



January 22, 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.: 15-2024

Property Owner: Billy M & Jennifer S Talley

Property ID: 12052, 8744

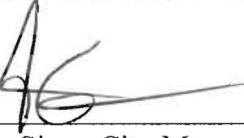
Address of Property: 7424 Co Rd 308, Terrell, TX 75161

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Billy M and Jennifer S Talley 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 22, 2024.

CITY OF TERRELL, TEXAS

By: 

Mike Sims, City Manager

Attest:



Dawn Steil, City Secretary

WED JAN 3 RECD  
DawnSteil

Petition for Release of Area(s) From Extraterritorial Jurisdiction

Property ID's: 12052 & 8744 (2 Parcels Totaling 23.365 Acres)

From: BILLY M & JENNIFER S TALLEY

Address: 7424 CO RD 308, Terrell TX 75161

To: City of Terrell City Hall – City Secretary

201 East Nash Street

Terrell TX, 75160

Submitted this 3<sup>rd</sup> day of January, 2024

**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. 2 Parcels (12052 & 8744)

In support of this Petition, Petitioner would respectfully show:

1

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.

15

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.

111

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 180<sup>th</sup> 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 23.365 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: 7424 CO RD 308, Terrell, TX 75161. Attn: Billy M & Jennifer S Talley

VIII.

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 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 30<sup>th</sup> 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 (c) that Petitioner have such other order and relief to which they may show itself entitled.

*[Remainder of Page Intentionally Blank]*

RESPECTFULLY SUBMITTED this 3rd, day of January 2024

PETITIONER SIGNATURES

X

Printed Name Billy M Talley

Date of Birth: ██████████

Residence Address: 7424 CO RD 308 Terrell TX, 75161

X Jennifer S Talley

Printed Name Jennifer S Talley

Date of Birth: ██████████

Residence Address: 7424 CO RD 308 Terrell, TX 75161

State of Texas

County of: Kaufman

This instrument was acknowledged before me on

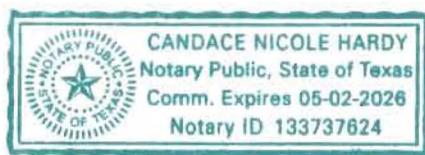
January 2, 2024

By Candace Nicole Hardy

(Personalized Seal)

Candace Hardy

Notary Public's Signature



**EXHIBIT "A"**

**LEGAL DESCRIPTION AND DEPICTION OF AREA TO BE REMOVED FROM THE  
EXTRATERRITORIAL JURISDICTION**

**[Please See Attached]**



## Property Details

### Account

Property ID: 12052 Geographic ID: 99.0429.0000.0030.00.06.00  
Type: Real Zoning:  
Property Use: Condo:

### Location

Situs Address: 0 CO RD 308 TX  
Map ID: D4-B-4 Mapsco:  
Legal Description: J RUSSELL LINK W8744

Abstract/Subdivision: A0429 - JOS RUSSELL

Neighborhood: 28-001

### Owner

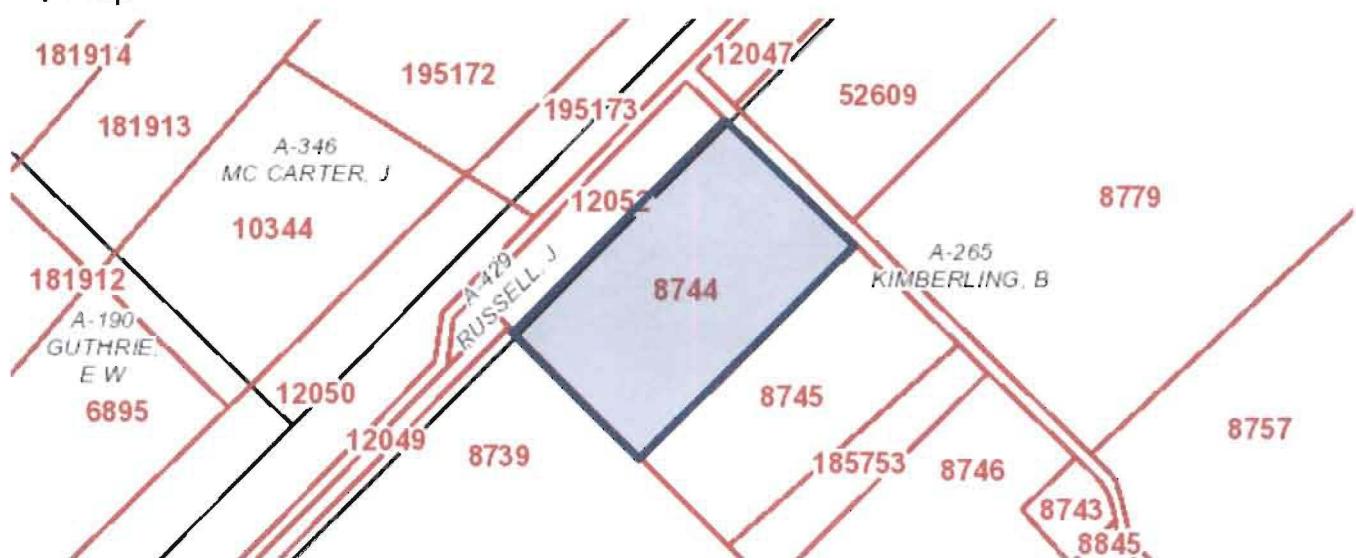
Owner ID: 232099  
Name: TALLEY BILLY M & JENNIFER S

### Agent:

Mailing Address: 7424 CO RD 308  
TERRELL, TX 75161

% Ownership: 100.0%

## Map



## Property Details

### Account

**Property ID:** 8744 **Geographic ID:** 99.0265.0000.0300.01.06.00

**Type:** Real **Zoning:**

**Property Use:** Condo

### Location

**Situs Address:** 7424 CO RD 308 TERRELL, TX 75161

**Map ID:** D5-A-3 **Mapsco:**

**Legal Description:** B KIMBERLING LINK W12052

**Abstract/Subdivision:** A0265 - BENJ KIMBERLING

**Neighborhood:** 28-001

### Owner

**Owner ID:** 232099

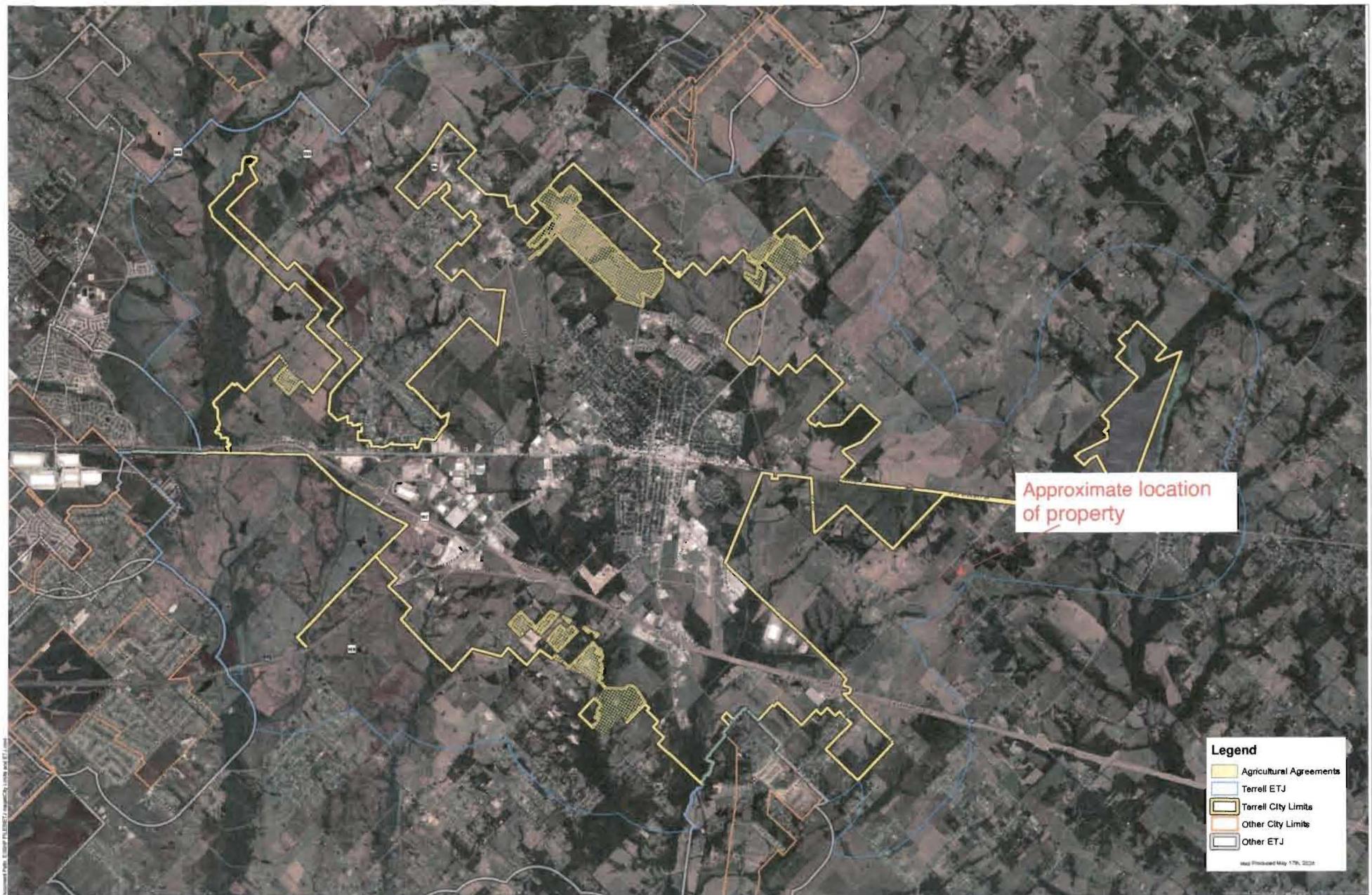
**Name:** TALLEY BILLY M & JENNIFER S

### Agent:

**Mailing Address:** 7424 CO RD 308  
TERRELL, TX 75161

**% Ownership:** 100.0%





**EXHIBIT "B"**

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

**[Please See Attached]**

## Map



## Property Details

### Account

**Property ID:** 8744 **Geographic ID:** 99.0265.0000.0300.01.06.00

**Type:** Real **Zoning:**

**Property Use:** Condo

### Location

**Situs Address:** 7424 CO RD 308 TERRELL, TX 75161

**Map ID:** D5-A-3 **Mapsco:**

**Legal Description:** B KIMBERLING LINK W12052

**Abstract/Subdivision:** A0265 - BENJ KIMBERLING

**Neighborhood:** 28-001

### Owner

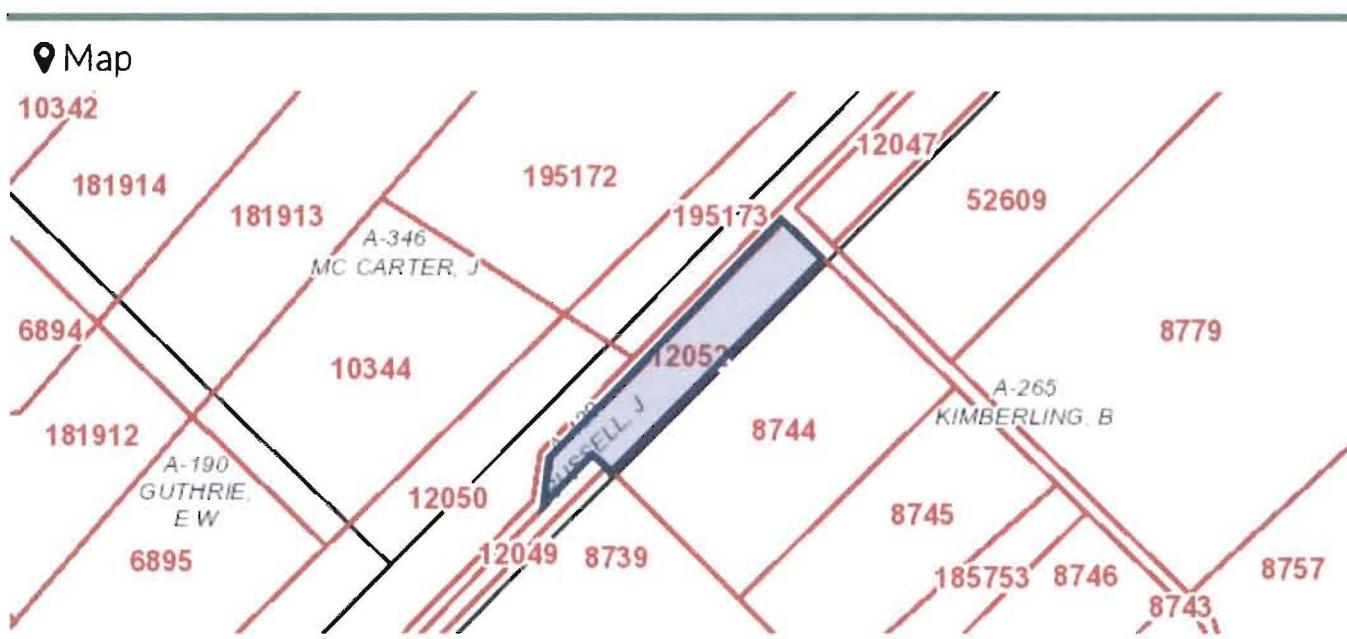
**Owner ID:** 232099

**Name:** TALLEY BILLY M & JENNIFER S

### Agent:

**Mailing Address:** 7424 CO RD 308  
TERRELL, TX 75161

**% Ownership:** 100.0%



## Property Details

### Account

**Property ID:** 12052 **Geographic ID:** 99.0429.0000.0030.00.06.00

**Type:** Real **Zoning:**

**Property Use:** **Condo:**

### Location

**Situs Address:** 0 CO RD 308 TX

**Map ID:** D4-B-4 **Mapsco:**

**Legal Description:** J RUSSELL LINK W8744

**Abstract/Subdivision:** A0429 - JOS RUSSELL

**Neighborhood:** 28-001

### Owner

**Owner ID:** 232099

**Name:** TALLEY BILLY M & JENNIFER S

### Agent:

**Mailing Address:** 7424 CO RD 308  
TERRELL, TX 75161

**% Ownership:** 100.0%