



April 16, 2024

Rick Carmona  
Mayor

Grady Simpson  
Council Member  
District 2

Mayrani Velazquez  
Mayor Pro Tem  
District 3

Stephanie Thomas  
Deputy Mayor Pro Tem  
District 4

Phil Robison  
Council Member  
District 5

Mike Sims  
City Manager

Extraterritorial Jurisdiction Release No.: 36-2024

Property Owner: Steven L. and Jeri Kay Morse

Property ID: 189607

Address of Property: 11030 Co. Rd. 356, Terrell, TX 75161

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Steven L. and Jeri Kay Morse on April 10, 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 May 13, 2024.

CITY OF TERRELL, TEXAS

By: 

Mike Sims, City Manager

Attest:



Dawn Steil, City Secretary

APR 10 2024

BY: 

Steven L. and Jeri Kay Morse  
11030 County Road 356  
Terrell, TX. 75161

City Of Terrell  
Attn: City Secretary  
201 E. Nash St.  
Terrell, TX. 75160

RE: Release of Area by Petition of Landowner or Resident from Extra Territorial Jurisdiction  
Property ID: 189607  
Site Address: 11030 County Road 356 Terrell, TX. 75161  
Legal Description: Jacob Walker, 29.912 acres  
Geographic ID: 99.0600.0000.0080.002.06.00  
Total Area: 29.912 acres  
Abstract/Subdivision: A0600-Jacob Walker

To the Mayor and City Council of the City of Terrell, Texas,

As of Wednesday, April 10, 2024, we, Steven L and Jeri K Morse, the property owners of the property referenced above, are petitioning under Senate Bill No. 2038 Section 42.101-105 of the Texas Local Government Code, to be released from the City of Terrell's Extra Territorial Jurisdiction (ETJ). We have attached a map and legal description of the property.

We 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.

Please see attachments Exhibit A and Exhibit B.

Sincerely,

Steven L. Morse

Steven L. Morse

Date of Birth: [REDACTED]

Residence Address: 11030 County Road 356  
Terrell, TX. 75161

Phone Number: 214-682-9030

Email Address: kaykmo@gmail.com

K. Morse

Jeri Kay Morse

Date of Birth: [REDACTED]

Residence Address: 11030 County Road 356  
Terrell, TX. 75161

Phone Number: 214-729-5815

Email Address: kaykmo@gmail.com

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State of Texas

County of Kaufman

This instrument was acknowledged before me on April 10, 2024 by

Jessica Martinez

Jessica Martinez  
Notary Public's Signature

(Personalized Seal)

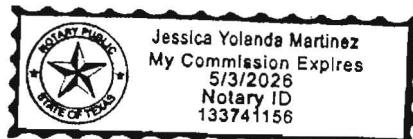
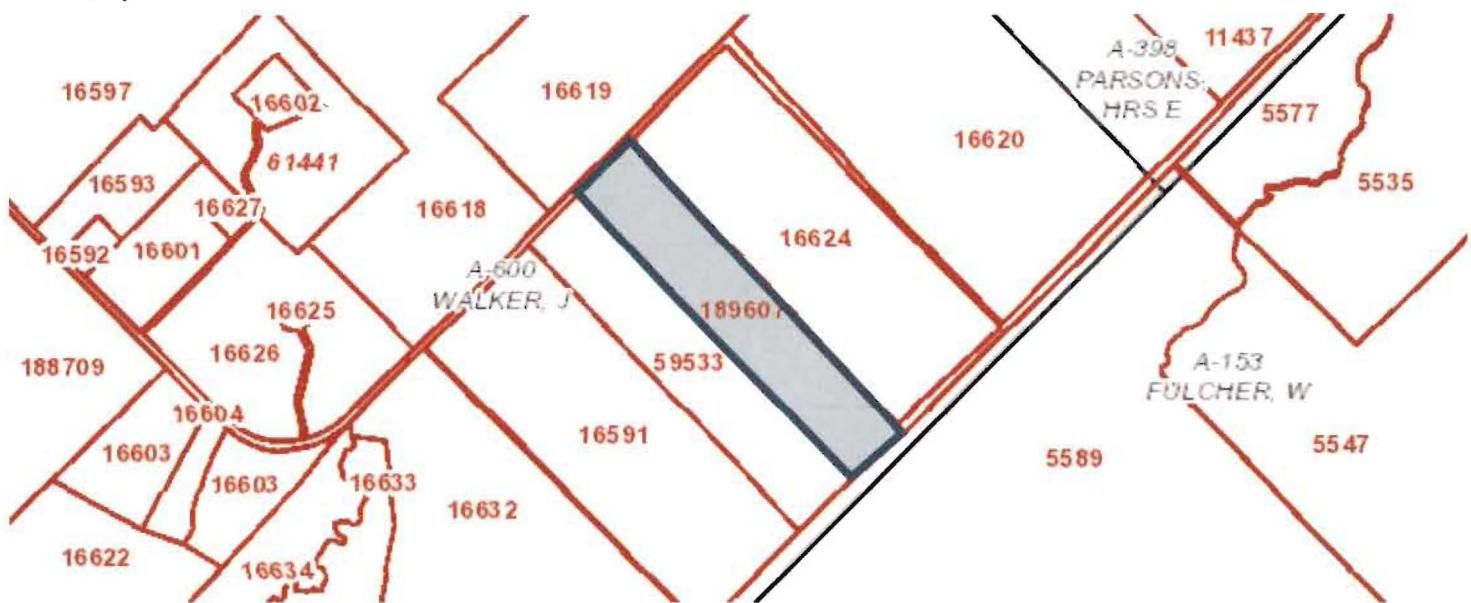


EXHIBIT "A"

LEGAL DESCRIPTION AND DEPICTION OF AREA TO BE REMOVED FROM THE EXTRATERRITORIAL  
JURISDICTION

## Map



## Property Details

### Account

**Property ID:** 189607 **Geographic ID:**

99.0600.0000.0080.002.06.00

**Type:** Real **Zoning:**

**Property Use:** Condo

### Location

**Situs Address:** 11030 CO RD 356 TERRELL, TX 75161

**Map ID:** C5-B-1 **Mapsco:**

**Legal Description:** JACOB WALKER, 29.912 ACRES

**Abstract/Subdivision:** A0600 - JACOB WALKER

**Neighborhood:** 28-RFGD/AV

### Owner

**Owner ID:** 210887

**Name:** MORSE STEVEN L & JERI K

### Agent:

**Mailing Address:** 11030 CO RD 356  
TERRELL, TX 75161

**% Ownership:** 100.0%

LEGAL DESCRIPTION

STATE OF TEXAS  
COUNTY OF KAUFMAN

BEING all that certain tract or parcel of land in the J. Walker Survey, A-600, Kaufman County, Texas, and being all that called 29.912 acre tract as conveyed from Michael B. McCaghren to Asif Virani, as recorded in Volume 3116, Page 196, of the Deed Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a  $\frac{1}{2}$ " iron rod found for corner at the east corner of said tract, said point being near the centerline of County Road No. 344 (said County Road not currently in use.);

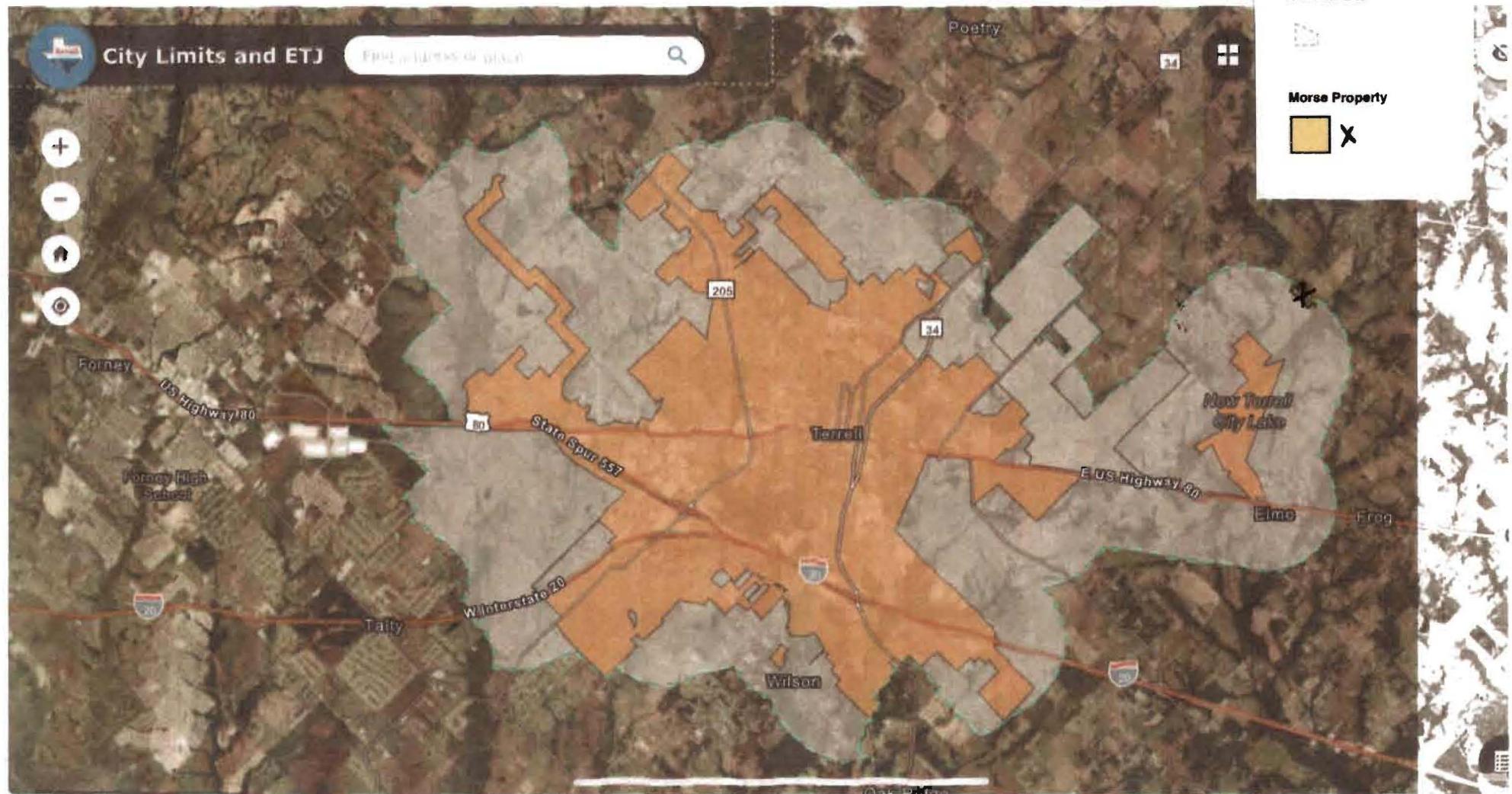
THENCE S45°49'22"W, along the approximate southeast line of said J. Walker Survey, and along and near the centerline of County Road No. 344, a distance of 481.46 feet to a  $\frac{1}{2}$ " iron rod found for corner at the east corner of a 30.000 acre tract conveyed to Kenoy Kennedy, as recorded in Volume 3261, Page 357;

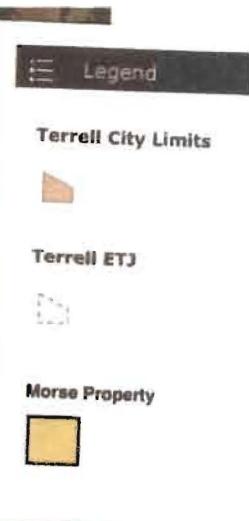
THENCE N44°08'26"W, along the southwest line of said 29.912 acre tract, a distance of 2702.97 feet to a point in the centerline of County Road No. 356, a  $\frac{1}{2}$ " iron rod found for witness bears S44°08'26"E, 27.26 feet;

THENCE N44°52'24"E, along the centerline of County Road No. 356, a distance of 481.35 feet to a point for corner, a  $\frac{1}{2}$ " iron rod set for witness near a fence corner bears S44°08'40"E, 30.00 feet;

THENCE S44°08'40"E, along the northeast line of said 29.912 acre tract and along the southwest line of a 60.152 acre tract conveyed to Dorothy Mann et al, as recorded in Volume 2062, Page 42, a distance of 2710.94 feet to the POINT OF BEGINNING and containing 29.914 acres of land.

C:\j02084





Baylor University, Kaufman County, Texas Parks & Wildlife, City, and Environment, Water, and Sea Technologies, Inc., METRONASA, USGS, EPA, NPS, USDA, USFWS, Science.gov, Major, Satellite Geographics, and the GIS User Community

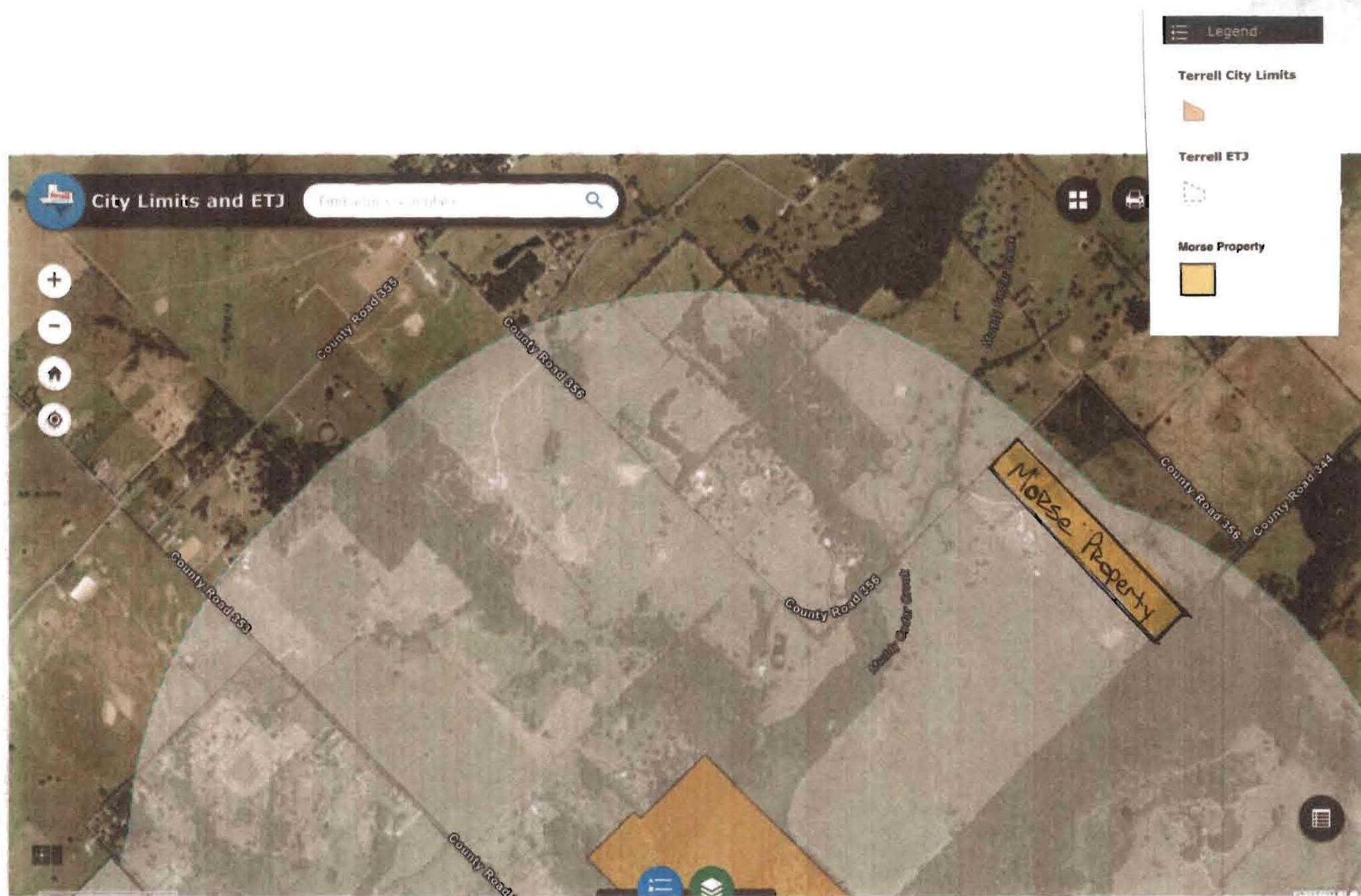
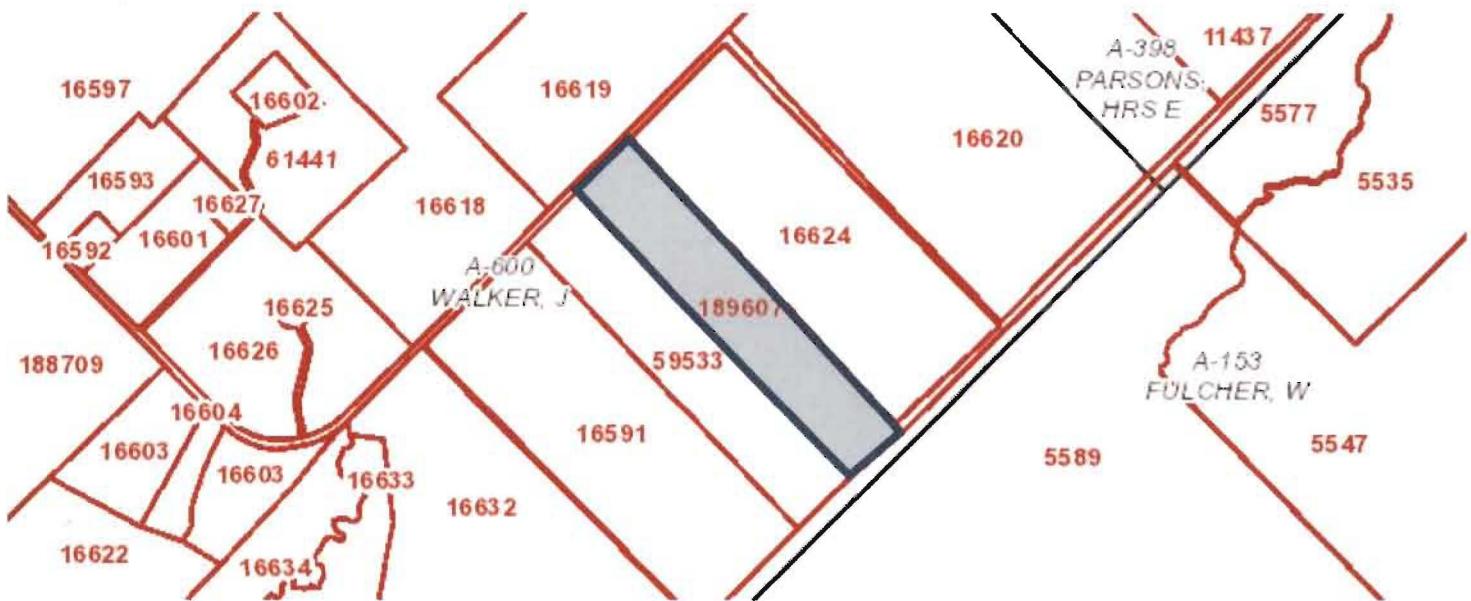




EXHIBIT "B"

OWNERSHIP OF AREA TO BE REMOVED FROM THE EXTRATERRITORIAL JURISDICTION

## Map



## Property Details

### Account

**Property ID:**

189607

**Geographic ID:**

99.0600.0000.0080.002.06.00

**Type:**

Real

**Zoning:**

**Property Use:**

**Condo:**

### Location

**Situs Address:**

11030 CO RD 356 TERRELL, TX 75161

**Map ID:**

C5-B-1

**Mapsco:**

**Legal Description:**

JACOB WALKER, 29.912 ACRES

**Abstract/Subdivision:** A0600 - JACOB WALKER

**Neighborhood:** 28-RFGD/AV

### Owner

**Owner ID:**

210887

**Name:**

MORSE STEVEN L & JERI K

**Agent:**

**Mailing Address:**

11030 CO RD 356  
TERRELL, TX 75161

**% Ownership:**

100.0%