



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 for our current ETJ.

CITY OF TERRELL, TEXAS

By: _____

Mike Sims, City Manager

Attest:

Dawn Steil, City Secretary

MON JAN 29 REC'D
Dawn Steel

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 Kim Clark

PRINTED NAME: Kristopher Schobert

RESIDENCE ADDRESS: 1493
Brent Ave Terryell, Tx 75160

DATE OF SIGNING: 11/29/2024

X Michelle Pool

PRINTED NAME: Michelle Poole

DATE OF BIRTH: XXXXXXXXXX

RESIDENCE ADDRESS: 1493 BRENT AVE

Terrell, TX 75160

DATE OF SIGNING: 1/29/2024

EXHIBIT A

DESCRIPTION OF THE BOUNDARIES OF THE LAND

Property:

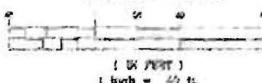
BEING LOT NO 17, MEADOWWOOD PARK RANCH ESTATES, PHASE II, as shown on Plat recorded in Cabinet 1, page 590, Plat Records of Kaufman County, Texas and being a part of that certain 303.867 acre track in the MARY GILBREATH SURVEY, Abstract No 166, Kaufman County, Texas.

EXHIBIT B

MAP OF THE LAND

JAMES T. JOHNSON AND
LINDA M. JOHNSON
DOCUMENT #3, 2017-00243865

GRAPHIC SCALE



110,990.88 SQ. FT.
2.548 ACRES

THE SURVEY SET FORTH HEREIN HAS BEEN CONDUCTED AND PREPARED AT THE REQUEST AND IN COLLABORATION WITH THE INFORMATION PROVIDED BY THE CLIENT OR REPRESENTATIVES THEREOF. BABA LAND SURVEYS, 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 HEREIN IS NOT TO BE RELIED UPON FOR FUTURE CONSTRUCTION PURPOSES. CONTACT ALL GOVERNING AUTHORITY (MUNICIPAL, UTILITY AGENCIES, ASSOCIATIONS, ETC.) PRIOR TO ANY EXCAVATION OR CONSTRUCTION. THE TERM EXCAVATION SAFETY STRIKE CAN BE CONTACTED BY CALLING 911, CALL BEFORE YOU DIG.

NOTE: ACCORDING TO THE FLOOD HAZARD MAP (FIRM) FOR THE PROPERTY, THIS PROPERTY APPEARS TO LIE IN ZONE J-1, 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 HEREIN SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BEARINGS ARE BASED ON THE SOUTHWEST LINE OF LOT 17 OF RECORDED ADDITION. THE SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300

BRICK	INF/RS-IRON ROD FOUND/SET
COVERED AREA	● NAIL FOUND/SET
CONCRETE	○ 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
WOOD DECK	○ 1/2" IRON ROD SET
STONE	○ 1" IRON PIPE FOUND
	● MONUMENT FOUND
	○ "T" FOUND/SET
△△△△	GRAVEL/ROCK ROAD OR DRIVE
	ASPHALT PAVING

LEGEND

DR-DRIVE	DR-DRAINAGE & UTILITY EASEMENT
BL-BUILDING LINE	BL-BUILDING LINE/SET BACK LINE
CH-CHAIN	CH-CHAIN FENCE
FP-POWER POLE	FP-POWER POLE
GW-WOOD FENCE	GW-WOOD FENCE
HW-HIGHWAY	HW-HIGHWAY
MB-BARBED/WIRE	MB-BARBED/WIRE
ROW-ROW	ROW-ROW
RF-RIGHT-OF-WAY	RF-RIGHT-OF-WAY
MF-METAL FENCE	MF-METAL FENCE
EASMT-EASMENT	EASMT-EASMENT
PIPE FENCE	PIPE FENCE
AC-AC	AC-AC
WL-WATER LINE	WL-WATER LINE
UGT-UNDERGROUND TELEPHONE	UGT-UNDERGROUND TELEPHONE
CATV-UNDERGROUND CABLE TV	CATV-UNDERGROUND CABLE TV
TELE-TELEPHONE	TELE-TELEPHONE
TRANS-ELECTRIC TRANSFORMER	TRANS-ELECTRIC TRANSFORMER
ODDHEAD POWER LINE	ODDHEAD 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) 447-0931
www.bgasurveying.com

KB NO. 1901347-1 CAD: T024 C3

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

SURVEY PLAT

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



BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569

PROPERTY DESCRIPTION

LOCATED AT 1493 BRENT AVENUE IN KAUFMAN COUNTY, TEXAS.
LOT NO. 17 BLOCK NO. _____
OF MEADOWWOOD PARK RANCH ESTATES, PHASE II AM ADDITION
TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF
RECORDED IN CABINET 1 AT ENVELOPE 580 OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

NOTE: PROPERTY APPEARS TO BE SUBJECT TO RESTRICTIVE COVENANT RECORDED IN
VOLUME 744, PAGE 820
VOLUME 744, PAGE 828
VOLUME 744, PAGE 837
VOLUME 744, PAGE 839

NOTE: PROPERTY APPEARS TO BE SUBJECT TO
RESTRICTIVE COVENANT RECORDED IN
VOLUME 744, PAGE 820
(TO BE LOCATED BY SURVEYOR'S STATE, AS OF 10/1/2017)



EXHIBIT C

TAX ROLL RECORDS

Kaufman CAD Property Search



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:	MEADOWOOD 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

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

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	MP8	2018	160.00
OB	OUT BUILDING	MP8	2018	200.00
OB	OUT BUILDING	66SL	2018	100.00
OB	OUT BUILDING	66SL	2009	400.00

Property Land

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

Year	Improvements	Land Market	Ag Valuation	Appraised	H8 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	\$249,965	\$77,350	\$0	\$327,315	\$0	\$327,815
2020	\$237,840	\$95,200	\$0	\$331,040	\$0	\$333,040
2019	\$177,120	\$53,600	\$0	\$230,620	\$17,603	\$213,117
2018	\$140,243	\$53,500	\$0	\$193,743	\$0	\$193,743
2017	\$130,000	\$83,500	\$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

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/10/2019	WD	WARRANTY DEED	ROSS JAMES H & SANDRA A	POOLE MICHELLE S	5139	558	22177
5/8/2010	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