



July 30, 2025

Rick Carmona  
Mayor

Donna Renee Anderson  
Deputy Mayor Pro-Tem  
District 2

Mayrani Velazquez  
Council Member  
District 3

Stephanie Holmes-Thomas  
Council Member  
District 4

Phil Robison  
Mayor Pro-Tem  
District 5

Mark Mills  
Interim City Manager

Extraterritorial Jurisdiction Release No.: 16-2025

Property Owner: Susan Van Heusen

Property ID: 2975

Address of Property: 0 CO RD 390 TX

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Susan Van Heusen on June 30, 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 July 30, 2025.

CITY OF TERRELL, TEXAS

By   
Mark Mills, Interim City Manager

Attest:

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

7/30/25  
2025  
2025  
2025

**PETITION TO BE RELEASED FROM EXTRATERRITORIAL JURISDICTION**

NOW COME , Susan Van Heusen, 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**

JUN 30 2025

BY: Susan Van Heusen

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

**SIGNATURES:**

 Steve Wozniak

PRINTED NAME: Susan Van Heusen

DATE OF BIRTH:

RESIDENCE ADDRESS: 4137 Bolen St.  
Fort Worth Tx 76244

DATE OF SIGNING: 6-27-2025

**EXHIBIT A**

**DESCRIPTION OF THE BOUNDARIES**

**OF THE LAND**

## Revocable Transfer on Death Deed

**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.**

Date: May 26, 2019

Transferor: Margaret Sue Moody

Transferor's Mailing Address: PO Box 2095, Keller, TX 76244

Designated Beneficiary

Beneficiary: Susan Van Heusen

Beneficiary's Mailing Address: PO Box 2095, Keller, TX 76244

Property (including any improvements): That certain real property located at 9931 County Road 390, Terrell, Kaufman County, TX 75161, said property being more particularly described as follows:

All that certain lot, tract or parcel of land situated within the Robert G. Cartwright Survey, Abstract No. 76, Kaufman County, Texas, same being that tract of land conveyed to Ira L. Moody, Jr. in Volume 718, Page 751, Deed Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch steel rod found for the most Easterly corner of said Moody tract;

THENCE South 32 degrees 26 minutes 30 seconds West, with the Northwest line of County Road No. 390, 458.93 feet to a 1/2 inch steel rod for corner;

THENCE South 00 degrees 55 minutes 00 seconds East, with the West line of County Road No. 390, 226.18 feet to a 1/2 inch steel rod found for corner;

THENCE North 67 degrees 28 minutes 00 seconds West, 654.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE North 25 degrees 00 minutes 00 seconds East, 692.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE South 64 degrees 30 minutes 00 seconds East, 614.00 feet to the Point of Beginning and containing 9.17 acres of land.

Reservations from Transfer: None.

Grant: Transferor, subject to the Reservations from Transfer, at Transferor's death, grants and conveys the Property to the Beneficiary, to have and hold forever.

Interpretation: When the context requires, singular nouns and pronouns include the plural.

Margaret Sue Moody

Margaret Sue Moody

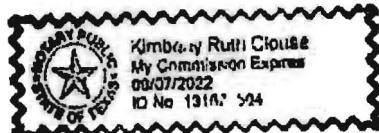
STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on this 26 day of May, 2019, by  
Margaret Sue Moody.

<notary seal>

Notary Public, State of Texas

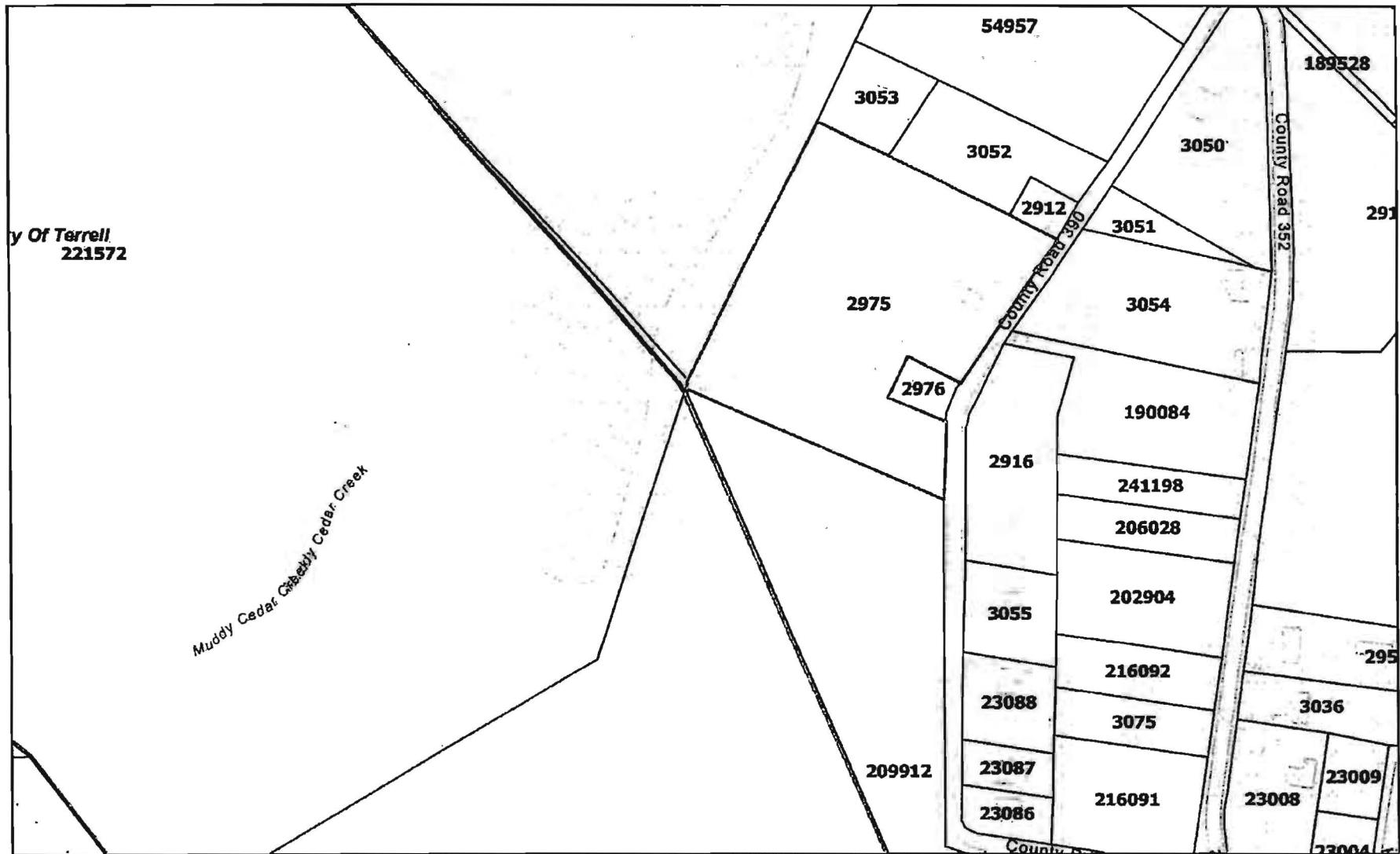


INST # 2019-0014162  
Filed for record in Kaufman County  
On: 6/20/19 at 10:50 AM

**EXHIBIT B**

**MAP OF THE LAND**

# Kaufman CAD Web Map



6/18/2025, 3:27:41 PM

Parcels  Abstracts  City Limits

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](http://www.bisconsulting.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**

# Kaufman CAD Property Search

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## Property Details

### Account

**Property ID:** 2975 **Geographic ID:** 99.0076.0000.0595.00.99.00

**Type:** R **Zoning:**

**Property Use:** **Condo:**

### Location

**Situs Address:** 0 CO RD 390 TX

**Map ID:** C5-D-3 **Mapsco:**

**Legal Description:** R G CARTWRIGHT, TRACT 595.00; 8.17 ACRES, & BLDGS

**Abstract/Subdivision:** A0076

**Neighborhood:** (29-001) Wills Point ISD

### Owner

**Owner ID:** 234590

**Name:** VAN HEUSEN SUSAN

**Agent:** 226861

**Mailing Address:** P O BOX 2095  
KELLER, TX 76244

**% Ownership:** 100.0%

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

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## Property Values

**Improvement Homesite Value:** \$0 (+)

**Improvement Non-Homesite Value:** \$8,411 (+)

**Land Homesite Value:** \$0 (+)

**Land Non-Homesite Value:** \$196,708 (+)

**Agricultural Market Valuation:** \$0 (+)

**Market Value:** \$205,119 (=)

**Agricultural Value Loss:** \$0 (-)

**Appraised Value:** \$205,119 (=)

**HS Cap Loss:** \$0 (-)

**Circuit Breaker:** \$0 (-)

<b>Assessed Value:</b>	\$205,119
<b>Ag Use Value:</b>	\$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:** VAN HEUSEN SUSAN %**Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value	Freeze Ceiling
3F	KC ESD #3 (TERRELL)	\$205,119	N/A	
KC	KAUFMAN COUNTY	\$205,119	N/A	
SW	WILLS POINT ISD	\$205,119	N/A	
P3	PRECINCT 3	\$205,119	N/A	
RB	ROAD & BRIDGE	\$205,119	N/A	
CAD	KAUFMAN CAD	\$205,119	N/A	

## ■ Property Improvement - Building

**Description: DETACHED GARAGE Type: REAL PROPERTY Living Area: 0 sqft Value: \$4,224**

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	90SL	0	640

**Description: TRACTOR SHED Type: REAL PROPERTY Living Area: 0 sqft Value: \$3,511**

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	90SL	0	532

**Description: BARN AND ATTACHED AWNING Type: REAL PROPERTY Living Area: 0 sqft Value: \$676**

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	MP2	0	896
OB	OUT BUILDING	MP2	0	384

## ■ Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
PA	PASTURE	8.17	355,885.20	0.00	0.00	\$196,708	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$8,411	\$196,708	\$0	\$205,119	\$0	\$205,119
2024	\$9,812	\$193,995	\$0	\$203,807	\$0	\$203,807
2023	\$10,416	\$193,995	\$0	\$204,411	\$0	\$204,411
2022	\$25,130	\$149,755	\$608	\$25,738	\$0	\$25,738
2021	\$21,921	\$87,124	\$629	\$22,550	\$0	\$22,550
2020	\$0	\$87,120	\$680	\$680	\$0	\$680
2019	\$0	\$72,840	\$680	\$680	\$0	\$680
2018	\$0	\$44,240	\$690	\$690	\$0	\$690
2017	\$0	\$44,240	\$690	\$690	\$0	\$690
2016	\$0	\$44,240	\$690	\$690	\$0	\$690

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/18/2020	OTH	OTHER / MISC	MOODY MARGARET S	VAN HEUSEN SUSAN			
5/26/2019	TOD	TRANSFER ON DEATH DEED			6047	15	14162
3/9/2019	Deed	Deed	MOODY RANDALL & MARGARET	MOODY MARGARET S	6047	11	14161