



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
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 Seil

I/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:

[Signature] 11/4/24
Signature Date
JIHAD ABDO
Printed Name

[Signature] 11/4/24
Signature Date
JOSE L SANCHEZ
Printed Name

Date of Birth: [Redacted]
[Signature] 11-4-24
Signature Date
Khaled Abdo
Printed Name

Date of Birth: [Redacted]
[Signature] 12-7-24
Signature Date
NOE PANCHER
Printed Name

Date of Birth: 12-15-80

Date of Birth: 8-14-75

Mailing address: 1502 W. MOORE AVE. TERRELL, TX. 75160
Phone#: 214-578-9598
Email: JTABDOO@GMAIL.COM

General Location of Property: C3-A-2
Site Address: 14831 FM RD 1392 TERRELL, TX. 75160

Parcel ID No(s): 11508

Total Area (acres) 49.17 + 1.1
Subdivision: WM QUINN A0409
Lot _____ Block _____

Reason for 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)

[Signature] [Signature] JOSE SANCHEZ
Khaled Abdo Khaled Abdo NOE SANCHEZ

State of Tx. Hunt
County of Hunt
This instrument was Acknowledged before me on 11/4/24 by
Jihad Abdo

[Signature]
Notary Public Signature

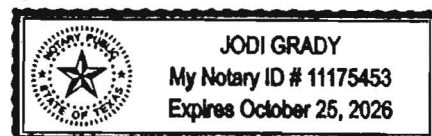


EXHIBIT A

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: S <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: Patrisia 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 27, 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.

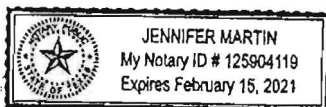
Rosemary Haedge Morgan
Rosemary Haedge Morgan

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.

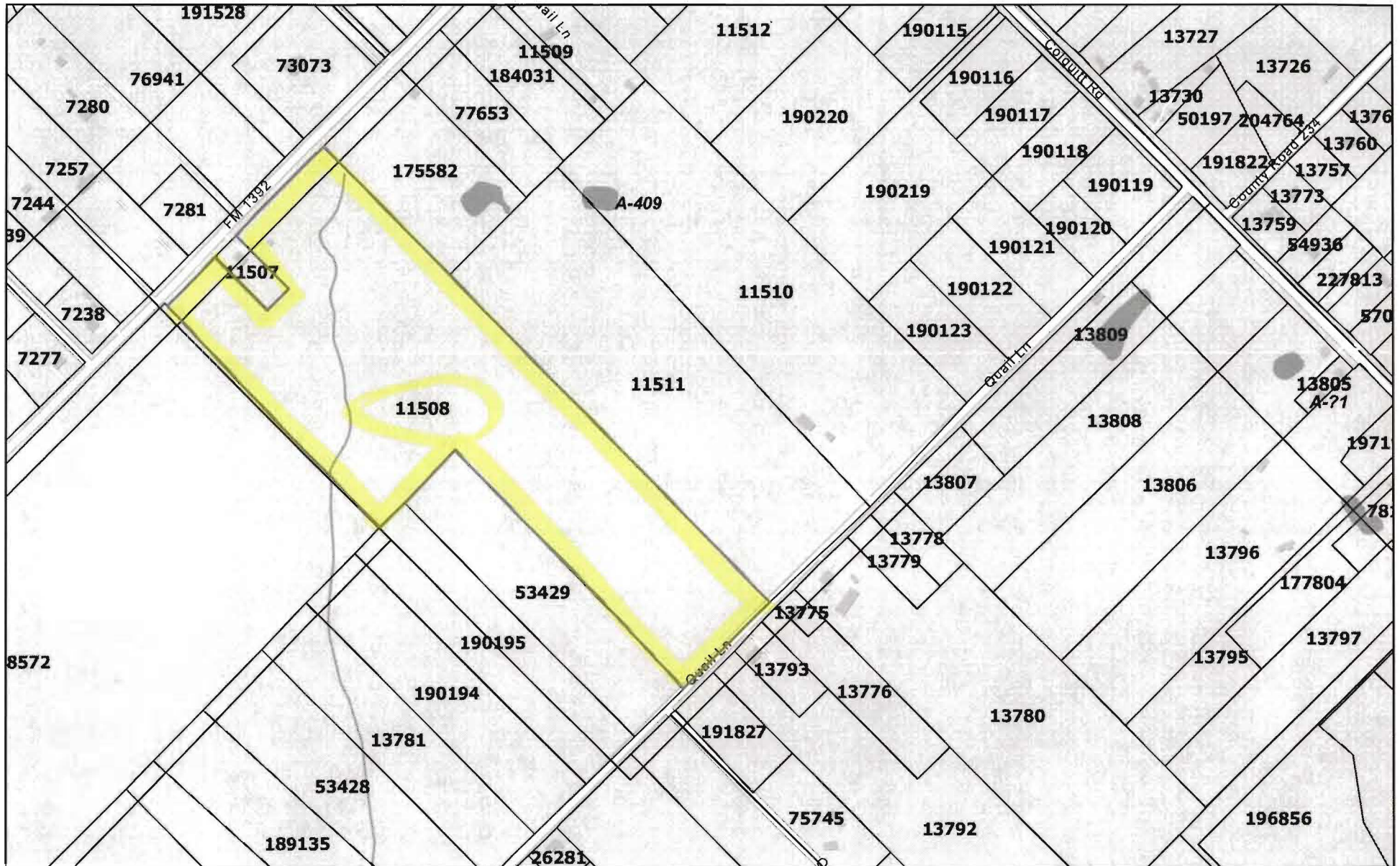


[Signature]
Notary Public, State of Texas

EXHIBIT C

MAP OF THE LAND

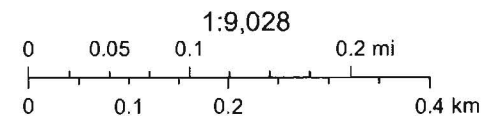
Kaufman CAD Web Map



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

☐ 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.

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 BELLEN 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 JACOBO 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.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO () IN CONNECTION WITH THE CLIENT TRANSACTION AGREEMENT DATED 9/9/21 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 VISIBLE AND APPARENT ENCROACHMENTS ARE AS INDICATED AND THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE GROUND EXCEPT AS INDICATED; THE SURVEY SET FORTH HEREON WAS PERFORMED EXCLUSIVELY FOR THE BENEFIT OF THE ABOVE NOTED PARTIES AND TRANSACTIONS; 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

SURVEY PLAT

QUAIL LANE

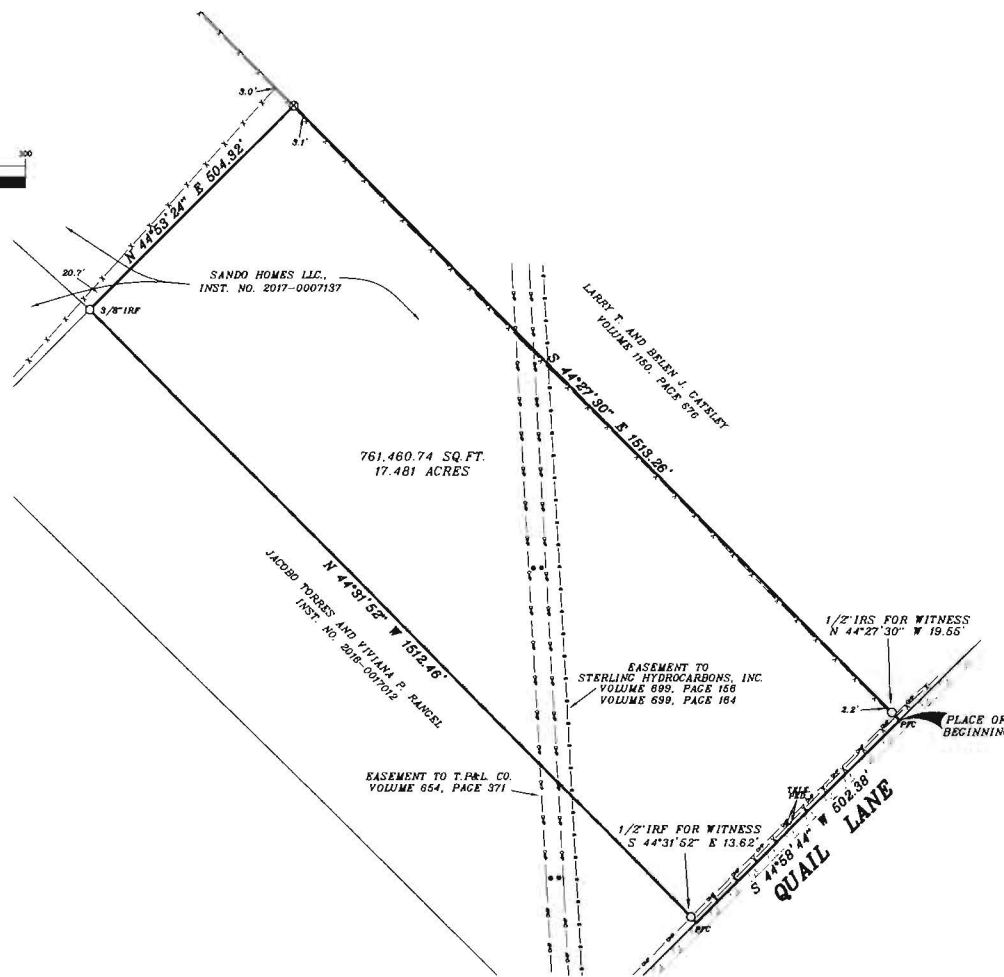
W.M. QUINN SURVEY, ABSTRACT NO. 409

KAUFMAN COUNTY, TEXAS

GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.



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 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, PLATTING REQUIREMENTS, ETC.) THAT MIGHT RESULT FROM THE DIVISION OF THIS PROPERTY.

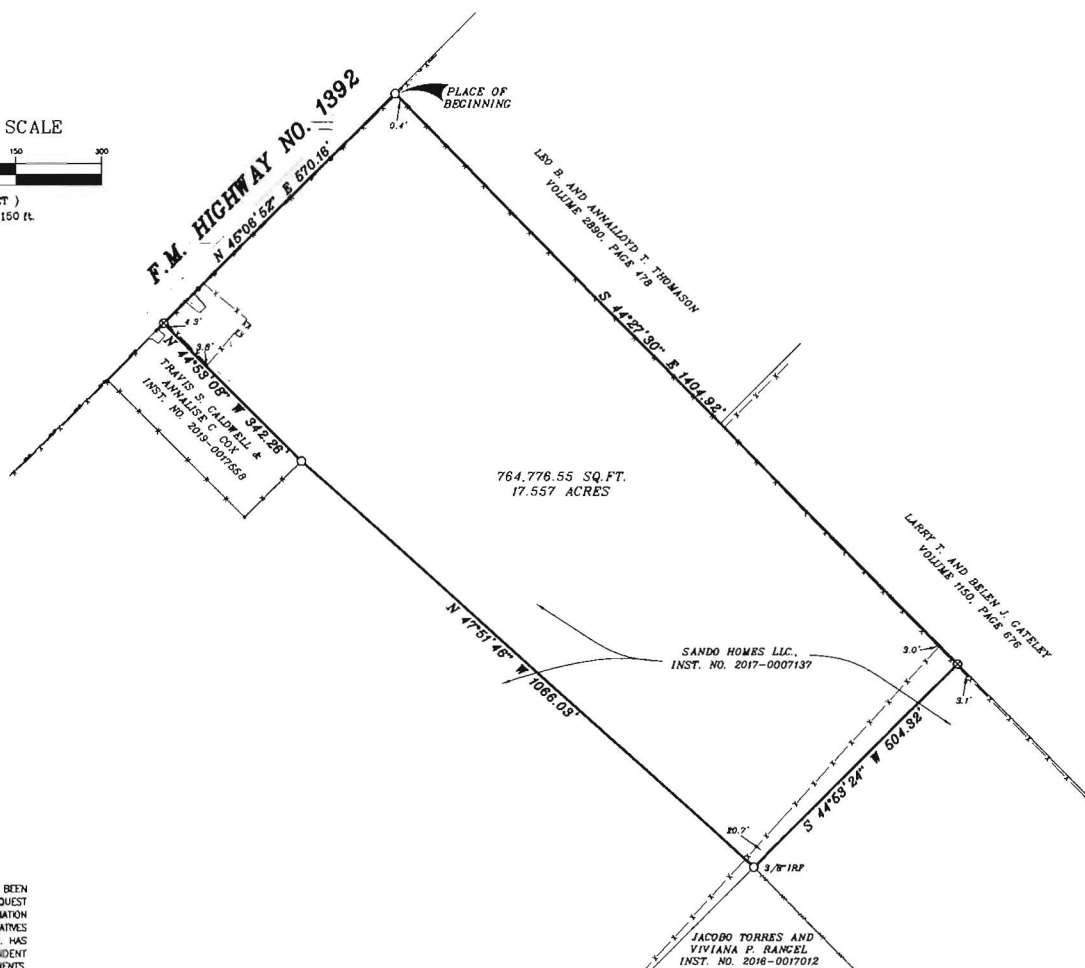
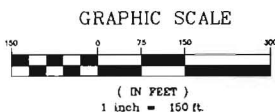
NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48257000750, THIS PROPERTY APPEARS TO LIE IN ZONE X AND APPEARS NOT TO LIE WITHIN THE SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, 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.

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300

<p>LEGEND</p> <p>BRICK 1/2\"/> </p>	<p>IRF/IRS-IRON ROD FOUND/SET</p> <p>NAIL FOUND/SET</p> <p>1/2\"/> </p>
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~BRIAN GALLIA & 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.bgasurveying.com

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



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 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 OF ANY TYPE. THE TEXAS EXCAVATION SYSTEM CAN BE CONTACTED BY CALLING 811, CALL BEFORE YOU DIG.

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48257C007050
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 STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.
FLOODING OF THE PROPERTY MAY BE CAUSED BY A VARIETY OF CAUSES, SOME OF WHICH
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 S&D DEED RECORDED IN INST. NO. 2018-0017012
THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300

NOTE: THE PROPERTY DIVISION SET FOURTH 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.

[illegible]

STATE OF TEXAS:
COUNTY OF KAUFMAN:

PROPERTY DESCRIPTION

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 ANNALLOYD T. 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 TELLOW 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 JACOBO TORRES AND VIVIANA P. RANGEL, RECORDED IN INSTRUMENT NO. 2016-DD17012, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 47 DEGREES 51 MINUTES 48 SECONDS WEST, AOVER AND UPON SAID SANDO TRACT, A DISTANCE OF 1086.03 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 ANNALISE C. COX, 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 342.26 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BGRA RPLS 5589 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 570.18 FEET TO THE PLACE OF BEGINNING AND CONTAINING 764.77655 SQ. FT. OR 17.557 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLAGHER) HEREBY CERTIFIES TO
SANDBO CUSTOM HOMES LTD.
 IN CONNECTION WITH THE CLIENT'S REQUEST FOR A SURVEY DATED 9/29/21 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 IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEYED PROPERTY; AND THAT
 THIS 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
 ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS AFFECTING THE PROPERTY; THE SURVEY SET FORTH
 SET FORTH HEREON WAS PERFORMED EXCLUSIVELY FOR THE BENEFIT OF THE ABOVE NOTED PARTIES AND
 TRANSACTION; ANY USE OF THIS SURVEY BY OTHER PARTIES AND/OR FOR USE FOR ANY OTHER PURPOSE SHALL
 BE AT THEIR OWN RISK AND WITHOUT THE UNDERSIGNED'S LIABILITY.

EXECUTED THIS 12TH DAY OF OCTOBER, 2021

BRIAN GALLIA
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

~BRIAN GALLIA & 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.bgasurveying.com

JOB NO.	1701149-36	CAD. TECH.	A. OWEN
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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 08 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 329.08 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 ANNALISE C. COX, RECORDED IN INSTRUMENT NO. 2019-0017568, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 44 DEGREES 53 MINUTES 08 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 08 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 47 DEGREES 51 MINUTES 46 SECONDS EAST, OVER AND UPON SAID SANDO TRACT, A DISTANCE OF 1088.03 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE APPARENT NORTH 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 AND THE EAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 44 DEGREES 53 MINUTES 24 SECONDS WEST, ALONG THE APPARENT NORTHWEST LINE OF SAID TORRES TRACT, A DISTANCE OF 548.89 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BQ&A RPLS 5569 FOR CORNER IN THE APPARENT NORTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO PATRIC L. TAYLOR AND MARLA QUINTERO, RECORDED IN INSTRUMENT NO. 2015-0014826, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 43 DEGREES 53 MINUTES 28 SECONDS WEST, ALONG THE APPARENT NORTHEAST LINE OF SAID 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 GALLIA) HEREBY CERTIFIES TO (SANDO CUSTOM HOMES LTD.) IN CONNECTION WITH THE CLIENT TRANSACTION AGREEMENT DATED 9/9/21 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 VISIBLE AND APPARENT IMPROVEMENTS ARE AS INDICATED AND THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE GROUND EXCEPT AS INDICATED; THE SURVEY SET FORTH HEREON 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 2021

Brian Gallia

BRIAN GALLIA
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 FORTH HEREON HAS BEEN CONDUCTED AND PREPARED AT THE REQUEST AND IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT OR REPRESENTATIVES THEREOF. BQ&A LAND SURVEYING, INC. 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: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48257000750 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 STRUCTURES THEREON WILL BE 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

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, PLATTING REQUIREMENTS, ETC.) THAT MIGHT RESULT FROM THE DIVISION OF THIS PROPERTY.

LEGEND	
BRICK	IRF/RS-IRON ROD FOUND/SET
COVERED AREA	MAIL FOUND/SET
CONCRETE	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
WOOD DECK	1/2" IRON ROD SET
STONE	1" IRON PIPE FOUND
	MONUMENT FOUND
	"X" FOUND/SET
	GRAVEL/ROCK ROAD OR DRIVE
	ASPHALT PAVING
	BL- BUILDING LINE/SET BACK LINE
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE
	METAL FENCE
	PIPE FENCE
	W-W- WATER LINE
	G-G- GAS LINE
	UGT-UNDERGROUND TELEPHONE
	CATV-UNDERGROUND CABLE TV
	TRANS-ELECTRIC TRANSFORMER
	ELECTRIC METER
	LP- LIGHT POLE
	GUY WIRE
	OHP- OHP- OVERHEAD POWER LINE
	PFC- POINT FOR CORNER
	ROW- RIGHT-OF-WAY
	EASMT- EASEMENT
	AC- AIR CONDITIONING
	PE- POOL EQUIPMENT

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

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

EXHIBIT D

TAXROLLS OF PROPERTY

Property Details

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

Property Values

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

Market Value:	\$729,460 (=)
Agricultural Value Loss:?	\$706,379 (-)
Appraised Value:	\$23,081 (=)
HS Cap Loss: ?	\$0 (-)
Circuit Breaker: ?	\$0 (-)
Assessed Value:	\$23,081
Ag Use Value:	\$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