



December 20, 2024

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.: 42-2024

Property Owner: Sando Homes LLC

Property ID: 11508

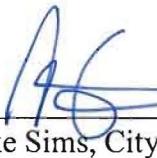
Address of Property: 14831 FM Rd 1392, Terrell, TX 75160

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Sando Homes LLC on December 12, 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 December 20, 2024.

CITY OF TERRELL, TEXAS

By:   
Mike Sims, City Manager

Attest:

  
\_\_\_\_\_  
Dawn Steil, City Secretary



## Extraterritorial Jurisdiction Release Petition

RECEIVED

To: City of Terrell Hall- City Secretary  
201 East Nash Street  
Terrell, Tx. 75161

DEC 12 2024

BY: Dawn StilI/We SANDO HOMES LLC,

majority owner/ owners of parcel/parcels of land in ETJ of Terrell, Tx.  
hereby petition City, under Tx. Local Gov Code Section 42, Sub-chapter D, for the area  
of land described in attached Exhibits, to be released from the ETJ of City of Terrell.

Majority owner/owners of land title holders have signed this petition below for land area described in petition, as  
shown in attached Exhibits from Kaufman County tax roll records of county central appraisal district.

Petitioner Signatures:

JM 11/4/24  
Signature Date  
JTHAD ABDO

Printed Name

Date of Birth:                                 

Khaled Abdo 11-4-24  
Signature Date  
Khaled Abdo

Printed Name

Date of Birth: 12-15-80Mailing address: 1502 W. MOORE AVE. TERRELL, TX. 75160Phone#: 214-578-9598Email: JTHADABDO@GMAIL.COMGeneral Location of Property: C3-A-2Site Address: 14831 FM RD 1392 TERRELL, TX. 75160Parcel ID No(s): 11508Total Area (acres) 49.17 + 1.1Subdivision: WM QUINN ADDITIONLot            Block           Reason fo Request: To be removed from the ETJ

Attachments/Exhibits used:

Metes and bounds or a copy of the recorded plat for the property

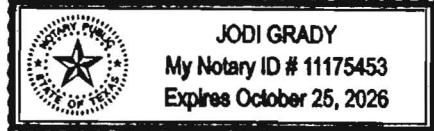
Property Tax Roll records (current property details listed on Kaufman County Appraisal District

Jodi Grady J Sanchez Jose Sanchez  
Khaled Abdo Khaled Abdo Jose Sanchez Jose Sanchez

State of Tx.

County of HuntThis instrument was Acknowledged before me on 11/4/24 byJihad Abdo

Notary Public Signature



# **EXHIBIT A**

## **DESCRIPTION OF THE BOUNDARIES OF THE LAND**

**EXHIBIT "A"**

BEING ALL THAT CERTAIN, LOT, PARCEL, OR TRACT OF LAND SITUATED IN THE W. M. QUINN SURVEY, ABSTRACT NO. 409, KAUFMAN COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO SANDO HOMES, LLC, RECORDED IN VOLUME 5304, PAGE 548, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE RECOGNIZED SOUTHEAST RIGHT-OF-WAY LINE OF F. M. HIGHWAY 1392, SAID POINT BEING THE WEST CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 3/8 INCH IRON ROD FOUND FOR WITNESS, THE RECOGNIZED WEST CORNER OF SAID SANDO TRACT AND THE APPARENT NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO SAM'S PARTNERSHIP, RECORDED IN VOLUME 1226, PAGE 831 REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS BEARS SOUTH 45 DEGREES 06 MINUTES 52 SECONDS WEST- 329.06 FEET;

THENCE NORTH 45 DEGREES 06 MINUTES 52 SECONDS EAST, ALONG THE RECOGNIZED SOUTHEAST RIGHT-OF-WAY LINE OF SAID F. M. HIGHWAY 1392, AND THE RECOGNIZED NORTHWEST LINE OF SAID SANDO TRACT, A DISTANCE OF 140.00 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE NORTH CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 44 DEGREES 53 MINUTES 08 SECONDS EAST, OVER AND UPON SAID SANDO TRACT, A DISTANCE OF 342.26 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE EAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 45 DEGREES 06 MINUTES 52 WEST, OVER AND UPON SAID SANDO TRACT, A DISTANCE OF 140.00 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE SOUTH CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 44 DEGREES 53 MINUTES 08 SECONDS WEST, OVER AND UPON SAID SANDO TRACT, A DISTANCE OF 342.26 FEET TO THE PLACE OF BEGINNING AND CONTAINING 47,916.00 SQ. FT. OR 1.100 ACRES OF LAND.

# **EXHIBIT B**

## **OWNERSHIP OF AREA TO BE REMOVED FROM THE EXTRATERRITORIAL JURISDICTION**

Kaufman County

Laura Hughes

County Clerk

Instrument Number: 2017-0029931

RELEASE

Party: MORGAN ROSEMARY HAEDGE

Billable Pages: 2  
Number of Pages: 3

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
On: 12/27/2017 at 03:21 PM	E-RECORDING
Document Number: <u>2017-0029931</u>	
Receipt No: <u>17-29098</u>	
Amount: \$ <u>30.00</u>	
Vol/Pg: <u>V.5547 P:387</u>	



STATE OF TEXAS  
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

*Laura A. Hughes*

Laura Hughes, County Clerk

Recorded By: Patricia Leanos, Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Record and Return To:

RANGER TITLE CO  
409 N. MC GRAW ST.  
FORNEY, TX 75126



GF# R161453R

**PARTIAL RELEASE OF LIEN**

Date: December 21, 2017

Holder of Lien: Rosemary Haedge Morgan and George M. Morgan, Jr.

Lienholder's Mailing Address: 3510 Hampshire Dr., Arlington, Texas

**Lien Described in the Following Document:**

Deed of Trust dated March 30, 2017 executed by Sando Homes, LLC, securing a note of even date therewith in the principal amount of \$187,500.00 payable to Rosemary Haedge Morgan and George M. Morgan, Jr, and securing any and all other indebtedness cited therein, recorded on April 4, 2017 in Volume 5304, Page 552, Real Property Records, Kaufman County, Texas.

**Property (including any improvements):**

All that certain lot, tract or parcel of land situated in the W. M. QUINN SURVEY, ABSTRACT NO. 409, Kaufman County, Texas, and being a portion of the tract of land conveyed to Sando Homes, LLC in deed recorded in Volume 5304, Page 548, Real Property Records, Kaufman County, Texas, and being more particularly described by metes and bounds on the attached Exhibit A:

**Partial Release of Lien and Waiver of Rights**

This is a Partial Release is given only to release the above described property. Holder retains the above described Lien on all remaining property cited in said Deed of Trust.

Holder of Lien has not been paid, but agrees that the above cited property was included on said Deed of Trust in error and should be released.

Holder of Lien expressly waives and releases all present and future rights to establish or enforce the Judgment Lien as security for payment of any future or other indebtedness against the Property described herein.

When the context requires, singular nouns and pronouns include the plural.

**ROSEMARY HAEDGE MORGAN AND GEORGE M. MORGAN.**

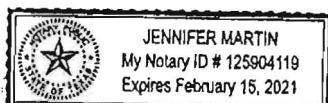
Rosemary Haedge Morgan  
Rosemary Haedge Morgan

George M. Morgan  
George M. Morgan

THE STATE OF Texas

COUNTY OF Kaufman

This instrument was acknowledged before me on the 27 day of December, 2017,  
by Rosemary Haedge Morgan and George M. Morgan.



J  
Notary Public, State of Texas

# **EXHIBIT C**

# **MAP OF THE LAND**

# Kaufman CAD Web Map



11/4/2024, 2:19:44 PM

Parcels

Abstracts

1:9,028  
0 0.05 0.1 0.2 0.4 mi  
0 0.1 0.2 0.3 km

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](http://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.

PROPERTY DESCRIPTION

STATE OF TEXAS  
COUNTY OF KAUFMAN

BEING ALL THAT CERTAIN LOT, PARCEL, OR TRACT OF LAND SITUATED IN THE W. M. QUINN SURVEY ABSTRACT NO. 409, KAUFMAN COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO SANDO HOMES, LLC, RECORDED IN VOLUME 5304, PAGE 548, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER NEAR THE NORTHWEST EDGE OF QUAIL LANE, SAID POINT BEING THE MOST SOUTHERLY EAST CORNER OF SAID SANDO TRACT AND THE APPARENT SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO LARRY T. AND BELEN J. GATELEY, RECORDED IN VOLUME 1150, PAGE 676, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS NORTH 44 DEGREES 27 MINUTES 30 SECONDS WEST - 19.55 FEET;

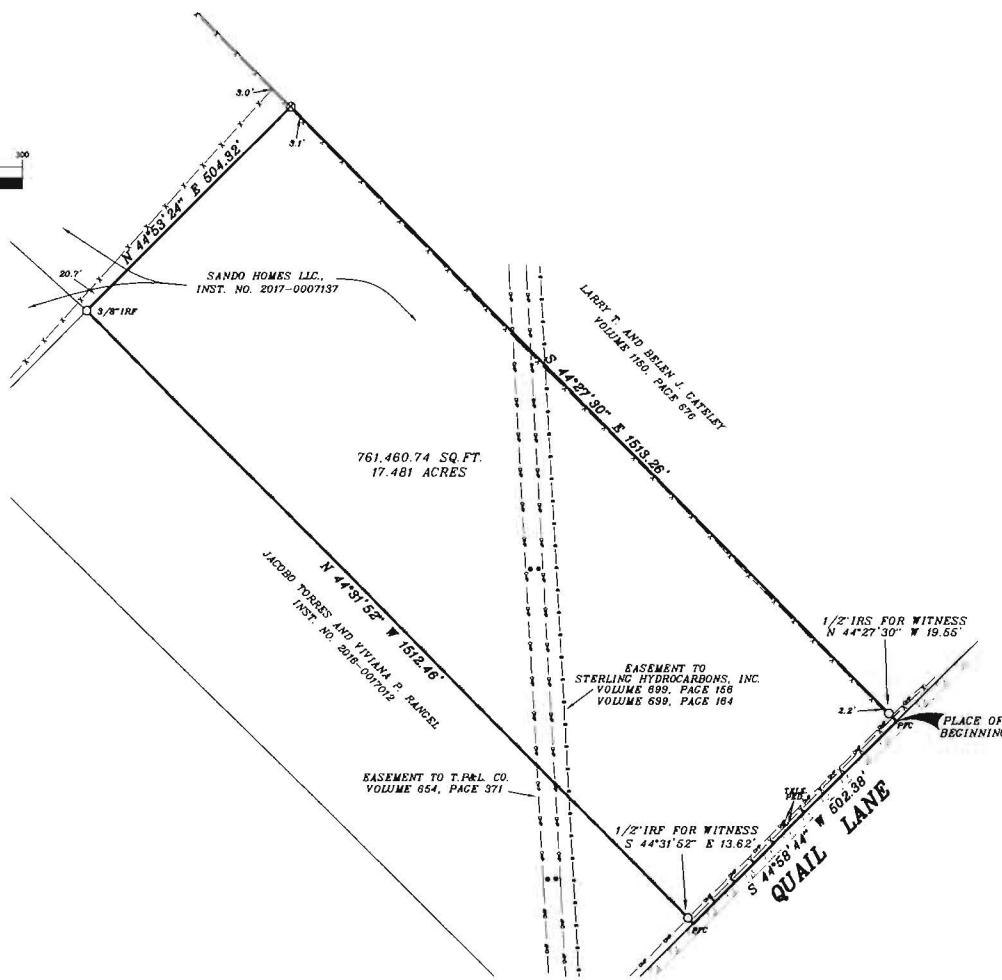
THENCE SOUTH 44 DEGREES 58 MINUTES 44 SECONDS WEST, ALONG THE RECOGNIZED NORTHWEST EDGE OF SAID QUAIL LANE AND ALONG THE RECOGNIZED MOST SOUTHERLY SOUTHEAST LINE OF SAID SANDO TRACT, A DISTANCE OF 502.38 FEET TO A POINT FOR CORNER, SAID POINT BEING THE MOST SOUTHERLY SOUTH CORNER OF SAID SANDO TRACT AND THE APPARENT EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JACOB TORRES AND VIVIANA P. RANGEL, RECORDED IN INSTRUMENT NO. 2016-0017012, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 44 DEGREES 31 MINUTES 52 SECONDS WEST, ALONG THE MOST SOUTHERLY SOUTHWEST LINE OF SAID SANDO TRACT AND THE APPARENT NORTHEAST LINE OF SAID RANGEL TRACT, PASSING A 1/2 INCH IRON ROD FOUND FOR WITNESS AT 13.62 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1512.46 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING A RECOGNIZED INNER ELL CORNER OF SAID SANDO TRACT AND THE APPARENT NORTH CORNER OF SAID RANGEL TRACT;

THENCE NORTH 44 DEGREES 53 MINUTES 24 SECONDS EAST, OVER AND UPON SAID SANDO TRACT, A DISTANCE OF 504.32 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE NORTH CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 44 DEGREES 27 MINUTES 30 SECONDS EAST, ALONG THE RECOGNIZED MOST SOUTHERLY NORTHEAST LINE OF SAID SANDO TRACT, A DISTANCE OF 1513.26 FEET TO THE PLACE OF BEGINNING AND CONTAINING 761.460.74 SQ. FT. OR 17.481 ACRES OF LAND.

GRAPHIC SCALE



THE SURVEY SET FORTH HEREON HAS BEEN CONDUCTED AND PREPARED AT THE REQUEST AND IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT OR REPRESENTATIVES THEREOF. THE SURVEYOR, LAND SURVEYOR, HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR THE EXISTENCE OF EASEMENTS, RESTRICTIONS, ENCUMBRANCES OR OTHER FACTS OR MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY. THE SURVEY SET FORTH HEREON IS NOT TO BE RELIED UPON FOR FUTURE CONSTRUCTION PURPOSES. CONTACT ALL GOVERNING AUTHORITIES (MUNICIPALITIES, UTILITY AGENCIES, ASSOCIATIONS, ETC.) PRIOR TO ANY EXCAVATION OR CONSTRUCTION. THE TEXAS EXCAVATION SAFETY SYSTEM CAN BE CONTACTED BY CALLING 811. CALL BEFORE YOU DIG.

NOTE: THE PROPERTY DIVISION SET FORTH HEREON WAS PREPARED AT THE REQUEST OF THE CLIENT OR REPRESENTATIVES THEREOF. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY WITH THE CITY AND/OR COUNTY AS TO ANY POSSIBLE RAMIFICATIONS (RESTRICTIONS, PLATING REQUIREMENTS, ETC.) THAT MIGHT RESULT FROM THE DIVISION OF THIS PROPERTY.

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48257C0075D, THIS PROPERTY APPEARS TO LIE IN ZONE 10, AND APPEARS NOT TO LIE IN WRITTEN FLOODPLAIN. THEREFORE, THE SURVEYOR DOES NOT MAKE THE PROPERTY AND/OR STRUCTURES THEREON FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT AND/OR FLOOD LINES SHOWN HEREON SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BEARINGS BASED ON THE RECOGNIZED NORTHEAST LINE OF SAID DEED RECORDED IN INST. NO. 2016-0017012. THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300

LEGEND	
BRICK	IRF/IRS-IRON ROD FOUND/SET
COVERED AREA	MONUMENT FOUND
CONCRETE	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
WOOD DECK	1" IRON PIPE FOUND
STONE	X FOUND/SET
GRAVEL/ROCK ROAD OR DRIVE	MONUMENT FOUND
ASPHALT PAVING	X FOUND/SET
O&UE- DRAINAGE & UTILITY EASEMENT	
BL-BL BUILDING LINE/SET BACK LINE	CH-CH CHAIN FENCE
WOOD FENCE	PFC-POINT OF CORNER
BARBED/WIRE	ROW- RIGHT-OF-WAY
PIPE FENCE	METAL FENCE
WATER LINE	EASMT-EASEMENT
G-G GAS LINE	AC-AIR CONDITIONING
UGT-UNDERGROUND TELEPHONE	PE-POOL EQUIPMENT
CATV-UNDERGROUND CABLE TV	TRANS-ELECTRIC TRANSFORMER
L/P-LIGHT POLE	OHP-OVERHEAD POWER LINE
GUT WIRE	
QHP	

~BRIAN GALLIA & ASSOCIATES~  
BG&A Land Surveying, Inc.  
9011 STATE HIGHWAY 34 S, SUITE - C  
QUINN, TEXAS, 75474  
PHONE: (903) 447-0658  
FAX: (903) 447-0931  
www.bgasurveying.com

JOB NO. 1701149-3A CAD. TECH. A.OWEN

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO THE CLIENT OR REPRESENTATIVES THEREOF THAT, ON THE DATE OF THIS SURVEY, SEPTEMBER 9/21, THAT, THE SURVEY AND DESCRIPTION SET FORTH HEREON WERE PREPARED FROM AN ACTUAL ON-THE-GROUND INSPECTION OF THE SUBJECT PROPERTY. SUCH SURVEY WAS CONDUCTED BY THE UNDERSIGNED, OR UNDER HIS DIRECTION; THE PLAT HEREON CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME THE SURVEY WAS PERFORMED AND IS AN ACCURATE REPRESENTATION OF THE PROFESSIONAL OPINION OF THE UNDERSIGNED; LOCATION AND DESCRIPTION OF EASEMENTS AND OTHER IMPROVEMENTS, AS INDICATED, AND THERE ARE NO VISIBLE AND APPARENT ENCLAVES OR PROBLEMS WITH THE PROPERTY. THE SURVEY SET FORTH HEREON AND DESCRIPTION SET FORTH HEREON WERE PERFORMED EXCLUSIVELY FOR THE BENEFIT OF THE ABOVE-NOTED PARTIES AND TRANSACTION; ANY USE OF THIS SURVEY BY OTHER PARTIES AND/OR USE FOR ANY OTHER PURPOSE SHALL BE AT USER'S OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

EXECUTED THIS 12TH DAY OF OCTOBER, 2021

  
BRIAN GALLIA  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



ACCEPTED BY:	SIGNATURE	DATE	SIGNATURE	DATE
<b>SURVEY PLAT</b>				
<b>QUAIL LANE</b>				
<b>W. M. QUINN SURVEY, ABSTRACT NO. 409</b>				
<b>KAUFMAN COUNTY, TEXAS</b>				

### PROPERTY DESCRIPTION

STATE OF TEXAS:  
COUNTY OF KAUFMAN:

BEING ALL THAT CERTAIN, LOT, PARCEL, OR TRACT OF LAND SITUATED IN THE W. M. QUINN SURVEY, ABSTRACT NO. 409, KAUFMAN COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO SANDO HOMES, LLC, RECORDED IN VOLUME 5304, PAGE 548, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED SOUTHEAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 1392, SAID POINT BEING THE RECOGNIZED NORTH CORNER OF SAID SANDO TRACT AND THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO LED B. AND MARY L. THOMASON, RECORDED IN VOLUME 2890, PAGE 478, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

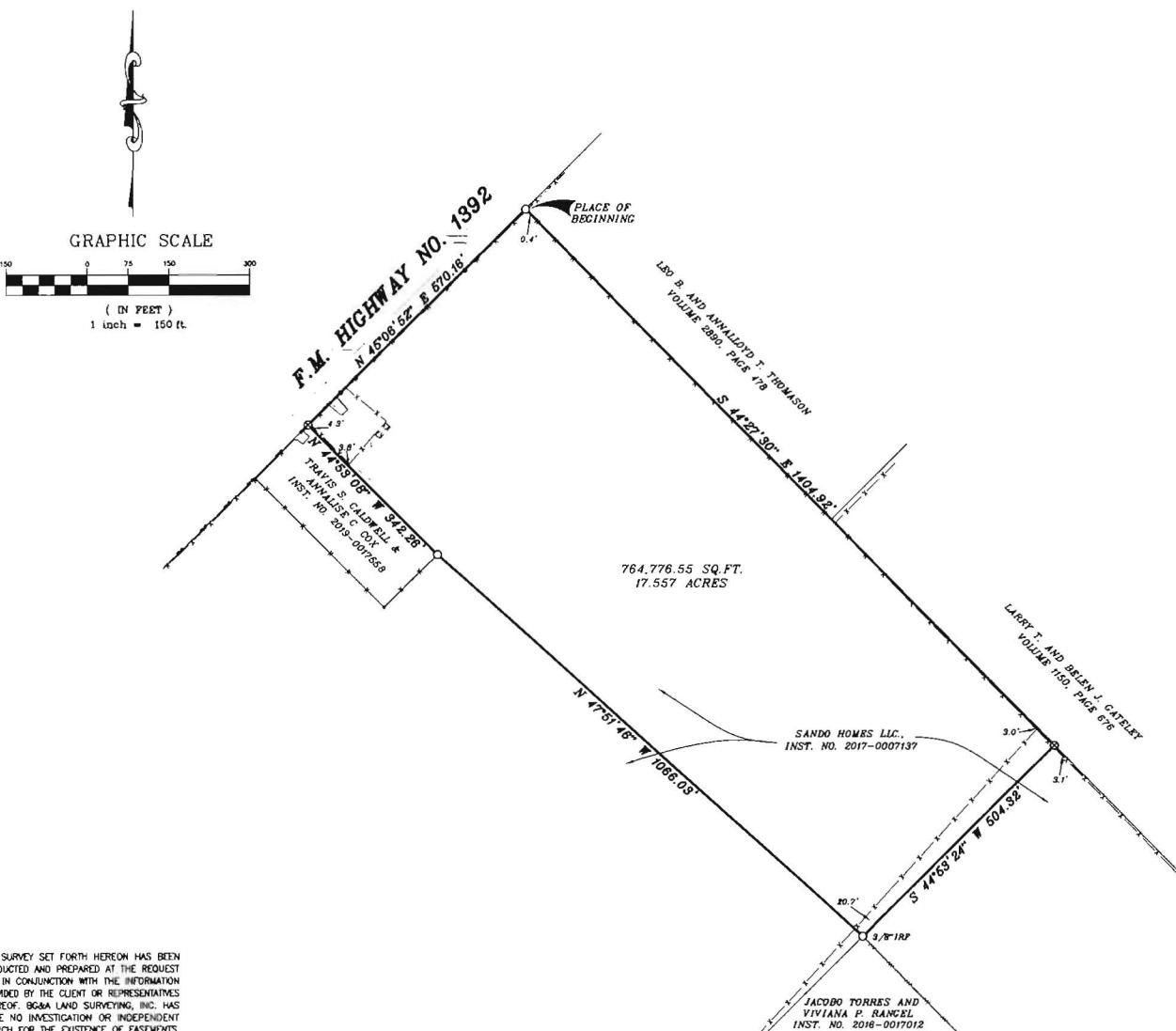
THENCE SOUTH 44 DEGREES 27 MINUTES 30 SECONDS EAST, ALONG THE RECOGNIZED NORTHEAST LINE OF SAID SANDO TRACT AND THE APPARENT SOUTHWEST LINE OF SAID THOMASON TRACT, A DISTANCE OF 1404.92 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE EAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 44 DEGREES 53 MINUTES 24 SECONDS WEST, OVER AND UPON SAID SANDO TRACT, A DISTANCE OF 504.32 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTH CORNER OF HEREIN DESCRIBED TRACT AND THE APPARENT NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JACOB TORRES AND VIVIANA P. RANCIL, RECORDED IN INSTRUMENT NO. 2018-0017012, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 44 DEGREES 51 MINUTES 48 SECONDS WEST, OVER AND UPON SAID SANDO TRACT, A DISTANCE OF 1066.03 FEET TO A 1/2 INCH IRON ROD FOUND FOR ANGLE POINT, SAID POINT BEING THE APPARENT EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO TRAVIS S. CALDWELL AND ANNALEIGH COOK, RECORDED IN INSTRUMENT NO. 2019-0017568, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 44 DEGREES 53 MINUTES 08 SECONDS WEST, ALONG THE APPARENT NORTHEAST LINE OF SAID CALDWELL TRACT, A DISTANCE OF 142.26 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE WEST CORNER OF HEREIN DESCRIBED TRACT AND THE APPARENT NORTH CORNER OF SAID CALDWELL TRACT;

THENCE NORTH 45 DEGREES 06 MINUTES 52 SECONDS EAST, ALONG THE RECOGNIZED MOST NORTHERLY NORTHWEST LINE OF SAID SANDO TRACT AND THE RECOGNIZED SOUTHEAST LINE OF F.M. HIGHWAY NO. 1392, A DISTANCE OF 570.16 FEET TO THE PLACE OF BEGINNING AND CONTAINING 764.776.55 SQ. FT. OR 17.557 ACRES OF LAND.



THE SURVEY SET FORTH HEREON HAS BEEN CONDUCTED AND PREPARED AT THE REQUEST AND IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT OR REPRESENTATIVES THEREOF. BG&A LAND SURVEYING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR THE EXISTENCE OF EASMENTS, RESTRICTIONS, ENCROACHMENTS, OR OTHER FACTS OR MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY. THE SURVEY SET FORTH HEREON IS NOT TO BE RELIED UPON FOR FUTURE CONSTRUCTION PURPOSES. CONTACT ALL GOVERNING AUTHORITIES (MUNICIPALITIES, UTILITY AGENCIES, ASSOCIATIONS, ETC.) PRIOR TO ANY EXCAVATION OR CONSTRUCTION. THE TEXAS EXCAVATION SAFETY SYSTEM CAN BE CONTACTED BY CALLING 811, CALL BEFORE YOU DIG.

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48257CD0750, THIS PROPERTY APPEARS TO LIE IN ZONE X AND APPEARS NOT TO LIE WITHIN THE SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR FEATURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON THE OCCASION OF GREATER FLOODS, CAR AND WATER DAMAGE AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT AND/OR FLOOD LINES SHOWN HEREON SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BEARINGS BASED ON THE RECOGNIZED NORTHWEST LINE OF SAID DEED RECORDED IN INST. NO. 2016-0017012. THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300

LEGEND	
BRICK	IRF-IR-IRON ROD FOUND/SET
COVERED AREA	NAIL FOUND/SET
CONCRETE	○ 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
WOOD DECK	○ 1" IRON ROD FOUND
STONE	● MONUMENT FOUND X " FOUND/SET
ASPHALT PAVING	△ GRAVEL/ROCK ROAD OR DRIVE
	■ GUY WIRE
	— BL-BUILDING LINE/SET BACK LINE
	○—○ C-CHAIN LINK FENCE
	—○—○ PFC-POINT FOR CORNER
	—○—○ BARBED WIRE
	—//— PIPE FENCE
	—W— WATER LINE
	—PE— POOL EQUIPMENT
	—G— GAS LINE
	—UGT—UNDERGROUND CABLE TV
	—CATV—UNDERGROUND CABLE TV
	—LP—LIGHT POLE
	—OHP—OVERHEAD POWER LINE

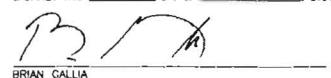
~BRIAN CALLIA & ASSOCIATES~  
BG&A Land Surveying, Inc.  
9011 STATE HIGHWAY 34 S. SUITE - C  
QUINLAN, TEXAS, 75474  
PHONE: (903) 447-0658  
FAX: (903) 447-0931  
www.bqasurveyinginc.com

JOB NO. 170149-36 CAD. TECH. A.OWEN

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN CALLIA) HEREBY CERTIFIES TO  
SANDO CUSTOM HOMES LTD.,  
IN CONNECTION WITH THE CLIENT TRANSACTION AGREEMENT DATED 12/10/21, THAT THE SURVEY  
AND DESCRIPTION SET FORTH HEREON WERE PREPARED IN ACCORDANCE WITH THE ACTUAL ON-THE-GROUND INSPECTION  
OF THE SUBJECT PROPERTY. SUCH SURVEY WAS CONDUCTED BY THE UNDERSIGNED, OR UNDER HIS DIRECTION; THE  
PLAT HEREON CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME THE SURVEY WAS PERFORMED  
AND IS AN ACCURATE REPRESENTATION OF THE PROFESSIONAL OPINION OF THE UNDERSIGNED; LOCATION AND  
DESCRIPTION OF VISIBLE AND APPARENT IMPROVEMENTS ARE AS INDICATED AND THERE ARE NO VISIBLE  
AND APPARENT ENCROACHMENTS OR PROVISIONS ON THE GROUND EXCEPT AS INDICATED. THE SURVEY  
SET FORTH HEREON WAS PERFORMED EXCLUSIVELY FOR THE PURPOSES STATED ABOVE, AND NO PART  
AND TRANSACTION, ANY USE OF THIS SURVEY BY OTHER PARTIES AND/OR USE FOR ANY OTHER PURPOSE SHALL  
BE AT USER'S OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

EXECUTED THIS 12TH DAY OF OCTOBER, 2021

  
BRIAN CALLIA  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



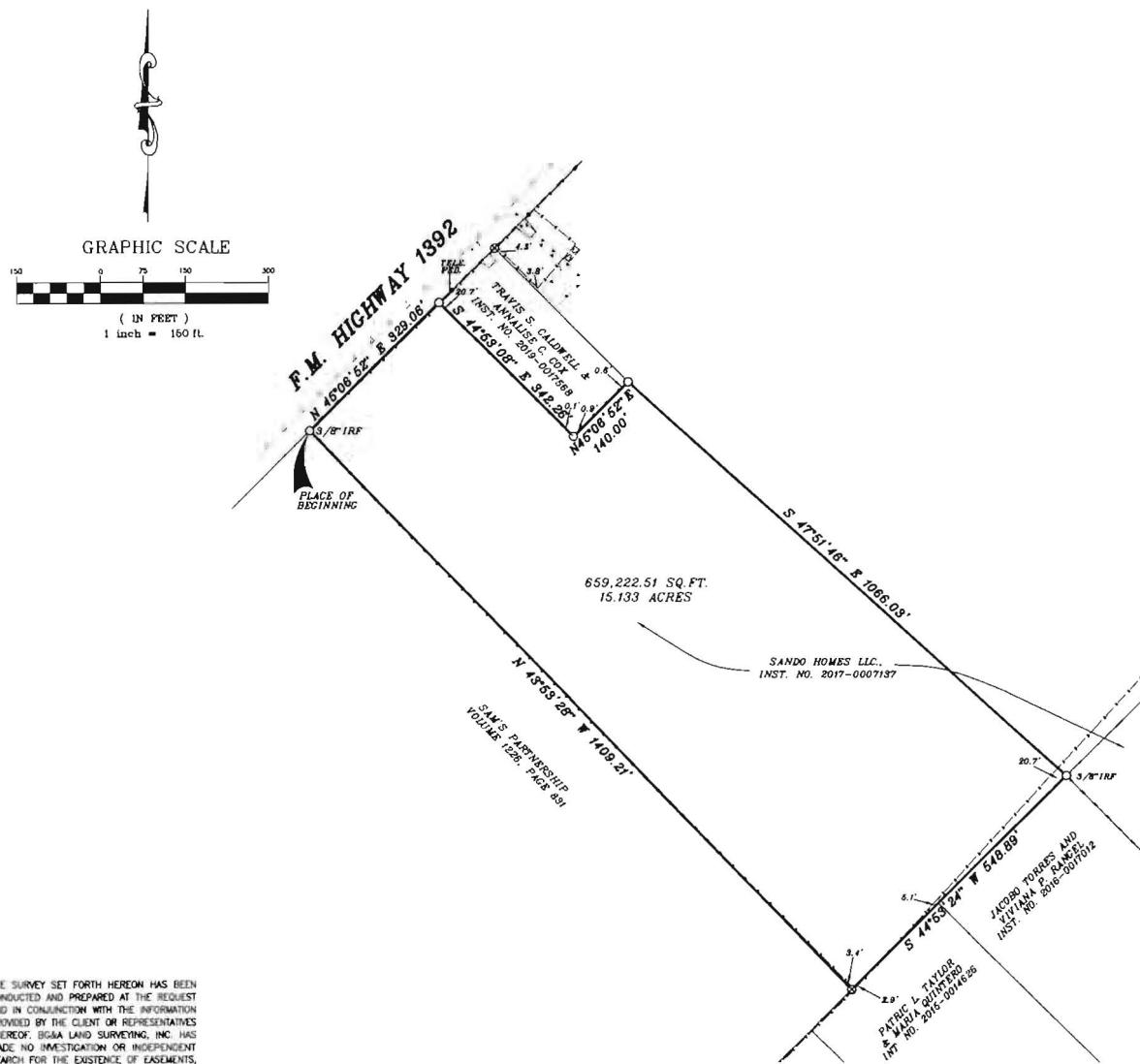
ACCEPTED BY: SIGNATURE DATE SIGNATURE DATE

### SURVEY PLAT

F.M. HIGHWAY NO. 1392

W.M. QUINN SURVEY, ABSTRACT NO. 409

KAUFMAN COUNTY, TEXAS



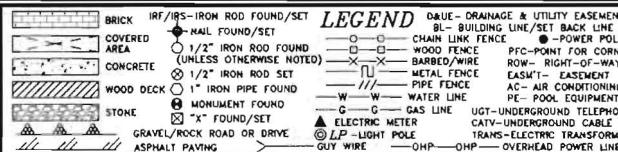
THE SURVEY SET FOR HERON HAS BEEN CONDUCTED AND PREPARED AT THE REQUEST AND IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT OR REPRESENTATIVES THEREOF: BIGA LAND SURVEYING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR THE EXISTENCE OF EASEMENTS, RESTRICTIONS, ENCUMBRANCES OR OTHER FEATURES OF RECORD THAT COULD AFFECT THE SUBJECT PROPERTY. THE SURVEY SET FOR HERON IS NOT TO BE RELIED UPON FOR FUTURE CONSTRUCTION PURPOSES. CONTACT ALL GOVERNING AUTHORITIES (MUNICIPALITIES, UTILITY AGENTS, ASSOCIATIONS, ETC.) PRIOR TO ANY EXCAVATION OR CONSTRUCTION. THE TEXAS EXCAVATION SYSTEM CAN BE CONTACTED BY CALLING 811, CALL BEFORE YOU DIG.

NOTE: THE PROPERTY DIVISION SET FORTH HEREON WAS PREPARED AT THE REQUEST OF THE CLIENT OR REPRESENTATIVES THEREOF. IT IS THE CLIENTS RESPONSIBILITY TO VERIFY WITH THE CITY AND/OR COUNTY AS TO ANY POSSIBLE RAMIFICATIONS (RESTRICTIONS, PLATTING REQUIREMENTS, ETC.) THAT MIGHT RESULT FROM THE DIVISION OF THIS PROPERTY.

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 4825200075D  
THIS PROPERTY APPEARS TO LIE IN ZONE X AND APPEARS NOT TO LIE WITHIN  
ANY FLOOD HAZARD ZONE. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY  
AND/OR STRUCTURES THEREON WILL NOT FREE FROM FLOODING OR FLOOD DAMAGE.  
ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS  
MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT AND/OR  
FLOOD LINES SHOWN HEREON SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BEARINGS BASED ON THE RECOGNIZED NORTHWEST LINE OF SAID DEED RECORDED IN INST. NO. 2016-0017012.  
THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300



PROPERTY DESCRIPTION

STATE OF TEXAS;  
COUNTY OF KAUFMAN

BEING ALL THAT CERTAIN, LOT, PARCEL, OR TRACT OF LAND SITUATED IN THE W. M. QUINN SURVEY, ABSTRACT NO. 409, KAUFMAN COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO SANDO HOMES, LLC, RECORDED IN VOLUME 5304, PAGE 548, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED SOUTHEAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 1392, SAID POINT BEING THE RECOGNIZED MOST NORTHERLY WEST CORNER OF SAID SANDO TRACT AND THE APPARENT NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO SAM'S PARTNERSHIP, RECORDED IN VOLUME 1226, PAGE 831, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 45 DEGREES 06 MINUTES 52 SECONDS EAST, ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID F.M., HIGHWAY NO. 1392 AND THE RECOGNIZED NORTHWEST LINE OF SAID SANDO TRACT, A DISTANCE OF 329.01 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO TRAVIS S. CALDWELL AND ANNAHUE C. COX, RECORDED IN INSTRUMENT NO. 2019-0017568, OFFICIAL PUBLIC RECORDS, KODIAK CITY, ALASKA.

THENCE SOUTH 44 DEGREES 53 MINUTES OR SECONDS EAST, ALONG THE APPARENT SOUTHWEST LINE OF SAID CALDWELL TRACT, A DISTANCE OF 342.26 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE APPARENT SOUTH CORNER OF SAID CALDWELL TRACT AND AN INNER ELL CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 45 DEGREES 06 MINUTES 52 SECONDS EAST, ALONG THE APPARENT SOUTHEAST LINE OF SAID CALDWELL TRACT, A DISTANCE OF 140.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE APPARENT EAST CORNER OF SAID CALDWELL TRACT AND THE MOST EASTERLY NORTH CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 44 DEGREES 53 MINUTES 24 SECONDS WEST, ALONG THE APPARENT NORTHWEST LINE OF SAO TORRES TRACT, A DISTANCE OF 548.89 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED B&W RPLS 5569 FOR CORNER IN THE APPARENT NORTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO PATRIC L. TAYLOR AND MARIA QUINTERO, RECORDED IN INSTRUMENT NO. 2015-2014626, OFFICIAL PUBLIC RECORDS, KAISERIN, CO. INDEX, TEXAS.

THENCE NORTH 43 DEGREES 53 MINUTES 28 SECONDS WEST, ALONG THE APPARENT NORTHEAST LINE OF SAO SAM'S TRACT AND THE RECOGNIZED MOST NORTHERLY SOUTHWEST LINE OF SAID SANDO TRACT, A DISTANCE OF 1409.21 FEET TO THE PLACE OF BEGINNING AND CONTAINING 659,222.51 SQ. FT. OR 15.133 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLA) HEREBY CERTIFIES TO  
SANDO CUSTOM HOMES LTD.,  
IN CONNECTION WITH THE CLIENT TRANSACTION AGREED DATE 5/9/21, THAT THE SURVEY  
AND DESCRIPTION SET FORTH IN THE SURVEY ACTUALLY CONDUCTED AND ACTUAL ON THE DATE OF THE INSPECTION  
OF THE SUBJECT PROPERTY, SUCH SURVEY WAS CONDUCTED BY THE UNDERSIGNED OR UNDER HIS DIRECTION, THE PLAT HERON CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME THE SURVEY WAS PERFORMED AND  
IS AN ACCURATE REPRESENTATION OF THE PROFESSIONAL OPINION OF THE UNDERSIGNED; LOCATION AND  
DESCRIPTION OF VISIBLE AND APPARENT IMPROVEMENTS ARE AS INDICATED AND THERE ARE NO VISIBLE  
AND APPARENT IMPROVEMENTS OR PROBLEMS WHICH GO BEYOND EXISTING CONDITIONS AS SET FORTH.  
HERON WAS PERFORMED EXCLUSIVELY FOR THE BENEFIT OF THE ABOVE NOTED PARTIES  
AND TRANSACTION; ANY USE OF THIS SURVEY BY OTHER PARTIES AND/OR USE FOR ANY OTHER PURPOSE SHALL  
BE AT USER'S OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

EXECUTED THIS 12TH DAY OF OCTOBER, 202

BRIAN GALLIA  
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5560

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

*BRIAN CALLIA & ASSOCIATES*  
*BC&A Land Surveying, Inc.*  
9011 STATE HIGHWAY 34 S. SUITE - C  
QUINNAN, TEXAS 75474  
PHONE: (903) 447-0658  
FAX: (903) 447-0931  
[www.bqasurveying.com](http://www.bqasurveying.com)

JOB NO. 1701149-3B CAD. TECH. A. OWE

*SURVEY PLAT*

**F.M. HIGHWAY NO. 1392**

W.M. QUINN SURVEY, ABSTRACT NO. 409

*KAUFMAN COUNTY, TEXAS*

# **EXHIBIT D**

## **TAXROLLS OF PROPERTY**

## Property Details

Account		
<b>Property ID:</b>	11508	<b>Geographic ID:</b> 99.0409.0000.0016.00.06.00
<b>Type:</b>	R	<b>Zoning:</b>
<b>Property Use:</b>		<b>Condo:</b>
Location		
<b>Situs Address:</b>	14831 FM RD 1392 TERRELL, TX 75160	
<b>Map ID:</b>	C3-A-2	<b>Mapsco:</b>
<b>Legal Description:</b>	WM QUINN	
<b>Abstract/Subdivision:</b>	A0409	
<b>Neighborhood:</b>	(28-001) Terrell ISD	
Owner		
<b>Owner ID:</b>	206983	
<b>Name:</b>	SANDO HOMES LLC	
<b>Agent:</b>	221726	
<b>Mailing Address:</b>	1502 W MOORE AVE TERRELL, TX 75160	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$15,961 (+)
<b>Agricultural Market Valuation:</b>	\$713,499 (+)

<b>Market Value:</b>	\$729,460 (=)
<b>Agricultural Value Loss:</b> 	\$706,379 (-)
<b>Appraised Value:</b>	\$23,081 (=)
<b>HS Cap Loss:</b> 	\$0 (-)
<b>Circuit Breaker:</b> 	\$0 (-)
<b>Assessed Value:</b>	\$23,081
<b>Ag Use Value:</b>	\$7,120

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:** SANDO HOMES LLC **%Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	\$729,460	\$23,081
KC	KAUFMAN COUNTY	\$729,460	\$23,081
ST	TERRELL ISD	\$729,460	\$23,081
TV	TRINITY VALLEY CC	\$729,460	\$23,081
P2	PRECINCT 2	\$729,460	\$23,081
RB	ROAD & BRIDGE	\$729,460	\$23,081
CAD	KAUFMAN CAD	\$729,460	\$23,081

**Total Tax Rate:** 1.683973

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZB	IMPROVED PASTURES	49.17	2,141,888.76	0.00	0.00	\$735,566	\$7,120
ZB	IMPROVED PASTURES	1.10	47,916.00	0.00	0.00	\$16,455	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$729,460	\$7,120	\$23,081	\$0	\$23,081
2023	\$0	\$627,195	\$7,270	\$20,994	\$0	\$20,994
2022	\$0	\$627,195	\$7,191	\$20,915	\$0	\$20,915
2021	\$0	\$376,692	\$6,707	\$14,950	\$0	\$14,950
2020	\$0	\$251,010	\$6,410	\$11,900	\$0	\$11,900
2019	\$0	\$251,010	\$6,220	\$11,710	\$0	\$11,710
2018	\$0	\$245,690	\$6,640	\$6,640	\$0	\$6,640
2017	\$0	\$248,800	\$6,740	\$6,740	\$0	\$6,740
2016	\$0	\$199,040	\$6,740	\$6,740	\$0	\$6,740

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/24/1999	Deed	Deed	HAEDGE, FRANCES EST	MORGAN ROSEMARY HAEDGE	1578	0274	0
3/30/2017	WD	WARRANTY DEED	MORGAN ROSEMARY HAEDGE	SANDO HOMES LLC	5304	548	7137