



April 16, 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.: 31-2024

Property Owner: Kay Gay and James I. Gay

Property ID: 54634

Address of Property: 9140 CR 353, Terrell, TX 75161

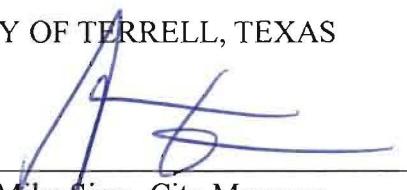
Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Kay Gay and James I. Gay on March 6, 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.

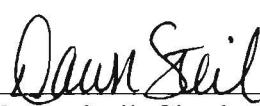
After review and finding the Petition to be sufficient, the property described in the Petition is hereby released from the Extraterritorial Jurisdiction of the City of Terrell, effective April 16, 2024.

CITY OF TERRELL, TEXAS

By: \_\_\_\_\_

  
Mike Sims, City Manager

Attest:

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

RECEIVED

Extraterritorial Jurisdiction Release Petition

MAR - 6 2024

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

BY: Dawn Stail  
Executor of Attorney  
Power of Attorney  
for Kay Gay

I/We Kay Gay

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:

James I. Gay

Signature

Date

Signature

Date

James I. Gay

Printed Name

Printed Name

Date of Birth: [REDACTED]

Date of Birth: [REDACTED]

Mailing address: 14887 County Rd. 351 Terrell, TX 75161  
Phone #: 214-763-0733

Email: [REDACTED]

General Location of Property: 9140 County Rd. 353  
Site Address: 9140 County Rd. 353 Terrell, TX 75161

Parcel ID No(s): 54634

Total Area (acres) 10.469

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

BEING a tract of land situated in the A. Bennett Survey, Abstract No. 20, being the same tract known as the C. J. Estes Land, located in Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found for a corner in the Southwestern line of a Rock Road, said iron rod being South 44 deg 53 min 18 sec East 3347.4 feet from the Southeaster line of F. M. 429;

THENCE South 45 deg 00 min 00 sec East, following an existing fence line along the Southwestern line of said Rock Road, 3791.45 feet to a fence post found for a corner;

THENCE South 45 deg 00 min 00 sec West, 2863.00 feet to an iron rod set for corner;

THENCE South 45 deg 00 min 00 sec East, 436.61 feet to an iron rod set for corner;

THENCE South 45 deg 00 min 00 sec West, 4275.57 feet to an iron rod set for corner;

THENCE North 45 deg 00 min 00 sec West, 414.40 feet to a fence post found for corner;

PAGE 1

VALID ONLY IF SCHEDULES A, B  
AND COWER PAGE ARE ATTACHED

THENCE South 45 deg 32 min 17 sec West, following an existing fence line, 4296.71 feet to a fence post found for corner;

THENCE North 45 deg 10 min 54 sec West, following an existing fence line, 7133.01 feet to an iron rod set in the Southeastern line of the aforementioned F. M. 429;

THENCE North 45 deg 06 min 42 sec East, along the Southeastern line of said F. M. 429, 50.00 feet to an iron rod set for corner;

THENCE South 45 deg 10 min 54 sec East, 5932.00 feet to an iron rod set for corner;

THENCE North 45 deg 08 min 41 sec, 5932.71 feet to a fence post found for corner;

THENCE North 44 deg 50 min 56 sec West following an existing fence line 3335.36 feet to an iron rod set in the Southeastern line of the aforementioned F. M. 429;

THENCE North 45 deg 06 min 42 sec East, along the Southeastern line of said F. M. 429, 50.00 feet to an iron rod set for corner;

THENCE South 44 deg 50 min 56 sec East, 3342.12 feet to an iron rod set for corner;

THENCE North 45 deg 09 min 59 sec East, following an existing fence line 5414.50 feet to the point of beginning and containing a computed area 45,696.606.66 square feet of land or 1049.05 acres of land, more or less.

# EXHIBIT B

## OWNERSHIP OF AREA TO BE REMOVED FROM THE EXTRATERRITORIAL JURISDICTION

### ■ Property Taxing Jurisdiction

**Owner:** GAY KAY %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$8,794,061	\$524,928

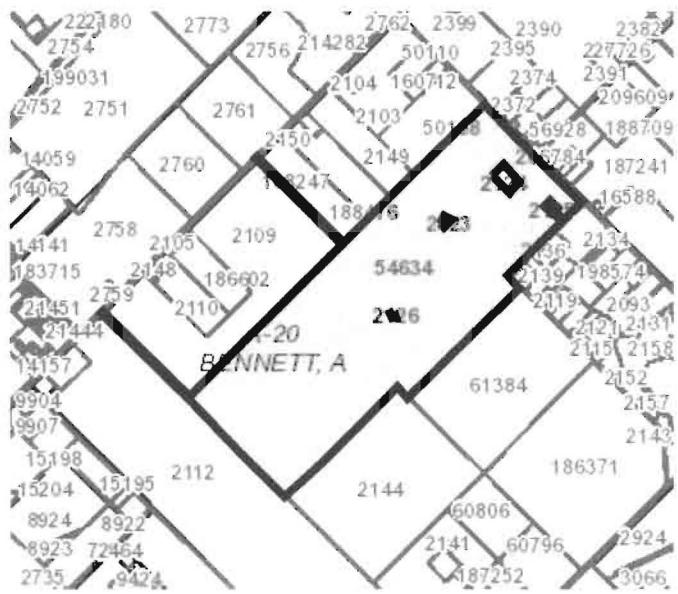
# EXHIBIT C

# MAP OF THE LAND

## Kaufman Property Search

Property ID: 54634 For Year 2023

Map



Property ID: 54634

2023 ▶

2023 Appraisal Notice

Print ▾

## Map

# EXHIBIT D

## TAXROLLS OF PROPERTY

### 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	\$442,061	\$8,352,000	\$74,867	\$524,928	\$0	\$524,928
2022	\$329,081	\$8,352,000	\$77,557	\$414,638	\$0	\$414,638
2021	\$271,646	\$4,698,000	\$80,388	\$352,034	\$0	\$352,034
2020	\$278,980	\$2,610,000	\$86,650	\$365,630	\$0	\$365,630
2019	\$246,160	\$2,610,000	\$86,650	\$332,810	\$0	\$332,810
2018	\$256,990	\$2,349,000	\$88,740	\$345,730	\$0	\$345,730
2017	\$237,750	\$2,349,000	\$88,740	\$326,490	\$0	\$326,490
2016	\$211,860	\$2,349,000	\$88,740	\$300,600	\$0	\$300,600
2015	\$208,050	\$2,088,000	\$88,740	\$296,790	\$0	\$296,790
2014	\$209,660	\$2,088,000	\$88,740	\$298,400	\$0	\$298,400
2013	\$211,260	\$2,088,000	\$93,960	\$305,220	\$0	\$305,220

### Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/27/2023	WILL	WILL / PROBATE	GAY JAMES I	GAY KAY	SEE	IMAGES	
9/27/2023	WILL	WILL / PROBATE	GAY NEAL	GAY JAMES I	SEE	IMAGES	23P-227

### ARB Data

Data will be available in October 2024.

CAD	KAUFMAN CAD	0.000000	\$8,794,061	\$524,928
KC	KAUFMAN COUNTY	0.328958	\$8,794,061	\$524,928
P3	PRECINCT 3	0.000000	\$8,794,061	\$524,928
RB	ROAD & BRIDGE	0.082500	\$8,794,061	\$524,928
ST	TERRELL ISD	1.068200	\$8,794,061	\$524,928
TV	TRINITY VALLEY CC	0.110990	\$8,794,061	\$524,928

**Total Tax Rate:** 1.690648

## Property Improvement - Building

**Description:** HOUSE **Type:** REAL PROPERTY **State Code:** E1 **Living Area:** 2,301.50sqft  
**Value:** \$260,127

Type	Description	Class CD	Year Built	SQFT
LA	LIVING AREA	RVAV1	2004	2,301.50
AGF2	Attached Garage, Finished, 2 Car	*	2004	484.00
CP	Porch, Covered	*	2004	276.00
CP	Porch, Covered	*	2004	172.50
STGA	Storage Bldg, Average	*	0	288.00

**Description:** METAL HOME **Type:** REAL PROPERTY **State Code:** E1 **Living Area:** 672.00sqft  
**Value:** \$61,503

Type	Description	Class CD	Year Built	SQFT
LA	LIVING AREA	RMFR1	2000	672.00
CP	Porch, Covered	*	0	336.00

**Description:** BARN **Type:** REAL PROPERTY **State Code:** D2 **Living Area:** 0.00sqft **Value:** \$64,032

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	86SA	0	8,750.00
OB	OUT BUILDING	MP5	0	720.00
OB	OUT BUILDING	MP5	0	720.00
OB	OUT BUILDING	MP5	0	672.00
OB	OUT BUILDING	MP5	0	360.00