



February 14, 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.: 08-2025

Property Owner: Storage Max LLC

Property ID: 12314

Address of Property: 9161 Co Rd 301 TX

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Storage Max LLC on January 31, 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 February 14, 2025.

CITY OF TERRELL, TEXAS

By: _____

Mike Sims, City Manager

Attest:



Dawn Steil, City Secretary

RECEIVED



JAN 31 2024

BY: Dawn Stal

PETITION TO BE RELEASED FROM EXTRATERRITORIAL JURISDICTION

NOW comes **STORAGE MAX LLC** through **Donald Gale**, the owner 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 the attached Exhibit A and shown in the 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 signatory certifies that the land subject of this petition is not:

(1) within five miles of the boundary of a military based, 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;
(B) that has a population greater than 240,000;

*DAWN STAL
1/24/25*

(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.

Property Taxing Jurisdiction

Owner: STORAGE MAX LLC, Donald Gale, President **% Ownership:** 100%



Donald Gale, President
STORAGE MAX LLC

Address:
9161 CR 301
Terrell, Texas 75160

Feel free to contact the undersigned should you have any questions or concerns.

Very truly yours,

ASHMORE & ASHMORE

By: 

KC Ashmore

State Bar No. 24040451

e-serve@ashmorelawfirm.com

ROCKWALL OFFICE

304 N. San Jacinto Street

Rockwall, Texas 75087

Tel: (972) 325-5938

Fax: (972) 349-1759

TERRELL OFFICE

310 W. College Street

Terrell, Texas 75160

Tel: (972) 563-3308

Fax: (972) 349-1759

ATTORNEY FOR DONALD GALE

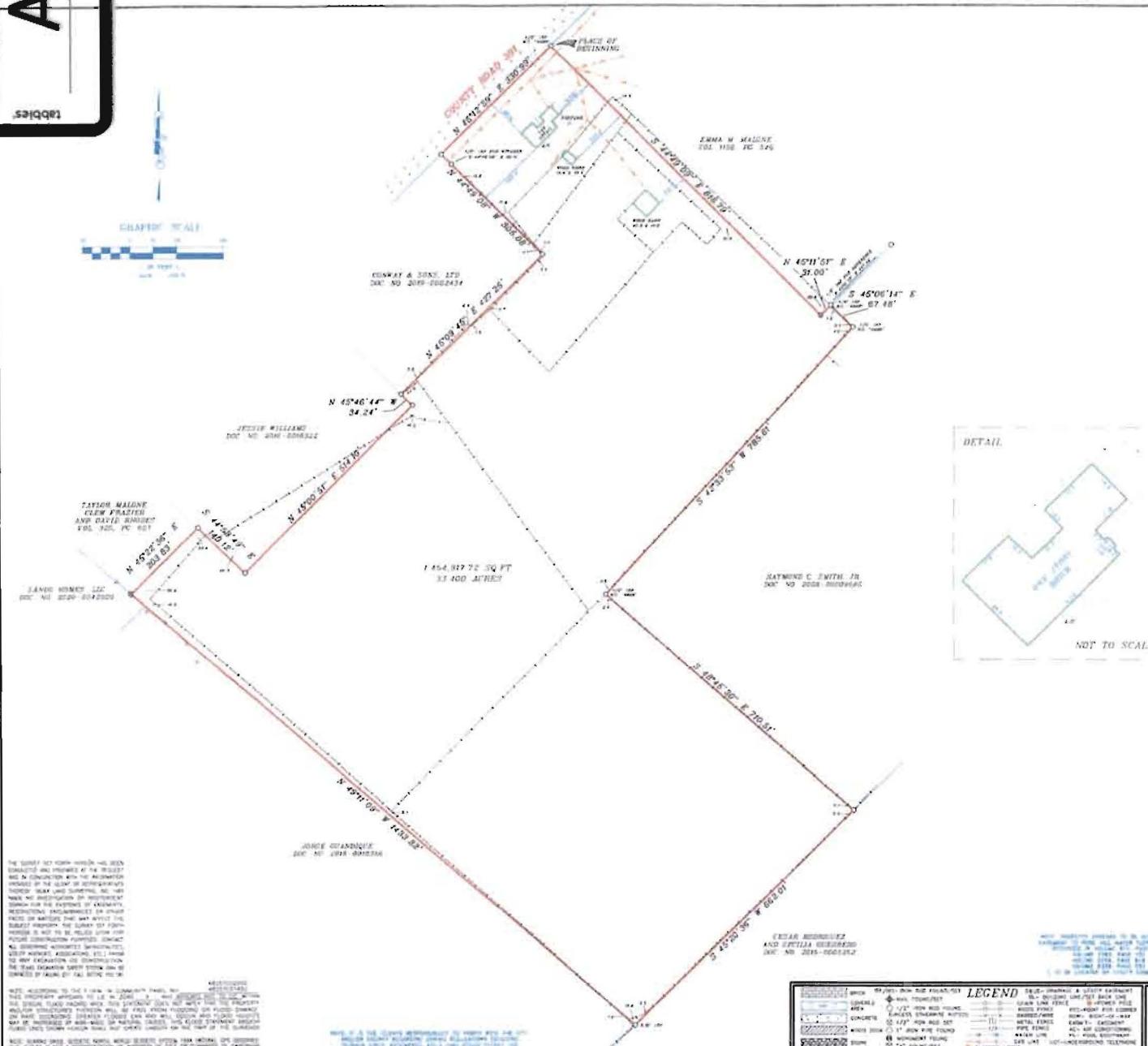
Ashmore & Ashmore Law Firm

Rockwall Office: 304 N. San Jacinto, Rockwall, Texas 75087

Terrell Office: 102 E. Moore Ave. #105, Terrell, TX 75160

972.325.5938 (T) • 972.349.1759 (F) • www.ashmorelawfirm.com

-531998



SURVEYOR'S CERTIFICATE
TO PROFESSIONALS: HAVE SURVEYOR DRIVEN
A LINE FROM POINT A TO POINT B
ON THIS DATE: 10/10/01 AND
THE LINE IS 1000' LONG.
SURVEYOR'S INSPECTION OF THE
LINE AND POINTS OF THE LINE
SHOW THAT THE LINE IS
A STRAIGHT LINE AND IS
NOT DEFECTIVE. AND AS REQUESTED, THERE ARE NO
OBSTACLES OR HAZARDS IN THE GROUND EXCEPT
AS NOTED IN THE SURVEYOR'S REPORT.
SURVEYOR'S NAME: JOHN D. SMITH
SURVEYOR'S SIGNATURE: JOHN D. SMITH

10. At 1200 hrs local time, the following observations were made:

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SURVEY PLAT

BING COUNTY ROAD 301

WELL SURVEY ABSTRACT NO. 143

KAUFMAN COUNTY, TEXAS

10 of 10

NOTE: It is the Client's responsibility to furnish PPS-147
WELD COUNTY BUILDING DIVISION BUREAU WITH
TWO (2) COPIES OF THE PLANS AND SPECIFICATIONS
HEREIN OR THE APPROVED DRAWINGS TO ANY CONTRACTOR.

BRIAN GALLIA & ASSOCIATES
BG&A Land Surveying, Inc.
1001 STATE HIGHWAY 34 E. SUITE
—
QUINLAN, TEXAS 75474
PHONE (903) 747-2200
FAX (903) 747-2201

SURVEY PLAT

BING COUNTY ROAD 301

WELL SURVEY ABSTRACT NO. 143

KAUFMAN COUNTY, TEXAS

10 of 10



 Boundary  Stream, Intermittent  River/Creek  Water Body



Data from: Zillow · Redfin · Realtor · GreatSchools

COUNTY ROAD 301

N 45°12'59" E 330.99

Property Details

Account

Property ID: 12314 **Geographic ID:** 99.0443.0000.0700.00.06.00

Type: R

Zoning:

Property Use:

Condo:

Location

Situs Address: 9161 CO RD 301 TX

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

Legal Description: RANSOM SOWELL, TRACT 700.00; 1. ACRES, & HOUSE

Abstract/Subdivision: A0443

Neighborhood: (28-RVGD/AV) TERRELL ISD BRICK GOOD / AVERAGE

Owner

Owner ID: 236963

Name: STORAGE MAX LLC

Agent:

Mailing Address: P O BOX 25542
DALLAS, TX 75225

% Ownership: 100.0%

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

Property Values

Improvement Homesite Value: \$0 (+)

Improvement Non-Homesite Value: \$395,358 (+)

Land Homesite Value: \$0 (+)

Land Non-Homesite Value: \$17,320 (+)

Agricultural Market Valuation: \$0 (+)

Market Value: \$412,678 (=)

Agricultural Value Loss: \$0 (-)

Appraised Value: \$412,678 (=)

HS Cap Loss: \$0 (-)

Circuit Breaker: \$0 (-)

Assessed Value: \$412,678

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: STORAGE MAX LLC %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$412,678	\$412,678
KC	KAUFMAN COUNTY	0.332613	\$412,678	\$412,678
ST	TERRELL ISD	1.055200	\$412,678	\$412,678
TV	TRINITY VALLEY CC	0.113660	\$412,678	\$412,678
P3	PRECINCT 3	0.000000	\$412,678	\$412,678
RB	ROAD & BRIDGE	0.082500	\$412,678	\$412,678
CAD	KAUFMAN CAD	0.000000	\$412,678	\$412,678

Total Tax Rate: 1.683973

■ Property Improvement - Building

Description: HOUSE **Type:** REAL PROPERTY **Living Area:** 2394.0 sqft **Value:** \$395,358

Type	Description	Class CD	Year Built	SQFT
LA	LIVING AREA	RVGD1	1974	2394
AGF2	Attached Garage, Finished, 2 Car	*	1974	550
STGA	Storage Bldg, Average	*	1977	364
CP	Porch, Covered	*	1977	64

■ Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
01HS	HOMESITE	1.00	43,560.00	0.00	0.00	\$17,320	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$395,358	\$17,320	\$0	\$412,678	\$0	\$412,678
2023	\$387,706	\$16,320	\$0	\$404,026	\$0	\$404,026
2022	\$392,112	\$14,330	\$0	\$406,442	\$0	\$406,442
2021	\$237,092	\$8,662	\$0	\$245,754	\$0	\$245,754
2020	\$282,630	\$6,750	\$0	\$289,380	\$0	\$289,380
2019	\$267,940	\$5,550	\$0	\$273,490	\$0	\$273,490
2018	\$101,090	\$5,550	\$0	\$106,640	\$0	\$106,640
2017	\$96,370	\$5,550	\$0	\$101,920	\$3,624	\$98,296
2016	\$84,250	\$5,110	\$0	\$89,360	\$0	\$89,360

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/21/2002	Deed	Deed	SMITH, ROSA M TR OF ROSA SMITH	MC CLELLAN WOODIE R & KATHRYN T	2018	434	13166
4/8/2006					2848	6735	
4/23/2021	Deed	Deed	MC CLELLAN WOODIE R & KATHRYN T	STORAGE MAX LLC	6961	23	16329