



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.: 12-2024

Property Owner: Shannon D Akin

Property ID: 187245

Address of Property: Co Rd 353, Terrell, TX

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Shannon D Akin on January 3, 2024. 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

~~TUE JAN 3 REC'D~~

WED JAN 3 REC'D

Dawn Steel

PETITION TO BE RELEASED FROM EXTRATERRITORIAL JURISDICTION

NOW COME Shannon D. Akin, 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 5 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 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 Shannon Akin
PRINTED NAME: Shannon Akin
DATE OF BIRTH: [REDACTED]
RESIDENCE ADDRESS: 9311 CR 353
Terrell TX 75261
DATE OF SIGNING: 1/3/24



EXHIBIT A

DESCRIPTION OF THE BOUNDRIES OF THE LAND

EXHIBIT A

BEING all that certain tract or parcel of land in the J. Walker Survey, A-600, Kaufman County, Texas, and being a part of that called 56 acre tract as conveyed from Martha Corley Barnes and W. Newton Barnes to Michie D. Akin and Sharon Akin, as recorded in Volume 583, Page 470, and being a part of that called 165.000 acre tract described in Exhibit "D", as conveyed from the Estate of Lon Akin Sr. To Michie Akin as recorded in Volume 946, Page 444, all of the Deed Records of Kaufman County, Texas, and being more particularly described as follows;

BEGINNING at the south corner of said 56 acre tract, said point being at the centerline of County Road No. 353, a ½" iron rod set for witness bears N42°35'24"E, 19.10 feet;

THENCE N44°47'25"W, along the centerline of County Road No. 353, a distance of 1148.94 feet to a point for corner, a ½" iron rod set for witness bears N45°16'34"E, 21.84 feet;

THENCE N45°16'34"E, a distance of 1116.18 feet to a ½" iron rod set for corner;

THENCE N45°00'08"W, a distance of 592.93 feet to a ½" iron rod set for corner;

THENCE S45°16'34"W, a distance of 1113.99 feet to a point in the centerline of County Road No. 353, said point being the south corner of said 165.000 acre tract, a ½" iron rod set for witness bears N45°16'34"E, 17.00 feet;

THENCE N44°41'37"W, along the centerline of County Road No. 353, a distance of 2043.14 feet to a point for corner;

THENCE N44°55'02"W, continuing along the centerline of County Road No. 353, a distance of 621.254 feet to a point for corner, a ½" iron rod set for witness bears N51°19'40"E, 20.00 feet;

THENCE N51°19'40"E, a distance of 861.72 feet to a cross tie fence corner post for corner;

THENCE N32°00'24"W, a distance of 135.01 feet to a cross tie fence corner post for corner;

THENCE N45°16'34"E, a distance of 300.00 feet to a ½" iron rod set for corner;

THENCE S65°48'00"E, a distance of 690.04 feet to a ½" iron rod set for corner;

THENCE S41°24'59"E, a distance of 2064.80 feet to a ½" iron rod set for corner;

THENCE N45°16'34"E, a distance of 418.00 feet to a ½" iron rod set for corner at the north corner of said 56 acre tract;

THENCE S45°00'08"E, along the northeast line of said 56 acre tract, a distance of 1050.47 feet to a ½" iron rod set for corner at the north corner of a City of Terrell tract;

THENCE S45°38'46"W, along the northwest line of said City of Terrell tract, a distance of 738.89 feet to a ½" iron rod set for corner;

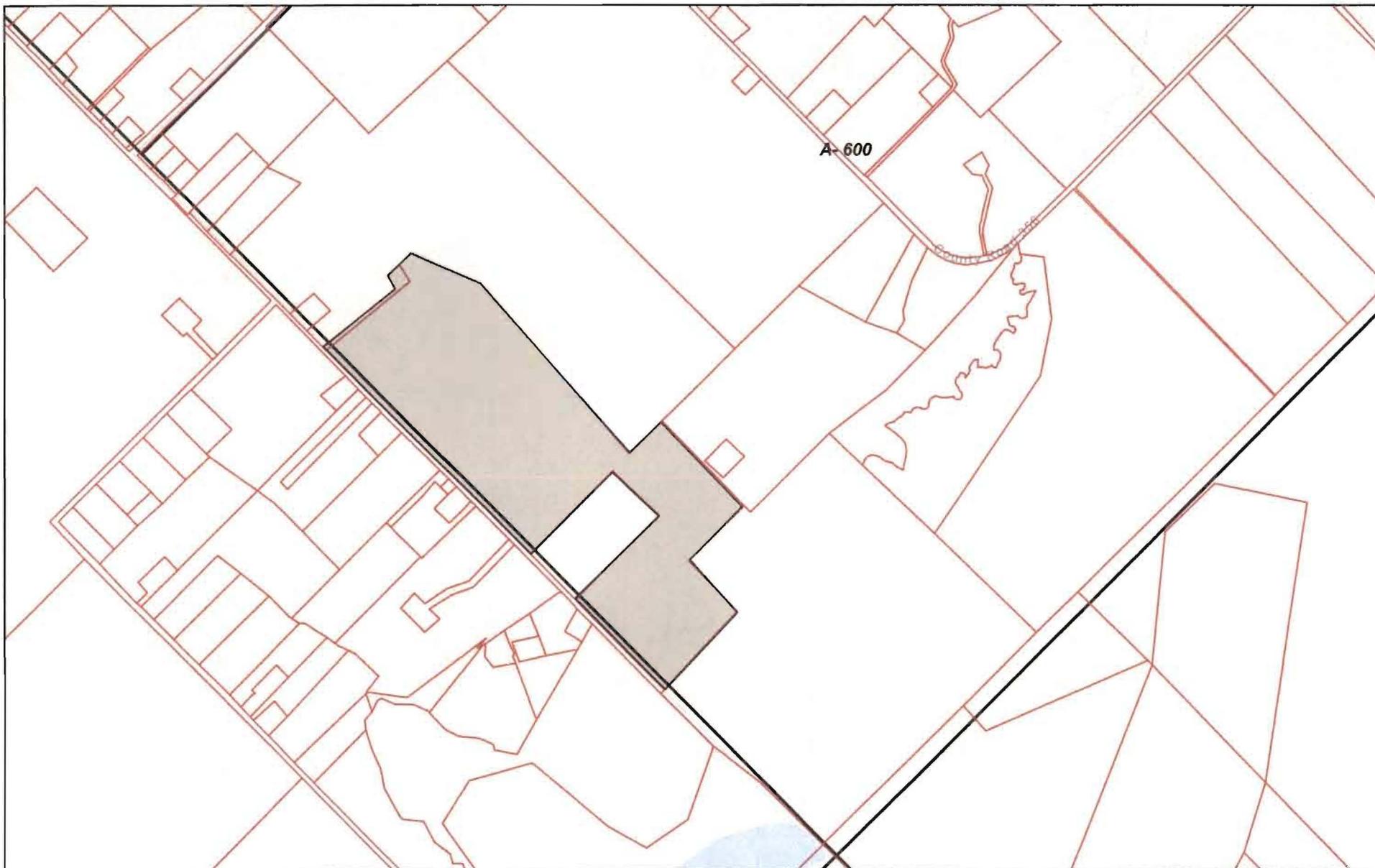
THENCE S44°21'14"E, along the southwest line of said City of Terrell tract, a distance of 649.62 feet to a ½" iron rod set for corner;

THENCE S42°35'24"W, along the southeast line of said 56 acre tract, a distance of 993.75 feet to the POINT OF BEGINNING and containing 124.496 acres of land.

C:\j97018

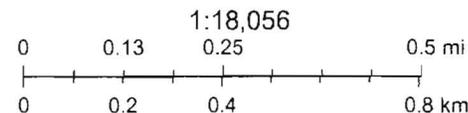
EXHIBIT B
MAP OF THE LAND

Kaufman CAD Web Map



12/26/2023, 12:47:35 PM

-  Abstracts
-  Parcels



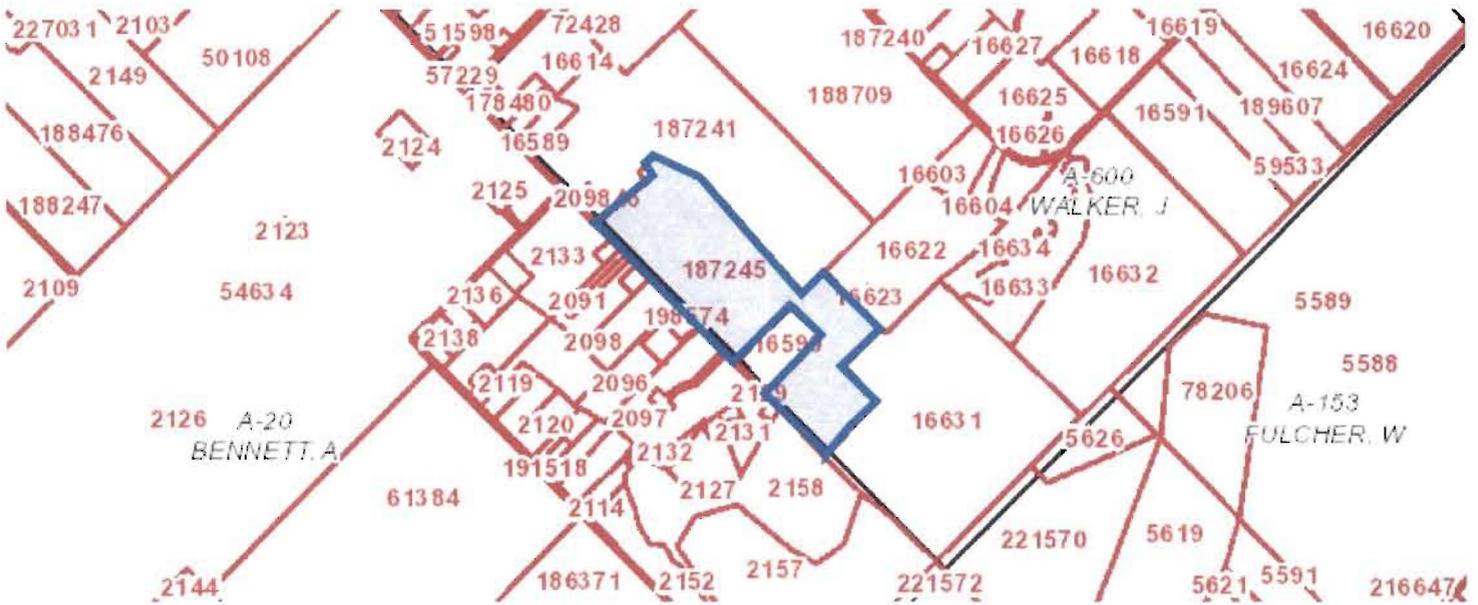
Esri Community Maps Contributors, Baylor University, Kaufman County, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, GeoTechnologies,

Kaufman County Appraisal District, BIS Consulting - 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

Map



Property Details

Account

Property ID: 187245 Geographic ID: 99.0600.0000.0040.03.06.00

Type: Real Zoning:

Property Use: Condo:

Location

Situs Address: CO RD 353 TX

Map ID: C5-A-4 Mapsco:

Legal Description: J WALKER

Abstract/Subdivision: A0600 - JACOB WALKER

Neighborhood: 28-001

Owner

Owner ID: 185837

Name: AKIN SHANNON D

Agent:

Mailing Address: 9311 CO RD 353
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:	\$1,234,960 (+)
Market Value:	\$1,234,960 (=)
Agricultural Value Loss: ⓘ	\$1,226,095 (-)
Appraised Value:	\$8,865 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$8,865
Ag Use Value:	\$8,865

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: AKIN SHANNON D %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$1,234,960	\$8,865
CAD	KAUFMAN CAD	0.000000	\$1,234,960	\$8,865
KC	KAUFMAN COUNTY	0.328958	\$1,234,960	\$8,865
P3	PRECINCT 3	0.000000	\$1,234,960	\$8,865
RB	ROAD & BRIDGE	0.082500	\$1,234,960	\$8,865
ST	TERRELL ISD	1.068200	\$1,234,960	\$8,865
TV	TRINITY VALLEY CC	0.110990	\$1,234,960	\$8,865

Total Tax Rate: 1.690648

Property Land

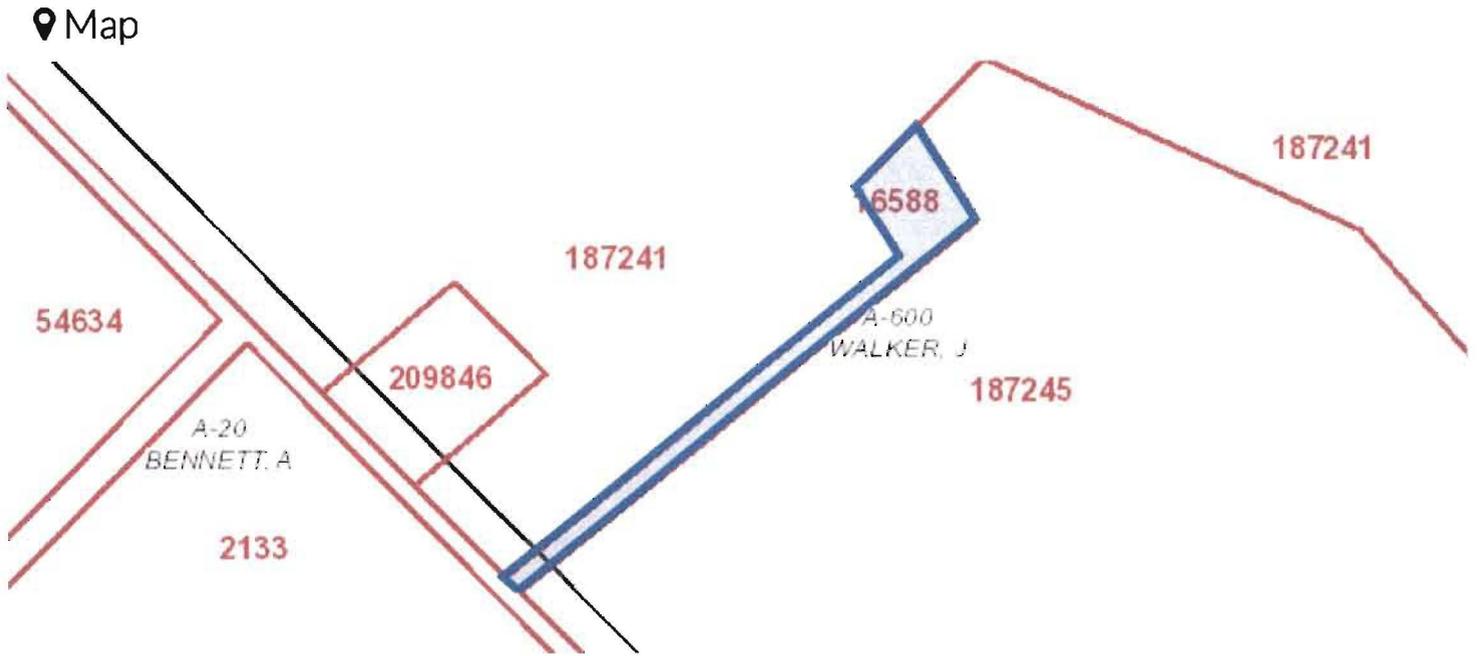
Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZC	NATIVE PASTURE	123.4960	5,379,485.76	0.00	0.00	\$1,234,960	\$8,865

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	\$1,234,960	\$8,865	\$8,865	\$0	\$8,865
2022	\$0	\$1,234,960	\$9,183	\$9,183	\$0	\$9,183
2021	\$0	\$680,473	\$9,509	\$9,509	\$0	\$9,509
2020	\$0	\$417,730	\$10,250	\$10,250	\$0	\$10,250
2019	\$0	\$417,730	\$10,250	\$10,250	\$0	\$10,250
2018	\$0	\$374,010	\$10,500	\$10,500	\$0	\$10,500
2017	\$0	\$374,010	\$10,500	\$10,500	\$0	\$10,500
2016	\$0	\$374,010	\$10,500	\$10,500	\$0	\$10,500
2015	\$0	\$374,010	\$10,500	\$10,500	\$0	\$10,500
2014	\$0	\$374,010	\$10,500	\$10,500	\$0	\$10,500
2013	\$0	\$374,010	\$11,120	\$11,120	\$0	\$11,120

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/11/2012	Deed	Deed	AKIN CRAIG ETAL	AKIN SHANNON D	4145	18	10386



Property Details

Account

Property ID:	16588	Geographic ID:	99.0600.0000.0015.01.06.00
Type:	Real	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	9311 CO RD 353 TX	Mapsco:	
Map ID:	C5-A-2		
Legal Description:	J WALKER		
Abstract/Subdivision:	A0600 - JACOB WALKER		
Neighborhood:	28-RVGD/AV		

Owner

Owner ID:	185837
Name:	AKIN SHANNON D
Agent:	
Mailing Address:	9311 CO RD 353 TERRELL, TX 75161
% Ownership:	100.0%

Exemptions: HS - HOMESTEAD
For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$213,670 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$10,000 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$223,670 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$223,670 (=)
Homestead Cap Loss: ⓘ	\$99,887 (-)
Assessed Value:	\$123,783
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.

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Property Taxing Jurisdiction

Owner: AKIN SHANNON D **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$223,670	\$123,783
CAD	KAUFMAN CAD	0.000000	\$223,670	\$123,783
KC	KAUFMAN COUNTY	0.328958	\$223,670	\$123,783

P3	PRECINCT 3	0.000000	\$223,670	\$123,783
RB	ROAD & BRIDGE	0.082500	\$223,670	\$123,783
ST	TERRELL ISD	1.068200	\$223,670	\$23,783
TV	TRINITY VALLEY CC	0.110990	\$223,670	\$123,783

Total Tax Rate: 1.690648

Property Improvement - Building

Type: REAL PROPERTY **State Code:** E1 **Living Area:** 1,759.00sqft **Value:** \$213,670

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
AGF3	Attached Garage, Finished, 3 Car	*		1960	675.00
LA	LIVING AREA	RVAV1	20 - Brick	1960	1,759.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
TAVRG	TERRELL AVERAGE	1.0000	43,560.00	0.00	0.00	\$10,000	\$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	\$213,670	\$10,000	\$0	\$223,670	\$99,887	\$123,783
2022	\$218,944	\$10,000	\$0	\$228,944	\$116,414	\$112,530
2021	\$176,106	\$5,510	\$0	\$181,616	\$79,316	\$102,300
2020	\$166,870	\$3,380	\$0	\$170,250	\$77,250	\$93,000
2019	\$162,690	\$3,380	\$0	\$166,070	\$81,525	\$84,545
2018	\$75,440	\$3,030	\$0	\$78,470	\$1,611	\$76,859
2017	\$70,650	\$3,030	\$0	\$73,680	\$3,808	\$69,872
2016	\$60,490	\$3,030	\$0	\$63,520	\$0	\$63,520
2015	\$60,930	\$3,030	\$0	\$63,960	\$0	\$63,960
2014	\$63,230	\$3,030	\$0	\$66,260	\$0	\$66,260
2013	\$65,530	\$3,030	\$0	\$68,560	\$0	\$68,560

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/11/2012	Deed	Deed	AKIN CRAIG ETAL	AKIN SHANNON D	4145	18	10386
6/11/2012	Deed	Deed	AKIN MICHIE D	AKIN CRAIG ETAL	4145	12	10385