



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.: 04-2025

Property Owner: Don L. and Christy M. Henderson

Property ID: 54957

Address of Property: 9841 Co Rd 390 TX


Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Don L. and Christy M. Henderson on December 20, 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.

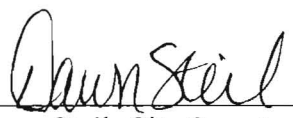
After review and finding the Petition to be sufficient, the property described in the Petition is hereby released from the Extraterritorial Jurisdiction of the City of Terrell, effective January 6, 2025.

CITY OF TERRELL, TEXAS

By:


Mike Sims, City Manager

Attest:


Dawn Steil, City Secretary

DEC 20 2024

PETITION TO BE RELEASED FROM EXTRATERRITORIAL JURISDICTIONBY: Dann Steil

NOW COME , Don L. Henderson & Christy M. Henderson, the owner or owners of the majority in value of an area consisting of one or more parcels of land in the extraterritorial jurisdiction of the City of Terrell, Texas, to petition the City of Terrell, Texas, in accordance with Texas Local Government Code Section 42, Subchapter D, for the area, described in attached Exhibit A and shown in attached Exhibit B, to be released from the extraterritorial jurisdiction of the City of Terrell, Texas.

This petition is signed below by a majority in value of the holders of title of land in the area described by the petition, as indicated by the tax rolls of the applicable central appraisal district, and an online record of such is attached as Exhibit C.

The below signatories certify that the area of land subject of this petition is not:

- (1) within five miles of the boundary of a military base, as defined by Texas Local Government Code Section 43.0117, at which an active training program is conducted;
- (2) in an area that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county:
 - (A) in which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020; and
 - (B) that has a population greater than 240,000;
- (3) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is:
 - (A) within 15 miles of the boundary of a military base, as defined by Texas Local Government Code Section 43.0117, at which an active training program is conducted; and
 - (B) in a county with a population of more than two million;
- (4) in an area designated as an industrial district under Texas Local Government Code Section 42.044; or

(5) in an area subject to a strategic partnership agreement entered into under Texas Local Government Code Section 43.0751.

SIGNATURES:

X Don L. Henderson

PRINTED NAME: DON L. HENDERSON

DATE OF BIRTH: [REDACTED]

RESIDENCE ADDRESS: 9841 C.R. 390

TERRELL, TEXAS 75161

DATE OF SIGNING: 12-19-24

X Christy Henderson

PRINTED NAME: Christy Henderson

DATE OF BIRTH: [REDACTED] 66

RESIDENCE ADDRESS: 9841 C.R. 390

Terrell, Tx 75161

DATE OF SIGNING: 12-19-24

Return to
Guest + Gray, P.C.
315 S. Bois D'Arc
Fornay, Tx 75126

EXHIBIT A
DESCRIPTION OF THE BOUNDARIES
OF THE LAND

LEGAL DESCRIPTION
TRACT "B"

LOAN #1939653

STATE OF TEXAS
COUNTY OF KAUFMAN

BEING all that certain tract or parcel of land in the R.G. Cartwright Survey, A-76, Kaufman County, Texas, and being a part of that 9.437 acre tract as conveyed from the City of Terrell to Larry Keith Armstrong et ux and Billy L. White et ux, as recorded in Volume 956, Page 217, of the Deed Records of Kaufman County, Texas, and being more particularly described as follows;

COMMENCING at a 4" galvanized post for corner at the north corner of said 9.437 acre tract; THENCE S28°30'40"W, along the northwest line of said tract, a distance of 373.50 feet to a ½" iron rod set for corner and the POINT OF BEGINNING;

THENCE S52°41'26"E, a distance of 659.73 feet to a ½" iron rod set for corner in the northwest line of County Road No. 390;

THENCE S34°10'20"W, along the northwest line of County Road No. 390, a distance of 245.14 feet to a ½" iron rod found for corner at the south corner of said 9.437 acre tract;

THENCE N62°44'10"W, along the southwest line of said tract and along the southwest line of a 50' wide access easement conveyed to the City of Terrell as recorded in Volume 956, Page 217, a distance of 627.94 feet to a ½" iron rod found for corner;

THENCE N28°30'40"E, along the northwest line of said 9.437 acre tract, a distance of 358.52 feet to the POINT OF BEGINNING and containing 4.437 acres of land.

Surveyor's Certificate

I, Calvin S. Walker, Registered Professional Land Surveyor, do hereby certify, that the plat shown hereon accurately represents the property as determined by an on the ground survey made under my direction and supervision and that all corners are as shown hereon.

There are no visible encroachments, conflicts or restrictions.

COMMENCING at a 4" galvanized post for corner at the north corner of said 9.437 acre tract; THENCE S28°30'40"W, along the northwest line of said tract, a distance of 373.50 feet to a ½" iron rod set for corner and the POINT OF BEGINNING;

THENCE S52°41'26"E, a distance of 659.73 feet to a ½" iron rod set for corner in the northwest line of County Road No. 390;

THENCE S34°10'20"W, along the northwest line of County Road No. 390, a distance of 245.14 feet to a ½" iron rod found for corner at the south corner of said 9.437 acre tract;

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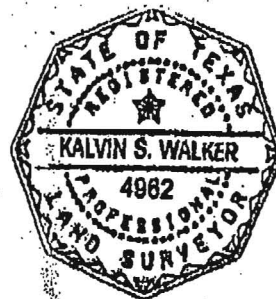
THENCE N28°30'40"E, along the northwest line of said 9.437 acre tract, a distance of 358.52 feet to the POINT OF BEGINNING and containing 4.437 acres of land.

Surveyor's Certificate

I, Calvin S. Walker, Registered Professional Land Surveyor, do hereby certify, that the plat shown hereon accurately represents the property as determined by an on the ground survey made under my direction and supervision and that all corners are as shown hereon.

There are no visible encroachments, conflicts or protrusions apparent on the ground, except as shown.

Calvin S. Walker
Calvin S. Walker R.P.L.S. No. 4962
Date 9/6/01 Project No. 96072



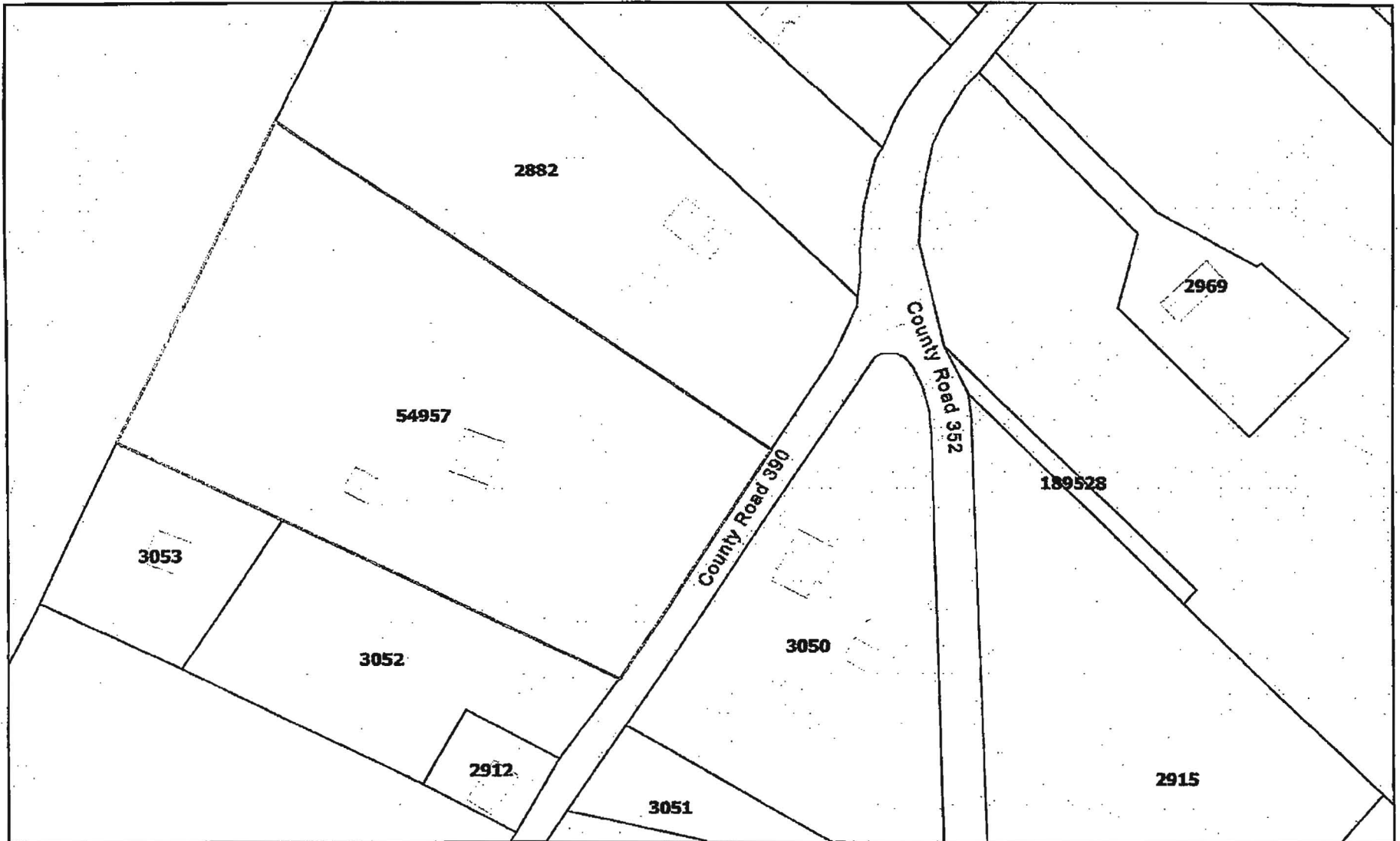
BOUNDARY SURVEY

5.000 ACRES, AND 4.437 ACRES, IN THE R.G. CARTWRIGHT SUR



EXHIBIT B

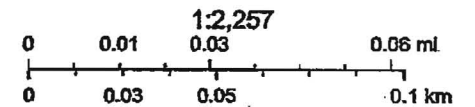
MAP OF THE LAND

Kaufman CAD Web Map



12/19/2024, 10:45:29 AM

-  Parcels
-  Abstracts



Esri, Community Maps Contributors, Baylor University, Kaufman County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin,

Kaufman County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

EXHIBIT C
TAX ROLL RECORDS

■ Property Details

Account

Property ID: 54957

Geographic ID:
99.0076.0000.0175.01.99.00

Type: R

Zoning:

Property Use:

Condo:

Location

Situs Address: 9841 CO RD 390 TX

Map ID: C5-D-3

Mapsco:

Legal Description: R G CARTWRIGHT, TRACT 175.01; 4.437 ACRES, & HOUSE

Abstract/Subdivision: A0076

Neighborhood: (29-001) Wills Point ISD

Owner

Owner ID: 31985

Name: HENDERSON DON L & CHRISTY M

Agent:

Mailing Address: LIFE ESTATE REV
9841 CO RD 390
TERRELL, TX 75161

% Ownership: 100.0%

Exemptions: HS -

For privacy reasons not all exemptions are shown online.

■ Property Values

Improvement Homesite Value: \$332,852 (+)

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

Land Homesite Value: \$116,008 (+)

Land Non-Homesite Value: \$33,753 (+)

Agricultural Market Valuation: \$0 (+)

Market Value: \$482,613 (=)

Agricultural Value Loss: ② \$0 (-)

Appraised Value: \$482,613 (=)

HS Cap Loss: ② \$96,513 (-)

Circuit Breaker: ② \$0 (-)

Assessed Value: \$386,100

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 Taxing Jurisdiction

Owner: HENDERSON DON L & CHRISTY M **%Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	\$482,613	\$386,100
KC	KAUFMAN COUNTY	\$482,613	\$371,100
SW	WILLS POINT ISD	\$482,613	\$276,100
P3	PRECINCT 3	\$482,613	\$386,100
RB	ROAD & BRIDGE	\$482,613	\$371,100
CAD	KAUFMAN CAD	\$482,613	\$386,100

Total Tax Rate: 1.249013

Property Improvement - Building**Description:** HOUSE **Type:** REAL PROPERTY **Living Area:** 2160.0 sqft **Value:** \$307,065

Type	Description	Class CD	Year Built	SQFT
LA	LIVING AREA	RLAV1	2001	2160
CP	Porch, Covered	*	2001	360
CP	Porch, Covered	*	2001	360

Description: OUTBUILDINGS **Type:** REAL PROPERTY **Living Area:** 0 sqft **Value:** \$25,787

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	90SA	2001	600
OB	OUT BUILDING	MP2	2001	420
OB	OUT BUILDING	MP2	2001	100

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
01HS	HOMESITE	3.44	149,715.72	0.00	0.00	\$116,008	\$0
01HS	HOMESITE	1.00	43,560.00	0.00	0.00	\$33,753	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$332,852	\$149,761	\$0	\$482,613	\$96,513	\$386,100
2023	\$324,585	\$149,761	\$0	\$474,346	\$120,278	\$354,068
2022	\$318,846	\$101,914	\$0	\$420,760	\$106,596	\$314,164
2021	\$237,086	\$69,194	\$0	\$306,280	\$41,557	\$264,723
2020	\$191,840	\$69,190	\$0	\$261,030	\$20,373	\$240,657
2019	\$162,340	\$58,380	\$0	\$220,720	\$1,941	\$218,779
2018	\$160,900	\$37,990	\$0	\$198,890	\$0	\$198,890
2017	\$143,950	\$37,990	\$0	\$181,940	\$979	\$180,961
2016	\$126,520	\$37,990	\$0	\$164,510	\$0	\$164,510

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/25/2001	Deed	Deed	ARMSTRONG, LARRY K	HENDERSON DON L & CHRISTY M	1745	271	8730
2/14/2022	TOD	TRANSFER ON DEATH DEED			7476	418	6105