



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.: 23-2024

Property Owner: Dessie Samuels

Property ID: 7268

Address of Property: 6701 Samuels Rd, Terrell, TX 75160

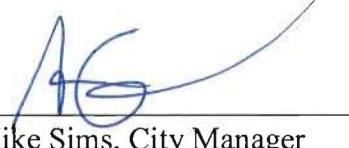
Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Dessie Samuels on February 13, 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.

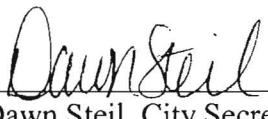
After review and finding the Petition to be sufficient, the property described in the Petition is hereby released from the Extraterritorial Jurisdiction of the City of Terrell, effective March 20, 2024.

CITY OF TERRELL, TEXAS

By: _____


Mike Sims, City Manager

Attest:



Dawn Steil, City Secretary

RECEIVED

FEB 13 2024

BY: _____

Dessie Samuels
6701 Samuels Road
Terrell, TX 75160
February 13, 2024

City of Terrell
Attn: City Secretary
201 E. Nash St.
Terrell, TX 75160

RE: Release of Area by Petition of Landowner from Extraterritorial Jurisdiction

Property ID: 7268 Legal description A0199-David Harris
Geographic ID: 99.0199.0000.0130.01.06.00, Acres 1.0120

Dear City Secretary,

Please accept this Letter as my Petition under SB No. 2038 for the release of the property referenced above from the City of Terrell's Extraterritorial Jurisdiction (ETJ). This petition is submitted by the lawful owner of the property. I have attached a map and legal description of the property.

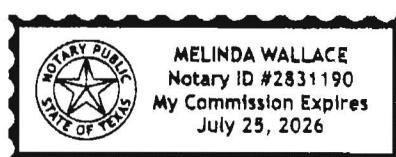
Sincerely,


Dessie Samuels

DOB

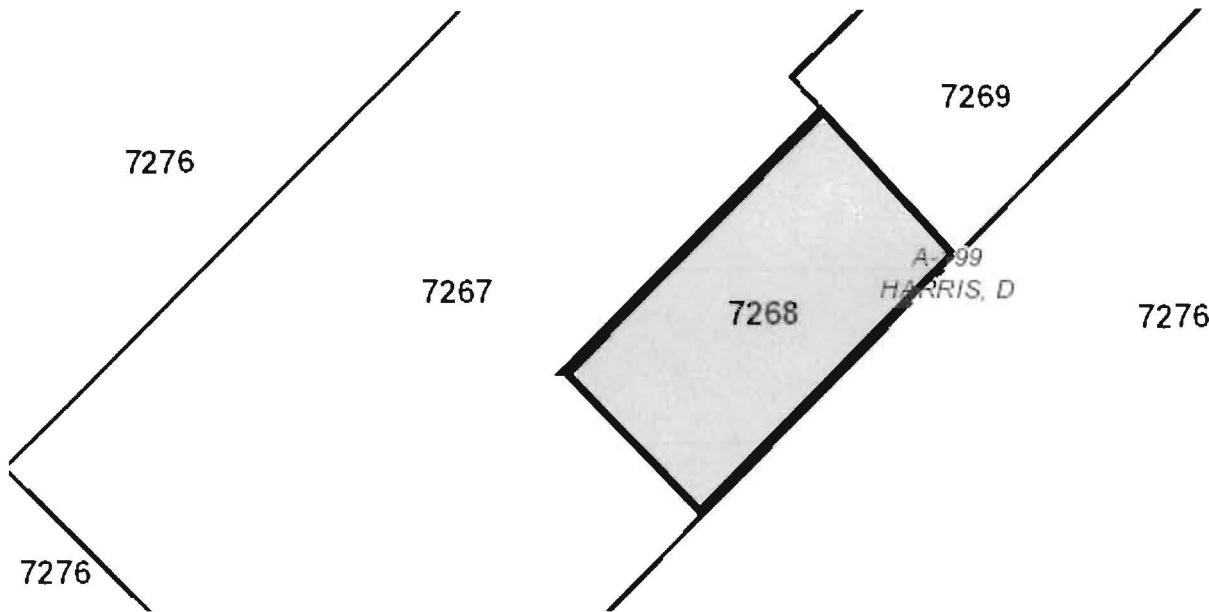
State of Texas
County of Kaufman

This instrument was executed before me on Feb 13, 2024 by Dessie Samuels.




Notary Public's Signature

Map



 **Property Details**

Account

Property ID: 7268 **Geographic ID:**
99.0199.0000.0130.01.06.00

Type: Real **Zoning:**

Property Use: Condo

Location

Situs Address: 6701 SAMUELS RD TERRELL, TX 75160

Map ID: B3-C-3 **Mapsco:**

Legal Description: D HARRIS

Abstract/Subdivision: A0199 - DAVID HARRIS

Neighborhood: 28-RFFR/LC

Owner

Owner ID: 28043

Name: SAMUELS DESSIE

Agent:

Mailing Address: 6701 SAMUELS RD
TERRELL , TX 75160

% Ownership: 100.0%

Exemptions:**HS - HOMESTEAD**

For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$146,997 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$75,718 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$222,715 (=)
Agricultural Value Loss: 	\$0 (-)
Appraised Value:	\$222,715 (=)
Homestead Cap Loss: 	\$157,899 (-)
Assessed Value:	\$64,816
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: SAMUELS DESSIE **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$222,715	\$64,816
CAD	KAUFMAN CAD	0.000000	\$222,715	\$64,816
KC	KAUFMAN COUNTY	0.328958	\$222,715	\$49,816
P2	PRECINCT 2	0.000000	\$222,715	\$64,816
RB	ROAD & BRIDGE	0.082500	\$222,715	\$49,816
ST	TERRELL ISD	1.068200	\$222,715	\$0
TV	TRINITY VALLEY CC	0.110990	\$222,715	\$49,816

Total Tax Rate: 1.690648

■ Property Improvement - Building

Description: REAL PROPERTY **Type:** REAL PROPERTY **State Code:** A1 **Living Area:** 1,450.00sqft **Value:** \$146,997

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	LIVING AREA	RFFR1	25 - Plwd/Hdwd	1915	1,450.00
CP	Porch, Covered	*		1915	160.00

■ Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
TAVRG	TERRELL AVERAGE	1.0120	44,082.72	0.00	0.00	\$75,718	\$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	\$146,997	\$75,718	\$0	\$222,715	\$157,899	\$64,816
2022	\$151,818	\$60,477	\$0	\$212,295	\$153,371	\$58,924
2021	\$90,538	\$37,889	\$0	\$128,427	\$74,860	\$53,567
2020	\$65,141	\$11,510	\$0	\$76,651	\$27,954	\$48,697
2019	\$32,760	\$11,510	\$0	\$44,270	\$0	\$44,270
2018	\$38,180	\$11,510	\$0	\$49,690	\$0	\$49,690
2017	\$35,910	\$11,510	\$0	\$47,420	\$0	\$47,420
2016	\$31,690	\$11,510	\$0	\$43,200	\$0	\$43,200
2015	\$33,160	\$11,510	\$0	\$44,670	\$0	\$44,670
2014	\$34,630	\$11,510	\$0	\$46,140	\$0	\$46,140
2013	\$36,100	\$11,510	\$0	\$47,610	\$0	\$47,610

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/3/1997	Deed	Deed	SAMUELS, W D JR	SAMUELS DESSIE	1242	946	0

GIFT DEED WITHOUT TITLE EXAMINATION

STATE OF TEXAS

COUNTY OF KAUFMAN

W. D. SAMUELS, JR. and wife, HENRI L. SAMUELS, are herein jointly referred to as "Grantors". DESSIE SAMUELS, a single person whose mailing address is 6701 Samuels Road, Terrell, Texas 75160, is herein referred to as "Grantee".

Grantors, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration, including the love and affection Grantors hold for the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD, AND CONVEYED, and by these presents do GRANT, SELL, AND CONVEY to the Grantee, as Grantee's sole and separate property, all of the following described real property and any improvements located thereon in Kaufman County, Texas, to-wit:

Being a parcel of land out of the David Harris Survey, Patent No. 630, Volume 1, Abstract No. 199, and said parcel also being out of 10.139-acre tract of land deeded to W. D. Samuels, Jr., from W. D. Samuels and E. E. Samuels, filed on February 20, 1968, in Volume 508, Pages 765, 766, and 767, of the Kaufman County Deed Records and which said parcel of land is more particularly described by metes and bounds as follows:

Commencing from an iron pin found for the south corner of the said W. D. Samuels, Jr. 10.139-acre tract of land and proceeding North 45 deg. 00' East for a distance of 329.35.0 feet to a point, said point having a $\frac{1}{2}$ " iron pin set for the Point of Beginning of said parcel of land;

THENCE North 45 deg. 00' West, a distance of 140.0 feet to a point, said point having a $\frac{1}{2}$ " iron pin set for a corner;

THENCE North 45 deg. 00' East, a distance of 315.00 feet to a point, said point having a $\frac{1}{2}$ " iron pin set for a corner;

THENCE South 45 deg. 00' East, a distance of 140.00 feet to a point, said point having a $\frac{1}{2}$ " iron pin set for a corner;

THENCE South 45 deg. 00' West, a distance of 315.0 feet to a point, said point having a $\frac{1}{2}$ " iron pin set for a corner, said point also being the Point of Beginning for said parcel of land; and containing 1.012 acres of land, more or less.

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT
TO THE FOLLOWING, TO-WIT:

1. Visible or apparent easements on or across the herein described property, the existence of which do not appear of record.
2. Any portion of the subject property lying within the bounds of a public road.
3. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities applicable to and enforceable against the above described property.

IN ADDITION TO THE ABOVE CONVEYANCE, GRANTORS FURTHER CONVEY TO GRANTEE, AND THE HEIRS AND ASSIGNS OF GRANTEE, THE FREE, UNINTERRUPTED, AND PERPETUAL USE OF AN EASEMENT OVER THE PROPERTY DESCRIBED ABOVE AS FOLLOWS:

Being a permanent access easement out of the David Harris Survey, Patent No. 630, Volume I, Abstract No. 199; and said easement being across the 10.139 -acre tract of land deeded to W.D. Samuels, Jr., from W. D. Samuels and E. E. Samuels, as filed in the Kaufman County Deed Records in Volume 508, Pages 765, 766, and 767; and which said permanent easement is more particularly described by metes and bounds as follows:

Commencing from an iron pin found for the north corner of the said 10.139-acre tract of land of W.D. Samuels, Jr., said iron pin also being an east corner of a 0.264-acre tract of the High Point Water Supply Corporation, and said iron pin also being near the centerline of Kaufman County Road 240 (Samuels Road).

THENCE South 45 deg. 00' East, a distance of 276.64 feet along the approximate centerline of Kaufman County Road 240 to the Point of Beginning of the said easement.

THENCE South 45 deg. 00' East, a distance of 30.0 feet to a point, said point also being the east corner of said W.D. Samuels, Jr., 10.139-acre tract of land;

THENCE South 45 deg. 00' West, a distance of 470.0 feet to a point, said point having an iron pin set for a corner;

THENCE North 45 deg. 00' West, a distance of 30.0 feet to a point;

THENCE North 45 deg. 00' East, a distance of 470.00 feet to the POINT OF BEGINNING; AND CONTAINING 0.324 acre of land, more or less.

This conveyance is made to the said Grantee and the heirs and assigns of Grantee to have and to hold it forever and Grantors, and the successors of Grantors, are hereby bound to WARRANT AND FOREVER DEFEND the said premises unto the said Grantee, and the heirs and assigns of Grantee, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 3rd day of January, 1997.

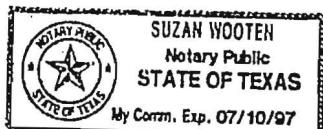
W. D. Samuels Jr.
W. D. SAMUELS, JR., Grantor

Henri L. Samuels
HENRI L. SAMUELS, Grantor

STATE OF TEXAS

COUNTY OF KAUFMAN

This instrument was acknowledged before me on the 3rd day of January, 1997, by W.D. Samuels, Jr. and Henri L. Samuels, the Grantors herein.



Suzan Wooten
Notary Public
Commission expires: 7/10/97

FILED FOR RECORD 2:29 OLOCK P 23 7 DRIBBY GANN
CLERK COUNTY COURT KAUFMAN COUNTY TEXAS, BY Jeri Choy DEPUTY

GIFT DEED WITHOUT TITLE EXAMINATION, PAGE 3