



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.: 24-2024

Property Owner: William and Dessie Samuels

Property ID: 7267 and 7269

Address of Property: 0 Co Rd 240 and 6701 Samuels Rd, TX

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from William and 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 6, 2024.

CITY OF TERRELL, TEXAS

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

Mike Sims, City Manager

Attest:

\_\_\_\_\_  
Dawn Steil

Dawn Steil, City Secretary



RECEIVED

FEB 13 2024

William A Samuels & Dessie M Samuels  
7675 Samuels Road  
Terrell, TX 75160  
February 13, 2024

BY: \_\_\_\_\_

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

**RE: Release of Area by Petition of Landowners from Extraterritorial Jurisdiction**

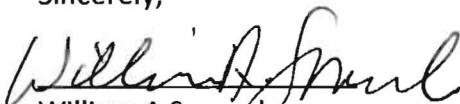
Property ID: 7267 Legal description A0199-David Harris  
Geographic ID: 99.0199.0000.0130.00.06.00, Acres 7.763

Property ID: 7269 Legal description A0199-David Harris  
Geographic ID: 99.0199.0000.0135.00.06.00, Acres 1.0

Dear City Secretary,

Please accept this Letter as our Petition under SB No. 2038 for the release of the properties referenced above from the City of Terrell's Extraterritorial Jurisdiction (ETJ). This petition is submitted by the lawful owners of the property. We have attached maps and legal descriptions of the properties.

Sincerely,

  
William A Samuels


\_\_\_\_\_  
DOB

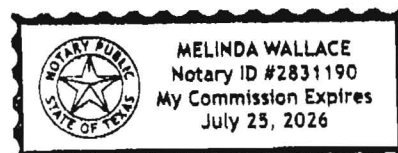
  
Dessie M Samuels

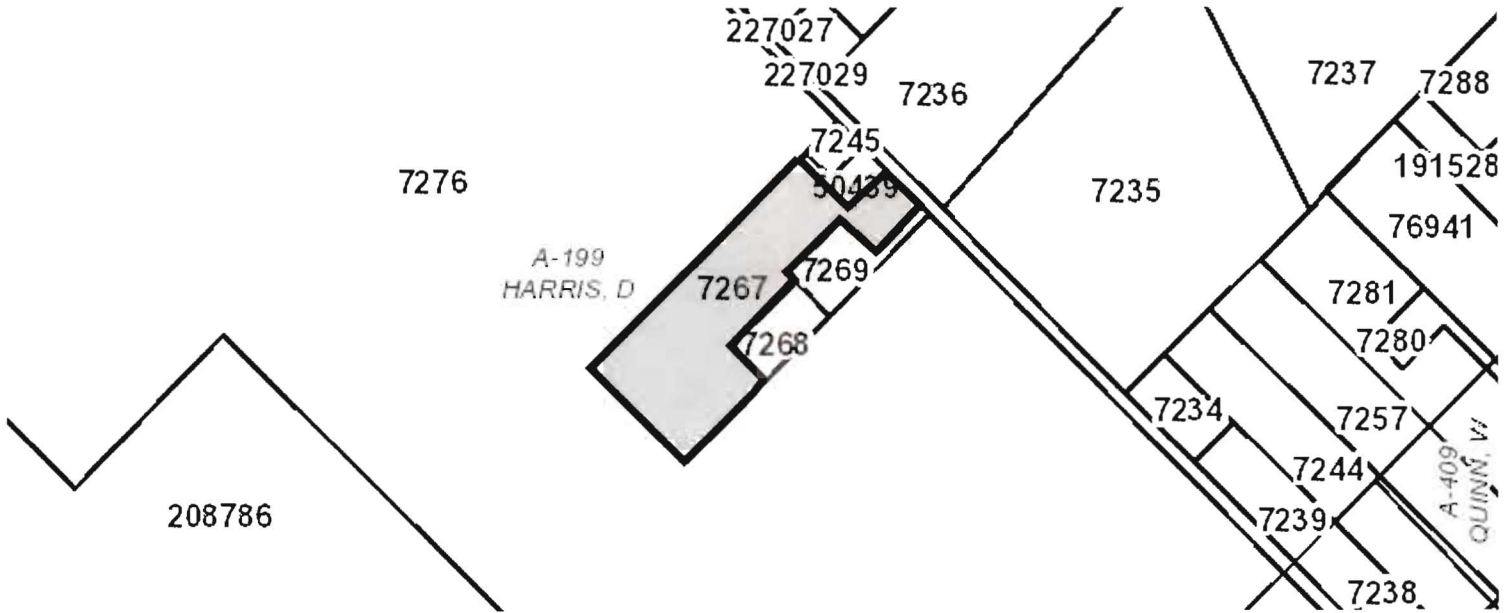
\_\_\_\_\_  
DOB

State of Texas  
County of Kaufman

This instrument was executed before me on Feb 13, 2024 by William A Samuels and Dessie M Samuels.

  
Notary Public's Signature





## Property Details

### Account

Property ID:

7267

Geographic ID:

99.0199.0000.0130.00.06.00

Type:

Real

Zoning:

Property Use:

Condo:

### Location

Situs Address:

0 CO RD 240 TX

Map ID:

B3-C-3

Mapsco:

Legal Description:

DAVID HARRIS, TRACT 130.00; 7.763 ACRES

Abstract/Subdivision:

A0199 - DAVID HARRIS

Neighborhood:

28-001

### Owner

Owner ID:

253117

Name:

SAMUELS WILLIAM A & DESSIE M SAMUELS

Agent:

Mailing Address:

7675 SAMUELS RD  
TERRELL, TX 75160

% Ownership:

100.0%

Exemptions:

For privacy reasons not all exemptions are shown online.

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$5,590 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$227,886 (+)
<b>Market Value:</b>	\$233,476 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$227,329 (-)
<b>Appraised Value:</b>	\$6,147 (=)
<b>Homestead Cap Loss:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$6,147
<b>Ag Use Value:</b>	\$557

### 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.

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## Property Taxing Jurisdiction

**Owner:** SAMUELS WILLIAM A & DESSIE M SAMUELS **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$233,476	\$6,147
CAD	KAUFMAN CAD	0.000000	\$233,476	\$6,147
KC	KAUFMAN COUNTY	0.328958	\$233,476	\$6,147
P3	PRECINCT 3	0.000000	\$233,476	\$6,147
RB	ROAD & BRIDGE	0.082500	\$233,476	\$6,147
ST	TERRELL ISD	1.068200	\$233,476	\$6,147
TV	TRINITY VALLEY CC	0.110990	\$233,476	\$6,147

**Total Tax Rate:** 1.690648

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## Property Improvement - Building

**Description:** OUTBUILDINGS **Type:** REAL PROPERTY **State Code:** D2 **Living Area:** 0.00sqft  
**Value:** \$5,590

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	86SL	0	452.30
OB	OUT BUILDING	86SL	0	452.30
OB	OUT BUILDING	86SL	0	452.30
OB	OUT BUILDING	86SL	0	452.30

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## Property Land

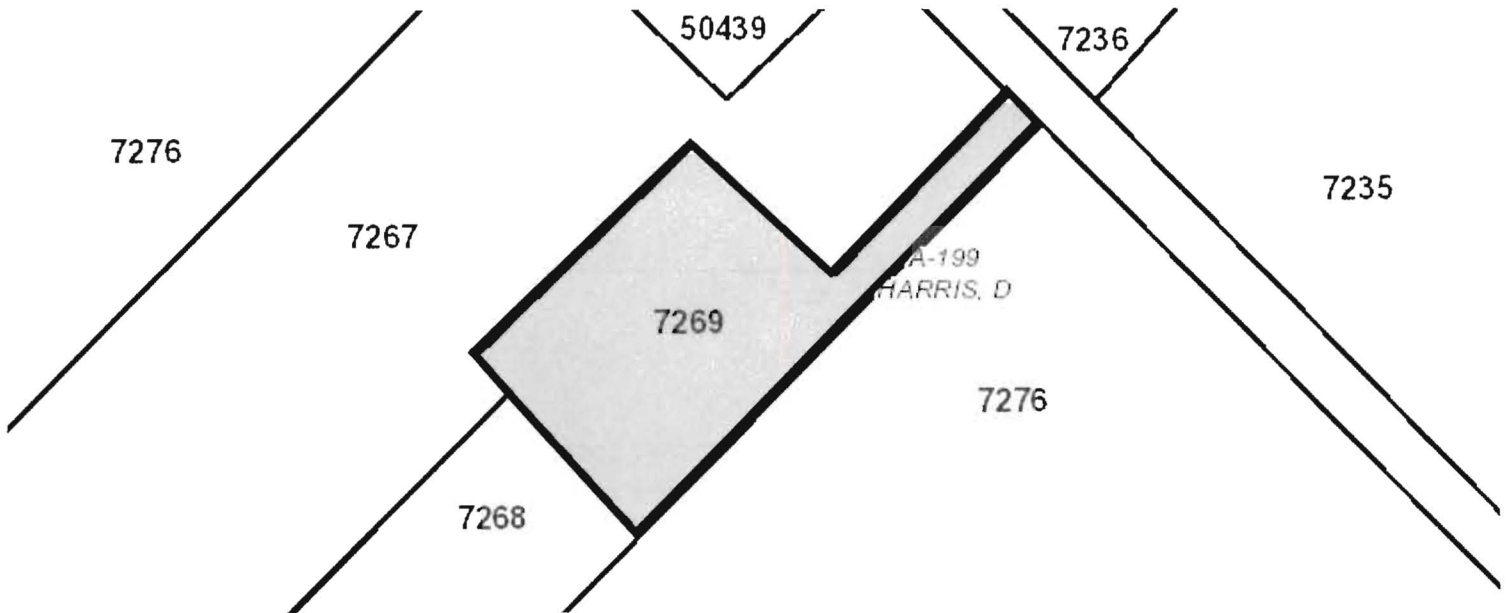
Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZC	NATIVE PASTURE	7.7630	338,156.28	0.00	0.00	\$227,886	\$557

## 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	\$5,590	\$227,886	\$557	\$6,147	\$0	\$6,147
2022	\$23,750	\$172,500	\$567	\$24,317	\$0	\$24,317
2021	\$22,800	\$113,746	\$587	\$23,387	\$0	\$23,387
2020	\$19,000	\$96,260	\$630	\$19,630	\$0	\$19,630
2019	\$19,000	\$96,260	\$630	\$19,630	\$0	\$19,630
2018	\$19,000	\$190,600	\$650	\$19,650	\$0	\$19,650
2017	\$19,000	\$190,600	\$650	\$19,650	\$0	\$19,650
2016	\$19,000	\$190,600	\$650	\$19,650	\$0	\$19,650
2015	\$19,000	\$190,600	\$650	\$19,650	\$0	\$19,650
2014	\$19,000	\$133,420	\$650	\$19,650	\$0	\$19,650
2013	\$19,000	\$133,420	\$690	\$19,690	\$0	\$19,690

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
2/24/2023	SWD	SPECIAL WARRANTY DEED	SAMUELS DEWEY JR	SAMUELS WILLIAM A & DESSIE M SAMUELS	7987	331	4734
	Deed	Deed	SAMUELS, DEWEY JR	SAMUELS DEWEY JR	1326	915	0
	Deed	Deed	SAMS PARTNERSHIP	SAMUELS DEWEY JR	508	765	0



## Property Details

### Account

Property ID:

7269

Geographic ID:

99.0199.0000.0135.00.06.00

Type:

Real

Zoning:

Property Use:

Condo:

### Location

Situs Address:

6701 SAMUELS RD TX

Map ID:

B3-C-3

Mapsco:

Legal Description:

DAVID HARRIS, 1.0 ACRES, & HOUSE

Abstract/Subdivision:

A0199 - DAVID HARRIS

Neighborhood:

28-RVGD/AV

### Owner

Owner ID:

253117

Name:

SAMUELS WILLIAM A & DESSIE M SAMUELS

Agent:

Mailing Address:

7675 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:	\$246,524 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$29,355 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$275,879 (=)
Agricultural Value Loss:?	\$0 (-)
Appraised Value:	\$275,879 (=)
Homestead Cap Loss: ?	\$115,731 (-)
Assessed Value:	\$160,148
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.

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## Property Taxing Jurisdiction

**Owner:** SAMUELS WILLIAM A & DESSIE M SAMUELS **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$275,879	\$160,148
CAD	KAUFMAN CAD	0.000000	\$275,879	\$160,148
KC	KAUFMAN COUNTY	0.328958	\$275,879	\$145,148
P2	PRECINCT 2	0.000000	\$275,879	\$160,148
RB	ROAD & BRIDGE	0.082500	\$275,879	\$145,148
ST	TERRELL ISD	1.068200	\$275,879	\$50,148
TV	TRINITY VALLEY CC	0.110990	\$275,879	\$145,148

**Total Tax Rate:** 1.690648

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## Property Improvement - Building

**Description:** HOUSE **Type:** REAL PROPERTY **State Code:** E1 **Living Area:** 2,108.00sqft **Value:** \$246,524

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	LIVING AREA	RVAV1	20 - Brick	1968	2,108.00
AGF2	Attached Garage, Finished, 2 Car	*		1968	400.00

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## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
01HS	HOMESITE	1.0000	43,560.00	0.00	0.00	\$29,355	\$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	\$246,524	\$29,355	\$0	\$275,879	\$115,731	\$160,148
2022	\$252,612	\$22,626	\$0	\$275,238	\$129,649	\$145,589
2021	\$201,935	\$14,920	\$0	\$216,855	\$84,501	\$132,354
2020	\$192,200	\$12,630	\$0	\$204,830	\$84,508	\$120,322
2019	\$179,590	\$12,630	\$0	\$192,220	\$82,836	\$109,384
2018	\$74,440	\$25,000	\$0	\$99,440	\$0	\$99,440
2017	\$71,470	\$25,000	\$0	\$96,470	\$2,464	\$94,006
2016	\$60,460	\$25,000	\$0	\$85,460	\$0	\$85,460
2015	\$61,150	\$25,000	\$0	\$86,150	\$0	\$86,150
2014	\$62,420	\$17,500	\$0	\$79,920	\$0	\$79,920
2013	\$64,960	\$17,500	\$0	\$82,460	\$0	\$82,460

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
2/24/2023	SWD	SPECIAL WARRANTY DEED	SAMUELS DEWEY JR	SAMUELS WILLIAM A & DESSIE M SAMUELS	7987	331	4734
	Deed	Deed	SAMS PARTNERSHIP	SAMUELS DEWEY JR	508	765	0
	Deed	Deed	SAMUELS, DEWEY JR	SAMUELS DEWEY JR	1326	915	0

**INDEPENDENT EXECUTOR'S SPECIAL WARRANTY DEED  
(WITHOUT TITLE EXAMINATION OR SURVEY)**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Date:** February 24, 2023.

**Grantor:** William Arthur Samuels, the Independent Executor of the estate of William Dewey Samuels, Jr., deceased, whose Last Will and Testament was duly probated in the County Court of Kaufman County, Texas.

**Grantor's Mailing Address:** 7675 Samuels Road, Terrell, Kaufman County, Texas 75160.

**Grantees:** William Arthur Samuels and Dessie Marie Samuels, in equal undivided interests.

**Grantees' Mailing Addresses:** William Arthur Samuels at 7675 Samuels Road, Terrell, Texas 75160 and Dessie Marie Samuels at 6701 Samuels Road, Terrell, Texas 75160.

**Consideration:** Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor; including compliance by the Grantor with the provisions of the Last Will and Testament of the decedent which, because the decedent's spouse predeceased him, bequeathed all of the decedent's estate to the Grantees named herein.

**Property:** The real property and all improvements thereon described on Exhibit "A" which is attached hereto and incorporated herein by reference.

**Exceptions To Conveyance and Warranty:**

1. All visible or apparent easements on or across the Property the existence of which do not appear of record and all easements, rights-of-way, and prescriptive rights of record and all presently recorded instruments affecting the Property.
2. Ad valorem taxes for the year 2023, the payment of which Grantees assume, and subsequent assessments due to change in land usage, ownership, or both, the payment of which Grantees assume.
3. Any portion of the Property lying within the bounds of a public road whether dedicated to the public or not.
4. All zoning laws, regulations, and ordinances of municipal and/or other governmental authorities applicable to and enforceable against the Property.

**Conveyance:** Grantor, for the consideration stated herein and subject to the exceptions to conveyance and warranty as specified herein, grants, sells, and conveys to Grantees the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to the Grantees and the Grantees' heirs, executors, administrators, successors, and assigns forever. Grantor hereby binds Grantor in Grantor's fiduciary capacity and also binds Grantor's successors to warrant and forever defend all and singular the Property to Grantees and Grantees' heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the exceptions to conveyance and warranty.

Notwithstanding anything that might be interpreted herein to the contrary, the Grantor is acting solely in the Grantor's capacity as Independent Executor and is bound only in that fiduciary capacity to the said Grantees to warrant and forever defend the Property against any person lawfully claiming by, through, or under the said Grantor.

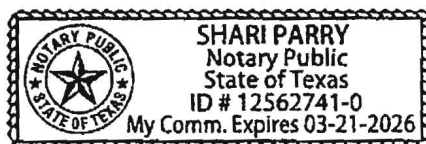
**No Title Search Or Survey:** By acceptance of this deed, Grantor and Grantees acknowledge that Jerry Huff, attorney-at-law, represents the Grantor in the preparation of this deed and has not ordered or examined title to the Property nor made any independent investigation of the title to the Property but rather has prepared this deed based on information and documents furnished to him and he makes no representation or warranty, express or implied, regarding the Property or the validity or quality of its title.

  
WILLIAM ARTHUR SAMUELS,  
Independent Executor

THE STATE OF TEXAS

COUNTY OF KAUFMAN

This instrument was acknowledged before me on the 24th day of February, 2023, by William Arthur Samuels, Independent Executor.



  
Notary Public for the State of Texas

PREPARED BY:

Jerry R. Huff Law Office, LLP  
Suite 216 American National Bank  
102 West Moore Avenue  
Terrell, Texas 75160

AFTER RECORDING RETURN TO:

Jerry R. Huff Law Office, LLP  
Suite 216 American National Bank  
102 West Moore Avenue  
Terrell, Texas 75160

**INDEPENDENT EXECUTOR'S SPECIAL WARRANTY DEED  
(WITHOUT TITLE EXAMINATION OR SURVEY)  
EXHIBIT "A"**

All that certain lot, tract or parcel of land lying and being situated in Kaufman County, Texas, being a parcel of land out of the David Harris Survey, Patent No. 630, Volume 1, Abstract No. 199, and being a part of the W.D. Samuels and E. E. Samuels 402.6 acre tract of land recorded February 26, 1943, in Volume 278, Page 254 of the Kaufman County Record of Deeds and which said parcel of land is more particularly described by metes and bounds as follows;

BEGINNING at a point in the centerline of a County Road, said point being the East corner of the High Point Water Supply Corporation 0.264 acre tract of land, said point also being a distance of 100.00 feet Southeast from the East corner of the W.D. Samuels and E. E. Samuels 100 acre tract of land described in Volume 314, Page 467 of the Kaufman County Record of Deeds, and which said point of beginning is the most Northeasterly corner of the said W. D. Samuels and E. E. Samuels 402.6 acre tract of land, said point of beginning having an iron pin for a corner;

THENCE South 45 degrees 00' East along the centerline of the said County Road, being also Northeast boundary of the said 402.6 acre tract of land, a distance of 306.64 feet to a point, said point having an iron pin for a corner;

THENCE South 45 degrees 00' West, a distance of 1114.35 feet to a point, said point having an iron pin for a corner;

THENCE North 45 degrees 00' West, a distance of 406.64 feet to a point, said point being in the Southeast boundary of the said 100 acre tract of land, said point having an iron pin for a corner;

THENCE North 45 degrees 00' East along the Southeast boundary of said 100 acre tract of land, a distance of 999.35 feet to a point, said point being the West corner of the High Point Water Supply Corporation 0.264 acre tract of land, said point being also a distance of 115.00 feet Southwest from the East corner of the said 100 acre tract of land, said point having an iron pin for a corner;

THENCE South 45 degrees 00' East along the Southwest boundary of the said 0.264 acre tract of land, a distance of 100.00 feet to a point, said point having an iron pin for a corner;

THENCE North 45 degrees 00' East along the Southeast boundary of the said 0.264 acre tract of land, a distance of 115.00 feet to the point of beginning, and containing 10.139 acres of land.



LESS SAVE AND EXCEPT THE FOLLOWING TWO TRACTS:

Tract One: All that certain lot, tract or parcel of land lying and being situated in Kaufman County, Texas, conveyed to High Point Water Supply Corporation by Warranty Deed filed in Book 1389, Page 0107, in the Official Records of Kaufman County, Texas, and being further described as follows, to wit: Being all that certain tract or parcel of land in the David Harris Survey, Abstract No. 199, Terrell, Kaufman County, Texas, and being a part of that called 10.139 acre tract as conveyed from W. D. Samuels, et al, to Dewey Samuels, Jr., as recorded in Volume 508, Page 765, of the Deed Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a 3" Iron pipe found for corner at the most westerly north corner of said Samuels tract, said point also being the west corner of a 0.264 acre tract conveyed to High Point Water Supply Corporation;

THENCE S43 deg,26'59"E, along a northeast line of said Samuels tract and along the southwest line of said High Point Water Supply tract, a distance of 99.72 feet to a ½" Iron rod found for corner;

THENCE N45 deg.00'00"E, along the southeast line of said High Point Water Supply tract, a distance of 117.10 feet to a point in the centerline of Samuels Road (also known as County Road No. 240), a ½" Iron rod set for witness bears S45deg.00'00"W, 17.59 feet;

THENCE S44 deg.39'16"E, along the centerline of Samuels Road, a distance of 100.24 feet to a point for corner, a ½" Iron rod set for witness bears S45deg.00'00"W, 17.40 feet;

THENCE S45 deg.00'00"W, a distance of 139.21 feet to a ½" Iron rod set for corner;

THENCE N43 deg.26'59"W, a distance of 200.00 feet to a ½" iron rod set for corner;

THENCE N45 deg.00'00"E, along the most northwesterly line of said Samuels tract, a distance of 20.00 feet to the POINT OF BEGINNING and containing 0.364 acres of land.

Tract Two: All that certain lot, tract or parcel of land lying and being situated in Kaufman County, Texas, and 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 the 10.139-acre tract of land deed 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 feet to a point, said point having a 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 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 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 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 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.