



January 6, 2025

Rick Carmona  
Mayor

Donna Renee Anderson  
Council Member  
District 2

Mayrani Velazquez  
Mayor Pro Tem  
District 3

Stephanie Holmes-Thomas  
Deputy Mayor Pro Tem  
District 4

Phil Robison  
Council Member  
District 5

Mike Sims  
City Manager

Extraterritorial Jurisdiction Release No.: 03-2025

Property Owner: Elmo Volunteer Fire Department

Property ID: 2967

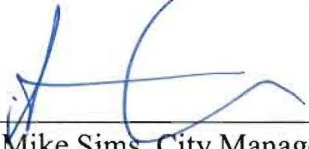
Address of Property: 0 FM Rd 2728 S of 80 TX

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Elmo Volunteer Fire Department on November 28, 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 January 6, 2025.

CITY OF TERRELL, TEXAS

By:   
Mike Sims, City Manager

Attest:

  
Dawn Steil, City Secretary

RECEIVED

NOV 28 2024

BY: Dawn Seil

ELMO VOLUNTEER FIRE DEPARTMENT

12777 FM 2728

Terrell, Texas 75161

City of Terrell

ATTN: City Secretary

201 E. Nash

Terrell, Texas 75160

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

County Property ID: 2967, Legal Description A0076, RG Cartwright Survey

Graphic ID: 99.0076.0000.0560.00.99.00, Acres 1.00

Dear City Secretary,

Please accept this letter as our Petition under SB No. 2038 for the release of the property referenced above from the City of Terrell Extraterritorial Jurisdiction (ETJ). Please see the attached map and description.

This petition is submitted by the lawful owner of the property, Elmo Volunteer Fire Department- Charles J. Oldaker Jr. President- Board of Directors. If you need additional information, please contact me at 469-446-2818 or [charlie@lascoadi.com](mailto:charlie@lascoadi.com).

Sincerely,

Elmo Volunteer Fire Department

By: Charles J. Oldaker, Jr.

Charles J. Oldaker, Jr. President 12/27/1959

Date: 11/18/24

State of Texas

County of Kaufman

This instrument was executed before me on 11/18/24 by Charles J. Oldaker, Jr., President of Elmo Volunteer Fire Department.



Sharon L. Combs

Notary Public

1874

1875

1876

8/24, 1:46 PM



Search Here: Enter Address, Name, or ID



22987

The Bee Store -  
Chevron

County R

FM 2728

2968

23040

2967

23041

2

23042

3071

23045

2911

2929

FM 2728

FM 2728

32°43'12"N 96°10'04"W

100 200ft

2977



(1 of 2)

Parcels: ELMO VOLUNTEER FIRE DEPT

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[View More Property Information](#)

[Click Here for GIS Shapefile Data](#)

## Property Information

Property ID: 2967

Legal Acreage: 1.00

GEO ID: 99.0076.0000.0560.00.99.00

Legal Description: R G CARTWRIGHT

Tract or Lot:

Abstract Subdivision Code: A0076

Block:

Neighborhood Code: COMM

School District: SW

City Limits:

## Property Location

Situs Number: 0

Situs Street Prefix:

Situs Street Name: FM RD 2728 S OF 80

Situs Street Suffix:

Situs City:

Situs State: TX

Situs Zip:

## Owner Information

Owner Name: ELMO VOLUNTEER FIRE DEPT

Mailing Address: P O BOX 160

Mailing Address City: ELMO

Mailing Address State: TX

Mailing Address Zip: 75118

## Deed Information

Deed Sequence: 0

Deed Date: 07/30/1999

Deed Volume: 1384

Deed Page: 837

STATEWIDE SURVEYING SERVICES  
REGISTERED PROFESSIONAL LAND SURVEYORS

GREG SJERVEN, R. P. L. S.  
208 N. WASHINGTON

KAUFMAN, TEXAS 75142

METRO PHONE: (972) 962-6481  
FAX: (972) 962-6480

FIELD NOTES FOR ELMO VOLUNTEER FIRE DEPARTMENT  
R. G. CARTWRIGHT SURVEY, ABSTRACT NO. 76  
KAUFMAN COUNTY, TEXAS

All that certain lot, tract or parcel of land, part of the R. G. Cartwright Survey, Abstract No. 76, Kaufman County, Texas, part of that certain called 20.128 acre tract conveyed to Henry C. Shepard by Fujiko Dunphy Pawlowski, et vir on January 7, 2004, recorded in Vol. 2357 page 579 of the Deed Records of Kaufman County, Texas, being more completely described as follows, to-wit:

BEGINNING at a 1/2" Iron rod found at an angle corner of the above mentioned 20.128 acre tract and being at the West or Southwest corner of the Elmo Volunteer Fire Department 0.997 acre tract, recorded in Vol. 1384 page 837 of the Deed Records of Kaufman County, Texas.

THENCE S 43 deg. 43 min. 16 sec. E, with the Southwest line of said 0.997 acre tract, a distance of 164.33 ft. to a 3/8" Iron rod set for corner and being N 43 deg. 43 min. 16 sec. W-98.59 ft. from the South corner of said 0.997 acre tract.

THENCE N 81 deg. 12 min. 30 sec. W, a distance of 130.43 ft. to a 3/8" Iron rod set for corner.


THENCE N 8 deg. 48 min. 40 sec. E, a distance of 100.01 ft. to the point of beginning, containing 0.150 of an acre of land.

I, Greg Sjerven, Registered Professional Land Surveyor No. 5244, do hereby certify that the above field notes and companion plat were prepared from an actual survey made by me on the ground during the month of January, 2007.

This survey was performed for the benefit of Henry C. Shepard and the Elmo Volunteer Fire Department. Use of these field notes by any other person or for any other purpose is prohibited.

GIVEN UNDER MY HAND AND SEAL this the 16<sup>th</sup> day of January, 2007.

NOTE: FIELD NOTES VOID IF NOT SEALED IN RED.

  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5244  
Copyright 2007. All rights reserved.  
Statewide Surveying Service  
shep2.wp2



Property Details

Account		
Property ID:	2967	Geographic ID: 99.0076.0000.0560.00.99.00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	0 FM RD 2728 S OF 80 TX	
Map ID:	D5-B-1	Mapsc0:
Legal Description:	R G CARTWRIGHT	
Abstract/Subdivision:	A0076	
Neighborhood:	(COMM) Commerical Properties	
Owner		
Owner ID:	17109	
Name:	ELMO VOLUNTEER FIRE DEPT	
Agent:		
Mailing Address:	P O BOX 160 ELMO , TX 75118	
% Ownership:	100.0%	
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$183,019 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$64,865 (+)
Agricultural Market Valuation:	\$0 (+)



Market Value:	\$247,884 (=)
Agricultural Value Loss:?	\$0 (-)
Appraised Value:	\$247,884 (=)
HS Cap Loss: ?	\$0 (-)
Circuit Breaker: ?	\$0 (-)
Assessed Value:	\$247,884
Ag Use Value:	\$0

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 Improvement - Building

**Description:** REAL PROPERTY **Type:** REAL PROPERTY **Living Area:** 6000.0 sqft **Value:** \$183,019

Type	Description	Class CD	Year Built	SQFT
CM	COMMERCIAL MAIN	60SA	1999	6000
PAVING	PAVING	CON	1999	10000

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
02COM	COMMERCIAL	1.00	43,429.32	0.00	0.00	\$64,865	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$183,019	\$64,865	\$0	\$247,884	\$0	\$247,884
2023	\$187,625	\$54,835	\$0	\$242,460	\$0	\$242,460
2022	\$188,504	\$29,910	\$0	\$218,414	\$0	\$218,414
2021	\$195,426	\$24,925	\$0	\$220,351	\$0	\$220,351
2020	\$195,730	\$11,960	\$0	\$207,690	\$0	\$207,690
2019	\$205,340	\$11,960	\$0	\$217,300	\$0	\$217,300
2018	\$132,320	\$11,960	\$0	\$144,280	\$0	\$144,280
2017	\$93,230	\$11,960	\$0	\$105,190	\$0	\$105,190
2016	\$93,230	\$11,960	\$0	\$105,190	\$0	\$105,190

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/8/1999	Deed	Deed	LYNCH, EDWARD T JR &	DECKER, BILL	1380	826	0
7/30/1999	Deed	Deed	DECKER, BILL	ELMO VOLUNTEER FIRE DEPT	1384	837	0

Description	Cost		A/E (11%)	CMA (5%)	Total
Phase 1 Site	\$ 9,088,750.00				
Library Site	\$ 8,035,500.00				
Building Construction	\$ 46,711,500.00				
Furnishings & Equipment	\$ 4,124,000.00				
	\$ 67,959,750.00	FY 2025 Estimate	\$ 7,475,572.50	\$ 3,397,987.50	\$ 78,833,310.00
	\$ 72,037,335.00	FY 2026	\$ 7,924,106.85	\$ 3,601,866.75	\$ 83,563,308.60
	\$ 76,114,920.00	FY 2027	\$ 8,372,641.20	\$ 3,805,746.00	\$ 88,293,307.20
	\$ 80,192,505.00	FY 2028	\$ 8,821,175.55	\$ 4,009,625.25	\$ 93,023,305.80
	\$ 84,270,090.00	FY 2029	\$ 9,269,709.90	\$ 4,213,504.50	\$ 97,753,304.40
Description	Original Cost	Escalation Estimate	A/E	CMA	FY Total
Phase 1 Site - FY 2027	\$ 9,088,750.00	\$ 10,179,400.00	\$ 1,119,734.00	\$ 508,970.00	\$ 11,808,104.00
Library Site - FY 2028	\$ 8,035,500.00	\$ 9,481,890.00	\$ 1,043,007.90	\$ 474,094.50	\$ 10,998,992.40
Building Construction FY 2029	\$ 46,711,500.00	\$ 57,922,260.00	\$ 6,371,448.60	\$ 2,896,113.00	\$ 67,189,821.60
FF&E - FY 2030	\$ 4,124,000.00	\$ 5,361,200.00	\$ 589,732.00	\$ 268,060.00	\$ 6,218,992.00
	\$ 67,959,750.00	\$ 82,944,750.00	\$ 9,123,922.50	\$ 4,147,237.50	\$ 96,215,910.00