



May 20, 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.: 14-2025

Property Owner: Calvin C. Windmann

Property ID: 7289

Address of Property: 14825 FM 1392, Terrell, TX 75160

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Calvin C. Windmann on April 28, 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 May 20, 2025.

CITY OF TERRELL, TEXAS

By:


Mark Mills, Interim City Manager

Attest:



Dawn Steil, City Secretary

APR 8 2025

PETITION TO BE RELEASED FROM EXTRATERRITORIAL JURISDICTIONBY: 

NOW COME Calvin C. Windmann and Miranda J. Windmann, 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 the 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 to 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 voluntary 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

SIGNATURE: 

PRINTED NAME: Calvin Windham

DATE OF BIRTH: _____

RESIDENCE ADDRESS: 14825 FM 1392

TERRELL, TEXAS 75160

DATE OF SIGNING: 09/28/2025

SIGNATURES

SIGNATURE: Miriam Windmann

PRINTED NAME: Miranda Mindmann

DATE OF BIRTH:

RESIDENCE ADDRESS: 14025 FM 1392

Terkell TX 75160

DATE OF SIGNING: 4/20/25



Kaufman County

Laura Hughes

County Clerk

Instrument Number: 2023-0012320

EXHIBIT A

Billable Pages: 2
Number of Pages: 3

| FILED AND RECORDED – REAL RECORDS | CLERKS COMMENTS |
|--------------------------------------|-----------------|
| On: 05/08/2023 at 03:08 PM | E-RECORDING |
| Document Number: 2023-0012320 | |
| Receipt No: 23-11658 | |
| Amount: \$ 30.00 | |
| Vol/Pg: V:8072 P:413 | |



STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura Hughes, County Clerk

Recorded By: Maribel Vazquez, Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Record and Return To:

FIRST AMERICAN MORTGAGE SOLUTIONS - CFS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN
(Vendor's Lien Reserved and Assigned to Third Party Lender)

THE STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:
§
§
§
COUNTY OF KAUFMAN

THAT THE UNDERSIGNED, **Michael H. Sprott and Melanie K. Sprott, husband and wife**, hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of **TEN DOLLARS (\$10.00)** cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged, and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith in the principal sum of **Three Hundred Seven Thousand Two Hundred and 00/100 Dollars (\$307,200.00)**, payable to the order of **Highlands Residential Mortgage, Ltd.**, (Lender), as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to **Allan B. Polunsky, TRUSTEE**, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto **Calvin Windmann, a single man and Miranda Spelbring, a single woman**, herein referred to as "Grantee," whether one or more, the real property as follows:

Being a 5.17 acre tract of land situated in the David Harris League and Labor Survey, Abstract No. 199, Kaufman County, Texas, being all that certain tract of land described in deed to Ann Marie Brown, as recorded in Instrument No. 2008-00001294, Deed Records of Kaufman County, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron pipe at the north corner of the herein described tract and the West corner of that certain 10.33 acre tract of land described in deed to Henry A. Wallace, as recorded in Volume 2178, Page 283, said Deed Records;

THENCE South 45° 00' 00" East, passing a set 1/2-inch iron rod at a distance of 1,338.00 feet and continuing a total distance of 1,383.00 feet along the common line of this tract and said Wallace tract to the east corner of this tract and the south corner of said Wallace tract, being in the center of the 22 foot asphalt pavement known as Farm to Market Rood No. 1392, and being on or near the southeast line of aforesaid Harris Survey and northwest line of the William Quinn 320 acre Survey, Abstract No. 409:

THENCE South 45° 00' 00" West, a distance of 162.80 feet along said Farm to Market Road No. 1392 to the south corner of this tract and the east corner of that certain 10.33 acre tract of land described in deed to John K. Harris and wife, Joan K. Harris, as recorded in Volume 800, Page 36, aforesaid Deed Records;

THENCE North 45° 00' 00" West, passing a found 1/2-inch iron rod at a distance of 45.84 feet and continuing a total distance of 1,383.00 feet along the common line of this tract and said Harris tract to a found 3/4-inch iron pipe at the west corner of this tract and the north corner of said Harris tract;

THENCE North 45° 00' 00" East (basis of bearing from aforesaid deed 2008-00001294), a distance of 162.80 feet to the POINT OF BEGINNING and containing 225,152 square feet or 5.17 acres of land.

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of KAUFMAN County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances lawfully accompanying it, by the Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. **Highlands Residential Mortgage, Ltd.** ("Lender"), at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lender, its successors and assigns.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED on this 21 day of February, 2018 to be
EFFECTIVE this 20 day of February, 2018

Michael H. Sprott

Michael H. Sprott

Melanie K. Sprott

Melanie K. Sprott

Grantee's Address:

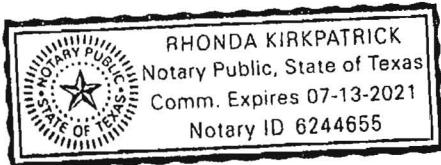
14825 FM 1392
Terrell, TX 75160

ACKNOWLEDGMENT

STATE OF TEXAS

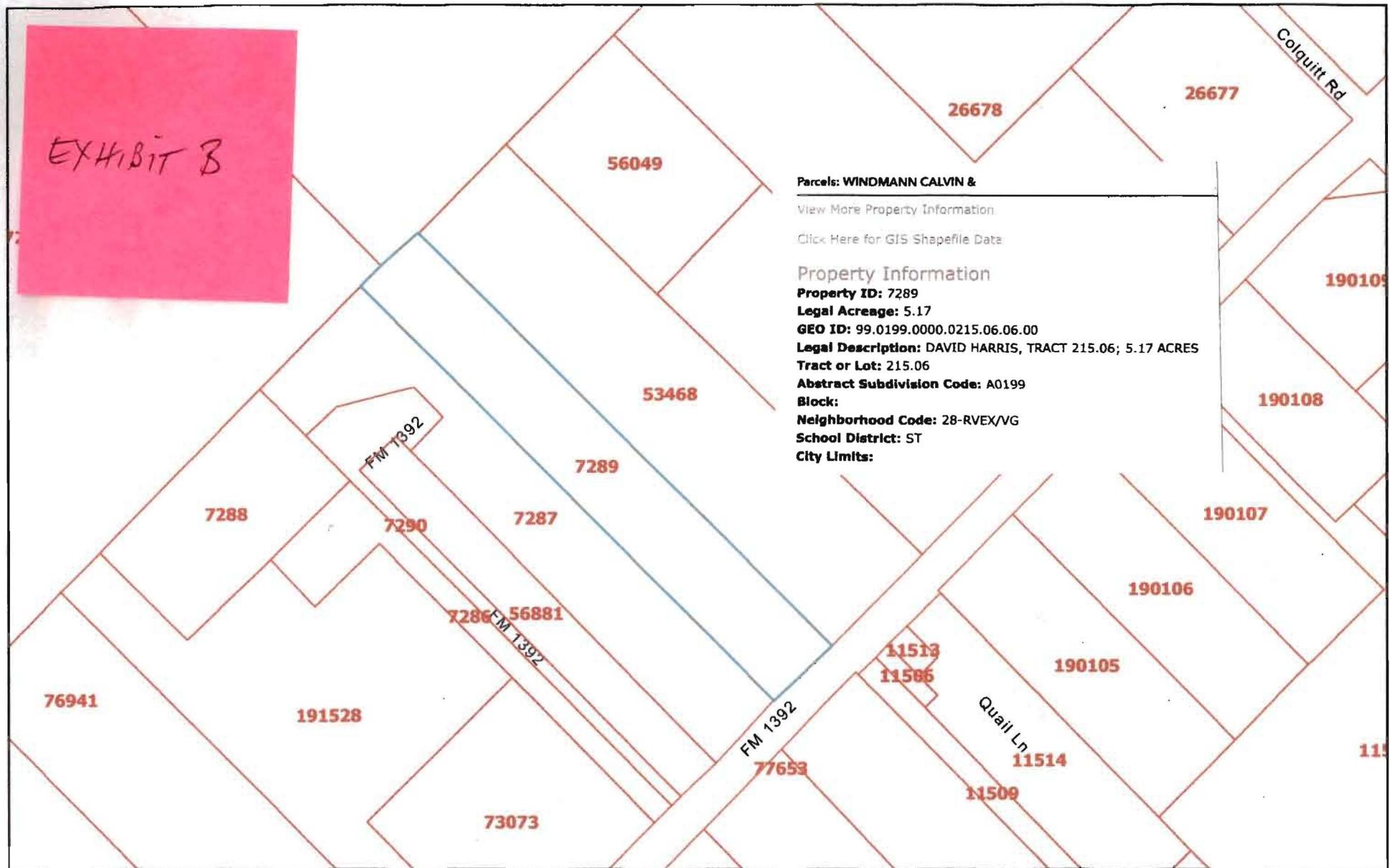
COUNTY OF ROCKWALL

This instrument was acknowledged before me R. Kirkpatrick "notary public" on this 24 day of January, 2018, by Michael H. Sprott and Melanie K. Sprott.



RK
Notary Name:
State of:
County of:
Expires:

Kaufman CAD Web Map



4/28/2025, 10:40:13 AM

 Parcels

1:4,514

0 0.03 0.07 0.1 0.13 mi
0 0.05 0.1 0.2 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Kaufman County Appraisal District, BIS Consulting - www.bisconsulting.com

Parcels: WINDMANN CALVIN &

[View More Property Information](#)

[Click Here for GIS Shapefile Data](#)

Property Information

Property ID: 7289

Legal Acreage: 5.17

GEO ID: 99.0199.0000.0215.06.06.00

Legal Description: DAVID HARRIS, TRACT 215.06; 5.17 ACRES

Tract or Lot: 215.06

Abstract Subdivision Code: A0199

Block:

Neighborhood Code: 28-RVEX/VG

School District: ST

City Limits:

Property Location

Situs Number: 14825

Situs Street Prefix:

Situs Street Name: FM RD 1392

Situs Street Sufix:

Situs City: TERRELL

Situs State: TX

Situs Zip: 75160

EXHIBIT C

Owner Information

Owner Name: WINDMANN CALVIN &

Mailing Address: MIRANDA SPELBRING 14825 FM RD 1392

Mailing Address City: TERRELL

Mailing Address State: TX

Mailing Address Zip: 75160

Deed Information

Deed Sequence: 0

Deed Date: 02/21/2018

Deed Volume: 5595

Deed Page: 389

Deed Number: 4296

Edited by bis_kaufmancad on Saturday at 5:46 PM

Kaufman CAD Property Search

Property Details

Account

Property ID: 7289 **Geographic ID:** 99.0199.0000.0215.06.06.00

Type: R **Zoning:**

Property Use: **Condo:**

Location

Situs Address: 14825 FM RD 1392 TERRELL, TX 75160

Map ID: B3-C-4 **Mapsco:**

Legal Description: DAVID HARRIS, TRACT 215.06; 5.17 ACRES

Abstract/Subdivision: A0199

Neighborhood: (28-RVEX/VG) TERRELL ISD BRICK VERY GOOD /EXCELLENT

Owner

Owner ID: 212435

Name: WINDMANN CALVIN &

Agent:

Mailing Address: MIRANDA SPELBRING
14825 FM RD 1392
TERRELL, TX 75160

% Ownership: 100.0%

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

Property Values

Improvement Homesite Value: \$476,240 (+)

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

Land Homesite Value: \$215,030 (+)

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

Agricultural Market Valuation: \$0 (+)

Market Value: \$691,270 (=)

Agricultural Value Loss: \$0 (-)

Appraised Value: \$691,270 (=)

| | |
|---|--------------|
| HS Cap Loss:  | \$14,793 (-) |
| Circuit Breaker:  | \$0 (-) |
| Assessed Value: | \$676,477 |
| Ag Use Value: | \$0 |

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: WINDMANN CALVIN & %**Ownership:** 100.0%

| Entity | Description | Tax Rate | Market Value | Taxable Value |
|--------|---------------------|----------|--------------|---------------|
| 3F | KC ESD #3 (TERRELL) | 0.100000 | \$691,270 | \$676,477 |
| KC | KAUFMAN COUNTY | 0.332613 | \$691,270 | \$676,477 |
| ST | TERRELL ISD | 1.055200 | \$691,270 | \$576,477 |
| TV | TRINITY VALLEY CC | 0.113660 | \$691,270 | \$676,477 |
| P2 | PRECINCT 2 | 0.000000 | \$691,270 | \$676,477 |
| RB | ROAD & BRIDGE | 0.082500 | \$691,270 | \$676,477 |
| CAD | KAUFMAN CAD | 0.000000 | \$691,270 | \$676,477 |

Total Tax Rate: 1.683973

Property Improvement - Building

Description: HOUSE **Type:** REAL PROPERTY **Living Area:** 3448.0 sqft **Value:** N/A

| Type | Description | Class CD | Year Built | SQFT |
|------|----------------------------------|----------|------------|------|
| LA | LIVING AREA | RVVG2 | 1985 | 1464 |
| STR2 | 2ND STORY LIVING AREA | * | 1985 | 1464 |
| AGF3 | Attached Garage, Finished, 3 Car | * | 1985 | 520 |
| CP | Porch, Covered | * | 1985 | 696 |
| ADNA | Addition, Average | * | 0 | 520 |

Description: OB **Type:** REAL PROPERTY **Living Area:** 0 sqft **Value:** N/A

| Type | Description | Class CD | Year Built | SQFT |
|------|-----------------------|----------|------------|------|
| OB | OUT BUILDING | 86SG | 0 | 2240 |
| STGA | Storage Bldg, Average | STGA | 0 | 180 |

Property Land

| Type | Description | Acreage | Sqft | Eff Front | Eff Depth | Market Value | Prod. Value |
|-------|-----------------|---------|------------|-----------|-----------|--------------|-------------|
| TAVRG | TERRELL AVERAGE | 1.00 | 43,560.00 | 0.00 | 0.00 | \$41,592 | \$0 |
| ZC | NATIVE PASTURE | 4.17 | 181,645.20 | 0.00 | 0.00 | \$173,438 | \$0 |

Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed |
|------|--------------|-------------|--------------|-----------|-------------|-----------|
| 2025 | \$476,240 | \$215,030 | \$0 | \$691,270 | \$14,793 | \$676,477 |
| 2024 | \$475,319 | \$245,346 | \$0 | \$720,665 | \$105,686 | \$614,979 |
| 2023 | \$448,381 | \$179,631 | \$0 | \$628,012 | \$68,940 | \$559,072 |
| 2022 | \$420,361 | \$134,833 | \$0 | \$555,194 | \$70,946 | \$484,248 |
| 2021 | \$347,913 | \$92,312 | \$0 | \$440,225 | \$0 | \$440,225 |
| 2020 | \$332,790 | \$83,130 | \$0 | \$415,920 | \$0 | \$415,920 |
| 2019 | \$308,330 | \$83,130 | \$0 | \$391,460 | \$0 | \$391,460 |
| 2018 | \$351,990 | \$51,120 | \$0 | \$403,110 | \$59,486 | \$343,624 |
| 2017 | \$260,650 | \$51,120 | \$0 | \$311,770 | \$0 | \$311,770 |
| 2016 | \$227,070 | \$51,120 | \$0 | \$278,190 | \$0 | \$278,190 |

Property Deed History

| Deed Date | Type | Description | Grantor | Grantee | Volume | Page | Number |
|-----------|------|---------------|---------------------------------|---------------------------------|--------|------|--------|
| 2/21/2018 | WD | WARRANTY DEED | SPROTT MICHAEL H & MELANIE K | WINDMANN CALVIN & | 5595 | 389 | 4296 |
| 4/29/2016 | WD | WARRANTY DEED | GOODSON JONATHAN C & ADRIANNE C | SPROTT MICHAEL H & MELANIE K | 5030 | 325 | 8163 |
| 7/30/2013 | WD | WARRANTY DEED | LAWRENCE KELLY S | GOODSON JONATHAN C & ADRIANNE C | 4403 | 398 | 14463 |

RELEASE OF LIEN

TEXAS



COUNTY OF KAUFMAN

LOAN NO.: 0505608144

PREPARED BY: FIRST AMERICAN MORTGAGE SOLUTIONS, 1795 INTERNATIONAL WAY, IDAHO FALLS, ID 83402, PH. 208-528-9895
WHEN RECORDED RETURN TO: FIRST AMERICAN MORTGAGE SOLUTIONS, 1795 INTERNATIONAL WAY, IDAHO FALLS, ID 83402

THE UNDERSIGNED, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR FLAGSTAR BANK, FSB, ITS SUCCESSORS AND ASSIGNS, located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, being the Beneficiary of that certain Deed of Trust or Mortgage described below, in consideration of the full and final payment of the indebtedness secured by said Deed of Trust or Mortgage, has released and discharged, and by these presents hereby releases and discharges, without recourse, representation or warranty, expressed or implied the below described property from all liens securing said indebtedness.

Said Deed of Trust or Mortgage dated **JUNE 30, 2021** and executed by **CALVIN WINDMANN AND MIRANDA WINDMANN, FORMERLY KNOWN AS MIRANDA SPELBRING, HUSBAND AND WIFE**, Trustor or Grantor, whose mailing address is **14825 FM 1392, TERRELL, TX 751605823**, Trustor or Grantor, to **MALCOLM D. GIBSON**, Trustee, for the benefit of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS BENEFICIARY, AS NOMINEE FOR FLAGSTAR BANK, FSB, ITS SUCCESSORS AND ASSIGNS; Original Beneficiary or Grantee, and recorded on **JULY 13, 2021** in Volume **7097** at Page **151** as Instrument No. **2021-0027728** in the Real Property Records of the County Clerk in and for **KAUFMAN** County, State of **TEXAS**:

LEGAL DESCRIPTION: AS DESCRIBED IN SAID DEED OF TRUST OR MORTGAGE

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **MAY 08, 2023**.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR FLAGSTAR BANK, FSB, ITS SUCCESSORS AND ASSIGNS

TODD SLEIGHT, VICE PRESIDENT



POD: 20230428

FS8090112JM - LR - TX



Page 1 of 2

MIN: 100052550560814401

MERS PHONE: 1-888-679-6377