



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

Property Owner: Kristopher Schobert and Michelle Poole

Property ID: 229457

Address of Property: 1493 Brent Ave, Terrell, TX 75160

RE: Petition identifies land not located in the City's ETJ

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Kristopher Schobert and Michelle Poole on January 29, 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, it is determined the property described in the Petition is not located in the City of Terrell Extraterritorial Jurisdiction, therefore no action is warranted. Please see map on [www.cityofterrell.org](http://www.cityofterrell.org) for our current ETJ.

CITY OF TERRELL, TEXAS

By: 

Mike Sims, City Manager

Attest:



Dawn Steil, City Secretary

**PETITION TO BE RELEASED FROM EXTRATERRITORIAL JURISDICTION**

NOW COMES Kristopher Schobert and Michelle Poole, 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 five 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 in the 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

PRINTED NAME: Kristopher Seiber

DATE OF BIRTH: [REDACTED]

RESIDENCE ADDRESS: 1493  
Brent Ave Terrell, Tx 75160

DATE OF SIGNING: 1/29/2024

X

PRINTED NAME: Michelle Poole

DATE OF BIRTH: [REDACTED]

RESIDENCE ADDRESS: 1493 BRENT AVE  
Terrell, TX 75160

DATE OF SIGNING: 1/29/2024

# **EXHIBIT A**

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

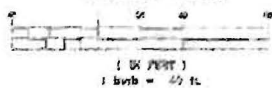
Property:

BEING LOT NO 17, MEADOWWOOD PARK RANCH ESTATES, PHASE II, as shown on Plat recorded in Cabinet 1, page 590, Plat Records of Kaufman County, Texas and being a part of that certain 303.867 acre track in the MARY GILBREATH SURVEY, Abstract No 166, Kaufman County, Texas.

**EXHIBIT B**  
**MAP OF THE LAND**

JAMES T. JOHNSON AND  
MYRA M. JOHNSON  
DEEDMENT NO. 2017-0024366

GRAPHIC SCALE



N 47°09'49" E 246.83'

110,990.88 SQ. FT.  
2.548 ACRES

N 43°58'45" E 449.68'

S 43°58'45" E 449.68'

S 47°09'49" E 246.83'

### PROPERTY DESCRIPTION

LOCATED AT 1493 BRENT AVENUE IN KAUFMAN COUNTY, TEXAS.  
LOT NO. 17 BLOCK NO. 1  
MEADOWWOOD PARK RANCH ESTATES, PHASE II  
OF KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF  
RECORDED IN CACKET 1 AT ENVELOPE 590 OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

NOTE: PROPERTY APPEARS TO BE SUBJECT TO  
TO RESIST J.C.S. A DEEDMENT RECORDED IN  
VOLUME 746 PAGE 810  
VOLUME 746 PAGE 812  
VOLUME 746 PAGE 813  
VOLUME 746 PAGE 814

NOTE: PROPERTY APPEARS TO BE SUBJECT TO  
LAWSON'S 100% WELL SPECIAL UTILITY EASEMENT  
RECORDED IN PUBLIC BOOK, PAGE 100  
(TO BE SUBJECT BY LOT 17-0024366)

### SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (RANGER TITLE, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, MICHELLE LYNN POOLE AND KRISTOPHER SCHUBERT), IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F. 181540K, THAT THE SURVEY AND DESCRIPTION SET FORTH HEREON WERE PREPARED FROM AN ACTUAL ON-THE-GROUND INSPECTION OF THE SUBJECT PROPERTY, SUCH SURVEY WAS CONDUCTED BY THE UNDERSIGNED, OR UNDER HIS DIRECTION; THE PLAT HEREON CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME THE SURVEY WAS PERFORMED AND IS AN ACCURATE REPRESENTATION OF THE PROFESSIONAL OPINION OF THE UNDERSIGNED; LOCATION AND DESCRIPTION OF VISIBLE AND APPARENT IMPROVEMENTS ARE AS INDICATED AND THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE GROUND EXCEPT AS INDICATED; THE SURVEY SET FORTH HEREON WAS PERFORMED EXCLUSIVELY FOR THE BENEFIT OF THE ABOVE NOTED PARTIES AND TRANSMISSION; ANY USE OF THIS SURVEY BY OTHER PARTIES AND/OR USE FOR ANY OTHER PURPOSE SHALL BE AT USER'S OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

EXECUTED THIS 18TH DAY OF AUGUST, 2018

*Brian Gallia*

BRIAN GALLIA  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5568



ACCEPTED BY: SIGNATURE DATE SIGNATURE DATE

THE SURVEY SET FORTH HEREON HAS BEEN CONDUCTED AND PREPARED AT THE REQUEST AND IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT OR REPRESENTATIVES THEREOF. BOGA LAND SURVEYING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR THE EXISTENCE OF EASEMENTS, RESTRICTIONS, ENCUMBRANCES OR OTHER FACTS OR MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY. THE SURVEY SET FORTH HEREON IS NOT TO BE RELIED UPON FOR FUTURE CONSTRUCTION PURPOSES. CONTACT ALL SURVEYING AUTHORITY (MUNICIPALITIES, UTILITY AGENCIES, ASSOCIATIONS, ETC.) PRIOR TO ANY EXCAVATION OR CONSTRUCTION. THE TRENCH EXCAVATION SAFETY SYSTEM CAN BE CONTACTED BY CALLING 811, CALL BEFORE YOU DIG.

NOTES: ACCORDING TO THE F.L.R.M. IN COMMUNITY PANEL NO. 48367008000, THIS PROPERTY APPEARS TO LIE IN ZONE X AND APPEARS NOT TO LIE WITHIN THE SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT AND/OR FLOOD LINES SHOWN HEREON SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTES: BENCHMARKS ARE BASED THE SOUTHWEST CORNER OF LOT 17 OF RECORDED ADDITION. THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300

LEGEND	
BRICK	1/2" IRON ROD FOUND/SET
COVERED AREA	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
CONCRETE	1/2" IRON ROD SET
WOOD DECK	1" IRON PIPE FOUND
STONE	MONUMENT FOUND
GRAVEL/ROCK ROAD OR DRIVE	"X" FOUND/SET
ASPHALT PAVING	LP - LIGHT POLE
	W - WATER LINE
	G - GAS LINE
	E - ELECTRIC METER
	LP - LIGHT POLE
	BUY WIRE
	BL - BUILDING LINE/SET BACK LINE
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE
	METAL FENCE
	PIPE FENCE
	W - WATER LINE
	G - GAS LINE
	E - ELECTRIC METER
	LP - LIGHT POLE
	BUY WIRE
	DRIVE - DRAINAGE & UTILITY EASEMENT
	ROW - RIGHT-OF-WAY
	EAST - EAST
	AC - AIR CONDITIONING
	PE - POOL EQUIPMENT
	UT - UNDERGROUND TELEPHONE
	CATV - UNDERGROUND CABLE TV
	TRANS - ELECTRIC TRANSFORMER
	OVERHEAD POWER LINE

~BRIAN GALLIA & ASSOCIATES~  
BG&A Land Surveying, Inc.  
9011 STATE HIGHWAY 34 S. SUITE - C  
QUINLAN, TEXAS, 75474  
PHONE: (903) 447-0858  
FAX: (903) 447-0981  
www.bogasurveying.com

**SURVEY PLAT**  
1493 BRENT AVENUE  
LOT 17 OF MEADOWWOOD PARK RANCH ESTATES, PHASE II  
KAUFMAN COUNTY, TEXAS





**EXHIBIT C**  
**TAX ROLL RECORDS**

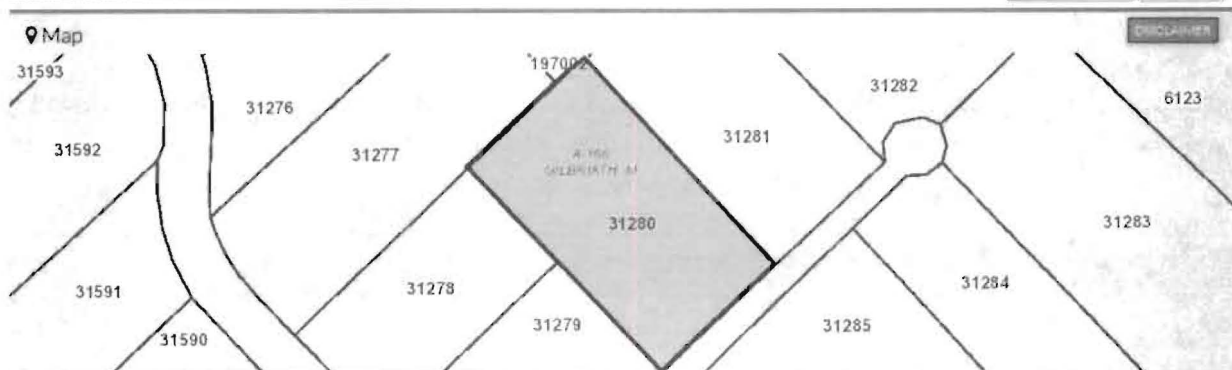
## Kaufman CAD Property Search

Property ID: 31280 For Year



View Map

Print



### Property Details

#### Account

Property ID:	31280	Geographic ID: 00.2453.0000.0017.00.06.00
Type:	Real	Zoning:
Property Use:		Condo:

#### Location

Situs Address:	1493 BRENT AVE TX	
Map ID:	E3-B-2	Mapsco:
Legal Description:	MEADOWWOOD PK RANCH II LOT 17	
Abstract/Subdivision:	S2453 - MEADOW WOOD PARK RANCH ESTATES 2	
Neighborhood:	28-2452	

#### Owner

Owner ID:	222124
Name:	POOLE MICHELLE &
Agent:	
Mailing Address:	KRISTOPHER SCHOBERT 1493 BRENT AVE TERRELL, TX 75160
% Ownership:	100.0%
Exemptions:	HS - HOMESTEAD For privacy reasons not all exemptions are shown online.

## Property Values

Improvement Homesite Value:	\$337,032 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$119,595 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$456,627 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$456,627 (=)
Homestead Cap Loss: ⓘ	\$60,575 (-)
Assessed Value:	\$396,052
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

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Owner: POOLE MICHELLE & %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$456,627	\$396,052
CAD	KAUFMAN CAD	0.000000	\$456,627	\$396,052
KC	KAUFMAN COUNTY	0.328558	\$456,627	\$396,052
P1	PRECINCT 1	0.000000	\$456,627	\$396,052
RB	ROAD & BRIDGE	0.082500	\$456,627	\$396,052
ST	TERRELL ISD	1.068200	\$456,627	\$296,052
TV	TRINITY VALLEY CC	0.110990	\$456,627	\$396,052

Total Tax Rate: 1.690648

### Property Improvement - Building

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Description: REAL PROPERTY Type: REAL PROPERTY State Code: A1 Living Area: 1,804.00sqft Value: \$322,847

Type	Description	Class CD	Year Built	SQFT
CP	Porch, Covered	*	1993	30.00
CP	Porch, Covered	*	1993	78.00
AGF2	Attached Garage, Finished, 2 Car	*	1993	441.00
LA	LIVING AREA	RVGD1	1993	1,804.00

Description: REAL PROPERTY Type: REAL PROPERTY State Code: A4 Living Area: 0.00sqft Value: \$14,185

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	MPB	2018	180.00
OB	OUT BUILDING	MPB	2018	200.00
OB	OUT BUILDING	86SL	2018	100.00
OB	OUT BUILDING	90SL	2009	400.00

### Property Land

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Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
TXB01	Conv TXB01	2.3800	103,672.80	0.00	0.00	\$119,595	\$0

### Property Roll Value History

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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	\$337,032	\$119,595	\$0	\$456,627	\$60,575	\$396,052
2022	\$355,650	\$119,595	\$0	\$475,245	\$115,198	\$360,047
2021	\$349,955	\$77,350	\$0	\$327,315	\$0	\$327,315
2020	\$237,840	\$95,200	\$0	\$333,040	\$0	\$333,040
2019	\$177,120	\$53,500	\$0	\$230,620	\$17,803	\$213,117
2018	\$140,243	\$53,500	\$0	\$193,743	\$0	\$193,743
2017	\$130,000	\$53,500	\$0	\$183,500	\$0	\$183,500
2016	\$114,230	\$53,500	\$0	\$167,730	\$0	\$167,730
2015	\$111,670	\$53,500	\$0	\$165,170	\$0	\$165,170
2014	\$113,010	\$53,500	\$0	\$166,510	\$0	\$166,510
2013	\$114,370	\$53,500	\$0	\$167,870	\$0	\$167,870

### Property Deed History

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Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/10/2019	WD	WARRANTY DEED	ROSS JAMES H & SANDRA A	POOLE MICHELLE &	6133	558	22177
6/8/2010	WD	WARRANTY DEED	SALINAS JUAN J JR & ALMA G	ROSS JAMES H & SANDRA A	3774	532	9295
	Deed	Deed					0
	Deed	Deed			1090	0540	0