



February 23, 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: Fredrick Phillips

Property ID: 229457

Address of Property: 9890 Co Rd 305, Terrell, TX 75160

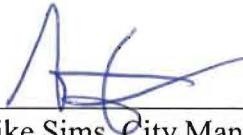
RE: Petition identifies land not located in the City's ETJ

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Fredrick Phillips on February 1, 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, it is located in Terrell City Limits, therefore no action is warranted. Please see map enclosed or on [www.cityofterrell.org](http://www.cityofterrell.org) for our current city limits and ETJ.

CITY OF TERRELL, TEXAS

By:   
Mike Sims, City Manager

Attest:

  
\_\_\_\_\_  
Dawn Steil, City Secretary

RECEIVED

in City limits  
FEB -1 2024 appraiser  
cityamt  
BY Dawn Steel

Extraterritorial Jurisdiction Release Petition

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

I/We Fredrick Phillips,

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:

Fredrick Phillips 1/29/24

Signature

Date

Signature

Date

Fredrick Phillips

Printed Name

Date of Birth: [REDACTED]

Date of Birth: [REDACTED]

Mailing address: 9890 County Rd 305, Terrell TX 75160

Phone #: 972.891.9941

Email: 2222fred@gmail.com

General Location of Property: South of I-20 between 148 + Rose Hill (cord 304)

Site Address: 9890 County Road 305  
Terrell TX 75160

Parcel ID No(s): [REDACTED]

Total Area (acres) 2.464 acres

Subdivision: [REDACTED]

Lot [REDACTED] Block [REDACTED]

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

Location	
<b>Situs Address:</b>	9890 CO RD 305 TERRELL, TX 75160
<b>Map ID:</b>	D3-D-1
<b>Legal Description:</b>	JNO C HALE, TRACT 750.03; 2.464 ACRES
<b>Abstract/Subdivision:</b>	A0202 - JNO C HALE
<b>Neighborhood:</b>	28-001

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Being all that certain tract or parcel of land in the John C. Hale Survey, A-202, Kaufman County, Texas, and being a part of that called 30.00 acre tract as conveyed from J.C. Honea to Andor Sarka et ux, as recorded in Volume 574, Page 500, of the Deed Records of Kaufman County, Texas, and being more particularly described as follows;

Beginning at the West corner of said tract, said point being in the centerline of County Road No. 305, a 1/2" iron rod found for witness bears N 45° 35' 24" E, 22.04 feet;

Thence N 45° 35' 24" E, along the Northwest line of said Sarka Tract, a distance of 789.28 feet to a 1/2" iron rod set for corner;

Thence S 44° 21' 27" E, a distance of 144.76 feet to a 1/2" iron rod set for corner;

Thence S 45° 35' 24" W, a distance of 296.37 feet to a powerpole for corner;

Thence S 48° 51' 29" W, a distance of 493.93 feet to a point in the centerline of County Road No. 305, a powerpole for witness bears N 48° 51' 29" E, 22.27 feet;

Thence N 44° 14' 35" W, along the centerline of County Road No. 305, a distance of 116.60 feet to the point of beginning and containing 2.464 acres of land, more or less.

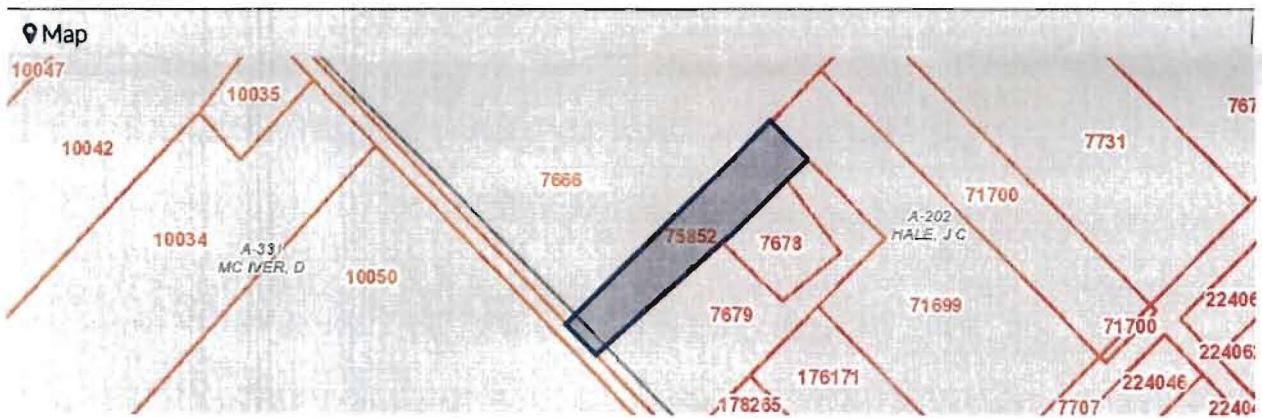
# EXHIBIT B

## Ownership of Area to be Removed from the Extraterritorial Jurisdiction

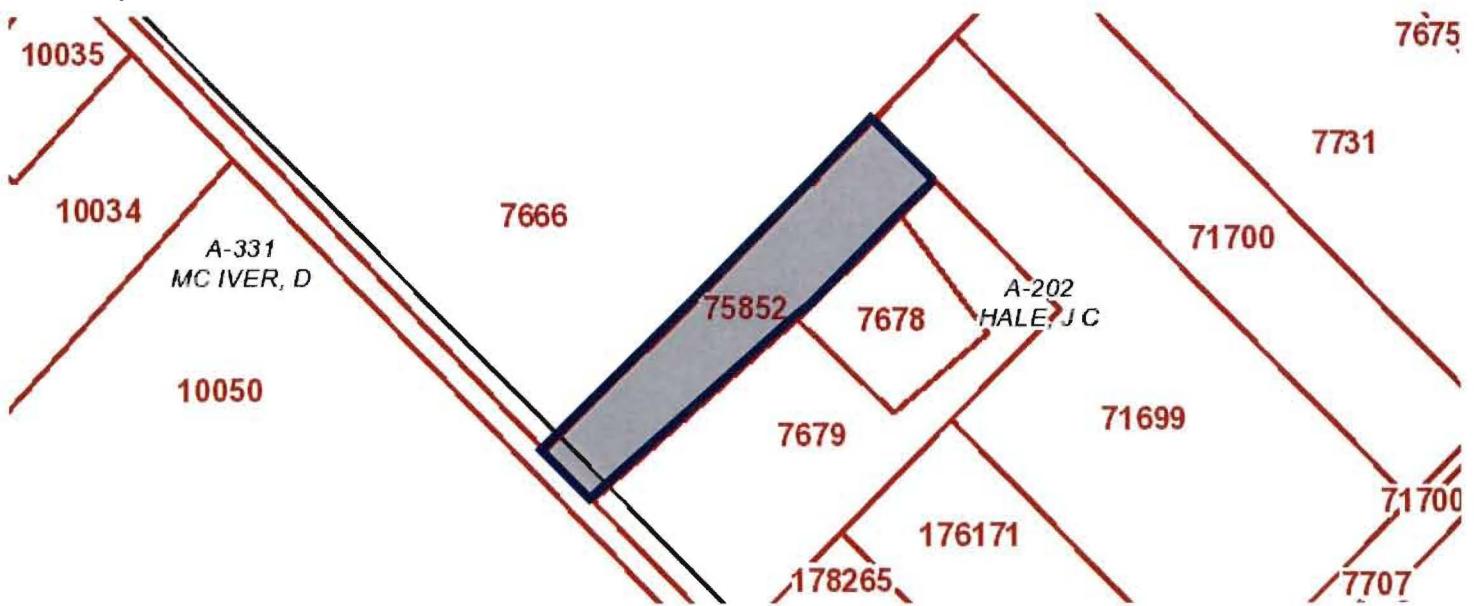
Owner	
Owner ID:	229457
Name:	PHILLIPS FREDRICK
Agent:	
Mailing Address:	9890 CO RD 905 TERRELL, TX 75160
% Ownership:	100.0%
Exemptions:	HS - HOMESTEAD For privacy reasons not all exemptions are shown online.

# EXHIBIT C

## Map of the Land



## 📍 Map



## 📋 Property Details

### Account

Property ID:	75852	Geographic ID:	99.0202.0000.0750.03.06.00
Type:	Real	Zoning:	
Property Use:		Condo:	

### Location

Situs Address:	9890 CO RD 305 TERRELL, TX 75160		
Map ID:	D3-D-1	Mapsco:	
Legal Description:	JNO C HALE, TRACT 750.03; 2.464 ACRES		
Abstract/Subdivision:	A0202 - JNO C HALE		
Neighborhood:	28-001		

### Owner

Owner ID:	229457
Name:	PHILLIPS FREDRICK
Agent:	
Mailing Address:	9890 CO RD 905 TERRELL, TX 75160
% Ownership:	100.0%

**Exemptions:****HS - HOMESTEAD**

For privacy reasons not all exemptions are shown online.

**Property Values**

<b>Improvement Homesite Value:</b>	\$216,864 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$138,310 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$355,174 (=)
<b>Agricultural Value Loss:</b> 	\$0 (-)
<b>Appraised Value:</b>	\$355,174 (=)
<b>Homestead Cap Loss:</b> 	\$0 (-)
<b>Assessed Value:</b>	\$355,174
<b>Ag Use Value:</b>	\$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:** PHILLIPS FREDRICK %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
CAD	KAUFMAN CAD	0.000000	\$355,174	\$355,174
CT	CITY OF TERRELL	0.764200	\$20,747	\$15,747
KC	KAUFMAN COUNTY	0.328958	\$355,174	\$355,174
P1	PRECINCT 1	0.000000	\$355,174	\$355,174
RB	ROAD & BRIDGE	0.082500	\$355,174	\$355,174
ST	TERRELL ISD	1.068200	\$355,174	\$255,174
TV	TRINITY VALLEY CC	0.110990	\$355,174	\$355,174

**Total Tax Rate:** 2.354848

## ■ Property Improvement - Building

**Description:** OUTBUILDING **Type:** REAL PROPERTY **State Code:** A4 **Living Area:** 0.00sqft

**Value:** \$2,475

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	MP5	2020	400.00

**Description:** HOUSE AND SHOP **Type:** REAL PROPERTY **State Code:** A1 **Living Area:**

2,975.00sqft **Value:** \$214,389

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	LIVING AREA	RMAV2	23 - Alum/Vinyl	2022	1,615.00
STR2	2ND STORY LIVING AREA	*		2022	1,360.00
OB	OUT BUILDING	90SA		2022	2,885.00
CP	Porch, Covered	*		2022	1,350.00

## ■ Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
01HS	HOMESITE	2.4640	107,331.84	0.00	0.00	\$138,310	\$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	\$216,864	\$138,310	\$0	\$355,174	\$0	\$355,174
2022	\$9,799	\$93,319	\$0	\$103,118	\$0	\$103,118
2021	\$8,470	\$74,553	\$0	\$83,023	\$0	\$83,023
2020	\$0	\$68,680	\$0	\$68,680	\$0	\$68,680
2019	\$0	\$33,530	\$0	\$33,530	\$0	\$33,530
2018	\$0	\$33,530	\$0	\$33,530	\$0	\$33,530
2017	\$0	\$33,530	\$0	\$33,530	\$0	\$33,530
2016	\$0	\$33,530	\$0	\$33,530	\$0	\$33,530
2015	\$0	\$33,530	\$0	\$33,530	\$0	\$33,530
2014	\$0	\$33,530	\$0	\$33,530	\$0	\$33,530
2013	\$0	\$33,530	\$0	\$33,530	\$0	\$33,530

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/22/2020	WD	WARRANTY DEED	TIDMORE HIRAM & TERESA	PHILLIPS FREDRICK	6603	19	28951
4/7/2005	WD	WARRANTY DEED	SARKA ANDOR	TIDMORE HIRAM & TERESA	2625	359	7390