



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.: 17-2024

Property Owner: Don and Ronda Hamilton

Property ID: 10324 and 10336

Address of Property: 18865 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 Don and Ronda Hamilton on January 22, 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.

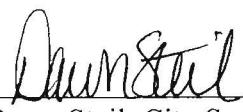
After review and finding the Petition to be sufficient, the property described in the Petition is hereby released from the Extraterritorial Jurisdiction of the City of Terrell, effective March 6, 2024.

CITY OF TERRELL, TEXAS

By: _____

Mike Sims, City Manager

Attest:



Dawn Steil, City Secretary

THU JAN 22 REC'D
Dawn Steil

Extraterritorial Jurisdiction Release Petition

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

I/We Don and Ronda 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:

Don Hamilton 1-25-24 Ronda Hamilton 1/25/24

Signature Date

Signature Date

Don Hamilton

Ronda Hamilton

Printed Name

Printed Name

Date of Birth: [REDACTED]

Date of Birth: [REDACTED]

Mailing address: 18865 FM 429, Terrell, TX 75161

Phone #: 469-628-5302

Email: ronda_40@yahoo.com

General Location of Property: 10336

Site Address: 0 FM RD 429 TX

Parcel ID No(s): 66286 Owner ID

Total Area (acres) 2.0 & House

Subdivision: A0345-JNO MCCARTER

Lot _____ Block 28-RVGD/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

Don Hamilton

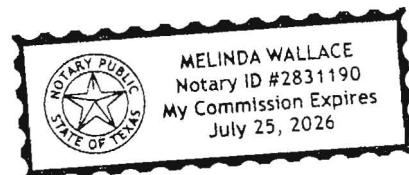
Ronda Hamilton

State of Texas

County of Kauf

This instrument was acknowledged before me on 1/25/24 by

Don Hamilton
Ronda Hamilton



Notary Public's Signature

THU JAN 22 REC'D

ChunTeil

Extraterritorial Jurisdiction Release Petition

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

I/We Don and Ronda Hamilton,
majority owner/ owners of parcel/parcels of land in ETJ of Terrell, Tx
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shown in attached Exhibits from Kaufman County tax roll records of county central appraisal district.

Petitioner Signatures:

Don Hamilton 1-25-24 Ronda Hamilton 1/25/24

Signature

Date

Signature

Date

Don Hamilton

Ronda Hamilton

Printed Name

Printed Name

Date of Birth: 09/02/1949

Date of Birth: 10/18/1958

Mailing address: 18865 FM 429, Terrell, TX 75161

Phone #: 469-628-5302

Email: ronda_40@yahoo.com

General Location of Property: #10324 99.0345.0000.0006.01006.00

Site Address: 0 FM RD 429 TX

Parcel ID No(s): 66286 Owner ID

Total Area (acres) 5

Subdivision: A0345-JNO MCCARTER

Lot

Block 28-001

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

Don Hamilton
Don Hamilton
Ronda Hamilton
Ronda Hamilton

State of Texas

County of Kauf

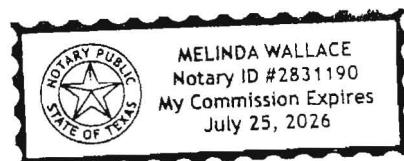
This instrument was acknowledged before me on 1/25/24 by

Don Hamilton

Ronda Hamilton

Melinda Wallace

Notary Public's Signature

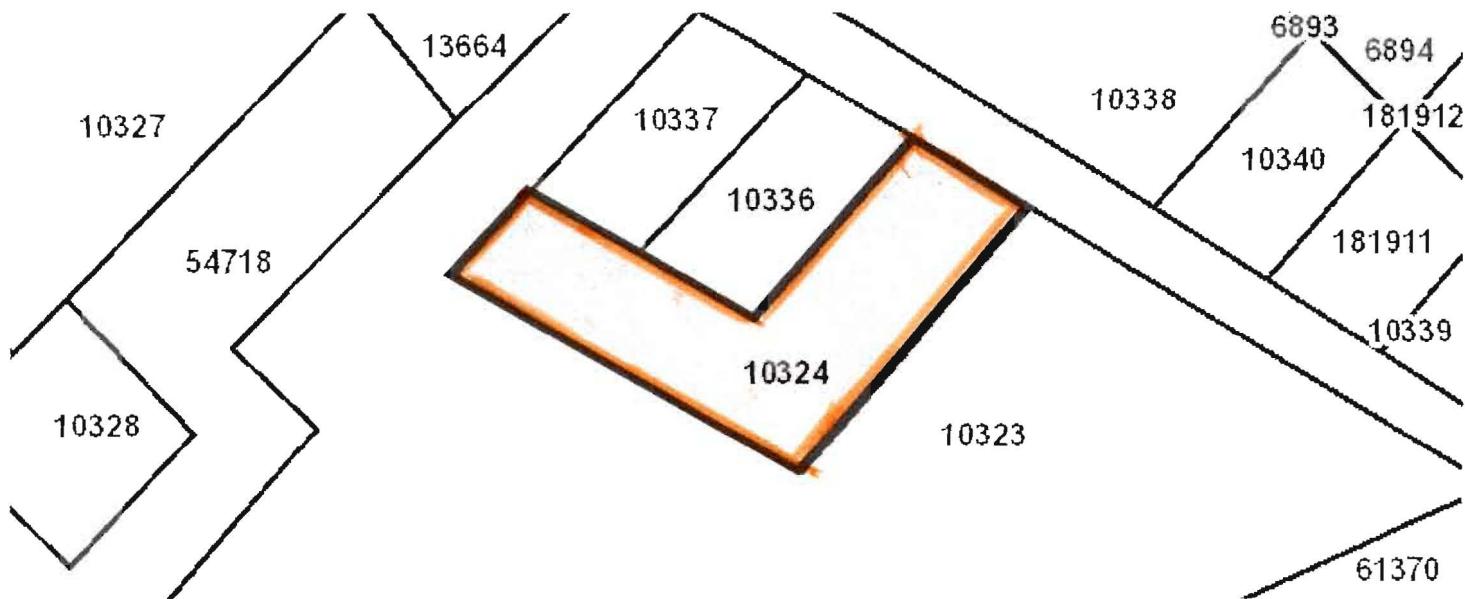


700

18865 Farm to Market 429



Map



Property Details

Account

Property ID: 10324 **Geographic ID:**
99.0345.0000.0006.01.06.00

Type: Real **Zoning:**

Property Use: **Condo:**

Location

Situs Address: 0 FM RD 429 TX

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

Legal Description: JNO MC CARTER, 5. ACRES

Abstract/Subdivision: A0345 - JNO MC CARTER

Neighborhood: 28-001

Owner

Owner ID: 66286

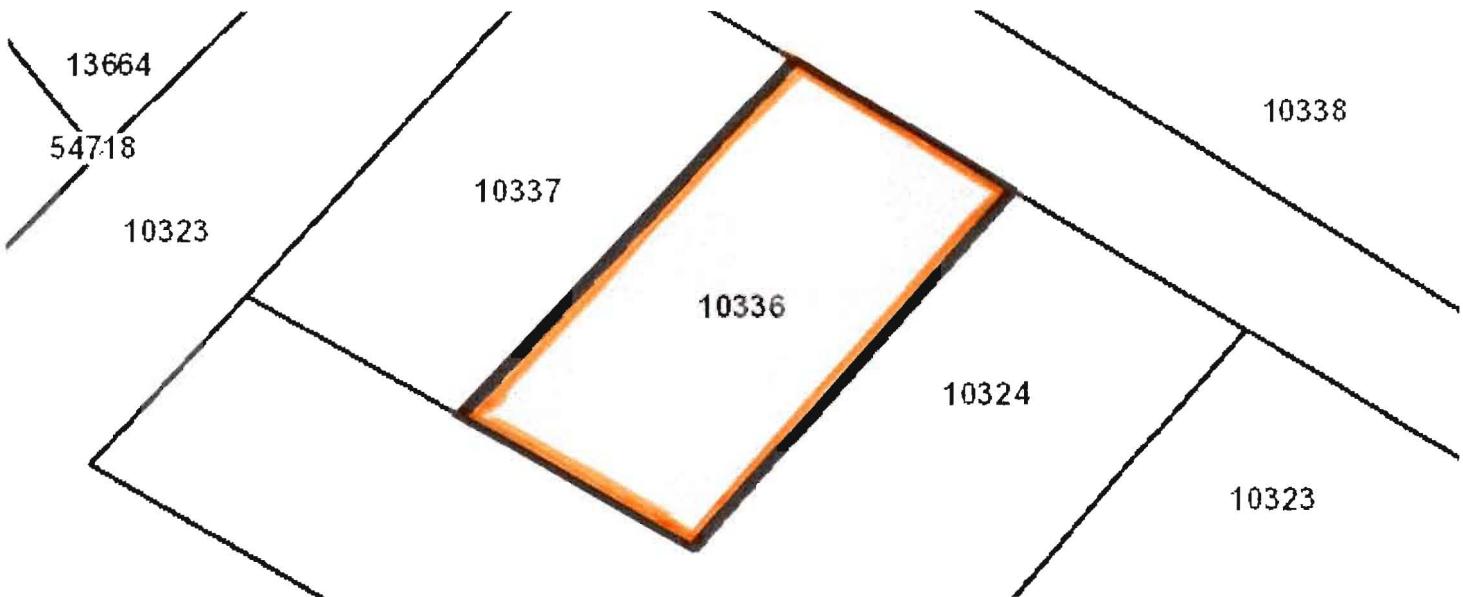
Name: HAMILTON DON H

Agent:

Mailing Address: 18865 FM 429 S
TERRELL , TX 75161

% Ownership: 100.0%

Map



Property Details

Account

Property ID: 10336 **Geographic ID:**
99.0345.0000.0015.00.06.00

Type: Real **Zoning:**

Property Use: Condo

Location

Situs Address: 18865 FM RD 429 TERRELL, TX 75160

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

Legal Description: JNO MC CARTER, 2.0 ACRES, & HOUSE

Abstract/Subdivision: A0345 - JNO MC CARTER

Neighborhood: 28-RVGD/AV

Owner

Owner ID: 66286

Name: HAMILTON DON H

Agent:

Mailing Address: 18865 FM 429 S
TERRELL , TX 75161

% Ownership: 100.0%

All those certain lots, tracts or parcels of land situated in Kaufman County, Texas, and more particularly described as follows, to-wit:

TRACT NO. 1:

All that certain lot, tract or parcel of land, part of the John McCarter Survey, Abstract No. 345, Kaufman County, Texas, all of that certain called 2.0 acre tract conveyed to Don H. Hamilton, et ux by Mable Alexander on August 13, 1973 and recorded in Vol. 581 page 177 of the Deed Records of Kaufman County, Texas and being more completely described as follows, to-wit:

BEGINNING at a $\frac{1}{2}$ " Iron rod found at the East corner of the above mentioned 2.0 acre tract, in the Southwest Right of Way line of Farm to Market Road No. 429 and being in a curve, the radius point of which bears S 31 deg. 40 min. 48 sec. W - 6314.02 ft.

THENCE S 45 deg. 38 min. 41 sec. W, with the Southeast line of said 2.0 acre tract, a distance of 416.33 ft. to a $\frac{1}{2}$ " Iron rod found at the South corner of same.

THENCE N 59 deg. 52 min. 36 sec. W, with the Southwest line of said 2.0 acre tract, a distance of 216.89 ft. to a $\frac{1}{2}$ " Iron rod found at the West corner of same.

THENCE N 45 deg. 42 min. 01 sec. E, with the Northwest line of said 2.0 acre tract, a distance of 418.76 ft. to a $\frac{1}{2}$ " Iron rod found at the North corner of same and being in the Southwest Right of Way line of Farm to Market Road No. 429.

THENCE S 60 deg. 00 min. 46 sec. E, with said Right of Way line, a distance of 29.33 ft. to a $\frac{1}{2}$ " Iron rod at the P. C. of a curve to the right.

THENCE in a Southeasterly direction with said Right of Way line and with said curve to the right, the angle of which is 3 deg. 32 min. 36 sec., the radius is 6314.02 ft., the tangent is 195.30 ft. and the length is 390.48 ft., a distance of 186.54 ft. to the place of beginning, containing 2.004 acres of land; and,

TRACT NO. 2:

All that certain lot, tract or parcel of land, part of the John McCarter Survey, Abstract No. 345, Kaufman County, Texas, part of that certain Tract No. 1, called 328.47 acre tract conveyed to W. F. Alexander, et ux by Rena C. Gill on January 3, 1949 and recorded in Vol. 322 page 35 of the Deed Records of Kaufman County, Texas and being more completely described as follows, to-wit:

BEGINNING at a $\frac{1}{2}$ " Iron rod at the East corner of that certain called 2.0 acre tract conveyed to Don H. Hamilton, et ux by Mable Alexander on August 13, 1973 and recorded in Vol. 581 page 177 of the Deed Records of Kaufman County, Texas, in the Southwest Right of Way line of Farm to Market Road No. 429 and being in a curve, the radius point of which bears S 31 deg. 40 min. 48 sec. W - 6314.02 ft.

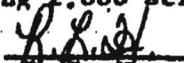
THENCE in a Southeasterly direction with said Right of Way line and with said curve to the right, the angle of which is 3 deg. 32 min. 36 sec., the radius is 6314.02 ft., the tangent is 195.30 ft. and the length is 390.48 ft., a distance of 196.77 ft. to a $\frac{1}{2}$ " Iron rod for corner.

THENCE S 39 deg. 56 min. 43 sec. W, a distance of 398.58 ft. to a $\frac{1}{2}$ " Iron rod for corner.

THENCE N 59 deg. 52 min. 36 sec. W, a distance of 240.00 ft. to a $\frac{1}{2}$ " Iron rod at the South corner of the above mentioned 2.0 acre tract.

THENCE N 45 deg. 38 min. 41 sec. E, with the Southeast line of said 2.0 acre tract, a distance of 416.33 ft. to the place of beginning, containing 2.000 acres of land.





TRACT NO. 3

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said

DON H. HAMILTON and wife, RHONDA L. HAMILTON, whose address is P.O. Box 882, Terrell, Texas, 75160,

of the County of Kaufman, State of Texas all that certain lot, tract or parcel of land, part of the John McCarter Survey, Abstract No. 345, Kaufman County, Texas, part of that certain called 328.47 acre tract, less 24.15 acres conveyed to W. F. Alexander, et ux, as Tract No. 1, by Rena C. Gill on January 3, 1949 and recorded in Vol. 322 page 35 of the Deed Records of Kaufman County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a $\frac{1}{2}$ " Iron rod for corner at the West corner of that certain called 2.0 acre tract conveyed to Nawasa Hamilton by Mable Alexander on January 4, 1979 and recorded in Vol. 651 page 1 of the Deed Records of Kaufman County, Texas, and being at a fence corner.

THENCE S 59 deg. 52 min. 36 sec. E, a distance of 674.50 ft. to a $\frac{1}{2}$ " Iron rod at the South corner of another 2.000 acre tract.

THENCE S 39 deg. 56 min. 43 sec. W, a distance of 193.76 ft. to a $\frac{1}{2}$ " Iron rod for corner.

THENCE N 59 deg. 52 min. 36 sec. W, a distance of 694.59 ft. to a $\frac{1}{2}$ " Iron rod for corner.

THENCE N 45 deg. 40 min. 37 sec. E, a distance of 198.16 ft. to the place of beginning, containing 3.000 acres of land; according to an actual survey made on the ground during the month of August, 1984, by Gary Sjerven, Registered Public Surveyor No. 1693.

2023 KAUFMAN COUNTY TAX STATEMENT

Teressa Floyd, Tax Assessor/Collector, Kaufman County, Texas



The jurisdictions listed below have consolidated their tax collections for 2023. Please refer questions to the **Kaufman County Tax Office by telephone at (469) 376-4596 or by mail at P. O. BOX 339, Kaufman, Texas 75142**

ACCOUNT NUMBER: 10336

Portfolio

CAD Number: 9903450000015000600

LEGAL DESCRIPTION:

OWNER NAME AND ADDRESS:

HAMILTON DON H
18865 FM 429 S
TERRELL TX 7516

ACREAGE: 2.0000
JNO MC CARTER, 2.0 ACRES, & HOUSE
18865 FM RD 429 75160

Total Tax Due by January 31, 2024 is: **\$954.23** **\$0**

→ Pay by credit card, debit card or e-check online at www.kaufmantax.net or call 1-866-549-1010 and Bureau Code-5499044. Service charge applies.
→ Without a city sales tax, your tax would increase by **10336** 

If your account has an over 65 or disabled homestead exemption on it, you may choose to pay your taxes in four quarterly installment payments. If you qualify for this quarterly installment payment plan on your homestead account, the installment amounts and due dates are shown below. See the blue sheet for more information.

1ST payment of \$238.56 DUE BY JANUARY 31, 2024 3RD payment of \$238.56 DUE BY MAY 31, 2024
2ND payment of \$238.56 DUE BY MARCH 31, 2024 4TH payment of \$238.55 DUE BY JULY 31, 2024

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT
PLEASE PUT YOUR ACCOUNT NUMBER ON ALL CORRESPONDENCE

PLEASE PUT YOUR ACCOUNT NUMBER ON THE CORRESPONDENCE	
Account Number: 10336	CAD Number: 9903450000015000600
TOTAL AMOUNT DUE BY JANUARY 31, 2024	\$954.23

* Partial payments will be accepted

**Make checks payable to "Teressa Floyd,
Tax Assessor" and mail to:
TERESSA FLOYD
KAUFMAN COUNTY TAX OFFICE
P. O. BOX 339
KAUFMAN, TX 75142**

031237



74778

HAMILTON DON H
18865 FM 429
TERRELL TX 75161-9501

2023 KAUFMAN COUNTY TAX STATEMENT



Teressa Floyd, Tax Assessor/Collector, Kaufman County, Texas



The jurisdictions listed below have consolidated their tax collections for 2023. Please refer questions to the Kaufman County Tax Office by telephone at (469) 376-4596 or by mail at P. O. BOX 339, Kaufman, Texas 75142

ACCOUNT NUMBER: 10324

Portfolio #

CAD Number: 9903450000006010600

LEGAL DESCRIPTION:

OWNER NAME AND ADDRESS:

HAMILTON DON H
18865 FM 429 S
TERRELL TX 75161

ACREAGE: 5.0000

JNO MC CARTER, 5. ACRES
0 FM RD 429

APPRAISAL ASSESSMENT AND EXEMPTIONS	Property Class		Land	AG /Other	Improvements	Personal Property And Minerals	Total Appraised Value	100%Assessed Value	Exemptic OPEN SPA		
	HS/OV65/DP	Non-Homestead									
	AG / Other		\$159,999	\$3,897				\$159,999	\$159,999		
	TOTAL		\$159,999	\$3,897				\$159,999	\$159,999		

Taxing Unit	UDI	HS Cap Value	Exempt Amount	Taxable Value	Tax Rate Per \$100	Freeze Amount	Tax Levy	
KAUFMAN COUNTY	0%		\$156,102	\$3,897	32895800		\$12.82	February
ROAD & BRIDGE	0%		\$156,102	\$3,897	.08250000		\$3.22	March
TVCC	0%		\$156,102	\$3,897	.11099000		\$4.33	April
TERRELL ISD	0%		\$156,102	\$3,897	1.0682000		\$41.63	
ESD #3	0%		\$156,102	\$3,897	.10000000		\$3.90	

2023 Base Tax Levy:

\$65.90

Prior Year Delinquent Taxes Due on November 1, 2023:

Total Tax Due by January 31, 2024 is: \$65.90

► Pay by credit card, debit card or e-check online at www.kaufmantax.net or call 1-866-549-1010 and Bureau Code-5499044. Service charge applies.
► Without a city sales tax, your tax would increase by 10324 

If your account has an over 65 or disabled homestead exemption on it, you may choose to pay your taxes in four quarterly installment payments. If you qualify for this quarterly installment payment plan on your homestead account, the installment amounts and due dates are shown below. See the blue sheet for more information.

1 ST payment of	DUE BY JANUARY 31, 2024	3 RD payment of	DUE BY MAY 31, 2024
2 ND payment of	DUE BY MARCH 31, 2024	4 TH payment of	DUE BY JULY 31, 2024

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT
PLEASE PUT YOUR ACCOUNT NUMBER ON ALL CORRESPONDENCE

Account Number: 10324	CAD Number: 9903450000006010600
TOTAL AMOUNT DUE BY JANUARY 31, 2024	\$65.90

* Partial payments will be accepted

Make checks payable to "Teressa Floyd,
Tax Assessor" and mail to:

TERESSA FLOYD
KAUFMAN COUNTY TAX OFFICE
P. O. BOX 339
KAUFMAN, TX 75142



74778

031237
HAMILTON DON H
18865 FM 429
TERRELL TX 75161-9501

