



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:

Date of Birth:

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
Don Hamilton
Ronda Hamilton
Ronda Hamilton

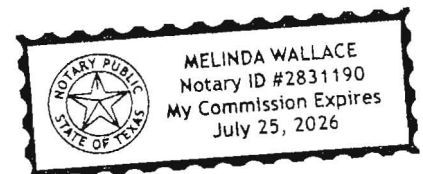
State of Texas

County of Kaufman

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

Don Hamilton
Ronda Hamilton

Notary Public's Signature



THU JAN 22 2024
Chun Feil

Extraterritorial Jurisdiction Release Petition

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

I/We Don and Ronda Hamilton,
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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 28-001 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

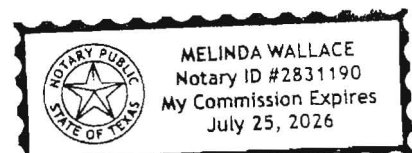
This instrument was acknowledged before me on 1/25/24 by

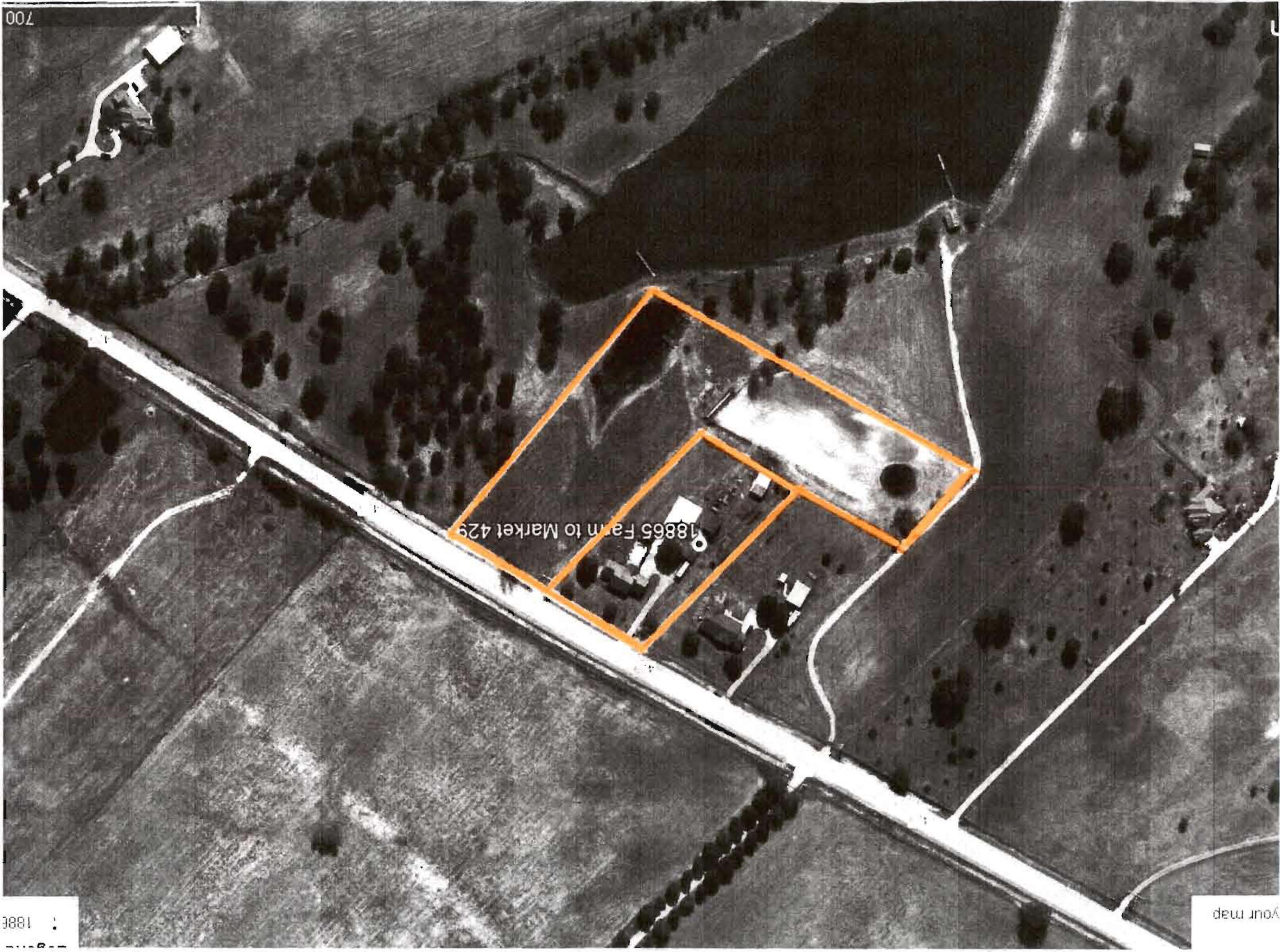
Don Hamilton

Ronda Hamilton

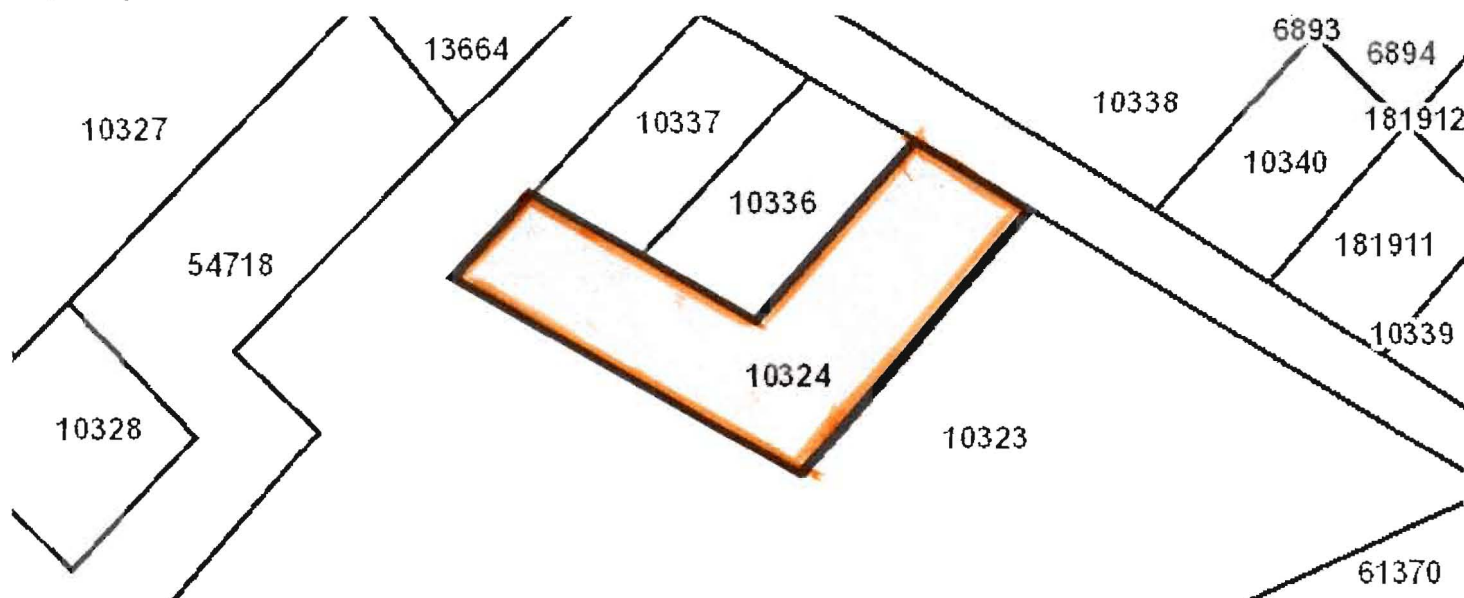
Melinda Wallace

Notary Public's Signature









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

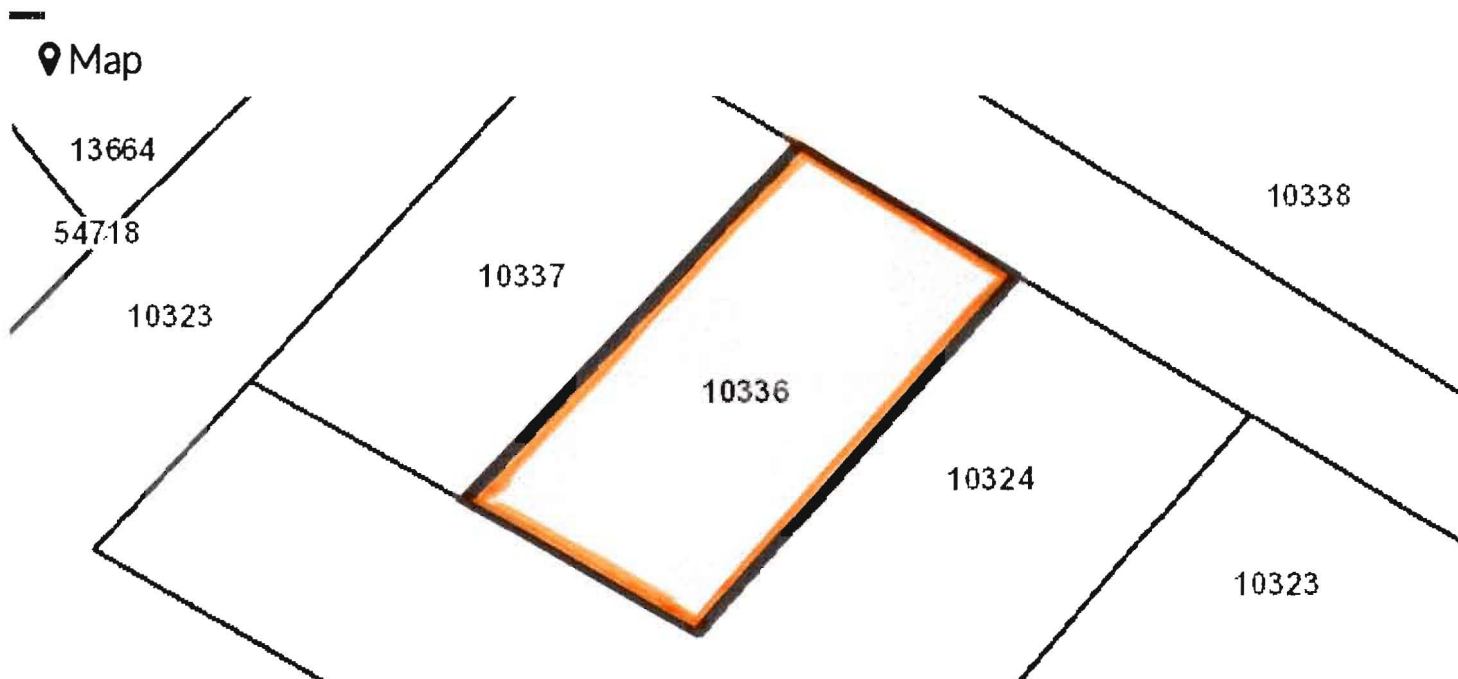
Owner ID: 66286

Name: HAMILTON DON H

Agent:

Mailing Address: 18865 FM 429 S
TERRELL , TX 75161

% Ownership: 100.0%



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.

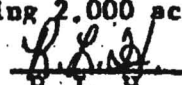
THENCE in a Southeasterly direction with said Right of Way line and with said curve to the right, the angle of which is 3 deg. 32 min. 36 sec., the radius is 6314.02 ft., the tangent is 195.30 ft. and the length is 390.48 ft., a distance of 196.77 ft. to a $\frac{1}{2}$ " Iron rod for corner.

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:** 99034500000015000600**LEGAL DESCRIPTION:****OWNER NAME AND ADDRESS:**

HAMILTON DON H
18865 FM 429 S
TERRELL TX 75161

ACREAGE: 2.0000

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

| APPRaisal ASSESSMENT AND EXEMPTIONS | Property Class | | Land | AG /Other | Improvements | Personal Property And Minerals | Total Appraised Value | 100%Assessed Value | Exemptio |
|--|----------------|-----------------|------------------|------------------|-----------------------|-----------------------------------|--------------------------|---|------------|
| | HS/OV65/DP | | \$64,000 | | \$347,917 | | \$411,917 | \$411,917 | CAPPEI |
| | Non-Homestead | | | | | | | | HOMESTE |
| | AG / Other | | | | | | | | OVER 6 |
| | TOTAL | | \$64,000 | | \$347,917 | | \$411,917 | \$411,917 | |
| Taxing Unit | UDI | HS Cap Value | Exempt Amount | Taxable Value | Tax Rate Per \$100 | Freeze Amount | Tax Levy | | |
| KAUFMAN COUNTY | 0% | \$139,912 | \$154,912 | \$257,005 | .32895800 | \$503.99 | \$503.99 | February | \$1,021.03 |
| ROAD & BRIDGE | 0% | \$139,912 | \$154,912 | \$257,005 | .08250000 | \$74.26 | \$74.26 | March | \$1,040.11 |
| TVCC | 0% | \$139,912 | \$154,912 | \$257,005 | .11099000 | \$103.97 | \$103.97 | April | \$1,059.20 |
| TERRELL ISD | 0% | \$139,912 | \$249,912 | \$162,005 | 1.0682000 | \$0.00 | \$0.00 | 2023 Property taxes are due now and will be considered delinquent February 1, 2024. | |
| ESD #3 | 0% | \$139,912 | \$139,912 | \$272,005 | .10000000 | | \$272.01 | | |
| | | | | | | | | | |

2023 Base Tax Levy:

\$954.23

Prior Year Delinquent Taxes Due on November 1, 2023:**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 appli
➔ 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.

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

| | | | |
|---|--|---------------------|--|
| Account Number: 10336 | CAD Number: 99034500000015000600 | | |
| TOTAL AMOUNT DUE BY JANUARY 31, 2024 | \$954.23 | AMOUNT PAID: | |

* 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



HAMILTON DON H
18865 FM 429
TERRELL TX 75161-9501

74778

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:** 99034500000006010600**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 | Exemptio |
|--|----------------|-----------------|------------------|------------------|-----------------------|-----------------------------------|--------------------------|---|----------|
| | HS/OV65/DP | | | | | | | | OPEN SPA |
| | 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 | \$70.51 |
| ROAD & BRIDGE | 0% | | \$156,102 | \$3,897 | .08250000 | | \$3.22 | March | \$71.83 |
| TVCC | 0% | | \$156,102 | \$3,897 | .11099000 | | \$4.33 | April | \$73.15 |
| TERRELL ISD | 0% | | \$156,102 | \$3,897 | 1.0682000 | | \$41.63 | 2023 Property taxes are due now and will be considered delinquent February 1, 2024. | |
| 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 | \$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 appl
→ 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: 99034500000006010600 | |
| TOTAL AMOUNT DUE BY JANUARY 31, 2024 | | \$65.90 | AMOUNT PAID: |

* 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



HAMILTON DON H
18865 FM 429
TERRELL TX 75161-9501

74778