



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.: 33-2024

Property Owner: James I. and Brenda Gay

Property ID: 2125

Address of Property: 14887 CR 354, Terrell, TX 75161

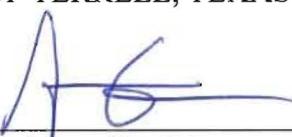
Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from James I. and Brenda 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.

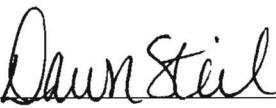
After review and finding the Petition to be sufficient, the property described in the Petition is hereby released from the Extraterritorial Jurisdiction of the City of Terrell, effective April 16, 2024.

CITY OF TERRELL, TEXAS

By: _____


Mike Sims, City Manager

Attest:



Dawn Steil, City Secretary



Extraterritorial Jurisdiction Release Petition

MAR - 6 2024

BY: William Stiel

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

I/We James IRA & Brenda 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 IRA Gay 3-4-24
Signature Date

Brenda Gay 3-4-24
Signature Date

James IRA Gay
Printed Name

Brenda Gay
Printed Name

Date of Birth: [REDACTED]

Date of Birth: [REDACTED]

Mailing address: 14887 County Rd. 353 Terrell, TX 75161

Phone #: 214-762-7082

Email: _____

General Location of Property: 14887 Co Rd. 354 Terrell, TX 75161

Site Address: 14887 Co Rd. 354 Terrell, TX 75161

Parcel ID No(s): 2125

Total Area (acres) 2.14 ACRES

Subdivision: A0020-A Bennett

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

EXHIBIT A

DESCRIPTION OF THE BOUNDARIES OF THE LAND

BOOK 1193 PAGE 0135

EXHIBIT "A"

Being a tract of land in the A. Bennett Survey, Abstract No. 20, Kaufman County, Texas, and being part of a 1049.05 acre tract of land conveyed from James W. Thompson, Jr., Trustee to Neal Gay by Warranty Deed dated July 22, 1985, and recorded July 29, 1985, under County Clerk File No. 7849, Kaufman County, Texas, and being more particularly described as follows:

COMMENCING at a steel fence post for a corner at the intersection of the Southwest line of County Road 353 and the Northwest line of a public road and being the most Easterly Southeast corner of said 1049.05 acre tract;

THENCE South 45 degrees 00 minutes 00 seconds West with the Northwest line of said public road and with a steel cable fence 724.61 feet to an iron rod set for a corner and the Point of Beginning;

THENCE South 45 degrees 00 minutes 00 seconds West with the Northwest line of said public road and with a steel cable fence 37.00 feet to an iron rod set for a corner;

THENCE North 44 degrees 59 minutes 28 seconds West 350.00 feet to an iron rod set for a corner;

THENCE South 45 degrees 00 minutes 37 seconds West 55.00 feet to an iron rod set for a corner in a steel cable fence;

THENCE North 44 degree 59 minutes 28 seconds West the said steel cable fence 283.10 feet to an iron rod set for a corner;

THENCE North 45 degrees 00 minutes 32 seconds East 283.10 feet to an iron rod set for a corner;

THENCE South 44 degrees 59 minutes 27 seconds East 283.10 feet to an iron rod set for a corner;

THENCE South 45 degrees 00 minutes 32 seconds West 191.10 feet to an iron rod set for a corner;

THENCE South 44 degrees 59 minutes 28 seconds East 349.99 feet to the Point of Beginning and containing 2.14 acres of land.

NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE OR SQUARE FOOTAGE CALCULATED ARE CORRECT.

EXHIBIT B

OWNERSHIP OF AREA TO BE REMOVED FROM THE EXTRATERRITORIAL JURISDICTION

Property Details

Account

Property ID: 2125 **Geographic ID:**
99.0020.0000.0095.02.06.00

Type: Real **Zoning:**

Property Use: Condo:

Location

Situs Address: 14887 CO RD 354 TERRELL, TX 75161

Map ID: C5-A-2 **Mapsco:**

Legal Description: A BENNETT, 2.14 ACRES, & HOUSE

Abstract/Subdivision: A0020 - A BENNETT

Neighborhood: 28-RVGD/AV

Owner

Owner ID: 15038

Name: GAY JAMES IRA & BRENDA

Agent:

EXHIBIT C

MAP OF THE LAND

Kaufman Property Search

Property ID: 2125 For Year 2023

📍 Map

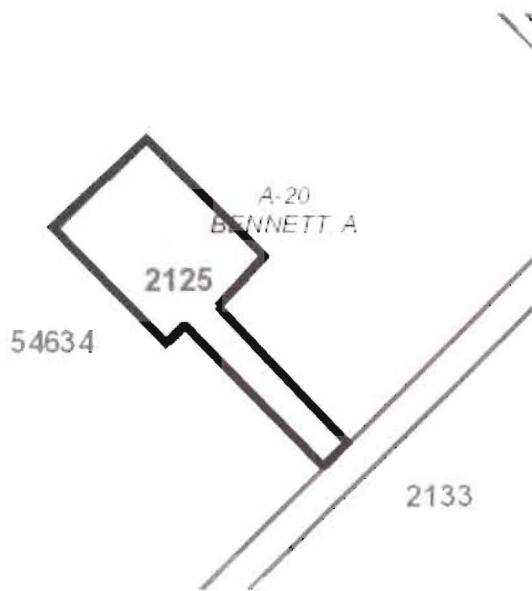


EXHIBIT D

TAXROLLS OF PROPERTY

Mailing Address: 14887 CO RD 354
TERRELL , TX 75161

% Ownership: 100.0%

Exemptions: HS - HOMESTEAD
For privacy reasons not all exemptions are shown online.

■ Property Values

Improvement Homesite Value: \$280,582 (+)

Improvement Non-Homesite Value: \$0 (+)

Land Homesite Value: \$17,120 (+)

Land Non-Homesite Value: \$0 (+)

Agricultural Market Valuation: \$0 (+)

Market Value: \$297,702 (=)

Agricultural Value Loss: \$0 (-)

Appraised Value: \$297,702 (=)

Homestead Cap Loss: \$12,202 (-)

Assessed Value: \$285,500

Ag Use Value: \$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: GAY JAMES IRA & BRENDA **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
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3F	KC ESD #3 (TERRELL)	0.100000	\$297,702	\$285,500
CAD	KAUFMAN CAD	0.000000	\$297,702	\$285,500
KC	KAUFMAN COUNTY	0.328958	\$297,702	\$285,500
P3	PRECINCT 3	0.000000	\$297,702	\$285,500
RB	ROAD & BRIDGE	0.082500	\$297,702	\$285,500
ST	TERRELL ISD	1.068200	\$297,702	\$185,500
TV	TRINITY VALLEY CC	0.110990	\$297,702	\$285,500

Total Tax Rate: 1.690648

■ Property Improvement - Building

Description: HOUSE **Type:** REAL PROPERTY **State Code:** E1 **Living Area:** 2,016.00sqft

Value: \$253,009

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CP	Porch, Covered	*		1991	360.00
BSF1	Basement, Finished Small	*		1991	324.00
AGF2	Attached Garage, Finished, 2 Car	*		1991	528.00
CP	Porch, Covered	*		1991	216.00
LA	LIVING AREA	RVAV1	28 - Stone	1991	2,016.00

Description: OUTBUILDING **Type:** REAL PROPERTY **State Code:** E4 **Living Area:** 0.00sqft

Value: \$9,814

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	MP5	2006	336.00
OB	OUT BUILDING	MP5	2006	780.00
OB	OUT BUILDING	86SA	2006	576.00

Description: POOL **Type:** REAL PROPERTY **State Code:** E4 **Living Area:** 0.00sqft **Value:**

\$17,759

Type	Description	Class CD	Year Built	SQFT
POOL	SWIMMING POOL	P07	2007	1.00

■ Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
01HS	HOMESITE	2.1400	93,218.40	0.00	0.00	\$17,120	\$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	\$280,582	\$17,120	\$0	\$297,702	\$12,202	\$285,500
2022	\$255,774	\$84,226	\$0	\$340,000	\$80,455	\$259,545
2021	\$220,704	\$68,101	\$0	\$288,805	\$52,855	\$235,950
2020	\$226,370	\$62,830	\$0	\$289,200	\$74,700	\$214,500
2019	\$163,800	\$31,200	\$0	\$195,000	\$0	\$195,000
2018	\$151,410	\$31,200	\$0	\$182,610	\$0	\$182,610
2017	\$139,690	\$31,200	\$0	\$170,890	\$0	\$170,890
2016	\$144,670	\$31,200	\$0	\$175,870	\$0	\$175,870
2015	\$142,180	\$31,200	\$0	\$173,380	\$0	\$173,380
2014	\$145,340	\$31,200	\$0	\$176,540	\$0	\$176,540
2013	\$146,920	\$31,200	\$0	\$178,120	\$0	\$178,120

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
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ARB Data

Data will be available in October 2024.