



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

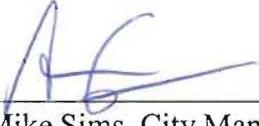
Dear Property Owner:

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 2/14/2024

Signature

Date

Grace Ford

Printed Name

Amber Ford

Printed Name

Date of Birth: [REDACTED] [REDACTED]

Date of Birth: [REDACTED]

Mailing address: PO BOX 2097 Terrell, TX 75160

Phone #: 214-532-1368

Email: rlc.terrell175160@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. No. 00011303 Bk
OR

Vol. 2654 Pg
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 632, 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;

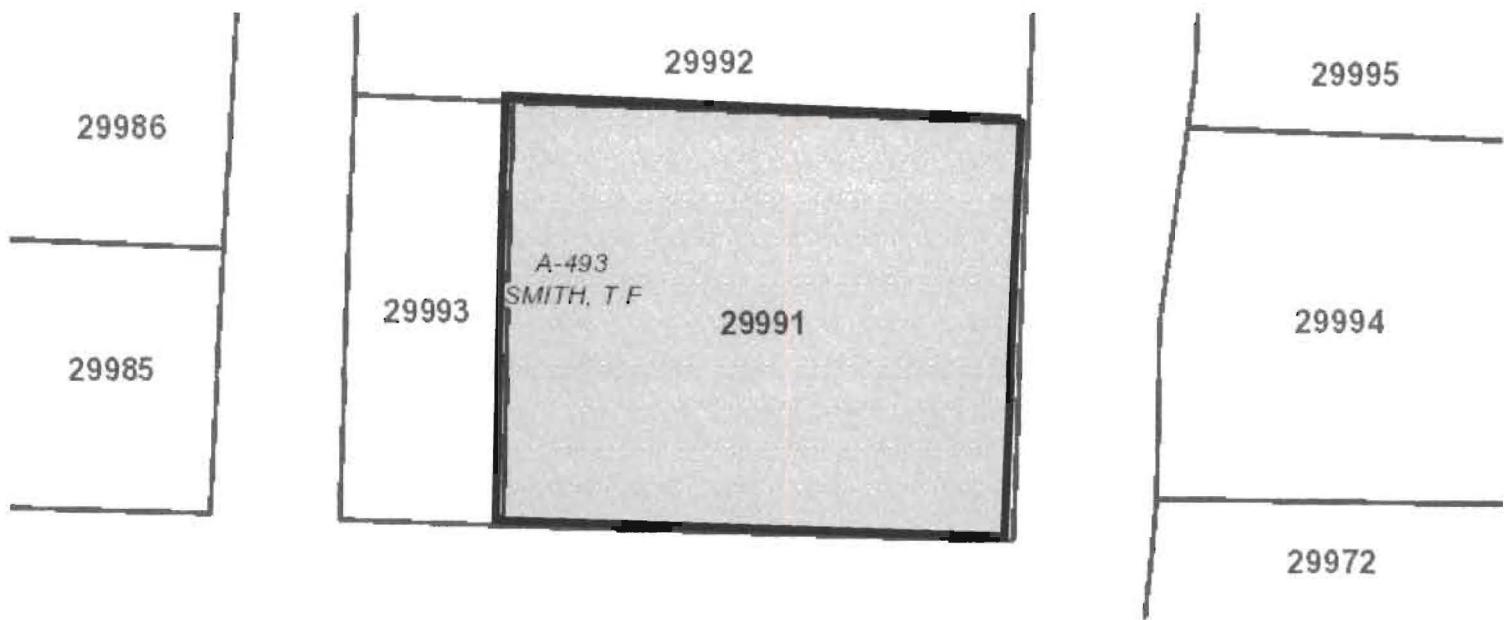
THENCE with West line of said Farm Road thusly: S 01 deg. 23 min. 27 sec. W 7.99 feet to a Highway R.O.W. marker; and S 7 deg. 11 min. 24 sec. E 101.23 feet to a R.O.W. marker, and S 01 deg. 23 min. 27 sec. W 85.35 feet to the place of BEGINNING, containing 0.924 acre of land.

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

EXHIBIT B

OWNERSHIP OF AREA TO BE REMOVED FROM THE EXTRATERRITORIAL JURISDICTION

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%

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

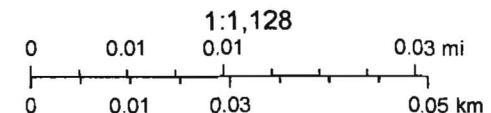
MAP OF THE LAND

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

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

DATE OF NOTICE: April 13, 2023

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

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 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. Our 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**

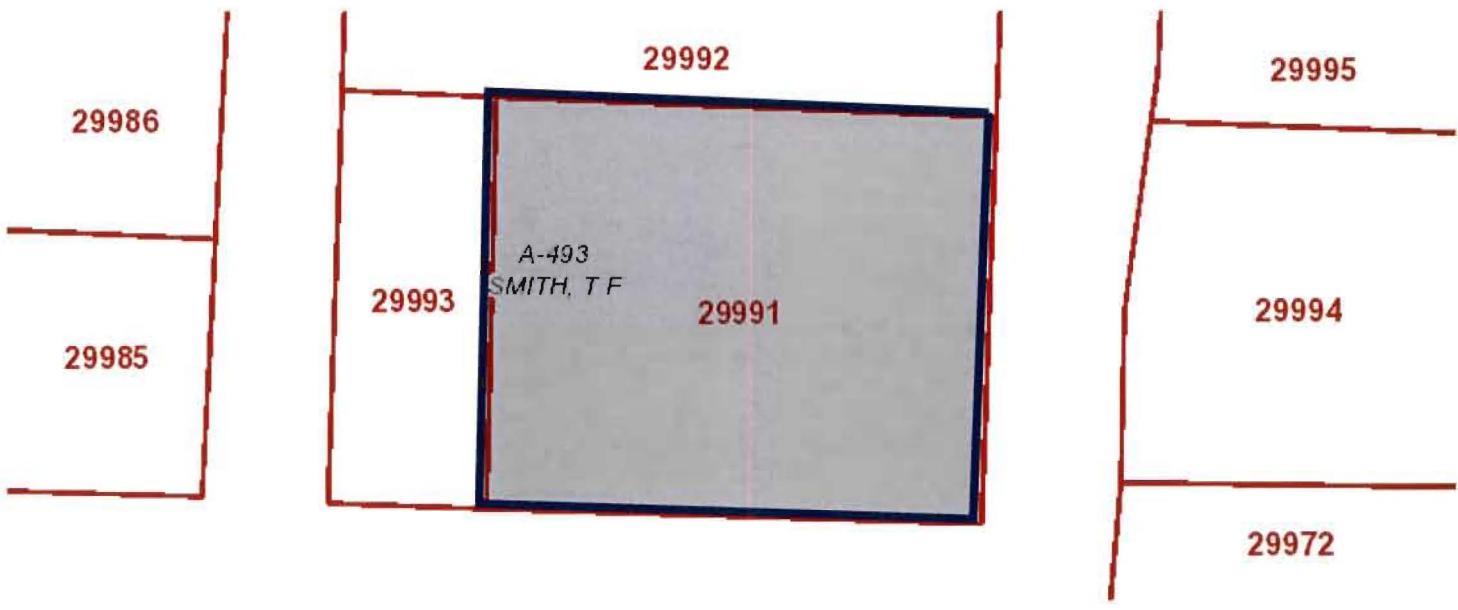
Location of Hearings: **3950 S HOUSTON, KAUFMAN TX 75142**

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

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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.

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