



January 29, 2025

Rick Carmona
Mayor

Donna Renee Anderson
Council Member
District 2

Mayrani Velazquez
Mayor Pro Tem
District 3

Stephanie Holmes-Thomas
Deputy Mayor Pro Tem
District 4

Phil Robison
Council Member
District 5

Mike Sims
City Manager

Extraterritorial Jurisdiction Release No.: 07-2025

Property Owner: Terrence Lee Roe

Property ID: 208907

Address of Property: 9701 Co Rd 390, Terrell, TX 75160

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Terrence Lee Roe on January 7, 2025. 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 January 29, 2025.

CITY OF TERRELL, TEXAS

By: 

Mike Sims, City Manager

Attest:



Dawn Steil, City Secretary

JAN 7 2024

PETITION TO BE RELEASED FROM EXTRATERRITORIAL JURISDICTION

BY:

Dawn Stail

NOW COME , Terrence Roe, 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

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

SIGNATURES:

X Terrence Lee Roe

PRINTED NAME: Terrence Lee Roe

DATE OF BIRTH: [REDACTED]

RESIDENCE ADDRESS:

9701 County Road 390 Terrell, Texas 75161

DATE OF SIGNING: 01/07/2025

EXHIBIT A
DESCRIPTION OF THE BOUNDARIES
OF THE LAND

LEGAL DESCRIPTION
5.000 ACRES

STATE OF TEXAS
COUNTY OF KAUFMAN

BEING all that certain tract or parcel of land in the R.G. Cartwright Survey, A-76, Kaufman County, Texas, and being all of that 5.000 acre tract as conveyed from Larry Keith Armstrong et al to David Edington, as recorded in Volume 1935, Page 97, of the Deed Records of Kaufman County, Texas, and being more particularly described as follows;

BEGINNING at a 4" galvanized post found for corner at the north corner of said 5.000 acre tract;

THENCE S45°06'48"E, along the northeast line of said tract, a distance of 707.93 feet to a 3 foot diameter oak tree found for corner;

THENCE S34°10'20"W, along the northwest line of County Road No. 390, a distance of 276.17 feet to a ½" iron rod found for corner;

THENCE N52°41'26"W, along the southwest line of said 5.000 acre tract, a distance of 659.73 feet to a ½" iron rod found for corner;

THENCE N28°30'40"E, along the northwest line of said 5.000 acre tract, a distance of 373.50 feet to the POINT OF BEGINNING and containing 5.000 acres of land.

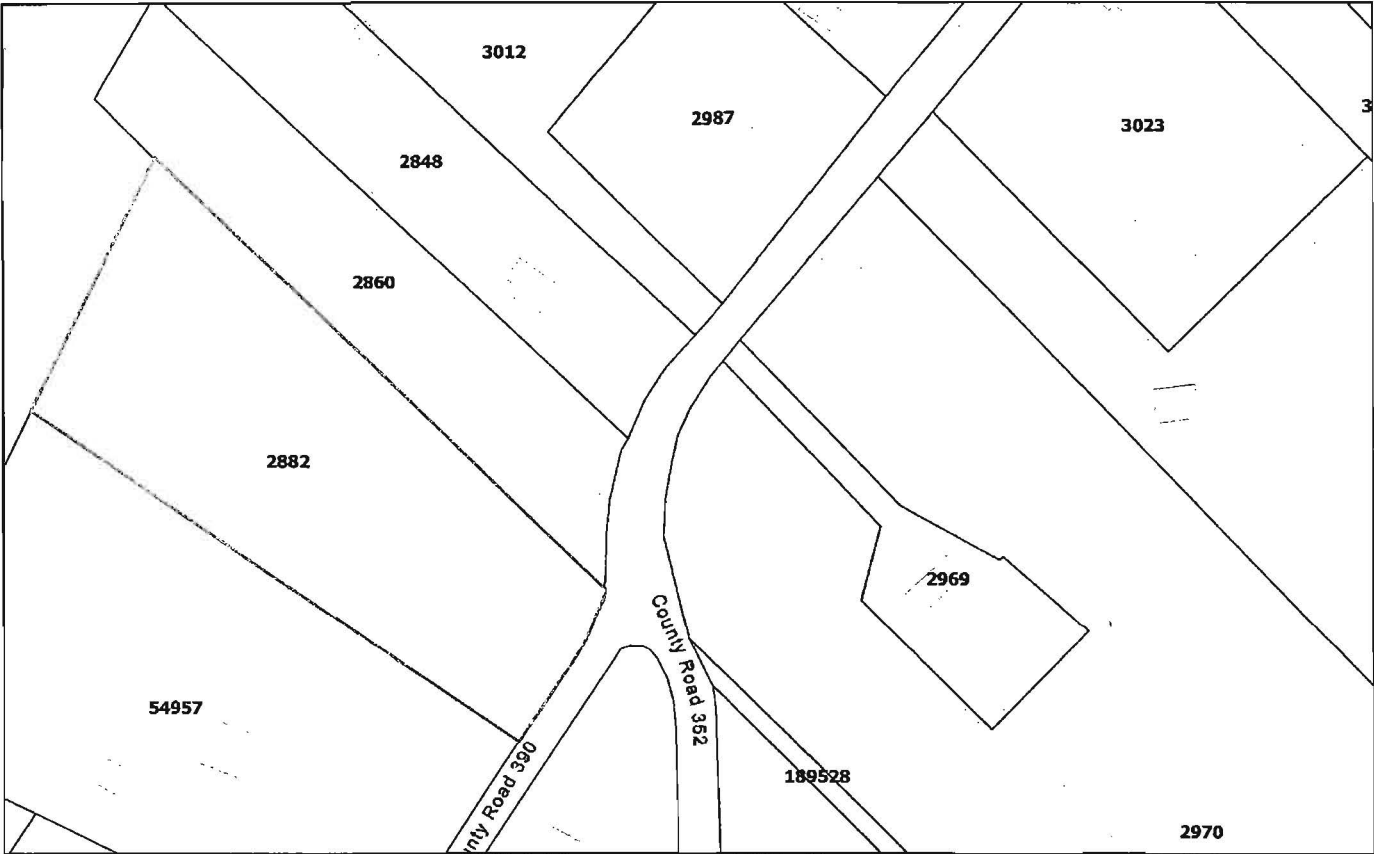
INST # 2017-0012203
Filed for record in Kaufman County
On: 5/31/17 at 10:56 AM

EXHIBIT

1

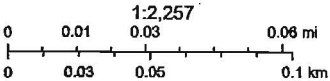
EXHIBIT B
MAP OF THE LAND

Kaufman CAD Web Map



12/19/2024, 10:43:58 AM

- ☐ Parcels
- ☐ Abstracts



Esri Community Maps Contributors, Baylor University, Kaufman County, Texas Parks & Wildlife, © OpenStreetMap contributors, Microsoft, Esri, TomTom, Garmin, Kauffman County Appraisal District, BLS Consulting - www.blsconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

EXHIBIT C
TAX ROLL RECORDS

Property Location
9701 CO RD 390 75160

Legal Description
R G CARTWRIGHT

Teressa Floyd
TAX ASSESSOR-COLLECTOR



Account Number
2882

Owner Name
ROE TERRENCE L
9701 CO RD 390
TERRELL TX 75160

Kaufman County Tax Office 469-376-4689

UDI: 0

2024 PROPERTY TAX STATEMENT

HS CAP VALUE: \$112,685





APPRAISAL ASSESSMENT AND EXEMPTIONS	Property Class	Land	AG/Other	Improvements	Personal Property And Minerals	Total Appraised Value	100% Assessed Value	Exemptions
	HS/QV65/DP	\$149,999		\$151,676		\$301,675	\$301,675	CAPPED
	Non-Homestead							HOMESTEAD
	AG/Other							
	TOTAL	\$149,999		\$151,676		\$301,675	\$301,675	

Where do your tax dollars go?	Taxing Unit	Tax Rate	Exemption	Freeze Amt	Taxable	Tax Due
	38.65% - KAUFMAN COUNTY	.33261300	\$112,685		\$188,990	\$628.61
	9.59% - ROAD & BRIDGE	.08250000	\$112,685		\$188,990	\$155.92
	40.15% - WILLS POINT ISD	.73390000	\$212,685		\$88,990	\$653.10
	11.61% - ESD #3	.10000000	\$112,685		\$188,990	\$188.99

TOTAL: \$1,626.62

- We will accept a partial payment, however, any balance owed on February 1, will incur penalty and interest.
- To avoid the accrual of penalty and interest, all payments, including metered mail, online bill pay and e-checks, must bear a USPS postmark or be received on or before January 31st.
- Depositing payments in a USPS collection box does not guarantee a postmark for that day and could result in the accrual of penalty and interest if done on or near a delinquency date.
- By state law, failure to receive a tax bill does not relieve the owner of tax, penalty or interest liability. If you did not receive a statement for each piece of property you own, you may visit our website to view property taxes, payment history, current statements, payment options and other information at <https://www.kaufmancounty.net/247/Tax-Assessor>
- The Tax Assessor-Collector does not have the legal authority to forgive or waive any penalty or interest charges.

Payment Options
Visit our website for eCheck and credit card payments
<https://www.kaufmancounty.net>
For payment by phone, call 1 866 549 1010

Over 65/Disabled
Quarter pay below

Bureau Code
5499044

PMT	Due By	Payment Amount
1ST	01/31/2025	
2ND	03/31/2025	
3RD	05/31/2025	
4TH	07/31/2025	

Sales Tax Savings:

DETACH AND RETURN ORIGINAL COUPON

Account Number
2882



Teressa Floyd, TAC
Kaufman County Tax Office
P.O. Box 339
Kaufman TX 75142
(469) 376-4596
(469) 376-4689

If Paid In	P&I Rate	Amount Due
FEB	7%	\$1,740.48
MAR	9%	\$1,773.01
APR	11%	\$1,805.55
MAY	13%	\$1,838.08

**DUE BY
JAN 31ST**

\$1,626.62

48765
098273

ROE TERRENCE L
9701 COUNTY ROAD 390
TERRELL TX 75161-6509



KAUFMAN COUNTY TAX OFFICE
PO BOX 339
KAUFMAN TX 75142-0339

