



December 14, 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.: 14-2023

Property Owner: Amber Pendleton

Property ID: 2113

Address of Property: 14070 CR 354, Terrell, TX 75160

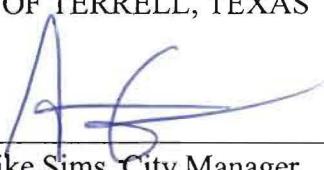
Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Amber Pendleton on December 7, 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.

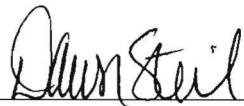
After review and finding the Petition to be sufficient, the property described in the Petition is hereby released from the Extraterritorial Jurisdiction of the City of Terrell, effective December 14, 2023.

CITY OF TERRELL, TEXAS

By: _____


Mike Sims, City Manager

Attest:



Dawn Steil
Dawn Steil, City Secretary

ATT: City of Terrell

I would like to petition to be released from Terrell's ETJ.

Extraterritorial Jurisdiction Release Property Owner: Amber Pendleton

Property ID: 2113 Address of Property: 14070 county road 354, Terrell, TX 75161

Extraterritorial Jurisdiction Release No.: 01-2023 Property Owner: Amber Pendleton Property ID: 2113 Address of Property: 14070 county road 354, Terrell, TX 75161. 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 Petitioners from the City's extraterritorial jurisdiction as more particularly described in the Petition attached.

Release of Area by Petition of Landowner or Resident from Extra Territorial Jurisdiction Property 10: 2113 Legal Description C5-A-4 Amber Pendleton Geographic ID 99.0020.0000.0085.00.06.00 Acres 4.48 Property 10: 2113 Legal Description A BENNETT, 4.4893 ACRES, & HOUSE

PETITION FOR RELEASE OF AREA FROM THE EXTRATERRITORIAL JURISDICTION

THE STATE OF TEXAS §

COUNTY OF KAUFMAN COUNTY §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF TERRELL, TEXAS:

The undersigned (hereinafter called "Petitioner"), being an owner of a majority in value of land(s) situated within the area hereinafter described, which represents a total value of more than 50% of the value of all such area as indicated by the tax rolls of the Kaufman County Central Appraisal District, acting pursuant to Section 42.102 of the Texas Local Government Code, as amended, hereby respectfully petitions the City of Terrell, Texas (hereinafter called the "City"), for the removal of the area described in Exhibit A herein (the "Property") from the extraterritorial jurisdiction (the "ETJ) of the City.

In support of this Petition, Petitioner would respectfully show:

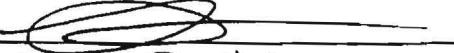
- I. Petitioner has authority, pursuant to Section 42.102(b), Texas Local Government Code, to file this Petition as the owner(s) of the majority in value of an area of land in the City's ETJ
- II. This Petition is signed by a majority in value of the holders of title of land in the area described by this Petition, as indicated by the tax rolls of the Kaufman County Central Appraisal District attached as Exhibit B.
- III. This Petition has satisfied the signature requirements described by Sections 42.103 and 42.104(a), Texas Local Government Code, and Chapter 277, Election Code, not later than the 180th day after the date the first signature for the Petition is obtained.
- IV. The signature(s) collected for this Petition is in writing, pursuant to Section 42.104(c), Texas Local Government Code.

- V. The Property is located in Kaufman County, Texas, and totals approximately 4.48 acres, as described and depicted in Exhibit A, all of which is located within the extraterritorial jurisdiction of the City and, to the best of the Petitioner's knowledge, is not subject to any of the exceptions from applicability described in Section 42.101, Texas Local Government Code.
- VI. This Petition shall be verified by the City Secretary of the City or other person at the City responsible for verifying signatures.
- VII. The City must notify the residents and landowners of the Property of the results of the Petition, which notification requirement may be satisfied by notifying, the Petitioner in writing at the following address: 14070 county road 354, Terrell, Texas, 75161, Attn: Amber Pendleton.

Because this Petition contains the number of signatures required by Section 42.104, Texas Local Government Code, to release the Property from the City's ETJ, the City shall immediately release the Property from its ETJ, pursuant to Section 42.105(c), Texas Local Government Code. Should the City fail to take action to release the property owner by the later of (i) 45 days after the date the City receives this Petition or (ii) the next meeting of the City's governing body that occurs after the 30th day after the

date the City's receives this Petition, the Property shall be released from the ETJ by operation of law, pursuant to Section 42.105(d), Texas Local Government Code.

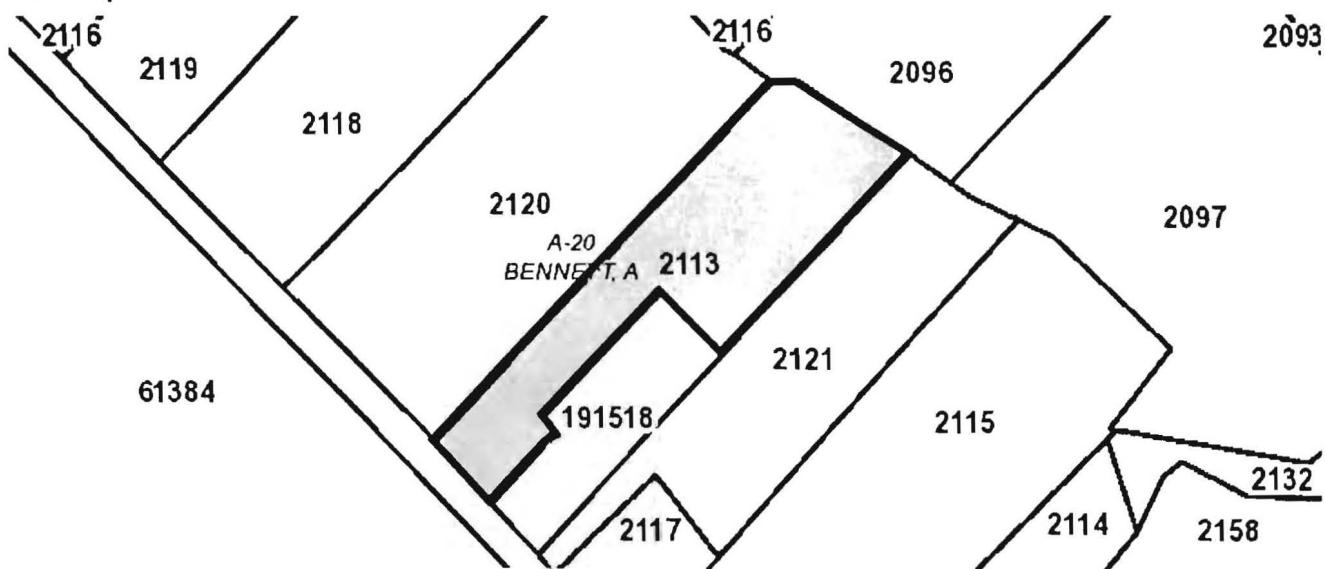
WHEREFORE. PREMISES CONSIDERED, Petitioner prays that: (a) this Petition be filed with the City Secretary of the City of Terrell, Texas, and that, thereafter, the Property be removed from the ETJ of the City, in the manner provided by law, including Sections 42.102-105, Texas Local Government Code, as amended; (b) that this Petition be granted, and that it and the City's action thereon be filed of record and be recorded in the Office of the City Secretary of Terrell, Texas; and (e) that Petitioner have such other order and relief to which they may show itself entitled.

Signature: 

Printed name: Amber Pendleton

Date of birth: [REDACTED]

Residence
address: 14070 County Road 354 Terrell TX 75161

Map**Property Details****Account**

Property ID: 2113 **Geographic ID:**
99.0020.0000.0085.00.06.00

Type: Real **Zoning:**

Property Use: Condo:

Location

Situs Address: 14070 CO RD 354 TERRELL, TX 75161

Map ID: C5-A-4 **Mapsco:**

Legal Description: A BENNETT, 4.4893 ACRES, & HOUSE

Abstract/Subdivision: A0020 - A BENNETT

Neighborhood: 28-RFFR/LC

Owner

Owner ID: 200453

Name: PENDLETON AMBER N

Agent:

Mailing Address: 14070 COUNTY ROAD 354
TERRELL, TX 75160

% Ownership: 100.0%

Exhibit "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, PART OF THE AARON BENNETT SURVEY, ABSTRACT No. 20 KAUFMAN COUNTY, TEXAS, PART OF THAT CERTAIN CALLED 468.7 ACRE TRACT CONVEYED TO JANIE B. GRIFFITH BY J. S. GRINNAN, JR. ET AL, ON JANUARY 4, 1916 AND RECORDED IN VOLUME 153, PAGE 24 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A POINT FOR CORNER IN THE SOUTHWEST LINE OF THE ABOVE MENTIONED 468.7 ACRE TRACT, IN THE CENTERLINE OF COUNTY ROAD 354 AND BEING SOUTH 43 DEGREES 24 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 2184.66 FEET FROM THE WEST CORNER OF SAID 468.7 ACRE TRACT, SAME BEING THE **POINT OF BEGINNING**, FROM SAID POINT A 1/2" IRON ROD BEARS NORTH 43 DEGREES 54 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO AN IRON ROD FOUND FOR CORNER;

THENCE, NORTH 43 DEGREES 54 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 907.37 FEET TO AN IRON ROD FOUND FOR CORNER;

THENCE, NORTH 89 DEGREES 49 SECONDS 32 EAST FOR A DISTANCE OF 49.66 FEET TO A POINT WITHIN AN EXISTING CREEK FOR CORNER;

THENCE, SOUTH 58 DEGREES 17 SECONDS 19 EAST ALONG THE SAID EXISTING CREEK FOR A DISTANCE OF 240.20 FEET TO A POINT WITHIN SAID EXISTING CREEK FOR CORNER;

THENCE, SOUTH 65 DEGREES 52 SECONDS 29 EAST ALONG THE SAID EXISTING CREEK FOR A DISTANCE OF 3.43 FEET TO A POINT WITHIN AN EXISTING CREEK FOR CORNER;

THENCE, SOUTH 43 DEGREES 54 SECONDS 05 WEST FOR A DISTANCE OF 506.73 FEET TO YELLOW CAPPED IRON ROD (R.P.L.S. 2575) SET FOR CORNER;

THENCE, NORTH 45 DEGREES 58 SECONDS 46 WEST FOR A DISTANCE OF 160.07 FEET TO A YELLOW CAPPED IRON ROD (R.P.L.S. 2575) SET FOR CORNER;

THENCE, SOUTH 44 DEGREES 01 SECONDS 14 EAST FOR A DISTANCE OF 315.84 FEET TO A YELLOW CAPPED IRON ROD (R.P.L.S. 2575) SET FOR CORNER;

THENCE, SOUTH 39 DEGREES 06 SECONDS 56 EAST ALONG AN EXISTING FENCE FOR A DISTANCE OF 43.80 FEET TO A YELLOW CAPPED IRON ROD (R.P.L.S. 2575) SET FOR CORNER;

THENCE, SOUTH 61 DEGREES 23 SECONDS 58 WEST ALONG AN EXISTING FENCE FOR A DISTANCE OF 23.04 FEET TO A YELLOW CAPPED IRON ROD (R.P.L.S. 2575) SET FOR CORNER;

THENCE, SOUTH 44 DEGREES 51 SECONDS 24 EAST ALONG AN EXISTING FENCE FOR A DISTANCE OF 25.46 FEET TO A YELLOW CAPPED IRON ROD (R.P.L.S. 2575) SET FOR CORNER;

THENCE, SOUTH 43 DEGREES 50 SECONDS 39 WEST ALONG AN EXISTING FENCE FOR A DISTANCE OF 118.55 FEET TO AN EXISTING FENCE CORNER AND A YELLOW CAPPED IRON ROD (R.P.L.S. 2575) SET FOR CORNER, SAME BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 354, CONTINUING 30.00 FEET FOR A TOTAL DISTANCE OF 148.55 FEET TO A POINT WITHIN THE CENTERLINE OF SAID COUNTY ROAD 354;

THENCE, NORTH 46 DEGREES 09 MINUTES 21 SECONDS WEST ALONG SAID COUNTY ROAD 354 CENTERLINE FOR A DISTANCE OF 149.51 TO THE POINT OF BEGINNING, CONTAINING 196,004.49 SQUARE FEET OR 4.4996 ACRES OF LAND, OF WHICH 4,485.28 SQUARE FEET OR 0.1030 ACRES OF LAND IS WITHIN THE ABOVE MENTIONED COUNTY ROAD 354.

INST # 2015-0020919
Filed for record in Kaufman County
On: 10/30/15 at 11:04 AM