



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.: 39-2024

Property Owner: Romuender Ranch LLC

Property ID: 13748

Address of Property: 15105 Co. Rd. 234, TX

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Romuender Ranch LLC on May 3, 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.

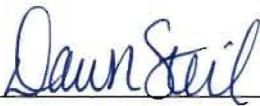
After review and finding the Petition to be sufficient, the property described in the Petition is hereby released from the Extraterritorial Jurisdiction of the City of Terrell, effective May 13, 2024.

CITY OF TERRELL, TEXAS

By: 

Mike Sims, City Manager

Attest:



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

**PETITION TO BE RELEASED FROM EXTRATERRITORIAL JURISDICTION**

NOW COME Romuender Ranch, LLC ( Timothy Bartosh and Karen Bartosh ), 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

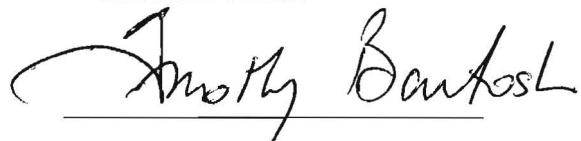
**RECEIVED**

MAY 3 2024

BY: *Dora Trejo*

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

**SIGNATURES:**

A handwritten signature in black ink, appearing to read "Timothy Bartosh". The signature is fluid and cursive, with "Timothy" on the top line and "Bartosh" on the bottom line.

Printed Name: Timothy Bartosh

Date of Birth: [REDACTED]

Residence Address: 12011 Shadow Ridge Lane, Terrell, TX 75161

Date of Signing: 4/30/2024

A handwritten signature in black ink, appearing to read "Karen Bartosh". The signature is fluid and cursive, with "Karen" on the top line and "Bartosh" on the bottom line.

Printed Name: Karen Bartosh

Date of Birth: [REDACTED]

Residence Address: 12011 Shadow Ridge Lane, Terrell, TX 75161

Date of Signing: 4/30/2024

EXHIBIT A

DESCRIPTION OF THE BOUNDARIES  
OF THE LAND



**STD LAND SURVEYING**  
stdlandsurveying@yahoo.com  
Phone 817-247-6307  
305 West Buffalo Street  
Forney, Texas 75126

GF No. : F212524K  
Borrower: Bartosh

**Legal Description for: 15105 & 15063 CR 234 Terrell, Texas (36.502 Acres)**

Being all that certain lot, tract or parcel of land out of the W.E. Sullivan Survey, Abstract No. 490, situated in Kaufman County, Texas, and being those same 2 tracts of land conveyed by deed to Craig & Johanna Bennight as recorded in Volume 2763, Page 165 and Volume 4475, Page 40 of the Deed Records of Kaufman County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found for corner in the called center of County Road No. 234, said corner being the most Southerly East corner of said Bennight tract recorded in Volume 2763, Page 165 and said corner being the South corner of a tract of land conveyed by deed to Max & Beverly Chapman as recorded in Volume 941, Page 919;

THENCE South 47 02 min 45 se West, with the called center of said County Road No. 234, and with the Southeast line of said Bennight tract recorded in Volume 2763, Page 165, a distance of 36.10 feet to a point for corner, said corner being the Southermost corner of said Bennight tract recorded in Volume 2763, Page 165, and being the East corner of a tract of land conveyed by deed to Terry Clough as recorded in Volume 4722, page 97 of the Deed Records of Kaufman County, Texas;

THENCE North 45 deg 08 min 04 sec West, with the common line of said Bennight tract recorded in Volume 2763, Page 165 and said Clough tract, a distance of 208.91 feet to a capped iron rod found for corner, said corner being an inside ell corner of said Bennight tract recorded in Volume 2763, Page 165, and being the North corner of said Clough tract;

THENCE South 44 deg 03 min 56 sec West, continuing with the common line of said Bennight tract recorded in Volume 2763, Page 165 and said Clough tract, a distance of 207.81 feet to an iron rod found for corner, said corner being an inside ell corner of said Bennight tract recorded in Volume 4475, Page 40 and said being the West corner of said Clough tract;

THENCE South 45 deg 10 min 20 sec East, with the common line of said Bennight tract recorded in Volume 4475, Page 40 and said Clough tract, a distance of 206.52 feet to a point for corner in said County Road 234, said corner being the East corner of said Bennight tract recorded in Volume 4475, Page 40, and being the South corner of said Clough tract;

THENCE South 46 deg 42 min 04 sec West, with the Southeast line of said Bennight tract recorded in Volume 4475, Page 40, and within said County Road No. 234, a distance of 253.77 feet to a point for corner, said corner being the South corner of said Bennight tract recorded in Volume 4475, Page 40, and being the

East corner of a tract of land conveyed by deed to James R Daniel as recorded in Volume 6962, page 291 of the Deed Records of Kaufman County, Texas;

THENCE North 43 deg 07 min 18 sec West, with the common line of said Bennight tract recorded in Volume 4475, Page 40, and said Daniel tract, a distance of 881.92 feet to an iron rod found for corner, said corner being the East corner of said Bennight tract recorded in Volume 4475, Page 40, and the West corner of said Daniel tract, and said corner being in the Southeast line of a tract of land conveyed by deed to Heiko Habig as recorded in Volume 5862, Page 532 of the Deed Records of Kaufman County, Texas;

THENCE North 48 deg 19 min 11 sec East, with the common line of said Bennight tract recorded in Volume 4475, Page 40 and said Habig tract, and generally along a fence line, a distance of 349.75 feet to a 4" fence corner post found for corner, said corner being the North corner of said Bennight tract recorded in Volume 4475, Page 40, and being the East corner of said Habig tract, and said corner being in the Southwest line of said Bennight tract ;

THENCE North 43 deg 08 min 08 sec West, with the common line of said Bennight tract recorded in Volume 2763, Page 165, and said Habig tract, and generally along a fence line, a distance of 1399.71 feet to a capped iron rod found for corner, said corner being the most Westerly corner of this tract, and being the West corner of said Bennight tract recorded in Volume 2763, Page 165, and being the South corner of a tract of land conveyed by deed to Balaji Raghuraman as recorded in Volume 6835, Page 536 of the Deed Records of Kaufman County, Texas;

THENCE North 46 deg 41 min 06 sec East, with the common line of said Bennight tract recorded in Volume 2763, Page 165, and said Raghuraman tract, a distance of 680.55 feet to a capped iron rod found for corner, said corner being the North corner of said Bennight tract recorded in Volume 2763, Page 165, and being the East corner of said Raghuraman tract, and said corner being in the Southwest line of a tract of land conveyed by deed to William & Thomas Harrington as recorded in Volume 7029, Page 221 of the Deed Records of Kaufman County, Texas;

THENCE South 43 deg 18 min 54 sec East, with the common line of said Bennight tract recorded in Volume 2763, Page 165, and said Harrington tract, and generally along a fence line, a distance of 1854.24 feet to an iron rod found for corner, said corner being an East outside ell corner of said Bennight tract recorded in Volume 2763, Page 165, and being the North corner of said Chapman tract;

THENCE South 46 deg 42 min 04 sec West, with the common line of said Bennight tract recorded in Volume 2763, Page 165 and said Chapman tract, a distance of 540.20 feet to a fence corner post found for corner, said corner being an inside ell corner of said Bennight tract recorded in Volume 2763, Page 165, and being the West corner of said Chapman tract;

THENCE South 43 deg 19 min 44 sec East, with the common line of said Bennight tract recorded in Volume 2763, Page 165 and said Chapman tract, a distance of 403.33 feet to the POINT OF BEGINNING, and containing 36.502 acres of land, more or less.

## Exhibit B - Map of Land

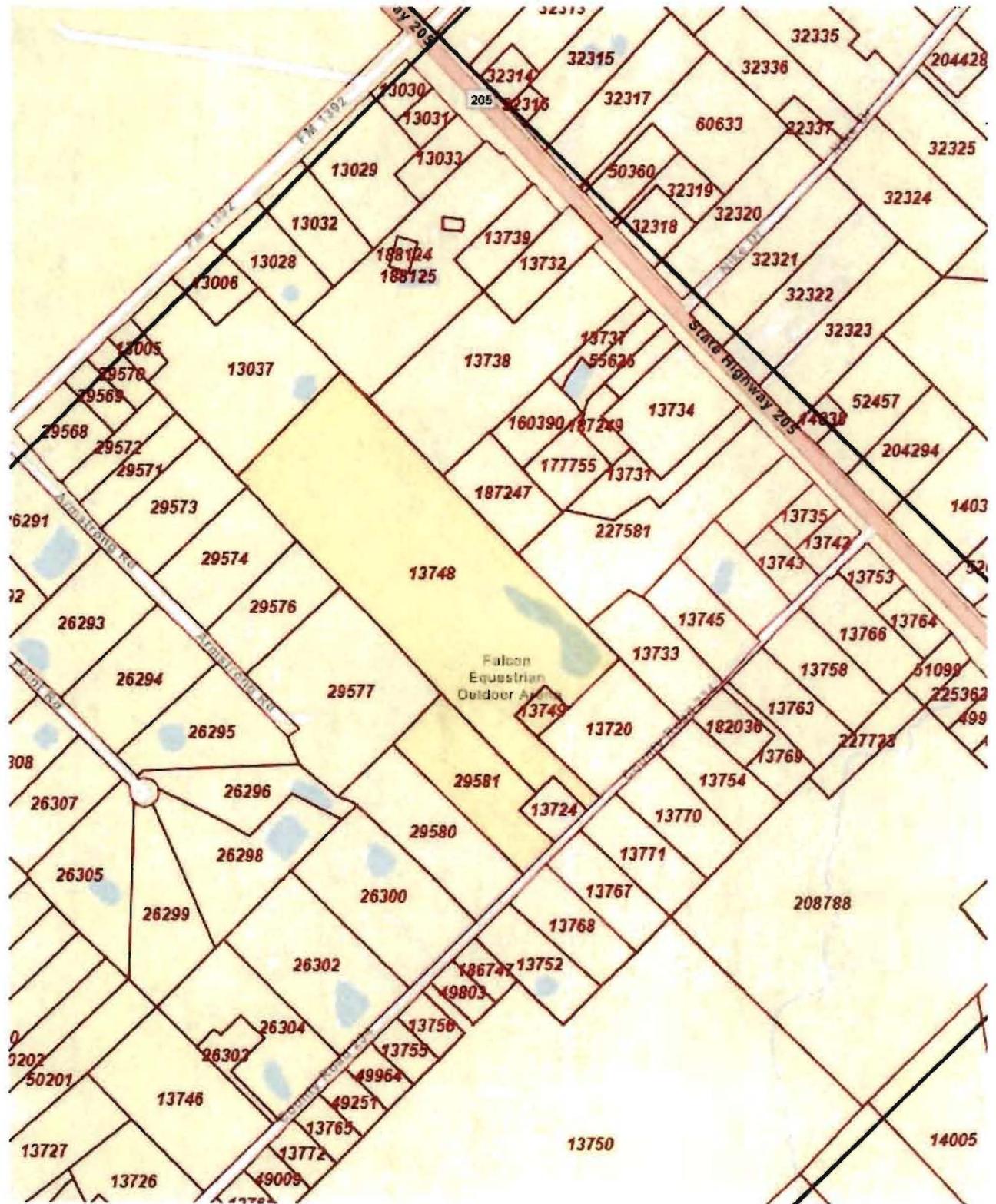


EXHIBIT C  
TAX ROLL RECORDS

## Exhibit C - Tax Roll Records

## Map



## Property Details

## Account

Property ID: 13748

Geographic ID:  
99.0490.0000.0060.00.06.00

Type: Real

Zoning:

Property Use:

Condo:

## Location

Situs Address: 15105 CO RD 234 TX

Map ID: B3-D-3

Mapsco:

Legal Description: W E SULLIVAN, TRACT 60.00; 29.492 ACRES, &amp; ARENA

Abstract/Subdivision: A0490 - W E SULLIVAN

Neighborhood: 28-RFFR/LC

## Owner

Owner ID: 240848

Name: ROMUENDER RANCH LLC

## Agent:

Mailing Address: 12011 SHADOW RIDGE LN  
TERRELL, TX 75161

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

## Property Values

Improvement Homesite Value: \$0 (+)

Improvement Non-Homesite Value: \$207,163 (+)

Land Homesite Value: \$0 (+)

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

Agricultural Market Valuation: \$463,012 (+)

Market Value: \$670,175 (=)

**Agricultural Value Loss:**  \$458,651 (-)

**Appraised Value:** \$211,524 (=)

**Homestead Cap Loss:**  \$0 (-)

**Assessed Value:** \$211,524

**Ag Use Value:** \$4,361

**VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.**

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:** ROMUENDER RANCH LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$670,175	\$211,524
CAD	KAUFMAN CAD	0.000000	\$670,175	\$211,524
KC	KAUFMAN COUNTY	0.328958	\$670,175	\$211,524
P2	PRECINCT 2	0.000000	\$670,175	\$211,524
RB	ROAD & BRIDGE	0.082500	\$670,175	\$211,524
ST	TERRELL ISD	1.068200	\$670,175	\$211,524
TV	TRINITY VALLEY CC	0.110990	\$670,175	\$211,524

**Total Tax Rate:** 1.690648

## ■ Property Improvement - Building

**Description:** COVERED ARENA **Type:** REAL PROPERTY **State Code:** D2 **Living Area:** 0.00sqft

**Value:** \$97,997

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	MP5	2007	12,800.00

**Description:** BARNS **Type:** REAL PROPERTY **State Code:** D2 **Living Area:** 0.00sqft **Value:** \$80,755

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	86SL	0	2,300.00
OB	OUT BUILDING	86SL	0	15,420.00
OB	OUT BUILDING	MP5	0	1,500.00

**Description:** BARN **Type:** REAL PROPERTY **State Code:** D2 **Living Area:** 0.00sqft **Value:** \$28,411

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	86SA	0	2,160.00

## ■ Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZB	IMPROVED PASTURES	29.4920	1,284,671.52	0.00	0.00	\$463,012	\$4,361

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$207,163	\$463,012	\$4,361	\$211,524	\$0	\$211,524
2022	\$268,847	\$418,046	\$4,313	\$273,160	\$0	\$273,160
2021	\$186,460	\$267,044	\$3,829	\$199,475	\$0	\$199,475
2020	\$187,070	\$208,150	\$4,220	\$197,530	\$0	\$197,530
2019	\$150,210	\$208,150	\$4,090	\$160,540	\$0	\$160,540
2018	\$153,190	\$141,690	\$4,370	\$161,810	\$0	\$161,810
2017	\$154,590	\$141,690	\$4,370	\$163,210	\$0	\$163,210
2016	\$151,480	\$141,690	\$4,370	\$160,100	\$0	\$160,100
2015	\$152,710	\$141,690	\$4,370	\$161,330	\$0	\$161,330
2014	\$153,330	\$141,690	\$4,370	\$161,950	\$0	\$161,950
2013	\$154,560	\$141,690	\$4,790	\$163,600	\$0	\$163,600

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/15/2021	WV	WD VENDORS LIEN	BENNIGHT CRAIG JR	ROMUENDER RANCH LLC	47303	7326	475
11/7/2005	WD	WARRANTY DEED	JACKSON CHARLOTTE	BENNIGHT CRAIG JR	2763	165	24734
1/17/1996	Deed	Deed	JACKSON, CHARLES	JACKSON CHARLOTTE	1199	604	0

# Exhibit C - Tax Roll Records



## Property Details

### Account

Property ID: 29581

Geographic ID:  
00.2130.0009.0000.00.06.00

Type: Real

Zoning:

Property Use:

Condo:

### Location

Situs Address: 15051 CO RD 234 TX

Map ID: B3-D-3

Mapsco:

Legal Description: KRISKA MESA ESTATES

Abstract/Subdivision: S2130 - KRISKA MESA ESTATES

Neighborhood: 28-001

### Owner

Owner ID: 240848

Name: ROMUENDER RANCH LLC

Agent:

Mailing Address: 12011 SHADOW RIDGE LN  
TERRELL, TX 75161

% 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: \$102,990 (+)

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

Agricultural Market Valuation: \$0 (+)

Market Value: \$102,990 (=)

<b>Agricultural Value Loss:</b> 	\$0 (-)
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<b>Appraised Value:</b>	\$102,990 (=)
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<b>Homestead Cap Loss:</b> 	\$0 (-)
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<b>Assessed Value:</b>	\$102,990
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<b>Ag Use Value:</b>	\$0
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**VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.**

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: ROMUENDER RANCH LLC %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$102,990	\$102,990
CAD	KAUFMAN CAD	0.000000	\$102,990	\$102,990
KC	KAUFMAN COUNTY	0.328958	\$102,990	\$102,990
P2	PRECINCT 2	0.000000	\$102,990	\$102,990
RB	ROAD & BRIDGE	0.082500	\$102,990	\$102,990
ST	TERRELL ISD	1.068200	\$102,990	\$102,990
TV	TRINITY VALLEY CC	0.110990	\$102,990	\$102,990

Total Tax Rate: 1.690648

## ■ Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
01HS	HOMESITE	1.1000	47,916.00	0.00	0.00	\$17,270	\$0
PA	PASTURE	5.4600	237,837.60	0.00	0.00	\$85,720	\$0

### ■ Property Roll Value History

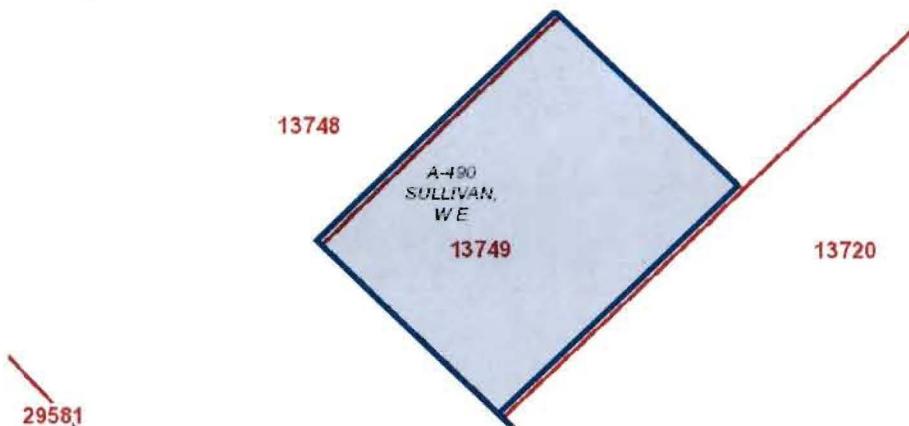
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$102,990	\$0	\$102,990	\$0	\$102,990
2022	\$0	\$92,987	\$0	\$92,987	\$0	\$92,987
2021	\$0	\$109,381	\$0	\$109,381	\$0	\$109,381
2020	\$0	\$58,780	\$0	\$58,780	\$0	\$58,780
2019	\$0	\$58,780	\$0	\$58,780	\$0	\$58,780
2018	\$0	\$58,780	\$0	\$58,780	\$0	\$58,780
2017	\$0	\$58,780	\$0	\$58,780	\$0	\$58,780
2016	\$0	\$58,780	\$0	\$58,780	\$0	\$58,780
2015	\$0	\$58,780	\$0	\$58,780	\$0	\$58,780
2014	\$0	\$58,780	\$0	\$58,780	\$0	\$58,780
2013	\$2,010	\$58,780	\$0	\$60,790	\$0	\$60,790

### ■ Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/15/2021	WV	WD VENDORS LIEN	BENNIGHT CRAIG & JOHANNA E	ROMUENDER RANCH LLC	47303	7326	475
11/9/2013	WD	WARRANTY DEED	RIERSON ESTHER	BENNIGHT CRAIG & JOHANNA E	4475	40	22029
1/7/2004	Deed	Deed	REGENCY SAVINGS BANK	RIERSON ESTHER	2352	613	0
6/3/2003	Deed	Deed	LANGFORD, JERRY M	REGENCY SAVINGS BANK	2209	220	11778

## Exhibit C - Tax Roll Records

Map



### Property Details

#### Account

**Property ID:** 13749

**Geographic ID:**  
99.0490.0000.0060.01.06.00

**Type:** Real

**Zoning:**

**Property Use:**

**Condo:**

#### Location

**Situs Address:** 0 CO RD 234 TX

**Map ID:** B3-D-3

**Mapsco:**

**Legal Description:** W E SULLIVAN, 0.45 ACRES, & HOUSE

**Abstract/Subdivision:** A0490 - W E SULLIVAN

**Neighborhood:** 28-001

#### Owner

**Owner ID:** 240848

**Name:** ROMUENDER RANCH LLC

#### Agent:

**Mailing Address:** 12011 SHADOW RIDGE LN  
TERRELL, TX 75161

**% Ownership:** 100.0%

**Exemptions:** For privacy reasons not all exemptions are shown online.

### Property Values

**Improvement Homesite Value:** \$0 (+)

**Improvement Non-Homesite Value:** \$43,219 (+)

**Land Homesite Value:** \$0 (+)

**Land Non-Homesite Value:** \$7,065 (+)

**Agricultural Market Valuation:** \$0 (+)

**Market Value:** \$50,284 (=)

<b>Agricultural Value Loss:</b> 	\$0 (-)
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<b>Appraised Value:</b>	\$50,284 (=)
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<b>Homestead Cap Loss:</b> 	\$0 (-)
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<b>Assessed Value:</b>	\$50,284
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<b>Ag Use Value:</b>	\$0
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**VALUES DISPLAYED ARE 2023 CERTIFIED VALUES.**

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## ■ Property Taxing Jurisdiction

**Owner:** ROMUENDER RANCH LLC %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$50,284	\$50,284
CAD	KAUFMAN CAD	0.000000	\$50,284	\$50,284
KC	KAUFMAN COUNTY	0.328958	\$50,284	\$50,284
P2	PRECINCT 2	0.000000	\$50,284	\$50,284
RB	ROAD & BRIDGE	0.082500	\$50,284	\$50,284
ST	TERRELL ISD	1.068200	\$50,284	\$50,284
TV	TRINITY VALLEY CC	0.110990	\$50,284	\$50,284

**Total Tax Rate:** 1.690648

## ■ Property Improvement - Building

**Description:** HOUSE **Type:** REAL PROPERTY **State Code:** E1 **Living Area:** 1,088.00sqft **Value:** \$43,219

Type	Description	Class CD	Year Built	SQFT
LA	LIVING AREA	RFFR1	1980	1,088.00

## ■ Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
01HS	HOMESITE	0.4500	19,602.00	0.00	0.00	\$7,065	\$0

### ■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$43,219	\$7,065	\$0	\$50,284	\$0	\$50,284
2022	\$19,063	\$6,379	\$0	\$25,442	\$0	\$25,442
2021	\$18,300	\$3,598	\$61	\$18,361	\$0	\$18,361
2020	\$15,250	\$2,810	\$60	\$15,310	\$0	\$15,310
2019	\$15,250	\$2,810	\$60	\$15,310	\$0	\$15,310
2018	\$15,250	\$1,910	\$60	\$15,310	\$0	\$15,310
2017	\$15,250	\$1,910	\$60	\$15,310	\$0	\$15,310
2016	\$15,250	\$1,910	\$60	\$15,310	\$0	\$15,310
2015	\$15,250	\$1,910	\$60	\$15,310	\$0	\$15,310
2014	\$15,250	\$1,910	\$60	\$15,310	\$0	\$15,310
2013	\$15,250	\$1,910	\$70	\$15,320	\$0	\$15,320

### ■ Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/15/2021	WV	WD VENDORS LIEN	BENNIGHT CRAIG JR	ROMUENDER RANCH LLC	47303	7326	475
11/7/2005	WD	WARRANTY DEED	JACKSON CHARLOTTE ANN JR	BENNIGHT CRAIG	2763	165	24734