



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.: 34-2024

Property Owner: Micky and Dana Rouvaldt

Property ID: 71639

Address of Property: 10420 FM Rd. 2578, Terrell, TX 75160

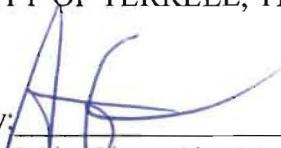
Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Micky and Dana Rouvaldt on April 29, 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.

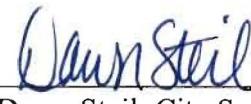
After review and finding the Petition to be sufficient, the property described in the Petition is hereby released from the Extraterritorial Jurisdiction of the City of Terrell, effective May 13, 2024.

CITY OF TERRELL, TEXAS

By:

  
Mike Sims, City Manager

Attest:

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

RECEIVED

APR 29 2024

BY: Dana Rouvaldt

Micky & Dana M. Rouvaldt  
10420 F.M 2578  
Terrell, TX 75160

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: 71639 Legal Description A0443 - Ransom Sowell  
Geographic ID: 99.0443.0000.0400.01.06.00 Acres 43.66, & House

Dear City Secretary,

As of Tuesday April 30, 2024, we, Micky and Dana Rouvaldt, the property owners of the property referenced above, are petitioning under S.B. No. 2038 to be released from the City of Terrell's Extra Territorial Jurisdiction (ETJ). We have attached a map and a legal description of the property.

Please see attachments.

Sincerely,

  
Micky Rouvaldt

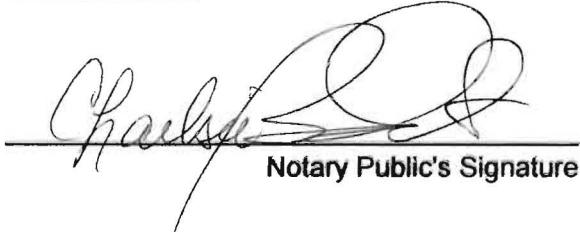
  
Dana Rouvaldt

=====

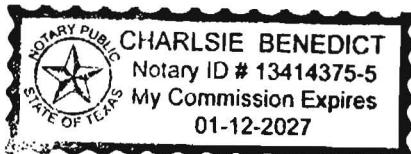
State of Texas  
County of Kaufman

This instrument was acknowledged before me on 4-29-2024 by

Charlsie Benedict

  
\_\_\_\_\_  
Notary Public's Signature

(Personalized Seal)



## EXHIBIT A

All that certain tract or parcel of land situated in the RANSOM SOWELL SURVEY, ABSTRACT NO. 443, Kaufman County, Texas, as conveyed to Randall B Reynolds and Karen Reynolds, per deed as recorded in Volume 3901, Page 565, Official Public Records Kaufman County, Texas, (O.P.R.K.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found, with yellow plastic cap stamped "RCSI RPLS 5034", at the North corner of said Reynolds tract and at the West corner of a tract of land conveyed to Southern Cross Equestrian of Terrell, LLC per deed as recorded in Volume 4096, Page 62, O.P.R.K.C.T., and in the Southeast right-of-way line of F.M. Highway 2578 (a 100' right-of-way);

THENCE South 46 degrees 21 minutes 04 seconds East, with the Northeasterly line of said Reynolds tract and with the Southwesterly line of said Southern Cross tract, passing at distance of 2312.40 feet a 1/2" iron rod with yellow cap stamped "RCSI RPLS 5034" found for reference, continuing in all a total distance of 2899.21 feet to a point for corner at the East corner of said Reynolds tract and at the South corner of said Southern Cross tract and in the Northwesterly line of a tract of land conveyed to Cope Living Trust, per deed as recorded in Volume 5961, Page 595, O.P.R.K.C.T., and lying in Bachelor Creek;

THENCE in a Southerly direction along the meanders of Bachelor Creek as follows to a point for corner:

South 10 degrees 42 minutes 45 seconds East, a distance of 35.62 feet;

South 67 degrees 38 minutes 30 seconds East, a distance of 59.50 feet;

South 00 degrees 01 minutes 47 seconds West, a distance of 285.32 feet;

South 74 degrees 45 minutes 51 seconds West, a distance of 67.31 feet;

South 24 degrees 22 minutes 40 seconds West, a distance of 196.75 feet;

North 69 degrees 46 minutes 33 seconds East, a distance of 66.54 feet;

South 57 degrees 43 minutes 05 seconds East, a distance of 154.60 feet;

South 47 degrees 32 minutes 48 seconds West, a distance of 318.76 feet to the South corner of said Reynolds tract and at an East corner of a tract of a called 30 acres of land conveyed to Toma Monique Martin, per deed as recorded in Volume 6442, Page 487, Deed Records Dallas County, Texas, (D.R.K.C.T.);

THENCE North 45 degrees 31 minutes 17 seconds West, with a Southwesterly line of said Reynolds tract and with a Northeasterly line of said Martin tract, passing at 490.00 feet, a 1/2" iron rod with blue cap stamped "R.P.L.S. 3941" continuing in all a total distance of 1910.06 feet to an existing rail road cross fence post, said corner being at the North corner of said Martin tract and in the Southeasterly line of a called 6.174 acre tract as conveyed to Cecil D. Wallace and Lucinda L. Wallace per deed recorded in Volume 5289, Page 554, O.P.R.K.C.T.;

THENCE North 47 degrees 07 minutes 32 seconds East, with the Southeasterly line of said Wallace tract and the Northwesterly line of said Reynolds a distance of 8.33 feet to a 3/8" iron rod found at a fence corner intersection at an ell corner of said Reynolds tract and at the East corner of said Wallace tract;

THENCE North 47 degrees 10 minutes 59 seconds West, with the Southwesterly line of said Reynolds tract and with the Northeasterly line of said Wallace tract, passing at a distance of 63.97 feet a found 1/2" iron rod with yellow cap stamped "VOGT RPLS 5248" in the remains of old barbed wire fence line, continuing in all a total distance of 352.61 feet to a 1/2" iron rod found at a West corner of said Reynolds tract and at the South corner of



**EXHIBIT A**  
(Continued)

a called 4.884 acre tract of land conveyed to Terry D Bunch and Mary K Bunch, per deed as recorded in Volume 2119, Page 81, O.P.R.K.C.T.;

THENCE North 44 degrees 37 minutes 56 seconds East, with a Northwesterly line of said Reynolds tract and with the Southeasterly line of said Bunch tract, a distance of 184.00 feet to a 1/2" iron rod found with yellow cap stamped "NEAGLE RPLS 5239" at an ell corner of said Reynolds tract and at the East corner of said Bunch tract, from which a found 1/2" iron anchor bears North 36 degrees 09 minutes 03 seconds East, a distance of 3.23 feet;

THENCE North 45 degrees 31 minutes 17 seconds West, with the Southwesterly line of said Reynolds tract and with the Northeasterly line of said Bunch tract along or near remains of old barbed wire fence line a distance of 1111.80 feet to a 1/2" iron rod found, at the Northern most West corner of said Reynolds tract and at the North corner of said Bunch tract and in the Southeasterly right-of-way line of said F.M. Highway No. 2578, from which a 1/2" iron rod found bears North 45 degrees 27 minutes 01 seconds East, a distance of 3.47 feet, from which a 3/8" iron rod found under a fence corner post bears South 43 degrees 28 minutes 34 seconds West, a distance of 131.74 feet;

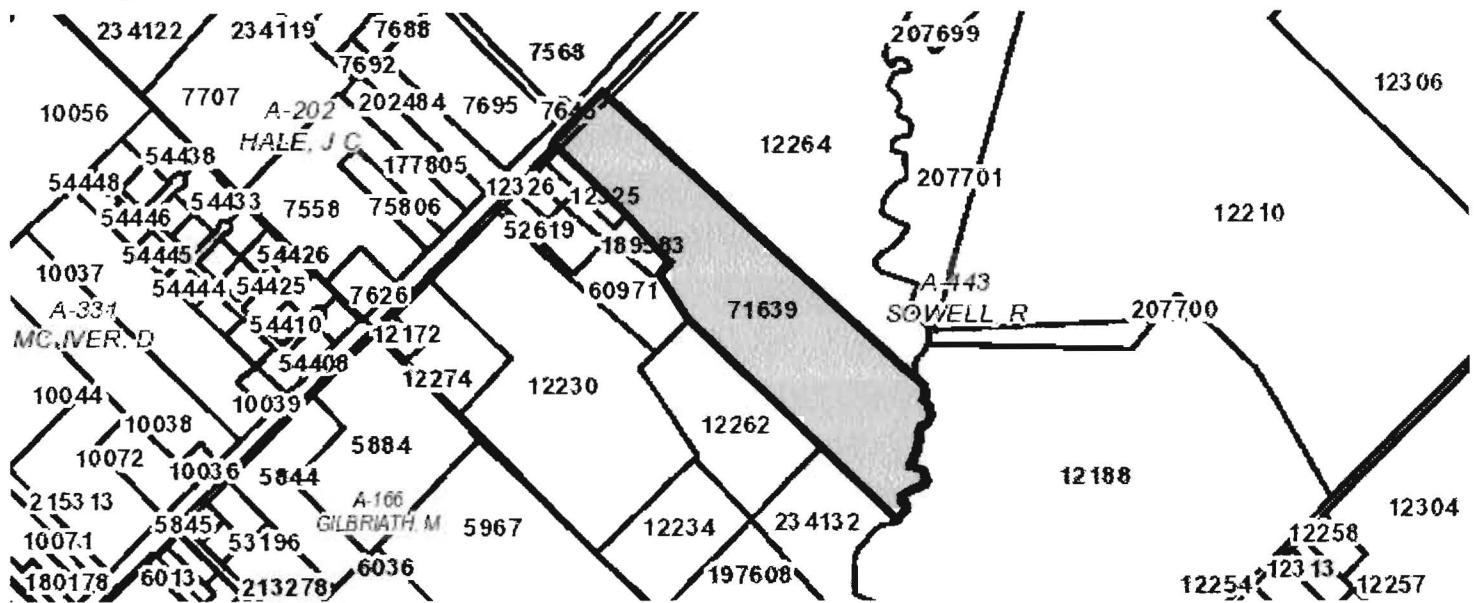
THENCE North 43 degrees 43 minutes 58 seconds East, with the Northwesterly line of said Reynolds tract and in the Southeasterly right-of-way line of F.M. Highway No. 2578, passing a found highway wood right-of-way marker at a distance of 42.65 feet, continuing in all a total distance of 445.92 feet to the POINT OF BEGINNING and containing 1,901,843 square feet or 43.660 acres of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

#2022-0046303  
Filed for Record in Kaufman County TX  
12/21/2022 04:27:21 PM



## Map



## Property Details

### Account

**Property ID:** 71639 **Geographic ID:** 99.0443.0000.0400.01.06.00

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

**Property Use:** Condo

### Location

**Situs Address:** 10420 FM RD 2578 TERRELL, TX 75160

**Map ID:** D4-C-3 **Mapsco:**

**Legal Description:** RANSOM SOWELL, TRACT 400.01; 43.66 ACRES, & HOUSE

**Abstract/Subdivision:** A0443 - RANSOM SOWELL

**Neighborhood:** 28-RVEX/VG

### Owner

**Owner ID:** 250382

**Name:** ROUVALDT MICKY & DANA M

### Agent:

**Mailing Address:** 10420 FM RD 2578  
TERRELL, TX 75160

#### SECTION 4: Property Use (concluded)

4. List the participation in any government programs for planting cover crops or land lying idle and the number of acres devoted to each program. Attach a list if the space is not sufficient.

Program Name	Number of Acres

- 5.** If the property is now used for any nonagricultural activities, list all nonagricultural uses and the number of acres devoted to each use. Attach a list if the space is not sufficient.

Nonagricultural Use	Number of Acres
Residential	1,000
Commercial	500
Industrial	200
Other	100
<b>Total</b>	<b>1,800</b>

## SECTION 5: Wildlife Management Use

Digitized by srujanika@gmail.com

**% Ownership:** 100.0%

**Exemptions:** HS - HOMESTEAD

For privacy reasons not all exemptions are shown online.

## ■ Property Values

<b>Improvement Homesite Value:</b>	\$447,034 (+)
<b>Improvement Non-Homesite Value:</b>	\$176,358 (+)
<b>Land Homesite Value:</b>	\$15,634 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$666,946 (+)
<b>Market Value:</b>	\$1,305,972 (=)
<b>Agricultural Value Loss: </b>	\$663,915 (-)
<b>Appraised Value:</b>	\$642,057 (=)
<b>Homestead Cap Loss: </b>	\$0 (-)
<b>Assessed Value:</b>	\$642,057
<b>Ag Use Value:</b>	\$3,031

**VALUES DISPLAYED ARE 2024 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.**

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.



Chris Felan  
Vice President  
Rates & Regulatory Affairs

April 1, 2024

To the Honorable Mayor and City Manager

Re: Atmos Energy Corporation Mid-Tex 2024 Rate Review Mechanism Filing

Dear Mayor and City Manager,

Through this correspondence, Atmos Energy Corporation, Mid-Tex Division ("Atmos Energy" or "the Company") wishes to notify you that the Company has submitted its seventh filing under the Rider RRM - Rate Review Mechanism Tariff. Consistent with our agreement, this filing has been served on Mr. Thomas Brocato, the attorney for your coalition.

As part of the filing, we have included updated tariffs for Rates R, C, I and T and Rider WNA. In addition, per the RRM Agreement, we have included Minimum Filing Requirements ("MFRs") as part of this filing. The MFRs consist of information that is typically requested by the interveners during the discovery process. We stand ready to respond to your requests for information during the review process. Our goal is to reach a mutual agreement that fairly balances the needs of the Company and the needs of the customer.

The Company is committed to working with your representatives to answer any questions regarding the filing during the interim. Should you have any specific questions, please forward them to your local Manager of Public Affairs or to my attention.

In closing, I want to say again how much Atmos Energy appreciates your City's willingness to work with the Company in order to reach an agreement that implements the necessary change in rates in a cost effective and efficient manner.

Sincerely,

A handwritten signature in black ink that reads "Chris Felan".

Chris Felan