUSSELL	
Neighborhood:	28-001	
Owner		
Owner ID:	195436	
Name:	PEACHES AND COTTON REALTY LP	
Agent:		
Mailing Address:	11939 CR 309 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:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$405,193 (+)
Market Value:	\$405,193 (=)
Agricultural Value Loss: ⓘ	\$397,043 (-)
Appraised Value:	\$8,150 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$8,150
Ag Use Value:	\$8,150

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: PEACHES AND COTTON REALTY LP **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$405,193	\$8,150
CAD	KAUFMAN CAD	0.000000	\$405,193	\$8,150
KC	KAUFMAN COUNTY	0.328958	\$405,193	\$8,150
P3	PRECINCT 3	0.000000	\$405,193	\$8,150
RB	ROAD & BRIDGE	0.082500	\$405,193	\$8,150
ST	TERRELL ISD	1.068200	\$405,193	\$8,150
TV	TRINITY VALLEY CC	0.110990	\$405,193	\$8,150

Total Tax Rate: 1.690648

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZE	ORCHARD	20.3740	887,491.44	0.00	0.00	\$405,193	\$8,150

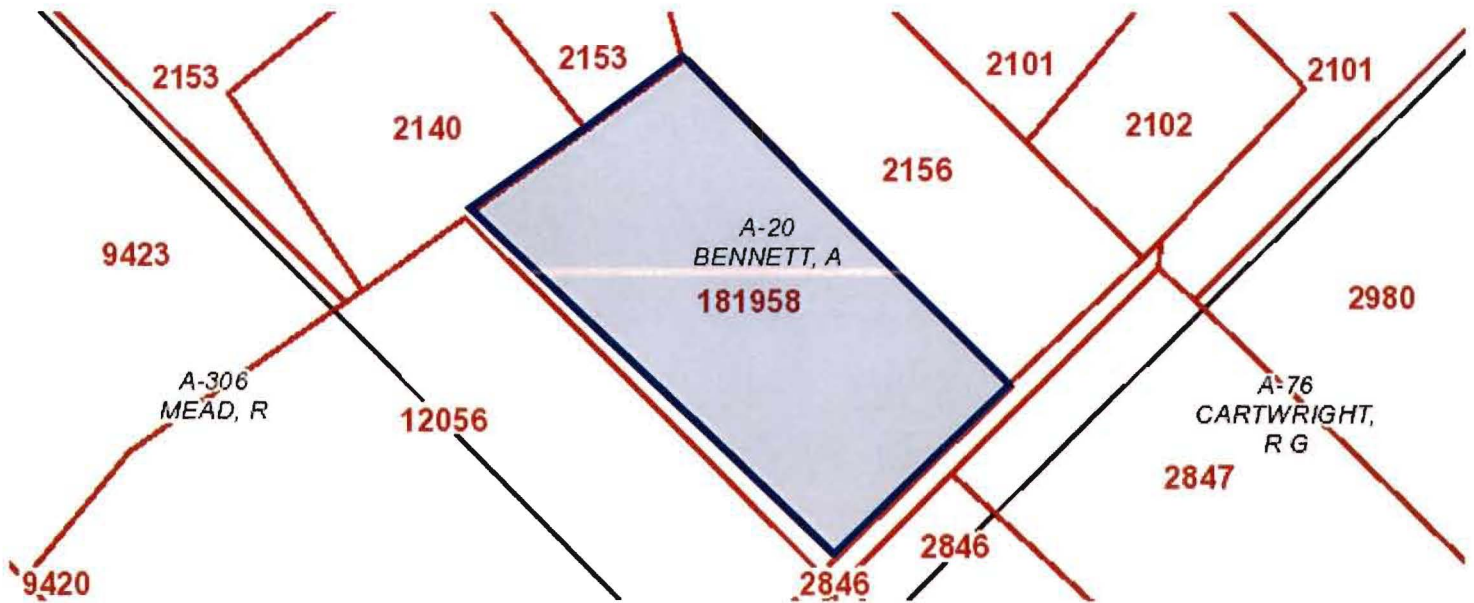
Property Roll Value History

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	\$405,193	\$8,150	\$8,150	\$0	\$8,150
2022	\$0	\$354,258	\$8,150	\$8,150	\$0	\$8,150
2021	\$0	\$222,590	\$8,150	\$8,150	\$0	\$8,150
2020	\$0	\$162,230	\$8,150	\$8,150	\$0	\$8,150
2019	\$0	\$162,230	\$8,150	\$8,150	\$0	\$8,150
2018	\$0	\$121,990	\$8,150	\$8,150	\$0	\$8,150
2017	\$0	\$121,990	\$8,150	\$8,150	\$0	\$8,150
2016	\$0	\$121,740	\$8,150	\$8,150	\$0	\$8,150
2015	\$0	\$121,740	\$8,150	\$8,150	\$0	\$8,150
2014	\$0	\$121,740	\$8,150	\$8,150	\$0	\$8,150
2013	\$0	\$121,740	\$8,150	\$8,150	\$0	\$8,150

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/29/2014	SWD	SPECIAL WARRANTY DEED	PEACHES AND COTTON REALTY LP	PEACHES AND COTTON REALTY LP	4697	423	21759
12/29/2014	WD	WARRANTY DEED	HAM ARTHUR DALE & JUDY L	PEACHES AND COTTON REALTY LP	4697	409	21757
12/29/2014	WD	WARRANTY DEED	PEACHES AND COTTON REALTY LP	PEACHES AND COTTON REALTY LP	4697	416	21758
6/10/2008	WD	WARRANTY DEED	WEBSTER JEANNE	HAM ARTHUR DALE & JUDY L	3419	329	12343

Map



Property Details

Account

Property ID: 181958

Geographic ID:

99.0020.0000.0185.04.06.00

Type: Real

Zoning:

Property Use:

Condo:

Location

Situs Address:

Map ID: D5-A-1

Mapsco:

Legal Description: A BENNETT, 7.63 ACRES

Abstract/Subdivision: A0020 - A BENNETT

Neighborhood: 28-001

Owner

Owner ID: 195436

Name: PEACHES AND COTTON REALTY LP

Agent:

Mailing Address: 11939 CR 309
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:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$119,138 (+)
Market Value:	\$119,138 (=)
Agricultural Value Loss:?	\$116,086 (-)
Appraised Value:	\$3,052 (=)
Homestead Cap Loss: ?	\$0 (-)
Assessed Value:	\$3,052
Ag Use Value:	\$3,052

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: PEACHES AND COTTON REALTY LP **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$119,138	\$3,052
CAD	KAUFMAN CAD	0.000000	\$119,138	\$3,052
KC	KAUFMAN COUNTY	0.328958	\$119,138	\$3,052
P3	PRECINCT 3	0.000000	\$119,138	\$3,052
RB	ROAD & BRIDGE	0.082500	\$119,138	\$3,052
ST	TERRELL ISD	1.068200	\$119,138	\$3,052
TV	TRINITY VALLEY CC	0.110990	\$119,138	\$3,052

Total Tax Rate: 1.690648

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZE	ORCHARD	7.6300	332,362.80	0.00	0.00	\$119,138	\$3,052

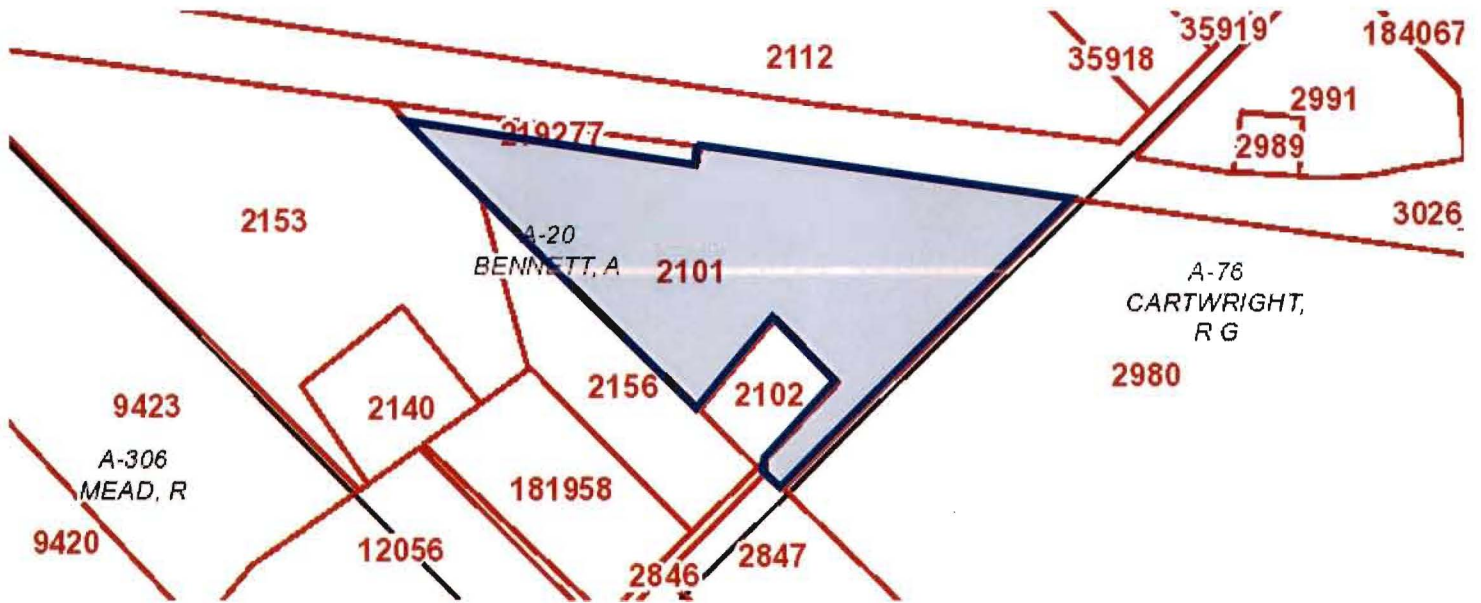
Property Roll Value History

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	\$119,138	\$3,052	\$3,052	\$0	\$3,052
2022	\$0	\$80,723	\$3,052	\$3,052	\$0	\$3,052
2021	\$0	\$51,678	\$3,052	\$3,052	\$0	\$3,052
2020	\$0	\$33,040	\$3,050	\$3,050	\$0	\$3,050
2019	\$0	\$33,040	\$3,050	\$3,050	\$0	\$3,050
2018	\$0	\$33,620	\$3,050	\$3,050	\$0	\$3,050
2017	\$0	\$33,620	\$3,050	\$3,050	\$0	\$3,050
2016	\$0	\$27,250	\$3,050	\$3,050	\$0	\$3,050
2015	\$0	\$27,250	\$3,050	\$3,050	\$0	\$3,050
2014	\$0	\$27,250	\$3,050	\$3,050	\$0	\$3,050
2013	\$0	\$27,250	\$3,050	\$3,050	\$0	\$3,050

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/29/2014	WD	WARRANTY DEED	PEACHES AND COTTON REALTY LP	PEACHES AND COTTON REALTY LP	4697	416	21758
12/29/2014	WD	WARRANTY DEED	HAM ARTHUR DALE & JUDY L	PEACHES AND COTTON REALTY LP	4697	409	21757
12/29/2014	SWD	SPECIAL WARRANTY DEED	PEACHES AND COTTON REALTY LP	PEACHES AND COTTON REALTY LP	4697	423	21759
6/10/2008	WD	WARRANTY DEED	WEBSTER JEANNE	HAM ARTHUR DALE & JUDY L	3419	329	12343

Map



Property Details

Account

Property ID:	2101	Geographic ID:	99.0020.0000.0041.00.06.00
Type:	Real	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	0 CO RD 309 TERRELL, TX 75161		
Map ID:	D5-A-1	Mapsco:	
Legal Description:	A BENNETT, TRACT 41.00; 20.59 ACRES		
Abstract/Subdivision:	A0020 - A BENNETT		
Neighborhood:	COMM		
Owner			
Owner ID:	195436		
Name:	PEACHES AND COTTON REALTY LP		
Agent:			
Mailing Address:	11939 CR 309 TERRELL, TX 75161		
% Ownership:	100.0%		

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$676,427 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$30,000 (+)
Agricultural Market Valuation:	\$274,657 (+)
Market Value:	\$981,084 (=)
Agricultural Value Loss:?	\$267,621 (-)
Appraised Value:	\$713,463 (=)
Homestead Cap Loss: ?	\$0 (-)
Assessed Value:	\$713,463
Ag Use Value:	\$7,036

VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.

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Property Taxing Jurisdiction

Owner: PEACHES AND COTTON REALTY LP **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$981,084	\$713,463
CAD	KAUFMAN CAD	0.000000	\$981,084	\$713,463
KC	KAUFMAN COUNTY	0.328958	\$981,084	\$713,463
P3	PRECINCT 3	0.000000	\$981,084	\$713,463
RB	ROAD & BRIDGE	0.082500	\$981,084	\$713,463
ST	TERRELL ISD	1.068200	\$981,084	\$713,463
TV	TRINITY VALLEY CC	0.110990	\$981,084	\$713,463

Total Tax Rate: 1.690648

Property Improvement - Building

Description: REAL PROPERTY **Type:** REAL PROPERTY **State Code:** F1 **Living Area:** 10,950.00sqft **Value:** \$676,427

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CM	COMMERCIAL MAIN	34DA	25 - Plwd/Hdwd	0	600.00
PAVING	PAVING	GRVL		1998	488,000.00
CM	COMMERCIAL MAIN	34DL	25 - Plwd/Hdwd	2006	3,750.00
CP	Porch, Covered	*		2006	320.00
CM	COMMERCIAL MAIN	34DL		2014	900.00
CP	Porch, Covered	*		2006	210.00
CM	COMMERCIAL MAIN	85CA		2009	4,800.00
PAVING	PAVING	CON		0	0.00
CM	COMMERCIAL MAIN	34DL		2014	900.00
CP	Porch, Covered	*		2014	180.00
CP	Porch, Covered	*		2014	540.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
02COM	COMMERCIAL	3.0000	130,680.00	0.00	0.00	\$30,000	\$0
ZE	ORCHARD	17.5900	766,220.40	0.00	0.00	\$274,657	\$7,036

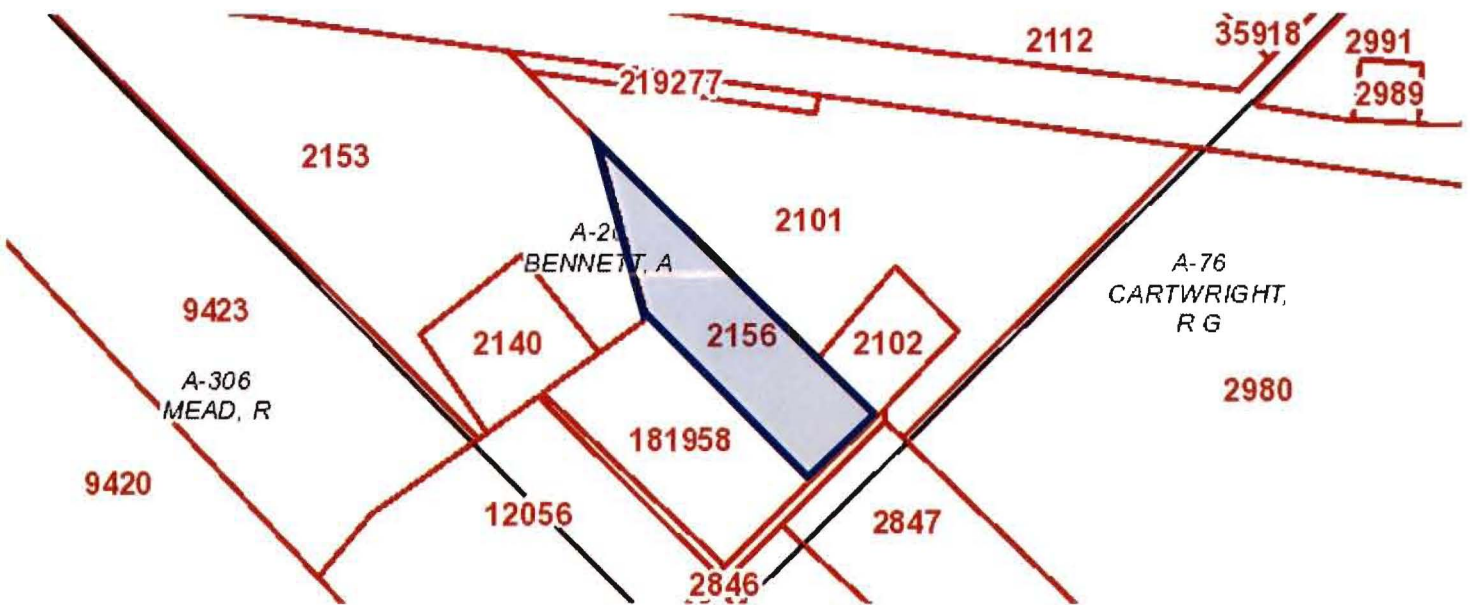
Property Roll Value History

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	\$676,427	\$304,657	\$7,036	\$713,463	\$0	\$713,463
2022	\$608,403	\$326,796	\$7,036	\$645,439	\$0	\$645,439
2021	\$502,542	\$221,660	\$7,356	\$539,898	\$0	\$539,898
2020	\$495,380	\$171,810	\$7,360	\$532,740	\$0	\$532,740
2019	\$369,160	\$126,280	\$7,360	\$394,230	\$0	\$394,230
2018	\$217,070	\$126,280	\$7,360	\$242,140	\$0	\$242,140
2017	\$217,070	\$126,280	\$8,160	\$231,130	\$0	\$231,130
2016	\$217,070	\$124,220	\$8,160	\$231,040	\$0	\$231,040
2015	\$200,590	\$124,220	\$8,160	\$214,560	\$0	\$214,560
2014	\$145,580	\$124,220	\$2,750	\$154,140	\$0	\$154,140
2013	\$145,580	\$124,220	\$3,020	\$154,410	\$0	\$154,410

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/29/2014	WD	WARRANTY DEED	PEACHES AND COTTON REALTY LP	PEACHES AND COTTON REALTY LP	4697	416	21758
12/29/2014	SWD	SPECIAL WARRANTY DEED	HAM ARTHUR DALE & JUDY	HAM ARTHUR DALE & JUDY L	4697	403	21756
12/29/2014	WD	WARRANTY DEED	HAM ARTHUR DALE & JUDY L	PEACHES AND COTTON REALTY LP	4697	409	21757
12/29/2014	SWD	SPECIAL WARRANTY DEED	PEACHES AND COTTON REALTY LP	PEACHES AND COTTON REALTY LP	4697	423	21759

Map



Property Details

Account

Property ID:	2156	Geographic ID:	99.0020.0000.0185.03.06.00
Type:	Real	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	0 CO RD 309 TX	Mapsco:	
Map ID:	D5-A-1		
Legal Description:	A BENNETT, 7.708 ACRES, & OBS		
Abstract/Subdivision:	A0020 - A BENNETT		
Neighborhood:	28-001		
Owner			
Owner ID:	195436		
Name:	PEACHES AND COTTON REALTY LP		
Agent:			
Mailing Address:	11939 CR 309 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:	\$498,348 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$120,356 (+)
Market Value:	\$618,704 (=)
Agricultural Value Loss:?	\$117,273 (-)
Appraised Value:	\$501,431 (=)
Homestead Cap Loss: ?	\$0 (-)
Assessed Value:	\$501,431
Ag Use Value:	\$3,083

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: PEACHES AND COTTON REALTY LP **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$618,704	\$501,431
CAD	KAUFMAN CAD	0.000000	\$618,704	\$501,431
KC	KAUFMAN COUNTY	0.328958	\$618,704	\$501,431
P3	PRECINCT 3	0.000000	\$618,704	\$501,431
RB	ROAD & BRIDGE	0.082500	\$618,704	\$501,431
ST	TERRELL ISD	1.068200	\$618,704	\$501,431
TV	TRINITY VALLEY CC	0.110990	\$618,704	\$501,431

Total Tax Rate: 1.690648

Property Improvement - Building

Description: OUTBUILDINGS **Type:** REAL PROPERTY **State Code:** D2 **Living Area:** 0.00sqft
Value: \$498,348

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	90SG	2006	3,750.00
OB	OUT BUILDING	MP10	0	1,000.00
OB	OUT BUILDING	90SG	0	2,400.00
OB	OUT BUILDING	90SA	2021	4,900.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZE	ORCHARD	7.7080	335,760.48	0.00	0.00	\$120,356	\$3,083

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	\$498,348	\$120,356	\$3,083	\$501,431	\$0	\$501,431

2022	\$379,738	\$181,461	\$3,083	\$382,821	\$0	\$382,821
2021	\$47,327	\$121,001	\$3,083	\$50,410	\$0	\$50,410
2020	\$39,440	\$104,380	\$3,080	\$42,520	\$0	\$42,520
2019	\$39,440	\$104,380	\$3,080	\$42,520	\$0	\$42,520
2018	\$39,440	\$63,170	\$3,080	\$42,520	\$0	\$42,520
2017	\$27,300	\$63,170	\$3,080	\$30,380	\$0	\$30,380
2016	\$27,300	\$63,170	\$3,080	\$30,380	\$0	\$30,380
2015	\$27,300	\$63,170	\$3,080	\$30,380	\$0	\$30,380
2014	\$17,820	\$63,170	\$3,080	\$20,900	\$0	\$20,900
2013	\$17,820	\$63,170	\$3,080	\$20,900	\$0	\$20,900

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/29/2014	SWD	SPECIAL WARRANTY DEED	PEACHES AND COTTON REALTY LP	PEACHES AND COTTON REALTY LP	4697	423	21759
12/29/2014	WD	WARRANTY DEED	HAM ARTHUR DALE & JUDY L	PEACHES AND COTTON REALTY LP	4697	409	21757
12/29/2014	WD	WARRANTY DEED	PEACHES AND COTTON REALTY LP	PEACHES AND COTTON REALTY LP	4697	416	21758
12/29/2014	SWD	SPECIAL WARRANTY DEED	HAM ARTHUR DALE & JUDY L	HAM ARTHUR DALE & JUDY L	4697	403	21756