



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.: 11-2024

Property Owner: Greg P and Kim D Pierrotti

Property ID: 57148

Address of Property: 12301 FM 1392, Terrell, TX 75160

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Greg P and Kim D Pierrotti on December 26, 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

## Extraterritorial Jurisdiction Release Petition

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

I/We Greg P and Kim, D Pierrotti,  
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:

Greg Pierrotti 12/26/23  
Signature Date

Greg P Pierrotti  
Printed Name

Date of Birth: [REDACTED]

Kim D. Pierrotti 12/26/23  
Signature Date

Kim D. Pierrotti  
Printed Name

Date of Birth: [REDACTED]

Mailing address: 12301 FM 1392 Terrell, TX 75160

Phone #: 972 795 3450

Email: Khgpie@sbcglobal.net

General Location of Property: T. F. Smith - neighborhood ID 28-RVGD/AV

Site Address: 12301 Fm Rd 1392 Terrell, TX 75160

Geo ID 99,0493.0000.0065.02.06.00

Parcel ID No(s): Property ID 57148, Owner ID 45963  
Map ID C3-C-2

Total Area (acres) 2

Subdivision: A0493 - Thos F Smith

Lot

Block

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

# **EXHIBIT A**

## **DESCRIPTION OF THE BOUNDARIES OF THE LAND**

Exhibit "A"

ng all that certain lot, tract or parcel of land located in the T.F. SMITH  
VEY, ABSTRACT NO. 493, Kaufman County, Texas and being part of a 4.009 acre  
ct of land conveyed to Howell E. Morgan, Jr. and Suzanne H. Morgan, by deed  
orded in Volume 1968, Page 399, Property Records, Kaufman County, Texas and  
ng more particularly described as follows:

inning at a axle found for corner in the West line of Farm to Market Road No.  
2, said point being at the Southeast corner of the above mentioned 4.009 acre  
ct.

nce North 89 deg. 38 min. 00 sec. West, along the South line of said 4.009  
e tract, a distance of 289.39 feet to a 3/8 inch diameter found at the  
theast corner of a 0.2689 of an acre tract of land conveyed to Clarence E.  
th and wife, Tammy Smith, by deed recorded in Volume 619, Page 563, Deed  
ords, Kaufman County, Texas;

nce North 00 deg. 07 min. 54 sec. West, along the East line of said 0.2689 of  
acre tract, a distance of 300.69 feet to a 1/2 inch diameter iron rod set for  
ner;

nce South 89 deg. 38 min. 01 sec. East, a distance of 290.09 feet to a 1/2  
h diameter iron rod set for corner in the West line of said Farm to Market  
d No. 1392;

nce South (Directional Control Per Volume 1968, Page 399), along said West  
e, a distance of 300.69 feet to the PLACE OF BEGINNING and containing 2.000  
es of land.

# **EXHIBIT B**

## **OWNERSHIP OF AREA TO BE REMOVED FROM THE EXTRATERRITORIAL JURISDICTION**

**GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY**

# 20071

THE STATE OF TEXAS

S

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF KAUFMAN

S

THAT HOWELL E. MORGAN, JR. and SUZANNE H. MORGAN

(hereinafter called "GRANTORS" whether one or more), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations cash in hand paid by GREG P. PIEROTTI and KIM D. PIEROTTI, HUSBAND AND WIFE

whose address is 12301 FM 1392, TERRELL, TX 75160

(hereinafter called "GRANTEES" whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of the note in the principal sum of

One Hundred Twenty Thousand And No/100ths (\$120,000.00) payable to the order of WR STARKEY MORTGAGE, L.L.P.

(hereinafter referred to as "BENEFICIARY") at the special instance and request of the Grantees herein, the receipt of which is hereby acknowledged and confessed, and as evidence of such advancement, the said Grantees herein have executed their note of even date herewith for said amount payable to the order of said Beneficiary, bearing interest at the rate therein provided, principal and interest being due and payable in monthly installments as therein set out, and providing for attorney's fees and acceleration of maturity at the rate and in the events herein set forth, which note is secured by the Vendor's Lien herein reserved and is additionally secured by a Deed of Trust of even date herewith, executed by the Grantees herein to

W.R. STARKEY, Trustee, reference to which is here made for all purposes; and in consideration of the payment of the sum above mentioned by the Beneficiary above mentioned, Grantors hereby transfer, set over, assign and convey unto said Beneficiary and assigns, the Vendor's Lien and Superior Title herein retained and reserved against the property and premises herein conveyed, in the same manner and to the same extent as if said note had been executed in Grantor's favor and by said Grantors assigned to the Beneficiary without recourse; have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said Grantees herein, the following described property, together with all improvements thereon, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in any wise belonging, unto the said Grantees, their heirs and assigns forever. And Grantors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and singular, the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Taxes for the current year have been prorated and are assumed by Grantee. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the above described property as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances.

But it is expressly agreed and stipulated that the Vendor's Lien and the Superior Title are retained and reserved in favor of the payee in said note against the above described property, premises and improvements, until said note, and all interest thereon is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

When this deed is executed by one person, or when the Grantee is one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "Successors and assigns".

Executed on this the

17th

day of September

2002

*Howell E. Morgan*  
HOWELL E. MORGAN, JR.  
*Suzanne H. Morgan*  
SUZANNE H. MORGAN

Exhibit "A"

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# 20071

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# **EXHIBIT C**

# **MAP OF THE LAND**

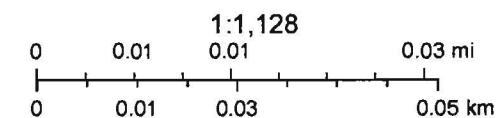
# Kaufman CAD Web Map



12/1/2023, 5:22:48 PM

Abstracts

Parcels



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

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 D**

## **TAXROLLS OF PROPERTY**

# 2023 Notice of Appraised Value

KAUFMAN CENTRAL APPRAISAL DISTRICT  
PO BOX 1288  
KAUFMAN, TX 75142  
Phone: 972-932-6081

DATE OF NOTICE: April 13, 2023

Property ID: 57148

Ownership %: 100.00

Geo ID: 99.0493.0000.0065.02.06.00

Legal: T F SMITH

Legal Acres: 2

Situs: 12301 FM RD 1392 TERRELL, TX 75160

Owner ID: 45963

If certified notice of hearing is selected, payment of \$5 must be included with protest

Property ID: 57148 - 99.0493.0000.0065.02.06.00

PIEROTTI GREG P & KIM D  
12301 FM RD 1392  
TERRELL, TX 75160

Dear Property Owner,

We have appraised the property listed above for the tax year 2023. As of January 1, our appraisal is outlined below.

Appraisal Information			Last Year - 2022	Proposed - 2023	
Market Value of Improvements (Structures / Buildings, etc.)			226,540		260,373
Market Value of Non Ag/Timber Land			79,999		119,998
Market Value of Ag/Timber Land			0		0
Market Value of Personal Property/Minerals			0		0
Total Market Value			306,539		380,371
Productivity Value of Ag/Timber Land			0		0
Appraised Value			232,207		255,428
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)			232,207		255,428
Exemptions (DV - Disabled Vet; DP-Disabled Person; HS-Homestead; OV65-Over 65)				HS	HS
2022 Exemption Amount	2022 Taxable Value	Taxing Unit	2023 Proposed Appraised Value	2023 Exemption Amount	2023 Taxable Value
0	232,207	KC ESD #3 (TERRELL)	255,428	0	255,428
0	232,207	KAUFMAN COUNTY	255,428	0	255,428
40,000	192,207	TERRELL ISD	255,428	40,000	215,428
0	232,207	TRINITY VALLEY CC	255,428	0	255,428
0	232,207	ROAD & BRIDGE	255,428	0	255,428

The difference between the 2018 appraised value and the 2023 appraised value is 39.22%.

**The governing body of each unit decides whether or not property taxes will increase. The appraisal district only determines the value of your property. The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.**

\* This indicates a tax ceiling exists for that taxing unit. If you qualified your home for an age 65 and older or disabled person homestead exemption for school taxes, the school taxes on that home cannot increase as long as you own and live in that home. The tax ceiling is the amount that you pay in the year that you qualified for the 65 and older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs and maintenance).

Beginning August 7th, visit Texas.gov/PropertyTaxes to find a link to your local property tax database where you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

To file a protest, complete the notice of protest form following the instructions included in the form and no later than the deadline below, mail or deliver the form to the appraisal review board at the following address: PO Box 1288, KAUFMAN TX 75142-1288

**Deadline for filing a protest:** May 15, 2023  
**Location of Hearings:** 3960 S HOUSTON, KAUFMAN TX 75142  
**ARB will begin hearings:** May 22, 2023

Included are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Property Taxpayer Remedies; (2) Notice of Protest; and (3) Exemption Description List.

Property owners who file a notice of protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve disputes prior to a formal ARB hearing. In counties with populations of 1 million or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district for further information.

Map

## Property Details

### Account

<b>Property ID:</b>	57148	<b>Geographic ID:</b>
		99.0493.0000.0065.02.06.00

<b>Type:</b>	Real	<b>Zoning:</b>
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<b>Property Use:</b>	Condo:
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### Location

<b>Situs Address:</b>	12301 FM RD 1392 TERRELL, TX 75160
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<b>Map ID:</b>	C3-C-2	<b>Mapsco:</b>
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<b>Legal Description:</b>	T F SMITH
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<b>Abstract/Subdivision:</b>	A0493 - THOS F SMITH
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<b>Neighborhood:</b>	28-RVGD/AV
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### Owner

<b>Owner ID:</b>	45963
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<b>Name:</b>	PIERROTTI GREG P & KIM D
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### Agent:

<b>Mailing Address:</b>	12301 FM RD 1392 TERRELL , TX 75160
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<b>% Ownership:</b>	100.0%
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**Exemptions:****HS - HOMESTEAD**

For privacy reasons not all exemptions are shown online.

**Property Values**

<b>Improvement Homesite Value:</b>	\$260,373 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$119,998 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$380,371 (=)
<b>Agricultural Value Loss: </b>	\$0 (-)
<b>Appraised Value:</b>	\$380,371 (=)
<b>Homestead Cap Loss: </b>	\$124,943 (-)
<b>Assessed Value:</b>	\$255,428
<b>Ag Use Value:</b>	\$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: PIEROTTI GREG P & KIM D %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$380,371	\$255,428
CAD	KAUFMAN CAD	0.000000	\$380,371	\$255,428
KC	KAUFMAN COUNTY	0.328958	\$380,371	\$255,428

P3	PRECINCT 3	0.000000	\$380,371	\$255,428
RB	ROAD & BRIDGE	0.082500	\$380,371	\$255,428
ST	TERRELL ISD	1.068200	\$380,371	\$155,428
TV	TRINITY VALLEY CC	0.110990	\$380,371	\$255,428

**Total Tax Rate:** 1.690648

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#### ■ Property Improvement - Building

**Description:** HOUSE **Type:** REAL PROPERTY **State Code:** A1 **Living Area:** 2,116.00sqft **Value:** \$260,373

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
OB	OUT BUILDING	86SL		2002	600.00
STR2	2ND STORY LIVING AREA	*		2002	320.00
AGF2	Attached Garage, Finished, 2 Car	*		2002	420.00
CP	Porch, Covered	*		2002	126.00
CP	Porch, Covered	*		2002	68.00
LA	LIVING AREA	RVAV1	20 - Brick	2002	1,796.00

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#### ■ Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
01HS	HOMESITE	2.0000	87,120.00	0.00	0.00	\$119,998	\$0

## 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	\$260,373	\$119,998	\$0	\$380,371	\$124,943	\$255,428
2022	\$226,540	\$79,999	\$0	\$306,539	\$74,332	\$232,207
2021	\$180,968	\$64,999	\$0	\$245,967	\$34,870	\$211,097
2020	\$156,000	\$60,000	\$0	\$216,000	\$24,094	\$191,906
2019	\$144,460	\$30,000	\$0	\$174,460	\$0	\$174,460
2018	\$153,470	\$30,000	\$0	\$183,470	\$0	\$183,470
2017	\$142,410	\$30,000	\$0	\$172,410	\$4,462	\$167,948
2016	\$122,680	\$30,000	\$0	\$152,680	\$0	\$152,680
2015	\$120,180	\$30,000	\$0	\$150,180	\$0	\$150,180
2014	\$121,550	\$30,000	\$0	\$151,550	\$0	\$151,550
2013	\$122,880	\$30,000	\$0	\$152,880	\$0	\$152,880

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/17/2002	Deed	Deed	MORGAN, HOWELL E & SUZANNE H	PIERROTTI GREG P & KIM D	2068	181	20071