



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.: 18-2024

Property Owner: Ryan and Rianne Hamilton

Property ID: 10337

Address of Property: 18911 FM Rd 429 TX, Terrell, TX 75161

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Ryan and Rianne Hamilton on February 2, 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

FEB 12 2024

RECEIVED

BY: Dawn Steel

FFR 2 24

Extraterritorial Jurisdiction Release Petition

BY: _____

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

I/We Ryan Hamilton, Ryanne Hamilton,
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:

Ryan Hamilton 2/9/2024
Signature Date

Ryanne Hamilton 2/9/2024
Signature Date

Ryan Hamilton
Printed Name

Ryanne Hamilton
Printed Name

Date of Birth: 01/01/00

Date of Birth: 01/01/00

Mailing address: 18911 FM 429, Terrell, Tx 75161

Phone #: 469-628-4764

Email: ryanne.hamilton@gmail.com

General Location of Property: 10337
Site Address: 18911 FM 429, Terrell, Tx 75161

Parcel ID No(s): 19D434 Owner ID

Total Area (acres) 2.0 and HOUSE

Subdivision: A0345-JND MC CARTER
Lot 1 Block 28 - RV/GD/AV

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

Ryan Hamilton Ryan Hamilton

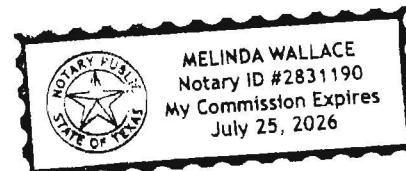
Ryanne Hamilton Ryanne Hamilton

State of Texas

County of Kaufman

This instrument was acknowledged before me on Feb. 9, 2024 by
Ryan and Ryanne Hamilton

in witness
Notary Public's Signature



LEGAL DESCRIPTION

**STATE OF TEXAS
COUNTY OF KAUFMAN**

BEING all that certain tract or parcel of land in the J. McCarter Survey, A-345, Kaufman County, Texas, and being all that called 2.00 acre tract as conveyed from Mable Alexander to Nawasa Hamilton, as recorded in Volume 651, Page 1, of the Deed Records of Kaufman County, Texas, and being more particularly described as follows;

BEGINNING at a 3/8" iron rod found for corner at the north corner of said tract, said point being in the southwest R.O.W. of F.M. 429;

THENCE S59°15'28"E, along the southwest R.O.W. of F.M. 429, a distance of 217.71 feet to a 1/2" iron rod set for corner;

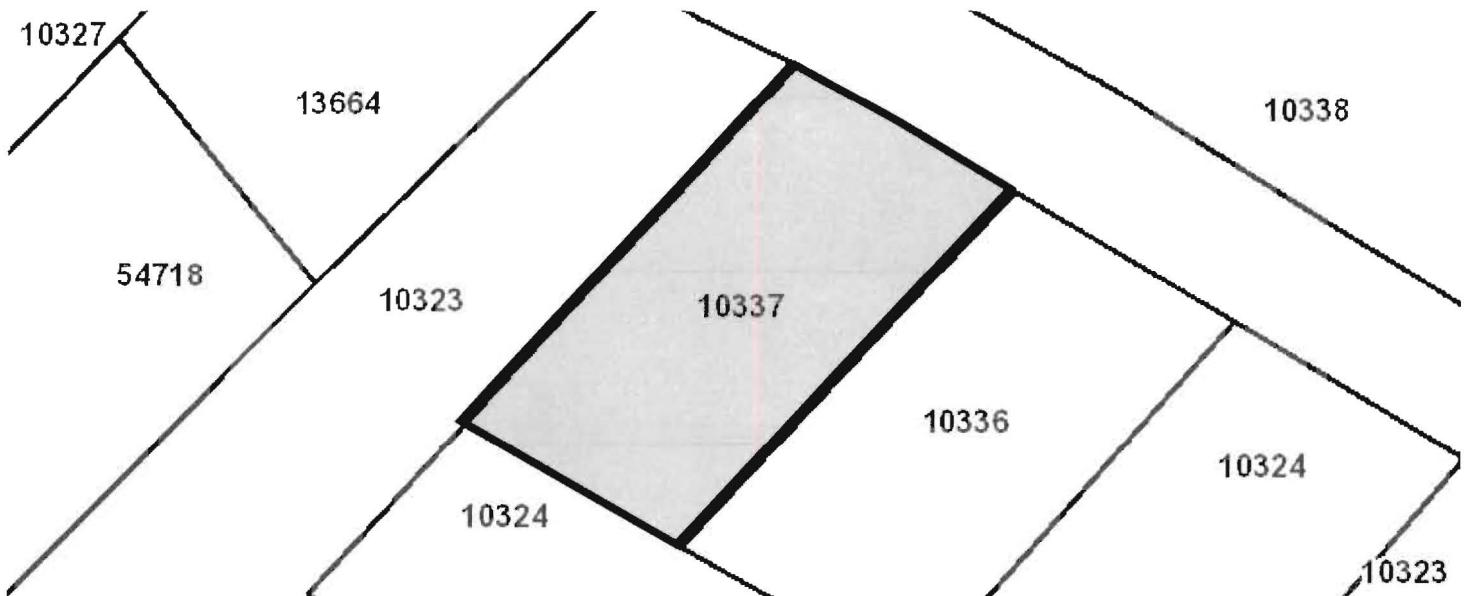
THENCE S46°23'12"W, along the southeast line of said tract, a distance of 417.08 feet to a 3/8" iron rod found for corner;

THENCE N58°54'59"W, a distance of 217.31 feet to a 1/2" iron rod set for corner;

THENCE N46°22'53"E, a distance of 415.73 feet to the POINT OF BEGINNING and containing 2.004 acres of land.

C:\j13045

📍 Map



📘 Property Details

Account

Property ID: 10337 **Geographic ID:** 99.0345.0000.0020.00.06.00

Type: Real **Zoning:**

Property Use: **Condo:**

Location

Situs Address: 18911 FM RD 429 TERRELL, TX 75161

Map ID: D4-B-4 **Mapsco:**

Legal Description: J MC CARTER

Abstract/Subdivision: A0345 - JNO MC CARTER

Neighborhood: 28-RVGD/AV

Owner

Owner ID: 190434

Name: HAMILTON RYAN & RYANNE

Agent:

Mailing Address: 18911 FM 429 S
TERRELL, TX 75161

% Ownership: 100.0%

Legend

1891

your map

18911 Farm to Market 429

600