



March 20, 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.: 30-2024

Property Owner: Ricardo and Leila Herrera

Property ID: 7284

Address of Property: 15021 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 Ricardo and Leila Herrera on February 12, 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 20, 2024.

CITY OF TERRELL, TEXAS

By: 

Mike Sims, City Manager

Attest:



Dawn Steil, City Secretary

Extraterritorial Jurisdiction Release Petition

FEB 12 2024

BY: Dawn Stein

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

I/We Ricardo Herrera, Leila Herrera,

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:

Ricardo Herrera
Signature Date

Leila Herrera
Signature Date

Ricardo Herrera
Printed Name

Leila Herrera
Printed Name

Date of Birth: [REDACTED]

Date of Birth: [REDACTED]

Mailing address: 15021 FM 1392 Terrell, Texas 75160

Phone #: (214) 850-8196

Email: Leila.herrera@gmail.com

General Location of Property:

Site Address: 15021 FM 1392 Terrell, Texas 75160

Parcel ID No(s): A - 199

Total Area (acres) 10.840 acres

Subdivision: Lot _____ Block _____

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

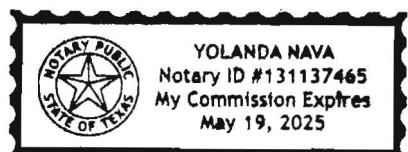
Property Tax Roll records (current property details listed on Kaufman County Appraisal District

State Of Texas
County of Kaufman

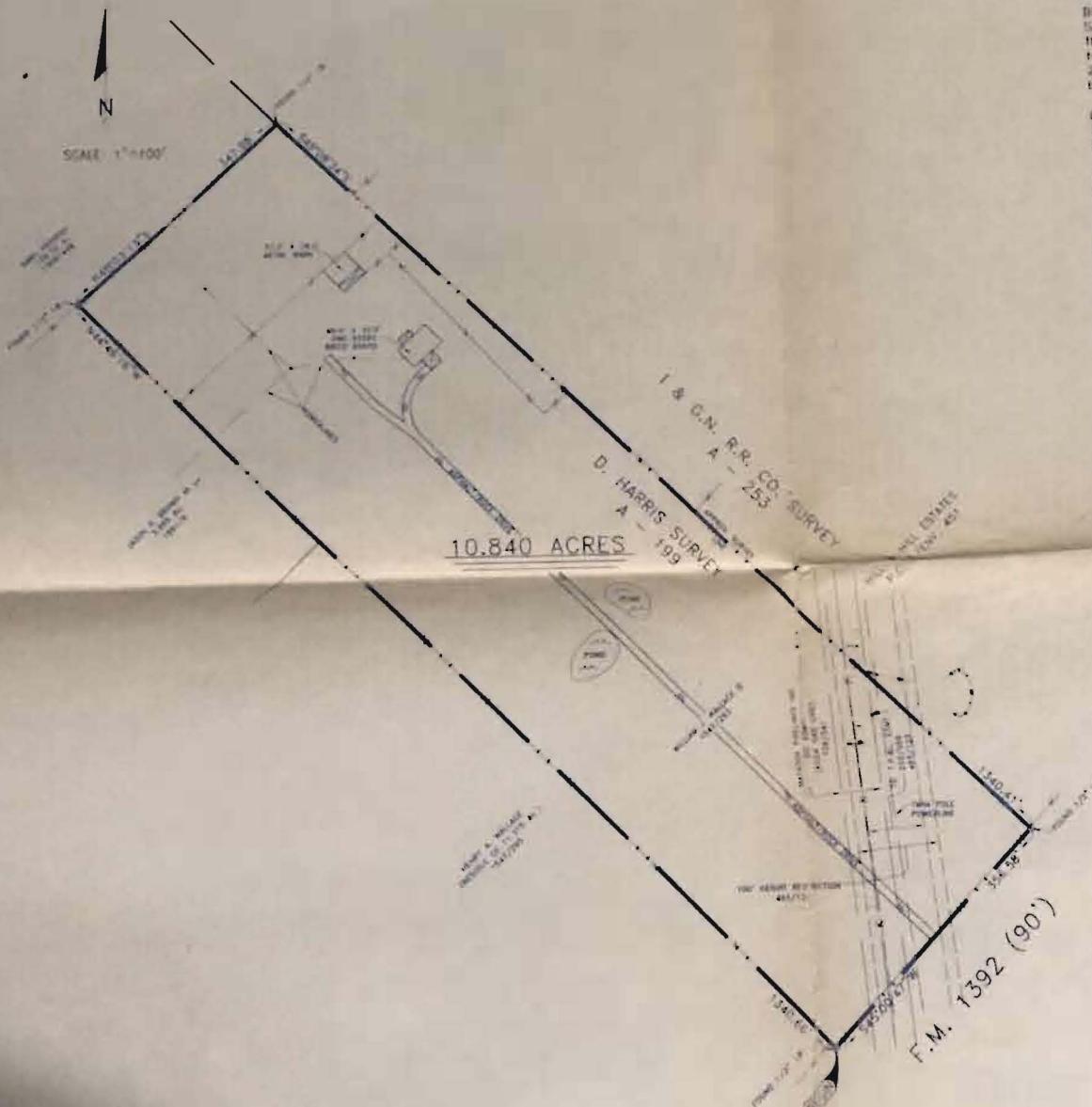
This instrument was acknowledged before me on _____

By: Yolanda Nava

(Personalized Seal) Notary Public's Signature: Yolanda Nava



Submitted this 11 day of February, 2024



LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF KAUFMAN

BEING all that certain tract or parcel of land in the S. Harris Survey, A-199, Kaufman County, Texas, and being a part of that called 11.93 acre tract as conveyed by Quiggleman Dead to William J. Wallace B, as recorded in Volume 1547, Page 293, of the Deed Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a $\frac{3}{4}$ " iron rod found for corner at the intersection of the northwest P.R.W. of F.M. 1392 and the southwest line of said 11.195 acre tract;

THENCE N44°46'15" W., along the southwest line of said tract, a distance of 1340.66 feet to a $\frac{1}{2}$ " iron rod found for corner;

THENCE N45°05'15"E, along the northwest line of said tract, a distance of 347.88 feet to a 1/2" iron rod found for corner.

THENCE 345°08'34"E. a distance of 1540.41 feet to a W. iron rod found for corner;

THENCE 545'00" 47'W. along the northwest line of F.M. 1392, a distance of 358.58 feet to the POINT OF BEGINNING and containing 10.640 acres of land.

C:\Q6064

NOTE: 1. Easements conveyed to the State of Texas, as recorded in Volume 324, Page 610, and Volume 332, Page 98, do not affect the tract shown herein.

2. Easement conveyed to Lone Star Gas Company, as recorded in Volume 459, Page 624, does apply to the tract shown herein, but cannot be located per description.

3. Easement conveyed to High Point Water Supply, does apply to the tract shown herein, but cannot be located per description.

4. Easement conveyed to Farmers Electric Cooperative Inc., as recorded in Volume 817, Page 339, does not apply to the tract shown herein.

Surveyor's Certificate

I, Kelvin S. Walker, Registered Professional Land Surveyor, do hereby certify, that the plot shown hereon accurately represents the property as determined by an on the ground survey made under my direction and supervision and that all corners are as shown hereon.

There are no visible encroachments, conflicts or protrusions apparent on the ground, except as shown.

Kalvin S. Walker R.P.L.S. No. 4962
Date 6/29/06, Project No. 06064



BOUNDARY SURVEY

10,840 ACRES IN THE D. HARRIS SURVEY. A-180

VANNOY SURVEYORS, INC.

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WAHLEN COUNTY, TEXAS.

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
108	EC	6/29/06	1"=100'		00064	471

5 YEAR HISTORY: (As per section 31.01(c-11) of the Texas Property Tax Code) NOTE: Blanks means no data is available.

YEAR		1	2	3	207	407			
2023	APPRaised	\$524,972	\$524,972	\$524,972	\$524,972	\$524,972			
5 th Yr	% DIFF	151.09	151.09	151.09	151.09	151.09			
	TAX VALUE	\$190,808	\$190,808	\$190,808	\$90,808	\$190,808			
5 th Yr	% DIFF	37.59	37.59	37.59	34.52	37.59			
	TAX RATE	.32895800	.08250000	.11099000	1.0682000	.10000000			
5 th Yr	% DIFF	-31.28000	-25.00000	-19.89000	-33.22000	.00000000			
	LEVY	\$627.68	\$157.42	\$211.78	\$970.01	\$190.81			
5 th Yr	% DIFF	-5.45	3.19	10.23	-56.28	37.59			
Prev Yr	% DIFF								
		1.80	25.40	2.86	-46.60	7.03			
2022	TAX VALUE	\$178,281	\$178,281	\$178,281	\$138,281	\$178,281			
	TAX RATE	.34585000	.07041200	.11549000	1.3136000	.10000000			
	LEVY	\$616.58	\$125.53	\$205.90	\$1,816.46	\$178.28			
	% DIFF	-15	-4.85	-6.87	-1.75	19.33			
2021	TAX VALUE	\$162,508	\$162,508	\$162,508	\$137,508	\$162,508			
	TAX RATE	.37998500	.08118600	.13605000	1.3445000	.09193700			
	LEVY	\$617.51	\$131.93	\$221.09	\$1,848.80	\$149.40			
	% DIFF	-0.4	.31	7.54	10.40	7.00			
2020	TAX VALUE	\$148,387	\$148,387	\$148,387	\$123,387	\$148,387			
	TAX RATE	.41632200	.08863500	.13854000	1.3572000	.09410000			
	LEVY	\$617.77	\$131.52	\$205.58	\$1,674.61	\$139.63			
	% DIFF	-1.58	-6.10	3.81	-5.21	-2.31			
2019	TAX VALUE	\$135,770	\$135,770	\$135,770	\$110,770	\$135,770			
	TAX RATE	.43912200	.09799000	.13854000	1.4980500	.10000000			
	LEVY	\$627.66	\$140.06	\$198.03	\$1,766.71	\$142.93			
	% DIFF	-5.45	-8.19	3.07	-20.36	3.05			
2018	TAX VALUE	\$138,680	\$138,680	\$138,680	\$138,680	\$138,680			
	TAX RATE	.47870000	.11000000	.13854000	1.5997000	.10000000			
	LEVY	\$663.86	\$152.55	\$192.13	\$2,218.46	\$138.68			
ISD	Rate: 2021 M&O	94290000	I&S	37070000	TOTAL	1,3136000			
TERRELL	Rate: 2022 M&O	.75750000	I&S	31070000	TOTAL	1,0682000			

Property taxes in Texas are assessed as of January 1st each year and cover a period of one year from that date. Tax statutes make no provisions for proration; therefore, a change of address during the year would have no effect on the tax liability established on January 1st of the calendar year. These tax statutes also make no provisions for proration in the case where property is disposed of during the calendar year. Also, if you owned personal property described on the tax statement on January 1st, then you are personally liable for the taxes. IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THE DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT OF THE PAYMENT OF THESE TAXES.

If the Texas Legislature had not enacted property tax relief legislation during the 2023 legislative session, your tax bill would have been \$2,943.85. Because of action by the Texas Legislature, your tax bill has been lowered by \$786.15, resulting in a lower tax bill of \$2,157.70, contingent on the approval by the voters at an election to be held November 7, 2023, of the constitutional amendment proposed by H.J.R. 2, 88th Legislature, 2nd Called Session, 2023. If that constitutional amendment is not approved by the voters at the election, a supplemental tax bill in the amount of \$2,943.85 will be mailed to you.

Map



Property Details

Account

Property ID:	7284	Geographic ID:	99.0199.0000.0215.00.06.00
Type:	Real	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	15021 FM RD 1392 TERRELL, TX 75160		
Map ID:	B3-C-4	Mapsco:	
Legal Description:	DAVID HARRIS, 10.84 ACRES, & HOUSE		
Abstract/Subdivision:	A0199 - DAVID HARRIS		
Neighborhood:	28-RVGD/AV		

Owner

Owner ID:	216447
Name:	HERRERA RICARDO & LEILA T
Agent:	
Mailing Address:	15021 FM RD 1392 TERRELL, TX 75160
% Ownership:	100.0%

Exemptions:

HS - HOMESTEAD

For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$221,241 (+)
Improvement Non-Homesite Value:	\$13,827 (+)
Land Homesite Value:	\$22,465 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$267,439 (+)
Market Value:	\$524,972 (=)
Agricultural Value Loss: 	\$265,960 (-)
Appraised Value:	\$259,012 (=)
Homestead Cap Loss: 	\$68,204 (-)
Assessed Value:	\$190,808
Ag Use Value:	\$1,479

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: HERRERA RICARDO & LEILA T %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$524,972	\$190,808
CAD	KAUFMAN CAD	0.000000	\$524,972	\$190,808
KC	KAUFMAN COUNTY	0.328958	\$524,972	\$190,808
P2	PRECINCT 2	0.000000	\$524,972	\$190,808
RB	ROAD & BRIDGE	0.082500	\$524,972	\$190,808
ST	TERRELL ISD	1.068200	\$524,972	\$90,808
TV	TRINITY VALLEY CC	0.110990	\$524,972	\$190,808

Total Tax Rate: 1.690648

Property Improvement - Building

Description: HOUSE **Type:** REAL PROPERTY **State Code:** E1 **Living Area:** 2,304.00sqft **Value:** \$221,241

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	LIVING AREA	RVAV1	20 - Brick	1985	1,536.00
CP	Porch, Covered	*		1985	100.00
LA	LIVING AREA	RVAV1		1985	768.00

Description: OUT BLDGS **Type:** REAL PROPERTY **State Code:** D2 **Living Area:** 0.00sqft **Value:** \$13,827

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	86SL	0	1,944.00
OB	OUT BUILDING	MP2	2016	312.00
OB	OUT BUILDING	MP2	2016	144.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
01HS	HOMESITE	0.8400	36,590.40	0.00	0.00	\$22,465	\$0

ZB	IMPROVED PASTURES	10.0000	435,600.00	0.00	0.00	\$267,439	\$1,479
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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	\$235,068	\$289,904	\$1,479	\$259,012	\$68,204	\$190,808
2022	\$241,422	\$225,342	\$1,462	\$260,346	\$82,065	\$178,281
2021	\$195,521	\$145,863	\$1,364	\$208,188	\$45,680	\$162,508
2020	\$185,750	\$79,020	\$1,300	\$193,170	\$44,783	\$148,387
2019	\$128,390	\$79,020	\$1,260	\$135,770	\$0	\$135,770
2018	\$130,060	\$79,020	\$1,330	\$138,680	\$0	\$138,680
2017	\$120,940	\$79,020	\$1,330	\$129,560	\$0	\$129,560
2016	\$106,660	\$79,020	\$1,330	\$115,280	\$0	\$115,280
2015	\$105,050	\$79,020	\$1,330	\$113,670	\$0	\$113,670
2014	\$107,700	\$79,020	\$1,330	\$116,320	\$0	\$116,320
2013	\$109,010	\$79,020	\$1,460	\$117,760	\$0	\$117,760

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/21/2018	WD	WARRANTY DEED	ORTEGA RAMON	HERRERA RICARDO & LEILA T	5815	276	24252
7/3/2006	WD	WARRANTY DEED	WALLACE WILLIAM J II	ORTEGA RAMON	2914	410	15262
8/26/1997	Deed	Deed	WALLACE, MATTHEW ETAL	WALLACE WILLIAM J II	1547	293	0