



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.: 38-2024

Property Owner: Timothy M. and Karen M. Bartosh

Property ID: 61006

Address of Property: 12011 Shadow Ridge Ln, Terrell, TX 75161

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Timothy M. and Karen M. Bartosh 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 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

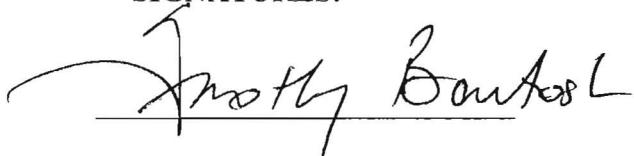
**RECEIVED**

**MAY 3 2024**

**BY: *Jora Luev***

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

**SIGNATURES:**



Printed Name: Timothy Bartosh

Date of Birth: [REDACTED]

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

Date of Signing: 4/30/2024



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 EXHIBIT "A"

A tract of land situated in the Aaron Bennett Survey, Abstract No. 20, Kaufman County, Texas, being a part of a tract of land conveyed to Jed J. Thompson and Geri Thompson, husband and wife, by deed recorded in Volume 1295, Page 399, Deed Records, Kaufman County, Texas, and being the same tract of land conveyed to Stephen D. Graham and Dinah S. Graham by deed recorded in Volume 1791, Page 230, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows

BEGINNING at a 3/8 inch iron rod found in the South right-of-way line of Shadow Ridge Lane (50 foot private right-of-way), said point being at the North corner of Lot 5, of Shadow Ridge Farm Estates Phase One, an Addition to Kaufman County, Texas, according to the plat thereof recorded in Cabinet 2, Page 187, Plat Records, Kaufman County, Texas,

THENCE S 45 deg 00 min 00 sec West, along the Northwest lines of Lot 1 through 5 of said Shadow Ridge Farm Estates Phase One, a distance of 1486.13 feet to a 3/8 inch iron rod found in the Northeast property line of Hunt Oil Company by deed recorded in Volume 286, Page 424, Deed Records, Kaufman County, Texas,

THENCE N 45 deg 22 min 30 sec West, along the Northeast property line of said Hunt Oil Company tract, a distance of 726.20 feet to a 3/8 inch iron rod found for corner,

THENCE N 45 deg 00 min 00 sec East, a distance of 1513.12 feet to a 3/8 inch iron rod found in the South right-of-way line of said Shadow Ridge Lane,

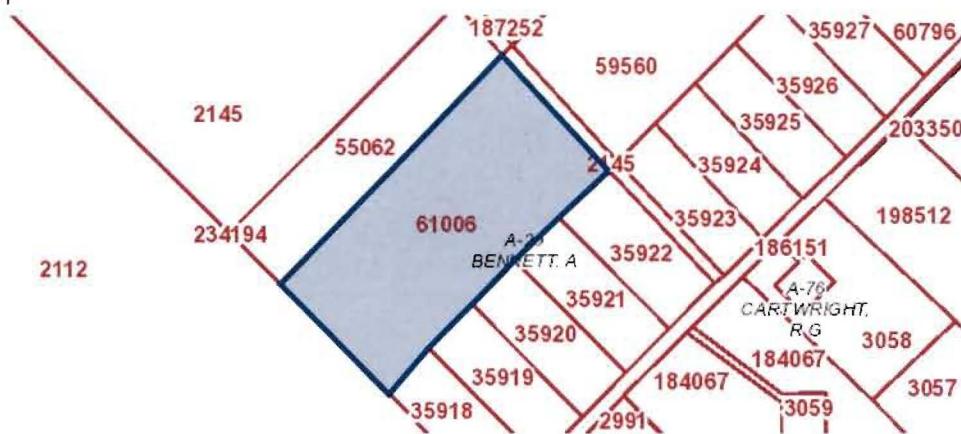
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NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

EXHIBIT B  
MAP OF THE LAND



EXHIBIT C  
TAX ROLL RECORDS

**Map****Property Details****Account****Property ID:** 61006**Geographic ID:**

99.0020.0000.0150.07.06.00

**Type:** Real**Zoning:****Property Use:****Condo:****Location****Situs Address:** 12011 SHADOW RIDGE LN TERRELL, TX 75161**Map ID:** C5-C-3**Mapsco:****Legal Description:** A BENNETT, 25.0 ACRES**Abstract/Subdivision:** A0020 - A BENNETT**Neighborhood:** 28-RFEX/VG**Owner****Owner ID:** 194813**Name:** BARTOSH TIMOTHY M & KAREN M**Agent:****Mailing Address:** 12011 SHADOW RIDGE LANE  
TERRELL, TX 75161**% Ownership:** 100.0%**Exemptions:** HS - HOMESTEAD

For privacy reasons not all exemptions are shown online.

**Property Values**

<b>Improvement Homesite Value:</b>	\$686,079 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$37,000 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$425,499 (+)

<b>Market Value:</b>	\$1,148,578 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$422,098 (-)
<b>Appraised Value:</b>	\$726,480 (=)
<b>Homestead Cap Loss:</b> ⓘ	\$3,467 (-)
<b>Assessed Value:</b>	\$723,013
<b>Ag Use Value:</b>	\$3,401

**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:** BARTOSH TIMOTHY M & KAREN M %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$1,148,578	\$723,013
CAD	KAUFMAN CAD	0.000000	\$1,148,578	\$723,013
KC	KAUFMAN COUNTY	0.328958	\$1,148,578	\$723,013
P3	PRECINCT 3	0.000000	\$1,148,578	\$723,013
RB	ROAD & BRIDGE	0.082500	\$1,148,578	\$723,013
ST	TERRELL ISD	1.068200	\$1,148,578	\$623,013
TV	TRINITY VALLEY CC	0.110990	\$1,148,578	\$723,013

**Total Tax Rate:** 1.690648

## ■ Property Improvement - Building

**Description:** RESIDENCE **Type:** REAL PROPERTY **State Code:** E1 **Living Area:** 4,260.00sqft

**Value:** \$551,550

Type	Description	Class CD	Year Built	SQFT
LA	LIVING AREA	RFVG2	2003	2,104.00
STR2	2ND STORY LIVING AREA	*	2003	1,406.00
CP	Porch, Covered	*	2003	552.00
CP	Porch, Covered	*	2003	35.00
AGF2	Attached Garage, Finished, 2 Car	*	2003	750.00
STR2	2ND STORY LIVING AREA	*	2003	750.00
CP	Porch, Covered	*	2003	252.00
POOL	SWIMMING POOL	P08	0	1.00
CP	Porch, Covered	*	2006	252.00

**Description:** OUT BUILDINGS **Type:** REAL PROPERTY **State Code:** E1 **Living Area:** 0.00sqft

**Value:** \$134,529

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	90SA	2014	2,146.00
OB	OUT BUILDING	90SL	2014	1,680.00
OB	OUT BUILDING	MP5	2014	174.00
OB	OUT BUILDING	MP5	2014	348.00
OB	OUT BUILDING	86SL	2004	1,920.00
STGA	Storage Bldg, Average	STGA	2004	720.00

## ■ Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
TAVRG	TERRELL AVERAGE	2.0000	87,120.00	0.00	0.00	\$37,000	\$0
ZB	IMPROVED PASTURES	23.0000	1,001,880.00	0.00	0.00	\$425,499	\$3,401

### 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	\$686,079	\$462,499	\$3,401	\$726,480	\$3,467	\$723,013
2022	\$696,889	\$399,999	\$3,364	\$732,253	\$59,372	\$672,881
2021	\$548,031	\$250,000	\$3,137	\$571,168	\$0	\$571,168
2020	\$528,110	\$187,500	\$3,000	\$546,110	\$0	\$546,110
2019	\$511,340	\$187,500	\$2,910	\$529,250	\$0	\$529,250
2018	\$551,190	\$145,840	\$3,110	\$565,970	\$0	\$565,970
2017	\$490,210	\$145,840	\$3,110	\$504,990	\$0	\$504,990
2016	\$402,330	\$141,660	\$3,110	\$416,770	\$0	\$416,770
2015	\$402,330	\$141,660	\$3,110	\$416,770	\$0	\$416,770
2014	\$419,230	\$141,660	\$3,110	\$433,670	\$0	\$433,670
2013	\$419,230	\$141,660	\$3,400	\$433,960	\$0	\$433,960

### Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
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8/1/2006	WD	WARRANTY DEED	GRAHAM STEPHEN D & DINAH S	BARRETT MICHAEL J & SHERRY A	2938	228	18181
9/25/2003	Deed	Deed	GRAHAM STEPHEN D & DINAH S	GRAHAM STEPHEN D & DINAH S	2288	358	22166
9/25/2003	Deed	Deed	THOMPSON JED	GRAHAM STEPHEN D & DINAH S	2288	358	22166

**PETITION TO BE RELEASED FROM EXTRATERRITORIAL JURISDICTION**

NOW COME 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.

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

**SIGNATURES:**

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Printed Name: Timothy Bartosh

Date of Birth: 09/05/1961

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

Date of Signing: \_\_\_\_\_

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Printed Name: Karen Bartosh

Date of Birth: 04/12/1972

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

Date of Signing: \_\_\_\_\_

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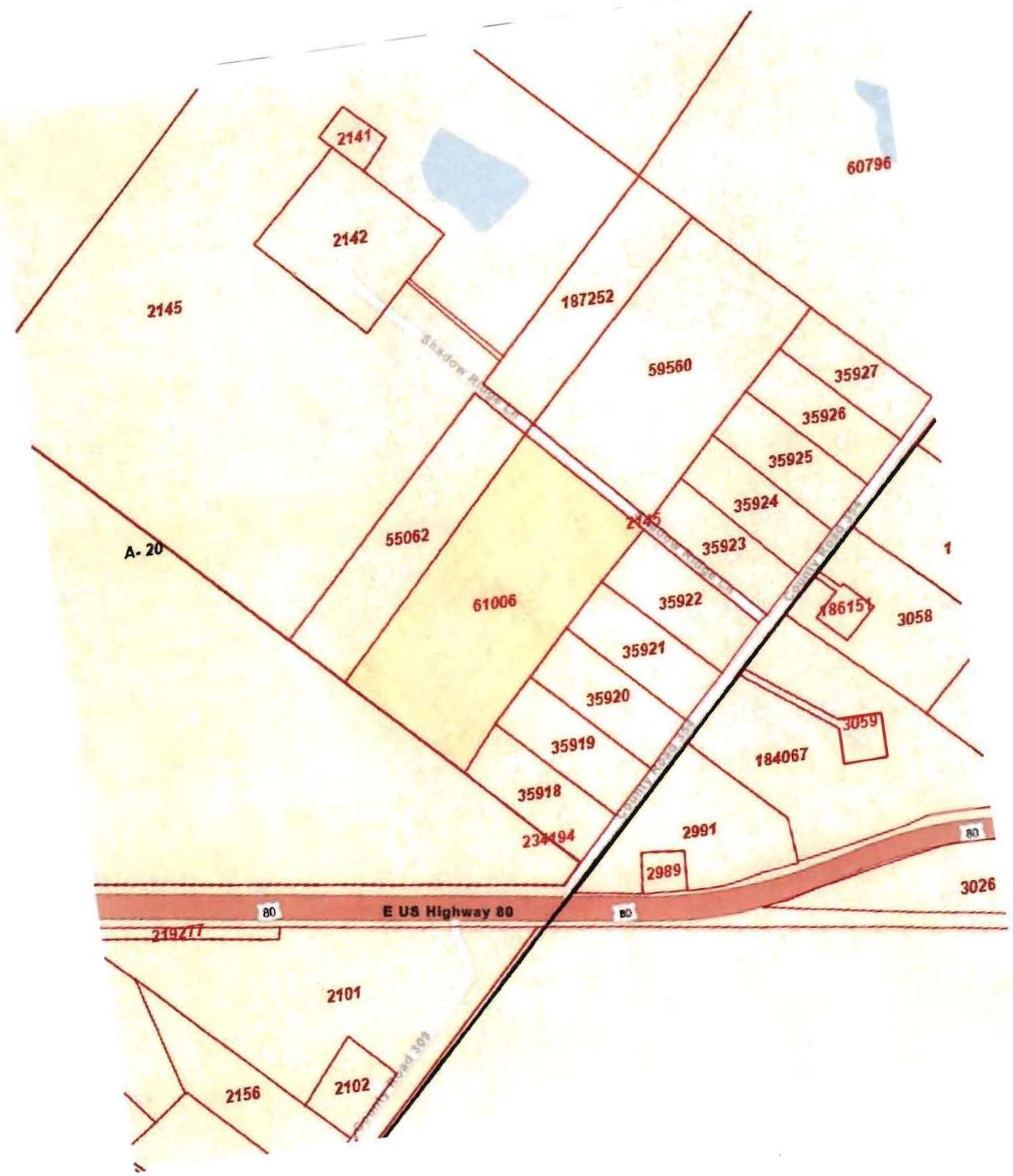
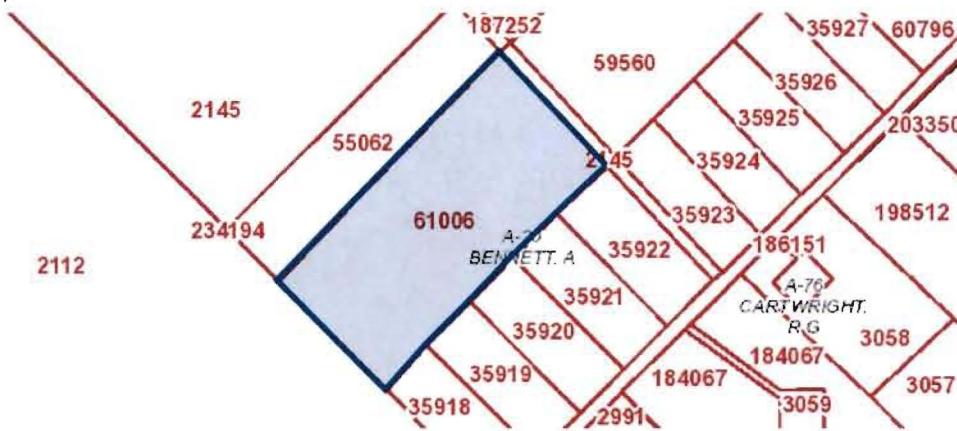


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