

PETITION TO BE RELEASED FROM EXTRATERRITORIAL JURISDICTION

NOW COMES Michelle and Jorge Calvillo, 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, Chapter D, for the area, described in Exhibit A and shown in attached Exhibit B, to be released from 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 Exhibit C.

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

- (1) within five miles 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 voluntary 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 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

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BY: 

- b. in a county with a population of more than two million:
- (4) in an area designed 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  _____

Printed Name: Michelle Calvillo

Date of Birth: 01/11/1981

Residence Address: 8119 Samuels Rd.

Terrell, TX, 75160

Date of Signing: 10/24/24

X  _____

Printed Name: Jorge Calvillo

Date of Birth: 01/11/1981

Residence Address: 8119 Samuels Rd.

Terrell, TX, 75160

Date of Signing: 10/24/24

EXHIBIT A

DESCRIPTION OF THE BOUNDARIES OF THE LAND

Local Description

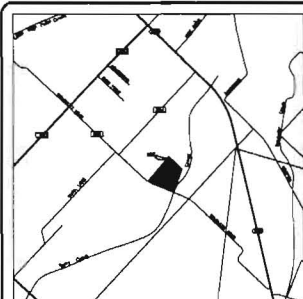
Exhibit "A"

Property: 6700 Colquitt Rd, Terrell, TX, 75160

BEING LOT 1, BLOCK 1 & HOUSE OF TAYLOR FARMS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN CABINET 4, ENVELOPE 143, OF THE PLAT RECORDS OF KAUFMAN COUNTY, CONTAINING 738,540.142 SQ.FT. OR 16.955 ACRES.

EXHIBIT B

MAP OF THE LAND



VICINITY MAP
NOT TO SCALE

FINAL PLAT

Approved by the City of Terrell for filing of the office of the County Clerk of Kaufman County, Texas.

This property is located in the corporate limits (or the extrajurisdictional jurisdiction) of the City of Terrell, Kaufman County, Texas.

APPROVED BY:

Municipal Development Director

Date

City Engineer

Date

ATTEST:

Secretary

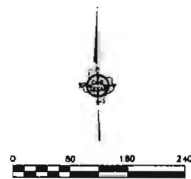
Date

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOT FROM 1 TRACT OF LAND.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 6) ACCORDING TO THE F.I.R.M. NO. 48257C00750, THIS PROPERTY PARTIALLY LIES IN ZONE A AND MAY LIE WITHIN THE 100 YEAR FLOOD ZONE.

LEGEND

D.R.C.T. = DEED RECORDS, KAUFMAN COUNTY, TEXAS
O.P.R.C.T. = OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
YC = YELLOW CAP
PFP = PIPE FENCE POST
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
IRS = IRON ROD SET WITH PLASTIC YELLOW CAP
STAMPED "CBG SURVEYING"
SQ. FT. = SQUARE FEET



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF KAUFMAN

WHEREAS Don Taylor is the sole owner of a tract of land containing 1,174,279.044 square feet or 26,938 acres of land in the W.L. Swing Survey, Abstract No. 500, Kaufman County, Texas, same being that tract of land conveyed to said Don Taylor by Warranty Deed recorded in Volume 837, Page 350, Deed Records, Kaufman County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an aluminum capped iron for corner in the Northeast Right of Way line of Colquitt Road (AKA County Road 1333) 120 feet Right of Way, as recorded in Volume 1468, Page 277, Deed Records, Kaufman County, Texas, said met and also being the South corner of a tract of land conveyed to Phillips Natural Gas Company, a Delaware Corporation, by deed recorded in Volume 770, Page 179, Deed Records of Kaufman County, Texas;

THENCE North 43 degrees 38 minutes 41 seconds East, along the Southeast line of said Phillips Natural Gas Company tract a distance of 1381.08 feet to 1/2 inch iron rod found for corner, said corner lying on the southeast line of a tract of land conveyed to Harry Schroeder, by deed recorded in Instrument Number 2010-0018703, Official Public Records of Kaufman County, Texas, same being the West corner of a tract of land conveyed to Henry Yee and Cynthia F. Yee, by deed recorded in Instrument Number 2014-0013048, Official Public Records of Kaufman County, Texas;

THENCE South 45 degrees 09 minutes 32 seconds East, east along said Yee tract a distance of 783.70 to a 1/2 inch iron rod found for corner, said corner being the north corner of a tract of land conveyed to Shelby Lynne Carver, Brenda Lynne Borek, and Sandra Lynne Wiers, by deed recorded in Instrument Number 2020-0033779, Official Public Records of Kaufman County, Texas;

THENCE South 22 degrees 35 minutes 23 seconds West along said Carver/Borek/Wiers tract a distance of 1013.86 feet to an aluminum capped iron rod found for corner, said corner lying in the Northeast Right of Way line of said Colquitt Road;

THENCE North 67 degrees 30 minutes 36 seconds East, along the Northeast Right of Way line of said Colquitt Road to a pipe fence post found for corner, from which an aluminum capped iron rod bears North 73 degrees 16 minutes 51 seconds West for a distance of 0.34 feet;

THENCE North 85 degrees 01 minute 18 seconds West a distance of 22.20 feet to an aluminum capped iron rod found for corner;

THENCE North 64 degrees 07 minutes 28 seconds West a distance of 85.20 feet to an aluminum capped iron rod found for corner;

THENCE North 61 degrees 31 minutes 40 seconds West a distance of 85.00 feet to an aluminum capped iron rod found for corner;

THENCE North 37 degrees 46 minutes 01 seconds West a distance of 24.01 feet to the POINT OF BEGINNING and containing 1,174,279.044 square feet or 26,938 acres of land;

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, John H. Taylor, as representative for the Don W. Taylor Estate, do hereby adopt this plat, dedicating the herein described property as TAYLOR ADDITION, an addition to the City of Terrell, Kaufman County, Texas, and do hereby dedicate to the use of the public forever the rights of way, public use areas and other easements, shown thereon for the purposes indicated; THAT no buildings, fences or other obstructions shall be constructed or placed upon, over or across the said easements, except as may be permitted by the said City of Terrell; THAT the said City and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths, which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems located within said easements; and THAT the said City and public utilities shall at all times have the right of ingress to and egress from their respective easements for the purpose of constructing, reconstructing, inspecting, maintaining, repairing, and adding to or removing all or parts of their respective systems without the necessity of any form of procuring permission from anyone; and THAT this plat is subject to all of the requirements of the subdivision regulations of the City of Terrell and the County of Kaufman, Texas.

WITNESS my hand this _____ day of _____, 2022.

John H. Taylor
Administrator/Executor, Don W. Taylor Estate

STATE OF TEXAS

COUNTY OF DALLAS
BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Eunice Laredo known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

OVER UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That I, Bryan Connelly, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "as" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Terrell.

WITNESS my hand this _____ day of _____, 2022.
RELEASED FOR REVIEW 07/28/2022 PRELIMINARILY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connelly
Texas Registered Professional Land Surveyor No. 6513

STATE OF TEXAS

COUNTY OF DALLAS
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Todd Finster known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

OVER UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

Notary Public in and for the State of Texas

LINE	BEARING	DISTANCE
1	N 62°01'18" E	22.20
2	N 64°57'28" E	85.00
3	N 61°31'40" E	85.00
4	N 37°46'01" W	24.01

FINAL PLAT
TAYLOR ADDITION
LOT 1 AND 2, BLOCK 1
W.L. SWING SURVEY, ABSTRACT NO. 500
CITY OF TERRELL (E.T.),
KAUFMAN COUNTY, TEXAS



OWNER: DON TAYLOR
(REPRESENTED BY JOHN H. TAYLOR)
416 BRADY ROAD DRIVE
MCKINNEY, TEXAS 75069
817-944-2961

PLANNING & SURVEYING
Main Office
1418 East 1-30, Ste. 7
Oxford, TX 75045
P 214.349.8485
F 214.349.2216
FIRM NO. 10168000
www.cbgsllc.com

SCALE: 1"=600' / DATE: 07/11/2022 / JOB NO. 2122681-04 / DRAWN BY: VEV

EXHIBIT C

TAX ROLL RECORDS

Property Details

Account

Property ID:	14017	Geographic ID:	00.3633.0001.0001.00.06.00
Type:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	6700 COLQUITT RD, TX 75160		
Map ID:	C3-B-1	Mapsco:	
Legal Description:	TAYLOR FARMS, BLOCK 1, LOT 1; & HOUSE		
Abstract/Subdivision:	S3633		
Neighborhood:	(28-RFGD/AV) TERRELL ISD FRAME GOOD / AVERAGE		

Owner

Owner ID:	41965
Name:	ESTATE OF TAYLOR DON W
Agent:	

Mailing Address:	416 SHADY OAKS DR MURPHY, TX 75094-4468
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% Ownership:	100.0%
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Exemptions:	For privacy reasons not all exemptions are shown online.
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Property Values

Improvement Homesite Value:	\$270,558 (+)
Improvement Non-Homesite Value:	\$19,573 (+)
Land Homesite Value:	\$23,827 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$380,159 (+)

Market Value:	\$694,117 (=)
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Agricultural Value Loss: ⓘ	\$377,849 (-)
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Appraised Value:	\$316,268 (=)
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HS Cap Loss: ⓘ	\$0 (-)
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Circuit Breaker: ⓘ	\$0 (-)
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Assessed Value:	\$316,268
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Ag Use Value:	\$2,310
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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:** 2160.0 sqft **Value:** \$241,570

Type	Description	Class CD	Year Built	SQFT
LA	LIVING AREA	RFGD2	1985	1080
CP		*	1985	468
CP		*	1985	468
STR2		*	1985	1080

Description: BARN **Type:** REAL PROPERTY **Living Area:** 0 sqft **Value:** \$17,476

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	86SL	1985	4340
OB	OUT BUILDING	86SL	1985	320
STGA		STGA	1985	160
OB	OUT BUILDING	86SL	1985	448

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	\$23,827	\$0
ZB	IMPROVED PASTURES	15.96	694,999.80	0.00	0.00	\$380,159	\$2,310

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$290,131	\$403,986	\$2,310	\$316,268	\$0	\$316,268
2023	\$247,824	\$370,076	\$2,359	\$272,010	\$0	\$272,010
2022	\$269,263	\$421,379	\$3,918	\$288,344	\$0	\$288,344
2021	\$218,708	\$262,393	\$3,654	\$231,804	\$56,940	\$174,864
2020	\$207,920	\$200,670	\$3,490	\$218,630	\$58,841	\$159,789
2019	\$135,760	\$200,670	\$3,390	\$146,370	\$0	\$146,370
2018	\$105,590	\$159,520	\$3,620	\$114,950	\$0	\$114,950
2017	\$98,270	\$159,520	\$3,620	\$107,630	\$1,318	\$106,312
2016	\$88,340	\$152,310	\$3,620	\$97,440	\$0	\$97,440

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/1/2024	WV	WD VENDORS LIEN	ESTATE OF TAYLOR DON W	CALVILLO MICHELLE &	8694	13	2024- 0030893