



March 6, 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.: 26-2024

Property Owner: William B and Shayla D Swann

Property ID: 13674

Address of Property: 19926 FM Rd 429, TX

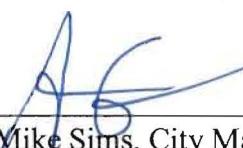
Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from William B and Shayla D Swann on February 20, 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 March 6, 2024.

CITY OF TERRELL, TEXAS

By:


Mike Sims, City Manager

Attest:



Dawn Steil, City Secretary



RECEIVED
FEB 20 2024
TERRELL TEXAS

FEB 20 2024

BY: Dawn Seitz

Extraterritorial Jurisdiction Release Petition

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

I/We WILLIAM B SWANN & SHAYLA D SWANN, SWANN REVOCABLE LIVING TRUST,
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:

Bill Swann 2-20-24
Signature Date

Bill Swann
Printed Name

Date of Birth: [REDACTED]

Shayla Swann 2-20-24
Signature Date

Shayla Swann
Printed Name

Date of Birth: [REDACTED]

Mailing address: 19926 FM 429

Phone #: 214-878-4632

Email: Mommyswann@aol.com

General Location of Property: Legal Desc. ANDREW J SEITZ, 52.26 ACRES, & M/HOME & BLDGS

Site Address: 19926 FM 429 TERRELLTEXAS 75161

GEO ID 99.0484.0000.0035.00.06.00 & MAP ID D4-B-1

Parcel ID No(s): PROPERTY ID 0.341

OWNER ID 201219

Total Area (acres) 52

Subdivision: A0484 - ANDREW J SEITZ

Lot Block NEIGHBORHOOD # 28-001

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"

All of Grantors' interest in the following:

All that certain 52.259 acre tract of land out of the A. J. Seitz Survey, Abstract No. 484, in the Deed Records of Kaufman County, Texas, and being the same land conveyed to Bill Swann from C. W. Tatum, Jr. in Special Warranty Deed with Vendor's Lien dated October 1, 1999 and recorded in Book 1404, Page 0728 of the records of Kaufman County, Texas.

INST #: 2016-0002370
Filed for record in Kaufman County
On: 2/12/16 at 2:46 PM

SPECIAL WARRANTY DEED

EXHIBIT B

OWNERSHIP OF AREA TO BE REMOVED FROM THE EXTRATERRITORIAL JURISDICTION

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of JAN 22 2016, between WILLIAM B. SWANN, also known as Bill Swann, and his wife, SHAYLA D. SWANN, having an address at 2812 S. Surrey Drive, Carrollton, Texas, 75006, (collectively referred to as "Grantors"), and THE WILLIAM B. SWANN AND SHAYLA D. SWANN REVOCABLE LIVING TRUST, having an address at 2812 S. Surrey Drive, Carrollton, Texas, 75006, ("Grantee").

WITNESSETH, that Grantors, in consideration of Ten Dollars and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, so hereby transfer unto Grantee and its heirs, executors, administrators, successors and assigns forever.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Kaufman, and the State of Texas, being more particularly described as follows, to-wit:

SEE "EXHIBIT A" ATTACHED

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time. Any and all restrictions, covenants, conditions, rights-of-way, mineral reservations, mineral leases and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

GRANTOR, FOR THE CONSIDERATION AND SUBJECT TO THE RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY, GRANTS, SELLS, AND CONVEYS TO GRANTEE THE PROPERTY, TOGETHER WITH ALL AND SINGULAR THE RIGHTS AND APPURTENANCES THERETO IN ANY WISE BELONGING, TO HAVE AND HOLD IT TO GRANTEE, GRANTEE'S HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, OR ASSIGNS FOREVER. GRANTOR BINDS GRANTOR AND GRANTOR'S HEIRS, EXECUTORS, ADMINISTRATORS, AND SUCCESSORS TO WARRANT AND FOREVER DEFEND ALL AND SINGULAR THE PROPERTY TO GRANTEE AND GRANTEE'S HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF, BY, THROUGH OR UNDER GRANTOR, BUT NOT OTHERWISE.
LIFE ESTATE IS HEREBY RESERVED FOR GRANTORS.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

EXHIBIT C

MAP OF THE LAND

Kaufman CAD Web Map



2/5/2024, 8:46:18 PM

Abstracts

Parcels

1:4,514
0 0.03 0.07 0.13 mi
0 0.05 0.1 0.2 km

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

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 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: 13674
Ownership %: 100.00
Geo ID: 99.0484.0000.0035.00.06.00
Legal: ANDREW J SEITZ, 52.26 ACRES, & M/HOME & BLDGS
Legal Acres: 52.26
Situs: 19926 FM RD 429 TX
Agent ID: 219629

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

Property ID: 13674 - 99.0484.0000.0035.00.06.00
TEXAS PROPERTY TAX REDUCTIONS LLC
Agent for: WILLIAM B SWANN AND SHAYLA D
204 E MAIN ST STE B
CROWLEY, TX 76036-2650

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.)			185,845		245,377
Market Value of Non Ag/Timber Land			642,915		650,297
Market Value of Ag/Timber Land			0		0
Market Value of Personal Property/Minerals			0		0
Total Market Value			828,760		895,674
Productivity Value of Ag/Timber Land			0		0
Appraised Value			828,760		895,674
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)			0		0
Exemptions (DV - Disabled Vet; DP-Disabled Person; HS-Homestead; OV65-Over 65)					
2022 Exemption Amount	2022 Taxable Value	Taxing Unit	2023 Proposed Appraised Value	2023 Exemption Amount	2023 Taxable Value
0	828,760	KC ESD #3 (TERRELL)	895,674	0	895,674
0	828,760	KAUFMAN COUNTY	895,674	0	895,674
0	828,760	TERRELL ISD	895,674	0	895,674
0	828,760	TRINITY VALLEY CC	895,674	0	895,674
0	828,760	ROAD & BRIDGE	895,674	0	895,674

The difference between the 2018 appraised value and the 2023 appraised value is 920.94%.

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: **3950 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		
Property ID:	13674	Geographic ID: 99.0484.0000.0035.00.06.00
Type:	Real	Zoning:
Property Use:		Condo:
Location		
Situs Address:	19926 FM RD 429 TX	
Map ID:	D4-B-1	Mapsco:
Legal Description:	ANDREW J SEITZ, 52.26 ACRES, & M/HOME & BLDGS	
Abstract/Subdivision:	A0484 - ANDREW J SEITZ	
Neighborhood:	28-001	
Owner		
Owner ID:	201219	
Name:	WILLIAM B SWANN AND SHAYLA D SWANN REVOCABLE LIVING TRUST	
Agent:	TEXAS PROPERTY TAX REDUCTIONS (197043)	
Mailing Address:	19926 FM RD 429 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:	\$245,377 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$650,297 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$895,674 (=)
Agricultural Value Loss: 	\$0 (-)
Appraised Value:	\$895,674 (=)
Homestead Cap Loss: 	\$0 (-)
Assessed Value:	\$895,674
Ag Use Value:	\$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.

■ Property Taxing Jurisdiction

Owner: WILLIAM B SWANN AND SHAYLA D SWANN REVOCABLE LIVING TRUST

%Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$895,674	\$895,674
CAD	KAUFMAN CAD	0.000000	\$895,674	\$895,674
KC	KAUFMAN COUNTY	0.328958	\$895,674	\$895,674
P3	PRECINCT 3	0.000000	\$895,674	\$895,674
RB	ROAD & BRIDGE	0.082500	\$895,674	\$895,674
ST	TERRELL ISD	1.068200	\$895,674	\$895,674
TV	TRINITY VALLEY CC	0.110990	\$895,674	\$895,674

Total Tax Rate: 1.690648

■ Property Improvement - Building

Description: MOBILE HOME **Type:** MOBILE HOME **State Code:** E2 **Living Area:** 720.00sqft

Value: \$13,514

Type	Description	Class CD	Year Built	SQFT
STGA	Storage Bldg, Average	*	2000	140.00
CP	Porch, Covered	*	1980	288.00
LA	LIVING AREA	SWA12	1980	720.00

Description: OUT BUILDING **Type:** REAL PROPERTY **State Code:** E4 **Living Area:** 0.00sqft

Value: \$59,063

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
OB	OUT BUILDING	90SA	25 - Plwd/Hdwd	1998	1,800.00

Description: OUT BUILDING **Type:** REAL PROPERTY **State Code:** E4 **Living Area:** 0.00sqft

Value: \$172,800

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	90SG	2016	3,200.00

■ Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
NON AG	NON AG USE LAND	50.0000	2,178,000.00	0.00	0.00	\$622,175	\$0
01HS	HOMESITE	2.2600	98,445.60	0.00	0.00	\$28,122	\$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	\$245,377	\$650,297	\$0	\$895,674	\$0	\$895,674
2022	\$185,845	\$642,915	\$0	\$828,760	\$0	\$828,760
2021	\$177,154	\$388,998	\$10,867	\$195,465	\$0	\$195,465
2020	\$147,620	\$258,340	\$9,380	\$161,940	\$0	\$161,940
2019	\$146,960	\$258,340	\$9,380	\$161,280	\$0	\$161,280
2018	\$69,010	\$375,470	\$11,530	\$87,730	\$0	\$87,730
2017	\$69,010	\$375,470	\$11,530	\$87,730	\$0	\$87,730
2016	\$18,010	\$300,370	\$11,760	\$29,770	\$0	\$29,770
2015	\$18,010	\$300,370	\$11,760	\$29,770	\$0	\$29,770
2014	\$18,010	\$300,370	\$11,760	\$29,770	\$0	\$29,770
2013	\$18,010	\$300,370	\$11,760	\$29,770	\$0	\$29,770

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/22/2016	SWD	SPECIAL WARRANTY DEED	SWANN BILL	WILLIAM B SWANN AND SHAYLA D SWANN REVOCABLE LIVING TRUST	4972	30	2370
10/13/1999	Deed	Deed	TATUM, C W JR	SWANN BILL	1404	728	0