



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.: 02-2025

Property Owner: Charles J. Oldaker Jr.

Property ID: 2851

Address of Property: 12377 FM Rd 2728, Terrell, TX 75161

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Charles Oldaker Jr. 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.

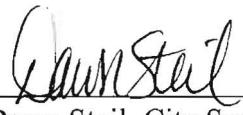
After review and finding the Petition to be sufficient, the property described in the Petition is hereby released from the Extraterritorial Jurisdiction of the City of Terrell, effective January 6, 2025.

CITY OF TERRELL, TEXAS

By: _____

Mike Sims, City Manager

Attest:



Dawn Steil, City Secretary

RECEIVED

NOV 28 2024

BY: Dawn Steil

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: 2851, Legal Description A0076, RG Cartwright Survey

Graphic ID: 99.0076.0000.0500.02.99.00, 5.0 Acres & House

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, Charles J. Oldaker Jr. If you need additional information, please contact me at 469-446-2818 or charlie@lascoadi.com.

Attached please find a map showing property location.

Sincerely,

By: Charles J. Oldaker, Jr.

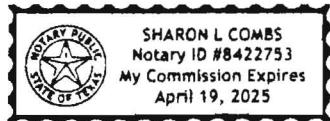
Charles J. Oldaker, Jr. 12/27/1959

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.



Sharon L. Combs

Notary Public



(1 of 2)

Parcels: OLDAKER CHARLES J[View More Property Information](#)[Click Here for GIS Shapefile Data](#)

Property Information

Property ID: 2851**Legal Acreage:** 5.00**GEO ID:** 99.0076.0000.0050.02.99.00**Legal Description:** R G CARTWRIGHT, 5.0 ACRES, & HOUSE**Tract or Lot:****Abstract Subdivision Code:** A0076**Block:****Neighborhood Code:** 29-001**School District:** SW**City Limits:**

Property Location

Situs Number: 12377**Situs Street Prefix:****Situs Street Name:** FM RD 2728**Situs Street Sufix:****Situs City:****Situs State:** TX**Situs Zip:**

Owner Information

Owner Name: OLDAKER CHARLES J**Mailing Address:** 12377 FM RD 2728**Mailing Address City:** TERRELL**Mailing Address State:** TX**Mailing Address Zip:** 75161

Deed Information

Deed Sequence: 0**Deed Date:** 03/26/2008**Deed Volume:** 74802-86**Deed Page:** SEE IMAGES

SURVEY PLAT

BARRY S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 12377 FARM ROAD 2728, in the city of TERRELL Texas

STATE OF TEXAS:
COUNTY OF KAUMAN:

BEING a part of a tract of land situated in the R.G. Cartwright Survey, Abstract No. 76 conveyed to Charles & Michelle Oldaker as recorded in Volume 1410, Page 817 of the Deed Records of Kaufman County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner, being the Southeast corner of a tract of land conveyed to Marc & Hilda Griffin as recorded in Volume 1441, Page 61 of the Deed Records, Kaufman County, Texas, being a point in the Northwest Right of Way line of Farm to Market Road 2728, and being the South corner of said Oldaker tract;

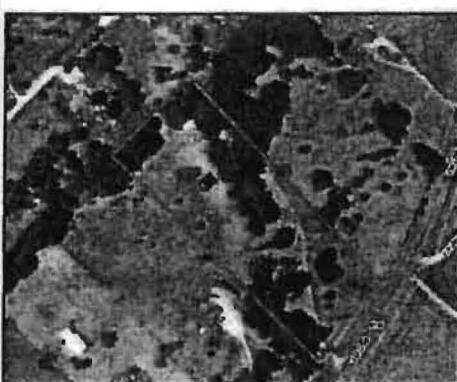
THENCE North 44 degrees 19 minutes 22 seconds West, a distance of 795.27 feet to a 3/8 inch iron rod found for corner, being a point in the Southeast line of a tract of land conveyed to Ralph Joyce Jr. as recorded in Volume 2716, Page 33 of the Deed Records, Kaufman County, Texas;

THENCE North 46 degrees 17 minutes 03 seconds East, a distance of 283.26 feet to a 3/8 inch iron rod found for corner, being a point in the South line of a tract of land conveyed Sandra Carroll as recorded in Volume 12132, Page 258 of the Deed Records, Kaufman County, Texas, and being the West corner of a tract of land conveyed to Keri & Colleen Metcalf as recorded in Volume 1388, Page 598 of the Deed Records, Kaufman County, Texas;

THENCE South 44 degrees 19 minutes 28 seconds East, a distance of 734.68 feet to a 3/8 inch iron rod found for corner, being the South corner of said Metcalf tract, and being a point in a curve to the right and having a radius of 1,922.76 feet;

THENCE in a Southwesterly direction along said curve to the right, an arc length of 147.17 feet, a chord bearing of South 33 degrees 02 minutes 17 seconds West, a chord distance of 147.13 feet, and a central angle of 04 degrees 23 minutes 08 seconds to a concrete monument found for corner;

THENCE South 35 degrees 22 minutes 21 seconds West, a distance of 141.99 feet to the PLACE OF BEGINNING and containing 4.987 acres of land.



The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 100'
Date: 11/8/2010
G. F. No.:
Job no.: 52887-A
Drawn by: JD

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
LEGACY TEXAS MORTGAGE
USE OF THIS SURVEY FOR ANY OTHER PURPOSE
OR OTHER PARTIES SHALL BE AT THEIR RISK AND
UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS
FOR ANY LOSS RESULTING THEREFROM.



Property Details

Account

Property ID:	2851	Geographic ID:
		99.0076.0000.0050.02.99.00
Type:	R	Zoning:

Property Use:

Condo:

Location

Situs Address:	12377 FM RD 2728 TERRELL, TX 75161	
Map ID:	D5-B-3	Mapsco:
Legal Description:	R G CARTWRIGHT, 5.0 ACRES, & HOUSE	
Abstract/Subdivision:	A0076	
Neighborhood:	(29-001) Wills Point ISD	

Owner

Owner ID:	189421
Name:	OLDAKER CHARLES J
Agent:	
Mailing Address:	12377 FM RD 2728 TERRELL, TX 75161
% Ownership:	100.0%
Exemptions:	HS - For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$310,085 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$149,999 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$460,084 (=)
Agricultural Value Loss: 	\$0 (-)
Appraised Value:	\$460,084 (=)
HS Cap Loss: 	\$117,950 (-)
Circuit Breaker: 	\$0 (-)
Assessed Value:	\$342,134
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: HOUSE Type: REAL PROPERTY Living Area: 1968.0 sqft Value: \$281,449

Type	Description	Class CD	Year Built	SQFT
LA	LIVING AREA	RFAV1	2012	1968
AGF1	Attached Garage, Finished, 1 Car	*	2012	312
CP	Porch, Covered	*	2012	126
OP	Porch, Open	*	2012	400
DTCA	Carport, Detached Average	*	2012	600

Description: OUT BUILDING Type: REAL PROPERTY Living Area: 0 sqft Value: \$28,636

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	90SA	2007	600
OB	OUT BUILDING	MP8	2007	540

■ Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
01HS	HOMESITE	1.00	43,560.00	0.00	0.00	\$30,000	\$0
01HS	HOMESITE	4.00	174,240.00	0.00	0.00	\$119,999	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$310,085	\$149,999	\$0	\$460,084	\$117,950	\$342,134
2023	\$290,315	\$149,999	\$0	\$440,314	\$129,283	\$311,031
2022	\$298,001	\$112,500	\$0	\$410,501	\$127,746	\$282,755
2021	\$213,926	\$70,000	\$0	\$283,926	\$26,876	\$257,050
2020	\$169,420	\$70,000	\$520	\$183,940	\$0	\$183,940
2019	\$161,320	\$55,000	\$510	\$172,830	\$0	\$172,830
2018	\$160,180	\$40,000	\$540	\$168,720	\$0	\$168,720
2017	\$146,950	\$40,000	\$540	\$155,490	\$1,383	\$154,107
2016	\$132,090	\$40,000	\$540	\$140,630	\$0	\$140,630

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/17/1999	Deed	Deed	POLITTE, JAMES JR & MARY	OLDAKER, CHARLES JEFFERSON JR	1410	0817	0
	Deed	Deed	BARNES FAMILY PRTNRSHIP	POLITTE, JAMES	1186	678	0
3/26/2008	DD	DIVORCE DECREE	OLDAKER CHARLES J JR & MICHELLE D	OLDAKER CHARLES J	74802- 86	SEE IMAGES	