



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.: 25-2024

Property Owner: Grace Ford and Amber Ford

Property ID: 29991

Address of Property: 660 FM Rd 1392, Terrell, TX 75160

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Grace Ford and Amber Ford on February 13, 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

Extraterritorial Jurisdiction Release Petition

FEB 13 2024

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

BY: _____

I/We RESTORATION LIFE CHURCH

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:

Grace Ford 2-13-24
Signature Date

Grace Ford
Printed Name

Date of Birth:

Amber Ford 2/14/2024
Signature Date

Amber Ford
Printed Name

Date of Birth:

Mailing address: PO BOX 20977 Terrell, TX 75160
Phone #: 214-532-1368
Email: rlc@terrell75160@gmail.com

General Location of Property: LAWRENCE ORIG BLOCK 87 PT, GEO ID 00.200.0087.0000.00.06.00.

Site Address: 660 FM 1392 TERRELL, TEXAS 75160

Parcel ID No(s): PROPERTY ID 29991
OWNER ID 209126

Total Area (acres) 0.9240

Subdivision: S2200- LAWRENCE, NEIGHBORHOOD : COMM
Lot N/A Block LAWRENCE ORIG BLOCK 87 PT

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

Doc. Bk Vol Ps
00011303 OR 2654 121

G.P. No. F149505

EXHIBIT "A"

All that certain lot, tract or parcel of land, being 0.924 acre of land, situated in the T.F. Smith Survey, Abstract No. 493, Kaufman County, Texas, in Block No. 87 in the Town of Lawrence, Texas, according to the plat of said Addition to Lawrence recorded in Volume R, Page 520, Deed Records of Kaufman County, Texas, and being a part of the 2.19 acre tract described in deed from Jack S. Pullen et ux to Rev. Gary Reckart et al for the Missionary Church of Jesus Christ, recorded in Volume 649, Page 832, Deed Records of Kaufman County, Texas, and being described as follows:

BEGINNING at an iron fence corner post, the Southeast corner of aforesaid 2.19 acre tract on the West line of Farm Road No. 1392, and the Southeast corner of said Block 87 on North line of a County road;

THENCE N 88 deg. 04 min. 49 sec. W 213.45 feet with North line of said County road to an iron stake for corner;

THENCE N 1 deg. 25 min. 27 sec. E 193.30 feet to an iron stake for corner;

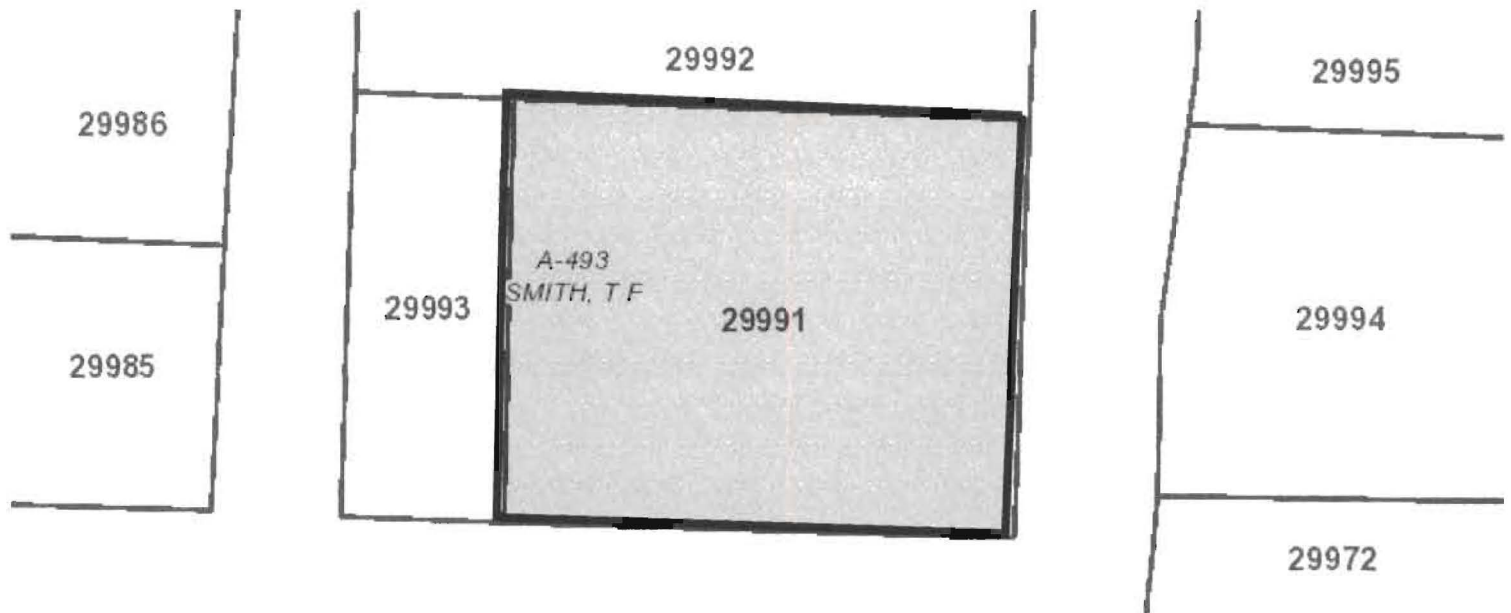
THENCE S 88 deg. 04 min. 49 sec. E 198.26 feet to an iron stake on West line of Farm Road No. 1392 for corner;

THENCE with West line of said Farm Road thusly: S 01 deg. 23 min. 27 sec. W 7.99 feet to a Highway R.O.W. marker; and S 7 deg. 11 min. 24 sec. E 101.23 feet to a R.O.W. marker, and S 01 deg. 23 min. 27 sec. W 85.35 feet to the place of BEGINNING, containing 0.924 acre of land.

INSTR # 2017-0015266
Filed for record in Kaufman County
On: 7/6/17 at 10:46 AM

EXHIBIT B

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



Property Details

Account

Property ID: 29991 **Geographic ID:** 00.2200.0087.0000.00.06.00

Type: Real **Zoning:**

Property Use: CHURCH 50-117 **Condo:**
Bldg/Parking/Parsonage

Location

Situs Address: 660 FM RD 1392 TERRELL, TX 75160

Map ID: C3-C-2 **Mapsco:**

Legal Description: LAWRENCE ORIG BLOCK 87 PT

Abstract/Subdivision: S2200 - LAWRENCE

Neighborhood: COMM

Owner

Owner ID: 209126

Name: RESTORATION LIFE CHURCH

Agent:

Mailing Address: 660 FM RD 1392
TERRELL, TX 75160

% Ownership: 100.0%

Exemptions:

EX 24 - Other Exemptions (including public property, religious organizations, charitable organizations, and other property not reported elsewhere)

For privacy reasons not all exemptions are shown online.

Property Values

| | |
|----------------------------------------|---------------|
| Improvement Homesite Value: | \$0 (+) |
| Improvement Non-Homesite Value: | \$239,027 (+) |
| Land Homesite Value: | \$0 (+) |
| Land Non-Homesite Value: | \$69,300 (+) |
| Agricultural Market Valuation: | \$0 (+) |
| Market Value: | \$308,327 (=) |
| Agricultural Value Loss: ⓘ | \$0 (-) |
| Appraised Value: | \$308,327 (=) |
| Homestead Cap Loss: ⓘ | \$0 (-) |
| Assessed Value: | \$308,327 |
| 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: RESTORATION LIFE CHURCH **%Ownership:** 100.0%

| Entity | Description | Tax Rate | Market Value | Taxable Value |
|--------|---------------------|----------|--------------|---------------|
| 3F | KC ESD #3 (TERRELL) | 0.100000 | \$308,327 | \$0 |
| CAD | KAUFMAN CAD | 0.000000 | \$308,327 | \$0 |
| KC | KAUFMAN COUNTY | 0.328958 | \$308,327 | \$0 |
| P2 | PRECINCT 2 | 0.000000 | \$308,327 | \$0 |
| RB | ROAD & BRIDGE | 0.082500 | \$308,327 | \$0 |
| ST | TERRELL ISD | 1.068200 | \$308,327 | \$0 |
| TV | TRINITY VALLEY CC | 0.110990 | \$308,327 | \$0 |

Total Tax Rate: 1.690648

Property Improvement - Building

Description: REAL PROPERTY **Type:** REAL PROPERTY **State Code:** F1 **Living Area:** 3,160.00sqft **Value:** \$239,027

| Type | Description | Class CD | Exterior Wall | Year Built | SQFT |
|------|-------------|----------|----------------|------------|----------|
| LA | LIVING AREA | RVFR1 | 25 - Plwd/Hdwd | | 3,160.00 |

Property Land

| Type | Description | Acreage | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|-------|-------------|---------|-----------|-----------|-----------|--------------|-------------|
| 02COM | COMMERCIAL | 0.9240 | 40,249.44 | 0.00 | 0.00 | \$69,300 | \$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 | \$239,027 | \$69,300 | \$0 | \$308,327 | \$0 | \$308,327 |
| 2022 | \$238,470 | \$55,440 | \$0 | \$293,910 | \$0 | \$293,910 |
| 2021 | \$165,329 | \$34,650 | \$0 | \$199,979 | \$0 | \$199,979 |
| 2020 | \$159,470 | \$27,720 | \$0 | \$187,190 | \$0 | \$187,190 |
| 2019 | \$124,150 | \$10,680 | \$0 | \$134,830 | \$0 | \$134,830 |
| 2018 | \$69,200 | \$10,680 | \$0 | \$79,880 | \$0 | \$79,880 |
| 2017 | \$70,930 | \$10,680 | \$0 | \$81,610 | \$0 | \$81,610 |
| 2016 | \$57,930 | \$10,680 | \$0 | \$68,610 | \$0 | \$68,610 |
| 2015 | \$60,620 | \$10,680 | \$0 | \$71,300 | \$0 | \$71,300 |
| 2014 | \$63,310 | \$10,680 | \$0 | \$73,990 | \$0 | \$73,990 |
| 2013 | \$66,010 | \$10,680 | \$0 | \$76,690 | \$0 | \$76,690 |

Property Deed History

| Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Number |
|-----------|------|-----------------------|--------------------------|-------------------------|--------|------|--------|
| 1/1/2017 | SWD | SPECIAL WARRANTY DEED | LIFE MINISTRY | RESTORATION LIFE CHURCH | 5391 | 56 | 15266 |
| 6/3/2005 | WD | WARRANTY DEED | STARR JIMMY M & JIMMIE L | LIFE MINISTRY | 2654 | 119 | 11303 |

EXHIBIT C

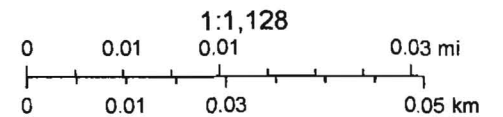
MAP OF THE LAND

Kaufman CAD Web Map



1/24/2024, 9:54:27 AM

- ☐ Abstracts
- ☐ Parcels



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

Do Not Pay From This Notice

KAUFMAN CENTRAL APPRAISAL DISTRICT
PO BOX 1288
KAUFMAN, TX 75142
Phone: 972-932-6081

Property ID: 29991

Ownership %: 100.00

Geo ID: 00.2200.0087.0000.00.06.00

Legal: LAWRENCE ORIG BLOCK 87 PT

Legal Acres: 0.924

Situs: 660 FM RD 1392 TERRELL, TX 75160

Owner ID: 209126

DATE OF NOTICE: April 13, 2023

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

Property ID: 29991 - 00.2200.0087.0000.00.06.00

RESTORATION LIFE CHURCH

660 FM RD 1392

TERRELL, TX 75160

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.) | | | 238,470 | 239,027 | |
| Market Value of Non Ag/Timber Land | | | 55,440 | 69,300 | |
| Market Value of Ag/Timber Land | | | 0 | 0 | |
| Market Value of Personal Property/Minerals | | | 0 | 0 | |
| Total Market Value | | | 293,910 | 308,327 | |
| Productivity Value of Ag/Timber Land | | | 0 | 0 | |
| Appraised Value | | | 293,910 | 308,327 | |
| 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) | | | EX-XV | EX-XV | |
| 2022 Exemption Amount | 2022 Taxable Value | Taxing Unit | 2023 Proposed Appraised Value | 2023 Exemption Amount | 2023 Taxable Value |
| 293,910 | 0 | KC ESD #3 (TERRELL) | 308,327 | 308,327 | 0 |
| 293,910 | 0 | KAUFMAN COUNTY | 308,327 | 308,327 | 0 |
| 293,910 | 0 | TERRELL ISD | 308,327 | 308,327 | 0 |
| 293,910 | 0 | TRINITY VALLEY CC | 308,327 | 308,327 | 0 |
| 293,910 | 0 | ROAD & BRIDGE | 308,327 | 308,327 | 0 |

The difference between the 2018 appraised value and the 2023 appraised value is 285.99%.

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](https://www.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.

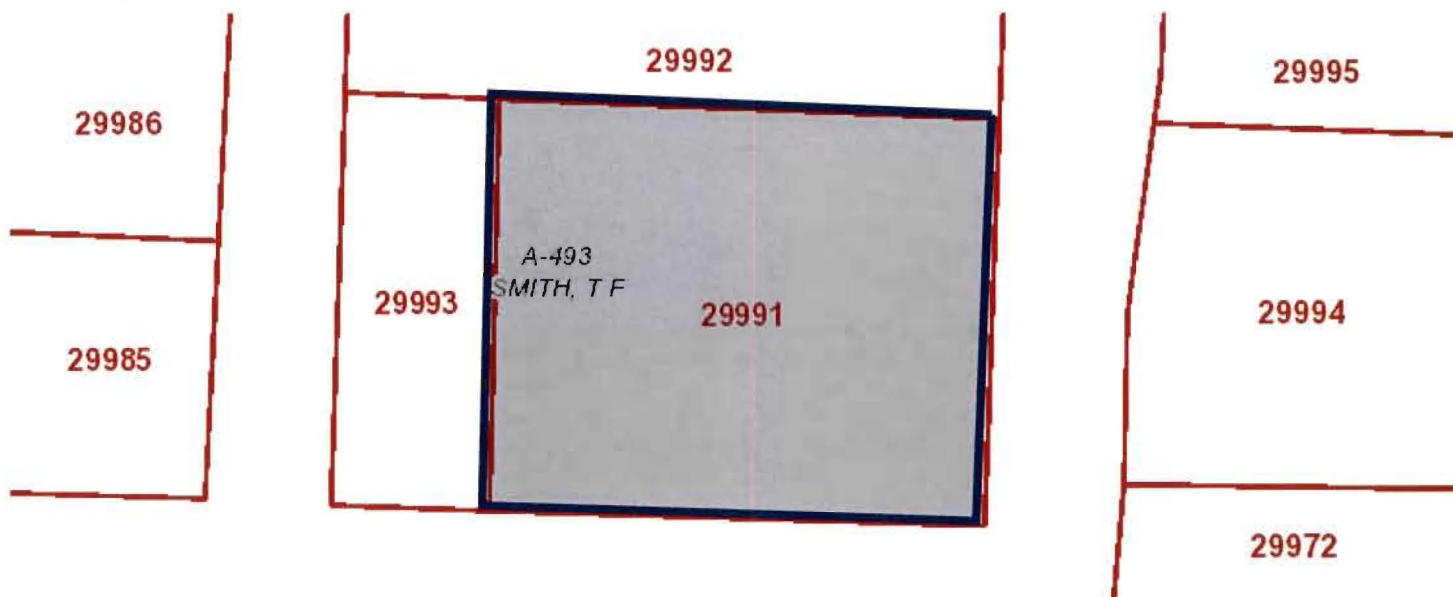
To file a protest, complete the notice of protest form following the instructions included in the form and no later than the deadline below, mail or deliver the form to the appraisal review board at the following address: PO Box 1288, KAUFMAN TX 75142-1288

Deadline for filing a protest: May 15, 2023
Location of Hearings: 3960 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.

Sarah Curtis, Chief Appraiser

 Map Property Details

Account

| | | | |
|---------------|-----------------------------------------|----------------|----------------------------|
| Property ID: | 29991 | Geographic ID: | 00.2200.0087.0000.00.06.00 |
| Type: | Real | Zoning: | |
| Property Use: | CHURCH 50-117 Bldg/Parking/Parsonage | Condo: | |

Location

| | | | |
|-----------------------|----------------------------------|---------|--|
| Situs Address: | 660 FM RD 1392 TERRELL, TX 75160 | | |
| Map ID: | C3-C-2 | Mapsco: | |
| Legal Description: | LAWRENCE ORIG BLOCK 87 PT | | |
| Abstract/Subdivision: | S2200 - LAWRENCE | | |
| Neighborhood: | COMM | | |

Owner

| | |
|-----------|-------------------------|
| Owner ID: | 209126 |
| Name: | RESTORATION LIFE CHURCH |
| Agent: | |

Mailing Address: 660 FM RD 1392
TERRELL, TX 75160

| | |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| % Ownership: | 100.0% |
| Exemptions: | EX-XV - Other Exemptions (including public property, religious organizations, charitable organizations, and other property not reported elsewhere) For privacy reasons not all exemptions are shown online. |

Property Values

| | |
|----------------------------------------|---------------|
| Improvement Homesite Value: | \$0 (+) |
| Improvement Non-Homesite Value: | \$239,027 (+) |
| Land Homesite Value: | \$0 (+) |
| Land Non-Homesite Value: | \$69,300 (+) |
| Agricultural Market Valuation: | \$0 (+) |
| Market Value: | \$308,327 (=) |
| Agricultural Value Loss: ? | \$0 (-) |
| Appraised Value: | \$308,327 (=) |
| Homestead Cap Loss: ? | \$0 (-) |
| Assessed Value: | \$308,327 |
| 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: RESTORATION LIFE CHURCH %**Ownership:** 100.0%

| Entity | Description | Tax Rate | Market Value | Taxable Value |
|--------|---------------------|----------|--------------|---------------|
| 3F | KC ESD #3 (TERRELL) | 0.100000 | \$308,327 | \$0 |
| CAD | KAUFMAN CAD | 0.000000 | \$308,327 | \$0 |
| KC | KAUFMAN COUNTY | 0.328958 | \$308,327 | \$0 |
| P2 | PRECINCT 2 | 0.000000 | \$308,327 | \$0 |
| RB | ROAD & BRIDGE | 0.082500 | \$308,327 | \$0 |
| ST | TERRELL ISD | 1.068200 | \$308,327 | \$0 |
| TV | TRINITY VALLEY CC | 0.110990 | \$308,327 | \$0 |

Total Tax Rate: 1.690648

Property Improvement - Building

Description: REAL PROPERTY **Type:** REAL PROPERTY **State Code:** F1 **Living Area:** 3,160.00sqft **Value:** \$239,027

| Type | Description | Class CD | Exterior Wall | Year Built | SQFT |
|------|-------------|----------|----------------|------------|----------|
| LA | LIVING AREA | RVFR1 | 25 - Plwd/Hdwd | | 3,160.00 |

Property Land

| Type | Description | Acreage | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|-------|-------------|---------|-----------|-----------|-----------|--------------|-------------|
| 02COM | COMMERCIAL | 0.9240 | 40,249.44 | 0.00 | 0.00 | \$69,300 | \$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 | \$239,027 | \$69,300 | \$0 | \$308,327 | \$0 | \$308,327 |
| 2022 | \$238,470 | \$55,440 | \$0 | \$293,910 | \$0 | \$293,910 |
| 2021 | \$165,329 | \$34,650 | \$0 | \$199,979 | \$0 | \$199,979 |
| 2020 | \$159,470 | \$27,720 | \$0 | \$187,190 | \$0 | \$187,190 |
| 2019 | \$124,150 | \$10,680 | \$0 | \$134,830 | \$0 | \$134,830 |
| 2018 | \$69,200 | \$10,680 | \$0 | \$79,880 | \$0 | \$79,880 |
| 2017 | \$70,930 | \$10,680 | \$0 | \$81,610 | \$0 | \$81,610 |
| 2016 | \$57,930 | \$10,680 | \$0 | \$68,610 | \$0 | \$68,610 |
| 2015 | \$60,620 | \$10,680 | \$0 | \$71,300 | \$0 | \$71,300 |
| 2014 | \$63,310 | \$10,680 | \$0 | \$73,990 | \$0 | \$73,990 |
| 2013 | \$66,010 | \$10,680 | \$0 | \$76,690 | \$0 | \$76,690 |

Property Deed History

| Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Number |
|-----------|------|-----------------------|--------------------------|-------------------------|--------|------|--------|
| 1/1/2017 | SWD | SPECIAL WARRANTY DEED | LIFE MINISTRY | RESTORATION LIFE CHURCH | 5391 | 56 | 15266 |
| 6/3/2005 | WD | WARRANTY DEED | STARR JIMMY M & JIMMIE L | LIFE MINISTRY | 2654 | 119 | 11303 |