



August 12, 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.: 18-2025

Property Owner: Susan Van Heusen

Property ID: 2976

Address of Property: 9931 CO RD 390, Terrell, TX 75161

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 August 11, 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 August 12, 2025.

CITY OF TERRELL, TEXAS

By: 
Mark Mills, Interim City Manager

Attest:


Dawn Steil, City Secretary

RECEIVED

AUG 11 2025

Don Steil

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

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

SIGNATURES:

X. 

PRINTED NAME: Susan K. VanHeusen

DATE OF BIRTH: ■■■■■■■■■■

RESIDENCE ADDRESS: 4137 Bolen St
Fort Worth, TX 76244

DATE OF SIGNING: Aug 11, 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;

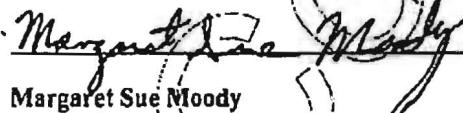
THENCE North 25 degrees 00 minutes 00 seconds East, 692.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

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.

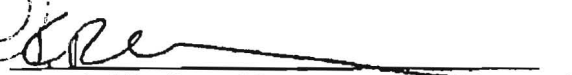

Margaret Sue Moody

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>

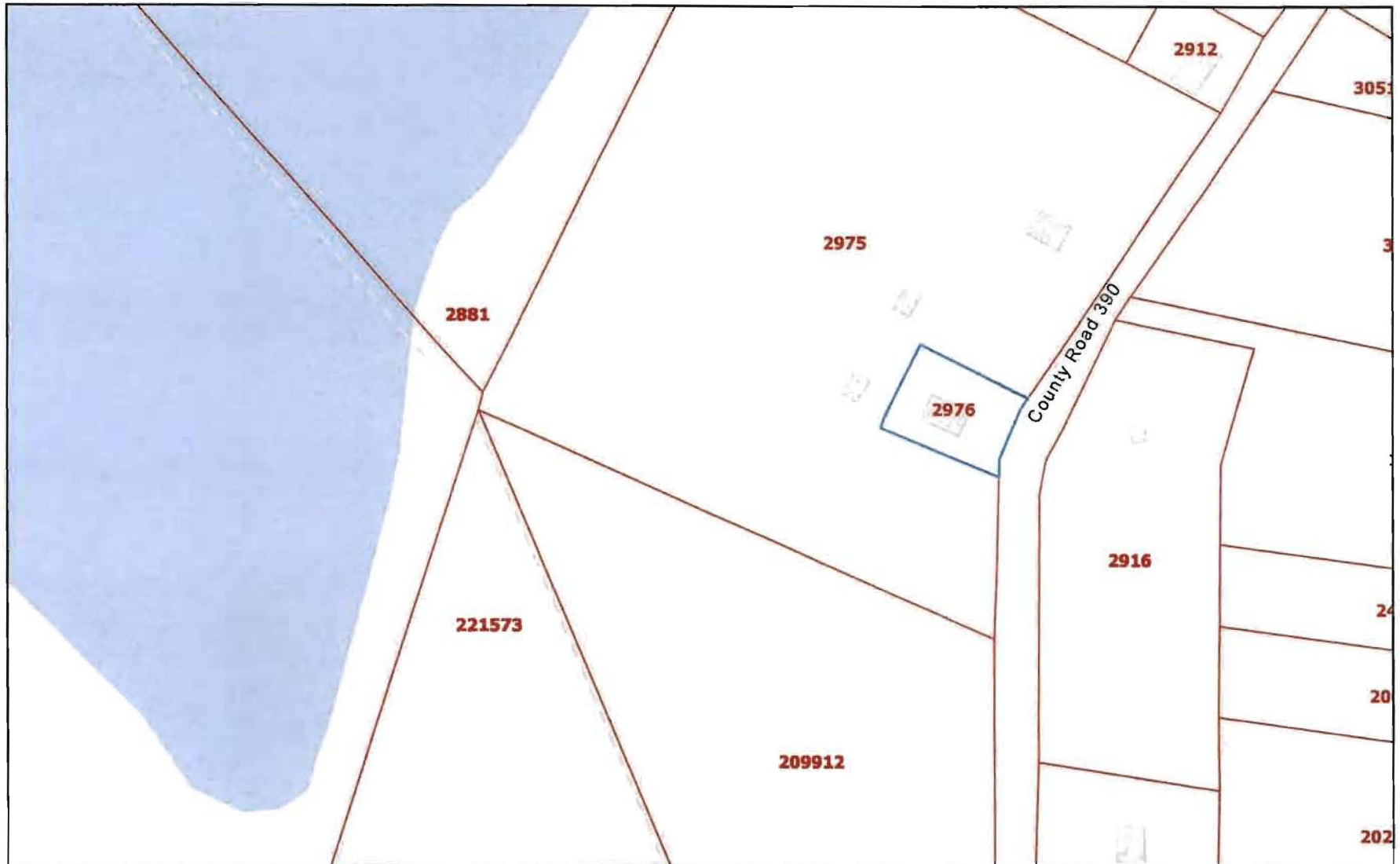

Notary Public, State of Texas





INST # 2019-0014162
Filed for record in Kaufman County
On: 6/20/19 at 10:30 AM

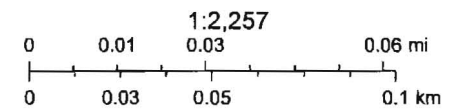
EXHIBIT B
MAP OF THE LAND

Kaufman CAD Web Map



8/8/2025, 3:19:08 PM

-  Parcels
-  Abstracts



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

Kaufman County Appraisal District, BIS Consulting - 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

Property Details

Account

Property ID: 2976 **Geographic ID:** 99.0076.0000.0600.00.99.00
Type: R **Zoning:**
Property Use: **Condo:**

Location

Situs Address: 9931 CO RD 390 TERRELL, TX 75161
Map ID: C5-D-3 **Mapsc:**
Legal Description: R G CARTWRIGHT, TRACT 600.00; 1. ACRES, TRANSFER ON DEATH & HOUSE
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.

Property Values

Improvement Homesite Value:	\$56,522 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$24,077 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$80,599 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$80,599 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$16,596 (-)

Assessed Value:

\$64,003

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: VAN HEUSEN SUSAN %**Ownership:** 100.0%

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

Property Improvement - Building

Description: HOUSE **Type:** REAL PROPERTY **Living Area:** 1036.0 sqft **Value:** \$56,522

Type	Description	Class CD	Year Built	SQFT
LA	LIVING AREA	RFFR1	1900	1036
CP	Porch, Covered	*	0	114
CP	Porch, Covered	*	0	90

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	\$24,077	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$56,522	\$24,077	\$0	\$80,599	\$0	\$64,003
2024	\$29,591	\$23,745	\$0	\$53,336	\$0	\$53,336
2023	\$29,037	\$23,745	\$0	\$52,782	\$0	\$52,782
2022	\$101,502	\$18,330	\$0	\$119,832	\$0	\$119,832
2021	\$68,336	\$10,664	\$0	\$79,000	\$0	\$79,000
2020	\$72,740	\$10,660	\$0	\$83,400	\$0	\$83,400
2019	\$82,060	\$9,080	\$0	\$91,140	\$0	\$91,140
2018	\$49,760	\$5,420	\$0	\$55,180	\$0	\$55,180
2017	\$46,320	\$5,420	\$0	\$51,740	\$0	\$51,740
2016	\$41,260	\$5,420	\$0	\$46,680	\$0	\$46,680

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